VICINITY MAP

SCALE: N.T.S.

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1. FIRE SPRINKLERS & FIRE PROTECTION
   THE GENERAL CONTRACTOR SHALL SUBMIT FIRE PROTECTION DRAWINGS TO THE SANTA BARBARA COUNTY FIRE DEPARTMENT (SBCFD) FOR APPROVAL. THE GENERAL CONTRACTOR SHALL PROVIDE ALL FIRE PROTECTION DESIGN FOR THE SCOPE OF WORK WHICH SHALL COMPLY WITH THE SANTA BARBARA FIRE CODE. THE AUTOMATIC SPRINKLER SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF THE SBCFD DEVELOPMENT STANDARD #4c AND NFPA 13. A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CFC SECTION 907.5. PER CBC SECTION 11B–702.1, THE FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND SECTION 907.5.2.1 AND 907.5.2.3. AND CONFORM WITH SBCFD DEVELOPMENT STANDARD #5. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE AN APPROVED MATERIAL AS PRESCRIBED BY CALIFORNIA STATE FIRE MARSHAL, STD. 43–1.

2. PHOTOVOLTAIC SYSTEM

DEFERRED SUBMITTALS

14

(Use wherever applicable, unless noted otherwise in the plans, California Building Code and specifications.)

1. Do not scale plans.
2. This project and all construction shall conform with the California Code of Regulations, Title 24, 2019 California Building Code (CBC), 2019 California Historical Building Code (CHBC), 2019 California Existing Building Code (CEBC), 2019 California Green Building Standards Code (CGBSC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code (CEC Part 6), 2019 California Fire Code (CFC), current (2019) California Building Code including City of Buellton amendments, and (2010) Federal ADA Standards for Accessible Design.
3. All dimensions are to be verified in the field. Any discrepancies are to be immediately brought to the attention of the architect. Do not proceed with work without resolving discrepancies.
4. Dimensions shown shall take precedence over drawings scale or proportion. Larger scale drawings take precedence over smaller scale drawings.
5. Required sanitary facilities to be provided on the job.
6. Omissions and/or conflicts in the drawings shall not relieve the contractor from completing work which is necessary to carry out the intent of the drawing and/or complete work to standards required by code.
7. These notes indicate construction for BUILDING AND SITE unless otherwise noted or shown. Features of construction shown are typical and shall apply to all drawings unless otherwise noted or shown. Features of construction shown are typical and shall apply generally throughout to similar conditions. Unless noted otherwise all vestibules, closets, columns projections, recesses, or other adjacent areas within scheduled areas shall have finishes as scheduled for the respective spaces in which they occur. All omissions or conflicts between the various elements of the Working Drawings and/or General Notes shall be brought to the attention of the architect before proceeding with any work so involved.
8. All work, and all construction methods and materials shall comply with all provisions of the Building Codes and other rules, regulations and ordinances governing the place of the building. Building Code requirements in all cases take precedence over the drawing. It shall be the responsibility of anyone supplying labor or materials or both to bring to the attention of the architect any discrepancies or conflicts between the requirements of the code and the drawings.
9. Unless noted otherwise, all dimensions are to face of studs, concrete, or masonry.
10. Contractor shall arrange and pay for all temporary utility services and connections during construction.
11. Any changes in construction shall be accompanied by a Change Order issued by the General Contractor and approved by the owner and architect.
12. The contract drawings and specifications represent the finished improvements. Unless otherwise shown, they do not indicate method of construction. Contractor shall supervise and direct work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures. Observation visits to the site shall not include inspections of the protective measures or the construction procedures required for same, which are the sole responsibility of the contractor.
13. Contractor hereby guarantees to the owner that all materials, fixtures, and equipment furnished to the project are new unless otherwise specified. Contractor also warrants that all work will be of good quality and free from any faults and defects for a period of one year after the date of substantial completion, unless a greater warranty or guarantee is required by the project specifications.
14. Anyone supplying labor and/or materials to the project shall carefully examine all subsurfaces to receive work. Any conditions detrimental to work shall be reported to the architect. Commencement of work shall imply acceptance of all subsurfaces.
15. Any material stored at the site shall be completely supported free of the ground, covered and otherwise protected to avoid damage.
16. Building contractor shall submit shop drawings for all fabricated structural components to the architect for review and approval.
17. No hazardous materials will be stored/used within the building which exceed quantities listed in 2019 CBC tables 307.1(1) and 307.1(2).
18. Approved numbers/addresses should be provided so as to be plainly visible from the street.
19. At the time of final inspection, a Building Operations and Maintenance Manual shall be placed in the building. The manual shall contain the information listed in CGBSC Section 4.410.1.
20. All contractors performing work on this project shall comply with the requirements of the 2019 CFC Ch. 11 and 33, and NFPA 241 fire–prevention program throughout all phases of demolition and construction.
21. All finishes, furnishings, and materials shall meet the minimum requirements of 2019 CFC Chapter 8 for flame spread and smoke development.
22. All exterior signs require separate review, approval, and permit and are not within the scope of this permit.
23. Dishwashers, clothes washers and dryers shall be ENERGY STAR rated appliances. Contractor to provide cutsheets to TCAC showing compliance with this measure and invoices or bills of lading for appliances installed as part of the scope of work.

GENERAL NOTES

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BUILDING SECTION — SECTION NUMBER; SHEET NUMBER WHERE SECTION IS DRAWN

WALL SECTION — SECTION NUMBER; SHEET NUMBER WHERE SECTION IS DRAWN

DETAIL — DETAIL NUMBER; SHEET NUMBER WHERE DETAIL IS DRAWN

INTERIOR ELEVATION — 1 ELEVATION NUMBER; 2 DETAIL NUMBER; 3 SHEET FOUND; 4

WALL TYPE — RATING

DOOR NUMBER — DOOR NUMBER

WINDOW NUMBER — WINDOW LETTER

KEYNOTE — NUMBER OR LETTER

REVISION NUMBER — REVISION NUMBER

10 — MODIFICATION DELETION

ACCESSORY OR EQUIPMENT — ACCESSORY NUMBER OR LETTER

CEILING IDENTIFICATION — HEIGHT / MATERIAL — CEILING HEIGHT; CEILING MATERIAL

SYMBOLS LEGEND

53

ABBREVIATIONS

54

(E)/EXIST.	(E)/EXISTING
@ AT	
A.B.	ANCHOR BOLT
A.C.	ACOUSTIC
A.F.F.	ABOVE FINISHED FLOOR
ADDT.	ADDITIVE
ADJ.	ADJUSTABLE/ADJACENT
ALUM.	ALUMINUM STOREFRONT
BD.	BOARD
BLK'G	BLOCKING
C.J.	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
CT FLR.	CERAMIC TILE FLOOR
CAB.	CABINET
CLG.	CEILING
CLR.	CLEAR
COL.	COLOR
CONC.	CONCRETE
CONT.	CONTINUOUS
CONT'D.	CONTINUED
CT.	COAT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DWG	DRAWING
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
ENT	ENTRANCE
FD	FLOOR DRAIN
FG	FIBERGLASS
FIN.EL.	FINISHED ELEVATION
FF	FINISHED FLOOR
FLR.	FLOOR
FT.	FEET
FTG.	FOOTING
GWB	GYPSUM WALL BOARD
GYPBD	GYPSUM BOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HT.	HEIGHT
INFO.	INFORMATION
INSUL.	INSULATION
L	LONG
M.R.	MOISTURE RESISTANCE
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
O/	OVER
OC	ON CENTER
OPEN'G	OPENING
PTDF	PRESSURE TREATED DOUGLAS FIR
PART'NS	PARTITIONS
PLT	PLATE
PLAS.LAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
PEMB	PRE–ENGINEERED METAL BUILDING
PR	PAIR
PREP	PREPARE
PT	PAINT
REF	REFERENCE
REQ	REQUIRED
SC	SOLID CORE
SCHED	SCHEDULE
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SL	SLIDING
STL	STEEL
STRUCT.	STRUCTURAL
SS	STAINLESS STEEL
SUSP.	SUSPENDED
TEMP	TEMPERED
THK	THICK
TYP.	TYPICAL
VCT	VINYL COMPOSITION TILE
VFY	VERIFY
W/	WITH
WC	WATER CLOSET
WD	WOOD
WP	WATER PROOF
WWM	WELDED WIRE MESH

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

T1.00 TITLE SHEET
T2.00 CODE ANALYSIS – AREA CALCULATIONS
T2.01 CODE ANALYSIS – EXITING NOTES
T3.00–A BUILDING A FIRST FLOOR CODE ANALYSIS & EGRESS PLAN
T3.01–A BUILDING A FIRST FLOOR CODE ANALYSIS & EGRESS PLAN
T3.10–A BUILDING A SECOND FLOOR CODE ANALYSIS & EGRESS PLAN
T3.20–A BUILDING A THIRD FLOOR CODE ANALYSIS & EGRESS PLAN
T3.00–B BUILDING B FIRST FLOOR CODE ANALYSIS & EGRESS PLAN
T3.10–B BUILDING B SECOND FLOOR CODE ANALYSIS & EGRESS PLAN
T3.20–B BUILDING B THIRD FLOOR CODE ANALYSIS & EGRESS PLAN
T4.00–A BUILDING A FIRST FLOOR FIRE PLAN
T4.10–A BUILDING A SECOND FLOOR FIRE PLAN
T4.20–A BUILDING A THIRD FLOOR FIRE PLAN
T4.00–B BUILDING B FIRST FLOOR FIRE PLAN
T4.10–B BUILDING B SECOND & THIRD FLOOR FIRE PLAN
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CGBSC–2 RESIDENTIAL MANDATORY MEASURES
CGBSC–3 NON–RESIDENTIAL MANDATORY MEASURES
CGBSC–4 NON–RESIDENTIAL MANDATORY MEASURES
CGBSC–5 NON–RESIDENTIAL MANDATORY MEASURES
T24–1 ENERGY COMPLIANCE FORMS BLDG. A
T24–2 ENERGY COMPLIANCE FORMS BLDG. A
T24–3 ENERGY COMPLIANCE FORMS BLDG. A
T24–4 ENERGY COMPLIANCE FORMS BLDG. B
T24–5 ENERGY COMPLIANCE FORMS BLDG. B

CIVIL
C1 TITLE SHEET
C2 GRADING PLAN – BUILDING A
C3 GRADING PLAN – BUILDING B
C4 UTILITY PLAN
C5 EROSION CONTROL PLAN
C6 DETAIL SHEET
C7 DETAIL SHEET CONT.
C8 DETAIL SHEET CONT.
C9 DETAIL SHEET
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L–1.2 AMENITY DETAILS – B
L–2.0 IRRIGATION PLAN – A
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L–2.2 IRRIGATION NOTES
L–2.3 IRRIGATION DETAILS – A
L–2.4 IRRIGATION DETAILS – B
L–2.5 PUBLIC IMPROVEMENT IRRIGATION
L–3.0 PLANTING PLAN – A
L–3.1 PLANTING PLAN – B
L–3.2 PLANTING NOTES
L–3.3 PLANTING DETAILS
L–3.4 PUBLIC IMPROVEMENT PLANTING
L–4.0 IRRIGATION SPECIFICATIONS
L–4.1 PLANTING SPECIFICATIONS
L–4.2 MAINTENANCE SPECIFICATIONS

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AD1.01 OVERALL DEMOLITION SITE PLAN
A1.00 MASTER SITE PLAN
A1.01 OVERALL SITE PLAN
A1.10 BUILDING A ENLARGED SITE PLAN
A1.20 BUILDING B ENLARGED SITE PLAN
A2.00–A FIRST FLOOR PLAN – BUILDING A
A2.01–A PARTIAL FIRST FLOOR PLAN – BUILDING A
A2.10–A SECOND FLOOR PLAN – BUILDING A
A2.20–A THIRD FLOOR PLAN – BUILDING A
A2.00–B FIRST FLOOR PLAN – BUILDING B
A2.10–B SECOND & THIRD FLOOR PLAN – BUILDING B
A3.00–A FIRST FLOOR REFLECTED CEILING PLAN – BUILDING A
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A3.00–B OVERALL SECOND FLR REFLECTED CEILING PLAN – BLDG B
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A5.00–A BUILDING A ELEVATIONS
A5.01–A BUILDING A ELEVATIONS
A5.02–A BUILDING A RENDERINGS
A5.10–A BUILDING B OVERALL ELEVATIONS
A5.00–B BUILDING B ELEVATIONS
A5.01–B BUILDING B ELEVATIONS
A5.02–B BUILDING B RENDERINGS
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A6.00–B BUILDING B SECTIONS
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A7.3 ENLARGED PLANS – UNIT F
A7.4 ENLARGED PLANS
A7.5 ENLARGED PLANS
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A8.00 UNIT DOOR SCHEDULE + TYPES
A8.01 WINDOW SCHEDULE
A8.10 FINISH SCHEDULE
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A9.1 INTERIOR ELEVATIONS
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A10.11 ARCHITECTURAL DTLS WALL TYPES+FIRE RATED ASSEMBLIES
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A10.40 ARCHITECTURAL DETAILS DOOR/WINDOW
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A10.50 ARCHITECTURAL DETAILS ROOF DETAILS
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S–A200–3 BUILDING A – FOUNDATION PLAN
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S–A201–2 BUILDING A – SECOND FLOOR FRAMING PLAN
S–A201–3 BUILDING A – SECOND FLOOR FRAMING PLAN
S–A202–1 BUILDING A – THIRD FLOOR FRAMING PLAN
S–A202–2 BUILDING A – THIRD FLOOR FRAMING PLAN
S–A202–3 BUILDING A – THIRD FLOOR FRAMING PLAN
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S–B201–2 BUILDING B – SECOND FLOOR FRAMING PLAN
S–B201–3 BUILDING B – SECOND FLOOR FRAMING PLAN
S–B202–1 BUILDING B – THIRD FLOOR FRAMING PLAN
S–B202–2 BUILDING B – THIRD FLOOR FRAMING PLAN
S–B202–3 BUILDING B – THIRD FLOOR FRAMING PLAN
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S–310 FOUNDATION DETAILS
S–500 STEEL DETAILS I
S–600 WOOD FRAMING DETAILS I
S–601 WOOD FRAMING DETAILS II
S–602 WOOD FRAMING DETAILS III
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P3.01 TYPICAL UNIT ENLARGED PLUMBING PLANS
P3.02–A ENLARGED PLUMBING PLANS – BUILDING A
P4.00–A ROOF PLUMBING PLAN BUILDING A
P4.00–B ROOF PLUMBING PLAN BUILDING B
P5.00 PLUMBING DETAILS
P5.01 PLUMBING DETAILS
P5.02 PLUMBING DETAILS
P6.00 TYPICAL RISER DIAGRAMS BUILDING A AND B
P6.01 TYPICAL RISER DIAGRAMS BUILDING A AND B

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E1.3 BUILDING A ONE LINE
E1.4 BUILDING B ONE LINE
E1.5 ELECTRICAL FIXTURE SCHEDULES
E1.6 ELECTRICAL SITE PLAN
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COA–2 CONDITIONS OF APPROVAL
COA–3 CONDITIONS OF APPROVAL
COA–4 CONDITIONS OF APPROVAL
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COA–7 CONDITIONS OF APPROVAL

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SHEET INDEX

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CLIENT: PEOPLE'S SELF HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

PROJECT ADDRESS: 10 McMURRAY ROAD (BUILDING A)
12 McMURRAY ROAD (BUILDING B)
BUELLTON, CA 93427

APN: 137–200–087

EXISTING USE: VACANT LAND

EXISTING ZONING: CR (GENERAL COMMERCIAL)
AHOZ (AFFORDABLE HOUSING OVERLAY ZONE)

PROPOSED USE: MULTI–FAMILY HOUSING

SCOPE OF WORK: DEVELOPMENT OF A MASTER PLAN TO ACCOMMODATE A NEW 89–UNIT MULTI–FAMILY PUBLICLY FUNDED HOUSING COMPLEX. WORK INCLUDES CONSTRUCTION OF TWO NEW MULTI–FAMILY, 3–STORY BUILDINGS, AND ASSOCIATED SITE WORK.

HIGH FIRE: PROJECT IS LOCATED IN A LOCAL RESPONSIBILITY AREA AND IS NOT SUBJECT TO THE REQUIREMENTS OF CBC CHAPTER 7A.

PROJECT DATA

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BUILDING AREA:

BUILDING A:	**51,701**	**SF TOTAL**
FIRST FLOOR	22,747	SF
COVERED WALK	2,613	SF
PORCH	693	SF
SECOND FLOOR	14,477	SF
BALCONY	154	SF
THIRD FLOOR	14,477	SF
BUILDING B:	**44,943**	**SF TOTAL**
FIRST FLOOR	15,345	SF
COVERED WALK	556	SF
PORCH	1,183	SF
SECOND FLOOR	14,799	SF
BALCONY	152	SF
THIRD FLOOR	14,799	SF

UNIT MIX: SEE T2.00

BUILDING TYPE: BLDG A: VA – 1HR:SPRINKLERED (NFPA 13)
BLDG B: VB – SPRINKLERED (NFPA 13)

BUILDING CONSTRUCTION: CONCRETE SLAB WITH WOOD STUD FRAMING

BUILDING OCCUPANCY:
R–2 – RESIDENTIAL
A–3 – ASSEMBLY
B – BUSINESS
U – UTILITY & MISCELLANEOUS

FIRE SPRINKLERS: YES (NFPA–13 – DEFERRED SUBMITTAL)

FIRE ALARMS: YES (DEFERRED SUBMITTAL)

PHOTOVOLTAIC: YES (DEFERRED SUBMITTAL)

NUMBER OF STORIES: 3 STORY

MAXIMUM BUILDING HEIGHT: MAX PROPOSED: 44'–0"
PER TABLE 504.3:
OCCUP. R–2, TYPE VB S: 60' ABOVE GRADE PLANE
OCCUP. A–3, TYPE VB S: 60' ABOVE GRADE PLANE
OCCUP. B, TYPE VB S: 60' ABOVE GRADE PLANE
PER CITY OF BUELLTON: +35'–0"

ALLOWABLE BUILDING AREA:

SEE T2.0 FOR COMPLETE ALLOWABLE AREA CALCULATIONS.

BUILDING DATA

13

ARCHITECT:
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(805) 928–5002

CONTACT: GREG RAVATT, AOR
MICHELLE STOKES, PM

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CONTACT: DAVID CHANLEY, P.E.

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CONTACT: JILLIAN VAN ENCKEVORT, S.E.

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CLIENT CONTACT:
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(805) 563–5444

CONTACT: ALAN NOELLE, P.E.

ENERGY CONSULTANT:
PARTNER ENERGY
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LOS ANGELES, CA 90502
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CONTACT: MOLLY GRACIA

ACOUSTIC CONSULTANT:
45db ACOUSTICS, LLC
(805) 250–1566

CONTACT: SARAH TAIBITZ

RECEIVED
By Cara Meche at 3:33 pm, Oct 19, 2023

APPROVED
By Cara Meche at 2:52 pm, Oct 27, 2023

BUELLTON PLANNING DEPARTMENT
For Zoning Clearance only

PROJECT TEAM

15

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA
MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
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ORCUTT, CA 93455

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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSE NO. C-30808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
TITLE SHEET

OWNER
PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

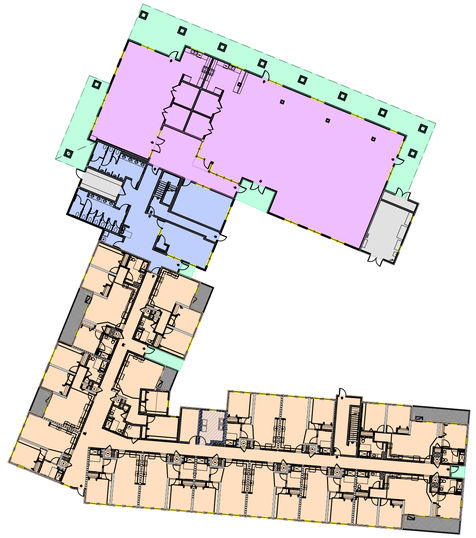
(805) 781–3088

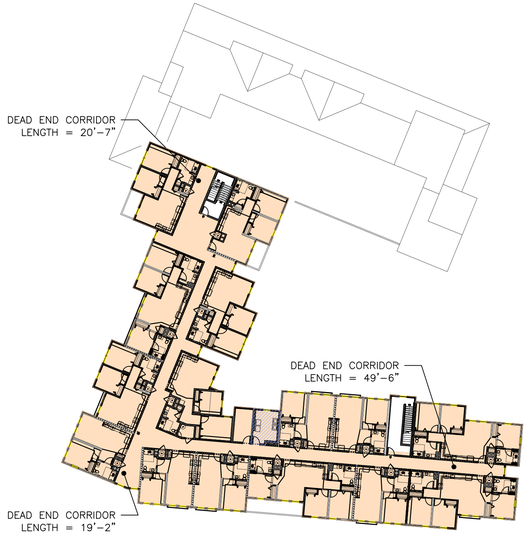
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

Project Number – Project Name

T1.00





FIRST FLOOR AREA SUMMARY - BUILDING A

FLOOR	LEGEND	SPACE	GROSS SF	A_s	GSF/A_s
1ST		R–2 OCCUPANCY	12,726 SF	12,000 SF	1.06
1ST		A–3 OCCUPANCY	6,924 SF	34,500 SF	.20
1ST		B OCCUPANCY	2,426 SF	54,000 SF	.04
1ST		U OCCUPANCY	671 SF	27,000 SF	.02
1ST		PATIOS	693 SF	–	–
1ST		COVERED WALKS	2,613 SF	–	–
1ST		INCIDENTAL USE	184 SF	–	–
				SUM OF RATIOS:	1.32* > 1.0

*AREA INCREASES ARE REQUIRED. SEE 14/T2.0 FOR CALCULATIONS.

SECOND FLOOR AREA SUMMARY - BUILDING A

FLOOR	LEGEND	SPACE	GROSS SF	A_s	GSF/A_s
2ND		R–2 OCCUPANCY	14,477 SF	12,000 SF	1.21
2ND		BALCONY	154 SF	–	–
2ND		INCIDENTAL USE	184 SF	–	–
				SUM OF RATIOS:	1.21* < 1.0

*AREA INCREASES ARE REQUIRED. SEE 14/T2.0 FOR CALCULATIONS.

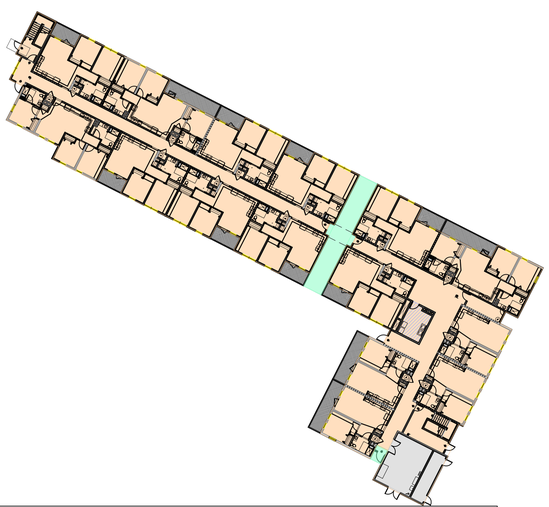
THIRD FLOOR AREA SUMMARY - BUILDING A

FLOOR	LEGEND	SPACE	GROSS SF	A_s	GSF/A_s
3RD		R–2 OCCUPANCY	14,477 SF	12,000 SF	1.21
3RD		INCIDENTAL USE	184 SF	–	–
				SUM OF RATIOS:	1.21* < 1.0

*AREA INCREASES ARE REQUIRED. SEE 14/T2.0 FOR CALCULATIONS.

BUILDING A - AREA SUMMARIES WITH ALLOWABLE AREA DATA

SCALE: 1/32" = 1'–0" (22)



FIRST FLOOR AREA SUMMARY - BUILDING B

FLOOR	LEGEND	SPACE	GROSS SF	A_s	GSF/A_s
1ST		R–2 OCCUPANCY	14,750 SF	21,000 SF	.70
1ST		U OCCUPANCY	595 SF	16,500 SF	.04
1ST		PATIOS	1,183 SF	–	–
1ST		COVERED WALKS	556 SF	–	–
1ST		INCIDENTAL USE	184 SF	–	–
				SUM OF RATIOS:	.74 < 1.0

SECOND FLOOR AREA SUMMARY - BUILDING B

FLOOR	LEGEND	SPACE	GROSS SF	A_s	GSF/A_s
2ND		R–2 OCCUPANCY	14,799 SF	21,000 SF	.70
2ND		BALCONY	152 SF	–	–
2ND		INCIDENTAL USE	184 SF	–	–
				SUM OF RATIOS:	.70 < 1.0

AREA SUMMARY - BUILDING B

FLOOR	LEGEND	SPACE	GROSS SF	A_s	GSF/A_s
3RD		R–2 OCCUPANCY	14,799 SF	21,000 SF	.70
3RD		INCIDENTAL USE	184 SF	–	–
				SUM OF RATIOS:	.70 < 1.0

BUILDING B - AREA SUMMARIES WITH ALLOWABLE AREA DATA

SCALE: 1/32" = 1'–0" (24)

FRONTAGE INCREASE DIAGRAM - SEE SHEET T2.01 (11)

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLAN			
OCC. CLASS.	TYPE OF CONSTR.	TYPE V-A	TYPE V-B
R–2	S (W/O AREA INCREASE)	4	3
R–2	S (W/ AREA INCREASE)	4	2

NOTE: PER CBC TABLE 504.4, BUILDING A IS REQUIRED TO USE THE FRONTAGE AREA INCREASE AND IS REQUIRED TO BE TYPE V–A CONSTRUCTION TO HAVE 3 STORIES. BUILDING B DOES NOT NEED TO USE A FRONTAGE AREA INCREASE SO TYPE V–B CONSTRUCTION IS ACCEPTABLE FOR 3 STORIES.

BUILDING HEIGHT			
BUILDING	MAX. ALLOWED	MAX. PROPOSED	AVG. HT. PROPOSED
BLDG A	60'–0"	40'–10"	33'–6"
BLDG B	60'–0"	44'–0"	33'–6"

TOTAL UNIT COUNT				
BUILDING	1 BED	2 BED	3 BED	TOTAL
BUILDING A	20	13	11	44
BUILDING B	10	24	11	45
TOTAL:	30	37	22	89

NOTE: ONE 3–BED UNIT IS A MANAGER'S UNIT.

BUILDING STATS (12)

ALLOWABLE AREA PER 2019 CBC 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
BUILDING A, TYPE VA CONSTRUCTION:

DETERMINED USING EQUATION 5–3

Eq 5–3: $A_a=[A_t+(NS\times I_f)]$, A_t PER TABLE 506.2

OCC A–3: A_t= 34,500 SF NS = 11,500 SF
OCC B: A_t= 54,000 SF NS = 18,000 SF
OCC R–2: A_t= 12,000 SF NS = 12,000 SF
OCC U: A_t= 27,000 SF NS = 9,000 SF

P = PERIMETER
F = BUILDING PERIMETER THAT FRONTS A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20' OR MORE (SEE DIAGRAM T2.01)
W ≥ 30' PER DIAGRAM
- PER 506.3.2 WHERE W IS GREATER THAN 30 FEET, A VALUE OF 30 FEET SHALL BE USED

BUILDING A -VA CONSTRUCTION:

PER SUM OF RATIOS ON AREA SUMMARY CHARTS (THIS SHEET), BUILDING AREA IS GREATER THAN THE MAX ALLOWABLE AREA PER STORY. AREA INCREASES ARE REQUIRED.

FRONTAGE INCREASE:
P = 1143'–4" F = 1143'–4"

(Eq 5–5) $I_f=[F/P-0.25]W/30$
$I_f=[1143.33/1143.33-0.25]30/30$ = .75

ALLOWABLE AREA WITH FRONTAGE INCREASE				
OCCUP.	$A_a=[A_t+(NS\times I_f)]$ (EQ 5–3)	1ST FLOOR GSF/A_a	2ND FLOOR GSF/A_a	3RD FLOOR GSF/A_a
A–3	[34,500+(11,500 x .75)] = 43,125	.16	–	–
B	[54,000+(18,000 x .75)] = 67,500	.03	–	–
R–2	[12,000+(12,000 x .75)] = 21,000	.60	.68	.68
U	[27,000+(9,000 x .75)] = 33,750	.02	–	–
	SUM OF RATIOS:	.81 < 1.0	.68 < 1.0	.68 < 1.0
	EACH STORY INDIVIDUALLY COMPLIES WITH 508.4.2			

ALLOWABLE AREA PER 2019 CBC 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS
BUILDING B, TYPE VB CONSTRUCTION:

DETERMINED USING EQUATION 5–3

Eq 5–3: $A_a=[A_t+(NS\times I_f)]$, A_t PER TABLE 506.2

OCC R–2: A_t= 21,000 SF NS = 7,000 SF
OCC U: A_t= 16.500 SF NS = 5,500 SF

P = PERIMETER
F = BUILDING PERIMETER THAT FRONTS A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20' OR MORE (SEE DIAGRAM T2.01)
W ≥ 30' PER DIAGRAM
- PER 506.3.2 WHERE W IS GREATER THAN 30 FEET, A VALUE OF 30 FEET SHALL BE USED

BUILDING B (VB CONSTRUCTION):

PER SUM OF RATIOS ON AREA SUMMARY CHARTS (THIS SHEET), BUILDING AREA IS LESS THAN THE MAX ALLOWABLE AREA PER STORY. NO FRONTAGE/AREA INCREASES ARE REQUIRED OR UTILIZED.

ALLOWABLE AREAS (14)

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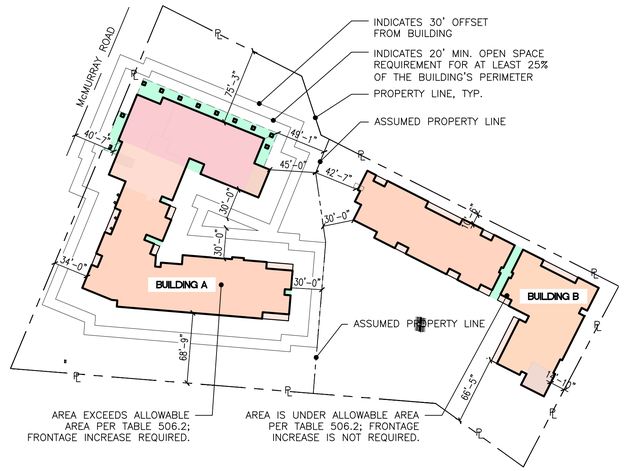

FRONTAGE INCREASE DIAGRAM

11

PER 45dB ACOUSTICS, NOISE CONTROL CONSULTANT REPORT DATED 4/28/2023, THE ACOUSTICAL 3D MODELING CALCULATES THE EXTERIOR CNEL/DNL (DAY/NIGHT LEVEL) TO RANGE FROM 43 AT THE COURTYARD=-FACING ELEVATIONS, UP TO CNEL/DNL 68 AT WESTERN ELEVATION FACING HIGHWAY 101. THE NOISE REGULATION FOR HUD IS DEFINED IN TITLE 24 PART 51 SUBPART B – BNOISE ABTEMENT AND CONTROL. SECTION 51.101 (9) STATES THAT THE INTERIOR NOISE LEVEL GOAL IS THAT THE DNL NOT EXCEED 45. THIS REQUIREMENT IS MET WITH STC 28/ OITC 27 GLAZING IN CONJUNCTION WITH A TYPICAL EXTERIOR WALL CONSISTING OF : STUCCO OR ½" FIBRE CEMENT/HARDIBOARD, ½" MIN PLYWOOD SHEATHING; 2 X6 WOOD STUDS AT 16" O.C. SPACING AND FIBERGLASS BATT INSULATION TO FILL; AND ONE LAYER OF ⅝" INTERIOR TYPE 'X' GYP. BOARD. THIS COMBINATION OF GLAZING AND WALL ASSEMBLY IS CALCULATED TO PROVIDE AN INTERIOR NOISE LEVEL OF CNEL/DNL 45 dBA OR LESS. THIS SUFFICES FOR ALL ELEVATIONS AND HABITABLE SPACES FOR THE ELEVATIONS FACING THE ROADWAYS AS WELL AS FOR THE RESIDENCES WITHIN THE PROJECT.

CALIFORNIA NOISE INSULATION STANDARDS
TITLE 24, PART 2, SECTION 1206 OF THE CALIFORNIA BUILDING CODE REQUIRES NOISE INSULATION INSIDE NEW APARTMENT HOMES TO PROVIDE AN ANNUAL AVERAGE NOISE LEVEL OF NO MORE THAN 45dBA CNEL/DNL DUE TO EXTERIOR SOURCES.

1206.2 AIRBORNE SOUND
WALLS, PARTITIONS AND FLOOR–CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 WHERE TESTED IN ACCORDANCE WITH ASTM 90, OR HAVE A NORMALIZED NOISE ISOLATION CLASS (NNIC) RATING OF NOT LESS THAN 45 IF FIELD TESTED, IN ACCORDANCE WITH ASTM E336 FOR AIRBORNE NOISE. ALTERNATIVELY, THE SOUND TRANSMISSION CLASS OF WALLS, PARTITIONS AND FLOOR–CEILING ASSEMBLIES SHALL BE ESTABLISHED BY ENGINEERING ANALYSIS BASED ON A COMPARISON OF WALLS, PARTITIONS AND FLOOR–CEILING ASSEMBLIES HAVING SOUND TRANSMISSION CLASS RATINGS AS DETERMINED BY THE TEST PROCEDURES SET FORTH IN ASTM 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS, HOWEVER, SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.

SEE FLOOR PLANS, LEGENDS AND WALL/ASSEMBLY DETAILS IN THIS CONSTRUCTION DOCUMENT DRAWING SET TO SHOW COMPLIANCE WITH THESE REQUIREMENTS.

NOISE CONTROL REQUIREMENTS

44

SEPARATED OCCUPANCIES (TABLE 508.4)
FOR BUILDINGS WITH SPRINKLERS:
1 HR SEPARATION REQUIRED BETWEEN A AND B OCCUPANCIES
1 HR SEPARATION REQUIRED BETWEEN B AND R–2 OCCUPANCIES
1 HR SEPARATION REQUIRED BETWEEN A AND R–2 OCCUPANCIES
1 HR SEPARATION REQUIRED BETWEEN R–2 AND U OCCUPANCIES
1 HR SEPARATION REQUIRED BETWEEN U AND B OCCUPANCIES
0 HR SEPARATION REQUIRED BETWEEN U AND A OCCUPANCIES

420.2: WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS ½ HR FIRE PARTITIONS PER SECTION 708.3.

508.1.4: NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY. (EXCEPTION 2: R–2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND OTHER OCCUPANCIES CONTIGUOUS TO THEM.)

508.2.4 EXCEPTION 2: GROUP R–1, R–2, AND R–3 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

509: LAUNDRY ROOMS OVER 100 SF ARE INCIDENTAL AND MUST BE SEPARATED WITH A 1HR FIRE BARRIER OR AN AUTOMATIC FIRE SPRINKLER SYSTEM.

FIRE RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS (TABLE 601)
FOR BUILDINGS OF TYPE VB CONSTRUCTION:
PRIMARY STRUCTURAL FRAME: 0 HR
EXTERIOR BEARING WALLS: 0 HR
INTERIOR BEARING WALLS: 0 HR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 0 HR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 0 HR

FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS (TABLE 602)
FOR BUILDINGS OF TYPE VB CONSTRUCTION:
5 FEET ≤ FSD < 10 FEET: 1 HR
10 FEET ≤ FSD < 30 FEET: 0 HR

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.8)
- 25% ALLOWABLE AREA AT WALLS WITH A FSD* BETWEEN 5–10 FEET WHEN SPRINKLERS ARE PROVIDED.
- 75% ALLOWABLE AREA AT WALLS WITH A FSD* BETWEEN 15–20 FEET WHEN SPRINKLERS ARE PROVIDED. UNLIMITED OPENINGS ALLOWED IN EXTERIOR WALLS NOT REQUIRED TO BE RATED BASED ON FSD.
- NO LIMIT TO ALLOWABLE AREA AT WALLS WITH A FSD GREATER THAN 20 FEET WHEN SPRINKLERS ARE PROVIDED.

*FIRE SEPARATION DISTANCES (FSD) – AS DEFINED IN CHAPTER 2 – ARE INDICATED ON PLAN.

FIRE RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS (TABLE 601)
FOR BUILDINGS OF TYPE VA CONSTRUCTION:
PRIMARY STRUCTURAL FRAME: 1 HR
EXTERIOR BEARING WALLS: 1 HR
INTERIOR BEARING WALLS: 1 HR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 1 HR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 1 HR

FIRE RATING REQUIREMENTS

24

FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS (TABLE 602)
FOR BUILDINGS OF TYPE VA CONSTRUCTION:
5 FEET ≤ FSD < 10 FEET: 1 HR
10 FEET ≤ FSD < 30 FEET: 1 HR

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- NO LIMIT TO ALLOWABLE AREA AT WALLS WITH A FSD GREATER THAN 20 FEET WHEN SPRINKLERS ARE PROVIDED.

*FIRE SEPARATION DISTANCES (FSD) – AS DEFINED IN CHAPTER 2 – ARE INDICATED ON PLAN.

BUILDINGS ON THE SAME LOT (SECTION 705.3)
- BUILDING ON THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN THEM.
- EXTERIOR WALLS SHALL BE RATED PER TABLE 601 AND 602 AND SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

CORRIDORS (TABLE 1020.1)
CORRIDOR WALLS SHALL BE CONSTRUCTED AS FIRE PARTITIONS AND RATED IN ACCORDANCE TO TABLE 1020.1.
- 1020.1 EXCEPTION 3: A FIRE RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1006.2.

EXTERIOR EXIT STAIRWAY PROTECTION (SECTION 1027.6)
CORRIDOR WALLS SHALL BE CONSTRUCTED AS FIRE PARTITIONS AND RATED IN ACCORDANCE TO TABLE 1020.1.

INTERIOR EXIT STAIRWAY PROTECTION (SECTION 1023.1)
INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1024, EXCEPT AS PERMITTED IN SECTION 1028.1.

EXIT PASSAGEWAYS (SECTION 1024)
AN EXIT PASSAGEWAY SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN AS A MEANS OF EGRESS AND A CIRCULATION PATH.

INTERIOR EXIT STAIRWAY PROTECTION (SECTION 1028.1)
EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE.THE EXIT DISCHARGE SHALL NOT REENTER A BUILDING. THE COMBINED USE O EXCEPTIONS 1 AND 2 SHALL NOT EXCEED 50 PERCENT OF THE NUMBER AND MINIMUM WIDTH OR REQUIRED CAPACITY OF THE REQUIRED EXITS.

EGRESS COURTS (SECTION 1028.4)
EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1028.4.1 AND 1028.4.2.

1. ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE
2. PROVIDE A SIGN ON OR NEAR THE EXIT DOORS READING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THIS SIGN IS ONLY ALLOWED AT THE MAIN EXIT.
3. ALL EXIT DOORS SHALL BE A MINIMUM SIZE OF 3 FEET BY 6 FOOT 8 INCHES. THE CLEAR WIDTH SHALL BE 32" WHEN THE DOOR IS OPEN 90 DEGREES. MAXIMUM LEAF WIDTH IS 4 FEET.
4. VISUAL EXIT SIGNS ARE REQUIRED. SEE ELECTRICAL FOR SPECIFICATION
5. 2 SOURCES OF POWER ARE REQUIRED AT EXIT SIGNS.
6. EXIT SIGNS SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST 5–FOOT CANDLES, REFER TO RCP SHEETS A3.0.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED. SEE ELECTRICAL.
8. TACTILE EXIT SIGNS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
   A. EACH GRADE–LEVEL EXTERIOR EXIT DOOR IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT".
   B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE–LEVEL EXTERIOR DOOR BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE"
   C. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AN AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT ROUTE".
9. EGRESS ILLUMINATION LEVEL WILL MEET OR EXCEED PROVISIONS OF CBC 1008.2
10. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.
11. DOOR REQUIREMENTS FOR EGRESS AND ACCESSIBILITY REFER TO DETAILS 11 & 12/A10.10
12. PROVIDE 5'–0"x5'–0" MINIMUM LEVEL LANDING AT ALL EXIT DOORS WITH 2% MAX SLOPE IN ALL DIRECTIONS.

EXITING NOTES

14

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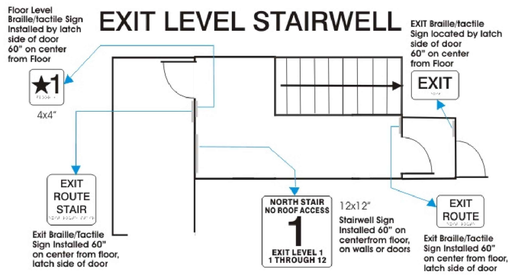
T2.01

1. PROVIDE 5/8" TYPE 'X' GYP. BD. AT ALL INTERIOR WALL FACES, TAPE AND PAINT.
2. USE WATER RESISTANT GYP. BD. AT RESTROOMS AND NEAR ALL SOURCES OF WATER.
3. PROVIDE 7/8" 3 COAT SYSTEM STUCCO O/ 2-LAYERS OF GRADE "D" PAPER OR EQUIVALENT O/ WOOD SHEATHING AT EXTERIOR FACE OF WALLS.
4. PROVIDE R-19 BATT INSULATION AT ALL 2x6 EXTERIOR WALLS, PER TITLE 24 REPORTS, FRICTION FIT.
5. SEE SHEETS A10.20 AND A10.21 FOR WALL ASSEMBLY AND FIRE RATED CONSTRUCTION DETAILS.
6. SEE DETAIL 41/T3.00-A FOR STAIRWELL SIGNAGE TYPES & LOCATIONS

GENERAL NOTES

51

EXIT LEVEL STAIRWELL



TYPICAL INTERIOR EXIT STAIRWELL SIGNAGE

41

2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED EXTERIOR WALL STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 & 2X4 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 31/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 NON-RATED STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20.

2x4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20

XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP – SEE ELECTRICAL

FEC — INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED

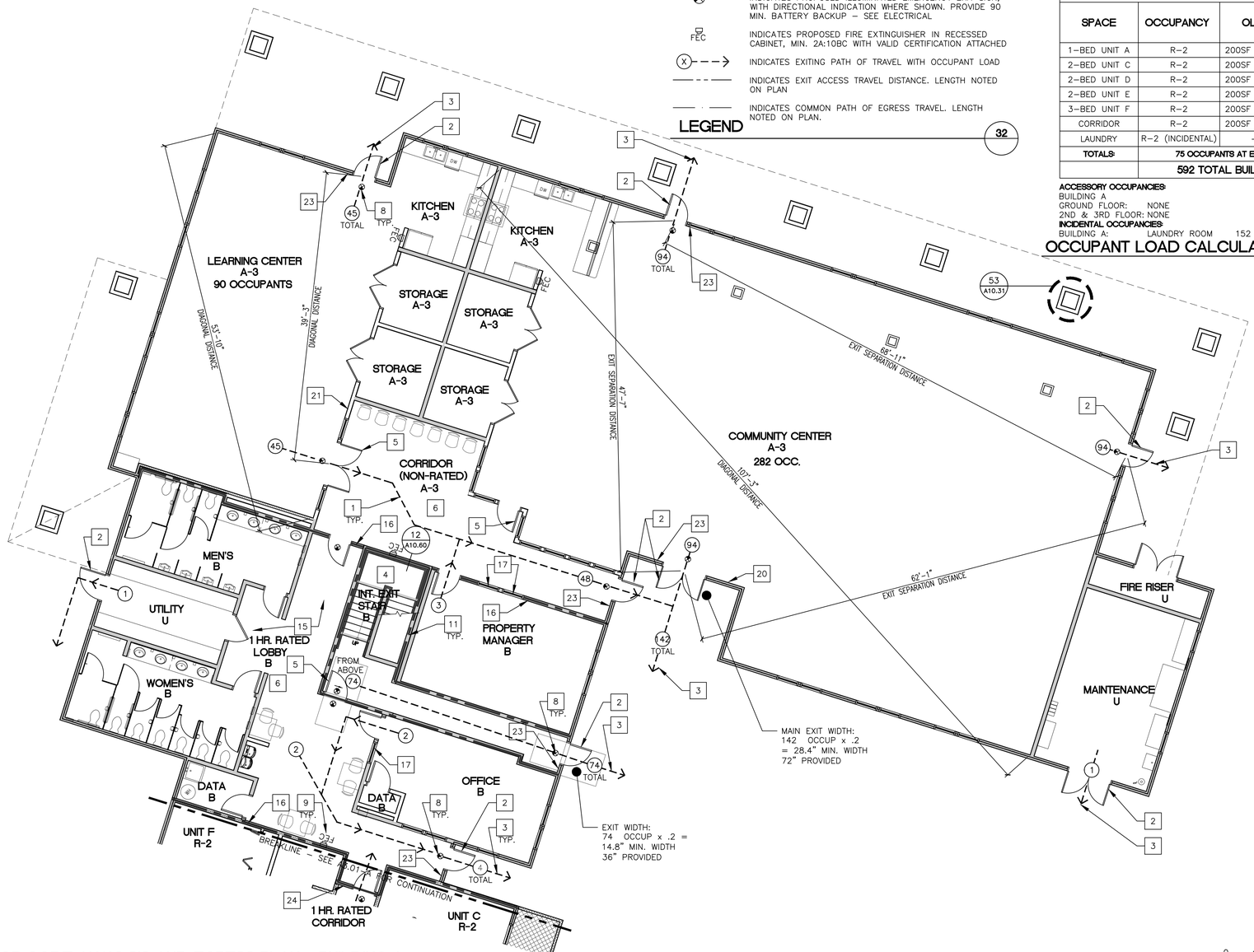
(X) - - - → INDICATES EXITING PATH OF TRAVEL WITH OCCUPANT LOAD

INDICATES EXIT ACCESS TRAVEL DISTANCE. LENGTH NOTED ON PLAN

INDICATES COMMON PATH OF EGRESS TRAVEL. LENGTH NOTED ON PLAN.

LEGEND

32



1ST FLOOR CODE ANAYLSIS AND EGRESS PLAN - BUILDING A

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

24

BUILDING A - 1ST FLOOR

SPACE	OCCUPANCY	OLF	TOT. SF	TOTAL OCC.
1-BED UNIT A	R-2	200SF GROSS	4,528	24 OCC.
2-BED UNIT C	R-2	200SF GROSS	1,600	8 OCC.
2-BED UNIT E	R-2	200SF GROSS	844	4 OCC.
3-BED UNIT F	R-2	200SF GROSS	3,081	15 OCC.
CORRIDOR	R-2	200SF GROSS	1,622	9 OCC.
OFFICES	B	150SF GROSS	671	4 OCC.
LOBBY	B	150SF GROSS	300	2 OCC.
LAUNDRY	R-2 (INCIDENTAL)	–	152	1 OCC.
COMMUNITY CENTER	A-3	15SF NET	4,230	282 OCC.
LEARNING CENTER	A-3	15SF NET	1,345	90 OCC.
STORAGE	U	300SF GROSS	122	1 OCC.
UTILITY ROOM	U	300SF GROSS	183	1 OCC.
MAINTENANCE	U	300SF GROSS	411	1 OCC.
TOTALS:	**442 OCCUPANTS AT FIRST FLOOR**			

BUILDING A - 2ND + 3RD FLOORS

SPACE	OCCUPANCY	OLF	TOT. SF	TOTAL OCC.
1-BED UNIT A	R-2	200SF GROSS	3,396	18 OCC.
2-BED UNIT C	R-2	200SF GROSS	2,400	12 OCC.
2-BED UNIT D	R-2	200SF GROSS	777	4 OCC.
2-BED UNIT E	R-2	200SF GROSS	844	4 OCC.
3-BED UNIT F	R-2	200SF GROSS	4,108	24 OCC.
CORRIDOR	R-2	200SF GROSS	2,240	11 OCC.
LAUNDRY	R-2 (INCIDENTAL)	–	152	2 OCC.
TOTALS:	**75 OCCUPANTS AT EACH 2ND + 3RD FLOORS**			
	592 TOTAL BUILDING OCCUPANTS			

ACCESSORY OCCUPANCIES:
BUILDING A
GROUND FLOOR: NONE
2ND & 3RD FLOOR: NONE
INCIDENTAL OCCUPANCIES:
BUILDING A: LAUNDRY ROOM 152 SF ONE PER FLOOR

OCCUPANT LOAD CALCULATIONS

23

EXIT CONFIGURATION:
CBC 2019 SECTION 1007.1.1, EXCEPTION 1 AND 2:
GROUND FLOOR – COMMUNITY ROOM – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 107'–3" / 3 = 35'–9" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 47'–7" > 35'–9"
GROUND FLOOR – LEARNING CENTER – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 53'–10" / 3 = 18'–0" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 39'–3" > 18'–0"
GROUND FLOOR – RESIDENTIAL – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 203'–10" / 3 = 68'–0" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 78'–2" > 68'–0"

SECOND/THIRD FLOOR – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 141'–4" / 3 = 47'–2" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 231'–6" > 47'–2"

CBC 2019 TABLE 1006.2.1 – SPACES WITH ONE EXIT/EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCC. LOAD	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM
OCCUPANCY A–3	49	75 FEET
OCCUPANCY R–2	20	125 FEET
OCCUPANCY B	49	100 FEET
OCCUPANCY U	49	100 FEET

NUMBER OF EXITS:
- 1–500 OCCUPANTS* = 2 EXITS REQUIRED PER TABLE 1006.3.1.
- 1 EXIT PERMITTED FROM INDIVIDUAL DWELLING UNITS PER 1006.3.3 ITEM 5

BUILDING A:

COMMUNITY ROOM	2 EXITS REQUIRED	3 EXITS PROVIDED
LEARNING CENTER	2 EXITS REQUIRED	2 EXITS PROVIDED
RESIDENTIAL	2 EXITS REQUIRED	4 EXITS PROVIDED
2ND/3RD FLOOR	2 EXITS REQUIRED	2 EXITS PROVIDED

CBC 2019 SECTION 1017 – EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	MAX TRAVEL DISTANCE	DISTANCE PROVIDED
OCCUPANCY A–3	250 FEET	42'–0" MAX
OCCUPANCY B	300 FEET	52'–5" MAX
OCCUPANCY R–2	250 FEET	248'–7" MAX, BLDG A

*OCCUPANT LOAD AS DETERMINED PER CBC TABLE 1004.1.2

REQUIRED EXIT WIDTHS:
EGRESS STAIRWAYS (§1005.3.1): OCC LOAD* x 0.3in = MIN. WIDTH
BLDG A STAIR 1: 29 x 0.3 = 8.7" MIN. WIDTH
BLDG A STAIR 2: 30 x 0.3 = 9" MIN. WIDTH

48" MIN. WIDTH PROVIDED AT ALL EGRESS STAIRWAYS.

OTHER EGRESS COMPONENTS (§ 1005.3.2): OCC LOAD* x 0.2in = MIN. WIDTH
SEE EXIT PLAN FOR EXIT DOOR WIDTHS ON GROUND FLOOR.

36" MINIMUM WIDTH DOORS PROVIDED AT ALL EXTERIOR EXIT DOORS.

CORRIDOR WIDTH (TABLE 1020.2)
MINIMUM CORRIDOR WIDTH IS 36" WHEN:
- THE OCCUPANT LOAD IS LESS THAN 50.
- WITHIN A DWELLING UNIT.

48" MIN. WIDTH PROVIDED AT ALL SIDEWALKS.

EXIT CALCULATIONS

13

1. DASHED LINE INDICATES EXIT PATH OF TRAVEL TO EXISTING PUBLIC RIGHT OF WAY, SEE SITE PLANS FOR CONTINUATION.
2. EXIT. PROVIDE LEVEL LANDING ON EACH SIDE OF EXIT DOOR (SECTION 1008.1.5) 2% MAX SLOPE AT EXTERIOR LANDING. PROVIDE TACTILE EXIT SIGN AT EXIT DOOR, PER DETAIL 13/A10.10. PROVIDE TEXT AS DESIGNATED ON DOOR SCHEDULE.
3. EXIT DISCHARGE, SEE SITE PLANS FOR CONTINUATION
4. INTERIOR EXIT STAIR (EXIT)
5. EXIT ACCESS DOORWAY
6. EXIT ACCESS CORRIDOR
7. EGRESS COURT
8. PROVIDE ILLUMINATED EXIT SIGN AT CEILING HEIGHT WITH DIRECTIONAL INDICATION WHERE SHOWN, SEE ELECTRICAL.
9. PROVIDE FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, SEE DET. 24/A10.20 FOR RATED WALL PENETRATION
10. INDICATES OUTLINE OF FLOOR ABOVE (OR BELOW AS APPLICABLE).
11. PROVIDE 1–HOUR FIRE BARRIER AT STAIR AND MECHANICAL SHAFTS PER §707 AND §713.4. SEE LEGEND FOR DETAIL REFERENCES
12. PROVIDE 1–HOUR RATED FIRE PARTITION WITH STC 50 MIN. BETWEEN RESIDENTIAL UNITS PER §708.1. SEE DETAILS 21, 51, 52, 53/A10.20.
13. PROVIDE 1–HOUR FIRE RATED FIRE PARTITION BETWEEN RESIDENTIAL UNITS AND ADJACENT RATED CORRIDOR. PER §708.1 AND TABLE 1020.1. REFER TO LEGEND – SEE DETAILS 21, 51, 52, 53/A10.20.
14. PROVIDE 1–HOUR RATED FLOOR ASSEMBLY WITH STC 50 MIN. AND IIC 50 MIN. AT RESIDENTIAL UNITS (TABLE 508.4). SEE DETAIL 13/A10.20.
15. PROVIDE 1–HOUR RATED MINIMUM FLOOR ASSEMBLY WITH STC 50 MIN. AT FLOOR/CEILING SEPARATING THE OFFICES (OCC B) AND COMMUNITY SPACES (OCC A–3) FROM THE FLOOR ABOVE (OCC R–2) PER TABLE 508.4. SEE DETAIL 12/A10.20.
16. PROVIDE 1–HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION WALLS. (508.4.4)
17. ¾ HR FIRE RATED WINDOW
18. 1–HOUR RATED FIRE PARTITION NOT REQUIRED FOR SUPPORTING CONSTRUCTION PER 711.2.3, EXCEPTIONS 1 AND 2. COMMON AT SEPARATIONS OF INCIDENTAL USES AND HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS AS REQ'D BY 420.3.
19. LINE DENOTES COMMON PATH OF EGRESS TRAVEL.
20. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 13/A10.70.
21. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 23/A10.70
22. PER CBC 509.4.2, THE WALLS IN LAUNDRY ROOM SHALL EXTEND FROM THE TOP OF FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE RESISTANCE RATED ASSEMBLY OR ROOF ASSEMBLY ABOVE OR TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. THE DOOR SHALL BE SELF OR AUTOMATIC CLOSING UPON DETECTION OF SMOKE.
23. TACTILE EXIT SIGN, SEE DETAIL 13E/A10.10
24. EXIT ROUTE SIGNAGE, SEE DETAIL 13B/A10.10 & DETAIL 13J/A10.10

*STANDARD FIRE CODE ANALYSIS KEYNOTES PROVIDED. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES

14

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LIC. NO. C-20908 EXP. 08-31-25 STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
BUILDING A FIRST FLOOR CODE ANALYSIS AND EGRESS PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

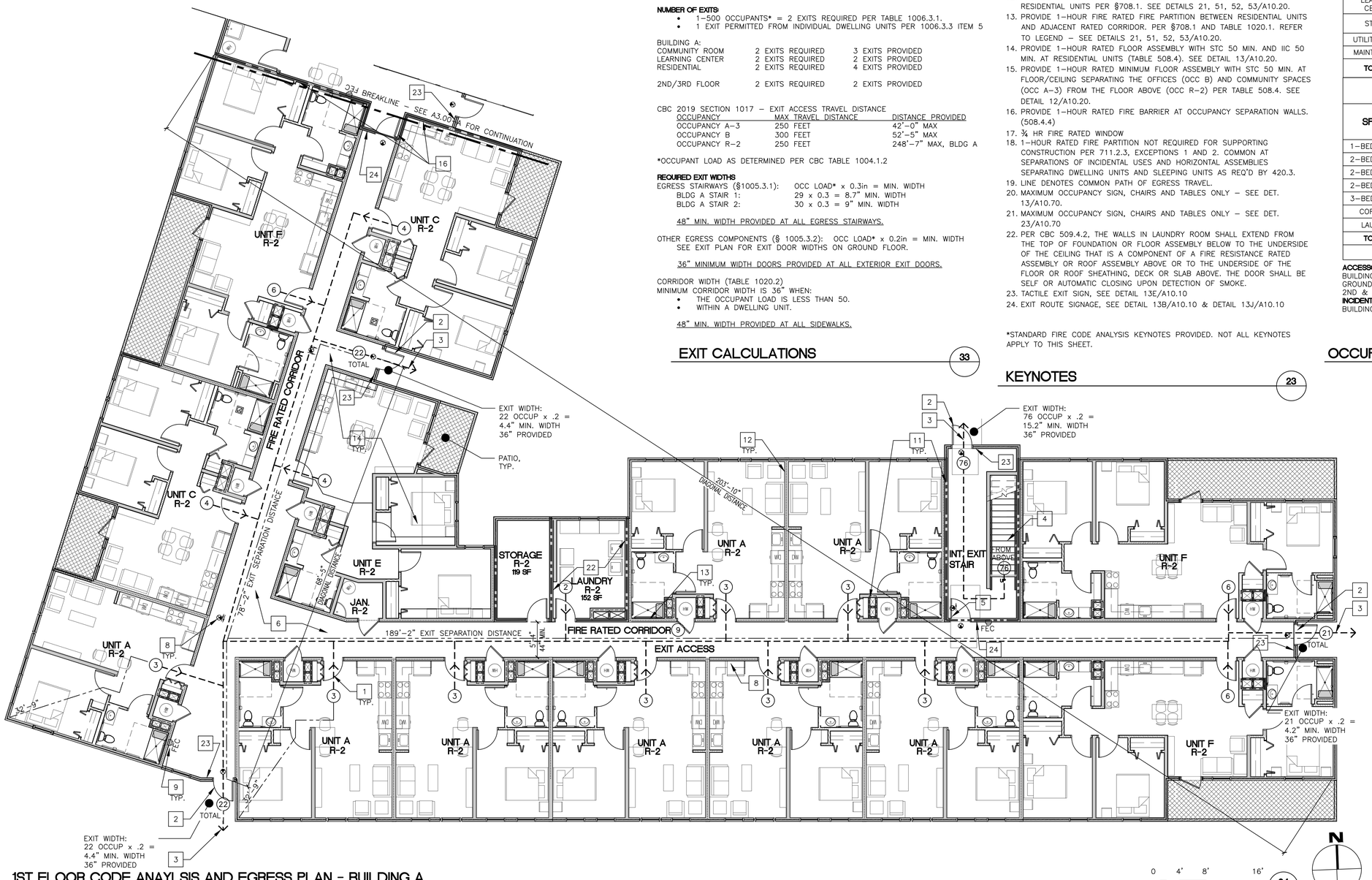
DATE: OCTOBER 13, 2023
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T3.00-A

LEGEND

41

- 2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED EXTERIOR WALL STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2x6 & 2X6 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 13/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2x6 NON-RATED STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20.
- 2x4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20
- XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS
- X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.
- INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP – SEE ELECTRICAL
- FEC — INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED
- (X) — INDICATES EXITING PATH OF TRAVEL WITH OCCUPANT LOAD
- INDICATES EXIT ACCESS TRAVEL DISTANCE. LENGTH NOTED ON PLAN
- INDICATES COMMON PATH OF EGRESS TRAVEL. LENGTH NOTED ON PLAN.



1ST FLOOR CODE ANAYLSIS AND EGRESS PLAN - BUILDING A

24

0 4' 8' 16'

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

EXIT CONFIGURATION:
CBC 2019 SECTION 1007.1.1, EXCEPTION 1 AND 2:
GROUND FLOOR – COMMUNITY ROOM – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 107'-3" / 3 = 35'-9" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 47'-7" > 35'-9"
GROUND FLOOR – LEARNING CENTER – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 53'-10" / 3 = 18'-0" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 39'-3" > 18'-0"
GROUND FLOOR – RESIDENTIAL – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 203'-10" / 3 = 68'-0" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 78'-2" > 68'-0"

SECOND/THIRD FLOOR – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 141'-4" / 3 = 47'-2" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 231'-6" > 47'-2"

CBC 2019 TABLE 1006.2.1 – SPACES WITH ONE EXIT/EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCC. LOAD	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM
OCCUPANCY A–3	49	75 FEET
OCCUPANCY R–2	20	125 FEET
OCCUPANCY B	49	100 FEET
OCCUPANCY U	49	100 FEET

NUMBER OF EXITS:
- 1–500 OCCUPANTS* = 2 EXITS REQUIRED PER TABLE 1006.3.1.
- 1 EXIT PERMITTED FROM INDIVIDUAL DWELLING UNITS PER 1006.3.3 ITEM 5

BUILDING A:

COMMUNITY ROOM	2 EXITS REQUIRED	3 EXITS PROVIDED
LEARNING CENTER	2 EXITS REQUIRED	2 EXITS PROVIDED
RESIDENTIAL	2 EXITS REQUIRED	4 EXITS PROVIDED
2ND/3RD FLOOR	2 EXITS REQUIRED	2 EXITS PROVIDED

CBC 2019 SECTION 1017 – EXIT ACCESS TRAVEL DISTANCE

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OCCUPANCY A–3	250 FEET	42'–0" MAX
OCCUPANCY B	300 FEET	52'–5" MAX
OCCUPANCY R–2	250 FEET	248'–7" MAX, BLDG A

*OCCUPANT LOAD AS DETERMINED PER CBC TABLE 1004.1.2

REQUIRED EXIT WIDTHS:
EGRESS STAIRWAYS (§1005.3.1): OCC LOAD* x 0.3in = MIN. WIDTH
BLDG A STAIR 1: 29 x 0.3 = 8.7" MIN. WIDTH
BLDG A STAIR 2: 30 x 0.3 = 9" MIN. WIDTH

48" MIN. WIDTH PROVIDED AT ALL EGRESS STAIRWAYS.

OTHER EGRESS COMPONENTS (§ 1005.3.2): OCC LOAD* x 0.2in = MIN. WIDTH
SEE EXIT PLAN FOR EXIT DOOR WIDTHS ON GROUND FLOOR.

36" MINIMUM WIDTH DOORS PROVIDED AT ALL EXTERIOR EXIT DOORS.

CORRIDOR WIDTH (TABLE 1020.2)
MINIMUM CORRIDOR WIDTH IS 36" WHEN:
- THE OCCUPANT LOAD IS LESS THAN 50.
- WITHIN A DWELLING UNIT.

48" MIN. WIDTH PROVIDED AT ALL SIDEWALKS.

EXIT CALCULATIONS

33

KEYNOTES

23

1. DASHED LINE INDICATES EXIT PATH OF TRAVEL TO EXISTING PUBLIC RIGHT OF WAY, SEE SITE PLANS FOR CONTINUATION.
2. EXIT. PROVIDE LEVEL LANDING ON EACH SIDE OF EXIT DOOR (SECTION 1008.1.5) 2% MAX SLOPE AT EXTERIOR LANDING. PROVIDE TACTILE EXIT SIGN AT EXIT DOOR, PER DETAIL 13/A10.10. PROVIDE TEXT AS DESIGNATED ON DOOR SCHEDULE.
3. EXIT DISCHARGE, SEE SITE PLANS FOR CONTINUATION
4. INTERIOR EXIT STAIR (EXIT)
5. EXIT ACCESS DOORWAY
6. EXIT ACCESS CORRIDOR
7. EGRESS COURT
8. PROVIDE ILLUMINATED EXIT SIGN AT CEILING HEIGHT WITH DIRECTIONAL INDICATION WHERE SHOWN, SEE ELECTRICAL.
9. PROVIDE FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, SEE DET. 24/A10.20 FOR RATED WALL PENETRATION
10. INDICATES OUTLINE OF FLOOR ABOVE (OR BELOW AS APPLICABLE).
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12. PROVIDE 1–HOUR RATED FIRE PARTITION WITH STC 50 MIN. BETWEEN RESIDENTIAL UNITS PER §708.1. SEE DETAILS 21, 51, 52, 53/A10.20.
13. PROVIDE 1–HOUR FIRE RATED FIRE PARTITION BETWEEN RESIDENTIAL UNITS AND ADJACENT RATED CORRIDOR. PER §708.1 AND TABLE 1020.1. REFER TO LEGEND – SEE DETAILS 21, 51, 52, 53/A10.20.
14. PROVIDE 1–HOUR RATED FLOOR ASSEMBLY WITH STC 50 MIN. AND IIC 50 MIN. AT RESIDENTIAL UNITS (TABLE 508.4). SEE DETAIL 13/A10.20.
15. PROVIDE 1–HOUR RATED MINIMUM FLOOR ASSEMBLY WITH STC 50 MIN. AT FLOOR/CEILING SEPARATING THE OFFICES (OCC B) AND COMMUNITY SPACES (OCC A–3) FROM THE FLOOR ABOVE (OCC R–2) PER TABLE 508.4. SEE DETAIL 12/A10.20.
16. PROVIDE 1–HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION WALLS. (508.4.4)
17. ¾ HR FIRE RATED WINDOW
18. 1–HOUR RATED FIRE PARTITION NOT REQUIRED FOR SUPPORTING CONSTRUCTION PER 711.2.3, EXCEPTIONS 1 AND 2. COMMON AT SEPARATIONS OF INCIDENTAL USES AND HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS AS REQ'D BY 420.3.
19. LINE DENOTES COMMON PATH OF EGRESS TRAVEL.
20. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 13/A10.70.
21. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 23/A10.70
22. PER CBC 509.4.2, THE WALLS IN LAUNDRY ROOM SHALL EXTEND FROM THE TOP OF FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE RESISTANCE RATED ASSEMBLY OR ROOF ASSEMBLY ABOVE OR TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. THE DOOR SHALL BE SELF OR AUTOMATIC CLOSING UPON DETECTION OF SMOKE.
23. TACTILE EXIT SIGN, SEE DETAIL 13E/A10.10
24. EXIT ROUTE SIGNAGE, SEE DETAIL 13B/A10.10 & DETAIL 13J/A10.10

*STANDARD FIRE CODE ANALYSIS KEYNOTES PROVIDED. NOT ALL KEYNOTES APPLY TO THIS SHEET.

BUILDING A - 1ST FLOOR

SPACE	OCCUPANCY	OLF	TOT. SF	TOTAL OCC.
1–BED UNIT A	R–2	200SF GROSS	4,528	24 OCC.
2–BED UNIT C	R–2	200SF GROSS	1,600	8 OCC.
2–BED UNIT E	R–2	200SF GROSS	844	4 OCC.
3–BED UNIT F	R–2	200SF GROSS	3,081	15 OCC.
CORRIDOR	R–2	200SF GROSS	1,622	9 OCC.
OFFICES	B	150SF GROSS	671	4 OCC.
LOBBY	B	150SF GROSS	300	2 OCC.
LAUNDRY	R–2 (INCIDENTAL)	–	152	1 OCC.
COMMUNITY CENTER	A–3	15SF NET	4,230	282 OCC.
LEARNING CENTER	A–3	15SF NET	1,345	90 OCC.
STORAGE	U	300SF GROSS	122	1 OCC.
UTILITY ROOM	U	300SF GROSS	183	1 OCC.
MAINTENANCE	U	300SF GROSS	411	1 OCC.
TOTALS:	442 OCCUPANTS AT FIRST FLOOR			

BUILDING A - 2ND + 3RD FLOORS

SPACE	OCCUPANCY	OLF	TOT. SF	TOTAL OCC.
1–BED UNIT A	R–2	200SF GROSS	3,396	18 OCC.
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LAUNDRY	R–2 (INCIDENTAL)	–	152	2 OCC.
TOTALS:	75 OCCUPANTS AT EACH 2ND + 3RD FLOORS			
	592 TOTAL BUILDING OCCUPANTS			

ACCESSORY OCCUPANCIES:
BUILDING A
GROUND FLOOR: NONE
2ND & 3RD FLOOR: NONE
INCIDENTAL OCCUPANCIES:
BUILDING A: LAUNDRY ROOM 152 SF ONE PER FLOOR

OCCUPANT LOAD CALCULATIONS

13

1. PROVIDE 5/8" TYPE 'X' GYP. BD. AT ALL INTERIOR WALL FACES, TAPE AND PAINT.
2. USE WATER RESISTANT GYP. BD. AT RESTROOMS AND NEAR ALL SOURCES OF WATER.
3. PROVIDE 7/8" 3 COAT SYSTEM STUCCO O/ 2–LAYERS OF GRADE "D" PAPER OR EQUIVALENT O/ WOOD SHEATHING AT EXTERIOR FACE OF WALLS.
4. PROVIDE R–19 BATT INSULATION AT ALL 2x6 EXTERIOR WALLS, PER TITLE 24 REPORTS, FRICTION FIT.
5. SEE SHEETS A10.20 AND A10.21 FOR WALL ASSEMBLY AND FIRE RATED CONSTRUCTION DETAILS.
6. SEE DETAIL 41/T3.00–A FOR STAIRWELL SIGNAGE TYPES & LOCATIONS

GENERAL NOTES

14

RA ARCHITECTS & ENGINEERS

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JIM ALBRECHT, PE

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LIC. NO. C-30808 EXP. 08-25 STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
BUILDING A
FIRST FLOOR CODE ANALYSIS AND EGRESS PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T3.01-A

2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED EXTERIOR WALL STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 & 2X4 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 31/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 NON-RATED STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20.

2x4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20

XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP – SEE ELECTRICAL

FEC — INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED

X — INDICATES EXITING PATH OF TRAVEL WITH OCCUPANT LOAD

INDICATES EXIT ACCESS TRAVEL DISTANCE. LENGTH NOTED ON PLAN

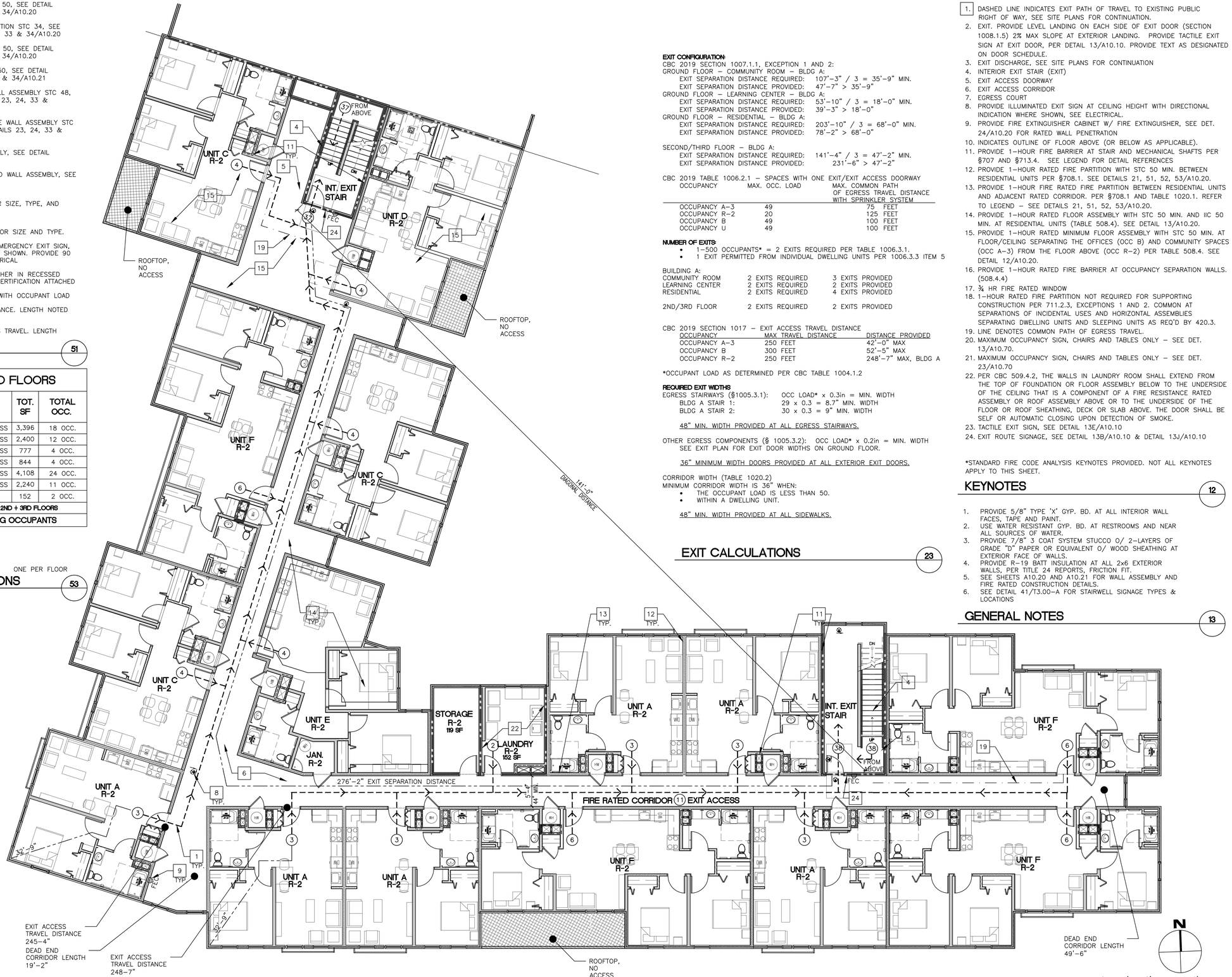
INDICATES COMMON PATH OF EGRESS TRAVEL. LENGTH NOTED ON PLAN.

LEGEND 51

BUILDING A - 2ND + 3RD FLOORS				
SPACE	OCCUPANCY	OLF	TOT. SF	TOTAL OCC.
1–BED UNIT A	R–2	200SF GROSS	3,396	18 OCC.
2–BED UNIT C	R–2	200SF GROSS	2,400	12 OCC.
2–BED UNIT D	R–2	200SF GROSS	777	4 OCC.
2–BED UNIT E	R–2	200SF GROSS	844	4 OCC.
3–BED UNIT F	R–2	200SF GROSS	4,108	24 OCC.
CORRIDOR	R–2	200SF GROSS	2,240	11 OCC.
LAUNDRY	R–2 (INCIDENTAL)	–	152	2 OCC.
TOTALS:	75 OCCUPANTS AT EACH 2ND + 3RD FLOORS			
	592 TOTAL BUILDING OCCUPANTS			

ACCESSORY OCCUPANCIES:
BUILDING A
GROUND FLOOR: NONE
2ND & 3RD FLOOR: NONE
INCIDENTAL OCCUPANCIES:
BUILDING A: LAUNDRY ROOM 152 SF ONE PER FLOOR

OCCUPANT LOAD CALCULATIONS 53



SECOND FLOOR CODE ANALYSIS AND EGRESS PLAN - BUILDING A 14

EXIT CONFIGURATION:
CBC 2019 SECTION 1007.1.1, EXCEPTION 1 AND 2:
GROUND FLOOR – COMMUNITY ROOM – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 107'–3" / 3 = 35'–9" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 47'–7" > 35'–9"
GROUND FLOOR – LEARNING CENTER – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 53'–10" / 3 = 18'–0" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 39'–3" > 18'–0"
GROUND FLOOR – RESIDENTIAL – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 203'–10" / 3 = 68'–0" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 78'–2" > 68'–0"

SECOND/THIRD FLOOR – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 141'–4" / 3 = 47'–2" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 231'–6" > 47'–2"

CBC 2019 TABLE 1006.2.1 – SPACES WITH ONE EXIT/EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCC. LOAD	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM
OCCUPANCY A–3	49	75 FEET
OCCUPANCY R–2	20	125 FEET
OCCUPANCY B	49	100 FEET
OCCUPANCY U	49	100 FEET

NUMBER OF EXITS:
- 1–500 OCCUPANTS* = 2 EXITS REQUIRED PER TABLE 1006.3.1.
- 1 EXIT PERMITTED FROM INDIVIDUAL DWELLING UNITS PER 1006.3.3 ITEM 5

BUILDING A:

COMMUNITY ROOM	2 EXITS REQUIRED	3 EXITS PROVIDED
LEARNING CENTER	2 EXITS REQUIRED	2 EXITS PROVIDED
RESIDENTIAL	2 EXITS REQUIRED	4 EXITS PROVIDED
2ND/3RD FLOOR	2 EXITS REQUIRED	2 EXITS PROVIDED

CBC 2019 SECTION 1017 – EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	MAX TRAVEL DISTANCE	DISTANCE PROVIDED
OCCUPANCY A–3	250 FEET	42'–0" MAX
OCCUPANCY B	300 FEET	52'–5" MAX
OCCUPANCY R–2	250 FEET	248'–7" MAX, BLDG A

*OCCUPANT LOAD AS DETERMINED PER CBC TABLE 1004.1.2

REQUIRED EXIT WIDTHS:
EGRESS STAIRWAYS (§1005.3.1): OCC LOAD* x 0.3in = MIN. WIDTH
BLDG A STAIR 1: 29 x 0.3 = 8.7" MIN. WIDTH
BLDG A STAIR 2: 30 x 0.3 = 9" MIN. WIDTH

48" MIN. WIDTH PROVIDED AT ALL EGRESS STAIRWAYS.

OTHER EGRESS COMPONENTS (§ 1005.3.2): OCC LOAD* x 0.2in = MIN. WIDTH
SEE EXIT PLAN FOR EXIT DOOR WIDTHS ON GROUND FLOOR.

36" MINIMUM WIDTH DOORS PROVIDED AT ALL EXTERIOR EXIT DOORS.

CORRIDOR WIDTH (TABLE 1020.2)
MINIMUM CORRIDOR WIDTH IS 36" WHEN:
- THE OCCUPANT LOAD IS LESS THAN 50.
- WITHIN A DWELLING UNIT.

48" MIN. WIDTH PROVIDED AT ALL SIDEWALKS.

EXIT CALCULATIONS 23

1. DASHED LINE INDICATES EXIT PATH OF TRAVEL TO EXISTING PUBLIC RIGHT OF WAY, SEE SITE PLANS FOR CONTINUATION.
2. EXIT. PROVIDE LEVEL LANDING ON EACH SIDE OF EXIT DOOR (SECTION 1008.1.5) 2% MAX SLOPE AT EXTERIOR LANDING. PROVIDE TACTILE EXIT SIGN AT EXIT DOOR, PER DETAIL 13/A10.10. PROVIDE TEXT AS DESIGNATED ON DOOR SCHEDULE.
3. EXIT DISCHARGE, SEE SITE PLANS FOR CONTINUATION
4. INTERIOR EXIT STAIR (EXIT)
5. EXIT ACCESS DOORWAY
6. EXIT ACCESS CORRIDOR
7. EGRESS COURT
8. PROVIDE ILLUMINATED EXIT SIGN AT CEILING HEIGHT WITH DIRECTIONAL INDICATION WHERE SHOWN, SEE ELECTRICAL.
9. PROVIDE FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, SEE DET. 24/A10.20 FOR RATED WALL PENETRATION
10. INDICATES OUTLINE OF FLOOR ABOVE (OR BELOW AS APPLICABLE).
11. PROVIDE 1–HOUR FIRE BARRIER AT STAIR AND MECHANICAL SHAFTS PER §707 AND §713.4. SEE LEGEND FOR DETAIL REFERENCES
12. PROVIDE 1–HOUR RATED FIRE PARTITION WITH STC 50 MIN. BETWEEN RESIDENTIAL UNITS PER §708.1. SEE DETAILS 21, 51, 52, 53/A10.20.
13. PROVIDE 1–HOUR FIRE RATED FIRE PARTITION BETWEEN RESIDENTIAL UNITS AND ADJACENT RATED CORRIDOR. PER §708.1 AND TABLE 1020.1. REFER TO LEGEND – SEE DETAILS 21, 51, 52, 53/A10.20.
14. PROVIDE 1–HOUR RATED FLOOR ASSEMBLY WITH STC 50 MIN. AND IIC 50 MIN. AT RESIDENTIAL UNITS (TABLE 508.4). SEE DETAIL 13/A10.20.
15. PROVIDE 1–HOUR RATED MINIMUM FLOOR ASSEMBLY WITH STC 50 MIN. AT FLOOR/CEILING SEPARATING THE OFFICES (OCC B) AND COMMUNITY SPACES (OCC A–3) FROM THE FLOOR ABOVE (OCC R–2) PER TABLE 508.4. SEE DETAIL 12/A10.20.
16. PROVIDE 1–HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION WALLS. (508.4.4)
17. ¾ HR FIRE RATED WINDOW
18. 1–HOUR RATED FIRE PARTITION NOT REQUIRED FOR SUPPORTING CONSTRUCTION PER 711.2.3, EXCEPTIONS 1 AND 2. COMMON AT SEPARATIONS OF INCIDENTAL USES AND HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS AS REQ'D BY 420.3.
19. LINE DENOTES COMMON PATH OF EGRESS TRAVEL.
20. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 13/A10.70.
21. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 23/A10.70
22. PER CBC 509.4.2, THE WALLS IN LAUNDRY ROOM SHALL EXTEND FROM THE TOP OF FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE RESISTANCE RATED ASSEMBLY OR ROOF ASSEMBLY ABOVE OR TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. THE DOOR SHALL BE SELF OR AUTOMATIC CLOSING UPON DETECTION OF SMOKE.
23. TACTILE EXIT SIGN, SEE DETAIL 13E/A10.10
24. EXIT ROUTE SIGNAGE, SEE DETAIL 13B/A10.10 & DETAIL 13J/A10.10

*STANDARD FIRE CODE ANALYSIS KEYNOTES PROVIDED. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES 12

1. PROVIDE 5/8" TYPE 'X' GYP. BD. AT ALL INTERIOR WALL FACES, TAPE AND PAINT.
2. USE WATER RESISTANT GYP. BD. AT RESTROOMS AND NEAR ALL SOURCES OF WATER.
3. PROVIDE 7/8" 3 COAT SYSTEM STUCCO O/ 2–LAYERS OF GRADE "D" PAPER OR EQUIVALENT O/ WOOD SHEATHING AT EXTERIOR FACE OF WALLS.
4. PROVIDE R–19 BATT INSULATION AT ALL 2x6 EXTERIOR WALLS, PER TITLE 24 REPORTS, FRICTION FIT.
5. SEE SHEETS A10.20 AND A10.21 FOR WALL ASSEMBLY AND FIRE RATED CONSTRUCTION DETAILS.
6. SEE DETAIL 41/T3.00–A FOR STAIRWELL SIGNAGE TYPES & LOCATIONS

GENERAL NOTES 13

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LICENSED ARCHITECT STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
BUILDING A SECOND FLR. CODE ANALYSIS AND EGRESS PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T3.10-A

2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED EXTERIOR WALL STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 & 2X4 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 31/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 NON-RATED STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20.

2x4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20

XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP – SEE ELECTRICAL

FEC — INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED

(X) – – – → INDICATES EXITING PATH OF TRAVEL WITH OCCUPANT LOAD

– – – – INDICATES EXIT ACCESS TRAVEL DISTANCE. LENGTH NOTED ON PLAN

— · — INDICATES COMMON PATH OF EGRESS TRAVEL. LENGTH NOTED ON PLAN.

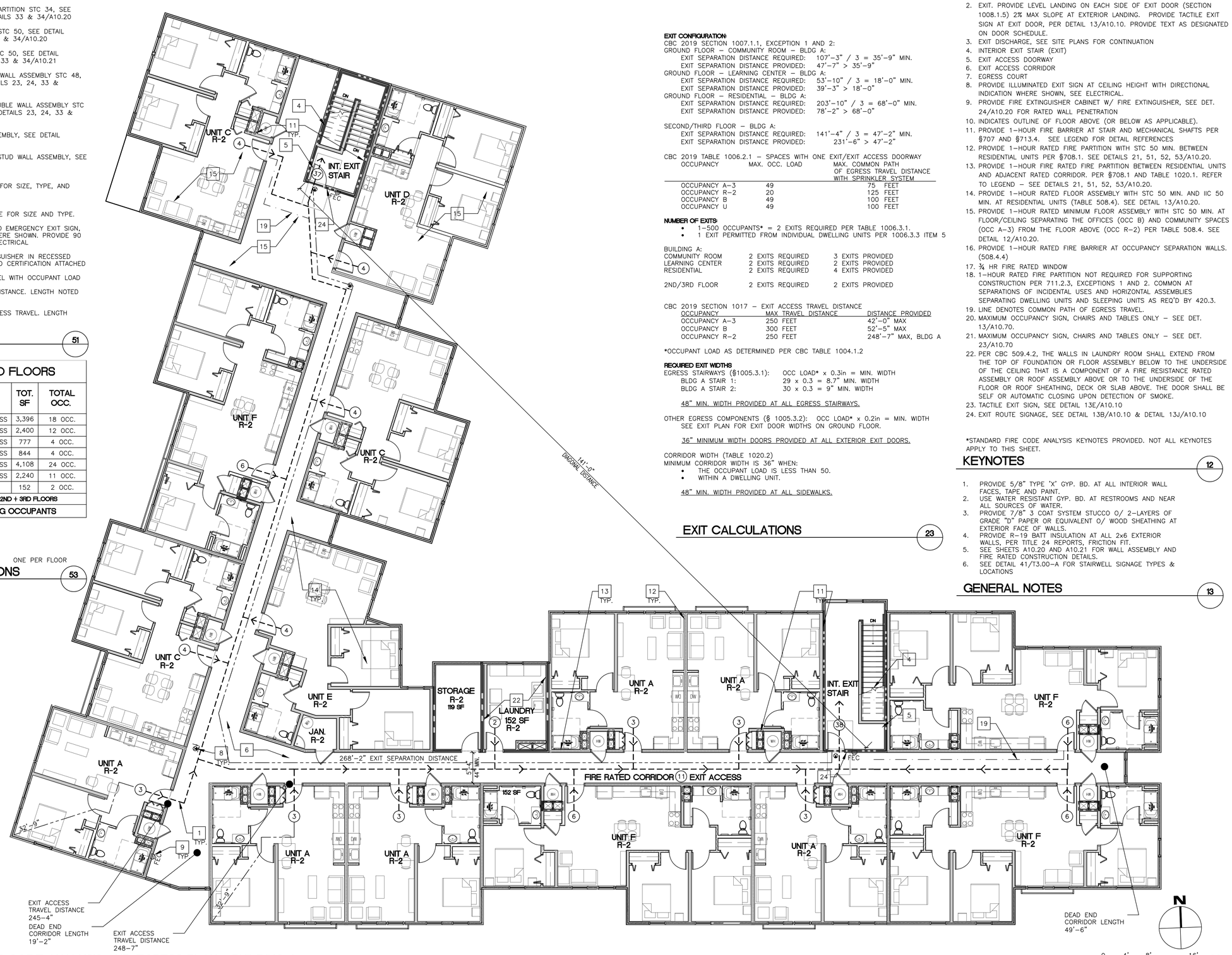
LEGEND (51)

BUILDING A - 2ND + 3RD FLOORS

SPACE	OCCUPANCY	OLF	TOT. SF	TOTAL OCC.
1–BED UNIT A	R–2	200SF GROSS	3,396	18 OCC.
2–BED UNIT C	R–2	200SF GROSS	2,400	12 OCC.
2–BED UNIT D	R–2	200SF GROSS	777	4 OCC.
2–BED UNIT E	R–2	200SF GROSS	844	4 OCC.
3–BED UNIT F	R–2	200SF GROSS	4,108	24 OCC.
CORRIDOR	R–2	200SF GROSS	2,240	11 OCC.
LAUNDRY	R–2 (INCIDENTAL)	–	152	2 OCC.
TOTALS:	**75 OCCUPANTS AT EACH 2ND + 3RD FLOORS**			
	592 TOTAL BUILDING OCCUPANTS			

ACCESSORY OCCUPANCIES:
BUILDING A
GROUND FLOOR: NONE
2ND & 3RD FLOOR: NONE
INCIDENTAL OCCUPANCIES:
BUILDING A: LAUNDRY ROOM 152 SF ONE PER FLOOR

OCCUPANT LOAD CALCULATIONS (53)



THIRD FLOOR CODE ANALYSIS AND EGRESS PLAN - BUILDING A (14)

EXIT CONFIGURATION:
CBC 2019 SECTION 1007.1.1, EXCEPTION 1 AND 2:
GROUND FLOOR – COMMUNITY ROOM – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 107'–3" / 3 = 35'–9" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 47'–7" > 35'–9"
GROUND FLOOR – LEARNING CENTER – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 53'–10" / 3 = 18'–0" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 39'–3" > 18'–0"
GROUND FLOOR – RESIDENTIAL – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 203'–10" / 3 = 68'–0" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 78'–2" > 68'–0"

SECOND/THIRD FLOOR – BLDG A:
EXIT SEPARATION DISTANCE REQUIRED: 141'–4" / 3 = 47'–2" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 231'–6" > 47'–2"

CBC 2019 TABLE 1006.2.1 – SPACES WITH ONE EXIT/EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCC. LOAD	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM
OCCUPANCY A–3	49	75 FEET
OCCUPANCY R–2	20	125 FEET
OCCUPANCY B	49	100 FEET
OCCUPANCY U	49	100 FEET

NUMBER OF EXITS:
- 1–500 OCCUPANTS* = 2 EXITS REQUIRED PER TABLE 1006.3.1.
- 1 EXIT PERMITTED FROM INDIVIDUAL DWELLING UNITS PER 1006.3.3 ITEM 5

BUILDING A:

COMMUNITY ROOM	2 EXITS REQUIRED	3 EXITS PROVIDED
LEARNING CENTER	2 EXITS REQUIRED	2 EXITS PROVIDED
RESIDENTIAL	2 EXITS REQUIRED	4 EXITS PROVIDED
2ND/3RD FLOOR	2 EXITS REQUIRED	2 EXITS PROVIDED

CBC 2019 SECTION 1017 – EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	MAX TRAVEL DISTANCE	DISTANCE PROVIDED
OCCUPANCY A–3	250 FEET	42'–0" MAX
OCCUPANCY B	300 FEET	52'–5" MAX
OCCUPANCY R–2	250 FEET	248'–7" MAX, BLDG A

*OCCUPANT LOAD AS DETERMINED PER CBC TABLE 1004.1.2

REQUIRED EXIT WIDTHS:
EGRESS STAIRWAYS (§1005.3.1): OCC LOAD* x 0.3in = MIN. WIDTH
BLDG A STAIR 1: 29 x 0.3 = 8.7" MIN. WIDTH
BLDG A STAIR 2: 30 x 0.3 = 9" MIN. WIDTH

48" MIN. WIDTH PROVIDED AT ALL EGRESS STAIRWAYS.

OTHER EGRESS COMPONENTS (§ 1005.3.2): OCC LOAD* x 0.2in = MIN. WIDTH
SEE EXIT PLAN FOR EXIT DOOR WIDTHS ON GROUND FLOOR.

36" MINIMUM WIDTH DOORS PROVIDED AT ALL EXTERIOR EXIT DOORS.

CORRIDOR WIDTH (TABLE 1020.2)
MINIMUM CORRIDOR WIDTH IS 36" WHEN:
- THE OCCUPANT LOAD IS LESS THAN 50.
- WITHIN A DWELLING UNIT.

48" MIN. WIDTH PROVIDED AT ALL SIDEWALKS.

EXIT CALCULATIONS (23)

1. DASHED LINE INDICATES EXIT PATH OF TRAVEL TO EXISTING PUBLIC RIGHT OF WAY, SEE SITE PLANS FOR CONTINUATION.
2. EXIT. PROVIDE LEVEL LANDING ON EACH SIDE OF EXIT DOOR (SECTION 1008.1.5) 2% MAX SLOPE AT EXTERIOR LANDING. PROVIDE TACTILE EXIT SIGN AT EXIT DOOR, PER DETAIL 13/A10.10. PROVIDE TEXT AS DESIGNATED ON DOOR SCHEDULE.
3. EXIT DISCHARGE, SEE SITE PLANS FOR CONTINUATION
4. INTERIOR EXIT STAIR (EXIT)
5. EXIT ACCESS DOORWAY
6. EXIT ACCESS CORRIDOR
7. EGRESS COURT
8. PROVIDE ILLUMINATED EXIT SIGN AT CEILING HEIGHT WITH DIRECTIONAL INDICATION WHERE SHOWN, SEE ELECTRICAL.
9. PROVIDE FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, SEE DET. 24/A10.20 FOR RATED WALL PENETRATION
10. INDICATES OUTLINE OF FLOOR ABOVE (OR BELOW AS APPLICABLE).
11. PROVIDE 1–HOUR FIRE BARRIER AT STAIR AND MECHANICAL SHAFTS PER §707 AND §713.4. SEE LEGEND FOR DETAIL REFERENCES
12. PROVIDE 1–HOUR RATED FIRE PARTITION WITH STC 50 MIN. BETWEEN RESIDENTIAL UNITS PER §708.1. SEE DETAILS 21, 51, 52, 53/A10.20.
13. PROVIDE 1–HOUR FIRE RATED FIRE PARTITION BETWEEN RESIDENTIAL UNITS AND ADJACENT RATED CORRIDOR. PER §708.1 AND TABLE 1020.1. REFER TO LEGEND – SEE DETAILS 21, 51, 52, 53/A10.20.
14. PROVIDE 1–HOUR RATED FLOOR ASSEMBLY WITH STC 50 MIN. AND IIC 50 MIN. AT RESIDENTIAL UNITS (TABLE 508.4). SEE DETAIL 13/A10.20.
15. PROVIDE 1–HOUR RATED MINIMUM FLOOR ASSEMBLY WITH STC 50 MIN. AT FLOOR/CEILING SEPARATING THE OFFICES (OCC B) AND COMMUNITY SPACES (OCC A–3) FROM THE FLOOR ABOVE (OCC R–2) PER TABLE 508.4. SEE DETAIL 12/A10.20.
16. PROVIDE 1–HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION WALLS. (508.4.4)
17. ¾ HR FIRE RATED WINDOW
18. 1–HOUR RATED FIRE PARTITION NOT REQUIRED FOR SUPPORTING CONSTRUCTION PER 711.2.3, EXCEPTIONS 1 AND 2. COMMON AT SEPARATIONS OF INCIDENTAL USES AND HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS AS REQ'D BY 420.3.
19. LINE DENOTES COMMON PATH OF EGRESS TRAVEL.
20. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 13/A10.70.
21. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 23/A10.70
22. PER CBC 509.4.2, THE WALLS IN LAUNDRY ROOM SHALL EXTEND FROM THE TOP OF FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE RESISTANCE RATED ASSEMBLY OR ROOF ASSEMBLY ABOVE OR TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. THE DOOR SHALL BE SELF OR AUTOMATIC CLOSING UPON DETECTION OF SMOKE.
23. TACTILE EXIT SIGN, SEE DETAIL 13E/A10.10
24. EXIT ROUTE SIGNAGE, SEE DETAIL 13B/A10.10 & DETAIL 13J/A10.10

*STANDARD FIRE CODE ANALYSIS KEYNOTES PROVIDED. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES (12)

1. PROVIDE 5/8" TYPE 'X' GYP. BD. AT ALL INTERIOR WALL FACES, TAPE AND PAINT.
2. USE WATER RESISTANT GYP. BD. AT RESTROOMS AND NEAR ALL SOURCES OF WATER.
3. PROVIDE 7/8" 3 COAT SYSTEM STUCCO O/ 2–LAYERS OF GRADE "D" PAPER OR EQUIVALENT O/ WOOD SHEATHING AT EXTERIOR FACE OF WALLS.
4. PROVIDE R–19 BATT INSULATION AT ALL 2x6 EXTERIOR WALLS, PER TITLE 24 REPORTS, FRICTION FIT.
5. SEE SHEETS A10.20 AND A10.21 FOR WALL ASSEMBLY AND FIRE RATED CONSTRUCTION DETAILS.
6. SEE DETAIL 41/T3.00–A FOR STAIRWELL SIGNAGE TYPES & LOCATIONS

GENERAL NOTES (13)

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LICENSED ARCHITECT EXP. 8-31-25 STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
BUILDING A THIRD FLOOR CODE ANALYSIS AND EGRESS PLAN

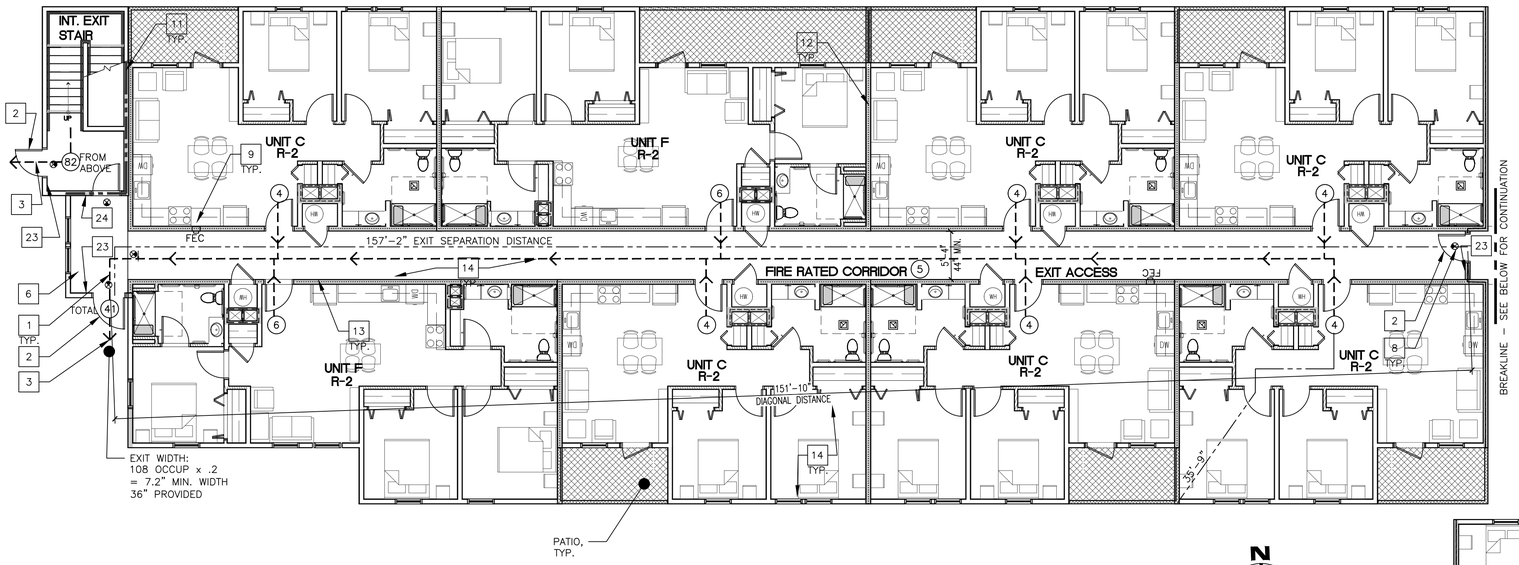
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

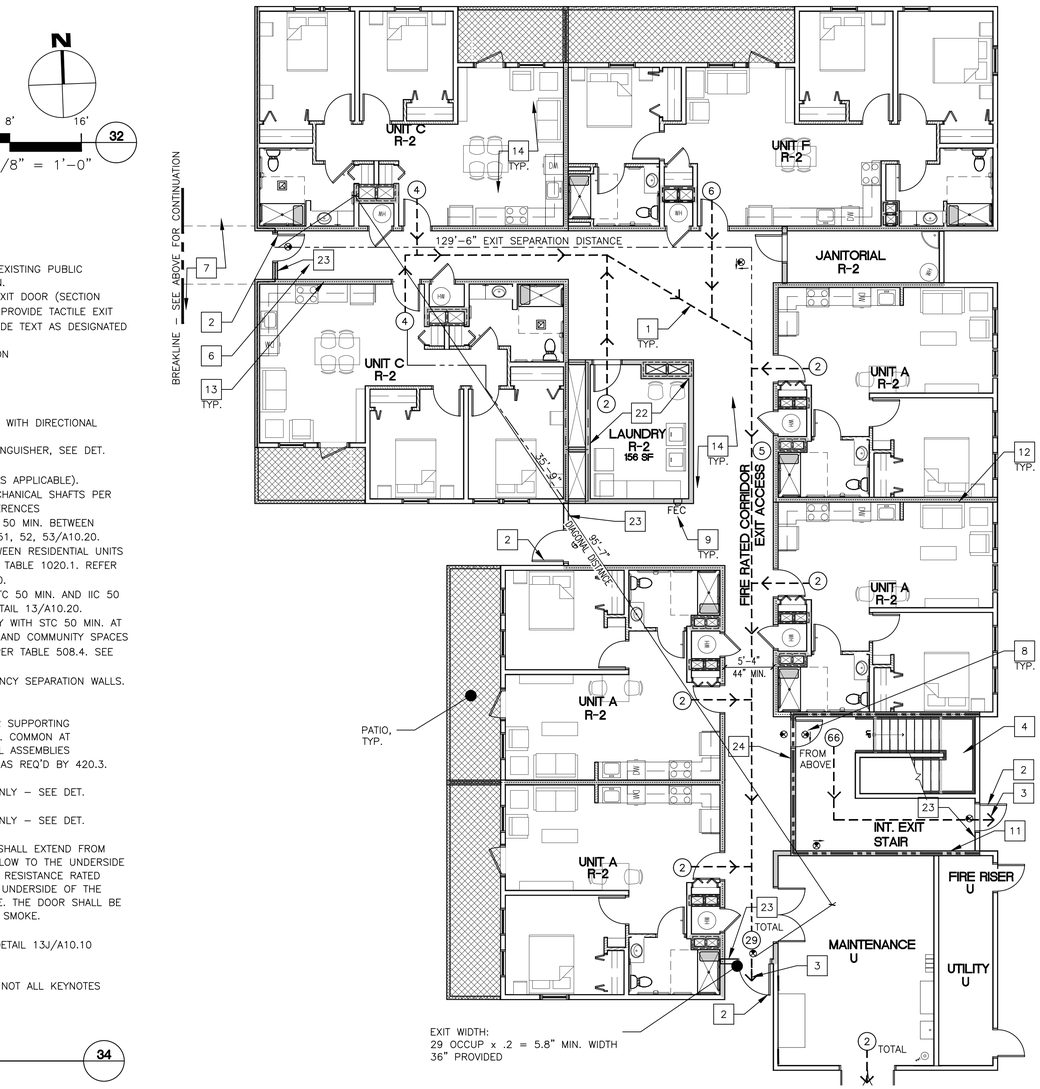
(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T3.20-A





N

0 4' 8' 16'

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

32

FIRST FLOOR CODE ANALYSIS - BUILDING B

EXIT CONFIGURATION:
CBC 2019 SECTION 1007.1.1, EXCEPTION 1 AND 2:

GROUND FLOOR – BLDG B, WEST:
EXIT SEPARATION DISTANCE REQUIRED: 151'–10" / 3 = 77'–1" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 157'–2" > 44'–3"

GROUND FLOOR – BLDG B, EAST:
EXIT SEPARATION DISTANCE REQUIRED: 93'–5" / 3 = 50'–8" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 129'–6" > 50'–8"

SECOND/THIRD FLOOR – BLDG B:
EXIT SEPARATION DISTANCE REQUIRED: 231'–2" / 3 = 77'–1" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 283'–2" > 77'–1"

CBC 2019 TABLE 1006.2.1 – SPACES WITH ONE EXIT/EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCC. LOAD	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM
OCCUPANCY A–3	49	75 FEET
OCCUPANCY R–2	20	125 FEET
OCCUPANCY B	49	100 FEET
OCCUPANCY U	49	100 FEET

NUMBER OF EXITS:
- 1–500 OCCUPANTS* = 2 EXITS REQUIRED PER TABLE 1006.3.1.
- 1 EXIT PERMITTED FROM INDIVIDUAL DWELLING UNITS PER 1006.3.3 ITEM 5

BUILDING B:
GROUND FLOOR 2 EXITS REQUIRED 5 EXITS PROVIDED
2ND/3RD FLOOR 2 EXITS REQUIRED 2 EXITS PROVIDED

CBC 2019 SECTION 1017 – EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	MAX TRAVEL DISTANCE	DISTANCE PROVIDED
OCCUPANCY A–3	250 FEET	42'–0" MAX
OCCUPANCY B	300 FEET	52'–5" MAX
OCCUPANCY R–2	250 FEET	247'–10" MAX, BLDG B

*OCCUPANT LOAD AS DETERMINED PER CBC TABLE 1004.1.2 AND CALCULATED ON 11/T3.0

REQUIRED EXIT WIDTHS:
EGRESS STAIRWAYS (§1005.3.1): OCC LOAD* x 0.3in = MIN. WIDTH

BLDG B STAIR 1(WEST): 72 x 0.3 = 21.6" MIN. WIDTH
BLDG B STAIR 2(EAST): 56 x 0.3 = 16.8" MIN. WIDTH

48" MIN. WIDTH PROVIDED AT ALL EGRESS STAIRWAYS.

OTHER EGRESS COMPONENTS (§ 1005.3.2): OCC LOAD* x 0.2in = MIN. WIDTH
SEE EXIT PLAN FOR EXIT DOOR WIDTHS ON GROUND FLOOR.

36" MINIMUM WIDTH DOORS PROVIDED AT ALL EXTERIOR EXIT DOORS.

CORRIDOR WIDTH (TABLE 1020.2)
MINIMUM CORRIDOR WIDTH IS 36" WHEN:
- THE OCCUPANT LOAD IS LESS THAN 50.
- WITHIN A DWELLING UNIT.

48" MIN. WIDTH PROVIDED AT ALL SIDEWALKS.

EXIT CALCULATIONS

54

1. PROVIDE 5/8" TYPE 'X' GYP. BD. AT ALL INTERIOR WALL FACES, TAPE AND PAINT.
2. USE WATER RESISTANT GYP. BD. AT RESTROOMS AND NEAR ALL SOURCES OF WATER.
3. PROVIDE 7/8" 3 COAT SYSTEM STUCCO O/ 2–LAYERS OF GRADE "D" PAPER OR EQUIVALENT O/ WOOD SHEATHING AT EXTERIOR FACE OF WALLS.
4. PROVIDE R–19 BATT INSULATION AT ALL 2x6 EXTERIOR WALLS, PER TITLE 24 REPORTS, FRICTION FIT.
5. SEE SHEETS A10.20 AND A10.21 FOR WALL ASSEMBLY AND FIRE RATED CONSTRUCTION DETAILS.
6. SEE DETAIL 41/T3.00–A FOR STAIRWELL SIGNAGE TYPES & LOCATIONS

GENERAL NOTES

43

BUILDING B – 1ST FLOOR

SPACE	OCCUPANCY	OLF	TOT. SF	TOTAL OCC.
1–BED UNIT A	R–2	200SF GROSS	2,264	8 OCC.
2–BED UNIT C	R–2	200SF GROSS	6,400	32 OCC.
3–BED UNIT F	R–2	200SF GROSS	3,081	18 OCC.
CORRIDOR	R–2	200SF GROSS	2,014	10 OCC.
LAUNDRY	R–2 (INCIDENTAL)	–	156	2 OCC.
MAINTENANCE	U	300SF GROSS	428	2 OCC.
TOTALS:	72 OCCUPANTS AT FIRST FLOOR			

BUILDING B – 2ND + 3RD FLOOR

SPACE	OCCUPANCY	OLF	TOT. SF	TOT. OCC.
1–BED UNIT A+B	R–2	200SF GROSS	1,698	6 OCC.
2–BED UNIT C	R–2	200SF GROSS	6,400	32 OCC.
2–BED UNIT F	R–2	200SF GROSS	4,108	24 OCC.
CORRIDOR	R–2	200SF GROSS	2,087	10 OCC.
LAUNDRY	R–2 (INCIDENTAL)	–	156	2 OCC.
TOTALS:	74 OCCUPANTS AT EACH 2ND + 3RD FLOOR			
	220 TOTAL BUILDING OCCUPANTS			

ACCESSORY OCCUPANCIES:
BUILDING B: NONE

INCIDENTAL OCCUPANCIES:
BUILDING B: LAUNDRY ROOM 156 SF ONE PER FLOOR

OCCUPANT LOAD CALCULATIONS

44

1. DASHED LINE INDICATES EXIT PATH OF TRAVEL TO EXISTING PUBLIC RIGHT OF WAY, SEE SITE PLANS FOR CONTINUATION.
2. EXIT. PROVIDE LEVEL LANDING ON EACH SIDE OF EXIT DOOR (SECTION 1008.1.5) 2% MAX SLOPE AT EXTERIOR LANDING. PROVIDE TACTILE EXIT SIGN AT EXIT DOOR, PER DETAIL 13/A10.10. PROVIDE TEXT AS DESIGNATED ON DOOR SCHEDULE.
3. EXIT DISCHARGE, SEE SITE PLANS FOR CONTINUATION
4. INTERIOR EXIT STAIR (EXIT)
5. EXIT ACCESS DOORWAY
6. EXIT ACCESS CORRIDOR
7. EGRESS COURT
8. PROVIDE ILLUMINATED EXIT SIGN AT CEILING HEIGHT WITH DIRECTIONAL INDICATION WHERE SHOWN, SEE ELECTRICAL.
9. PROVIDE FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, SEE DET. 24/A10.20 FOR RATED WALL PENETRATION
10. INDICATES OUTLINE OF FLOOR ABOVE (OR BELOW AS APPLICABLE).
11. PROVIDE 1–HOUR FIRE BARRIER AT STAIR AND MECHANICAL SHAFTS PER §707 AND §713.4. SEE LEGEND FOR DETAIL REFERENCES
12. PROVIDE 1–HOUR RATED FIRE PARTITION WITH STC 50 MIN. BETWEEN RESIDENTIAL UNITS PER §708.1. SEE DETAILS 21, 51, 52, 53/A10.20.
13. PROVIDE 1–HOUR FIRE RATED FIRE PARTITION BETWEEN RESIDENTIAL UNITS AND ADJACENT RATED CORRIDOR. PER §708.1 AND TABLE 1020.1. REFER TO LEGEND – SEE DETAILS 21, 51, 52, 53/A10.20.
14. PROVIDE 1–HOUR RATED FLOOR ASSEMBLY WITH STC 50 MIN. AND IIC 50 MIN. AT RESIDENTIAL UNITS (TABLE 508.4). SEE DETAIL 13/A10.20.
15. PROVIDE 1–HOUR RATED MINIMUM FLOOR ASSEMBLY WITH STC 50 MIN. AT FLOOR/CEILING SEPARATING THE OFFICES (OCC B) AND COMMUNITY SPACES (OCC A–3) FROM THE FLOOR ABOVE (OCC R–2) PER TABLE 508.4. SEE DETAIL 12/A10.20.
16. PROVIDE 1–HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION WALLS. (508.4.4)
17. ¾ HR FIRE RATED WINDOW
18. 1–HOUR RATED FIRE PARTITION NOT REQUIRED FOR SUPPORTING CONSTRUCTION PER 711.2.3, EXCEPTIONS 1 AND 2. COMMON AT SEPARATIONS OF INCIDENTAL USES AND HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS AS REQ'D BY 420.3.
19. LINE DENOTES COMMON PATH OF EGRESS TRAVEL.
20. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 13/A10.70.
21. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 23/A10.70
22. PER CBC 509.4.2, THE WALLS IN LAUNDRY ROOM SHALL EXTEND FROM THE TOP OF FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE RESISTANCE RATED ASSEMBLY OR ROOF ASSEMBLY ABOVE OR TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. THE DOOR SHALL BE SELF OR AUTOMATIC CLOSING UPON DETECTION OF SMOKE.
23. TACTILE EXIT SIGN, SEE DETAIL 13E/A10.10
24. EXIT ROUTE SIGNAGE, SEE DETAIL 13B/A10.10 & DETAIL 13J/A10.10

*STANDARD FIRE CODE ANALYSIS KEYNOTES PROVIDED. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES

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2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED EXTERIOR WALL STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 & 2X4 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 31/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 NON–RATED STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20.

2x4 NON–RATED, NON–BEARING STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20

XXX INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP – SEE ELECTRICAL

FEC INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A10BC WITH VALID CERTIFICATION ATTACHED

X INDICATES EXITING PATH OF TRAVEL WITH OCCUPANT LOAD

INDICATES EXIT ACCESS TRAVEL DISTANCE. LENGTH NOTED ON PLAN

INDICATES COMMON PATH OF EGRESS TRAVEL. LENGTH NOTED ON PLAN.

LEGEND

11

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LIC. NO. C-20408 EXP. 8-31-25 STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
BUILDING B
FIRST FLOOR CODE ANALYSIS AND EGRESS PLAN

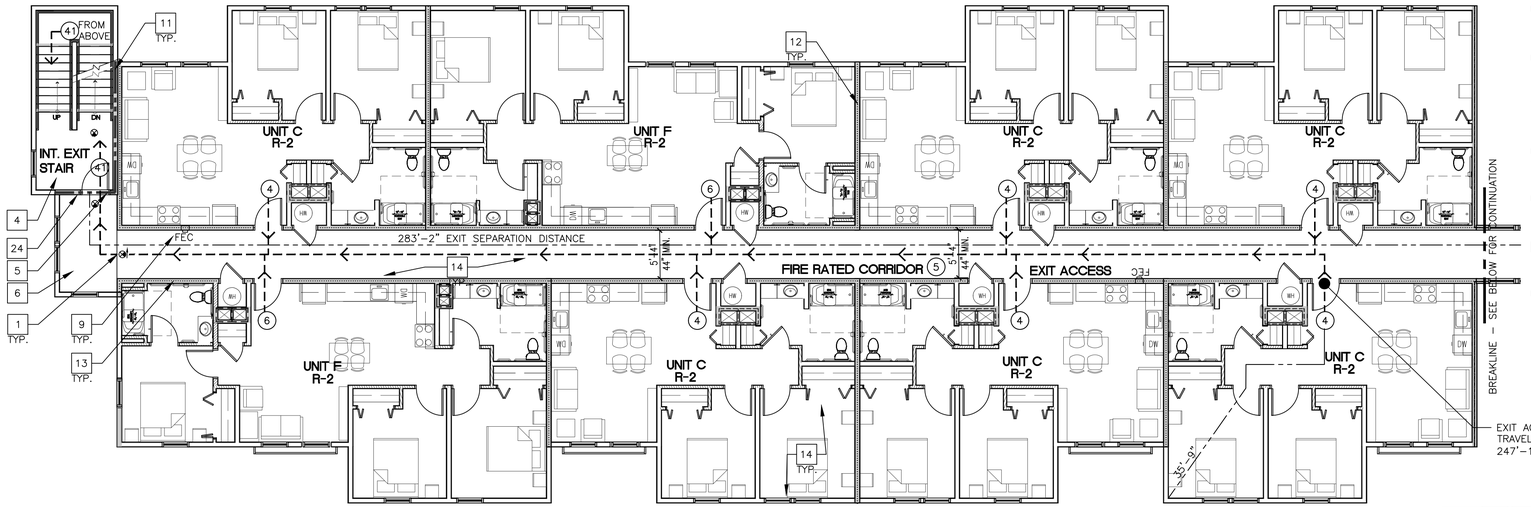
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

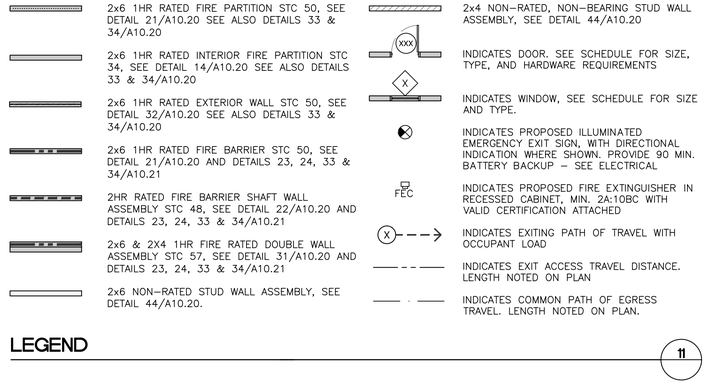
(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T3.00-B

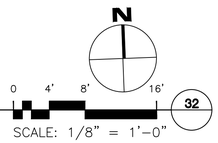




LEGEND

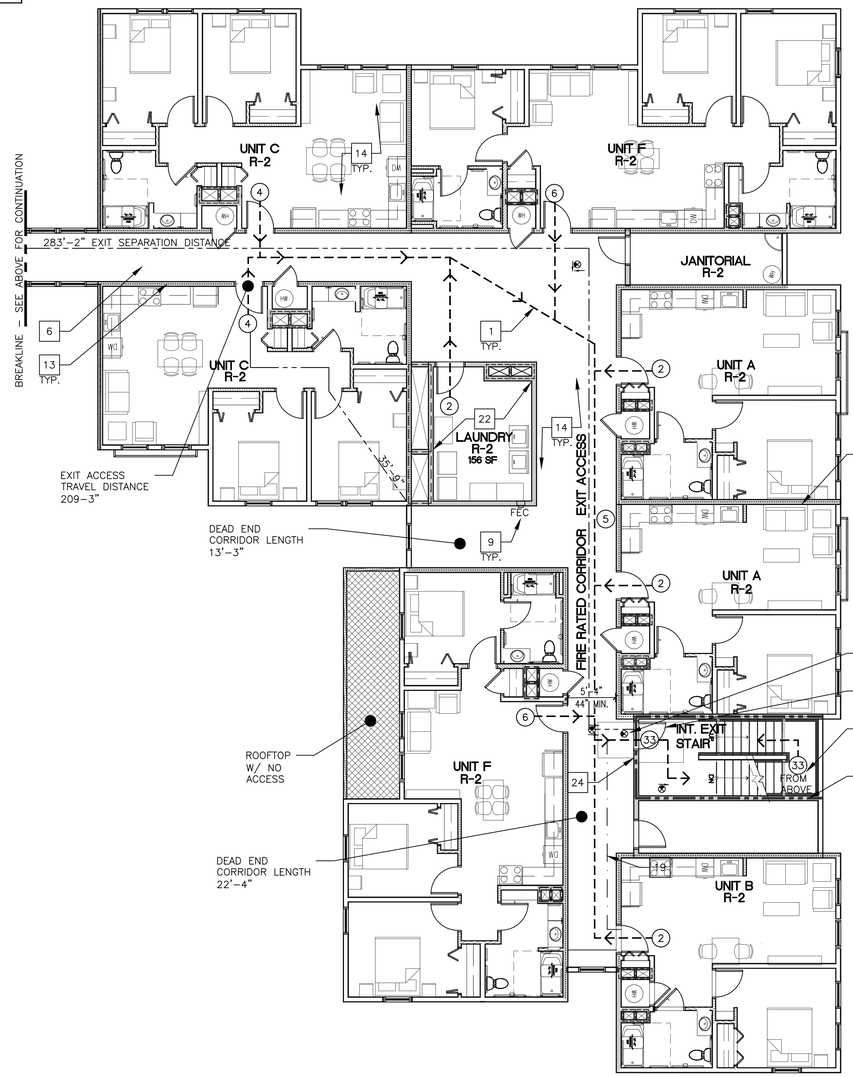
11

SECOND FLOOR CODE ANALYSIS AND EGRESS PLAN - BUILDING B



32

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



EXIT CONFIGURATION:
CBC 2019 SECTION 1007.1.1, EXCEPTION 1 AND 2:

GROUND FLOOR – BLDG B, WEST:
EXIT SEPARATION DISTANCE REQUIRED: 151'-10" / 3 = 77'-1" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 157'-2" > 44'-3"

GROUND FLOOR – BLDG B, EAST:
EXIT SEPARATION DISTANCE REQUIRED: 93'-5" / 3 = 50'-8" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 129'-6" > 50'-8"

SECOND/THIRD FLOOR – BLDG B:
EXIT SEPARATION DISTANCE REQUIRED: 231'-2" / 3 = 77'-1" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 283'-2" > 77'-1"

CBC 2019 TABLE 1006.2.1 – SPACES WITH ONE EXIT/EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCC. LOAD	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM
OCCUPANCY A–3	49	75 FEET
OCCUPANCY R–2	20	125 FEET
OCCUPANCY B	49	100 FEET
OCCUPANCY U	49	100 FEET

NUMBER OF EXITS:
- 1–500 OCCUPANTS* = 2 EXITS REQUIRED PER TABLE 1006.3.1.
- 1 EXIT PERMITTED FROM INDIVIDUAL DWELLING UNITS PER 1006.3.3 ITEM 5

BUILDING B:
GROUND FLOOR 2 EXITS REQUIRED 5 EXITS PROVIDED
2ND/3RD FLOOR 2 EXITS REQUIRED 2 EXITS PROVIDED

CBC 2019 SECTION 1017 – EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	MAX TRAVEL DISTANCE	DISTANCE PROVIDED
OCCUPANCY A–3	250 FEET	42'-0" MAX
OCCUPANCY B	300 FEET	52'-5" MAX
OCCUPANCY R–2	250 FEET	247'-10" MAX, BLDG B

*OCCUPANT LOAD AS DETERMINED PER CBC TABLE 1004.1.2 AND CALCULATED ON 11/T3.0

REQUIRED EXIT WIDTHS:
EGRESS STAIRWAYS (§1005.3.1): OCC LOAD* x 0.3in = MIN. WIDTH

BLDG B STAIR 1(WEST): 72 x 0.3 = 21.6" MIN. WIDTH
BLDG B STAIR 2(EAST): 56 x 0.3 = 16.8" MIN. WIDTH

48" MIN. WIDTH PROVIDED AT ALL EGRESS STAIRWAYS.

OTHER EGRESS COMPONENTS (§ 1005.3.2): OCC LOAD* x 0.2in = MIN. WIDTH
SEE EXIT PLAN FOR EXIT DOOR WIDTHS ON GROUND FLOOR.

36" MINIMUM WIDTH DOORS PROVIDED AT ALL EXTERIOR EXIT DOORS.

CORRIDOR WIDTH (TABLE 1020.2)
MINIMUM CORRIDOR WIDTH IS 36" WHEN:
- THE OCCUPANT LOAD IS LESS THAN 50.
- WITHIN A DWELLING UNIT.

48" MIN. WIDTH PROVIDED AT ALL SIDEWALKS.

EXIT CALCULATIONS

54

1. PROVIDE 5/8" TYPE 'X' GYP. BD. AT ALL INTERIOR WALL FACES, TAPE AND PAINT.
2. USE WATER RESISTANT GYP. BD. AT RESTROOMS AND NEAR ALL SOURCES OF WATER.
3. PROVIDE 7/8" 3 COAT SYSTEM STUCCO O/ 2–LAYERS OF GRADE "D" PAPER OR EQUIVALENT O/ WOOD SHEATHING AT EXTERIOR FACE OF WALLS.
4. PROVIDE R–19 BATT INSULATION AT ALL 2x6 EXTERIOR WALLS, PER TITLE 24 REPORTS, FRICTION FIT.
5. SEE SHEETS A10.20 AND A10.21 FOR WALL ASSEMBLY AND FIRE RATED CONSTRUCTION DETAILS.
6. SEE DETAIL 41/T3.00–A FOR STAIRWELL SIGNAGE TYPES & LOCATIONS

GENERAL NOTES

43

BUILDING B - 1ST FLOOR

SPACE	OCCUPANCY	OLF	TOT. SF	TOTAL OCC.
1–BED UNIT A	R–2	200SF GROSS	2,264	8 OCC.
2–BED UNIT C	R–2	200SF GROSS	6,400	32 OCC.
3–BED UNIT F	R–2	200SF GROSS	3,081	18 OCC.
CORRIDOR	R–2	200SF GROSS	2,014	10 OCC.
LAUNDRY	R–2 (INCIDENTAL)	–	156	2 OCC.
MAINTENANCE	U	300SF GROSS	428	2 OCC.
TOTALS:	72 OCCUPANTS AT FIRST FLOOR			

BUILDING B - 2ND + 3RD FLOOR

SPACE	OCCUPANCY	OLF	TOT. SF	TOT. OCC.
1–BED UNIT A+B	R–2	200SF GROSS	1,698	6 OCC.
2–BED UNIT C	R–2	200SF GROSS	6,400	32 OCC.
2–BED UNIT F	R–2	200SF GROSS	4,108	24 OCC.
CORRIDOR	R–2	200SF GROSS	2,087	10 OCC.
LAUNDRY	R–2 (INCIDENTAL)	–	156	2 OCC.
TOTALS:	74 OCCUPANTS AT EACH 2ND + 3RD FLOOR			
	220 TOTAL BUILDING OCCUPANTS			

ACCESSORY OCCUPANCIES:
BUILDING B: NONE

INCIDENTAL OCCUPANCIES:
BUILDING B: LAUNDRY ROOM 156 SF ONE PER FLOOR

OCCUPANT LOAD CALCULATIONS

44

1. DASHED LINE INDICATES EXIT PATH OF TRAVEL TO EXISTING PUBLIC RIGHT OF WAY, SEE SITE PLANS FOR CONTINUATION.
2. EXIT. PROVIDE LEVEL LANDING ON EACH SIDE OF EXIT DOOR (SECTION 1008.1.5) 2% MAX SLOPE AT EXTERIOR LANDING. PROVIDE TACTILE EXIT SIGN AT EXIT DOOR, PER DETAIL 13/A10.10. PROVIDE TEXT AS DESIGNATED ON DOOR SCHEDULE.
3. EXIT DISCHARGE, SEE SITE PLANS FOR CONTINUATION
4. INTERIOR EXIT STAIR (EXIT)
5. EXIT ACCESS DOORWAY
6. EXIT ACCESS CORRIDOR
7. EGRESS COURT
8. PROVIDE ILLUMINATED EXIT SIGN AT CEILING HEIGHT WITH DIRECTIONAL INDICATION WHERE SHOWN, SEE ELECTRICAL.
9. PROVIDE FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, SEE DET. 24/A10.20 FOR RATED WALL PENETRATION
10. INDICATES OUTLINE OF FLOOR ABOVE (OR BELOW AS APPLICABLE).
11. PROVIDE 1–HOUR FIRE BARRIER AT STAIR AND MECHANICAL SHAFTS PER §707 AND §713.4. SEE LEGEND FOR DETAIL REFERENCES
12. PROVIDE 1–HOUR RATED FIRE PARTITION WITH STC 50 MIN. BETWEEN RESIDENTIAL UNITS PER §708.1. SEE DETAILS 21, 51, 52, 53/A10.20.
13. PROVIDE 1–HOUR FIRE RATED FIRE PARTITION BETWEEN RESIDENTIAL UNITS AND ADJACENT RATED CORRIDOR. PER §708.1 AND TABLE 1020.1. REFER TO LEGEND – SEE DETAILS 21, 51, 52, 53/A10.20.
14. PROVIDE 1–HOUR RATED FLOOR ASSEMBLY WITH STC 50 MIN. AND IIC 50 MIN. AT RESIDENTIAL UNITS (TABLE 508.4). SEE DETAIL 13/A10.20.
15. PROVIDE 1–HOUR RATED MINIMUM FLOOR ASSEMBLY WITH STC 50 MIN. AT FLOOR/CEILING SEPARATING THE OFFICES (OCC B) AND COMMUNITY SPACES (OCC A–3) FROM THE FLOOR ABOVE (OCC R–2) PER TABLE 508.4. SEE DETAIL 12/A10.20.
16. PROVIDE 1–HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION WALLS. (508.4.4)
17. ¾ HR FIRE RATED WINDOW
18. 1–HOUR RATED FIRE PARTITION NOT REQUIRED FOR SUPPORTING CONSTRUCTION PER 711.2.3, EXCEPTIONS 1 AND 2. COMMON AT SEPARATIONS OF INCIDENTAL USES AND HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS AS REQ'D BY 420.3.
19. LINE DENOTES COMMON PATH OF EGRESS TRAVEL.
20. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 13/A10.70.
21. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY – SEE DET. 23/A10.70
22. PER CBC 509.4.2, THE WALLS IN LAUNDRY ROOM SHALL EXTEND FROM THE TOP OF FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE RESISTANCE RATED ASSEMBLY OR ROOF ASSEMBLY ABOVE OR TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. THE DOOR SHALL BE SELF OR AUTOMATIC CLOSING UPON DETECTION OF SMOKE.
23. TACTILE EXIT SIGN, SEE DETAIL 13E/A10.10
24. EXIT ROUTE SIGNAGE, SEE DETAIL 13B/A10.10 & DETAIL 13J/A10.10

*STANDARD FIRE CODE ANALYSIS KEYNOTES PROVIDED. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES

34

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
BUILDING B
SECOND FLOOR CODE ANALYSIS AND EGRESS PLAN

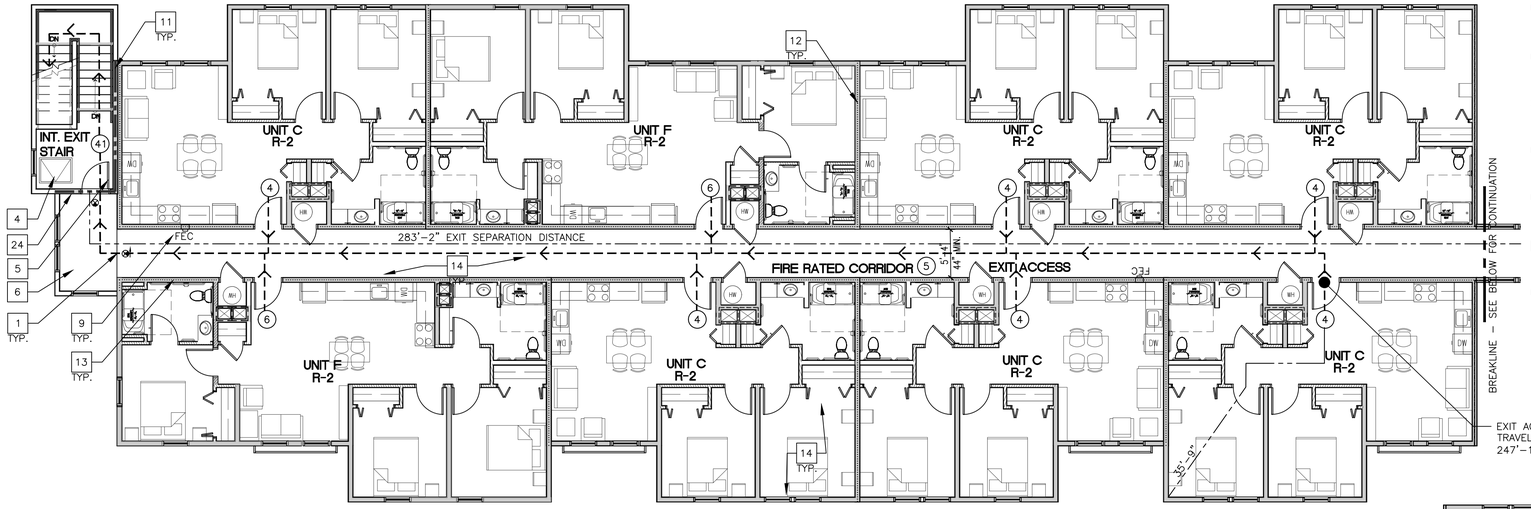
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

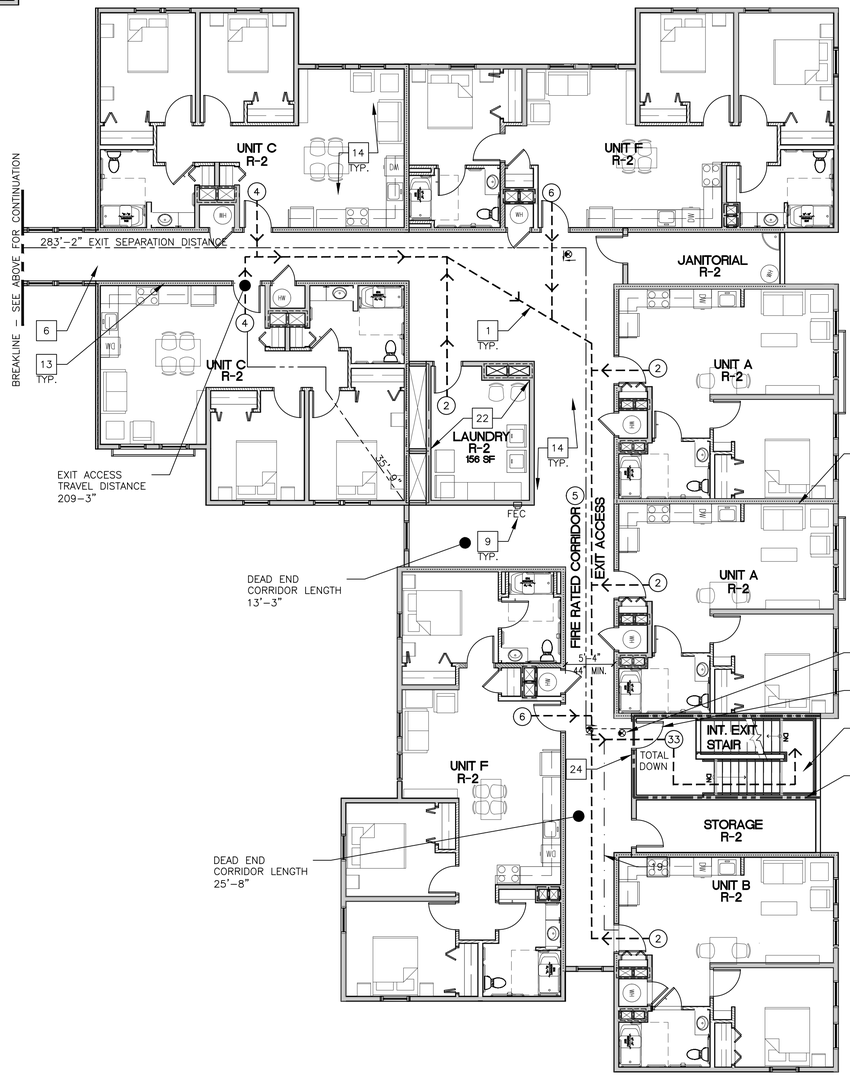
(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T3.10-B





LEGEND

11

- 2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED EXTERIOR WALL STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2x6 & 2X4 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 31/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2x6 NON-RATED STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20.
- 2x4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20
- (XXX) INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS
- (X) INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.
- INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP - SEE ELECTRICAL
- FEC INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED
- (X) INDICATES EXITING PATH OF TRAVEL WITH OCCUPANT LOAD
- INDICATES EXIT ACCESS TRAVEL DISTANCE. LENGTH NOTED ON PLAN
- INDICATES COMMON PATH OF EGRESS TRAVEL. LENGTH NOTED ON PLAN.

N

0 4' 8' 16'

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

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THIRD FLOOR CODE ANALYSIS AND EGRESS PLAN - BUILDING B

EXIT CONFIGURATION:
CBC 2019 SECTION 1007.1.1, EXCEPTION 1 AND 2:

GROUND FLOOR - BLDG B, WEST:
EXIT SEPARATION DISTANCE REQUIRED: 151'-10" / 3 = 77'-1" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 157'-2" > 44'-3"

GROUND FLOOR - BLDG B, EAST:
EXIT SEPARATION DISTANCE REQUIRED: 93'-5" / 3 = 50'-8" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 129'-6" > 50'-8"

SECOND/THIRD FLOOR - BLDG B:
EXIT SEPARATION DISTANCE REQUIRED: 231'-2" / 3 = 77'-1" MIN.
EXIT SEPARATION DISTANCE PROVIDED: 283'-2" > 77'-1"

CBC 2019 TABLE 1006.2.1 - SPACES WITH ONE EXIT/EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCC. LOAD	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM
OCCUPANCY A-3	49	75 FEET
OCCUPANCY R-2	20	125 FEET
OCCUPANCY B	49	100 FEET
OCCUPANCY U	49	100 FEET

NUMBER OF EXITS:
- 1-500 OCCUPANTS* = 2 EXITS REQUIRED PER TABLE 1006.3.1.
- 1 EXIT PERMITTED FROM INDIVIDUAL DWELLING UNITS PER 1006.3.3 ITEM 5

BUILDING B:
GROUND FLOOR 2 EXITS REQUIRED 5 EXITS PROVIDED
2ND/3RD FLOOR 2 EXITS REQUIRED 2 EXITS PROVIDED

CBC 2019 SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	MAX TRAVEL DISTANCE	DISTANCE PROVIDED
OCCUPANCY A-3	250 FEET	42'-0" MAX
OCCUPANCY B	300 FEET	52'-5" MAX
OCCUPANCY R-2	250 FEET	247'-10" MAX, BLDG B

*OCCUPANT LOAD AS DETERMINED PER CBC TABLE 1004.1.2 AND CALCULATED ON 11/T3.0

REQUIRED EXIT WIDTHS:
EGRESS STAIRWAYS (§1005.3.1): OCC LOAD* x 0.3in = MIN. WIDTH

BLDG B STAIR 1(WEST): 72 x 0.3 = 21.6" MIN. WIDTH
BLDG B STAIR 2(EAST): 56 x 0.3 = 16.8" MIN. WIDTH

48" MIN. WIDTH PROVIDED AT ALL EGRESS STAIRWAYS.

OTHER EGRESS COMPONENTS (§ 1005.3.2): OCC LOAD* x 0.2in = MIN. WIDTH
SEE EXIT PLAN FOR EXIT DOOR WIDTHS ON GROUND FLOOR.

36" MINIMUM WIDTH DOORS PROVIDED AT ALL EXTERIOR EXIT DOORS.

CORRIDOR WIDTH (TABLE 1020.2)
MINIMUM CORRIDOR WIDTH IS 36" WHEN:
- THE OCCUPANT LOAD IS LESS THAN 50.
- WITHIN A DWELLING UNIT.

48" MIN. WIDTH PROVIDED AT ALL SIDEWALKS.

EXIT CALCULATIONS

54

1. PROVIDE 5/8" TYPE 'X' GYP. BD. AT ALL INTERIOR WALL FACES, TAPE AND PAINT.
2. USE WATER RESISTANT GYP. BD. AT RESTROOMS AND NEAR ALL SOURCES OF WATER.
3. PROVIDE 7/8" 3 COAT SYSTEM STUCCO O/ 2-LAYERS OF GRADE "D" PAPER OR EQUIVALENT O/ WOOD SHEATHING AT EXTERIOR FACE OF WALLS.
4. PROVIDE R-19 BATT INSULATION AT ALL 2x6 EXTERIOR WALLS, PER TITLE 24 REPORTS, FRICTION FIT.
5. SEE SHEETS A10.20 AND A10.21 FOR WALL ASSEMBLY AND FIRE RATED CONSTRUCTION DETAILS.
6. SEE DETAIL 41/T3.00-A FOR STAIRWELL SIGNAGE TYPES & LOCATIONS

GENERAL NOTES

43

BUILDING B - 1ST FLOOR

SPACE	OCCUPANCY	OLF	TOT. SF	TOTAL OCC.
1-BED UNIT A	R-2	200SF GROSS	2,264	8 OCC.
2-BED UNIT C	R-2	200SF GROSS	6,400	32 OCC.
3-BED UNIT F	R-2	200SF GROSS	3,081	18 OCC.
CORRIDOR	R-2	200SF GROSS	2,014	10 OCC.
LAUNDRY	R-2 (INCIDENTAL)	-	156	2 OCC.
MAINTENANCE	U	300SF GROSS	428	2 OCC.
TOTALS:	72 OCCUPANTS AT FIRST FLOOR			

BUILDING B - 2ND + 3RD FLOOR

SPACE	OCCUPANCY	OLF	TOT. SF	TOT. OCC.
1-BED UNIT A+B	R-2	200SF GROSS	1,698	6 OCC.
2-BED UNIT C	R-2	200SF GROSS	6,400	32 OCC.
2-BED UNIT F	R-2	200SF GROSS	4,108	24 OCC.
CORRIDOR	R-2	200SF GROSS	2,087	10 OCC.
LAUNDRY	R-2 (INCIDENTAL)	-	156	2 OCC.
TOTALS:	74 OCCUPANTS AT EACH 2ND + 3RD FLOOR			
	220 TOTAL BUILDING OCCUPANTS			

ACCESSORY OCCUPANCIES:
BUILDING B: NONE

INCIDENTAL OCCUPANCIES:
BUILDING B: LAUNDRY ROOM 156 SF ONE PER FLOOR

OCCUPANT LOAD CALCULATIONS

44

1. DASHED LINE INDICATES EXIT PATH OF TRAVEL TO EXISTING PUBLIC RIGHT OF WAY, SEE SITE PLANS FOR CONTINUATION.
2. EXIT. PROVIDE LEVEL LANDING ON EACH SIDE OF EXIT DOOR (SECTION 1008.1.5) 2% MAX SLOPE AT EXTERIOR LANDING. PROVIDE TACTILE EXIT SIGN AT EXIT DOOR, PER DETAIL 13/A10.10. PROVIDE TEXT AS DESIGNATED ON DOOR SCHEDULE.
3. EXIT DISCHARGE, SEE SITE PLANS FOR CONTINUATION
4. INTERIOR EXIT STAIR (EXIT)
5. EXIT ACCESS DOORWAY
6. EXIT ACCESS CORRIDOR
7. EGRESS COURT
8. PROVIDE ILLUMINATED EXIT SIGN AT CEILING HEIGHT WITH DIRECTIONAL INDICATION WHERE SHOWN, SEE ELECTRICAL.
9. PROVIDE FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, SEE DET. 24/A10.20 FOR RATED WALL PENETRATION
10. INDICATES OUTLINE OF FLOOR ABOVE (OR BELOW AS APPLICABLE).
11. PROVIDE 1-HOUR FIRE BARRIER AT STAIR AND MECHANICAL SHAFTS PER §707 AND §713.4. SEE LEGEND FOR DETAIL REFERENCES
12. PROVIDE 1-HOUR RATED FIRE PARTITION WITH STC 50 MIN. BETWEEN RESIDENTIAL UNITS PER §708.1. SEE DETAILS 21, 51, 52, 53/A10.20.
13. PROVIDE 1-HOUR FIRE RATED FIRE PARTITION BETWEEN RESIDENTIAL UNITS AND ADJACENT RATED CORRIDOR. PER §708.1 AND TABLE 1020.1. REFER TO LEGEND - SEE DETAILS 21, 51, 52, 53/A10.20.
14. PROVIDE 1-HOUR RATED FLOOR ASSEMBLY WITH STC 50 MIN. AND IIC 50 MIN. AT RESIDENTIAL UNITS (TABLE 508.4). SEE DETAIL 13/A10.20.
15. PROVIDE 1-HOUR RATED MINIMUM FLOOR ASSEMBLY WITH STC 50 MIN. AT FLOOR/CEILING SEPARATING THE OFFICES (OCC B) AND COMMUNITY SPACES (OCC A-3) FROM THE FLOOR ABOVE (OCC R-2) PER TABLE 508.4. SEE DETAIL 12/A10.20.
16. PROVIDE 1-HOUR RATED FIRE BARRIER AT OCCUPANCY SEPARATION WALLS. (508.4.4)
17. ¾ HR FIRE RATED WINDOW
18. 1-HOUR RATED FIRE PARTITION NOT REQUIRED FOR SUPPORTING CONSTRUCTION PER 711.2.3, EXCEPTIONS 1 AND 2. COMMON AT SEPARATIONS OF INCIDENTAL USES AND HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS AS REQ'D BY 420.3.
19. LINE DENOTES COMMON PATH OF EGRESS TRAVEL.
20. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY - SEE DET. 13/A10.70.
21. MAXIMUM OCCUPANCY SIGN, CHAIRS AND TABLES ONLY - SEE DET. 23/A10.70
22. PER CBC 509.4.2, THE WALLS IN LAUNDRY ROOM SHALL EXTEND FROM THE TOP OF FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE RESISTANCE RATED ASSEMBLY OR ROOF ASSEMBLY ABOVE OR TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE. THE DOOR SHALL BE SELF OR AUTOMATIC CLOSING UPON DETECTION OF SMOKE.
23. TACTILE EXIT SIGN, SEE DETAIL 13E/A10.10
24. EXIT ROUTE SIGNAGE, SEE DETAIL 13B/A10.10 & DETAIL 13J/A10.10

*STANDARD FIRE CODE ANALYSIS KEYNOTES PROVIDED. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES

34

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LIC. NO. C-20408 EXP. 9-30-25 STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
BUILDING B THIRD FLOOR CODE ANALYSIS AND EGRESS PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T3.20-B

FIRST FLOOR FIRE PLAN
BUILDING A

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

24

2x6 1HR RATED FIRE PARTITION STC 50, FROM SLAB TO FIRE-RATED CEILING. SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR BEARING FIRE PARTITION STC 34, FROM SLAB TO FIRE-RATED CEILING SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED FIRE BARRIER STC 50 FROM SLAB TO UNDERSIDE OF STRUCTURAL ROOF DECK, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48 FROM SLAB TO UNDERSIDE OF STRUCTURAL ROOF DECK, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 & 2X6 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 13/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 NON-RATED STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20.

2x4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20

HATCH INDICATES INTERIOR NON-RATED DROP CEILING AT UNITS & CORRIDOR FOR MECHANICAL.

LEGEND

11

1. ALL FIRST FLOOR UNITS TO BE ACCESSIBLE. PROVIDE ROLL IN SHOWERS AT ACCESSIBLE UNITS. REFER TO DETAIL 24/A10.11. ALL SECOND AND THIRD FLOORS TO BE ADAPTABLE. PROVIDE TUB/SHOWERS AT SECOND AND THIRD FLOOR. REFER TO DETAIL 12/A10.11.
2. PROVIDE DOOR IN LIEU OF WINDOW AT FIRST FLOOR WHERE A PATIO IS LOCATED. SEE FIRST FLOOR PLANS, ENLARGED PLANS A7.0-A7.4 AND EXTERIOR ELEVATIONS.

GENERAL NOTES

13

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SEAL

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PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
FIRST FLOOR FIRE PLAN BUILDING A

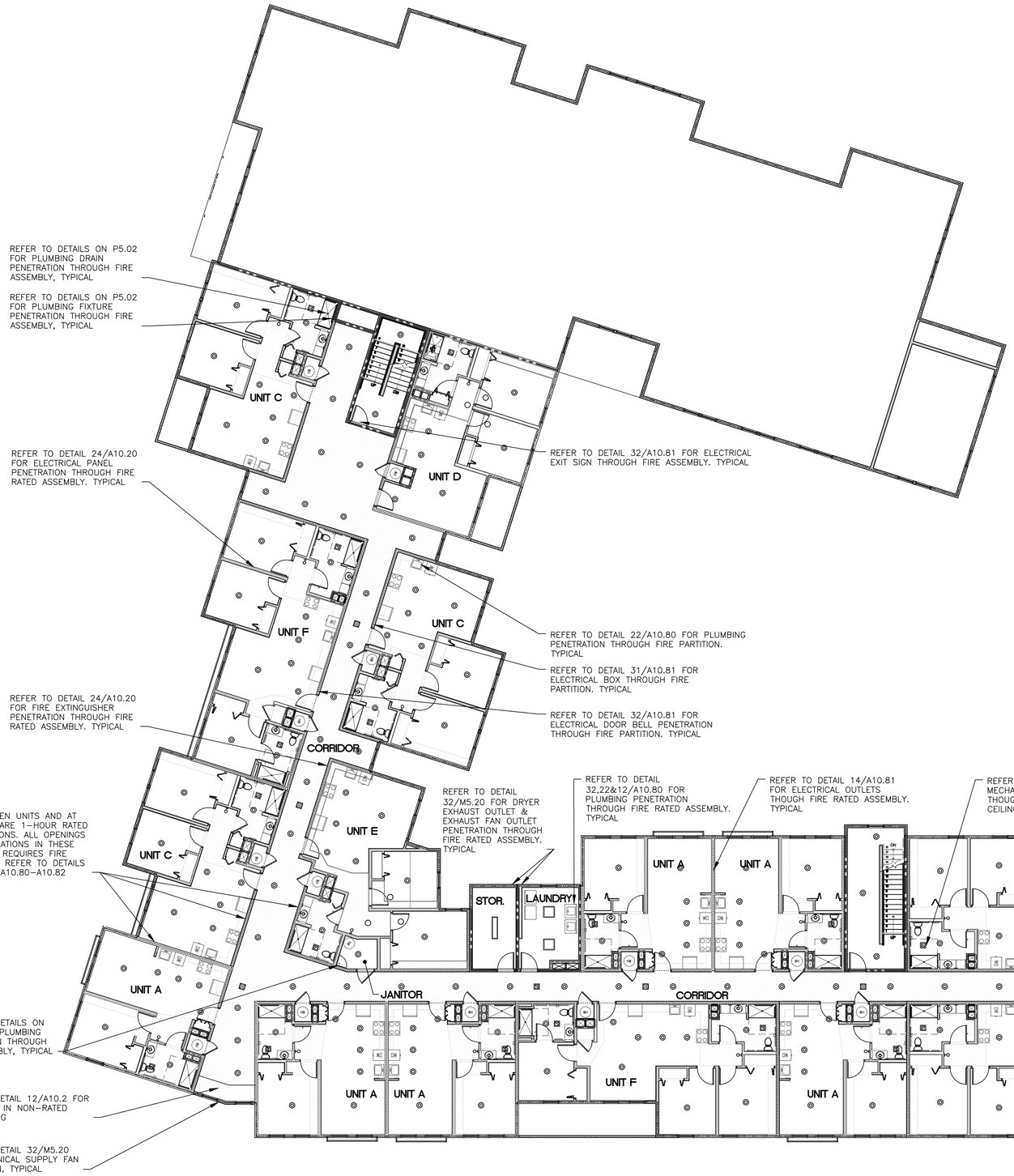
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T4.00-A



SECOND FIRE FLOOR PLAN
BUILDING A

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

24

LEGEND

11

- 2x6 1HR RATED FIRE PARTITION STC 50, FROM SLAB TO FIRE-RATED CEILING. SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED INTERIOR BEARING FIRE PARTITION STC 34, FROM SLAB TO FIRE-RATED CEILING SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED FIRE BARRIER STC 50 FROM SLAB TO UNDERSIDE OF STRUCTURAL ROOF DECK, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
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APN: 137-200-087

SHEET TITLE
SECOND FLOOR FIRE PLAN BUILDING A

OWNER
PEOPLE'S SELF-HELP HOUSING
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(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T4.10-A

THIRD FLOOR FIRE PLAN
BUILDING A

SCALE: 1/16" = 1'–0"

24

2x6 1HR RATED FIRE PARTITION STC 50, FROM SLAB TO FIRE–RATED CEILING. SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR BEARING FIRE PARTITION STC 34, FROM SLAB TO FIRE–RATED CEILING SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

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HATCH INDICATES INTERIOR NON–RATED DROP CEILING AT UNITS & CORRIDOR FOR MECHANICAL.

LEGEND

11

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SEAL

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PROJECT
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12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
THIRD FLOOR FIRE PLAN BUILDING A

OWNER
PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T4.20–A

2x6 1HR RATED FIRE PARTITION STC 50, FROM SLAB TO FIRE–RATED CEILING. SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR BEARING FIRE PARTITION STC 34, FROM SLAB TO FIRE–RATED CEILING SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

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HATCH INDICATES INTERIOR NON–RATED DROP CEILING AT UNITS & CORRIDOR FOR MECHANICAL.

LEGEND

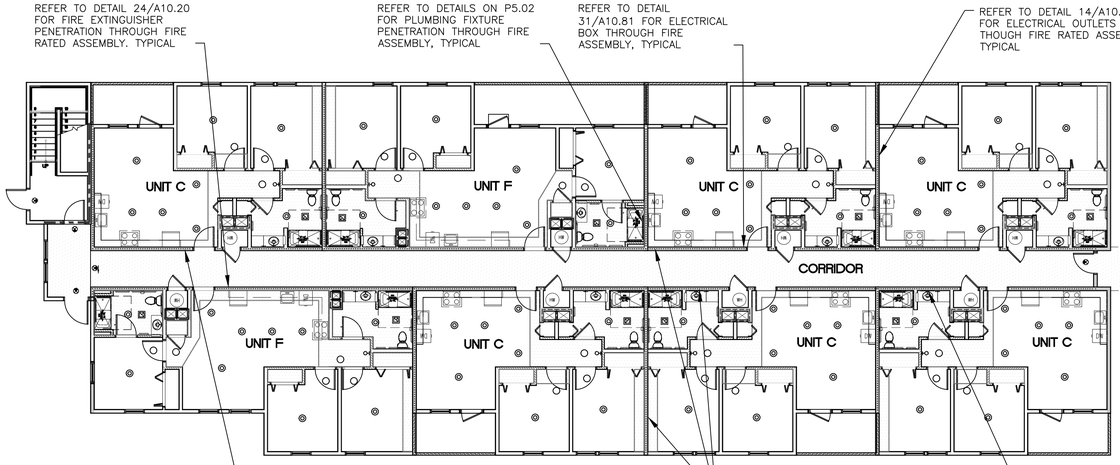
11

REFER TO DETAIL 24/A10.20 FOR FIRE EXTINGUISHER PENETRATION THROUGH FIRE RATED ASSEMBLY. TYPICAL

REFER TO DETAILS ON P5.02 FOR PLUMBING FIXTURE PENETRATION THROUGH FIRE ASSEMBLY, TYPICAL

REFER TO DETAIL 31/A10.81 FOR ELECTRICAL BOX THROUGH FIRE ASSEMBLY, TYPICAL

REFER TO DETAIL 14/A10.81 FOR ELECTRICAL OUTLETS THOUGH FIRE RATED ASSEMBLY. TYPICAL

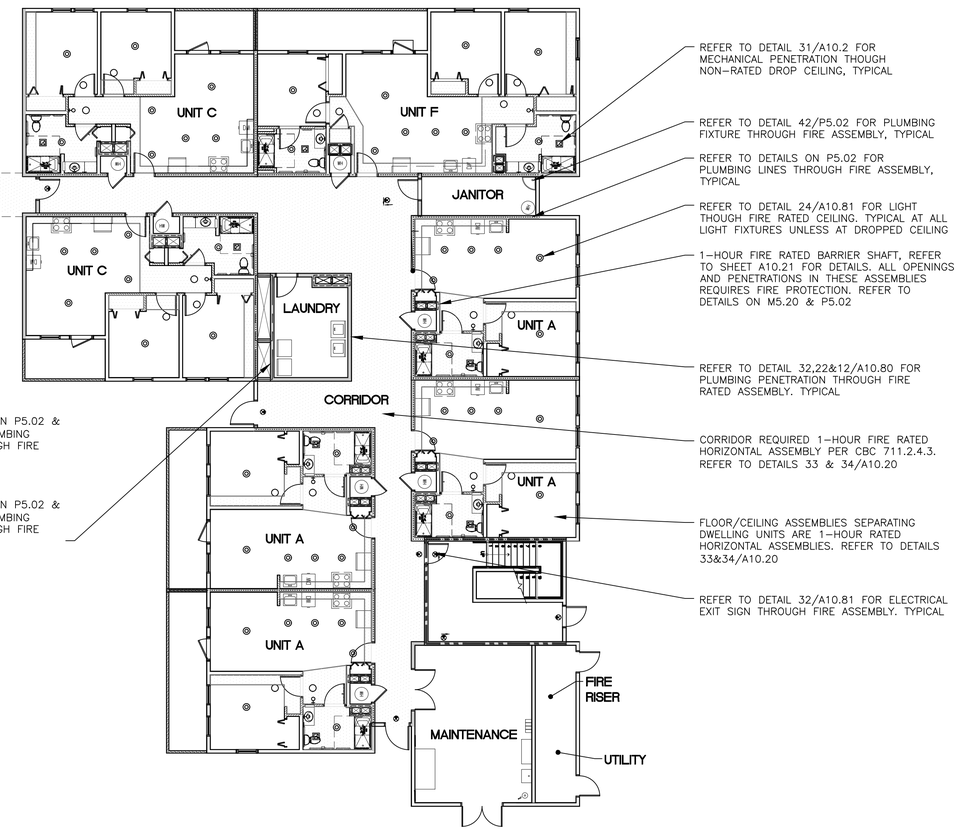


REFER TO DETAIL 32/A10.81 FOR ELECTRICAL DOOR BELL PENETRATION THROUGH FIRE PARTITION. TYPICAL

WALL BETWEEN UNITS AND AT CORRIDORS ARE 1–HOUR RATED FIRE PARTITIONS. ALL OPENINGS AND PENETRATIONS IN THESE ASSEMBLIES REQUIRES FIRE PROTECTION. REFER TO DETAILS ON SHEETS A10.80–A10.82

REFER TO DETAILS ON P5.02 & 22/A10.80 FOR PLUMBING PENETRATION THROUGH FIRE ASSEMBLY. TYPICAL

REFER TO DETAILS ON P5.02 & 22/A10.80 FOR PLUMBING PENETRATION THROUGH FIRE ASSEMBLY. TYPICAL



REFER TO DETAIL 31/A10.2 FOR MECHANICAL PENETRATION THOUGH NON–RATED DROP CEILING, TYPICAL

REFER TO DETAIL 42/P5.02 FOR PLUMBING FIXTURE THROUGH FIRE ASSEMBLY, TYPICAL

REFER TO DETAILS ON P5.02 FOR PLUMBING LINES THROUGH FIRE ASSEMBLY, TYPICAL

REFER TO DETAIL 24/A10.81 FOR LIGHT THOUGH FIRE RATED CEILING. TYPICAL AT ALL LIGHT FIXTURES UNLESS AT DROPPED CEILING

1–HOUR FIRE RATED BARRIER SHAFT, REFER TO SHEET A10.21 FOR DETAILS. ALL OPENINGS AND PENETRATIONS IN THESE ASSEMBLIES REQUIRES FIRE PROTECTION. REFER TO DETAILS ON M5.20 & P5.02

REFER TO DETAIL 32,22&12/A10.80 FOR PLUMBING PENETRATION THROUGH FIRE RATED ASSEMBLY. TYPICAL

CORRIDOR REQUIRED 1–HOUR FIRE RATED HORIZONTAL ASSEMBLY PER CBC 711.2.4.3. REFER TO DETAILS 33 & 34/A10.20

FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS ARE 1–HOUR RATED HORIZONTAL ASSEMBLIES. REFER TO DETAILS 33&34/A10.20

REFER TO DETAIL 32/A10.81 FOR ELECTRICAL EXIT SIGN THROUGH FIRE ASSEMBLY. TYPICAL

FIRST FLOOR FIRE PLAN
BUILDING B

SCALE:
3/32" = 1'–0"

24

RA ARCHITECTS & ENGINEERS

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SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED ARCHITECT
EXP. 8-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
FIRST FLOOR FIRE PLAN BUILDING B

OWNER
PEOPLE'S SELF–HELP HOUSING
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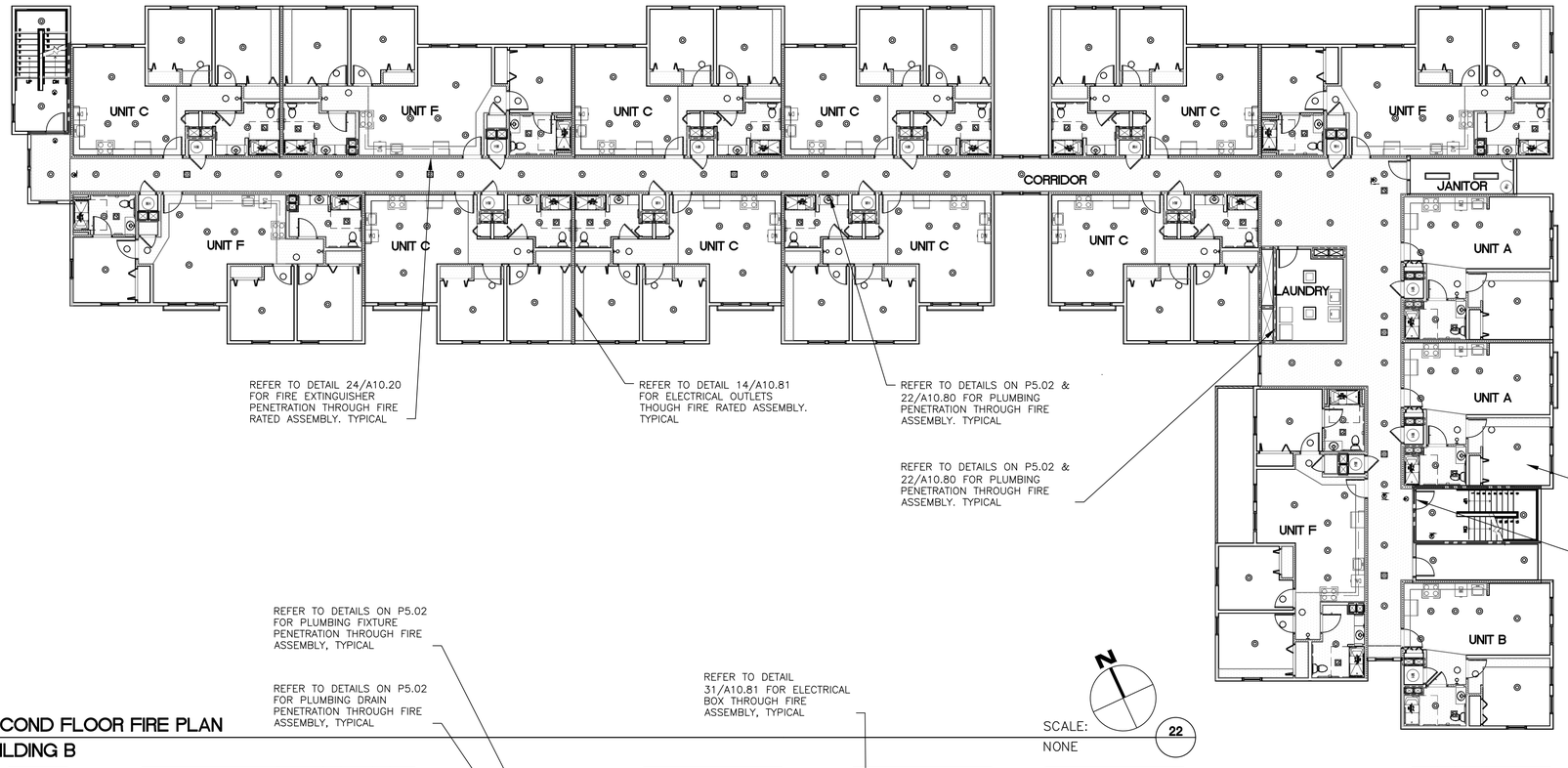
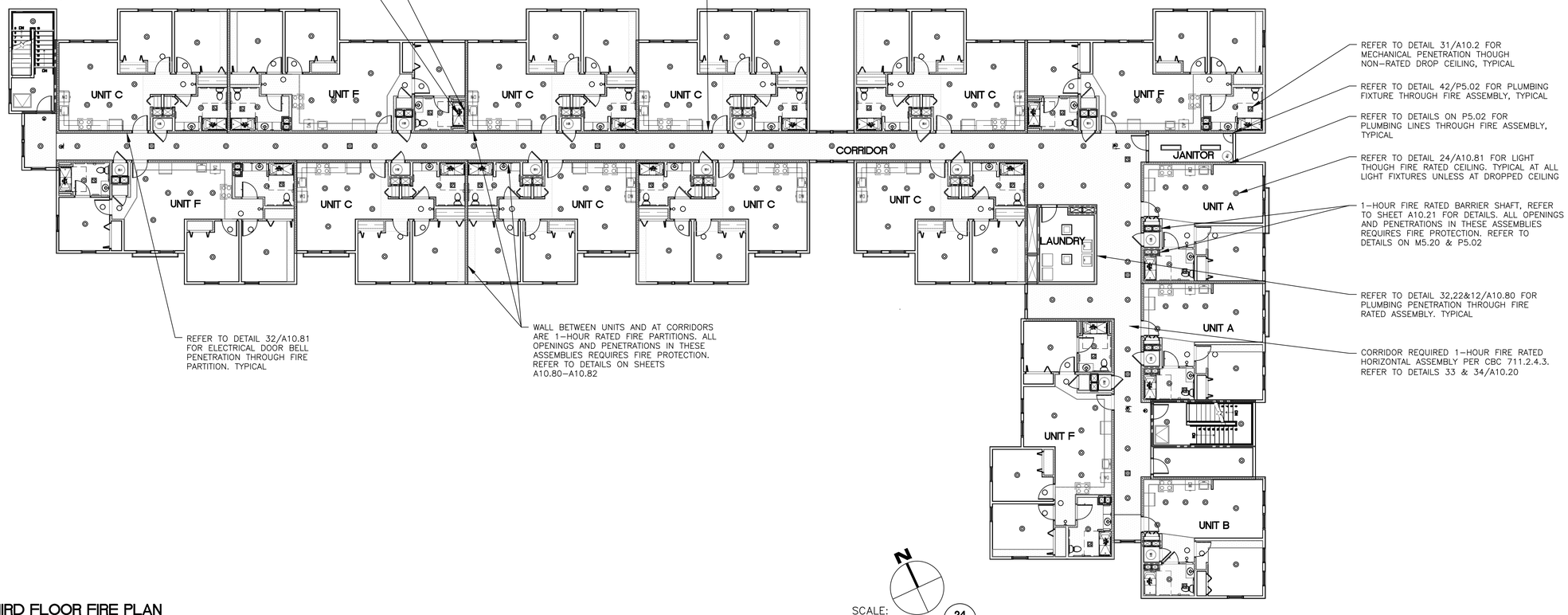
T4.00–B



SECOND FLOOR FIRE PLAN
BUILDING B

SCALE: NONE

22



THIRD FLOOR FIRE PLAN
BUILDING B

SCALE: NONE

24

2x6 1HR RATED FIRE PARTITION STC 50, FROM SLAB TO FIRE–RATED CEILING. SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR BEARING FIRE PARTITION STC 34, FROM SLAB TO FIRE–RATED CEILING SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED FIRE BARRIER STC 50 FROM SLAB TO UNDERSIDE OF STRUCTURAL ROOF DECK, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48 FROM SLAB TO UNDERSIDE OF STRUCTURAL ROOF DECK, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 & 2X6 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 13/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 NON–RATED STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20.

2x4 NON–RATED, NON–BEARING STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20

HATCH INDICATES INTERIOR NON–RATED DROP CEILING AT UNITS & CORRIDOR FOR MECHANICAL.

LEGEND

11

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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
SECOND + THIRD FLOOR FIRE PLAN BUILDING B

OWNER
PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T4.10–B

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS

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

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on panelboard capacity, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code.*

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

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

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

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

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

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

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL

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

SECTION 4.502 DEFINITIONS

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

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-26826
EXP. 08-31-25
STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

CGBSC-1

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

Y	N/A	RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

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

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

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-30808
EXP. 2-25-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

CGBSC-2

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

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

SECTION 5.102 DEFINITIONS

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

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

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

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

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

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

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

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

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

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

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

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

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

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

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

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

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1".
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

5.106.8 LIGHT POLLUTION REDUCTION. [N].I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N]
1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
3. Refer to the California Building Code for requirements for additions and alterations.

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

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 4	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 5 **(G)**					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code.*

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.

4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet *U*-value limits for "all other outdoor lighting".

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

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

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic puroses, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

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

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.

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

SECTION 5.303 INDOOR WATER USE

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

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

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

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

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

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

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

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

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

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

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

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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-30808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

CALIFORNIA GREEN BUILDING STANDARDS CODE NON-RESIDENTIAL MANDATORY MEASURES

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

CGBSC-3

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

Y	N/A	RESPON. PARTY

5.303.3.4 Faucets and fountains.

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

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

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

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

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

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

☐ ☐ **5.303.4 COMMERCIAL KITCHEN EQUIPMENT.**

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

☐ ☐ **5.303.5 AREAS OF ADDITION OR ALTERATION.** For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

☐ ☐ **5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

☐ ☐ **5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

☐ ☐ **5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

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

SECTION 5.402 DEFINITIONS

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

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner s project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

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

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

☐ ☐ **5.407.2 MOISTURE CONTROL.** Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

☐ ☐ **5.408.2 UNIVERSAL WASTE. [A]** Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at:
http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf

☐ ☐ **5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

☐ ☐ **5.410.1 RECYCLING BY OCCUPANTS.** Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle s web site.

☐ ☐ **5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over.** For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner s or owner representative s project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner s or Owner representative s project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.

2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

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

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

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

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

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

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

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

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

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

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

5.410.4.2 (Reserved)

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

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

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

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

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

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

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

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

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

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

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

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

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I joists or finger jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PSIG. Pounds per square inch, guage.

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

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

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

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

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

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

SECTION 5.503 FIREPLACES

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

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

SECTION 5.504 POLLUTANT CONTROL

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

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

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-30806
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

CALIFORNIA GREEN BUILDING STANDARDS CODE NON-RESIDENTIAL MANDATORY MEASURES

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

CGBSC-4

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

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

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

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

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

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

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

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

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

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

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

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

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

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

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

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

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

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

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

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

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

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

RA ARCHITECTS & ENGINEERS

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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-26818
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

CALIFORNIA GREEN BUILDING STANDARDS CODE NON-RESIDENTIAL MANDATORY MEASURES

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

CGBSC-5

GENERAL INFORMATION

01	Project Name	Buellton Garden Building A			
02	Run Title	Title 24 Analysis			
03	Project Location	10 McMurray Road			
04	City	Buellton	05	Standards Version	2019
06	Zip code	93427	07	Software Version	EnergyPro 8.3
08	Climate Zone	5	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Multifamily	11	Number of Dwelling Units	47
12	Project Scope	NewConstruction	13	Number of Bedrooms	79
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	42950	19	Glazing Percentage (%)	9.16%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more special features shown below

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency¹ (EDR)	Total² (EDR)	Efficiency¹ (EDR)	Total² (EDR)
Standard Design	66.4	31.5		
Proposed Design	62.8	29.9	3.6	3.6

RESULT: 3 COMPLIES

1. Efficiency EDR includes improvements to the building envelope and more efficient equipment
2. Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3. Building complies when efficiency and total compliance margins are greater than or equal to zero.

- Standard Design PV Capacity: 79.94 kWdc
- PV System resized to 79.94 kWdc (a factor of 79.944) to achieve Standard Design PV PV sizing

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	9.24	12.99	-3.75	-40.6
Space Cooling	4.78	0.91	3.87	81
IAQ Ventilation	4.54	4.54	0	0
Water Heating	36.88	29.64	7.24	19.6
Self Utilization/Flexibility Credit	-n/a	0	0	n/a
Compliance Energy Total	**55.44**	**48.08**	**7.36**	**13.3**

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (a in 12)	Inverter Eff (%)	Annual Solar Access (%)
79.94	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ceiling has high level of insulation
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered ICFMs and CFMs are required to be completed in the HERS registry.

Building-level Verifications:
- Indoor air quality ventilation
- Enclosure air leakage for each dwelling unit
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- Verified HSPF
- Verified heat pump rated heating capacity

HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Domestic Hot Water System Verifications:
- — None —

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Buellton Garden Building A	41950	47	79	12	0	47

ZONE INFORMATION

01	02	03	04	05
Zone Name	Zone Type	Zone Floor Area (ft²)	Avg. Ceiling Height	Number of Dwelling Units
F1 - Community Center	Conditioned	4820	9	1
F1 - Learning Center	Conditioned	2755	9	1
F1 - Offices	Conditioned	870	9	1
F1 - 1Bdr8	Conditioned	4760	9	8
F2 - 1Bdr6	Conditioned	3570	9	6
F3 - 1Bdr6	Conditioned	3570	9	6
F1 - 2Bdr3	Conditioned	2400	9	3
F2 - 2Bdr5	Conditioned	3954	9	5
F3 - 2Bdr5	Conditioned	3954	9	5
F1 - 3Bdr3	Conditioned	5081	9	3
F2 - 3Bdr4	Conditioned	4108	9	4
F3 - 3Bdr4	Conditioned	4108	9	4

DWELLING UNIT INFORMATION

01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DDU-1 (1/1)	DU-1	F1 - Community Center
DDU-2 (1/1)	DU-2	F1 - Learning Center
DDU-3 (1/1)	DU-3	F1 - Offices
DDU-4 1BR (1/8)	DU-4 1BR	F1 - 1Bdr8
DDU-4 1BR (2/8)	DU-4 1BR	F1 - 1Bdr8

DWELLING UNIT INFORMATION

01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DDU-5 1BR (1/6)	DU-5 1BR	F1 - 1Bdr6
DDU-6 1BR (1/6)	DU-6 1BR	F1 - 1Bdr6
DDU-7 1BR (1/3)	DU-7 1BR	F1 - 1Bdr3
DDU-8 1BR (1/5)	DU-8 1BR	F2 - 1Bdr5
DDU-9 1BR (1/6)	DU-9 1BR	F2 - 1Bdr6
DDU-10 1BR (1/3)	DU-10 1BR	F2 - 1Bdr3
DDU-11 1BR (1/4)	DU-11 1BR	F2 - 1Bdr4
DDU-12 1BR (1/4)	DU-12 1BR	F3 - 1Bdr4
DDU-13 1BR (1/5)	DU-13 1BR	F3 - 1Bdr5
DDU-14 1BR (1/6)	DU-14 1BR	F3 - 1Bdr6
DDU-15 2BR (1/5)	DU-15 2BR	F1 - 2Bdr5
DDU-16 2BR (1/3)	DU-16 2BR	F1 - 2Bdr3
DDU-17 2BR (1/5)	DU-17 2BR	F2 - 2Bdr5
DDU-18 2BR (1/3)	DU-18 2BR	F2 - 2Bdr3
DDU-19 2BR (1/5)	DU-19 2BR	F3 - 2Bdr5
DDU-20 2BR (1/3)	DU-20 2BR	F3 - 2Bdr3

DWELLING UNIT INFORMATION

01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DDU-9 2BR (1/5)	DU-9 2BR	F3 - 2Bdr5
DDU-9 2BR (2/5)	DU-9 2BR	F3 - 2Bdr5
DDU-9 2BR (3/5)	DU-9 2BR	F3 - 2Bdr5
DDU-9 2BR (4/5)	DU-9 2BR	F3 - 2Bdr5
DDU-9 2BR (5/5)	DU-9 2BR	F3 - 2Bdr5
DDU-10 3BR (1/3)	DU-10 3BR	F1 - 3Bdr3
DDU-10 3BR (2/3)	DU-10 3BR	F1 - 3Bdr3
DDU-10 3BR (3/3)	DU-10 3BR	F1 - 3Bdr3
DDU-11 3BR (1/4)	DU-11 3BR	F2 - 3Bdr4
DDU-11 3BR (2/4)	DU-11 3BR	F2 - 3Bdr4
DDU-11 3BR (3/4)	DU-11 3BR	F2 - 3Bdr4
DDU-11 3BR (4/4)	DU-11 3BR	F2 - 3Bdr4
DDU-12 3BR (1/4)	DU-12 3BR	F3 - 3Bdr4
DDU-12 3BR (2/4)	DU-12 3BR	F3 - 3Bdr4
DDU-12 3BR (3/4)	DU-12 3BR	F3 - 3Bdr4
DDU-12 3BR (4/4)	DU-12 3BR	F3 - 3Bdr4

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-1	4820	0	1	DDU-1	Cooling Component 1 Heating Component 1 Air Distribution System 1 HVAC Fan 1:1.3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-2	2755	0	1	DDU-2	Cooling Component 2 Heating Component 2 Air Distribution System 2 HVAC Fan 2:1.3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-3	870	0	1	DDU-3	Heat Pump System 3	DHW Sys 1	Minimum Exhaust IAQ Fan

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 3070-12	Interior Surface	21	0.7
Door 3070-7	Interior Surface 3	147	0.7
Door 3070-13	Interior Surface 5	21	0.7
Door 3670	Interior Surface 6	24.5	0.7
Door 3070x8	Interior Surface 7	168	0.7
Door 3070x6	Interior Surface 9	126	0.7

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-4 1BR	595	1	8	DDU-4 1BR 1/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3 DDU-4 1BR 2/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3 DDU-4 1BR 3/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3 DDU-4 1BR 4/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3 DDU-4 1BR 5/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3 DDU-4 1BR 6/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3 DDU-4 1BR 7/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3 DDU-4 1BR 8/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-5 1BR	595	1	6	DDU-5 1BR 1/6 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3 DDU-5 1BR 2/6 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3 DDU-5 1BR 3/6 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3 DDU-5 1BR 4/6 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3 DDU-5 1BR 5/6 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3 DDU-5 1BR 6/6 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3	DHW Sys 1	Minimum Exhaust IAQ Fan

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	F1 - Community Center	4820	229	none	0	80%	No
Slab-on-Grade 2	F1 - Learning Center	2755	104	none	0	80%	No
Slab-on-Grade 3	F1 - Offices	870	46	none	0	80%	No
Slab-on-Grade 4	F1 - 1Bdr8	4760	240	none	0	80%	No
Slab-on-Grade 5	F1 - 2Bdr3	2400	158	none	0	80%	No
Slab-on-Grade 6	F1 - 3Bdr3	3081	158	none	0	80%	No

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-6 1BR	595	1	6	DDU-6 1BR 1/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3 DDU-6 1BR 2/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3 DDU-6 1BR 3/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3 DDU-6 1BR 4/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3 DDU-6 1BR 5/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3 DDU-6 1BR 6/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-7 2BR	800	2	3	DDU-7 2BR 1/3 | Heat Pump System 7 Air Distribution System 7 HVAC Fan 7:2.3 DDU-7 2BR 2/3 | Heat Pump System 7 Air Distribution System 7 HVAC Fan 7:2.3 DDU-7 2BR 3/3 | Heat Pump System 7 Air Distribution System 7 HVAC Fan 7:2.3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-8 2BR	790.8	2	5	DDU-8 2BR 1/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3 DDU-8 2BR 2/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3 DDU-8 2BR 3/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3 DDU-8 2BR 4/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3 DDU-8 2BR 5/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3	DHW Sys 1	Minimum Exhaust IAQ Fan

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-19 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Other Side Finish: Gypsum Board
Attic RoofF1 - Community Center	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofF1 - Learning Center	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofF3 - 1Bdr6	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofF3 - 2Bdr5	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-9 2BR	790.8	2	5	DDU-9 2BR 1/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3 DDU-9 2BR 2/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3 DDU-9 2BR 3/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3 DDU-9 2BR 4/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3 DDU-9 2BR 5/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-10 3BR	1027	3	3	DDU-10 3BR 1/3 | Heat Pump System 10 Air Distribution System 10 HVAC Fan 10:2.3 DDU-10 3BR 2/3 | Heat Pump System 10 Air Distribution System 10 HVAC Fan 10:2.3 DDU-10 3BR 3/3 | Heat Pump System 10 Air Distribution System 10 HVAC Fan 10:2.3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-11 3BR	1027	3	4	DDU-11 3BR 1/4 | Heat Pump System 11 Air Distribution System 11 HVAC Fan 11:2.3 DDU-11 3BR 2/4 | Heat Pump System 11 Air Distribution System 11 HVAC Fan 11:2.3 DDU-11 3BR 3/4 | Heat Pump System 11 Air Distribution System 11 HVAC Fan 11:2.3 DDU-11 3BR 4/4 | Heat Pump System 11 Air Distribution System 11 HVAC Fan 11:2.3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-12 3BR	1027	3	4	DDU-12 3BR 1/4 | Heat Pump System 12 Air Distribution System 12 HVAC Fan 12:2.3 DDU-12 3BR 2/4 | Heat Pump System 12 Air Distribution System 12 HVAC Fan 12:2.3 DDU-12 3BR 3/4 | Heat Pump System 12 Air Distribution System 12 HVAC Fan 12:2.3 DDU-12 3BR 4/4 | Heat Pump System 12 Air Distribution System 12 HVAC Fan 12:2.3	DHW Sys 1	Minimum Exhaust IAQ Fan

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CMSO
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Systems in Building	Multi-Family Distribution Type	Dwelling Unit Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	47	n/a	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	F1 - Community Center	R-21 Wall	210	n/a	1210	260	90
Back Wall	F1 - Community Center	R-21 Wall	30	n/a	1860	141	90
Left Wall	F1 - Community Center	R-21 Wall	300	n/a	200	0	90
Right Wall	F1 - Community Center	R-21 Wall	120	n/a	1310	102	90
Front Wall 2	F1 - Learning Center	R-21 Wall	210	n/a	40	0	90
Back Wall 2	F1 - Learning Center	R-21 Wall	30	n/a	385	66	90
Left Wall 2	F1 - Learning Center	R-21 Wall	300	n/a	555	120	90
Right Wall 2	F1 - Learning Center	R-21 Wall	120	n/a	55	21	90
Front Wall 3	F1 - Offices	R-21 Wall	210	n/a	110	15	90
Right Wall 3	F1 - Offices	R-21 Wall	120	n/a	350	90	90
Front Wall 4	F1 - 1Bdr8	R-21 Wall	180	Back	1450	315	90
Back Wall 3	F1 - 1Bdr8	R-21 Wall	0	Front	540	120	90
Left Wall 3	F1 - 1Bdr8	R-21 Wall	270	Right	390	60	90
Right Wall 4	F1 - 1Bdr8	R-21 Wall	90	Left	20	0	90
Front Wall 5	F2 - 1Bdr6	R-21 Wall	180	Back	970	195	90
Back Wall 4	F2 - 1Bdr6	R-21 Wall	0	Front	540	120	90
Left Wall 4	F2 - 1Bdr6	R-21 Wall	270	Right	390	60	90
Right Wall 5	F2 - 1Bdr6	R-21 Wall	90	Left	80	0	90
Front Wall 6	F3 - 1Bdr6	R-21 Wall	180	Back	970	195	90
Back Wall 5	F3 - 1Bdr6	R-21 Wall	0	Front	540	120	90
Left Wall 5	F3 - 1Bdr6	R-21 Wall	270	Right	390	60	90
Right Wall 6	F3 - 1Bdr6	R-21 Wall	90	Left	80	0	90
Front Wall 7	F1 - 2Bdr3	R-21 Wall	210	n/a	230	0	90
Back Wall 6	F1 - 2Bdr3	R-21 Wall	30	n/a	410	15	90
Left Wall 6	F1 - 2Bdr3	R-21 Wall	300	n/a	340	81	90

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Interior Surface 6	F1 - Offices	R-19 Wall	n/a	n/a	350	24.5	n/a
Interior Surface 7	F1 - 1Bdr8	R-19 Wall	n/a	n/a	2500	168	n/a
Interior Surface 8	F1 - 1Bdr8	R-19 Wall	n/a	n/a	500	0	n/a
Interior Surface 9	F2 - 1Bdr6	R-19 Wall	n/a	n/a	2500	126	n/

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DDU-1 1BR 1/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 1BR 2/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 1BR 3/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 1BR 4/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 1BR 5/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 1BR 6/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 1/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 2/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 3/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 4/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 5/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 6/6 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-3 1BR 1/3 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-3 1BR 2/3 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-3 1BR 3/3 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DDU-2 1BR 1/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 2/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 3/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 4/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 1BR 5/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-3 1BR 1/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-3 1BR 2/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-3 1BR 3/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-3 1BR 4/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-3 1BR 5/5 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1D 1BR 1/3 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1D 1BR 2/3 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1D 1BR 3/3 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 1BR 1/4 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 1BR 2/4 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-1 1BR 1/1 | Heat Pump System 1 Air Distribution System 1 HVAC Fan 1:2.3	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1
DDU-2 1BR 1/1 | Heat Pump System 2 Air Distribution System 2 HVAC Fan 2:2.3	Heating and cooling system other	Heating Component 2	Cooling Component 2	HVAC Fan 2	Air Distribution System 2	Setback	New	NA	1	1
DDU-3 1BR 1/1 | Heat Pump System 3	Heat pump heating cooling	Heat Pump System 3	Heat Pump System 3	n/a	n/a	Setback	New	NA	1	1

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-4 1BR 1/6 | Heat Pump System 4 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-4 1BR 2/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-4 1BR 3/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-4 1BR 4/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-4 1BR 5/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-4 1BR 6/6 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-7 2BR 1/5 | Heat Pump System 7 Air Distribution System 7 HVAC Fan 7:2.3	Heat pump heating cooling	Heat Pump System 7	Heat Pump System 7	HVAC Fan 7	Air Distribution System 7	Setback	New	NA	1	1

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-7 2BR 2/5 | Heat Pump System 7 Air Distribution System 7 HVAC Fan 7:2.3	Heat pump heating cooling	Heat Pump System 7	Heat Pump System 7	HVAC Fan 7	Air Distribution System 7	Setback	New	NA	1	1
DDU-7 2BR 3/5 | Heat Pump System 7 Air Distribution System 7 HVAC Fan 7:2.3	Heat pump heating cooling	Heat Pump System 7	Heat Pump System 7	HVAC Fan 7	Air Distribution System 7	Setback	New	NA	1	1
DDU-8 2BR 1/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3	Heat pump heating cooling	Heat Pump System 8	Heat Pump System 8	HVAC Fan 8	Air Distribution System 8	Setback	New	NA	1	1
DDU-8 2BR 2/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3	Heat pump heating cooling	Heat Pump System 8	Heat Pump System 8	HVAC Fan 8	Air Distribution System 8	Setback	New	NA	1	1
DDU-8 2BR 3/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3	Heat pump heating cooling	Heat Pump System 8	Heat Pump System 8	HVAC Fan 8	Air Distribution System 8	Setback	New	NA	1	1
DDU-8 2BR 4/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3	Heat pump heating cooling	Heat Pump System 8	Heat Pump System 8	HVAC Fan 8	Air Distribution System 8	Setback	New	NA	1	1
DDU-8 2BR 5/5 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3	Heat pump heating cooling	Heat Pump System 8	Heat Pump System 8	HVAC Fan 8	Air Distribution System 8	Setback	New	NA	1	1

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-9 2BR 1/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3	Heat pump heating cooling	Heat Pump System 9	Heat Pump System 9	HVAC Fan 9	Air Distribution System 9	Setback	New	NA	1	1
DDU-9 2BR 2/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3	Heat pump heating cooling	Heat Pump System 9	Heat Pump System 9	HVAC Fan 9	Air Distribution System 9	Setback	New	NA	1	1
DDU-9 2BR 3/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3	Heat pump heating cooling	Heat Pump System 9	Heat Pump System 9	HVAC Fan 9	Air Distribution System 9	Setback	New	NA	1	1
DDU-9 2BR 4/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3	Heat pump heating cooling	Heat Pump System 9	Heat Pump System 9	HVAC Fan 9	Air Distribution System 9	Setback	New	NA	1	1
DDU-9 2BR 5/5 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3	Heat pump heating cooling	Heat Pump System 9	Heat Pump System 9	HVAC Fan 9	Air Distribution System 9	Setback	New	NA	1	1
DDU-10 3BR 1/3 | Heat Pump System 10 Air Distribution System 10 HVAC Fan 10:2.3	Heat pump heating cooling	Heat Pump System 10	Heat Pump System 10	HVAC Fan 10	Air Distribution System 10	Setback	New	NA	1	1
DDU-10 3BR 2/3 | Heat Pump System 10 Air Distribution System 10 HVAC Fan 10:2.3	Heat pump heating cooling	Heat Pump System 10	Heat Pump System 10	HVAC Fan 10	Air Distribution System 10	Setback	New	NA	1	1

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-10 3BR 3/3 | Heat Pump System 10 Air Distribution System 10 HVAC Fan 10:2.3	Heat pump heating cooling	Heat Pump System 10	Heat Pump System 10	HVAC Fan 10	Air Distribution System 10	Setback	New	NA	1	1
DDU-11 3BR 1/4 | Heat Pump System 11 Air Distribution System 11 HVAC Fan 11:2.3	Heat pump heating cooling	Heat Pump System 11	Heat Pump System 11	HVAC Fan 11	Air Distribution System 11	Setback	New	NA	1	1
DDU-11 3BR 2/4 | Heat Pump System 11 Air Distribution System 11 HVAC Fan 11:2.3	Heat pump heating cooling	Heat Pump System 11	Heat Pump System 11	HVAC Fan 11	Air Distribution System 11	Setback	New	NA	1	1
DDU-11 3BR 3/4 | Heat Pump System 11 Air Distribution System 11 HVAC Fan 11:2.3	Heat pump heating cooling	Heat Pump System 11	Heat Pump System 11	HVAC Fan 11	Air Distribution System 11	Setback	New	NA	1	1
DDU-11 3BR 4/4 | Heat Pump System 11 Air Distribution System 11 HVAC Fan 11:2.3	Heat pump heating cooling	Heat Pump System 11	Heat Pump System 11	HVAC Fan 11	Air Distribution System 11	Setback	New	NA	1	1
DDU-12 3BR 1/4 | Heat Pump System 12 Air Distribution System 12 HVAC Fan 12:2.3	Heat pump heating cooling	Heat Pump System 12	Heat Pump System 12	HVAC Fan 12	Air Distribution System 12	Setback	New	NA	1	1
DDU-12 3BR 2/4 | Heat Pump System 12 Air Distribution System 12 HVAC Fan 12:2.3	Heat pump heating cooling	Heat Pump System 12	Heat Pump System 12	HVAC Fan 12	Air Distribution System 12	Setback	New	NA	1	1

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-12 3BR 3/4 | Heat Pump System 12 Air Distribution System 12 HVAC Fan 12:2.3	Heat pump heating cooling	Heat Pump System 12	Heat Pump System 12	HVAC Fan 12	Air Distribution System 12	Setback	New	NA	1	1
DDU-12 3BR 4/4 | Heat Pump System 12 Air Distribution System 12 HVAC Fan 12:2.3	Heat pump heating cooling	Heat Pump System 12	Heat Pump System 12	HVAC Fan 12	Air Distribution System 12	Setback	New	NA	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Packaged Gas Furnace	1	AFUE-80
Heating Component 2	Packaged Gas Furnace	1	AFUE-80

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central packaged AC	1	11	14	Not Zonal	Single Speed	Cooling Component 1 hers-cool
Cooling Component 2	Central packaged AC	1	12	14	Not Zonal	Single Speed	Cooling Component 2 hers-cool

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
DDU-8 2BR 1/5 | DHW Sys 1	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes
DDU-8 2BR 2/5 | DHW Sys 1	Required	350	Required	Required	Yes	Yes	Yes	Yes
DDU-8 2BR 3/5 | DHW Sys 1	Required	350	Required	Required	Yes	Yes	Yes	Yes
DDU-8 2BR 4/5 | DHW Sys 1	Required	350	Required	Required	Yes	Yes	Yes	Yes
DDU-8 2BR 5/5 | DHW Sys 1	Required	350	Required	Required	Yes	Yes	Yes	Yes
DDU-9 2BR 1/5 | DHW Sys 1	Required	350	Required	Required	Yes	Yes	Yes	Yes
DDU-9 2BR 2/5 | DHW Sys 1	Required	350	Required	Required	Yes	Yes	Yes	Yes
DDU-9 2BR 3/5 | DHW Sys 1	Required	350	Required	Required	Yes	Yes	Yes	Yes
DDU-9 2BR 4/5 | DHW Sys 1	Required	350	Not Required	Required	Yes	Yes	Yes	Yes
DDU-9 2BR 5/5 | DHW Sys 1	Required	350	Not Required	Required	Yes	Yes	Yes	Yes
DDU-10 3BR 1/3 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required	Not Required
DDU-10 3BR 2/3 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required	Not Required
DDU-10 3BR 3/3 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required	Not Required
DDU-11 3BR 1/4 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required	Not Required
DDU-11 3BR 2/4 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required	Not Required

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Required
Cooling Component 2-hers-cool	Required	350	Required	Not Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Sys. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist
Air Distribution System 4	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 4-hers-dist
Air Distribution System 5	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 5-hers-dist
Air Distribution System 6	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 6-hers-dist
Air Distribution System 7	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 7-hers-dist
Air Distribution System 8	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 8-hers-dist

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Sys. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 9	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 9-hers-dist
Air Distribution System 10	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 10-hers-dist
Air Distribution System 11	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 11-hers-dist
Air Distribution System 12	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 12-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	total leakage <= 12.0 or leakage to outdoors <= 6.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Sys. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist
Air Distribution System 4	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 4-hers-dist
Air Distribution System 5	Conditioned space-entirely

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Buellton Garden Building A **Calculation Date/Time:** 2023-07-28T14:01:12-07:00 **(Page 41 of 41)**

Calculation Description: Title 24 Analysis **Input File Name:** 232849 Buellton Garden Building A, EPR 3, 2023.07.28.ribd19r

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		
I, I certify that this Certificate of Compliance documentation is accurate and complete.		
Documentation Author Name: Melissa Tso	Documentation Author Signature: Melissa Tso	
Company: Partner Energy	Signature Date: 07/28/2023	CABEC CERTIFIED ENERGY ANALYST
Address: 680 Knox Street, Suite 150	CEA/ HERS Certification Identification (if applicable): N19-22-30128	
City/State/Zip: Los Angeles, CA 90502	Phone: 310-622-8852	
RESPONSIBLE PERSON'S DECLARATION STATEMENT		
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. 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.		
Responsible Designer Name: greg A ravatt	Responsible Designer Signature: greg A ravatt	
Company: Ravatt Albrecht & Associates Inc	Date Signed: 07/30/2023	
Address: 5735 rosario ave	License:	
City/State/Zip: atascadero, CA 93422	Phone: 8057144782	

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this regulated document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 423-P010134146A-000-000-0000000-0000 Registration Date/Time: 07/30/2023 19:27 HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Report Generated: 2023-07-28 14:13:30

Schema Version: rev.20200901

FOR BIDDING
NOT FOR CONSTRUCTION

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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL	04.15.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
Building A
Title 24

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: APRIL 15, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

T24-3

GENERAL INFORMATION

01	Project Name	Buellton Garden Building B			
02	Run Title	Title 24 Analysis			
03	Project Location	10 McMurray Road			
04	City	Buellton	05	Standards Version	2019
06	Zip code	93427	07	Software Version	EnergyPro 8.3
08	Climate Zone	5	09	Front Orientation (deg/ Cardinal)	210
10	Building Type	Multifamily	11	Number of Dwelling Units	45
12	Project Scope	NewConstruction	13	Number of Bedrooms	91
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	35895	19	Glazing Percentage (%)	9.48%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

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CA Building Energy Efficiency Standards - 2019 Residential Compliance

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency¹ (EDR)	Total² (EDR)	Efficiency¹ (EDR)	Total² (EDR)
Standard Design	69	34.1		
Proposed Design	65.2	30.3	3.8	3.8

RESULT: 3 COMPLIES

1. Efficiency EDR includes improvements to the building envelope and more efficient equipment
2. Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3. Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 78.81 kWdc
- PV System resized to 78.81 kWdc (a factor of 78.814) to achieve Standard Design PV PV sizing

ENERGY USE SUMMARY

Energy Use (kTEDV, ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	6.74	10	-3.26	-48.4
Space Cooling	4.16	0.88	3.28	78.8
IAQ Ventilation	5	5	0	0
Water Heating	43.59	35.02	8.57	19.7
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	59.49	50.9	8.59	14.4

REQUIRED BY SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CEI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (a in 12)	Inverter Eff (%)	Annual Solar Access (%)
78.81	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ceiling has high level of insulation
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

Building-level Verifications:
- Indoor air quality ventilation
- Enclosure air leakage for each dwelling unit
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- Verified HSPF
- Verified heat pump rated heating capacity

HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Buellton Garden Building B	35895	45	91	9	0	45

ZONE INFORMATION

01	02	03	04	05
Zone Name	Zone Type	Zone Floor Area (ft²)	Avg. Ceiling Height	Number of Dwelling Units
F1 - 18Bx4	Conditioned	2160	9	4
F2 - 18Bx3	Conditioned	1785	9	3
F3 - 18Bx3	Conditioned	1785	9	3
F1 - 28Bx8	Conditioned	6216	9	8
F2 - 28Bx8	Conditioned	6216	9	8
F3 - 28Bx8	Conditioned	6216	9	8
F1 - 30Bx3	Conditioned	3061	9	3
F2 - 30Bx4	Conditioned	4108	9	4
F3 - 30Bx4	Conditioned	4108	9	4

DWELLING UNIT INFORMATION

01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DDU-1 1BR-(1/4)	DU-1 1BR	F1 - 18Bx4
DDU-1 1BR-(2/4)	DU-1 1BR	F1 - 18Bx4
DDU-1 1BR-(3/4)	DU-1 1BR	F1 - 18Bx4
DDU-1 1BR-(4/4)	DU-1 1BR	F1 - 18Bx4
DDU-2 1BR-(1/3)	DU-2 1BR	F2 - 18Bx3
DDU-2 1BR-(2/3)	DU-2 1BR	F2 - 18Bx3
DDU-2 1BR-(3/3)	DU-2 1BR	F2 - 18Bx3
DDU-3 1BR-(1/3)	DU-3 1BR	F3 - 18Bx3
DDU-3 1BR-(2/3)	DU-3 1BR	F3 - 18Bx3

DWELLING UNIT INFORMATION

01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DDU-3 1BR-(3/3)	DU-3 1BR	F3 - 18Bx3
DDU-4 2BR-(1/3)	DU-4 2BR	F1 - 28Bx8
DDU-4 2BR-(2/3)	DU-4 2BR	F1 - 28Bx8
DDU-4 2BR-(3/3)	DU-4 2BR	F1 - 28Bx8
DDU-4 2BR-(4/3)	DU-4 2BR	F1 - 28Bx8
DDU-4 2BR-(5/3)	DU-4 2BR	F1 - 28Bx8
DDU-4 2BR-(6/3)	DU-4 2BR	F1 - 28Bx8
DDU-4 2BR-(7/3)	DU-4 2BR	F1 - 28Bx8
DDU-4 2BR-(8/3)	DU-4 2BR	F1 - 28Bx8
DDU-5 2BR-(1/3)	DU-5 2BR	F2 - 28Bx8
DDU-5 2BR-(2/3)	DU-5 2BR	F2 - 28Bx8
DDU-5 2BR-(3/3)	DU-5 2BR	F2 - 28Bx8
DDU-5 2BR-(4/3)	DU-5 2BR	F2 - 28Bx8
DDU-5 2BR-(5/3)	DU-5 2BR	F2 - 28Bx8
DDU-5 2BR-(6/3)	DU-5 2BR	F2 - 28Bx8
DDU-5 2BR-(7/3)	DU-5 2BR	F2 - 28Bx8
DDU-5 2BR-(8/3)	DU-5 2BR	F2 - 28Bx8
DDU-6 2BR-(1/3)	DU-6 2BR	F3 - 28Bx8
DDU-6 2BR-(2/3)	DU-6 2BR	F3 - 28Bx8
DDU-6 2BR-(3/3)	DU-6 2BR	F3 - 28Bx8
DDU-6 2BR-(4/3)	DU-6 2BR	F3 - 28Bx8
DDU-6 2BR-(5/3)	DU-6 2BR	F3 - 28Bx8
DDU-6 2BR-(6/3)	DU-6 2BR	F3 - 28Bx8
DDU-6 2BR-(7/3)	DU-6 2BR	F3 - 28Bx8
DDU-7 3BR-(1/3)	DU-7 3BR	F1 - 30Bx3

DWELLING UNIT INFORMATION

01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DDU-7 3BR-(2/3)	DU-7 3BR	F1 - 30Bx3
DDU-7 3BR-(3/3)	DU-7 3BR	F1 - 30Bx3
DDU-8 3BR-(1/4)	DU-8 3BR	F2 - 30Bx4
DDU-8 3BR-(2/4)	DU-8 3BR	F2 - 30Bx4
DDU-8 3BR-(3/4)	DU-8 3BR	F2 - 30Bx4
DDU-8 3BR-(4/4)	DU-8 3BR	F2 - 30Bx4
DDU-9 3BR-(1/4)	DU-9 3BR	F3 - 30Bx4
DDU-9 3BR-(2/4)	DU-9 3BR	F3 - 30Bx4
DDU-9 3BR-(3/4)	DU-9 3BR	F3 - 30Bx4
DDU-9 3BR-(4/4)	DU-9 3BR	F3 - 30Bx4

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-1 1BR	595	1	4	DDU-1 1BR 1/4 : Heat Pump System 1 Air Distribution System 1 HVAC Fan 1 2:3 DDU-1 1BR 2/4 : Heat Pump System 1 Air Distribution System 1 HVAC Fan 1 2:3 DDU-1 1BR 3/4 : Heat Pump System 1 Air Distribution System 1 HVAC Fan 1 2:3 DDU-1 1BR 4/4 : Heat Pump System 1 Air Distribution System 1 HVAC Fan 1 2:3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-2 1BR	595	1	3	DDU-2 1BR 1/3 : Heat Pump System 2 Air Distribution System 2 HVAC Fan 2 2:3 DDU-2 1BR 2/3 : Heat Pump System 2 Air Distribution System 2 HVAC Fan 2 2:3 DDU-2 1BR 3/3 : Heat Pump System 2 Air Distribution System 2 HVAC Fan 2 2:3	DHW Sys 1	Minimum Exhaust IAQ Fan

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Systems in Building	Multi-Family Distribution Type	Dwelling Unit Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	45	n/a	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-3 1BR	595	1	3	DDU-3 1BR 1/3 : Heat Pump System 3 Air Distribution System 3 HVAC Fan 3 2:3 DDU-3 1BR 2/3 : Heat Pump System 3 Air Distribution System 3 HVAC Fan 3 2:3 DDU-3 1BR 3/3 : Heat Pump System 3 Air Distribution System 3 HVAC Fan 3 2:3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-4 2BR	777	2	8	DDU-4 2BR 1/8 : Heat Pump System 4 Air Distribution System 4 HVAC Fan 4 2:3 DDU-4 2BR 2/8 : Heat Pump System 4 Air Distribution System 4 HVAC Fan 4 2:3 DDU-4 2BR 3/8 : Heat Pump System 4 Air Distribution System 4 HVAC Fan 4 2:3 DDU-4 2BR 4/8 : Heat Pump System 4 Air Distribution System 4 HVAC Fan 4 2:3 DDU-4 2BR 5/8 : Heat Pump System 4 Air Distribution System 4 HVAC Fan 4 2:3 DDU-4 2BR 6/8 : Heat Pump System 4 Air Distribution System 4 HVAC Fan 4 2:3 DDU-4 2BR 7/8 : Heat Pump System 4 Air Distribution System 4 HVAC Fan 4 2:3 DDU-4 2BR 8/8 : Heat Pump System 4 Air Distribution System 4 HVAC Fan 4 2:3	DHW Sys 1	Minimum Exhaust IAQ Fan

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-5 2BR	777	2	8	DDU-5 2BR 1/8 : Heat Pump System 5 Air Distribution System 5 HVAC Fan 5 2:3 DDU-5 2BR 2/8 : Heat Pump System 5 Air Distribution System 5 HVAC Fan 5 2:3 DDU-5 2BR 3/8 : Heat Pump System 5 Air Distribution System 5 HVAC Fan 5 2:3 DDU-5 2BR 4/8 : Heat Pump System 5 Air Distribution System 5 HVAC Fan 5 2:3 DDU-5 2BR 5/8 : Heat Pump System 5 Air Distribution System 5 HVAC Fan 5 2:3 DDU-5 2BR 6/8 : Heat Pump System 5 Air Distribution System 5 HVAC Fan 5 2:3 DDU-5 2BR 7/8 : Heat Pump System 5 Air Distribution System 5 HVAC Fan 5 2:3 DDU-5 2BR 8/8 : Heat Pump System 5 Air Distribution System 5 HVAC Fan 5 2:3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-6 2BR	777	2	8	DDU-6 2BR 1/8 : Heat Pump System 6 Air Distribution System 6 HVAC Fan 6 2:3 DDU-6 2BR 2/8 : Heat Pump System 6 Air Distribution System 6 HVAC Fan 6 2:3 DDU-6 2BR 3/8 : Heat Pump System 6 Air Distribution System 6 HVAC Fan 6 2:3 DDU-6 2BR 4/8 : Heat Pump System 6 Air Distribution System 6 HVAC Fan 6 2:3 DDU-6 2BR 5/8 : Heat Pump System 6 Air Distribution System 6 HVAC Fan 6 2:3 DDU-6 2BR 6/8 : Heat Pump System 6 Air Distribution System 6 HVAC Fan 6 2:3 DDU-6 2BR 7/8 : Heat Pump System 6 Air Distribution System 6 HVAC Fan 6 2:3 DDU-6 2BR 8/8 : Heat Pump System 6 Air Distribution System 6 HVAC Fan 6 2:3	DHW Sys 1	Minimum Exhaust IAQ Fan

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-7 3BR	1027	3	3	DDU-7 3BR 1/3 : Heat Pump System 7 Air Distribution System 7 HVAC Fan 7 2:3 DDU-7 3BR 2/3 : Heat Pump System 7 Air Distribution System 7 HVAC Fan 7 2:3 DDU-7 3BR 3/3 : Heat Pump System 7 Air Distribution System 7 HVAC Fan 7 2:3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-8 3BR	1027	3	4	DDU-8 3BR 1/4 : Heat Pump System 8 Air Distribution System 8 HVAC Fan 8 2:3 DDU-8 3BR 2/4 : Heat Pump System 8 Air Distribution System 8 HVAC Fan 8 2:3 DDU-8 3BR 3/4 : Heat Pump System 8 Air Distribution System 8 HVAC Fan 8 2:3 DDU-8 3BR 4/4 : Heat Pump System 8 Air Distribution System 8 HVAC Fan 8 2:3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-9 3BR	1027	3	4	DDU-9 3BR 1/4 : Heat Pump System 9 Air Distribution System 9 HVAC Fan 9 2:3 DDU-9 3BR 2/4 : Heat Pump System 9 Air Distribution System 9 HVAC Fan 9 2:3 DDU-9 3BR 3/4 : Heat Pump System 9 Air Distribution System 9 HVAC Fan 9 2:3 DDU-9 3BR 4/4 : Heat Pump System 9 Air Distribution System 9 HVAC Fan 9 2:3	DHW Sys 1	Minimum Exhaust IAQ Fan

OPAQUE SURFACES

01	02	03		04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)		Tilt (deg)
Front Wall	F1 - 18Bx4	R-21 Wall	210	Front	270	0		90
Back Wall	F1 - 18Bx4	R-21 Wall	30	Back	130	0		90
Left Wall	F1 - 18Bx4	R-21 Wall	300	Left	480	132		90
Right Wall	F1 - 18Bx4	R-21 Wall	120	Right	480	120		90

OPAQUE SURFACES

01	02	03		04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)		Tilt (deg)
Front Wall 2	F2 - 18Bx3	R-21 Wall	210	Front	270	15		90
Back Wall 2	F2 - 18Bx3	R-21 Wall	30	Back	80	0		90
Left Wall 2	F2 - 18Bx3	R-21 Wall	300	Left	100	0		90
Right Wall 2	F2 - 18Bx3	R-21 Wall	130	Right	720	180		90
Front Wall 3	F3 - 18Bx3	R-21 Wall	210	Front	270	15		90
Back Wall 3	F3 - 18Bx3	R-21 Wall	30	Back	80	0		90
Left Wall 3	F3 - 18Bx3	R-21 Wall	300	Left	100	0		90
Right Wall 3	F3 - 18Bx3	R-21 Wall	120	Right	720	180		90
Front Wall 4	F1 - 28Bx8	R-21 Wall	210	Front	1360	324		90
Back Wall 4	F1 - 28Bx8	R-21 Wall	30	Back	1360	324		90
Left Wall 4	F1 - 28Bx8	R-21 Wall	300	Left	800	0		90
Right Wall 4	F1 - 28Bx8	R-21 Wall	120	Right	430	0		90
Front Wall 5	F2 - 28Bx8	R-21 Wall	210	Front	1360	300		90
Back Wall 5	F2 - 28Bx8	R-21 Wall	30	Back	1360	300		90
Left Wall 5	F2 - 28Bx8	R-21 Wall	300	Left	800	0		90
Right Wall 5	F2 - 28Bx8	R-21 Wall	120	Right	430	0		90
Front Wall 6	F3 - 28Bx8	R-21 Wall	210	Front	1360	300		90
Back Wall 6	F3 - 28Bx8	R-21 Wall	30	Back	1360	300		90
Left Wall 6	F3 - 28Bx8	R-21 Wall	300	Left	800	0		90
Right Wall 6	F3 - 28Bx8	R-21 Wall	120	Right	430	0		90
Front Wall 7	F1 - 30Bx3	R-21 Wall	210	Front	540	75		90
Back Wall 7	F1 - 30Bx3	R-21 Wall	30	Back	960	162		90
Left Wall 7	F1 - 30Bx3	R-21 Wall	300	Left	290	0		90
Right Wall 7	F1 - 30Bx3	R-21 Wall	120	Right	370	15		90
Front Wall 8	F2 - 30Bx4	R-21 Wall	210	Front	790	90		90
Back Wall 8	F2 - 30Bx4	R-21 Wall	30	Back	1030	150		90

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Left Wall 8	F2 - 30Bx4	R-21 Wall	300	Left	770	75	90
Right Wall 8	F2 - 30Bx4	R-21 Wall	120	Right	440	15	90
Front Wall 9	F3 - 30Bx4	R-21 Wall	210	Front	790	90	90
Back Wall 9	F3 - 30Bx4	R-21 Wall	30	Back	1030	150	90
Left Wall 9	F3 - 30Bx4	R-21 Wall	300	Left	770	75	90
Right Wall 9	F3 - 30Bx4	R-21 Wall	120	Right	440	15	90
Interior Surface	F1 - 18Bx4	R-19 Wall	n/a	n/a	1490	84	n/a
Interior Surface 2	F2 - 18Bx3	R-19 Wall	n/a	n/a	1490	63	n/a
Interior Surface 3	F3 - 18Bx3	R-19 Wall	n/a	n/a	1490	63	n/a
Interior Surface 4	F1 - 28Bx8	R-19 Wall	n/a	n/a	2280	168	n/a
Interior Surface 5	F1 - 28Bx8	R-19 Wall	n/a	n/a	820	0	n/a
Interior Surface 6	F2 - 28Bx8	R-19 Wall	n/a	n/a	2360	168	n/a
Interior Surface 7	F2 - 28Bx8	R-19 Wall	n/a	n/a	820	0	n/a
Interior Surface 8	F3 - 28Bx8	R-19 Wall	n/a	n/a	2360	168	n/a
Interior Surface 9	F3 - 28Bx8	R-19 Wall	n/a	n/a	820	0	n/a
Interior Surface 10	F1 - 30Bx3	R-19 Wall	n/a	n/a	1400	63	n/a
Interior Surface 11	F1 - 30Bx3	R-19 Wall	n/a	n/a	820	0	n/a
Interior Surface 12	F2 - 30Bx4	R-19 Wall	n/a	n/a	1990	84	n/a
Interior Surface 13	F2 - 30Bx4	R-19 Wall	n/a	n/a	820	0	n/a
Interior Surface 14	F3 - 30Bx4	R-19 Wall	n/a	n/a	1990	84	n/a
Interior Surface 15	F3 - 30Bx4	R-19 Wall	n/a	n/a	820	0	n/a
Pitch Roof	F1 - 18Bx3	R-38 Roof Attic	n/a	n/a	3921	n/a	n/a
Pitch Roof 2	F3 - 28Bx8	R-38 Roof Attic	n/a	n/a	3108	n/a	n/a
Pitch Roof 3	F3 - 38Bx4	R-38 Roof Attic	n/a	n/a	2054	n/a	n/a
Floor Surface	F2 - 18Bx3	R-19 Floor No Crawlspace	n/a	n/a	1785	n/a	n/a
Floor Surface 2	F3 - 18Bx3	R-19 Floor No Crawlspace	n/a	n/a	1785	n/a	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Floor Surface 3	F2 - 28Bx8	R-19 Floor No Crawlspace	n/a	n/a	6216	n/a	n/a
Floor Surface 4	F3 - 28Bx8	R-19 Floor No Crawlspace	n/a	n/a	6216	n/a	n/a
Floor Surface 5	F2 - 30Bx4	R-19 Floor No Crawlspace	n/a	n/a	4108	n/a	n/a
Floor Surface 6	F3 - 30Bx4	R-19 Floor No Crawlspace	n/a	n/a	4108	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Flat Roof	F3 - 18Bx3	R-38 Roof No Attic	30	Back	892.5	0	0.5	0.1	0.85	No
Flat Roof 2	F3 - 28Bx8	R-38 Roof No Attic	30	Back	3108	0	0.5	0.1	0.85	No
Flat Roof 3	F3 - 38Bx4	R-38 Roof No Attic	30	Back	2054	0	0.5	0.1	0.85	No

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic F3 - 18Rx3	Attic RoofF3 - 18Rx3	Ventilated	6	0.1	0.85	No	No
Attic F3 - 28Rx8	Attic RoofF3 - 28Rx8	Ventilated	6	0.1	0.85	No	No
Attic F3 - 38Rx4	Attic RoofF3 - 38Rx4	Ventilated	6	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window 3050-4	Window	Right Wall 8	Right	120			1	15	0.3	NFRC	0.23	NFRC	Bug Screen
Window 3050x4 3	Window	Front Wall 9	Front	210			3	90	0.3	NFRC	0.23	NFRC	Bug Screen
Window 3050x10 2	Window	Back Wall 9	Back	30			1	150	0.3	NFRC	0.23	NFRC	Bug Screen
Window 3050x8 3	Window	Left Wall 9	Left	300			1	75	0.3	NFRC	0.23	NFRC	Bug Screen
Window 3050 5	Window	Right Wall 9	Right	120			1	15	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 3070x4 3	Interior Surface	84	0.7
Door 3070x3	Interior Surface 2	63	0.7
Door 3070x2 3	Interior Surface 3	63	0.7
Door 3070x8	Interior Surface 4	168	0.7
Door 3070x8 2	Interior Surface 6	168	0.7
Door 3070x8 3	Interior Surface 8	168	0.7
Door 3070x4 3	Interior Surface 10	63	0.7
Door 3070x4 4	Interior Surface 12	84	0.7
Door 3070x4 5	Interior Surface 14	84	0.7

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	F1 - 18Bx4	2380	143	none	0	80%	No

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Calculation

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-1 188 4/4 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 1:2.3	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1
DDU-2 188 1/3 | Heat Pump System 2 Air Distribution System 2 HVAC Fan 2:2.3	Heat pump heating cooling	Heat Pump System 2	Heat Pump System 2	HVAC Fan 2	Air Distribution System 2	Setback	New	NA	1	1
DDU-2 188 2/3 | Heat Pump System 2 Air Distribution System 2 HVAC Fan 2:2.3	Heat pump heating cooling	Heat Pump System 2	Heat Pump System 2	HVAC Fan 2	Air Distribution System 2	Setback	New	NA	1	1
DDU-2 188 3/3 | Heat Pump System 2 Air Distribution System 2 HVAC Fan 2:2.3	Heat pump heating cooling	Heat Pump System 2	Heat Pump System 2	HVAC Fan 2	Air Distribution System 2	Setback	New	NA	1	1
DDU-3 188 1/3 | Heat Pump System 3 Air Distribution System 3 HVAC Fan 3:2.3	Heat pump heating cooling	Heat Pump System 3	Heat Pump System 3	HVAC Fan 3	Air Distribution System 3	Setback	New	NA	1	1
DDU-3 188 2/3 | Heat Pump System 3 Air Distribution System 3 HVAC Fan 3:2.3	Heat pump heating cooling	Heat Pump System 3	Heat Pump System 3	HVAC Fan 3	Air Distribution System 3	Setback	New	NA	1	1
DDU-3 188 3/3 | Heat Pump System 3 Air Distribution System 3 HVAC Fan 3:2.3	Heat pump heating cooling	Heat Pump System 3	Heat Pump System 3	HVAC Fan 3	Air Distribution System 3	Setback	New	NA	1	1

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-4 288 1/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3	Heat pump heating cooling	Heat Pump System 4	Heat Pump System 4	HVAC Fan 4	Air Distribution System 4	Setback	New	NA	1	1
DDU-4 288 2/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3	Heat pump heating cooling	Heat Pump System 4	Heat Pump System 4	HVAC Fan 4	Air Distribution System 4	Setback	New	NA	1	1
DDU-4 288 3/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3	Heat pump heating cooling	Heat Pump System 4	Heat Pump System 4	HVAC Fan 4	Air Distribution System 4	Setback	New	NA	1	1
DDU-4 288 4/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3	Heat pump heating cooling	Heat Pump System 4	Heat Pump System 4	HVAC Fan 4	Air Distribution System 4	Setback	New	NA	1	1
DDU-4 288 5/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3	Heat pump heating cooling	Heat Pump System 4	Heat Pump System 4	HVAC Fan 4	Air Distribution System 4	Setback	New	NA	1	1
DDU-4 288 6/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3	Heat pump heating cooling	Heat Pump System 4	Heat Pump System 4	HVAC Fan 4	Air Distribution System 4	Setback	New	NA	1	1
DDU-4 288 7/8 | Heat Pump System 4 Air Distribution System 4 HVAC Fan 4:2.3	Heat pump heating cooling	Heat Pump System 4	Heat Pump System 4	HVAC Fan 4	Air Distribution System 4	Setback	New	NA	1	1

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-5 288 1/8 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3	Heat pump heating cooling	Heat Pump System 5	Heat Pump System 5	HVAC Fan 5	Air Distribution System 5	Setback	New	NA	1	1
DDU-5 288 2/8 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3	Heat pump heating cooling	Heat Pump System 5	Heat Pump System 5	HVAC Fan 5	Air Distribution System 5	Setback	New	NA	1	1
DDU-5 288 3/8 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3	Heat pump heating cooling	Heat Pump System 5	Heat Pump System 5	HVAC Fan 5	Air Distribution System 5	Setback	New	NA	1	1
DDU-5 288 4/8 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3	Heat pump heating cooling	Heat Pump System 5	Heat Pump System 5	HVAC Fan 5	Air Distribution System 5	Setback	New	NA	1	1
DDU-5 288 5/8 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3	Heat pump heating cooling	Heat Pump System 5	Heat Pump System 5	HVAC Fan 5	Air Distribution System 5	Setback	New	NA	1	1
DDU-5 288 6/8 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3	Heat pump heating cooling	Heat Pump System 5	Heat Pump System 5	HVAC Fan 5	Air Distribution System 5	Setback	New	NA	1	1
DDU-5 288 7/8 | Heat Pump System 5 Air Distribution System 5 HVAC Fan 5:2.3	Heat pump heating cooling	Heat Pump System 5	Heat Pump System 5	HVAC Fan 5	Air Distribution System 5	Setback	New	NA	1	1

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-6 288 1/8 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-6 288 2/8 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-6 288 3/8 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-6 288 4/8 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-6 288 5/8 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-6 288 6/8 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-6 288 7/8 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-6 288 8/8 | Heat Pump System 6 Air Distribution System 6 HVAC Fan 6:2.3	Heat pump heating cooling	Heat Pump System 6	Heat Pump System 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
DDU-7 288 1/8 | Heat Pump System 7 Air Distribution System 7 HVAC Fan 7:2.3	Heat pump heating cooling	Heat Pump System 7	Heat Pump System 7	HVAC Fan 7	Air Distribution System 7	Setback	New	NA	1	1
DDU-7 288 2/8 | Heat Pump System 7 Air Distribution System 7 HVAC Fan 7:2.3	Heat pump heating cooling	Heat Pump System 7	Heat Pump System 7	HVAC Fan 7	Air Distribution System 7	Setback	New	NA	1	1
DDU-7 288 3/8 | Heat Pump System 7 Air Distribution System 7 HVAC Fan 7:2.3	Heat pump heating cooling	Heat Pump System 7	Heat Pump System 7	HVAC Fan 7	Air Distribution System 7	Setback	New	NA	1	1
DDU-8 288 1/8 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3	Heat pump heating cooling	Heat Pump System 8	Heat Pump System 8	HVAC Fan 8	Air Distribution System 8	Setback	New	NA	1	1

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-8 288 2/8 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3	Heat pump heating cooling	Heat Pump System 8	Heat Pump System 8	HVAC Fan 8	Air Distribution System 8	Setback	New	NA	1	1
DDU-8 288 3/8 | Heat Pump System 8 Air Distribution System 8 HVAC Fan 8:2.3	Heat pump heating cooling	Heat Pump System 8	Heat Pump System 8	HVAC Fan 8	Air Distribution System 8	Setback	New	NA	1	1
DDU-9 288 1/8 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3	Heat pump heating cooling	Heat Pump System 9	Heat Pump System 9	HVAC Fan 9	Air Distribution System 9	Setback	New	NA	1	1
DDU-9 288 2/8 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3	Heat pump heating cooling	Heat Pump System 9	Heat Pump System 9	HVAC Fan 9	Air Distribution System 9	Setback	New	NA	1	1
DDU-9 288 3/8 | Heat Pump System 9 Air Distribution System 9 HVAC Fan 9:2.3	Heat pump heating cooling	Heat Pump System 9	Heat Pump System 9	HVAC Fan 9	Air Distribution System 9	Setback	New	NA	1	1

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HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating		Cooling			Zonally Controlled	Compressor Type	HERS Verification
			HSPF/HSPF2 /COP	Cap 47	Cap 17	SEER/SEER2	EER/EER2/IC EER			
Heat Pump System 1	Central split HP	4	9	15000	10800	21.1	13.1	Not Zonal	Single Speed	Heat Pump System 1-hers-hspump
Heat Pump System 2	Central split HP	3	9	15000	10800	21.1	13.1	Not Zonal	Single Speed	Heat Pump System 2-hers-hspump
Heat Pump System 3	Central split HP	3	9	15000	10800	21.1	13.1	Not Zonal	Single Speed	Heat Pump System 3-hers-hspump
Heat Pump System 4	Central split HP	8	9	15000	10800	21.1	13.1	Not Zonal	Single Speed	Heat Pump System 4-hers-hspump
Heat Pump System 5	Central split HP	8	9	15000	10800	21.1	13.1	Not Zonal	Single Speed	Heat Pump System 5-hers-hspump
Heat Pump System 6	Central split HP	8	9	15000	10800	21.1	13.1	Not Zonal	Single Speed	Heat Pump System 6-hers-hspump
Heat Pump System 7	Central split HP	3	9	21000	15120	19.9	10.8	Not Zonal	Single Speed	Heat Pump System 7-hers-hspump
Heat Pump System 8	Central split HP	4	9	21000	15120	19.9	10.8	Not Zonal	Single Speed	Heat Pump System 8-hers-hspump
Heat Pump System 9	Central split HP	4	9	21000	15120	19.9	10.8	Not Zonal	Single Speed	Heat Pump System 9-hers-hspump

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HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-hspump	Required	350	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 2-hers-hspump	Required	350	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 3-hers-hspump	Required	350	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 4-hers-hspump	Required	350	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 5-hers-hspump	Required	350	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 6-hers-hspump	Required	350	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 7-hers-hspump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 8-hers-hspump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 9-hers-hspump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins, R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

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HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins, R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist
Air Distribution System 3	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 3-hers-dist
Air Distribution System 4	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 4-hers-dist
Air Distribution System 5	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 5-hers-dist
Air Distribution System 6	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 6-hers-dist
Air Distribution System 7	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 7-hers-dist
Air Distribution System 8	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 8-hers-dist

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HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins, R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 9	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 9-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	total leakage <= 12.0 or leakage to outdoors <= 6.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	total leakage <= 12.0 or leakage to outdoors <= 6.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 3-hers-dist	Yes	total leakage <= 12.0 or leakage to outdoors <= 6.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 4-hers-dist	Yes	total leakage <= 12.0 or leakage to outdoors <= 6.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 5-hers-dist	Yes	total leakage <= 12.0 or leakage to outdoors <= 6.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

Registration Number: 423-P0101341456A-000-000-000000000-0000 Registration Date/Time: 07/30/2023 19:26 HERS Provider: CHEERS
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CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2023-07-28 14:00:24

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Buellton Garden Building B **Calculation Date/Time:** 2023-07-28T13:51:36-07:00 **(Page 31 of 36)**

Calculation Description: Title 24 Analysis **Input File Name:** 232849 Buellton Garden Building B, EPB 3, 2023.07.28.ribd19x

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 7	HVAC Fan	0.58	HVAC Fan 7-hers-fan
HVAC Fan 8	HVAC Fan	0.58	HVAC Fan 8-hers-fan
HVAC Fan 9	HVAC Fan	0.58	HVAC Fan 9-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58
HVAC Fan 2-hers-fan	Required	0.58
HVAC Fan 3-hers-fan	Required	0.58
HVAC Fan 4-hers-fan	Required	0.58
HVAC Fan 5-hers-fan	Required	0.58
HVAC Fan 6-hers-fan	Required	0.58
HVAC Fan 7-hers-fan	Required	0.58
HVAC Fan 8-hers-fan	Required	0.58
HVAC Fan 9-hers-fan	Required	0.58

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
DDU-1 188 1/4	33	0.35	Exhaust	n/a	n/a	Yes
DDU-1 188 2/4	33	0.35	Exhaust	n/a	n/a	Yes
DDU-1 188 3/4	33	0.35	Exhaust	n/a	n/a	Yes

Registration Number: 423-P0101341456A-000-000-000000000-0000 Registration Date/Time: 07/30/2023 19:26 HERS Provider: CHEERS
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Calculation Description: Title 24 Analysis **Input File Name:** 232849 Buellton Garden Building B, EPB 3, 2023.07.28.ribd19x

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
DDU-4 288 1/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-4 288 2/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-4 288 3/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-4 288 4/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-4 288 5/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-4 288 6/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-4 288 7/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-4 288 8/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-5 288 1/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-5 288 2/4	46	0.35	Exhaust	n/a	n/a	Yes
DDU-5 288 3/4	46	0.35	Exhaust	n/a	n/a	Yes

Registration Number: 423-P0101341456A-000-000-000000000-0000 Registration Date/Time: 07/30/2023 19:26 HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded to third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2023-07-28 14:00:24

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Buellton Garden Building B **Calculation Date/Time:** 2023-07-28T13:51:36-07:00 **(Page 33 of 36)**

Calculation Description: Title 24 Analysis **Input File Name:** 232849 Buellton Garden Building B, EPB 3, 2023.07.28.ribd19x

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
DDU-5 288 4/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-5 288 5/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-5 288 6/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-5 288 7/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-5 288 8/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-6 288 1/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-6 288 2/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-6 288 3/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-6 288 4/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-6 288 5/8	46	0.35	Exhaust	n/a	n/a	Yes
DDU-6 288 6/8

GRADING AND DRAINAGE PLANS

FOR

10 MCMURRAY ROAD

BUELLTON, CALIFORNIA
COUNTY OF SANTA BARBARA

SITE PLAN MAP

N.T.S.

ABBREVIATIONS

AC	ASPHALT	GRD	GROUND
BLDG	BUILDING	GUY	GUY WIRE
BLKW	BLOCK WALL	HB	HOSE BIB
BW	BACK OF WALK	INV	INVERT ELEVATION
CATV	CABLE TELEVISION BOX	JP	JOINT POLE
CB	CATCH BASIN	NG	NATURAL GRADE
CF	CURB FACE	OH	OVERHANG (EAVES)
CL	CENTERLINE	PL	PIPELINE
CLF	CHAIN LINK FENCE	PB	PULL BOX
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CO	CLEAN OUT (SEWER)	PVC	PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DL	DAYLIGHT	RR	RAILROAD
DI	DROP INLET	R/W	RIGHT OF WAY
DIA	DIAMETER	SS	SANITARY SEWER
DWY	DRIVEWAY	SL	STREET LIGHT
ELEC	ELECTRIC	SW	SIDEWALK
EDR	EDGE DIRT ROAD	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
ETW	EDGE TRAVELED WAY	TC	TOP OF CURB
EUC	EUCALYPTUS	TELE	TELEPHONE
FNC	FENCE	TOE	TOE OF SLOPE
FF	FINISH FLOOR	TOF	TOP OF FOOTING
FG	FINISH GRADE	TOG	TOP OF GRATE
FH	FIRE HYDRANT	TOP	TOP OF SLOPE
FL	FLOW LINE	TOW	TOP OF WALL
FS	FINISH SURFACE	TYP	TYPICAL
GB	GRADE BREAK	VLT	VAULT
GM	GAS METER	WM	WATER METER
		WV	WATER VALVE

NOTE: ABBREVIATIONS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

LEGEND:

- (E) PAVING
- CONCRETE
- ALL-WEATHER ACCESS ROAD
- (E) STORM DRAIN MANHOLE
- NEW STORM DRAIN MANHOLE
- (E) SEWER MANHOLE
- NEW SEWER MANHOLE
- NEW STREET LIGHT
- (E) SIGN
- NEW SIGN
- NEW STREET SIGN
- (E) MONUMENT
- NEW MONUMENT
- NEW WALL
- FIRE HYDRANT
- (E) BLOWOFF VALVE
- (E) STREET SIGN
- D — STORM DRAIN (SIZE PER PLAN)
- SS — SANITARY SEWER (SIZE PER PLAN)
- W — WATER LINE (SIZE PER PLAN)
- G — GAS LINE
- E — ELECTRICAL
- GRADED SLOPE (SEE GRADING PLAN)
- TRACT BOUNDARY
- RIGHT OF WAY
- PHASE LINE
- SEWER EASEMENT
- GAS EASEMENT
- (100) — EXISTING CONTOURS – MAJOR
- EXISTING CONTOURS – MINOR
- GRADE BREAK
- STRAIGHT GRADE
- SEWER CLEANOUT
- PROPOSED TREE
- EXISTING TREE

CITY GENERAL NOTES

1. OWNER AND OR OWNER'S CONTRACTOR SHALL PROTECT PUBLIC INFRASTRUCTURE FROM DAMAGE DURING THE COURSE OF CONSTRUCTION. NOTE: THE EXISTING STREET SECTIONS MAY BE SUBSTANDARD, AND THE CONTRACTOR SHALL PROTECT THE PUBLIC INFRASTRUCTURE FROM DAMAGE BY HEAVY LOADING/ EQUIPMENT DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR, AT OWNER'S EXPENSE, ANY/ ALL DAMAGE TO PUBLIC INFRASTRUCTURE INCURRED DURING AND/ OR DUE TO CONSTRUCTION, TO THE SATISFACTION OF THE CITY ENGINEER.
2. WHERE DETERMINED NECESSARY BY THE CITY ENGINEER, DAMAGED PORTIONS OF THE EXISTING CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL BE REPLCAED TO THE SATISFACTION OF THE CITY ENGINEER BEFORE FINAL APPROVAL.
3. ENCROACHMENT PERMIT(S) MUST BE OBTAINED BEFORE ANY/ ALL WORK IN PUBLIC RIGHT– OF–WAY.
4. CITY STREETS ARE TO REMAIN OPEN TO THROUGH TRAFFIC AT ALL TIMES. NO TEMPORARY OR LONG TERM PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT OR MATERIALS SHALL OCCUR WITHOUT PRIOR ISSUANCE OF AN ENCROACHMENT PERMIT.
5. A TRAFFIC AND PEDESTRIAN CONTROL PLAN IS REQUIRED FOR ANY DETOURS OR REROUTING OF TRAFFIC. DURING CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR SAFE TRAFFIC CONTROL IN AND AROUND THE SITE. THIS MAY INCLUDE BUT SHALL NOT BE LIMITED TO SIGNS, FLASHING LIGHTS, BARRICADES AND FLAG PERSONS AS DIRECTED BY THE BUILDING OFFICIAL OR THE CITY ENGINEER.
6. EXCAVATION WITHIN THE STREETS SHALL BE COVERED WITH TRAFFIC RATED STEEL PLATES OR BACKFILLED AND PAVED, TO THE SATISFACTION OF THE CITY ENGINEER, PRIOR TO THE END OF WORK EACH DAY.
7. EROSION AND DRAINAGE CONTROL FEATURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE. EROSION CONTROL DEVICES SHALL BE INSTALLED AND IN PLACE FOLLOWING DAILY CONSTRUCTION ACTIVITIES. THE APPLICANT SHALL NOTIFY THE ENGINEERING DIVISION OF ANY CHANGES IN CONSTRUCTION WHICH WILL REQUIRE ADDITIONAL EROSION CONTROL MEASURES OR OTHER CHANGES TO THE EROSION CONTROL PLAN.
8. WASTE MATERIALS SHALL NOT BE WASHED INTO THE STORM DRAIN SYSTEM. THIS INCLUDES BUT IS NOT LIMITED TO SOIL, PAINT, STUCCO, GROUT, COLOR COAT, CONCRETE DUST, SAW RESIDUES, GRINDINGS, OIL, ETC.
9. DURING THE CONSTRUCTION PERIOD, THE PROJECT FRONTAGE(S) SHALL BE SWEPT DAILY AND KEPT FREE OF DIRT, DUST AND DEBRIS. AT THE CONCLUSION OF CONSTRUCTION, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, THE FRONTAGE(S) SHALL BE INSPECTED BY THE CITY ENGINEER AND REPAIRS COMPLETED AS DIRECTED TO THE SATISFACTION OF THE CITY ENGINEER.
11. ALL STORM DRAIN INLETS CURB MARKINGS ONLY RAIN DOWN THE STORM DRAIN. STORM DRAIN SIGNAGE TO BE INSTALLED PER THE CITY OF BUELLTON DURING CONSTRUCTION.

CITY GRADING NOTES

1. LOT GRADING SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST CBC EDITION.
2. DRAINAGE SHALL BE CARRIED TO THE STREET OR OTHER IMPROVED DRAINAGE DEVICE VIA A NON–EROSIVE DRAINAGE DEVICE.
3. NO GRADING OR DRAINAGE IMPROVEMENTS WHICH ALTER EXISTING DRAINAGE COURSES OR CONCENTRATE DRAINAGE TO ADJACENT PROPERTIES SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
4. ALL GRADING SHALL CONFORM WITH THE SANTA BARBARA COUNTY GRADING CODE AND STANDARDS, THE CALIFORNIA BUILDING CODE, AND THE RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY PACIFIC COAST TESTING TITLED: "UPDATED GEOTECHNICAL INVESTIGATION REPORT BUELLTON GARDEN APARTMENTS 10 MCMURRAY RD (APN 137–200–087) BUELLTON, CALIFORNIA" DATED AUGUST 2, 2023. GEOLOGY REPORT TITLED: "ENGINEERING GEOLOGY REPORT, BUELLTON GARDEN APARTMENTS PROJECT, 10 MCMURRAY ROAD, BUELLTON, CALIFORNIA" DATED SEPTEMBER 11, 2023.

CITY STANDARD EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE FULLY INSTALLED AT ALL TIMES.
2. EROSION CONTROL MEASURES SHALL BE FULLY INSTALLED PRIOR TO GROUND DISTURBANCE. CITY STAFF SHALL BE NOTIFIED AND INSPECT PRIOR TO GROUND DISTURBANCE.
3. ALL SITE ACCESS SHALL BE PROTECTED AGAINST EROSION AT ALL TIMES THAT WORK IS NOT BEING PERFORMED ON THE SITE, INCLUDING EVENINGS, WEEKENDS AND HOLIDAYS. SUCH PROTECTION MAY BE REMOVED TO PROVIDE ACCESS TO THE SITE DURING WORK HOURS IF AND WHEN IT IS NOT REQUIRED DUE TO WEATHER CONDITIONS.
4. PROPERTY FRONTAGE SHALL BE SWEPT CLEAN AT THE END OF EACH DAY.
5. THE FIRST DOWNSTREAM STORM DRAIN INLET SHALL BE PROTECTED PER DETAIL.
6. ALL STOCKPILES SHALL BE PROTECTED AGAINST WIND AND WATER EROSION, PER DETAIL, IMMEDIATELY UPON PLACEMENT.
7. PERMANENT EROSION CONTROL MEASURES SHALL BE FULLY ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL APPROVAL.
8. STRUCTURAL STORMWATER CONTROL MEASURES SHALL BE INSPECTED BY THE ENGINEER OF RECORD AND CITY STAFF AT THE TIME OF INSTALLATION.
9. PROJECTS SUBJECT TO POST–CONSTRUCTION REQUIREMENTS SHALL HAVE STORMWATER CONTROL PLAN RECORDED WITH THE SANTA BARBARA COUNTY PRIOR TO FINAL.
10. IN THE EVENT OF OFF–SITE EROSION, THE PROPERTY OWNER AND/ OR HIS REPRESENTATIVE(S) SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGES.
11. EROSION CONTROL PLANS REPRESENT THE MINIMUM ACCEPTABLE PROTECTION. FURTHER MEASURES WILL BE REQUIRED, TO THE SATISFACTION OF THE CITY ENGINEER IN THE EVENT OF INADEQUACY OR FAILURE.

DRAWING INDEX

SHEET NUMBER	DRAWING TITLE
C1	TITLE SHEET
C2	GRADING PLAN BUILDING 1
C3	GRADING PLAN BUILDING 2
C4	UTILITY PLAN
C5	EROSION CONTROL PLAN
C6	DETAIL SHEET
C7	DETAIL SHEET
C8	DETAIL SHEET
C9	DETAIL SHEET
C10	DETAIL SHEET

REV. #	DESCRIPTION	CK'D	APP'D	DATE

PUBLIC WORKS DEPARTMENT — LAND DEVELOPMENT DIVISION

CITY OF BUELLTON

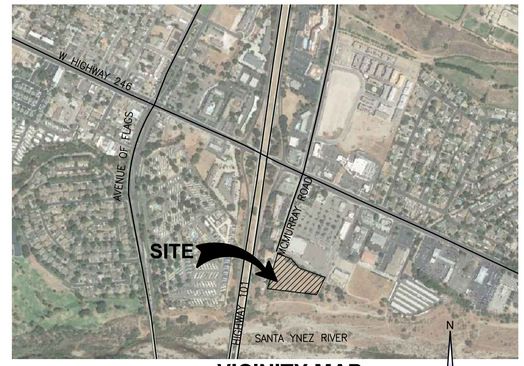
BUELLTON GARDEN APARTMENTS
10 MCMURRAY ROAD, BUELLTON, CALIFORNIA
APN 137-200-087

DRN. BY:	DES. BY:	CK'D. BY:

REVIEWED BY TETRA TECH

CITY ENGINEER — RCE Number — DATE

WDID #	SHEET X OF X	FILE NO.



VICINITY MAP

NTS

PROJECT CONTACTS:

OWNER:
PEOPLE'S SELF HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401
PH: (805)781–3088

CIVIL: DIVERSIFIED PROJECT SERVICES INTERNATIONAL
705 FIERO LANE, SUITE 10
SAN LUIS OBISPO, CA 93401
PH: (805)250–2891
CONTACT: DAVID CHANLEY
DCHANLEY@DPSIINC.COM

ARCHITECT: RAVATT ALBRECHT & ASSOCIATES
1371 PACIFIC STREET
SAN LUIS OBISPO, CA 93401
PH: (805) 786–4391
CONTACT: CORDELIA RAYMOND
CRAYMOND@RAARCHITECTSENGINEERS.COM

SCOPE OF WORK:

SCOPE OF WORK INCLUDES HYDROLOGY, GRADING AND DRAINAGE DESIGN, UTILITY DESIGN, AND STORMWATER CONTROL FOR 91 RESIDENTIAL UNITS AND PARKING LOT.

SITE INFORMATION

LOCATION: 10 MCMURRAY ROAD, BUELLTON, CA 93427
APN: 137–200–087
SITE AREA: 3.06 ACRES

BENCHMARK

CITY OF BUELLTON BENCH MARK "2010–015" – 2"X24" GALVANIZED STEEL PIPE IN CONCRETE WITH 3" BRASS CAP STAMPED "CITY OF BUELLTON HORIZONTAL CONTROL AND BENCHMARK, PLS 6392, CITY SURVEYOR, 2010 – 015" IN A 8" DIAMETER CAST IRON MONUMENT WELL FLUSH WITH SURFACE, 784.84' NORTH OF THE SOUTHERLY END OF MCMURRAY ROAD, 60.63' NORTHEAST OF AN ANGLE POINT ON WEST RIGHT–OF–WAY OF MCMURRAY ROAD.

ELEVATION = 356.50 FEET (NAVD 1988)

BASIS OF BEARINGS

THE "BASIS OF BEARING" FOR THIS MAP & SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM "CCS83–ZONE 5". THE MEAN CONVERGENCE ANGLE IS –1°14'54".

UNDERGROUND UTILITY STATEMENT

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING.

ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA.

UNDERGROUND SERVICE ALERT SHALL BE CONTACTED TWO WORKING DAYS PRIOR TO CONSTRUCTION BY CALLING (800) 642–2444.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH CURRENT STANDARDS.

ANY ERRORS, OMISSIONS, OR OTHER VIOLATIONS OF THOSE ORDINANCES, STANDARDS OR DESIGN CRITERIA ENCOUNTERED DURING CONSTRUCTION SHALL BE CORRECTED AND SUCH CORRECTIONS REFLECTED ON CORRECTED PLANS.

REGISTERED PROFESSIONAL ENGINEER — DAVID W. CHANLEY — NO 70849 — CIVIL — STATE OF CALIFORNIA

DAVID W. CHANLEY — R.C.E. 70849

THE DELIVERY OF THIS DRAWING SHOULD NOT BE CONSTRUED TO PROVIDE AN EXPRESS WARRANTY OR GUARANTEE TO ANYONE THAT ALL DIMENSIONS AND DETAILS ARE EXACT OR TO INDICATE THAT THE USE OF THIS DRAWING IMPLIES THE REVIEW AND APPROVAL OF DPSI OF ANY FUTURE USE. ANY USE OF THIS INFORMATION IS AT THE SOLE RISK OF THE USER.

DIGALERT — DIAL TOLL FREE 811 OR (1-800-422-4133) AT LEAST TWO DAYS BEFORE YOU DIG — UNDERGROUND SERVICE ALERT OF CALIFORNIA

APPROVED: DATE

AGENCY REPRESENTATIVE DATE

PROFESSIONAL ENGINEER — DAVID W. CHANLEY — PRELIMINARY — NOT FOR CONSTRUCTION — REGISTERED — STATE OF CALIFORNIA — CIVIL

DIVERSIFIED PROJECT SERVICES INTERNATIONAL
705 Fiero Lane, Suite 10, San Luis Obispo, CA 93401
(805) 250-2891 (805) 971-9800 (805) 423-4440 Fax

CLAD CONSULTING

DESCRIPTION	AFPP	DC	DC	DC	DC	DC
ISSUED FOR REVIEW						
ISSUED FOR REVIEW						
ISSUED FOR REVIEW						
ISSUED FOR REVIEW						

DATE	REV
01/18/2021	A
02/11/2022	B
08/31/2023	C
10/10/2023	D

TITLE SHEET
PSHH BUELLTON APARTMENTS
10 MCMURRAY ROAD
BUELLTON, CALIFORNIA, 93427

SHEET C1 OF 10 SHEETS

PROJECT: 200714

PLOTTED: 2023-10-11

N:\200714\001_CE\DWG\5-SHEETS\2-GRADE\C200714-T0501.DWG

EXISTING VACANT LOT
APN: 137-200-050

EXISTING COMMERCIAL
APN: 137-200-090

EXISTING COMMERCIAL
APN: 137-200-089

EXISTING COMMERCIAL
APN: 137-200-088

MATCHLINE - SEE SHEET C3

MCMURRAY ROAD

SEE SEPARATE LANDSCAPING PLANS

WATER SERVICE FOR CITY BUELLTON PER R1

(E) TREE (TYP.)

PROPERTY LINE

MONUMENT SIGN PER ARCHITECTURAL PLANS

PER MCMURRAY ROAD IMPROVEMENT PLANS

PAINT CURB RED FOR NO PARKING

FINAL LOCATIONS AND QUANTITIES TO BE DETERMINED BEFORE APPROVAL OF PUBLIC IMPROVEMENT PLANS

EXISTING ROW

FLOOD LINE

START WALL

PROPERTY LINE

15' STORM DRAIN EASEMENT DEDICATED TO THE CITY OF BUELLTON PER R2 & 96-04-070762

15' WATER PIPELINE AND POWERLINE EASEMENT PER 110-LS-35 & INSTRUMENT NO 78-13485 OF OFFICIAL RECORDS

30' STORM DRAIN EASEMENT DEDICATED TO THE CITY OF BUELLTON PER R2 & 96-04-070762

DOWNSPOUT (TYP)

UNDERGROUND STORAGE CHAMBERS, SEE COMPOSITE UTILITY PLAN

EXISTING STORM DRAIN TO BE ABANDONED

WALL STEP
363.50 TOW (N)(S)
356.50 TOF (N)
355.50 TOF (S)

FUTURE TRAIL

N

W E

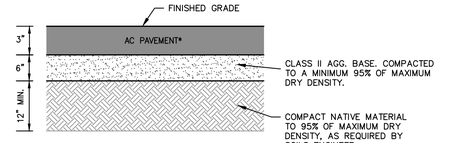
S

20' 0' 20' 40'

SCALE: 1"= 20'

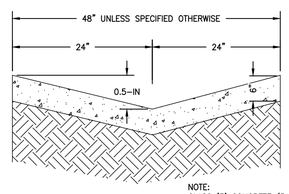
CONSTRUCTION NOTES:

1. CONSTRUCT TYPE A1-6 CURB PER CITY OF BUELLTON DETAIL 302 ON SHEET C6.
2. CONSTRUCT 4" PCC SIDEWALK PER CITY OF BUELLTON DETAIL 306 ON SHEET C6.
3. INSTALL 3" ASPHALT PAVEMENT OVER 6" AG BASE, PER DETAIL 1 ON SHEET C2.
4. CONSTRUCT ADA RAMP PER CALTRANS STANDARD PLAN A88A, CASE C ON SHEET C6.
5. CONSTRUCT ADA RAMP PER CALTRANS STANDARD PLAN A88A, CASE F ON SHEET C6.
6. CONSTRUCT 4' WIDE V-GUTTER PER DETAIL 2 ON SHEET C2.
7. CONSTRUCT RETAINING WALL PER STRUCTURAL DETAILS.
8. CONSTRUCT 26' WIDE DRIVEWAY PER CITY OF BUELLTON DETAIL 304 ON SHEET C6.
9. OVER EXCAVATION LIMITS PER SOILS REPORT RECOMMENDATIONS.
10. CONSTRUCT TYPE SB-18 CURB PER CITY OF BUELLTON DETAIL 302 ON SHEET C6.
11. INSTALL TYPE 15 STREET LIGHT PER CALTRANS DETAIL ES-6A ON SHEET C8. SEE PER MCMURRAY ROAD IMPROVEMENT PLANS.
12. CONSTRUCT TYPE SB-18 CURB AND GUTTER PER CITY OF BUELLTON DETAIL 302, ON SHEET C6.
13. TRANSITION FROM 6" CURB TO ZERO HEIGHT CURB.
14. PG&E TRANSFORMER PER SEPARATE PLANS.
15. SITE AMENITIES BY OTHERS.
16. INSTALL FUTURE EV CHARGING STATIONS PER ARCHITECTURAL PLANS.
17. 6' CMU WALL PER STRUCTURAL PLANS.
18. ZERO HEIGHT CURB.
19. TRASH ENCLOSURE PER ARCHITECTURAL SITE PLAN.
20. PATIO TO SLOPE AT 2% MAX WITH WEEP HOLES IN CMU WALL FOR DRAINAGE.



* FINAL ASPHALT SECTION AND CLASS II AGG. BASE SECTION TO BE DETERMINED IN FIELD BASED ON FIELD MODULUS OF SUBGRADE REACTION.

1 ASPHALT PAVEMENT SECTION
N.T.S.



NOTE:
CLASS '3' CONCRETE (5 1/2 SACK) EXPANSION JOINTS EA. 40'
WEAKENED PLANE JTS. EA. 20'

2 4' CONCRETE SWALE
N.T.S.

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APPROVED:

DATE

AGENCY REPRESENTATIVE

DATE

PROFESSIONAL ENGINEER * CHANLEY * STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION

DIVERSIFIED PROJECT SERVICES INTERNATIONAL

CLAD ARCHITECTURE

DESCRIPTION	DATE	REV	AIPP
ISSUED FOR REVIEW	01/18/2021	A	DC
ISSUED FOR REVIEW	02/11/2022	B	DC
ISSUED FOR REVIEW	08/31/2023	C	DC
ISSUED FOR REVIEW	10/10/2023	D	DC

GRADING PLAN BUILDING 1
PSHH BUELLTON APARTMENTS
10 MCMURRAY ROAD
BUELLTON, CALIFORNIA, 93427

SHEET C2 OF 10 SHEETS

PROJECT: 200714

PLOTTED: 2023-10-11

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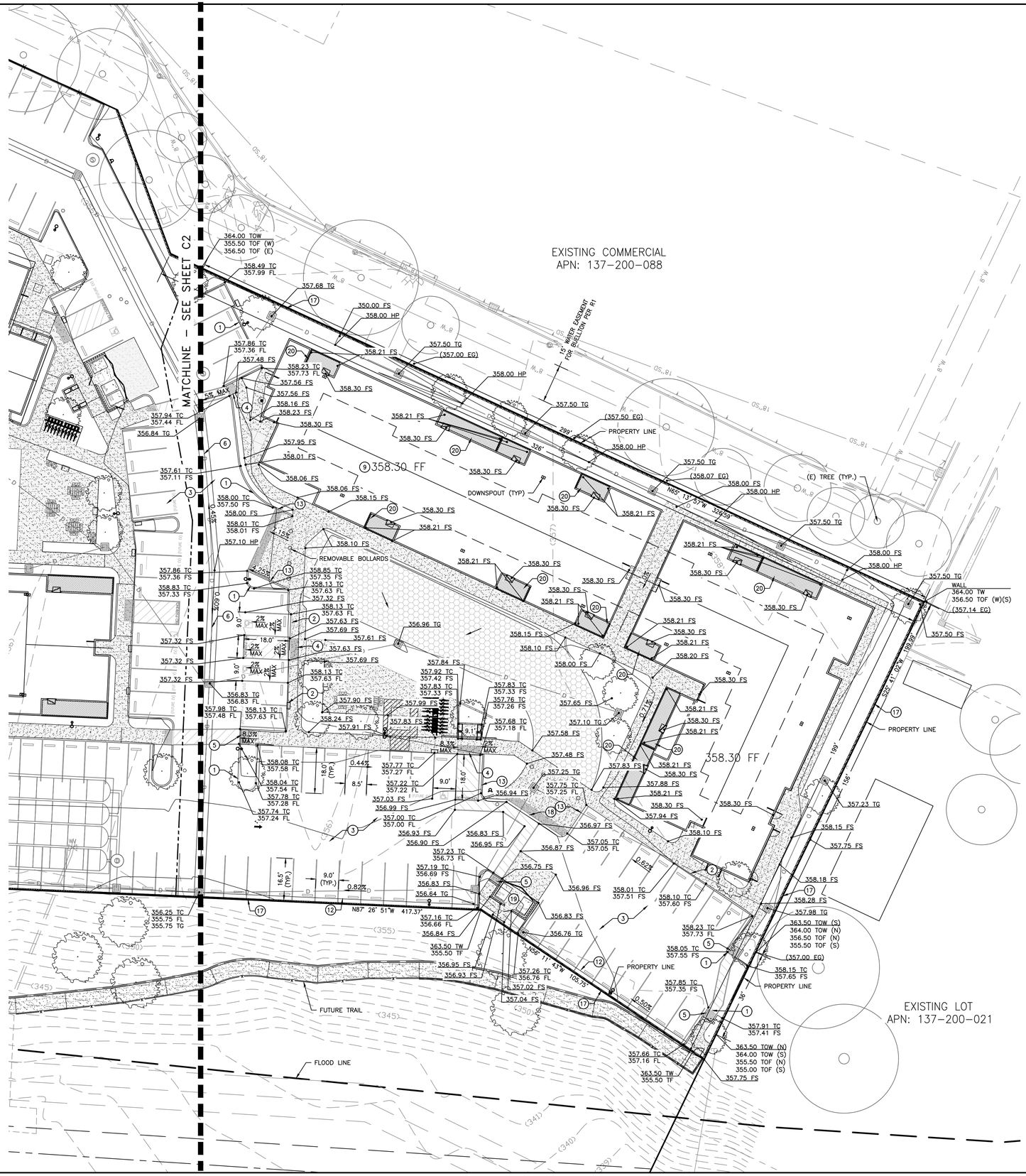

CONSTRUCTION NOTES:

1. CONSTRUCT TYPE A1-6 CURB PER CITY OF BUELLTON DETAIL 302 ON SHEET C6.
2. CONSTRUCT 4" PCC SIDEWALK PER CITY OF BUELLTON DETAIL 306 ON SHEET C6.
3. INSTALL 3" ASPHALT PAVEMENT OVER 6" AG BASE, PER DETAIL 1 ON SHEET C2.
4. CONSTRUCT ADA RAMP PER CALTRANS STANDARD PLAN A88A, CASE C ON SHEET C6.
5. CONSTRUCT ADA RAMP PER CALTRANS STANDARD PLAN A88A, CASE F ON SHEET C6.
6. CONSTRUCT 4' WIDE V-GUTTER PER DETAIL 2 ON SHEET C2.
7. CONSTRUCT RETAINING WALL PER STRUCTURAL DETAILS.
8. CONSTRUCT 26' WIDE DRIVEWAY PER CITY OF BUELLTON DETAIL 304 ON SHEET C6.
9. OVER EXCAVATION LIMITS PER SOILS REPORT RECOMMENDATIONS.
10. CONSTRUCT TYPE SB-18 CURB PER CITY OF BUELLTON DETAIL 302 ON SHEET C6.
11. INSTALL TYPE 15 STREET LIGHT PER CALTRANS DETAIL ES-6A ON SHEET C8. SEE PER MCMURRAY ROAD IMPROVEMENT PLANS.
12. CONSTRUCT TYPE SB-18 CURB AND GUTTER PER CITY OF BUELTON DETAIL 302, ON SHEET C6.
13. TRANSITION FROM 6" CURB TO ZERO HEIGHT CURB.
14. PG&E TRANSFORMER PER SEPARATE PLANS.
15. SITE AMENITIES BY OTHERS.
16. INSTALL FUTURE EV CHARGING STATIONS PER ARCHITECTURAL PLANS.
17. 6' CMU WALL PER STRUCTURAL PLANS.
18. ZERO HEIGHT CURB.
19. TRASH ENCLOSURE PER ARCHITECTURAL SITE PLAN.
20. PATIO TO SLOPE AT 2% MAX WITH WEEP HOLES IN CMU WALL FOR DRAINAGE.

APPROVED: DATE

AGENCY REPRESENTATIVE DATE

REGISTERED PROFESSIONAL ENGINEER CHANLEY C. VU STATE OF CALIFORNIA
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DIVERSIFIED PROJECT SERVICES INTERNATIONAL
Los Angeles, California 90025 (424) 421-0800
Santa Barbara, California 93101 (805) 284-3844

CLAD ENGINEERING

DESCRIPTION	REV	DATE	APP
ISSUED FOR REVIEW	A	01/18/2021	DC
ISSUED FOR REVIEW	B	02/11/2022	DC
ISSUED FOR REVIEW	C	08/31/2023	DC
ISSUED FOR REVIEW	D	10/10/2023	DC

GRADING PLAN BUILDING 2
PSHH BUELLTON APARTMENTS
10 MCMURRAY ROAD
BUELLTON, CALIFORNIA, 93427

SHEET C3 OF 10 SHEETS

PROJECT: 206714

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PLOTTED: 2023-10-11

UTILITY CONSTRUCTION NOTES

1. INSTALL 6" PVC STORM DRAIN PIPE PER CITY OF BUELLTON TRENCHING DETAIL 105 ON SHEET C7. LENGTH AND SLOPE PER PLAN.
2. INSTALL 12" PVC STORM DRAIN PIPE PER CITY OF BUELLTON TRENCHING DETAIL 105 ON SHEET C7. LENGTH AND SLOPE PER PLAN.
3. INSTALL 12" X 12" MIDSTATE CONCRETE SQUARE CATCH BASIN OR APPROVED EQUAL SEE SHEET C6.
4. INSTALL 18" X 18" MIDSTATE CONCRETE SQUARE CATCH BASIN OR APPROVED EQUAL SEE SHEET C6.
5. INSTALL 8" SDR 35 PVC SEWER PIPE PER CITY OF BUELLTON DETAIL 607 ON SHEET C7.
6. INSTALL SEWER CLEANOUT PER CITY OF BUELLTON DETAIL 605 ON SHEET C7.
7. INSTALL 48" SEWER MANHOLE PER CITY OF BUELLTON STANDARD DETAIL 602 ON SHEET C7.
8. INSTALL 48" STORM DRAIN MANHOLE WITH GRATE PER CITY OF BUELLTON STANDARDS.
9. INSTALL 8" PVC C900, D.R. 18 WATER LINE PER CITY OF BUELLTON STANDARDS.
10. INSTALL FIRE HYDRANT PER CITY OF BUELLTON DETAIL 503 ON SHEET C7.
11. INSTALL 8" DOUBLE DETECTOR CHECK VALVE ASSEMBLY AND BACKFLOW PREVENTER PER CITY OF BUELLTON DETAIL 508 ON SHEET C7.
12. INSTALL STORMTECH MC-7200 CHAMBERS OR APPROVED EQUAL.
13. INSTALL GATE VALVE BOX PER CITY OF BUELLTON DETAIL 509 ON SHEET C7.
14. INSTALL 8" PVC STORM DRAIN PIPE PER CITY OF BUELLTON TRENCHING DETAIL 105 ON SHEET C7. LENGTH AND SLOPE PER PLAN.
15. INSTALL 18" RCP STORM DRAIN PIPE PER CITY OF BUELLTON TRENCHING DETAIL 105 ON SHEET C7. LENGTH AND SLOPE PER PLAN. (D-LOAD 1500).
16. INSTALL CONCRETE COLLAR PER CITY OF BUELLTON DETAIL 207 ON SHEET C7.
17. INSTALL DROP INLET PER CITY OF BUELLTON DETAIL 201 ON SHEET C6.
18. INSTALL 4" WATER METER PER CITY OF BUELLTON STANDARD 514 ON SHEET C8.
19. INSTALL 3" SCHEDULE 80 PVC PIPE WATER LINE.
20. INSTALL PER SEPARATE PIPS.
21. INSTALL 36" X 36" MIDSTATE CONCRETE SQUARE CATCH BASIN OR APPROVED EQUAL SEE SHEET C6.
22. INSTALL 15" HDPE STORM DRAIN PIPE PER CITY OF BUELLTON TRENCHING DETAIL 105 ON SHEET C7. LENGTH AND SLOPE PER PLAN.
23. INSTALL 4" NDS HEM GRATE.
24. INSTALL 4" PVC STORM DRAIN PIPE PER CITY OF BUELLTON TRENCHING DETAIL 105 ON SHEET C7. LENGTH AND SLOPE PER PLAN.

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SCALE: 1" = 20'

APPROVED: DATE

AGENCY REPRESENTATIVE DATE

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REGISTERED PROFESSIONAL ENGINEER CHANLEY STATE OF CALIFORNIA CIVIL

DIVERSIFIED PROJECT SERVICES INTERNATIONAL
Tel: (805) 324-4331 Fax: (805) 324-4440
Email: info@dpsi-intl.com

CLAD CONSULTING

DESCRIPTION	AFPP
ISSUED FOR REVIEW	DC
ISSUED FOR REVIEW	DC
ISSUED FOR REVIEW	DC
ISSUED FOR REVIEW	DC

DATE	REV
01/18/2021	A
02/11/2022	B
06/31/2023	C
10/10/2023	D

UTILITY PLAN
PSHH BUELLTON APARTMENTS
10 MCMURRAY ROAD
BUELLTON, CALIFORNIA, 93427

SHEET C4 OF 10 SHEETS

PROJECT: 200714

PLOTTED: 2023-10-11

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MCMURRAY ROAD

MATERIAL STORAGE

CONCRETE WASTE

15' WATER EASEMENT FOR DEDICATION PER R1

355

LEGEND

SF	SILT FENCE PER CASQA DETAIL SE-1, SEE SHEET C9
	DRAIN INLET PROTECTION PER CASQA DETAIL SE-10, SEE SHEET C9
	GRAVEL BAG PER CASQA DETAIL SE-6, SEE SHEET C9
MATERIAL STORAGE	MATERIAL DELIVERY AND STORAGE PER CASQA DETAIL WM-1, SEE SHEET C9
CONCRETE WASTE	CONCRETE WASTE MANAGEMENT PER CASQA DETAIL WM-8, SEE SHEET C9
	STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA DETAIL TC-1, SEE SHEET C9

N E W S

20' 0' 20' 40'

SCALE: 1" = 20'

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02/11/2022	B	ISSUED FOR REVIEW	DC
08/31/2022	C	ISSUED FOR REVIEW	DC
10/10/2023	D	ISSUED FOR REVIEW	DC

EROSION CONTROL PLAN

PSHH BUELLTON APARTMENTS
10 MCMURRAY ROAD
BUELLTON, CALIFORNIA, 93427

SHEET C5 OF 10 SHEETS

PROJECT: 200714

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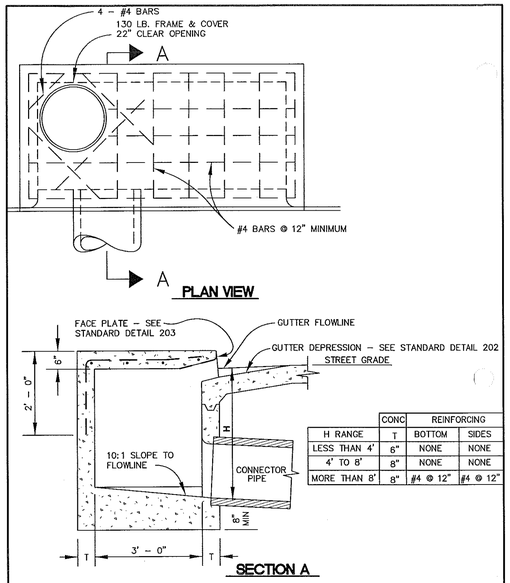


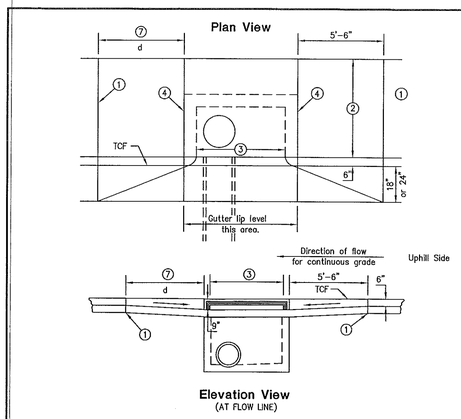
H RANGE	T	CONC BOTTOM	REINFORCING BOTTOM	REINFORCING SIDES
LESS THAN 4'	6"	NONE	NONE	
4' TO 8'	8"	NONE	NONE	
MORE THAN 8'	8"	#4 @ 12"	#4 @ 12"	

SECTION A

CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS

REVISIONS	DROP INLET TYPE A	STANDARD DETAIL 201
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	1 OF 2

Y: \BUELLTON\BC171_Buellton_STD_DETAILS\CADD\BC171_Buellton_Std_Dtls\dwg\Std_Dtls_r2004\BSD_201.dwg



1. 1/2" maximum expansion joint material shall be provided at the ends of the curb transitions as shown.
2. The width of the top slab is variable to match existing sidewalks.. See other standard details.
3. The minimum length of opening is 4' and the maximum length is 21'.
4. 1–1/2" deep contraction joints shall be provided as shown.
5. The top slab, curb transitions, and gutter shall be poured using Class 560–C–3250 concrete. Where the pour is not monolithic, dowelling will be required as specified by the City.
6. Curb face transitions and warp areas shall not extend into curb returns, driveways, alley entrances or any other curb openings.
7. If inlet is located in sag condition, d = 5'6", if in a continuous grade, d = 2'6".

CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS

REVISIONS	GUTTER DEPRESSION AT CURB OPENING TYPE "A" DROP INLET	STANDARD DETAIL 202
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	

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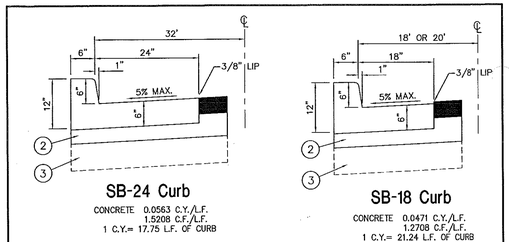

NOTES:

1. CONCRETE TO BE CLASS 520–C–2500.
2. 0.35 FT MIN. CLASS 2 AGG. BASE COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY.
3. 95% REL. COMPACTION FOR A DEPTH OF 0.75 FT, UNLESS SPECIFIED OTHERWISE ON PROJECT PLANS.
4. ALL EXPOSED CORNERS ON CURB AND GUTTER TO BE ROUNDED WITH A 1/2" RADIUS.
5. CONTRACTION JOINTS 1–1/2" IN DEPTH SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 10 FEET.
6. EXPANSION JOINTS (1/2") SHALL BE PLACED AT EACH BCR AND ECR, SIDES OF STRUCTURES, DRIVEWAYS, AND OTHER LOCATIONS AS DIRECTED BY THE CITY. EXPANSION JOINTS SHALL BE PLACED AT 20' INTERVALS.

CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS

REVISIONS	CURB AND GUTTER DETAIL	STANDARD DETAIL 302
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	

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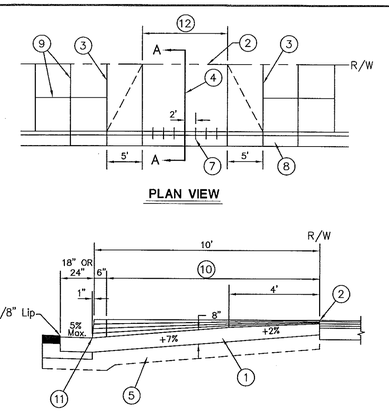

1. A MINIMUM THICKNESS OF 8" CLASS 520–C–2500 CONCRETE SHALL BE USED.
2. IF DRIVEWAY SURFACING IS CONCRETE, 1/2" MAXIMUM WIDTH EXPANSION JOINT MATERIAL SHALL BE PLACED AT THE BACK OF THE SIDEWALK.
3. 1/2" MAXIMUM WIDTH EXPANSION JOINT MATERIAL.
4. THIS DETAIL IS TO BE USED FOR DRIVEWAYS THAT SERVE 4 OR MORE RESIDENCES.

CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS

REVISIONS	COMMERCIAL DRIVEWAY	STANDARD DETAIL 304
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	1 OF 2

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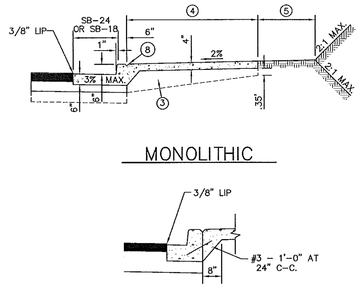

1. ALL NEW SIDEWALK, CURB AND GUTTER SHALL BE CLASS 520–C–2500 CONCRETE.
2. WHEN EXTRUDED CURB IS PLACED, THE EXTRUDING MACHINE MUST BE CAPABLE OF PLACING CONCRETE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 0.50' OF NATIVE SOIL SHALL BE COMPACTED TO 95% DENSITY UNDER ALL SIDEWALKS, CURB AND GUTTER. A MINIMUM OF 0.35' OF CLASS 2 AGGREGATE BASE WILL BE REQUIRED UNDER THE SIDE–WALK, CURB AND GUTTER, AND COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY.
4. THE WIDTH OF THE SIDEWALK SHALL BE 5 FEET FOR RESIDENTIAL AREAS AND 10 FEET FOR COMMERCIAL AREAS UNLESS OTHERWISE DIRECTED BY THE CITY.

CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS

REVISIONS	CURB & SIDEWALK	STANDARD DETAIL 306
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	1 OF 2

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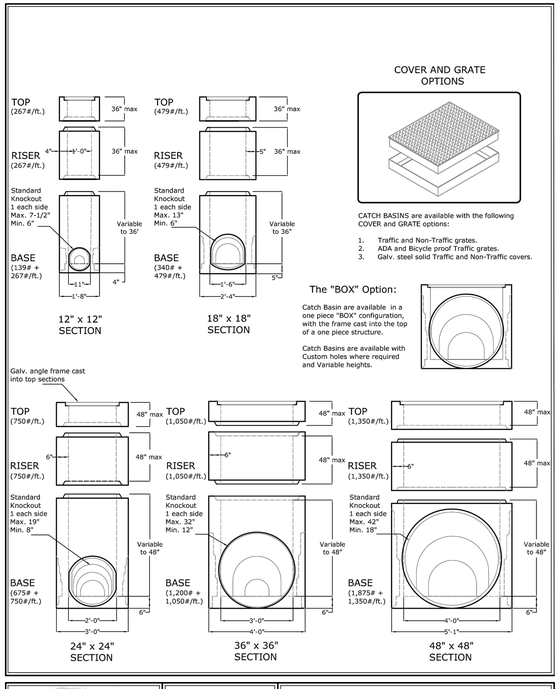
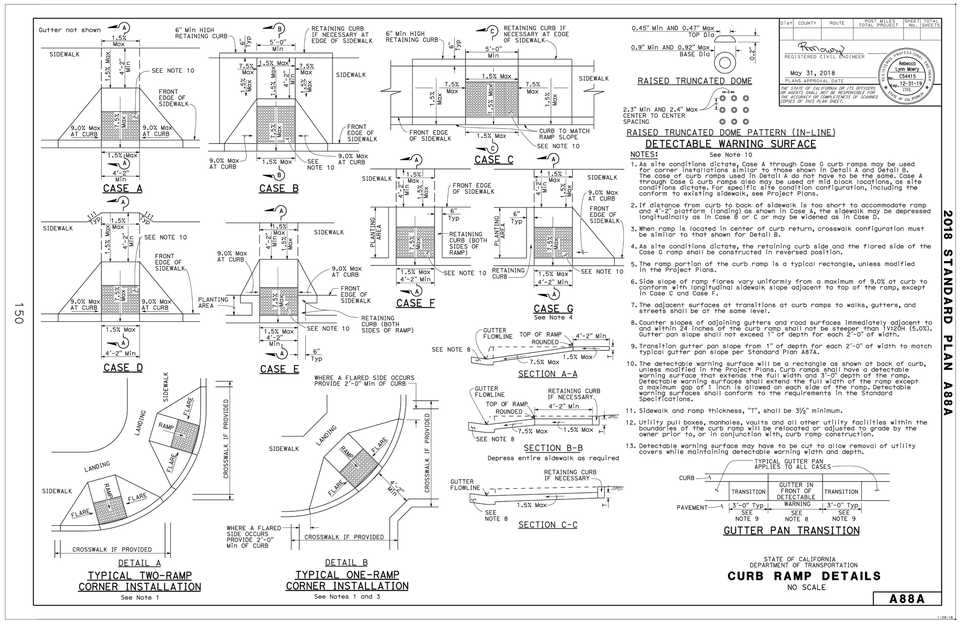


MID STATE Concrete Products Santa Maria, Ca.
1625 E. DONOVAN RD., STE. C
SANTA MARIA, CA 93454
PH: (805) 928-2855
FAX: (805) 928-2114
www.midstateconcrete.com

SQUARE CATCH BASINS

REV. 08/08



STATE	COUNTY	ROUTE	POST MILES / TOTAL PROJECT	SHEET NO. / TOTAL NO. SHEETS

REGISTERED CIVIL ENGINEER
May 31, 2018
PLANS APPROVAL DATE
THE STATE OF CALIFORNIA OR ITS OFFICERS AND AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR PRECISION OF CONVERTED DATA OR NON PLAN DATA

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
CURB RAMP DETAILS
NO SCALE
A88A

2018 STANDARD PLAN A88A

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APPROVED: DATE

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PROFESSIONAL ENGINEER CHANLEY STATE OF CALIFORNIA

DIVERSIFIED PROJECT SERVICES INTERNATIONAL
San Luis Obispo, California (805) 781-9800 (805) 424-4440

CLAD CONSULTING

DATE	REV	DESCRIPTION	APP
01/18/2021	A	ISSUED FOR REVIEW	DC
02/11/2022	B	ISSUED FOR REVIEW	DC
08/31/2023	C	ISSUED FOR REVIEW	DC
10/10/2023	D	ISSUED FOR REVIEW	DC

DETAIL SHEET
PSHH BUELLTON APARTMENTS
10 MCMURRAY ROAD
BUELLTON, CALIFORNIA, 93427

SHEET C6 OF 10 SHEETS
PROJECT: 200714

PLOTTED 2023-10-11

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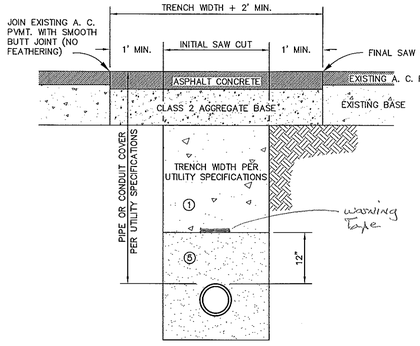

NOTES:

1. BACKFILL UNDER EXISTING OR PROPOSED PAVEMENT, INCLUDING SIDEWALKS, SHALL BE CEMENT SLURRY CLASS 100-E-100 (1 SACK/CUBIC YARD). IN OTHER LOCATIONS, BACKFILL SHALL BE PER SECTION 306-1.3.1 WITH MAXIMUM SIZE OF ROCKS BEING 2-1/2" IN ANY DIMENSION.
2. ALL BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% RELATIVE DENSITY.
3. REPLACEMENT SECTION FOR ASPHALT CONCRETE PAVING SHALL BE NOT LESS THAN 4" OF ASPHALT CONCRETE ON NOT LESS THAN 6" OF CLASS 2 AGGREGATE BASE (CALTRANS SPEC.). IF THE EXISTING SECTION EXCEEDS THESE VALUES, MATCH EXISTING THICKNESSES.
4. IF EITHER SAW CUT LINE IS WITHIN 4' OF THE EDGE OF GUTTER, ALL PAVEMENT BETWEEN THE EDGE OF GUTTER AND THE FARTHER SAW CUT LINE SHALL BE REMOVED AND REPLACED.
5. BEDDING SHALL BE PER UTILITY SPECIFICATIONS. FOR WATER MAIN AND SANITARY SEWER CONSTRUCTION, BEDDING SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PIPE MANUFACTURER. BEDDING COMPACTION SHALL RESULT IN NOT LESS THAN 90% RELATIVE DENSITY.

CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS		
REVISIONS	UTILITY TRENCEH DETAIL	STANDARD DETAIL 105
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	

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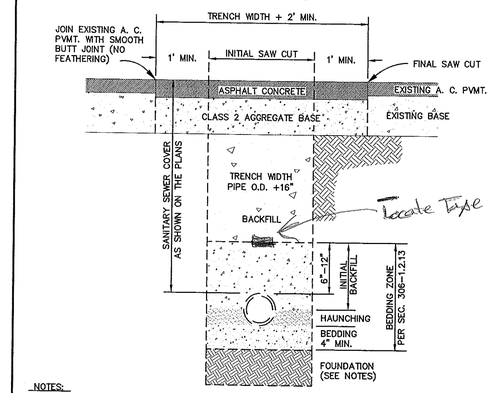
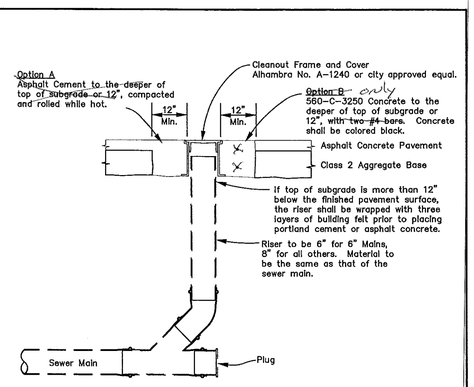


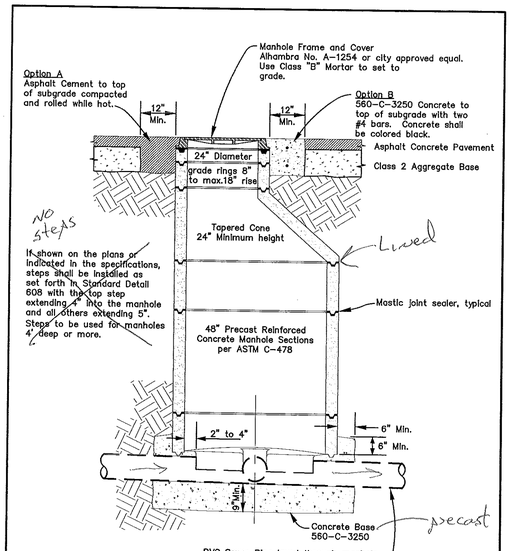
NOTES:

1. REPLACEMENT SECTION FOR ASPHALT CONCRETE PAVING SHALL BE NOT LESS THAN 4" OF ASPHALT CONCRETE ON NOT LESS THAN 6" OF CLASS 2 AGGREGATE BASE (CALTRANS SPEC.). IF THE EXISTING SECTION EXCEEDS THESE VALUES, MATCH EXISTING THICKNESSES. IF EITHER SAW CUT LINE IS WITHIN 4' OF THE EDGE OF GUTTER, ALL PAVEMENT BETWEEN THE EDGE OF GUTTER AND THE FARTHER SAW CUT LINE SHALL BE REMOVED AND REPLACED.
2. BACKFILL UNDER EXISTING OR PROPOSED PAVING, INCLUDING SIDEWALKS, SHALL BE CEMENT SLURRY CLASS 100-E-100 (1 SACK/CUBIC YARD). IN OTHER LOCATIONS, BACKFILL SHALL BE PER SECTION 306-1.3.1 WITH MAXIMUM SIZE OF ROCKS BEING 2-1/2" IN ANY DIMENSION.
3. BEDDING MATERIAL SHALL BE COMPOSED OF CRUSHED ROCK CONFORMING TO SUBSECTION 200-1.2 WITH 1/2" MAXIMUM GRADATION. BEDDING SHALL BE COMPACTED TO NOT LESS THAN 90% RELATIVE DENSITY. IF NATIVE MATERIAL IS SAND, GRAVEL OR SANDY-GRAVEL, AND IF APPROVED BY THE ENGINEER, BEDDING NEED NOT EXTEND BELOW THE PIPE.
4. IF THE FOUNDATION IS FOUND TO BE EXPANSIVE OR ORGANIC MATERIAL, SAID MATERIAL SHALL BE REMOVED UNTIL SUITABLE MATERIAL IS FOUND. THE REMOVED MATERIAL SHALL BE REPLACED WITH MATERIAL MEETING THE REQUIREMENTS FOR BACKFILL.

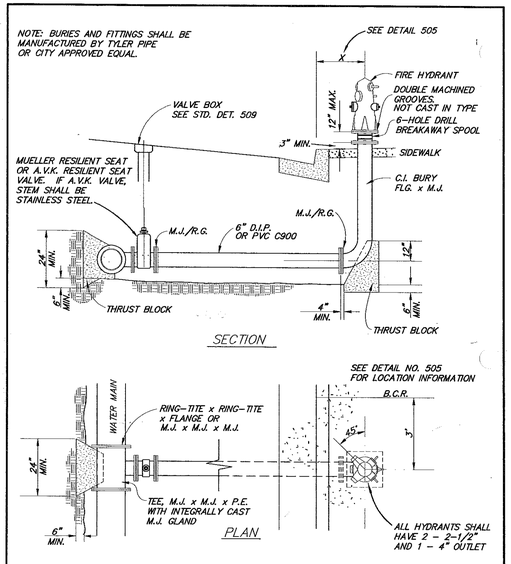
CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS		
REVISIONS	SANITARY SEWER TRENCH	STANDARD DETAIL 607
	William Ollendorf 6-14-95	
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	



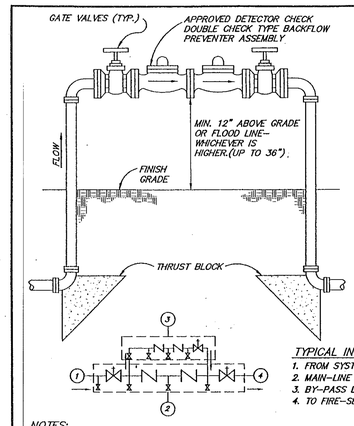
CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS		
REVISIONS	SANITARY SEWER CLEANOUT	STANDARD DETAIL 605
	William Ollendorf 6-14-95	
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	



CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS		
REVISIONS	SANITARY SEWER MANHOLE	STANDARD DETAIL 602 1 OF 2
	William Ollendorf 6-14-95	
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	



CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS		
REVISIONS	FIRE HYDRANT INSTALLATION (WET BARREL)	STANDARD DETAIL 503 1 OF 2
	William Ollendorf 6-14-95	
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	



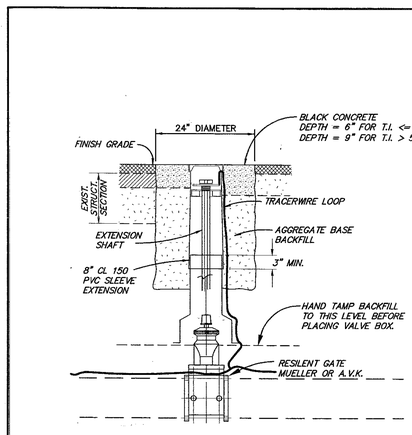
TYPICAL INSTALLATION

1. FROM SYSTEM WATER SUPPLY
2. MAIN-LINE DOUBLE CHECK ASSEMBLY
3. BY-PASS LINE DOUBLE CHECK ASSEMBLY
4. TO FIRE-SERVICE

NOTES:

1. The detector check double check valve assembly shall be tested and approved approved by a certified tester prior to acceptance by the City.
2. All pipe and fittings shall be ductile iron with flanged fittings or with mechanical joints with retainer glands.
3. Concrete thrust blocks shall be constructed in conformance with Std. Detail 517.
4. All buried bolts shall be high quality stainless steel.

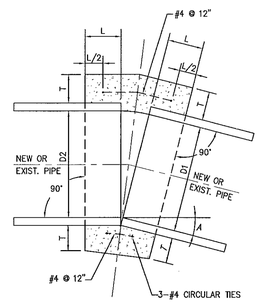
CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS		
REVISIONS	DETECTOR CHECK DOUBLE CHECK VALVE ASSEMBLY	STANDARD DETAIL 508
	William Ollendorf 6-14-95	
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	



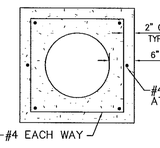
NOTES:

1. Valve cover and frame shall be Brooks Model 3-RT Series or approved equal with the word "WATER" cast in the cover.
2. Installation with gate valve shall require backfill to be hand tamped up to the bottom of the stuffing box before placing the valve box.
3. Extension shaft, fitted with self-centering device and adapter shall be installed when cover over valve nut exceeds 5'.

CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS		
REVISIONS	VALVE BOX - GATE VALVE	STANDARD DETAIL 509
	William Ollendorf 6-14-95	
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	



D	L	T
12"	1.00'	4"
18"	1.00'	5"
24"	1.00'	6"
36"	1.50'	8"
48"	1.50'	10"
57"	1.50'	10"
60"	1.75'	11"
66"	1.75'	11"



ELEVATION VIEW

1. A CONCRETE COLLAR IS REQUIRED WHERE THE CHANGE IN GRADE EXCEEDS 0.10' PER FOOT.
2. WHERE PIPES OF DIFFERENT DIAMETERS ARE JOINED WITH A CONCRETE COLLAR, L AND T SHALL BE THOSE OF THE LARGER PIPE. D=D1 OR D2, WHICHEVER IS GREATER.
3. FOR PIPE LARGER THAN 66", A SPECIAL COLLAR DETAIL IS REQUIRED.
4. FOR PIPE SIZE NOT LISTED USE NEXT SIZE LARGER.
5. OMIT REINFORCING ON PIPES 24" AND LESS IN DIAMETER AND ON ALL PIPES WHERE ANGLE A IS LESS THAN 10°.
6. WHERE REINFORCING IS REQUIRED THE DIAMETER OF THE CIRCULAR TIES SHALL BE D + (2 x WALL THICKNESS) + 8".
7. WHEN D1 IS EQUAL OR LESS THAN D2, JOIN INVERTS AND WHEN D1 IS GREATER THAN D2 , JOIN SOFFITS.
8. PIPE MAY BE CORRUGATED METAL PIPE OR REINFORCED CONCRETE PIPE.
9. NOT TO BE USED FOR A SIZE CHANGE ON THE MAINLINE.
10. ALL CONCRETE SHALL BE CLASS 560-C-3250.

CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS		
REVISIONS	CONCRETE COLLAR CONNECTION	STANDARD DETAIL 207 1 OF 2
	REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	

Y:\BUELLTON\BC171_Buellton_STD_DETAILS\CADD\BC171_Buellton_Std_Dtls\dwg\Std_Dtls_r2004\BSD_207.dwg

APPROVED: DATE

AGENCY REPRESENTATIVE DATE

PROFESSIONAL ENGINEER * CRAIG A. CRAWLEY * 61014 * CIVIL * STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

DIVERSIFIED PROJECT SERVICES INTERNATIONAL
San Luis Obispo, California (805) 439-4444

CLAD CONSULTING

REV	DESCRIPTION	DATE	AFPP	DC	DC	DC	DC
A	ISSUED FOR REVIEW	01/18/2021					
B	ISSUED FOR REVIEW	02/11/2022					
C	ISSUED FOR REVIEW	08/31/2023					
D	ISSUED FOR REVIEW	10/10/2023					

DETAIL SHEET CONT.

PSHH BUELLTON APARTMENTS
10 MCMURRAY ROAD
BUELLTON, CALIFORNIA, 93427

SHEET C7 OF 10 SHEETS

PROJECT: 206714

PLOTTED: 2023-10-11

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UNDERGROUND SERVICE ALERT OF CALIFORNIA

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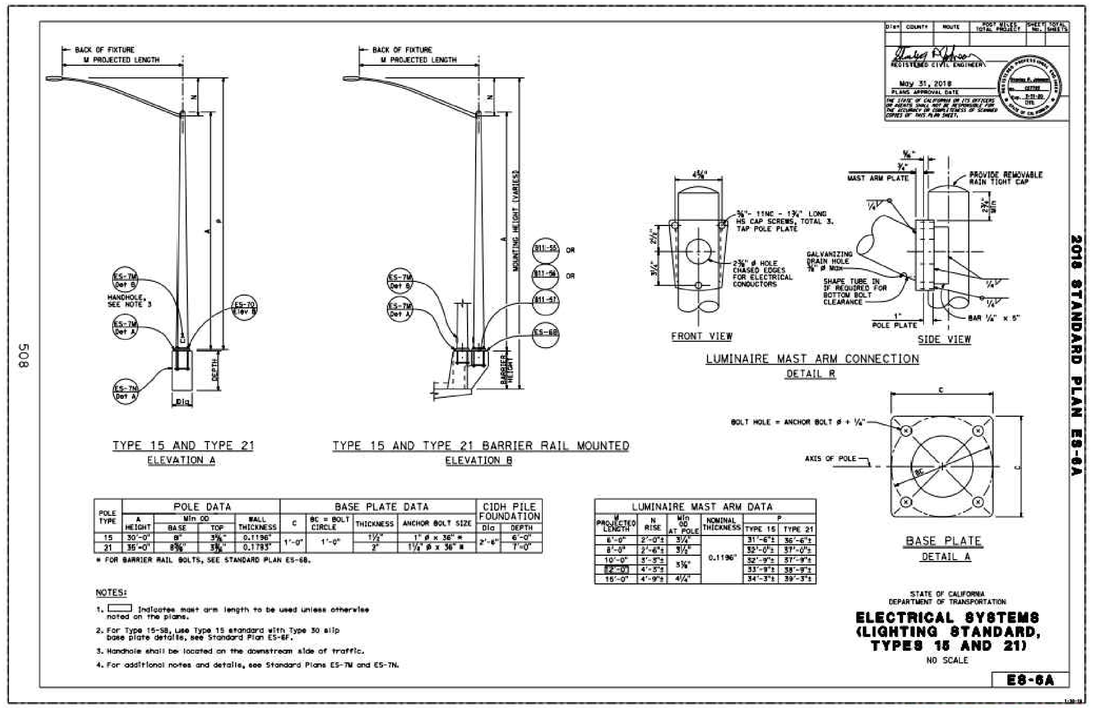

POLE TYPE	POLE DATA A HEIGHT	Min OD BASE	Min OD TOP	WALL THICKNESS	BASE PLATE DATA C	BC = BOLT CIRCLE	THICKNESS	ANCHOR BOLT SIZE	CIDH PILE FOUNDATION Dia	DEPTH
15	30'-0"	8"	3½"	0.1196"	1'-0"	1'-0"	1½"	1" Ø x 36" *	2'-6"	6'-0"
21	35'-0"	8½"	3½"	0.1793"			2"	1¼" Ø x 36" *		7'-0"

* FOR BARRIER RAIL BOLTS, SEE STANDARD PLAN ES-6B.

LUMINAIRE MAST ARM DATA W PROJECTED LENGTH	N RISE	Min OD AT POLE	NOMINAL THICKNESS	P TYPE 15	P TYPE 21
6'-0"	2'-0"±	3½"	0.1196"	31'-6"±	36'-6"±
8'-0"	2'-6"±	3½"		32'-0"±	37'-0"±
10'-0"	3'-3"±	4"		32'-9"±	37'-9"±
12'-0"	4'-3"±	4½"		33'-9"±	38'-9"±
16'-0"	4'-9"±	4¼"		34'-3"±	39'-3"±

NOTES:

1. [ ] indicates mast arm length to be used unless otherwise noted on the plans.
2. For Type 15-SB, use Type 15 standard with Type 30 slip base plate details, see Standard Plan ES-6F.
3. Handhole shall be located on the downstream side of traffic.
4. For additional notes and details, see Standard Plans ES-7M and ES-7N.

L-30-18

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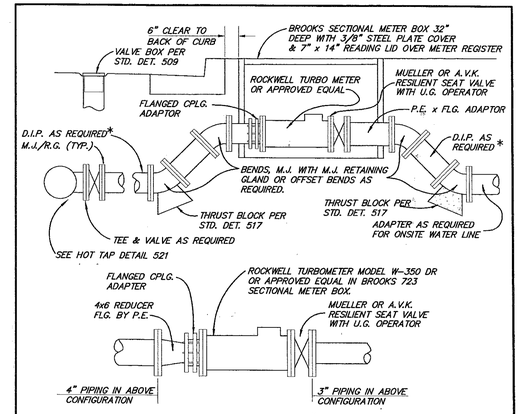


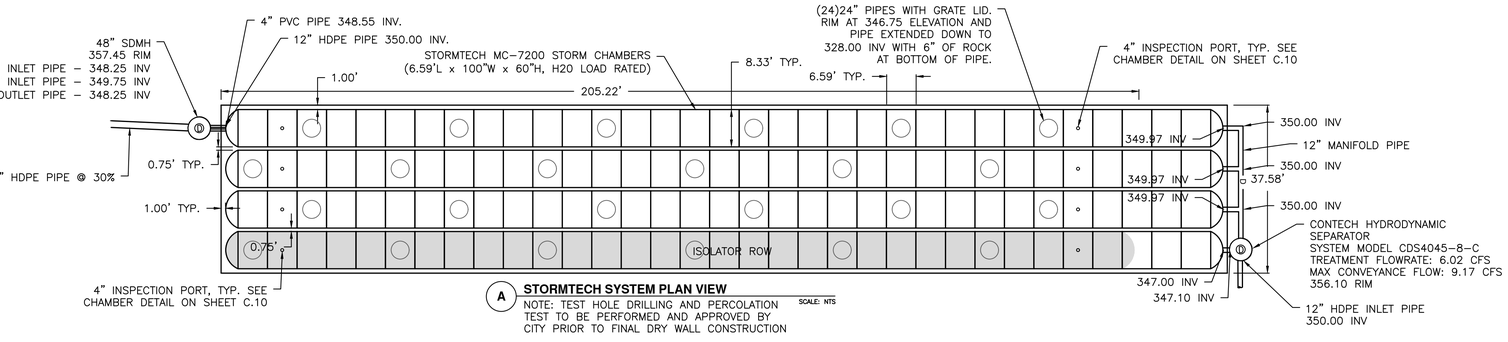
MODIFICATION FOR 3" METER

NOTES:

1. 4" Meter shall be Rockwell Turbometer Model W-1000 DR, or approved equal. 6" meter shall be Rockwell Turbometer Model W-2000 DR with strainer, or approved equal.
2. 4" Meter shall have Brooks 723 sectional meter box. 6" meter shall have Brooks 724 sectional meter box.
3. All piping shall be of the same size as the meter.
4. All pipe in the street right-of-way shall be D.I.P. with mechanical joints and retainer glands. *C900 PVC pipe will be permitted provided that contractor submit fitting details to City for approval prior to installation.
5. All ductile iron pipe, including valves and fittings shall be encased with a 10 mil thick polyethylene sheet and taped as specified in A.W.W.A. C105-A21.5-82.

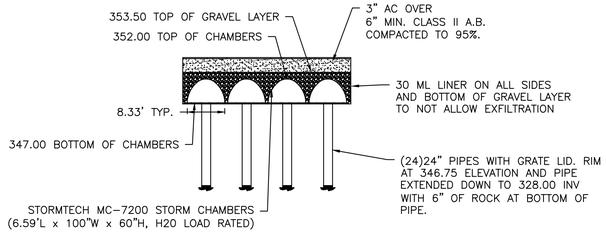
CITY OF BUELLTON - DEPARTMENT OF PUBLIC WORKS

REVISIONS	3", 4" & 6" METER INSTALLATION	STANDARD DETAIL 514
	William Ollmedt 6-14-95 REVIEWED BY: PUBLIC WORKS DIRECTOR DATE	



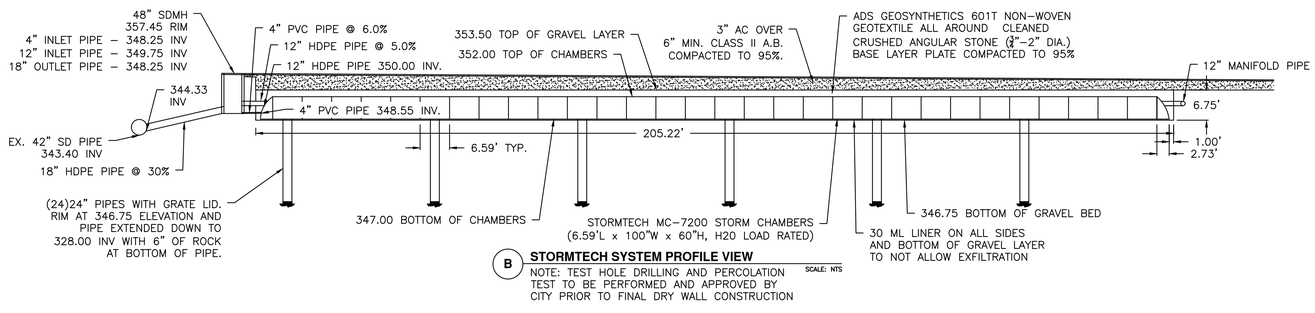
A **STORMTECH SYSTEM PLAN VIEW** SCALE: NTS

NOTE: TEST HOLE DRILLING AND PERCOLATION TEST TO BE PERFORMED AND APPROVED BY CITY PRIOR TO FINAL DRY WALL CONSTRUCTION



C **STORMTECH SYSTEM PROFILE VIEW** SCALE: NTS

NOTE: TEST HOLE DRILLING AND PERCOLATION TEST TO BE PERFORMED AND APPROVED BY CITY PRIOR TO FINAL DRY WALL CONSTRUCTION



B **STORMTECH SYSTEM PROFILE VIEW** SCALE: NTS

NOTE: TEST HOLE DRILLING AND PERCOLATION TEST TO BE PERFORMED AND APPROVED BY CITY PRIOR TO FINAL DRY WALL CONSTRUCTION

APPROVED: DATE

AGENCY REPRESENTATIVE DATE

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER * CHANLEY * 81038 * STATE OF CALIFORNIA * CIVIL

DIVERSIFIED PROJECT SERVICES INTERNATIONAL

CLAD CONSULTING

DATE	REV	DESCRIPTION	AIPP
01/19/2021	A	ISSUED FOR REVIEW	DC
02/11/2022	B	ISSUED FOR REVIEW	DC
08/31/2023	C	ISSUED FOR REVIEW	DC
10/10/2023	D	ISSUED FOR REVIEW	DC

DETAIL SHEET CONT.

PSHH BUELLTON APARTMENTS
10 MCMURRAY ROAD
BUELLTON, CALIFORNIA, 93427

SHEET C8 OF 10 SHEETS

PROJECT: - 200714

PLOTTED: 2023-10-11

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EROSION CONTROL STANDARD NOTES:

1. ALL DISTURBED SURFACES RESULTING FROM GRADING OPERATIONS SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANTING, SUCH AS RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL INSPECTION. THE BUILDING OFFICIAL MAY REQUIRE WATERING OF PLANTED AREAS TO ASSURE GROWTH. WHERE IT IS DETERMINED BY THE BUILDING OFFICIAL THAT CUT SLOPES ARE NOT SUBJECT TO EROSION DUE TO THE EROSION-RESISTANT CHARACTER OF THE MATERIALS, SUCH PROTECTION MAY BE OMITTED. CHECK DAMS, CRIBBING, RIPRAP OR OTHER DEVICES OR METHODS SHALL BE EMPLOYED TO CONTROL EROSION. DUST FROM GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.

2. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN ENSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMPS) LOCATED HEREIN. SEDIMENT IS A POTENTIAL POLLUTANT AND THE BMPS WERE SELECTED AND PLACED FOR OPTIMAL EROSION AND SEDIMENTATION CONTROL.

3. THE NEED FOR EROSION CONTROL DEVICES WILL VARY ACCORDING TO THE SEASON DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PLACE BMPS WHEREVER NECESSARY TO PREVENT EROSION AND SEDIMENTATION.

4. TEMPORARY EROSION CONTROL DEVICES ARE TO BE MAINTAINED BY THE CONTRACTOR AND KEPT IN OPERATION UNTIL SUBSEQUENT PROJECT WORK ELIMINATES THEIR NEED. IT MAY BE NECESSARY TO MOVE, ADJUST, REPLACE, OR CHANGE THE SHAPE OF THE EROSION CONTROL DEVICES DURING THE COURSE OF THE PROJECT. EROSION CONTROL MEASURES SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER OR COUNTY INSPECTOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS PLAN AND FOR MAINTENANCE OF BMPS. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED BY THE CONTRACTOR TO THEIR PERSONNEL.

6. THE EROSION CONTROL DEVICES ON THIS PLAN ARE A GENERAL CONCEPT OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED. EROSION CONTROL DEVICES MAY BE PLACED AT THE DISCRETION OF THE ENGINEER OR THE COUNTY INSPECTOR.

7. CHANGES IN CONSTRUCTION OR IN A CONDITION WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE QSD SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP AND THIS EROSION AND SEDIMENTATION CONTROL PLAN AS REQUIRED, ADDRESSING THE CHANGING SITE CONDITIONS.

8. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

9. ALL PROTECTIVE DEVICES DIRECTED TO BE INSTALLED SHALL BE IN PLACE AT THE END OF EACH WORK DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50% AS FORECAST BY THE NATIONAL WEATHER SERVICE (http://www.noaa.gov/).

10. THIS PLAN MUST BE KEPT ON-SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE LOCAL AGENCY.

11. CONTRACTOR WILL INSPECT BMPS BEFORE, AFTER AND EVERY 24 HOURS DURING EXTENDED STORM EVENTS. THE CONTRACTOR WILL RECORD CONDITIONS OF THE BMPS AND ANY ACTIVITIES REQUIRED FOR MAINTAINING, REPAIRING BMPS. MONITORING INCLUDES MAINTAINING A FILE DOCUMENTING ON-SITE INSPECTIONS, PROBLEMS ENCOUNTERED, CORRECTIVE ACTIONS, AND NOTES AND A REDLINE MAP OF REMEDIAL IMPLEMENTATION MEASURES. COPIES OF THESE REPORTS WILL BE KEPT ON-SITE AND WILL BE AVAILABLE FOR REVIEW.

12. THIS PLAN OFFERS METHODS FOR CONTROL OF SOIL EROSION AND SEDIMENT DURING GRADING AND CONSTRUCTION OPERATIONS. NO WARRANTY IS STATED OR IMPLIED THAT, DURING AN UNUSUAL STORM EVENT, IMPLEMENTATION OF THESE METHODS WILL PREVENT DAMAGE AS A RESULT OF SOIL EROSION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER INSTALLATION OF BMPS, ANY AND ALL DAMAGE TO OWNER'S PROPERTY, ADJACENT PROPERTY, AND CONTRACTOR'S ON GOING WORK.

13. LOCATION OF DEBRIS RECEPTACLES, VEHICLES STAGING AREA AND MATERIALS STORAGE AREA TO BE DETERMINED BY CONTRACTOR.

14. PETROLEUM PRODUCTS, CHEMICALS, AND OTHER POTENTIAL POLLUTANT MATERIAL KEPT ON-SITE IN MINOR QUANTITIES WILL BE STORED IN WATERPROOF CONTAINERS AND CONTINUALLY MONITORED TO PREVENT LEAKS OR ACCIDENTAL RELEASES.

15. ALL MATERIAL EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHALL OCCUR AT LEAST TWICE DAILY WITH COMPLETE COVERAGE, PREFERABLY IN THE LATE MORNING AND AFTER WORK IS FINISHED FOR THE DAY.

16. ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS OF HIGH WINDS SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST OR VISIBLE SITE DISTURBANCE.

17. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.

18. THE AREA DISTURBED BY CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATIONS SHALL BE MINIMIZED SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

19. PERMANENT DUST CONTROL MEASURES DESCRIBED HEREIN SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.

20. ON-SITE VEHICLE SPEED SHALL BE LIMITED TO 15 MPH FOR ANY UNPAVED SURFACE.

21. ALL UNPAVED AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED AT LEAST TWICE PER DAY, USING NON-POTABLE WATER.

22. STREETS ADJACENT TO THE PROJECT SITE SHALL BE SWEPT DAILY TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST FROM LEAVING THE SITE.

23. STANDARD DUST CONTROL PROCEDURES. DURING CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATION, EXCESSIVE FUGITIVE DUCT EMISSIONS SHALL BE CONTROLLED BY REGULAR WATERING, PAVING CONSTRUCTION ROADS, OR OTHER DUST PREVENTIVE MEASURES SUCH AS USING THE FOLLOWING PROCEDURES:
    - DURING CONSTRUCTION, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE AT A MINIMUM, THIS SHOULD INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY SHOULD BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH. RECLAIMED WATER SHOULD BE USED WHENEVER POSSIBLE.
    - MINIMIZE AMOUNT OF DISTURBED AREA AND REDUCE ON SITE VEHICLE SPEEDS TO 15 MILES PER HOUR OR LESS.
    - GRAVEL PADS MUST BE INSTALLED AT ALL ACCESS POINTS TO PREVENT TRACKING OF MUD ON TO PUBLIC ROADS.
    - IF IMPORTATION, EXPORTATION AND STOCKPILING OF FILL MATERIAL ARE INVOLVED, SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION. TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FROM THE POINT OF ORIGIN.
    - AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, TREAT THE DISTURBED AREA BY WATERING, OR REVEGETATING, OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.
    - THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT PRIOR TO LAND USE CLEARANCE FOR MAP RECORDATION AND LAND USE CLEARANCE FOR FINISH GRADING FOR THE STRUCTURE.
    - PRIOR TO LAND USE CLEARANCE, THE APPLICANT SHALL INCLUDE, AS A NOTE ON A SEPARATE INFORMATIONAL SHEET TO BE RECORDED WITH MAP, THESE DUST CONTROL REQUIREMENTS. ALL REQUIREMENTS SHALL BE SHOWN ON GRADING AND BUILDING PLANS.

24. WHEN WINTER GRADING OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO MITIGATE ACCELERATED EROSION:

    A. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.

    B. BETWEEN OCTOBER 15TH AND APRIL 15TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

    C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

    D. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

    E. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

25. EROSION CONTROL MEASURES SHALL BE FULLY INSTALLED AT ALL TIMES.

26. ALL SITE ACCESSES SHALL BE PROTECTED AGAINST EROSION AT ALL TIMES THAT WORK IS NOT BEING PERFORMED ON THE SITE, INCLUDING EVENINGS, WEEKENDS AND HOLIDAYS. SUCH PROTECTION MAY BE REMOVED TO PROVIDE ACCESS TO THE SITE DURING WORK HOURS IF AND WHEN IT IS NOT REQUIRED DUE TO WEATHER CONDITIONS.

27. THE FIRST DOWNSTREAM STORM DRAIN INLET SHALL BE PROTECTED PER DETAIL.

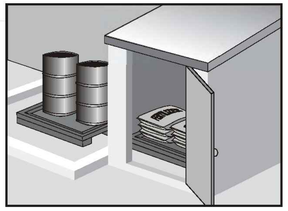
28. ALL STOCKPILES SHALL BE PROTECTED AGAINST WIND AND WATER EROSION, PER DETAIL, IMMEDIATELY UPON PLACEMENT.

29. PERMANENT EROSION CONTROL MEASURES SHALL BE FULLY ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL.

30. IN THE EVENT OF OFF-SITE EROSION, THE PROPERTY OWNER AND/OR HIS REPRESENTATIVE(S) SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGES.

31. EROSION CONTROL PLANS REPRESENT THE MINIMUM ACCEPTABLE PROTECTION. FURTHER MEASURES WILL BE REQUIRED, TO THE SATISFACTION OF THE CITY ENGINEER IN THE EVENT OF INADEQUACY OR FAILURE.

Material Delivery and Storage WM-1



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

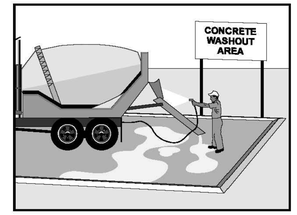
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Concrete Waste Management WM-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

Prevent the discharge of polhtants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

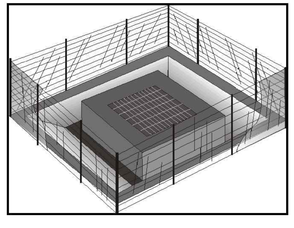
Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

Storm Drain Inlet Protection SE-10



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags

Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

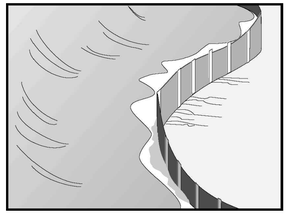
Suitable Applications

Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.

Silt Fence SE-1



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-10 Storm Drain Inlet Protection
SE-12 Temporary Silt Dike
SE-14 Biofilter Bags

Description and Purpose

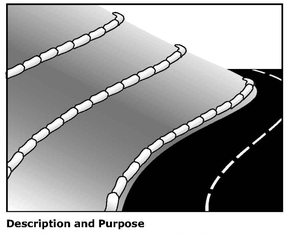
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains sediment-laden water, promoting sedimentation behind the fence.

Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (SE-10). Silt fences are generally ineffective in locations where the flow is concentrated and are only applicable for sheet or overland flows. Silt fences are most effective when used in combination with erosion controls. Suitable applications include:

- Along the perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Gravel Bag Berm SE-6



Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Roll
SE-8 Sandbag Barrier
SE-12 Temporary Silt Dike
SE-14 Biofilter Bags

Description and Purpose

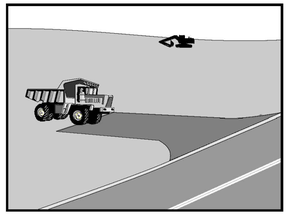
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications

Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Stabilized Construction Entrance/Exit TC-1



Categories

EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

THE DELIVERY OF THIS DRAWING SHOULD NOT BE CONSTRUED TO PROVIDE AN EXPRESS WARRANTY OR GUARANTEE TO ANYONE THAT ALL DIMENSIONS AND DETAILS ARE EXACT OR TO INDICATE THAT THE USE OF THIS DRAWING IMPLIES THE REVIEW AND APPROVAL OF DPSI OF ANY FUTURE USE, ANY USE OF THIS INFORMATION IS AT THE SOLE RISK OF THE USER.

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APPROVED: DATE

AGENCY REPRESENTATIVE DATE

PROFESSIONAL ENGINEER CHANEY REG 61914 STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

DIVERSIFIED PROJECT SERVICES INTERNATIONAL
Jim Chaney (661) 371-3600 jchaney@dpsi-intl.com
Jim Bryan (661) 345-4444 jbryan@dpsi-intl.com
CLAD CONSULTING

DESCRIPTION	REV	DATE
ISSUED FOR REVIEW	A	01/18/2021
ISSUED FOR REVIEW	B	02/17/2022
ISSUED FOR REVIEW	C	08/31/2023
ISSUED FOR REVIEW	D	10/10/2023

DETAIL SHEET
PSHH BUELLTON APARTMENTS
10 MCMURRAY ROAD
BUELLTON, CALIFORNIA, 93427

SHEET C9 OF 10 SHEETS
PROJECT: 200714

AFPP DC DC DC DC

PLOTTED: 2023-10-11

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ADS
Advanced Drainage Systems, Inc.

SiteASSIST™
FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (+1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

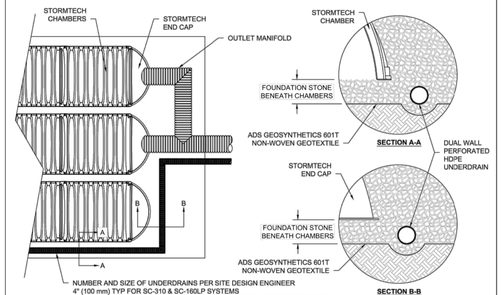
1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

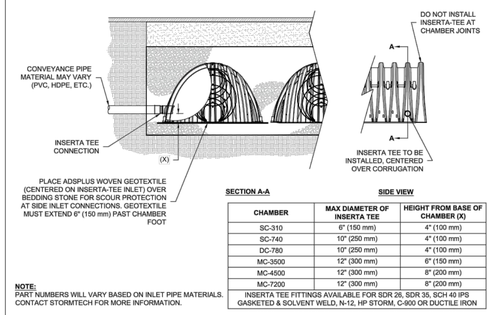
1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



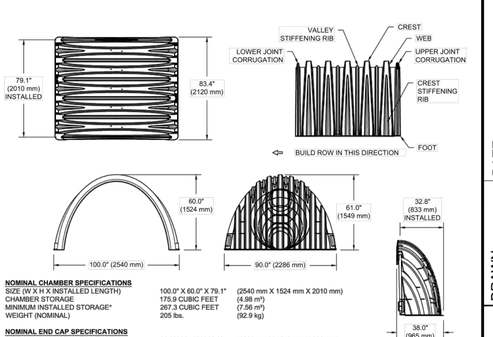
5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

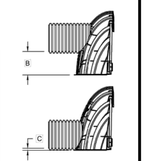
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B		---	0.86" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200IEPP08B		---	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200IEPP10B		---	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200IEPP12B		---	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200IEPP15B		---	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC7200IEPP18TW		---	1.97" (50 mm)
MC7200IEPP18B			
MC7200IEPP18BW			
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24TW			
MC7200IEPP24B		---	2.26" (57 mm)
MC7200IEPP24BW			
MC7200IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



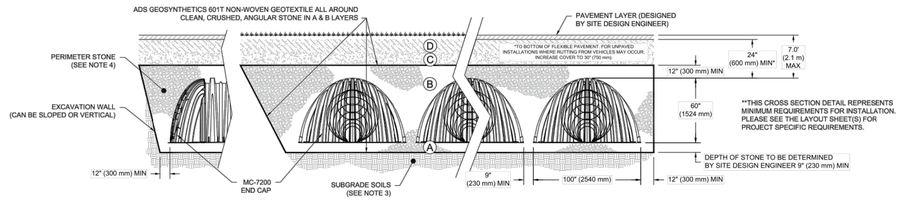
CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-7200 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (9" LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

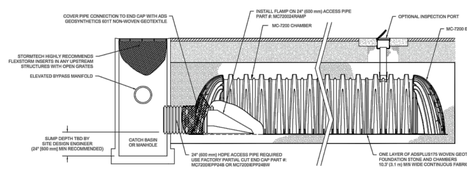
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

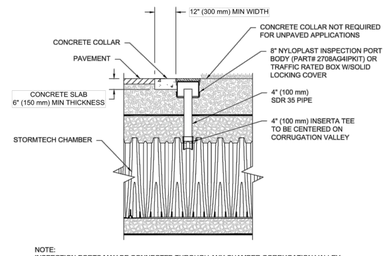
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

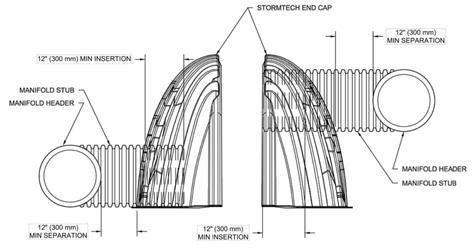


3 MC-7200 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

7 MC-SERIES END CAP INSERTION DETAIL

1 MC-7200 CROSS SECTION DETAIL

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

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DIGALERT
DIAL TOLL FREE 811 OR (1-800-422-4133) AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF CALIFORNIA

DRAWN: | DATE:
REVIEWED: | PROJECT NO:
REV: | NOT TO SCALE

MC-7200
STANDARD DETAILS

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS
Advanced Drainage Systems, Inc.

SHEET

APPROVED:
DATE
AGENCY REPRESENTATIVE
DATE

PRELIMINARY - NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER CHANLEY STATE OF CALIFORNIA

DIVERSIFIED PROJECT SERVICES INTERNATIONAL
Jon Ho, Jr. (661) 201-3600 (661) 201-3601 (FAX)
Jon Ho, Sr. (661) 201-3600 (661) 201-3601 (FAX)
(661) 330-2878 (661) 201-3600 (661) 201-3601 (FAX)
(661) 201-3600 (661) 201-3601 (FAX)
(661) 201-3600 (661) 201-3601 (FAX)
(

BUELLTON GARDEN
PEOPLE'S SELF-HELP HOUSING

10 MCMURRAY ROAD
BUELLTON, CALIFORNIA 93427

CONTACT LIST

OWNER

PEOPLES' SELF HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CALIFORNIA 93401
P: 805.781.3088
C: JACQUELINE POLLINO

ARCHITECT

RAVATT, ALBRECHT & ASSCIATES, INC.
125 UNION AVENUE, SUITE 201
ORCUTT, CALIFORNIA 93455
P: 805.928.5002
C: CORDELIA RAYMOND

CIVIL ENGINEER

CLAD GROUP
GROVER BEACH, CALIFORNIA 93433
P: 805.991.7983
C: DAVID CHANLEY

LANDSCAPE ARCHITECT

PLEINAIRE DESIGN GROUP
3203 LIGHTNING STREET, SUITE 201
SANTA MARIA, CALIFORNIA 93455
P: 805.349.9695
C: KEVIN J. SMALL

PUBLIC AGENCIES

CITY OF BUELLTON

PLANNING DEPARTMENT
107 W HWY 246
BUELLTON, CALIFORNIA 93427
P: 805.688.7474

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS REQUIRED FOR CERTIFICATION OF COMPLIANCE WITH LOCAL MWELO CODE AND OR DEPARTMENT OF WATER RESOURCES CHAPTER 2.7 ss 490 - ss 493.2 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

1. SOILS TEST AMENDMENT RECOMMENDATIONS
2. MAINLINE INSTALLATION AND PRESSURE TEST
3. IRRIGATION OPERATION PRIOR TO PLANTING AND BARK COVERAGE
4. PLANT APPROVAL
5. PLANT PLACEMENT
6. COMPLETION PUNCH LIST
7. CLOSE OUT DOCUMENTS

FAILURE TO REQUEST THE REQUIRED INSPECTIONS SHALL CAUSE THE CONTRACTOR TO ASSUME ALL LIABILITY FOR CORRECTIONS, REPLACEMENTS AND RETROFITS TO BRING THE LANDSCAPE INSTALLATION INTO COMPLIANCE WITH THE ORIGINAL DESIGN AND SPECIFICATIONS; AND BE RESPONSIBLE FOR ANY FINES LEVIED DUE TO NON-COMPLIANCE WITH STATE LAW.

MWELO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT *LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.*

DESIGNER SIGNATURE *2023.10.09* *DATE*

TOTAL LANDSCAPE AREA: 22,736 SQ. FT.

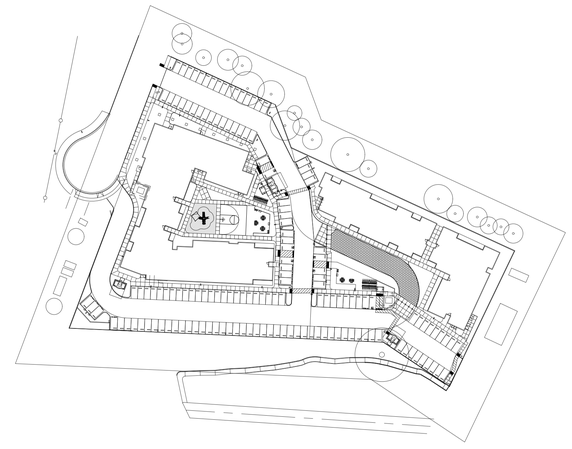
GENERAL NOTES

1. PRIOR TO ANY EXCAVATION CONTRACTOR IS REQUIRED TO CONTACT UNDERGROUND SERVICE, 1.800.422.4133.
2. THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL PLANT MATERIAL UPON DELIVERY AND THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST THREE (3) DAYS PRIOR TO ALL REQUIRED OBSERVATIONS BY LANDSCAPE ARCHITECT.
4. IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. NEW BACKFLOW DEVICE MUST BE LOCATED IN A SHRUBBERY AREA AND ADEQUATELY SCREENED FROM VIEW PER CITY OF BUELLTON REQUIREMENTS.
6. PROVIDE AND INSTALL ALL PLANTING AND IRRIGATION IN CONFORMANCE WITH THE CITY OF BUELLTON LANDSCAPE STANDARDS. IN THE EVENT OF CONFLICT BETWEEN NOTES OR DETAILS ON THESE DOCUMENTS, THE STANDARDS SHALL TAKE PRECEDENCE. TO OBTAIN STANDARDS BEFORE BIDDING, CALL 805.688.7474.
7. THE WRITTEN SPECIFICATIONS ARE AN INTEGRAL PART OF THIS PROJECT. CONTRACTOR IS TO REFER TO THE WRITTEN SPECIFICATION FOR SPECIFICS OF CONSTRUCTION.
8. POINT OF CONNECTION FOR WATER SUPPLY SHALL BE A NEW DEDICATED LANDSCAPE WATER METER.
9. CONTRACTOR SHALL PROVIDE COMPLETE SUBMITTAL DOCUMENTS FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO BEGINNING WORK.
10. THE FINAL LOCATIONS OF STREET TREES SHALL BE DETERMINED ON-SITE BY THE SPECIAL DISTRICTS SUPERVISOR. TWENTY-FOUR HOUR NOTICE IS REQUIRED FOR INSPECTION PRIOR TO PLANTING, 805.688.7474. INSTALLATION SHALL BE IN ACCORDANCE WITH RECREATION AND PARKS DEPARTMENT SPECIFICATIONS.

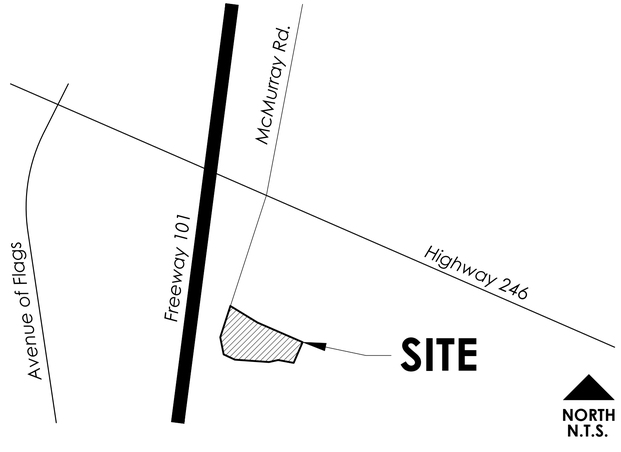
SHEET LEGEND

L-0.0 *COVER SHEET*
L-1.0 *AMENITY MASTER PLAN*
L-1.1 *CONSTRUCTION DETAILS - A*
L-1.2 *CONSTRUCTION DETAILS - B*
L-2.0 *IRRIGATION PLAN - A*
L-2.1 *IRRIGATION PLAN - B*
L-2.2 *IRRIGATION NOTES*
L-2.3 *IRRIGATION DETAILS*
L-2.4 *PUBLIC IMPROVEMENT IRRIGATION*
L-3.0 *PLANTING PLAN - A*
L-3.1 *PLANTING PLAN - B*
L-3.2 *PLANTING NOTES & LEGEND*
L-3.3 *PLANTING DETAILS*
L-3.4 *PUBLIC IMPROVEMENT PLANTING*
L-4.0 *IRRIGATION SPECIFICATIONS*
L-4.1 *PLANTING SPECIFICATIONS*
L-4.2 *MAINTENANCE SPECIFICATIONS*

SITE MAP



LOCATION MAP



PLEINAIRE
DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2023.03.31
Renewal Date
2023.10.09
Date
STATE OF CALIFORNIA

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BUELLTON GARDEN
10 MCMURRAY ROAD // BUELLTON, CALIFORNIA 93427

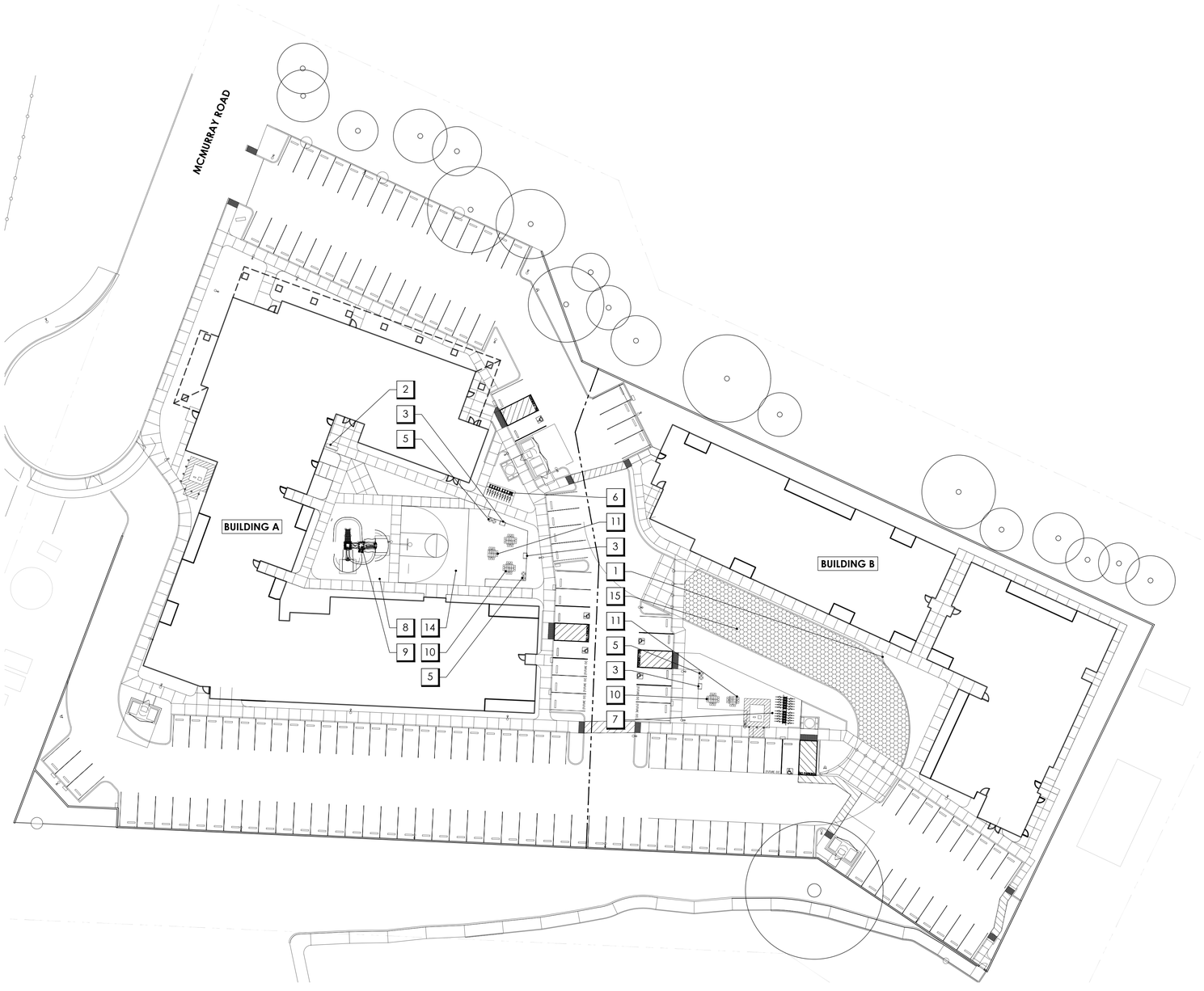
REVISION DATE

1	*1ST P.C. COMMENTS*	*2023.07.31*
2	*SITE PLAN ADJUSTMENT*	*2023.10.09*

SHEET NO.

L-0.0

\\pleinaire2021\Pleinaire Shared\Drawing Files\Ravatt Albrecht\Peoples' Self Help Housing\Buellton\Landscape\Construction\Cover.dwg, 10/9/2023 10:04:48 AM, , AutoCAD PDF (General Documentation).pc3



❑ AMENITY MASTER PLAN

0 15 30 60
SCALE : 1" = 30'-0"
NORTH

AMENITY LEGEND

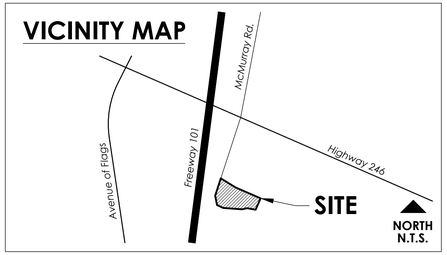
KEY	ITEM	DESCRIPTION	DETAIL	QTY.
1	6" WIDE CONCRETE MOW STRIP		F/L-3.3	379 LIN. FT.
2	BENCH	URBANSCAPE - COVINGTON COLLECTION 6 FOOT OUTDOOR BENCH WITH BACK (SURFACE MOUNT, BLACK). MODEL #: CO1112C	A/L-1.1	1
3	POST MOUNT BBQ STAND	PILOT ROCK - CHARCOAL GRILL MODEL #: CBP-247, IN-GROUND INSTALLATION WWW.PILOTROCK.COM	H/L-1.1	3
4	PET WASTE STATION	ZERO WASTE USA, MODEL: GLADIATOR COLOR: GREEN	B/L-1.1	1
5	TRASH RECEPTACLE	WABASH VALLEY - GREEN VALLEY 32 GALLON RECEPTACLE WITH LINER, (PORTABLE, BLACK). MODEL #: GV300G	C/L-1.1	3
6	SINGLE-SIDED BIKE RACK	PEAK RACKS - 805.235.8812 5-BIKE SINGLE SIDED BIKE RACK SURFACE MOUNTED, HOT DIPPED GALV, GRAY.	F/L-1.1	2
7	DOUBLE-SIDED BIKE RACK	PEAK RACKS - 805.235.8812 5-BIKE SINGLE SIDED BIKE RACK SURFACE MOUNTED, HOT DIPPED GALV, GRAY.	G/L-1.1	2
8	PLAY AREA SAFETY SURFACING	PRO-TECT TURF COLOR: BEIGE INSTALL PER MANUF. RECOMMENDATIONS	L/L-1.2	1,422 SQ. FT.
9	PLAY STRUCTURE - AGES 2-12	PLAYWORLD #C23053CH CUSTOM CHALLENGER PLAY STRUCTURE DAVEBANG & ASSOC. - 800.669.2585 X 3113	J,K/L-1.2	1
10	PICNIC TABLE	GREEN VALLEY - SQUARE TABLE (INGROUND, BLACK). 4 SEATS - GV230G WWW.WABASHVALLEY.COM	D/L-1.1	3
11	ADA PICNIC TABLE	GREEN VALLEY - SQUARE TABLE (INGROUND, BLACK). ADA 3 SEATS - GV235G WWW.WABASHVALLEY.COM	E/L-1.1	2
12	LANDSCAPE WATER METERS	SEE IRRIGATION PLANS (L-2.0-L-2.6)		1
13	BACKFLOW PREVENTION DEVICE	SEE IRRIGATION PLANS (L-2.0-L-2.6)	A/L-2.3	1
14	HALF BASKETBALL COURT	TO BE CONSTRUCTED IN-FIELD	M/L-1.2	1,400 SQ. FT.
15	GRASS PAVE 2	INSTALL PER MANUFACTURERS SPECIFICATIONS	I/L-1.1	3,738 SQ. FT.

811 TWO DAYS BEFORE YOU DIG
CALL: TOLL FREE 1.800.422.4133
UNDERGROUND SERVICE ALERT

I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT *LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.*

Kevin J. Small — 2023.10.03
DESIGNER SIGNATURE — DATE

VICINITY MAP



PLEINAIRE
DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2025.03.31
Renewal Date
2023.10.03
Date
STATE OF CALIFORNIA

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PSHH BUELLTON
BUELLTON, CALIFORNIA 93427

REVISION DATE

1	1ST P.C. COMMENTS	2023.07.31
2	SITE PLAN ADJUSTMENT	2023.10.03

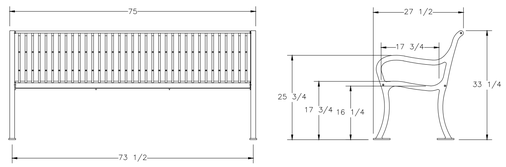
SHEET TITLE

AMENITY MASTER PLAN

OWNER	Peoples' Self-Help Housing
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	2023.10.03
PROJECT NO.	22052
SHEET NO.	

L-1.0

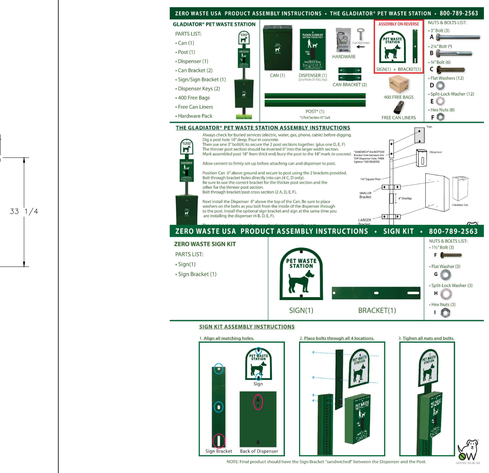
\\planner420\Planner Shared\Drawing Files\Recent Albums\Projects' Self-Help Housing\Buellton\Landscape\Construction\AMP.dwg, 10/9/2023 10:54:58 AM, , AutoCAD PDF (General Documentation).pc3



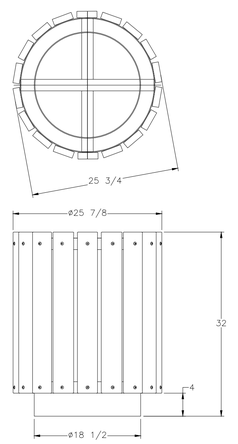
MODEL #: CO1112C
WABASH VALLEY
WWW.WABASHVALLEY.COM
(260) 352-2102

NOTE: BOLT TO CONCRETE PER MANUFACTURER'S RECOMMENDATIONS

A | BENCH

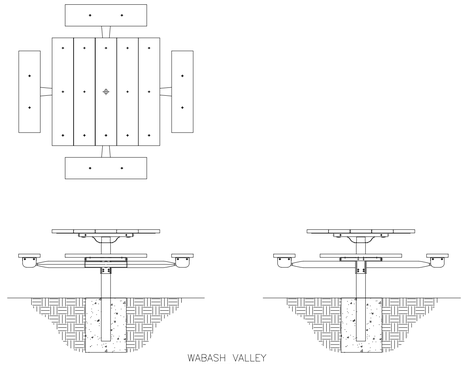


B | PET WASTE STATION



MODEL #: GV300G
WABASH VALLEY
WWW.WABASHVALLEY.COM
(260) 352-2102

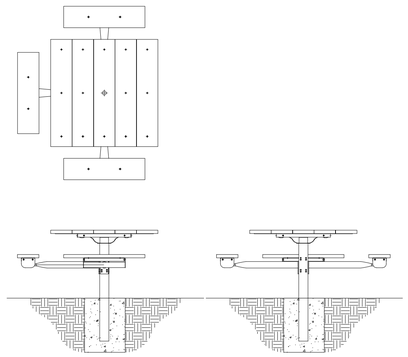
C | TRASH ENCLOSURE



WABASH VALLEY
GV230G
WWW.WABASHVALLEY.COM
(260) 352-2102

NOTES:
1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES AND PER ASME Y14.5M–1994.
2. FINISH: POWDER COATING – FRAME; POLYTUF CEDAR/TUDOR – PLANKS.
3. DO NOT SCALE DRAWING.
4. FINISHED PART TO BE FREE OF ALL BURRS AND SHARP EDGES.
5. PART DRAWN AND DIMENSIONED IN THE FINAL FORMED SHAPE.
6. INSTALL FOOTING (SIZE & DEPTH) PER MANUFACTURER'S RECOMMENDATIONS.

D | PICNIC TABLE



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NOTES:
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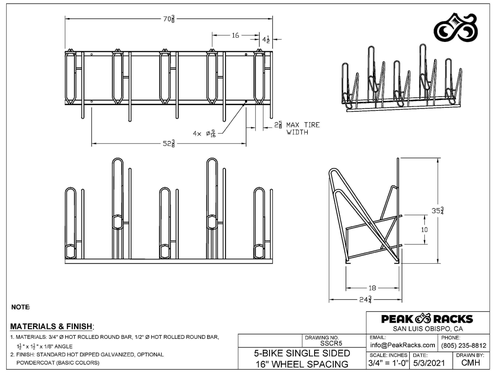
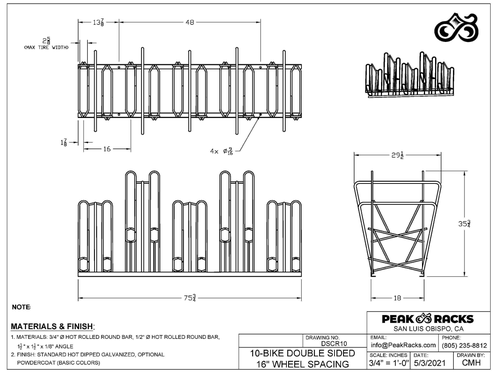
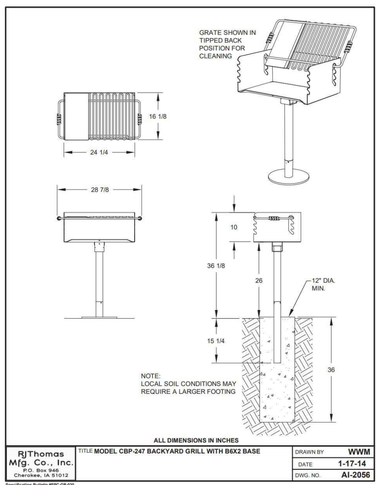
E | ADA PICNIC TABLE



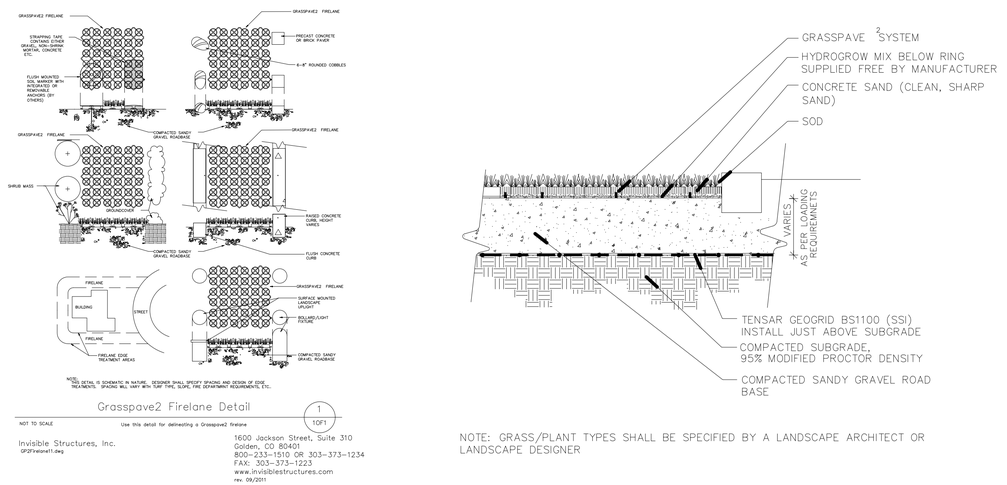
F | SINGLE-SIDED BIKE RACK



G | DOUBLE-SIDED BIKE RACK



H | BBQ GRILL STAND



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER

I | GRASS PAVE 2

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3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2025.03.31
Renewal Date
2023.10.03
Date
STATE OF CALIFORNIA

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BUELLTON, CALIFORNIA 93427

REVISION DATE

1	*1ST P.C. COMMENTS*	*2023.07.31*
2	*SITE PLAN ADJUSTMENT*	*2023.10.03*

SHEET TITLE

AMENITY DETAILS - A

OWNER	*Peoples' Self-Help Housing*
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

L-1.1

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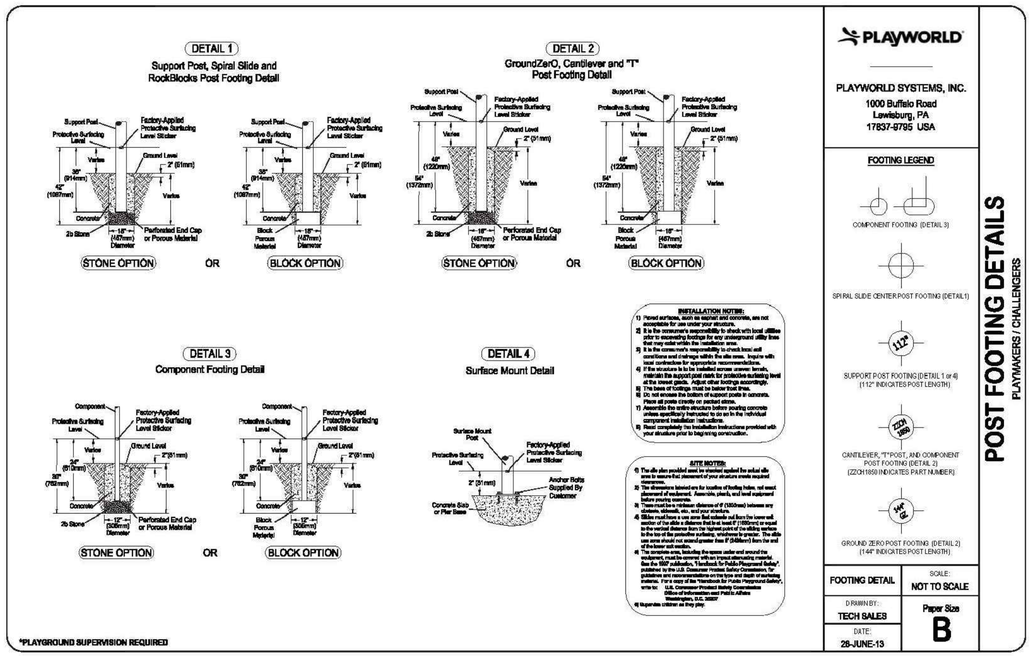
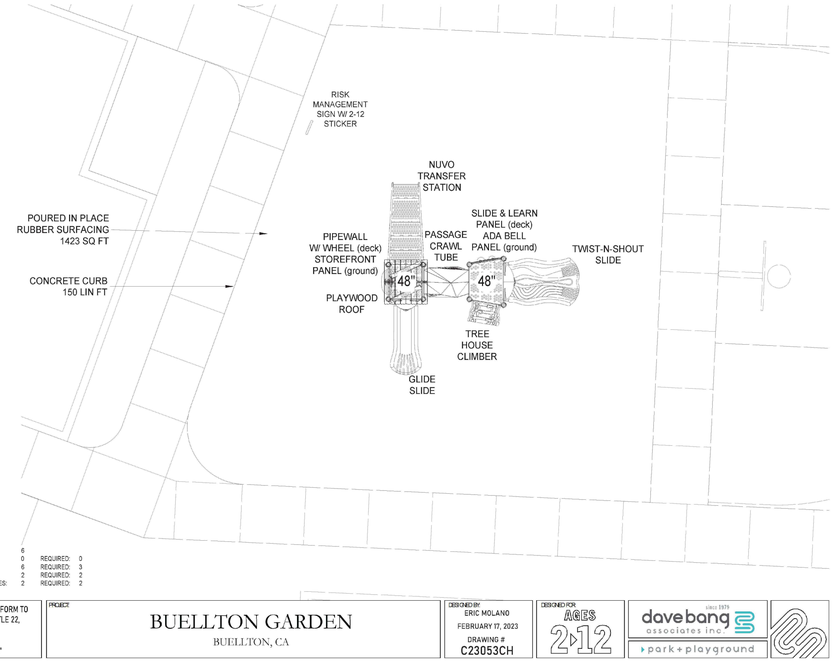


NOTES:

1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. SELECT THE APPROPRIATE FOOTING DETAIL PER CONDITION.

J | PLAY STRUCTURE FOOTING DETAILS



TOTAL ELEVATED PLAY COMPONENTS:	6		
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY RAMP:	0	REQUIRED:	0
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY TRANSFER:	6	REQUIRED:	3
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN:	2	REQUIRED:	2
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS OF DIFFERENT TYPES:	2	REQUIRED:	2

* APPLICABLE ONLY WITH ADA COMPLIANT SURFACING.

PLAY STRUCTURE AND LAYOUT OF THE COMPONENTS CONFORM TO ASTM F1487-17 AND CPSC #325 GUIDELINES AND CCR TITLE 22, DIVISION 4 CHAPTER 22.

CRITICAL FALL HEIGHT OF OVERALL PLAY AREA: 48"

PROJECT: BUELLTON GARDEN, BUELLTON, CA

DESIGNED BY: ERIC MOLANO
FEBRUARY 17, 2023
DRAWING # C23053CH

DESIGNED FOR: AGES 2-12

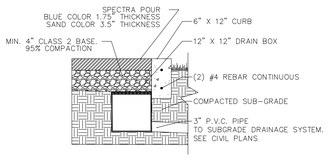
dave bang associates inc since 1979 | park + playground

NOTES:

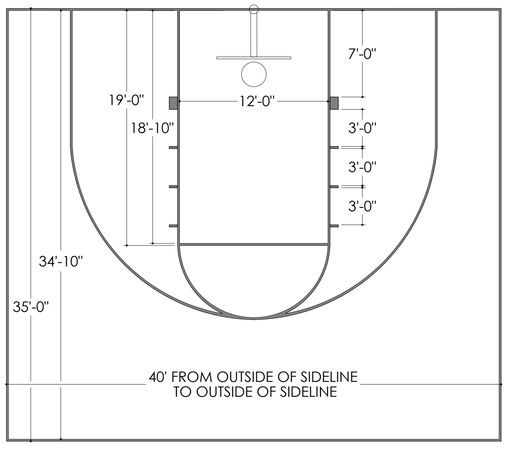
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

K | PLAY STRUCTURE

INSTALL PER MANUFACTURERS RECOMMENDATIONS



L | PLAY SURFACING, CONTAINMENT, & DRAINAGE DETAIL



NOTES:

1. ALL STRIPING LINES TO BE 2" WIDE WHITE TRAFFIC PAINT UNLESS NOTED OTHERWISE. PAINT TO BE WATER BASED, 100% ACRYLIC, LEAD FREE, NON-BLEEDING, SLIP RESISTANT STRIPING AND MARKING MATERIAL FOR PERMANENT, EXTERIOR GAME LINE MARKING.
2. ALL LINE SHALL BE PAINTED WHITE.
3. COURT CONCRETE COLOR TO BE SELECTED BY INTERIOR DESIGNER.

M | HALF BASKETBALL COURT LAYOUT

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3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
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LICENSED LANDSCAPE ARCHITECT
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2023.03.31
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SHEET TITLE

AMENITY DETAILS - B

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	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

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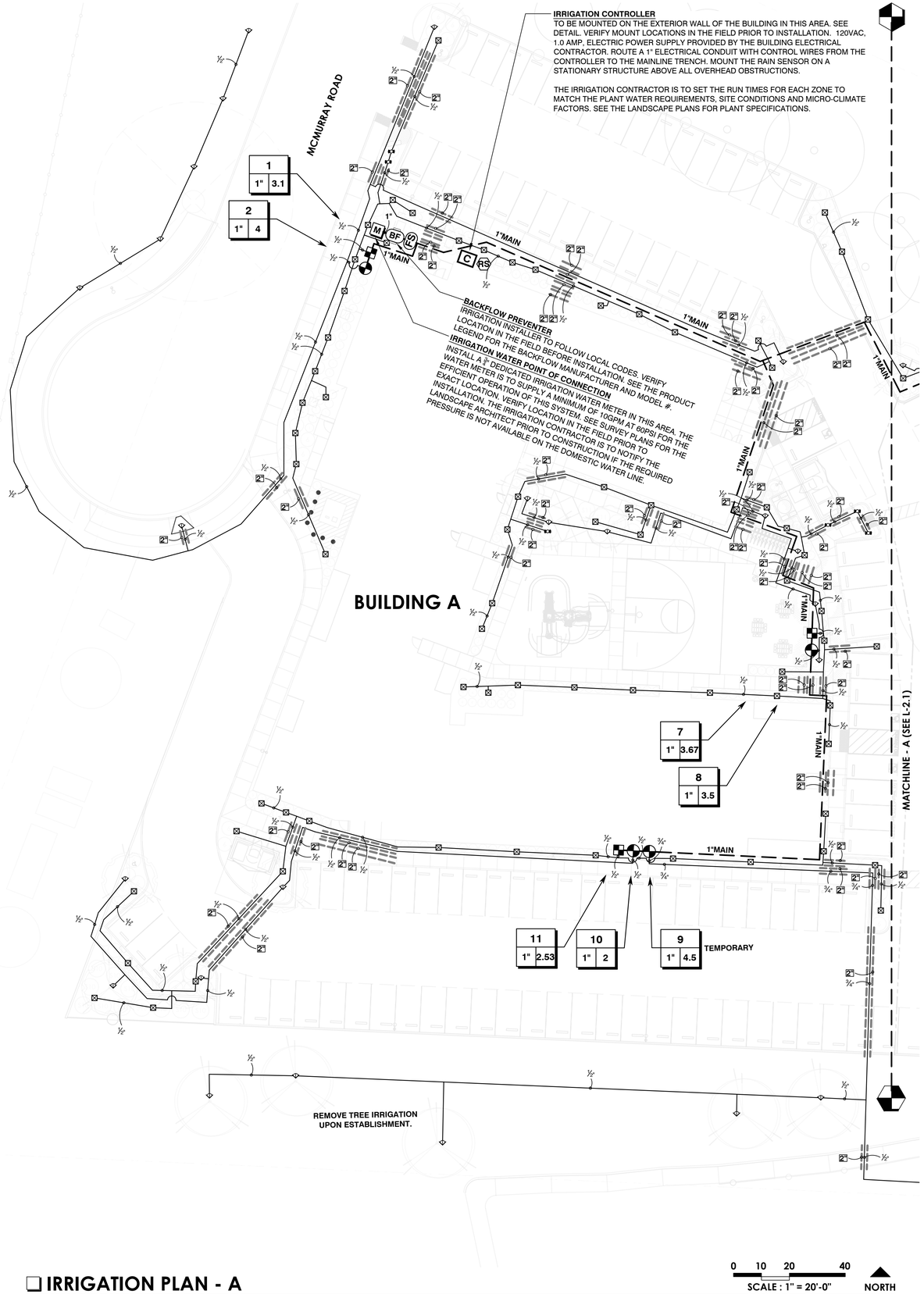

❑ IRRIGATION PLAN - A

\\planware2020\Planware Share\Drawing Files\Robert Allen\Peoples' Self-Help Housing\Buellton\Landscape\Construction\IrrP.dwg, 10/5/2023 10:05:14 AM, , AutoCAD PDF (General Documentation).pc3

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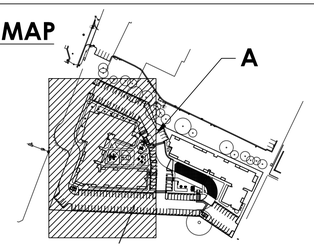
UNDERGROUND SERVICE ALERT

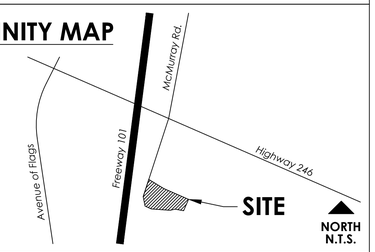
I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT *LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.*

DESIGNER SIGNATURE *2023.10.03* *DATE*

SITE MAP



VICINITY MAP



REVISION		DATE
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IRRIGATION PLAN - A

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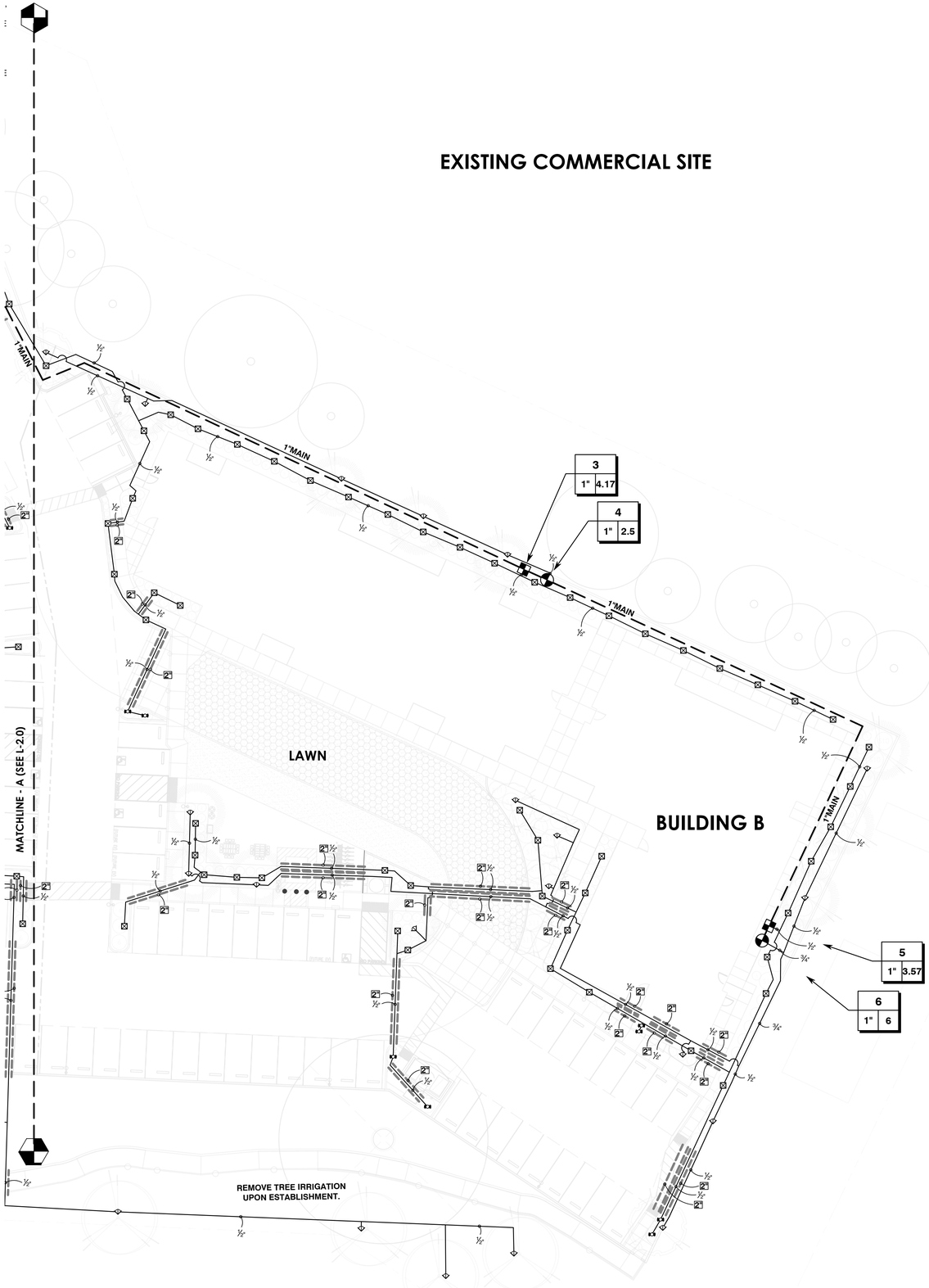

❑ IRRIGATION PLAN - B

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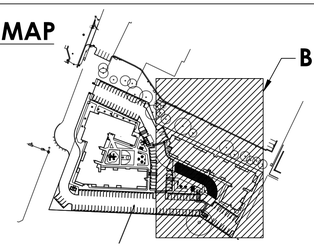

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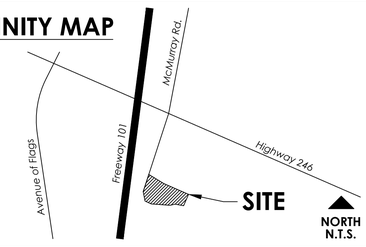

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DESIGNER SIGNATURE

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DATE	*2023.10.03*
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IRRIGATION INSTALLATION NOTES

1. CODES: INSTALL ALL MATERIALS TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, AS SPECIFIED IN LEGEND AND AS SHOWN ON DETAILS.
2. DIMENSION.S: THE IRRIGATION SYSTEM IS DIAGRAMMATIC. ALL VALVES, PIPING, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHENEVER POSSIBLE.
3. PRESSURE: NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY IF STATIC PRESSURE IS LESS THAN SHOWN ON THE DRAWINGS, NOTIFY OWNER PRIOR TO START OF CONSTRUCTION.
4. PRESSURE TEST: TEST ALL MAIN LINES IN THE PRESENCE OF THE INSPECTOR UNDER A STATIC PRESSURE OF 150 PSI AND PROVE WATERTIGHT. THE CONTRACTOR SHALL PROVIDE THE NECESSARY FORCE PUMP AND PRESSURE GAUGES. MAINTAIN PRESSURE FOR A PERIOD OF 3 HOURS WITH NO DROP OF PRESSURE DURING THIS TIME. ANY LEAKS FOUND DURING THE TEST PERIOD SHALL BE REPAIRED BY REPLACING OR TIGHTENING OF THE DEFECTIVE CONNECTION.
5. SITE DISCREPANCIES: IF IT IS OBVIOUS IN THE FIELD THAT THERE WERE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR OTHER ITEMS WHICH WOULD HINDER THE INSTALLATION OR OPERATION OF THE SYSTEM DESIGNED, UNTIL SUCH CONDITIONS ARE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL NOT INSTALL THE SYSTEM AS DESIGNED.
6. CONTROLLERS AND BACKFLOW DEVICES: VERIFY FINAL LOCATION WITH OWNERS' REPRESENTATIVE.
7. TRENCHING: INSTALL BURIED LATERALS 12" BELOW GRADE ON SLOPE AND FLAT AREAS. (18" BELOW FOR ROTOR HEADS). INSTALL MAIN LINES 24" BELOW GRADE.
8. MAIN LINES UNDER PAVING AND CONTROL WIRE SLEEVING: INSTALL ALL MAIN LINES UNDER PAVING IN SLEEVES WITH SAND BACKFILL. INSTALL WIRE SLEEVES IN THE SAME TRENCH WITH 6" CLEARANCE FROM MAIN LINE.
9. ELECTRICAL: ALL CONNECTIONS SHALL BE PER LOCAL CODES AND ORDINANCES, UNLESS OTHERWISE INDICATED ON DRAWINGS, LINE VOLTAGE SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE GENERAL CONTRACTOR. IRRIGATION CONTRACTOR TO MAKE FINAL HOOK UP AND INSTALLATION OF ALL REQUIRED EQUIPMENT.
10. CONTROL WIRING: INSTALL # 14 UF DIRECT-BURIAL IRRIGATION WIRE. INSTALL BLACK PILOT WIRES AND WHITE COMMON WIRE. USE EPOXY TYPE CONNECTORS. FORM EXPANSION COILS EVERY 100 FEET AND AT EACH CHANGE OF DIRECTION. MARK CONTROL WIRES WITH VINYL TAG IN VALVE BOX, INDICATING THE CONTROLLER STATION NUMBER.
11. VALVE BOXES: INSTALL VALVE BOXES PER DETAILS WITH STATION NUMBERS STENCILED ON LID WITH LETTERS 2 INCHES HIGH.
12. SPRINKLER PRESSURE: ADJUST PRESSURE AT THE CONTROL VALVES TO PROVIDE THE REQUIRED PRESSURE INDICTED IN THE LEGEND.
13. COVERAGE: ADJUST ALL SPRINKLERS TO PROVIDE COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVED AREAS. PERFORM COVERAGE TEST UPON COMPLETION IN PRESENCE OF THE INSPECTOR.
14. EXTRA: CONTRACTOR SHALL DELIVER TO THE OWNER UPON COMPLETION THE EXTRA EQUIPMENT AS FOLLOWS:
    - 14.1. ONE LOCK WITH TWO KEYS FOR EACH CONTROLLER ENCLOSURE.
    - 14.2. TWO OF EACH TYPE OF SPRINKLER HEADS AND NOZZLES USED ON THE SITE.
    - 14.3. THREE OF EACH QUICK COUPLERS, WITH ATTACHED HOSE SWIVELS.
15. AS-BUILT DRAWINGS: CONTRACTOR SHALL PROVIDE "AS-BUILT" MYLARS TO THE OWNER UPON COMPLETION OF THE PROJECT. SHOWING LOCATIONS OF CONTROLLERS, REMOTE CONTROL VALVES. GATE AND QUICK COUPLER VALVES, MAINLINE AND CONTROL WIRE LOCATION. ALL DIMENSIONS GIVEN SHALL BE FROM TWO PERMANENT POINTS OF REFERENCE.
16. CONTROLLER CHARTS: PROVIDE ONE CHART FOR EACH CONTROLLER SHOWING THE AREA COVERED BY EACH CONTROLLER. SIZE THE CHART AS BIG AS THE CONTROLLER DOOR WILL ALLOW. EACH CHART SHALL BE A REDUCED DRAWING OF THE "AS-BUILT" SYSTEM, CLEARLY LEGIBLE AT THE REDUCTION CHOSEN. CHART SHALL BE A BLACK LINE PRINT WITH DIFFERENT COLOR USED TO SHOW THE COVERAGE OF EACH STATION. AFTER APPROVAL BY THE OWNER, CHARTS SHALL BE HERMETICALLY SEALED BETWEEN TWO SHEETS OF PLASTIC 10 MILS THICK.
17. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE THE ENTIRE SPRINKLER SYSTEM FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP. REPAIR ANY DEFECTS AT NO COST TO THE OWNER.

MWELO IRRIGATION NOTES

DESIGN & INSTALLATION REQUIREMENTS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) EFFECTIVE DECEMBER 1, 2015

A. DESIGN AND INSTALLATION SHALL INCLUDE THE FOLLOWING:

1. AUTOMATIC IRRIGATION CONTROLLER USING ET OR SOIL MOISTURE SENSOR DATA AREA REQUIRED.
    a. LANDSCAPE WATER METERS (DEDICATED OR PRIVATE) SHALL BE INSTALLED FOR ALL NON-RESIDENTIAL LANDSCAPE OF 1,000 SQUARE FEET BUT NOT MORE THAN 5,000 SQUARE FEET OR GREATER.
    b. RESIDENTIAL OVER 5,000 SQUARE FEET.
2. RAIN, FREEZE AND WIND SENSORS ARE REQUIRED, AS NEEDED FOR LOCAL CLIMATE.
3. FLOW SENSORS THAT DETECT HIGH FLOW ARE REQUIRED FOR ALL NON-RESIDENTIAL LANDSCAPES AND RESIDENTIAL 5,000 SQUARE FEET.
4. PRESSURE REGULATING DEVICES ARE REQUIRED. LOW FLOW WILL NEED BOOSTER.
5. CHECK VALVE AND ANTI-DRAIN VALVES ARE REQUIRED WHERE LOW HEAD DRAINAGE COULD OCCUR.
6. NO OVERHEAD IRRIGATION WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
7. LOW VOLUME (DRIP) IRRIGATION IS REQUIRED ON MULCHED PLANTING AREAS.
8. AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION MUST BE IRRIGATED WITH SUBSURFACE IRRIGATION OR ANOTHER MEANS THAT PRODUCES NO RUNOFF.
9. ALL SPRINKLER HEADS MUST DOCUMENT A LOWER QUARTER DISTRIBUTION UNIFORMITY (DULQ) OF 65% OR HIGHER.
10. EMISSION DEVICES MUST HAVE MATCHED PRECIPITATION RATES.
11. SOIL MANAGEMENT REPORT THAT INCLUDES SOIL ANALYSIS: TEXTURE, INFILTRATION RATE, PH, SOLUBLE SALTS, SODIUM, % ORGANIC, RECOMMENDATIONS.

B. SOIL PREPARATION:

1. PRIOR TO PLANTING COMPACTED SOIL SHALL BE TRANSFORMED TO A FRIABLE CONDITION.
2. INSTALLATION: COMPOST AT A MINIMUM RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO SOIL.

C. IRRIGATION AUDITS:

1. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGN OR INSTALLED THE LANDSCAPE AND CONDUCTED IN A MANNER CONSISTENT WITH THE IA LANDSCAPE IRRIGATION AUDIT OR "WATERSENSE" LABELING AUDIT BY USEPA.
2. CERTIFICATE OF COMPLETION SUBMITTED TO LOCAL AGENCY FOR APPROVAL.

ASSIGNMENT OF RESPONSIBILITY

GENERAL: THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE FULL COVERAGE OF ALL PLANTING AREAS WITH MINIMUM OVERSPRAY ONTO PAVING, WALKS, WALLS AND EXISTING UTILITIES. THE IRRIGATION CONSULTANT DOES NOT ASSUME ANY MAINTENANCE OBLIGATIONS.

CONTRACTORS RESPONSIBILITIES: THE CONTRACTORS SHALL ASSUME THE SOLE RESPONSIBILITY FOR THE CORRECT ALIGNMENT OF THE SPRINKLER HEADS, PROPER SETTINGS OF CONTROLLER ENCLOSURES AND ALL OTHER IRRIGATION SYSTEM COMPONENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADJUSTING THE WATERING CYCLES TO SUIT THE SEASONAL REQUIREMENTS. ADJUST THE WATERING CYCLES TO THE SOILS INFILTRATION RATE. NO RUN OFF SHALL OCCUR AT ANY TIME. THE INSTALLATION CONTRACTOR SHALL INSTRUCT THE MAINTENANCE CONTRACTOR IN THE USE AND ADJUSTMENT OF THE IRRIGATION SYSTEM. PERFORM ALL REVIEWS AND AUDITS AS CALLED OUT IN THE IRRIGATION MAINTENANCE NOTES AND SUBMIT WRITTEN REPORTS TO THE OWNER.

OWNERS RESPONSIBILITIES: THE OWNER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING "AS BUILT" DRAWINGS AND CONTROLLER CHARTS FROM THE INSTALLATION CONTRACTOR. ANY DANGEROUS CONDITIONS THAT MAY OCCUR DURING THE CONSTRUCTION OR LATER MAINTENANCE PERIOD SHALL BE CORRECTED IMMEDIATELY.

SUBSTITUTIONS: NO SUBSTITUTIONS OF MATERIALS SHALL BE ALLOWED DURING THE CONSTRUCTION OR LATER MAINTENANCE WITHOUT THE WRITTEN CONSENT OF THE IRRIGATION CONSULTANT. ALL REPLACEMENT COMPONENTS SHALL BE AS CALLED OUT ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE CONSULTANT CAN NOT BE HELD RESPONSIBLE FOR ALTERATIONS OF THE IRRIGATION SYSTEM THAT WERE DONE WITHOUT HIS WRITTEN PERMISSION.

OBSTRUCTIONS

WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. (TYPICAL)

PRE-CONSTRUCTION MEETING

PRIOR TO INSTALLATION OF TWO-WIRE IRRIGATION SYSTEM, A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED WITH PROJECT OWNER'S REPRESENTATIVE, INSTALLING CONTRACTOR, AND IRRIGATION TWO-WIRE MANUFACTURER AT NO ADDITIONAL COST FROM MANUFACTURER.

*CONTACT THE PRODUCT MANUFACTURER FOR TECHNICAL SUPPORT.

TWO-WIRE NOTES

1) EACH REMOTE CONTROL VALVE FOR EACH CONTROLLER SHALL BE INSTALLED WITH A LXIVMSOL INTEGRATED VALVE MODULE WITH 2-WIRE DECODER/SOLENOID. SYSTEM WIRE TO BE PAIGE ELECTRIC CABLE P7072D 14-2 AWG 2-CONDUCTOR CABLE DIRECT BURIAL WIRE. LXIVMSD SURGE PROTECTION DEVICE SHALL BE INSTALLED AT THE END OF EACH 2-WIRE PATH AND ALONG THE THE 2-WIRE PATH AT AN ON CENTER SPACING NOT TO EXCEED 500 FEET OR EVERY 15 DEVICES; WHICHEVER IS SMALLER. INSTALL THE LXIVMSD SURGE PROTECTION DEVICE AND GROUNDING ROD IN A RAIN BIRD VB ROUND VALVE BOX. INSTALL ONE LXIVMSD SURGE DEVICE MINIMUM 8' FROM CONTROLLER. INSTALL PER RAIN BIRD MANUFACTURERS RECOMMENDATIONS.

2) PAIGE ELECTRIC - THE CONTROLLER SHALL BE GROUNDED USING A #182000 5/8" X 8" COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF #6AWG BARE, SINGLE STRAND COPPER GROUND WIRE. INSTALL INSIDE A RAIN BIRD VB 10" ROUND VALVE BOX. NO SYMBOL N/A/ 120 VOLTS ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN VERIFY ACTUAL LOCATION IN THE FIELD.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1	RAIN BIRD XCZ-100-LC	1"	DRIP EMITTER	3.1	2.44 in/h
2	RAIN BIRD PGA GLOBE W/ IVM-SOL	1"	BUBBLER	4	1.7 in/h
3	RAIN BIRD XCZ-100-LC	1"	DRIP EMITTER	4.17	2.6 in/h
4	RAIN BIRD PGA GLOBE W/ IVM-SOL	1"	BUBBLER	2.5	1.7 in/h
5	RAIN BIRD XCZ-100-LC	1"	DRIP EMITTER	3.57	1.46 in/h
6	RAIN BIRD PGA GLOBE W/ IVM-SOL	1"	BUBBLER	6	1.7 in/h
7	RAIN BIRD XCZ-100-LC	1"	DRIP EMITTER	3.67	1.78 in/h
8	RAIN BIRD PGA GLOBE W/ IVM-SOL	1"	BUBBLER	3.5	1.7 in/h
9	RAIN BIRD PGA GLOBE W/ IVM-SOL	1"	BUBBLER	4.5	1.7 in/h
10	RAIN BIRD PGA GLOBE W/ IVM-SOL	1"	BUBBLER	2	1.7 in/h
11	RAIN BIRD XCZ-100-LC	1"	DRIP EMITTER	2.53	4.08 in/h

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

CRITICAL ANALYSIS

Generated:	2023-03-24 14:03
P.O.C. NUMBER: 01	
Water Source Information:	DEDICATED IRRIGATION WATER METER PROVIDED BY OTHERS
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available	22.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	0.00 ft
Service Line Size:	1"
Length of Service Line:	10 ft
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	6 GPM
Flow Available at POC:	22.5 GPM
Residual Flow Available:	16.5 GPM
Critical Station:	6
Design Pressure:	30 PSI
Friction Loss:	4.23 PSI
Fittings Loss:	0.42 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5.58 PSI
Pressure Req. at Critical Station:	40.2 PSI
Loss for Fittings:	0.33 PSI
Loss for Main Line:	3.31 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.5 PSI
Loss for Water Meter:	0.75 PSI
Critical Station Pressure at POC:	56.1 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	3.88 PSI

Appendix B - Water Efficient Landscape Work sheet

Reference Evapotranspiration (ETo): 45.6

Project: PSHH - Buellton

Hydrozone # /Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Efficiency (IE)c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) e
Regular Landscape Areas							
Very Low	0.1	drip	0.81	0.12	-	-	-
Low	0.2	drip	0.81	0.25	12,960.00	3,200.00	90,470.40
Medium	0.5	drip	0.81	0.62	8,711.00	5,377.16	152,023.08
High	0.8	drip	0.81	0.99	-	-	-
Non-Irrigated	0.0	n/a	100	0.00	-	-	-
				Totals	21,671.00	8,577.16	242,493.48
Special Landscape Areas							
Turf				1		-	-
						-	-
						-	-
						-	-
						-	-
				Totals	-	-	-
						ETWU Total	**242,493.48**
Maximum Allowed Water Allowance (MAWA)e							**275,707.13**

a **Hydrozone #/Planting Description**
E.g
1.) front lawn
2.) medium water use planting

b **Irrigation Method**
overhead spray
or drip

c **Irrigation Efficiency**
0.75 for spray head
0.81 for drip

d **ETWU (Annual Gallons Required)**
= Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

e **MAWA (Annual Gallons Allowed)**
= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations:
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area (B+D)	**8,577.16**
Total Area (A+C)	**21,671.00**
Sitewide ETAF (B+D) ÷ (A+C)	**0.40**

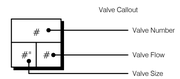
Regular	
Total ETAF x Area (B)	**8,577.16**
Total Area (A)	**21,671.00**
Average ETAF (B ÷ A)	**0.40**

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD RWS-B-C W/ RWS-SOCK 1400 SERIES ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 36IN. LONG WITH LOCKING GRATE. SEMI-RIGID MESH TUBE. CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2 GPM.	45	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	5
0.5 1.0 2.0	RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	14
360	RAIN BIRD XBD81 W/ XB-10 XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH XERI-BUG EMITTERS AT 1 GPH EACH, WITH BUILT-IN 200 MESH FILTER.	126

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PGA GLOBE W/ IVM-SOL 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE WITH IVM-SOL	6
BF	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1
C	RAIN BIRD ESPLXIVM 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVM 60-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT CABINET. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
FS	RAIN BIRD UFS-100 1IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE .3 GPM-50 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1
M	WATER METER 3/4" DEDICATED IRRIGATION WATER METER PROVIDED BY OTHERS	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	4,985 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	918.1 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	999.9 L.F.



THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

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LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2023.03.31
Renewal Date
2023.10.03
Date
STATE OF CALIFORNIA

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PSHH BUELLTON
BUELLTON, CALIFORNIA 93427

REVISION	DATE
1 1ST P.C. COMMENTS	2023.07.31
2 SITE PLAN ADJUSTMENT	2023.10.03

SHEET TITLE
IRRIGATION NOTES

OWNER	*Peoples' Self-Help Housing*
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

L-2.2

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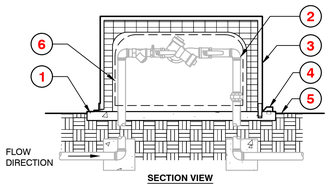


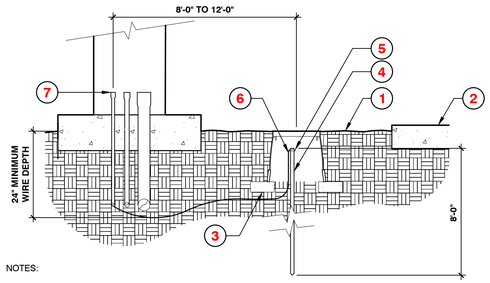
1. 4" THICK CONCRETE FOOTING 1" ABOVE FINISHED GRADE
2. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLAN FOR MAKE AND MODEL)
3. BACKFLOW CAGE - STRONGBOX LOW PROFILE SMOOTH TOUCH ENCLOSURE
4. LOCK BOX
5. FINISHED GRADE
6. CHRISTY INSULATED FREEZE BLANKET OR APPROVED EQUAL

NOTES:

1. INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
3. LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING
4. CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1 BACKFLOW CAGE

3/8" = 1'-0" FX-IR-FX-BACK-01



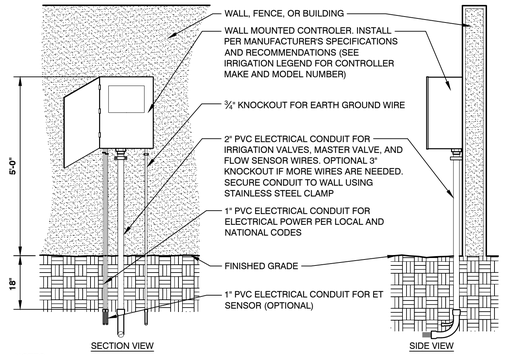
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

1. FINISH GRADE
2. PAVEMENT
3. THREE (3) 4" x 8" BRICKS
4. 5/8" x 8'-0" COPPER GROUNDING ROD
5. GROUNDING ROD CLAMP
6. #6 AWG BARE COPPER WIRE
7. 1/2" PVC ELECTRICAL CONDUIT AND SWEEP FOR EARTH GROUND

2 GROUNDING ROD

1" = 1'-0" FX-IR-FX-AUXEQ-01

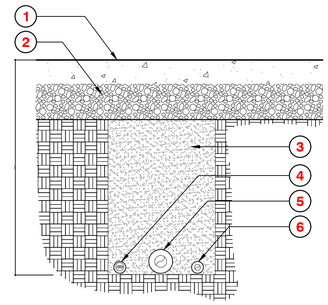


NOTES:

1. COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE 10'-0" ON CENTER.
2. GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0' TO 12'-0' AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ½" IN DIAMETER x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL.
3. ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

3 WALL MOUNTED CONTROLLER

1/2" = 1'-0" FX-IR-FX-CONT-05



1. PAVEMENT
2. BASE ROCK
3. CLEAN BACKFILL, 95% RELATIVE COMPACTION UNDER PAVING OR PER CIVIL ENGINEER'S PLANS
4. TWO-WIRE CONTROL WIRES IN CONDUIT, SLEEVE UNDER PAVING. INSTALL ADJACENT TO PRESSURIZED MAINLINE. BUNDLE SHALL BE NO MORE THAN 50% OF PIPE DIAMETER
5. MAINLINE, SLEEVE UNDER PAVING TO BE TWO TIMES THE DIAMETER OF THE PRESSURIZED MAINLINE PIPE
6. NON-PRESSURIZED LINE, SLEEVE UNDER PAVING TO BE BE TWO TIMES THE DIAMETER OF THE LATERAL LINE

NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

4 PIPE BENEATH PAVEMENT - TWO WIRE

N.T.S I-04

NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
3. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1. FINISHED GRADE
2. PAVEMENT
3. NON-PRESSURIZED LINE (LATERAL LINE)
4. DETECTABLE LOCATOR TAPE
5. PRESSURIZED LINE (MAINLINE)
6. TWO WIRE CONTROL WIRES IN CONDUIT

5 IRRIGATION TRENCHING - TWO WIRE

N.T.S I-05

1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC MAINLINE
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

6 MAINLINE WITH SAND BEDDING

1 1/2" = 1'-0" FX-IR-FX-AUXEQ-13

7 SLEEVE AT ROAD

1 1/2" = 1'-0" FX-IR-FX-AUXEQ-15

1. WATERPROOF SPLICE CONNECTION: RAIN BIRD WC20 (TWO REQUIRED)
2. RAIN BIRD DRIP KIT: SEE SCHEDULE
3. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
4. FINISH GRADE OR TOP OF MULCH
5. BRICK (1 OF 4)
6. PVC PIPE
7. 3-INCH (25MM) MINIMUM DEPTH OF 3/4-INCH (19MM) WASHED GRAVEL
8. PVC SCH 80 NIPPLE 1 1/2"
9. PVC SCH 80 ELBOW
10. PVC SCH 80 NIPPLE (2" LENGTH (50MM), HIDDEN) AND PVC SCH 80 ELBOW
11. PVC SCH 80 TEE OR ELBOW
12. PVC SCH 40 MALE ADAPTER
13. TWO-WIRE CABLE BETWEEN DEVICES

NOTE:
1. COIL AN ADDITIONAL 3-FEET (9M) OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.
2. THE KIT INCLUDES A VALVE AND SCREEN FILTER FOR POTABLE WATER USE.

8 DRIP CONTROL ZONE KIT W/ IVM-SOL

N.T.S I-21

1. TWO-WIRE CABLE
2. WATERPROOF SPLICE CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 CLOSE NIPPLE
8. PVC SCH 80 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 80 ELL
13. PVC SCH 80 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

NOTE:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.

9 ELECTRIC REMOTE-CONTROL VALVE W/ IVM-SOL

N.T.S I-03

RAIN BIRD

1. ROOT WATERING SYSTEM: RAIN BIRD RWS-B-1402 (INCLUDES RETAINER, 36" (91.4 cm) TUBE, 0.5 GPM (1.9 L/M) BUBBLER, 4" (10.2 cm) GRATE, VERSATILE SWING ASSEMBLY WITH 1/2" (1.3 cm) M NPT INLET)
2. BUBBLER: RAIN BIRD 1402 0.5 GPM (1.9 L/M) (INCLUDED)
3. FINISH GRADE/TOP OF MULCH
4. 4" (10.2 cm) LOCKING GRATE (INCLUDED)
5. 12" (30.5 cm) SWING ASSEMBLY (INCLUDED)
6. 1/2" (1.3 cm) MALE NPT INLET (INCLUDED)
7. PVC SCH 40 TEE OR EL
8. PVC OR POLYETHYLENE LATERAL PIPE
9. 4" (10.2 cm) WIDE X 36" (91.4 cm) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
10. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

NOTES:
1. 4" (10.2 cm) GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
3. OPTIONAL SAND SOCK (RWS-SOCK) IS 34" (86.4 cm) IN LENGTH TO COVER MESH BASKET AREA.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 cm) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

10 ROOT WATERING SYSTEM-B-1402

NOT TO SCALE FX-IR-RB-DRIP-05

11 DRIP EMITTER AT 1/4" TUBING

3" = 1'-0" FX-IR-FX-EMIT-02

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805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT KEVIN J. SMALL #2929 Signature 2023.03.31 Renewal Date 2023.10.03 Date STATE OF CALIFORNIA

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PSHH BUELLTON

BUELLTON, CALIFORNIA 93427

REVISION DATE

1	*1ST P.C. COMMENTS*	*2023.07.31*
2	*SITE PLAN ADJUSTMENT*	*2023.10.03*

SHEET TITLE

IRRIGATION DETAILS - A

OWNER	*Peoples' Self-Help Housing*
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

L-2.3

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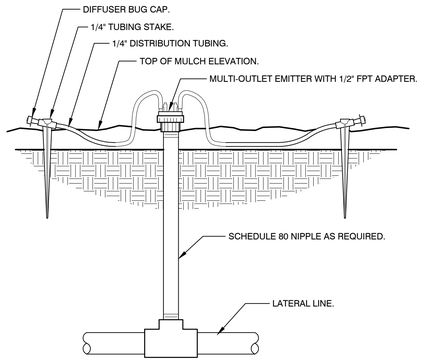

1 DRIP MULTI-OUTLET EMITTER ON PVC RISER

3" = 1'-0" FX-IR-FX-EMIT-07

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DESIGN GROUP
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805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2023.03.31
Renewal Date
2023.10.03
Date
STATE OF CALIFORNIA

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PSHH BUELLTON
BUELLTON, CALIFORNIA 93427

REVISION DATE

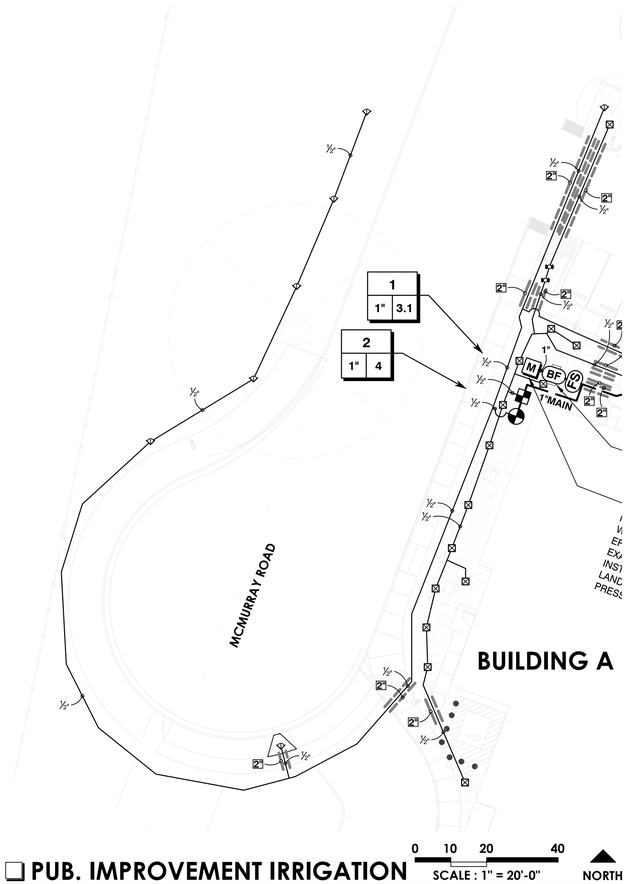
1	*1ST P.C. COMMENTS*	*2023.07.31*
2	*SITE PLAN ADJUSTMENT*	*2023.10.03*

SHEET TITLE

IRRIGATION DETAILS - B

OWNER *Peoples' Self-Help Housing*
3533 Empleo Street
Santa Maria, California 93455
T: 805.781.3088
DATE *2023.10.03*
PROJECT NO. *22052*
SHEET NO.

L-2.4



❑ PUB. IMPROVEMENT IRRIGATION

PLEINAIRE
DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2023.03.31
Renewal Date
2023.10.03
Date
STATE OF CALIFORNIA

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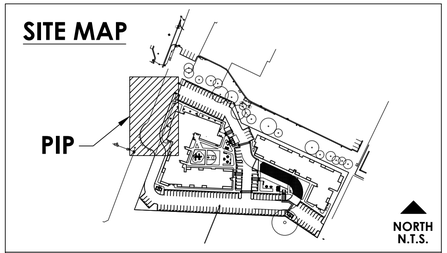
811 TWO DAYS BEFORE YOU DIG
CALL: TOLL FREE
1.800.422.4133
UNDERGROUND SERVICE ALERT

I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT *LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.*

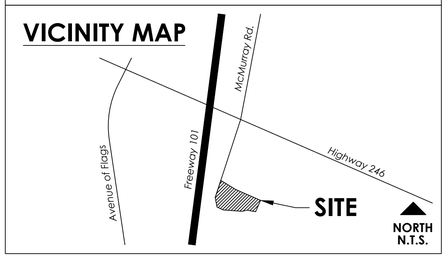
Kevin J. Small
DESIGNER SIGNATURE

2023.10.03
DATE

SITE MAP



VICINITY MAP



REVISION		DATE
1	1ST P.C. COMMENTS	2023.07.31
2	SITE PLAN ADJUSTMENT	2023.10.03

SHEET TITLE

PUBLIC IMPROVEMENT IRRIGATION

OWNER	Peoples' Self-Help Housing
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	2023.10.03
PROJECT NO.	22052
SHEET NO.	L-2.5

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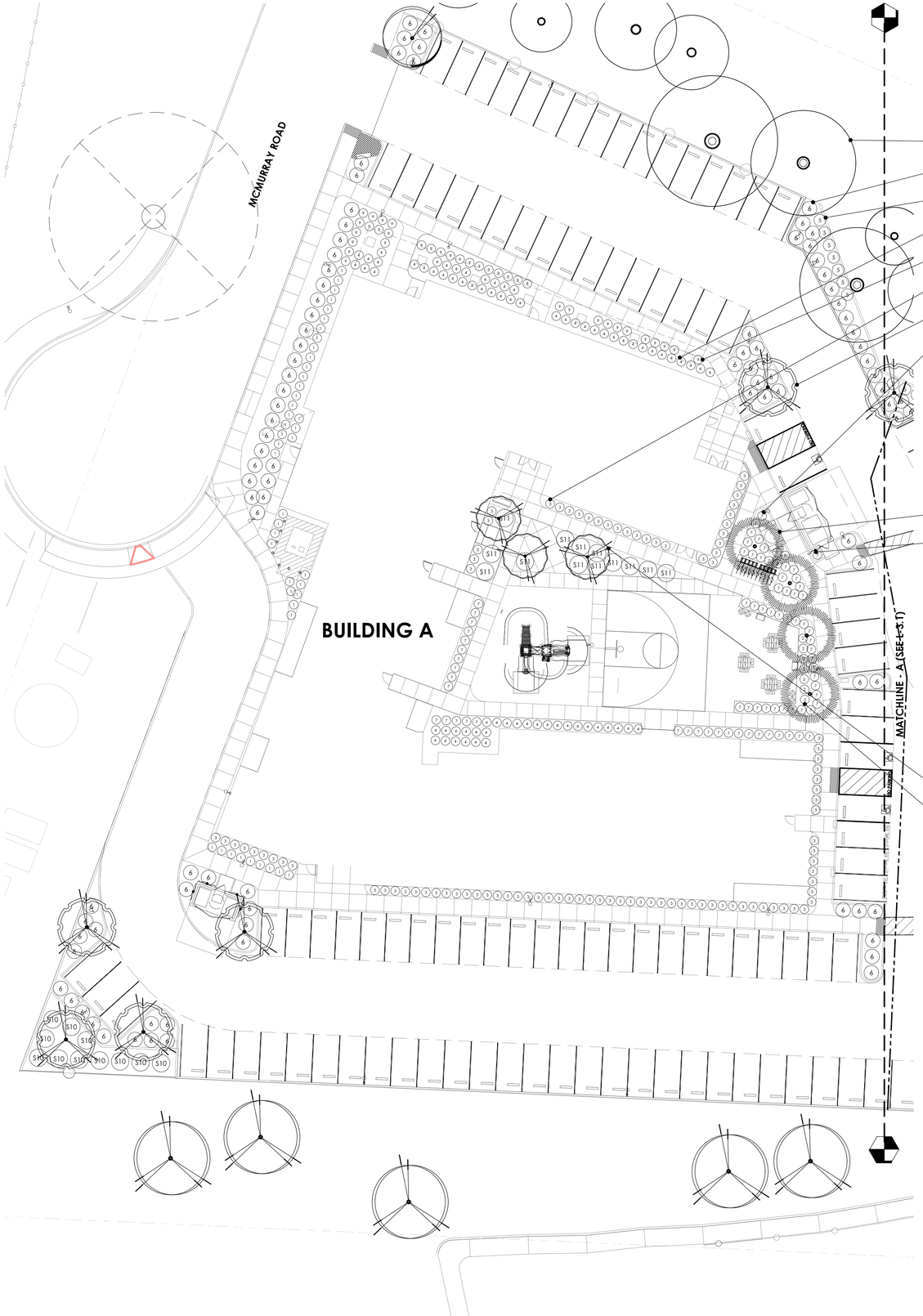

❑ PLANTING PLAN - A

0 10 20 40
SCALE : 1" = 20'-0"
NORTH

PLANT LEGEND

TREES

SYMBOL		NAME
	T1	*LAGERSTROEMIA INDICA 'NATCHEZ'* *NATCHEZ CRAPE MYRTLE*
	T2	*PLATANUS ACERFOLIA* *LONDON PLANE*
	T3	*PISTACIA CHINENSIS* *CHINESE PISTACHE*
	T4	*ULMUS PARVIFOLIA* *CHINESE ELM*
	T5	*QUERCUS AGRIFOLIA* *COAST LIVE OAK*
	T6	*EXISTING TREE* *TO BE REMOVED*

STREET TREES

SYMBOL		NAME
	ST1	*PISTACIA CHINENSIS* *CHINESE PISTACHE*

SHRUBS

SYMBOL		NAME
1	S1	*NANDINA DOMESTICA 'GULF STREAM'* *GULF STREAM NANDINA*
2	S2	*PITTOSPORUM TOBIRA 'CREAM DE MINT'* *CREAM DE MINT JAPANESE MOCK ORANGE*
3	S3	*RHAPHIOLEPIS UMBELLATA 'MINOR'* *DWARF YEDDA HAWTHORN*
4	S4	*WOODWARDIA FIMBRIATA* *GIANT CHAIN FERN*
5	S5	*PHLOMIS FRUTICOSA* *JERUSALEM SAGE*
6	S6	*CORREA 'CARMINE BELLS'* *CARMINE BELLS AUSTRALIAN FUCHSIA*
7	S7	*AGAPANTHUS AFRICANUS* *LILY-OF-THE-NILE*
8	S8	*ACUBA JAPONICA 'MR. GOLDSTRIKE'* *MR. GOLDSTRIKE AUCUBA*
9	S9	*VIBURNUM DAVIDII* *DAVID VIBURNUM*
S10	S10	*CEANOTHUS 'CONCHA'* *CONCHA CEANOTHUS*
S11	S11	*ARCTOSTAPHYLOS 'PACIFIC MIST'* *PACIFIC MIST MANZANITA*

GROUNDCOVERS

SYMBOL		NAME
	G1	*ANNUALS*
	G2	*TURF*

VINES

SYMBOL		NAME
	V1	*FICUS PUMILA* *CREEPING FIG*

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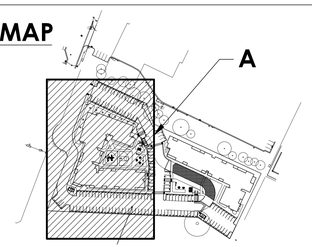
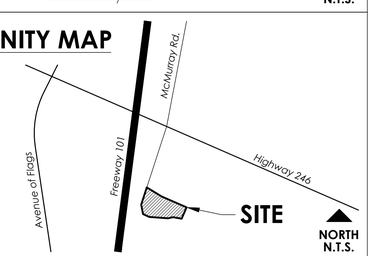
DESIGNER SIGNATURE — *2023.10.03* *DATE*

SITE MAP



NORTH
N.T.S.

VICINITY MAP



NORTH
N.T.S.

PLEINAIRE
DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2025.03.31
Renewal Date
2023.10.03
Date
STATE OF CALIFORNIA

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1	*1ST P.C. COMMENTS*	*2023.07.31*
2	*SITE PLAN ADJUSTMENT*	*2023.10.03*

SHEET TITLE

PLANTING PLAN - A

OWNER	*Peoples' Self-Help Housing*
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

L-3.0

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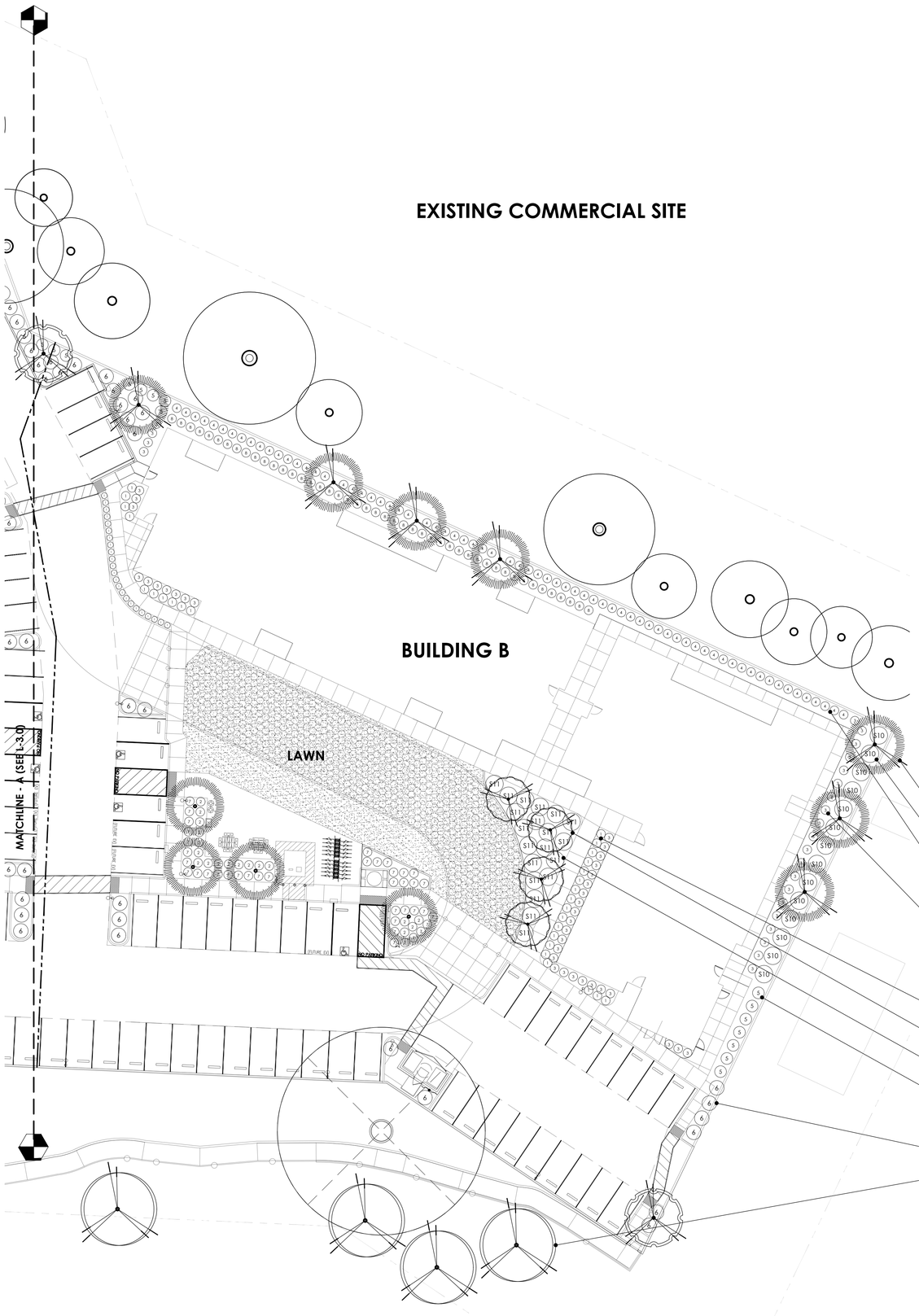

❑ PLANTING PLAN - B

PLANT LEGEND

TREES

SYMBOL		NAME
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	T2	*PLATANUS ACERFOLIA* *LONDON PLANE*
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SYMBOL		NAME
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SYMBOL		NAME
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5	S5	*PHLOMIS FRUTICOSA* *JERUSALEM SAGE*
6	S6	*CORREA 'CARMINE BELLS'* *CARMINE BELLS AUSTRALIAN FUCHSIA*
7	S7	*AGAPANTHUS AFRICANUS* *LILY-OF-THE-NILE*
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9	S9	*VIBURNUM DAVIDII* *DAVID VIBURNUM*
	S10	*CEANOTHUS 'CONCHA'* *CONCHA CEANOTHUS*
	S11	*ARCTOSTAPHYLOS 'PACIFIC MIST'* *PACIFIC MIST MANZANITA*

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SYMBOL		NAME
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VINES

SYMBOL		NAME
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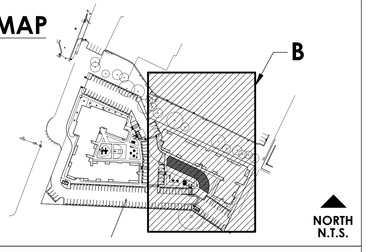

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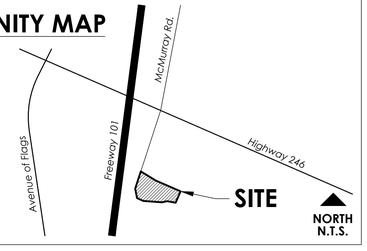

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BUELLTON, CALIFORNIA 93427

REVISION DATE		
1	*1ST P.C. COMMENTS*	*2023.07.31*
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SHEET TITLE

PLANTING PLAN - B

OWNER	*Peoples' Self-Help Housing*
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	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

L-3.1

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CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

GENERAL PLANTING NOTES

1. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
2. CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 6".
   - 2.1. PER 1000 SQUARE FEET:
     - 2.1.1. 6 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC SOIL AMENDMENT
     - 2.1.2. 14 POUNDS 12-12-12 FERTILIZER
     - 2.1.3. 15 POUNDS SOIL SULFUR
3. EXCAVATE THE PLANTING PITS FOR TREES AND SHRUBS TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL SCARIFY THE SIDES AND BOTTOM OF THE PIT. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL SHALL CONSIST OF THE FOLLOWING:
   - 3.1. PER CUBIC YARD OF SOIL:
     - 3.1.1. 1/3 CUBIC YARD NITROGEN STABILIZED FIR BARK
     - 3.1.2. 1 POUND 12-12-12 FERTILIZER
     - 3.1.3. 1 1/2 POUNDS IRON SULFATE (20% IRON)
     - 3.1.4. 2/3 CUBIC YARD TOPSOIL

   PLANT TABS SHALL BE AGRIFORM OR APPROVED EQUAL USED AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANT SIZE.
4. SOIL AMENDMENT AND BACKFILL MIX ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR IN HIS BID FOR A SOIL AGRONOMY REPORT BY AN APPROVED SOIL AGRONOMIST UPON COMPLETION OF THE ROUGH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER SOIL AGRONOMISTS REPORT AND RECOMMENDATIONS.
5. FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT.
7. UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS, BROOM AND WASH CLEAN AREA.
8. ACTUAL SYMBOLS SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
9. ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
10. ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
11. ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.

SOIL AGRONOMY TEST REQUIRED. SAMPLE TO BE TAKEN AFTER SITE GRADING IS COMPLETE. REFER TO SPECIAL INSPECTIONS ON COVERSHEET

PLANTING LEGEND NOTES

1. ALL TREES ARE TO BE STAKED PER DETAIL B,C/L-3.3.
2. ALL STREET TREES ARE TO BE PLANTED PER DETAIL A/L-3.3.
3. ANY TREE PLANTED CLOSER THAN 4' TO ANY HARDSCAPE SHALL HAVE A LINEAR ROOT BARRIER INSTALLED PER DETAIL C/L-3.3
4. ALL SHRUBS AND GROUNDCOVERS ARE TO BE PLANTED PER D,E/L-3.3.
5. ALL VINES ARE TO BE PLANTED PER DETAIL D/L-3.3, AND ATTACHED TO WALL PER DETAIL F/L-3.3.
6. CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUNDCOVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
7. CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
8. CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
9. ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
10. ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
11. ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
12. ALL CITY STREET TREES TO BE 24" BOX, HAVE A CALIPER AT SOIL LEVEL OF 1.5 INCHES, AND BE ABOUT 8 FEET TALL ONCE PLANTED.

PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	T1 *LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE*	*PLANT PER DETAIL A,B/L-3.3*	*15 GAL.*	*MEDIUM*	*8*
	T2 *PLATANUS ACERFOLIA LONDON PLANE*	*PLANT PER DETAIL A,B/L-3.3*	*15 GAL.*	*MEDIUM*	*7*
	T3 *PISTACIA CHINENSIS CHINESE PISTACHE*	*PLANT PER DETAIL A,B/L-3.3*	*15 GAL.*	*MEDIUM*	*8*
	T4 *ULMUS PARVIFOLIA CHINESE ELM*	*PLANT PER DETAIL A,B/L-3.3*	*15 GAL.*	*MEDIUM*	*8*
	T5 *QUERCUS AGRIFOLIA COAST LIVE OAK*	*PLANT PER DETAIL A,B/L-3.3*	*15 GAL.*	*LOW*	*9*
	T6 *EXISTING TREE TO BE REMOVED*				*1*

STREET TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	ST1 *PISTACIA CHINENSIS CHINESE PISTACHE*	*PLANT PER DETAIL A,B/L-3.3*	*24" BOX*	*MEDIUM*	*6*

SHRUBS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
1	S1 *NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*LOW*	*94*
2	S2 *PITTOSPORUM TOBIRA 'CREAM DE MINT' CREAM DE MINT JAPANESE MOCK ORANGE*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*MEDIUM*	*25*
3	S3 *RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDA HAWTHORN*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*LOW*	*154*
4	S4 *WOODWARDIA FIMBRIATA GIANT CHAIN FERN*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*MEDIUM*	*142*
5	S5 *PHLOMIS FRUTICOSA JERUSALEM SAGE*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*LOW*	*22*
6	S6 *CORREA 'CARMINE BELLS' CARMINE BELLS AUSTRALIAN FUCHSIA*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*LOW*	*115*
7	S7 *AGAPANTHUS AFRICANUS LILY-OF-THE-NILE*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*MEDIUM*	*117*
8	S8 *ACUBA JAPONICA 'MR. GOLDSTRIKE' MR. GOLDSTRIKE AUCUBA*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*MEDIUM*	*46*
9	S9 *VIBURNUM DAVIDII DAVID VIBURNUM*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*MEDIUM*	*36*
S10	S10 *CEANOTHUS 'CONCHA' CONCHA CEANOTHUS*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*LOW*	*26*
S11	S11 *ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA*	*PLANT PER DETAIL C/L-3.3*	*5 GAL.*	*LOW*	*34*

GROUNDCOVERS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	G1 *ANNUALS*	*PLANT PER DETAIL D/L-3.3 8" O.C.*	*4" POTS*	*MEDIUM*	*62*
	G2 *TURF*		*SOD*	*MEDIUM*	*5,199 SQ. FT.*

VINES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	V1 *FICUS PUMILA CREEPING FIG*	*PLANT PER DETAIL E/L-3.3*	*5 GAL.*	*MEDIUM*	*6*

S&S SEEDS

PO Box 1275
Carpinteria, CA 93014-1275 - USA
Tel. 805-684-0436 * Fax 805-684-279A8

Date **3/16/2023**

Species	Common Name	Bulk Lbs/Acre
Bromus carinatus	California brome	10
Stipa pulchra	Purple needlegrass	**5**
Trifolium willdenovii	Tomcat clover	**5**
Festuca microstachys	Six weeks fescue	**5**
	Total	**25**

HYDRO-SEED NOTES

CONTRACTOR TO INSTALL ABOVE HYDRO-SEED MIX TO ANY AREAS BEYOND THE SOUTHERN PROPERTY LINE DUE TO GRADING. SEE CONDITION OF APPROVAL #22J.

PLEINAIRE DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2025.03.31
Renewal Date
2023.10.03
Date
STATE OF CALIFORNIA

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PSHH BUELLTON
BUELLTON, CALIFORNIA 93427

REVISION		DATE
1	*1ST P.C. COMMENTS*	*2023.07.31*
2	*SITE PLAN ADJUSTMENT*	*2023.10.03*

SHEET TITLE

PLANTING NOTES

OWNER	*Peoples' Self-Help Housing*
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

L-3.2

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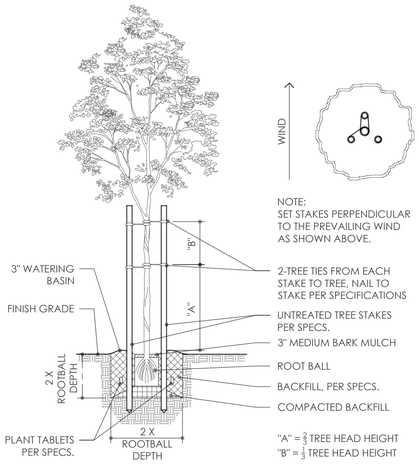
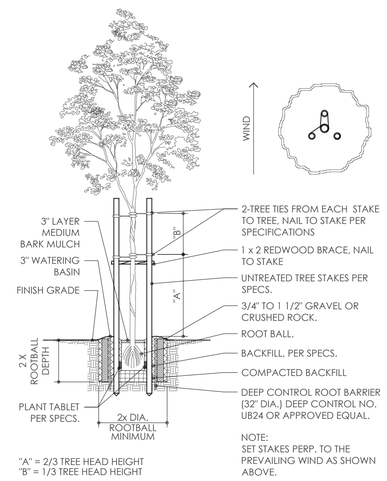
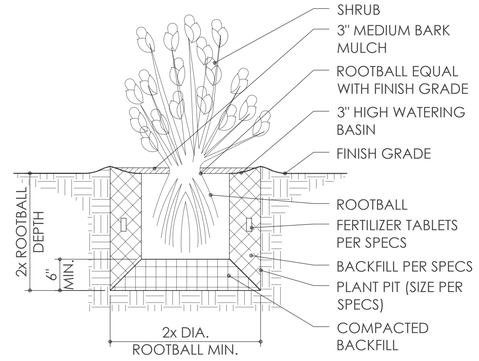


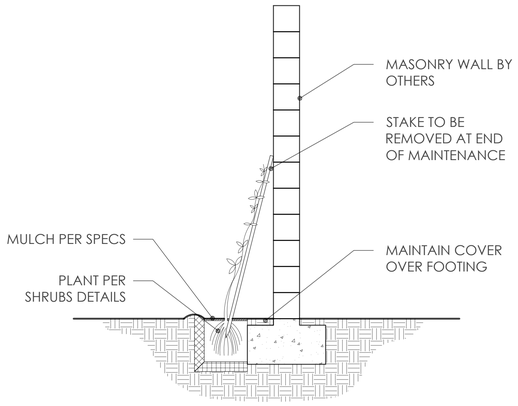
A | TREE PLANTING



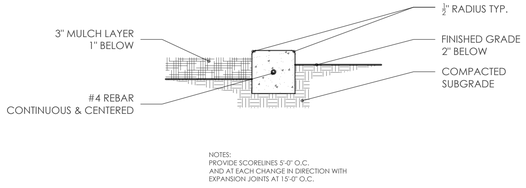
B | TREE PLANTING WITH ROOT BARRIER



C | SHRUB PLANTING



D | VINE ON WALL



E | 6" WIDE CONCRETE MOW STRIP

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REVISION DATE

1	1ST P.C. COMMENTS	2023.07.31
2	SITE PLAN ADJUSTMENT	2023.10.03

SHEET TITLE

PLANTING DETAILS

OWNER *Peoples' Self-Help Housing*
3533 Empleo Street
Santa Maria, California 93455
T: 805.781.3088
DATE *2023.10.03*
PROJECT NO. *22052*
SHEET NO.

L-3.3

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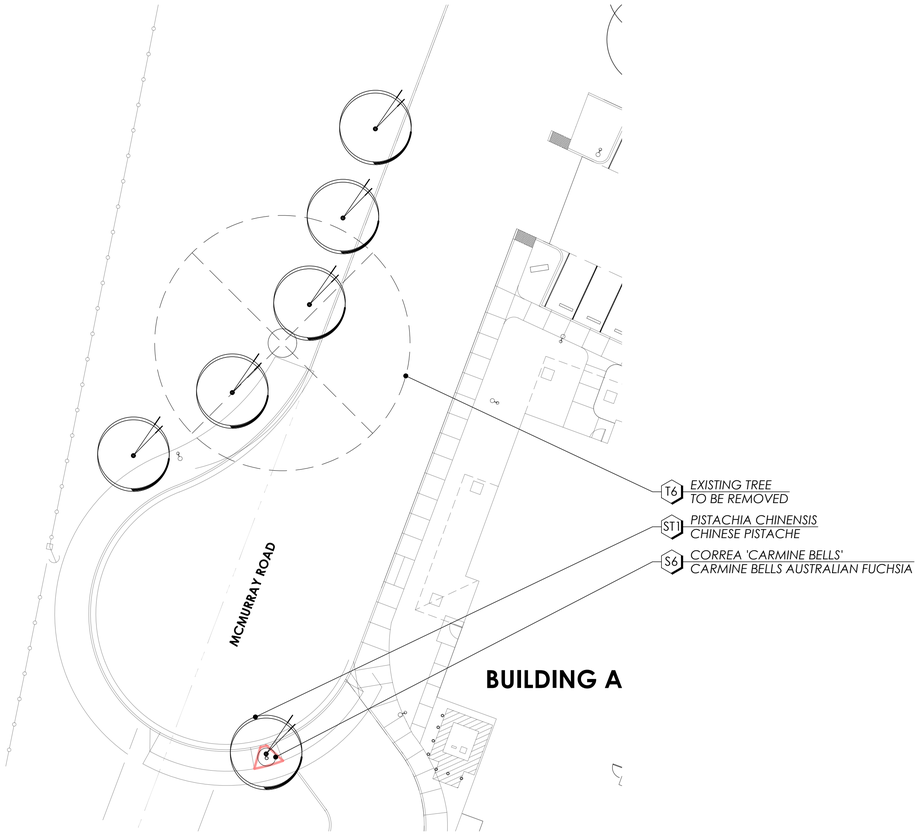


❑ PUB. IMPROVEMENT PLANTING

PLANT LEGEND

STREET TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	ST1 PISTACIA CHINENSIS CHINESE PISTACHE	PLANT PER DETAIL A,B/L-3.3	24" BOX	MEDIUM	6
	T6 EXISTING TREE TO BE REMOVED				1

SHRUBS

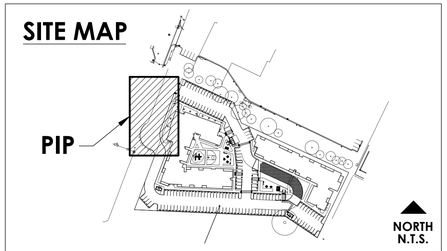
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
6	S6 CORREA 'CARMINE BELLS' CARMINE BELLS AUSTRALIAN FUCHSIA	PLANT PER DETAIL C/L-3.3	5 GAL.	LOW	1

811 TWO DAYS BEFORE YOU DIG
CALL: TOLL FREE
1.800.422.4133
UNDERGROUND SERVICE ALERT

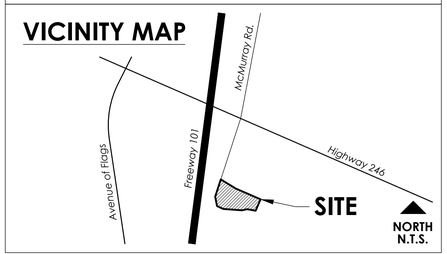
I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT *LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.*

Kevin J. Small — 2023.10.03
DESIGNER SIGNATURE — DATE

SITE MAP



VICINITY MAP



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BUELLTON, CALIFORNIA 93427

REVISION DATE

1	1ST P.C. COMMENTS	2023.07.31
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SHEET TITLE

PUBLIC IMPROVEMENT PLANTING

OWNER	*Peoples' Self-Help Housing*
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

L-3.4

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02800.01 SPECIAL PROVISIONS - IRRIGATION

02800.01 SCOPE

A. The work included in these specifications shall consist of the furnishing of all labor, tools, materials, appliances, tests, permits, etc., necessary for the installation of a landscape sprinkler system, as herein shown on the accompanying drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman, capable interpreting the drawings and these specifications. The work included in this section is as follows:

1. Scope
2. Submittals
3. Materials
4. Installation
5. Quality Control
6. Responsibility & Guarantee
7. Inspection
8. Cleanup
9. Payment

B. The intent of the drawings and specifications is to indicate and specify a complete irrigation system, installed and ready for use without further cost in labor or materials to the owner.

C. The system shall efficiently and evenly irrigate all areas, be complete in every respect and shall be left ready for operation to the satisfaction of the Owner's authorized representative.

D. Ordinances and Regulations:
All local, municipal state laws, and rules and regulations governing or relating to any portion of irrigation work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the Contractor. Anything contained in these specifications, shall not be constructed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications call for or describe materials, workmanship, or construction of better quality, higher standards, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

E. If required, the Contractor shall submit irrigation drawings for approval to local or municipal agencies.

F. Any item shown in the specifications and not shown on the drawings, or on the drawings and not on the specifications, shall be considered to appear in both, except any item or material shown on specifications which is obviously not intended to complete the installations.

G. In the event of "conflict" between the drawings and the specifications, the landscape architect or his authorized representative shall be consulted.

H. Explanation of drawings:

1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of this work and plan this work accordingly, furnishing such fittings, etc., as may be required to meet such conditions. This design is diagrammatic. All piping, valves, etc. shown within paved areas is for the design clarification only and shall be installed in planting areas where possible. Avoid any conflicts between the sprinkler system, plantings and architectural features.
2. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
3. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in Engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any revision necessary.
4. It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. He shall coordinate his work with the general contractor and other subcontractors for the location and installation of pipe sleeves through walls, under roadways, paving, structures, etc.

02800.02 SUBMITTALS

A. Material List:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the Drawings and Specifications.
2. A complete materials list shall be submitted prior to performing any work. Materials list shall include the manufacturer, model number, and description of all materials and equipment to be used.
3. Equipment or materials installed or furnished without prior written approval of the Landscape Architect may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
4. Approval of any item, alternate, or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.
6. Substitutions: If the Irrigation contractor wishes to substitute any equipment or materials for equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information to the Owner's authorized representative for approval:
   a. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.
   b. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
   c. Provide the amount of cost savings or increase if the substituted item is approved.
   d. The Owner's authorized representative shall have the sole responsibility in accepting or rejecting any substituted item as an approved equal to equipment and materials listed on the irrigation drawings and specifications.

B. Operation and Maintenance Manuals:

1. Prepare and deliver to the Owner's authorized representative within ten (10) calendar days prior to acceptance of construction all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in two (2) individually bound copies of the operation and maintenance manual. The manual shall describe the material installed and shall be in sufficient detail to permit operating personnel to understand, operate and maintain all equipment. Spare parts list and related manufacturer information shall be included. Each complete, bound manual shall include the following information.
   a. Index sheets stating Contractor's address and telephone number, list of equipment with name and address of local manufacturer's representative.
   b. Catalog and parts sheets on all materials and equipment installed under this contract.
   c. Guarantee statement.
   d. Complete operating and maintenance instructions on all major equipment.
   e. Controller Charts.
2. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with the instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

C. Record Drawings:

1. Record accurately on one set of black and white prints of the drawings all changes in the work constituting departures from the original contract drawings including changes in both pressure and non-pressure lines.
2. These drawings shall also serve as work progress sheets, and the Contractors shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Owner's authorized representative.
3. Before the date of the final inspection, the contractor shall transfer all information from the "As-Built" prints to an ozalid sepia, procured from the Owner's authorized representative. All work shall be neat, in ink and subject to the approval of the Owner's authorized representative.
4. Dimension from two permanent points of reference (building, monuments, sidewalks, curbs, pavement, etc.). Locations shown on as-built drawings shall be kept day to day as the project is being installed. All dimensions noted on drawings shall be minimum 1/8 inch in size.
5. Show locations and depth of the following items:
   a. Connection to existing water lines.
   b. Connection to existing electrical power.
   c. Gate valves.
   d. Routing of sprinkler pressure lines (dimension max. 100' along routing).
   e. Sprinkler control valves.
   f. Routing of control wiring.
   g. Quick coupling valves.
   h. Other related equipment as directed by the Owner's authorized representative.
6. Maintain record drawings on site at all times.
7. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed sepias to the Owner's authorized representative. Delivery of the sepias will not relieve the Contractor of responsibility of furnishing required information that may be omitted from the prints.

D. Record Drawings:

1. Record drawings must be approved by the Owner's authorized representative before charts are prepared.
2. Provide one controller chart for each automatic controller supplied, showing the area covered by the controller, and the maximum size the controller door will allow.
3. The chart is to be a reduced drawing of the actual "record" system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
4. Chart shall be a blackline print and a different color shall be used to show each area of coverage for each station.
5. These charts must be completed and approved prior to final inspection with duplicates placed in the owner's manual.

E. Certification:

1. Written certification of tests and inspections outlined in section 2800.07 (inspections) shall be submitted to the owner prior to approval.

F. Equipment to be Furnished:

1. Supply as a part of this contract the following tools:
   a. Two (2) sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve supplied on this project.
   b. Two (2) valve keys for operation of gate valves.
   c. Two (2) keys for each automatic controller.
   d. Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received the material must be shown to the Engineer.

G. Guarantee:

1. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form.
2. A copy of the guarantee form shall be included in the operations and maintenance manual.
3. The guarantee form shall be pre-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect expected. We agree to repair or replace any defects in material or workmanship, including settling of backfield areas below grade, which may develop during the period of one year from date of acceptance and also repair or replace any damage resulting from repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within 72 hours of notification that repair work is necessary. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT: _____

LOCATION: _____

SIGNED: _____

ADDRESS: _____

_____

PHONE: _____

DATE OF ACCEPTANCE: _____

02800.03 MATERIALS

A. General:

Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

B. Handling of PVC Pipe and Fittings:

The Contractor is cautioned to exercise care in handling, loading, unloading and storing PVC pipe and fittings. All PVC shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and if installed, shall be replaced with new piping.

C. Pressure Rated PVC Pipe:

1. The following sizes are acceptable minimums for pressure rated pipe.
   a. One-half inch (1/2") to one and one-half inch (1-1/2") diameter; approved Schedule 40; two inch (2") and larger Class 315.
   b. Fitting one-half inch (1/2") to one and one-half inch (1-1/2"); Schedule 80.
2. All PVC pipe must bear the following markings:
   a. Manufacturer's name.
   b. Nominal pipe size.
   c. Schedule or class.
   d. Pressure rating in P.S.I.
   e. NSF (National Sanitation Foundation) approval.
   f. Date of extrusion.
3. PVC Solvent Weld pipe shall be made from NSF approved Type I, Grade PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70.

D. Non-Pressure PVC Lateral Pipe:

1. Non-pressure buried lateral line piping shall be PVC minimum Schedule 40 with solvent-weld joints.
2. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements set forth in Federal Specification PS-21-70 with an appropriate standard dimension ratio.

E. PVC Pipe Fittings and Connections:

All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

1. Ring-Tite PVC fittings shall be fabricated from Schedule 40, 1-2, II-1 NSF solvent-weld PVC fittings conforming to ASTM testing procedure D2466 and PVC ring-tite bell adapter using solvent and solvent procedures recommended by the manufacturer.
2. Fabrication shall be performed at the manufacturer's plant location or at an authorized distributor shop location. Field fabrication of ring-tite fittings will not be allowed.
3. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.
4. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
5. 45-degree fittings shall be used at all changes in depth of pipe.
6. When connection is plastic to metal, male adapters shall be used. The male adapter shall be hand tightened, plus one turn with a strap wrench. Joint compound shall be Permatex Type II or equal.
7. Risers shall be Schedule 80 PVC pipe with fittings to permit lowering of the heads.

F. Galvanized Pipe Fittings:

1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
2. Fittings and couplings shall be medium galvanized screwed beaded malleable iron.
3. All galvanized pipe and fittings installed below grade shall be painted with (2) coats of Koppers #50 Bitumastic.

G. Backflow Prevention Units:

1. As required by local or state ordinances, provide and install vacuum breakers to protect the domestic water supply against back siphonage from sprinkler system. Each backflow prevention device shall be as approved by local Health Department and shall be of the size and type as indicated. All backflow devices shall be installed in accordance with the requirements as set forth by the local plumbing code having jurisdiction over the work in this area. Pressure type of backflow preventers shall be placed twelve inches (12") above the highest downstream piping as required by code.
2. Backflow preventer to be constructed of brass. The backflow preventer shall operate on a pressure principle. It shall be capable of being installed under continuous pressure. The pressure type vacuum breaker shall consist of an approved body, check valve, vacuum relief, inlet and discharge shut-offs and field test cocks. The vacuum relief shall have an atmospheric opening of greater diameter than the iron pipe size of the unit. The vacuum relief shall be separated and independently from the check valve member. All nipples and other fittings shall be of red brass construction. The pressure type of vacuum breaker shall be for cold water service to 160 degrees. A protective screen shall eliminate insects or debris from entering the unit. The unit shall be approved by local authorities.

H. Valves:

1. Remote Control Valves, Electric Solenoid Type.

The remote control valve shall be normally closed, 24 volt, 60 cycle, 2.0 watt and shall operate with 18-30 volts of power to the solenoid. Solenoid operator shall have "grit filter" protection and valves shall have removable inlet port strainer to screen debris from all water entering bonnet and solenoid assembly. Valve body and bonnet shall be cast brass, diaphragm of nylon reinforced neoprene and inlet screen, solenoid tube, plunger, spring, etc., of stainless steel. Valves shall have no external bleed tubes and must be complete with manual bleed plug and flow control adjustment. The valve shall have a slow uniform closure to eliminate water hammer or chatter. Valve shall be pressure rated at 150 PSI.

2. Gate Valves:
   a. Gate valves 3" and smaller shall be 125 lb. SWP bronze gate valve with screw in bonnet, non-rising stem and solid wedge disc.
   b. Gate valves 3" and smaller shall have threaded ends and shall be equipped with bronze handwheel.
   c. Gate valves 3" and smaller shall be similar to those manufactured by Nibco or approved equal.
   d. All gate valves shall be installed per installation detail.
3. Quick Coupling Valves:
   a. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI, operable with quick coupler. Key size and type shall be as shown on plans.

I. Valve Boxes:

All remote control valves and gate valves shall be installed in suitable valve boxes as shown in details, complete with cover. Locking and/or hinges covers will not be necessary. Box lid shall be marked "R.C.V." or "IRRIG VALVE".

1. Use a 9" x 24" round box for all gate valves, Brooks #9 or approved equal.
2. Use a 9 1/2" x 16" x 11" rectangular box for all electrical control valves, Carson Industries, Ametek, or approved equal.

J. Automatic or Smart Controller:

1. The automatic controller shall have minimum number of stations as indicated on the plans and shall be completely automatic in operation and shall electronically start the sprinkler cycle and electronically time the individual stations.
2. The controller shall have a standard 117 volt, 60 cycle power input and 26.5 volt, 2.2 amp. output.
3. The controller shall have a 14 day programming and be capable of automatically starting a watering cycle at any time on the hour for 24 hours per day.
4. Each station shall have an off switch for zero time and individual timing control for 2 to 60 minutes each station.
5. Each station shall have an on/off and repeat switch for eliminating one or more stations from the automatic timing sequence or for initiating a repeat cycle on any or all stations after the normal watering cycle has been completed.
6. It shall be possible to operate the controller manually and to select and operate manually any station.
7. Controller shall be equipped with a reset circuit breaker, and shall be housed in a locking, weatherproof cabinet.
8. Controller to have a battery back up with fresh batteries supplied by Contractor.

K. Control Wiring (Low Voltage)

1. Connections between the automatic controllers and the electric control valves shall be made with U.F. approved direct burial copper wire. Pilot wires shall be a different color for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve Manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
2. Wiring shall occupy the same trench and be installed along the same route as pressure supply or lateral lines whenever possible.
3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
4. Where called for on plans, control wires shall be installed within the schedule 40 PVC sleeves, 12" below grade (existing system's manual-to-automatic conversion) install 18" from adjacent paving.
5. An expansion curl should be provided within three (3) feet of each wire connection and at least every one hundred (100) feet of wire length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around one inch diameter pipe, then withdrawing the pipe.
6. All splices shall be made with Scotch-Lok Connector Sealing Packs, Pen-Tite Wire Connector, or approved equal. Use one splice per connector sealing pack.
7. Field splices between the automatic controller and electrical control valves will not be allowed, unless spliced in a pull-box with prior approval of the Landscape Architect.

L. Sprinkler Heads:

1. General:
   a. All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the plans and/or specified in these special provisions.
   b. Spray heads shall have a screw adjustment.
   c. Riser units shall be fabricated in accordance with details shown on plans.
   d. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
   e. All sprinkler heads of the same type shall be of the same manufacturer.
   f. Contractor shall not detour from products or materials listed within irrigation legend without written approval from the Landscape Architect or the Owner's authorized representative.
2. Type "A" Pop-Up Lawn Spray:
   a. Pop-up lawn spray heads shall have a minimum 4" pop-up nozzle piston with a stainless steel retraction spring. The sprinkler body shall be manufactured of a corrosion resistant material such as high strength ultraviolet and impact resistant plastic.
   b. Nozzles for 4" pop-up lawn spray sprinklers shall be of impact resistant plastic construction and shall be adjustable.
   c. 4" pop-up lawn spray sprinklers shall be the Rainbird 1800 series, Toro 570Z series or approved equal.
   d. Type "A" pop-up lawn spray shall be equipped with pressure regulation and an internal check valve.
3. Type "B" Pop-Up Shrub Spray:
   a. Pop-up shrub spray heads shall have a minimum of 6" pop-up nozzle piston with a stain- less steel retraction spring. The sprinkler body shall be manufactured of corrosion resistant material such as high strength ultraviolet and impact resistant plastic.
   b. Nozzles for 6" pop-up shrub spray sprinklers shall be of impact resistant plastic construction and shall be adjustable.
   c. 6" pop-up shrub spray sprinklers shall be the Rainbird 1800 series, Toro 570Z series or approved equal.
   d. Type "B" pop-up shrub spray heads should be used within low growing ground cover areas only.
   e. Type "B" pop-up shrub spray shall be equipped with pressure regulation and an internal check valve.
4. Type "C" Pop-Up Shrub Spray:
   a. Pop-up shrub spray heads shall have a minimum of 12" pop-up nozzle piston with a stain-less steel retraction spring. The sprinkler body shall be manufactured of corrosion resistant material such as high strength ultraviolet and impact resistant plastic.
   b. Nozzles for 12" pop-up shrub spray sprinklers shall be of impact resistant plastic construction and shall be adjustable.
   c. 12" pop-up shrub spray sprinklers shall be the Rainbird 1800 series, Toro 570Z series or approved equal.
   d. Type "C" pop-up shrub spray shall be equipped with pressure regulation and an internal check valve.
5. Type "D" Gear-Driven Rotary Shrub Sprinkler:
   a. Type "D" sprinklers shall be constructed with tough corrosion resistant, durable bodies molded out of Cycolac.
   b. Type "D" sprinklers shall be gear driven and have an easily accessible screen to prevent plugging of nozzle orifices from debris in water supply source.
   c. Turf rotors shall have a pop-up height of 4" or 6" depending on turf type and mow height. Turf rotors shall be Rainbird or Toro.
   d. Shrub rotors shall have a pop-up height of 12", unless specified on a fixed riser. Shrub rotors shall be Rainbird or Toro.

02800.04 INSTALLATION

A. Site Conditions:

1. Drawing Scale - All scaled dimensions are approximate. The contractor shall check and verify all size and dimensions and receive Landscape Architect's approval prior to proceeding with the work under this section. Coordinate installation of sprinkler irrigation materials, including pipe, so that there will be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.
2. Grades - The contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler system.
3. Existing Utilities and Irrigation System - Exercise extreme care in excavation and working near existing utilities and irrigation system components. Contractor shall be responsible for damages to utilities or irrigation components which are caused by his operations or neglect. Check existing plans for existing utility and irrigation system component locations.
4. Existing Trees - Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and trees roots. Excavation in these areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe of conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours; and where not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

B. Irrigation Layout:

1. Prior to installation, the contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads.
2. All layout shall be approved by the Landscape Architect, Owner and General Contractor prior to installation.

C. Water Supply:

1. Sprinkler irrigation system shall be connected to water supply points of connection as indicated on the plans.
2. Connections shall be made at approximate locations as shown on plans. Contractor is responsible for minor changes caused by actual site conditions.
3. Contractor to verify existing pressure, and meter size, at P.O.C. If it varies from the drawings the Contractor shall contact the Landscape Architect immediately.

D. Electrical Supply:

1. Electrical connections for automatic controller shall be provided by the General Contractor.
2. Connections shall be made at approximate locations as shown on plans. Contractor is responsible for minor changes caused by actual site conditions.

E. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on plans and as noted.
2. Pressure main line - provide for a minimum cover of eighteen (18) inches.
3. Non-pressure lateral line - provide for minimum cover of twelve (12) inches.
4. Control wire - provide for a minimum cover of eighteen (18) inches when installed in trench with new main line and twelve (12) inches when installed in PVC sleeve.
5. When two (2) pipes are to be placed in the same trench, a six (6) inch space shall be maintained between pipes.

F. Backfilling:

1. Trenches shall not be backfilled until all required tests are performed. Trenches shall be backfilled carefully with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscape areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
2. A fine granular sand backfill will be initially placed on all lines. No foreign matter will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the Soils Engineer or Landscape Architect.
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make required adjustments without cost to the owner.

G. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphalt concrete or concrete will be installed, shall be backfilled with sand (a layer 6" below the pipe and 3" above the pipe) and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with adjoining grade. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to paving work.
2. Generally, piping under existing walks is done by jacking, boring or hydraulic driving but, where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the City. No hydraulic driving will be permitted under asphalt paving.
3. Provide for a minimum cover of 24" between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

H. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.
2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
3. Install all assemblies specified herein in accordance with respective details. In absence of detail Drawings or Specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice. Whenever possible obtain prior approval of the Landscape Architect.
4. PVC pipe and fittings shall be thoroughly cleared of dirt, dust and moisture before installation. Installation and solvent welding methods shall be recommended by the pipe and fitting manufacturer.
5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.
6. PVC pipe shall be installed in a manner which will provide for expansion and contraction as recommended by the pipe manufacturer.
7. All plastic to metal joints shall be made with plastic male adapters.
8. The joints shall be allowed to set at least 24 hours before water pressure is applied to the system on PVC pipe.

I. Line Clearance:

1. All lines shall have minimum clearance of 6" from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

J. Automatic Controller:

1. Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.
2. The automatic controller shall be installed at the location shown on the plan.
3. Controller location is essentially diagrammatic and shall be specifically located by the Owner's authorized representative.
4. All local and other applicable codes shall take precedence in connecting the 110-volt electrical service to the controller.
5. Install all wires from controller to landscape areas in PVC sleeves.
6. There shall be adequate coverage of earth (18" minimum) over the 24-volt control wire or 24" when in sleeves.

K. High Voltage Wiring for Automatic Controller:

1. 120-volt power connection to the automatic controller shall be provided by the Owner or General Contractor and installed by a Licensed Electrician.
2. All electrical work shall conform to local codes, ordinances and union authorities having jurisdictions.

L. Valves:

1. Piping systems shall be supplied with valves at all points shown on the drawings or specified herein, arranged to give complete regulating control throughout.
2. Valves shall be the full size of the line in which they are installed unless otherwise indicated.
3. Remote control valves shall be adjusted so that the most remote sprinkler heads operate at the pressure recommended by the head manufacturer. Remote control valves shall be adjusted so a uniform distribution of water is applied by the sprinkler heads to the planting areas for each individual valve system.
4. Remote control valves shall be installed where shown on drawings and details. When grouped together, allow at least 12" between valves. Install each remote control valve in a separate valve box.
5. Quick coupling valves shall be set within 3" of curbs. Vertical positioning of quick coupling valves shall be such that sleeve top will be flush with the top of the curb.
6. All valves shall be installed as shown on details and in accordance with manufacturer's recommendations.

M. Valve Boxes:

1. Valve boxes shall be set in 2" above the designated finish grade in ground cover areas and 1" above grade in turf areas.
2. Valve boxes near curb or paving shall abut those items. The top surfaces shall be flush with the items listed above.

N. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.

O. Sprinkler Heads:

1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
2. Spacing of the heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

P. Temporary Repairs:

1. The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by The Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

02800.05 QUALITY CONTROL

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
3. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance to testing.
2. Test all pressure lines under hydrostatic pressure of 125 lbs. per square inch, and prove watertight.

   Note: Test of pressure main lines shall occur prior to installation of electrical control valves.
3. All piping under paving areas shall be tested under hydrostatic pressure of 125 lbs. per square inch, and proved watertight, prior to paving.
4. Sustain pressure in lines for not less than 2 hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
5. Sustain pressure in lines for not less than 2 hours. If leaks develop, replace joints and repeat test until entire system is proven watertight. duly authorized representative of the Owner. No main line pipe shall be backfilled until it has been inspected, tested and approved in writing.
6. Contractor shall furnish necessary force pump and all other test equipment.
7. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect, to determine if the water coverage for planting areas is complete & adequate. Finish all materials and perform all work required to correct any inadequacies of coverage due to deviation from plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accomplished before any ground cover is planted.
8. Upon completion of each phase of the work, entire system shall be tested and adjusted to meet site requirements.
9. The entire sprinkler irrigation system shall be under full automatic operation for a period of 7 days prior to any planting.
10. The Landscape Architect reserves the right to waive or shorten the operation period.

02800.06 RESPONSIBILITY AND GUARANTEE

A. Responsibility:

1. The Contractor shall be responsible for all work to be performed under this contract. No subcontractor shall relieve the Contractor of his liability to complete the work shown on the drawings and indicated in the specifications.
2. The Contractor shall at all times protect his work from damage and theft and replace all damaged or stolen parts at his expense until the work is accepted in writing by the Owner. The Contractor shall furnish, place and remove all of his own barricades.
3. The Contractor shall protect the Owner's property from injury or loss. All damage to existing or new construction (buildings, utilities, etc.) or planting (trees, shrubs, lawns or ground covers) caused by the Contractor during his operation or as a result of malfunction of installed work during the guarantee period shall be repaired at his expense.
4. The Contractor shall carefully note all finish grades before commencing work. Any finished grade changed during the course of his work shall be restored to the original contours.
5. The Owner shall not be responsible for damage caused by labor or materials furnished by the Contractor under this contract, which might have been prevented by the Contractor's prudence.
6. The Contractor shall cause a minimum interference with workman, materials, or other equipment of other Contractors and shall coordinate all work with other contractors.

B. Guarantee:

1. The entire sprinkler system shall be unconditionally guaranteed by the Contractor as to material and workmanship including settling in backfill areas below grade for a period of one (1) year following the date of final acceptance of the work.
2. If, within one (1) year from the date of completion settlement occurs and adjustments in pipes, valves and sprinkler heads for paving is necessary to bring the system or paving to the proper level of the permanent grades, the Contractor, as part of the work under his contract, shall make all adjustments without extra cost to the city, or owner including the complete restoration of all damaged planting, paving, or other improvements of any kind.
3. Should any operational difficulties in connection with the sprinkler system develop within the specified guarantee period which, in the opinion of the Owner, may be due to inferior materials and/or workmanship, said difficulties shall be immediately corrected by the Contractor to the satisfaction of the Owner at no additional cost to the Owner, including any and all other damage caused by such defects.

02800.07 INSPECTION

A. Field Observation Schedule:

1. Contractor shall be responsible for notifying the Landscape Architect and the Owner in advance for the following:
   a. Pre-job conference - 2 days
   b. Pressure supply line installation and testing - 2 days
   c. Coverage tests - 2 days
   d. Start of Maintenance - 2 days
   e. Final Field Observation - 2 days
2. No work shall be backfilled until all field observations and testing has been completed and approved by the City.

B. Final Field Observation Prior To Acceptance:

1. The Contractor shall operate each system in its entirety for the Owner at time of final field inspection. Any items deemed not acceptable shall be reworked to the complete satisfaction of the Owner.
2. The Contractor shall show evidence that the Owner has received all accessories, charts, record drawings, and equipment as required before a final field observation can occur.
3. End of maintenance shall occur only on the written acceptance by the Landscape Architect.

C. Contractor shall request the presence of the City Inspector and Landscape Architect or his representative at least 48 hours in advance of hydrostatic pressure test on irrigation main lines. No main line shall be backfilled until it has been inspected, tested and approved in writing.

D. When the irrigation system is completed, the Contractor shall perform a coverage test in the presence of the City Inspector and Landscape Architect, to determine if the water coverage for planting areas is complete and adequate. This test shall be accomplished before any ground cover is planted.

E. As-Built plans shall be submitted to the City Inspector and Landscape Architect prior to the coverage test. The Landscape Architect will spot check the accuracy of the as-built plans, during the coverage testing, by requiring the Contractor to locate and uncover certain items with the use of said plans.

F. After landscape planting or during final inspection, the Contractor shall operate each irrigation system in its entirety for the Landscape Architect. Any items deemed not acceptable by the Landscape Architect shall be reworked to his complete satisfaction.

G. During final inspection, the Contractor shall show evidence to the Landscape Architect that the owner has received all accessories, manuals, and equipment as required in the submittals.

H. Certification Letter shall be provided for all inspections and presented to the Owner prior to approval.

I. No inspection will commence without as-built drawings. In the event the Contractor calls for an inspection without as-built drawings, without completing previously noted corrections, or without preparing the system for inspection, he shall be responsible for reimbursing the Owner's authorized representative at the Architect's hourly rates (plus any transportation costs) for the inconvenience. No further inspection will be scheduled until this charge has been paid.

02800.08 CLEAN-UP

A. Upon completion of the work in this section, the Contractor shall remove all rubbish, trash, and debris resulting from his operation, remove disused equipment and implements of service; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Landscape Architect.

02800.09 PAYMENT

A. Payment will be made at the lump sum bid price which shall include all material, labor, and equipment required to complete irrigation construction and modification as shown on the plan and described herein.

02800.10 DRIPLINE

A. Dripline placement from edges - Consideration of dripline location is necessary when laying out zone edges. Hardscape materials act as heat collectors and cause landscape edges to dry out before the center of the landscape, making it essential to compensate by placing the first driplines no more than two inches from the landscape edge. In uncontained landscape areas, start the first dripline two to four inches outside of the planted area. In subsurface applications specially watering turf, add dripline over the supply and flush manifolds to ensure that these edges have adequate moisture coverage.

B. Wind - As with all total-coverage irrigation systems, attention must be given to windward turf edges in high-wind areas to prevent browning. Place the first dripline no more than two to four inches from the edge of hardscaped areas or two to four inches outside the turf edge in uncontained landscape areas. Add an extra dripline six inches from the }first line between the first and second lateral lines on the windward lateral edge.

C. Slopes - Driplines should be located parallel to the contour of slopes whenever possible. Since dripline runoff occurs on areas with a slope of greater than 3%, consideration must be given to dripline density from the top to the bottom of the slope. The dripline on the top two-thirds of the slope should be placed at the recommended spacings for the soil type and plant material in use. On the lower one-third, the driplines should be spaced 25% wider. The last dripline can be eliminated on slopes exceeding 5%. For areas exceeding ten feet in elevation change, zone the lower one-third of the slope separately from the upper two-thirds to help control drainage.

D. Elevation differences - When utilizing non-pressure-compensating dripline, elevation differences of five feet or more require separate zones or individual pressure regulators for each six-foot difference on uniform slopes.

E. When working with rolling landscapes with elevation difference of of feet or more within a zone, it is best to use pressure-compensating dripline to equalize pressure difference created by the elevation differences.

F. Though vacuum relief valves aren't necessary when installing dripline at-grade - even when mulching over - all subsurface irrigation zones must have a vacuum relief valve at the highest point in order to eliminate low-line drainage, which causes soil ingestion. This is especially crucial when the dripline laterals are placed perpendicular to the contour of the slope as in street medians. All subsurface dripline laterals within the elevated area must be connected with an air relief lateral.

G. In-line spring-check or swing-check valves should be used on slopes where low-line drainage could cause wet areas in the lowest areas of an irrigation zone.

H. Air Relief Valves

- Place air vacuum relief valve(s) at the highest point(s) of each zone. Using an air vacuum relief lateral, connect the air vacuum relief valve to all dripline laterals within the elevated area. If the supply and flush manifolds are at the same depth as the dripline, and are at the highest point in the zone, they can be used as the air relief lateral.

I. Flush Caps

- Automatic flush caps operate by automatically flushing a small amount of water each time the system is activated. Observe the flush operation annually to ensure that flushing is occurring properly
- The system must be flushed thoroughly after repairs or alterations are made to the irrigation components. Automatic flush caps do not allow enough water to pass through excessive debris and, therefore, must be removed in order to effect a manual flush.
- Manual flush caps should be flushed three times each irrigation season for a period of 30 to 60 seconds or until the flush water is visibly clean. More frequent flushing may be required under extremely dirty water conditions. Flushing is also necessary any time the system is repaired.

J. Special Considerations for Subsurface Installations

- The typical recommended pipe depth for dripline is 4" below finished grade.
- For turf areas where aerification is part of normal maintenance operations, tubing must be buried below the reach of aerification equipment.
- Use 710 Series compression fittings for all dripline connections to ens

02740.00 SPECIAL PROVISIONS - LANDSCAPE

02740.01 SCOPE

A. The work of this section includes all labor, materials and equipment required to complete work indicated on the Drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under then continuous supervision of a competent foreman, capable of interpreting the Drawings and these specifications. The work included in this section is as follows:

1. SCOPE
2. SUBMITTALS
3. MATERIALS
   a. Soil conditioners and fertilizers
   b. Plant materials
   c. Plant staking and guying
   d. Other materials
4. GRADING AND SOIL PREPARATION
5. PLANTING METHOD AND WORK PROCEDURE
6. WEED CONTROL
7. MAINTENANCE PERIOD
8. INSPECTIONS
9. CLEAN-UP
10. PAYMENT

B. The intent of the Drawings and Specifications is to indicate the location and procedure for the installation of landscape materials to enhance the property and implement the ideas of the Landscape Architect.

C. All dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities and shall immediately inform the Landscape Architect of any discrepancy between the Drawings and/or Specifications and actual conditions. No work shall be done in any area where there is any discrepancy until approval for same has been given by the Owner.

D. In the event of "conflict" between the Drawings and Specifications, the Landscape Architect or his representative shall be consulted.

E. All sprinkler work shall be inspected and approved prior to start of any work in this section.

F. Prior to excavation for planting or placing of stakes, locate all utilities, electric cables, conduits, sprinkler heads, valves, and valve control wires, and all utility lines so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify the Landscape Architect who shall arrange for relocation for one or the other. Failure to follow this procedure places upon the Contractor the responsibility for, at his own expense, making any and all repairs for damages resulting from his work hereunder.

02740.02 SUBMITTALS

A. Materials List: Submit complete lists of materials and equipment proposed to provide under this portion of the work

B. Manufacturers' Recommendations: Accompanying the Materials List, submit copies of the Manufacturers' current method of installation of the materials and equipment provided under this portion of the work.

C. Samples: Accompanying the Materials List, submit samples if requested for the Landscape Architect or Owner's authorized representative's acceptance.

D. Certification: Prior to job acceptance the following written certifications shall be submitted or the Owner's authorized representative:

1. Certification of placement of required amendments specified in soils report recommendations. Written certification and tests to be done by a soils laboratory approved by the Landscape Architect.
2. Certification of quality and quantity of commercial and organic fertilizer.
3. Certification of quality and quantity of plant materials.
4. Certification for start & end maintenance period.

E. Other Submittals:

1. Manuals
2. Test Reports
3. Wood bark mulch: one-half (½) cubic foot of each type.

02740.03 MATERIALS

All materials shall be of standard, approved and first grade quality and shall be in prime condition when installed and accepted. Any commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturer's guaranteed analysis

A. Soil Conditioners and Fertilizers:

1. Organic amendment shall be nitrogen stabilized wood residual. This may be a nitrolized redwood sawdust (.08% actual nitrogen) or nitrolized fir bark (1.0% actual nitrogen). It shall be fine textured having a minimum of 95% passing No. 4 mesh screen, and a minimum higher than to obtain a 3.5 millionth per centimeter reading at 25 degrees Centigrade as measured by saturation extract conductivity. Apply at a minimum rate of 4 cubic yards per 1000 square feet or soils report, whichever is greater. (Verify with soils analysis recommendations)
2. Iron Sulfate shall be a standard brand applied at the rate of 20 lbs. per 1000 square feet (if required).
3. Commercial fertilizer shall be a commercial grade pelleted or chip type, as "Agriform Blue Chip" or equal, uniform in composition, dry and free flowing, per the rate as shown on the plans. Particle size not less than 2% through a No. 48 mesh. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or damaged, making it unsuitable for use, will not be accepted. Apply at a rate of 6 lbs. per 1000 square feet (NOTE: Quantity for bid purposes only. Precise quantity to be per soils analysis recommendations.)
4. Plant Tablets - Fertilizer planting tablets shall be tightly compressed commercial grade planting tablets having a 20-10-5 formula, weighing 21 grams each, as "Blue Chip" planter tablets or equal. The Planting Tablets shall be delivered to the site in the original, unopened containers, bearing the manufacturer's guaranteed analysis. Any damaged tablets will not be accepted.

B. Plant Materials:

1. Trees, shrubs and ground cover - Plant materials shall be furnished in the quantities and/or spacing as shown or noted for each location, and shall be of the species, kinds, sizes, etc., as symbolized and/or described in the drawings. The Landscape Contractor is to verify all sizes and quantities.
   a. Nomenclature: The scientific and common names of plants herein specified conform with the approved names given in "A Checklist of Woody Ornamental Plants in California" Manual 32, published by the University of California School of Agriculture, 1963 (See plant material on drawings).
   b. Labeling: Each group of plant materials delivered to the site shall be clearly labeled as to the species and variety and nursery source; however, determination of plant species or variety will be made by the Landscape Architect and decision will be final.
   c. Condition: Plants shall be symmetrical, typical for variety and species, sound healthy, vigorous, and free from plant disease, insect pests, or their eggs, sun scalds, fresh abrasions of the bark, excessive abrasions or other objectionable disfigurements. Tree trunks shall be sturdy and well 'hardened" off. All plants shall have normally well developed branch systems and vigorous and fibrous root systems which are not root or pot bound. In the event of disagreement as to the condition of root system, the root condition of the plants furnished by the Contractor in containers will be determined by the removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container grown plants are from several sources, the roots of not less than two plants of each species of the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples. The Landscape Architect is the sole judge as to the acceptability. Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the Contractor.

      The size of the plants will correspond with that normally expected for the species and variety of commercial available nursery stock, or as specified in the special conditions in the drawings. The minimum acceptable size of all plants, measured before pruning with the branches in normal position shall conform to the measurements, if any, specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with approval of the Landscape Architect, but the use of larger plants will make no change in contract price. If the use of larger plants is approved, the ball of earth or spread of roots for each plant shall be increased accordingly.
   d. Substitutions of the indicated plant materials will be permitted providing the substitute materials are approved in advance by the Landscape Architect or Owner's authorized representative, and substitutions are made at no additional cost to the Landscape Architect or Owner's authorized representative. Except for the variations so authorized, all substitute plant materials shall conform to the requirements of these specifications. If the accepted substitute materials are of less value than those indicated or specified, the Contract price will be adjusted in accordance with the provisions of the contract.
   e. Plants not approved are to be removed from the site immediately and replaced with suitable plants. The Landscape Architect or Owner's authorized representative reserves the right to reject the entire list of plants represented by defective samples.

C. Plant Staking and Guying:

1. Tree Stakes - Tree stakes shall be 2" diameter, treated wood lodge pole, driven a minimum of one foot (1') into firm soil, and long enough to firmly support tree head (Refer to typical tree installation detail).
2. Tree Ties - Tree ties shall be 1/2" diameter. Green rubber garden hose with #10 galvanized wire ties wrapped and twisted around piles. Field sample or manufactured product to be approved by the Landscape Architect.
3. Tree Guying - Trees indicated shall be guy wired from three directions with #10 galvanized wire. The wire shall be covered with 1/2" diameter rubber garden hose when in contact with tree. The guy wires shall be securely anchored with 2" x 2" x 2" redwood stakes driven flush to the ground. All wires shall be secured with turnbuckle and covered with three foot (3') long one-half inch (1/2") diameter white PVC pipe. Field sample to be approved by the Landscape Architect.

D. Other Materials:

1. General - All materials supplied shall be free of harmful substances.
2. Wood bark mulch - Material to be clean and free from contaminants. No post construction waste, dump grindings or other materials that may contain paint, metal, glass or wood preservatives will be accepted. Contractor to submit sample for approval

02740.04 GRADING AND SOIL PREPARATION

A. Rough Grading - Grades in all planting areas shall be established within plus or minus 0.1 foot from indicated finish grade.

1. At least 15 days before schedule use, the proposed source of topsoil shall be submitted to the Landscape Architect for approval. The Contractor shall submit a written request for approval which shall be accompanied by written report of a testing agency registered by the State for agricultural soil evaluation which states that proposed source complies with these specifications. Imported topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1" in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms. The top soil shall be suitable to sustain growth of the plants specified.

B. Soil Preparation:

1. No soil preparation work shall be done until rough grades have been approved by the Landscape Architect.
2. Soils Test - Contractor shall supply an Agronomic soil analysis from a laboratory as approved by the Landscape Architect. Contractor shall test a mix of one (1) sample from a location as directed by the Landscape Architect. All soils amendments and backfill to be per soils report recommendations.
3. Weed and Debris Removal - All landscape areas to be planted shall be cleaned of all noxious weeds and debris prior to any soil preparation or finish grading work. Noxious weed and grasses including Bermuda grass shall be removed by the roots wherever they are found at any stage of the work. Weeds and debris shall be disposed of off the site. Corresponding area to be sprayed with Roundup per manufacturers recommendations.
4. Moisture Content - Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in air or that clods will not break readily. Water shall be applied, if necessary, to provide ideal moisture content for tilling and for planting herein specified.
5. Soil Loosening - Soil in all areas to be planted shall be ripped or cultivated to a minimum depth of 12" below finished grade. Water shall be added and ripping or cultivating shall be continued until the entire 12" depth is loose and friable. All debris, pavement, concrete, and rocks over 1" in diameter shall be removed to the 12" depth and shall be disposed of off the site.
6. Uniformly till into the top 6" of top soil 4 C.Y. per 1000 square feet of nitrolized sawdust (Verify with soils test).

C. Finish Grading:

When rough grading, weeding, soil preparation, soil conditioning completed, and soil has been thoroughly water settled, all planting areas shall be smoothly graded, ready for placement of plant materials and for seeding.

1. Grading shall be done when soil is at optimum moisture content for working.
2. Finished grades shall be those indicated on the drawings and herein specified, and allowance shall be made for soil displaced by plant materials that are to be installed.
3. Grades otherwise indicated, shall be uniform levels or slopes between points where elevations are given, or between points established by walks, paving, curbs, or walls. Finish grades shall be smooth, even and on a uniform plane with no abrupt change of surface. Minor adjustments of finish grades shall be made at direction of the Landscape Architect if required.
4. All grades shall provide for natural runoff of water, without low spots or pockets. Flow line grades shall be accurately set by instrument and shall not be less than 2% gradient wherever possible.
5. All foreign materials clods, and rocks over 1" in diameter shall be removed within 6" of the finish surface and disposed of off site.
6. Finished grade of all shrub and ground cover areas shall be 3" below top of adjacent pavement, headers, curbs, or walls unless otherwise noted.

02740.05 PLANTING METHOD AND WORK PROCEDURE

Actual planting shall be performed during the periods when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Landscape Architect. No planting shall be done until operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Landscape Architect.

A. Layout of Major Planting:

1. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Landscape Architect or Owner's authorized representative.
2. The relative position of all trees and plants is subject to approval by the Landscape Architect or Owner's authorized representative, and they shall, if necessary, be relocated as directed as part of the Contract.
3. Position all plants in plant locations indicated on drawings and secure approval before excavating pits, making necessary adjustments as indicated. All such locations shall be approved by the Landscape Architect. If any underground construction or utility line is encountered in the excavation of the planting areas, other locations for planting may be selected by the Landscape Architect with no additional cost to the owner.

B. Planting of Trees, Shrubs, and Vines:

1. Excavation for Planting:
   a. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least two times the width and two times the depth of the original plant container. The holes shall be, in all cases large enough to permit handling and planting without injury or breakage to the roots or rootball.
   b. Excess soil generated from the planting holes shall be removed from the site.
   c. Protect all areas from excessive compaction when trucking plants or other material to the planting site.
2. Planting:
   a. No planting shall be done in any area until the area concerned has been satisfactorily prepared in accordance with these specifications and special provisions.
   b. No more plants shall be distributed in the planting area on any day than can be planted and watered that day.
   c. Containers shall be cut and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after the removal from the containers. Containers shall not be cut prior to placing the plants in the planting area. Plants shall not be allowed to dry out before or while being planted. Keep exposed roots moist by means of wet sawdust, peat moss, or burlap at all times during planting operations. Do not expose roots to the air except while being placed into the ground. Wilted plants, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense.
   d. The Prepared Soil shall be uniformly blended in an area adjacent to the planting work and shall be accurately proportioned using a suitable measuring container. Unused excavated soil shall be cleaned up and disposed of off site. Protect the mix from water until it has been placed in backfill around plants.
   e. Amended Native Soil shall be placed at the bottom of each hole, and thoroughly compacted, to a height that when the plant is placed in the hole, its root crown is level with the final established grade. Three inches (3") of amended backfill shall be thoroughly mixed with three inches (3") of native soil at the bottom of each plant container to provide transitional soil mix of at least six inches (6") between the native soil and the backfill. Any plants which settle deeper than specified above shall be raised back to the correct level. After the plant has been placed, additional backfill shall be added to the hole to over approximately 1/2 the height of root ball, no more than eight inches (8") below the soil surface. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.
   f. After the water has completely drained, fertilizer tablets shall be placed no deeper than eight inches (8") from finish grade and two inches (2") from the root ball:
      - One tablet per gallon container
      - Two tablets per five gallon container
      - Three tablets per fifteen gallon container
      - Four tablets per 20" box
      - Five tablets per 30" box
      - Six tablets per 36" box
      - Seven tablets per 42" box
      - Eight tablets per 48" and those boxes which are larger
   g. The remainder of the hole shall then be backfilled.
   h. Set the tablets to be used with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.
   i. Water Basin: Construct a firmly compacted mound of soil around each tree and plant to form a watering basin of the edge of and following the shape of the planting pit area. The mound for trees from five gallon or larger containers shall be at least 4" high. Mounds for all other trees or plants not otherwise specified shall be at least 2" high. Excavated earth, if capable of retaining water, may be used. Any settlement within the basins after watering shall be refilled to the required grade with "prepared soil" and additional nitrogen stabilized sawdust worked into the surface as required to restore the mulched condition.
3. Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed 1/3 of the branching structure.

C. Ground Cover: Ground covers will be planted in the areas indicated on the plans.

After preparation of the soil in accordance with the section on "Grading and Soil Preparation", the areas to be planted with ground covers will be given an additional pre-fertilization at the rate and type as noted on the plans.

Ground cover plants shall be grown in flats or peat pots as indicated in the plant list. Flat grown plants (rooted cuttings) shall contain sufficient moisture so that it will not fall apart when lifting the plants. If plants from peat pots are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball.

1. Ground covers shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted.
2. Each plant shall be planted with its proportionate amount of flat soil or in the peat pot, in a manner that will insure minimum disturbance of the root system but, in no case, shall this depth be less than 2 nodes. Hand smooth planting area after planting to provide an even smooth final finished grade. To avoid drying out, planting shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole.
3. Evenly spread organic amendment or other approved mulching material in the area planted with ground cover per soils report.

D. Mulch:

1. Wood Bark Mulch - All finish grading and planting shall be complete and approved by Landscape Architect prior to the application of any bark mulch. Finish grades shall be a minimum of four inches (4") below hardscape.
2. All areas of planting to have a minimum of two inches (3") of bark mulch applied, except for areas of flatted ground cover where one inch (1") minimum is to be applied. Do not pile mulch around crowns of plants.
3. Slopes less than 3 to 1 - Shredded fir, cedar or redwood bark mulch. "Gorilla hair" mulch or post construction waste is not acceptable.
4. Slopes 3 to 1 or steeper - Jute netting is to be applied over the bark mulch to eliminate shifting of bark.
5. Areas of mulch only to have minimum of four inches (4") of bark mulch applied.

E. Erosion Control Fabric:

1. Completely cover all areas with a slope of 3 to 1 or greater, including hydroseed areas.
2. Avoid unnecessary foot traffic across mesh.
3. Install two inch (3") layer bark mulch under jute mesh.
4. Installation:
   a. According to manufacturer's recommendations.
   b. Install fabric rolls without stretching, perpendicular to direction of flow.
   c. Overlap side edges minimum of four inches (4"), ends minimum of eight inches (8").
   d. Lap upper edges over lower edges, shingle style.
   e. Check slots: Place ends at top and bottom of slope in six inch (6") deep check slot, firmly backfilled.
   f. Staple ends six inches (6") on center, side edges and center of each roll two feet (2') on center.
   g. Plant groundcover through fabric and mulch.

F. Hydroseeding (Ground Cover & Turf):

1. Material Application & Equipment:
   a. Mixing shall be performed in a tank with a built-in continuous agitation and recirculation system of sufficient operating capacity to produce a homogeneous slurry of fiber, seed, fertilizer and water in designated proportions and a discharge system which will apply the slurry to the area to be treated at a continuous and uniform rate.
   b. Loading and mixing: With agitation system operating at part speed, water shall be added to the tank and a good circulation shall be established. Materials shall be added to the tank in such a manner that they are uniformly blended into the mixture in the following sequence:
      - 4,100 gal. water/acre (1,500 gal. tank/acre)
      - 1,500 lbs./acre cor-wed fiber
      - 100 lbs./acre Ecology Control M Binder
      - 500 lbs./acre 12-12-12 commercial fertilizer
      - 300 lbs./acre Urea Formaldehyde
      - 100 lbs./acre soil sulfur
2. Weed Control - Upon the completion of the irrigation system and after all existing weeds and growth have been removed from the planting area, apply a mixture of spray per acre as follows:
   - 400 lbs. - Commercial Fertilizer 12-12-12
   - 500 lbs. - Agricultural Gypsum

   Water all areas four (4) times daily for twenty one (21) consecutive days until weed seeds have germinated. Cease watering for three (3) days. Spray a non-selective herbicide to eradicate the germinated weeds.

   Allow herbicide to kill all dead weeds to a depth 1/4 inch below the surface of the soil.

   If perennial weeds or grasses still exist, re-water four (4) times daily for fourteen (14) consecutive days, until new growth appears. Re-apply a non-selective herbicide. Remove weeds after herbicide has had sufficient time to kill.
3. Equipment - Hydraulic equipment used for the application of the fertilizer, seed, and slurry of prepared wood pulp shall be of the "Super Hydroseed" type.
4. Application - The operator shall spray the planting areas with a uniform, visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate.
5. Time limit - All slurry mixture which has not been applied to the slopes within four (4) hours after mixing will be rejected and removed from the project at the Contractors expense.
6. Protection - Special care should be exercised by the Contractor in preventing any slurry to be sprayed inside any reservoir basin or into drainage ditches and channels which may impede the free flow of rain or irrigation water. Any slurry spilled into restricted areas shall be cleaned up at the Contractor's expense to the satisfaction of the Landscape Architect or the Owner.

   All areas designated for hydroseeding shall be thoroughly watered prior to the hydroseeding. The Contractor shall note any discrepancy for complete water coverage and make correct adjustments. The Contractor shall at this time note wind and weather conditions and submit a watering program to the Landscape Architect for approval prior to hydroseeding.
7. Reseeding - All bare spots shall be reseeded by the Contractor within ten (10) days. The Contractor will be responsible for all reseeded areas for as long after seeding as necessary until an acceptable stand of hydroseeding material is realized and approved by the Landscape Architect.
8. Watering:
   a. A balanced full-coverage watering program shall be maintained to ensure proper germination and until the acceptance of work.
   b. Plants which cannot be watered efficiently with existing water system shall be watered by means of a hose.

G. Watering:

1. To commence after completion of job and to continue at a rate necessary to keep mulch duration and continuing this procedure each day and every daylight hour, seven days a week will be sufficient. This continuous and moist condition is to prevail each and every day until all stolens or seeds are well rooted. After the rooting stage is complete, irrigation should still continue on the basis of at least once or twice a day until turf is well established.
2. Immediately after planting, water shall be applied to each shrub and vine by means of a hose. The water shall be applied in a moderate stream in planting holes until the material about roots is completely saturated from the bottom of the hole to the top of the ground.
3. Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.
4. Apply water in sufficient quantities and as often as seasonal conditions require to keep the ground wet at all times, well below the root system of grass and planting. Do not cause erosion damage in watering slopes.

02740.06 WEED CONTROL

F. If live perennial weeds exist on-site at the beginning of work, spray with a non-selective systemic contact herbicide, as recommended and apply by an approved landscape pest control advisor and applicator. Leave sprayed plants intact for at least 15 days to allow complete systemic kill. Repeat application as recommended by pest control advisor. Herbicide recommendation shall be approved by the Landscape Architect.

G. Clear and remove these existing weeds by mowing and grubbing off all plant parts at least 1/4"

H. Weed Control - Upon the completion of the irrigation system and after all existing weeds and growth have been removed from the planting area, apply a mixture of spray per acre as follows:

- 400 lbs. - Commercial Fertilizer 12-12-12
- 500 lbs. - Agricultural Gypsum

A pre emergent herbicide of a type and quality approved by the Landscape Architect.

Water all areas four (4) times daily for twenty one (21) consecutive days until weed seeds have germinated. Cease watering for three (3) days. Spray a non-selective herbicide to eradicate the germinated weeds. Allow herbicide to kill all dead weeds to a depth of 1/4 inch below the surface of the soil.

If perennial weeds or grasses still exist, re-water four (4) times daily for fourteen (14) consecutive days, until new growth appears. Re-apply a non-selective herbicide. Remove weeds after herbicide has had sufficient time to kill.

02740.07 MAINTENANCE

A. The Contractor shall continuously maintain all planting areas included in the contract, from the beginning of contract work, during the process of work, and through the required maintenance period until final acceptance of all contract work by the Landscape Architect.

B. The final inspection and acceptance of all contract work and landscape installation by the Landscape Architect will establish the beginning of the required maintenance period. Provide certification letter from Landscape Architect.

The maintenance period shall be for 90 calendar days and shall include the following:

1. At the beginning of the maintenance period, the Contractor shall apply in accordance with the manufacturer's printed instructions, pre-emergent herbicide to all areas planted with shrubs and ground cover to kill all grass and weed seeds. Selected pre-emergent must be approved by the Landscape Architect.
2. Continuous operations of watering, weeding, mulching, mowing, edging, rolling, cultivating, fertilizing, spraying, insect, pest, and rodent control, lawn moth control, seeding replacements, and any other operations to assure good normal growth.
3. Fertilizing: During the maintenance period, fertilizing program of 16-4-8 commercial fertilizer, applied at a rate to supply 1 lb. actual nitrogen per 1000 square feet per month shall be followed. The final application of fertilizer shall be within three (3) days of the scheduled inspection at completion of the maintenance period.
4. Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at not more than ten (10) day intervals.
5. During the maintenance period, the project area will be open and available for public use. With the exception of turf areas. Turf areas shall be fenced off during the maintenance period, and shall remain so until the turf is sufficiently established to tolerate public use. The Contractor shall be responsible for maintaining adequate protection for all areas, and conduct his maintenance operation in such a manner as to minimize inconvenience to the public. Any damaged areas shall be repaired at the Contractor's expense.
6. Ground covers and turf grasses prior to completion of the establishment period shall consist of a uniform cover where a minimum of 80% of the seed germination percentage certified by the seed manufacturer has germinated and presents a healthy, vigorous color and shall exhibit growth to a minimum of 1" in height.
7. The Contractor will be relieved from maintenance work when the final 90 calendar day plant establishment work has been completed to the satisfaction of the Landscape Architect or the Owner's authorized representative. Provide certification letter from Landscape Architect.
8. Any lawn areas or ground cover or slope areas that do not show a prompt stand of grass or establishment of plant material; shall be reseeded, resodded or replanted at ten (10) day intervals until accepted by Landscape Architect or Owner' s authorized representative.
   a. Depressions caused by vehicles or foot traffic shall be filled and leveled. Replant damaged areas.
   b. Exterminate gophers and moles and repair damage as above.
   c. During the maintenance period Contractor will apply fertilizer as indicated on the drawings and or soils report.
   d. Paved areas shall be washed and maintained in a neat clean condition at all times as directed by the Landscape Architect or Owner's authorized representative.
9. Disease and pest control: Throughout the maintenance period all plants shall be maintained in a disease and pest free condition. A licensed pest control operator shall be retained by the Contractor to recommend and apply pesticides, herbicides and fungicides.
10. Pruning: All shrubs and trees shall be pinch pruned as necessary to encourage new growth and eliminate unsightly and sucker growth. Old flowers and dead foliage and limbs shall be removed. No major pruning shall be done without the approval of the Landscape Architect or Owner's authorized representative.
11. Lawns:
   a. Grass shall be mowed with sharp mower before it exceeds 2" in height. Grass should be cut to not less than 1 1/2". Grass clippings shall be collected during mowing operations and removed from the site. After each cutting the edge of grass shall be trimmed to a neat and uniform line. Lawn edges shall be maintained in a neat condition until the acceptance of work by the Landscape Architect or Owner's authorized representative.
   b. The Contractor of his workmen shall not walk unnecessarily on lawn areas before, during or after planting. Damaged or compacted lawn areas shall be recultivated and replanted.
12. Replacements: The Contractor shall immediately replace any plant materials that die or are damaged. Replacements shall be made to the same specifications as required for original planting.
13. It is the intent of this section to provide a level of maintenance that will present a pleasing and desirable appearance at all times. The Landscape Architect shall be the sole judge as to the adequacy of maintenance.
14. All operations shall be conducted so as to provide maximum safety to the public. Leaves, paper, weeds, and any other trash shall be removed from landscape areas and disposed of off the site by the Contractor. Contractor shall clean sidewalks, roadways, and any other areas affected by his maintenance operations.
15. At the termination of the maintenance period, all plant materials shall be live, healthy, undamaged, and free from infestations. Plantings that do not conform to specifications shall be replaced and brought to a satisfactory condition before final acceptance of the work can be made, thus causing additional days of maintenance of the work can be made, thus causing additional days of maintenance by the Contractor at no additional cost to the Owner.
16. Guarantee and replacement:
   a. All shrubs and ground cover shall be guaranteed by the Contractor as to growth and health for a period of one year (365 days) after completion of the specified maintenance period and final acceptance by the Landscape Architect or Owner's authorized representative. All trees 20" box size and larger shall be guaranteed by the Contractor to live and grow in an acceptable upright position for a period of one year after completion of the specified maintenance period and final acceptance by the Landscape Architect or Owner's authorized representative.
   b. All plants showing signs of failing growth at any time during the life of the Contract, including the maintenance period of those plants so injured or damaged as to render them unsuitable for the purpose intended, shall be immediately replaced in kind and size at the expense of the Contractor.
   c. The Contractor, within 15 days of notification by the Landscape Architect or Owner's authorized representative, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified for the original planting and all such replacement materials shall be guaranteed as specified for the original guaranteed materials.

02740.08 INSPECTIONS

Normal progress inspections shall be requested from the Owner and/or Landscape Architect at least 48 hours in advance of an anticipated inspection. The Contractor will not be permitted to initiate the succeeding steps of work until he has received approval to proceed by the Inspector.

02740.08 CLEAN-UP

A. During the course of the work, the Contractor shall remove surplus materials from the site and shall leave premises in a neat and clean condition.

B. Upon completion of the work in this section, the Contractor shall remove all rubbish, trash, and debris resulting from his operation; remove disused equipment and implements of service; broom or wash down all walks and paving; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Landscape Architect.

C. Protection: Adequately protect all work from damage by subsequent construction operations. Damaged work shall be refinished or replaced.

02740.10 PAYMENT

Payment will be made at the unit bid price which shall include all labor, materials and equipment required to complete landscape improvements as shown on the plan and described herein.

--END OF SECTION--

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PLEINAIRE DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
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LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2025.03.31
Renewal Date
2023.10.03
Date
STATE OF CALIFORNIA

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PSHH BUELLTON

BUELLTON, CALIFORNIA 93427

REVISION DATE

1	1ST P.C. COMMENTS	2023.07.31
2	SITE PLAN ADJUSTMENT	2023.10.03

SHEET TITLE

PLANTING SPECIFICATIONS

OWNER	*Peoples' Self-Help Housing*
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

L-4.1

LANDSCAPE AND IRRIGATION MAINTENANCE

PART 1- GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and General Provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. The work described herein shall be performed as part of the Extended Maintenance requirements of separate Landscape Planting Section, the Irrigation Section, and as part of work contracted separately subsequent to completion of the Extended Maintenance requirements of the construction contract.

B. Work includes all labor, tools, materials, specialize equipment, insurance, transportation, hauling, dumping and qualified supervision to provide and perform complete grounds maintenance work including landscape, irrigation, and to maintain the landscape in a healthy and attractive condition as described herein. All work in this specification is required to be performed as a part of this contract whether described in an active tense or not.

C. Provide regular maintenance services as outlined in these Landscape Maintenance Specifications and submit attached Maintenance Task Matrix to the Owner's Representative for record.

D. Examine the landscape and irrigation during each required site visit, looking for problems or potential problems.

E. Make minor replacements and repairs to the landscape and irrigation items as part of the required maintenance work. Report major items needing replacement or repair to the Owner's Representative within one week of occurrence. Be available in a timely manner to perform or repair major items related to the landscape and irrigation maintenance as may be authorized in writing by the Owner's Representative.

1.3 PRE QUALIFICATION

A. To be eligible to perform the work described herein, the Contractor shall possess a current and valid General Landscape License (C-27) issued by the California Contractors State License Board and has a minimum of 5 (five) years industry experience in planting and irrigation installation and maintenance resulting in a high standard of performance and workmanship .

B. Under this section, a subcontractor, company or firm under the Contractor's direct supervision who is to provide a portion of the work shall be licensed in the State of California and have a minimum of 5 (five) years industry experience in performing that specific planting and/or irrigation repair or installation work as directed by the Contractor.

C. Proof of relevant experience shall be provided in the form of a record of minimum of five recent landscape maintenance projects including:
1. Project name and description
2. Contract type and scope of work
3. Client contact information
4. Contract sum
5. Dates of work performed on maintenance projects

D. Provide names of state licensed Herbicide/Pesticide/ Rodenticide applicators employed by the Landscape Contractor who are anticipated to perform the work specified herein.

1.4 PROTECTION

A. Take all reasonable precautions required to protect plants against harm from rodents, rabbits, insects or extreme temperatures. Confine work to areas designated.

B. Take measures to prevent damage to buildings, structures, walls, curbs, pavement and adjacent property.

C. Store landscape maintenance and/or repair materials, or equipment in a safe manner in conformance with all applicable codes and requirements within a designated area(s) as directed and approved by the Property Manager.

1.5 SUBMITTALS

A. Submit samples and/or product data sheets to the Property Manager and Owner's Representative for review and approval, for any proposed substitution(s) and for materials not specified by manufacturers, and as noted herein.

B. Required submittals include the following:
1. Maintenance Schedule and Maintenance Task Matrix
2. Horticultural Soils Report
3. Soil Amendments and Fertilizers (samples and product data)
4. Herbicides (product data)
5. Pesticides (product data)
6. Pesticide Application Records
7. Mulch (sample and product data)
8. Rodenticides and/or rabbit control devices (product data)

1.6 MAINTENANCE TASK MATRIX

A. The Maintenance Task Matrix shall be updated after each site visit.

B. Weeks in which visits do not occur or tasks that are not completed shall be noted on the Matrix.

C. The Matrix shall be available for review by the Property Manager and/or Owner's Representative at any time.

D. A completed Maintenance Task Matrix shall be submitted at the end of each quarter to the Property Manager and Owner's Representative for his/her review and record-keeping.

E. The Landscape Contractor shall retain a record copy of all completed Matrixes.

1.7 OWNER NOTIFICATION

A. Review site during each visit to determine presence of any conditions hazardous to health, safety, or welfare. Notify the Property Manager immediately of any such hazardous conditions.

1.8 REPAIR

A. Prune plant material to repair minor damage caused by vandalism, traffic, animal or mechanical damage, acts of nature, or other causes.

B. To the satisfaction of the Property Manager and/or Owner's Representative, repair any damage caused by contractor's work to irrigation system, walls, planting, curbs, utilities, lighting or paving, including any damage caused by the improper application of fertilizers, pesticides and herbicides (including burning, brownout and/or death).

C. Remove and dispose of any landscape or irrigation damaged or debris from broken plant material off-site in a timely and legal manner.

1.9 REPLACEMENT

A. Inventory each site during each visit and provide the Property Manager and Owner's Representative with list of plants that require replacement and related installation cost. Photograph dead, dying and disfigured plant material and forward photos to the both parties for review.
1. Do not remove plant material prior to the Owner Representative's approval.

B. Replace plant materials missing or damaged through; theft and vandalism, pedestrian and vehicle damage, acts of nature, or work performed by other construction trades which are the responsibility of Property Owner.

C. Contractor is responsible for replacement of landscape, irrigation and site elements damaged by the Contractor's work including:
1. Damage or neglect caused by the improper application of fertilizers, pesticides , herbicides, physical or mechanical damage during installation, or lack of timely rodent, insect and pest control, repair or replacement to plant material.
2. Damage or neglect to irrigation system, irrigation system breakage, malfunction, programming error of water delivery, or lack of timely repair to system.

1.10 TIMING OF WORK

A. All maintenance work provided under this contract shall be provided during hours when the property is not in use, unless otherwise approved by the Property Manager in the event which requires emergency repairs to be performed.
1. Confirm hours with the Property Manager.
2. No work shall be performed during business hours unless specifically approved in advance in rare instances where evening or weekend hours cannot be used to accomplish the purpose.

1.11 VISIT FREQUENCY

A. Perform general maintenance at each site a minimum of once per week during the growing season (early March through mid-September).

B. Mid-September to late November visits shall occur at a minimum of once every two weeks.

C. Visit frequency during November through early March shall be a minimum of once monthly, or may be eliminated with prior approval of the Owner's Representative.

D. Required minimum maintenance visits may be in addition to, or in conjunct ion with, other visits that are required to perform the tasks outlined in this Section.

E. Provide the Property Manager and Owner's Representative with a Maintenance Schedule indicating the average growing season for the Property location, proposed days of visits, names of supervisor, and contact person.

F. Submit this schedule on a yearly basis at the beginning of the contract year and revise as needed.

1.12 INSPECTION OF WORK

A. The Property Manager or Owner's Representative will regularly inspect all maintenance performed under this contract.

B. The Owner's Representative may at any time request correction or improvement of maintenance practices if they fall below contract standards.

C. Contractor is expected to make necessary corrections within 72 hours of receipt of such request.

D. Requests may be made in writing, text messaging, email, telephone, or in person.

1.13 CONTACT PERSON

A. Provide the Owner's Representative with a mobile (cell) phone number and an email address where a message can be left for the Contractor, 24 hours a day.

1.14 EXISTING CONDITIONS I EXAMINATION OF SITE

A. Within two weeks of the starting date for work under this contract, make a thorough examination of the current conditions at the site.
1. As part of this examination, confirm that the existing plantings in each planter meet or exceed those shown on the original construction documents or any more current plant inventories.
2. Make a list of all landscape items at the site believed to be broken, missing, disfigured, diseased, moderate to severely stressed, or otherwise not in compliance with these specifications.
3. Give a copy of this list, along with an additional itemized quote for correcting each item, to the Property Manager and Owner's Representative.
4. Upon confirmation of each item, the Property Manager or Owner's Representative will either give written authorization to make the correction, or a written release from responsibility for the item.

B. By submitting a bid on this work, you are considered to have examined the landscape, irrigation and these specifications, and to have thoroughly familiarized yourself with the scope of the required work.

1.15 DEFINITIONS

A. Contractor (landscape Contractor): The person, partnership, corporation, or agency that will perform the landscape maintenance work.

B. Owner's Representative: The person, persons, corporation, or agency either employed by or acting as consultants appointed by the Property Owner to represent their interest and who may assist in the reviewing of and approving of general or specific items stated herein, including observing in-progress and/or completed work by the Contractor for general compliance with the plans and specifications.

C. Property Manager: The Manager of the Property for which the work is being performed or his/her designated representative.

D. The landscape Contractor is responsible for obtaining updated confirmation of who the Owner's Representative is for the contracted work.

E. Excluded damage:
1. Damage caused by vandalism, pedestrians, vehicles or shopping carts, or acts of nature.
2. This term does not include damage caused by the contractor's actions, lack of reasonable care, insects, rodents and rabbit damage, diseases, or plant loss due to lack of water or over watering caused by an irrigation system programming error, irrigation system breakage, or irrigation malfunction or lack of a timely repair to irrigation system.

1.16 SERVICE AGREEMENT

B. The intent of this maintenance specification is to integrate with any contractual agreement the Contractor has with the Property Owner for landscape maintenance.

C. In bidding the landscape and irrigation and maintenance work, contractor agrees to sign and abide by the terms of the contractual agreement with the Property Owner which may include requirements for indemnification and insurance.

D. Landscape Contractor's agreement with the Property Owner shall be the prevailing agreement and no requirement of this specification shall be construed to override that agreement.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. Conform to American Association of Nurserymen's specifications true to name. Plants shall be first quality, with well-developed, firmly rooted (not root bound) systems in their containers with normal, well-developed trunk, limbs, stems evenly and radially distributed (plant canopy) around the trunk and root crowns. Plant material is required to be free of evidence of disease, insects, insect eggs, larvae and weeds. Prior to planting, plant materials deemed unsuitable shall be rejected either during or after site delivery by the Owner's Representative. Plant materials damaged during delivery, off-loading, or as a result of neglect or abuse while plant materials are in a pre-plant, on-site holding area shall be rejected. Plant material shall be rejected if their containers are cracked and/or broken. Plant materials shall be rejected if root balls are lopsided or collapsed, dried out and/or root balls determined by the Owner's Representative to have been recently removed from their containers. Plant material shall be rejected if a substantial loss of rooting soil within the containers is present or substantial loss of foliage is present as a result of recent (pre-delivery) pruning by the nursery is evident. Trees shall be rejected when root-collar/root flare is observed to appear buried, kinked, girdled or circled. Trees specified in 'standard' form shall be rejected if no central leader exists, trunk is noticeable bowed, abraded and/or old or new scarring is present. Container sizes larger than what is specified on the plans may be used with approval by the Owner's Representative, but at no extra cost to the Property Owner.

2.2 FERTILIZERS

A. Approved first quality, standard brand complete organic fertilizer conforming to applicable state fertilizer laws.
1. Uniform in composition, dry, free flowing, delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed analysis.
2. Fertilizer composition shall be based upon the required yearly site soil test.
3. Apply at rates recommended in the soils report

2.3 PESTICIDES

A. Pesticides approved by the Environmental Protection Agency and local jurisdictions. Submit product literature for approval by the Owner's Representative.
1. Apply at rate recommended by manufacturer.

2.4 HERBICIDES

A. Post- and pre-emergent herbicides approved by the Environmental Protection Agency and local jurisdiction.
1. Apply at rate recommended by Manufacturer.

2.5 SOIL AMENDMENT

A. Composted Greenwaste amendment available from regional or local sources. Amendment shall contain minimum 270 pounds of organic amendment per cubic yard of amendment or as specified in soils report. Amendment shall be reviewed and approved by Owner's Representative.

2.6 BARK MULCH

A. Apply bark mulch matching originally specified product. If not available from the original product source, provide shredded wood product matching size and color.

2.7 TREE STAKING

A. Tree stakes shall be non-treated 2" diameter pine, chamfered at top of stake. Length shall be 8' min.

B. Tree ties shall be elastic ties as originally specified. Length of tie as required. Connect to stake with fasteners as originally specified as required to attach tie securely to wood stake.

2.8 RODENT AND RABBIT PEST MANAGEMENT (IF REQUIRED)

A. Contractor shall be prepared to implement a pest management program to control rodents and rabbits that could cause damage to plant materials.
1. Where feasible, utilize tamperproof trapping devices to control infestations. Submit product literature for review and approval by the Owner's Representative.
2. Utilize EPA-approved rodenticides applied at manufacturer's recommended rates. Submit product literature for review and approval by the Owner's Representative.

PART 3 - MAINTENANCE

3.1 GENERAL MAINTENANCE

A. Horticultural Soil Testing: Test soil every other year beginning two-year post construction.
1. Provide two (2) samples (6-8" depth and 18-24" depth) from planting areas to test for Nitrogen, Phosphorous and Potassium levels, including micronutrients, SAR values, pH, and percent organic matter. The number of samples may vary based upon new site soil issues and/or conditions.
2. Samples shall be collected from a minimum of two (2) different locations on the site.
3. Contact soil-testing lab for specific sampling guidelines and handling, unless Contractor defers sampling collection to the responsibility to a Soils Consultant.

B. Provide copy of analytical test results with fertilizers and soil amendment recommendations from the Soils Laboratory to the Property Manager and Owner's Representative for his/her record and for any immediate or timely actions to be performed by the Contractor.

C. Leaf Collection: Collect fallen leaves from planting and paved areas, including sidewalks. Remove and dispose of leaf litter from the site in a legal manner.

D. Clean Up and Litter Removal:
1. Sweep or blow-off all walks and curbs at each site visit. Parking lots will be swept by others.
   a. Do not use leaf blowers in planter areas to collect and remove leaves.
   b. Do not use blowers prior to 6:00 A.M. or after 10:00 P.M. or at any other hours restricted by local jurisdiction.
   c. Do not use blowers around parked vehicles to avoid scratching vehicle paint with blowing sand and debris.
   d. Where use of blowers is prohibited by City or County ordinances use alternate methods.

E. Remove all litter from sidewalks, gutters, and planted areas during each site visit. In no case shall trash, litter, or leaves be blown or swept onto the street or property of others.

F. Collect all trash, litter, leaves, etc. haul away, and dispose off-site in a timely and legal manner.

3.2 IRRIGATION

A. Water Application & Scheduling:
1. Hand water when required to supplement natural rainfall and irrigation system, and to maintain plantings in a healthy, stress-free condition. Make sure plants receive adequate water regardless of weather conditions.
2. Conserve water and ensure that all State, City and County ordinances and regulations are followed. Any penalties. Fines or citations for watering ordinance violations shall be paid by the contractor.
3. Utilize the permanent irrigation system, and supplement with hand watering as needed. Failure of the irrigation system to provide full and proper coverage does not relieve Contractor of the responsibility to provide adequate irrigation.
4. Contractor is responsible for the complete operation and maintenance of the irrigation systems, except as noted below. Examine the irrigation system for damage during required visits and report damage or malfunction to the Owner's representative in writing.
   If contractor fails to report the broken or malfunctioning irrigation system components within one week of the breakage or malfunction, contractor will be responsible for all damages resulting from the broken irrigation system component.
5. Adjust watering times each month and respond to weather changes. Do not over-water plantings. Use multiple-start times and short run times to prevent run-off. Do not allow run-off from any irrigation.
6. When breakdowns or malfunctions exist, hand water, if necessary, to maintain all plant material in a healthy condition. If the irrigation repairs are major and not the fault of the contractor, they may be billed as additional work. Do not wait for approval to begin hand watering if required to save the plantings.
7. Contractor shall be responsible for excessive water bills due to breaks or damage to irrigation system that should have been repaired, and/ or could have been reasonably foreseen.

B. Irrigation System Scheduled Maintenance:
1. During each required site visit complete the following:
   a. Check the entire irrigation system when the system is pressurized for items such as dry spots and missing or malfunctioning irrigation components. Check for leaking or damaged valves, water running across sidewalks, water standing in puddles, or any other condition which hampers the correct operation of the system or the public safety, immediately repair deficiencies.
   b. Check for exposed piping paying particular attention to shallow drip tubing. Bury any exposed piping to originally specified depths.
   c. Carefully observe plant materials for signs of wilting that may indicate an irrigation system problem. Plants which die due to irrigation failure will be considered to have died due to the contractor's negligence and shall be replaced at the contractor's expense.
   d. Eliminate any puddling or excessive run-off of water from the irrigation system onto any paved areas. Immediately shut down the irrigation system and make adjustments, repairs, or replacements as soon as possible to correct the source of the run-off.
2. Maintain the irrigation system, including cleaning of filter screens yearly or more often as needed, and flushing pipes, as part of this contract.

C. Irrigation System Repair:
1. Replace or repair, at contractor's expense, minor irrigation damage, unless due to excluded damage. Make repairs within one week of the day the damage occurred.
2. If the damage was due to excluded damage or determined to be a major item, the irrigation repairs will be paid for as additional work.
   a. Make notification of needed repairs within two weeks of the day the damage occurred as noted in the General Requirements section of these specifications.
   b. Regardless of the cause of damage, take immediate action to prevent further damage by shutting off the damaged part of the irrigation system and commencing with hand watering as needed.
   c. Make repairs as soon as possible after receiving written or verbal authorization to proceed.

D. Replace irrigation system components with materials of the same manufacturer and model as the original equipment.
1. Substitutions of materials other than original equipment will be approved only when the original equipment has been discontinued and is no longer available for purchase at any location.
2. The substituted equipment must be completely compatible with the original and must be approved in advance by the Owner's representative.
3. All repairs to the system shall be identical to the original installation, unless approved otherwise in advance by the Owner's representative.
4. If a change to the installation will result in lower future maintenance costs, less frequent breakage, or an increase in public safety, request authorization to make the change from the Owner's representative.
5. Do not attempt to clean plastic nozzles by sticking knife blades or wire into the openings.

3.3 TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS

A. Fertilization:
1. Notification: Notify the Property Manager at least five (5) days in advance of the application of fertilizer. Failure to notify will be considered non-performance of work and payment may be withheld or reduced proportionately. Provide the Owner's Representative with invoice to verify purchase of fertilizer.
2. Trees, Shrubs, Perennials, Ornamental Grasses and Ground Covers: Apply fertilizer twice during the growing season or at the rate specified in soils report. Fertilizer composition shall be as specified in the soil test results. Do not apply nitrogen fertilizers to Ornamental Grasses during the growing season. Apply fertilizers with spinner-type spreader such as the Ortho-Whirly bird or Cyclone spreaders. Do not use drop-type spreaders. Apply when leaves are dry, and water-in thoroughly after application. Do not apply fertilizer during rainy conditions or when rain is likely to occur during application.
3. Fertilization of trees may be deleted from contract when they have reached maturity and are reviewed and approved by the Certified Arborist.
4. Prevent fertilizer particles from entering the adjacent storm drain system. Thoroughly sweep up and collect all fertilizer particles off of adjacent curb and pavement immediately following application. Apply iron sulfate fertilizer (if required) cautiously avoiding contact with moist concrete since staining may result. Reuse product or dispose of from the site in a legal manner.

B. Pruning:
1. Trees: Accomplish minor pruning in accordance with highest standards of professional pruning practices in such a manner as not to alter the functionality or natural shape and the intended function of the tree. Major structural pruning shall be done or under the supervision of a Certified Arborist. Prune deciduous trees during their dormant period and evergreen trees during late summer. Remove all pruning debris from the site and recycle or dispose in a legal manner.
2. Shrubs and Groundcovers: Prune shrubs, perennials and groundcovers only to remove dead growth, or to remove growth encroaching over sidewalks or curbs. Allow shrubs, perennials and groundcovers to grow unpruned to their natural size unless otherwise specified. Shearing of shrubs is permitted only on shrubs uniformly planted in rows, where it is clear the intent was to create screen hedge type massing. Trimming of groundcovers is permitted when plant material encroaches over edge of walkways or curbing. Encourage shrubs in screen hedges through pruning to form a dense, continuous hedge, branching fully to the ground. Selectively prune all other shrubs, perennials and groundcovers only as required for safety, visibility, and plant health, and to allow development into the natural shapes expected of the plant variety.
3. Ornamental grasses: Shear the dead foliage from deciduous grasses from 4" to a maximum 6" height in late winter when plants have died out (browned) and have entered dormancy.
4. Any shrubs or trees improperly pruned to the point where it will not return to its natural form shall be replaced with material equivalent to its prior size. The owner's representative shall make the determination if replacement is required.

C. Surface Roots:
1. As required to prevent damage to adjacent paved areas or liability issues, after consultation with an Arborist, surface roots may be removed in accordance with Arborist's direction.

D. Staking:
1. Maintain stakes (three per tree, two min.) on remaining trees and insure that they provide proper support as required. Ties shall be adjusted and/ or replaced as needed to prevent girdling. No stakes should remain over three years after planting, unless directed by the Certified Arborist. Remove stakes from site and dispose in a legal manner.

E. Application of Pesticides/Herbicides:
1. Notification: Notify the Property Manager at least five (5) days in advance of the application of pesticides or herbicides. Notification shall include name of material, rate of application, and locations of proposed application. Failure to notify will be considered non-performance of work and payment may be withheld or reduced proportionately. Provide the Property Manager or the Owner's Representative with invoice verifying purchase of pesticide.
2. All spraying shall be performed by or under the direction of an applicator possessing a valid State of California Public Pesticide or Herbicide Applicator's license. Provide notice on site as required by law.
3. Spot spray only as required to combat specific weeds, insect pests or infestations. No general broadcast spraying is permitted. Spray only during windless periods as to not contaminate surrounding area or properties. No spraying to occur in or near wetlands or other sensitive areas. No spraying shall be performed when vehicles or the public are present near any areas designated for spraying.
4. Re-spray within 2-weeks from original application any areas which still exhibit weeds, pests or infestations.
5. Prevent pesticide and herbicide material from entering the adjacent storm drain system. Thoroughly remove spillage off of adjacent curb and pavement immediately following application. Do not wash spillage down drain inlets. Dispose of from the site in a legal manner.

F. The Contractor shall supply the Property Manager and/or Owner's Representative with a written copy of the spray application record, which shall contain the following information:
1. The name of the company and person who applied the pesticide.
2. The name of the person requesting the pesticide application.
3. The reason the pesticide was applied.
4. The location where the pesticide was applied.
5. The year, month, day and time the pesticide was applied.
6. The person or firm who supplied the pesticide that was applied.
7. The trade name of the pesticide that was applied.
8. The direction and estimated velocity of the wind at the time the pesticide was applied.
9. The name of the Pesticide or Herbicide Applicator's license holder.
10. Any other reasonable information required by the Owner's Representative.
11. Labor hour and rate (if subcontracted).

G. Weeding: All planter beds shall be kept clean and free of weeds, seedlings and any invasive or non-specified plant materials. Hand weeding is preferred; however, per-emergent and post-emergent herbicides may be used after one-year establishment period for new plantings has elapsed. Completely remove all weeds in curb or paving cracks throughout the site.

H. Mulching of Planter Bed Areas: Maintain bed areas on a monthly basis to keep a clean, fresh appearance and to remove litter and debris. Rake and sweep back any mulch or soil which has eroded onto parking lots and walkways in all planter bed areas. Maintain finish grade at planters per the original landscape plans and specifications. Do not deeply cultivate any areas with plantings to prevent feeder root damage. Rake areas to redistribute and evenly spread mulch to maintain a two (2") minimum depth or depth as specified in original landscape plans and specifications, whichever is greater. Replenish all mulched areas after any miscellaneous construction operations have been performed in the area and are completed. Replenish all mulch areas once per year in spring and as necessary throughout the year.

I. Aeration: Some tree root zones can become compacted due to heavy pedestrian or vehicular traffic. These trees should be aerated at least once a year. Water, nutrients, and air can be provided to trees by using a deep root irrigator/ feeder. This should be done at least every two years on mature trees. Apply at the drip-line at least every four feet entering the ground 12-18 inches.

3.4 BIO-RETENTION AREAS

A. Inspection: Inspect inlets, overflows, slopes and observation wells annually and after major storms, as needed, to insure facilities are clear of any obstructions to maintain flow and prevent erosion and instability. Remove any soils or debris creating blockages from the site and recycle or dispose in a legal manner. Review soil at bottom of the facility for uniform infiltration and confirm that check dams and flow spreaders are in place and level.

B. Irrigation: Maintain operability for plant establishment and as supplemental supply during periods of prolonged drought. Ensure that irrigation is not excessive.

C. Fertilization: No use of fertilizers in facilities.

D. Pruning: Annually prune or cut back plants for health and to ensure flows into inlets and across the surface of the facility. Remove and replant dead or dying material as needed. When replanting, maintain design surface elevation.

E. Pesticides: No use of synthetic pesticides on facilities.

F. Weed Control: Annually as needed and frequently enough to identify and eradicate weeds prior to seed set by cultural, mechanical or physical means. Least toxic herbicides may be considered for use as a last resort option.

G. Mulch: Annually replace as needed to maintain a two (2") minimum depth or as specified in original landscape plans and specifications, whichever is greater. Do not apply mulch in ponding zone just prior to or during rainy season. Maintain finished elevations as shown on civil plans.

3.5 RODENT AND RABBIT CONTROL (IF REQUIRED)

A. Notification: Notify the Property Manager or the Owner's Representative at least four (4) days in advance if application of rodenticides and/or rabbit trapping devices is required. Notification may be given by the Property Manager. Notification shall include name of material, type of rodenticide being used and rates of rodenticidal application. Contractor shall coordinate the locations of rodent bait boxes and/or rabbit trapping devices on the site with the Property Manager. Failure to notify the Property Manager or Owner's Representative will be considered non-performance of work and payment may be withheld or reduced proportionately. Provide the Property Manager or the Owner's Representative with the invoice verifying purchase of rodenticides and/or rabbit trapping devices.

B. Before commencing the work, Contractor shall contact either County or City Pest Control jurisdictions for recommendations for proper placement, removal and disposal of captured rodents and/or rabbits.

C. The Contractor shall be responsible for placement and disposal of all rodenticides and rabbit trapping devices including removal and disposal of all captured rodents and/or rabbits, either dead or alive, off site in a timely, appropriate and humane manner. The Contractor shall check bait boxes and/or trapping devices frequently, scheduling when placement and disposal pick-ups will occur, with the Property Manager or Owner's Representative.

D. Frequency of bait box servicing shall depend upon the level of rodent infestation. All bait boxes shall be maintained in accordance with EPA regulations, with an emphasis on the safety of non-target organisms. The Contractor shall adhere to the following rules:
1. All bait boxes shall be placed out of the general view of the public and in locations where they will not be disturbed by routine property or landscape operations.
2. The lids of all bait boxes shall be securely locked or fastened shut.
3. All bait boxes shall be securely attached or anchored to the ground, wall or other surface, so that the box cannot be easily picked up or moved from its intended location.
4. Bait shall always be placed in the baffle-protected feeding chamber of the box and never in the runway of the box.
5. All bait boxes shall be labeled with the Contractor's business name and address and dated by the Contractor's technician at the time of installation and at each servicing.

END OF MAINTENANCE SECTION

PRUNING SUPPLEMENT

The purpose of these specifications are to protect and maintain the tree plantings for the project for which these plans have been prepared.

On an annual basis the Owner/ Lessor shall retain the services of a Certified Consulting Arborist to review the condition of all trees within the property/ lease area and provide a written report outlining findings and recommendations. The Arborist shall be selected from the governing agency's approved arborists list. The report shall conform to the International Society of Arboriculture recommendations and reference the prepared Landscape and Irrigation Plans as the basis for all recommendations.

TREES

No tree work shall be done except as directed by the arborist and without prior approval and direction from Property Manager. No work shall occur within habitat areas within nesting season (February-August) if active nests are found on site.

1. Pruning:
   a. Trees shall be pruned as required to remove broken, diseased branches for general safety. It shall be the Contractor's prime responsibility related to pruning to conduct a pruning program as directed by the Arborist and approved by Property Manager. This program should minimize pruning and only be performed when necessary. Aesthetic pruning is not permitted.
   b. Pruning shall be done to ANSI A300 standards by those experienced and skilled in pruning techniques. All cuts shall be done using proper horticultural practices.
   c. Topping of trees is prohibited.
   d. Pruning under this specification is limited to that which may be done from the ground.
   e. Prune trees to allow for necessary clearances for pedestrians and vehicle circulation. Maximum canopy clearance of twelve (12) feet.

   Tree pruning is both an art and a science. Proper pruning is paramount to long term tree health and vitality and their aesthetic and energy conservation value. Many trees are incorrectly topped or pollarded, forever destroying their natural shape and size while greatly shortening their lives. It is better to leave a tree alone than to prune it improperly. Topping a tree removes the terminal bud and results in irregular and oddly-shaped trees. Pruning should restore a tree to a healthier condition and a more attractive shape, making it stronger and better able to withstand storms and disease.

   Any tree that is topped or pruned in a way that damages the tree's normal growth habit, such as pollarding, must be replaced at the Contractor's expense with a tree of equal size.

   Correct tree pruning is at least a two-person job. As a minimum, a tree pruning crew should include a highly-trained and experienced person to guide the cutter from the ground.

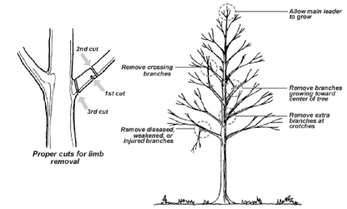


Figure 1-1: Tree Pruning Techniques

SHRUBS AND VINES

Over pruning of shrubs is common throughout the industry. Most of the shrubs receiving regular pruning probably don't need to be pruned at all. When they are pruned improperly or unnecessarily, the labor and associated costs are wasted, the plant suffers, and the aesthetic quality of the landscape declines.

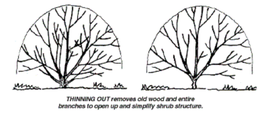
The vast majority of shrubs at this project do not need pruning. The planting design is such that the plants should be allowed to take their natural shape and grow into their environment. Pruning should be done at a minimum to remove diseased or broken branches.

Areas adjacent to walkways, street or project entries may require pruning for aesthetic or functional reasons. In these areas, the following guidance should be implemented. Shrubs have distinct shapes; weeping, rounded, oval, upright, spreading, and irregular shaped. Allow shrubs to take on their natural shape, pruning only to reduce crowded foliage, crossed branches, an asymmetrical shape, or branches growing into the heart of the shrub.

Selective pruning restores a shrub to a healthy condition and an attractive shape. Allow plants intended for screening to grow naturally and do the job for which they were planted. Trimming or pruning screening plants increases the maintenance activity and expends valuable resources.

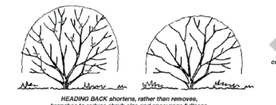
Very few shrubs should ever be sheared, and then only the fine textured or small leafed varieties. Artificial shaping of shrubs should be minimized. If a shrub continually needs pruning due to safety or pedestrian clearance near a walkway, then removal should be considered. Generally, shrub pruning should result in soft, natural shapes and be performed a maximum of once or twice a year.

Pruning tools cover a large choice of available products. It is important to choose the correct tool for each operation. Tools range from hand-held pruners and bypass loppers to curved hand-held saws to power chain saws.



THINNING OUT removes old wood and entire branches to open up and simplify shrub structure.

Correct Pruning Cuts



HEADING BACK shortens, rather than removes, branches to reduce shrub size and encourage fullness.

Prune to leave an outward pointing bud

Figure 1-2: Shrub Pruning Techniques

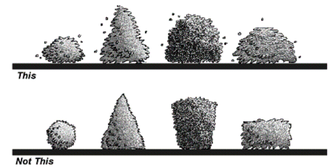


Figure 1-3: Maintain the Natural Form of Shrubs

PLEINAIRE DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2025.03.31
Renewal Date
2023.10.03
Date
STATE OF CALIFORNIA

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PSHH BUELLTON
BUELLTON, CALIFORNIA 93427

REVISION DATE

1	1ST P.C. COMMENTS	2023.07.31
2	SITE PLAN ADJUSTMENT	2023.10.03

SHEET TITLE

MAINTENANCE SPECIFICATIONS

OWNER	*Peoples' Self-Help Housing*
	3533 Empleo Street
	Santa Maria, California 93455
	T: 805.781.3088
DATE	*2023.10.03*
PROJECT NO.	*22052*
SHEET NO.	

L-4.2

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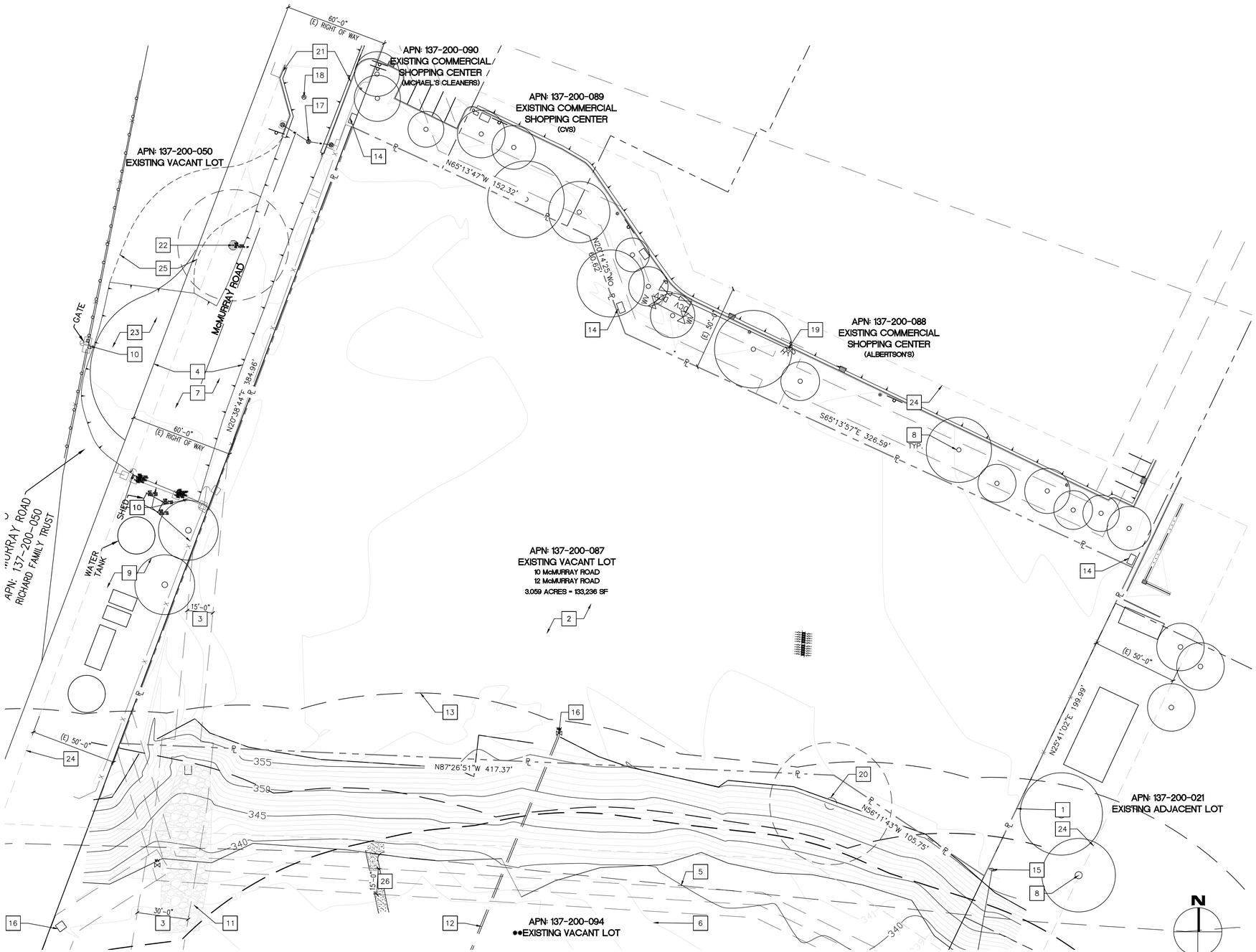

DEMOLITION SITE PLAN

SCALE:
1" = 30'-0"

24

APN: 137-200-087

TOTAL LOT AREA: ±3.059 ACRES = 133,236 SF 100%

EXISTING SITE STATISTICS

11

1. PROPERTY LINE.
2. EXISTING VACANT LOT. PREP FOR NEW WORK.
3. EXISTING STORM DRAIN EASEMENT.
4. EXISTING EDGE OF ASPHALT. REMOVE EXISTING ASPHALT IN RIGHT OF WAY.
5. NORTHERLY EDGE OF FEMA FLOOD LINE.
6. FEMA BASE FLOOD ELEVATION: 339'.
7. FOR WORK WITHIN THE PUBLIC RIGHT OF WAY, SEE PUBLIC IMPROVEMENT PLANS (NOT A PART OF THIS APPLICATION).
8. EXISTING TREES ON ADJACENT PROPERTY TO REMAIN.
9. EXISTING CITY TREATMENT PLANT.
10. EXISTING CHAIN LINK FENCE AND GATES TO REMAIN.
11. EXISTING RIPRAP FOR DRAINAGE CHANNEL.
12. EXISTING STEEL PIPE.
13. 200' OFFSET FROM EDGE OF TOP OF BANK.
14. EXISTING PG&E VAULT.
15. EXISTING POWER POLE.
16. EXISTING WATER VAULT OR WATER METER.
17. EXISTING STORM DRAIN MANHOLE TO REMAIN.
18. EXISTING SEWER MANHOLE TO REMAIN. PROTECT IN PLACE.
19. EXISTING FIRE HYDRANT ON ADJACENT PROPERTY.
20. REMOVE TREE ON ADJACENT PROPERTY. (WITH PERMISSION AND COORDINATION FROM OWNER)
21. EXISTING CURB, GUTTER, AND SIDEWALK IN RIGHT OF WAY.
22. REMOVE EXISTING 66" PEPPER TREE WITHIN RIGHT OF WAY.
23. EXISTING CONDITIONS ON ADJACENT PROPERTY TO REMAIN. NOT A PART.
24. DASHED LINE INDICATES 50' OUTSIDE OF PROPERTY LINE FOR REFERENCE OF ADJACENT BUILDINGS ON ADJACENT PROPERTIES (NOT A PART).
25. EXISTING DIRT ROAD (TRAVELED WAY). REMOVE WITHIN RIGHT OF WAY. TO REMAIN ON ADJACENT PARCEL.
26. EXISTING WATER LINE EASEMENT (PER ALTA SURVEY)

**SHOWN FOR FUTURE TRAIL EASEMENT AND FUTURE ACCESS PATH

KEYNOTES

14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
125 UNION AVENUE #201
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

DEMOLITION SITE PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

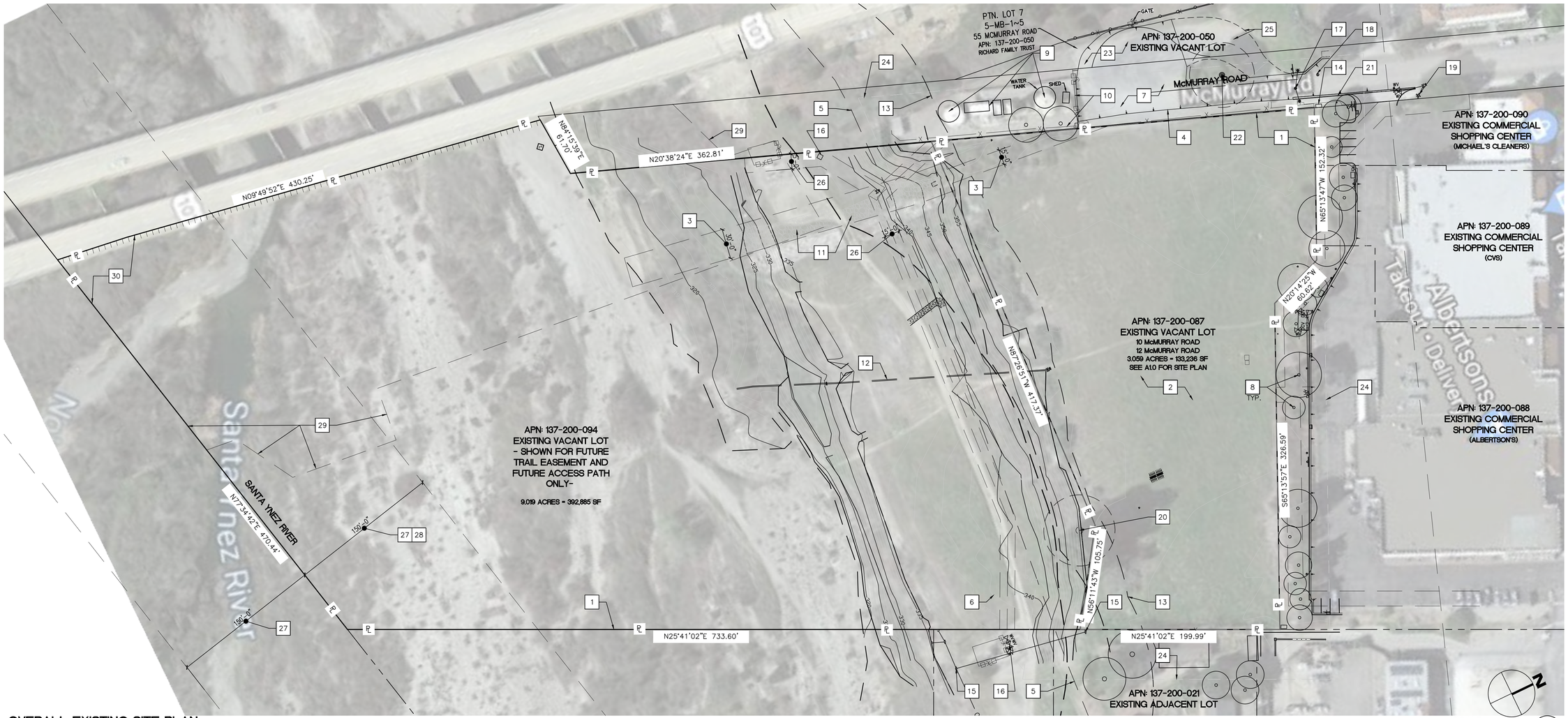
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

AD1.00

1. PROPERTY LINE.
2. EXISTING VACANT LOT. PREP FOR NEW WORK PER A1.0.
3. EXISTING STORM DRAIN EASEMENT.
4. EXISTING EDGE OF ASPHALT. REMOVE EXISTING ASPHALT IN RIGHT OF WAY.
5. NORTHERLY EDGE OF FEMA FLOOD LINE.
6. FEMA BASE FLOOD ELEVATION: 339'.
7. FOR WORK WITHIN THE PUBLIC RIGHT OF WAY, SEE PUBLIC IMPROVEMENT PLANS (NOT A PART OF THIS APPLICATION).
8. EXISTING TREES ON ADJACENT PROPERTY TO REMAIN.
9. EXISTING CITY TREATMENT PLANT.
10. EXISTING CHAIN LINK FENCE AND GATES TO REMAIN.
11. EXISTING RIPRAP FOR DRAINAGE CHANNEL.
12. EXISTING STEEL PIPE.
13. 200' OFFSET FROM EDGE OF TOP OF BANK.
14. EXISTING PG&E VAULT.
15. EXISTING POWER POLE.
16. EXISTING WATER VAULT OR WATER METER.
17. EXISTING STORM DRAIN MANHOLE TO REMAIN.
18. EXISTING SEWER MANHOLE TO REMAIN. PROTECT IN PLACE.
19. EXISTING FIRE HYDRANT ON ADJACENT PROPERTY.
20. REMOVE TREE ON ADJACENT PROPERTY. (WITH PERMISSION AND COORDINATION FROM OWNER)
21. EXISTING CURB, GUTTER, AND SIDEWALK IN RIGHT OF WAY.
22. REMOVE EXISTING 66" PEPPER TREE WITHIN RIGHT OF WAY.
23. PREP SITE FOR CUL-DE-SAC PER PUBLIC IMPROVEMENT PLANS ON ADJACENT PROPERTY WITH OWNER PERMISSION.
24. DASHED LINE INDICATES 50' OUTSIDE OF PROPERTY LINE FOR REFERENCE OF ADJACENT BUILDINGS ON ADJACENT PROPERTIES (NOT A PART).
25. EXISTING DIRT ROAD (TRAVELED WAY). REMOVE WITHIN RIGHT OF WAY. TO REMAIN ON ADJACENT PARCEL.
26. EXISTING WATER LINE EASEMENT (PER ALTA SURVEY)
27. EXISTING RIVER RIGHT OF WAY
28. EXISTING BICYCLE TRAIL EASEMENT AND DEDICATION TO THE CITY OF BUELLTON.
29. DRAINAGE EASEMENT OF THE STATE OF CALIFORNIA
30. BUELLTON CITY LIMIT

KEYNOTES

11



OVERALL EXISTING SITE PLAN

SCALE: 1" = 50'-0"

14

AD1.01

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-30906
EXP. 8-31-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
DEMOLITION SITE PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

SITE AREAS		
TYPE	SF	%
BLDG A AREA	22,683	17.0%
BLDG B AREA	15,263	11.5%
LANDSCAPE	27,411	20.6% 5% MIN.
HARDSCAPE	67,879	50.9%
TOTAL LOT AREA:	133,236	100%

NOTE: AREAS NOTED ARE FOR THE MASTER SITE PLAN SHOWN ON THIS SHEET.

SETBACKS		
TYPE	MIN. REQ'D	MIN. PROVIDED
FRONT	0'-0"	10'-5"
SIDE	3'-0" MIN.	10'-0"
REAR	10'-0" MAX.	15'-6"

NOTE: SETBACKS AS REQUIRED BY BUELLTON'S MUNICIPAL CODE SECTION 19.02.220

TABLE 5: AHOZ SITE IX			
# OF PARCELS	SITE AREA (ACRES)		APNS
	GROSS	NET	
4	6.72	6.00	137-200-077 137-200-078 **137-200-087** 137-200-094

NET BUILDABLE AREA PER BUELLTON MUNICIPAL CODE CHAPTER 19.16.013 FIGURE 1 AND TABLE 5.

OPEN/AMENITY SPACE	
TYPE	AREA PROVIDED
COMMUNITY ROOM	4,230
COMMUNITY KITCHEN	226
LEARNING CENTER	1,345
LEARNING CENTER KITCHEN	186
STORAGE	400
BLDG A COURTYARD	2,450
BLDG B COURTYARD	7,730
2-12 PLAY AREA	1,408
13-17 PLAY AREA	1,385
TOTAL AREA PROVIDED:	19,360

SITE STATISTICS

31

INDICATES ACCESSIBLE PATH OF TRAVEL

LEGEND

32

MASTER SITE PLAN

SCALE: 1" = 30'-0"

24

REQUIRED PARKING CALCULATION

UNIT TYPE	# OF UNITS	AREA	PARKING REQUIRED PER BMC 19.04.142	PARKING REQUIRED PER DENSITY BONUS 68915	PARKING PROVIDED
1-BEDROOM	30	595 SF	1 / UNIT = 30	1 / UNIT = 30	30 SPACES (1 SPACE/UNIT)
2-BEDROOM	37	780 SF	2 / UNIT = 74	1.5 / UNIT = 56	56 SPACES (1.5 SPACES/UNIT)
3-BEDROOM	22	1030 SF	2.5 / UNIT = 55	1.5 / UNIT = 33	33 SPACES (1.5 SPACES/UNIT)
GUESTS	–	–	1 GUEST SPACE / 5 UNITS = 18	–	27 SPACES
OFFICES*	2	434 SF	1 SPACE / 300SF = 2	–	2 SPACES
TOTALS:	**89**		**179**	**119**	**148 SPACES**

*NOTE:

- DENSITY BONUS §68915 REFERS TO THE PARKING RATIOS AS DESCRIBED IN CALIFORNIA GOVERNMENT CODE TITLE 7, DIVISION 1, CHAPTER 4.3.
- BMC REFERS TO BUELLTON MUNICIPAL CODE
- *THE PROPERTY MANAGER LIVES ON SITE AND IS INCLUDED IN THE MIN. PARKING FOR UNITS. ONLY THE TWO ADJACENT OFFICES WERE USED FOR THIS CALCULATION

PROVIDED PARKING CALCULATION

TYPE	REQUIRED	PROVIDED	SIZE
ACCESSIBLE	5 (PER TABLE 11B-208.2)	6	9'x18'
CLEAN AIR/EV	10% OF SPACES (PER CGBSC §4.106.4.2)	15	9'x18'
STANDARD	SEE CHART ABOVE	127	82 AT 8.5'x16.5' 39 AT 9'x16.5' 6 AT 8.5'x18'
TOTALS:		**148 UNASSIGNED SPACES**	

BICYCLE PARKING CALULATION

TYPE	REQUIRED	PROVIDED
SHORT TERM	5% OF MOTORIZED PARKING (1) 2-CAPACITY RACK MIN.; 0 FOR RESIDENTIAL	(6) 5-CAPACITY RACKS
LONG TERM	5% OF MOTORIZED PARKING WITH 10 OR MORE TENANT-OCCUPANTS; 0 FOR RESIDENTIAL	0

PARKING CALCULATION

22

1. PROPERTY LINE.
2. ASSUMED PROPERTY LINE, SEE 11/T2.00.
3. PROPOSED RECIPROCAL UTILITY AND ACCESS EASEMENTS. SEE TMA.
4. SETBACK.
5. EXISTING STORM DRAIN EASEMENT.
6. PROPOSED RECIPROCAL PARKING EASEMENT. SEE TMA. TYPICAL OF ALL ON-SITE PARKING AREAS.
7. NORTHERLY EDGE OF FEMA FLOOD LINE.
8. FEMA BASE FLOOD ELEVATION: 339'.
9. FOR WORK WITHIN THE PUBLIC RIGHT OF WAY, SEE PIPs (NOT A PART).
10. EXISTING TREES ON ADJACENT PROPERTY TO REMAIN.
11. EXISTING CITY TREATMENT PLANT.
12. EXISTING CHAIN LINK FENCE AND GATES TO REMAIN.
13. EXISTING RIPRAP FOR DRAINAGE CHANNEL.
14. EXISTING STEEL PIPE.
15. 200' OFFSET FROM EDGE OF TOP OF BANK. (TOP OF BANK ON PARCEL 137-200-094 – NOT A PART).
16. PROVIDE SIDEWALK, CURB AND GUTTER PER CITY REQUIREMENTS.
17. PROVIDE OFFSET CUL-DE-SAC.
18. PROVIDE 4'-0" MINIMUM CONCRETE WALK. SEE DETAIL 11/A10.0
19. PROVIDE AC PAVING.
20. HATCH INDICATES FIRE TRUCK ACCESS ROAD WITH ALL-WEATHER GRASS SURFACE (GRASS PAVE).
21. 6" CONCRETE CURB.
22. PROVIDE TRASH ENCLOSURE.
23. CONCRETE WHEEL STOP.
24. VAN ACCESSIBLE PARKING SPACE WITH LOADING/UNLOADING AISLE. STANDARD ACCESSIBLE SPACES INDICATED WITH ISA ON PLAN. WITHIN THE LOADING/UNLOADING AISLE, "NO PARKING" SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12" HIGH AND LOCATED AS SHOWN. SEE DETAIL 44/A10.0
25. ACCESSIBLE PARKING SPACE. SEE DETAIL 44/A10.0
26. FUTURE ELECTRICAL VEHICLE PARKING SPACE. TYP.
27. PARKING SIGNAGE. ACCESSIBLE PARKING AND/OR EV PARKING AS INDICATED.
28. STANDARD PARKING SPACE, TYP.
29. DRIVE AISLE. PROVIDE DRIVEWAY APRON PER CITY STANDARD DETAILS.
30. PROVIDE LANDSCAPING PER LANDSCAPE PLANS.
31. PROVIDE BICYCLE RACKS.
32. CURB RAMP WITH TRUNCATED DOMES FOR ACCESSIBLE PATH OF TRAVEL. SEE DETAIL 23/A10.0
33. PLAYGROUND EQUIPMENT PER LANDSCAPE PLANS.
34. HALF-SIZED BASKETBALL COURT PER LANDSCAPE PLANS.
35. SITE FURNITURE, SEE LANDSCAPE PLANS.
36. BBQ AREA, SEE LANDSCAPE PLANS.
37. EMERGENCY VEHICLE TURN RADIUS.
38. ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY. 4'-0" MINIMUM TO PUBLIC RIGHT OF WAY.
39. COLUMN, SEE FLOOR PLAN.
40. PROPOSED MONUMENT SIGN LOCATION. NOT PART OF THIS APPLICATION.
41. PROVIDE CMU SITE WALL TO +6'-0" AT PROPERTY LINE.
42. PROVIDE SITE LIGHTING PER ELECTRICAL.
43. MAIL BOXES WITH LEVEL CONCRETE PAD, NO MORE THAN 2% SLOPE IN ANY DIRECTION, WITH MIN. 5'-0" CLEAR TURN AROUND BETWEEN ROWS OF BOXES AS SHOWN.
44. PROVIDE KNOX BOX AT +80" A.F.F.
45. PROVIDE ACCESSIBLE SITE ENTRY SIGNAGE. SEE DETAIL 34/A10.00.
46. PG&E TRANSFORMER.
47. PROVIDE CMU RETAINING WALL PER CIVIL.
48. EXISTING WATER LINE EASEMENT (PER ALTA SURVEY)
49. DASHED LINE INDICATES 150' FIRE DEPARTMENT HOSE LENGTH, TYP.
50. PROVIDE FIRE HYDRANT, SEE CIVIL DRAWINGS
51. INSTALL 3'-0" GATE FOR FUTURE ACCESS TO FUTURE TRAIL, SEE DETAIL 52/A10.01
52. EXISTING POWER POLE

KEYNOTES

14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
MASTER SITE PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A1.00

1. PROPERTY LINE.
2. NEW DEVELOPMENT PER A1.00.
3. EXISTING STORM DRAIN EASEMENT.
4. ASSUMED PROPERTY LINE, SEE 11/T2.00.
5. NORTHERLY EDGE OF FEMA FLOOD LINE.
6. FEMA BASE FLOOD ELEVATION: 339'.
7. FOR WORK WITHIN THE PUBLIC RIGHT OF WAY, SEE PUBLIC IMPROVEMENT PLANS (NOT A PART OF THIS APPLICATION).
8. EXISTING TREES ON ADJACENT PROPERTY TO REMAIN.
9. EXISTING CITY TREATMENT PLANT.
10. EXISTING CHAIN LINK FENCE AND GATES TO REMAIN.
11. EXISTING RIPRAP FOR DRAINAGE CHANNEL.
12. EXISTING STEEL PIPE.
13. 200' OFFSET FROM EDGE OF TOP OF BANK.
14. EXISTING PG&E VAULT.
15. EXISTING POWER POLE.
16. EXISTING WATER VAULT OR WATER METER.
17. EXISTING STORM DRAIN MANHOLE TO REMAIN.
18. EXISTING SEWER MANHOLE TO REMAIN. PROTECT IN PLACE.
19. EXISTING FIRE HYDRANT ON ADJACENT PROPERTY.
20. PROVIDE TREE ON ADJACENT PROPERTY. (WITH PERMISSION AND COORDINATION FROM OWNER)
21. EXISTING CURB, GUTTER, AND SIDEWALK IN RIGHT OF WAY.
22. NOT USED.
23. CUL-DE-SAC PER PUBLIC IMPROVEMENT PLANS ON ADJACENT PROPERTY WITH OWNER PERMISSION.
24. DASHED LINE INDICATES 50' OUTSIDE OF PROPERTY LINE FOR REFERENCE OF ADJACENT BUILDINGS ON ADJACENT PROPERTIES (NOT A PART).
25. EXISTING DIRT ROAD (TRAVELED WAY) TO REMAIN ON ADJACENT PARCEL.
26. EXISTING WATER LINE EASEMENT (PER ALTA SURVEY)
27. EXISTING RIVER RIGHT OF WAY
28. EXISTING BICYCLE TRAIL EASEMENT AND DEDICATION TO THE CITY OF BUELLTON
29. DRAINAGE EASEMENT OF THE STATE OF CALIFORNIA
30. BUELLTON CITY LIMIT
31. PRELIMINARY LOCATION OF 20' WIDE TRAIL EASEMENT PER COVENANT TO CONVEY EASEMENT. FINAL LOCATION TO BE DETERMINED PRIOR TO GRADING PERMIT ISSUANCE, BASED ON FINAL DESIGN AND CONNECTION TO ADJACENT PROPERTIES.
32. PRELIMINARY LOCATION OF A 6' WIDE DG CONNECTION PATH OF 4.9% SLOPE COMPACTION PER GEOTECHNICAL RECOMMENDATIONS, WITH CMU RETAINING WALLS, WITH POST AND RAIL FENCE AT SOUTH EDGE. ACCESS TO BE PROVIDED AT THE SOUTHEAST CORNER OF PARCEL 137-200-087 BY 3'-0" SECURED GATE. AN IN-LIEU-FEE FOR THE CONSTRUCTION COSTS OF THE CONNECTION PATH WILL BE PAID TO THE CITY. THE CITY WILL CONSTRUCT THE CONNECTION PATH IN THE FUTURE CONCURRENTLY WITH THE FUTURE BIKE TRAIL PATH.
33. PROPOSED STREET LIGHTING, FINAL QUANTITIES AND LOCATIONS TO BE COORDINATED WITH AHJ AND PG&E.
34. PROPOSED STREET TREE LOCATION, TYP.

KEYNOTES

11

OVERALL SITE PLAN

SCALE: 1" = 50'-0"

14

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-26896
EXP. 08-31-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL SITE PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A1.01

ALUMINUM GATE AT TRAIL
PAINT SW2846 ROYCROFT BRONZE GREEN TO MATCH BUILDING FASCIA & TRIM

SPLIT FACE CMU BLOCK WALL
AIRVOL BLOCK COLOR 20B635B5

FENCING 51

ENLARGED SITE PLAN

PARKING COUNT		
TYPE	SIZE	TOTAL
ACCESSIBLE	9'x18'	3
ELECTRIC VEHICLE	9'x18'	11
STANDARD	8.5'x16.5'	48
STANDARD	9'x16.5'	39
	0	**101**

UNIT COUNT			
TYPE	FLR 1	FLR 2	FLR 3
1 BDRM	8	6	6
2 BDRM	3	5	5
3 BDRM	3	4	4
	14	**15**	**15**

SITE AREAS	
TYPE	SF
LOT 1 AREA	83,296
BLDG A AREA	22,683
LANDSCAPE	14,758
HARDSCAPE	45,855

BUILDING AREAS	
BLDG A	SF
FLOOR 1	22,683
FLOOR 2	14,876
FLOOR 3	14,876

BUILDING A STATISTICS 11

SCALE:
1" = 20'-0" 24

1. PROPERTY LINE.
2. ASSUMED PROPERTY LINE, SEE 11/T2.00.
3. PROPOSED RECIPROCAL UTILITY AND ACCESS EASEMENTS. SEE TENTATIVE MAP APPLICATION.
4. PROPOSED BUILDING SETBACK.
5. EXISTING STORM DRAIN EASEMENT.
6. EXISTING WATER AND POWER LINE EASEMENT.
7. FIRE HYDRANT, SEE CIVIL DRAWINGS.
8. PROVIDE ROLLED CURB PER CITY STANDARDS.
9. FOR WORK WITHIN THE PUBLIC RIGHT OF WAY, SEE PUBLIC IMPROVEMENT PLANS.
10. EXISTING TREES ON ADJACENT PROPERTY TO REMAIN.
11. EXISTING CITY TREATMENT PLANT.
12. EXISTING CHAIN LINK FENCE AND GATES TO REMAIN.
13. EXISTING RIPRAP FOR DRAINAGE CHANNEL.
14. EXISTING STEEL PIPE.
15. 200' OFFSET FROM EDGE OF TOP OF SLOPE.
16. PROVIDE SIDEWALK, CURB AND GUTTER PER CITY OF BUELLTON REQUIREMENTS.
17. PROVIDE RETRACTABLE CONCRETE BOLLARDS.
18. PROVIDE CONCRETE WALK. SEE DETAIL 11/A10.0
19. PROVIDE AC PAVING.
20. PROVIDE REMOVEABLE PIPE BOLLARDS
21. 6" CONCRETE CURB.
22. PROVIDE TRASH ENCLOSURE.
23. CONCRETE WHEEL STOP.
24. VAN ACCESSIBLE PARKING SPACE WITH LOADING/UNLOADING AISLE. STANDARD ACCESSIBLE SPACES INDICATED WITH ISA ON PLAN. WITHIN THE LOADING/UNLOADING AISLE, "NO PARKING" SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12" HIGH AND LOCATED AS SHOWN. SEE DETAIL 44/A10.0
25. ACCESSIBLE PARKING SPACE. SEE DETAIL 44/A10.0
26. FUTURE ELECTRICAL VEHICLE PARKING SPACE. TYP.
27. PARKING SIGNAGE. ACCESSIBLE PARKING AND/OR EV PARKING AS INDICATED.
28. STANDARD PARKING SPACE, TYP.
29. DRIVE AISLE. PROVIDE DRIVEWAY APRON PER CITY STANDARD DETAILS.
30. PROVIDE LANDSCAPING PER LANDSCAPE PLANS.
31. PROVIDE BICYCLE RACK.
32. PROVIDE CURB RAMP WITH TRUNCATED DOMES FOR ACCESSIBLE PATH OF TRAVEL. SEE DETAIL 23/A10.0
33. PLAYGROUND EQUIPMENT PER LANDSCAPE PLANS.
34. HALF-SIZED BASKETBALL COURT PER LANDSCAPE PLANS.
35. SITE FURNITURE, SEE LANDSCAPE PLANS.
36. BBQ AREA, SEE LANDSCAPE PLANS.
37. EMERGENCY VEHICLE TURN RADIUS.
38. ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY.
39. COLUMN, SEE FLOOR PLAN.
40. PROPOSED MONUMENT SIGN LOCATION. NOT PART OF THIS APPLICATION.
41. PROVIDE CMU SITE WALL (OR RETAINING WALL PER CIVIL) TO +6'-0" AT PROPERTY LINE.
42. PROVIDE SITE LIGHTING PER ELECTRICAL.
43. MAIL BOXES. PROVIDE LEVEL CONCRETE PAD, NO MORE THAN 2% SLOPE IN ANY DIRECTION, WITH MINIMUM 5'-0" CLEAR TURN AROUND BETWEEN ROWS OF BOXES AS SHOWN.
44. PROVIDE KNOX BOX AT +80" A.F.F.
45. PROVIDE ACCESSIBLE SITE ENTRY SIGNAGE. SEE DETAIL 34/A10.00.
46. PROVIDE CONCRETE FILLED PIPE BOLLARDS AT TRANSFORMER
47. PG&E TRANSFORMER
48. PROVIDE COMMUNICATION FEATURES WITHIN THESE UNITS ON FIRST FLOOR. REFER TO 2ND AND 3RD FLOOR PLANS FOR ADDITIONAL UNITS.

KEYNOTES 14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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MECHANICAL, ELECTRICAL
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-30808
EXP. 8-31-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ENLARGED SITE PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A1.10

ENLARGED SITE PLAN

SCALE: 1" = 20'-0" (24)

PARKING COUNT		
TYPE	SIZE	TOTAL
ACCESSIBLE	9'x18'	3
ELECTRIC VEHICLE	9'x18'	4
STANDARD	8.5'x16.5'	33
STANDARD	8.5'x18'	7
	0	**47**

UNIT COUNT			
TYPE	FLR 1	FLR 2	FLR 3
1 BDRM	4	3	3
2 BDRM	8	8	8
3 BDRM	3	4	4
	15	**15**	**15**

SITE AREAS	
TYPE	SF
LOT AREA 2	49,940
BLDG B AREA	15,263
LANDSCAPE	12,653
HARDSCAPE	22,024

BUILDING AREAS	
BLDG B	SF
FLOOR 1	15,263
FLOOR 2	15,101
FLOOR 3	15,101

BUILDING B STATISTICS (11)

DETAIL K - REMOVABLE PIPE BOLLARD (12)

NOT TO SCALE

KEYNOTES (14)

1. PROPERTY LINE.
2. ASSUMED PROPERTY LINE, SEE 11/T2.00.
3. PROPOSED RECIPROCAL UTILITY AND ACCESS EASEMENTS. SEE TENTATIVE MAP APPLICATION.
4. SETBACK.
5. PROVIDE REMOVEABLE PIPE BOLLARDS
6. PROVIDE TRUNCATED DOMES. SEE DETAIL 23/A10.0
7. FIRE HYDRANT, SEE CIVIL DRAWINGS.
8. PROVIDE TRUNCATED DOMES. SEE DETAIL
9. EXISTING TREES ON ADJACENT PROPERTY TO REMAIN.
10. INSTALL 3'-0" SECURE GATE FOR FUTURE ACCESS TO FUTURE TRAIL, SEE DETAIL 52/A10.01
11. NOT USED.
12. NOT USED.
13. NOT USED..
14. 200' OFFSET FROM EDGE OF TOP OF SLOPE.
15. NOT USED.
16. PROVIDE REMOVEABLE BOLLARDS. DTL 12
17. PROVIDE 4'-0" MINIMUM CONCRETE WALK.
18. PROVIDE AC PAVING.
19. HATCH INDICATES FIRE TRUCK ACCESS ROAD WITH ALL-WEATHER GRASS SURFACE.
20. 6" CONCRETE CURB.
21. PROVIDE TRASH ENCLOSURE.
22. CONCRETE WHEEL STOP.
23. VAN ACCESSIBLE PARKING SPACE WITH LOADING/UNLOADING AISLE. STANDARD ACCESSIBLE SPACES INDICATED WITH ISA ON PLAN. WITHIN THE LOADING/UNLAODING AISLE, "NO PARKING" SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12" HIGH AND LOCATED AS SHOWN. SEE DETAIL 44/A10.0
24. ACCESSIBLE PARKING SPACE. SEE DETAIL 44/A10.0
25. FUTURE ELECTRICAL VEHICLE PARKING SPACE. TYP.
26. PARKING SIGNAGE. ACCESSIBLE PARKING AND/OR EV PARKING AS INDICATED.
27. STANDARD PARKING SPACE, TYP.
28. NOT USED.
29. PROVIDE LANDSCAPING PER LANDSCAPE PLANS.
30. PROVIDE BICYCLE RACK.
31. PROVIDE CURB RAMP WITH TRUNCATED DOMES FOR ACCESSIBLE PATH OF TRAVEL.
32. NOT USED.
33. NOT USED.
34. SITE FURNITURE, SEE LANDSCAPE PLANS.
35. BBQ AREA, SEE LANDSCAPE PLANS.
36. EMERGENCY VEHICLE TURN RADIUS.
37. ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY.
38. NOT USED.
39. NOT USED.
40. PROVIDE CMU SITE WALL TO +6'-0" AT PROPERTY LINE.
41. PROVIDE SITE LIGHTING PER ELECTRICAL.
42. MAIL BOXES. PROVIDE LEVEL CONCRETE PAD, NO MORE THAN 2% SLOPE IN ANY DIRECTION, WITH MINIMUM 5'-0" CLEAR TURN AROUND BETWEEN ROWS OF BOXES AS SHOWN.
43. PROVIDE KNOX BOX AT +80" A.F.F.
44. PG&E TRANSFORMER.
45. PROVIDE COMMUNICATION FEATURES WITHIN THESE UNITS. REFER TO 2ND AND 3RD FLOOR PLANS FOR ADDITIONAL UNITS.

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-20808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ENLARGED SITE PLAN

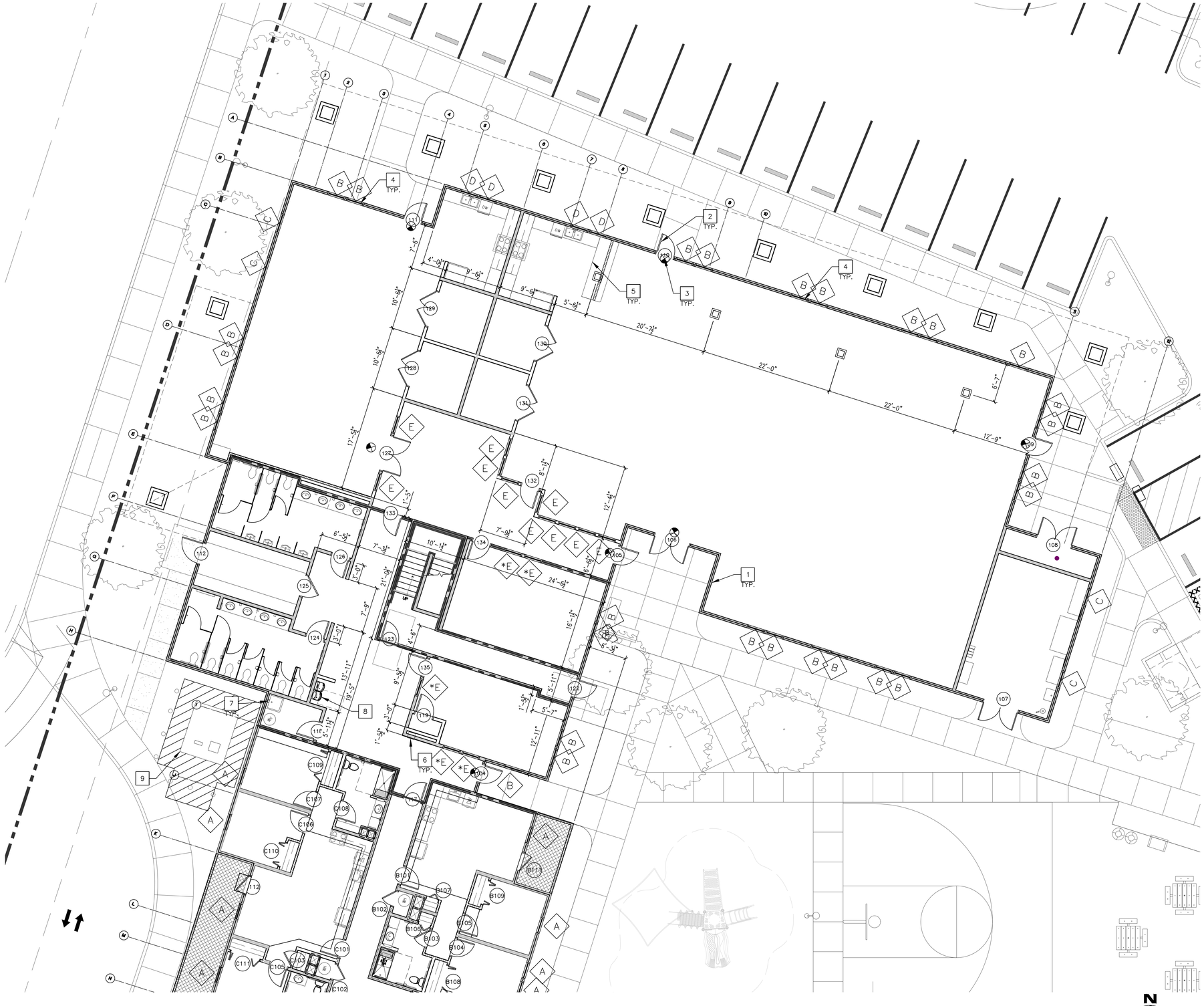
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A1.20

KITCHEN
KITCHEN
LEARNING CENTER
STOR.
STOR.
STOR.
STOR.
COMMUNITY CENTER
MENS
UTILITY
WOMENS
JANITOR
OFFICE
1 HR RATED LOBBY
DATA OFFICE
FIRE RISER
MAINT.
UNIT C
UNIT F
UNIT E
LAUNDRY
STOR.
UNIT A
UNIT C
UNIT A
UNIT A
UNIT A
UNIT A
UNIT A
UNIT A
UNIT F
UNIT F
FUTURE EV
FUTURE EV
FUTURE EV



LEGEND

- 2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
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- 2x6 & 2X4 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 31/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
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- 2x4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20
- XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS
- X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.
- INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP – SEE ELECTRICAL
- FEC — INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED

11

KEYNOTES

1. PROVIDE WALL ASSEMBLY PER LEGEND.
2. DOOR WITH REQUIRED DOOR CLEARANCES PER DETAIL 32/A10.10, TYP. PROVIDE ROOM ID AND TACTILE SIGNAGE PER DETAIL 13/A10.10. SEE SCHEDULE FOR SIZES AND REQUIRED ROOM DESIGNATIONS.
3. PROVIDE ILLUMINATED EXIT SIGN AT EXIT DOOR W/90 MIN. BATTERY BACKUP. SEE ELECTRICAL PLANS.
4. WINDOW ASSEMBLY, TYP. SEE SCHEDULE.
5. PROVIDE BASE CABINETS WITH UPPER CABINETS, DEPTH PER PLAN. ANCHOR PER 11/A10.70. SEE ENLARGED PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL, FINISHES TO BE APPROVED BY OWNER.
6. VALUE ADDER MACHINE. MOUNT NO HIGHER THAN 48" A.F.F. TO OPERABLE PART. OPERATIONAL CONTROLS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
7. PROVIDE MOP SINK WITH SHELF. SEE PLUMBING PLANS.
8. ACCESSIBLE HI-LO DRINKING FOUNTAIN WITH BOTTLE FILLER. PER DETAIL 51/A10.10
9. PROPOSED TRANSFORMER LOCATION, TO BE SCREENED WITH LANDSCAPE

14

FIRST FLOOR PLAN
BUILDING A

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

24

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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REVISIONS

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED ARCHITECT
EXP. 10-31-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
FIRST FLOOR PLAN BUILDING A

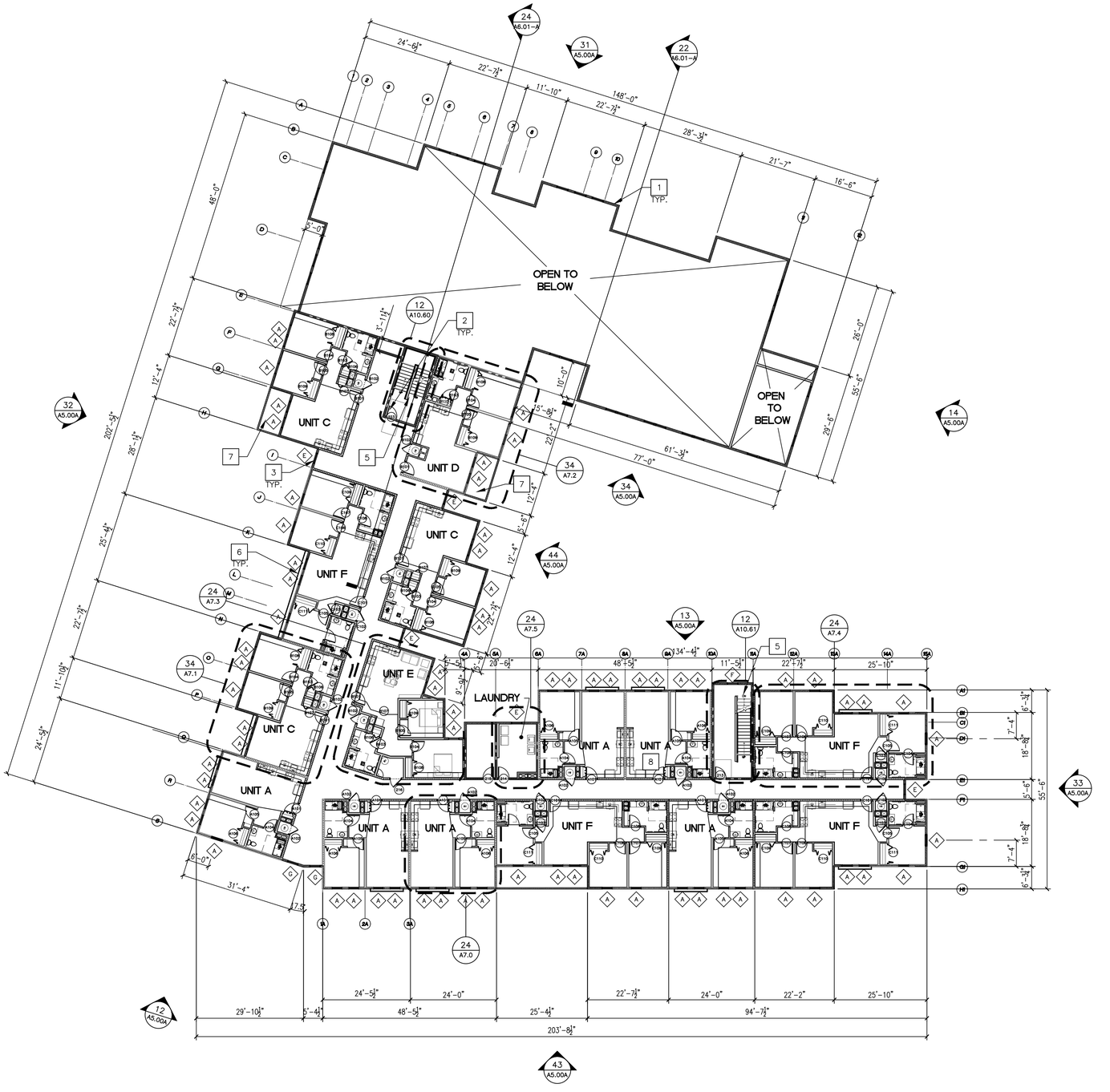
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A2.01-A



OVERALL SECOND FLOOR PLAN
BUILDING A

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

24

2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED EXTERIOR WALL STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

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2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 & 2X4 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 31/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 NON-RATED STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20.

2x4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20

XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP – SEE ELECTRICAL

FEC — INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED

LEGEND

11

1. ALL FIRST FLOOR UNITS TO BE ACCESSIBLE. PROVIDE ROLL IN SHOWERS AT ACCESSIBLE UNITS. REFER TO DETAIL 24/A10.11. PROVIDE TUB/SHOWERS AT SECOND AND THIRD FLOOR. REFER TO DETAIL 12/A10.11.
2. PROVIDE DOOR IN LIEU OF WINDOW AT FIRST FLOOR WHERE A PATIO IS LOCATED. SEE FIRST FLOOR PLANS, EXTERIOR ELEVATIONS AND SHEETS A7.0–A7.4

GENERAL NOTES

12

1. PROVIDE WALL ASSEMBLY PER LEGEND.
2. DOOR WITH REQUIRED DOOR CLEARANCES PER DETAIL 32/A10.10, TYP. PROVIDE ROOM ID AND TACTILE SIGNAGE PER DETAIL 13/A10.10. SEE SCHEDULE FOR SIZES AND REQUIRED ROOM DESIGNATIONS.
3. WINDOW ASSEMBLY, TYP. SEE SCHEDULE.
4. COLUMN.
5. INTERIOR EGRESS STAIRS.
6. DECORATIVE RAILING, PER ELEVATIONS.
7. ROOF WITH 42" PARAPET. NOT A BALCONY – NO ACCESS PROVIDED.
8. PROVIDE COMMUNICATION FEATURES WITHIN THIS UNIT. REFER TO ADDITIONAL FLOOR PLANS FOR ADDITIONAL COMMUNICATION FEATURE UNITS.

KEYNOTES

NOTE: STANDARD KEYNOTES PROVIDED. NOT ALL APPLY TO THIS SHEET.

14

RA ARCHITECTS & ENGINEERS

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REVISIONS

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT · GREGORY ALLEN RAVATT · LICENSED 20808 · EXP. 9-30-25 · STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL SECOND FLOOR PLAN BUILDING A

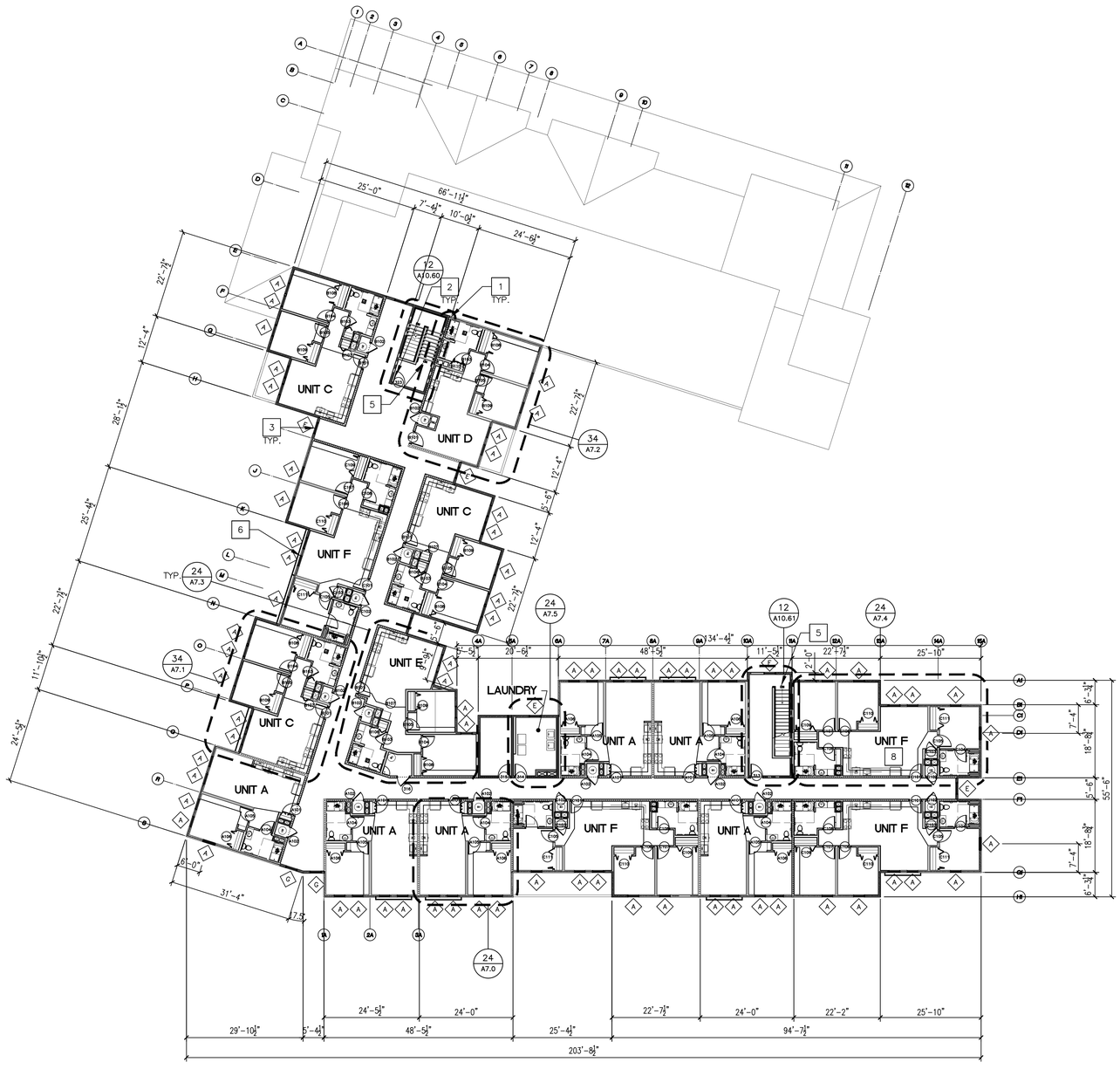
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A2.10-A



OVERALL THIRD FLOOR PLAN
BUILDING A

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

N

24

2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

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XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP – SEE ELECTRICAL

FEC — INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED

LEGEND

11

1. ALL FIRST FLOOR UNITS TO BE ACCESSIBLE. PROVIDE ROLL IN SHOWERS AT ACCESSIBLE UNITS. REFER TO DETAIL 24/A10.11. ALL SECOND AND THIRD FLOORS TO BE ADAPTABLE. PROVIDE TUB/SHOWERS AT SECOND AND THIRD FLOOR. REFER TO DETAIL 12/A10.11.

2. PROVIDE DOOR IN LIEU OF WINDOW AT FIRST FLOOR WHERE A PATIO IS LOCATED. SEE FIRST FLOOR PLANS, EXTERIOR ELEVATIONS AND SHEETS A7.0–A7.4

GENERAL NOTES

12

1. PROVIDE WALL ASSEMBLY PER LEGEND.
2. DOOR WITH REQUIRED DOOR CLEARANCES PER DETAIL 32/A10.10, TYP. PROVIDE ROOM ID AND TACTILE SIGNAGE PER DETAIL 13/A10.10. SEE SCHEDULE FOR SIZES AND REQUIRED ROOM DESIGNATIONS.
3. WINDOW ASSEMBLY, TYP. SEE SCHEDULE.
4. COLUMN.
5. INTERIOR EGRESS STAIRS.
6. DECORATIVE RAILING, PER ELEVATIONS.
7. ROOF WITH 42" PARAPET. NOT A BALCONY – NO ACCESS PROVIDED.
8. PROVIDE COMMUNICATION FEATURES WITHIN THIS UNIT. REFER TO ADDITIONAL FLOOR PLANS FOR ADDITIONAL COMMUNICATION FEATURE UNITS.

KEYNOTES

NOTE: STANDARD KEYNOTES PROVIDED. NOT ALL APPLY TO THIS SHEET.

14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL THIRD FLOOR PLAN BUILDING A

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A2.20-A

2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

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FEC — INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED

LEGEND 11

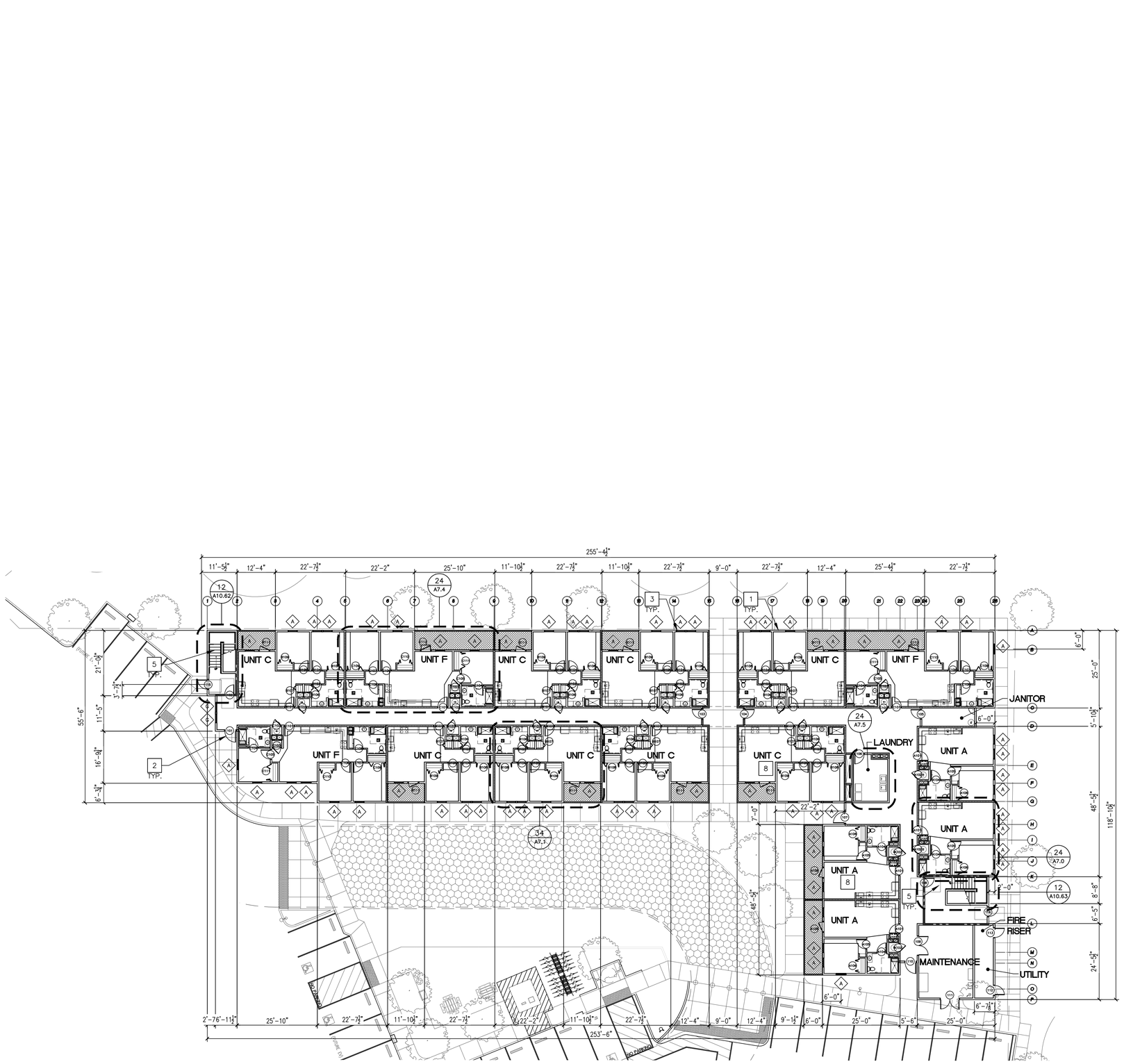
BUILDING B UNIT COUNT

TYPE	LABEL	FLR 1	FLR 2	FLR 3
1 BDRM	A+B	4	3	3
2 BDRM	B	8	8	8
3 BDRM	D	3	4	4
		15	**15**	**15**

UNIT COUNT 12

1. ALL FIRST FLOOR UNITS TO BE ACCESSIBLE. PROVIDE ROLL IN SHOWERS AT ACCESSIBLE UNITS. REFER TO DETAIL 24/A10.11 ALL SECOND AND THIRD FLOORS TO BE ADAPTABLE. PROVIDE TUB/SHOWERS AT SECOND AND THIRD FLOOR. REFER TO DETAIL 12/A10.11.
2. PROVIDE DOOR IN LIEU OF WINDOW AT FIRST FLOOR WHERE A PATIO IS LOCATED. SEE FIRST FLOOR PLANS, EXTERIOR ELEVATIONS AND SHEETS A7.0–A7.4

GENERAL NOTES 13



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3. WINDOW ASSEMBLY, TYP. SEE SCHEDULE.
4. COLUMN.
5. INTERIOR EGRESS STAIRS.
6. DECORATIVE RAILING, PER ELEVATIONS.
7. ROOF WITH 42" PARAPET. NOT A BALCONY – NO ACCESS PROVIDED.
8. PROVIDE COMMUNICATION FEATURES WITHIN THIS UNIT. REFER TO ADDITIONAL FLOOR PLANS FOR ADDITIONAL COMMUNICATION FEATURE UNITS.

KEYNOTES 14

NOTE: STANDARD KEYNOTES PROVIDED. NOT ALL APPLY TO THIS SHEET.

OVERALL FIRST FLOOR PLAN
BUILDING B

SCALE: 1/16" = 1'-0" 24

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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MECHANICAL, ELECTRICAL
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REVISIONS

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED ARCHITECT
EXP. 08-31-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL FLOOR PLAN BUILDING B

OWNER
PEOPLE'S SELF-HELP HOUSING
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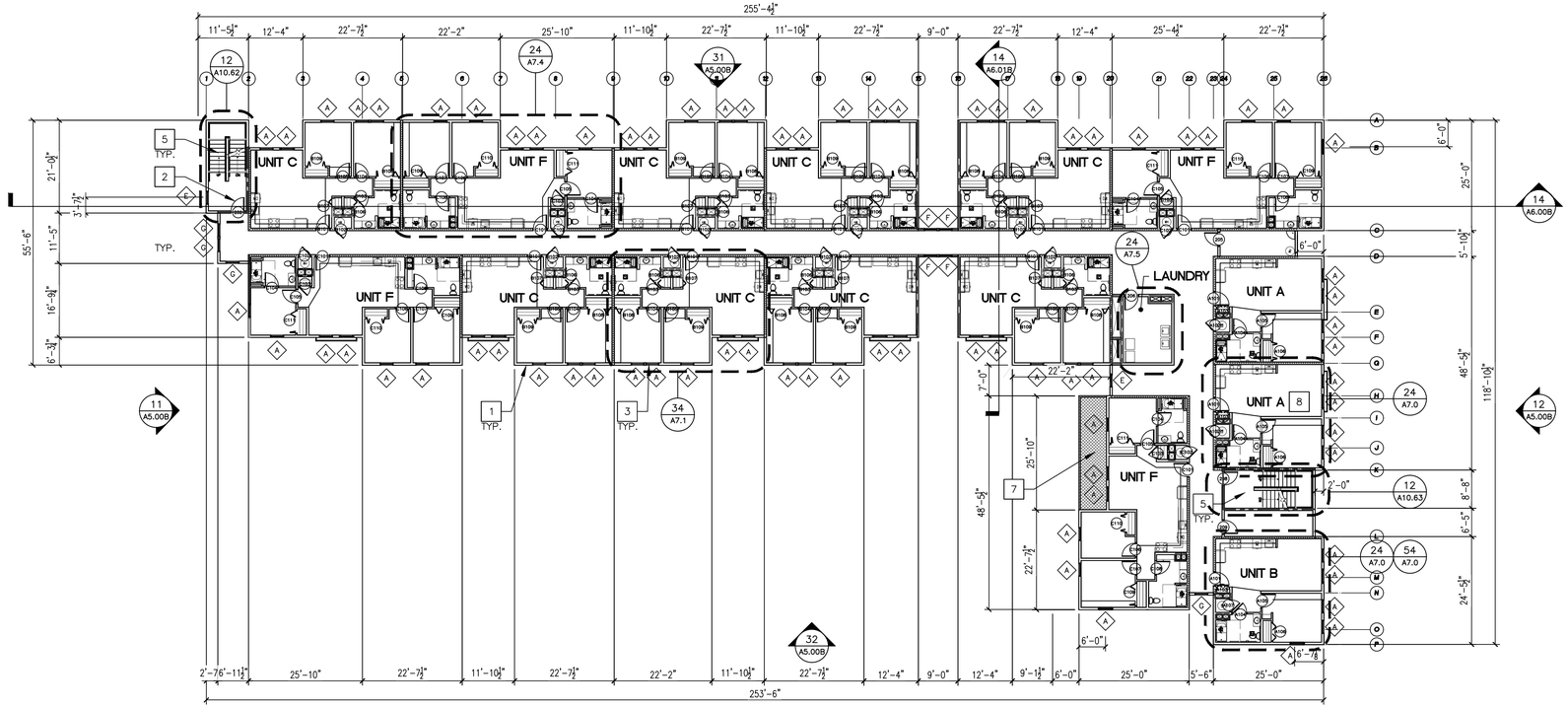
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

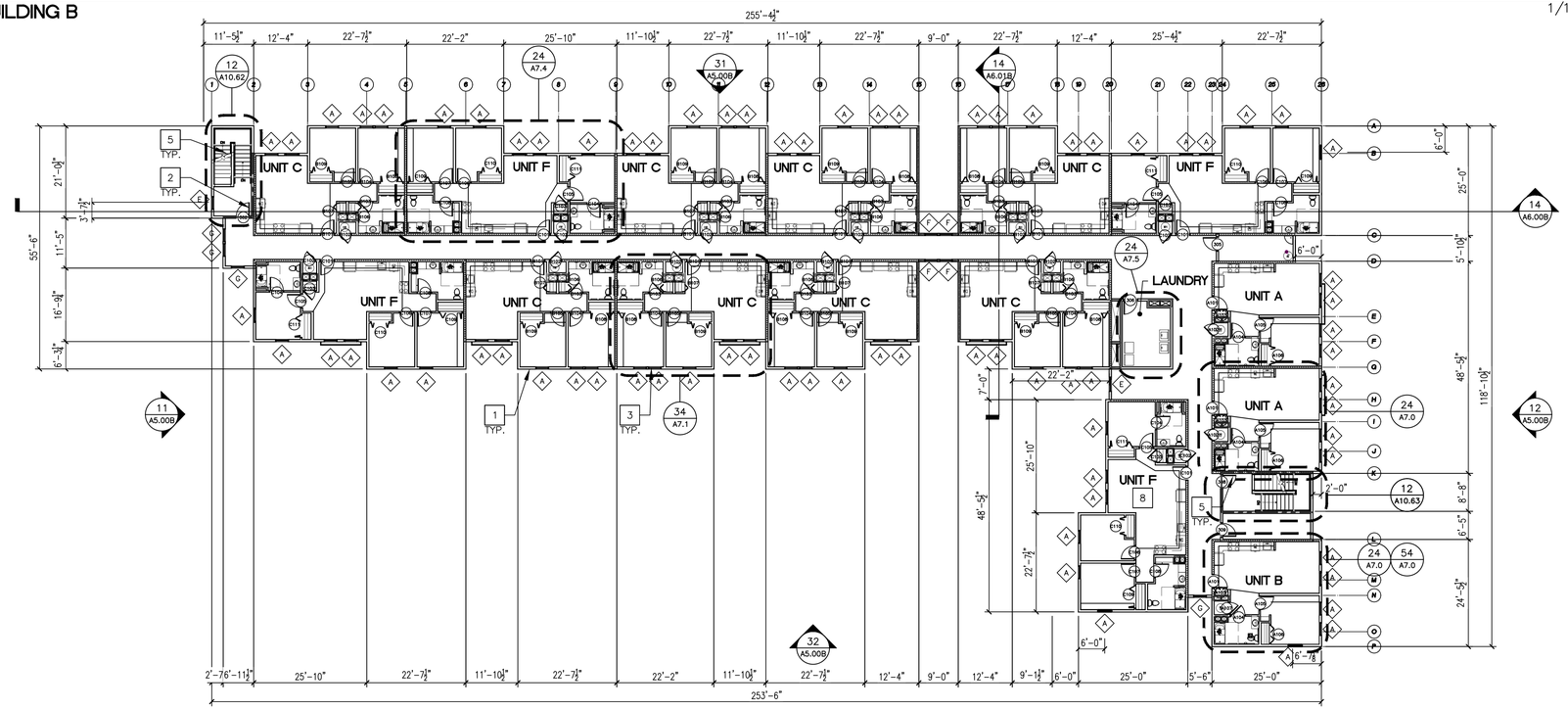
A2.00-B



OVERALL SECOND FLOOR PLAN
BUILDING B

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

22



OVERALL THIRD FLOOR PLAN
BUILDING B

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

24

2x6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED EXTERIOR WALL STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2x6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 & 2X4 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 31/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2x6 NON-RATED STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20.

2x4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SEE DETAIL 44/A10.20

XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

INDICATES PROPOSED ILLUMINATED EMERGENCY EXIT SIGN, WITH DIRECTIONAL INDICATION WHERE SHOWN. PROVIDE 90 MIN. BATTERY BACKUP – SEE ELECTRICAL

FEC — INDICATES PROPOSED FIRE EXTINGUISHER IN RECESSED CABINET, MIN. 2A:10BC WITH VALID CERTIFICATION ATTACHED

LEGEND 11

1. ALL FIRST FLOOR UNITS TO BE ACCESSIBLE. PROVIDE ROLL IN SHOWERS AT ACCESSIBLE UNITS. ALL SECOND AND THIRD FLOORS TO BE ADAPTABLE. PROVIDE TUB/SHOWERS AT SECOND AND THIRD FLOOR. REFER TO DETAIL 12/A10.11
2. PROVIDE DOOR IN LIEU OF WINDOW AT FIRST FLOOR WHERE A PATIO IS LOCATED. SEE FIRST FLOOR PLANS, EXTERIOR ELEVATIONS AND SHEETS A7.0–A7.4

GENERAL NOTES 12

1. PROVIDE WALL ASSEMBLY PER LEGEND.
2. DOOR WITH REQUIRED DOOR CLEARANCES PER DETAIL 32/A10.10, TYP. PROVIDE ROOM ID AND TACTILE SIGNAGE PER DETAIL 13/A10.10. SEE SCHEDULE FOR SIZES AND REQUIRED ROOM DESIGNATIONS.
3. WINDOW ASSEMBLY, TYP. SEE SCHEDULE.
4. COLUMN.
5. INTERIOR EGRESS STAIRS.
6. DECORATIVE RAILING, PER ELEVATIONS.
7. ROOF WITH 42" PARAPET. NOT A BALCONY – NO ACCESS PROVIDED.
8. PROVIDE COMMUNICATION FEATURES WITHIN THIS UNIT. REFER TO ADDITIONAL FLOOR PLANS FOR ADDITIONAL COMMUNICATION FEATURE UNITS.

KEYNOTES 14

NOTE: STANDARD KEYNOTES PROVIDED. NOT ALL APPLY TO THIS SHEET.

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT — GREGORY ALLEN RAVATT — LIC. NO. C-30808 — EXP. 11-30-25 — STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL SECOND + THIRD FLOOR PLAN BUILDING B

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

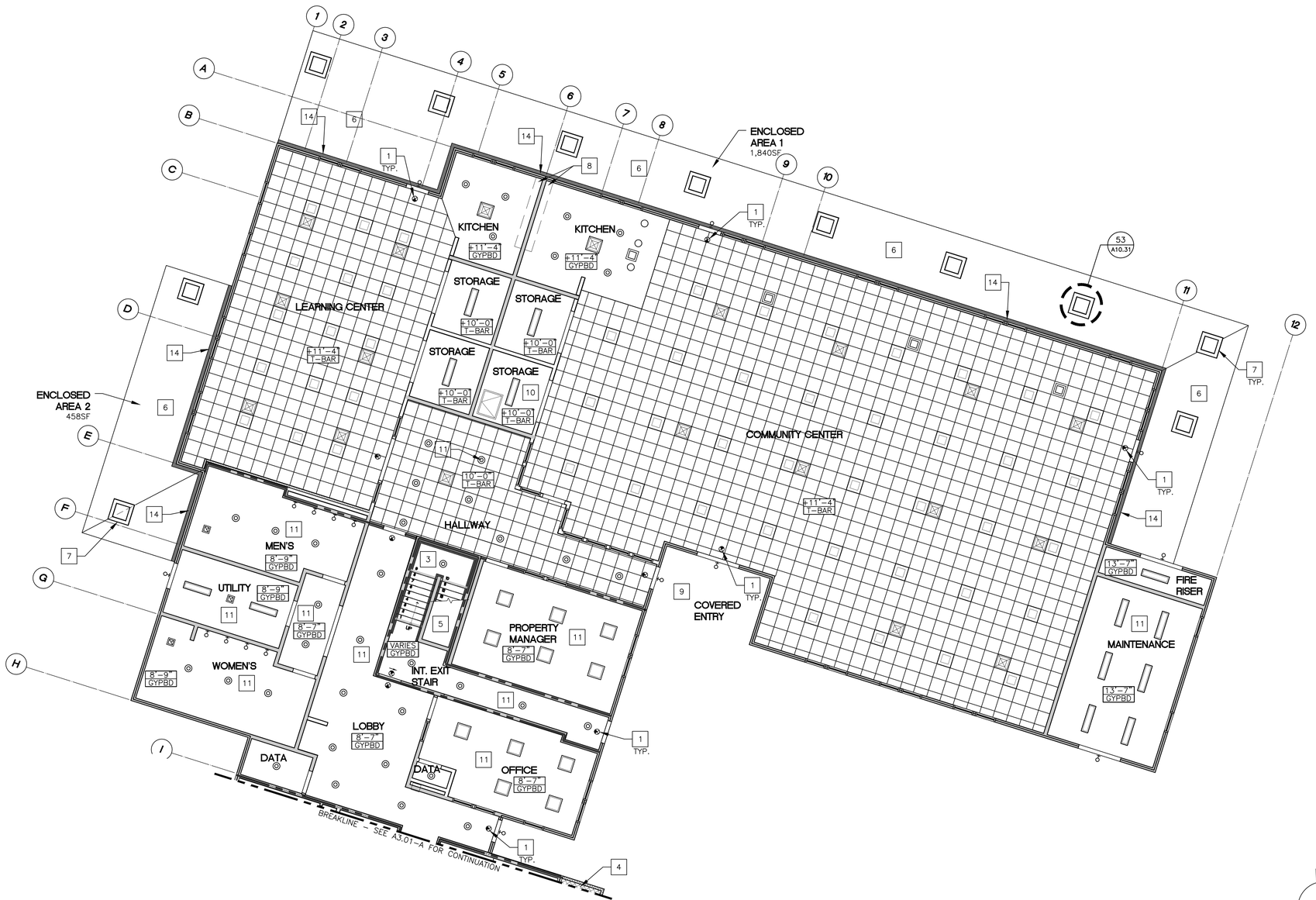
A2.10-B

ENCLOSED FRAMING/RAFTERS - BUILDING A				
ENCLOSED AREA	SOFFIT AREA (SF)	REQ'D VENT AREA (in^2)	VENT AREA PROVIDED (in^2)	VENTS PROVIDED
AREA 1	1,840	12	1,728	CONT. SOFFIT VENT: 178lfx14.4in^2 = 2,563in^2
AREA 2	458	3	432	CONT. SOFFIT VENT: 41lfx14.4in^2 = 590in^2

FORMULA REQUIRED: $\frac{\text{BLDG SQFT}}{150}$ = ft^2 to VENT x 144 = in^2 REQUIRED VENTING

•NOTE: NONE REQUIRED PER SECTION 1203.3. (ASSEMBLY MEETS ITEM 5.1.2)

VENTILATION CALCULATIONS 51



OVERALL FIRST FLOOR REFLECTED CEILING PLAN
BUILDING A

SCALE: 1/8" = 1'-0" 24

HEIGHT / MATERIAL	INDICATES CEILING HEIGHT AND MATERIAL
	EXTERIOR STUCCO AT SOFFIT OR UNDERSIDE OF WALK ABOVE.
	NO PATTERN INDICATES GYPBD CEILING.
	2x2 SUSPENDED ACOUSTIC TILE CEILING. SEE DETAILS 34-54/A10.70.
+O	WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
◎	RECESSED LED LIGHT FIXTURE.
	2x2 LED DROP-IN LIGHT FIXTURE
	SURFACE MOUNT LED LIGHT FIXTURE.
	EXHAUST, SEE MECHANICAL
	SUPPLY REGISTER. SIZE VARIES PER PLAN. SEE MECHANICAL
	RETURN AIR GRILLE. SIZE VARIES PER PLAN. SEE MECHANICAL.
	ILLUMINATED EXIT SIGNS, WITH DIRECTIONAL ARROW WHERE INDICATED.
	CCTV CAMERA LOCATION. PROVIDE ELECTRICAL. COORDINATE WITH CLIENT'S CONSULTANT. LOCATION TO BE DETERMINED.
	VULCAN CONTINUOUS SOFFIT VENT, VSC3120, FIRE SAFE. NET FREE VENT AREA = 144in^2 PER 10lf
	COMBINATION CARBON MONOXIDE DETECTOR SMOKE DETECTOR; HARDWIRED PER ELECTRICAL.

LEGEND 11

1. CEILING HEIGHT IS 8'-9" WITH GYPBD FINISH UNLESS NOTED OTHERWISE.
2. SEE ENLARGED PLANS ON A7.0 AND A7.6 FOR CEILING HEIGHTS AT UNITS.
3. PROVIDE CARBON MONOXIDE ALARMS AS INDICATED. CO ALARMS SHALL BE HARDWIRED AND EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

GENERAL NOTES 12

1. PROVIDE ILLUMINATED EXIT SIGN AT EXIT DOOR W/90 MIN. BATTERY BACKUP. SEE ELECTRICAL PLANS.
2. CCTV CAMERA LOCATION. PROVIDE POWER PER ELECTRICAL. COORDINATE WITH OWNER'S CONSULTANT. LOCATIONS TO BE DETERMINED.
3. UNDERSIDE OF LANDING AT WOOD STAIRS (1-HR FIRE RATED).
4. UNDERSIDE OF PATIO ABOVE.
5. UNDERSIDE OF WOOD STAIRS (1-HR F.R.). SEE FLOOR PLAN.
6. UNDERSIDE OF ROOF/SOFFIT WITH STUCCO FINISH.
7. COLUMN PER STRUCTURAL.
8. +7'-0" SOFFIT AT UPPER CABINETS, DEPTH PER PLAN.
9. METAL AWNING ABOVE. SEE ELEVATIONS.
10. PROVIDE CEILING (ATTIC) ACCESS HATCH, 30"x40". (MIN. 30x30 REQ'D). PROVIDE SIGNAGE ON ADJACENT WALL INDICATING "ROOF ACCESS ↑" WITH 2" HIGH LETTERS. PROVIDE SIGNAGE SUBMITTAL.
11. PROVIDE LED LIGHT FIXTURE PER LEGEND AND ELECTRICAL DRAWINGS.
12. PROVIDE SMOKE DETECTOR. COORDINATE WITH FIRE ALARM SYSTEM.
13. PROVIDE COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR. COORDINATE WITH FIRE ALARM SYSTEM.
14. PROVIDE CONTINUOUS SOFFIT VENT.
15. PROVIDE 1HR SHAFT/SOFFIT FOR MECH/PLUMBING. SEE 14/A10.21

*NOTE: STANDARD KEYNOTES. NOT ALL APPLY TO THIS SHEET.

KEYNOTES 14

1. PROVIDE ILLUMINATED EXIT SIGN AT EXIT DOOR W/90 MIN. BATTERY BACKUP. SEE ELECTRICAL PLANS.
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RA ARCHITECTS & ENGINEERS

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REVISIONS

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED ARCHITECT
No. C-30808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
FIRST FLOOR REFLECTED CEILING PLANS- BUILDING A

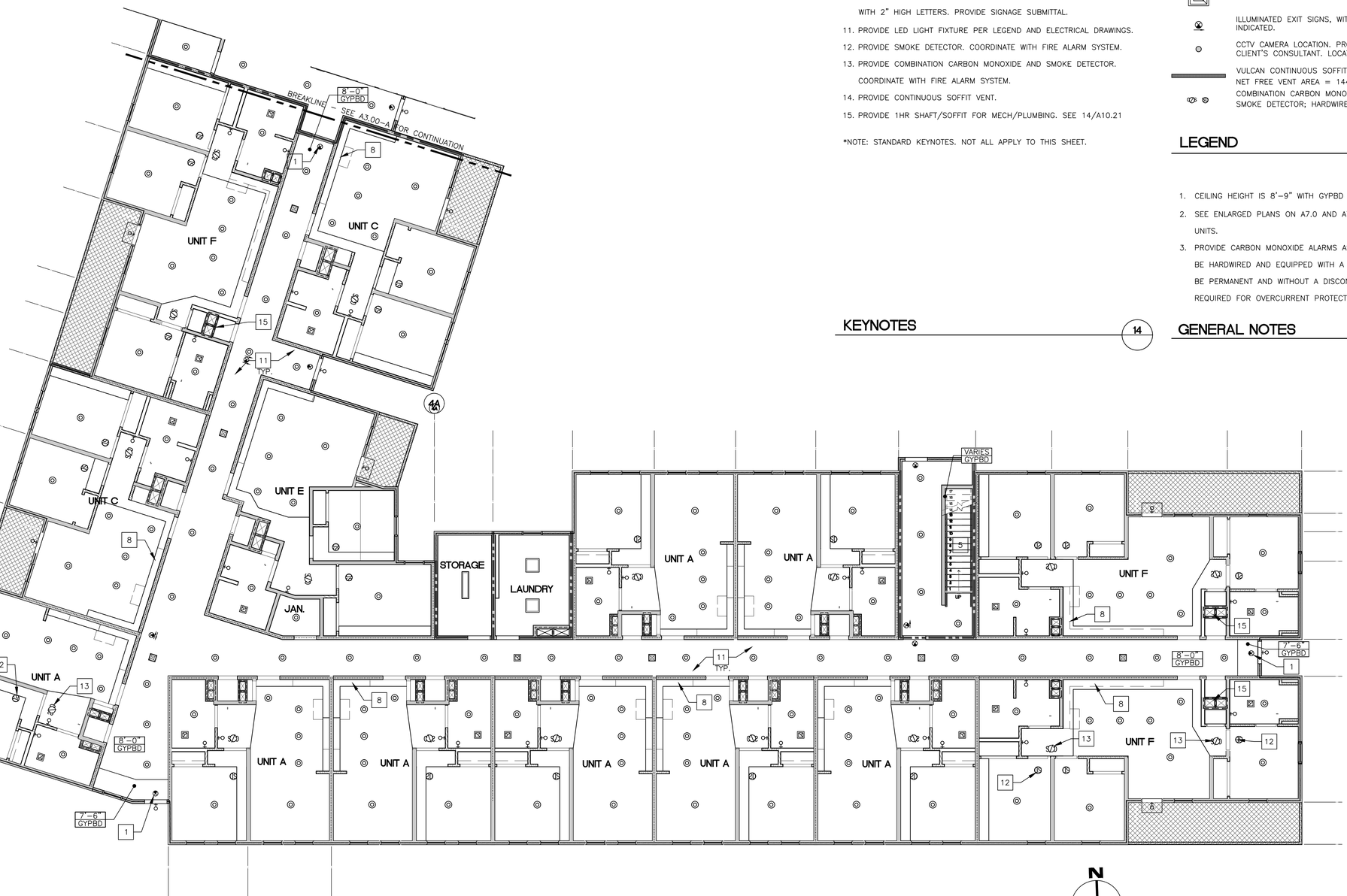
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A3.00-A



FIRST FLOOR REFLECTED CEILING PLAN
BUILDING A

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

24

KEYNOTES

14

1. PROVIDE ILLUMINATED EXIT SIGN AT EXIT DOOR W/90 MIN. BATTERY BACKUP. SEE ELECTRICAL PLANS.
2. CCTV CAMERA LOCATION. PROVIDE POWER PER ELECTRICAL. COORDINATE WITH OWNER'S CONSULTANT. LOCATIONS TO BE DETERMINED.
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15. PROVIDE 1HR SHAFT/SOFFIT FOR MECH/PLUMBING. SEE 14/A10.21

*NOTE: STANDARD KEYNOTES. NOT ALL APPLY TO THIS SHEET.

LEGEND

11

- HEIGHT / MATERIAL — INDICATES CEILING HEIGHT AND MATERIAL
- EXTERIOR STUCCO AT SOFFIT OR UNDERSIDE OF WALK ABOVE.
- NO PATTERN INDICATES GYPBD CEILING.
- 2x2 SUSPENDED ACOUSTIC TILE CEILING. SEE DETAILS 34-54/A10.70.
- WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
- RECESSED LED LIGHT FIXTURE.
- 2x2 LED DROP-IN LIGHT FIXTURE
- SURFACE MOUNT LED LIGHT FIXTURE.
- EXHAUST, SEE MECHANICAL
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GENERAL NOTES

12

1. CEILING HEIGHT IS 8'-9" WITH GYPBD FINISH UNLESS NOTED OTHERWISE.
2. SEE ENLARGED PLANS ON A7.0 AND A7.6 FOR CEILING HEIGHTS AT UNITS.
3. PROVIDE CARBON MONOXIDE ALARMS AS INDICATED. CO ALARMS SHALL BE HARDWIRED AND EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

RA ARCHITECTS & ENGINEERS

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PLAN CHECK #1	1	08.18.2023
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SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
FIRST FLOOR REFLECTED CEILING PLANS - BUILDING A

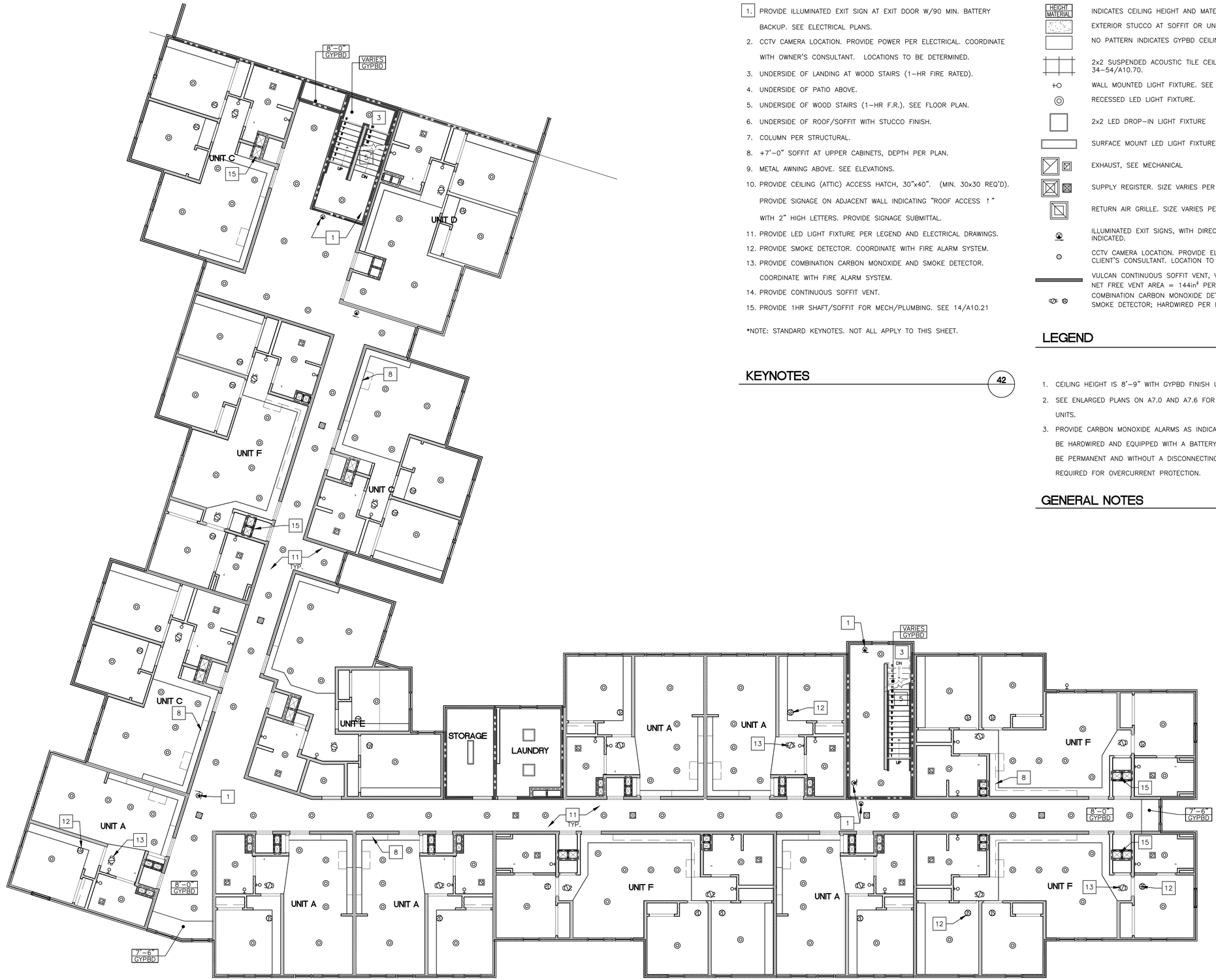
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A3.01-A



OVERALL SECOND FLOOR REFLECTED CEILING PLAN - BUILDING A
(THIRD FLOOR SIMILAR)

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

14

1. PROVIDE ILLUMINATED EXIT SIGN AT EXIT DOOR W/90 MIN. BATTERY BACKUP. SEE ELECTRICAL PLANS.
2. CCTV CAMERA LOCATION. PROVIDE POWER PER ELECTRICAL. COORDINATE WITH OWNER'S CONSULTANT. LOCATIONS TO BE DETERMINED.
3. UNDERSIDE OF LANDING AT WOOD STAIRS (1-HR FIRE RATED).
4. UNDERSIDE OF PATIO ABOVE.
5. UNDERSIDE OF WOOD STAIRS (1-HR F.R.). SEE FLOOR PLAN.
6. UNDERSIDE OF ROOF/SOFFIT WITH STUCCO FINISH.
7. COLUMN PER STRUCTURAL.
8. +7'-0" SOFFIT AT UPPER CABINETS, DEPTH PER PLAN.
9. METAL AWNING ABOVE. SEE ELEVATIONS.
10. PROVIDE CEILING (ATTIC) ACCESS HATCH, 30"x40". (MIN. 30x30 REQ'D). PROVIDE SIGNAGE ON ADJACENT WALL INDICATING "ROOF ACCESS ↑" WITH 2" HIGH LETTERS. PROVIDE SIGNAGE SUBMITTAL.
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13. PROVIDE COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR. COORDINATE WITH FIRE ALARM SYSTEM.
14. PROVIDE CONTINUOUS SOFFIT VENT.
15. PROVIDE 1HR SHAFT/SOFFIT FOR MECH/PLUMBING. SEE 14/A10.21

*NOTE: STANDARD KEYNOTES. NOT ALL APPLY TO THIS SHEET.

KEYNOTES

42

HEIGHT / MATERIAL	INDICATES CEILING HEIGHT AND MATERIAL
	EXTERIOR STUCCO AT SOFFIT OR UNDERSIDE OF WALK ABOVE.
	NO PATTERN INDICATES GYPBD CEILING.
	2x2 SUSPENDED ACOUSTIC TILE CEILING. SEE DETAILS 34-54/A10.70.
+○	WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
◎	RECESSED LED LIGHT FIXTURE.
	2x2 LED DROP-IN LIGHT FIXTURE
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	EXHAUST, SEE MECHANICAL
	SUPPLY REGISTER. SIZE VARIES PER PLAN. SEE MECHANICAL
	RETURN AIR GRILLE. SIZE VARIES PER PLAN. SEE MECHANICAL.
	ILLUMINATED EXIT SIGNS, WITH DIRECTIONAL ARROW WHERE INDICATED.
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LEGEND

11

1. CEILING HEIGHT IS 8'-9" WITH GYPBD FINISH UNLESS NOTED OTHERWISE.
2. SEE ENLARGED PLANS ON A7.0 AND A7.6 FOR CEILING HEIGHTS AT UNITS.
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GENERAL NOTES

12

RA ARCHITECTS & ENGINEERS

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GREGORY ALLEN RAVATT
LICENSED ARCHITECT
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL SECOND FLOOR REFLECTED CEILING PLANS - BUILDING A

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
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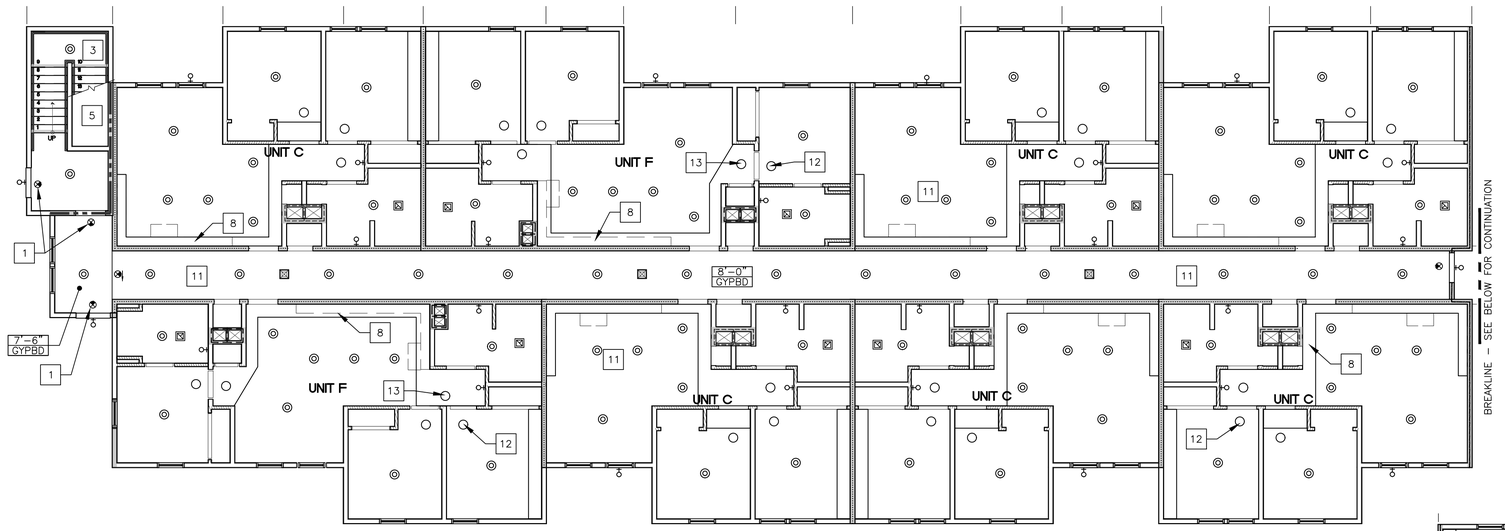
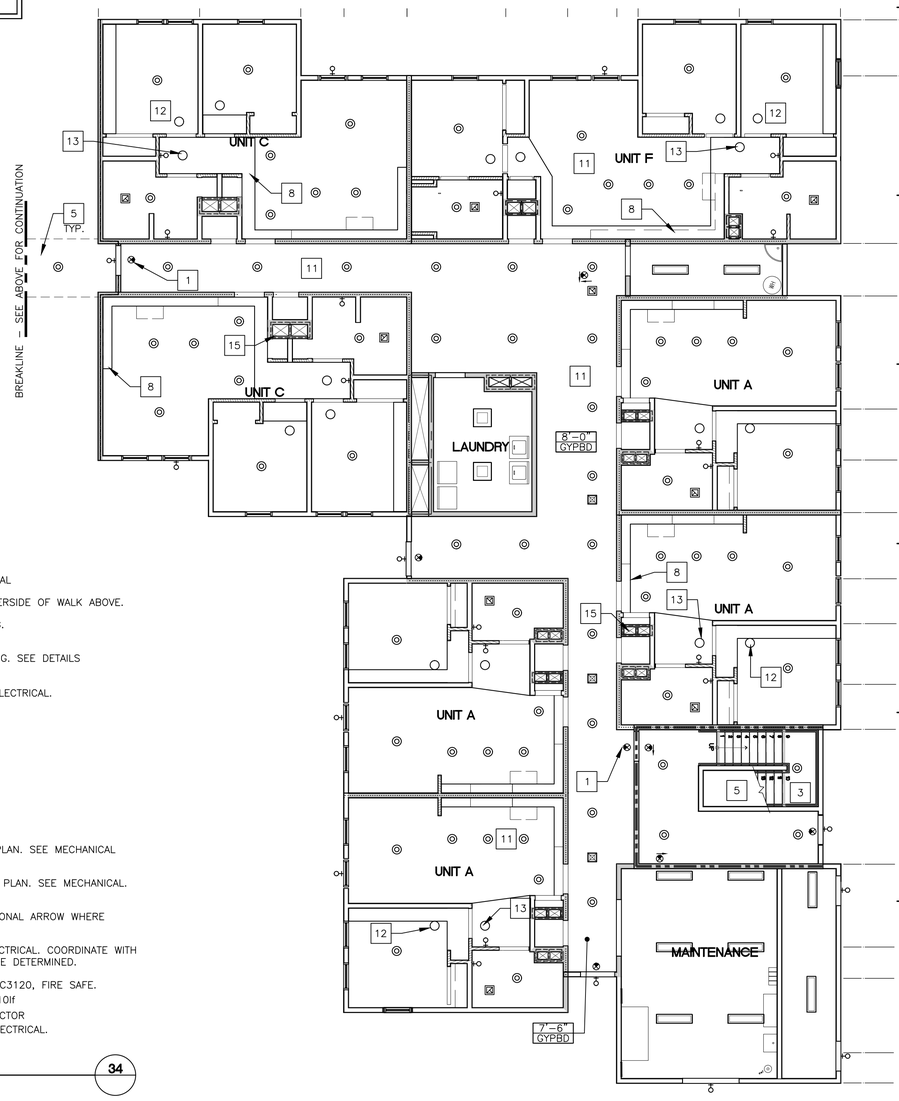
A3.10-A





N

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

32

OVERALL FIRST FLOOR REFLECTED CEILING PLAN - BUILDING B

1. CEILING HEIGHT IS 8'-9" WITH GYPBD FINISH UNLESS NOTED OTHERWISE.
2. SEE ENLARGED PLANS ON A7.0 AND A7.6 FOR CEILING HEIGHTS AT UNITS.
3. PROVIDE CARBON MONOXIDE ALARMS AS INDICATED. CO ALARMS SHALL BE HARDWIRED AND EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

GENERAL NOTES

54

1. PROVIDE ILLUMINATED EXIT SIGN AT EXIT DOOR W/90 MIN. BATTERY BACKUP. SEE ELECTRICAL PLANS.
2. CCTV CAMERA LOCATION. PROVIDE POWER PER ELECTRICAL. COORDINATE WITH OWNER'S CONSULTANT. LOCATIONS TO BE DETERMINED.
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6. UNDERSIDE OF ROOF/SOFFIT WITH STUCCO FINISH.
7. COLUMN PER STRUCTURAL.
8. +7'-0" SOFFIT AT UPPER CABINETS, DEPTH PER PLAN.
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*NOTE: STANDARD KEYNOTES. NOT ALL APPLY TO THIS SHEET.

KEYNOTES

44

HEIGHT / MATERIAL	INDICATES CEILING HEIGHT AND MATERIAL
	EXTERIOR STUCCO AT SOFFIT OR UNDERSIDE OF WALK ABOVE.
	NO PATTERN INDICATES GYPBD CEILING.
	2x2 SUSPENDED ACOUSTIC TILE CEILING. SEE DETAILS 34-54/A10.70.
+O	WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
	RECESSED LED LIGHT FIXTURE.
	2x2 LED DROP-IN LIGHT FIXTURE
	SURFACE MOUNT LED LIGHT FIXTURE.
	EXHAUST, SEE MECHANICAL
	SUPPLY REGISTER. SIZE VARIES PER PLAN. SEE MECHANICAL
	RETURN AIR GRILLE. SIZE VARIES PER PLAN. SEE MECHANICAL.
	ILLUMINATED EXIT SIGNS, WITH DIRECTIONAL ARROW WHERE INDICATED.
	CCTV CAMERA LOCATION. PROVIDE ELECTRICAL. COORDINATE WITH CLIENT'S CONSULTANT. LOCATION TO BE DETERMINED.
	VULCAN CONTINUOUS SOFFIT VENT, VSC3120, FIRE SAFE. NET FREE VENT AREA = 144in² PER 10lf
	COMBINATION CARBON MONOXIDE DETECTOR SMOKE DETECTOR; HARDWIRED PER ELECTRICAL.

LEGEND

34

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED ARCHITECT
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

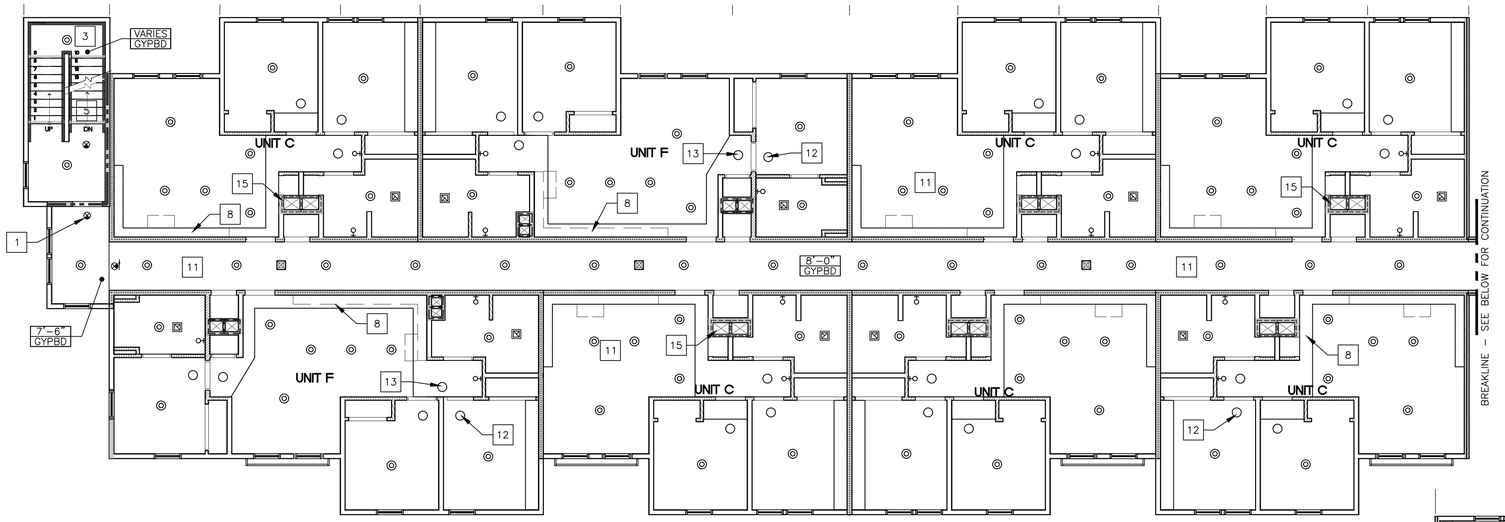
SHEET TITLE
OVERALL FIRST FLOOR REFLECTED CEILING PLAN - BUILDING B

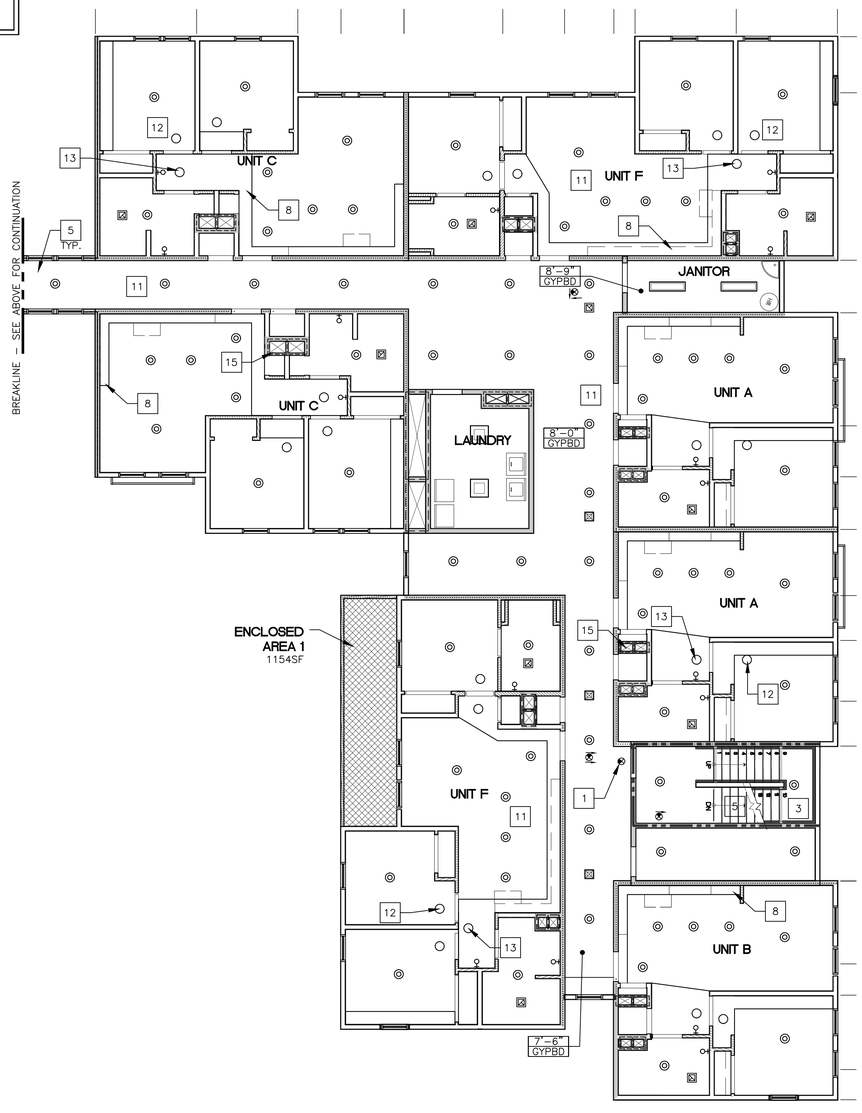
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A3.00-B





OVERALL SECOND FLOOR REFLECTED CEILING PLAN - BUILDING B
(THIRD FLOOR SIMILAR)

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

32

1. CEILING HEIGHT IS 8'-9" WITH GYPBD FINISH UNLESS NOTED OTHERWISE.
2. SEE ENLARGED PLANS ON A7.0 AND A7.6 FOR CEILING HEIGHTS AT UNITS.
3. PROVIDE CARBON MONOXIDE ALARMS AS INDICATED. CO ALARMS SHALL BE HARDWIRED AND EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

GENERAL NOTES

54

1. PROVIDE ILLUMINATED EXIT SIGN AT EXIT DOOR W/90 MIN. BATTERY BACKUP. SEE ELECTRICAL PLANS.
2. CCTV CAMERA LOCATION. PROVIDE POWER PER ELECTRICAL. COORDINATE WITH OWNER'S CONSULTANT. LOCATIONS TO BE DETERMINED.
3. UNDERSIDE OF LANDING AT WOOD STAIRS (1-HR FIRE RATED).
4. UNDERSIDE OF PATIO ABOVE.
5. UNDERSIDE OF WOOD STAIRS (1-HR F.R.). SEE FLOOR PLAN.
6. UNDERSIDE OF ROOF/SOFFIT WITH STUCCO FINISH.
7. COLUMN PER STRUCTURAL.
8. +7'-0" SOFFIT AT UPPER CABINETS, DEPTH PER PLAN.
9. METAL AWNING ABOVE. SEE ELEVATIONS.
10. PROVIDE CEILING (ATTIC) ACCESS HATCH, 30"x40". (MIN. 30x30 REQ'D). PROVIDE SIGNAGE ON ADJACENT WALL INDICATING "ROOF ACCESS ↑" WITH 2" HIGH LETTERS. PROVIDE SIGNAGE SUBMITTAL.
11. PROVIDE LED LIGHT FIXTURE PER LEGEND AND ELECTRICAL DRAWINGS.
12. PROVIDE SMOKE DETECTOR. COORDINATE WITH FIRE ALARM SYSTEM.
13. PROVIDE COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR. COORDINATE WITH FIRE ALARM SYSTEM.
14. PROVIDE CONTINUOUS SOFFIT VENT.
15. PROVIDE 1HR SHAFT/SOFFIT FOR MECH/PLUMBING. SEE 14/A10.21

*NOTE: STANDARD KEYNOTES. NOT ALL APPLY TO THIS SHEET.

KEYNOTES

44

HEIGHT / MATERIAL	INDICATES CEILING HEIGHT AND MATERIAL
	EXTERIOR STUCCO AT SOFFIT OR UNDERSIDE OF WALK ABOVE.
	NO PATTERN INDICATES GYPBD CEILING.
	2x2 SUSPENDED ACOUSTIC TILE CEILING. SEE DETAILS 34-54/A10.70.
	WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
	RECESSED LED LIGHT FIXTURE.
	2x2 LED DROP-IN LIGHT FIXTURE
	SURFACE MOUNT LED LIGHT FIXTURE.
	EXHAUST, SEE MECHANICAL
	SUPPLY REGISTER. SIZE VARIES PER PLAN. SEE MECHANICAL
	RETURN AIR GRILLE. SIZE VARIES PER PLAN. SEE MECHANICAL.
	ILLUMINATED EXIT SIGNS, WITH DIRECTIONAL ARROW WHERE INDICATED.
	CCTV CAMERA LOCATION. PROVIDE ELECTRICAL. COORDINATE WITH CLIENT'S CONSULTANT. LOCATION TO BE DETERMINED.
	VULCAN CONTINUOUS SOFFIT VENT, VSC3120, FIRE SAFE. NET FREE VENT AREA = 144in² PER 10lf
	COMBINATION CARBON MONOXIDE DETECTOR SMOKE DETECTOR; HARDWIRED PER ELECTRICAL.

LEGEND

34

RA ARCHITECTS & ENGINEERS

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SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSE NO. C-30808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL 2ND+3RD FLR REFLECTED CEILING PLAN - BUILDING B

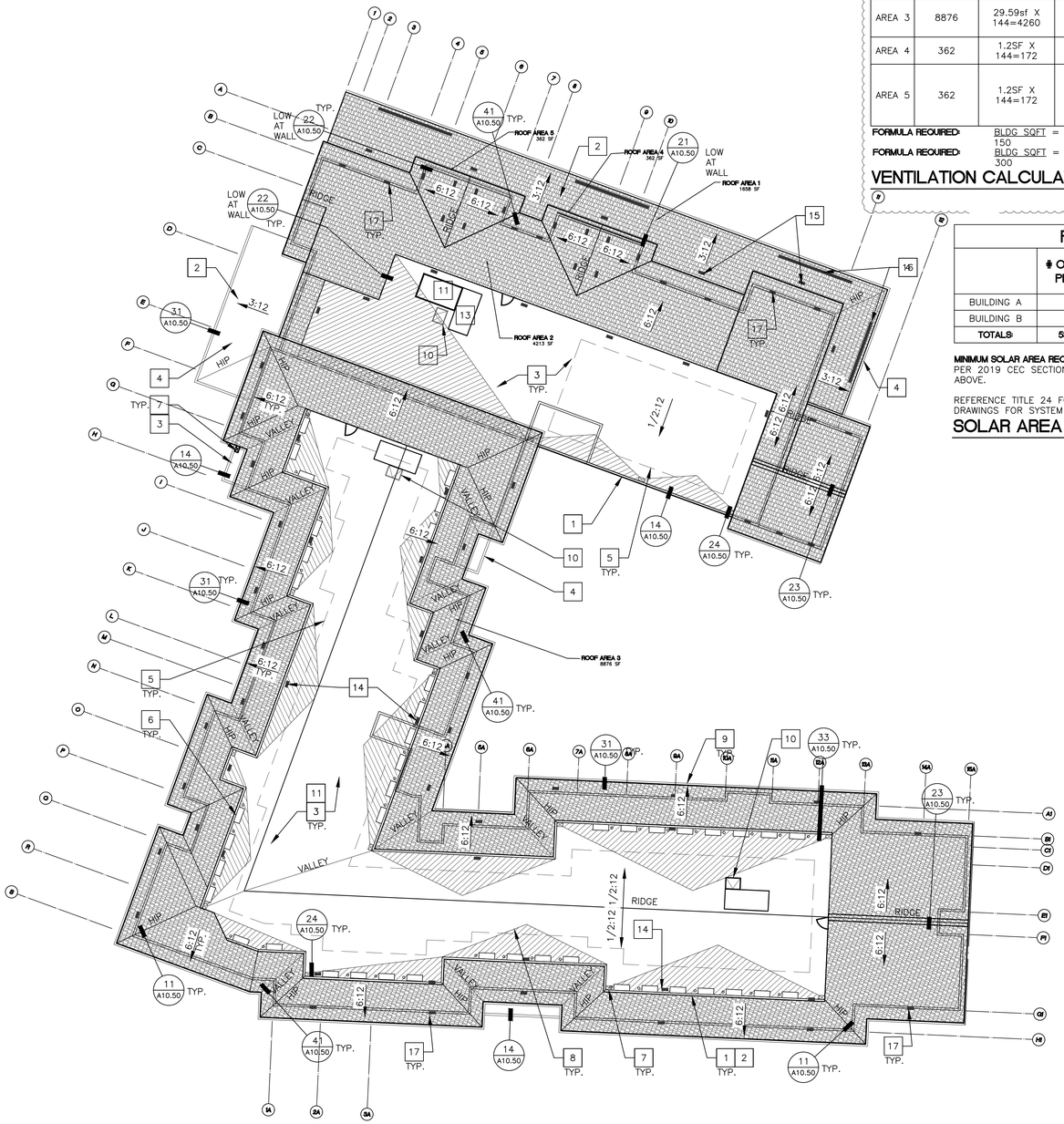
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A3.10-B



ROOF VENT CALCULATIONS - BUILDING B

ROOF AREA	ROOF AREA (SF)	REQ'D VENT AREA (in²)	VENT AREA PROVIDED (in²)	VENTS PROVIDED
AREA 1	1658	5.53 SF X 144=1590 SI	821	CONT. SOFFIT VENT: 27lfx14.4in² =144in² O'HAGIN VENT: 72in² = 6 high
AREA 2	4213	11.05sf X 144=2022SI	2236	WALL VENT: 5x40in² = 200in² 5 high EAVE VENT: 83in² = 12low RIDGE VENT: 24.0lfx12in² = 240in²
AREA 3	8876	29.59sf X 144=4260	4790	WALL VENT: 5x40in² = 200in² 11 high EAVE VENT: 83in² = 26low RIDGE VENT: 36.0lfx12in² = 432in²
AREA 4	362	1.2SF X 144=172	310	O'HAGIN VENT: 72in² = 2 high EAVE VENT: 83in² = 2 low
AREA 5	362	1.2SF X 144=172	310	O'HAGIN VENT: 72in² = 2 high EAVE VENT: 83in² = 2 low

FORMULA REQUIRED: BLDG SQFT = ft² to VENT x 144 = in² REQUIRED VENTING / 150

FORMULA REQUIRED: BLDG SQFT = ft² to VENT x 144 = in² REQUIRED VENTING high/low / 300

VENTILATION CALCULATIONS BUILDING A (21)

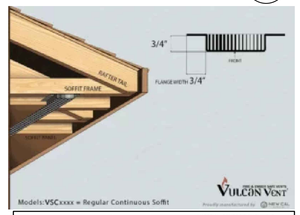
PROVIDED PV SYSTEM

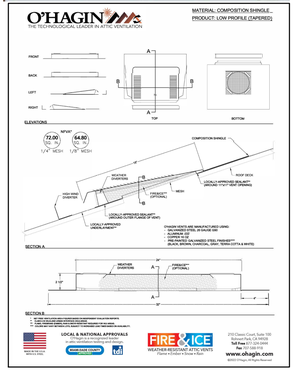
	# OF PANELS PROVIDED	MAX AREA PROVIDED	AREA REQ'D (15% OF ROOF AREA)	ROOF AREA
BUILDING A	259	5,180sf	4094 SF	27296 SF
BUILDING B	279	5,580sf	2703 SF	18022 SF
TOTALS:	**538 PANELS**	**10,760sf**		

MINIMUM SOLAR AREA REQUIRED:
PER 2019 CEC SECTION 110.10B: 15% OF TOTAL ROOF AREA. SEE CHART ABOVE.

REFERENCE TITLE 24 FOR MINIMUM REQUIRED SYSTEM SIZE AND PV DRAWINGS FOR SYSTEM SIZE PROVIDED.

SOLAR AREA CALCULATIONS (12)





TAPERED FOAM CRICKET

ASPHALT SHINGLE TILE, CERTAINTEED, PRESIDENTIAL TL SOLARIS "COUNTRY GRAY"

CLASS 'A' OR 'B' SINGLE PLY ROOFING OVER ROOF BOARD OVER TAPERED RIGID INSULATION, R-5 MIN REQ'D (REFER TO T-24 DOCUMENTATION). DURO-LAST, RR 26100 OR APPROVED EQUAL.

LEGEND (11)

PROVIDED PV SYSTEM

	# OF PANELS PROVIDED	MAX AREA PROVIDED	AREA REQ'D (15% OF ROOF AREA)	ROOF AREA
BUILDING A	–	6,358sf	4,094 SF	27,296 SF
TOTALS:	**- PANELS**	**6,358sf**		

MINIMUM SOLAR AREA REQUIRED:
PER 2019 CEC SECTION 110.10B: 15% OF TOTAL ROOF AREA. SEE CHART ABOVE.

REFERENCE TITLE 24 FOR MINIMUM REQUIRED SYSTEM SIZE AND PV DRAWINGS FOR SYSTEM SIZE PROVIDED.

REFER TO PHOTOVOLTAIC DESIGN PLANS – FOR REFERENCE

SOLAR AREA CALCS (12)

MINIMUM FIRE RESISTANCE ROOF RATING PER 2019 CBC TABLE 601:

BUILDING A, TYPE V-A CONSTRUCTION: 1 HOUR
BUILDING B, TYPE V-B CONSTRUCTION: 0 HOUR

GENERAL NOTES (13)

1. MANSARD. MINIMUM 3'-6" HEIGHT FOR FALL PROTECTION REQUIRED.
2. ASPHALT SHINGLE TILE, CERTAINTEED, PRESIDENTIAL TL SOLARIS "COUNTRY GRAY" OR APPROVED EQUAL O/ TAPERED RIGID INSULATION, R-5 MIN.
3. SINGLE PLY ROOFING OVER TAPERED RIGID INSULATION.
4. LINE OF LOWER ROOF BELOW. SEE FLOOR PLANS.
5. INDICATES SOLAR READY AREA.
6. CONDENSING UNIT LOCATION MOUNTED TO PARAPET WALL. SEE MECHANICAL.
7. ROOF DRAIN AND OVERFLOW.
8. CRICKET, SHOWN HATCHED.
9. PROVIDE GUTTER AND DOWNSPOUT. SEE ELEVATIONS.
10. 30X40 ROOF HATCH (MIN. 30X30 REQ.) PROVIDE SIGNAGE STATING "ROOF ACCESS" WITH 2" HIGH LETTERS AT INTERIOR SIDE OF WALL. PROVIDE SIGNAGE SUBMITTAL. DTL 31 A4.00-B
11. REFERENCE MECHANICAL AND PLUMBING PLANS FOR ROOF PENETRATIONS.
12. MECHANICAL UNIT SEE MECHANICAL PLANS
13. WALK OUT PAD 44/A10.50
14. WALL VENT WITH 40 SI NFA PER 43/A10.50
15. O'HAGIN ROOF VENT TO MATCH COMPOSITION SHINGLES
16. VULCAN CONTINUOUS SOFFIT VENT, VSC3120, FIRE SAFE. NET FREE VENT AREA = 144in² PER 10lf
17. 5-1/2"x22" WIRE MESH EAVE VENT 83" FREE AIR

KEYNOTES (14)

N

SCALE: 1/16" = 1'-0" (24)

ROOF PLAN

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSE NO. C30808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ROOF PLAN
BUILDING A

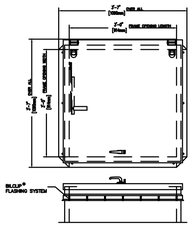
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

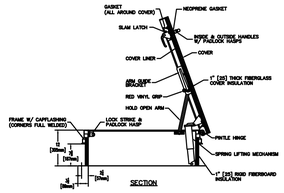
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A4.00-A



BILCO
TYPE E
ROOF SCUTTLE



ROOF HATCH

31

ROOF VENT CALCULATIONS - BUILDING B

ROOF AREA	ROOF AREA (SF)	REQ'D VENT AREA (in²)	VENT AREA PROVIDED (in²)	VENTS PROVIDED
AREA 1	7758	25.86 SF X 144=3724 SI	4149	WALL VENT: 5x40in² = 200in² 10 high EAVE VENT: 83in² = 23low RIDGE VENT: 24.0lfx12in² = 240in²

FORMULA REQUIRED: BLDG SQFT / 150 = ft² to VENT x 144 = in² REQUIRED VENTING

FORMULA REQUIRED: BLDG SQFT / 300 = ft² to VENT x 144 = in² REQUIRED VENTING high/low

VENTILATION CALCULATIONS BUILDING A

21

TAPERED FOAM CRICKET

ASPHALT SHINGLE TILE, CERTAINTEED, PRESIDENTIAL TL SOLARIS "COUNTRY GRAY"

CLASS 'A' OR 'B' SINGLE PLY ROOFING OVER ROOF BOARD OVER TAPERED RIGID INSULATION, R-5 MIN REQ'D (REFER TO T-24 DOCUMENTATION). DURO-LAST, RR 26100 OR APPROVED EQUAL.

LEGEND

11

PROVIDED PV SYSTEM				
	# OF PANELS PROVIDED	MAX AREA PROVIDED	AREA REQ'D (15% OF ROOF AREA)	ROOF AREA
BUILDING B	–	6,656sf	2,703 SF	18,022 SF
TOTALS:	- PANELS	6,656sf		

MINIMUM SOLAR AREA REQUIRED:
PER 2019 CEC SECTION 110.10B: 15% OF TOTAL ROOF AREA. SEE CHART ABOVE.

REFERENCE TITLE 24 FOR MINIMUM REQUIRED SYSTEM SIZE AND PV DRAWINGS FOR SYSTEM SIZE PROVIDED.

SOLAR AREA CALCS

12

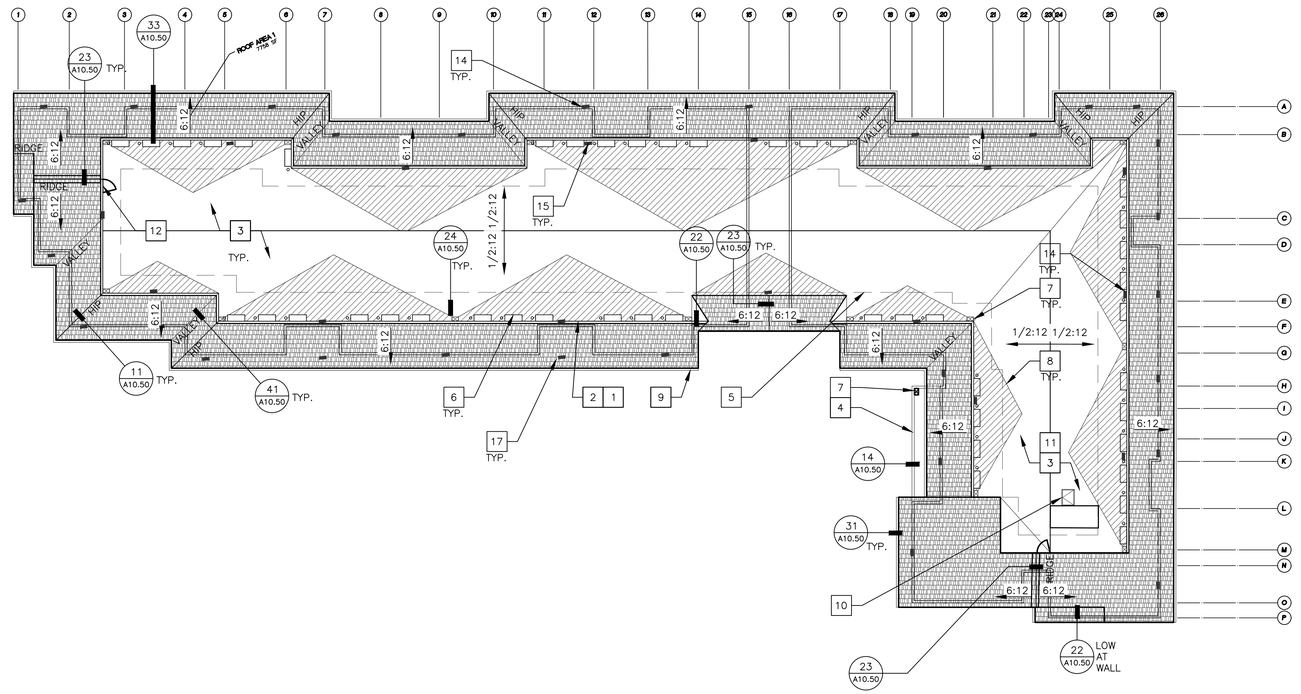
MINIMUM FIRE RESISTANCE ROOF RATING PER 2019 CBC TABLE 601:

BUILDING A, TYPE V-A CONSTRUCTION: 1 HOUR
BUILDING B, TYPE V-B CONSTRUCTION: 0 HOUR

GENERAL NOTES

13

1. MANSARD. MINIMUM 3'-6" HEIGHT FOR FALL PROTECTION REQUIRED.
2. ASPHALT SHINGLE TILE, CERTAINTEED, PRESIDENTIAL TL SOLARIS "COUNTRY GRAY" OR APPROVED EQUAL O/ TAPERED RIGID INSULATION, R-5 MIN.
3. SINGLE PLY ROOFING OVER TAPERED RIGID INSULATION.
4. LINE OF LOWER ROOF BELOW. SEE FLOOR PLANS.
5. INDICATES SOLAR READY AREA.
6. CONDENSING UNIT LOCATION MOUNTED TO PARAPET WALL. SEE MECHANICAL.
7. ROOF DRAIN AND OVERFLOW.
8. CRICKET, SHOWN HATCHED.
9. PROVIDE GUTTER AND DOWNSPOUT. SEE ELEVATIONS.
10. 30X40 ROOF HATCH (MIN. 30X30 REQ.) PROVIDE SIGNAGE STATING "ROOF ACCESS" WITH 2" HIGH LETTERS AT INTERIOR SIDE OF WALL. PROVIDE SIGNAGE SUBMITTAL. DTL 31
11. REFERENCE MECHANICAL AND PLUMBING PLANS FOR ROOF PENETRATIONS.
12. MECHANICAL UNIT SEE MECHANICAL PLANS
13. WALK OUT PAD 44/A10.50
14. WALL VENT WITH 40 SI NFA PER 43/A10.50
15. O'HAGIN ROOF VENT TO MATCH COMPOSITION SHINGLES
16. VULCAN CONTINUOUS SOFFIT VENT, VSC3120, FIRE SAFE. NET FREE VENT AREA = 144in² PER 10lf
17. 5-1/2"x22" WIRE MESH EAVE VENT 83" FREE AIR



ROOF PLAN

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

24

KEYNOTES

14

RA ARCHITECTS & ENGINEERS

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10 McMURRAY ROAD
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BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
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BUILDING B

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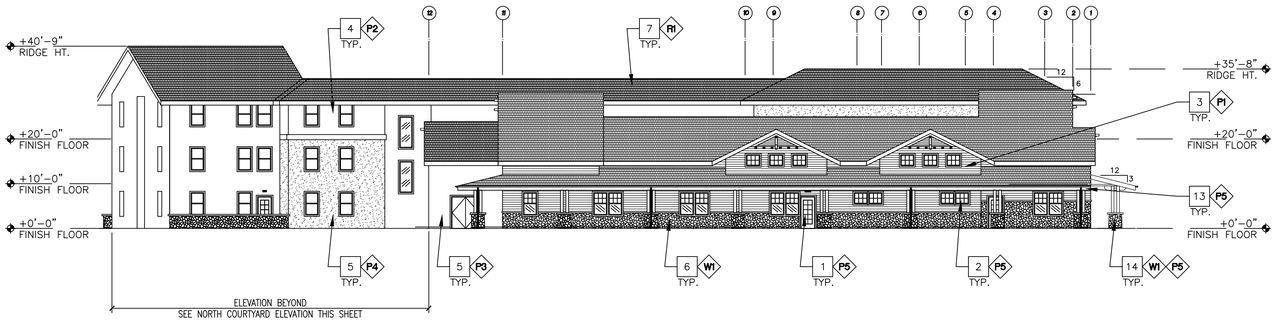


BUILDING A - NORTH ELEVATION

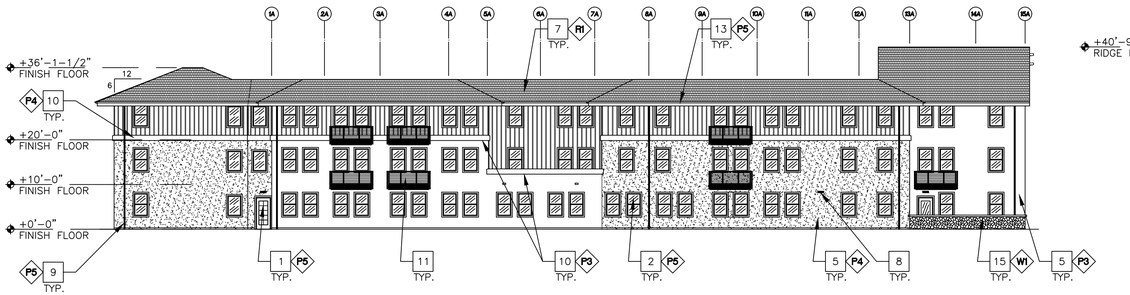
SCALE: 1/16" = 1'-0" (31)

SEE ALSO 22/A5.01-A

BUILDING A - WEST ELEVATION (FACING McMURRAY ROAD)

SCALE: 1/16" = 1'-0" (32)

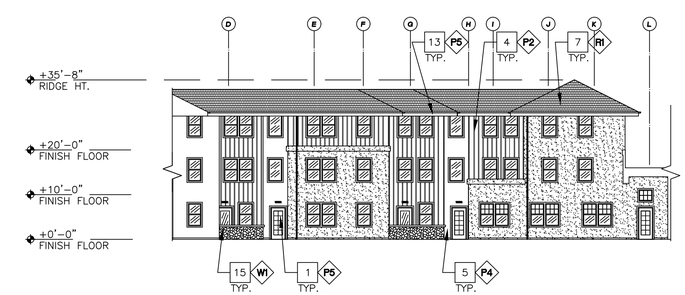
SEE ALSO 12/A5.01-A



BUILDING A - SOUTH ELEVATION

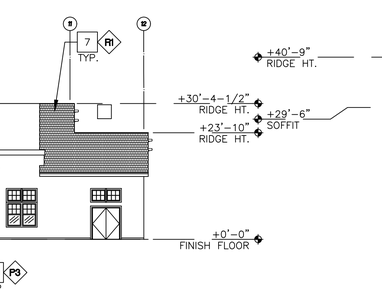
SCALE: 1/16" = 1'-0" (43)

SEE ALSO 14/A5.01-A



BUILDING A - EAST COURTYARD ELEVATION

SCALE: 1/16" = 1'-0" (44)



BUILDING A - NORTH COURTYARD ELEVATION

SCALE: 1/16" = 1'-0" (34)

SEE ALSO 14/A5.02-A

BUILDING A - EAST ELEVATION

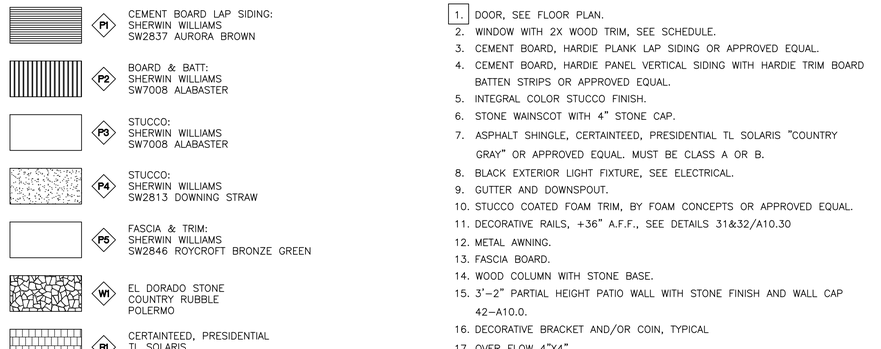
SCALE: 1/16" = 1'-0" (33)

SEE ALSO 32/A5.02-A

BUILDING A - EAST ELEVATION

SCALE: 1/16" = 1'-0" (14)

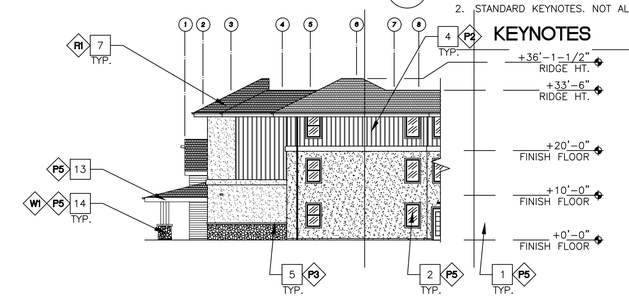
SEE ALSO 34/A5.02-A



BUILDING A - NORTH COURTYARD ELEVATION

SCALE: 1/16" = 1'-0" (13)

SEE ALSO 33/A5.02-A



COLORS + MATERIALS

21

KEYNOTES

11

1. DOOR, SEE FLOOR PLAN.
2. WINDOW WITH 2X WOOD TRIM, SEE SCHEDULE.
3. CEMENT BOARD, HARDIE PLANK LAP SIDING OR APPROVED EQUAL.
4. CEMENT BOARD, HARDIE PANEL VERTICAL SIDING WITH HARDIE TRIM BOARD BATTEN STRIPS OR APPROVED EQUAL.
5. INTEGRAL COLOR STUCCO FINISH.
6. STONE WAINSCOT WITH 4" STONE CAP.
7. ASPHALT SHINGLE, CERTAINTEED, PRESIDENTIAL TL SOLARIS "COUNTRY GRAY" OR APPROVED EQUAL. MUST BE CLASS A OR B.
8. BLACK EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL.
9. GUTTER AND DOWNSPOUT.
10. STUCCO COATED FOAM TRIM, BY FOAM CONCEPTS OR APPROVED EQUAL.
11. DECORATIVE RAILS, +36" A.F.F., SEE DETAILS 31&32/A10.30
12. METAL AWNING.
13. FASCIA BOARD.
14. WOOD COLUMN WITH STONE BASE.
15. 3'-2" PARTIAL HEIGHT PATIO WALL WITH STONE FINISH AND WALL CAP 42-A10.0.
16. DECORATIVE BRACKET AND/OR COIN, TYPICAL
17. OVER FLOW 4"X4"
18. PATIO WALL SEE DETAIL 42-A10.0

NOTES:

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RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA
MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
125 UNION AVENUE #201
CRCUTTE, CA 93455

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A OVERALL ELEVATIONS

OWNER

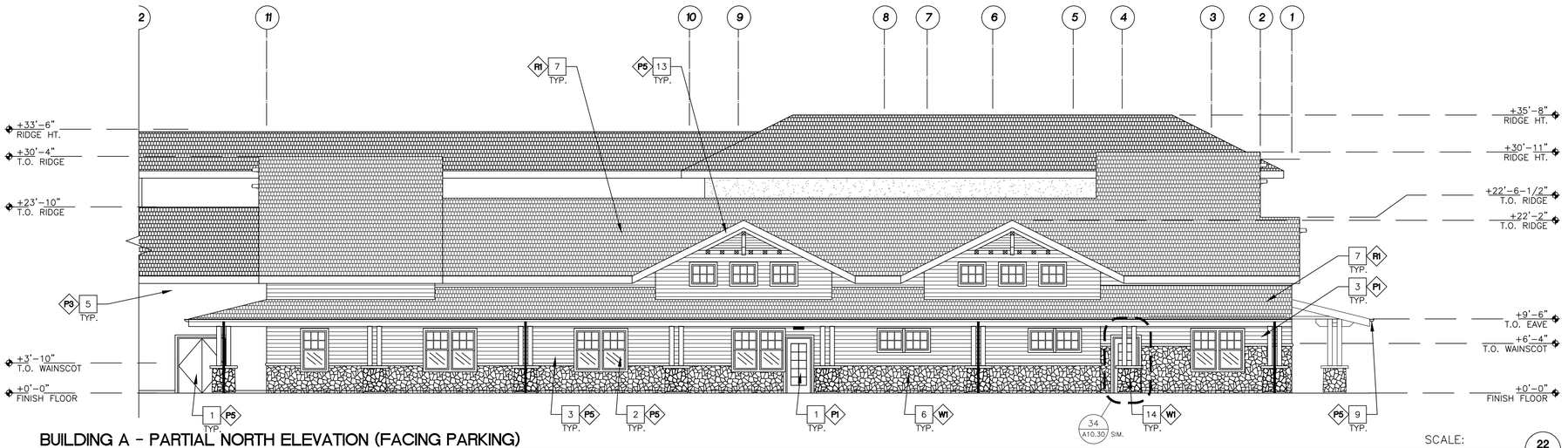
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

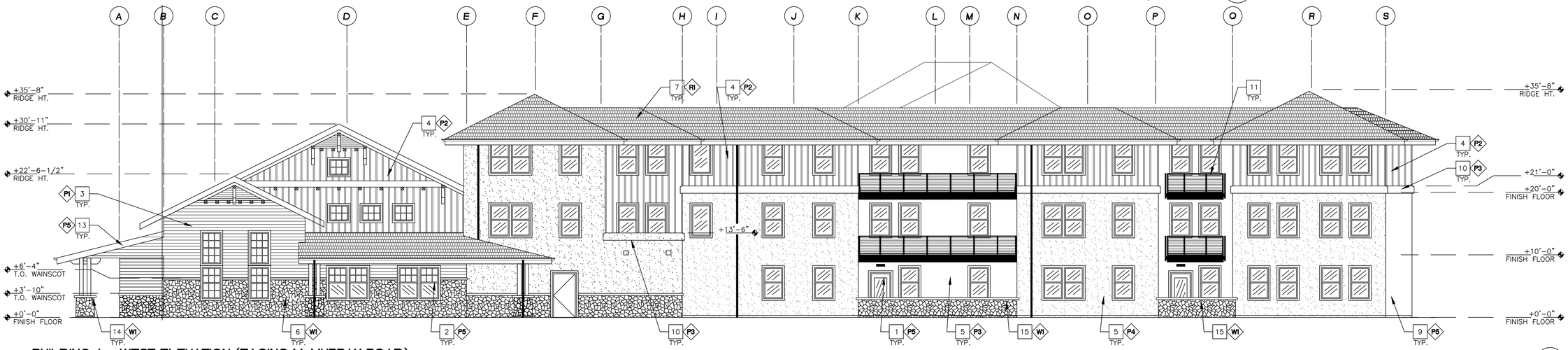
A5.00-A



BUILDING A - PARTIAL NORTH ELEVATION (FACING PARKING)

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

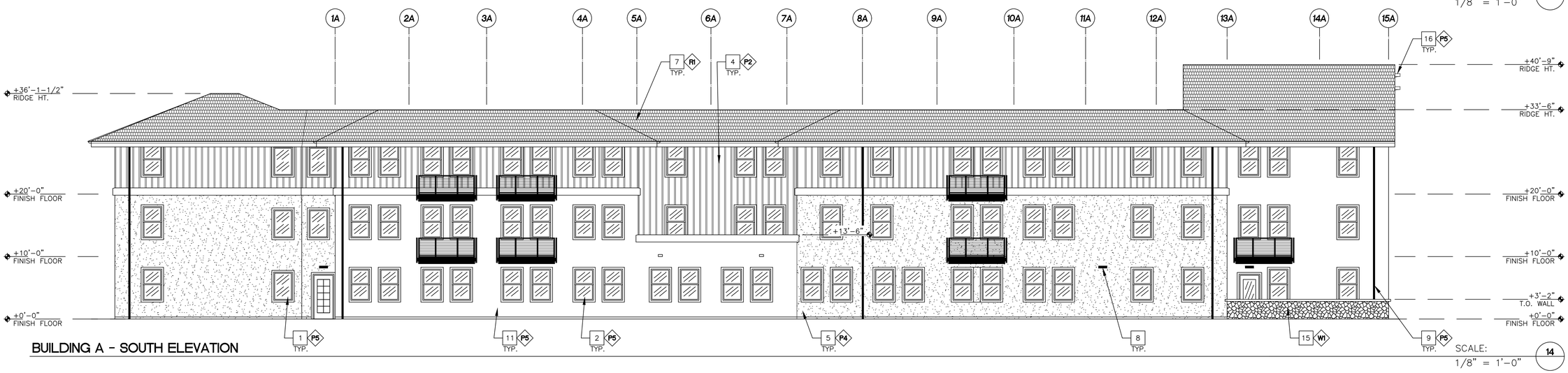
22



BUILDING A - WEST ELEVATION (FACING McMURRAY ROAD)

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

13



BUILDING A - SOUTH ELEVATION

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

14

KEYNOTES

11

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RA ARCHITECTS & ENGINEERS

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JIM ALBRECHT, PE

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SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-30808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A ELEVATIONS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

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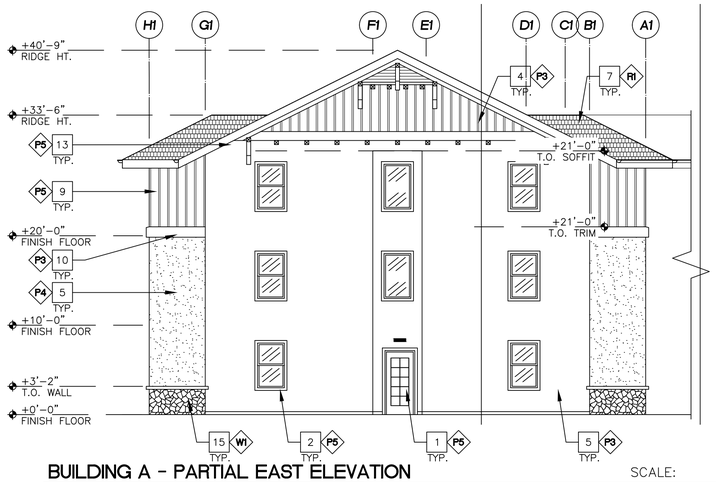
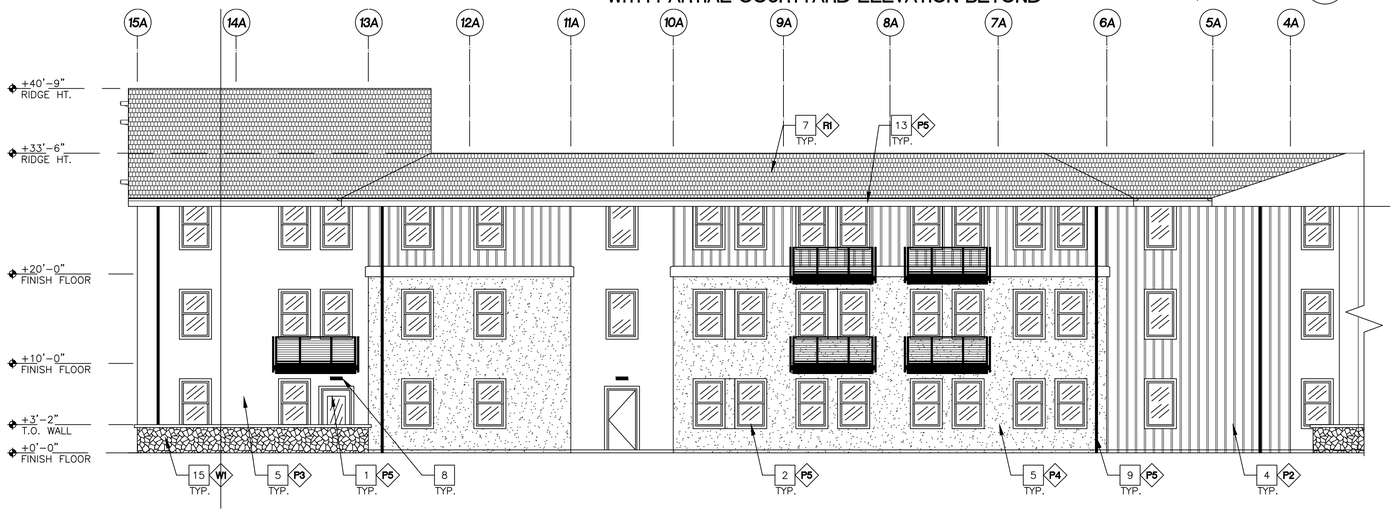


BUILDING A - PARTIAL EAST ELEVATION WITH PARTIAL COURTYARD ELEVATION BEYOND

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

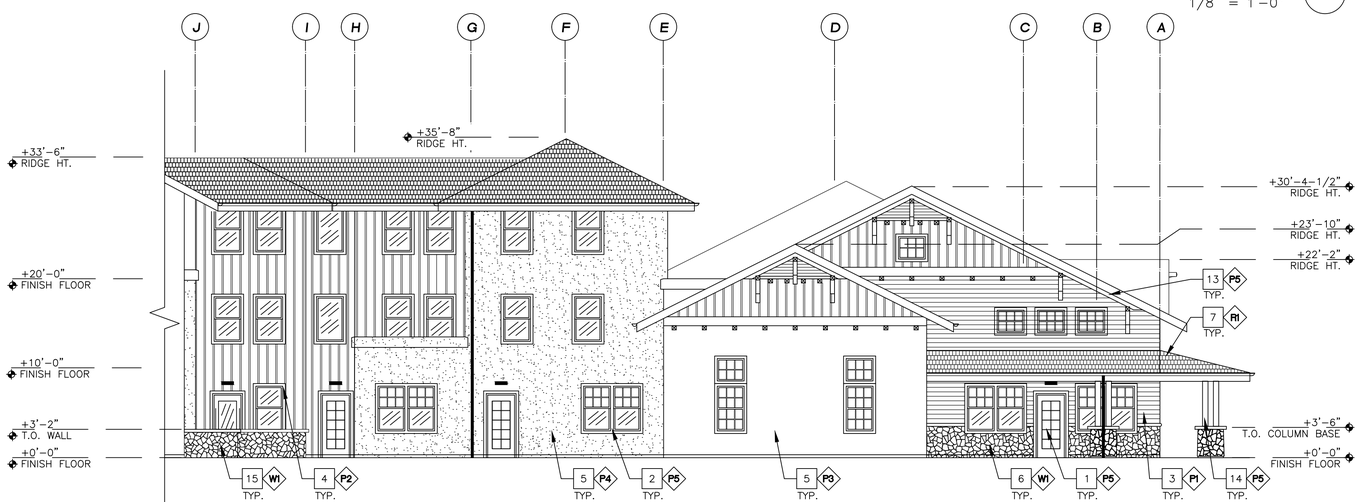
32



BUILDING A - COURTYARD ELEVATION FACING NORTH

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

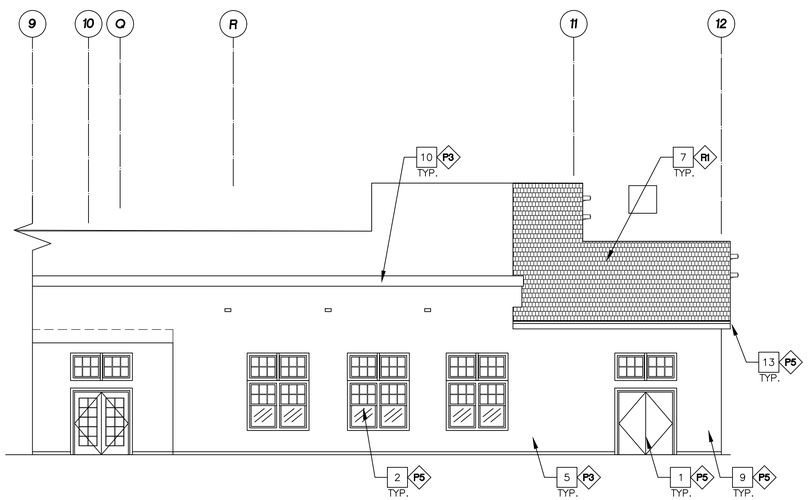
33



BUILDING A - PARTIAL EAST ELEVATION WITH PARTIAL COURTYARD ELEVATION BEYOND

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

34



BUILDING A - COURTYARD ELEVATION FACING SOUTH

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

14

P1 CEMENT BOARD LAP SIDING: SHERWIN WILLIAMS SW2837 AURORA BROWN

P2 BOARD & BATT: SHERWIN WILLIAMS SW7008 ALABASTER

P3 STUCCO: SHERWIN WILLIAMS SW7008 ALABASTER

P4 STUCCO: SHERWIN WILLIAMS SW2813 DOWNING STRAW

P5 FASCIA & TRIM: SHERWIN WILLIAMS SW2846 ROYCROFT BRONZE GREEN

W1 EL DORADO STONE COUNTRY RUBBLE POLERMO

R1 CERTAINTEED, PRESIDENTIAL TL SOLARIS COUNTRY GRAY

COLORS + MATERIALS

21

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KEYNOTES

11

RA ARCHITECTS & ENGINEERS

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GREG RAVATT, AIA
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JIM ALBRECHT, PE

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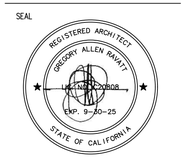

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
BUILDING A ELEVATIONS

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A5.02-A

BUILDING A - COURTYARD PERSPECTIVE

32

BUILDING A - McMURRAY PERSPECTIVE

12

BUILDING A - SOUTH CORNER PERSPECTIVE

34

BUILDING A - McMURRAY PERSPECTIVE

14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-20808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
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BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
BUILDING A RENDERINGS

OWNER
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3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

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DATE: OCTOBER 13, 2023

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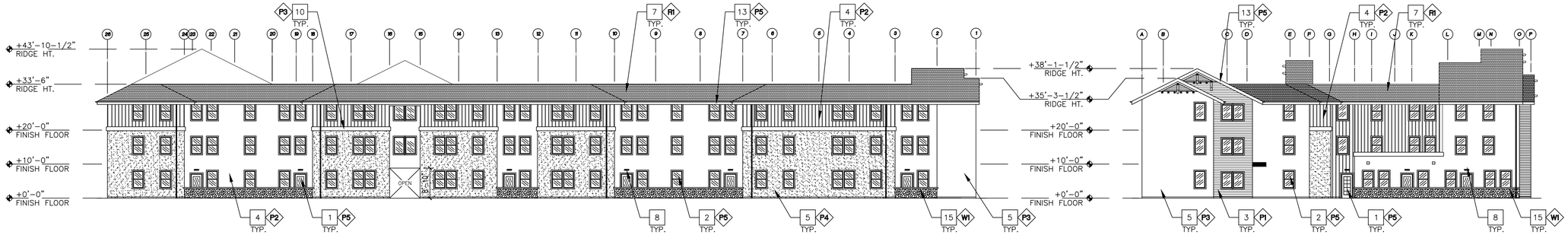
A5.10-A



BUILDING B - NORTH ELEVATION

SEE ALSO 12,13/A5.01-B

SCALE: 1/16" = 1'-0" — 31

BUILDING B - WEST ELEVATION

SEE ALSO 34/A5.01-B

SCALE: 1/16" = 1'-0" — 11

BUILDING B - SOUTH ELEVATION

SEE ALSO 12,33/A5.02-B

SCALE: 1/16" = 1'-0" — 32

BUILDING B - EAST ELEVATION

SEE ALSO 34/A5.02-B

SCALE: 1/16" = 1'-0" — 12

P1 CEMENT BOARD LAP SIDING: SHERWIN WILLIAMS SW2837 AURORA BROWN

P2 BOARD & BATT: SHERWIN WILLIAMS SW7008 ALABASTER

P3 STUCCO: SHERWIN WILLIAMS SW7008 ALABASTER

P4 STUCCO: SHERWIN WILLIAMS SW2813 DOWNING STRAW

P5 FASCIA & TRIM: SHERWIN WILLIAMS SW2846 ROYCROFT BRONZE GREEN

W1 EL DORADO STONE COUNTRY RUBBLE POLERMO

R1 CERTAINTEED, PRESIDENTIAL TL SOLARIS COUNTRY GRAY

COLORS + MATERIALS

24

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KEYNOTES

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JIM ALBRECHT, PE

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GREGORY ALLEN RAVATT
LICENSED ARCHITECT
EXP. 9-30-25
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SHEET TITLE
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OWNER
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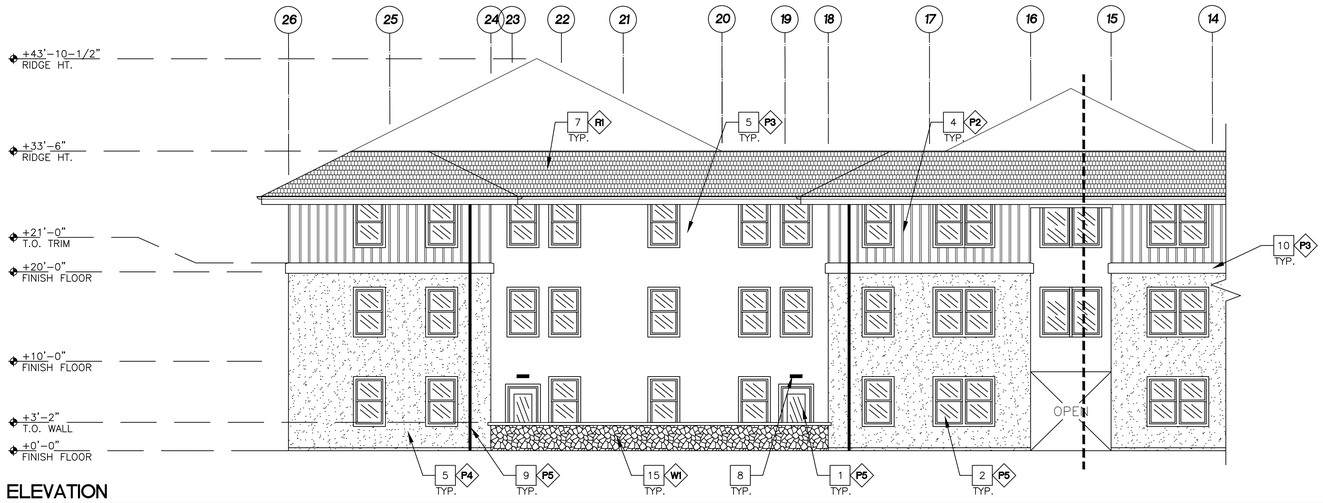


BUILDING B - NORTH ELEVATION

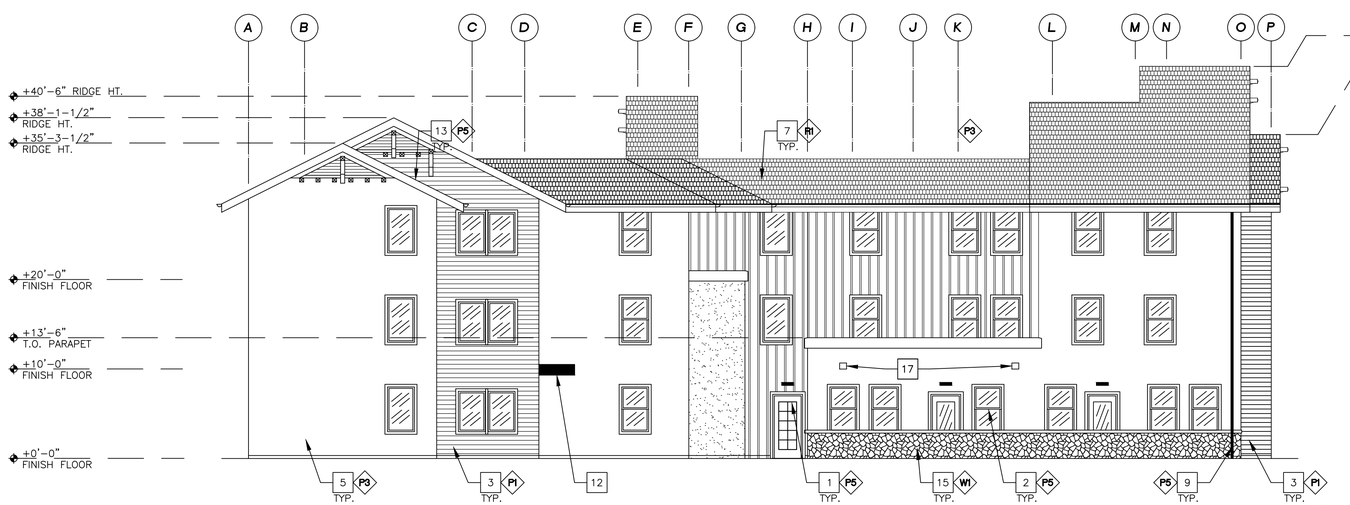
SCALE: 1/8" = 1'-0"

12

BUILDING B - NORTH ELEVATION CONTINUED

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

13



BUILDING B - WEST ELEVATION

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

34

P1	CEMENT BOARD LAP SIDING: SHERWIN WILLIAMS SW2837 AURORA BROWN	
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W1	EL DORADO STONE COUNTRY RUBBLE POLERMO	
R1	CERTAINTEED, PRESIDENTIAL TL SOLARIS COUNTRY GRAY	

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24

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GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
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LIC. NO. C-26808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
BUILDING B ELEVATIONS

OWNER
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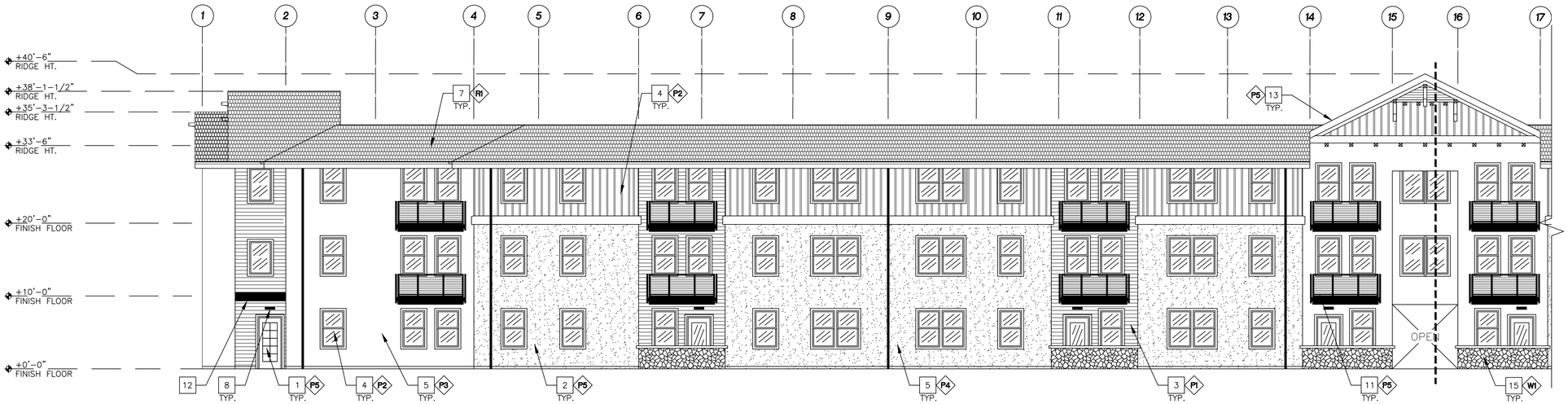
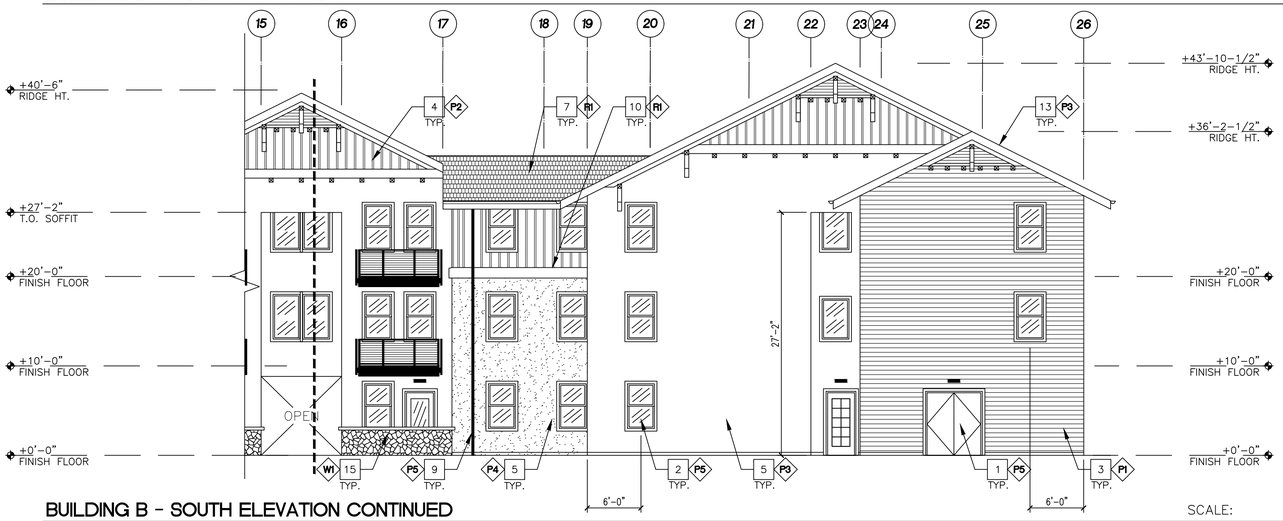


BUILDING B - SOUTH ELEVATION

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

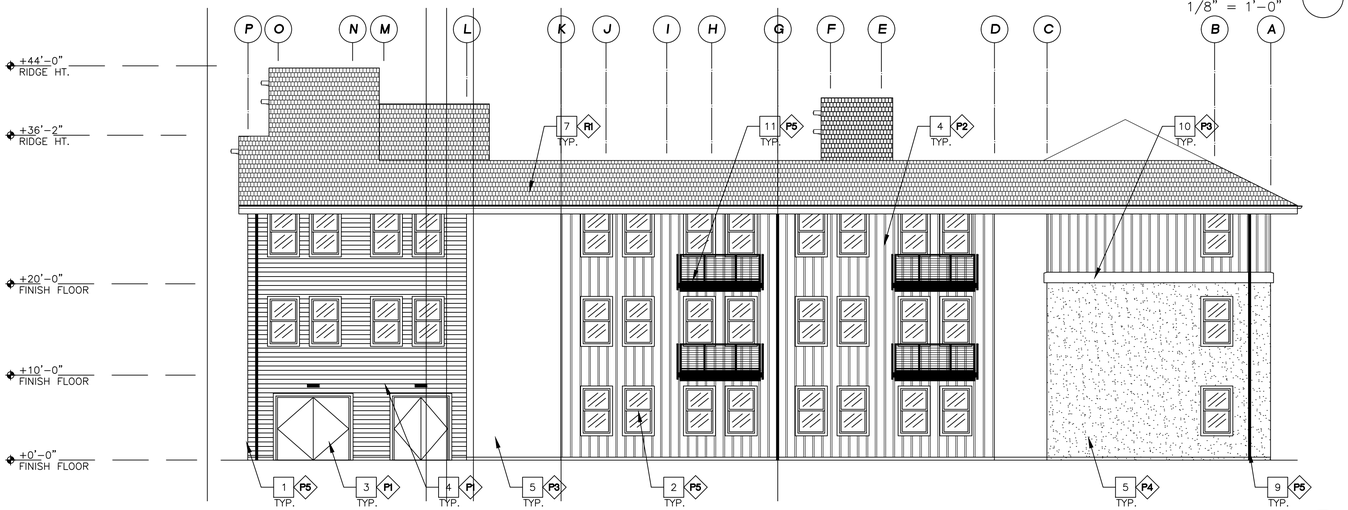
12



BUILDING B - SOUTH ELEVATION CONTINUED

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

33



BUILDING B - EAST ELEVATION

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

34

P1 CEMENT BOARD LAP SIDING: SHERWIN WILLIAMS SW2837 AURORA BROWN

P2 BOARD & BATT: SHERWIN WILLIAMS SW7008 ALABASTER

P3 STUCCO: SHERWIN WILLIAMS SW7008 ALABASTER

P4 STUCCO: SHERWIN WILLIAMS SW2813 DOWNING STRAW

P5 FASCIA & TRIM: SHERWIN WILLIAMS SW2846 ROYCROFT BRONZE GREEN

W1 EL DORADO STONE COUNTRY RUBBLE POLERMO

R1 CERTAINTEED, PRESIDENTIAL TL SOLARIS COUNTRY GRAY

COLORS + MATERIALS

13

1. DOOR, SEE FLOOR PLAN.
2. WINDOW WITH 2X WOOD TRIM, SEE SCHEDULE.
3. CEMENT BOARD, HARDIE PLANK LAP SIDING OR APPROVED EQUAL.
4. CEMENT BOARD, HARDIE PANEL VERTICAL SIDING WITH HARDIE TRIM BOARD BATTEN STRIPS OR APPROVED EQUAL.
5. INTEGRAL COLOR STUCCO FINISH.
6. STONE WAINSCOT WITH 4" STONE CAP.
7. ASPHALT SHINGLE, CERTAINTEED, PRESIDENTIAL TL SOLARIS "COUNTRY GRAY" OR APPROVED EQUAL. MUST BE CLASS A OR B.
8. BLACK EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL.
9. GUTTER AND DOWNSPOUT.
10. STUCCO COATED FOAM TRIM, BY FOAM CONCEPTS OR APPROVED EQUAL.
11. DECORATIVE RAILS, +36" A.F.F., SEE DETAILS 31&32/A10.30
12. METAL AWNING.
13. FASCIA BOARD.
14. WOOD COLUMN WITH STONE BASE.
15. 3'-2" PARTIAL HEIGHT PATIO WALL WITH STONE FINISH AND WALL CAP.
16. DECORATIVE BRACKET AND/OR COIN, TYPICAL
17. OVER FLOW 4"X4"
18. PATIO WALL SEE DETAIL

NOTES:
1. PROVIDE COLOR AND/OR MATERIAL INDICATED OR APPROVED EQUAL.
2. STANDARD KEYNOTES. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES

14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
125 UNION AVENUE #201
CRCUITE, CA 93455

PO BOX 2267
SANTA MARIA, CA 93457
(805) 928-5002 FAX (805) 928-0395

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-30808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
BUILDING B ELEVATIONS

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A5.02-B

BUILDING B - OVERALL BUILDING B AERIAL VIEW

32

BUILDING B - COURTYARD PERSPECTIVE

12

BUILDING B - SOUTH CORNER PERSPECTIVE

34

BUILDING B - SOUTH PERSPECTIVE

14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
125 UNION AVENUE #201
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REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-20808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
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10 McMURRAY ROAD
12 McMURRAY ROAD
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APN: 137-200-087

SHEET TITLE
BUILDING B RENDERINGS

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PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

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DRAWN BY: AK
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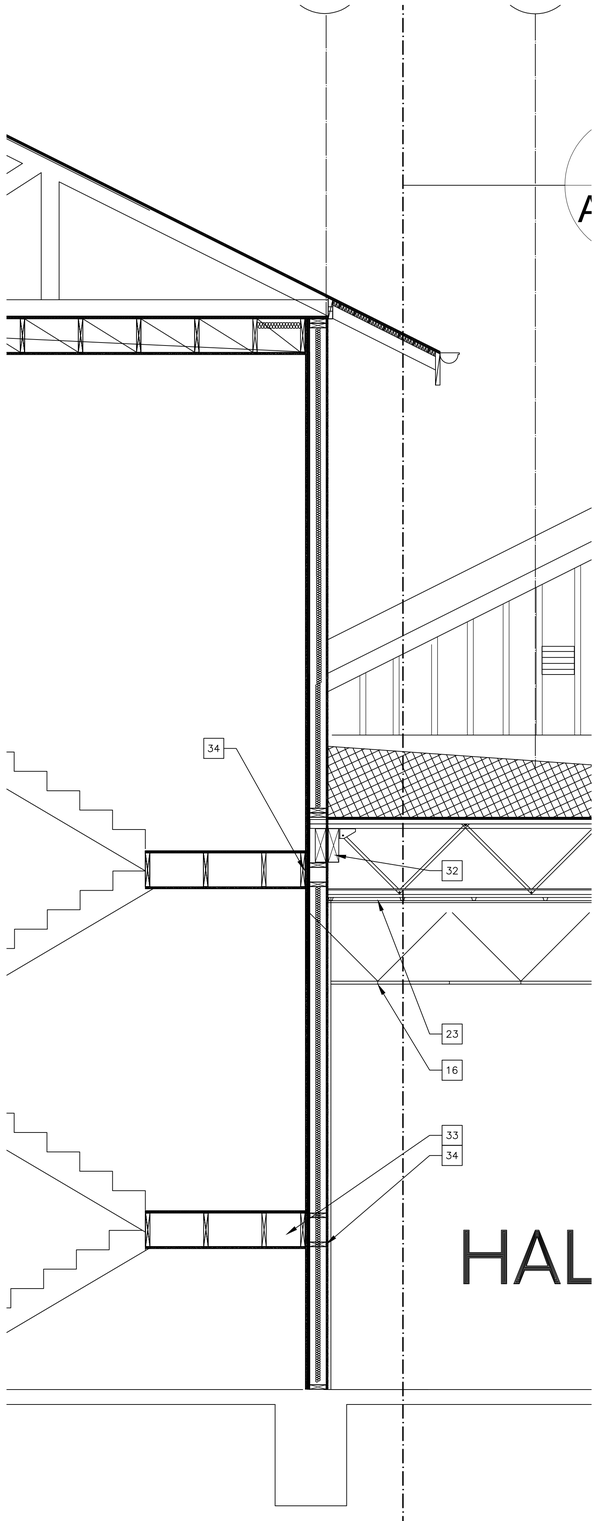
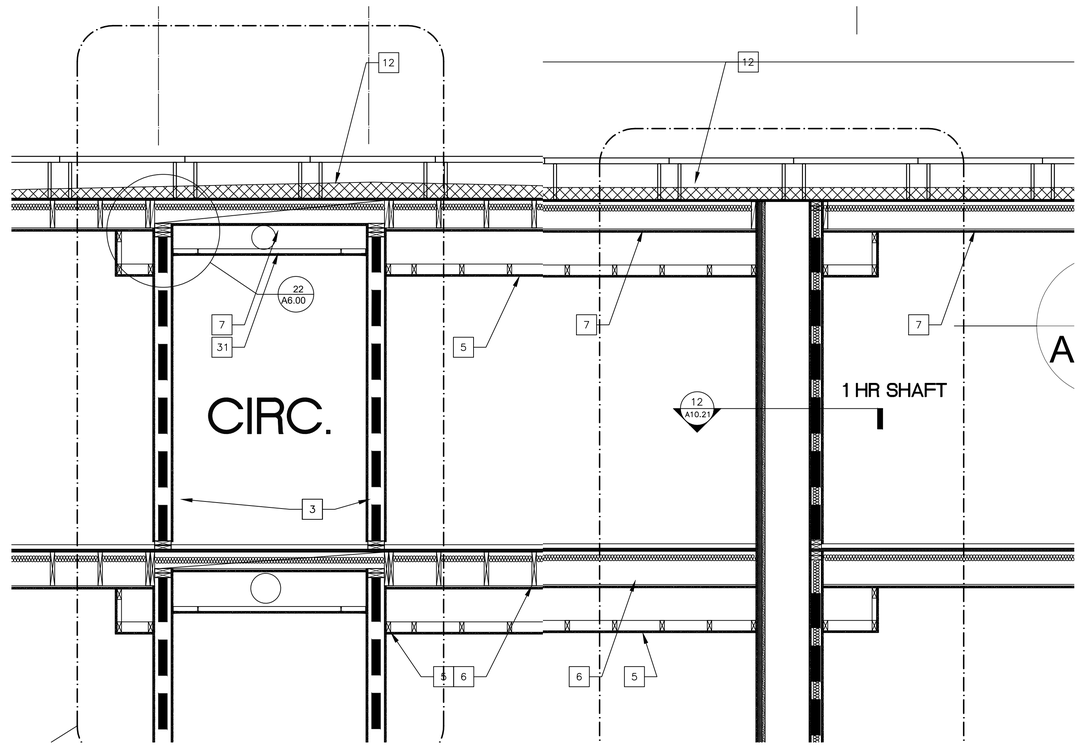
A5.10-B



BUILDING A -occupancy separation

SCALE: 54

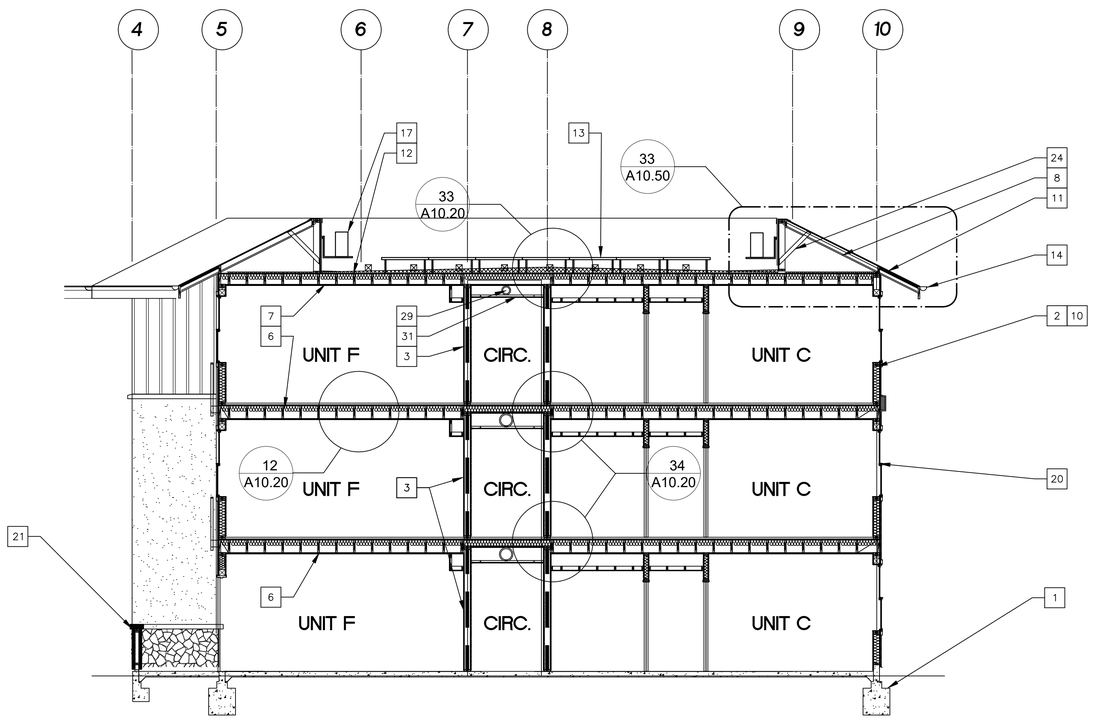
24



BUILDING A - SECTION

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

34



BUILDING A - SECTION

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

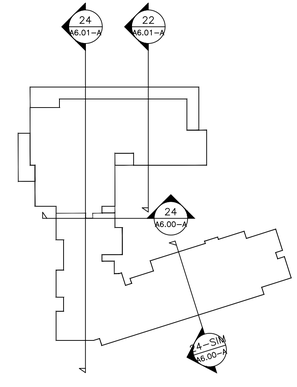
24

1. CONCRETE SLAB FOUNDATION AND FOOTINGS PER STRUCTURAL
2. 2X EXTERIOR 1HR WALL ASSEMBLY PER PLAN. PROVIDE INSULATION PER T-24 WITH A MINIMUM R-19.
3. 2X INTERIOR 1-HOUR RATED WALL ASSEMBLY PER PLAN.
4. 2X INTERIOR NONORATED WALL ASSEMBLY PER PLAN
5. 2X4 CEILING JOISTS AT 16" O.C. WITH $\frac{5}{8}$" TYPE 'X' GYPBD.
6. FLOOR JOISTS PER STRUCTURAL. 1 HR ASSEMBLEY
7. ROOF JOISTS PER STRUCTURAL- 1HR ASSEMBLY.
8. TRUSS PER STRUCTURAL.
9. INSULATION PER T-24 REPORTS WITH A MINIMUM OF R-32 AT UNDERSIDE OF ROOF SHEATHING.
10. EXTERIOR FINISH PER EXTERIOR ELEVATIONS.
11. ASPHALT SHINGLE ROOF ASSEMBLY, REFER TO ROOF PLAN-CLASS B MIN..
12. SINGLE PLY ROOFING OVER TAPERED RIGID INSULATION.
13. SOLAR PANELS IN SOLAR READY AREA, DEFERRED SUBMITTAL
14. GUTTER AND DOWNSPOUT. SEE EXTERIOR ELEVATIONS.
15. STUCCO COATED FOAM TRIM, PROFILE TO MATCH ELEVATIONS.
16. T-BAR CEILING PER DETAILS 44-54/A10.70.
17. PARAPET MOUNTED HVAC UNIT. SEE MECHANICAL.
18. DECORATIVE RAILS, SEE DETAIL 31&32/A10.30.
19. DOOR PER SCHEDULE.
20. WINDOW PER SCHEDULE.
21. 3'-2" PARTIAL HEIGHT PATIO WALL WITH STONE FINISH AND WALL CAP.
22. FOUR POST COLUMN WITH 42" STONE BASE AND CAP.
23. (2) LAYERS $\frac{5}{8}$" TYPE X GYPBD OVER $\frac{7}{8}$" HAT CHANNEL AT 24" O.C,-FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS INSULATION
24. WRAP TRUSS WITH $\frac{5}{8}$" TYPE X GYPBD
25. 1 HR OCCUPANCY SEPARATION WALL- $\frac{5}{8}$" TYPE X GYPBD EACH SIDE MAINTAIN CONTINUOUS TO ROOF
26. I 30" HINGED ACCESS PANEL PER MANSARD ROOR AREA
27. 16" SQ LOUVERED ROOF VENT- PROVIDE $\frac{1}{150}$ SI AREA PER SF OF MANSARD ROOF
28. HARDI-BOARD PANEL AND BATTS
29. HVAC DUCT ABOVE TBAR CEILING
30. HVAC DIFFUSER
31. SUSPENDED GYP BD CEILING
32. CONTINUOUS $\frac{5}{8}$" DRYWALL BEHIND LEDGER - SEE STRUCTURAL
33. STAIR LANDING
34. BLOCK SOLID TOP AND BOT OF LEDGER

NOTE: STANDARD SECTION KEYNOTES. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES

11



KEY PLAN

15

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA
MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
125 UNION AVENUE #201
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PO BOX 2267
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SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C20806
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A SECTIONS

OWNER

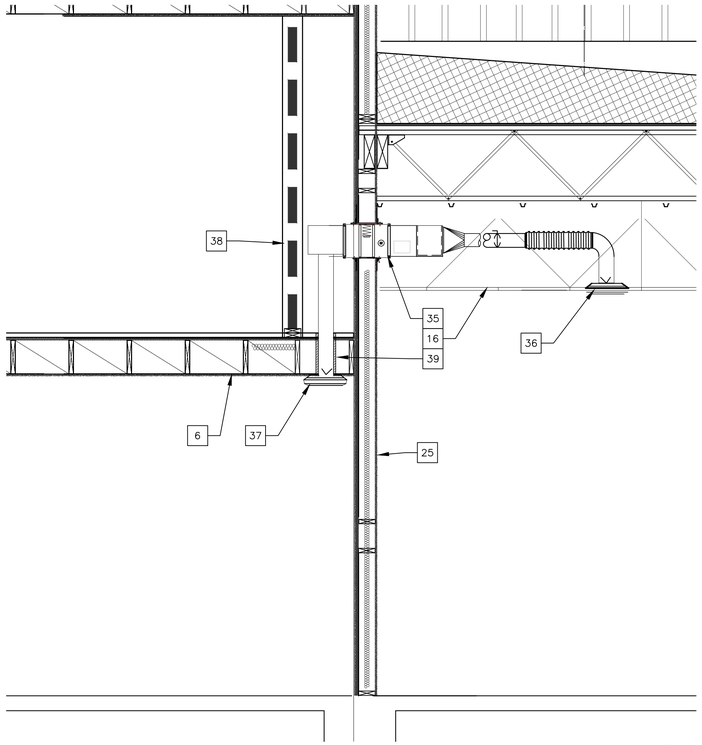
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

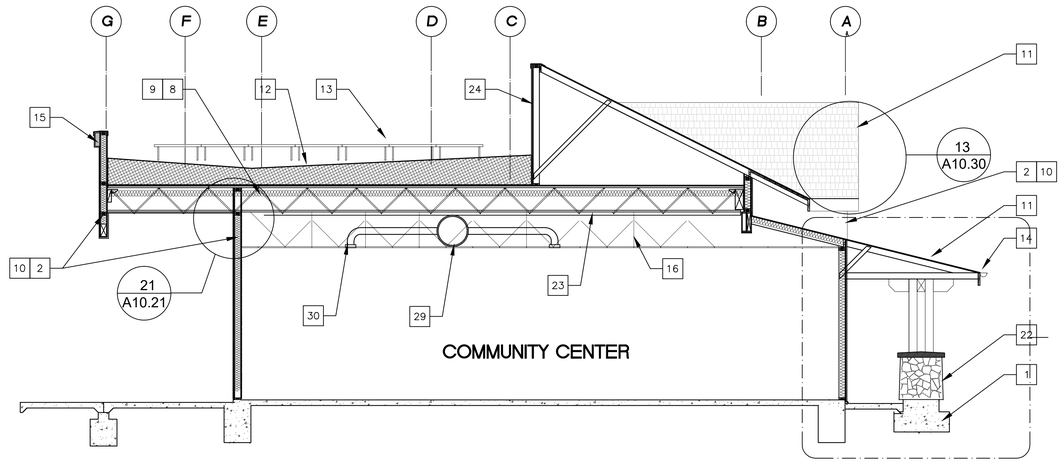
A6.00-A



AIR TRANSFER DUCT

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

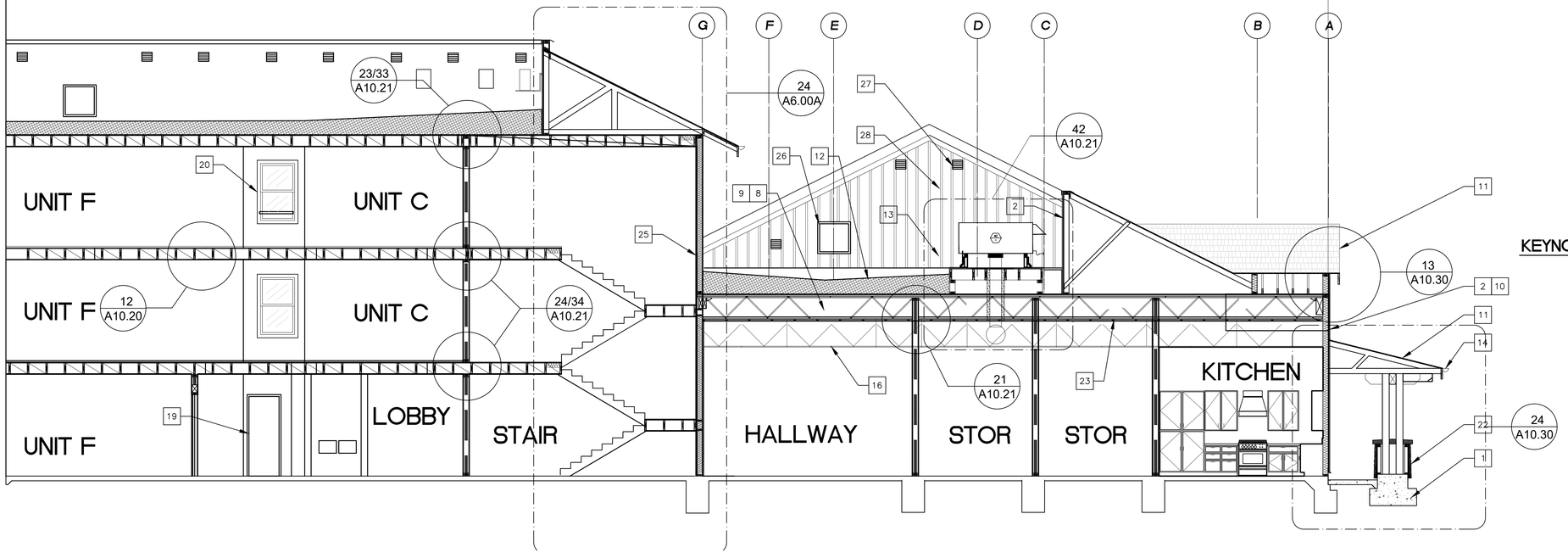
32



BUILDING A - SECTION

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

22



BUILDING A - SECTION

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

24

KEYNOTES

11

1. CONCRETE SLAB FOUNDATION AND FOOTINGS PER STRUCTURAL
2. 2X EXTERIOR 1HR WALL ASSEMBLY PER PLAN. PROVIDE INSULATION PER T-24 WITH A MINIMUM R-19.
3. 2X INTERIOR 1-HOUR RATED WALL ASSEMBLY PER PLAN.
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7. ROOF JOISTS PER STRUCTURAL- 1HR ASSEMBLY.
8. TRUSS PER STRUCTURAL.
9. INSULATION PER T-24 REPORTS WITH A MINIMUM OF R-32 AT UNDERSIDE OF ROOF SHEATHING.
10. EXTERIOR FINISH PER EXTERIOR ELEVATIONS.
11. ASPHALT SHINGLE ROOF ASSEMBLY, REFER TO ROOF PLAN-CLASS B MIN..
12. SINGLE PLY ROOFING OVER TAPERED RIGID INSULATION.
13. SOLAR PANELS IN SOLAR READY AREA, DEFERRED SUBMITTAL
14. GUTTER AND DOWNSPOUT. SEE EXTERIOR ELEVATIONS.
15. STUCCO COATED FOAM TRIM, PROFILE TO MATCH ELEVATIONS.
16. T-BAR CEILING PER DETAILS 44-54/A10.70.
17. PARAPET MOUNTED HVAC UNIT. SEE MECHANICAL.
18. DECORATIVE RAILS, SEE DETAIL 31&32/A10.30.
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20. WINDOW PER SCHEDULE.
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23. (2) LAYERS $\frac{5}{8}$" TYPE X GYPBD OVER $\frac{5}{8}$" HAT CHANNEL AT 24" O.C,-FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS INSULATION
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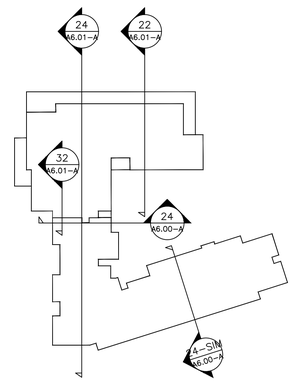
30. HVAC DIFFUSER
31. SUSPENDED GYP BD CEILING
32. CONTINUOUS $\frac{5}{8}$" DRYWALL BEHIND LEDGER - SEE STRUCTURAL
33. STAIR LANDING
34. BLOCK SOLID TOP AND BOT OF LEDGER
35. FIRE DAMPER WITH SMOKE DETECTOR - SEE MECH. DETAILS
36. AIR INTAKE GRILL
37. AIR EXHAUST GRILL
38. FURRED OUT CHASE
39. PENETRATION THROUGH 1 HR FLOOR- SEE PENETRATION DETAILS

NOTE: STANDARD SECTION KEYNOTES. NOT ALL KEYNOTES APPLY TO THIS SHEET.



KEY PLAN

14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA
MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
125 UNION AVENUE #201
ORCUTT, CA 93455

PO BOX 2267
SANTA MARIA, CA 93457
(805) 928-5002 FAX (805) 928-0395

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PLAN CHECK #1	1	08.18.2023
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SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
BUILDING A SECTIONS

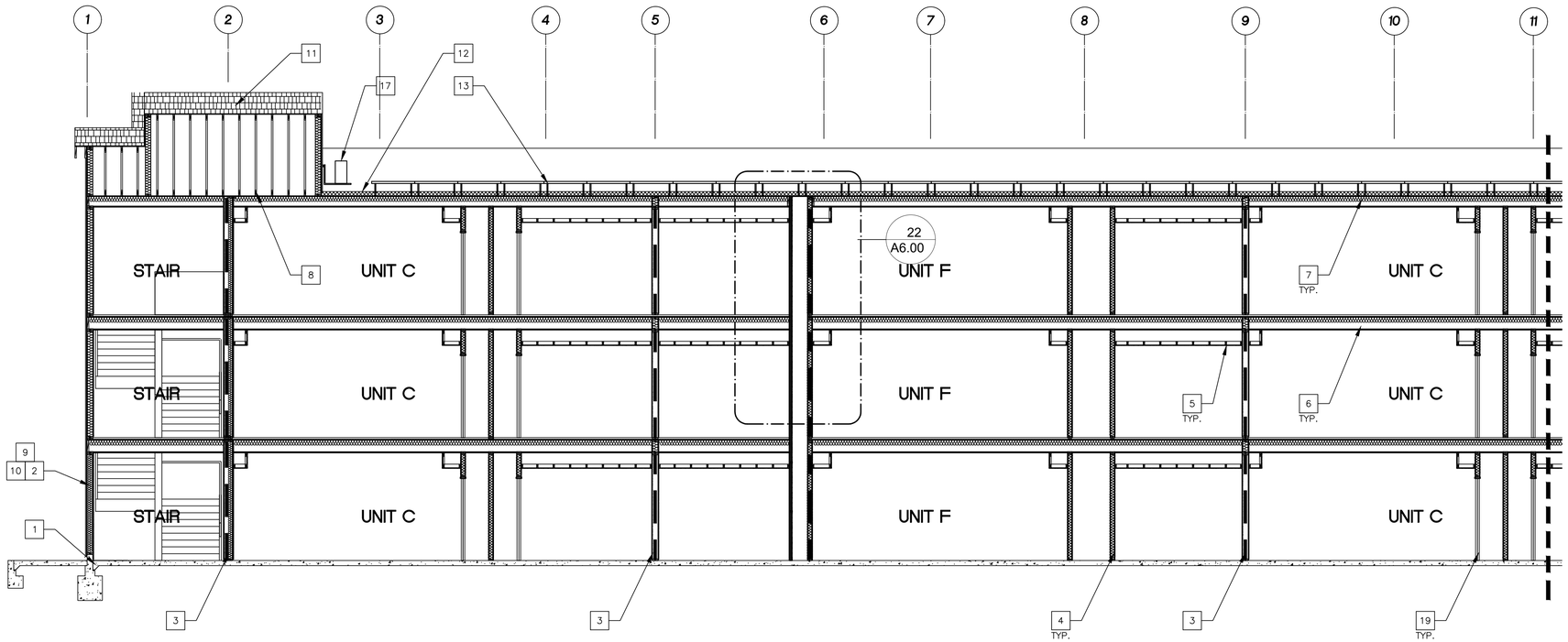
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

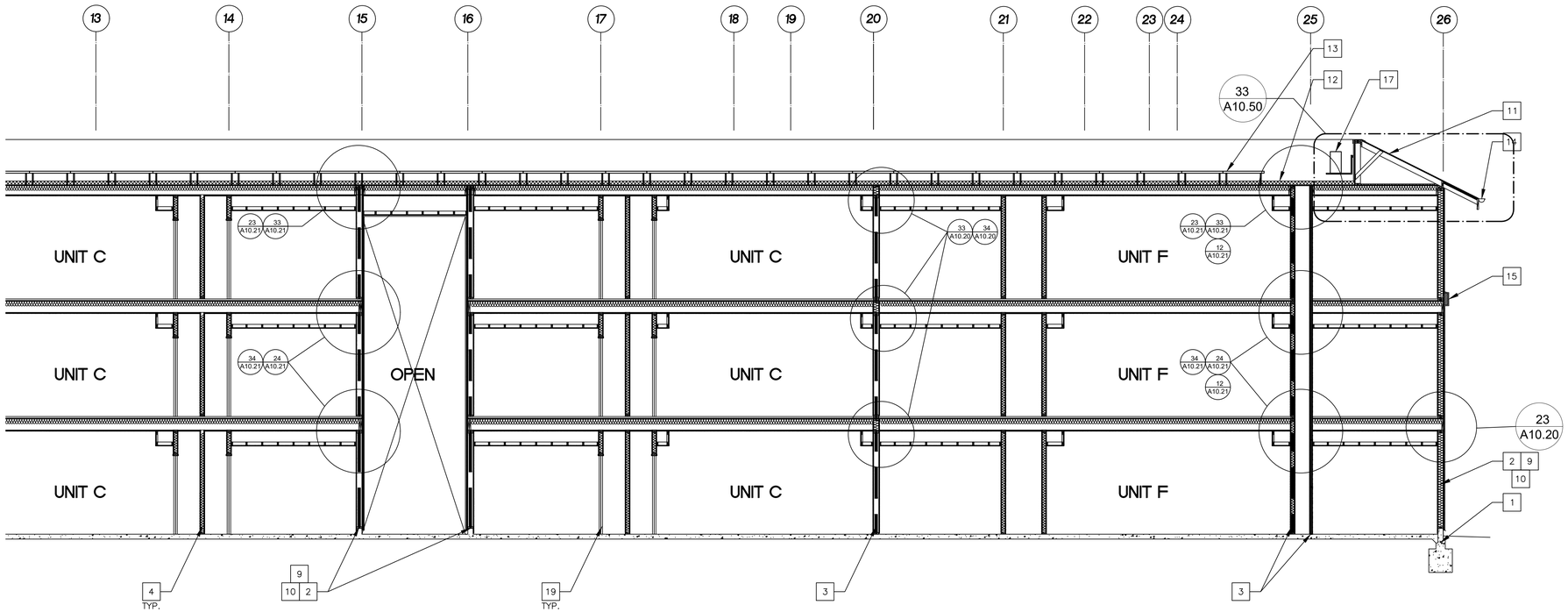
(805) 781-3088

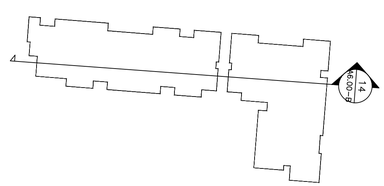
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A6.01-A







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NOTE: STANDARD SECTION KEYNOTES. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES 11

BUILDING B - SECTION

SCALE: 3/16" = 1'-0" 14

KEY PLAN 12

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
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SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C20808
EXP: 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
BUILDING B SECTIONS

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A6.00-B

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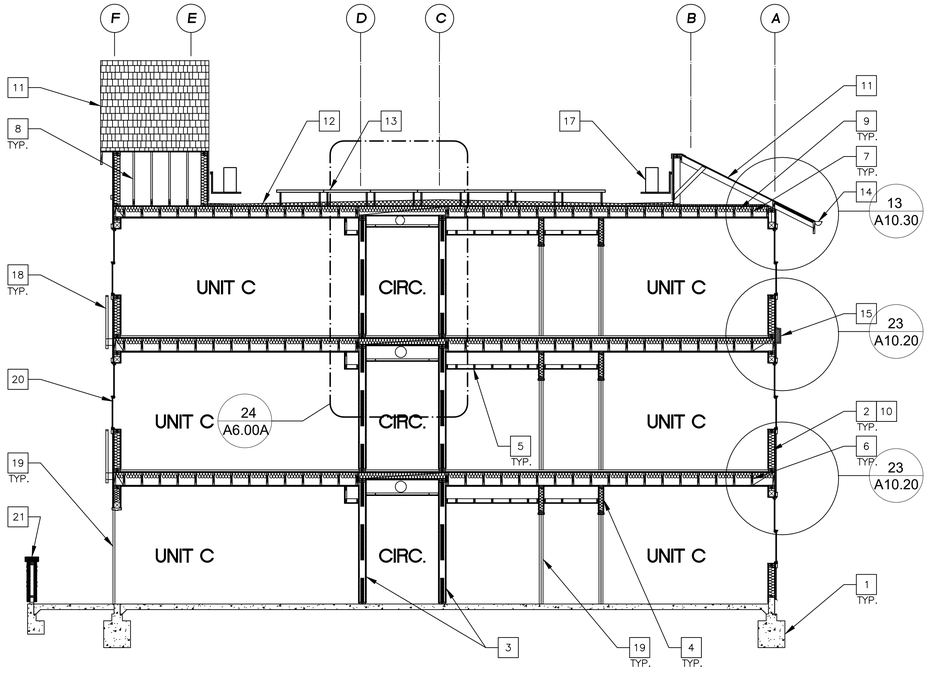
21. 3'-2" PARTIAL HEIGHT PATIO WALL WITH STONE FINISH AND WALL CAP.
22. FOUR POST COLUMN WITH 42" STONE BASE AND CAP.
23. (2) LAYERS $\frac{5}{8}$" TYPE X GYPBD OVER $\frac{7}{8}$" HAT CHANNEL AT 24" O,C,-FILL CAVITY WITH MINERAL WOOL OR FIBERGLASS INSULATION
24. WRAP TRUSS WITH $\frac{5}{8}$" TYPE X GYPBD
25. 1 HR OCCUPANCY SEPARATION WALL- $\frac{5}{8}$" TYPE X GYPBD EACH SIDE MAINTAIN CONTINUOUS TO ROOF
26. I 30" HINGED ACCESS PANEL PER MANSARD ROOR AREA
27. 16" SQ LOUVERED ROOF VENT- PROVIDE $\frac{1}{150}$ SI AREA PER SF OF MANSARD ROOF
28. HARDI-BOARD PANEL AND BATTS
29. HVAC DUCT ABOVE TBAR CEILING
30. HVAC DIFFUSER
31. SUSPENDED GYP BD CEILING
32. CONTINUOUS $\frac{5}{8}$" DRYWALL BEHIND LEDGER - SEE STRUCTURAL
33. STAIR LANDING
34. BLOCK SOLID TOP AND BOT OF LEDGER

NOTE: STANDARD SECTION KEYNOTES. NOT ALL KEYNOTES APPLY TO THIS SHEET.

KEYNOTES

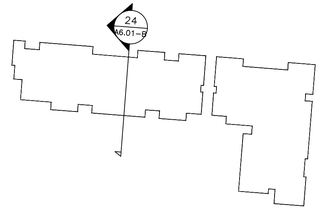
11



BUILDING B - SECTION

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

24



KEY PLAN

12

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B SECTIONS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A6.01-B

UNIT A AND B - 1 BED UNIT STORAGE CALC			
SPACE	VOLUME (LxDxH)	VOLUME W/IN REACH RANGE	PERCENTAGE W/IN REACH RANGE
UPPER CABINETS	57"x12"x36" = 24,624in^3	0ft^3	0%
UPPER CABINETS	65"x12"x12" = 9,360in^3	0ft^3	0%
LOWER CABINETS	72"x24"x34" = 58,752in^3	34ft^3	100%
PANTRY	39"x11"x84" = 36,036in^3	12ft^3	57.1%
TOTALS:	**128,772in^3 = 74.5ft^3**	**46ft^3**	**61.7% TOTAL**

KITCHEN STORAGE CALCS
1 BED UNITS

SCALE: NTS

51

2X6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.

2X6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20

2X6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.

2X6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

2X6 & 2X6 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 13/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21

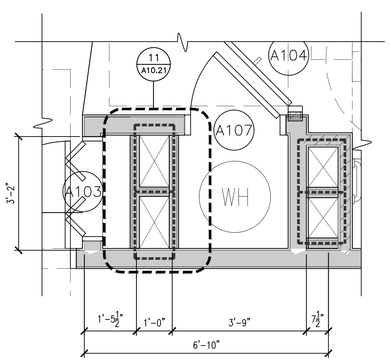
2X6 NON-RATED STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20.

2X4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20

XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

LEGEND



ENLARGED PLAN - UNIT B - 1-BED UNIT
UTILITY CLOSET

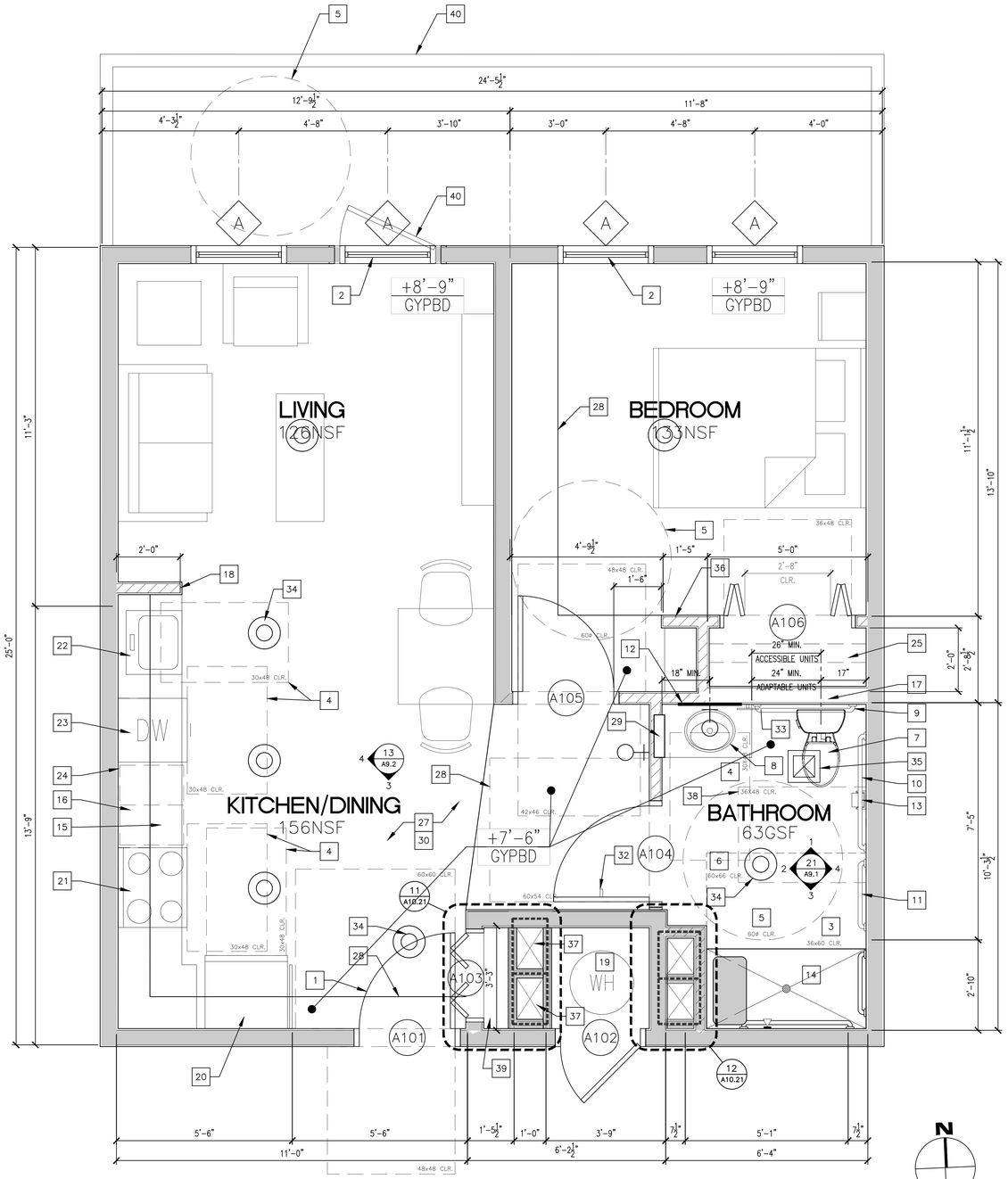
SCALE: 1/2"=1'-0"

24

1. ALL SECOND AND THIRD FLOOR UNITS TO BE ADAPTABLE. PROVIDE BATHTUBS AT ADAPTABLE UNITS.
2. PATIOS ARE LOCATED ON GROUND FLOOR. DECORATIVE RAIL AT SELECT UNITS PER OVERALL FLOOR PLANS. DOOR TO PATIO AND/OR DECORATIVE RAILS BECOMES A WINDOW AT UNITS WITHOUT PATIOS. SEE ELEVATIONS.
3. FURNITURE IS SHOWN FOR SPATIAL PLANNING PURPOSES ONLY. THE UNITS ARE NOT FURNISHED.
4. THIS UNIT SHALL PROVIDE COMMUNICATION FEATURES COMPLYING WITH SECTION 11B-809.5. REFER TO OVERALL FLOOR PLANS FOR UNIT LOCATIONS. REFER TO DOOR SCHEDULE AND ELECTRICAL PLANS FOR COMMUNICATION FEATURES.

GENERAL NOTES

31



ENLARGED PLAN - UNIT A - 1-BEDROOM UNIT
595 GSF

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

24

1. DOOR WITH REQUIRED MANEUVERING CLEARANCE AND UNIT IDENTIFICATION SIGNAGE (AS OCCURS), TYP. SEE SCHEDULE ON SHEET A8.0 & DETAILS 32, 42/A10.10.
2. WINDOW. SEE A8.1 FOR WINDOW TYPES.
3. FLOOR FINISH WITH COVE BASE. SEE FINISH SCHEDULE – A8.2.
4. 30"x48" CLEAR APPROACH AT FIXTURE, PERPENDICULAR OR PARALLEL AS INDICATED.
5. 60" CLEAR TURNING DIAMETER.
6. 60"x66" CLEAR SPACE AT WATER CLOSET.
7. ACCESSIBLE WATER CLOSET. REFER TO DETAIL 53/A10.11 AND 52/A10.11 FOR ADAPTABLE WATER CLOSETS. SEE PLUMBING SHEETS.
8. SOLID SURFACE COUNTER TOP WITH 4" BACKSPASH, HIMACS VANILLA SUGAR, WITH UNDERMOUNT LAVATORY, HIMACS SINGLE VANITY #1612 IN ARCTIC WHITE. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B-606.5. SEE DETAIL 22/A10.70.
9. PROVIDE STAINLESS STEEL 36" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806x36. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
10. PROVIDE STAINLESS STEEL 42" MIN. SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806x42. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
11. PROVIDE STAINLESS STEEL 24" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806X24. (11B-604.5.2 EXCEPTION 1.) FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY.
12. PROVIDE 24"x36" MIRROR, CENTER ON SINK, INSTALL AT MAXIMUM +40" A.F.F. TO REFLECTIVE SURFACE. SECURE TO CONCEALED WALL HANGER WITH THREF-RESISTANT MOUNTING. BOBRICK B-165-2436. SEE DETAIL 14/A10.10.
13. TOILET TISSUE DISPENSER. MOEN LR2352DBN BRUSHED NICKEL.
14. PROVIDE ROLL-IN SHOWER WITH REQUIRED GRAB BARS AND FOLDING SEAT, FIBER CARE HES62-31 ADA EQUIPPED, TYP. AT GROUND FLOOR ACCESSIBLE UNITS. SEE DETAIL 24/A10.11. PROVIDE COMBO TUB/SHOWER UNIT, FIBER CARE ET60-30HC, AT ADAPTABLE UNITS, TYP AT 2ND AND 3RD FLOORS. ADA EQUIPPED NOT REQUIRED AT ADAPTABLE UNITS – PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION. SEE DETAIL 12/A10.11 FOR ADA COMPLIANCE. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENING WIDTH FOR EACH UNIT.
15. PROVIDE SOLID SURFACE COUNTER TOP WITH 6" BACKSPASH, HIMACS VANILLA SUGAR, +34" A.F.F. WITH BASE CABINETS (DETAIL 12/A10.70).
16. PROVIDE UPPER CABINETS.
17. PLUMBING WALL PER FLOOR PLAN
18. +42" 2x PARTIAL HEIGHT WALL AT END OF CABINETS.
19. WATER HEATER PER MECHANICAL DRAWINGS.
20. PROVIDE REFRIGERATOR, 18 CU FT, WHITE, ENERGY STAR COMPLIANT.
21. PROVIDE 30" WIDE ELECTRIC RANGE, WHITE, WITH 36" WIDE RANGE HOOD ABOVE, WHITE. SEE MECHANICAL.
22. STAINLESS STEEL SINK, REFER TO PLUMBING PLANS, IN 36" WIDE BASE CABINET WITH REMOVABLE TOE KICK. PROVIDE FLOOR FINISH UNDER CABINET TO WALL. REFER TO DETAIL 22/A10.70.
23. PROVIDE ENERGY STAR RATED 24" WIDE DISHWASHER, WHITE.
24. 30" WORKSPACE AT CABINET. PROVIDE (2) 15" PULL OUT BREADBOARDS (§1133A4.1 EXCEPTION 2). REFER TO A9.2
25. WOODEN ROD WITH SHELF.
26. 3'-0"x7'-0" CASED OPENING WITH REQUIRED CLEAR SPACE.
27. PROVIDE GYPBD CEILING THROUGHOUT UNIT AT HEIGHT INDICATED. USE 2x4 FRAMING MEMBERS IN THE SHORT DIRECTION AT CEILINGS BELOW 9'-0".
28. PROVIDE SOFFIT WITH 2x4 FRAMING MEMBERS AS INDICATED.
29. PROVIDE RECESSED MEDICINE CABINET, ZACA SPACECAB REGULUS FLOAT PLATE 11-2-26-32. BOTTOM SHELF MUST BE NO HIGHER THAN 44" A.F.F.
30. PROVIDE HEIGHT INDICATED WHEN POSSIBLE. THE ENTIRE CEILING MAY BE LOWERED TO ACCOMMODATE MECHANICAL EQUIPMENT (NO SOFFITS). MINIMUM CEILING HEIGHT IN BATHROOM IS 7'-0" CLEAR. MINIMUM CEILING HEIGHT IN OTHER RESIDENTIAL AREAS IS 7'-6" CLEAR. (CBC 1207.2)
31. PROVIDE TOWEL BAR, 16", MOEN R8716D1G BRUSHED NICKEL.
32. PROVIDE ROBE HOOK, MOEN YB8003SN SATIN NICKEL, AT INTERIOR SURFACE OF DOOR, MOUNT AT +48" A.F.F.
33. PROVIDE TOWEL RING, MOEN YB8086SN SATIN NICKEL.
34. PROVIDE LIGHT FIXTURE PER ELECTRICAL PLANS.
35. EXHAUST FAN PER MECHANICAL.
36. LOCATION OF VISIBLE DOORBELL SIGNAL.
37. PROVIDE 1HR SHAFT FOR MECHANICAL DUCTWORK. SEE MECHANICAL
38. 36"X48" CLEAR APPROACH
39. PANTRY, PROVIDE ADJUSTABLE INTERIOR SHELVING
40. PATIO AND DOOR LOCATED AT FIRST FLOOR ONLY. SHOWN FOR MANEUVERING CLEARANCE. REFER TO OVERALL FLOOR PLAN FOR PATIO AND DOOR LOCATIONS.

NOTE:
SEE 14/A10.10 FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS.
FOR INTERIOR ELEVATIONS OF BATHROOMS AT ADAPTABLE UNITS, SEE 21/A9.1.

KEYNOTES

14

RA ARCHITECTS & ENGINEERS

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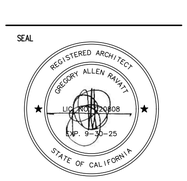
REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023
ADDENDUM #2	5	04.05.2022

SEAL



PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ENLARGED PLANS
UNIT A AND UNIT B

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A7.0

UNIT C - 2 BED UNIT STORAGE CALC			
SPACE	VOLUME (LxDxH)	VOLUME W/IN REACH RANGE	PERCENTAGE W/IN REACH RANGE
UPPER CABINETS	108"x12"x36" = 46,656in^3	0ft^3	0%
UPPER CABINETS	81"x12"x12" = 11,664in^3	0ft^3	0%
LOWER CABINETS	102"x24"x34" = 83,232in^3	48.1ft^3	100%
TOTALS:	**141,552in^3 - 81.9ft^3**	**48.1ft^3**	**58.7% TOTAL**

KITCHEN STORAGE CALCS
UNIT C - 2 BED UNIT

SCALE: NTS

51

1. ALL SECOND AND THIRD FLOOR UNITS TO BE ADAPTABLE. PROVIDE BATHTUBS AT ADAPTABLE UNITS.
2. PATIOS ARE LOCATED ON GROUND FLOOR. DECORATIVE RAIL AT SELECT UNITS PER OVERALL FLOOR PLANS. DOOR TO PATIO AND/OR DECORATIVE RAILS BECOMES A WINDOW AT UNITS WITHOUT PATIOS. SEE ELEVATIONS.
3. FURNITURE IS SHOWN FOR SPATIAL PLANNING PURPOSES ONLY. THE UNITS ARE NOT FURNISHED.
4. THIS UNIT SHALL PROVIDE COMMUNICATION FEATURES COMPLYING WITH SECTION 11B-809.5. REFER TO OVERALL FLOOR PLANS FOR UNIT LOCATIONS. REFER TO DOOR SCHEDULE AND ELECTRICAL PLANS FOR COMMUNICATION FEATURES.

GENERAL NOTES

31

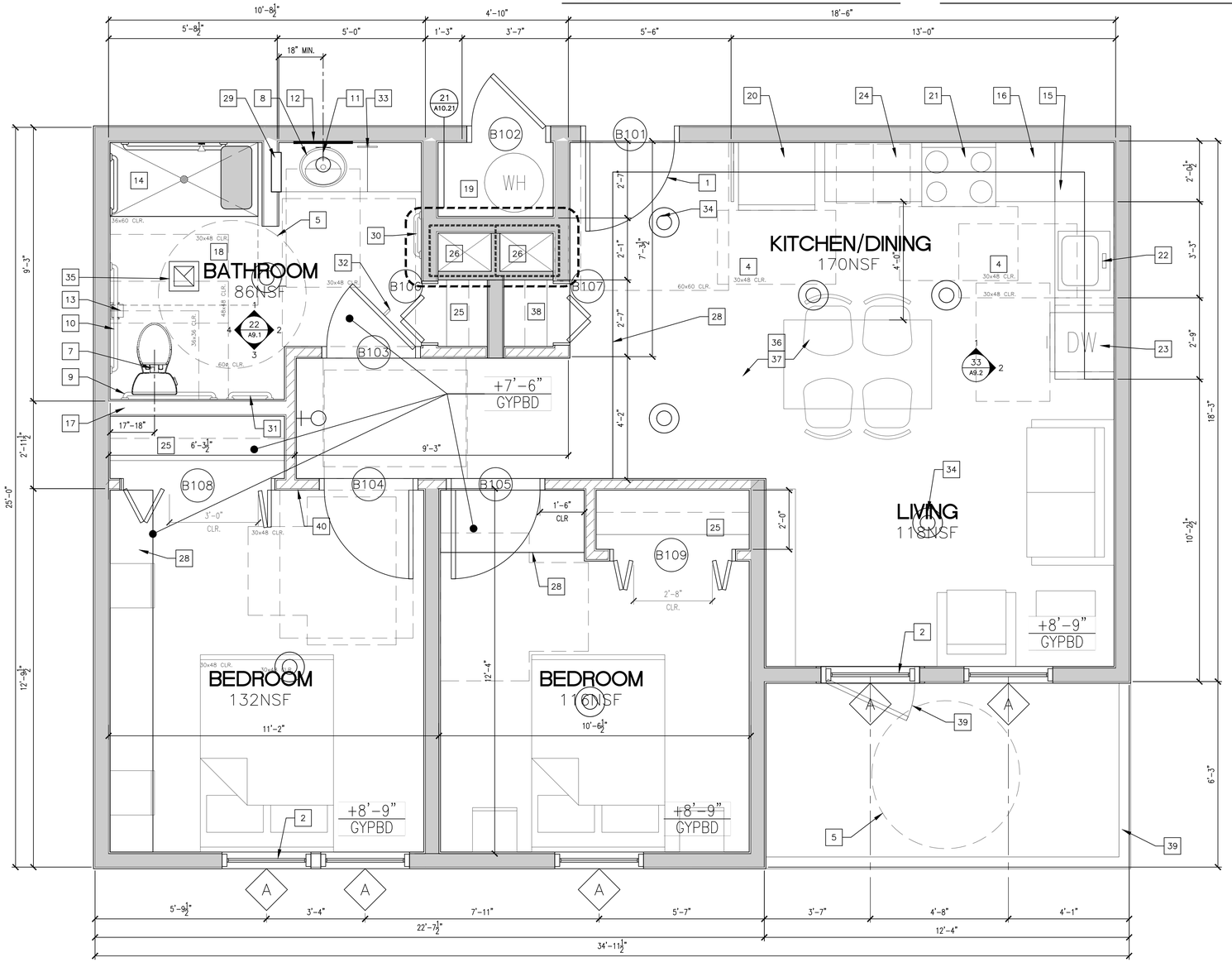
XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

LEGEND

21

- 2X6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2X6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2X6 & 2X6 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 13/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2X6 NON-RATED STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20.
- 2X4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20



UNIT C - 2-BEDROOM UNIT
777 GSF

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

34

1. DOOR WITH REQUIRED MANEUVERING CLEARANCE AND UNIT IDENTIFICATION SIGNAGE (AS OCCURS), TYP. SEE SCHEDULE ON SHEET A8.0 & DETAILS 32, 42/A10.10.
2. WINDOW. SEE A8.1 FOR WINDOW TYPES.
3. FLOOR FINISH WITH COVE BASE. SEE FINISH SCHEDULE – A8.2.
4. 30"x48" CLEAR APPROACH AT FIXTURE, PERPENDICULAR OR PARALLEL AS INDICATED.
5. 60" CLEAR TURNING DIAMETER.
6. 60"x66" CLEAR SPACE AT WATER CLOSET.
7. ACCESSIBLE WATER CLOSET. REFER TO DETAIL 53/A10.11 AND 52/A10.11 FOR ADAPTABLE WATER CLOSETS. SEE PLUMBING SHEETS.
8. SOLID SURFACE COUNTER TOP WITH 4" BACKSPASH, HIMACS VANILLA SUGAR, WITH UNDERMOUNT LAVATORY, HIMACS SINGLE VANITY #1612 IN ARCTIC WHITE. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B-606.5. SEE DETAIL 22/A10.70.
9. PROVIDE STAINLESS STEEL 36" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806x36. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
10. PROVIDE STAINLESS STEEL 42" MIN. SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806x42. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
11. PROVIDE LIGHT FIXTURE PER ELECTRICAL.
12. PROVIDE 24"x36" MIRROR, CENTER ON SINK, INSTALL AT MAXIMUM +40" A.F.F. TO REFLECTIVE SURFACE. SECURE TO CONCEALED WALL HANGER WITH THREF-RESISTANT MOUNTING. BOBRICK B-165-2436. SEE DETAIL 14/A10.10.
13. TOILET TISSUE DISPENSER. MOEN LR2352DBN BRUSHED NICKEL.
14. PROVIDE ROLL-IN SHOWER WITH REQUIRED GRAB BARS AND FOLDING SEAT, FIBER CARE HES62-31 ADA EQUIPPED, TYP. AT GROUND FLOOR ACCESSIBLE UNITS. SEE DETAIL 24/A10.11. PROVIDE COMBO TUB/SHOWER UNIT, FIBER CARE ET60-30HC, AT ADAPTABLE UNITS, TYP AT 2ND AND 3RD FLOORS. ADA EQUIPPED NOT REQUIRED AT ADAPTABLE UNITS – PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION. SEE DETAIL 12/A10.11 FOR ADA COMPLIANCE. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENING WIDTH FOR EACH UNIT.
15. PROVIDE SOLID SURFACE COUNTER TOP WITH 6" BACKSPASH, HIMACS VANILLA SUGAR, +34" A.F.F. WITH BASE CABINETS (SEE DETAIL 12/A10.70).
16. PROVIDE UPPER CABINETS.
17. PLUMBING WALL PER FLOOR PLAN
18. 30"X48" CLEAR APPROACH.
19. WATER HEATER PER MECHANICAL DRAWINGS.
20. PROVIDE REFRIGERATOR, 18 CU FT, WHITE, ENERGY STAR COMPLIANT.
21. PROVIDE 30" WIDE ELECTRIC RANGE, WHITE WITH 36" WIDE RANGE HOOD ABOVE, WHITE. SEE MECHANICAL.
22. STAINLESS STEEL SINK, IN 36" WIDE BASE CABINET WITH REMOVABLE TOE KICK. PROVIDE FLOOR FINISH UNDER CABINET TO WALL. REFER TO DETAIL 22/A10.70
23. PROVIDE ENERGY STAR RATED 24" WIDE DISHWASHER, WHITE. AND PROVIDE 36"x48" CLEAR FLOOR SPACE.
24. 30" WORKSPACE AT CABINET. PROVIDE (2) 15" PULL OUT BREADBOARDS (§1133A4.1 EXCEPTION 2). REFER TO A9.2
25. PROVIDE REMOVABLE CLOTHES BAR AT +48" A.F.F. AND AT +80" A.F.F. W/SHELF.
26. PROVIDE 1HR SHAFT FOR MECHANICAL DUCTWORK. SEE MECHANICAL
27. PROVIDE FULL HEIGHT CABINET WITH INTERIOR SHELVES.
28. PROVIDE SOFFIT WITH 2X4 FRAMING MEMBERS AT HEIGHT AS INDICATED
29. PROVIDE RECESSED MEDICINE CABINET, ZACA SPACECAB REGULUS FLOAT PLATE 11-2-26-32. SHELF MUST BE NO HIGHER THAN 44" A.F.F.
30. PROVIDE COMBO GRAB/TOWEL BAR, MOEN LR2350DBN BRUSHED NICKEL.
31. PROVIDE TOWEL BAR, 16", MOEN R8716D1G BRUSHED NICKEL.
32. PROVIDE ROBE HOOK, MOEN YB8003SN SATIN NICKEL, AT INTERIOR SURFACE OF DOOR, MOUNT AT +48" A.F.F.
33. PROVIDE TOWEL RING, MOEN YB8086SN SATIN NICKEL.
34. PROVIDE LED LIGHT FIXTURE PER ELECTRICAL PLANS
35. EXHAUST FAN PER MECHANICAL
36. PROVIDE GYPBD CEILING THROUGHOUT UNIT AT HEIGHT INDICATED. USE 2x4 FRAMING MEMBERS IN THE SHORT DIRECTION AT CEILINGS BELOW 9'-0".
37. PROVIDE HEIGHT INDICATED WHEN POSSIBLE. THE ENTIRE CEILING MAY BE LOWERED TO ACCOMMODATE MECHANICAL EQUIPMENT (NO SOFFITS). MINIMUM CEILING HEIGHT IN BATHROOM IS 7'-0" CLEAR. MINIMUM CEILING HEIGHT IN OTHER RESIDENTIAL AREAS IS 7'-6" CLEAR. (CBC 1207.2)
38. PANTRY, PROVIDE ADJUSTABLE INTERIOR SHELVING
39. PATIO AND DOOR LOCATED AT FIRST FLOOR ONLY. SHOWN FOR MANEUVERING CLEARANCE. REFER TO OVERALL FLOOR PLAN FOR PATIO AND DOOR LOCATIONS.
40. LOCATION OF VISIBLE DOORBELL SIGNAL.

NOTE: SEE 14/A10.10 FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS.
FOR INTERIOR ELEVATIONS OF BATHROOMS AT ADAPTABLE UNITS, SEE 21/A9.1.

KEYNOTES

14

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LICENSED 30808 EXP. 9-30-25 STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ENLARGED PLANS UNIT C

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A7.1

UNIT D - 2 BED UNIT STORAGE CALC			
SPACE	VOLUME (LxDxH)	VOLUME W/IN REACH RANGE	PERCENTAGE W/IN REACH RANGE
UPPER CABINETS	93"x12"x36" = 40,176in^3	0ft^3	0%
UPPER CABINETS	68"x12"x12" = 9,792in^3	0ft^3	0%
LOWER CABINETS	69"x24"x34" = 56,304in^3	32.5ft^3	100%
TOTALS:	106,272in^3 = 61.5ft^3	32.5ft^3	53% TOTAL

KITCHEN STORAGE CALCS
UNIT D - 2 BED UNIT

SCALE: NTS

54

1. ALL SECOND AND THIRD FLOOR UNITS TO BE ADAPTABLE. PROVIDE BATHTUBS AT ADAPTABLE UNITS.
2. PATIOS ARE LOCATED ON GROUND FLOOR. DECORATIVE RAIL AT SELECT UNITS PER OVERALL FLOOR PLANS. DOOR TO PATIO AND/OR DECORATIVE RAILS BECOMES A WINDOW AT UNITS WITHOUT PATIOS. SEE ELEVATIONS.
3. FURNITURE IS SHOWN FOR SPATIAL PLANNING PURPOSES ONLY. THE UNITS ARE NOT FURNISHED.

GENERAL NOTES

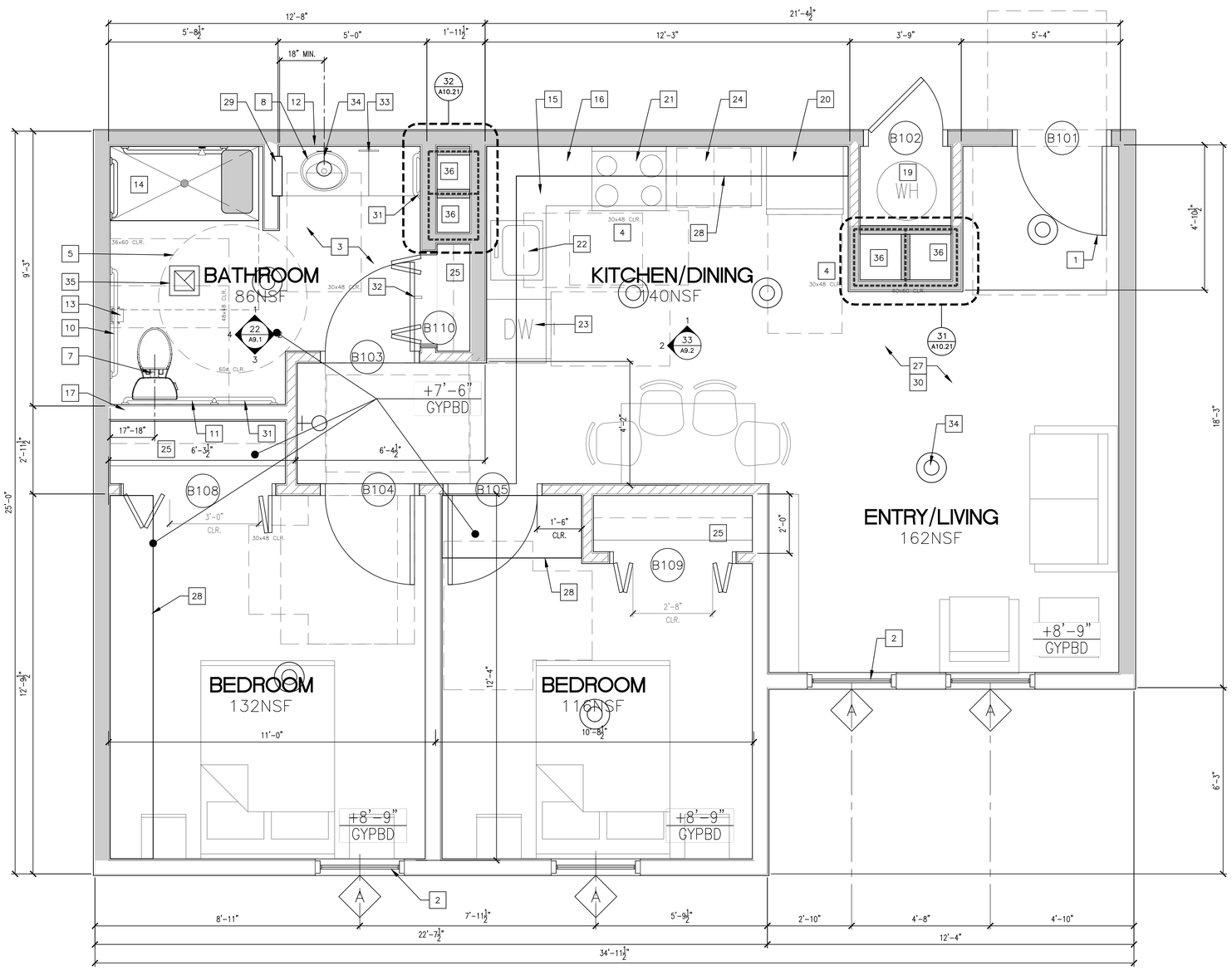
22

XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

LEGEND

- 2X6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2X6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2X6 & 2X6 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 13/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2X6 NON-RATED STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20.
- 2X4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20



UNIT D - 2-BEDROOM UNIT
777 GSF

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

34

1. DOOR WITH REQUIRED MANEUVERING CLEARANCE AND UNIT IDENTIFICATION SIGNAGE (AS OCCURS), TYP. SEE SCHEDULE ON SHEET A8.0 & DETAILS 32, 42/A10.10.
2. WINDOW. SEE A8.1 FOR WINDOW TYPES.
3. FLOOR FINISH WITH COVE BASE. SEE FINISH SCHEDULE – A8.2.
4. 30"x48" CLEAR APPROACH AT FIXTURE, PERPENDICULAR OR PARALLEL AS INDICATED.
5. 60" CLEAR TURNING DIAMETER.
6. 60"x66" CLEAR SPACE AT WATER CLOSET.
7. ACCESSIBLE WATER CLOSET. REFER TO DETAIL 53/A10.11 AND 52/A10.11 FOR ADAPTABLE WATER CLOSETS. SEE PLUMBING SHEETS
8. SOLID SURFACE COUNTER TOP WITH 4" BACKSPASH, HIMACS VANILLA SUGAR, WITH UNDERMOUNT LAVATORY, HIMACS SINGLE VANITY #1612 IN ARCTIC WHITE. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B-606.5. SEE DETAIL 22/A10.70.
9. WINDOW TYPE VARIES IN THIS LOCATION IN BUILDING A'S TYPICAL UNIT. SEE UNIT VARIATIONS ON A7.2.
10. PROVIDE STAINLESS STEEL 42" MIN. SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806x42. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
11. PROVIDE STAINLESS STEEL 36" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806X36. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
12. PROVIDE 24"x36" MIRROR, CENTER ON SINK, INSTALL AT MAXIMUM +40" A.F.F. TO REFLECTIVE SURFACE. SECURE TO CONCEALED WALL HANGER WITH THREF-RESISTANT MOUNTING. BOBRICK B-165-2436. SEE DETAIL 14/A10.10.
13. TOILET TISSUE DISPENSER. MOEN LR2352DBN BRUSHED NICKEL.
14. PROVIDE ROLL-IN SHOWER WITH REQUIRED GRAB BARS AND FOLDING SEAT, FIBER CARE HES62-31 ADA EQUIPPED, TYP. AT GROUND FLOOR ACCESSIBLE UNITS. SEE DETAIL 24/A10.11. PROVIDE COMBO TUB/SHOWER UNIT, FIBER CARE ET60-30HC, AT ADAPTABLE UNITS, TYP AT 2ND AND 3RD FLOORS. ADA EQUIPPED NOT REQUIRED AT ADAPTABLE UNITS – PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION. SEE DETAIL 12/A10.11 FOR ADA COMPLIANCE. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENING WIDTH FOR EACH UNIT.
15. PROVIDE SOLID SURFACE COUNTER TOP WITH 6" BACKSPASH, HIMACS VANILLA SUGAR, +34" A.F.F. WITH BASE CABINETS (DETAIL 12/A10.70).
16. PROVIDE UPPER CABINETS.
17. PLUMBING WALL PER FLOOR PLAN
18. +42" 2x PARTIAL HEIGHT WALL AT END OF CABINETS.
19. WATER HEATER PER MECHANICAL DRAWINGS.
20. PROVIDE REFRIGERATOR, 18 CU FT, WHITE, ENERGY STAR COMPLIANT.
21. PROVIDE 30" WIDE ELECTRIC RANGE, WHITE, WITH 36" WIDE RANGE HOOD ABOVE, WHITE. SEE MECHANICAL.
22. STAINLESS STEEL SINK, IN 36" WIDE BASE CABINET WITH REMOVABLE TOE KICK. PROVIDE FLOOR FINISH UNDER CABINET TO WALL. REFER TO DETAIL 22/A10.70
23. PROVIDE ENERGY STAR RATED 24" WIDE DISHWASHER, WHITE. AND PROVIDE 36"X48" CLEAR FLOOR SPACE.
24. 30" WORKSPACE AT CABINET. PROVIDE (2) 15" PULL OUT BREADBOARDS (§1133A4.1 EXCEPTION 2). REFER TO A9.2
25. WOODEN ROD WITH SHELF.
26. 3'-0"x7'-0" CASED OPENING WITH REQUIRED CLEAR SPACE.
27. PROVIDE GYPBD CEILING THROUGHOUT UNIT AT HEIGHT INDICATED. USE 2x4 FRAMING MEMBERS IN THE SHORT DIRECTION AT CEILINGS BELOW 9'-0".
28. PROVIDE SOFFIT WITH 2x4 FRAMING MEMBERS AT HEIGHT AS INDICATED.
29. PROVIDE RECESSED MEDICINE CABINET, ZACA SPACECAB REGULUS FLOAT PLATE 11-2-26-32. SHELF MUST BE NO HIGHER THAN 44" A.F.F.
30. PROVIDE HEIGHT INDICATED WHEN POSSIBLE. THE ENTIRE CEILING MAY BE LOWERED TO ACCOMMODATE MECHANICAL EQUIPMENT (NO SOFFITS). MINIMUM CEILING HEIGHT IN BATHROOM IS 7'-0" CLEAR. MINIMUM CEILING HEIGHT IN OTHER RESIDENTIAL AREAS IS 7'-6" CLEAR. (CBC 1207.2)
31. PROVIDE TOWEL BAR, 16", MOEN R8716D1G BRUSHED NICKEL.
32. PROVIDE ROBE HOOK, MOEN YB8003SN SATIN NICKEL, AT INTERIOR SURFACE OF DOOR, MOUNT AT +48" A.F.F.
33. PROVIDE TOWEL RING, MOEN YB8086SN SATIN NICKEL.
34. PROVIDE LIGHT FIXTURE PER ELECTRICAL PLANS.
35. EXHAUST FAN PER MECHANICAL.
36. PROVIDE 1HR SHAFT FOR MECHANICAL DUCTWORK, SEE MECHANICAL

NOTE:
SEE 14/A10.10 FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS.
FOR INTERIOR ELEVATIONS OF BATHROOMS AT ADAPTABLE UNITS, SEE 21/A9.1.

KEYNOTES

14

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT — GREGORY ALLEN RAVATT — LICENSED 30808 — EXP. 9-30-25 — STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ENLARGED PLANS UNIT D

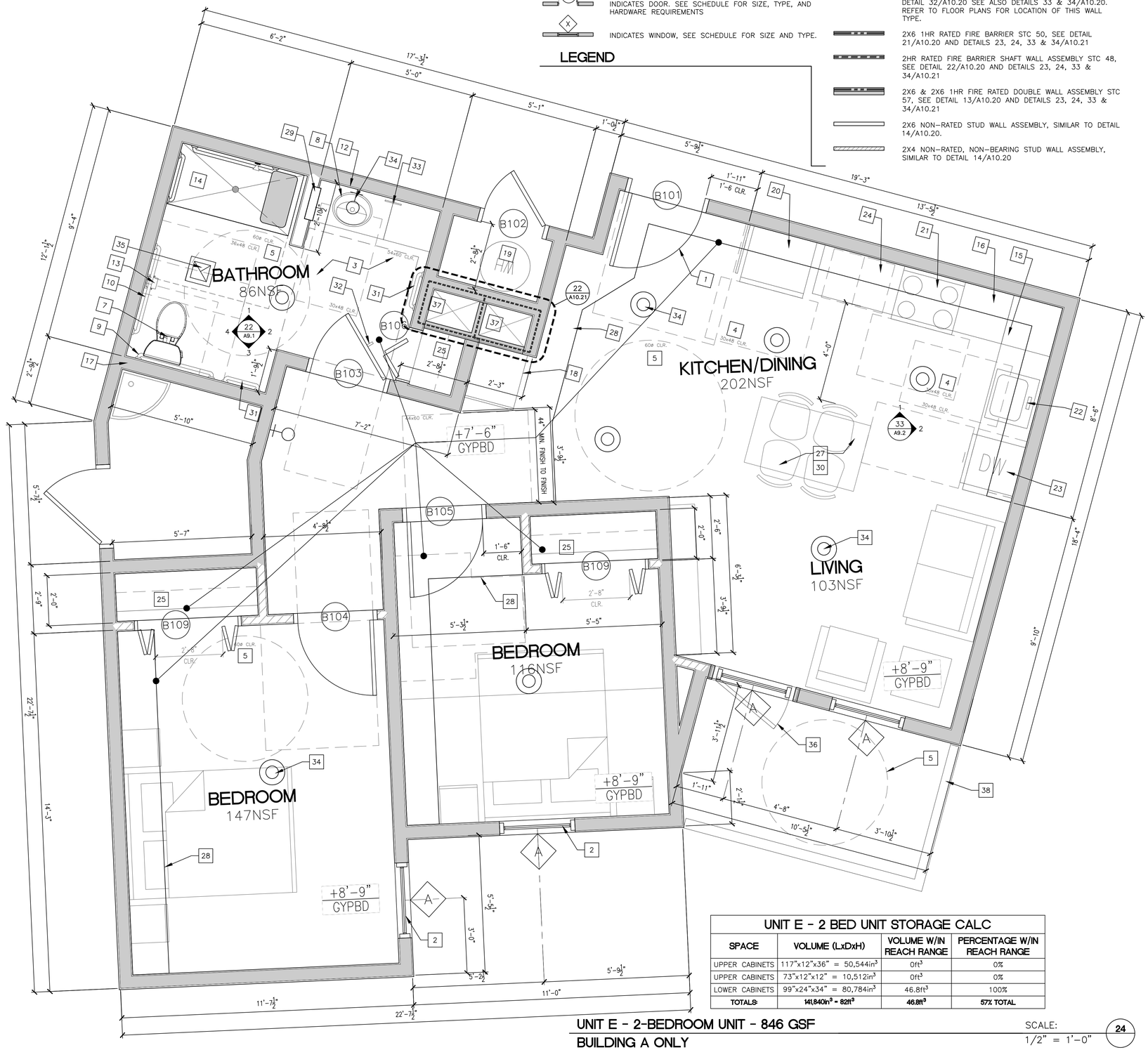
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A7.2



LEGEND

- XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS
- X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

- 2X6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2X6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2X6 & 2X6 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 13/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2X6 NON-RATED STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20.
- 2X4 NON-RATED, NON-BEARING STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20

UNIT E - 2 BED UNIT STORAGE CALC			
SPACE	VOLUME (LxDxH)	VOLUME W/IN REACH RANGE	PERCENTAGE W/IN REACH RANGE
UPPER CABINETS	117"x12"x36" = 50,544in^3	0ft^3	0%
UPPER CABINETS	73"x12"x12" = 10,512in^3	0ft^3	0%
LOWER CABINETS	99"x24"x34" = 80,784in^3	46.8ft^3	100%
TOTALS:	141,840in^3 = 82ft^3	46.8ft^3	57% TOTAL

UNIT E - 2-BEDROOM UNIT - 846 GSF
BUILDING A ONLY

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

24

1. ALL SECOND AND THIRD FLOOR UNITS TO BE ADAPTABLE. PROVIDE BATHTUBS AT ADAPTABLE UNITS.
2. PATIOS ARE LOCATED ON GROUND FLOOR. DECORATIVE RAIL AT SELECT UNITS PER OVERALL FLOOR PLANS. DOOR TO PATIO AND/OR DECORATIVE RAILS BECOMES A WINDOW AT UNITS WITHOUT PATIOS. SEE ELEVATIONS.
3. FURNITURE IS SHOWN FOR SPATIAL PLANNING PURPOSES ONLY. THE UNITS ARE NOT FURNISHED.

GENERAL NOTES

11

1. DOOR WITH REQUIRED MANEUVERING CLEARANCE AND UNIT IDENTIFICATION SIGNAGE (AS OCCURS), TYP. SEE SCHEDULE ON SHEET A8.0 & DETAILS 32, 42/A10.10.
2. WINDOW. SEE A8.1 FOR WINDOW TYPES.
3. FLOOR FINISH WITH COVE BASE. SEE FINISH SCHEDULE – A8.2.
4. 30"x48" CLEAR APPROACH AT FIXTURE, PERPENDICULAR OR PARALLEL AS INDICATED.
5. 60" CLEAR TURNING DIAMETER.
6. 60"x66" CLEAR SPACE AT WATER CLOSET.
7. ACCESSIBLE WATER CLOSET. REFER TO DETAIL 53/A10.11 AND 52/A10.11 FOR ADAPTABLE WATER CLOSETS. SEE PLUMBING SHEETS
8. SOLID SURFACE COUNTER TOP WITH 4" BACKSPASH, HIMACS VANILLA SUGAR, WITH UNDERMOUNT LAVATORY, HIMACS SINGLE VANITY #1612 IN ARCTIC WHITE. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B–606.5. SEE DETAIL 22/A10.70.
9. PROVIDE STAINLESS STEEL 36" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B–5806X36. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
10. PROVIDE STAINLESS STEEL 42" MIN. SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B–5806X42. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
11. PROVIDE STAINLESS STEEL 24" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B–5806X24. (11B–604.5.2 EXCEPTION 1.) FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY.
12. PROVIDE 24"x36" MIRROR, CENTER ON SINK, INSTALL AT MAXIMUM +40" A.F.F. TO REFLECTIVE SURFACE. SECURE TO CONCEALED WALL HANGER WITH THREF–RESISTANT MOUNTING. BOBRICK B–165–2436. SEE DETAIL 14/A10.10.
13. TOILET TISSUE DISPENSER. MOEN LR2352DBN BRUSHED NICKEL.
14. PROVIDE ROLL–IN SHOWER WITH REQUIRED GRAB BARS AND FOLDING SEAT, FIBER CARE HES62–31 ADA EQUIPPED, TYP. AT GROUND FLOOR ACCESSIBLE UNITS. SEE DETAIL 24/A10.11. PROVIDE COMBO TUB/SHOWER UNIT, FIBER CARE ET60–30HC, AT ADAPTABLE UNITS, TYP AT 2ND AND 3RD FLOORS. ADA EQUIPPED NOT REQUIRED AT ADAPTABLE UNITS – PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION. SEE DETAIL 12/A10.11 FOR ADA COMPLIANCE. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENING WIDTH FOR EACH UNIT.
15. PROVIDE SOLID SURFACE COUNTER TOP WITH 6" BACKSPASH, HIMACS VANILLA SUGAR, +34" A.F.F. WITH BASE CABINETS (DETAIL 12/A10.70).
16. PROVIDE UPPER CABINETS.
17. PLUMBING WALL PER FLOOR PLAN
18. PROVIDE FULL HEIGHT CABINET
19. WATER HEATER PER MECHANICAL DRAWINGS.
20. PROVIDE REFRIGERATOR, 18 CU FT, WHITE, ENERGY STAR COMPLIANT.
21. PROVIDE 30" WIDE ELECTRIC RANGE, WHITE, WITH 36" WIDE RANGE HOOD ABOVE, WHITE. SEE MECHANICAL.
22. STAINLESS STEEL SINK, IN 36" WIDE BASE CABINET WITH REMOVABLE TOE KICK. PROVIDE FLOOR FINISH UNDER CABINET TO WALL. REFER TO DETAIL 22/A10.7
23. PROVIDE ENERGY STAR RATED 24" WIDE DISHWASHER, WHITE.
24. WORKSPACE AT CABINET. PROVIDE (2) 15" PULL OUT BREADBOARDS (§1133A4.1 EXCEPTION 2). REFER TO A9.2.
25. WOODEN ROD WITH SHELF.
26. 3'–0"x7'–0" CASED OPENING WITH REQUIRED CLEAR SPACE.
27. PROVIDE GYPBD CEILING THROUGHOUT UNIT AT HEIGHT INDICATED. USE 2x4 FRAMING MEMBERS IN THE SHORT DIRECTION AT CEILINGS BELOW 9'–0".
28. PROVIDE SOFFIT WITH 2x4 FRAMING MEMBERS AS INDICATED.
29. PROVIDE RECESSED MEDICINE CABINET, ZACA SPACECAB REGULUS FLOAT PLATE 11–2–26–32. SHELF MUST BE NO HIGHER THAN 44" A.F.F.
30. PROVIDE HEIGHT INDICATED WHEN POSSIBLE. THE ENTIRE CEILING MAY BE LOWERED TO ACCOMMODATE MECHANICAL EQUIPMENT (NO SOFFITS). MINIMUM CEILING HEIGHT IN BATHROOM IS 7'–0" CLEAR. MINIMUM CEILING HEIGHT IN OTHER RESIDENTIAL AREAS IS 7'–6" CLEAR. (CBC 1207.2)
31. PROVIDE TOWEL BAR, 16", MOEN R8716D1G BRUSHED NICKEL.
32. PROVIDE ROBE HOOK, MOEN YB8003SN SATIN NICKEL, AT INTERIOR SURFACE OF DOOR, MOUNT AT +48" A.F.F.
33. PROVIDE TOWEL RING, MOEN YB8086SN SATIN NICKEL.
34. PROVIDE LIGHT FIXTURE PER ELECTRICAL PLANS.
35. EXHAUST FAN PER MECHANICAL.
36. PATIO AND DOOR LOCATED AT FIRST FLOOR ONLY. SHOWN FOR MANEUVERING CLEARANCE. REFER TO OVERALL FLOOR PLAN FOR PATIO AND DOOR LOCATIONS.
37. PROVIDE 1HR SHAFT FOR MECHANICAL DUCTWORK, SEE MECHANICAL

NOTE:
SEE 14/A10.10 FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS.
FOR INTERIOR ELEVATIONS OF BATHROOMS AT ADAPTABLE UNITS, SEE 21/A9.1.

KEYNOTES

14

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED ARCHITECT
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
ENLARGED PLANS
UNIT E

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A7.3

1. DOOR WITH REQUIRED MANEUVERING CLEARANCE AND UNIT IDENTIFICATION SIGNAGE (AS OCCURS), TYP. SEE SCHEDULE ON SHEET A8.0 & DETAILS 32, 42/A10.10.
2. WINDOW. SEE A8.1 FOR WINDOW TYPES.
3. FLOOR FINISH WITH COVE BASE. SEE FINISH SCHEDULE – A8.2.
4. 30"x48" CLEAR APPROACH AT FIXTURE, PERPENDICULAR OR PARALLEL AS INDICATED.
5. 60" CLEAR TURNING DIAMETER.
6. 60"x66" CLEAR SPACE AT WATER CLOSET.
7. ACCESSIBLE WATER CLOSET. REFER TO DETAIL 53/A10.11 AND 52/A10.11 FOR ADAPTABLE WATER CLOSETS. SEE PLUMBING SHEETS
8. SOLID SURFACE COUNTER TOP WITH 4" BACKSPASH, HIMACS VANILLA SUGAR, WITH UNDERMOUNT LAVATORY, HIMACS SINGLE VANITY #1612 IN ARCTIC WHITE. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B–606.5. SEE DETAIL 22/A10.70.
9. PROVIDE STAINLESS STEEL 36" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B–5806X36. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
10. PROVVIDE STAINLESS STEEL 42" MIN. SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B–5806X42. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
11. NOT USED.
12. PROVIDE 24"x36" MIRROR, CENTER ON SINK, INSTALL AT MAXIMUM +40" A.F.F. TO REFLECTIVE SURFACE. SECURE TO CONCEALED WALL HANGER WITH THREF–RESISTANT MOUNTING. BOBRICK B–165–2436. SEE DETAIL 14/A10.10.
13. TOILET TISSUE DISPENSER. MOEN LR2352DBN BRUSHED NICKEL.
14. PROVIDE ROLL–IN SHOWER WITH REQUIRED GRAB BARS AND FOLDING SEAT, FIBER CARE HES62–31 ADA EQUIPPED, TYP. AT GROUND FLOOR ACCESSIBLE UNITS. SEE DETAIL 24/A10.11. PROVIDE COMBO TUB/SHOWER UNIT, FIBER CARE ET60–30HC, AT ADAPTABLE UNITS, TYP AT 2ND AND 3RD FLOORS. ADA EQUIPPED NOT REQUIRED AT ADAPTABLE UNITS – PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION. SEE DETAIL 12/A10.11 FOR ADA COMPLIANCE. CONTRACTOR TO VERIFY REQUIRED ROUGH OPENING WIDTH FOR EACH UNIT.
15. PROVIDE SOLID SURFACE COUNTER TOP WITH 6" BACKSPASH, HIMACS VANILLA SUGAR, +34" A.F.F. WITH BASE CABINETS (SEE DETAIL 12/A10.70).
16. PROVIDE UPPER CABINETS.
17. PLUMBING WALL PER FLOOR PLAN
18. NOT USED.
19. WATER HEATER PER MECHANICAL DRAWINGS.
20. PROVIDE REFRIGERATOR, 18 CU FT, WHITE, ENERGY STAR COMPLIANT.
21. PROVIDE 30" WIDE ELECTRIC RANGE, WHITE WITH 36" WIDE RANGE HOOD ABOVE, WHITE. SEE MECHANICAL.
22. STAINLESS STEEL SINK, IN 36" WIDE BASE CABINET WITH REMOVABLE TOE KICK. PROVIDE FLOOR FINISH UNDER CABINET TO WALL. REFER TO DETAIL 22/A10.70
23. PROVIDE ENERGY STAR RATED 24" WIDE DISHWASHER, WHITE.
24. WORKSPACE AT CABINET. PROVIDE (2) 15" PULL OUT BREADBOARDS (§1133A4.1 EXCEPTION 2). REFER TO A9.2
25. PROVIDE REMOVABLE CLOTHES BAR AT +48" A.F.F. AND AT +80" A.F.F. W/SHELF.
26. PROVIDE 1HR SHAFT FOR MECHANICAL DUCTWORK. SEE MECHANICAL
27. PROVIDE FULL HEIGHT CABINET WITH INTERIOR SHELVES.
28. PROVIDE SOFFIT WITH 2x4 FRAMING MEMBERS AT HEIGHT INDICATED.
29. PROVIDE RECESSED MEDICINE CABINET, ZACA SPACECAB REGULUS FLOAT PLATE 11–2–26–32. SHELF MUST BE NO HIGHER THAN 44" A.F.F.
30. PROVIDE COMBO GRAB/TOWEL BAR, MOEN LR2350DBN BRUSHED NICKEL.
31. PROVIDE TOWEL BAR, 16", MOEN R8716D1G BRUSHED NICKEL.
32. PROVIDE ROBE HOOK, MOEN YB8003SN SATIN NICKEL, AT INTERIOR SURFACE OF DOOR, MOUNT AT +48" A.F.F.
33. PROVIDE TOWEL RING, MOEN YB8086SN SATIN NICKEL.
34. PROVIDE LIGHT FIXTURE PER ELECTRICAL PLANS
35. EXHAUST FAN PER MECHANICAL
36. LOCATION OF VISIBLE DOORBELL SIGNAL.
37. PROVIDE GYP BD CEILING THROUGHOUT UNIT AT HEIGHT INDICATED. USE 2x4 FRAMING MEMBERS IN THE SHORT DIRECTION AT CEILINGS BELOW 9'–0".
38. PROVIDE HEIGHT INDICATED WHEN POSSIBLE. THE ENTIRE CEILING MAY BE LOWERED TO ACCOMMODATE MECHANICAL EQUIPMENT (NO SOFFITS). MINIMUM CEILING HEIGHT IN BATHROOM IS 7'–0" CLEAR. MINIMUM CEILING HEIGHT IN OTHER RESIDENTIAL AREAS IS 7'–6" CLEAR. (CBC 1207.2)
39. PATIO AND DOOR LOCATED AT FIRST FLOOR ONLY. SHOWN FOR MANEUVERING CLEARANCE. REFER TO OVERALL FLOOR PLAN FOR PATIO AND DOOR LOCATIONS.

NOTE: SEE 14/A10.10 FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS.
FOR INTERIOR ELEVATIONS OF BATHROOMS AT ADAPTABLE UNITS, SEE 21/A9.1.

LEGEND

XXX — INDICATES DOOR. SEE SCHEDULE FOR SIZE, TYPE, AND HARDWARE REQUIREMENTS

X — INDICATES WINDOW, SEE SCHEDULE FOR SIZE AND TYPE.

- 2X6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2X6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2X6 & 2X6 1HR FIRE RATED DOUBLE WALL ASSEMBLY STC 57, SEE DETAIL 13/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2X6 NON–RATED STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20.
- 2X4 NON–RATED, NON–BEARING STUD WALL ASSEMBLY, SIMILAR TO DETAIL 14/A10.20

UNIT F - 3 BED UNIT STORAGE CALC			
SPACE	VOLUME (LxDxH)	VOLUME W/IN REACH RANGE	PERCENTAGE W/IN REACH RANGE
UPPER CABINETS	136"x12"x36" = 58,752in³	0ft³	0%
UPPER CABINETS	71"x12"x12" = 10,224in³	0ft³	0%
LOWER CABINETS	126"x24"x34" = 102,816in³	59.5ft³	100%
TOTALS:	171,792in³ = 99.4ft³	59.5ft³	59.8% TOTAL

KITCHEN STORAGE CALCS
UNIT F - 3 BED UNIT

SCALE: NTS

53

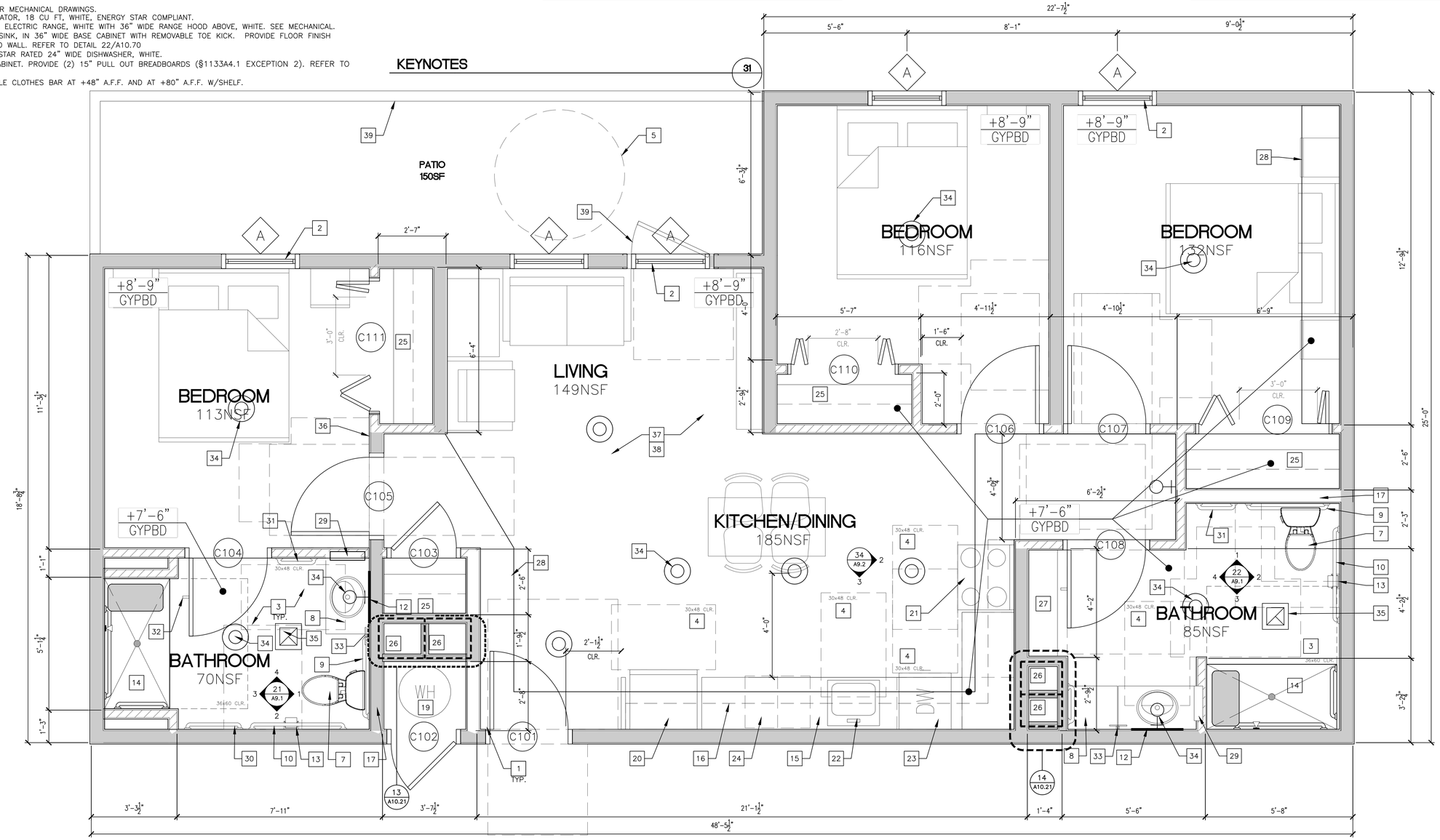
1. ALL SECOND AND THIRD FLOOR UNITS TO BE ADAPTABLE. PROVIDE BATHTUBS AT ADAPTABLE UNITS.
2. PATIOS ARE LOCATED ON GROUND FLOOR. DECORATIVE RAIL AT SELECT UNITS PER OVERALL FLOOR PLANS. DOOR TO PATIO AND/OR DECORATIVE RAILS BECOMES A WINDOW AT UNITS WITHOUT PATIOS. SEE ELEVATIONS.
3. FURNITURE IS SHOWN FOR SPATIAL PLANNING PURPOSES ONLY. THE UNITS ARE NOT FURNISHED.
4. THIS UNIT SHALL PROVIDE COMMUNICATION FEATURES COMPLYING WITH SECTION 11B–809.5. REFER TO OVERALL FLOOR PLANS FOR UNIT LOCATIONS. REFER TO DOOR SCHEDULE AND ELECTRICAL PLANS FOR COMMUNICATION FEATURES.

GENERAL NOTES

22

KEYNOTES

31



UNIT F - 3-BEDROOM UNIT
1027 GSF

SCALE: 1/2" = 1'–0"

24

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT — GREGORY ALLEN RAVATT — LICENSED ARCHITECT — EXP. 9-30-25 — STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
ENLARGED PLANS
UNIT F

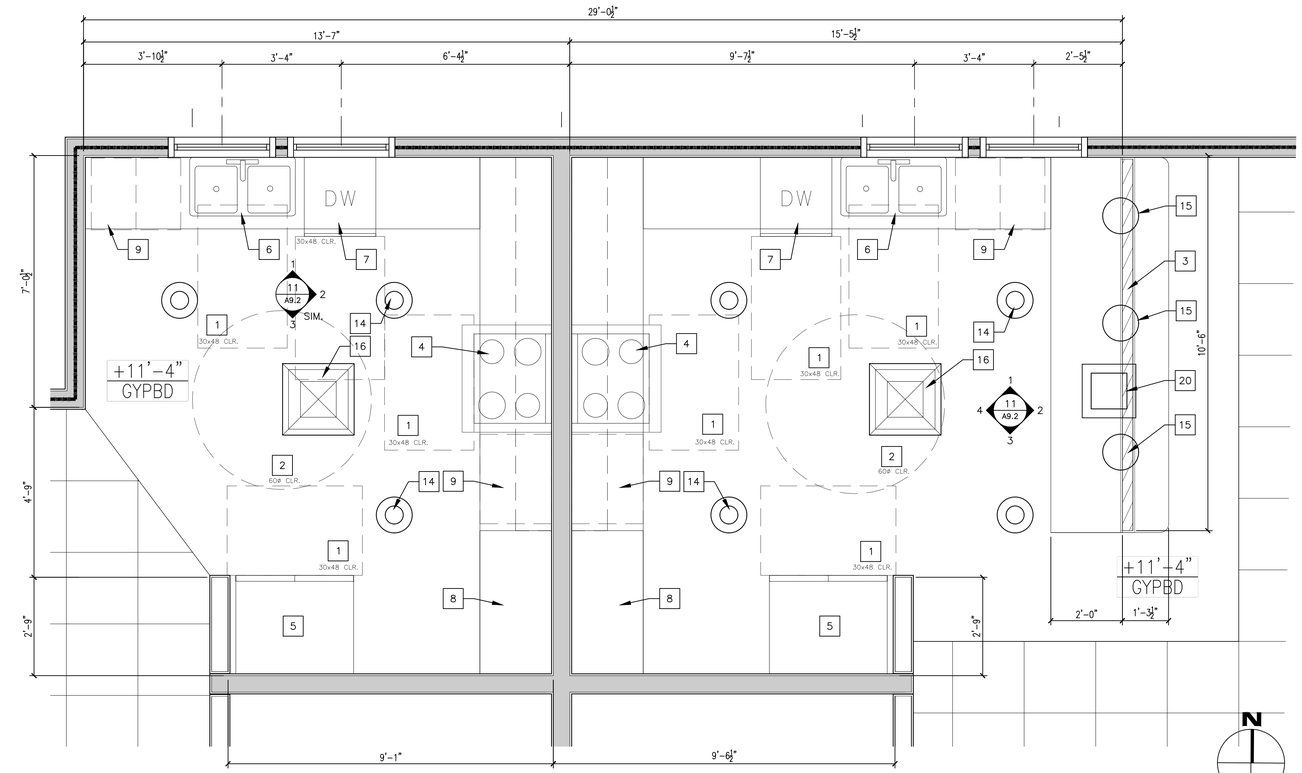
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

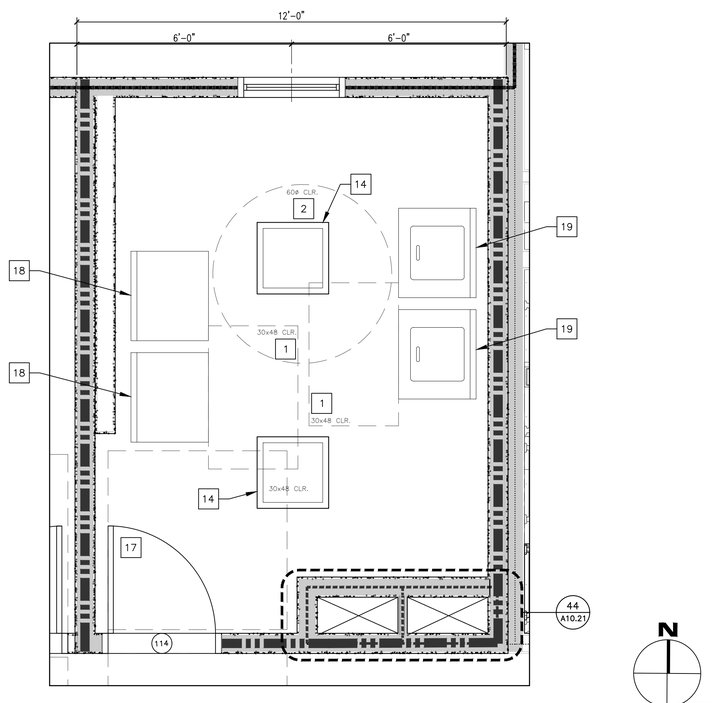
A7.4



ENLARGED COMMUNITY KITCHEN FLOOR PLAN

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

13



TYPICAL LAUNDRY FLOOR PLAN

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

24

1. 30"x48" CLEAR APPROACH AT FIXTURE, PERPENDICULAR OR PARALLEL AS INDICATED.
2. 60" CLEAR TURNING DIAMETER.
3. 2x4 PARTIAL HEIGHT (UNDER COUNTER) WALL. EXTEND COUNTERTOP OVER WALL AS SHOWN.
4. PROVIDE 30" WIDE ELECTRIC RANGE, WHITE, WITH 36" WIDE RANGE HOOD, WHITE.
5. PROVIDE 28 CU FT FRENCH DOOR REFRIGERATOR, WHITE, ENERGY STAR COMPLIANT.
6. STAINLESS STEEL DOUBLE BASIN SINK, MOEN GS182154Q OR APPROVED EQUAL, WITH 36" WIDE OPEN CABINET. DRAINPIPES AND HOT WATER PIPES BENEATH SINK TO BE INSULATED PER CBC 11B-606.5, SEE PLUMBING SHEETS. EXTEND FINISHED FLOOR TO BACK WALL. REFER TO DETAIL 22/A10.70
7. PROVIDE 24" WIDE DISHWASHER, WHITE.
8. FULL HEIGHT LOCKABLE STORAGE CABINET.
9. 30" MINIMUM WIDTH WORK SPACE ADJACENT TO SINK AND RANGE AS SHOWN.
10. TILE FLOOR FINISH W/ 6" COVE BASE, SLOPE TO DRAIN
11. PROVIDE SOLID SURFACE COUNTER TOP WITH 6" BACKSPASH, HIMACS VANILLA SUGAR, +34" A.F.F. WITH BASE CABINETS (DETAIL 12/A10.70).
12. PROVIDE LOCKABLE UPPER CABINETS
13. PROVIDE LOCKABLE BASE CABINETS
14. PROVIDE LED LIGHT FIXTURES, SEE ELECTRICAL
15. PROVIDE PENDENT LIGHT FIXTURES, SEE ELECTRICAL
16. PROVIDE EXHAUST FAN PER MECHANICAL
17. DOOR WITH REQUIRED MANEUVERING CLEARANCE, TYP. SEE SCHEDULE ON SHEET A8.0 AND DETAIL 32/A10.10.
18. DRYER ENERGY STAR RATED. REFER TO FLOOR PLANS FOR LOCATION OF DRYERS. *
19. WASHING MACHINES ENERGY STAR RATED *
20. STRUCTURAL COLUMN, SEE STRUCTURAL

*AT LEAST ONE WASHER/DRYER MINIMUM MUST BE ACCESSIBLE. OPERABLE PARTS TO REQUIRE NO TIGHT GRASPING, PITCHING OR TWISTING OF THE WRIST AND THE FORCE REQUIRED TO ACTIVE OPERABLE PARTS SHALL BE 5 POUNDS. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36" MAXIMUM ABOVE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15" MINIMUM AND 36" MAXIMUM ABOVE THE FINISH FLOOR.

KEYNOTES

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GREGORY ALLEN RAVATT
LICENSED
EXP. 9-30-25
STATE OF CALIFORNIA

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APN: 137-200-087

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DRAWN BY: AK
JOB NUMBER: 20.815

A7.5

LEGEND

- 2X6 1HR RATED FIRE PARTITION STC 50, SEE DETAIL 21/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED INTERIOR FIRE PARTITION STC 34, SEE DETAIL 14/A10.20 SEE ALSO DETAILS 33 & 34/A10.20
- 2X6 1HR RATED EXTERIOR FIRE PARTITION STC 50, SEE DETAIL 32/A10.20 SEE ALSO DETAILS 33 & 34/A10.20. REFER TO FLOOR PLANS FOR LOCATION OF THIS WALL TYPE.
- 2X6 1HR RATED FIRE BARRIER STC 50, SEE DETAIL 21/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
- 2HR RATED FIRE BARRIER SHAFT WALL ASSEMBLY STC 48, SEE DETAIL 22/A10.20 AND DETAILS 23, 24, 33 & 34/A10.21
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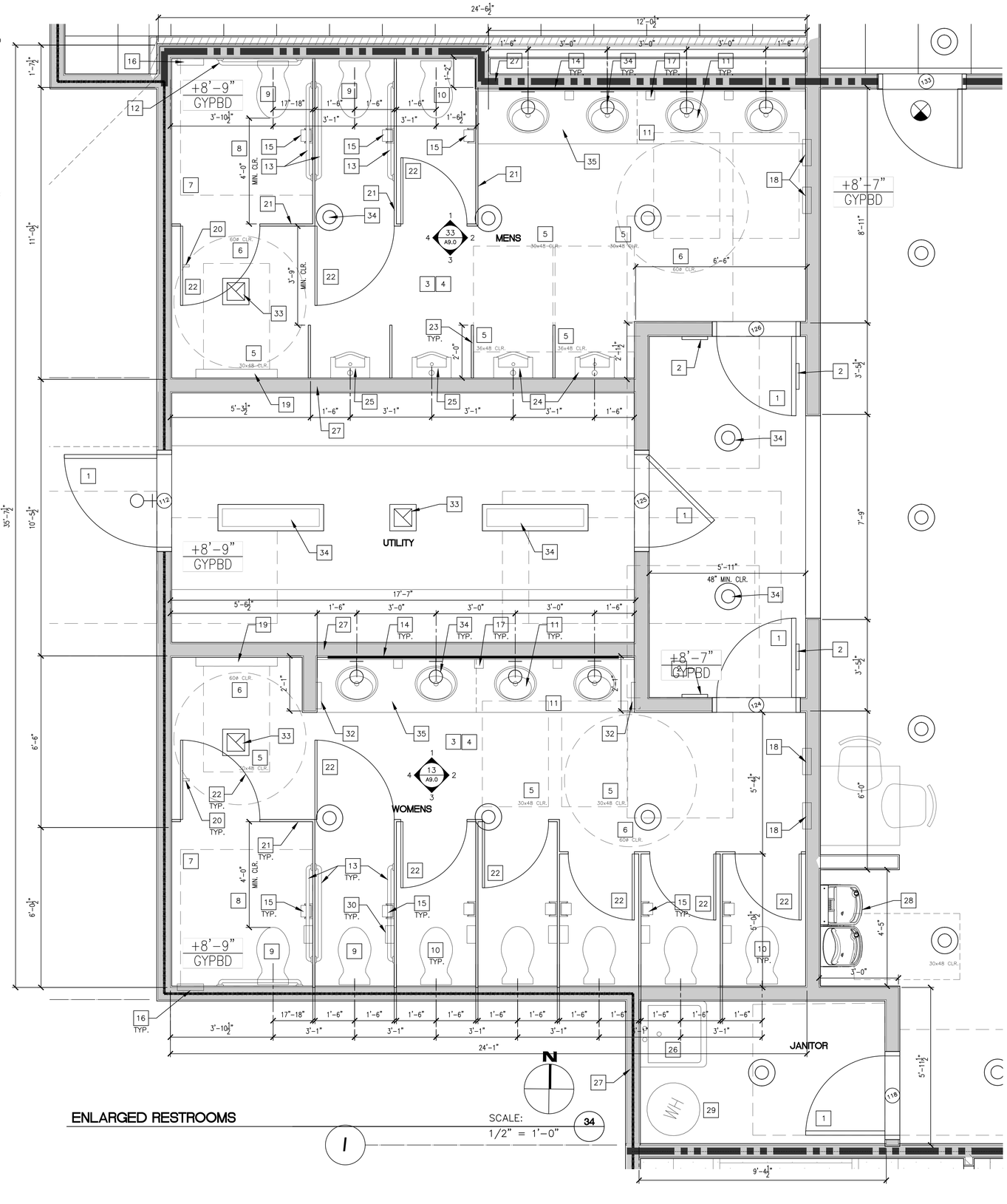

ENLARGED RESTROOMS

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

34

1

KEYNOTES

14

1. DOOR WITH REQUIRED MANEUVERING CLEARANCE, TYP. SEE SCHEDULE ON SHEET A8.0 AND DETAIL 32/A10.10.
2. ACCESSIBLE TOILET ROOM SIGNAGE PER DETAIL 23/A10.10, TYP.
3. TILE FLOOR FINISH WITH 6" COVE BASE, SLOPE TO DRAIN. SEE A8.2.
4. TILE WAINSCOT ALL WALLS, THIS ROOM. INSTALL TO A HEIGHT OF +54" A.F.F., ALL WALLS. SEE SHEET 34/A8.2.
5. 30"x48" CLEAR APPROACH AT FIXTURE, PERPENDICULAR OR PARALLEL AS INDICATED.
6. 60" CLEAR TURNING DIAMETER.
7. 60"x59" CLEAR SPACE AT WATER CLOSET.
8. 48"x60" CLEAR SPACE IN FRONT OF WATER CLOSET. HATCH INDICATES AREA IN WHICH DOOR IS PERMITTED TO SWING.
9. PROVIDE ACCESSIBLE WATER CLOSET, SEE PLUMBING SHEETS. SEE DETAIL 53/A10.11
10. PROVIDE WATER CLOSET, SEE PLUMBING FIXTURE SCHEDULE.
11. SOLID SURFACE COUNTER TOP WITH 4" BACKSPASH, HIMACS VANILLA SUGAR, WITH UNDERMOUNT LAVATORY, HIMACS SINGLE VANITY #1612 IN ARCTIC WHITE. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B-606.5. SEE DETAIL 22/A10.70.
12. PROVIDE STAINLESS STEEL 36" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806x36. SEE DETAIL 43/A10.10.
13. PROVIDE STAINLESS STEEL 42" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806x42. SEE DETAIL 43/A10.10.
14. PROVIDE 24"x36" MIRROR, CENTER ON SINK, INSTALL AT MAXIMUM +40" A.F.F. TO REFLECTIVE SURFACE. SECURE TO CONCEALED WALL HANGER WITH THREF-RESISTANT MOUNTING. BOBRICK B-165-2436. SEE DETAIL 14/A10.10.
15. PROVIDE SURFACE MOUNTED TOILET TISSUE DISPENSER. BOBRICK B-4288.
16. PROVIDE STAINLESS STEEL RECESSED TOILET SEAT COVER DISPENSER. BOBRICK B-301.
17. PROVIDE WALL MOUNTED SOAP DISPENSER, BOBRICK B-2111.
18. RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTICLE. BOBRICK B-3699.
19. HORIZONTAL SURFACE MOUNTED BABY CHANGING STATION. KOALA KB200.
20. PROVIDE STAINLESS STEEL COAT HANGER AT INTERIOR SURFACE OF DOOR, MOUNT AT +48" A.F.F. BOBRICK B-6827.
21. FLOOR MOUNTED TOILET PARTITION, HDPE WITH STAINLESS STEEL SHOES AND HARDWARE. HINY HIDERS OR APPROVED EQUAL.
22. TOILET COMPARTMENT DOOR. SIZE INDICATED ON PLAN.
23. PROVIDE WALL MOUNTED HDPE URINAL SCREEN.
24. PROVIDE ACCESSIBLE URINAL.
25. PROVIDE URINAL.
26. JANITORS SINK.
27. PLUMBING WALL PER FLOOR PLAN
28. PROVIDE HI-LO DRINKING FOUNTAIN WITH BOTTLE FILLING STATION, ELKAY LZSTL8WSLK. SEE 51/A10.10 FOR REQUIRED CLEARANCES.
29. WATER HEATER PER PLUMBING PLANS.
30. PROVIDE SURFACE MOUNTED SANITARY NAPKIN DISPOSAL, BOBRICK B-270.
31. PROVIDE LOCKABLE BASE CABINET UNDER NON-ACCESSIBLE LAVATORY.
32. RECESSED PAPER TOWEL DISPENSER. BOBRICK B-359.
33. EXHAUST FAN PER MECHANICAL PLANS
34. LED LIGHT FIXTURE PER ELECTRICAL PLANS
35. PROVIDE LOCKABLE BASE CABINETS, SEE INTERIOR ELEVATIONS A9.0.

NOTE: SEE 14/A10.10 FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS

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GREGORY ALLEN RAVATT
LICENSED ARCHITECT
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ENLARGED PLANS

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A7.6

DOOR SCHEDULE - BUILDING B

ROOM NAME	DOOR							FRAME			FIRE RATING LABEL	HARDWARE SET (SEE SPECS)	THRESHOLD	ROOM ID / SIGNAGE	NOTES
	MARK	TYPE	SIZE			MATL	GLAZING	MATL	DETAIL						
			WD	HGT	THK				HEAD	JAMB					
ENTRY	101	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	–	–	31/A10.40	EXIT	1, 6, 11
STAIR	102	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT	2, 10, 11
ENTRY	103	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	½ HR	–	31/A10.40	EXIT	1, 6, 11
ENTRY	104	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	½ HR	–	31/A10.40	EXIT	1, 6, 11
JANITOR	105	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	42/A10.40	43/A10.40	½ HR	–	41/A10.40	CUSTODIAL	3, 11
LAUNDRY	106	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	LAUNDRY	11
ENTRY	107	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40 SIM.	43/A10.40 SIM.	–	–	31/A10.40	EXIT	1, 6, 11
STAIR	108	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
MAINTENANCE	109	A	PR 3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	¾ HR	–	41/A10.40	MAINTENANCE	11
ENTRY	110	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	–	–	31/A10.40	EXIT	1, 6, 11
MAINTENANCE	111	A	PR 3'-0"	7'-0"	1 3/4"	HM	–	HM	42/A10.40	43/A10.40	½ HR	–	31/A10.40	MAINTENANCE	–
UTILITY	112	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	42/A10.40	43/A10.40	–	–	31/A10.40	UTILITY	–
FIRE RISER	113	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	42/A10.40	43/A10.40	–	–	31/A10.40	FIRE RISER	–
STAIR	114	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	1 HR	–	31/A10.40	EXIT/STAIR	2, 11
STAIR	115	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	1 HR	–	31/A10.40	EXIT/STAIR	2, 11
STAIR	202	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
JANITOR	205	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	CUSTODIAL	3, 11
LAUNDRY	206	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	LAUNDRY	11
STAIR	208	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
STORAGE	209	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	42/A10.40	43/A10.40	¾ HR	–	31/A10.40	STORAGE	11
STAIR	302	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
JANITOR	305	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	CUTODIAL	3, 11
LAUNDRY	306	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	LAUNDRY	11
STAIR	308	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
STORAGE	309	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	42/A10.40	43/A10.40	¾ HR	–	31/A10.40	STORAGE	11

ABBREVIATIONS:

ALUM	ALUMINUM STOREFRONT
FG	FIBERGLASS
HC	HOLLOW CORE
HM	HOLLOW METAL
PR	PAIR
SC	SOLID CORE
TEMP	TEMPERED
WD	WOOD

ABBREVIATIONS

NOTES:

* DENOTES INTERIOR WATER HEATER DOOR IN UNIT INSTEAD OF CORRIDOR, SELECT UNITS (BUILDING B ONLY ABOVE MAINTENANCE ROOM). WATER HEATER DOORS IN UNITS TO BE SOLID CORE WITH ACOUSTIC CAULKING AND GASKETING.

** DENOTES DOOR IN PLACE OF WINDOW AT GROUND FLOOR UNITS WITH PATIO.

1. DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS WHEN OCCUPIED.
2. PROVIDE VISION PANEL.
3. PROVIDE 20 MINUTE FIRE RATED LOUVER.
4. PROVIDE DOOR VIEWER.
5. ROOM NAME/NUMBER TO BE DETERMINED. PROVIDE SIGN FROM HORIZON SIGN FAMILY, WHITE WITH BLACK BOTTOM, BY "WE BUILD SIGNS" OR APPROVED EQUAL. PROVIDE SIGNAGE SUBMITTAL FOR ALL ROOM NAMES/NUMBERS. TO BE APPROVED BY OWNER AND/OR ARCHITECT.
6. PANIC HARDWARE NOT REQUIRED BY CODE AT THIS DOOR. ANTICIPATED OCCUPANT LOAD AT SPACE IS LESS THAN 50.
7. PROVIDE DOOR BELL AT 48" MAX A.F.F. CONNECTED TO PERMANENT WIRING AT UNIT ENTRY DOORS.
8. PROVIDE SIGNAGE AT INSIDE OF DOOR STATING "NO STORAGE PERMITTED CFC 315.3.3 PER FIRE MARSHALL". SIGNS SHALL BE 1-INCH WHITE LETTERS ON A RED BACKGROUND.
9. THIS DOOR SHALL HAVE 20 MINUTE FIRE RATED GLAZING MARKED "D-20" PER CBC TABLE 716.1(1) & TABLE 716.1(2).
10. THIS DOOR SHALL HAVE 45 MINUTE FIRE RATED GLAZING MARKED "D-H-T-45" PER CBC TABLE 716.1(1) & 716.1(2).
11. PROVIDE A CLOSER AT THIS DOOR, 5 LBS. MAX. PRESSURE OPENING FORCE.

GENERAL NOTES:

- REFER TO 32/8.10 FOR ADDITIONAL GENERAL DOOR NOTES.
- SEE SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE.
- PROVIDE LEVER-OPERATED HARDWARE AT GATES THAT MEETS ACCESSIBILITY REQUIREMENTS OUTLINED IN GENERAL DOOR NOTES 32/A8.10
- AT ALL FIRE RATED DOORS, 716.2.2.1 DOOR ASSEMBLIES IN CORRIDORS AND SMOKE BARRIERS. FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED IN CORRIDOR WALLS OR SMOKE BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH TABLE 716.1(2) SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL10C WITHOUT THE HOSE STREAM TEST. 716.2.2.2 DOOR ASSEMBLIES IN OTHER FIRE PARTITIONS. FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED IN OTHER FIRE PARTITIONS HAVING A FIRE-RESISTANCE RATING OF 0.5 HOUR IN ACCORDANCE WITH TABLE 716.1(2) SHALL BE TESTED IN ACCORDANCE WITH NFPA 252, UL 10B OR UL 10C WITH THE HOSE STREAM TEST. 716.2.2.3 DOORS IN INTERIOR EXIST STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS. FIRE DOOR ASSEMBLIES IN INTERIOR EXIT STAIRWAYS AND RAMPS AND EIST PASSAGEWAYS SHALL HAVE A MAXIMUM TRANSMITTED TEMPERATURE RISE OF NOT MORE THAN 450°F (250°C) ABOVE AMBIENT AT THE END OF 30 MINUTES OF STANDARD FIRE TEST EXPOSURE. 716.2.6.1 DOOR CLOSING. FIRE DOORS SHALL BE LATCHING AND SELF- OR AUTOMATIC-CLOSING IN ACCORDANCE WITH THIS SECTION.

DOOR SCHEDULE NOTES

DOOR SCHEDULE - BUILDING A

ROOM NAME	DOOR							FRAME			FIRE RATING LABEL	HARDWARE SET (SEE SPECS)	THRESHOLD	ROOM ID / SIGNAGE	NOTES
	MARK	TYPE	SIZE			MATL	GLAZING	MATL	DETAIL						
			WD	HGT	THK				HEAD	JAMB					
ENTRY	101	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	½ HR	–	31/A10.40	EXIT	1, 6, 11
ENTRY	102	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	½ HR	–	31/A10.40	EXIT	1, 6, 11
ENTRY	103	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	½ HR	–	31/A10.40	EXIT	1, 6, 11
ENTRY	104	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	½ HR	–	31/A10.40	EXIT	1, 6, 11
CORRIDOR	105	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	½ HR	PANIC	31/A10.40	EXIT/COMMUNITY CENTER	1, 11
COMMUNITY ROOM	106	F	PR 3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	½ HR	PANIC	31/A10.40	EXIT/COMMUNITY ROOM	1, 11
MAINTENANCE	107	A	PR 3'-0"	7'-0"	1 3/4"	HM	–	HM	42/A10.40	43/A10.40	¾ HR	—	31/A10.40	MAINTENANCE	–
FIRE RISER	108	A	PR 3'-0"	7'-0"	1 3/4"	HM	–	HM	42/A10.40	43/A10.40	¾ HR	—	31/A10.40	FIRE RISER	–
COMMUNITY ROOM	109	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.40	53/A10.40 51/A10.40	½ HR	PANIC	31/A10.40	EXIT/COMMUNITY ROOM	1, 6, 11
COMMUNITY ROOM	110	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.40	53/A10.40 51/A10.40	½ HR	PANIC	31/A10.40	EXIT/COMMUNITY ROOM	1, 6, 11
LEARNING CENTER	111	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.40	53/A10.40 51/A10.40	½ HR	PANIC	31/A10.40	EXIT/COMMUNITY ROOM	1, 6, 11
UTILITY	112	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	42/A10.40	53/A10.40 51/A10.40	¾ HR	PANIC	31/A10.40	UTILITY	11
STAIRS	113	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
LAUNDRY	114	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	¾ HR	–	41/A10.40	LAUNDRY	2, 11
STORAGE	115	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	¾ HR	–	41/A10.40	STORAGE	11
JANITOR	116	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	CUSTODIAL	11
LOBBY	117	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	–	2, 11
JANITOR	118	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	CUSTODIAL	11
DATA	119	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	–	–	41/A10.40	DATA	–
STAIRS	120	G	4'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 11
OFFICE	121	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	OFFICE	2, 11
ENTRY	122	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	EXIT	1, 6, 11
STAIRS	123	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
WOMEN'S	124	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	WOMEN'S RESTROOM	11
UTILITY	125	A	3'-6"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	½ HR	PANIC	41/A10.40	UTILITY	2, 11
MEN'S	126	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	MEN'S RESTROOM	11
LEARNING CENTER	127	F	PR 3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	–	PANIC	41/A10.40	LEARNING CENTER/EXIT	1, 11
STORAGE	128	A	PR 3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	–	–	41/A10.40	STORAGE	–
STORAGE	129	A	PR 3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	–	–	41/A10.40	STORAGE	–
STORAGE	130	A	PR 3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	–	–	41/A10.40	STORAGE	–
STORAGE	131	A	PR 3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	–	–	41/A10.40	STORAGE	–
COMMUNITY ROOM	132	F	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	–	–	41/A10.40	COMMUNITY ROOM/EXIT	1, 11
LOBBY	133	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	–	10, 11
OFFICE	134	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	OFFICE	2, 10, 11
STAIRS	213	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
LAUNDRY	214	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	¾ HR	–	41/A10.40	LAUNDRY	2, 11
STORAGE	215	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	¾ HR	–	41/A10.40	STORAGE	11
JANITOR	216	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	CUSTODIAL	16
STAIRS	223	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
STAIRS	313	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11
LAUNDRY	314	G	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	52/A10.41	53/A10.41	½ HR	–	41/A10.40	LAUNDRY	2, 11
STORAGE	315	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	¾ HR	–	41/A10.40	STORAGE	11
JANITOR	316	A	3'-0"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	¾ HR	–	41/A10.40	CUSTODIAL	11
STAIRS	323	G	3'-0"	7'-0"	1 3/4"	HM	3/4 HR	HM	52/A10.41	53/A10.41	1 HR	–	41/A10.40	EXIT/STAIR	2, 10, 11

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

DOOR SCHEDULE

OWNER

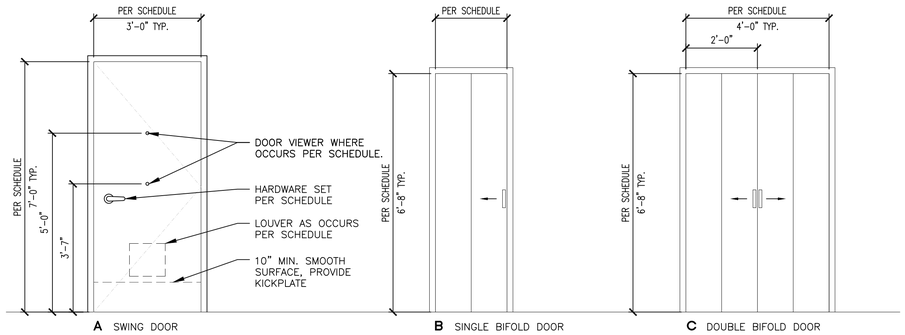
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

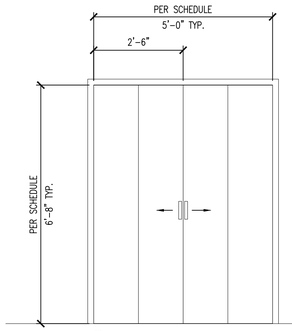
A8.00



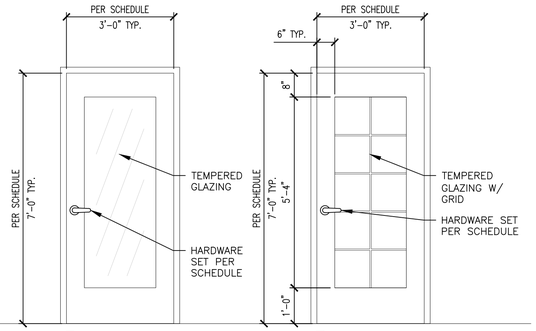
A SWING DOOR

B SINGLE BIFOLD DOOR

C DOUBLE BIFOLD DOOR

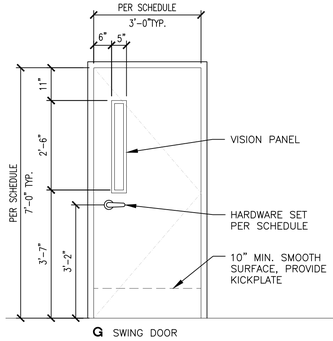


D DOUBLE BIFOLD DOOR



E SWING DOOR WITH LITE

F SWING DOOR WITH LITE AND GRID



G SWING DOOR

DOOR TYPES

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

ABBREVIATIONS:

ALUM	ALUMINUM STOREFRONT
FG	FIBERGLASS
HC	HOLLOW CORE
HM	HOLLOW METAL
PR	PAIR
SC	SOLID CORE
TEMP	TEMPERED
WD	WOOD

ABBREVIATIONS

DOOR SCHEDULE - 1 BEDROOM UNIT

ROOM NAME	DOOR MARK	DOOR TYPE	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR MATL	DOOR GLAZING	FRAME MATL	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FIRE RATING LABEL	HARDWARE SET (SEE SPECS)	THRESHOLD	ROOM ID / SIGNAGE	NOTES
ENTRY DOOR	A101	A	3'-0"	7'-0"	1 3/4"	FG-SC	–	HM	52/A10.41	53/A10.41	⅓ HR	U01	41/A10.40	UNIT # (TBD)	4, 5, 7, 9, 11, 12
WH CLOSET	A102	A	2'-6"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	⅓ HR	08	41/A10.40	–	8, 9, 11
CLOSET	A103	C	2'-8"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U03	–	–	–
BATHROOM	A104	A	3'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U02	41/A10.40	–	–
BEDROOM	A105	A	3'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U02	41/A10.40	–	–
CLOSET	A106	C	4'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	41/A10.40	–	–
WH CLOSET	A107*	A	2'-6"	6'-8"	1 3/4"	WD SC	–	WD	54/A10.41	53/A10.41	1/3 HR	08	41/A10.40	–	9, UNIT B, 8
PATIO	A108**	E	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	–	08	31/A10.40	–	–

DOOR SCHEDULE - 2 BEDROOM UNIT

ROOM NAME	DOOR MARK	DOOR TYPE	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR MATL	DOOR GLAZING	FRAME MATL	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FIRE RATING LABEL	HARDWARE SET (SEE SPECS)	THRESHOLD	ROOM ID / SIGNAGE	NOTES
ENTRY	B101	A	3'-0"	7'-0"	1 3/4"	FG-SC	–	HM	52/A10.41	53/A10.41	⅓ HR	U01	41/A10.40	UNIT # (TBD)	4, 5, 7, 9, 11, 12
WH CLOSET	B102	A	2'-6"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	⅓ HR	U02	41/A10.40	–	8, 9, 11
BATHROOM	B103	A	3'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U02	41/A10.40	–	–
BEDROOM	B104	A	3'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U02	41/A10.40	–	–
BEDROOM	B105	A	3'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U02	41/A10.40	–	–
CLOSET	B106	B	2'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	–	–	UNIT C, UNIT E
CLOSET	B107	B	2'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	–	–	UNIT C, UNIT E
CLOSET	B108	D	5'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	41/A10.40	–	–
CLOSET	B109	C	4'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	41/A10.40	–	–
CLOSET	B110	C	3'-6"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	–	–	UNIT D
PATIO	B111	E	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40 52/A10.40	43/A10.40 53/A10.40	–	08	31/A10.40	–	REFER TO EXT. ELEV. FOR DETAIL REFERENCE

DOOR SCHEDULE - 3 BEDROOM UNITS

ROOM NAME	DOOR MARK	DOOR TYPE	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR MATL	DOOR GLAZING	FRAME MATL	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FIRE RATING LABEL	HARDWARE SET (SEE SPECS)	THRESHOLD	ROOM ID / SIGNAGE	NOTES
ENTRY	C101	A	3'-0"	7'-0"	1 3/4"	FG-SC	–	HM	52/A10.41	53/A10.41	⅓ HR	U01	41/A10.40	UNIT # (TBD)	4, 5, 7, 9, 11, 12
WH CLOSET	C102	A	2'-6"	7'-0"	1 3/4"	HM	–	HM	52/A10.41	53/A10.41	⅓ HR	U02	41/A10.40	–	8, 9, 11
CLOSET	C103	A	2'-6"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U02	–	–	–
BATHROOM	C104	A	3'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U02	41/A10.40	–	–
BEDROOM	C105	A	3'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U02	41/A10.40	–	–
BEDROOM	C106	A	3'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	41/A10.40	–	–
BEDROOM	C107	A	3'-0"	6'-8"	1 3/8"	WD HC	–	HM	21/A10.40	21/A10.40	–	U04	41/A10.40	–	–
BATHROOM	C108	A	3'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	41/A10.40	–	–
CLOSET	C109	D	5'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	–	–	–
CLOSET	C110	C	4'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	U04	–	–	–
CLOSET	C111	D	5'-0"	6'-8"	1 3/8"	WD HC	–	WD	21/A10.40	21/A10.40	–	08	–	–	–
PATIO	C112**	E	3'-0"	7'-0"	1 3/4"	HM	TEMP	HM	42/A10.40	43/A10.40	–	08	31/A10.40	–	–

UNIT DOOR SCHEDULE

NOTES:
* DENOTES INTERIOR WATER HEATER DOOR IN UNIT INSTEAD OF CORRIDOR, SELECT UNITS (BUILDING B ONLY ABOVE MAINTENANCE ROOM). WATER HEATER DOORS IN UNITS TO BE SOLID CORE WITH ACOUSTIC CAULKING AND GASKETING.
** DENOTES DOOR IN PLACE OF WINDOW AT GROUND FLOOR UNITS WITH PATIO.

1. DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS WHEN OCCUPIED.
2. PROVIDE VISION PANEL.
3. PROVIDE 20 MINUTE FIRE RATED LOUVER.
4. PROVIDE DOOR VIEWER.
5. ROOM NAME/NUMBER TO BE DETERMINED. PROVIDE SIGN FROM HORIZON SIGN FAMILY, WHITE WITH BLACK BOTTOM, BY "WE BUILD SIGNS" OR APPROVED EQUAL. PROVIDE SIGNAGE SUBMITTAL FOR ALL ROOM NAMES/NUMBERS. TO BE APPROVED BY OWNER AND/OR ARCHITECT.
6. PANIC HARDWARE NOT REQUIRED BY CODE AT THIS DOOR. ANTICIPATED OCCUPANT LOAD AT SPACE IS LESS THAN 50.
7. PROVIDE DOOR BELL AT 48" MAX A.F.F. CONNECTED TO PERMANENT WIRING AT UNIT ENTRY DOORS.
8. PROVIDE SIGNAGE AT INSIDE OF DOOR STATING "NO STORAGE PERMITTED CFC 315.3.3 PER FIRE MARSHALL". SIGNS SHALL BE 1-INCH WHITE LETTERS ON A RED BACKGROUND.
9. THIS DOOR SHALL HAVE 20 MINUTE FIRE RATED GLAZING MARKED "D-20" PER CBC TABLE 716.1(1) & TABLE 716.1(2).
10. THIS DOOR SHALL HAVE 45 MINUTE FIRE RATED GLAZING MARKED "D-H-T-45" PER CBC TABLE 716.1(1) & 716.1(2).
11. PROVIDE A CLOSER AT THIS DOOR, 5 LBS. MAX. PRESSURE OPENING FORCE.

GENERAL NOTES:
- REFER TO 32/8.10 FOR ADDITIONAL GENERAL DOOR NOTES.
- SEE SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE.
- PROVIDE LEVER-OPERATED HARDWARE AT GATES THAT MEETS ACCESSIBILITY REQUIREMENTS OUTLINED IN GENERAL DOOR NOTES 32/A8.10
- AT ALL FIRE RATED DOORS, 716.2.2.1 DOOR ASSEMBLIES IN CORRIDORS AND SMOKE BARRIERS. FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED IN CORRIDOR WALLS OR SMOKE BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH TABLE 716.1(2) SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL10C WITHOUT THE HOSE STREAM TEST. 716.2.2.2 DOOR ASSEMBLIES IN OTHER FIRE PARTITIONS. FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED IN OTHER FIRE PARTITIONS HAVING A FIRE-RESISTANCE RATING OF 0.5 HOUR IN ACCORDANCE WITH TABLE 716.1(2) SHALL BE TESTED IN ACCORDANCE WITH NFPA 252, UL 10B OR UL 10C WITH THE HOSE STREAM TEST. 716.2.2.3 DOORS IN INTERIOR EXIST STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS. FIRE DOOR ASSEMBLIES IN INTERIOR EXIT STAIRWAYS AND RAMPS AND EIST PASSAGEWAYS SHALL HAVE A MAXIMUM TRANSMITTED TEMPERATURE RISE OF NOT MORE THAN 450°F (250°C) ABOVE AMBIENT AT THE END OF 30 MINUTES OF STANDARD FIRE TEST EXPOSURE. 716.2.6.1 DOOR CLOSING. FIRE DOORS SHALL BE LATCHING AND SELF- OR AUTOMATIC-CLOSING IN ACCORDANCE WITH THIS SECTION.

DOOR SCHEDULE NOTES

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
UNIT DOOR SCHEDULE + TYPES

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A8.01

GENERAL NOTES:

1. FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET T1.0.
2. VERIFY ALL DOOR TYPES WITH OWNER/ARCHITECT.
3. SEE PLANS FOR DOOR SWING DIRECTION AND OPERATION.
4. CONTRACTOR TO VERIFY ALL DOOR QUANTITIES.
5. SCHEDULE DIMENSIONS REFER TO TOTAL FRAME OPENING. AT LEAST ONE DOOR LEAF SHALL BE MIN. 36–INCHES WIDE. VERIFY ROUGH OPENING WITH MANUFACTURER.
6. STEEL DOORS AND FRAMES SHALL BE MIN. 18 GAUGE.
7. ALL HOLLOW METAL DOOR FRAMES SHALL BE 18 GAUGE HOLLOW METAL BY TIMELY OR EQUIVALENT, PRE–FINISHED STEEL DOOR FRAME. COLOR SHALL BE BROWNTONE. PROVIDE SUBMITTAL FOR APPROVAL.
8. DOORS SHALL HAVE WELDED CAP SEAL AND SEAMLESS WELDED VERTICAL EDGES.
9. EGRESS DOORS (TYPE H) SHALL HAVE A VISION PANEL ON LOCK SIDE WITH INSULATED GLAZING UNITS. GLAZING FOR INTERIOR DOOR VISION PANELS SHALL BE 1/4" THICK CLEAR GLASS, TEMPERED.
10. FRAME DEPTHS SHALL BE DETERMINED BY THE CONTRACTOR BASED UPON WIDTH OF WALL CONDITION AT EACH OPENING.
11. VERIFY THAT HARDWARE SPECIFIED ARE COMPATIBLE WITH DOOR MATERIALS PRIOR TO SHOP DRAWING SUBMITTAL.
12. THE ARCHITECT AND OWNER SHALL APPROVE ALL DOOR HARDWARE AND DOOR SHOP DRAWINGS PRIOR TO ORDERING OF MATERIALS. INSTALLER IS RESPONSIBLE FOR OBTAINING APPROVAL ON THE SHOP DRAWINGS.
13. COORDINATE ALL DOOR HARDWARE WITH SECURITY SUBCONTRACTOR PRIOR TO DOOR INSTALLATION OR ORDER.
14. CONTRACTOR TO CONSULT WITH A CERTIFIED DOOR HARDWARE CONSULTANT FOR DOOR HARDWARE SUBMITTAL.
15. ANCHOR NEW HOLLOW METAL DOOR FRAMES TO WOOD STUD CONSTRUCTION WITH WELDED STRAP ANCHORS BY FRAME MANUFACTURER AT 24" OC AND 8" MAX. FROM ENDS. ATTACH EACH ANCHOR TO STUDS WITH (2) WOOD SCREWS WITH 2" MIN. EMBEDMENT.
16. ALL EXTERIOR DOORS TO HAVE FULL PERIMETER WEATHER STRIPPING.
17. HINGES TO BE HAGAR HEAVY DUTY, 4 INCH, BALL BEARING, SATIN CHROME FINISH OR APPROVED EQUAL.
18. EXTERIOR HINGES TO HAVE NON–REMOVABLE PINS.
19. PROVIDE PEMKO THERMAL BARRIER THRESHOLDS AT ALL EXTERIOR HINGED DOORS WITH PEMKO DOOR SHOE 216AV OR EQUIVALENT.

CODE REQUIREMENTS:

1. ALL DOORS TO COMPLY WITH 2019 CBC SECTION 11B–404. ALL EGRESS DOORS TO COMPLY WITH SECTION 1010. ALSO SEE 12/A10.10.
2. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
3. ALL EGRESS DOORS SHALL BE A MINIMUM SIZE OF 3'–0" x 6'–8". MAXIMUM LEAF WIDTH IS 4'–0".
4. THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
5. THRESHOLDS SHALL BE ½" HIGH MAXIMUM AND SHALL COMPLY WITH CALIFORNIA BUILDING CODE SECTION 11B–404.2.5. SEE 11/A10.10 AND DETAILS ON SHEET A10.10.
6. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
7. ALL HARDWARE TO MEET CALIFORNIA BUILDING CODE SECTION 11B–404.2.7.
8. HARDWARE SUBSTITUTIONS MAY BE MADE UPON ARCHITECT'S APPROVAL.
9. PROVIDE SELF CLOSER AND ADA COMPLIANT HARDWARE AT EXTERIOR DOORS AND UNIT ENTRY DOORS. PROVIDE PANIC HARDWARE WHERE INDICATED.
10. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
11. LEVER–OPERATED MECHANISMS, PUSH–TYPE MECHANISMS, AND U–SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
12. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. OPENABLE IN A SINGLE ACTION WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
13. MOUNT HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE BETWEEN 34" – 44" ABOVE THE FINISHED FLOOR. 11B–404.2.7
14. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
15. THE MAXIMUM FORCE REQUIRED TO ACTIVATE OPERABLE PARTS FOR PUSHING OR PULLING OPEN A DOOR SHALL COMPLY WITH 11B–404.2.9 AS FOLLOWS:
    (1) EXTERIOR HINGED DOORS: 5 lbf. MAX.
    (2) INTERIOR HINGED DOORS: 5 lbf. MAX.
    (3) SLIDING OR FOLDING DOORS: 5 lbf.
16. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.
17. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS.
18. ALL GLASS ADJACENT TO DOORS OR WITHIN 18" OF THE FINISH FLOOR REQUIRE TEMPERED GLAZING (PER CBC SECTION 2604.4).
19. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE SECTION 1010.1.9.

GENERAL DOOR NOTES

SCALE: NTS

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GLAZING NOTES

1. PROVIDE MILGARD TRINSIC V300 SERIES WINDOWS WITH GRID PATTERN WHERE INDICATED BY WINDOW TYP. EXTERIOR FRAME TO BE DARK BRONZE AND INTERIOR FRAME TO BE WHITE.
2. WINDOW TYPE E TO BE HOLLOW METAL FRAME AT INTERIOR COMMUNITY CENTER, TIMELY OR EQUIVALENT, WITH MINIMUM STC RATING OF XX, PROVIDE WHITE FRAME
3. WINDOW TYPE F – H TO BE ALUMINUM STOREFRONT IN DARK BRONZE.
4. PROVIDE MINIMUM U–FACTOR PER TITLE 24 REPORTS.
5. SECTION 2406: SAFETY GLAZING IS REQUIRED IN HAZARDOUS LOCATIONS. HAZARDOUS LOCATIONS INCLUDE:
   5.1. GLAZING IN DOORS.
   5.2. GLAZING ADJACENT TO DOORS WITHIN A 24" ARC OF THE VERTICAL EDGE OF A DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE.
   5.3. GLAZING IN GUARDS AND RAILINGS.
   5.4. GLAZING IN WALLS OR ENCLOSURES THAT CONTAIN BATHTUBS OR SHOWERS THAT IS LESS THAN 60" A.F.F.
6. EACH PANE OF SAFETY GLAZING SHALL BE IDENTIFIED BY A PERMANENT MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES.
7. GLAZING IN REQUIRED 1HR FIRE PARTITIONS OR FIRE BARRIERS MUST BE ¾HR WITH GLAZING MARKED WITH "OH–45" OR "W–60". (TABLE 716.1(3))
8. FOR HM FRAME ANCHORING, REFER TO DETAIL 34/A10.40.
9. FOR WINDOW AND DOOR FLASHING, REFER TO DETAIL 11/A10.40.
10. WINDOWS SHALL BE A MINIMUM TESTED ASSEMBLY OF OITC 27 (STC 28) PER ACOUSTICAL ANALYSIS REPORT DATED MARCH 29, 2021 COMPLETED BY 45dB ACOUSTICS.

WINDOW TYPES + GLAZING NOTES

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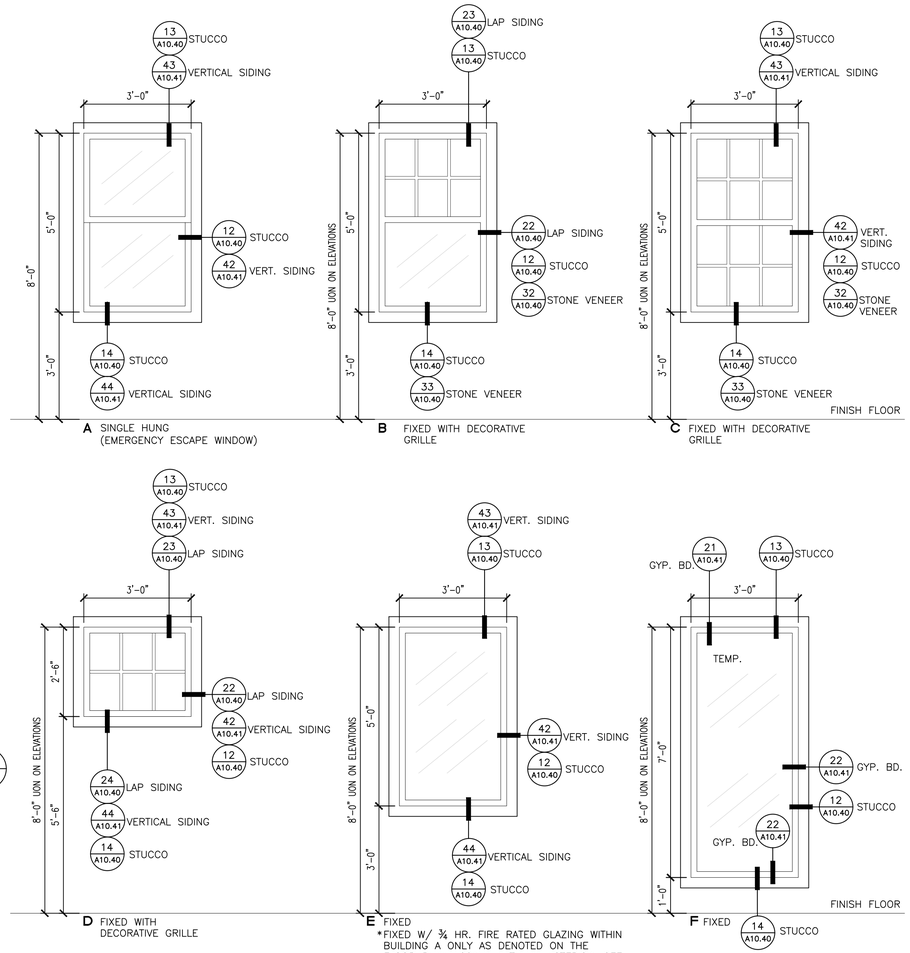

NOTE:
1. SEE DETAIL 11/A10.40 FOR WINDOW AND DOOR FLASHING. PROVIDE RAIN BUSTER – LEAK FREE WINDOW FLASHING BY CERTIFIED INSTALLER.
2. ALL WINDOWS TO HAVE INTEGRAL COLOR AND 30 YEAR WARRANTY.
3. ALL EXTERIOR OPERABLE WINDOWS TO RECEIVE INSECT SCREEN, PUREVIEW MESH.U

WINDOW TYPES

SCALE: 1/2" = 1'–0"

14

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LICENSED 10808 EXP. 9–30–25 STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE

WINDOW SCHEDULE

OWNER

PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

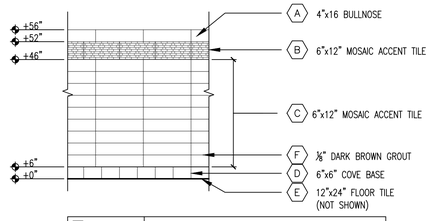
A8.10

FINISH SCHEDULE

BLDG	ROOM NAME	FLOORING	BASE	WAINSCOT	WALL	CEILING	NOTES
A+B	MAINTENANCE ROOM	CONCRETE	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	1, 2
A+B	FIRE RISER	CONCRETE	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	–
A	COMMUNITY CENTER	VINYL PLANK FLOORING (7)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	TBAR, PAINT (8)	3, 7
A+B	STORAGE	VINYL PLANK FLOORING (7)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	3, 7
A	LEARNING CENTER	VINYL PLANK FLOORING (7)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	TBAR, PAINT (8)	3, 7
A	LOBBY	VINYL PLANK FLOORING (7)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	TBAR, PAINT (8)	3, 7
A+B	CORRIDOR	VINYL PLANK FLOORING (7)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	3, 4
A+B	STAIRS	VINYL PLANK FLOORING (7)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	3, 7
A	WOMEN'S	CERAMIC TILE	6" COVED TILE	CERAMIC TILE (9)	PAINT (8)	PAINT (8)	3, 4
A	MEN'S	CERAMIC TILE	6" COVED TILE	CERAMIC TILE (9)	PAINT (8)	PAINT (8)	3, 4
A+B	UTILITY	CONCRETE	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	1, 2
A	PROPERTY MANAGER	VINYL PLANK FLOORING (7)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	–
A	OFFICE	VINYL PLANK FLOORING (7)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	–
A+B	JANITORIAL	SHEET VINYL (5)	6" FLASH COVE	–	PAINT (8)	PAINT (8)	5,11
A	DATA	VINYL PLANK FLOORING (7)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	3, 4
A+B	LAUNDRY	SHEET VINYL (5)	6" FLASH COVE	–	PAINT (8)	PAINT (8)	5

FINISH SCHEDULE - UNITS

ROOM NAME	FLOORING	BASE	WAINSCOT	WALL	CEILING	NOTES
LIVING ROOM	VINYL PLANK FLOORING (6)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	6
KITCHEN	VINYL PLANK FLOORING (6)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	6
BATHROOM	SHEET VINYL (5)	6" FLASH COVE	–	PAINT (8)	PAINT (8)	5
HALL	VINYL PLANK FLOORING (6)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	6
HALL CLOSET	VINYL PLANK FLOORING (6)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	6
BEDROOM	VINYL PLANK FLOORING (6)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	6
CLOSET	VINYL PLANK FLOORING (6)	4" RUBBER TOP SET COVED (9)	–	PAINT (8)	PAINT (8)	6
WH CLOSET	SHEET VINYL (5)	6" FLASH COVE	–	PAINT (8)	PAINT (8)	6



X SYMBOL	MATERIAL
A	EMSER LOGIC BONE GLOSS, 4"x16" W/ BULL ON 16"
B	EMSER INFINITY TIME, MOSAIC TILE CUT TO 6"x12"
C	EMSER LOGIC BONE GLOSS 4"x16" STACKED FIELD
D	EMSER LOGIC BONE GLOSS 6"x6" COVE BASE
E	ESPLANADE PASS, 12"x24" FLOOR TILE
F	⅛" DARK BROWN GROUT

CERAMIC TILE PATTERN

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

NOTES:

1. COVE BASE THAT IS INSTALLED OVER CONCRETE FLOOR IS TO BE PROPERLY INSTALLED SLIM-FOOT, PROVIDING A SMOOTH JUNCTURE BETWEEN THE FLOOR AND WALL
2. EXPOSED CONCRETE FLOOR TO BE PROPERLY SEALED WITH USDA OR FDA COMPLIANT SEALER.
3. PROVIDE EMSER LOGIC BONE GLOSS 6"x6" TILE COVE BASE.
4. PROVIDE EMSER ESPLANADE PASS, 12"x24" FLOOR TILE.
5. MANNINGTON COMMERCIAL SHEET VINYL FLOORING, TERRENE-SANDSTONE-18027, 6" FLASH COVE UP WALL.
6. MANNINGTON VINYL PLANK FLOORING, RUM CHEERY, W118, 12 MIL.
7. MANNINGTON VINYL PLANK FLOORING, RUM CHERRY, W118, 20 MIL.
8. SHERWIN WILLIAMS EGGSHELL, SW7626 ZURICH WHITE, AT INTERIOR WALLS AND CEILINGS PER SCHEDULE. PROVIDE SEMI-GLOSS AT INTERIOR DOORS, JAMBS AND TRIM. PROVIDE BULLNOSE CORNERS AND CATS PAW FINISH.
9. 4" RUBBER BASE, VPI 23 SAHARA.
10. SEE DETAIL 34 THIS SHEET FOR TILE WAINSCOT PATTERN.
11. PROVIDE STAINLESS STEEL PANEL AT MOP SINK TO 4'AFF

FINISH SCHEDULE

REFERENCE FINISH SCHEDULE NOTES AS IDENTIFIED BY NUMBER.

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REGISTERED ARCHITECT
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LICENSED 29808
EXP. 9-30-25
STATE OF CALIFORNIA

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APN: 137-200-087

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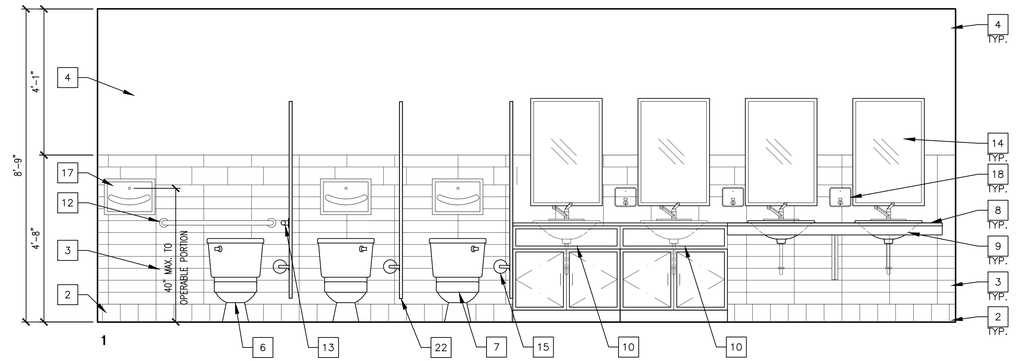
A8.20



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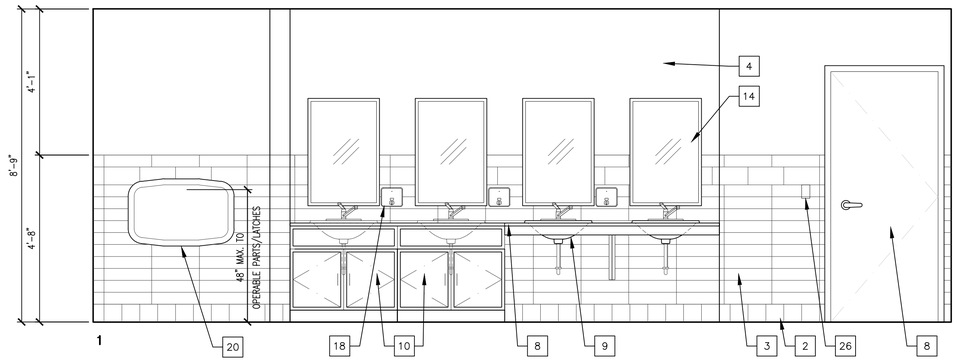

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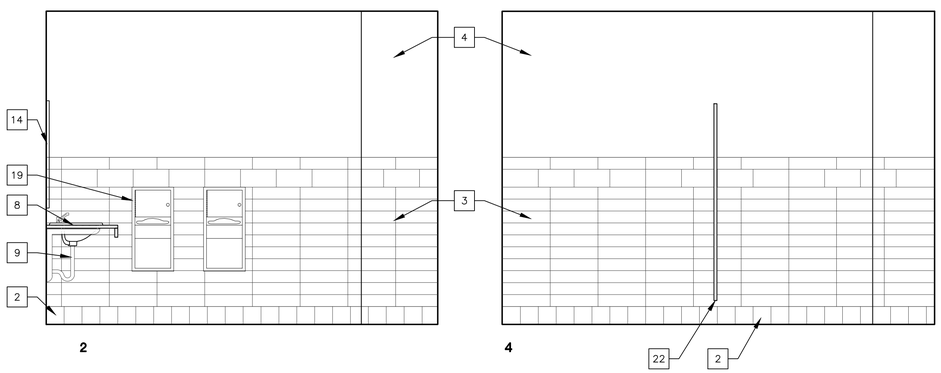

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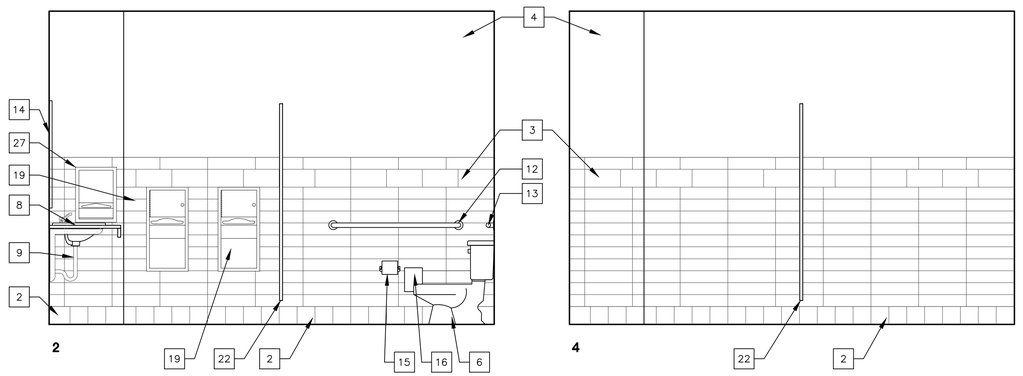

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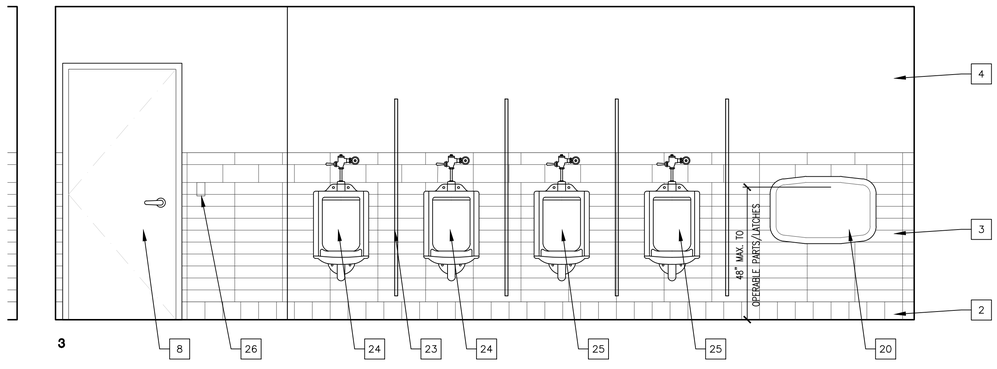

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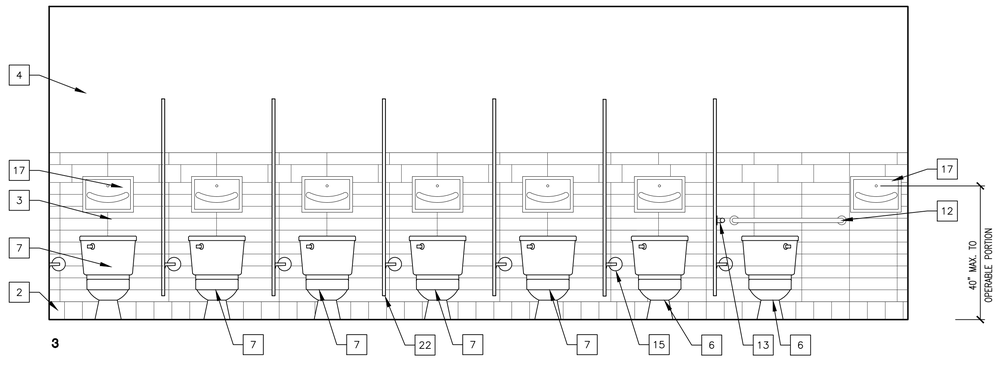

3

MENS INTERIOR ELEVATIONS

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

33

WOMENS INTERIOR ELEVATIONS

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

13

KEYNOTES

1. DOOR WITH REQUIRED MANEUVERING CLEARANCE, TYP. SEE SCHEDULE ON SHEET A8.0.
2. TILE FLOOR FINISH WITH 6" COVE BASE, SLOPE TO DRAIN. SEE A8.2.
3. TILE WAINSCOT. INSTALL TO A HEIGHT OF +54" A.F.F., ALL WALLS. SEE SHEET 34/A8.2.
4. PROVIDE WATER RESISTANT GYPBD. PAINT PER SCHEDULE.
5. VANITY LIGHT FIXTURE, SEE ELECTRICAL.
6. PROVIDE ACCESSIBLE WATER CLOSET, SEE PLUMBING SHEETS.
7. PROVIDE WATER CLOSET. SEE PLUMBING FIXTURE SCHEDULE.
8. SOLID SURFACE COUNTER TOP WITH 4" BACKSPASH, HIMACS VANILLA SUGAR.
9. PROVIDE UNDERMOUNT LAVATORY, HIMACS SINGLE VANITY #1612 IN ARCTIC WHITE. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B-606.5. REFER TO DETAIL 42/A10.11
10. PROVIDE LOCKABLE BASE CABINET.
11. WALL MOUNTED ACCESSIBLE LAVATORY, ZURN Z5344-920-1-07-E6-0.
12. PROVIDE STAINLESS STEEL 36" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806x36. SEE DETAIL 43/A10.10.
13. PROVIDE STAINLESS STEEL 42" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806x42. SEE DETAIL 43/A10.10.
14. PROVIDE 24"x36" MIRROR, CENTER ON SINK, INSTALL AT MAXIMUM +40" A.F.F. TO REFLECTIVE SURFACE. SECURE TO CONCEALED WALL HANGER WITH THREF-RESISTANT MOUNTING. BOBRICK B-165-2436. SEE DETAIL 14/A10.10.
15. PROVIDE SURFACE MOUNTED TOILET TISSUE DISPENSER. BOBRICK B-4288.
16. PROVIDE SURFACE MOUNTED SANITARY NAPKIN DISPOSAL, BOBRICK B-270.
17. PROVIDE STAINLESS STEEL RECESSED TOILET SEAT COVER DISPENSER. BOBRICK B-301.
18. WALL MOUNTED SOAP DISPENSER. BOBRICK B-2111. 40" MAXIMUM TO OPERABLE PARTS.
19. RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTICLE. BOBRICK B-3699. 40" MAXIMUM TO OPERABLE PARTS.
20. HORIZONTAL SURFACE MOUNTED BABY CHANGING STATION. KOALA KB200.
21. PROVIDE STAINLESS STEEL COAT HANGER AT INTERIOR SURFACE OF DOOR, MOUNT AT +48" A.F.F. BOBRICK B-6827.
22. FLOOR MOUNTED TOILET PARTITION, HDPE WITH STAINLESS STEEL SHOES AND HARDWARE. HINY HIDERS OR APPROVED EQUAL.
23. PROVIDE WALL MOUNTED HDPE URINAL SCREEN.
24. PROVIDE ACCESSIBLE URINAL.
25. PROVIDE URINAL.
26. INDICATES SWITCH COVER. MOUNT TO ALIGN WITH TILE AS SHOWN, BUT NO MORE THAN 48" A.F.F.
27. RECESSED PAPER TOWEL DISPENSER. BOBRICK B-359. 40" MAXIMUM TO OPERABLE PARTS

NOTE: SEE 14/A10.10 FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS

14

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BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

INTERIOR ELEVATIONS

OWNER

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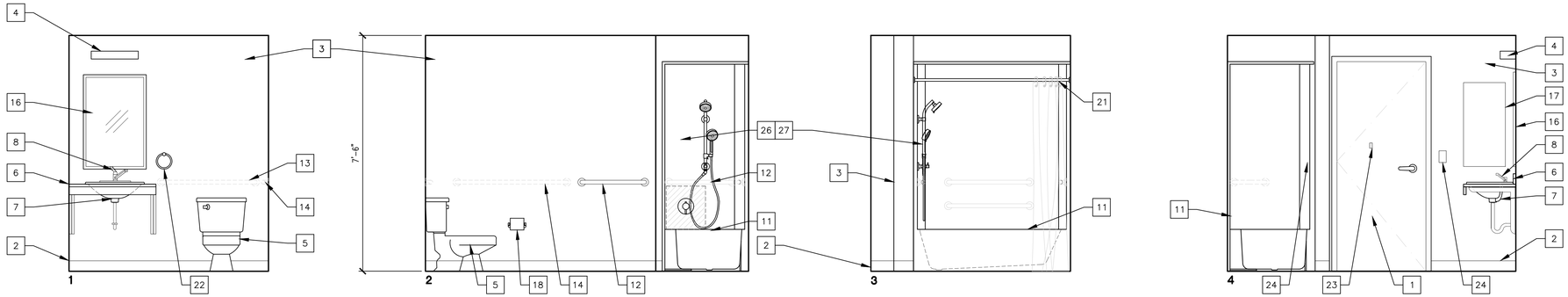
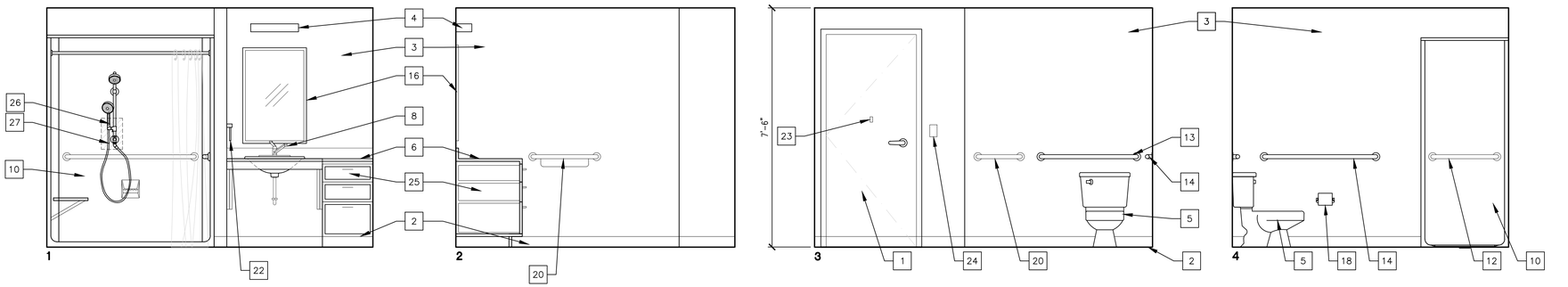


ACCESSIBLE/ADAPTABLE TOILET ROOM - 1 BEDROOM/3 BEDROOM UNIT - INTERIOR ELEVATIONS

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

21



ACCESSIBLE/ADAPTABLE TOILET ROOM - 2 BEDROOM/3 BEDROOM UNIT - INTERIOR ELEVATIONS

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

22

1. DOOR WITH REQUIRED MANEUVERING CLEARANCE, TYP. SEE SCHEDULE ON SHEET A8.0.
2. SHEET VINYL FLOOR FINISH WITH 6" FLASH COVE BASE. SEE A8.2.
3. PROVIDE WATER RESISTANT GYPBD. PAINT PER SCHEDULE.
4. VANITY LIGHT FIXTURE, SEE ELECTRICAL.
5. PROVIDE ACCESSIBLE WATER CLOSET, SEE PLUMBING SHEETS.
6. SOLID SURFACE COUNTER TOP WITH 4" BACKSPASH, HIMACS VANILLA SUGAR.
7. PROVIDE UNDERMOUNT LAVATORY, HIMACS SINGLE VANITY #1612 IN ARCTIC WHITE. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B-606.5. SEE DETAIL 22/A10.70
8. PROVIDE LEVER OPERATED FAUCET, MOEN CHATEAU SINGLE HANDLE BRUSHED CHROME L4621BN WITH AERATOR 216721. REFER TO DETAIL 42/A10.11
9. NOT USED
10. PROVIDE ROLL-IN SHOWER WITH REQUIRED GRAB BARS AND FOLDING SEAT, FIBER CARE HES62-31 ADA EQUIPPED. SEE DETAIL 24/A10.11.
11. PROVIDE COMBO TUB/SHOWER UNIT, FIBER CARE ET60-30HC. ADA EQUIPPED NOT REQUIRED AT ADAPTABLE UNITS - PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION. SEE DETAIL 12/A10.11 FOR ADA COMPLIANCE.
12. PROVIDE STAINLESS STEEL 24" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806X24. (11B-604.5.2 EXCEPTION 1.)
13. PROVIDE STAINLESS STEEL 36" SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806X36. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
14. PROVIDE STAINLESS STEEL 42" MIN. SURFACE MOUNTED GRAB BAR, INSTALL AT +34" AFF. BOBRICK B-5806X42. SEE DETAIL 43/A10.10. FOR ADAPTABLE UNITS, INSTALL BLOCKING ONLY, SEE DETAIL 42/A10.11
15. GRAB BAR NOT REQUIRED IN ADAPTABLE UNIT. PROVIDE BLOCKING IN WALL FOR FUTURE INSTALLATION.
16. PROVIDE 24"x36" MIRROR, CENTER ON SINK, INSTALL AT MAXIMUM +40" A.F.F. TO REFLECTIVE SURFACE. SECURE TO CONCEALED WALL HANGER WITH THREF-RESISTANT MOUNTING. BOBRICK B-165-2436. SEE DETAIL 14/A10.10.
17. PROVIDE RECESSED MEDICINE CABINET, ZACA SPACECAB REGULUS FLOAT PLATE 11-2-26-32. BOTTOM SHELF MUST BE NO HIGHER THAN 44" A.F.F.
18. TOILET TISSUE DISPENSER. MOEN LR2352DBN BRUSHED NICKEL.
19. PROVIDE COMBO GRAB/TOWEL BAR AT +34" A.F.F., MOEN LR2350DBN BRUSHED NICKEL.
20. PROVIDE TOWEL BAR, 16", MOEN R8716D1G BRUSHED NICKEL, AT +34" A.F.F. (+40" MAX).
21. PROVIDE CURVED SHOWER BAR, MOEN CSR21608N BRUSHED NICKEL.
22. PROVIDE TOWEL RING, MOEN YB8086SN SATIN NICKEL.
23. PROVIDE ROBE HOOK, MOEN YB8003SN SATIN NICKEL, AT INTERIOR SURFACE OF DOOR, MOUNT AT +48" A.F.F.
24. INDICATES SWITCH COVER. MOUNT TO ALIGN WITH TILE AS SHOWN, BUT NO MORE THAN 48" A.F.F.
25. PROVIDE BASE CABINET WITH DRAWERS AS SHOWN.
26. PROVIDE SHOWERHEAD, LEVER AND FAUCET. MOEN TL183EPBC.
27. PROVIDE SHOWERHEAD AND LEVER.

NOTE:

- SEE 14/A10.10 FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS
- ALL GROUND FLOOR UNITS TO RECEIVE ROLL IN SHOWERS, ALL 2ND AND 3RD FLOOR UNITS TO RECEIVE BATHTUB (ADAPTABLE).

KEYNOTES

14

RA ARCHITECTS & ENGINEERS

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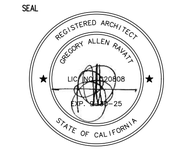
REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023
ADDENDUM #2	5	04.05.2022

SEAL



PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

INTERIOR ELEVATIONS

OWNER

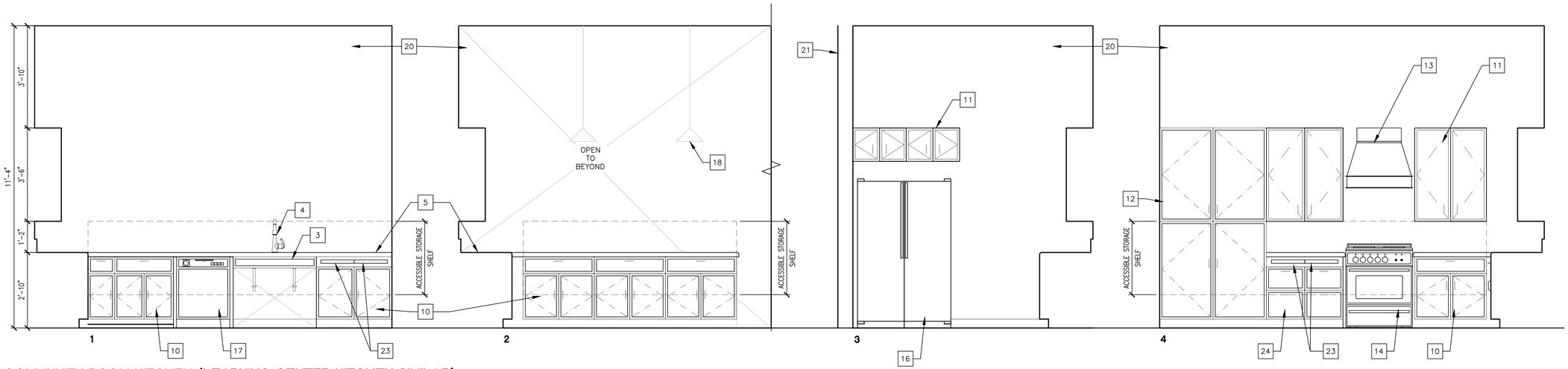
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

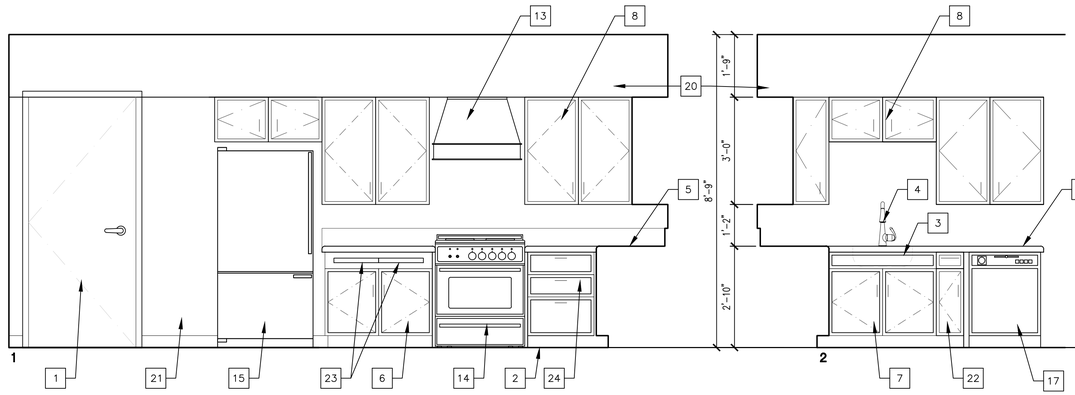
A9.1



COMMUNITY ROOM KITCHEN (LEARNING CENTER KITCHEN SIMILAR)

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

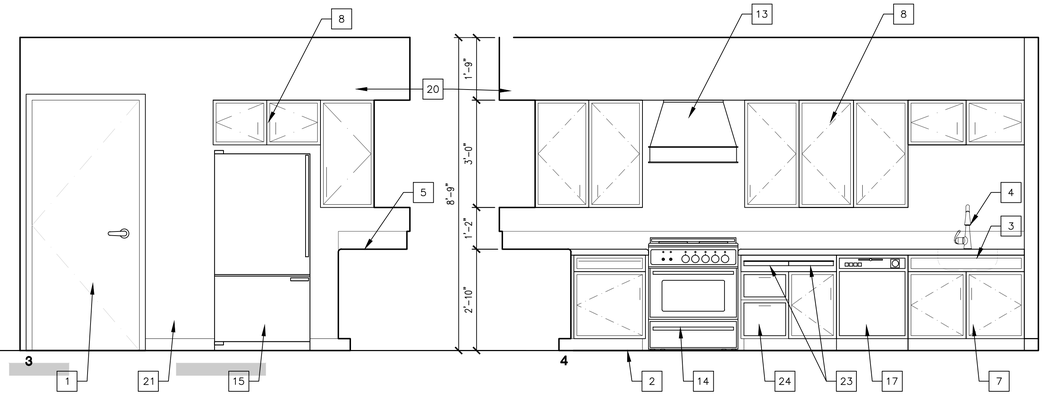
11



2 BEDROOM KITCHEN INTERIOR ELEVATIONS

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

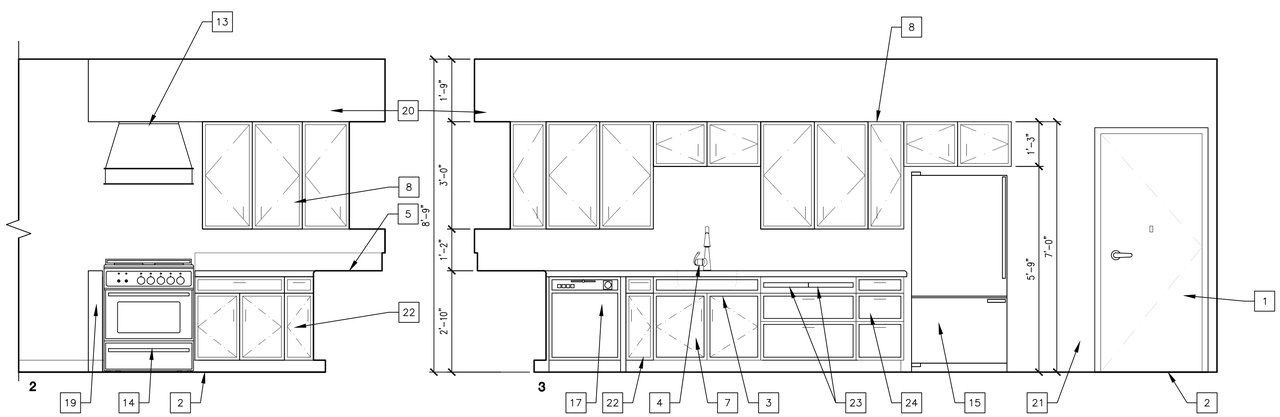
33



1 BEDROOM KITCHEN INTERIOR ELEVATIONS

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

13



3 BEDROOM KITCHEN INTERIOR ELEVATIONS

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

34

1. CASED OPENING PER DOOR SCHEDULE.
2. FLOOR FINISH WITH WALL BASE. SEE A8.2.
3. STAINLESS STEEL DOUBLE BASIN SINK, MOEN GS182154Q OR APPROVED EQUAL. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B-606.5, SEE PLUMBING SHEETS. REFER TO 22/A10.70
4. PROVIDE LEVER OPERATED FAUCET, MOEN 67425EP-BC. REFER TO 42/A10.11
5. SOLID SURFACE COUNTER TOP WITH 6" BACKSPASH, HIMACS VANILLA SUGAR, +34" A.F.F.
6. +34" BASE CABINET
7. REMOVABLE BASE CABINET. PROVIDE FLOOR FINISH TO WALL.
8. PROVIDE UPPER CABINETS.
9. PROVIDE FULL HEIGHT CABINET WITH SHELVING.
10. PROVIDE LOCKABLE BASE CABINETS.
11. PROVIDE LOCKABLE UPPER CABINETS.
12. PROVIDE LOCKABLE FULL HEIGHT CABINETS.
13. PROVIDE 36" WIDE RANGE HOOD, WHITE.
14. PROVIDE 30" WIDE ADA COMPLIANT ELECTRIC RANGE, WHITE. RANGE AND OVEN CONTROLS TO BE WITHIN OPERABLE REACH AND DO NOT REQUIRE USERS TO REACH OVER HOT SURFACES. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
15. PROVIDE REFRIGERATOR, 18 CU FT, WHITE, ENERGY STAR COMPLIANT.
16. PROVIDE 28 CU FT FRENCH DOOR REFRIGERATOR, WHITE, ENERGY STAR COMPLIANT.
17. PROVIDE 24" WIDE DISHWASHER, WHITE.
18. LIGHT FIXTURE PER ELECTRICAL.
19. PARTIAL HEIGHT END WALL PER PLAN.
20. SOFFIT.
21. WALL PER PLAN.
22. PROVIDE 33" CORNER BASE CABINET. PROVIDE LAZY SUSANS FOR ACCESSIBLE UNITS, OPTIONAL IN ADAPTABLE UNITS.
23. 30" WORKSPACE AT CABINET. PROVIDE (2) 15" PULL OUT BREADBOARDS (§1133A4.1 EXCEPTION 2).
24. PROVIDE BASE CABINET WITH DRAWERS

KEYNOTES

12

RA ARCHITECTS & ENGINEERS

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SEAL

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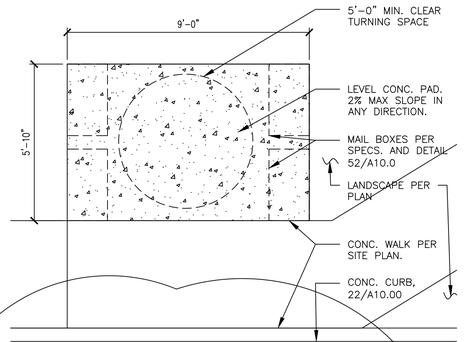
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A9.2



CONC. PAD AT MAIL BOXES

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

51

NOTE:

1. PER CBC SECTION 11B-228.2, WHERE MAIL BOXES ARE PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT, MAIL BOXES COMPLYING WITH SECTION 11B-309 SHALL BE PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT REQUIRED TO PROVIDE MOBILITY FEATURES COMPLYING WITH SECTIONS 11B-809.2 THROUGH 11B-809.4 AND ADAPTABLE FEATURES COMPLYING WITH SECTIONS 11B-809.6 THROUGH 11B-809.12
2. OPERABLE PARTS TO REQUIRE NO TIGHT GRASPING, PITCHING OR TWISTING OF THE WRIST AND THE FORCE REQUIRED TO ACTIVE OPERABLE PARTS SHALL BE 5 POUNDS.

ACCESSIBLE/ADAPTABLE MAILBOX

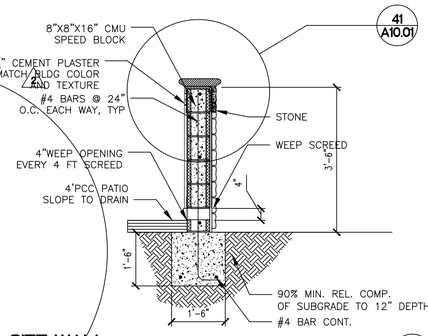
SCALE: 1/2" = 1'-0"

52

SITE WALL

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

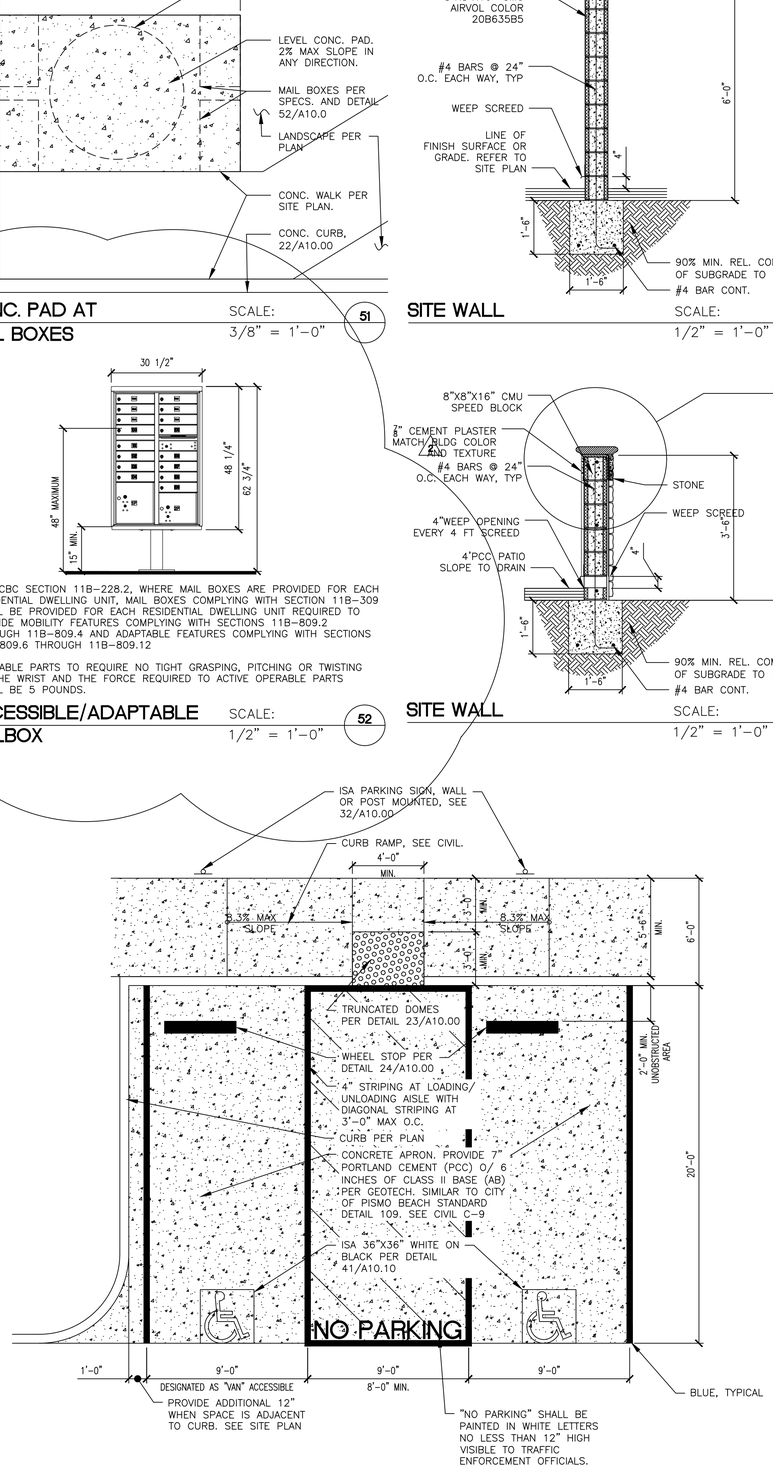
41



SITE WALL

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

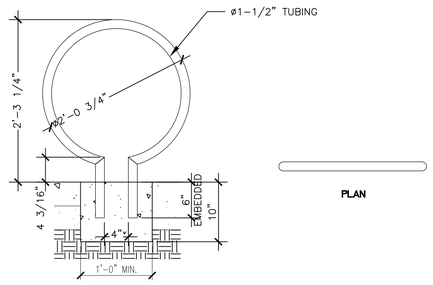
42



TYPICAL ACCESSIBLE PARKING SPACES

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

44

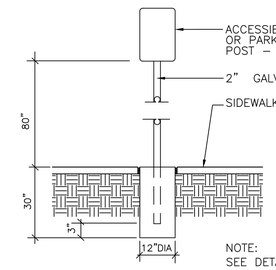


NOTE: RING, LANDSCAPE FORMS, STAINLESS STEEL OR APPROVED EQUAL.
INSTALL PER MANUFACTURER SPECIFICATIONS

BIKE RACK

SCALE: 1" = 1'-0"

31

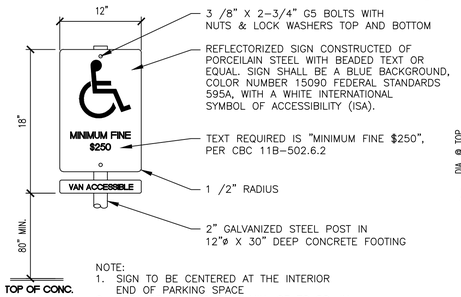


NOTE:
SEE DETAIL 33/A10.00

ACCESSIBLE SIGN POST BASE

SCALE: NTS

32

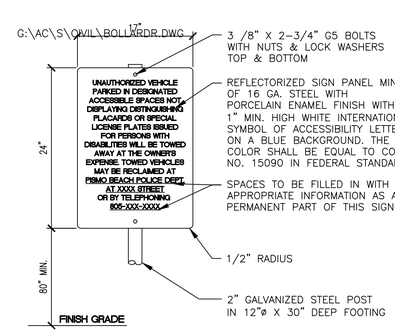


NOTE:
1. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
2. AREA OF SIGN TO BE A MIN. OF 70 SQ. IN.
3. DESIGNATE FOR "VAN ACCESSIBLE" WHERE APPROPRIATE

ACCESSIBLE PARKING SIGN

SCALE: N.T.S.

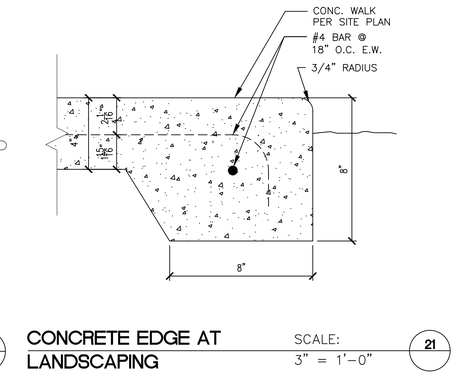
33



ACCESSIBLE SITE ENTRY SIGNAGE

SCALE: N.T.S.

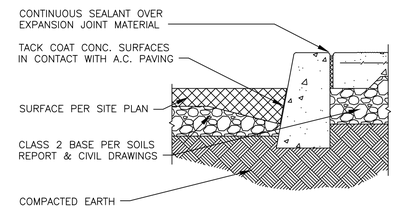
34



CONCRETE EDGE AT LANDSCAPING

SCALE: 3" = 1'-0"

21

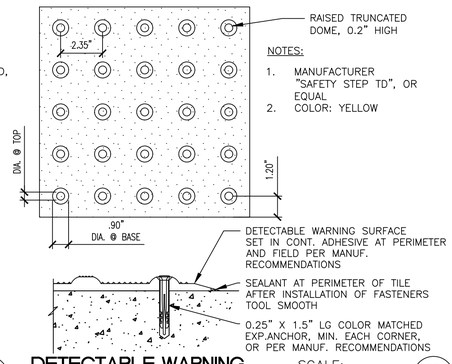


NOTES:
1. SACK FINISH ALL VERTICAL CONCRETE SURFACES SMOOTH. ALL FLAT WORK/WALKING SURFACES SHALL HAVE A NON-SLIP MEDIUM BROOM FINISH (U.N.O.)
2. INSTALL ½" FIBER EXPANSION JOINTS IN ALL CURBS AT 25'-0" O.C. MAX, AND AT ALL CURVES, TANGENTS, AND CORNERS
3. REBAR SHALL BE CONTINUOUS THROUGH EXPANSION JOINTS IN CURBS
4. CONSTRUCT CURB PER CIVIL DRAWINGS

CURB TO SIDEWALK

SCALE: 1" = 1'-0"

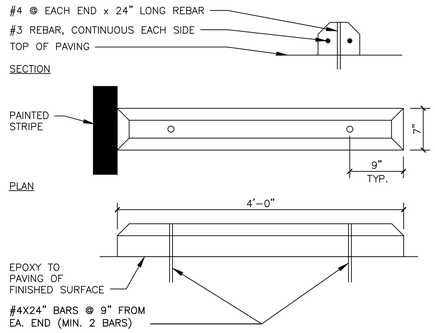
22



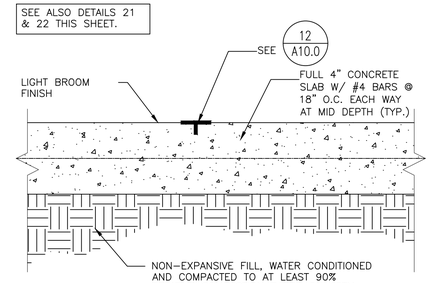
DETECTABLE WARNING

SCALE: 3" = 1'-0"

23



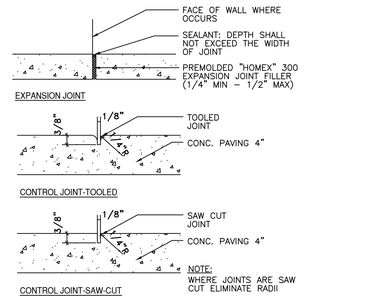
SEE ALSO DETAILS 21 & 22 THIS SHEET.



EXTERIOR CONCRETE PAVING

SCALE: 3" = 1'-0"

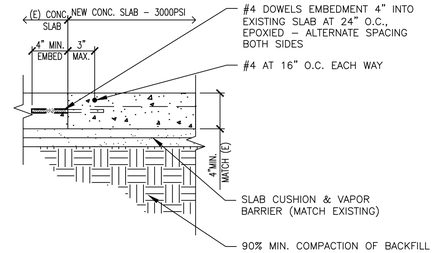
11



CONCRETE SLAB JOINTS

SCALE: NTS

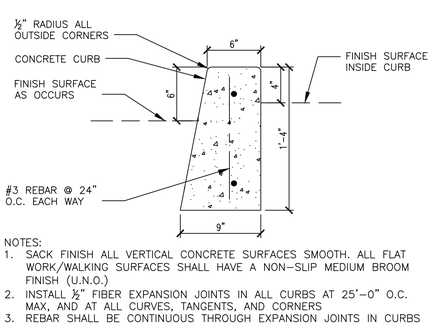
12



CONNECTION OF (E) CONC. TO (N) CONC. SLAB

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

13



NOTES:
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3. REBAR SHALL BE CONTINUOUS THROUGH EXPANSION JOINTS IN CURBS

CONCRETE CURB

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

14

RA ARCHITECTS & ENGINEERS

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REVISIONS

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LIC. NO. C-30808 EXP. 9-30-25 STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
SITE DETAILS

OWNER
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(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
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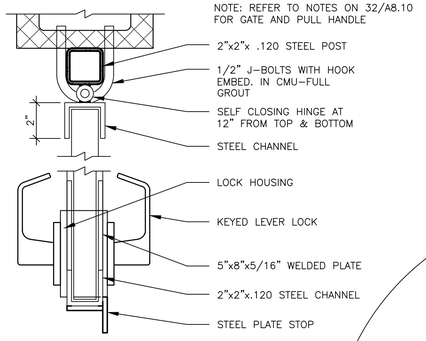
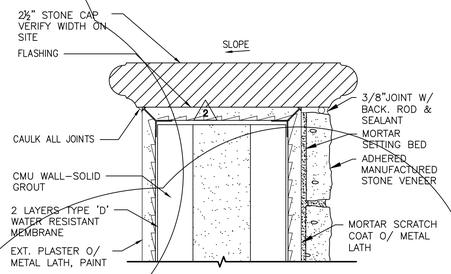
A10.0



GATE LEVER

SCALE: 3" = 1'-0"

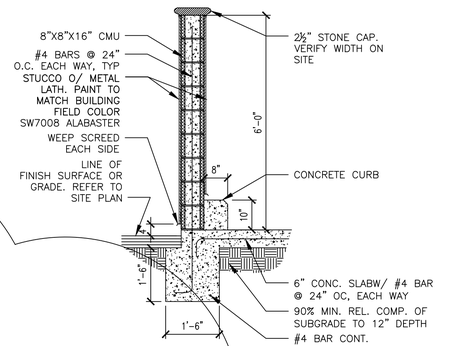
51



LOW WALL CAP

SCALE: 3" = 1'-0"

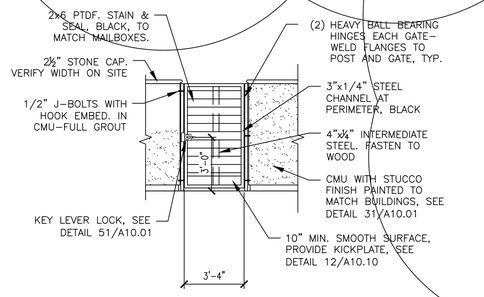
41



TRASH ENCLOSURE WALL

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

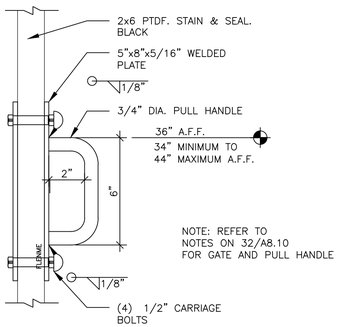
31



GATE AT TRAIL

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

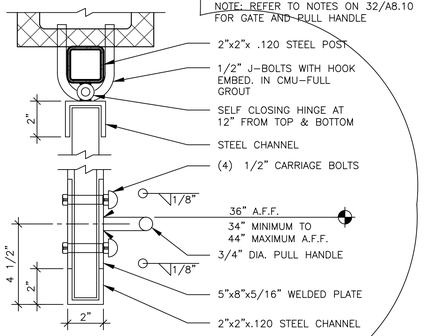
52



GATE PULL

SCALE: 3" = 1'-0"

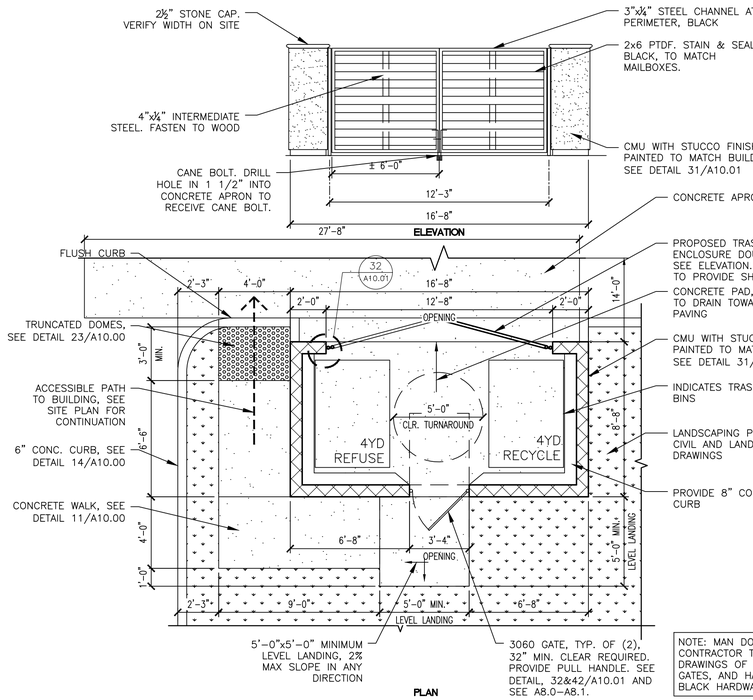
42



TRASH ENCLOSURE GATE

SCALE: 3" = 1'-0"

32

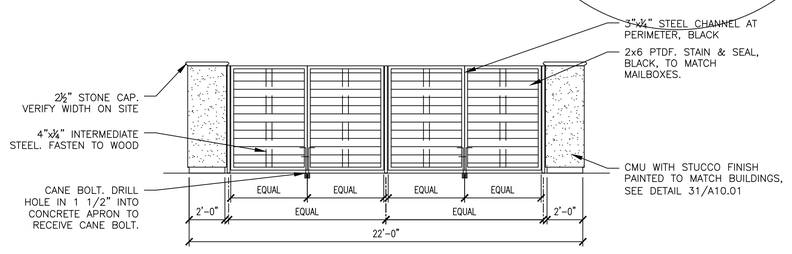


NOTE: MAN DOOR TO BE SIMILAR, CONTRACTOR TO PROVIDE SHOP DRAWINGS OF TRASH ENCLOSURE, GATES, AND HARDWARE. PROVIDE BLACK HARDWARE.

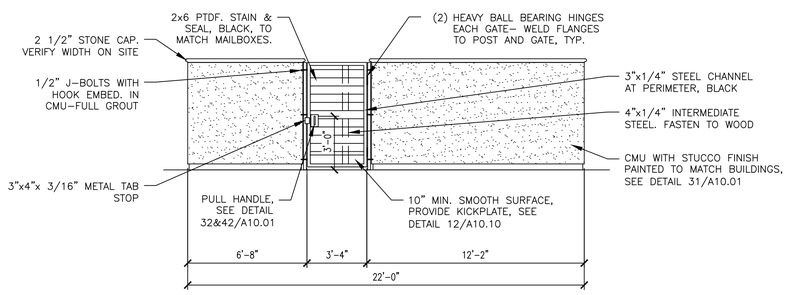
TRASH ENCLOSURE typical

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

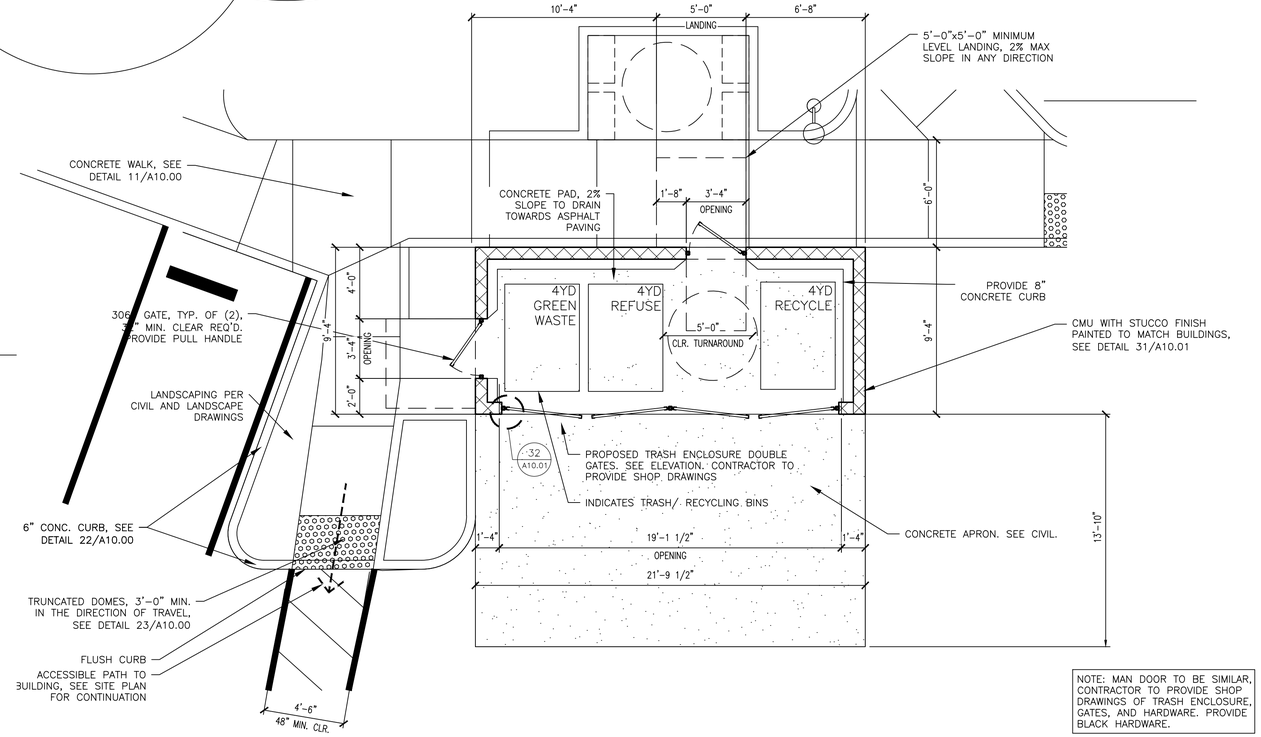
12



ELEVATION



ELEVATION



NOTE: MAN DOOR TO BE SIMILAR, CONTRACTOR TO PROVIDE SHOP DRAWINGS OF TRASH ENCLOSURE, GATES, AND HARDWARE. PROVIDE BLACK HARDWARE.

TRASH ENCLOSURE typical

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

14

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LIC. NO. C-31208 EXP. 9-30-25 STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

SITE DETAILS

OWNER

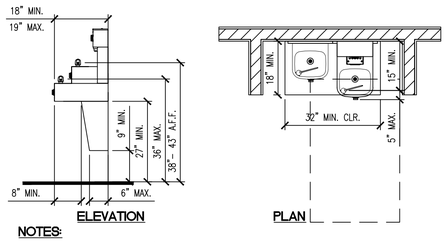
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.01



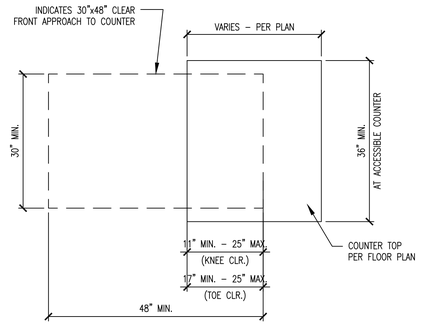
NOTES:

1. DRINKING FOUNTAINS (D.F.) SHALL COMPLY WITH CBC 2019 11B-602.
2. THE MINIMUM NUMBER OF DRINKING FOUNTAINS SHALL BE PROVIDED IN ACCORDANCE WITH CBC 2019 11B-211.2.
   - 2.1. NO FEWER THAN 2 DRINKING FOUNTAINS SHALL BE PROVIDED.
   - 2.2. WHEN MORE THAN THE MINIMUM NUMBER OF DRINKING FOUNTAINS ARE PROVIDED, 50% OF THE TOTAL NUMBER SHALL COMPLY WITH SECTIONS 11B602.1-.6 AND 50% SHALL COMPLY WITH SECTIONS 11B602.7-9.
3. ALL D.F. SHALL BE LOCATED WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS.

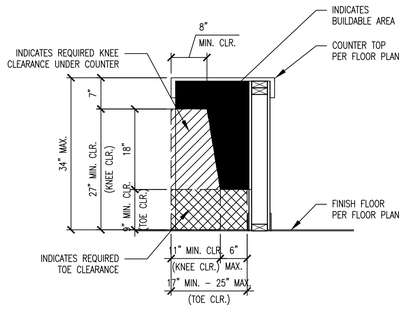
ACCESSIBLE DRINKING FOUNTAINS

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

51



PLAN (FRONT APPROACH)



ELEVATION / SECTION

NOTE:
KNEE/TOE CLEARANCE TO COMPLY WITH 2019 CBC 11B-306

KNEE / TOE CLEARANCE

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

53

(A) SYMBOL PROPORTION

(B) DISPLAY CONDITIONS

(C) DISPLAY CONDITIONS

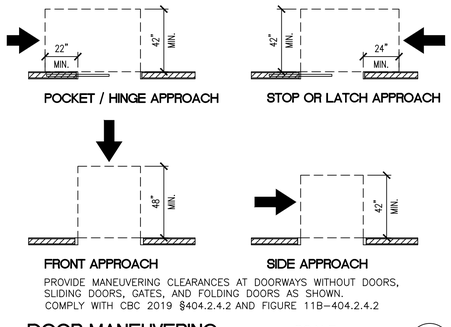
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS REQUIRED ON:

1. PARKING SPACES DESIGNATED AS RESERVED FOR INDIVIDUALS WITH DISABILITIES.
2. ACCESSIBLE PASSENGER LOADING ZONE.
3. ACCESSIBLE ENTRANCES (INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE).
4. ACCESSIBLE TOILET AND BATHING FACILITIES.

INTERNATIONAL SYMBOL OF ACCESSIBILITIY

SCALE: N.T.S.

41

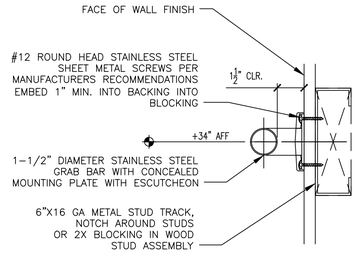


PROVIDE MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS AS SHOWN. COMPLY WITH CBC 2019 §404.2.4.2 AND FIGURE 11B-404.2.4.2

DOOR MANEUVERING CLEARANCES

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

42

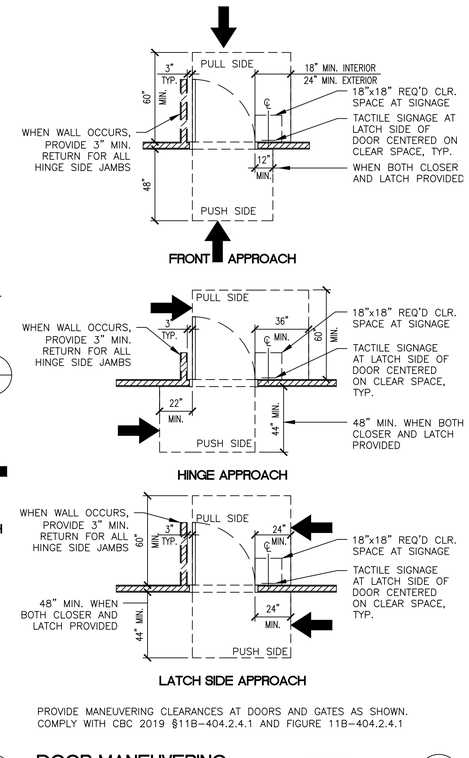


NOTE: STAINLESS STEEL GRAB BARS, SHALL BE ABLE TO WITHSTAND 250 LBS/FT IN BENDING, SHEAR, AND TENSION

GRAB BAR BLOCKING

SCALE: 3" = 1'-0"

43

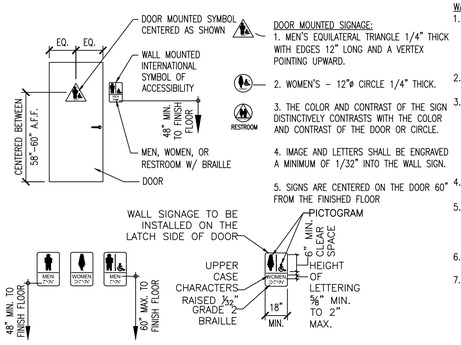


PROVIDE MANEUVERING CLEARANCES AT DOORS AND GATES AS SHOWN. COMPLY WITH CBC 2019 §11B-404.2.4.1 AND FIGURE 11B-404.2.4.1

DOOR MANEUVERING CLEARANCES

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

32



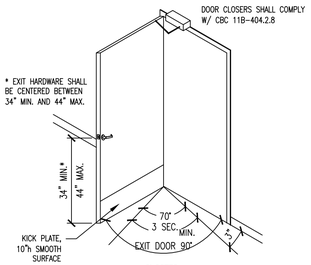
DOOR MOUNTED SIGNAGE:

1. MEN'S EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD.
2. WOMEN'S - 12"ø CIRCLE 1/4" THICK.
3. THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE DOOR OR CIRCLE.
4. IMAGE AND LETTERS SHALL BE ENGRAVED A MINIMUM OF 1/32" INTO THE WALL SIGN.
5. SIGNS ARE CENTERED ON THE DOOR 60" FROM THE FINISHED FLOOR

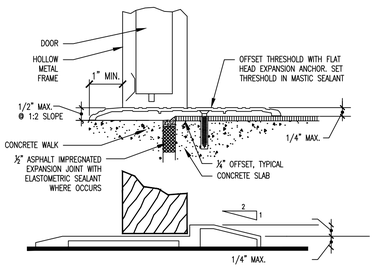
DOOR MANEUVERING CLEARANCES

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

32



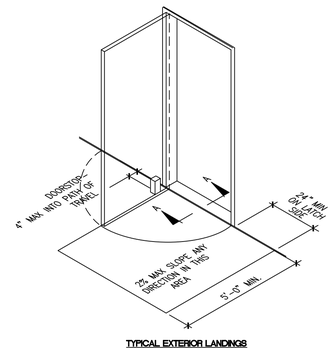
CLOSERS



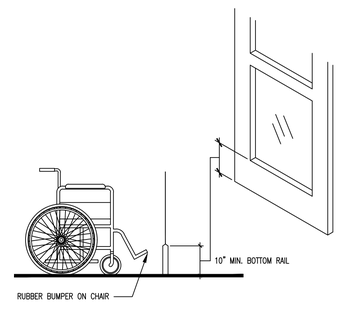
DOOR THRESHOLDS

SCALE: N.T.S.

11



TYPICAL EXTERIOR LANDINGS



DOOR REQUIREMENTS FOR EGRESS AND ACCESSIBILITY

SCALE: N.T.S.

12

WALL MOUNTED TACTILE SIGNAGE (11B-703.4.1 AND 11B-703.5):

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS INSTALLED ON THE WALL ADJACENT TO THE STRIKE SIDE OF THE DOOR AT A MINIMUM HEIGHT OF 40" ABOVE THE FINISHED FLOOR. THE BORDER DIMENSION OF THIS PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
   NOTE: WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.
2. VERBAL DESCRIPTION AS TO RESTROOM USAGE ("MEN", "WOMEN", OR "RESTROOM"), IS PLACED DIRECTLY BELOW THE MALE/FEMALE PICTOGRAM.
3. THE CHARACTERS AND BACKGROUND OF THE SIGN ARE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH AND THE COLOR OF THE TEXT/PICTOGRAMS DISTINCTIVELY CONTRAST W/ THE COLOR AND CONTRAST OF THE BACKGROUND.
   NOTE: THE REQUIRED COLOR OF THE SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. HOWEVER THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE SPECIAL SIGNS TO COMPLIMENT DECOR WHEN SUCH SIGNS PROVIDE ADEQUATE DIRECTION TO INDIVIDUALS WITH DISABILITIES.
4. SIGNS ARE MOUNTED ON THE WALL 60" MAX. FROM THE FINISHED FLOOR TO BASELINE OF THE HIGHEST RAISED CHARACTERS AND 48" MAX. TO THE BASELINE OF BRAILLE.
5. LETTERS AND NUMBERS ARE RAISED 1/32", ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS ARE A MINIMUM 5/8" HIGH AND A MAXIMUM OF 2" HIGH. ALL LETTERS, NUMBERS AND BRAILLE SHALL BE AN INTEGRAL PART OF THE SIGN. BRAILLE TO BE MIN. 3/8" -1/2" BELOW RAISED CHARACTERS, CENTERED OR LEFT JUSTIFIED.
6. MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
7. FLOOR IDENTIFICATIONS SIGNS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS

NOTES:

- SEE "WALL MOUNTED SIGNAGE" NOTES 3, 4, 5 AND 6 ON THIS SHEET FOR COLOR, LETTERS, AND BRAILLE.
- REFER TO OCCUPANCY AND EXIT PLAN FOR CORRECT OCCUPANCY LOADS. NUMBERS SHOWN ABOVE ARE FOR USE AS A TEMPLATE ONLY

ACCESSIBILITY SIGNAGE AT RESTROOMS

SCALE: N.T.S.

23

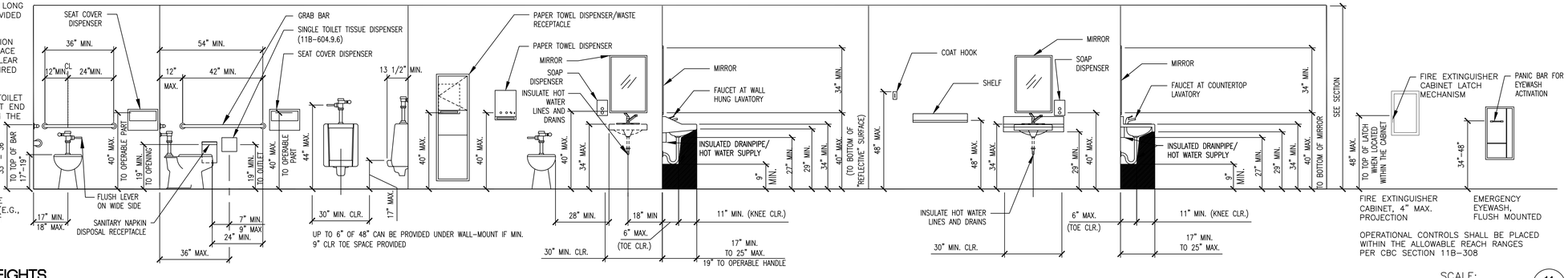
TACTILE SIGNAGE DETAILS

SCALE: N.T.S.

13

NOTES:

1. REGARDLESS OF STALL CONFIGURATION, A 48" LONG MINIMUM CLEARANCE FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
2. INTERIOR DIMENSIONS OF SINGLE ACCOMMODATION TOILET ROOMS SHALL INCLUDE A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER OR A T-SHAPED CLEAR SPACE. NO DOOR MAY ENCROACH INTO THIS REQUIRED CLEAR SPACE BY MORE THAN 12".
3. SIDE GRAB BARS IN SINGLE ACCOMMODATION TOILET ROOMS MUST BE INSTALLED SUCH THAT THE FRONT END OF THE BAR IS LOCATED A MINIMUM OF 54" FROM THE BACK WALL.
4. MAINTAIN 1½" CLEARANCE BETWEEN GRAB BAR AND ACCESSORIES.
5. MAINTAIN 1½" CLEARANCE BETWEEN GRAB BAR AND TOILET FLUSH VALVE.
6. OPERATIONAL CONTROLS FOR FAUCETS, FEMININE NAPKIN DISPENSERS, VENDING/CHANGE MACHINES (E.G., VALUE ADDER MACHINE) SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.



OPERATIONAL CONTROLS SHALL BE PLACED WITHIN THE ALLOWABLE REACH RANGES PER CBC SECTION 11B-308

ACCESSIBILE MOUNTING HEIGHTS

SCALE: N.T.S

14

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C20808
EXP: 9-30-25
STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ACCESSIBILITY DETAILS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

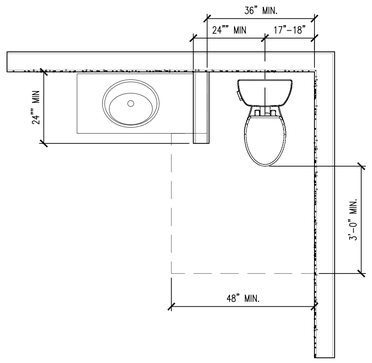
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.10

THE FLOOR SPACE (11B-809.10.7.1) AT WATER CLOSETS SHALL BE 48" WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL. A FLOOR SPACE 48" WIDE MINIMUM BY 36" DEEP MINIMUM SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

EXCEPTION: THE 48" MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36" MINIMUM FOR LAVATORIES, CABINETS, WING WALLS, OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTENDED 24" MAXIMUM IN DEPTH.

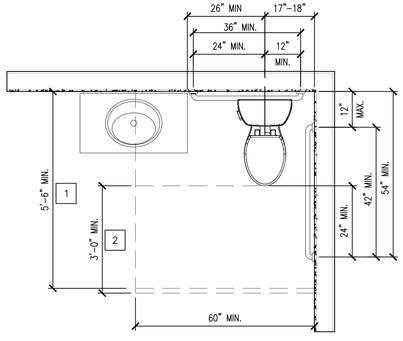
LAVATORY LOCATION (11B-809.10.8.1). LAVATORIES WITHOUT BASE CABINETS SHALL BE INSTALLED WITH THE CENTERLINE 18" MINIMUM FORM AN ADJOINING WALL OR FIXTURE TO ALL FOR FORWARD APPROACH. LAVATORIES WITH BASE CABINETS SHALL BE INSTALLED WITH THE CENTERLINE 24" MINIMUM FORM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR A PARALLEL APPROACH. THE TOP OF THE LAVATORY RIM SHALL BE 34" MAXIMUM ABOVE THE FINISHED FLOOR.



ADAPTABLE LAVATORY AND WATER CLOSET CLEARANCE

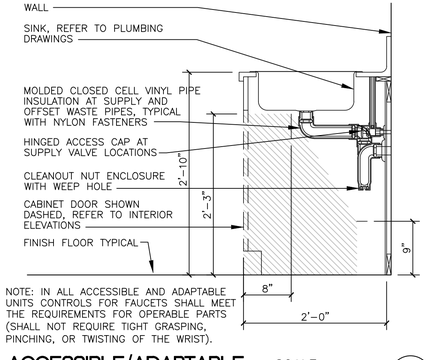
SCALE: 1/2" = 1'-0" (52)

1. OVERLAP OF WATER CLOSET CLEARANCE (11B-604.3.2) EXCEPTION: IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH SECTION 11B-606 SHALL BE PERMITTED ON THE REAR WALL 26" MINIMUM FOR THE WATER CLOSET CENTERLINE TO ALLOW FOR THE INSTALLATION OF A GARB BAR WHERE THE CLEARANCE AT THE WATER CLOSET IS 66" MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.
2. CLEARANCE AROUND A WATER CLOSET (11B-604.3.1) EXCEPTION: IN RESIDENTIAL UNITS COMPLYING WITH SECTION 11B-233.3.1.1, MANEUVERING SPACE IN FRONT OF THE WATER CLOSET SHALL BE A MINIMUM 60" WIDE AND 36" DEEP.



ACCESSIBLE LAVATORY AND WATER CLOSET CLEARANCE

SCALE: 1/2" = 1'-0" (53)



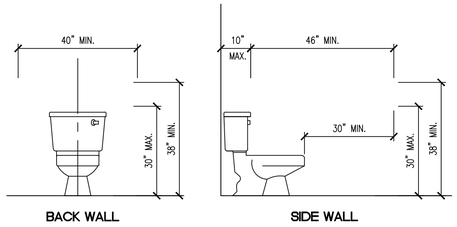
NOTE: IN ALL ACCESSIBLE AND ADAPTABLE UNITS CONTROLS FOR FAUCETS SHALL MEET THE REQUIREMENTS FOR OPERABLE PARTS (SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST).

ACCESSIBLE/ADAPTABLE SINK CABINET

SCALE: 1" = 1'-0" (54)

REINFORCEMENT FOR GRAB BARS SHALL COMPLY WITH THE FOLLOWING (11B-809.10.7.3):

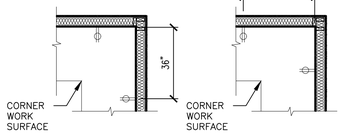
1. WHERE WATER CLOSETS ARE NOT PLACED ADJACENT TO A SIDE WALL CAPABLE TO ACCOMMODATING A GRAB BAR; THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS.
2. WHERE WATER CLOSETS ARE PLACED ADJACENT TO A SIDE WALL, REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OR ONE SIDE AND THE BACK. WHERE REINFORCEMENT IS INSTALLED AT THE BACK, IT SHALL BE INSTALLED BETWEEN 30" MAXIMUM AND 38" MINIMUM ABOVE THE FINISH FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE 8" MINIMUM IN HEIGHT. THE BACKING SHALL BE 40" MINIMUM IN LENGTH.
3. WHERE THE WATER CLOSET IS LOCATED ADJACENT TO LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS THE GRAB BAR REINFORCEMENT SHALL BE 36" IN LENGTH. REINFORCEMENT SHALL BE 36" IN LENGTH. REINFORCEMENT INSTALLED AT THE SIDE WALL OF THE WATER CLOSET SHALL BE BETWEEN 30" MINIMUM TO 38" MAXIMUM ABOVE THE FINISH FLOOR. THE REINFORCEMENT SHALL BE 10" MAXIMUM FROM THE REAR WALL AND SHALL EXTEND 30" MINIMUM IN FRONT OF THE WATER CLOSET. THE GRAB BAR REINFORCEMENT SHALL BE 8" MINIMUM IN HEIGHT.



REINFORCEMENT FOR GRAB BARS

SCALE: 1/2" = 1'-0" (42)

PER 2019 CBC, FIGURE 11B-205.1 Ex. 9
IN RESIDENTIAL DWELLING UNITS WITH MOBILITY FEATURES WHERE RECEPTACLES ARE PROVIDED IN A KITCHEN AT A CORNER WORK SURFACE, ONE RECEPTACLE SHALL BE LOCATED 36 INCHES FROM EITHER WALL AT THE INSIDE CORNER.

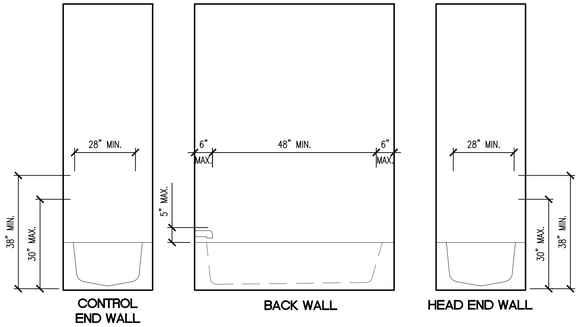


ELECT. RECEPTACLES AT CORNER

SCALE: N.T.S. (43)

REINFORCEMENT FOR GRAB BARS SHALL COMPLY WITH THE FOLLOWING:

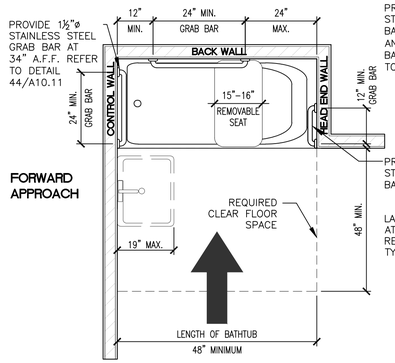
1. WHERE BATHTUBS ARE INSTALLED WITHOUT SURROUNDING WALLS REINFORCEMENT SHALL BE PROVIDED FOR FLOOR-MOUNTED GRAB BARS.
2. WHERE BATHTUBS ARE INSTALLED WITH SURROUNDING WALLS, GRAB BAR REINFORCEMENT SHALL BE INSTALLED AS FOLLOWS:
   A. AT THE CONTROL END WALL AND HEAD END WALL, BETWEEN 30 INCHES (762 MM) MAXIMUM TO 38 INCHES (965 MM) MINIMUM ABOVE THE FINISH FLOOR, EXTENDING 28 INCHES (711 MM) MINIMUM FROM THE FRONT EDGE OF THE BATHTUB TO THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE 8 INCHES (203 MM) MINIMUM IN HEIGHT.
   B. AT THE BACK WALL, FROM 5 INCHES (127 MM) MAXIMUM ABOVE THE BATHTUB RIM TO 38 INCHES (965 MM) MINIMUM ABOVE THE FINISH FLOOR. GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48-INCH (1219 MM) GRAB BAR WITH EACH END 6 INCHES (152 MM) MAXIMUM FROM THE END WALLS OF THE BATHTUB.



REINFORCEMENT FOR GRAB BARS

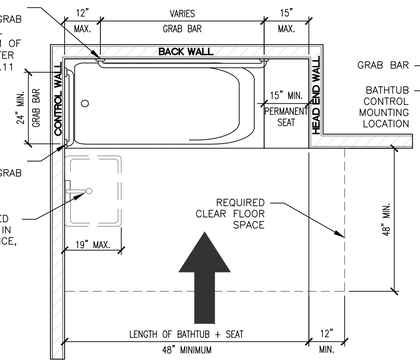
SCALE: 1/2" = 1'-0" (44)

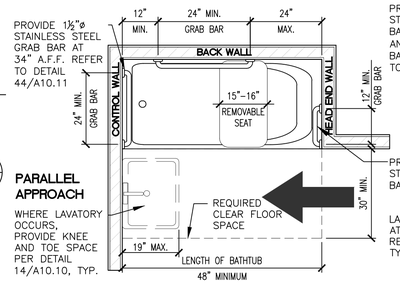
REMOVABLE IN-TUB SEAT



FORWARD APPROACH

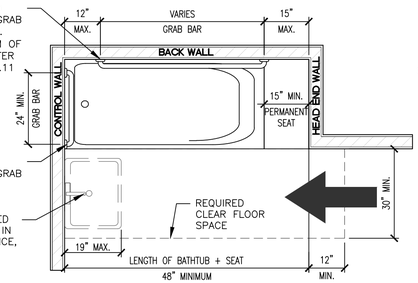
PERMANENT SEAT





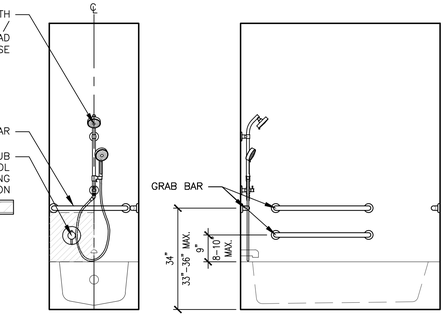
PARALLEL APPROACH

WHERE LAVATORY OCCURS, PROVIDE KNEE AND TOE SPACE PER DETAIL 14/A10.10, TYP.



ACCESSIBLE AND ADAPTABLE BATHTUBS

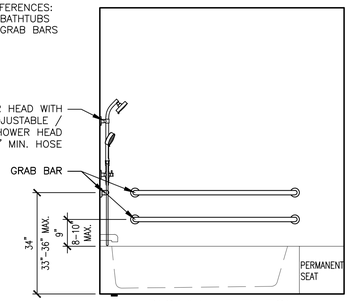
SCALE: 1/2" = 1'-0" (12)



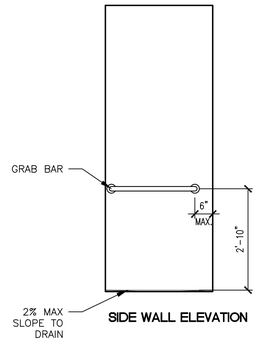
CONTROL WALL ELEVATION

BACK WALL ELEVATION REMOVABLE SEAT

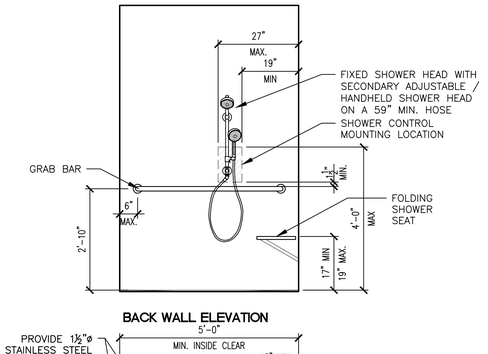
CBC 2019 REFERENCES:
- 11B-607 BATHTUBS
- 11B-609 GRAB BARS



BACK WALL ELEVATION PERMANENT SEAT

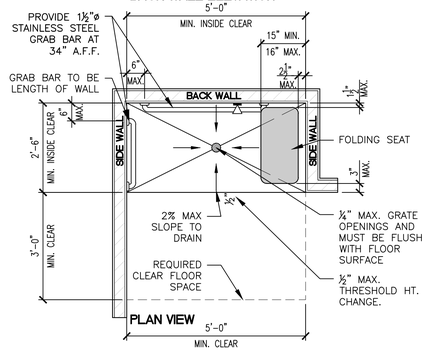


SIDE WALL ELEVATION



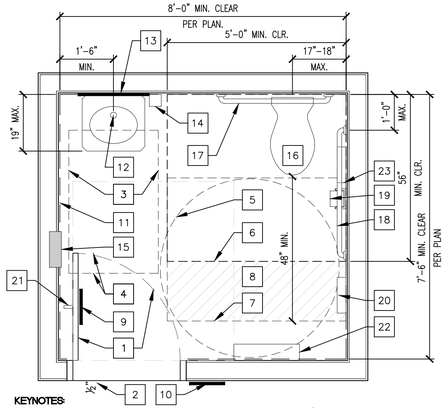
BACK WALL ELEVATION

CBC 2019 REFERENCES:
- 11B-608 SHOWER COMPARTMENTS
- FIGURE 11B-608.2.2 STANDARD TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
- FIGURE 11B-608.3.2 GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS
- 11B-608.5.2 CONTROLS FOR STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS
- 11B-608.7 THRESHOLDS
- 11B-608.9 SHOWER FLOOR OR GROUND SURFACE
- 11B-609 GRAB BARS
- FIGURE 11B-610.3.1 RECTANGULAR SHOWER SEAT
- PROVIDE CONTINUOUS BLOCKING PER 1134A.6 #4 AT SHOWER GRAB BARS. REFER TO DETAIL 44/A10.11



ACCESSIBLE SHOWER STANDARD ROLL-IN

SCALE: 1/2" = 1'-0" (24)



KEYNOTES:
1. DOOR WITH REQUIRED MANEUVERING CLEARANCE, 32/A10.10.
2. ½" MAX. THRESHOLD HEIGHT CHANGE.
3. 30"x48" CLEAR APPROACH AT FIXTURE. (11B-305)
4. DOOR PERMITTED TO SWING OVER FIXTURE CLEARANCE WHEN TURNING SPACE PROVIDED. (11B-603.2.3)
5. 60" CLEAR TURNING DIAMETER. (11B-304)
6. 60"x56" CLEAR SPACE AT WATER CLOSET.
7. 48"x60" CLEAR SPACE IN FRONT OF WATER CLOSET.
8. DOOR PERMITTED TO SWING OVER HATCHED AREA.
9. ACCESSIBLE TOILET ROOM SIGNAGE PER DETAIL 23/A10.10.
10. TACTILE ROOM SIGNAGE, PER DETAIL 13/A10.10.
11. WAINSCOT. +48" MIN. A.F.F, ALL WALLS. SEE FINISH SCHEDULE.
12. WALL MOUNTED LAVATORY 34" A.F.F. DRAINPIPES AND HOT WATER PIPES BENEATH LAVATORY TO BE INSULATED PER CBC 11B-606.5.
13. 24"x36" MIRROR, CENTER ON SINK, INSTALL AT MAXIMUM +40" A.F.F. TO REFLECTIVE SURFACE.
14. WALL MOUNTED SOAP DISPENSER.
15. RECESSED SS PAPER TOWEL DISPENSER AND TRASH RECEPTACLE COMBINATION UNIT, BOBRICK B-36903.
16. PROVIDE ACCESSIBLE WATER CLOSET.
17. SS 36" SURFACE MOUNTED GRAB BAR, AT +34" AFF. KOHLER K-11895-BS
18. SS 42" SURFACE MOUNTED GRAB BAR, AT +34" AFF. KOHLER K-11895-BS
19. WALL MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER, BOBRICK B-2888.
20. SS WALL MOUNTED TOILET SEAT COVER DISPENSER. BOBRICK B-221.
21. SS COAT HOOK AT +48" A.F.F.
22. OPTIONAL: VERTICAL WALL MOUNTED BABY CHANGING STATION.
23. OPTIONAL: SANITARY NAPKIN DISPOSAL

NOTE: SEE 14/A10.10 FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS.

STANDARD ACCESSIBLE UNISEX TOILET ROOM

SCALE: X = 1'-0" (14)

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-30808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ACCESSIBILITY DETAILS

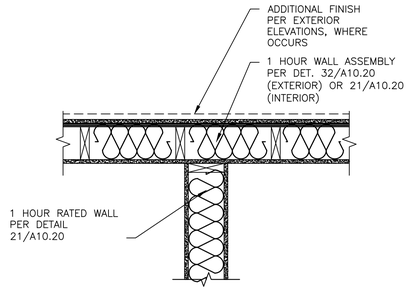
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

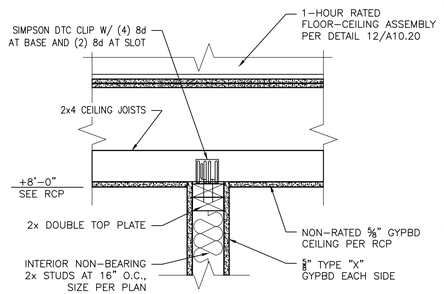
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.11



1 HOUR TO 1 HOUR WALL PLAN

SCALE: 1" = 1'-0" (51)



NON-BEARING TOP OF WALL PERPENDICULAR

SCALE: 1 1/2" = 1'-0" (41)

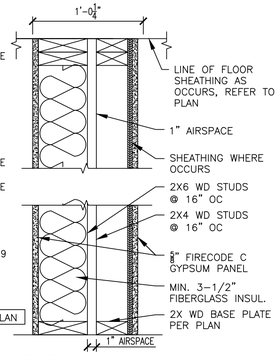
1 HR. WALL ASSEMBLY UL U341
DESIGN GA WP 3370 – 1 HOUR

- LAYER 1: 1 LAYER 5/8" FIRECODE C GYPSUM PANEL
- LAYER 2: 1 LAYER 2X4 WOOD STUDS, 16" O.C.
- LAYER 3: AIR SPACE, 1 INCH
- LAYER 4: 1 LAYER 2X6 WOOD STUDS, 16" O.C., 2X4 MIN.
- LAYER 5: 1 LAYER 3-1/2" FIBERGLASS INSULATION, MIN.
- LAYER 6: 1 LAYER 5/8" FIRECODE C GYPSUM PANEL
- LAYER 7: 1 LAYER 5/8" FIRECODE C GYPSUM PANEL

ACOUSTICAL SEALANT APPLIED AROUND PARTITION PERIMETER

SOUND TEST NUMBER: USG-170919

NOTE: PROVIDE FINISH PER PLAN



1-HOUR WALL ASSEMBLY STC 53

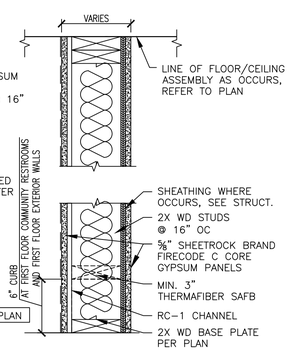
SCALE: 1 1/2" = 1'-0" (31)

1-HOUR WALL ASSEMBLY
STC 50
DESIGN NO. UL U327

- 5/8" SHEETROCK BRAND FIRECODE C CORE GYPSUM PANELS
- 2X4 WOOD STUD (MIN.) 16" OR 24" O.C.
- 3" THERMAFIBER SAFB
- RC-1 CHANNEL OR EQUIVALENT ONE SIDE
- JOINTS FINISHED

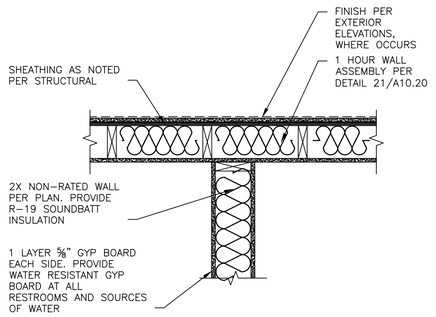
ACOUSTICAL SEALANT APPLIED AROUND PARTITION PERIMETER

NOTE: PROVIDE FINISH PER PLAN



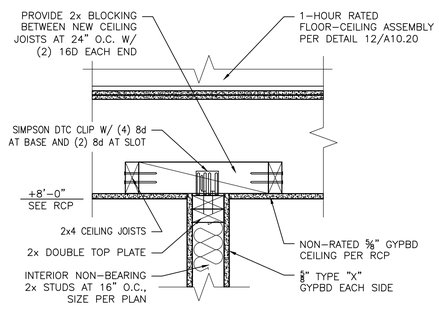
INT. 1-HOUR WALL ASSEMBLY STC 50

SCALE: 1 1/2" = 1'-0" (21)



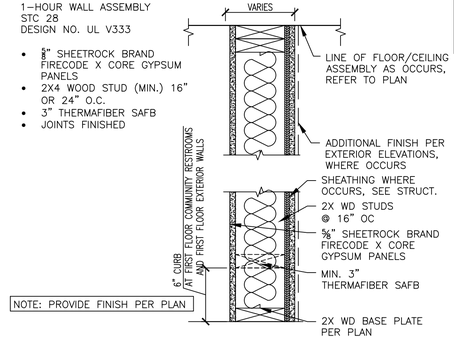
NON-RATED TO 1 HOUR WALL - PLAN

SCALE: 1" = 1'-0" (52)



NON-BEARING TOP OF WALL PARALLEL

SCALE: 1 1/2" = 1'-0" (42)



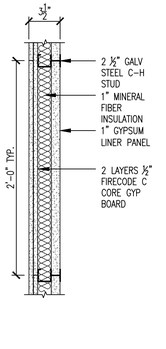
EXT. 1-HOUR WALL ASSEMBLY STC 50

SCALE: 1 1/2" = 1'-0" (32)

1-HOUR WALL ASSEMBLY
STC 28
DESIGN NO. UL V333

- 5/8" SHEETROCK BRAND FIRECODE X CORE GYPSUM PANELS
- 2X4 WOOD STUD (MIN.) 16" OR 24" O.C.
- 3" THERMAFIBER SAFB
- JOINTS FINISHED

NOTE: PROVIDE FINISH PER PLAN



UNDERWRITERS LABORATORIES INC.
DESIGN NO. U415 – SYSTEM B
STC: 48
SOUND TEST: RAL-0T04-022

- "J" SHAPED RUNNER, MIN 2 1/2" DEEP, W/ UNEQUAL LEGS OF 1" AND 2", FABRICATED FROM MIN 24 MSG GALV STEEL. POSITIONED WITH SHORT LEG TOWARD FINISHED SIDE OF WALL.
- "C-H" SHAPED STUDS, MIN 2 1/2" DEEP, FABRICATED FROM MIN 25 MSG GALV STEEL. CUT TO LENGTHS 3/8" TO 1/2" LESS THAN FLOOR TO CEILING HEIGHT AND SPACED 24" OC.
- GYPSUM LINER PANELS, NOM 1" THICK, 24" WIDE. CUT 1" LESS IN LENGTH THAN FLOOR TO CEILING HEIGHT. VERTICAL EDGES INSERTED IN 'H' PORTION OF C-H" STUDS. FREE EDGE OF END PANELS ATTACHED TO LONG LEG OF VERTICAL 'J' - RUNNERS W/ 1 5/8" LONG TYP S STEEL SCREWS SPACED NOT GREATER THAN 12" OC.
- GYPSUM PANELS W/ BEVELED SQUARE OR TAPERED EDGES, NOM 1/2" OR 5/8" THICK, 48" WIDE, APPLIED VERTICALLY OR HORIZONTALLY IN TWO LAYERS. INNER OR BASE LAYER ATTACHED TO STUDS WITH 1" LONG TYPE S STEEL SCREWS SPACED 24" OC. OUTER LAYER ATTACHED TO STUDS WITH 1 5/8" LONG TYPE S STEEL SCREWS SPACED 12" OC WHEN INSTALLED VERTICALLY. STAGGER HORIZONTAL JOINTS. VERTICAL JOINTS CENTERED OVER STUDS.
- OUTER JOINTS ON GYPSUM BOARD COVERED WITH PAPER TAPE AND JOINT COMPOUND.
- MIN. 1" THICK MINERAL FIBER INSULATION IN CAVITY

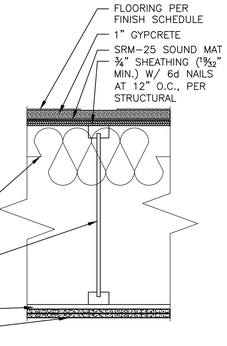
2 HOUR RATED (1 HR. REQ'D.) SHAFT WALL ASSEMBLY

SCALE: 1 1/2" = 1'-0" (22)

1-HOUR FLOOR/CEILING ASSEMBLY.
UL L570, SYSTEM No. 12

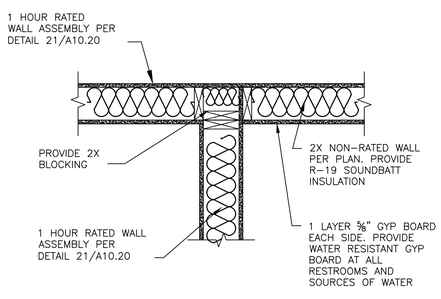
1" GYPCRETE, O/ SRM-25 SOUND MAT, O/ 3/4" SHEATHING PER STRUCTURAL (1 9/32" MIN). 16" TJI (MIN. 9 1/2") SPACED 16" OC (MAX 24" OC). RESILIENT CHANNEL @ BOTTOM OF TJI. 2 LAYERS OF 5/8" TYPE X GYP BOARD @ BOTTOM. 3 1/2" MINERAL WOOL INSULATION INSTALLED IN CEILING CAVITY. FINISH ALL JOINTS.

SOUND TEST: RAL-0T03-05/06
STC: 64
IIC: 58



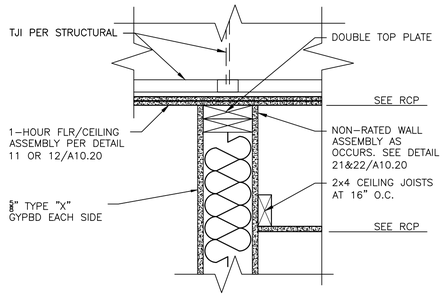
1-HOUR HORIZONTAL ASSEM. STC 64 + IIC 58

SCALE: 1 1/2" = 1'-0" (12)



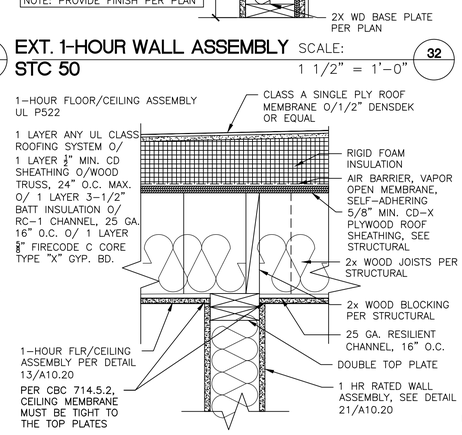
NON-RATED TO 1 HOUR CORNER - PLAN

SCALE: 1" = 1'-0" (53)



NON-RATED TOP OF WALL TO 1HR RATED FLR/CLG

SCALE: 1 1/2" = 1'-0" (43)



TOP OF WALL • PARTITION • ROOF

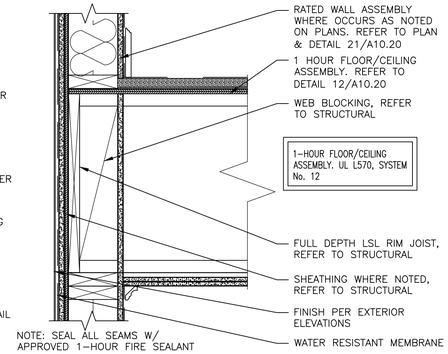
SCALE: 1 1/2" = 1'-0" (33)

1-HOUR FLOOR/CEILING ASSEMBLY
UL P522

1 LAYER ANY UL CLASS ROOFING SYSTEM O/ 1 LAYER 3/4" MIN. CD SHEATHING O/WOOD TRUSS, 24" O.C. MAX. O/ 1 LAYER 3-1/2" BATT INSULATION O/ RC-1 CHANNEL, 25 GA. 16" O.C. O/ 1 LAYER 5/8" FIRECODE C CORE TYPE "X" GYP. BD.

1-HOUR FLOOR TO EXT. RATED WALL ASSEMBLY

SCALE: 1 1/2" = 1'-0" (23)



1-HOUR HORIZONTAL ASSEM. STC 55

SCALE: 1 1/2" = 1'-0" (13)

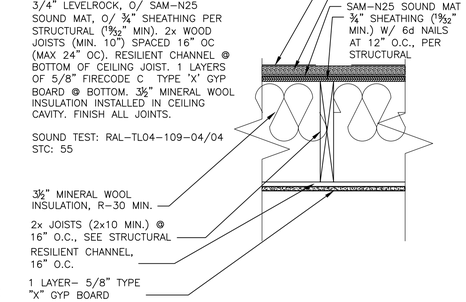
1-HOUR WALL ASSEMBLY
DESIGN NO. UL U305
STC: 34
SOUND TEST: RAL-TL11-173

ONE LAYER 5/8" SHEETROCK BRAND FIRECODE C CORE GYPSUM PANELS APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2X6 WOOD STUDS 16" O.C. WITH 6d COATED NAILS 1-7/8"LONG @ 7" O.C. COVERED WITH JOINT COMPOUND. DRYWALL JOINTS TO BE COVERED WITH FIBER TAPE AND NAILS.

CAVITIES FORMED BY STUDS SHALL HAVE R-11 MIN. FIBERGLASS SOUND BATT

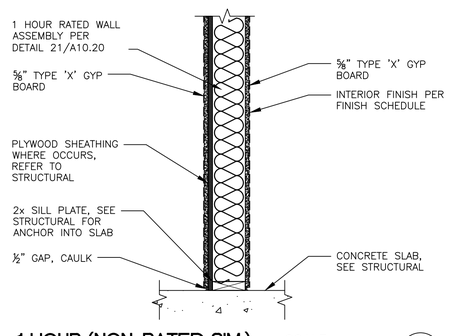
ACOUSTICAL SEALANT APPLIED AROUND PARTITION PERIMETER

NOTE: PROVIDE FINISH PER PLAN



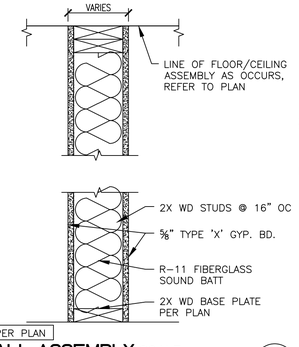
1-HOUR WALL ASSEMBLY 34 STC RATING

SCALE: 1 1/2" = 1'-0" (14)



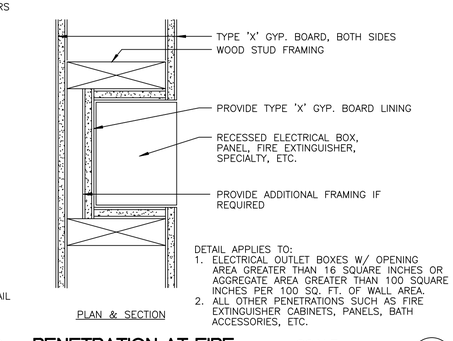
1 HOUR (NON-RATED SIM.) INTERIOR WALL BASE

SCALE: 1" = 1'-0" (54)



NON-RATED WALL ASSEMBLY

SCALE: 1 1/2" = 1'-0" (44)



PENETRATION AT FIRE RATED WALL ASSEMBLY

SCALE: 3" = 1'-0" (24)

RA ARCHITECTS & ENGINEERS

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CRCUITT, CA 93455

PO BOX 2267
SANTA MARIA, CA 93457
(805) 928-5002 FAX (805) 928-0895

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LIC. NO. C20808 EXP. 9-30-25 STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ARCHITECTURAL DETAILS WALL TYPES + FIRE RATED ASSEMBLIES

OWNER

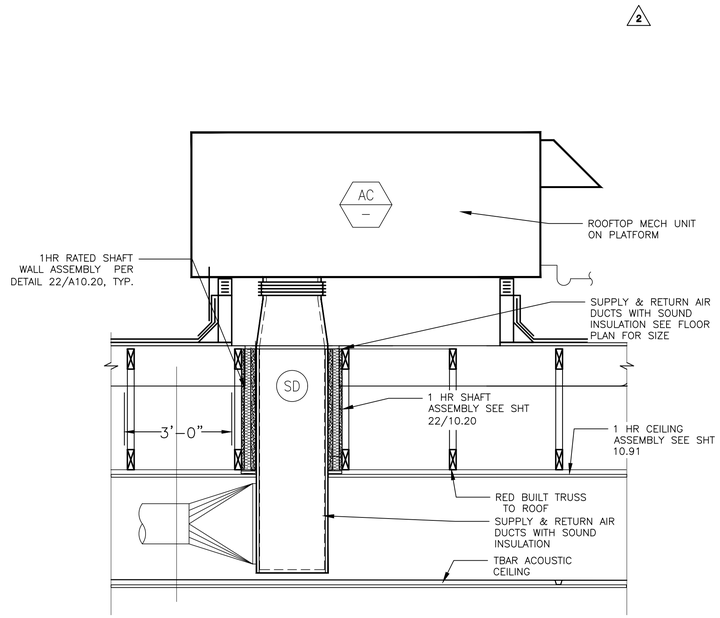
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

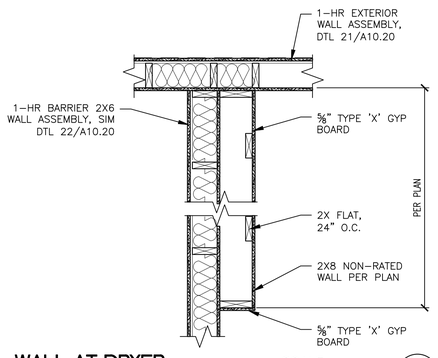
A10.20



AC UNIT DOWNDRAFT ON CURB WITH PLENUM

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

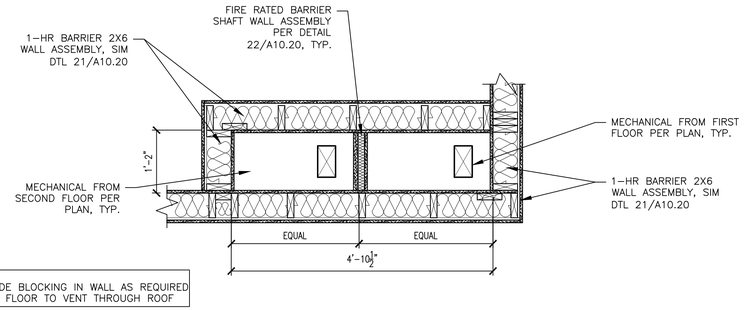
42



WALL AT DRYER PLAN

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

52

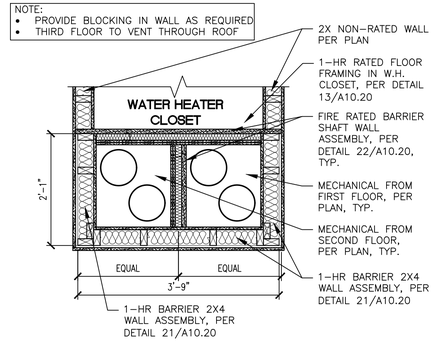


NOTE:
- PROVIDE BLOCKING IN WALL AS REQUIRED
- THIRD FLOOR TO VENT THROUGH ROOF

LAUNDRY SHAFT ASSEMBLY 1-HR

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

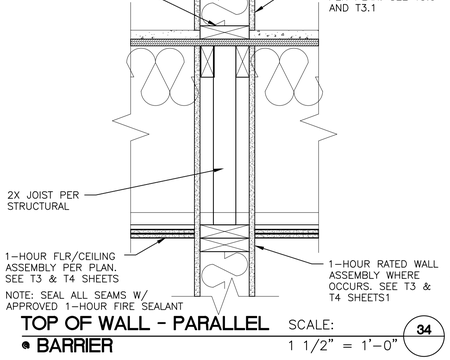
44



UNIT D SHAFT ASSEMBLY 1-HR

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

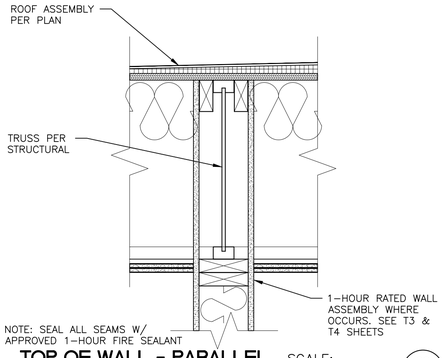
31



UNIT D SHAFT ASSEMBLY 1-HR

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

32



TOP OF WALL - PARALLEL • BARRIER • ROOF

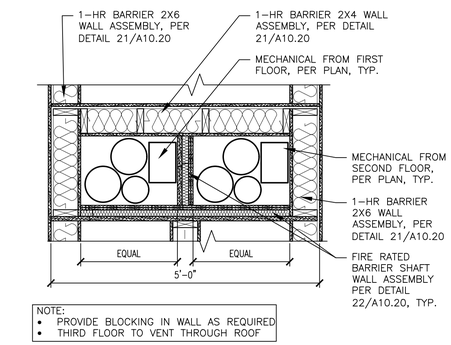
SCALE: 1 1/2" = 1'-0"

33

TOP OF WALL - PARALLEL • BARRIER

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

34

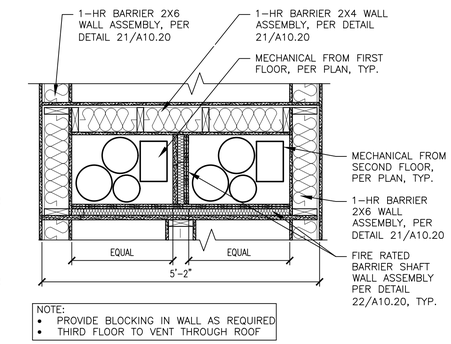


NOTE:
- PROVIDE BLOCKING IN WALL AS REQUIRED
- THIRD FLOOR TO VENT THROUGH ROOF

UNIT C SHAFT ASSEMBLY 1-HR

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

21

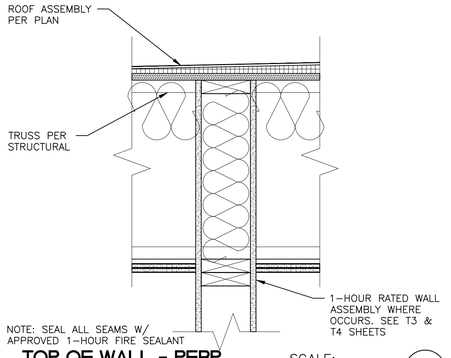


NOTE:
- PROVIDE BLOCKING IN WALL AS REQUIRED
- THIRD FLOOR TO VENT THROUGH ROOF

UNIT E SHAFT 1 ASSEMBLY 1-HR

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

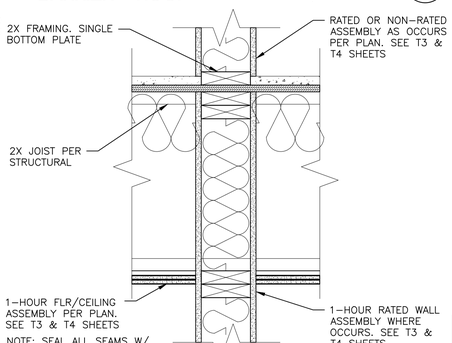
22



TOP OF WALL - PERP. • BARRIER • ROOF

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

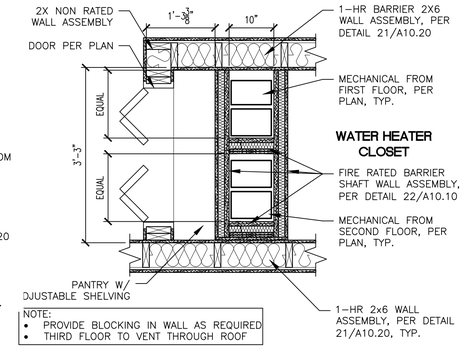
23



TOP OF WALL - PERP. • BARRIER

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

24

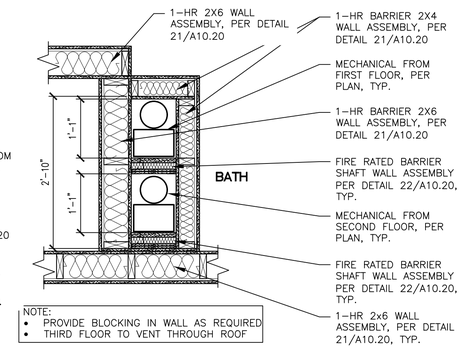


NOTE:
- PROVIDE BLOCKING IN WALL AS REQUIRED
- THIRD FLOOR TO VENT THROUGH ROOF

UNIT A + B SHAFT ASSEMBLY 1-HR

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

11

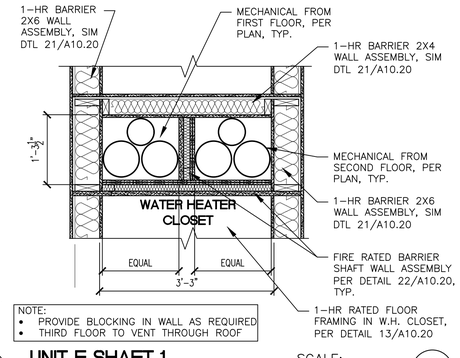


NOTE:
- PROVIDE BLOCKING IN WALL AS REQUIRED
- THIRD FLOOR TO VENT THROUGH ROOF

UNIT A + B SHAFT ASSEMBLY 1-HR

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

12

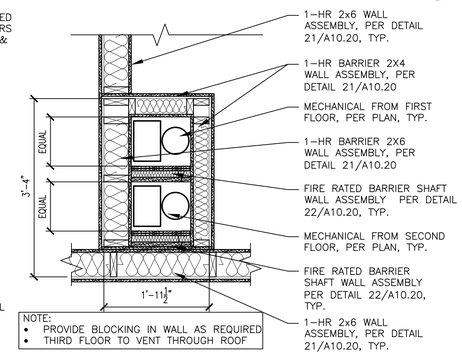


NOTE:
- PROVIDE BLOCKING IN WALL AS REQUIRED
- THIRD FLOOR TO VENT THROUGH ROOF

UNIT F SHAFT 1 ASSEMBLY 1-HR

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

13



NOTE:
- PROVIDE BLOCKING IN WALL AS REQUIRED
- THIRD FLOOR TO VENT THROUGH ROOF

UNIT F SHAFT 2 ASSEMBLY 1-HR

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

14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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APN: 137-200-087

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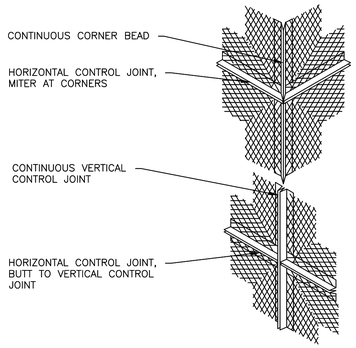
(805) 781-3088

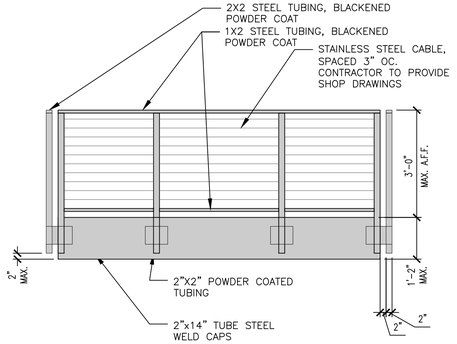
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

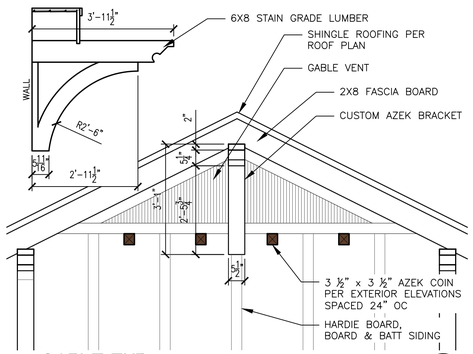
A10.21



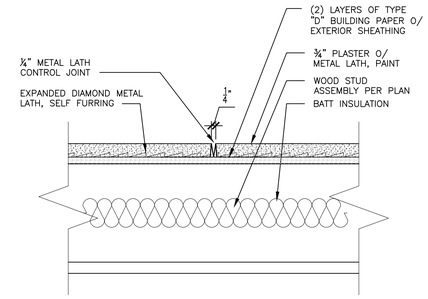
CONTROL JOINT
SCALE: 3" = 1'-0" — 41



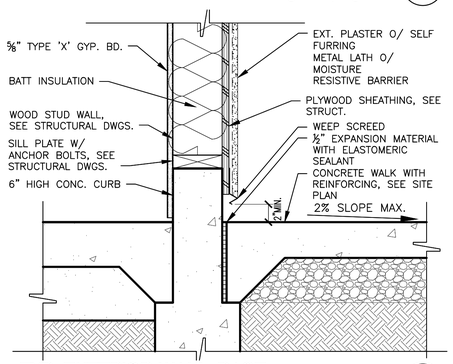
DECORATIVE RAIL-FRONT
SCALE: 1/2" = 1'-0" — 31



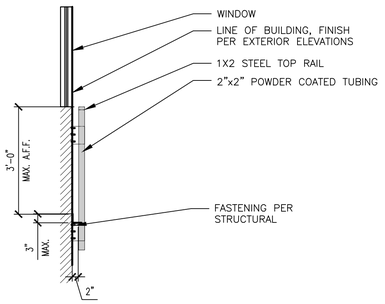
GABLE END
SCALE: 1/2" = 1'-0" — 21



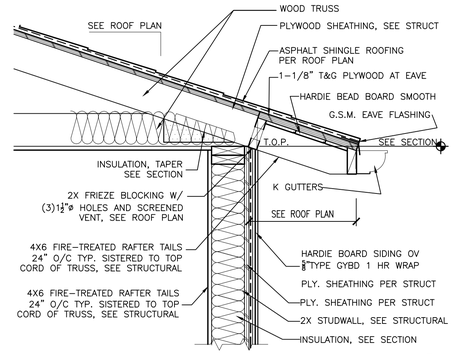
CONTROL JOINT
SCALE: 3" = 1'-0" — 21



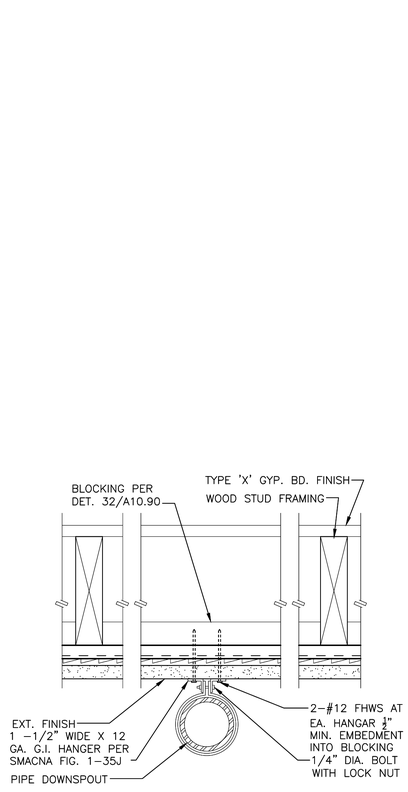
TYP. EXTERIOR WALL BASE
SCALE: 1 1/2"=1'-0" — 42



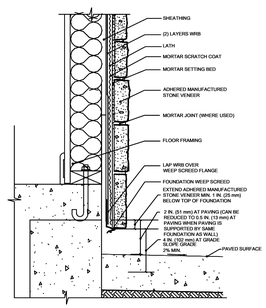
DECORATIVE RAIL-SIDE
SCALE: 1/2" = 1'-0" — 32



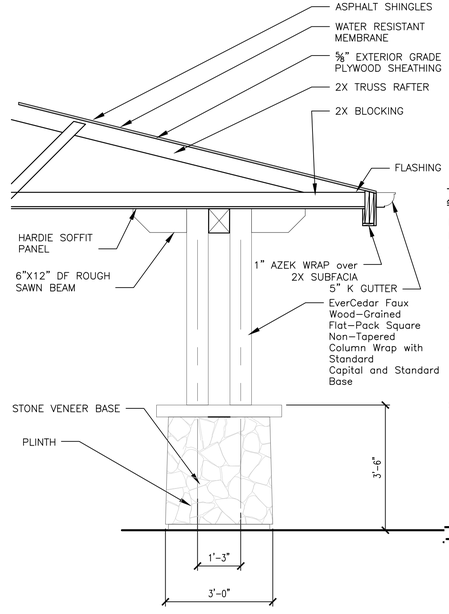
COMMON EAVE
SCALE: 1" = 1'-0" — 12



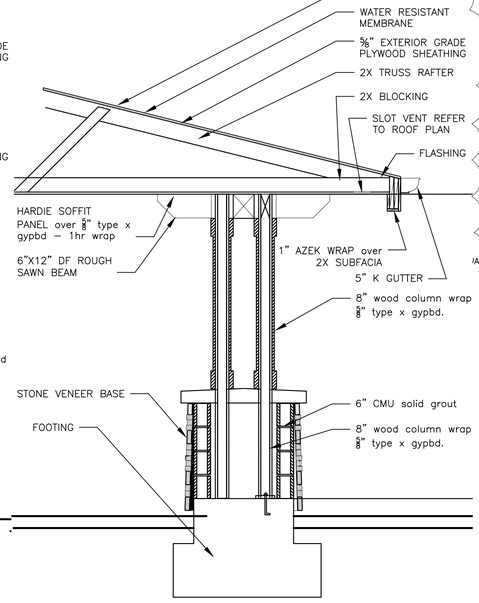
DOWNSPOUT
SCALE: 3" = 1'-0" — 54



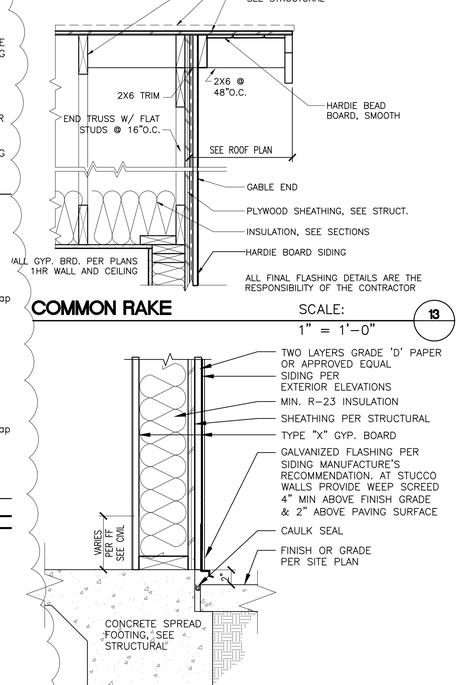
TYP. EXTERIOR WALL BASE
SCALE: 1 1/2"=1'-0" — 44



CRAFTMAN COLUMN
SCALE: 1/2" = 1'-0" — 34



CRAFTMAN COLUMN SECTION
SCALE: 1/2" = 1'-0" — 24



COMMON RAKE
SCALE: 1" = 1'-0" — 13

TYPICAL EXTERIOR WALL AND FOOTING
SCALE: 1 1/2" = 1'-0" — 14

ARCHITECTURE
GREG RAVATT, AIA
MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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DRAWN BY: AK
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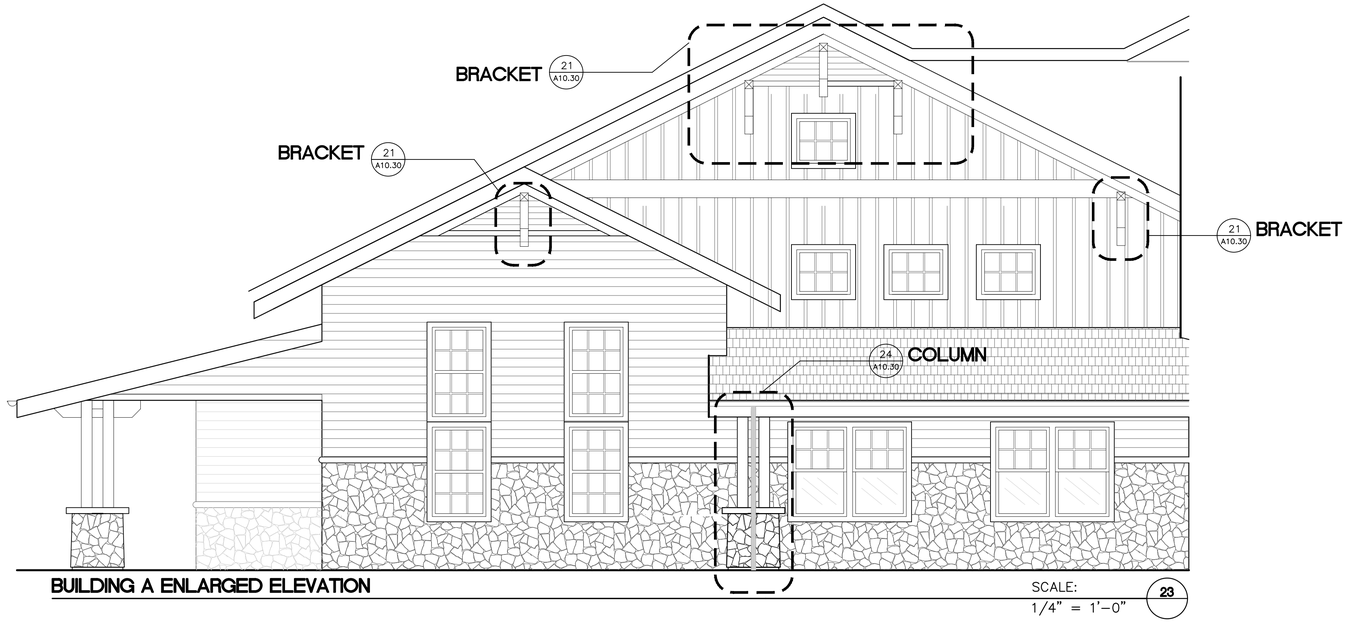
A10.30



BUILDING A ENLARGED ELEVATION — SCALE: 1/4" = 1'-0" — 23

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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DATE: OCTOBER 13, 2023

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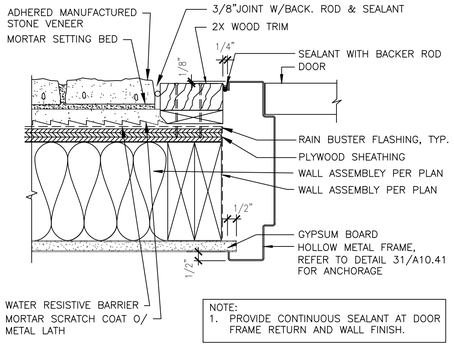
DRAWN BY: AK
JOB NUMBER: 20.815

A10.31

EXTERIOR DOOR JAMB AT STONE VENEER

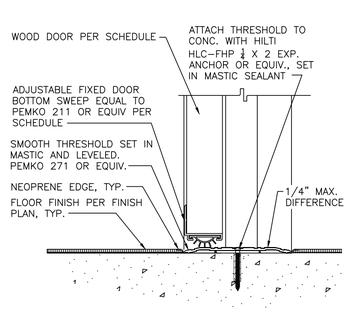
SCALE: 3" = 1'-0" (51)



NOTE:
1. PROVIDE CONTINUOUS SEALANT AT DOOR FRAME RETURN AND WALL FINISH.

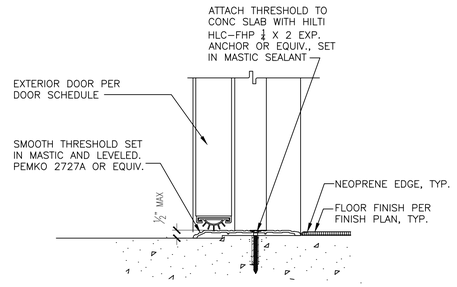
INTERIOR DOOR THRESHOLD

SCALE: 3" = 1'-0" (41)



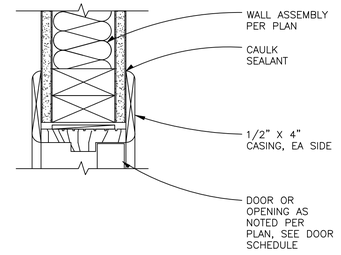
EXTERIOR DOOR THRESHOLD

SCALE: 3" = 1'-0" (31)



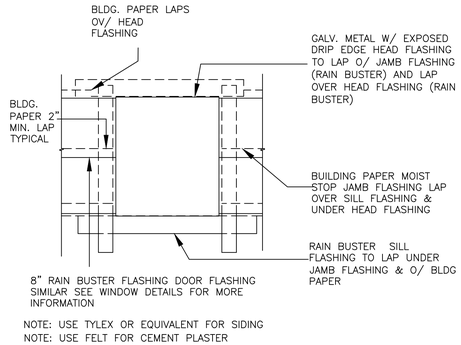
INT. DOOR JAMB HEAD SIMILAR

SCALE: 3" = 1'-0" (21)



WINDOW/DOOR FLASHING

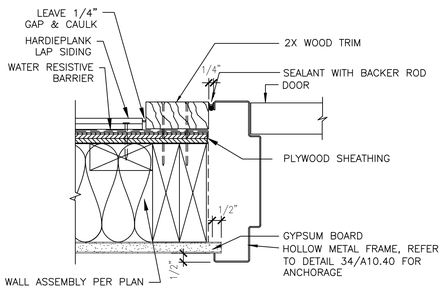
SCALE: NTS (11)



NOTE: USE TYLEX OR EQUIVALENT FOR SIDING
NOTE: USE FELT FOR CEMENT PLASTER

EXTERIOR DOOR HEAD AT LAP SIDING

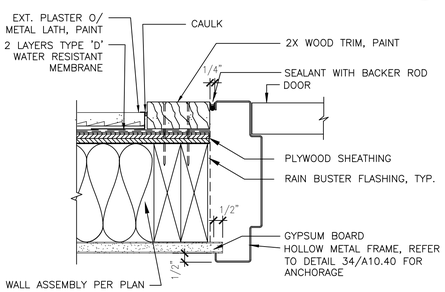
SCALE: 3" = 1'-0" (52)



NOTE:
1. PROVIDE CONTINUOUS SEALANT AT DOOR FRAME RETURN AND WALL FINISH.

EXTERIOR DOOR HEAD AT STUCCO

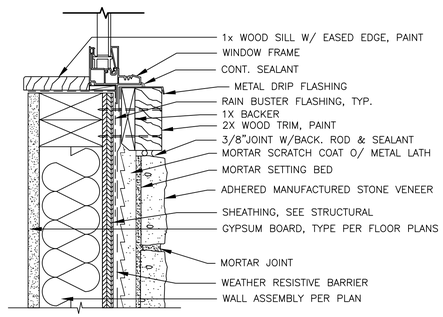
SCALE: 3" = 1'-0" (42)



NOTE:
1. PROVIDE CONTINUOUS SEALANT AT DOOR FRAME RETURN AND WALL FINISH.

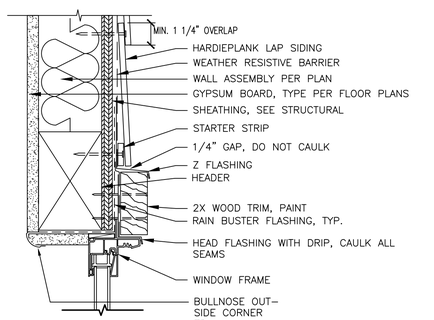
WINDOW JAMB AT STONE VENEER

SCALE: 3" = 1'-0" (32)



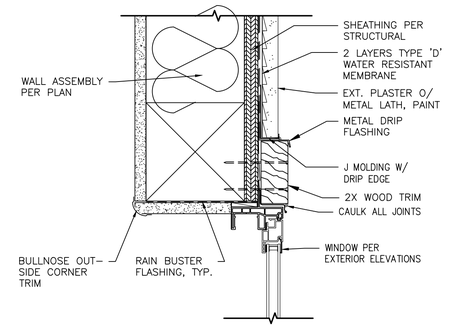
WINDOW JAMB AT LAP SIDING

SCALE: 3" = 1'-0" (22)



WINDOW JAMB AT STUCCO

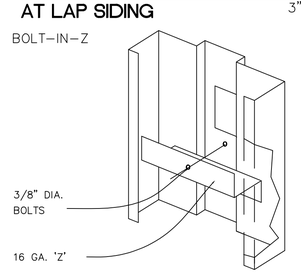
SCALE: 3" = 1'-0" (12)



EXTERIOR DOOR JAMB AT LAP SIDING

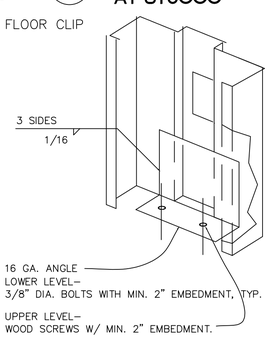
SCALE: 3" = 1'-0" (53)

BOLT-IN-Z

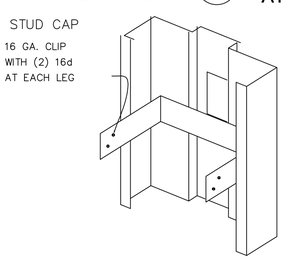


- (4) ANCHORS PER JAMB AND (2) AT HEAD, NOT TO EXCEED 24" O.C. AND 8" MAX. FROM ENDS.
- PUNCH AND DIMPLE FOR 3/8" DIA. BOLTS, PROVIDE 'Z' SPACERS AT EACH
- BOLTS, SHIELDS, SHIMS, ETC. ARE BY OTHERS

FLOOR CLIP



STUD CAP



- (4) ANCHORS PER JAMB AND (2) AT HEAD, NOT TO EXCEED 24" O.C. AND 8" MAX. FROM ENDS.
- SEE JAMB DETAILS FOR STUD SIZE.

EXTERIOR DOOR JAMB AT STUCCO

SCALE: 3" = 1'-0" (43)

WINDOW SILL AT STONE VENEER

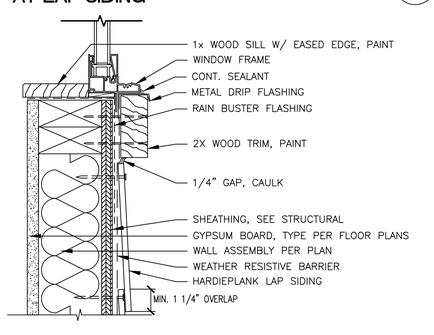
SCALE: 3" = 1'-0" (33)

DOOR FRAME NOTES:

1. ALL HOLLOW METAL FRAME / JAMBS SHALL BE CUT FOR STANDARD UNIT LOCK STRIKES 3/4" HIGH.
2. FRAME DIMENSIONS ARE FROM FINISH FRAMING. FRAME DIMENSIONS MAY VARY DUE TO FINISH MATERIAL. SEE DOOR / WINDOW SCHEDULE AND DETAIL CALL-OUTS.
3. ALL DOORS AND FRAMES PENETRATING 1-HOUR ENCLOSURES SHALL HAVE 45 MINUTE LABEL ASSEMBLY. A 90 MINUTE LABEL ASSEMBLY IS REQUIRED AT 2 HOUR WALL.
4. FIELD VERIFY ALL FRAME DIMENSIONS.
5. VERIFY ALL DOOR AND FRAME OPENING SIZES AND WALL AND DOOR FRAME WIDTHS ON SITE.

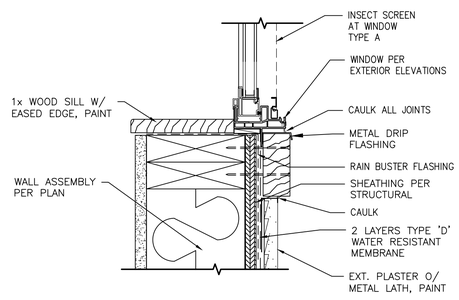
WINDOW HEAD AT LAP SIDING

SCALE: 3" = 1'-0" (23)



WINDOW HEAD AT STUCCO

SCALE: 3" = 1'-0" (13)



HM FRAME ANCHORING

SCALE: 3" = 1'-0" (34)

WINDOW SILL AT LAP SIDING

SCALE: 3" = 1'-0" (24)

WINDOW SILL AT STUCCO

SCALE: 3" = 1'-0" (14)

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PLAN CHECK #2	2	10.13.2023

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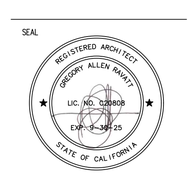


PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ARCHITECTURAL DETAILS DOOR/WINDOW DETAILS

OWNER

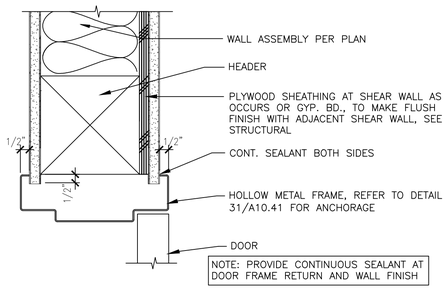
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

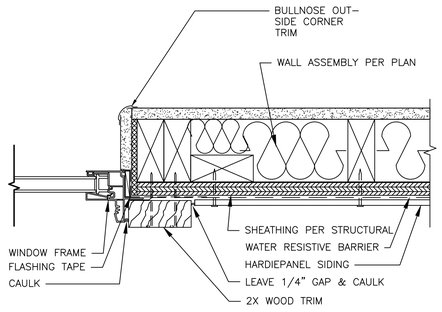
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

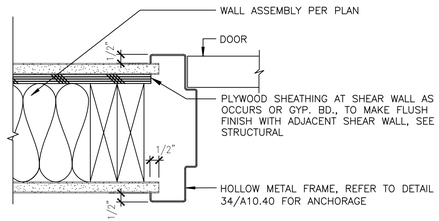
A10.40



INTERIOR DOOR HEAD
SCALE: 3" = 1'–0"
52

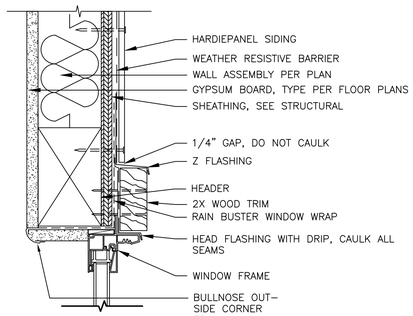


WINDOW JAMB AT VERTICAL SIDING
SCALE: 3" = 1'–0"
42

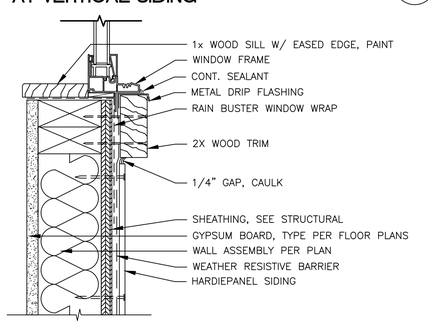


NOTE:
1. PROVIDE CONTINUOUS SEALANT AT DOOR FRAME RETURN AND WALL FINISH.

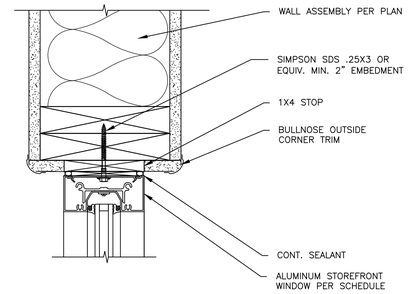
INTERIOR DOOR JAMB
SCALE: 3" = 1'–0"
53



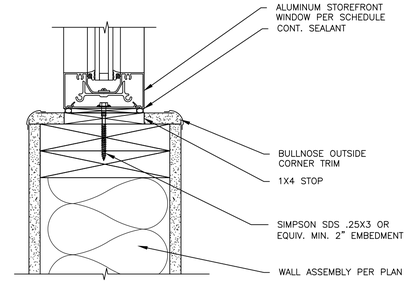
WINDOW HEAD AT VERTICAL SIDING
SCALE: 3" = 1'–0"
43



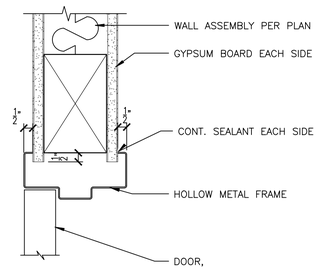
WINDOW SILL AT VERTICAL SIDING
SCALE: 3" = 1'–0"
44



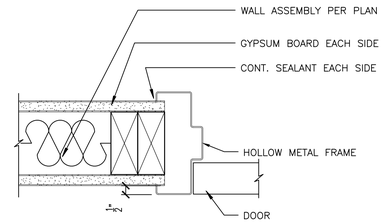
STOREFRONT WINDOW HEAD
SCALE: 3" = 1'–0"
21



STOREFRONT WINDOW SILL (JAMB SIMILAR)
SCALE: 3" = 1'–0"
22



INTERIOR DOOR HEAD
SCALE: 3" = 1'–0"
11



INTERIOR DOOR JAMB
SCALE: 3" = 1'–0"
12

RA ARCHITECTS & ENGINEERS

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10 McMURRAY ROAD
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APN: 137–200–087

SHEET TITLE
ARCHITECTURAL DETAILS DOOR/WINDOW DETAILS

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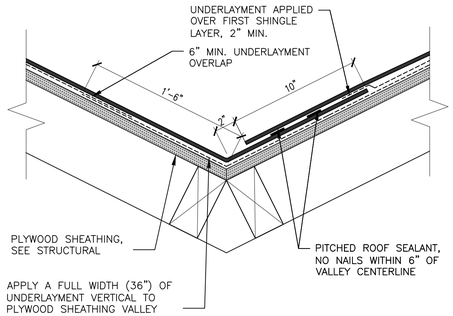
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

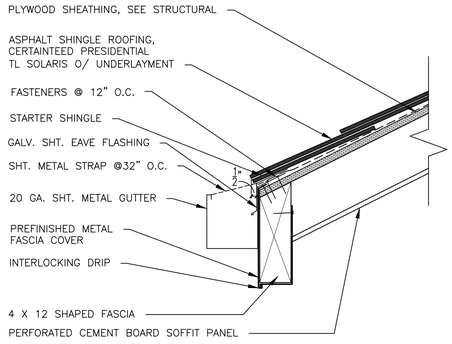
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.41



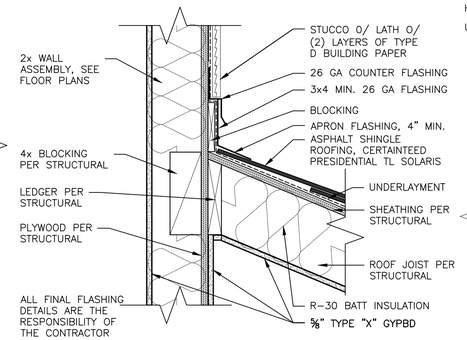
VALLEY AT ASPHALT SHINGLES

SCALE: 1 1/2" = 1'-0" — 41



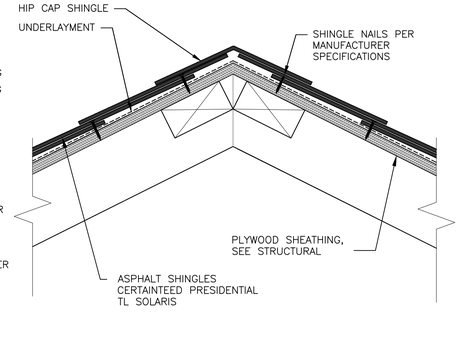
EAVE WITH GUTTER AT ASPHALT SHINGLE

SCALE: 1 1/2" = 1'-0" — 31



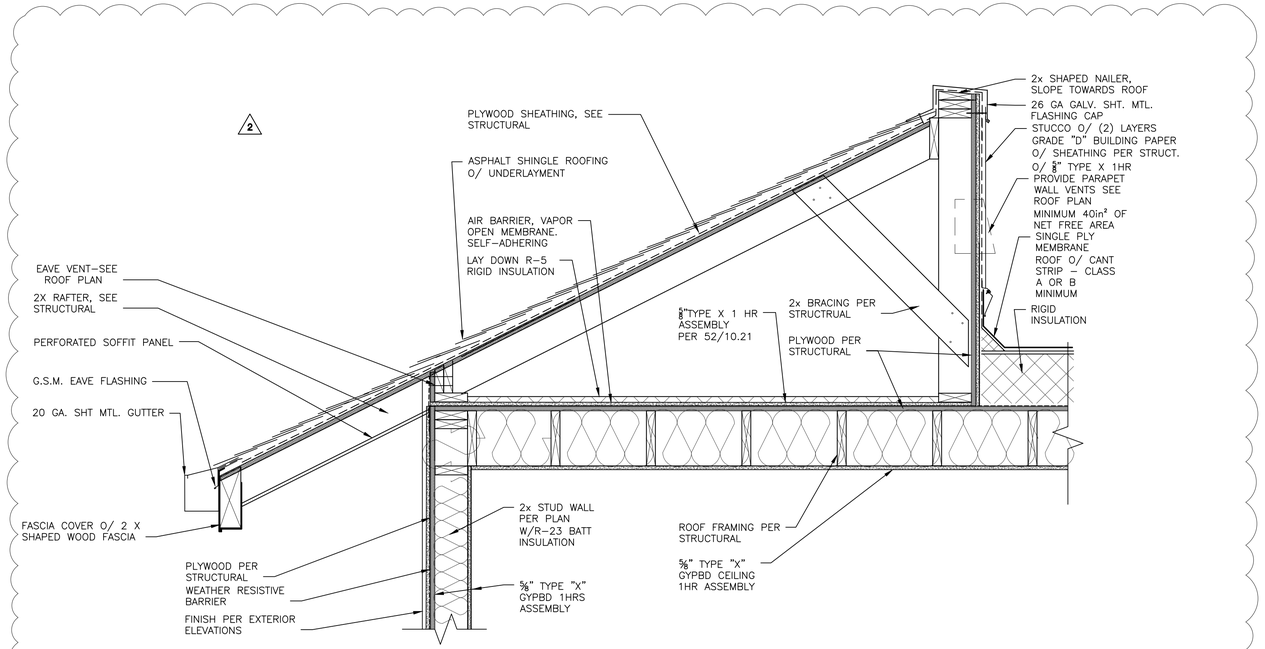
HEADWALL FLASHING AT ASPHALT SHINGLE

SCALE: 1 1/2" = 1'-0" — 21



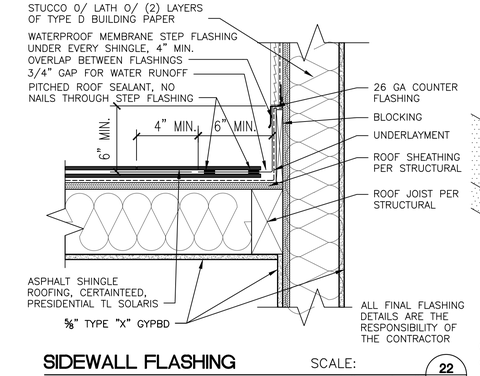
HIP AT ASPHALT SHINGLES

SCALE: 1 1/2" = 1'-0" — 11



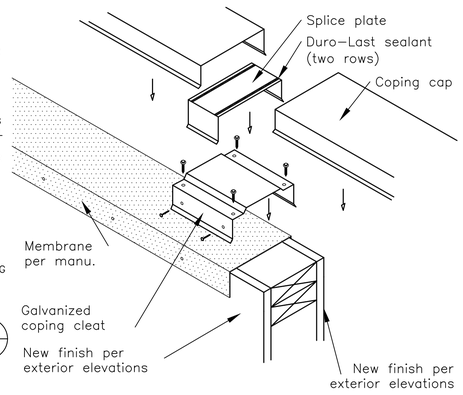
MANSARD ROOF

SCALE: 1" = 1'-0" — 33



SIDEWALL FLASHING AT ASPHALT SHINGLE

SCALE: 1 1/2" = 1'-0" — 22

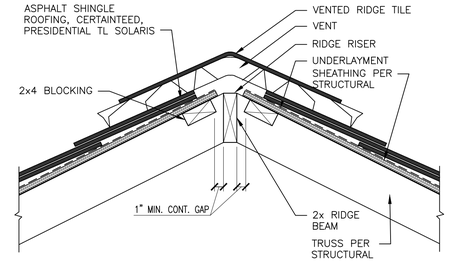


Note 1: Install the coping cleat using four hex head screws with neoprene washers. Face nail the cleat using two roofing nails.

Note 2: Install the splice plate by locating it onto the center of the coping cleat. Apply a bead of an approved Duro-Last sealant or equivalent on both sides of the top surface of the splice plate. Do not fasten.

Note 3: Install coping cap over top of the splice plate. Be sure to leave a ¼-inch gap between sections of coping to allow for expansion and contraction.

Note 4: All joining surfaces such as joints, splices, corners, and end caps must have an approved sealant applied to them.



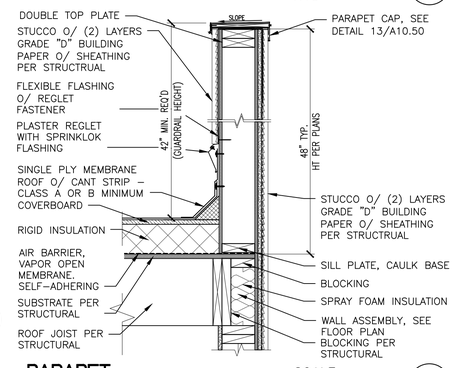
ALL FINAL FLASHING DETAILS ARE THE RESPONSIBILITY OF THE CONTRACTOR

RIDGE VENT AT ASPHALT SHINGLE

SCALE: 1 1/2" = 1'-0" — 23

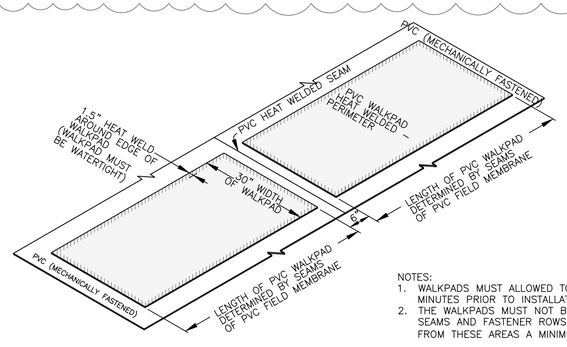
PARAPET CAP

SCALE: NTS — 13



PARAPET

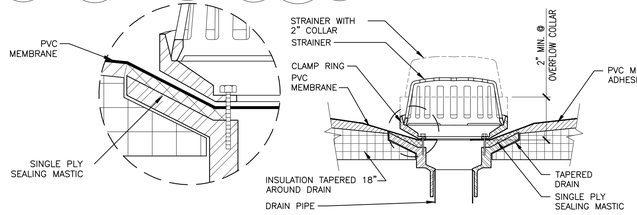
SCALE: 1" = 1'-0" — 14



NOTES:
1. WALKPADS MUST ALLOWED TO RELAX IN THE SUN FOR 30 MINUTES PRIOR TO INSTALLATION.
2. THE WALKPADS MUST NOT BE INSTALLED OVER FIELD SEAMS AND FASTENER ROWS AND MUST BE GAPPED FROM THESE AREAS A MINIMUM OF 6".

WALKPADS

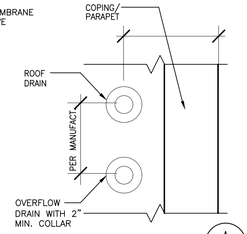
SCALE: 3" = 1'-0" — 44



NOTES:
1. DETAILS TO BE USED IN CONJUNCTION WITH GUIDE SPECIFICATIONS CONTAINING REQUIREMENTS FOR NAILERS, INSULATION, ETC.
2. FIELD MEMBRANE SEAMS MUST NOT RUN THRU DRAIN BOWL.
3. ALL MEMBRANE CUTS MUST BE ROUNDED TO PREVENT TEARING.
4. REPLACE ANY BROKEN COMPONENTS (DRAINS, RINGS, BOLTS, ETC.).
5. SUMP AREA MUST BE PROPERLY TAPERED SO THAT THE DRAIN FLASHING IS NOT INSTALLED UNDER TENSION. MAXIMUM ALLOWED SLOPE 6:12 IN DRAIN SUMP.
6. OVERFLOW DRAINS AND ROOF DRAINS MUST BE ON SEPARATE DRAIN LINES. SEE PLUMBING SHEETS.

ROOF DRAIN WITH OVERFLOW

SCALE: N.T.S. — 24



PLAN
NTS
A
–

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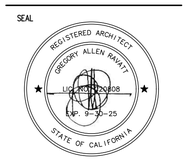

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APN: 137-200-087

SHEET TITLE
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OWNER
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3533 EMPLEO STREET
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(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.50

2

ALSO SEE SHEET A10.91 FOR UL REFERENCE

TRUSS 1 HR FIRE-RATED ASSEMBLY

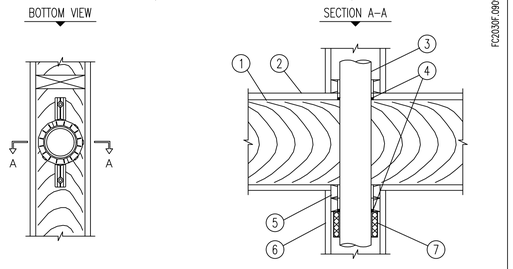
SCALE: NTS

52

U.L. SYSTEM NO. FC2030
PLASTIC PIPE THROUGH 1-HR. WOOD FLOOR/FIRE-RATED CHASE WALL ASSEMBLY

F RATING = 1-HR.
T RATING = 1-HR. (SEE U.L. FIRE RESISTANCE DIRECTORY VOL. 2)

FC2030F.090997



1. WOOD FLOOR ASSEMBLY (U.L. CLASSIFIED L500 SERIES).
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (ALSO SEE NOTE NO. 2 BELOW) :
   A. MAXIMUM 3" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR AND SOLID CORE).
   B. MAXIMUM 3" NOMINAL DIAMETER ABS NOMINAL PIPE (CELLULAR AND SOLID CORE).
   C. MAXIMUM 3" NOMINAL DIAMETER FRPP PLASTIC PIPE.
   D. MAXIMUM 3" NOMINAL DIAMETER CPVC PLASTIC PIPE.
4. FILL THE ANNULAR SPACE BETWEEN THE PIPE AND FLOORING AND BETWEEN PIPE AND TOP PLATE TO THE MAXIMUM EXTENT POSSIBLE USING HILTI FS-ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT.
5. TOP PLATE.
6. GYPSUM WALL ASSEMBLY (1-HR. FIRE-RATING).
7. HILTI CP 642 OR HILTI CP 643 FIRESTOP COLLAR (FASTEN WITH WOOD SCREWS)(SEE TABLE BELOW).

NOM. PIPE DIA.	PRODUCT DESCRIPTION	NO. OF MOUNTING TABS	MAX. HOLE SIZE
1-1/2"	CP 642/643 50/1.5"	2	2-1/8"
2"	CP 642/643 63/2"	2	2-5/8"
3"	CP 642/643 90/3"	3	4"

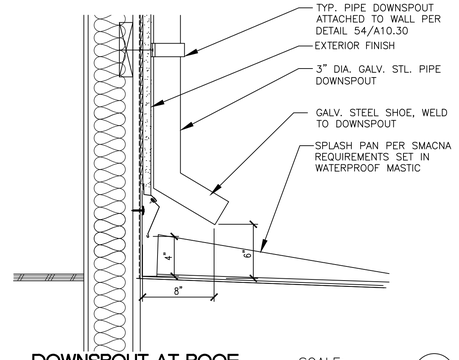
NOTES : 1. ANNULAR SPACE = MINIMUM 1/8", MAXIMUM 3/8".
2. CLOSED OR VENTED PIPING SYSTEM. (PVC, ABS, FRPP = SCHEDULE 40, CPVC = SDR 17).

SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1-800-879-8000

PIPING THROUGH FIRE-RATED ASSEMBLY

SCALE: NTS

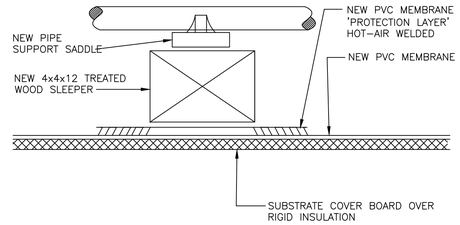
54



DOWNSPOUT AT ROOF

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

11

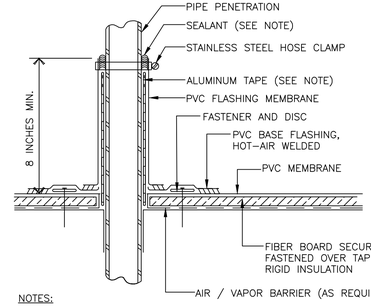


NOTE: 1) WEIGHT OF UNIT TO BE EVENLY DISTRIBUTED OVER CROSS-SECTIONAL AREA OF WOOD NAILER.

ROOFTOP PIPE SUPPORT

SCALE: 3" = 1'-0"

12

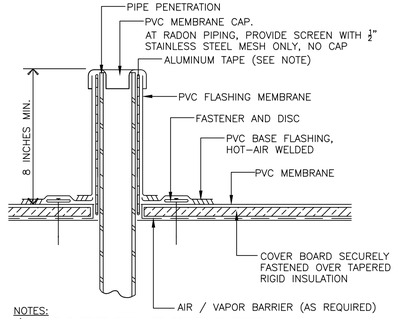


NOTES:
1) SEALANT IS A MAINTENANCE ITEM, MAINTENANCE IS NOT COVERED UNDER WARRANTY.
2) VAPOR BARRIER SHALL BE SEALED AT EDGES.

PIPE PENETRATION FLASHING

SCALE: 3" = 1'-0"

13



NOTES:
1) VAPOR BARRIER SHALL BE SEALED AT EDGES.

VENT PIPE PENETRATION FLASHING

SCALE: 3" = 1'-0"

14

RA ARCHITECTS & ENGINEERS

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SANTA MARIA OFFICE
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C20808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ARCHITECTURAL DETAILS ROOF DETAILS

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

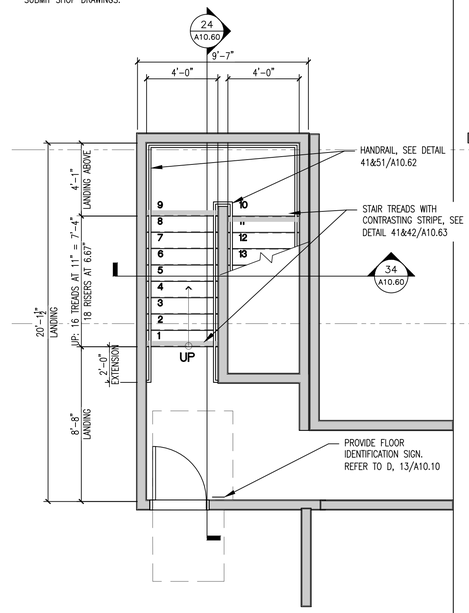
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

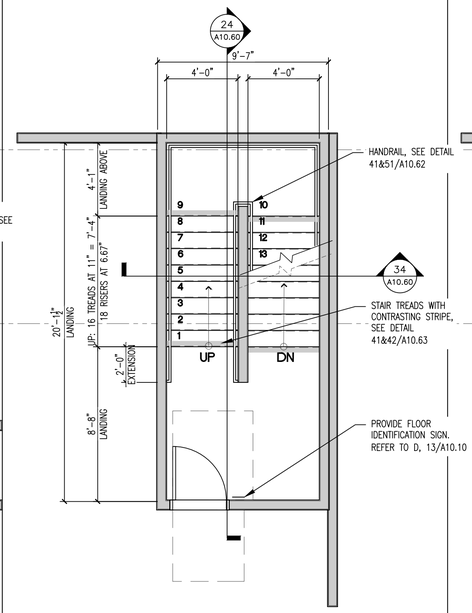
A10.51

PER CBC 1009.3 EXCEPTIONS 2, 5, AND 8, IN BUILDINGS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, 48" CLR BETWEEN HANDRAILS AND AREAS OF REFUGE ARE NOT REQUIRED.

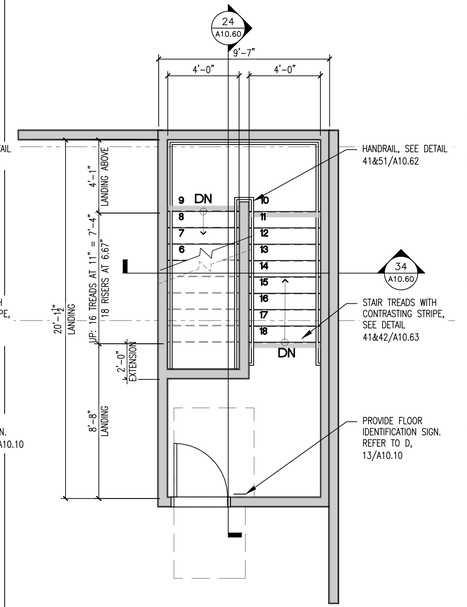
NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. SUBMIT SHOP DRAWINGS.



FIRST FLOOR UP TO SECOND FLOOR



SECOND FLOOR UP TO THIRD FLOOR

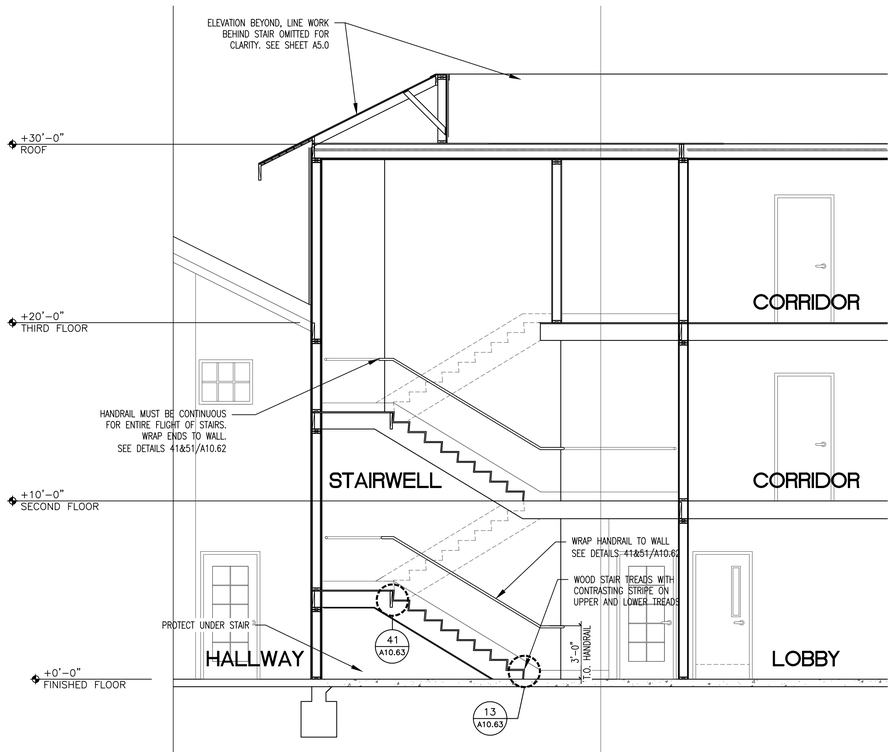


THIRD FLOOR DOWN TO SECOND FLOOR

BUILDING A - STAIR 1
ENLARGED PLAN

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

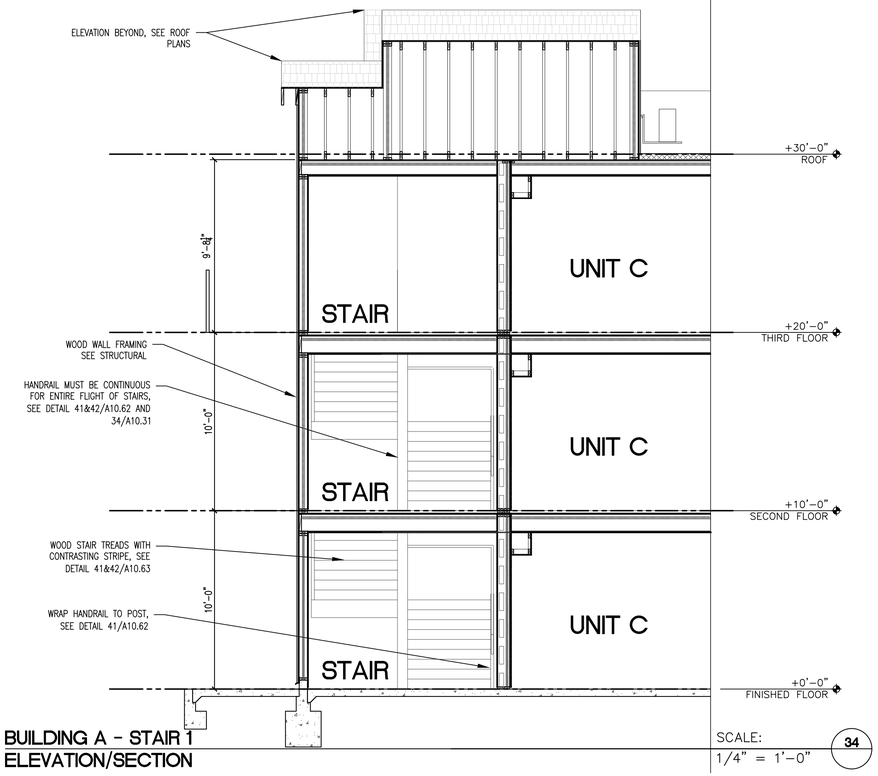
12



BUILDING A - STAIR 1
SECTION

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

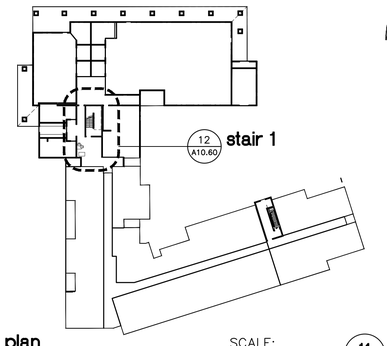
24



BUILDING A - STAIR 1
ELEVATION/SECTION

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

34



key plan

SCALE: NTS

14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - STAIR 1 ENLARGED PLANS AND ELEVATIONS

OWNER

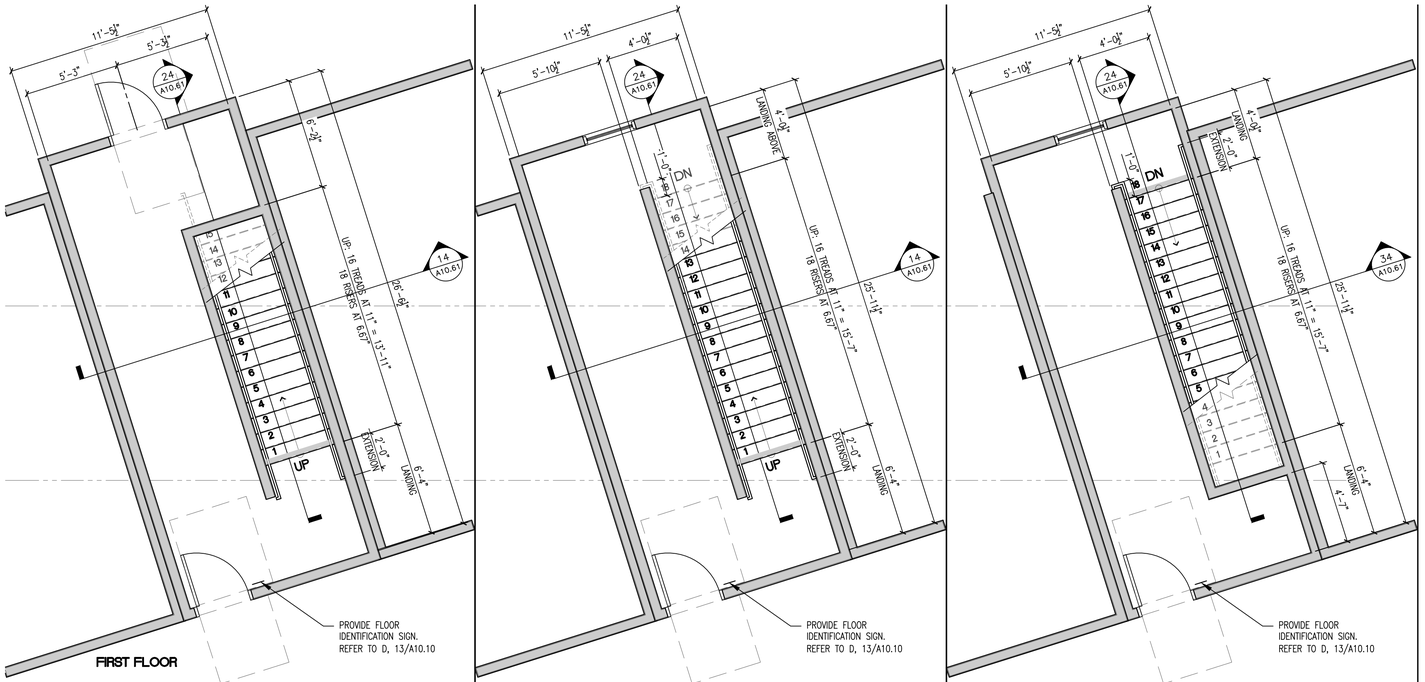
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.60



FIRST FLOOR

SECOND DOWN TO FIRST FLOOR

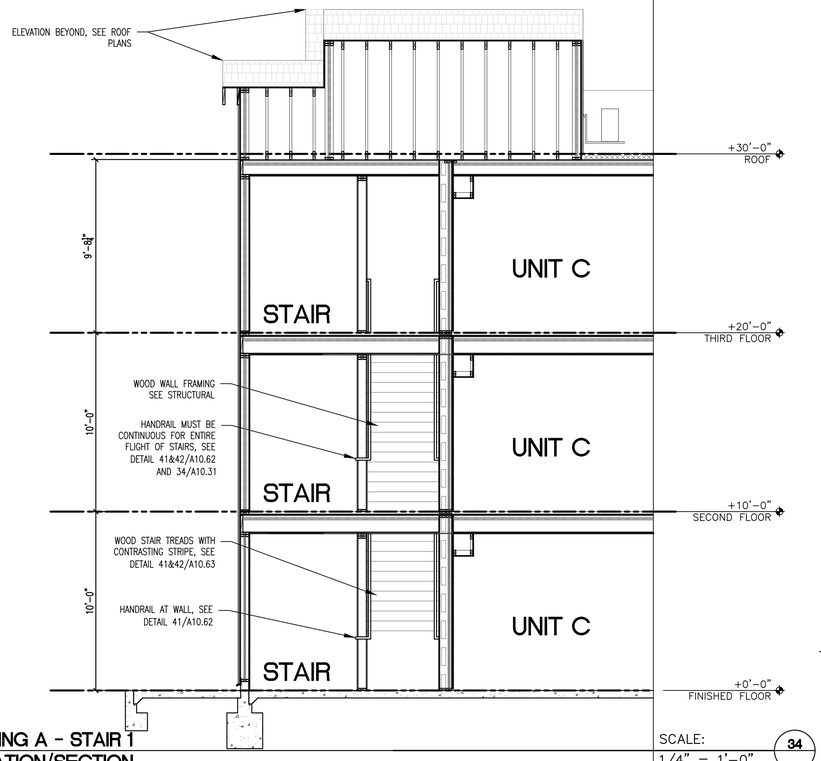
THIRD DOWN TO SECOND FLOOR

PER CBC 1009.3 EXCEPTIONS 2, 5, AND 8, IN BUILDINGS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, 48" CLR BETWEEN HANDRAILS AND AREAS OF REFUGE ARE NOT REQUIRED.

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. CONTRACTOR TO SUBMIT SHOP DRAWINGS.

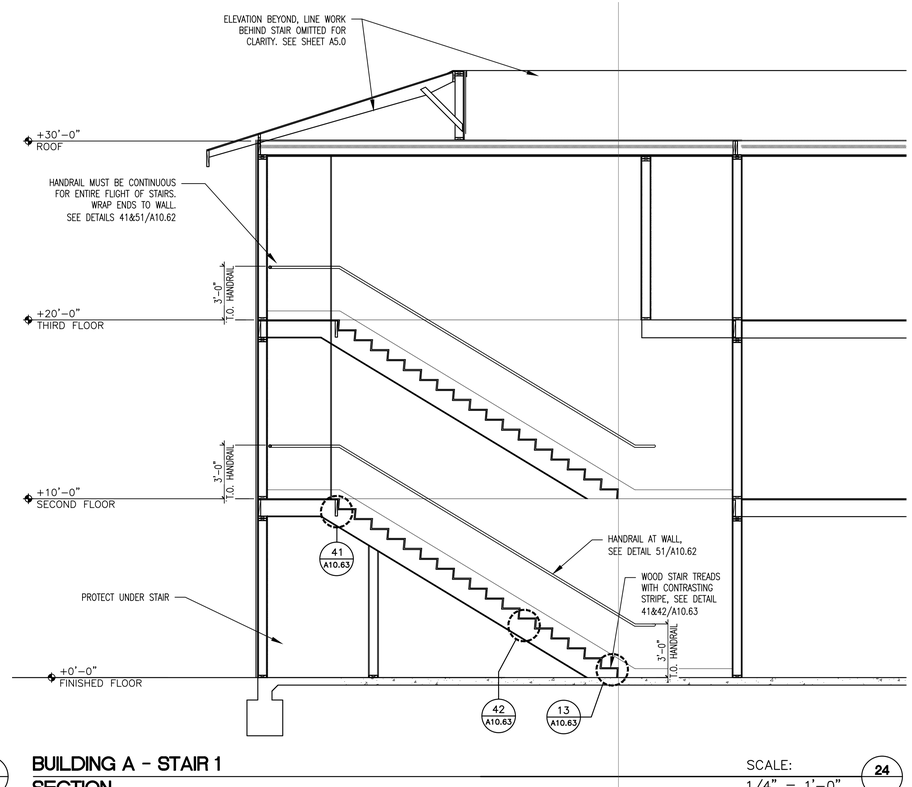
BUILDING A - STAIR 2
ENLARGED PLAN

SCALE: 1/4" = 1'-0" — 12



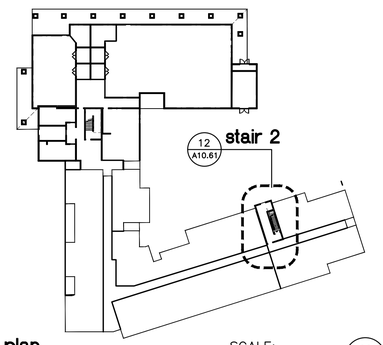
BUILDING A - STAIR 1
ELEVATION/SECTION

SCALE: 1/4" = 1'-0" — 34



BUILDING A - STAIR 1
SECTION

SCALE: 1/4" = 1'-0" — 24



key plan

SCALE: NTS — 14

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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SANTA MARIA OFFICE
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SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - STAIR 2 ENLARGED PLANS AND ELEVATIONS

OWNER

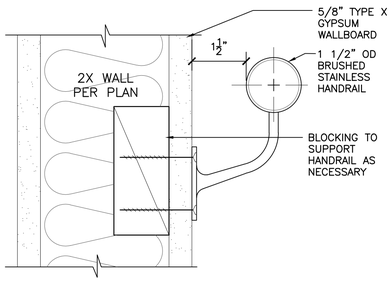
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.61

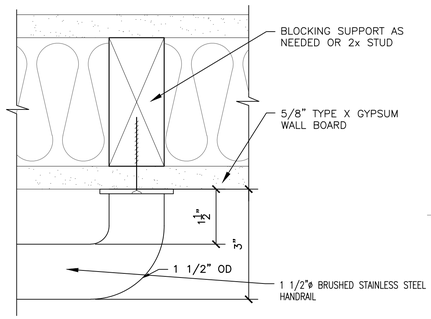


REFER TO DETAIL 12/A8.4

HANDRAIL DETAIL

SCALE: 6" = 1'-0"

51



REFER TO DETAIL 12/A8.4

HANDRAIL TERMINATION

SCALE: 6" = 1'-0"

41

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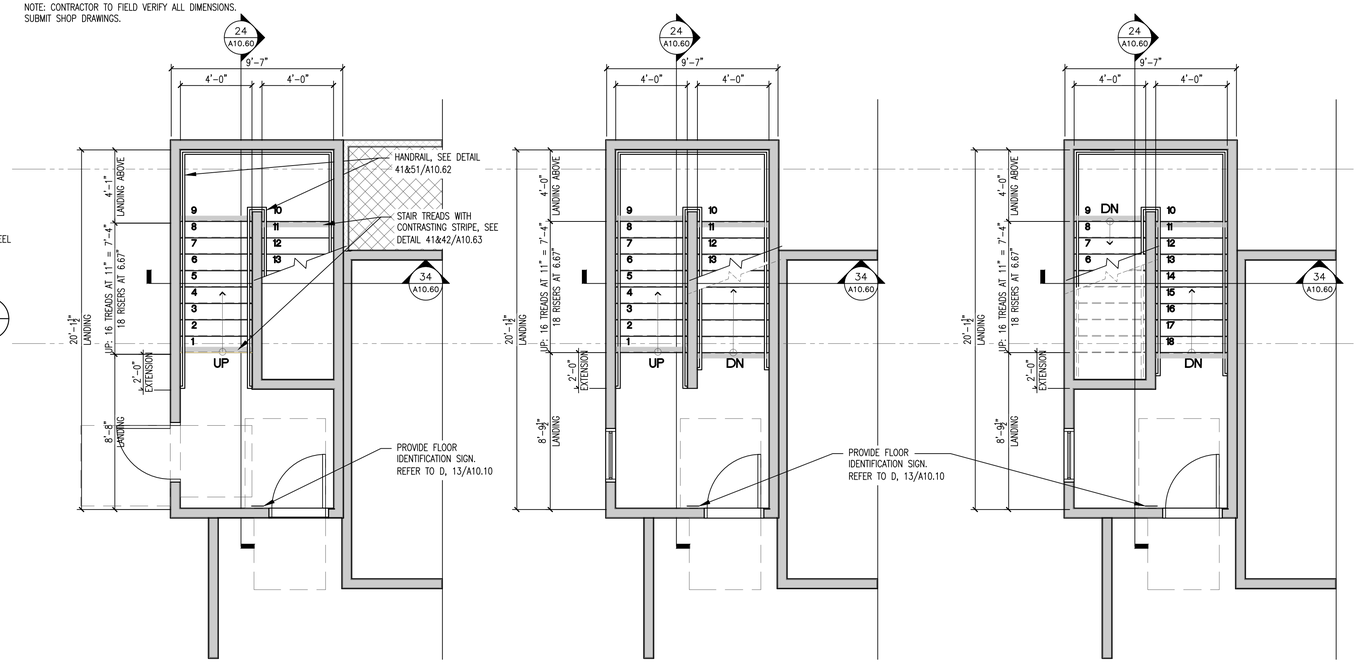
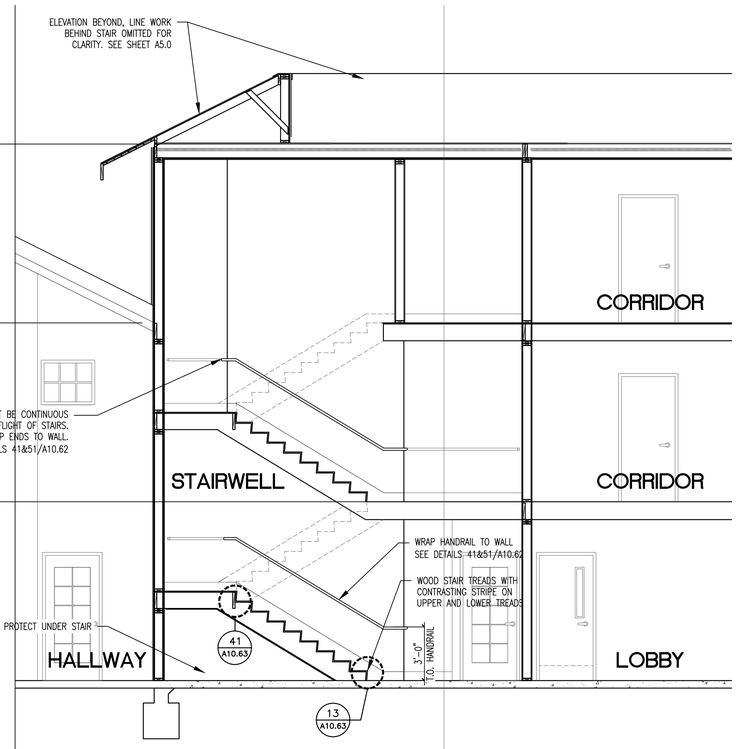


BUILDING B - STAIR 1 ENLARGED PLAN

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

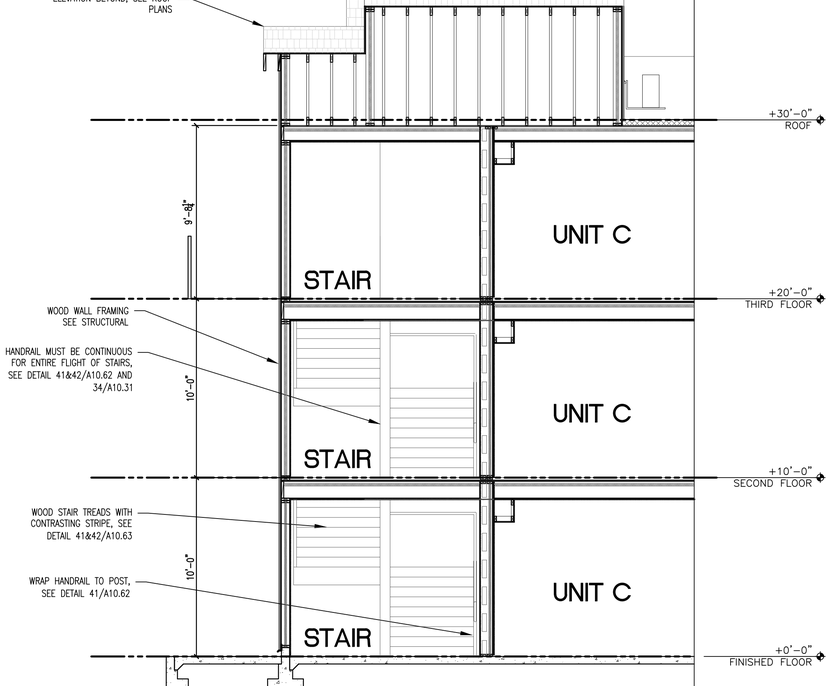
12



BUILDING A - STAIR 1 SECTION

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

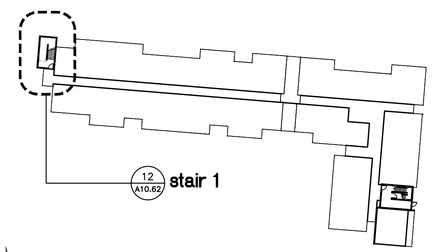
24



BUILDING A - STAIR 1 ELEVATION/SECTION

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

34



key plan

SCALE: NTS

14

RA ARCHITECTS & ENGINEERS

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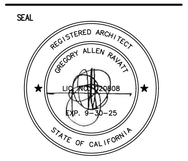

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - STAIR 1 ENLARGED PLANS AND ELEVATIONS

OWNER

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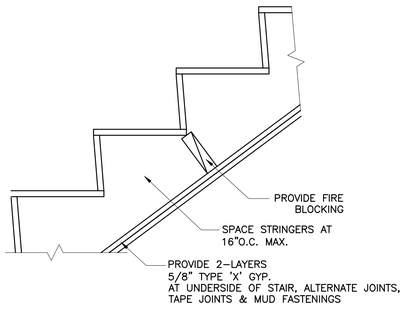
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

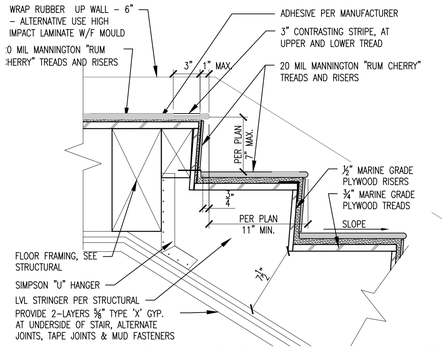
A10.62



FIRE-RATING AT INTERIOR WOOD STAIR

SCALE: N.T.S.

51



WOOD STAIRS STRINGER STRINGER TOP CONNECTION

SCALE: 1 1/2" = 1'–0"

41

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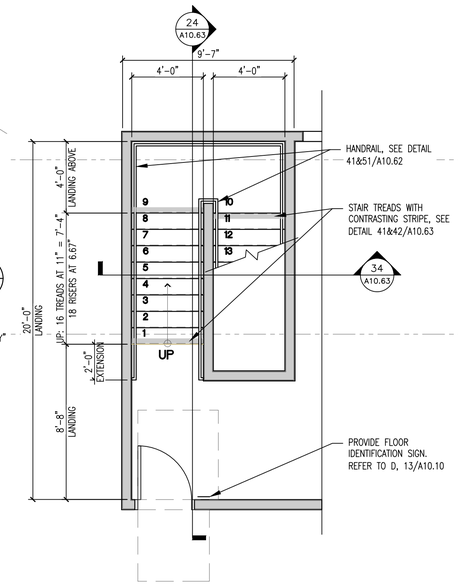
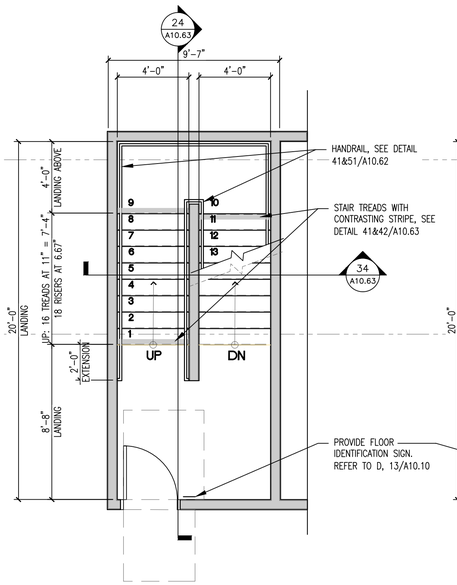
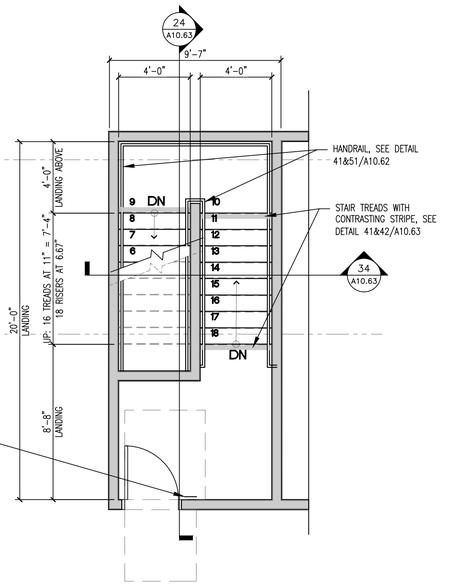


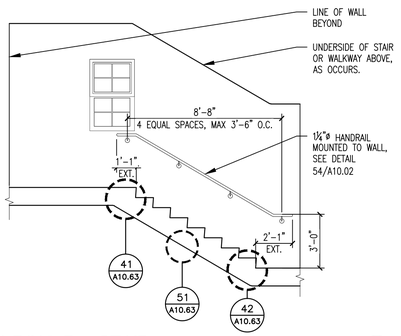
FIRST FLOOR UP TO SECOND FLOOR



SECOND FLOOR UP TO THIRD FLOOR



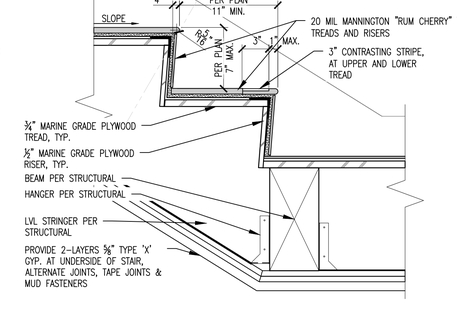
THIRD FLOOR DOWN TO SECOND FLOOR



BUILDING B – STAIR TYPICAL ELEVATION

SCALE: 1/4" = 1'–0"

53



WOOD STAIRS STRINGER BOTTOM CONNECTION

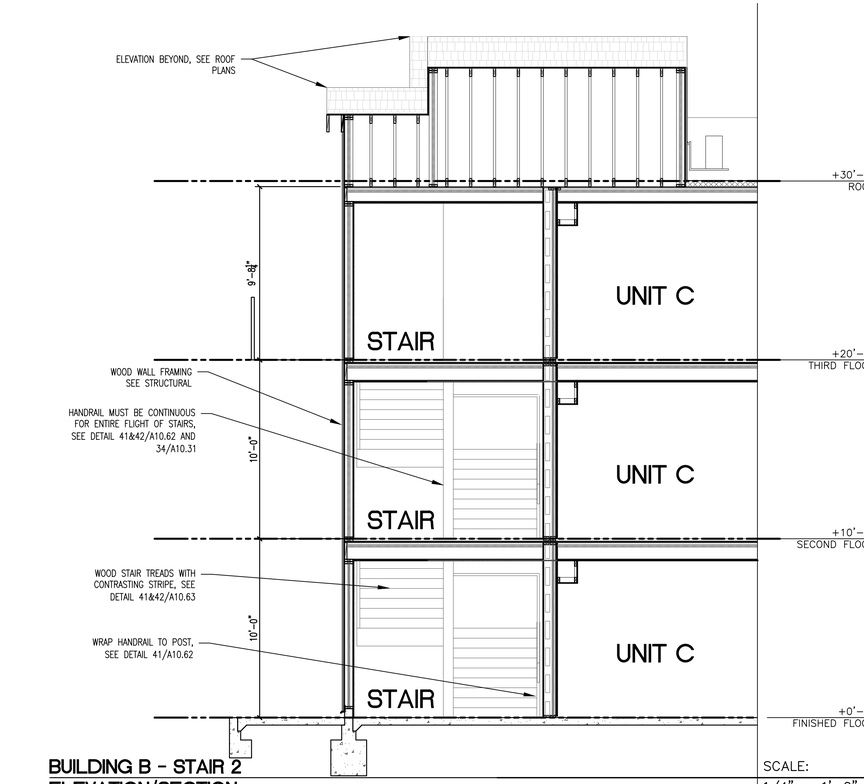
SCALE: 1 1/2" = 1'–0"

42

BUILDING B – STAIR 2 ENLARGED PLAN

SCALE: 1/4" = 1'–0"

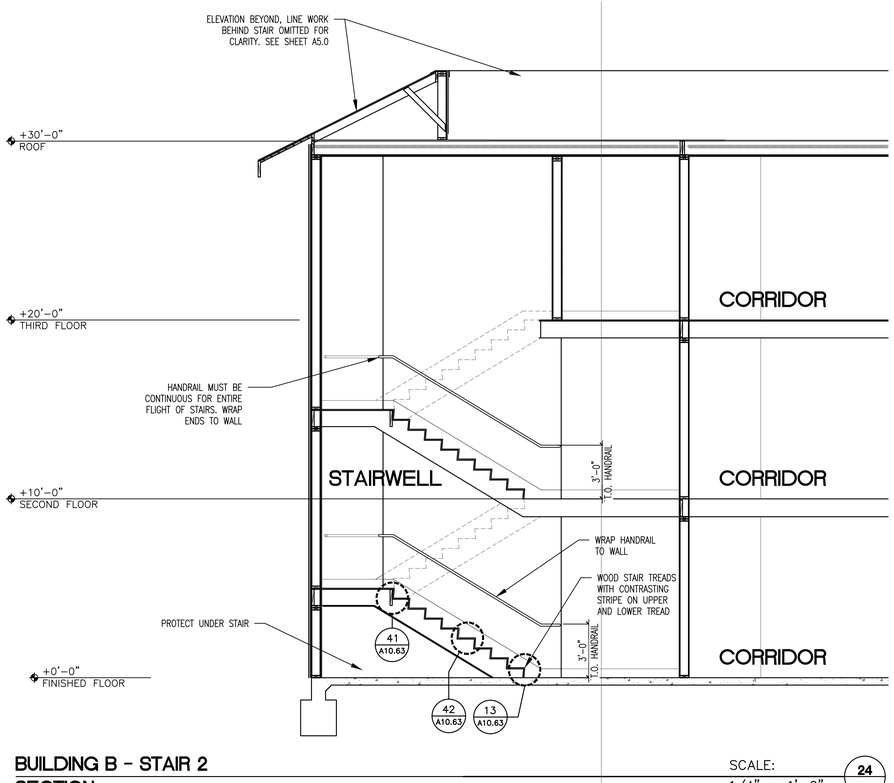
12



BUILDING B – STAIR 2 ELEVATION/SECTION

SCALE: 1/4" = 1'–0"

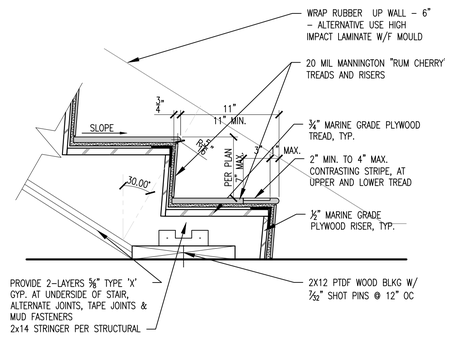
34



BUILDING B – STAIR 2 SECTION

SCALE: 1/4" = 1'–0"

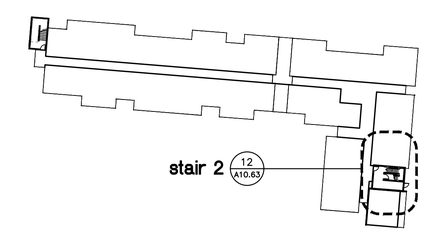
24



WOOD STAIRS STRINGER BOTTOM CONNECTION

SCALE: 1 1/2" = 1'–0"

13



key plan

SCALE: NTS

14

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SANTA MARIA OFFICE
125 UNION AVENUE #201
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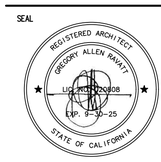
Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023
RFI CON 54	6	06.13.2022

SEAL



PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
BUILDING B – STAIR 2 ENLARGED PLANS AND ELEVATIONS

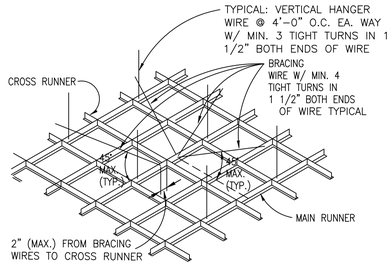
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.63



NOTE:

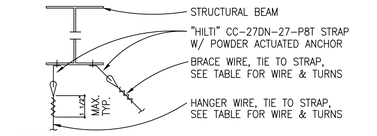
PROVIDE BRACING @ 12' O.C. MAX. EA. WAY & 6' FROM WALL.

INSTALL CEILING PER TITLE 24, 2019 CBC SECTION 808, ASCE 7-10, ASTM C 635 AND ASTM C 636.

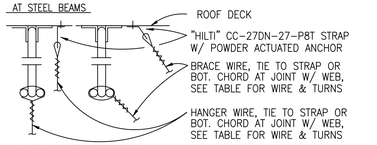
T-BAR CEILING

SCALE: NTS

51



AT STEEL BEAMS



AT STEEL JOISTS & ROOF DECK

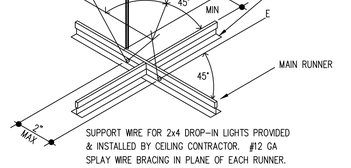
CEILING / WIRE	GYP. BD. GAGE	GYP. BD. TURNS	T-BAR GRID GAGE	T-BAR GRID TURNS
HANGER	9	3	12	3
BRACE	9	4	12	4

NOTE: WIRE TURNS TO BE TIGHT AND WITHIN 1-1/2" LONG

HANGER / BRACE WIRE WIRE CONNECTION

SCALE: NTS

52



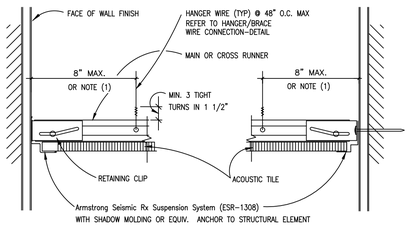
NOTE:

INSTALL CEILING PER TITLE 24, 2019 CBC SECTION 808, ASCE 7-10, ASTM C 635 AND ASTM C 636.

COMPRESSION FASTENING

SCALE: NTS

53



NOTES:

(1) 1/4 OF THE LENGTH OF THE END RUNNER WHICHEVER IS LESS.
(2) FOR HANGER WIRE ATTACHMENT SEE DETAIL 33/A8.1 AND 54/A8.1
(3) FOR BRACING SEE DETAIL 34/A8.1

NOTE:

INSTALL CEILING PER TITLE 24 AND ASCE 7-5
COMPLY WITH SECTION 808.1 AND ASCE SECTION 13.5.6

T-BAR CEILING EDGE

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

54

A. GENERAL:
REQUIREMENTS FOR DESIGN AND INSTALLATION OF SUSPENDED ACOUSTICAL CEILING SYSTEMS PER 2019 CBC, IR 25-2.13, ASCE 7-5, ASTM AT 635, 636, CISCA 3-4

B. SUSPENDED CEILINGS IN SEISMIC DESIGN CATEGORIES E, E, AND F SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASTM C635, ASTM C636, AND ASTM E580 SECTION 5 AS MODIFIED THE FOLLOWING: [§13.5.6.2.2 ASCE 7-16, 2506.2.1 CBC]
1. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED
2. THE WIDTH OF HTE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2 INCHES.
3. FOR CEILING AREAS EXCEEDING 2500 SQ.FT., A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BRAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2500 SQ. FT. SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED.
4. SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2-INCH OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECITONS.
5. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
6. LIGHT FIXTURES, CABLE TRAYS, AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.
7. SUSPENSION WIRES SHALL NOT BE SMALLER THAN NO. 12 GAUGE SPACED AT 4' ON CENTER.
8. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1 IN 6 OF OUT PLUMB.
9. THE PERIMETER ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED A MAXIMUM OF 8 INCHES FROM WALL.
10. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK.

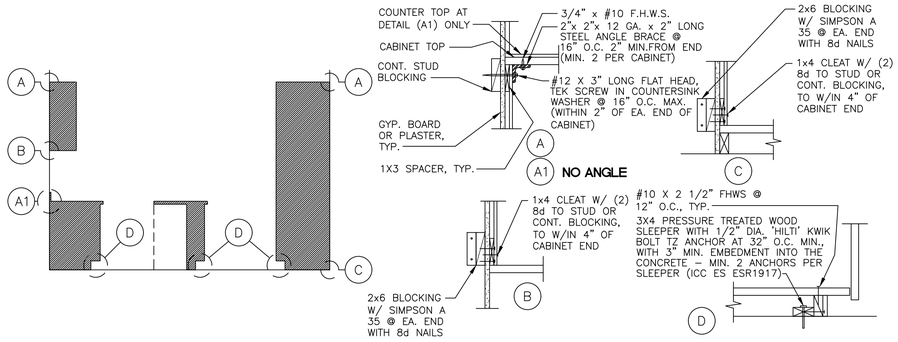
C. CEILING NOTES:
THE FOLLOWING NOTES SHALL APPLY FOR CEILING SYSTEMS WHOSE TOTAL WEIGHT INCLUDING AIR CONDITIONING GRILLES AND LIGHT FIXTURES DOES NOT EXCEED FOUR (4) PSF. HEAVIER SYSTEMS AND THOSE SUPPORTING LATERAL LOADS FROM PARTITIONS WILL REQUIRE SPECIAL DESIGN DETAILS.

1. 12, GA. (MIN.) HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4' -0" X 4' -0" GRID SPACING ALONG MAIN RUNNERS. SPLICES WILL NOT BE PERMITTED IN ANY HANGER WIRES UNLESS SPECIFICALLY APPROVED BY CODE AUTHORITY.
2. PROVIDE 12 GA. HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" FROM THE SUPPORT OR WITHIN 25/64 OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA. END CONNECTIONS FOR RUNNERS WHICH ARE DESIGNED AND DETAILED TO RESIST THE APPLIED HORIZONTAL FORCES MAY BE USED IN LIEU OF THE 12 GA. HANGER WIRES SUBJECT TO CODE AUTHORITY REVIEW AND APPROVAL.
3. PROVIDE TRAPEZE OF OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAIN HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB ARE TO HAVE COUNTER SLOPING WIRES.
4. CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALL. CEILING GRID MEMBERS SHOULD BE AT LEAST 23/64 INCH FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE AND A MINIMUM OF 23/64 INCH CLEAR OF WALL.
5. AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A 16GA. WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED. WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 12" OR LESS, THIS INTERLOCK IS NOT REQUIRED.
6. PROVIDE SETS OF FOUR 12 GA. SPLAYED BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT THE FOLLOWING SPACING:
   - (A) PLACE SETS OF BRACING WIRES NOT MORE THAN 8 FEET BY 12 FEET ON CENTER.
   - (B) PROVIDE BRACING WIRES AT LOCATIONS NOT MORE THAN 23/64 THE SPACINGS GIVEN IN (A) ABOVE FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CALLING OFFSETS.
   - THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND SHOULD BE TAUT WITHOUT CAUSING THE CEILING TO LIFT. SPLICES IN BRACING WIRES ARE NOT TO BE PERMITTED WITHOUT SPECIAL APPROVAL OF CODE AUTHORITY.
7. FASTEN HANGER WIRES WITH NOT LESS THAN 3 TIGHT TURNS. FASTEN BRACING WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1 23/64 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE.
8. SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC., IT IS ACCEPTABLE TO ATTACH LIGHWEIGHT ITEMS, SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING" NOMINAL DIAMETER, TO HANGER WIRES USING CONNECTORS ACCEPTABLE TO CODE AUTHORITY.
9. WHEN DRILLED-IN CONCRETE ANCHORS OR SHOT-IN ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES, 1 OUT OF 10 MUST BE FIELD TESTED FOR 200 POUNDS OF TENSION. WHEN DRILLED-IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 MUST BE FIELD TESTED FOR 440 POUNDS IN TENSION. SHOT-IN OR DRILLED-IN ANCHOR FAILS, ALL ADJACENT ANCHORS MUST BE TESTED.
10. ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES.
11. FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING LESS THAN 56 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO 12 GA. SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FT. X 4 FT. LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER.
    - ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING 56 POUNDS OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 GA. WIRES EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED.
    - THE 4 TAUT 12 GA. WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE UNIT.
12. ALL FIXTURES AND AIR TERMINALS OR SERVICES SUPPORTED ON INTERMEDIATE DUTY GRID SYSTEMS MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 GA. WIRES EACH ATTACHED TO THE FIXTURE OR TERMINAL AND TO THE STRUCTURE ABOVE.
13. SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A 12 GA. WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE.
14. SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE FIXTURE. SPECIAL DETAILS ARE NECESSARY FOR THIS CONDITION AT THE CEILING GRID.
15. CLASSIFICATION OF CEILING GRID:
    - CLASSIFICATION OF CEILING GRID IS HEAVY DUTY.
    - MANUFACTURER'S CATALOG NUMBER – MAIN RUNNER CHICAGO MET. #1870
    - MANUFACTURER'S CATALOG NUMBER – CROSS RUNNER CHICAGO MET. #1804-S-02.
    - MANUFACTURER'S CATALOG NUMBER – RUNNER SPLICE CHICAGO MET. #650-02.
    - NOTE: OTHER GRID MFGS. MUST MEET OR EXCEED SPECIFIED STANDARDS AND BE APPROVED BY CODE AUTHORITY AND ARCHITECT FOR COMPLIANCE WITH PART 2, TITLE 24, C.C.R.

CEILING NOTES

SCALE: NTS

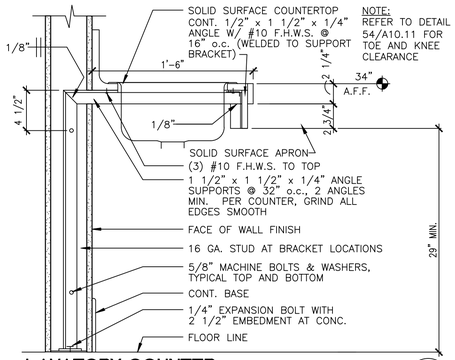
34



CABINET ANCHORAGE

SCALE: N.T.S.

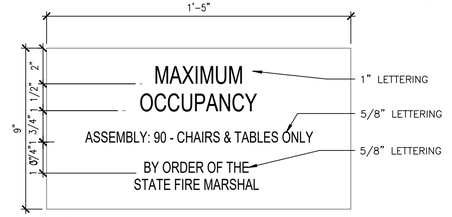
11



LAVATORY COUNTER

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

22



NOTES:
1. ANCHOR SIGN TO WALL WITH DOUBLE SIDED TAPE
2. MOUNT SIGN 70" FROM FINISH FLOOR TO TOP OF SIGN
3. LETTERING SHALL CONTRAST 70% MINIMUM WITH BACKGROUND COLOR
4. REFER TO DETAIL 23/A10.10 FOR GENERAL NOTES

LEARNING CENTER

MAXIMUM OCCUPANCY SIGN

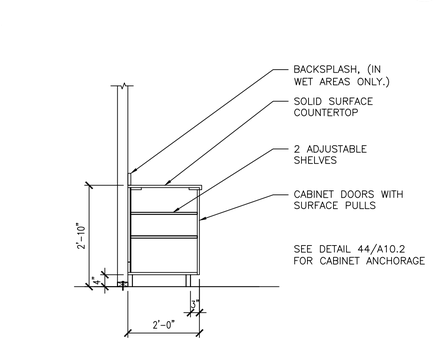
SCALE: 3" = 1'-0"

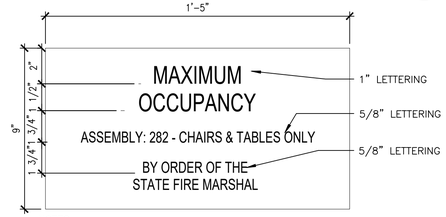
23

BASE CABINET

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

12





NOTES:
1. ANCHOR SIGN TO WALL WITH DOUBLE SIDED TAPE
2. MOUNT SIGN 70" FROM FINISH FLOOR TO TOP OF SIGN
3. LETTERING SHALL CONTRAST 70% MINIMUM WITH BACKGROUND COLOR
4. REFER TO DETAIL 23/A10.10 FOR GENERAL NOTES

COMMUNITY CENTER

MAXIMUM OCCUPANCY SIGN

SCALE: 3" = 1'-0"

13

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LIC. NO. C26808 EXP. 9-30-25 STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ARCHITECTURAL DETAILS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

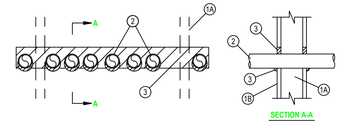
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.70

System No. W-L-1389

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Ratings — 1 and 2 Hr (See Items 1 and 3)
	FTH Rating — 0 Hr



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Opening in gypsum board to be max 4 in. (102 mm) diam.
   The hourly F and FH Ratings of the firestop system are dependent upon the hourly rating of the wall in which it is installed.

1A. Sleeve — (Not Shown, Optional) - Nom 4 in. (102 mm) diam (or smaller) sleeve friction fit into wall opening, flush with both wall surfaces. The following types of sleeves may be used: Schedule 5 (or heavier) steel pipe, min 28 ga steel sleeve, or Schedule 40 solid or cellular core polyvinyl chloride (PVC).

2. Cables — Cables may be installed within opening for a 0 to 100 percent visual fill. When PVC sleeve (Item 1A) is used, the aggregate cross-sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. Cables to be tightly bundled and rigidly supported on both sides of wall assembly. Any combination of the following types of cables may be used:
   A. Max 100 pair No. 24 AWG (or smaller) copper conductor telecommunication cable with polyvinyl chloride (PVC) jacketing and insulation.
   B. Max 7/C No. 12 AWG copper conductor control cable with PVC or XLPE jacket and insulation.
   C. Max 4/0 AWG Type RHH ground cable.
   D. Max 4 pr No. 22 AWG Cat 5 or Cat 6 computer cables.
   E. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
   F. Fiber optic cable with polyvinyl chloride (PVC) or polyethylene (PE) jacket and insulation having a max diam of 1/2 in. (13 mm).
   G. Max 3/C No 12 AWG MC Cable.
   For opening with cables, when the hourly rating of the wall assembly is 1 hr, the T, FT and FTH Ratings are 0 hr. For opening with cables, when the hourly rating of the wall assembly is 2 hr, the T, FT and FTH Ratings are 1 hr.

3. Firestop Device* — Firestop device consisting of a steel collar with plug to be centered over opening and mounted to face of gypsum board on both sides of wall. Each flange of collar is secured to wall with No. 10 by 1-1/2 in. (38 mm) steel laminating screw and min 9/16 in. (15 mm) diam steel washer through prepunched hole in flange. As an alternate, min 3/16 in. (4.8 mm) diam by 2-1/2 in. (64 mm) long steel toggle bolts in conjunction with min 9/16 in. (15 mm) diam steel washers may be used. For openings with cables, plug within collar cut to fit tightly around the cable bundle. For blank openings (no cables), the hourly F and FH Ratings of the firestop system are equal to the hourly rating of the wall in which it is installed.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-CC 4" Firestop Cable Collar
   L Ratings apply to blank the openings only per indicated in Table below.

Opening	CFM (per device)		CFM/Sq Ft Opening	
	Ambient	400F	Ambient	400F
Blank Opening Only (no cables)	Less Than 1	Less Than 1	Less Than 1	4
Max 100% visual fill with Cat 5 and/or Cat 6 cables	1-2	Less Than 1	13-2	8.9

4. Fill, Void or Cavity Material* (Optional, Not Shown) — Fill material applied to fill interstices between and around the cable bundle at both sides of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant, CP 618 Putty

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

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 22, 2015

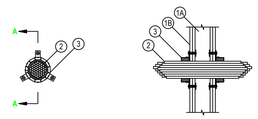
CONDUIT PENETRATION 1 HOUR WALL

SCALE: 1" = 1'-0"

51

System No. W-L-3396

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1 and 2 Hr (See Item 1)	F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 0, 1 and 2 Hr (See Items 2 and 3)	FT Ratings - 0, 1 and 2 Hr (See Items 2 and 3)
L Rating At Ambient - See Item 3	FH Ratings - 1 and 2 Hr (See Item 1)
L Rating At 400F - See Item 3	FTH Ratings - 0, 1 and 2 Hr (See Items 2 and 3)
	L Rating At Ambient - See Item 3
	L Rating At 400F - See Item 3



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described within the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Opening in gypsum board to be max 4 in. (102 mm) diam.
   The hourly F and FH Ratings of the firestop system are dependent upon the hourly rating of the wall in which it is installed.

1A. Sleeve — (Not Shown, Optional) - Nom 4 in. (102 mm) diam (or smaller) sleeve friction fit into wall opening, flush with both wall surfaces. The following types of sleeves may be used: Schedule 5 (or heavier) steel pipe, min 28 ga steel sleeve, or Schedule 40 solid or cellular core polyvinyl chloride (PVC).

2. Cables — Cables may be installed within opening for a 0 to 100 percent visual fill. When PVC sleeve (Item 1A) is used, the aggregate cross-sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. Cables to be tightly bundled and rigidly supported on both sides of wall assembly. Any combination of the following types of cables may be used:
   A. Max 100 pair No. 24 AWG (or smaller) copper conductor telecommunication cable with polyvinyl chloride (PVC) jacketing and insulation.
   B. Max 7/C No. 12 AWG copper conductor control cable with PVC or XLPE jacket and insulation.
   C. Max 4/0 AWG Type RHH ground cable.
   D. Max 4 pr No. 22 AWG Cat 5 or Cat 6 computer cables.
   E. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
   F. Fiber optic cable with polyvinyl chloride (PVC) or polyethylene (PE) jacket and insulation having a max diam of 1/2 in. (13 mm).
   G. Max 3/C No 12 AWG MC Cable.
   For opening with cables, when the hourly rating of the wall assembly is 1 hr, the T, FT and FTH Ratings are 0 hr. For opening with cables, when the hourly rating of the wall assembly is 2 hr, the T, FT and FTH Ratings are 1 hr.

3. Firestop Device* — Firestop device consisting of a steel collar with plug to be centered over opening and mounted to face of gypsum board on both sides of wall. Each flange of collar is secured to wall with No. 10 by 1-1/2 in. (38 mm) steel laminating screw and min 9/16 in. (15 mm) diam steel washer through prepunched hole in flange. As an alternate, min 3/16 in. (4.8 mm) diam by 2-1/2 in. (64 mm) long steel toggle bolts in conjunction with min 9/16 in. (15 mm) diam steel washers may be used. For openings with cables, plug within collar cut to fit tightly around the cable bundle. For blank openings (no cables), the hourly F and FH Ratings of the firestop system are equal to the hourly rating of the wall in which it is installed.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-CC 4" Firestop Cable Collar
   L Ratings apply to blank the openings only per indicated in Table below.

Opening	CFM (per device)		CFM/Sq Ft Opening	
	Ambient	400F	Ambient	400F
Blank Opening Only (no cables)	Less Than 1	Less Than 1	Less Than 1	4
Max 100% visual fill with Cat 5 and/or Cat 6 cables	1-2	Less Than 1	13-2	8.9

4. Fill, Void or Cavity Material* (Optional, Not Shown) — Fill material applied to fill interstices between and around the cable bundle at both sides of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant, CP 618 Putty

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

Hilti Firestop Systems

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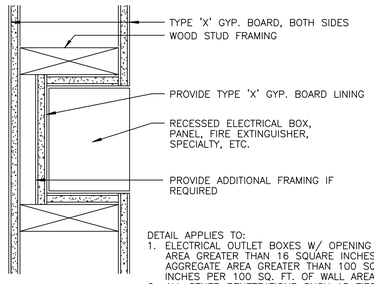
TYP PER STRUCTURAL

CONDUIT WALL PENETRATION

SCALE: NTS

53

HOUR FLR/CEILING ASSEMBLY PER DETAIL



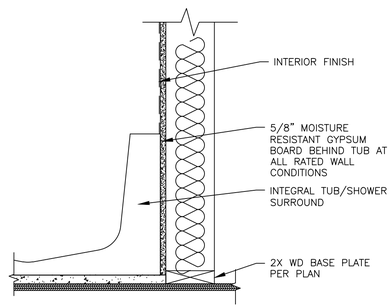
PLAN & SECTION

DETAIL APPLIES TO:
1. ELECTRICAL OUTLET BOXES W/ OPENING AREA GREATER THAN 16 SQUARE INCHES OR AGGREGATE AREA GREATER THAN 100 SQUARE INCHES PER 100 SQ. FT. OF WALL AREA.
2. ALL OTHER PENETRATIONS SUCH AS FIRE EXTINGUISHER CABINETS, PANELS, BATH ACCESSORIES, ETC.

PENETRATION AT FIRE RATED WALL ASSEMBLY

SCALE: 3" = 1'-0"

31



BATHTUB AT WALL

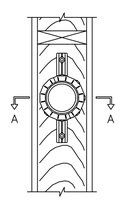
SCALE: 1 1/2" = 1'-0"

32

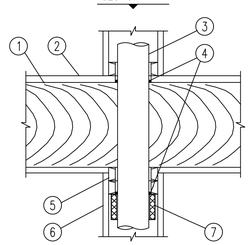
U.L. SYSTEM NO. FC2030
PLASTIC PIPE THROUGH 1-HR. WOOD FLOOR/FIRE-RATED CHASE WALL ASSEMBLY

F RATING = 1-HR.
T RATING = 1-HR. (SEE U.L. FIRE RESISTANCE DIRECTORY VOL. 2)

BOTTOM VIEW



SECTION A-A



1. WOOD FLOOR ASSEMBLY (U.L. CLASSIFIED L500 SERIES).
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (ALSO SEE NOTE NO. 2 BELOW) :
   A. MAXIMUM 3" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR AND SOLID CORE).
   B. MAXIMUM 3" NOMINAL DIAMETER ABS NOMINAL PIPE (CELLULAR AND SOLID CORE).
   C. MAXIMUM 3" NOMINAL DIAMETER FRPP PLASTIC PIPE.
   D. MAXIMUM 3" NOMINAL DIAMETER CPVC PLASTIC PIPE.
4. FILL THE ANNULAR SPACE BETWEEN THE PIPE AND FLOORING AND BETWEEN PIPE AND TOP PLATE TO THE MAXIMUM EXTENT POSSIBLE USING HILTI FS-ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT.
5. TOP PLATE.
6. GYPSUM WALL ASSEMBLY (1-HR. FIRE-RATING).
7. HILTI CP 642 OR HILTI CP 643 FIRESTOP COLLAR (FASTEN WITH WOOD SCREWS)(SEE TABLE BELOW).

NOM. PIPE DIA.	PRODUCT DESCRIPTION	NO. OF MOUNTING TABS	MAX. HOLE SIZE
1-1/2"	CP 642/643 50/1.5"	2	2-1/8"
2"	CP 642/643 63/2"	2	2-5/8"
3"	CP 642/643 90/3"	3	4"

NOTES : 1. ANNULAR SPACE = MINIMUM 1/8", MAXIMUM 3/8".
2. CLOSED OR VENTED PIPING SYSTEM. (PVC, ABS, FRPP = SCHEDULE 40, CPVC = SDR 17).

SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1-800-879-8000

FC2030F 090997

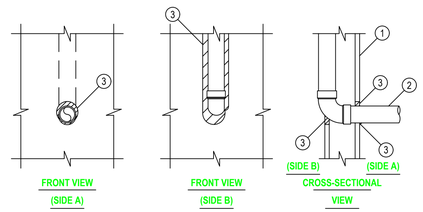
PIPING THROUGH FIRE-RATED ASSEMBLY

SCALE: NTS

34

System No. W-L-1412

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 Hr	F Rating — 1Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 1Hr
	FTH Rating — 0 Hr



FRONT VIEW (SIDE A) | FRONT VIEW (SIDE B) | (SIDE B) (SIDE A) CROSS-SECTIONAL VIEW

1. Wall Assembly — The 1 hr fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Min 5/8 in. (16 mm) thick gypsum board. Max diam of opening shall be 3 in. (76 mm) on through penetration side. Maximum width of opening on membrane penetration is to be max 3 in. (76 mm).
2. Through Penetrant — One nom 2 in. (51 mm) pipe to be installed concentrically or eccentrically within opening on one side of the wall. On one side of the wall the pipe is allowed to penetrate the membrane continuously in a plane parallel with the wall and the studs. The annular space between the through penetrant and the periphery of opening shall be min 0 in. (0 mm, point contact) to max 3/4 in. (19 mm). Through penetrant to be rigidly supported on the through penetration side of the wall assembly. The following types and sizes of through penetrants may be used:
   A. Steel Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 2 in. (51 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 2 in. (51 mm) diam (or smaller) rigid steel conduit or electrical metallic tubing (ENT).
3. Firestop System — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied with annulus flush with both surfaces of the wall. Additional min 1/4 in. (6 mm) diam bead of fill material applied at the penetrant/gypsum board interface on both sides of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant, or FS-ONE MAX Intumescent Sealant

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

Hilti Firestop Systems

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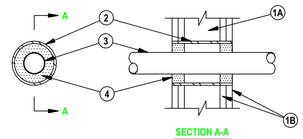
PIPE PENETRATION 1 HOUR WALL

SCALE: NTS

22

System No. W-L-2075

F Ratings - 1 & 2 Hr (See Item 4)
T Ratings - 0 and 2 Hr (see Item 4)
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft



SECTION A-A

1. Floor or Wall Assembly — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 4 in. (102 mm).
2. Metallic Sleeve — (Optional) — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 (or thinner) steel pipe cast into wall assembly with joint compound and installed flush with wall surfaces.
3. Electrical Nonmetallic Tubing+ — Nom 2 in. (51 mm) diam (or smaller) corrugated wall electrical nonmetallic tubing (ENT) constructed of polyvinyl chloride (PVC). Tubing to be rigidly supported on both sides of wall assembly. A nom annular space of 3/4 in. (19 mm) is required within the firestop system.
   See Electrical Nonmetallic Tubing (FKHU) category in the Electrical Construction Materials Directory for names of manufacturers.
4. Fill, Void or Cavity Material* — Sealant — Installed symmetrically on both sides of the wall. The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed. Fill material applied within the annulus, flush with each end of the steel sleeve at the thickness shown in the table below:

F Rating Hr	T Rating Hr	Fill Mtl Depth In. (mm)
1	0	5/8 (16)
2	2	1-1/4 (32)

   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant
+Bearing the UL Listing Mark
*Bearing the UL Classification Marking

Hilti Firestop Systems

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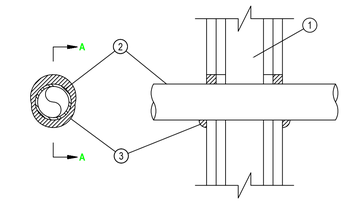
PIPE PENETRATION 1 HOUR WALL OR FLOOR

SCALE: NTS

24

System No. W-L-2244

F Ratings – 1 and 2 Hr (See Item 1)
T Ratings – 1 and 2 Hr (See Item 1)
L Rating at Ambient - Less Than 1 CFM/sq ft
L Rating at 400 F - 2 CFM/sq ft



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board, with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Max diam of opening is 5-1/2 in. (138 mm) when sleeve (Item 2) is employed. Max diam of opening is 4 in. (102 mm) when sleeve (Item 2) is not employed.
   The F, FH Ratings of the firestop system are equal to the fire rating of the wall assembly.
2. Metallic Sleeve — (Optional) - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or Schedule 5 (or heavier) steel pipe or min 0.016 in. thick (0.41 mm, No. 28 ga) galv steel sleeve installed flush with wall surfaces. The annular space between steel sleeve and periphery of opening shall be min 0 in. (0 mm, point contact) to max 1 in. (25mm). When Schedule 5 steel pipe or EMT is used, sleeve may extend up to 18 in. (457 mm) beyond the wall surfaces. As an option when Schedule 5 steel pipe or EMT is used, sleeve may extend continuously beyond one wall surface. When cable bundle penetrates wall assembly at an angle of 45 degrees, no metallic sleeve is used.
3. Cables — Aggregate cross-sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. The annular space between the cable bundle and the periphery of the opening to be min 0 in. (point contact) to max 1 in. (25 mm). When sleeve is continuous on one side of wall (see Item 2), the cable fill may be 0 to 45% and the max annular space is not limited. Cables to be rigidly supported on both sides of the wall assembly. Cable bundle, using cables described below, may penetrate the wall at an angle not greater than 45 degrees. Any combination of the following types and sizes of copper conductor cables may be used:
   A. Max 7/C No. 12 AWG with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 25 pair No. 24 AWG telephone cable with PVC insulation and jacket.
   B1. Max 4 pr No. 22 AWG Cat 5 or Cat 6 computer cables.
   C. Type RG/U coaxial cable with polyethylene (PE) insulation and PVC jacket having a max outside diameter of ½ in. (13 mm).
   C1. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
   D. Multiple fiber optical communication cable jacketed with PVC and having a max OD of 5/8 in. (16 mm).
   E. Through Penetrating Products*— Max three copper conductor No. 8 AWG Metal-Clad Cable+.
   AFC CABLE SYSTEMS INC
   F. Max 3/C (with ground)(or smaller) No. 8 AWG copper conductor cable with PVC insulation and jacketing.
   G. Max 3/4 in. (19 mm) diam copper ground cable with or without a PVC jacket.
   H. Fire Resistive Cables* - Max 1-1/4 in. (32 mm) diam single conductor or multi conductor Type MI cable. A min 1/8 in. (3 mm) separation shall be maintained between MI cables and any other types of cable.
   I. Max 4/C with ground 300 kcmil (or smaller) aluminum SER cable with PVC insulation and jacket.
   J. Through Penetrating Product* - Any cables, Metal-Clad Cable+ or Armored Cable+ currently Classified under the Through Penetrating Products category.
   K. Maximum 3/C No. 8 AWG metal-clad cable.
   L. Maximum 5/8 diam fiber-optic cable with PVC jacket.
   For cable bundle penetrating the wall assembly at an angle of 45 degrees, the T, FT, FTH Ratings are 0 hr and 3/4 hr for 1 and 2 hr wall assemblies, respectively.
   See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers.
4. Fill, Void or Cavity Material*— Sealant or Putty — Fill material applied within the annulus, flush with each end of the steel sleeve or wall surface. Fill material installed symmetrically on both sides of the wall. A min 5/8 in. (16 mm) thickness of sealant is required for the 1 or 2 hr F Rating . An additional 1/2 in. (13 mm) diam bead of fill material shall be applied at the interface of sleeve with gypsum board.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CP606, FS-One Sealants or FS-ONE MAX Intumescent Sealantor or CP618 Putty
5. Packing Material — (Optional, Not Shown) — Mineral wool forming material may be used as a backer for the fill material (Item 4). When used, it shall be firmly packed into annular space within the sleeve as a permanent form and recessed from end of sleeve to accommodate the required thickness of fill material.

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

Hilti Firestop Systems

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CABLE PENETRATION 1 HOUR WALL

SCALE: 1" = 1'-0"

14

System No. W-L-3396

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 22, 2015

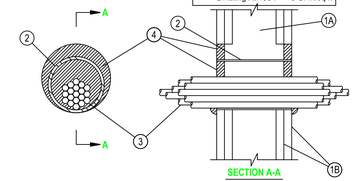
PIPE PENETRATION 1 HOUR WALL

SCALE: NTS

12

System No. W-L-3065

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 and 2 Hr (See Item 1)	F Rating — 1 and 2 Hr (See Item 1)
T Rating — 0 and 3/4 Hr (See item 3)	FT Rating — 0 and 3/4 Hr (See item 3)
L Rating At Ambient — 15 CFM/sq ft	FH Rating — 1 and 2 Hr (See Item 1)
L Rating At 400 F — 8 CFM/sq ft	FTH Rating — 0 and 3/4 Hr (See item 3)
	L Rating At Ambient — 15 CFM/sq ft
	L Rating At 400 F — 8 CFM/sq ft



SECTION A-A

1. Wall Assembly — The 1 or 2 fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board, with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Max diam of opening is 5-1/2 in. (138 mm) when sleeve (Item 2) is employed. Max diam of opening is 4 in. (102 mm) when sleeve (Item 2) is not employed.
   The F, FH Ratings of the firestop system are equal to the fire rating of the wall assembly.
2. Metallic Sleeve — (Optional) - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or Schedule 5 (or heavier) steel pipe or min 0.016 in. thick (0.41 mm, No. 28 ga) galv steel sleeve installed flush with wall surfaces. The annular space between steel sleeve and periphery of opening shall be min 0 in. (0 mm, point contact) to max 1 in. (25mm). When Schedule 5 steel pipe or EMT is used, sleeve may extend up to 18 in. (457 mm) beyond the wall surfaces. As an option when Schedule 5 steel pipe or EMT is used, sleeve may extend continuously beyond one wall surface. When cable bundle penetrates wall assembly at an angle of 45 degrees, no metallic sleeve is used.
3. Cables — Aggregate cross-sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. The annular space between the cable bundle and the periphery of the opening to be min 0 in. (point contact) to max 1 in. (25 mm). When sleeve is continuous on one side of wall (see Item 2), the cable fill may be 0 to 45% and the max annular space is not limited. Cables to be rigidly supported on both sides of the wall assembly. Cable bundle, using cables described below, may penetrate the wall at an angle not greater than 45 degrees. Any combination of the following types and sizes of copper conductor cables may be used:
   A. Max 7/C No. 12 AWG with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 25 pair No. 24 AWG telephone cable with PVC insulation and jacket.
   B1. Max 4 pr No. 22 AWG Cat 5 or Cat 6 computer cables.
   C. Type RG/U coaxial cable with polyethylene (PE) insulation and PVC jacket having a max outside diameter of ½ in. (13 mm).
   C1. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
   D. Multiple fiber optical communication cable jacketed with PVC and having a max OD of 5/8 in. (16 mm).
   E. Through Penetrating Products*— Max three copper conductor No. 8 AWG Metal-Clad Cable+.
   AFC CABLE SYSTEMS INC
   F. Max 3/C (with ground)(or smaller) No. 8 AWG copper conductor cable with PVC insulation and jacketing.
   G. Max 3/4 in. (19 mm) diam copper ground cable with or without a PVC jacket.
   H. Fire Resistive Cables* - Max 1-1/4 in. (32 mm) diam single conductor or multi conductor Type MI cable. A min 1/8 in. (3 mm) separation shall be maintained between MI cables and any other types of cable.
   I. Max 4/C with ground 300 kcmil (or smaller) aluminum SER cable with PVC insulation and jacket.
   J. Through Penetrating Product* - Any cables, Metal-Clad Cable+ or Armored Cable+ currently Classified under the Through Penetrating Products category.
   K. Maximum 3/C No. 8 AWG metal-clad cable.
   L. Maximum 5/8 diam fiber-optic cable with PVC jacket.
   For cable bundle penetrating the wall assembly at an angle of 45 degrees, the T, FT, FTH Ratings are 0 hr and 3/4 hr for 1 and 2 hr wall assemblies, respectively.
   See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers.
4. Fill, Void or Cavity Material*— Sealant or Putty — Fill material applied within the annulus, flush with each end of the steel sleeve or wall surface. Fill material installed symmetrically on both sides of the wall. A min 5/8 in. (16 mm) thickness of sealant is required for the 1 or 2 hr F Rating . An additional 1/2 in. (13 mm) diam bead of fill material shall be applied at the interface of sleeve with gypsum board.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CP606, FS-One Sealants or FS-ONE MAX Intumescent Sealantor or CP618 Putty
5. Packing Material — (Optional, Not Shown) — Mineral wool forming material may be used as a backer for the fill material (Item 4). When used, it shall be firmly packed into annular space within the sleeve as a permanent form and recessed from end of sleeve to accommodate the required thickness of fill material.

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

Hilti Firestop Systems

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT GREGORY ALLEN RAVATT LIC. NO. C-30806 EXP. 9-30-25 STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

FIRE PENETRATIONS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.80

UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

XHEZ - Through-penetration Firestop Systems

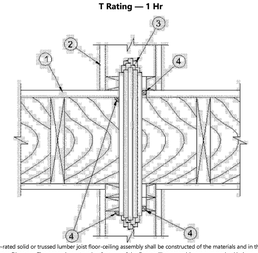
See General Information for Through-penetration Firestop Systems

System No. F-C-3071

September 18, 2007

F Rating — 1 Hr

T Rating — 1 Hr



1. **Floor-Ceiling Assembly —** The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:

   A. **Flooring System —** Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 3 in.

   B. **Wood Joists* —** Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.

   C. **Gypsum Board* —** Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design.

2. **Chase Wall —** (Optional) - The through penetrants shall be routed through 1 hr fire-rated single, double or staggered wood stud/gypsum board chase wall constructed of the materials and in the manner specified in the individual L500 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

   A. **Studs —** Nom 2 by 6 in. lumber studs.

   B. **Sole Plate —** Nom 2 by 6 in. lumber plates. Max diam of opening is 3 in.

   C. **Top Plate —** The double top plate shall consist of two nom 2 by 6 in. lumber plates. Max diam of opening is 3 in. D.

   D. **Gypsum Board* —** Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

3. **Cables —** Aggregate cross-sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. The annular space between the cable bundle and the periphery of the opening to be min 0 in. (point contact) to max 1 in. Cables to be rigidly supported on both sides of the wall assembly. Any combination of the following types and sizes of copper conductor cables may be used:

   A. Max 25 pair No. 24 AWG telephone cable with PVC insulation and jacket.

PIPING THROUGH FIRE-RATED ASSEMBLY SCALE: NTS 52

UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

XHEZ - Through-penetration Firestop Systems
XHEZ7 - Through-penetration Firestop Systems Certified for Canada

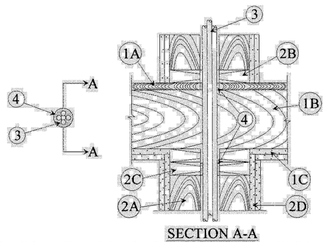
See General Information for Through-penetration Firestop Systems

See General Information for Through-penetration Firestop Systems Certified for Canada

System No. F-C-3012

April 06, 2018

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 1 and 1-3/4 Hr (See Item 3)	FT Ratings — 0, 1 and 1-3/4 Hr (See Item 3)
	FH Ratings — 1 and 2 Hr (See Item 1)
	FTH Ratings — 0, 1 and 1-3/4 Hr (See Item 3)



SECTION A-A

1. **Floor-Ceiling Assembly —** The 1 or 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:

   A. **Flooring System —** Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of opening for 1 or 2 hr assembly is 2-1/2 in. (64 mm) or 2 in. (51 mm), respectively.

   B. **Wood Joists* —** Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped.

   C. **Furring Channels —** (Not Shown) — (As required) - Resilient galvanized steel furring installed in accordance with the manner specified in the individual L500 Series Designs in the Fire Resistance Directory.

   D. **Gypsum Board* —** Thickness, type, number of layers and fasteners shall be as specified in the individual Floor-Ceiling Design. Max diam of opening for 1 or 2 hr assembly is 2-1/2 in. (64 mm) or 2 in. (51 mm), respectively.

The F Rating of the firestop system is equal to the rating of the floor-ceiling assembly.

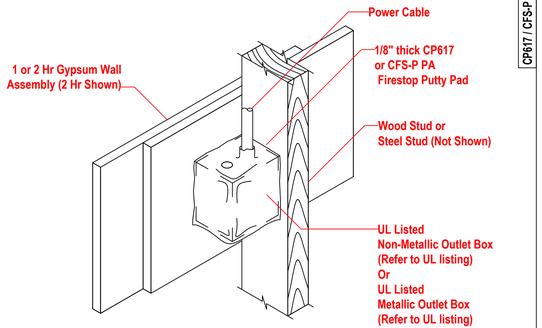
PIPING THROUGH FIRE-RATED ASSEMBLY SCALE: NTS 54

Wall Opening Protective Materials (CLIV, CLIV7)

CLASSIFIED C UL US

Classified by Underwriters Laboratories, Inc. to UL 263 and CAN/ULC-S115

CP617 / CFS-P PA / FIRESTOP BOX INSERT



Hilti Firestop Systems

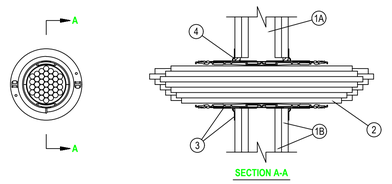
Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. October 28, 2019

System No. W-L-3334

CLASSIFIED C UL US

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1, 2, 3 and 4 Hr (See Item 1)	F Ratings - 1, 2, 3 and 4 Hr (See Item 1)
T Ratings - 0, 1/2, 1, 1-1/2, 2 Hr (See Items 2 and 3)	FT Ratings - 0, 1/2, 1-1/2, and 2 Hr (See Items 2 and 3)
L Rating At Ambient - See Item 2	FH Ratings - 1, 2, 3 and 4 Hr (See Item 1)
L Ratings At 400 F - See Item 2	FTH Ratings - 0, 1/2, 1, 1-1/2, and 2Hr (See Items 2 and 3)
	L Rating At Ambient - See Item 2
	L Ratings At 400 F - See Item 2



SECTION A-A

1. Wall Assembly — The 1, 2, 3 or 4 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described within the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC for 1 and 2 hr wall assemblies. Steel Studs to be 3-5/8 in. (92 mm) for 3 and 4 hr wall assemblies. Steel studs to be min 3-1/2 in. (89 mm) wide when 3/4 in. (19 mm) thick gypsum board is used (see Item 1B).
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Alternately, for 1 and 2 hr rated walls only, min one layer of nom 3/4 in. (19 mm) thick gypsum board on each side of wall as specified in the individual Wall and Partition Design may be used. Opening in gypsum board to be max 2-1/2 in. (64 mm) diam for 2" device and max 4-1/2 in. (114 mm) diam for 4" device.

   The hourly F and FH Ratings of the firestop system are dependent upon the hourly rating of the wall in which it is installed.
2. Cables — Within the loading area for each firestop device, the cables may represent a 0 to 100 percent visual fill. Cables to be tightly bundled within the device and rigidly supported on both sides of wall assembly. Any combination of the following types of cables may be used:
   A. Max 100 pair No. 24 AWG (or smaller) copper conductor telecommunication cable with polyvinyl chloride (PVC) jacketing and insulation.
   B. Max 7/C No. 12 AWG copper conductor control cable with PVC or XLPE jacket and insulation.
   C. Max 4/0 AWG Type RHH ground cable.
   D. Max 4 pr No. 22 AWG Cat 5 or Cat 6 computer cables.
   E. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
   F. Fiber optic cable with polyvinyl chloride (PVC) or polyethylene (PE) jacket and insulation having a max diam of 1/2 in. (13 mm).
   G. Max 20/C No. 22 AWG shielded printer cable with PVC jacket.
   H. Through-Penetrating Product* - Two copper conductors No. 18 AWG (or smaller) Power or Non Power Limited Fire Alarm Cable with or without a jacket under a metal armor.
   AFC CABLE SYSTEMS INC
   I. Max. 1/4 in. (6 mm) diameter S-Video Cable consisting of 2 max 24 AWG 75 ohm coax or twisted pair cable with PE insulation and PVC jacket.
   J. Max 3/C No 12 AWG MC Cable.
   K. Through Penetrating Product* — Any cables, Armored Cable+ or Metal Clad Cable+ currently Classified under the Through Penetrating Product category. See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers.
   When the hourly rating of the wall assembly is 1 hr, the T, FT and FTH Ratings are 0 hr. When the hourly rating of the wall assembly is 2 hr, the T, FT and FTH Ratings are 1 hr except that, when Item 2J or 2K is used, the T, FT and FTH Ratings are 1/2 hr . When the hourly rating of the wall assembly is 3 or 4 hr, the T, FT and FTH Ratings are 1-1/2 and 2 hr, respectively.
   L Ratings apply only when device flanges are used. L Ratings vary depending on whether the gasketing material (see Item 3) or the sealant (Item 4) is used. See Table below for L Ratings.

Hilti Firestop Systems

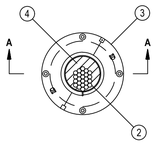
Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 27, 2015

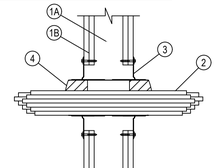
System No. W-L-3393

CLASSIFIED C UL US

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1 and 2 Hr (See Item 1)	F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 0, 3/4 and 1 Hr (See Items 2 and 3)	FT Ratings - 0, 3/4 and 1 Hr (See Items 2 and 3)
L Rating At Ambient - See Item 4	FH Ratings - 1 and 2 Hr (See Item 1)
L Rating At 400F - See Item 4	FTH Ratings - 0, 3/4 and 1 Hr (See Items 2 and 3)
	L Rating At Ambient - See Item 4
	L Rating At 400F - See Item 4





SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described within the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Opening in gypsum board to be max 8 in. (203 mm) diam for 4" device and max 6 in. (152 mm) diam for 2" device.

   The hourly F and FH Ratings of the firestop system are dependent upon the hourly rating of the wall in which it is installed.
2. Cables — Within the loading area for each firestop device, the aggregate cross-sectional area of cables to be min 0 to max 60 percent fill. Cables to be tightly bundled within the device and rigidly supported on both sides of wall assembly. Any combination of the following types of cables may be used:
   A. Max 100 pair No. 24 AWG (or smaller) copper conductor telecommunication cable with polyvinyl chloride (PVC) jacketing and insulation.
   B. Max 7/C No. 12 AWG copper conductor control cable with PVC or XLPE jacket and insulation.
   C. Max 4/0 AWG Type RHH ground cable.
   D. Max 4 pr No. 22 AWG Cat 5 or Cat 6 computer cables.
   E. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
   F. Fiber optic cable with polyvinyl chloride (PVC) or polyethylene (PE) jacket and insulation having a max diam of 1/2 in. (13 mm).
   G. Max 3/C No 12 AWG MC Cable.
   For opening with cables, when the hourly rating of the wall assembly is 1 hr, the T, FT and FTH Ratings are 0 hr. For opening with cables, when the hourly rating of the wall assembly is 2 hr, the T, FT and FTH Ratings are 1 hr except that when Item 2C is used, the T, FT and FTH Ratings are 3/4 hr.
3. Firestop Device* — Firestop device consists of a corrugated steel tube with a flange at each end that is spun clockwise onto device threads, butting tightly to both sides of wall. Each flange is secured to face of wall with min four No. 10 by 1-1/2 in. (38 mm) steel laminating screws through prepunched holes in flange. Device is designed to allow installation before or after the cable penetrants are in place. Device slid into wall such that ends project an equal distance from the approximate centerline of the wall assembly. The annular space between the device and the periphery of the opening shall be min 0 in. (point contact) to max 2 in. (51 mm). For blank openings (no cables) in 2 hr rated walls, the T, FT and FTH Ratings for the firestop system are 1 hr. For blank openings (no cables) in 1 hr rated walls, the T, FT and FTH Ratings are 0 hr.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-SL RK 2" and 4" Firestop Sleeve
4. Fill, Void or Cavity Material* - Plug — Nom 2 or 4 in. (51 or 102 mm) plug sized for the firestop device (Item 3) friction fit within the sleeve flush with the end of the sleeve on both sides of the wall assembly. Plug cut to fit around the cable bundle and installed tightly within the sleeve.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-PL Firestop Plug

The following L Ratings are covered. Cable bundle shall be centered within the device.

	CFM (per device)		CFM/Sq Ft Opening	
	Ambient	400°F	Ambient	400°F
Blank Opening (no cables)	1.3	1.1	3.8	3.0
Max 33% aggregate cable fill	2.8	1.2	8.1	3.3

Hilti Firestop Systems

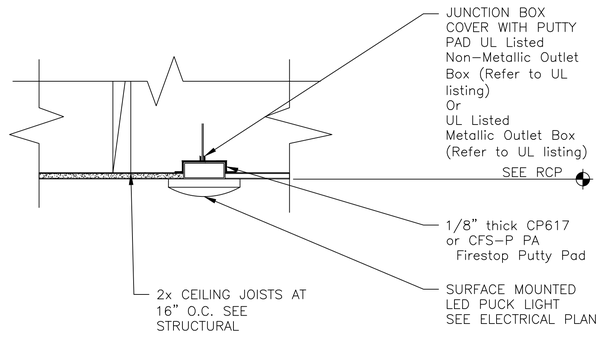
Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 25, 2013

ELECTRICAL BOX 1 HOUR WALL

SCALE: NTS 31

CABLE PENETRATION 1 HOUR WALL

SCALE: NTS 22

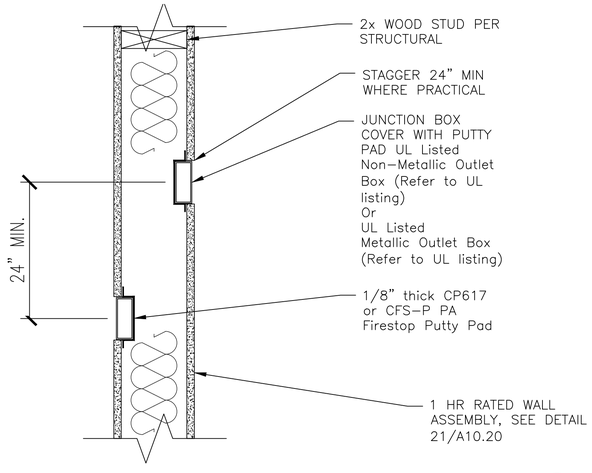


SURFACE MOUNTED LIGHT TO 1HR RATED FLR/CLG

SCALE: 1 1/2" = 1'-0" 24

CABLE PENETRATION 1 HOUR WALL

SCALE: NTS 21



ELECTRICAL OUTLETS 1 HR WALL

SCALE: 1 1/2" = 1'-0" 14

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SANTA MARIA, CA 93457
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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

FIRE PENETRATIONS

OWNER

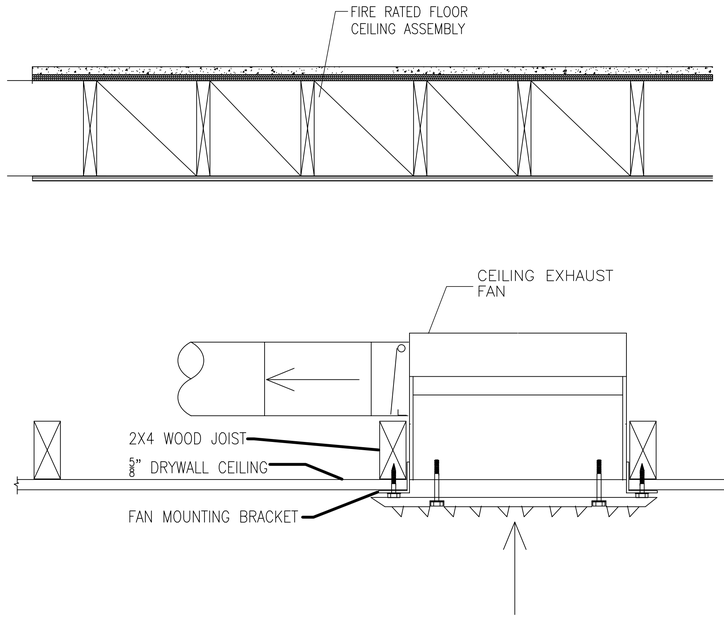
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

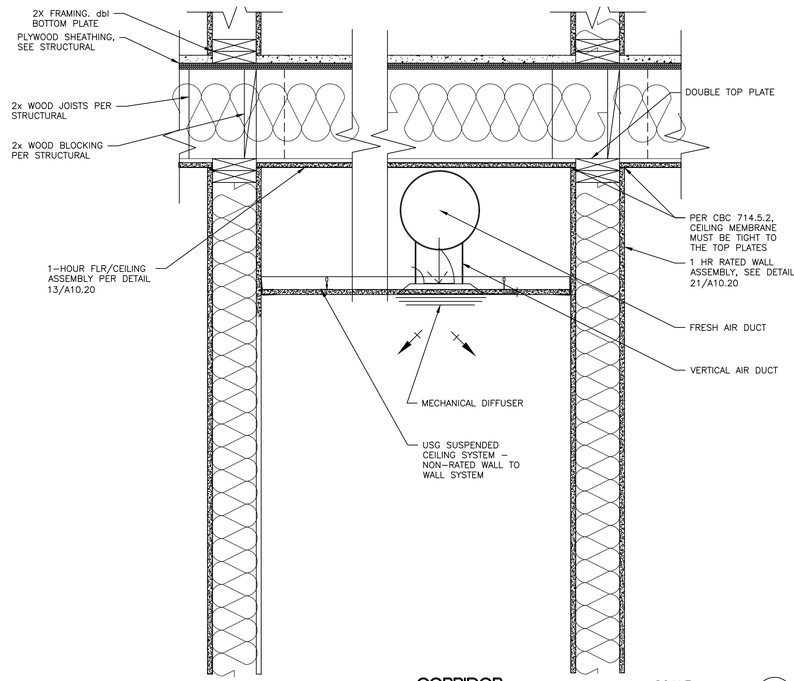
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.81



BATHROOM FAN IN NON-RATED DROP CEILING SCALE: 1 1/2" = 1'-0" (31)



CORRIDOR • PARTITION SCALE: 1 1/2" = 1'-0" (14)

JUNO

Project:

Fixture Type:

Location:

Contact/Phone:

IC1JB JSF

JUNO SLIMFORM™ LED IC RATED LED NEW CONSTRUCTION JUNCTION BOX SURFACE MOUNT DOWNLIGHT

FOR INSTALLATION INTO FIRE RATED CEILING ASSEMBLIES

IC1JB JSF

PRODUCT DESCRIPTION

IC LED Air-Loc® new construction junction box housing with energy efficient Juno SlimForm™ LED round surface mount trim for a complete downlight solution in multiple sizes 7" to 13" • May be installed in maximum 2 hour fire-rated ceiling assemblies per International Building Code Section 714 • Can be completely covered with insulation • Dimmable • Optional finish trims and shrouds available for custom, designer look similar to standard recessed downlights • Designed to provide 50,000 hours of life • 5 year limited warranty.

PRODUCT SPECIFICATIONS – TRIM

Surface Mount Trim Shallow, less than 1", solid ring with white finish • Non conductive fixture for shower light applications • Optional, field installable finish trims available for 7" version to change the exterior finish of fixture • Optional, field installable decorative baffle and cone shrouds for 7" version provides the aesthetic and source shielding similar to the experience of a fully recessed downlight.

Optics Light quide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminance.

LED Light Engine LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.

LED Driver Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120-volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver is only available on 7" model • For a list of compatible dimmers, see JUNOSLIMFORM-DIM.

Electrical Connections Fixture provided with leads for direct wire connection.

Life Rated for 50,000 hours at >70% lumen maintenance.

PRODUCT SPECIFICATIONS – HOUSING

Junction Box Housing Designed for use in IC (insulated ceiling) or non-IC construction • Rough-in section (junction box, bar hangers) fully assembled for ease of installation • Painted steel 3-1/2" deep 4" square junction box • Provided with (4) 1/2"-3/4" concentric, (2) 1/2", (4) 3/4" and (2) 1" knockouts • cETLus listed for through-branch wiring, maximum 8 No. 12 AWG 90°C branch circuit conductors (4 in and 4 out).

Hardware Ships with retrofit mounting bracket, trim ring and quick connect whip; not required for JSF installation.

INSTALLATION

The IC1JB junction box housing must be installed per the International Building Code Section 714 guidelines to maintain up to a 2 hour ceiling fire rating. Precise ceiling cutout required. For use with ½" - 1-1/4" ceiling thickness.

Mounting option JSFMTGPLT 4X4 is required for installation.

Real Nail® 3 Bar Hangers Telescoping Real Nail 3 system permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for fixture relocation • Integral T-bar notch for suspended ceilings • Locking set screw to lock junction box housing in position • Design covered under US Patent D552,969.

LISTINGS

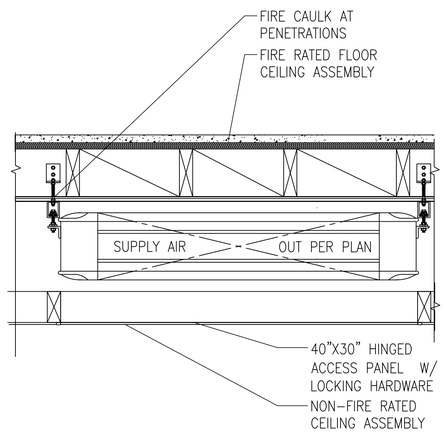
Labels ENERGY STAR® certified • Certified to the high efficacy requirements of California T24 JA8-2016 • Assembly ETL listed to UL1598 for US and Canadian through branch wiring, damp location • ETL listed to UL514A • Suitable for wet locations (covered ceilings).

Testing All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.

Warranty 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

IC RATED BOX WITH LIGHT SCALE: NTS (24)



NON-RATED SOFFIT IN HALL WAY STC 50 SCALE: 1 1/2" = 1'-0" (14)

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LIC. NO. C-30896
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

FIRE PENETRATIONS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

A10.82

UL Product iQ®

Design System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- Users of this directory should review the listed details pertinent to the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general guide information for each product category and each group of assemblies. The Guide Information includes specific cautionary, alternate materials and alternate construction details.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC 5101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States
Classic Lines and Allowable Variations

See General Information for Fire Resistance Ratings - CAN/ULC 5101 Certified for Canada
Classic Lines and Allowable Variations

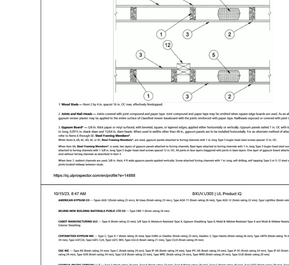
Design No. U305

September 15, 2023

Bearing Wall Rating — 1 Hr
Finish Rating — 1 Hr, 15 Min, 16 Gage Studs, 16 In. O.C. and 5/8 In. Gypsum Board

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method), for jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC, max effective, horizontal.

2. **Joists and Rail Heads** — Joists crowned with joint compound and paper tape; rock compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 1/2 in. thick gypsum wood veneer may be applied to the entire surface of Gauntlet veneer boards with the joints reinforced with paper tape. Nailheads spaced 7 in. OC.

3. **Gypsum Board*** — 5/8 In. thick gypsum or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum panels are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle head screws spaced 12 in. OC.

4. **Floor Runner** — Nom 2 by 4 in. or 2 by 6 in. for 6 in. studs, with holes for studs and screw slots for runner attachment to floor and screws spaced 12 in. OC. Nom 2 by 4 in. runner and screws spaced 12 in. OC. Nom two 2 by 4 in. runners with holes for studs, loaded edge strips to have a width of 50 mm (2 in.) and screws spaced 12 in. OC. Nom 2 by 6 in. runner and screws spaced 12 in. OC. Runner to be fastened to floor without framing channels as described in Item 5.

5. **Framing Channel** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two rivet clips at each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 7.

6. **Stud Framing Members*** — Used to attach framing channels (Item 5) to studs. Clips spaced 48 in. OC. Screw clips secured to studs with two 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

7. **Stud Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC. Screw clips secured to studs with two 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

8. **Stud Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, 3/4in clips secured to studs with 8x 1 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

9. **Stud Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with 8x 1 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

10. **Stud Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with 8x 1 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

11. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 7.

12. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

13. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

14. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 8.

15. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

16. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

17. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 9.

18. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

19. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

20. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 10.

21. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

22. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

23. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 11.

24. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

25. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

26. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 12.

27. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

28. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

29. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 13.

30. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

31. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

32. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 14.

33. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

34. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

35. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 15.

36. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

37. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

38. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 16.

39. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

40. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

41. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 17.

42. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

43. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

44. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 18.

45. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

46. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

47. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 19.

48. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

49. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

50. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 20.

51. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

52. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

53. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 21.

54. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

55. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

56. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 22.

57. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

58. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

59. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 23.

60. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

61. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

62. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 24.

63. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

64. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

65. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 25.

66. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

67. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

68. **Furring Channels** — Formed of No. 25 MSG galv steel, 7/8 in. deep, spaced 24 in. OC and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 16 MSG galv steel wire each end of overlap. At an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two clips at each end of overlap by framing screws, one 12 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 26.

69. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

70. **Steel Framing Members*** — Used to attach furring channels (Item 5) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 1/2 in. coarse drywall screw with 1 in. diam washer through the wood face. Furring channels are friction fitted into clips.
FASTENING SCHEDULE — SCREW/CLIP: Loose/Loose/Loose - Type S/CLIP

71. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board, with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle head screws spaced 12 in. OC.

72. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle fine thread screws spaced 12 in. OC.

73. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle fine thread screws spaced 12 in. OC.

74. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle fine thread screws spaced 12 in. OC.

75. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle fine thread screws spaced 12 in. OC.

76. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle fine thread screws spaced 12 in. OC.

77. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle fine thread screws spaced 12 in. OC.

78. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle fine thread screws spaced 12 in. OC.

79. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle fine thread screws spaced 12 in. OC.

80. **Gypsum Board*** — As an alternate to Items 3, 26, 30, 42, and 53, — 5/8 In. thick gypsum board with square edges, applied either horizontally or vertically. Gypsum panels rated 4 ft. 0 in. with tell-scored sealed with 1 ft. 0 in. wide strips of the same board. Gypsum panels rated 4 ft. 0 in. or wider other than 48 in. gypsum boards are to be installed horizontally. For an alternate method of application of 48 in. gypsum panels refer to Sheet 2 through 20. **Sheet Fastening Schedule**
When 5/8 in. UL or UL LI or **Sheet Fastening Schedule*** are used, gypsum panels attached to framing spaced 16 in. o.c. with type S bugle fine thread screws spaced 12 in. OC.

81. **Gyp

UL Product iQ™

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before constructions.
- For instance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every detail necessary for field installation.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of the instance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specific concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

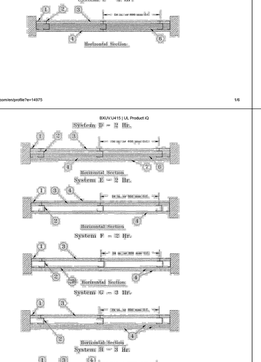
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variations
See General Information for Fire-resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variations

Design No. U415

February 14, 2022

Nonbearing Wall Ratings — 1, 2, 3 and 4 Hr

*** Indicates such products shall bear the W or -S21 Certification Mark for jurisdictions employing the W or -S21 Certification (such as Canada), respectively.**



1. **Floor, Side and Ceiling Runners** — "J" - shaped steel, min 0.121 in. thick (18 ga sheet steel) with a flange of 1 in. and 2 in. fastened with screws (not supplied) at max 24 inch (610 mm) centers. Min 4 in. (102 mm) wide web of runner channel. Runners are secured to structural supports with steel fasteners located not greater than 2 in. from end of runner and not greater than 24 in. (61 °) - shaped studs (Item 2A) may be used as side runners in place of "J" - shaped runners.

2. **Steel Studs** — Formed of No. 25 MSG galv steel, 3-5/8 in. wide, 1-1/4 in. deep, spaced max 24 in. OC, and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, 5/32 steel pan head screws spaced max 24 in. OC at each intersection. Studs are installed with their open sides facing the same direction. Where facing channels are used, studs are installed with their open sides facing each other. Where field cutting of studs is necessary, cut edges shall be coated with zinc rich paint.

2A. **Steel Stud Kick Channel** — "J" - shaped steel channel fabricated from a piece of 1-1/2" - diquad stock (Item 2). Channel shall be formed to accept studs as described in Item 2. Fabricated from min 25 MSG (min 20 MSG when Item 3X, 4X, 4E or 7 is used) galv steel, min 2-1/2 in. deep (min 4 in. deep when System C is used), with one leg 1 in. long and two legs 3/4 in. long. Shorter legs 1 in. apart to engage support (see Item 1) or lengths cut to fit. Min Base Rail is 1 in. deep.

2B. **Furring Channels** — (Optional, Not Shown) — For use with single or double layer systems. Resilient furring channels fabricated from min 25MSG corrosion protected steel, installed horizontally, and attached to studs with one leg of clip fastened to stud web with one screw. Other leg of clip attached to resilient furring channel with one screw. Clips spaced 24 in. OC. Resilient furring channels are spaced 16 in. OC and applied with their open sides facing away from studs, and with ends spliced a minimum of 4 in. Where facing channels are used, stiffened in the installed vertically only. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Item 4A, 4C), or conventional furred (Item 4B, 4D, 4E, 4F or 7) may be used in place of resilient furring channels.

2C. **Furring Channels** — For use with furring channels. Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2D. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2E. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2F. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2G. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2H. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2I. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2J. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2K. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2L. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2M. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2N. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2O. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2P. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2Q. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2R. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2S. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2T. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2U. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2V. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2W. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2X. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2Y. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2Z. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AA. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AB. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AC. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AD. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AE. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AF. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AG. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AH. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AI. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AJ. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AK. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AL. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AM. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AN. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AO. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AP. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AQ. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AR. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AS. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AT. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AU. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AV. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AW. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AX. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AY. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2AZ. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BA. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BB. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BC. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BD. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BE. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BF. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BG. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BH. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BI. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BJ. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BK. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BL. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BM. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BN. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BO. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BP. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BQ. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BR. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BS. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BT. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BU. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BV. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BW. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BX. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BY. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2BZ. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CA. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CB. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CC. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CD. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CE. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CF. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CG. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CH. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CI. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CJ. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CK. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CL. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CM. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CN. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CO. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CP. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CQ. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CR. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CS. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CT. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CU. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CV. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CW. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CX. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CY. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2CZ. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2DA. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2DB. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2DC. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2DD. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2DE. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring channels as described in Item 2.

2DF. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type RSI-2 gypsum board. Hat furred gypsum boards (Items 4A-4C), or conventional furred (Item 4D, 4E, 4F or 7) may be used in place of furring chann

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION :

EMPLOYMENT OF SPECIAL INSPECTION IS THE DIRECT RESPONSIBILITY OF THE OWNER.
SPECIAL INSPECTOR SHALL BE ONE OF THOSE AS PRESCRIBED IN SECTION 1703.1.
STRUCTURAL OBSERVATION SHALL BE PERFORMED AS PROVIDED BY SECTION 1704.6.
A PRECONSTRUCTION CONFERENCE IS RECOMMENDED FOR OWNER/BUILDER OR DESIGNER/BUILDER PROJECTS, COMPLEX AND HIGHRISE PROJECTS, AND FOR PROJECTS UTILIZING NEW PROCESSES OR MATERIALS.
IN ACCORDANCE WITH SECTIONS 1701; 1703; AND 1704 (2019 CBC). SPECIAL INSPECTION AND/OR TESTING IS REQUIRED FOR THE FOLLOWING WORK:

1. [X] CONCRETE PLACEMENT SAMPLING
2. [X] BOLTS INSTALLED IN CONCRETE
3. [ ] SPECIAL MOMENT - RESISTING CONCRETE FRAME
4. [X] REINFORCING STEEL
5. STRUCTURAL WELDING
   - A. PERIODIC VISUAL INSPECTION
     - [X] SINGLE PASS FILLET WELDS 5/16" OR SMALLER
     - [ ] STAIRS AND RAILING SYSTEM
     - [ ] STEEL DECK
     - [X] WELDED STUDS
     - [ ] COLD FORMED STUDS AND JOISTS
     - [ ] REINFORCING STEEL
   - B. CONTINUOUS VISUAL INSPECTION AND NDT (SECTION 1704)
     - [ ] ALL OTHER WELDING (NDT EXCEPTION: FILLET WELD)
     - [ ] REINFORCING STEEL; AND NDT REQUIRED
     - [ ] MOMENT - RESISTING FRAMES
     - [ ] OTHERS_____
6. [X] HIGH STRENGTH BOLTING
7. [ ] STRUCTURAL MASONRY
8. [ ] PILING, DRILLED PIERS AND CAISSON
9. [ ] SHOTCRETE
10. [X] SPECIAL GRADING, EXCAVATION AND FILLING (GEO ENGINEERED)
11. BOLTS INSTALLED IN EXISTING CONCRETE OR MASONRY:
    - [ ] CONCRETE
    - [ ] MASONRY
    - [ ] PULL / TORQUE TESTS PER CBC SEC. 1607C &1615C
12. [X] SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS
13. [X] HOLD DOWNS
14. STRUCTURAL OBSERVATION PER SEC. 1704 (2019 CBC) FOR THE FOLLOWING:
    - [X] FOUNDATIONS
    - [X] STEEL FRAMING
    - [ ] CONCRETE CONSTRUCTION
    - [ ] MASONRY CONSTRUCTION
    - [X] WOOD FRAMING
    - [ ] OTHERS:_____

ABBREVIATIONS:

A.B.	ANCHOR BOLT
ABV.	ABOVE
ADD'L	ADDITIONAL
ALT.	ALTERNATE
ARCH.	ARCHITECT
BLDG.	BUILDING
BLW.	BELOW
BM.	BEAM
B.N.	BOUNDARY NAIL
BOT.	BOTTOM
C.I.P.	CAST-IN-PLATE
C.J.P.	COMPLETE JOINT PENETRATION
C.J.	CONTROL JOINT
℄	CENTER LINE
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DET.	DETAIL
DIA., ⌀	DIAMETER
DIAG.	DIAGONAL
DL	DEAD LOAD
DWG.	DRAWINGS
EA.	EACH
EL.	ELEVATION
EMBED.	EMBEDMENT
E.N.	EDGE NAIL
EQ.	EQUAL
EXIST., (E)	EXISTING
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
F.N.	FIELD NAIL
FP	FULL PENETRATION
FT.	FOOT
FTG.	FOOTING
GA.	GUAGE
GALV.	GALVANIZED
GL,	GRIDLINE
GLB	GLU-LAM BEAM
H.S.B.	HIGH-STRENGTH BOLT
HD	HOLDOWN
HORIZ.	HORIZONTAL
IN.	INCH
LB.	POUND
CFS	COLD FORMED STEEL
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG.	LONGITUDINAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
(N)	NEW
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.H.	OPPOSITE HAND
OPNG.	OPENING
ORIG.	ORIGINAL
O.W.J.	OPEN WEB JOIST
PART.	PARTITION
PERIM.	PERIMETER
PERP.	PERPENDICULAR
P	PLATE, PROPERTY LINE
P.J.P.	PARTIAL JOINT PENETRATION
PLY., PWD.	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
R, RAD.	RADIUS
REF.	REFERENCE
RET.	RETURN
REINF.	REINFORCING
REQ'D	REQUIRED
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SCHED.	SCHEDULE
S.L.D.	SEE LANDSCAPE DRAWINGS
SECT.	SECTION
SIM.	SIMILAR
S.N.	SHEAR NAIL
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATION
SQ.	SQUARE
STRUCT.	STRUCTURAL
S.W.	SHEAR WALL
SYM.	SYMMETRICAL
T.B.A.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TRL.	TRIPLE
T.J.	TRUSS JOIST
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
W.F.	WIDE FLANGE
W.P.	WORKING POINT

INDEX OF DRAWINGS:

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S-002 - GENERAL NOTES II
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S-A201 - BUILDING A - SECOND FLOOR FRAMING PLAN
S-A202 - BUILDING A - THIRD FLOOR FRAMING PLAN
S-A203 - BUILDING A - ROOF FRAMING PLAN
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LEGEND

- (N) FOUNDATION
- (N) FOUNDATION BELOW
- EDGE OF SLAB
- WALLS
- WALLS BELOW
- (N) CONCRETE WALL
- (N) CMU WALLS
- INTERIOR BEARING WALL BELOW
- CONCRETE RETAINING WALL FOOTING
- HANGER
- HOLDOWN
- X= DENOTES S.W. EDGE NAILING
  Y= DENOTES S.W. LENGTH IN FEET
  REF. S-___ FOR PWD S.W. DETAILS
- (N) STEEL BEAM
- C.J. COLLECTOR JOIST
- (N) JOIST
- (N) WOOD BEAM
- (N) POST ABOVE
- (N) STEEL COLUMN
- (N) STEEL (HSS) COLUMN
- (N) STEEL PIPE
- STEP IN FOOTING/FLOOR
- S S INDICATES GENERAL LOCATIONS OF FOOTING STEPS
- # REFERS TO NOTE #
- # REFERS TO NOTE #

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

LEGENDS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TI.20-523

S-000

STRUCTURAL NOTES:

I. DESIGN CRITERIA:

1. DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE (CBC), 2019 EDITION, AND AMENDMENTS BY THE LOCAL JURISDICTION.
2. STRUCTURE'S RISK CATEGORY = II (2019 CBC, SECTION 1604.5)
3. DEAD LOADS: BASED ON WEIGHTS OF EXISTING AND NEW MATERIALS OF CONSTRUCTION.
4. LIVE LOADS:
   - ROOF (FLAT) . . . . . .= 20 PSF
   - FLOOR . . . . . .= 40 PSF
   - CORRIDORS AND LAUNDRY ROOMS. . . . . .= 100 PSF
   - STORAGE . . . . . .= 125 PSF
5. SEISMIC (ASCE 7–16):
   - V = 0.147 W (LRFD)
   - SEISMIC DESIGN CATEGORY . . . . . = D
   - IMPORTANCE FACTOR (I) . . . . . .= 1.0
   - REDUNDANCY FACTOR RHO (ρ) . . . . . .= 1.0
   - SITE CLASS . . . . . .= D
   - LATITUDE, LONGITUDE. . . . . (34.6088, –120.1891)
   - MAPPED VALUES . . . . . Ss = 1.432; S_1 = 0.522
   - SEISMIC VALUES . . . . . SDs = 0.955; SD_1 = 0.619
   - STRUCTURAL SYSTEM FACTOR . . . . . R = 6.5 PLYWOOD SW
   - ANALYSIS PROCEDURE . . . . . LINEAR STATIC
6. WIND LOADS (ASCE 7–16 , CH.28 PART 1 ENCLOSED LOW–RISE BLDG):

   PRIMARY SYSTEMS

   P = qh[(GCpf)–(GCpi)]

   = 16.0 PSF

   WHERE,

EXPOSURE = C		WIND EXPOSURE CATEGORY
V	= 92 MPH	BASIC WIND SPEED
Kzt	= 1.0	TOPOGRAPHIC EFFECT
Kd	= 0.85	WIND DIRECTIONALITY FACTOR
Kh	= 1.00	VELOCITY PRESSURE EXPOSURE COEFF
Ke	= 1.0	GROUND ELEVATION FACTOR
GCpi	= ±0.18	INTERNAL PRESSURE COEFF.
GCpf	= ±0.45	EXTERNAL PRESSURE COEFF. – WALL
qh	= 18.4PSF	VELOCITY PRESSURE

II. STRUCTURAL DRAWINGS:

1. NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS NOTED OTHERWISE. FOR CONDITIONS NOT SPECIFICALLY SHOWN PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY WITH THE ENGINEER IF NEEDED.
2. REVIEW ALL EXISTING FEATURES AND CONDITIONS UPON WHICH THESE DRAWINGS RELY.
3. COMPARE STRUCTURAL DRAWINGS WITH THE VARIOUS OTHER DRAWINGS AND SPECIFICATIONS BEFORE COMMENCING THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.
4. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
5. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS FOR INSERTS, SLEEVES, BLOCKOUTS AND OTHER CONDITIONS.
6. SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMPROOFING DETAILS.

III. CONSTRUCTION:

1. ALL WORK SHALL CONFORM TO CALIFORNIA BUILDING CODE, 2022 EDITION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THIS BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY SHORING, BRACING AND SCAFFOLDING REQUIRED TO COMPLETE THIS WORK. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND SCAFFOLDING IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOFS, WALLS, AND SHEATHING THAT AFFECT THE SHORED PORTION OF THE WORK HAVE BEEN ENTIRELY CONSTRUCTED. THE ENGINEER'S PRESENCE OR REVIEW OF THE WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S METHODS OR MEASURES.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE MOVEMENT/SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SHORING, BRACING, AND SOIL RETENTION SYSTEMS NEEDED TO BRING THE PROJECT TO ITS PERMANENT (AS DESIGNED) CONDITION.
4. THE CONTRACTOR'S TEMPORARY MEASURES SHALL BE ARRANGED OR DESIGNED SO AS TO NOT ALTER OR AFFECT THE PERMANENT STRUCTURE.
5. THE IMPOSED CONSTRUCTION LOADS SHALL NOT BE MORE THAN DESIGN LIVE LOADS.
6. WORK SHALL INCLUDE REPAIR AND/OR REPLACEMENT OF DEFECTIVE ITEMS.
7. OPENINGS IN FLOORS, SHEAR WALLS, BEAMS, OR JOISTS LARGER THAN THOSE SHOWN ON TYPICAL DETAILS OR STRUCTURAL DRAWINGS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.

IV. EXISTING CONDITIONS:

1. INFORMATION REGARDING EXISTING CONDITIONS IS PRESENTED FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND SMALL TOOLS IN ORDER TO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND PRIOR APPROVAL OBTAINED BEFORE PROCEEDING WITH THE WORK.

V. EXCAVATION, UNDERPINNING AND SHORING:

1. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL RETENTION SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. DESIGN AND CONSTRUCTION OF TEMPORARY AND/OR PERMANENT UNDERPINNING, SHORING AND BULK HEADING FOR EARTH RETENTION DURING EXCAVATION SHALL BE BY AN EXPERIENCED SUBCONTRACTOR WHO SPECIALIZES IN THIS TYPE OF WORK.
3. SHORING, UNDERPINNING, AND EARTH RETENTION CALCULATIONS AND DRAWINGS, IF REQUIRED, SHALL BE PREPARED AND SUBMITTED TO THE SOILS ENGINEER AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. CALCULATIONS AND DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF, AND SIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.
4. THE CONTRACTOR SHALL COORDINATE ALL ELEMENTS OF THE SOIL RETENTION SYSTEMS WITH ALL ELEMENTS OF THE PERMANENT BUILDING.
5. THE EXCAVATION SEQUENCES SHALL BE CONTROLLED TO MATCH THE REQUIREMENTS OF THE DESIGN OF THE SOIL RETENTION SYSTEM AND TO PERMIT MONITORING OF WALL AND GROUND MOVEMENTS.
6. PRIOR TO ANY EXCAVATION OR INSTALLATION OF ELEMENTS OF THE SOIL RETENTION SYSTEM, THE CONTRACTOR SHALL ESTABLISH BENCH MARKS AROUND THE PERIMETER OF THE AREA TO BE EXCAVATED. THESE MARKS SHALL BE SURVEYED FOR VERTICAL AND HORIZONTAL MOVEMENT AT WEEKLY INTERVALS DURING ACTUAL EXCAVATION AND CONTINUING DURING EACH SUBSEQUENT PHASE OF THE WORK AND SUBMITTED TO THE ENGINEER FOR REVIEW. SEE THE SOILS REPORT FOR SPECIFIC RECOMMENDATIONS.
7. THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXCAVATION SLOPES TO PROTECT SLOPES FROM INSTABILITY AND DETERIORATION DUE TO RAIN OR WIND.
8. THE OWNER'S SOIL TESTING LABORATORY SHALL REVIEW AND MONITOR THE EXCAVATION, DEWATERING AND SOIL RETENTION SYSTEMS. THE CONTRACTOR SHALL PROVIDE, INSTALL AND SURVEY:
   - A. VERTICAL AND HORIZONTAL MOVEMENTS OF THE TOP OF THE SOIL RETENTION SYSTEM.
   - B. BENCH MARKS ADJACENT TO AND AWAY FROM THE SITE PERIMETER FOR VERTICAL AND HORIZONTAL MOVEMENTS.
   - C. OBSERVATION WELLS FOR MONITORING WATER LEVELS BELOW GROUND SURFACE.

VI. FOUNDATIONS / SITE PREPARATION:

1. FOUNDATION DESIGN IS BASED ON CHAPTER 18, CBC. THE GEOTECHNICAL INVESTIGATION REPORT ENTITLED "BUELLTON APARTMENTS ,10 McMURRAY RD (APN 137–200–087) BUELLTON, CALIFORNIA" DATED 09/23/2020, BY (PACIFIC COAST TESTING, INC.)

   CONTINUOUS FOOTINGS:

   MAXIMUM SOIL PRESSURE =2,000 PSF DL + LL

   =2,667 PSF DL + LL + SEISMIC/WIND

   ISOLATED FOOTINGS:

   MAXIMUM SOIL PRESSURE =2,000 PSF DL + LL

   =2,667 PSF DL + LL + SEISMIC/WIND
2. ALL SITE GRADING, FILLS AND SOIL PREPARATION SHALL CONFORM TO THE SOIL REPORT AND ALL WORK SHALL BE DONE UNDER THE SUPERVISION OF THE OWNER'S SOIL TESTING LABORATORY OR THE SOILS ENGINEER.
3. FOOTINGS SHALL EXTEND TO SUCH DEPTH AS TO BEAR ON FIRM, UNDISTURBED SOIL. FOOTING DEPTHS SHOWN ON THE DRAWINGS ARE MINIMUM DEPTHS. FOOTINGS MAY BE POURED IN NEAT EXCAVATED TRENCHES, PROVIDED PRECAUTIONS ARE TAKEN TO INSURE NO CAVING OR SLUFFING OCCURS WHICH WILL RESULT IN UNSUITABLE BASE CONDITIONS OR INCLUSION OF SOIL MATERIAL IN THE CONCRETE WORK.
4. MATERIALS FOR SUB–CAPILLARY BREAK UNDER CONCRETE SLABS ON GRADE SHALL BE FREE–DRAINING GRAVEL OR CRUSHED ROCK. NOT MORE THAN 25% OF ROCK MAY PASS A ½ INCH SIEVE AND NOT MORE THAN 6% MAY PASS A ⅜ INCH SIEVE. ROCK COURSE SHALL BE ROLLED TO A SMOOTH SURFACE.
5. BEFORE BACKFILLING BEHIND CONCRETE WALLS (BASEMENT WALLS, RETAINING WALLS, ETC.) CONCRETE SHALL HAVE ATTAINED FULL DESIGN STRENGTH AND ALL SUPPORTS (FLOORS, SLABS, BEAMS, ETC.) WHICH ARE REQUIRED FOR THE STABILITY OF THE WALL SHALL HAVE BEEN COMPLETED.
6. FOOTING EXCAVATIONS SHALL BE CLEANED OF LOOSE SOILS. NO FOUNDATIONS SHALL BE POURED INTO OR AGAINST SUB–GRADE CONTAINING FREE WATER. DEWATERING, IF REQUIRED, MUST BE CAREFULLY AND PROPERLY DONE TO AVOID DISTURBING THE FOUNDATION SOILS. OVER–EXCAVATED AREA OF FOUNDATIONS MUST BE BACKFILLED WITH CONCRETE.
7. A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

VII. CONCRETE WORK:

1. CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE ENGINEER THE CONTRACTOR'S PROPOSED CONCRETE MIXES, DESIGNED BY THE CONCRETE SUPPLIER AND REVIEWED BY THE OWNER'S TESTING AGENCY. (INCLUDE INFORMATION TO SHOW CONFORMANCE WITH MATERIAL, STRENGTH, AND PROPORTIONING REQUIREMENTS OF THE CONTRACT DOCUMENTS.)
2. CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST 2 DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE FOR THE OPPORTUNITY TO REVIEW THE WORK PRIOR TO PLACEMENT.
3. PROVIDE CONCRETE IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

TYPE	COMPRESSIVE[A] STRENGTH	SLUMP[B]	W/C[C] RATIO	UNIT WT.
FOOTINGS, PIERS, GRADE BEAMS & WALLS	3,000 PSI	3½"	0.50	150 PCF
SLAB ON GRADE	2,500 PSI L.S.[D]	3½"	0.45	150 PCF

   - A. ASTM C94 MINIMUM 28 DAYS ULTIMATE COMPRESSIVE STRENGTH.
   - B. MINIMUM CONSISTENT SLUMP WITH PROPER PLACING.
   - C. WATER TO CEMENT RATIO.
   - D. L.S. = LOW SHRINKAGE MIX, SEE LINE 7.
4. PROPORTION CONCRETE WITH A MINIMUM OF 20% AND A MAXIMUM OF 30% FLY ASH OR 50% SLAG REPLACEMENT.
5. USE WATER THAT IS CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
6. USE 1 INCH x#4 MAXIMUM AGGREGATE WHEREVER CLEARANCES PERMIT. USE ⅜ INCH MAXIMUM AGGREGATE ONLY WHERE NECESSARY FOR PROPER PLACING, SUCH AS IN THIN SECTIONS, ETC.
7. ALL CONCRETE USED IN SUSPENDED SLAB AND SLABS ON GRADE SHALL BE DESIGNED FOR LOW SHRINKAGE (L.S.). ACCEPTABLE COURSE AGGREGATES FOR LOW SHRINKAGE CONCRETE INCLUDE KAISER CLAYTON, GRANITE ROCK, LIMESTONE, SECHELT, OR ORCAS AGGREGATES. FINE AGGREGATES ACCEPTABLE FOR LOW SHRINKAGE CONCRETE INCLUDE SECHELT OR ORACAS SANDS. ALTERNATE AGREGATES MAY BE SUBMITTED PROVIDED THEY PROVIDE A CONCRETE MIX WITH SHRINKAGE LIMITATION OF 0.040% AFTER 28 DAYS OF DRYING. SUBMIT TEST TO ARCHITECT AND ENGINEER FOR REVIEW.
8. WHERE NOT SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF SLAB AND WALL OPENINGS, SLAB EDGE LOCATIONS, INTERIOR CONCRETE WALLS AND CURBS, TOP OF FLOOR SLAB ELEVATIONS, SLAB DEPRESSIONS REQUIRED TO ACCOMMODATE FLOOR FINISH DETAILS, AND CONCRETE STAIRS.
9. PIPES, SLEEVES, AND OTHER EMBEDDED ITEMS OTHER THAN ELECTRICAL CONDUIT LESS THAN 1 INCH DIAMETER MAXIMUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE OR INTERRUPT REINFORCING BARS UNLESS APPROVED BY ENGINEER OF RECORD.
10. ALL REINFORCING EMBEDMENTS, INSERTS, ETC. SHALL BE POSITIVELY SECURED IN PROPER LOCATION BEFORE CONCRETE IS PLACED. PROVIDE SUFFICIENT SUPPORT TO PREVENT DISPLACEMENT DURING PLACING AND FINISHING OPERATIONS.
11. ALL CONCRETE EXCEPT SLABS ON GRADE 6 INCHES THICK OR LESS SHALL BE MECHANICALLY VIBRATED SO AS TO COMPLETELY FILL THE FORMS WITHOUT CAUSING UNDUE SEGREGATION.
12. HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND THE HARDENED CONCRETE SURFACES SHALL BE CLEANED BY SAND–BLASTING OR OTHER APPROVED MEANS TO EXPOSE FIRMLY EMBEDDED AGGREGATES PRIOR TO POURING ADDITIONAL CONCRETE IN CONTACT WITH THESE SURFACES.
13. FORMS SHALL BE PROPERLY CONSTRUCTED CONFORMING TO CONCRETE SURFACES AS SHOWN ON THE DRAWINGS, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE. FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS TO BE IMPOSED WITHOUT EXCESSIVE STRESS, CREEP, OR DEFLECTION.
14. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF EQUIPMENT PADS WITH MECHANICAL CONTRACTOR.

VIII. CONCRETE REINFORCING STEEL:

1. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 FOR ALL BAR SIZES AND ASTM A706 GRADE 60 FOR ALL WELDED BARS.
2. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," (ACI 318) AND THE "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT," (ACI 315).
3. UNLESS NOTED OTHERWISE, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
   - A. CONCRETE CAST AGAINST EARTH . . . . . 3"
   - B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER
     - #5 AND SMALLER, WIRE MESH . . . . . 1½"
     - ALL OTHER BARS . . . . . 2"
   - C. JOISTS, SUSPENDED SLABS, INTERIOR WALL SURFACES
     - #11 AND SMALLER . . . . . ¾"
     - #14 AND LARGER . . . . . 1½"
   - D. COLUMNS, BEAMS . . . . . 1½"
4. REINFORCING SHALL BE CONTINUOUS WITH SPLICES ONLY WHERE SHOWN.
5. FOR MINIMUM LAP LENGTH, SEE SCHEDULE UNLESS OTHERWISE NOTED. SPLICES TO BE STAGGERED SO THAT HALF OR LESS OF BARS ARE LAPPED AT ONE POINT.
6. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.
7. BEAM AND SLAB REINFORCING SHALL NOT BE SLEEVED OR OTHERWISE INTERRUPTED EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL WALLS AND SLABS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, GIRDERS, COLUMNS OR SLABS WITH BARS OF THE SAME SIZE AND SPACING, UNLESS NOTED OTHERWISE.
8. ADDITIONAL BARS SHALL BE PROVIDED AROUND ALL FLOOR AND WALL OPENINGS, AS SHOWN ON DETAILS.
9. CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING BAR SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

IX. STRUCTURAL STEEL:

1. MISCELLANEOUS IRON AND STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS," (AISC 360) LATEST EDITION, AND THE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," (AISC 303) LATEST EDITION.
2. ALL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER UP. PROVIDE CAMBERS AS INDICATED ON THE DRAWINGS.
3. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS AND A COAT OF PRIMER PAINT APPLIED.
4. THE STRUCTURAL STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL STRUCTURAL STEEL DETAILS, WELDING SEQUENCES, AND FABRICATION AND ERECTION PROCEDURES WITH STEEL MANUFACTURER, FOR THE INTENDED USE OF STRUCTURAL STEEL.
5. THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL PRIOR TO FABRICATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL PROVIDE BRACING AND SHORING WHERE REQUIRED.
7. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
8. ALL ADDITIONAL STEEL REQUIRED BY THE CONTRACTOR FOR ERECTION PURPOSES AND SITE ACCESS OF STOCKPILED MATERIALS SHALL BE PROVIDED AT NO COST TO THE OWNER. ALL SUCH ADDITIONAL STEEL SHALL BE REMOVED BY THE CONTRACTOR UNLESS APPROVED BY THE OWNER IN WRITING.
9. EXCEPT WHERE OTHERWISE SHOWN, STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:
   - A. PLATES, BARS, ETC . . . . . ASTM A572, GRADE 50
   - B. WIDE FLANGE BEAMS, WT SHAPES AND COLUMNS. . . . . ASTM A992, GRADE 50
   - C. ANGLES AND CHANNELS A36
   - D. STRUCTURAL TUBES (RECTANGULAR OR SQUARE HSS) . . . . . ASTM A500 GRADE B (Fy = 46KSI)
   - E. STRUCTURAL ROUND TUBES (ROUND HSS). . . . . ASTM A500 GRADE B (Fy = 42KSI)
   - F. PIPE COLUMNS AND RAILING . . . . . A53, GRADE B
   - G. TYPICAL (GRAVITY) BASE PLATES. . . . .ASTM A572, GRADE 50
   - H. ALL CONTINUITY, REINFORCING, AND SHEAR PLATES . . . . . ASTM A572, GRADE 50
   - I. GUSSET PLATES, BARS AND BASE PLATES ASSOCIATED W/ MOMENT AND BRACED FRAMES. . . . . ASTM A572, GRADE 50
   - J. ANCHOR BOLTS (A.B.) . . . . ASTM F1554, GRADE 36, U.N.O.
   - K. MACHINE BOLTS (M.B.) A307
   - L. HIGH STRENGTH BOLTS (H.S.B.). . . . . A325X, U.N.O.
10. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, MASONRY, SPRAY ON FIREPROOFING, OR BUILDING FINISHES SHALL BE LEFT UNPAINTED, UNLESS NOTED OTHERWISE.
11. WHERE GALVANIZED STEEL IS INDICATED ON DRAWINGS, GALVANIZE ACCORDING TO ASTM A123, HOT–DIP PROCESS.
12. WELDING OF STRUCTURAL STEEL:
    - A. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "STRUCTURAL WELDING CODE–STEEL" (AWS D1.1), LATEST EDITION, AND SHALL BE PERFORMED BY WELDERS CERTIFIED IN THE APPLICABLE PROCEDURE & POSITION.
    - B. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) THAT HAS BEEN REVIEWED BY THE ENGINEER OF RECORD AND THE TESTING AND INSPECTION AGENCY. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER.
    - C. BEFORE ERECTION, STEEL FABRICATOR SHALL SUBMIT TO THE ENGINEER, FOR REVIEW, SHOP DIAGRAMS OR WRITTEN PROCEDURES INDICATING FIELD WELDING SEQUENCES OF EACH INDIVIDUAL TYPE WELDED MOMENT CONNECTION AND FIELD WELDING SEQUENCES OF MOMENT CONNECTIONS AT EACH LEVEL.
    - D. E–70XX ELECTRODES SHALL BE USED AT ALL WELDED STEEL CONNECTIONS.
    - E. ALL WELDS USED IN MEMBERS AND CONNECTIONS IN THE SEISMIC FORCE RESISTING SYSTEM (S.F.R.S.) SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V–NOTCH TOUGHNESS OF 20 FT–LB AT 0°F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION. SEE PLANS & DETAILS FOR CONNECTIONS DENOTED "SFRS."
    - F. WELD DAMS SHALL NOT BE USED.
    - G. ALL BUTT WELDING SHALL BE FULL PENETRATION WELDS UNLESS OTHERWISE NOTED.
    - H. FILLET WELD SIZES NOT SHOWN SHALL BE AWS MINIMUM SIZES BASED ON THICKNESS OF MATERIALS BEING WELDED, BUT NOT LESS THAN ¼ INCH.

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REVISIONS

BUILDING SUBMITTAL	04.15.2023
PLAN CHECK #1	08.18.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER JAMES V. ESTEVEZ No. 45394 STRUCTURAL STATE OF CALIFORNIA

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE

GENERAL NOTES I

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: AUGUST 18, 2023

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JOB NUMBER: 20.815/TT20-523

S-001

I. ALL COMPLETE JOINT PENETRATION WELDS SHALL BE STARTED AND ENDED WITH A MINIMUM LENGTH OF ONE INCH ON WELD TABS ("RUN OFF" TABS) EXCEPT AT ACCESS HOLES IN BEAM/GIRDER WEBS. ALL WELD TABS SHALL BE REMOVED, THE AFFECTED AREA GROUND SMOOTH AND MAGNETIC PARTICLE TESTED FOR DEFECTS.

J. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE ULTRASONICALLY (UT) EXAMINED FOR THE FULL LENGTH. BACKING BAR REMOVAL AREAS AND FILLET WELDS ON CONTINUITY PLATES SHALL BE EXAMINED FOR THE FULL LENGTH BY THE MAGNETIC PARTICLE TESTING (MPT) METHOD.

K. ALL DEFECTIVE WELDS SHALL BE GROUND OUT, REPAIRED, AND RETESTED AT THE CONTRACTOR'S EXPENSE.

13. ALL STEEL TO STEEL BOLTED CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS CONFORMING TO ASTM A325 PER THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTION (RCSC). OTHER BOLTED CONNECTIONS SHALL BE BOLTED WITH UNFINISHED BOLTS CONFORMING TO ASTM A307.
14. DRILL OR PUNCH HOLES FOR BOLTS. DO NOT MAKE OR ENLARGE HOLES BY BURNING. HOLES IN STEEL SHALL BE $\frac{1}{16}$ INCH LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.
15. ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION. GALVANIZING AT FIELD WELDS SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT ACCORING TO ASTM A780.
16. WELDED STUDS SHALL BE HEADED STUDS CONFORMING TO ASTM A108 OR ASTM A29:
    A. ALL HEADED STUDS SHALL BE "NELSON STUDS" (ICC ESR-2856), NELSON STUD WELDING, INC., ELYRIA, OHIO OR "TRU-WELD STUDS" (ICC-ERS-2577), DIVISION OF TRU-FIT PRODUCTS CORPORATION, MEDINA, OHIO, OR APPROVED EQUAL.
    B. ALL HEADED STUDS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMEMDED BY THE MANUFACTURER OF STUDS.
    C. STEEL SHEAR STUDS MATERIAL, WELDING, AND INSPECTION, SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE-STEEL", (AWS-D1.1), LATEST EDITION. ALL STUDS SHALL BE ¾ INCH DIAMETER AND PLACED UNIFORMLY OVER BEAMS AND GIRDERS, UNLESS NOTED OTHERWISE.
17. MEMBERS NOT DESIGNATED ON FRAMING PLANS ARE SHOWN ON FRAME ELEVATIONS.
18. FOR A COMPLETE LIST OF REQUIRED "SPECIAL INSPECTIONS" SEE SHEET S-000 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."
19. THE OWNER'S TESTING AGENCY SHALL PERFORM ALL SHOP AND FIELD INSPECTION AND TESTING, AS OUTLINED ABOVE AND IN SPECIFICATION AND AS REQUIRED BY THE BUILDING CODE AND SHALL SUBMIT REPORTS TO ENGINEERS OF RECORD FOR REVIEW.
20. THE STRUCTURAL STEEL FABRICATOR SHALL SCHEDULE ALL WORK TO ALLOW THE ABOVE TESTING REQUIREMENTS TO BE COMPLETED.

X. ROUGH CARPENTRY:

1. PROVIDE SAWN LUMBER IN CONFORMANCE WITH THE GRADING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) FOR THE SPECIES AND GRADE DESIGNATED. MOISTURE CONTENT SHALL NOT EXCEED 18% AT TIME OF INSTALLATION.
2. PROVIDE DOUGLAS FIR-LARCH SAWN LUMBER UNLESS NOTED OTHERWISE. AS A MINIMUM, PROVIDE THE FOLLOWING GRADES:
   JOISTS..... NO. 2
   BEAMS AND HEADERS..... NO. 1
   WALL STUDS..... NO. 2
   POSTS..... NO. 1 & BETTER
   SILLS, PLATES, AND BLOCKING..... NO. 2
3. PROVIDE ENGINEERED LUMBER IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

ITEM	Fb (PSI)[A]	Fv (PSI)[A]	E (PSI)[B]
PSL BEAM/HEADER	2,900	290	$2.0x10^6$
PSL COLUMN	2,400	190	$1.8x10^6$
LVL BEAM/ JOIST	2,600	285	$1.9x10^6$
LSL BEAM/JOIST	2,325	310	$1.55x10^6$
LSL COLUMN	1,700	425	$1.3x10^6$

A. PRODUCT USED MUST HAVE EQUAL OR GREATER DESIGN STRESS.
B. PRODUCT USED MUST HAVE EQUAL OR GREATER MODULUS OF ELASTICITY.

4. PROVIDE PRESSURE-TREATED WOOD FOR ALL EXPOSED MEMBERS AND ALL MEMBERS IN CONTACT WITH CONCRETE, MASONRY, OR SOIL. ALL NAILS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE EITHER HOT-DIPPED GALVANIZED (MEETING ASTM A153 CLASS D) OR STAINLESS STEEL. ALL HARDWARE IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE EITHER HOT-DIPPED GALVANIZED (MEETING ASTM A653 CLASS G185), OR STAINLESS STEEL.
5. PROVIDE ENGINEERED WOOD I-JOIST (TJI) SHALL BE AS MANUFACTURED BY WEYERHAEUSER, OR APPROVED EQUAL, AND OF THE SIZE AND SPACING SHOWN IN THESE DRAWINGS. TJI FLANGE MATERIAL SHALL BE LAMINATED VENEER LUMBER (LVL), LAMINATED STRAND LUMBER (LSL), OR MACHINE STRESS RATED LUMBER (MSR). TJI WEB MATERIAL SHALL BE STRUCTURAL GRADE PLYWOOD OR ORIENTED STRAND BOARD. ADHESIVES USED IN TJI FABRICATION SHALL BE WATERPROOF. INSTALLATION SHALL BE IN ACCORDANCE WITH ICC ESR-1153. PRODUCTS OF OTHER MANUFACTURERS WITH EQUAL OR GREATER CAPACITY MAY BE USED. SUBSTITUTION REQUESTS SHALL BE SUBMITTED CLEARLY INDICATING NEW MEMBER CAPACITIES AND FOR WHICH MEMBER THEY ARE BEING SUBSTITUTED.
6. AS A MINIMUM, ATTACH AND INTERCONNECT ALL FRAMING MEMBERS IN ACCORDANCE WITH THE NAILING SCHEDULE CONTAINED IN TABLE 2304.9.1 IN THE CALIFORNIA BUILDING CODE. NAILS MAY BE BOX OR COMMON WIRE, AS ALLOWED IN FOOTNOTES OF TABLE. NAILS CALLED FOR ON PLANS AND DETAILS SHALL BE COMMON WIRE. HOT-DIPPED GALVANIZED NAILS SHALL BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE-TREATED LUMBER.
7. PROVIDE FULL-DEPTH SOLID BLOCKING OR OTHER MEANS OF LATERAL SUPPORT AT ENDS AND BEARING POINTS OF ALL JOISTS, RAFTERS, BEAMS, AND HEADERS, AND AT INTERMEDIATE INTERVALS NOT TO EXCEED 8 FEET.
8. DESIGNATIONS FOR HARDWARE ARE BASED ON SIMPSON STRONG-TIE CO., INC. SUBSTITUTION OF NON-SIMPSON HARDWARE IS NOT ACCEPTABLE.
9. INSTALL HARDWARE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. USE ALL SPECIFIED FASTENERS.
10. ALL NAILS SHALL BE COMMON WIRE NAILS. "SHORT" NAILS SUPPLIED BY SIMPSON STRONG-TIE SHALL ONLY BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND SHALL NOT BE USED WHEN ATTACHING THROUGH PLYWOOD TO FRAMING MEMBERS BEHIND.
11. PLYWOOD SUBFLOORING SHALL BE ¾ INCH APA RATED STUR-D-FLOOR SHEATHING (48/24), GROUP 1 EXPOSURE 1, UNLESS NOTED OTHERWISE. PANEL EDGES SHALL BE TONGUE AND GROOVE. LAY PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORT. STAGGER SIDE JOINTS. NAIL ALL SUPPORTED EDGES WITH 10d NAILS @ 6 INCHES ON CENTER AND AT ALL INTERIOR BEARINGS WITH 10d NAILS @ 12 INCHES ON CENTER, UNLESS NOTED OTHERWISE. NAILS SHALL BE RINGSHANK OR SCREW NAILS DRIVEN FLUSH. GLUE PLYWOOD TO ALL SUPPORTS AND AT TONGUE AND GROOVE JOINTS IN ACCORDANCE WITH APA GLUED FLOOR SYSTEM.
12. PLYWOOD WALL SHEATHING SHALL BE ½ INCH APA RATED SHEATHING, UNLESS NOTED OTHERWISE. ALL UNSUPPORTED EDGES SHALL BE BLOCKED. NAIL ALL PLYWOOD EDGES WITH 10d NAILS @ 6 INCHES AND INTERIOR BEARINGS WITH 10d NAILS @ 12 INCHES ON CENTER, UNLESS NOTED OTHERWISE. NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE PLYWOOD. MINIMUM SHEET WIDTH FOR PLYWOOD ON SHEAR WALLS SHALL BE 24 INCHES.
13. PLYWOOD ROOF SHEATHING SHALL BE $\frac{5}{8}$ INCH APA RATED SHEATHING. ALL ROOF SHEATHING SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO THE JOISTS. STAGGER SIDE JOINTS. NAIL ALL PLYWOOD EDGES WITH 10d NAILS @ 6 INCHES ON CENTER AND INTERIOR BEARINGS WITH 10d NAILS @ 12 INCHES ON CENTER, UNLESS NOTED OTHERWISE. NAILS SHALL BE DRIVEN FLUSH, BUT SHALL NOT FRACTURE THE SURFACE OF PLYWOOD.

XIV. TESTING AND INSPECTION:

1. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING AND INSPECTION AGENCY OR AS INDICATED BELOW.
2. THE INSPECTION AGENCY SHALL BE RETAINED BY AND PAID FOR BY THE OWNER.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, PRIOR TO BEGINNING CONSTRUCTION, A DETAILED LIST OF "SPECIAL INSPECTION" ITEMS INDICATING THE SCOPE OF TESTING AND INSPECTION AND THE AGENCY OR ENGINEER PERFORMING THE WORK.
4. THE INSPECTION AGENCY SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT & STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
5. THE STRUCTURAL ENGINEER WILL REQUIRE A FINAL REPORT FROM THE INSPECTION AGENCY. THE REPORT NEEDS TO SHOW THAT ALL DEFICIENCIES MENTIONED IN EARLIER REPORTS HAVE BEEN CORRECTED. COPIES OF THE TESTING AND INSPECTION REPORT SHALL BE SENT TO THE BUILDING DEPARTMENT, ARCHITECT, STRUCTURAL ENGINEER AND OWNER.
6. PROVIDE "SPECIAL INSPECTIONS" FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE, 2022 EDITION, SEE SHEET S-000 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."

INSPECTIONS BY INDEPENDENT AGENCY:

A. SPECIAL INSPECTION OF FOUNDATION EXCAVATIONS SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER.
B. BOLTS CAST IN CONCRETE: PRIOR TO AND DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
C. CONCRETE PLACEMENT: DURING THE TAKING OF TEST SPECIMENS AND PLACING OF REINFORCED CONCRETE, EXCEPT CONCRETE WHERE THE SPECIFIED STRENGTH IS 2,500 PSI OR LESS. FOUR TEST CYLINDERS FROM EACH 150 CUBIC YARDS OR FRACTION THEREOF POURED IN ANY ONE DAY SHALL BE SECURED AND REPORTED BY AN INDEPENDENT TESTING AGENCY; ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND THE FOURTH HELD IN RESERVE.
D. STRUCTURAL WELDING: ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCING STEEL. SEE THE GENERAL NOTES SECTION FOR STRUCTURAL STEEL.
E. HIGH-STRENGTH BOLTING: PERIODIC INSPECTION, IN ACCORDANCE WITH CBC SECTION 1704.3.3, DURING ALL BOLT INSTALLATIONS AND TIGHTENING OPERATIONS.
F. PLYWOOD SHEAR WALLS-NAILING, CLIPS, STRAPS, HOLDOWNS.
G. NAILING FOR PLYWOOD DIAPHRAGMS.

XV. STRUCTURAL OBSERVATIONS:

1. THE STRUCTURAL ENGINEER WILL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR OR BUILDING OFFICIAL FOLLOWING SITE VISITS. THE STRUCTURAL ENGINEER WILL PROVIDE A WRITTEN REPORT TO THE ARCHITECT AFTER EACH SITE VISIT. HOWEVER, THE STRUCTURAL ENGINEERS SITE VISITS ARE NOT CONSIDERED AS INSPECTION VISITS. THE INSPECTION AGENCY RETAINED AND PAID FOR BY THE OWNER SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT/STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
2. AFTER THE STRUCTURAL ENGINEER RECEIVES THE FINAL REPORT, FROM THE SPECIAL INSPECTION AGENCY, THE STRUCTURAL ENGINEER WILL SUBMIT A FINAL SUMMARY REPORT DOCUMENTING SITE VISITS AND OBSERVATIONS, NOTING ANY DEFICIENCIES THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPLICABLE CODES AND REGULATIONS PER SECTION 1704 OF THE CALIFORNIA BUILDING CODE.
3. STRUCTURAL OBSERVATION BY THE DESIGN ENGINEER IS REQUIRED AT THE FOLLOWING PHASES, AND PRIOR TO COVERING WITH OTHER WORK:
   A. BEFORE CLOSING OF FORMS – FOUNDATION REINFORCING AND BOLTS INSTALLED IN CONCRETE.
   B. ALL STRUCTURAL STEEL MEMBERS AND CONNECTIONS (PRIOR TO COVERING WITH OTHER WORK).
   C. PLYWOOD DIAPHRAGM NAILING – PRIOR TO COVERING WITH WALL FRAMING OR OTHER WORK.
   D. PLYWOOD SHEAR WALL NAILING AND ALL RELATED HOLD DOWNS, STRAPS, CLIPS, ETC.
4. FOR A COMPLETE LIST OF REQUIRED "STRUCTURAL OBSERVATION" SEE SHEET S-000 UNDER "SPECIAL INSPECTION AND STRUCTURAL OBSERVATION."

XVI. PRE-MANUFACTURED WOOD TRUSSES:

1. ALL PRE-MANUFACTURED WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED ACCORDING TO THE PROVISIONS OF THE 2019 CALIFORNIA BUILDING CODE AND THE LATEST EDITIONS OF THE ANSI/AF&PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS). SHOP DRAWINGS, DESIGN CALCULATIONS, AND DETAILS SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATIONS.
2. JOISTS SHALL BE DESIGNED FOR:
   LIVE LOAD
   ROOF . . . . . = 20 PSF
   DEAD LOAD
   ROOF . . . . . = 20 PSF
3. THE DESIGN SHALL INCLUDE MECHANICAL AND MISCELLANEOUS POINT LOADS AS NOTED ON THE PLANS.
4. THE FABRICATION AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW ONLY AFTER THEY ARE FULLY COORDINATED WITH THE FRAMING CONTRACTOR.

1

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES VAN ELSEN
No. 85394
STRUCTURAL
STATE OF CALIFORNIA

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

GENERAL NOTE II

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

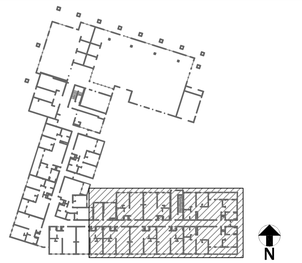
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TTF20-523

S-002

KEY PLAN:



SCALE: 1/64"=1'-0"

NOTE: FOR LEGEND, SHEET NOTES, GENERAL NOTES, GRADE BEAM AND FOOTING SCHEDULES SEE SHEET S-A200-1.

GRADE BEAM SCHEDULE

MARK	WIDTH "W"	DEPTH "D"	TOP REINF. CONT.	BOTT. REINF. CONT.	TIE REINF.	DETAIL
GB1	1'-6"	2'-0"	(2)-#5	(2)-#5	#4 @ 9" O.C., U.N.O.	8, 12/S-300
GB2	2'-0"	2'-0"	(4)-#6	(4)-#6	#4 @ 12" O.C., U.N.O.	8, 12/S-300

FOUNDATION SCHEDULE

TYPE	SIZE			REINFORCEMENT	DETAIL
	W	L	D		
F4.0	4'-0"	4'-0"	2'-0"	(6) #5 EA. WAY T&B	14/S-300
F5.0	5'-0"	5'-0"	2'-0"	(7) #5 EA. WAY T&B	14/S-300
F6.0	6'-0"	6'-0"	2'-6"	(8) #5 EA. WAY T&B	14/S-300

GENERAL NOTES:

1. FOR TYPICAL CONCRETE DETAILS SEE SHEET S-300.
2. FOR TYPICAL FOUNDATION DETAILS SEE SHEET S-310.
3. FOR TYPICAL STEEL DETAILS SEE S-500.
4. FOR TYPICAL WOOD FRAMING DETAILS SEE S-600.
5. FOR TYPICAL SHEAR WALL DETAILS SEE S-610.
6. TOP OF CONC. SLAB (ASSUMED ELEVATION) = 0'-0" U.N.O. (DATUM = +358.50 VERIFY W/ CIVIL DRAWINGS).
7. INTERIOR NON-SHEAR BEARING WALL STUDS MUST BE BLOCKED @ 3'-0" O.C.

JOIST SCHEDULE

MARK	SPACING	JOIST	MATERIAL	NOTES
1J1	16" O.C.	2x8	D.F.-#2	LUS26, U.N.O

BEAM SCHEDULE

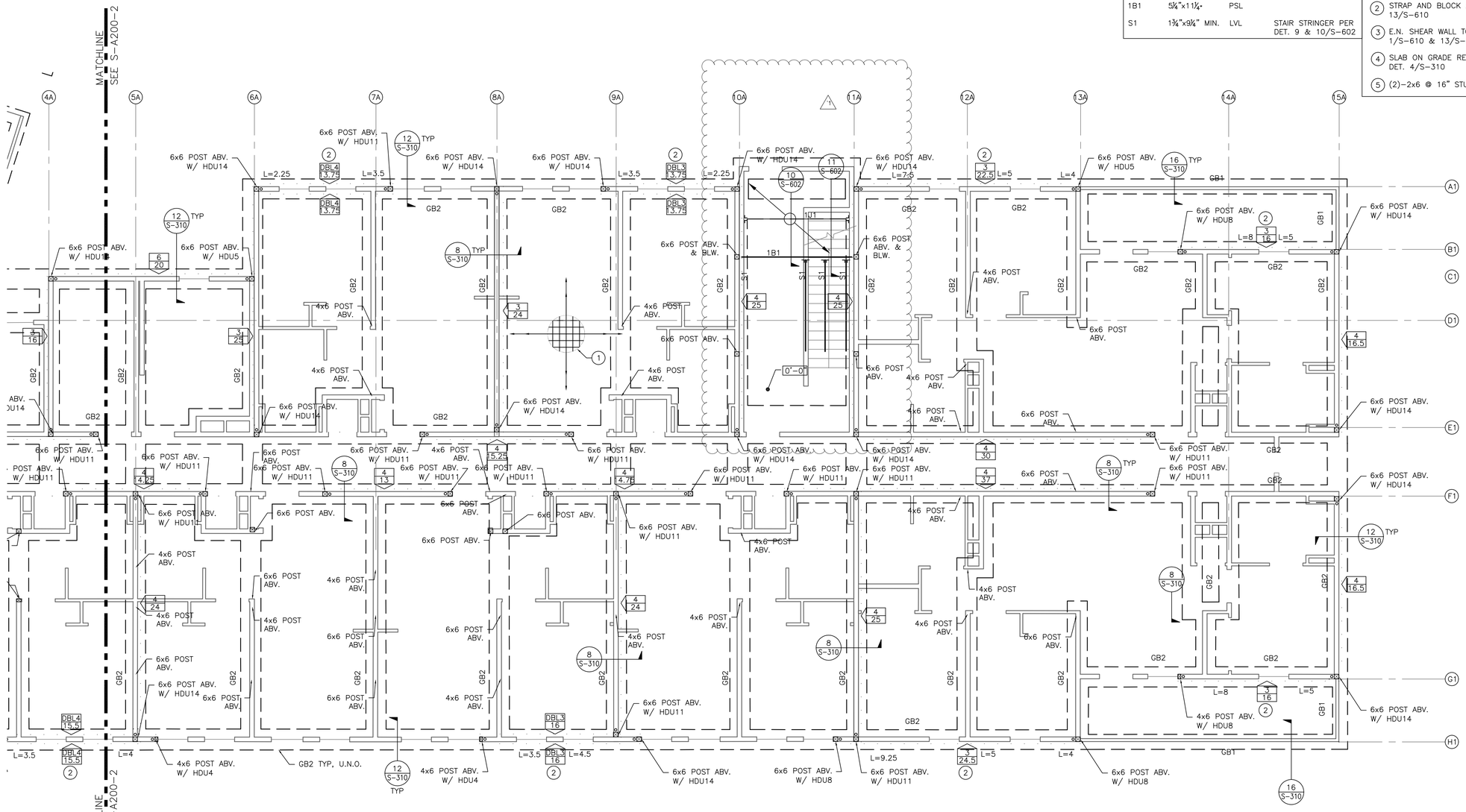
MARK	SIZE	MATERIAL	NOTES
1B1	5¼"x11¼-	PSL	
S1	1¾"x9¼" MIN.	LVL	STAIR STRINGER PER DET. 9 & 10/S-602

LEGEND

- WALLS
- FOUNDATION
- FOUNDATION BELOW
- HOLDOWN
- X= DENOTES S.W. EDGE NAILING; Y= DENOTES MIN. S.W. LENGTH IN FEET; L= MIN. S.W. PEIR LENGHT FEET; REF. S-610 FOR PWD S.W. DETAILS
- POST
- HSS COLUMN
- X'-X" TOP OF SLAB ELEVATION, AS INDICATED
- # REFERS TO NOTE #

SHEET NOTES:

1. 5" SLAB ON GRADE WITH #4 @ 16" O.C. EACH WAY PER DETAIL 5/S-310
2. STRAP AND BLOCK AROUND OPENING PER DET. 13/S-610
3. E.N. SHEAR WALL TO POST, FULL HEIGHT, PER DET. 1/S-610 & 13/S-610.
4. SLAB ON GRADE REINF. DIRECTION TRANSITION PER DET. 4/S-310
5. (2)-2x6 @ 16" STUD WALL PER DET. 7/S-600



1 BUIDLING A - FOUNDATION PLAN

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

N

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER — JAMES VAN ENGELSEN — No. E25394 — CIVIL — STRUCTURAL — STATE OF CALIFORNIA

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUIDLING A - FOUNDATION PLAN

OWNER

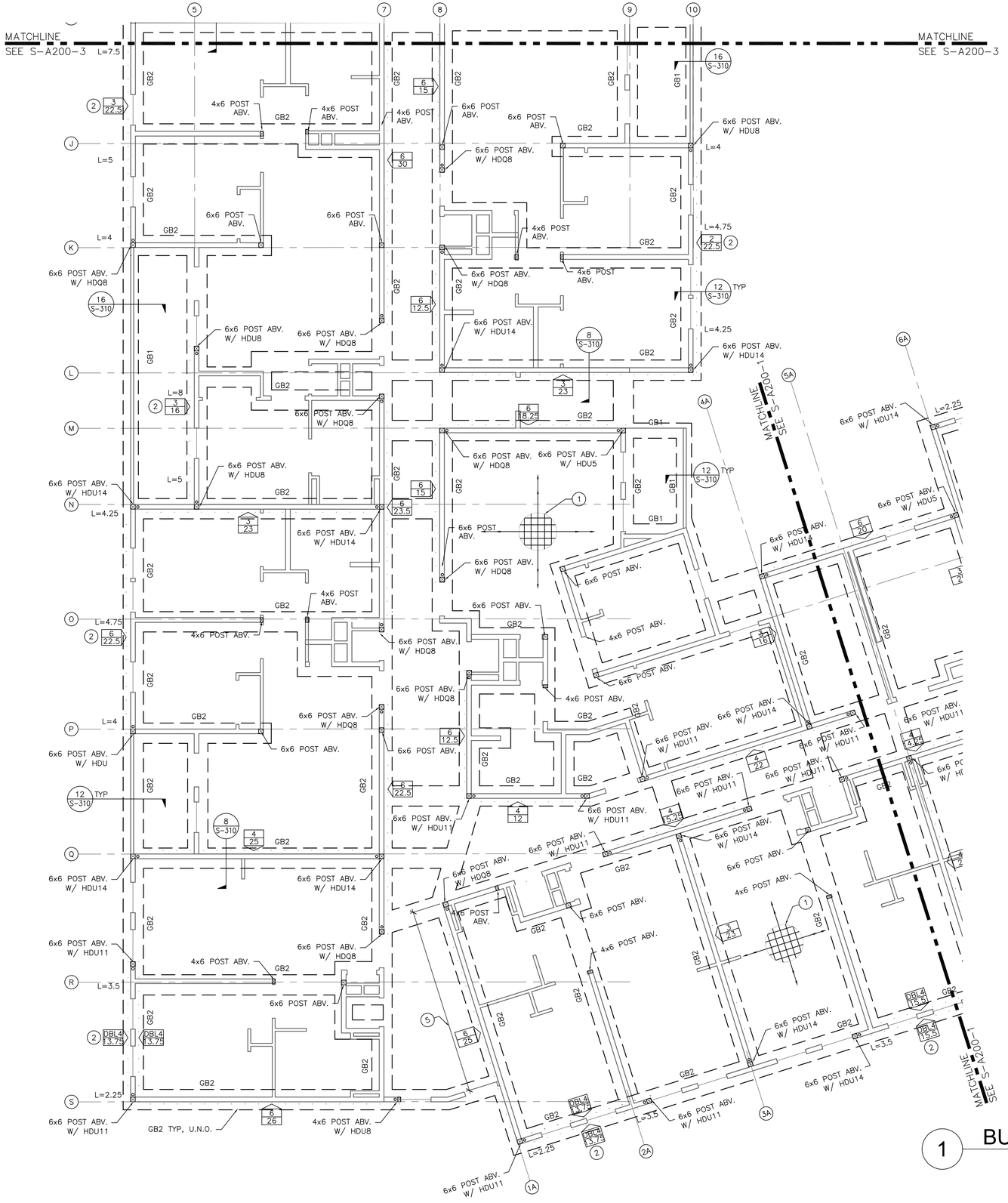
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/1112023

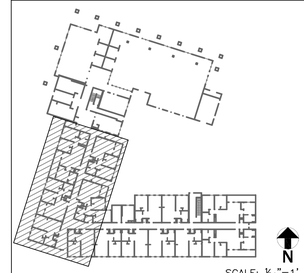
S-A200-1



1 BUIDLING A - FOUNDATION PLAN

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

KEY PLAN:



SCALE: 1/64"=1'-0"

NOTE: FOR LEGEND, SHEET NOTES, GENERAL NOTES, GRADE BEAM AND FOOTING SCHEDULES SEE SHEET S-A200-1.

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REVISIONS

BUILDING SUBMITTAL	04.15.2023
PLAN CHECK #1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUIDLING A - FOUNDATION PLAN

OWNER

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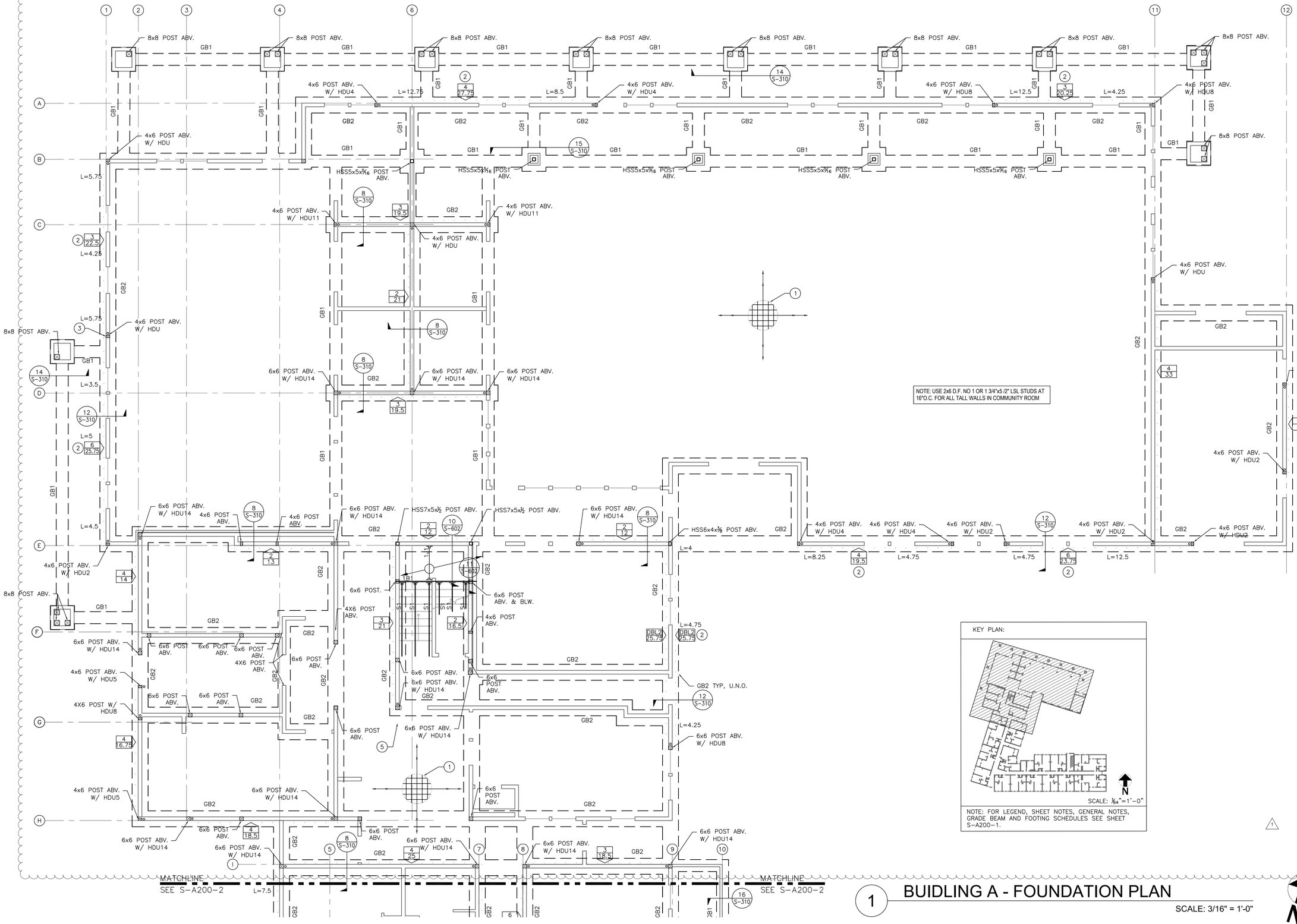
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/4 TI 20-523

S-A200-2



NOTE: USE 2x6 D.F. NO 1 OR 1 3/4"x5 /2" LSL STUDS AT 16"O.C. FOR ALL TALL WALLS IN COMMUNITY ROOM

KEY PLAN:

SCALE: 1/64"=1'-0"

NOTE: FOR LEGEND, SHEET NOTES, GENERAL NOTES, GRADE BEAM AND FOOTING SCHEDULES SEE SHEET S-A200-1.

1 BUIDLING A - FOUNDATION PLAN

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

RA

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUIDLING A - FOUNDATION PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
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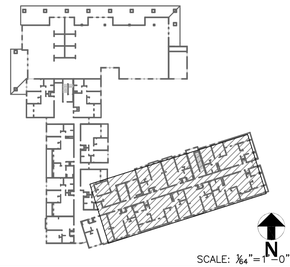
(805) 781-3088

DATE:	AUGUST 18, 2023
PROJECT MANAGER:	JVE
DRAWN BY:	CB
JOB NUMBER:	20.815/TI 20-523

S-A200-3

KEY PLAN:



SCALE: 1/64"=1'-0"

NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A201-1.

BEAM SCHEDULE

MARK	SIZE	MATERIAL	NOTES
2B1	4x8	D.F.-#1	
2B2	4x12	D.F.-#1	
2B4	3½"x11¼"	PSL	
2B5	5¼"x11¼"	PSL	
2B7	5¼"x14"	PSL	
2B9	5¼"x16"	PSL	CMST14 STRAPS EACH FACE
2B8	W12x40	A992 GR.50	
S1	1¾"x9¼" MIN. LVL		STAIR STRINGER PER DET. 9 & 10/S-602
HDR		D.F. #1	SEE 7/S600

JOIST SCHEDULE

MARK	SPACING	JOIST	MATERIAL	NOTES
2J1	16" O.C.	11⅞"	TJI230	LUS2.37/11.88
2J2	16" O.C.	2x12	D.F.-#2	LUS210
2J3	16" O.C.	2x8	D.F.-#2	LUS26, U.N.O
2J4	16" O.C.	1¾"x11¼"	LVL	HUS1.81/10

SHEET NOTES:

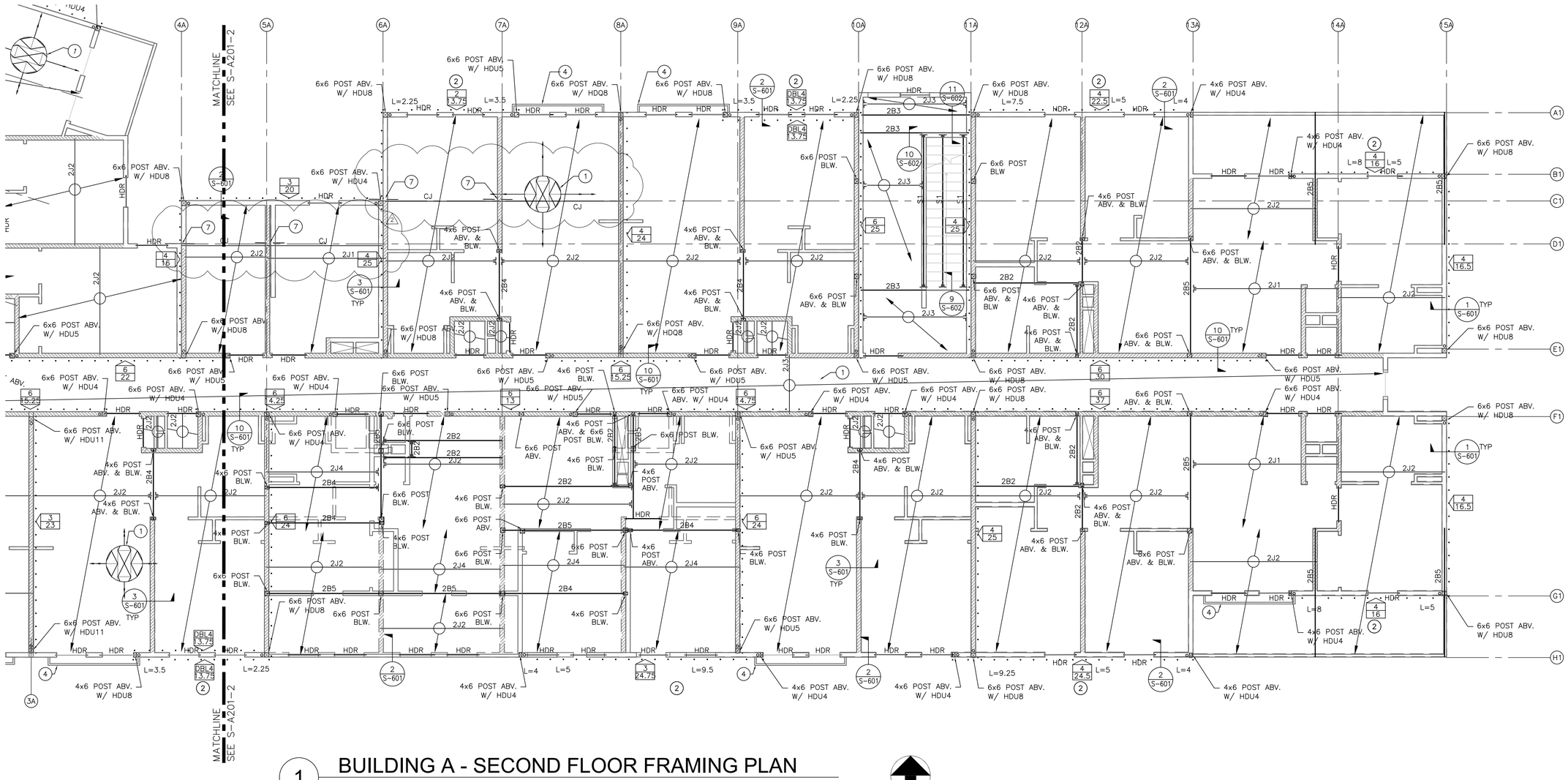
1. FLOOR PLYWOOD SHEATHING PER DET. 3/S-600
2. STRAP AND BLOCK AROUND OPENING PER DET. 13/S-610
3. HUCQ410-SDS HANGER
4. ARCHITECTURAL JULIET BALCONY. PROVIDE DOUBLE STUDS AT WALLS FOR JULIET BALCONY CONNECTION PLATES.
5. ROOF PLYWOOD SHEATHING PER DET. 3/S-600
6. LU26
7. CS16x4'-0" OVER RIM/COLLECTOR JOIST
8. CS16x14'-0" OVER RIM/BLOCKING

GENERAL NOTES:

1. FOR TYPICAL STEEL DETAILS SEE S-500.
2. FOR TYPICAL STEEL TO WOOD DETAILS SEE S-550
3. FOR TYPICAL WOOD FRAMING DETAILS SEE S-600.
4. FOR TYPICAL SHEAR WALL DETAILS SEE S-610.
5. EDGE NAIL TO ALL COLLECTOR JOISTS AND SHEAR WALL LINES.
6. INTERIOR NON-SHEAR BEARING WALL STUDS MUST BE BLOCKED @ 3'-0" O.C.

LEGEND

- WALLS
- WALL BELOW
- HOLDOWN
- STRAP HOLDOWN
- X= DENOTES S.W. EDGE NAILING
  Y= DENOTES S.W. LENGTH IN FEET
  L= MIN. S.W. PIER LENGHT IN FEET
  REF. S-610 FOR PWD S.W. DETAILS
- POST
- C.J. DBL. COLLECTOR JOIST
- JOIST
- WOOD BEAM
- STEEL BEAM
- HANGER
- HSS COLUMN
- INTERIOR BEARING WALL BELOW
- REFERS TO NOTE #



1 BUILDING A - SECOND FLOOR FRAMING PLAN

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

N

RA

ARCHITECTURE
GREG RAVANTI, AIA
MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
125 UNION AVENUE, #209
ORCUTT, CA 93455

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1		08.18.2023
PLAN CHECK #2	2	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - SECOND FLOOR FRAMING PLAN

OWNER

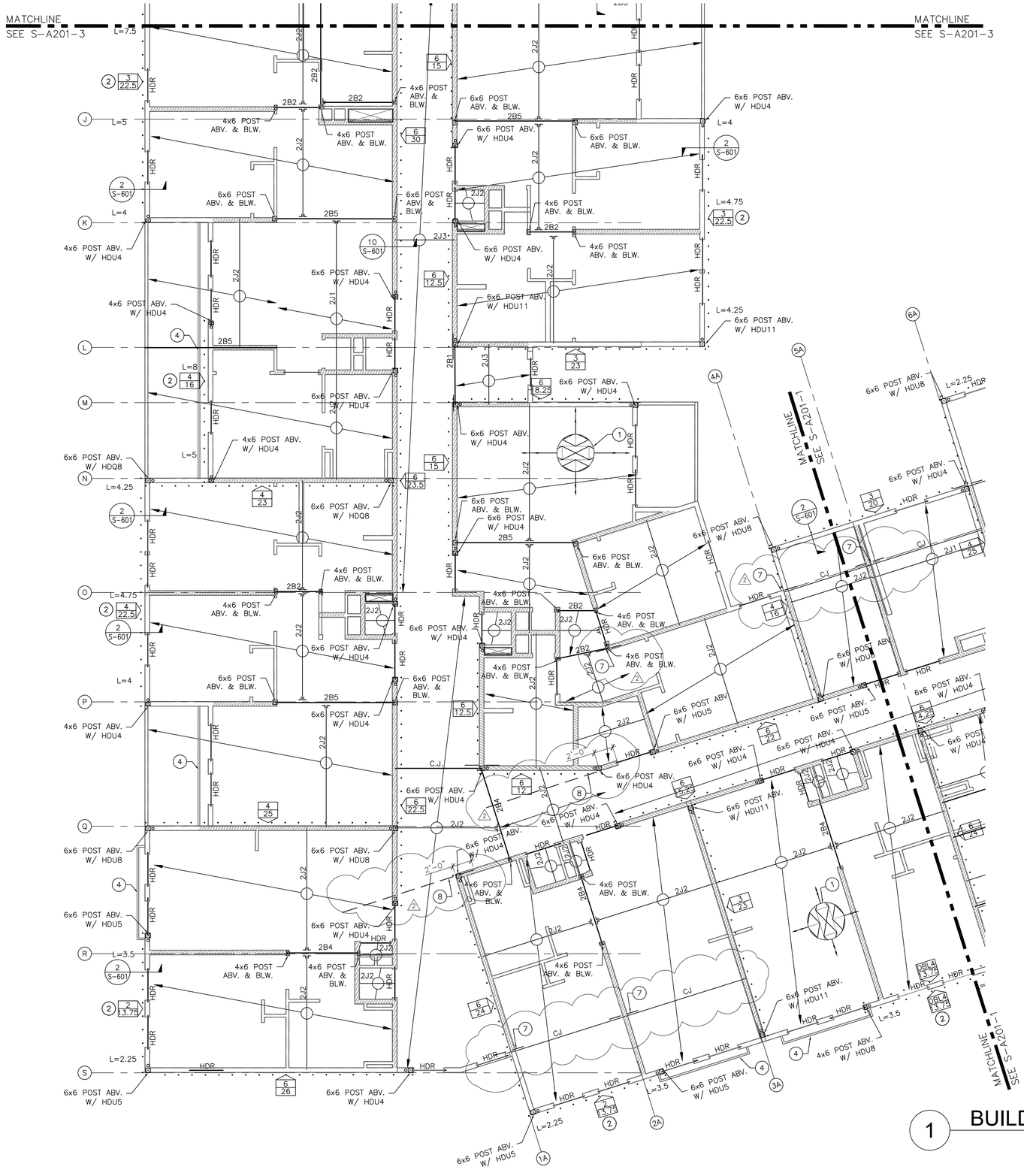
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

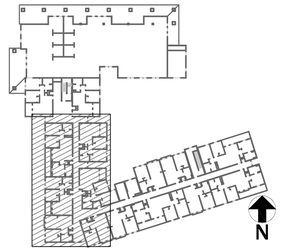
DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TI 20-523

S-A201-1



KEY PLAN:



SCALE: 1/64"=1'-0"

NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A201-1.

1 BUILDING A - SECOND FLOOR FRAMING PLAN

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

RA

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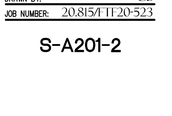
REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1		08.18.2023
PLAN CHECK #2	2	09.21.2023

SEAL



EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - SECOND FLOOR FRAMING PLAN

OWNER

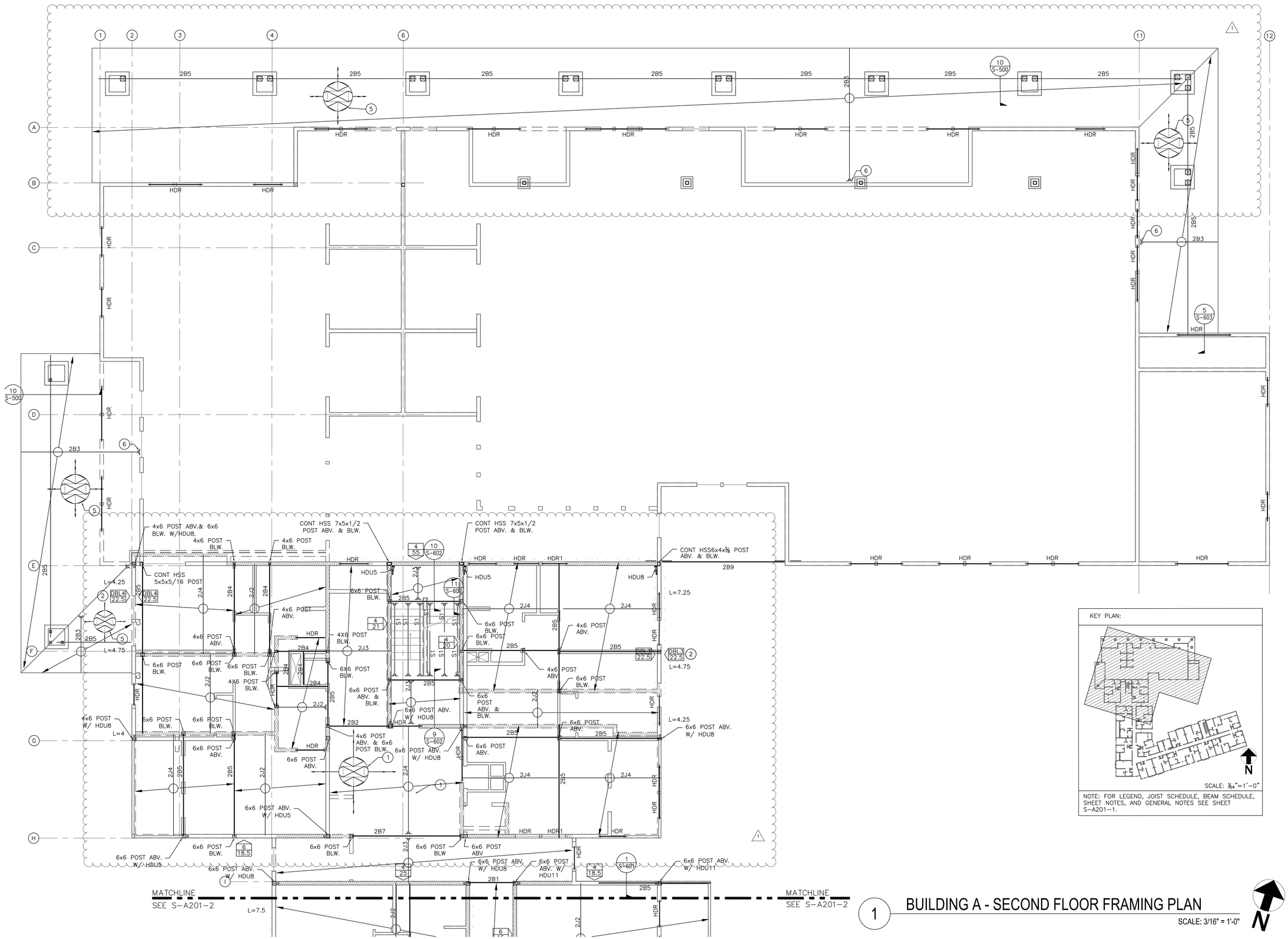
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/11.20-523

S-A201-2



KEY PLAN:

SCALE: 1/64"=1'-0"

NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A201-1.

1 BUILDING A - SECOND FLOOR FRAMING PLAN

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

ARCHITECTURE
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
BUILDING A - SECOND FLOOR FRAMING PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

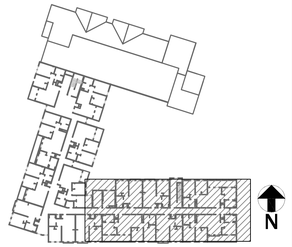
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.8154.TI.20-523

S-A201-3

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A202-1.

LEGEND

- WALLS
- WALLS BELOW
- HOLDOWN
- STRAP HOLDOWN
- X= DENOTES S.W. EDGE NAILING; Y= DENOTES MIN. S.W. LENGTH IN FEET; L= MIN. S.W. PIER LENGTH IN FEET; REF. S-610 FOR PWD S.W. DETAILS
- POST
- C.J. DBL. COLLECTOR JOIST
- JOIST
- WOOD BEAM
- STEEL BEAM
- HANGER
- HSS COLUMN
- INTERIOR BEARING WALL BELOW
- (#) REFERS TO NOTE #

JOIST SCHEDULE

MARK	SPACING	JOIST	MATERIAL	NOTES
3J1	16" O.C.	11⅞"	TJI230	LUS2.37/11.88
3J2	16" O.C.	2x12	D.F.-#2	LUS210
3J3	16" O.C.	2x8	D.F.-#2	LUS26,U.N.O.
3J4	16" O.C.	1¾"x11¼"	LVL	HUS1.81/10
RJ1	16" O.C.	2x6	D.F.-#2	LUS26

BEAM SCHEDULE

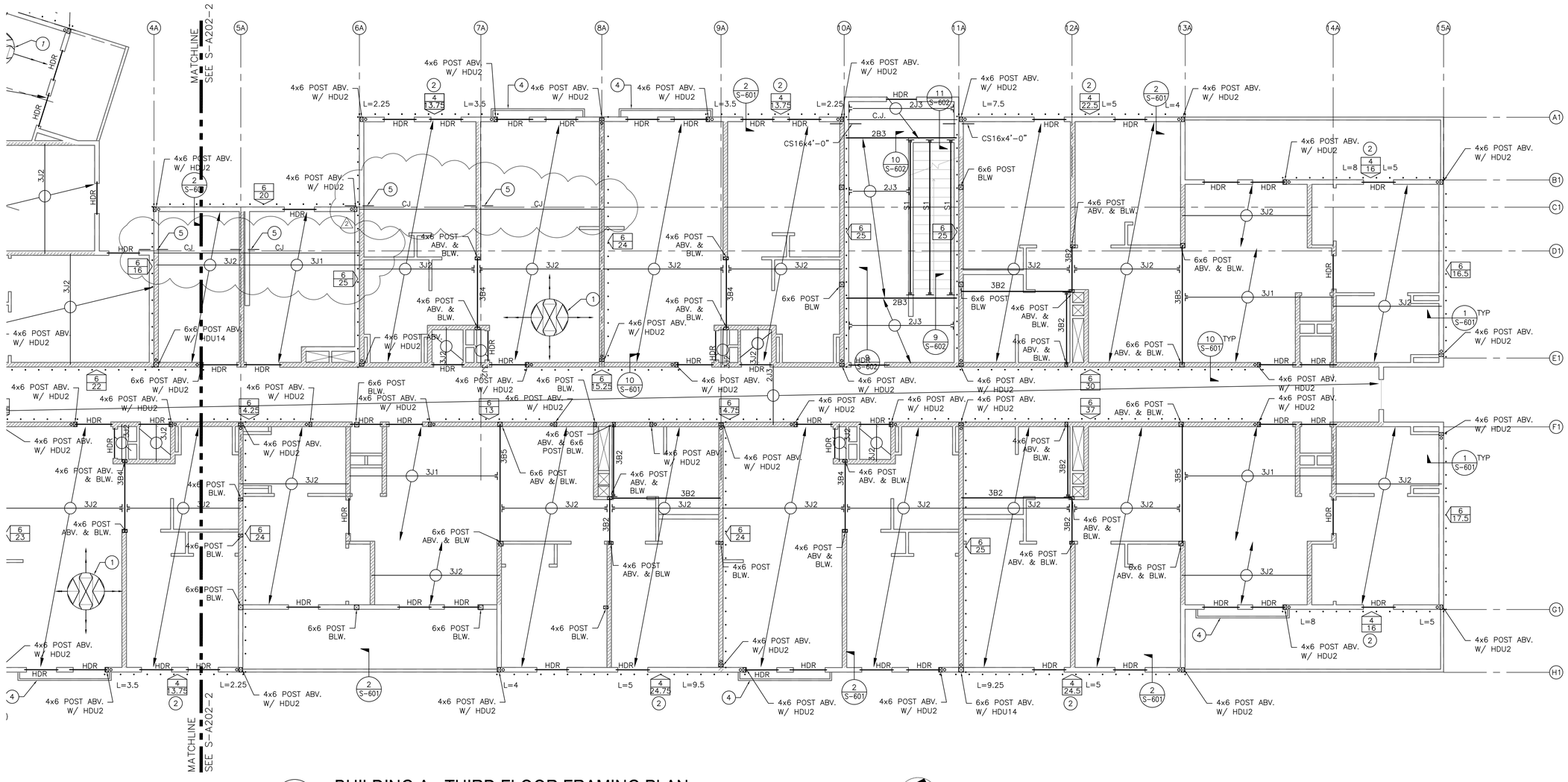
MARK	SIZE	MATERIAL	NOTES
3B1	4x8	D.F.-#1	
3B2	4x12	D.F.-#1	
RB1	4x12	D.F.-#1	
3B4	3½"x11¼"	PSL	
3B5	5¼"x11¼"	PSL	U.N.O.
3B9	5¼"x16"	PSL	
3B8	W12x40	A992 GR.50	
S1	1¾"x 9¼"MIN.	LVL	STAIR STRINGER PER DET. 9& 10/S-602
HDR		D.F. #1	SEE 7/S-600

SHEET NOTES:

1. FLOOR PLYWOOD SHEATHING PER DET. 3/S-600
2. STRAP AND BLOCK AROUND OPENING PER DET. 13/S-610
4. ARCHITECTURAL JULIET BALCONY. PROVIDE DOUBLE STUDS AT WALLS FOR JULIET BALCONY CONNECTION PLATES.
5. CS16x4'-0" OVER RIM/COLLECTOR
6. CS16x14'-0" OVER RIM AND BLOCKING

GENERAL NOTES:

1. FOR TYPICAL STEEL DETAILS SEE S-500.
2. FOR TYPICAL STEEL TO WOOD DETAILS SEE S-550
3. FOR TYPICAL WOOD FRAMING DETAILS SEE S-600.
4. FOR TYPICAL SHEAR WALL DETAILS SEE S-610.
5. EDGE NAIL TO ALL COLLECTOR JOISTS AND SHEAR WALL LINES.
6. INTERIOR NON-SHEAR BEARING WALL STUDS MUST BE BLOCKED @ 3'-0" O.C.



1 BUILDING A - THIRD FLOOR FRAMING PLAN

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

RA

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REVISIONS

BUILDING SUBMITTAL	04.15.2023
PLAN CHECK #1	08.18.2023
PLAN CHECK #2 (2)	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - THIRD FLOOR FRAMING PLAN

OWNER

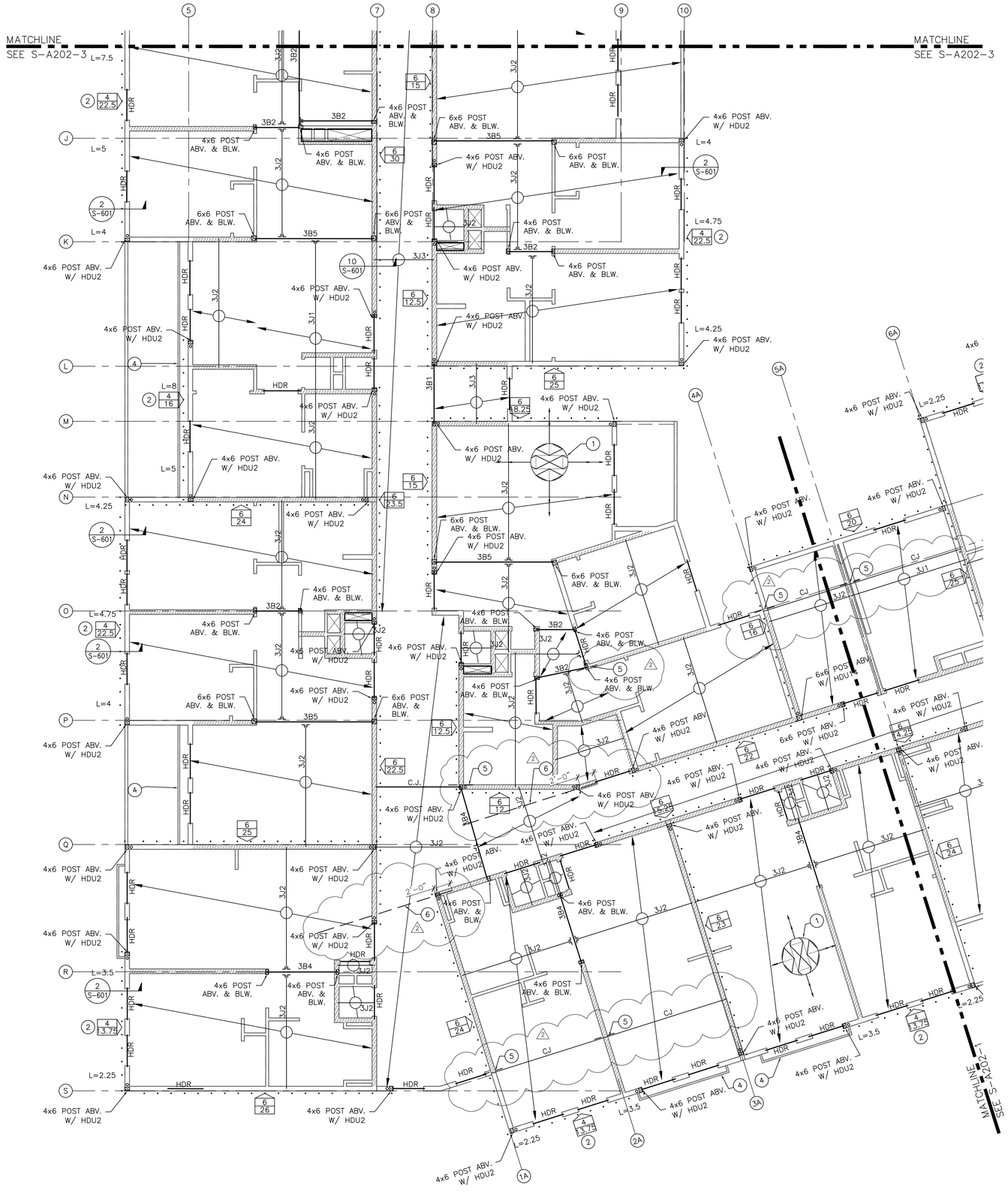
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TT20-523

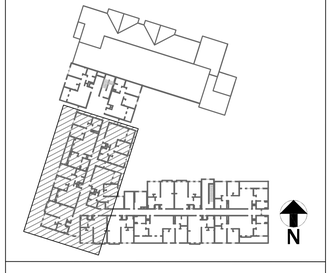
S-A202-1



1 BUILDING A - THIRD FLOOR FRAMING PLAN

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

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A202-1.

ARCHITECTURE
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REVISIONS

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PLAN CHECK #1		08.18.2023
PLAN CHECK #2	2	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - THIRD FLOOR FRAMING PLAN

OWNER

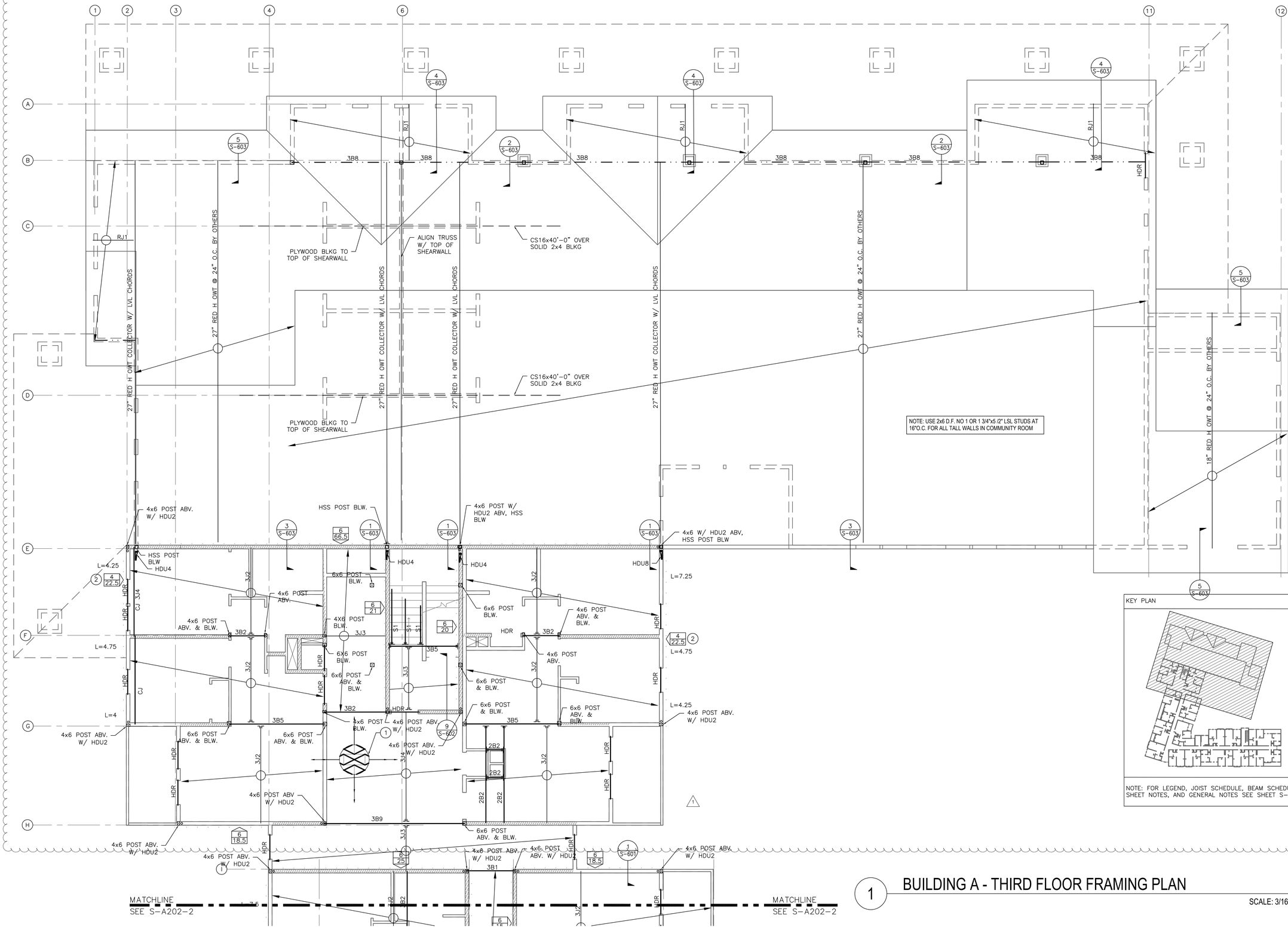
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TT20-523

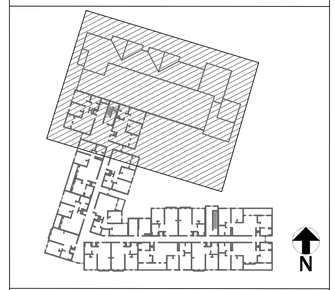
S-A202-2



1 BUILDING A - THIRD FLOOR FRAMING PLAN

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

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A202-1.

RA

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - THIRD FLOOR FRAMING PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

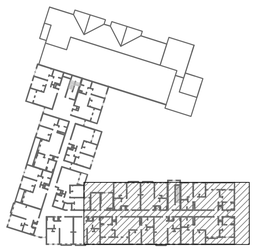
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TIT20-523

S-A202-3

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A203-1.

LEGEND

- WALLS
- WALLS BELOW
- HOLDOWN
- STRAP HOLDOWN
- X= DENOTES S.W. EDGE NAILING
  Y= DENOTES MIN. S.W. LENGTH IN FEET
  L= MIN. S.W. PIER LENGTH IN FEET
  REF. S-610 FOR PWD S.W. DETAILS
- POST
- C.J. COLLECTOR JOIST
- JOIST
- WOOD BEAM
- STEEL BEAM
- HANGER
- HSS COLUMN
- INTERIOR BEARING WALL BELOW
- (#) REFERS TO NOTE #

JOIST SCHEDULE

MARK	SPACING	JOIST	MATERIAL	NOTES
RJ1	16" O.C.	9½"	TJI210	LUS2.06/9.5
RJ2	16" O.C.	2x10	D.F.-#2	LUS28
RJ3	16" O.C.	2x8	D.F.-#2	LUS26
T1	24" O.C.	TRUSS		(4)

BEAM SCHEDULE

MARK	SIZE	MATERIAL	NOTES
RB1	4x8	D.F.-#1	
RB2	4x10	D.F.-#1	
RB4	5¼"x9½"	PSL	
RB5	5¼"x11⅞"	PSL	
RB6	DBL.2x8	D.F.-#1	
RB7	3½"x9¼"	PSL	
RB9	3½"x9¾"	PSL	
HDR		D.F.-#1	SEE 7/S-600

SHEET NOTES:

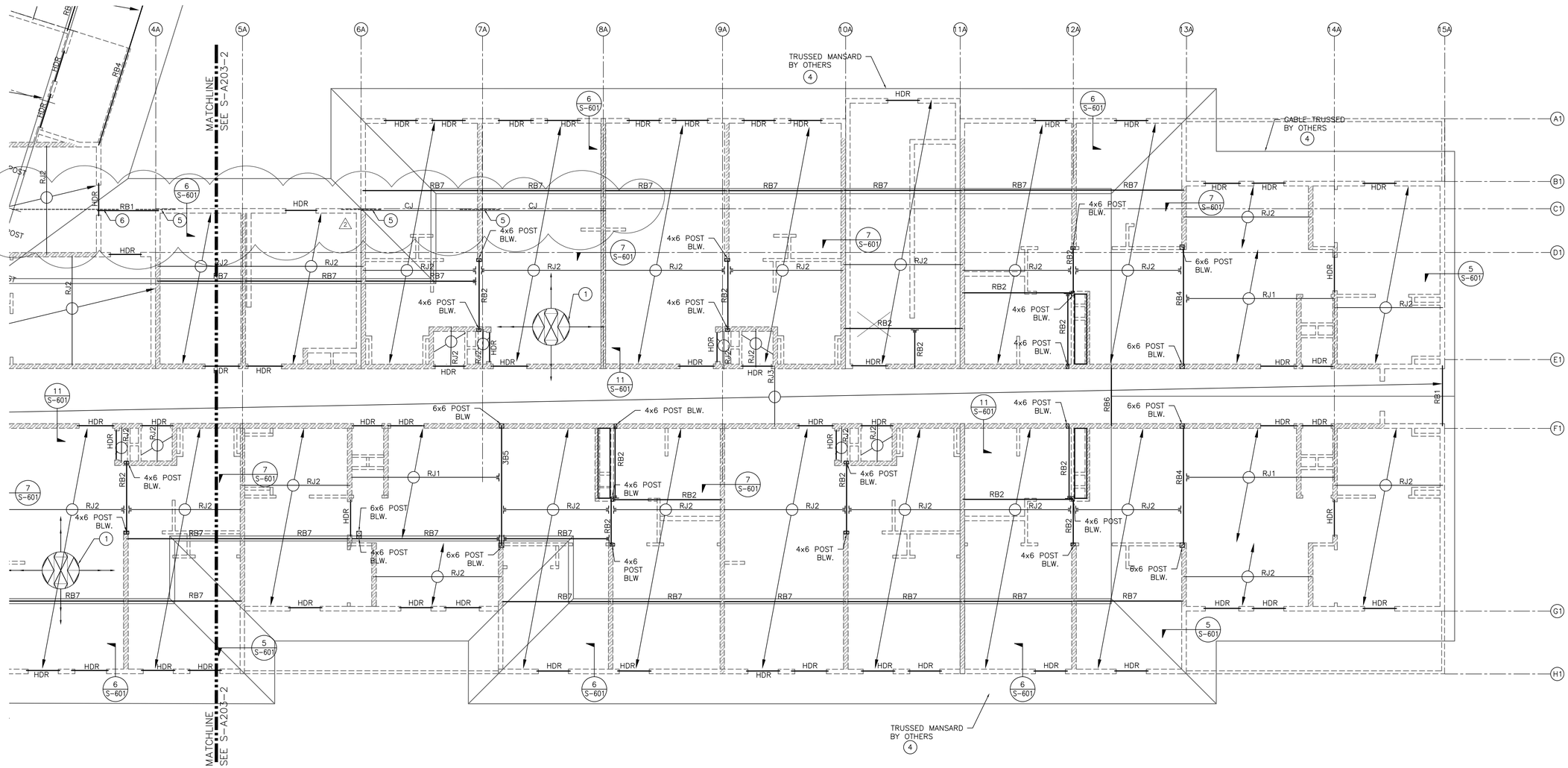
1. ROOF PLYWOOD SHEATHING PER DET. 3/S-600
2. STRAP AND BLOCK AROUND OPENING PER DET. 13/S-610
3. CS16x3'-0" STRAP FROM RIM JOIST TO COLLECTOR JOIST AT RE-ENTRANT CORNERS

SHEET NOTES:

4. PRE-MANUFACTURED TRUSSES TO BE DESIGNED WITH DL = 17 PSF TOP CHORD & 10 PSF BOTTOM CHORD, LL = 20 PSF TOP CHORD, AND FULLY BEARING ON STRUCTURE BELOW EXCEPT FOR ROOF OVERHANGS. SEE DETAILS 1, 2, & 5 ON S-602.
5. CS16x4'-0" ABOVE RIM/COLLECTOR
6. CS16x14'-0" FROM RIM TO BLOCKING

GENERAL NOTES:

1. FOR TYPICAL STEEL DETAILS SEE S-500.
2. FOR TYPICAL STEEL TO WOOD DETAILS SEE S-550
3. FOR TYPICAL WOOD FRAMING DETAILS SEE S-600.
4. FOR TYPICAL SHEAR WALL DETAILS SEE S-610.
5. EDGE NAIL TO ALL COLLECTOR JOISTS AND SHEAR WALL LINES.
6. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.



1 BUILDING A - ROOF FRAMING PLAN

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

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
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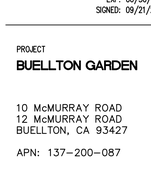
REVISIONS

BUILDING SUBMITTAL	04.15.2023
PLAN CHECK #1	08.18.2023
PLAN CHECK #2 (2)	09.21.2023

SEAL



EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - ROOF FRAMING PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

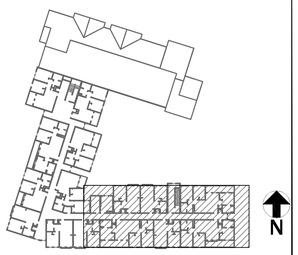
(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/11.20-523

S-A203-1

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A203-1.

LEGEND

- WALLS
- WALLS BELOW
- HOLDOWN
- STRAP HOLDOWN
- X= DENOTES S.W. EDGE NAILING
  Y= DENOTES MIN. S.W. LENGTH IN FEET
  L= MIN. S.W. PIER LENGTH IN FEET
  REF. S-610 FOR PWD S.W. DETAILS
- POST
- C.J. COLLECTOR JOIST
- JOIST
- WOOD BEAM
- STEEL BEAM
- HANGER
- HSS COLUMN
- INTERIOR BEARING WALL BELOW
- (#) REFERS TO NOTE #

JOIST SCHEDULE

MARK	SPACING	JOIST	MATERIAL	NOTES
RJ1	16" O.C.	2x12	D.F.-#2	LUS210
RJ2	16" O.C.	2x12	D.F.-#2	LUS210 (3)
RJ3	16" O.C.	2x12	D.F.-#2	LUS210
T1	24" O.C.	TRUSS		(4)

BEAM SCHEDULE

MARK	SIZE (3)	MATERIAL	NOTES
RB1	4x12	D.F.-#1	
RB2	4x12	D.F.-#1	
RB4	5¼"x11¼"	PSL	
RB5	5¼"x11¼"	PSL	
RB6	DBL.2x12	D.F.-#1	
RB7	3½"x11¼"	PSL	
RB9	3½"x11¼"	PSL	
HDR		D.F.-#1	SEE 7/S-600

SHEET NOTES:

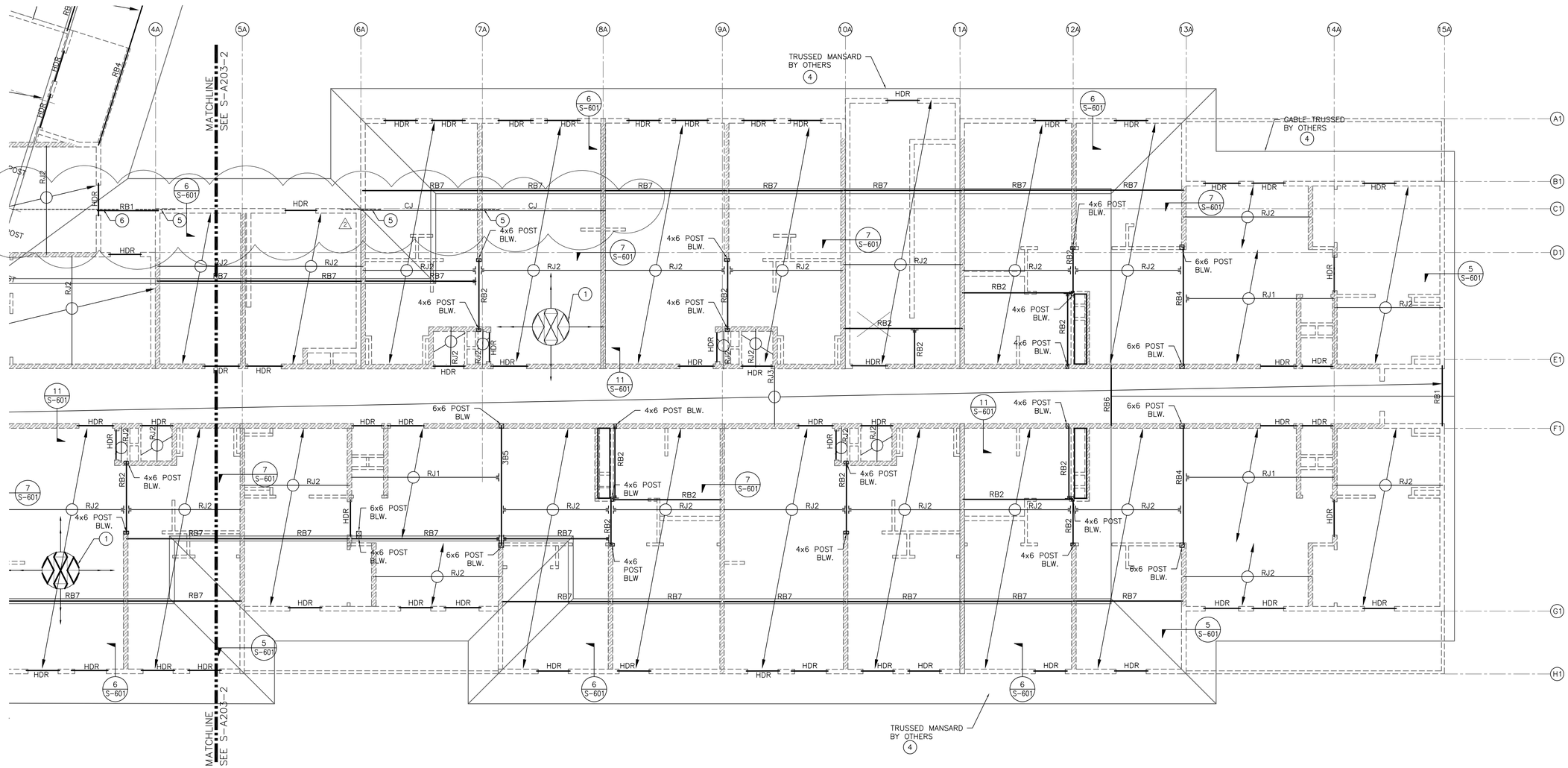
1. ROOF PLYWOOD SHEATHING PER DET. 3/S-600
2. STRAP AND BLOCK AROUND OPENING PER DET. 13/S-610
3. CS16x3'-0" STRAP FROM RIM JOIST TO COLLECTOR JOIST AT RE-ENTRANT CORNERS

SHEET NOTES:

4. PRE-MANUFACTURED TRUSSES TO BE DESIGNED WITH DL = 17 PSF TOP CHORD & 10 PSF BOTTOM CHORD, LL = 20 PSF TOP CHORD, AND FULLY BEARING ON STRUCTURE BELOW EXCEPT FOR ROOF OVERHANGS. SEE DETAILS 1, 2, & 5 ON S-602.
5. CS16x4'-0" ABOVE RIM/COLLECTOR
6. CS16x14'-0" FROM RIM TO BLOCKING (2)

GENERAL NOTES:

1. FOR TYPICAL STEEL DETAILS SEE S-500.
2. FOR TYPICAL STEEL TO WOOD DETAILS SEE S-550
3. FOR TYPICAL WOOD FRAMING DETAILS SEE S-600.
4. FOR TYPICAL SHEAR WALL DETAILS SEE S-610.
5. EDGE NAIL TO ALL COLLECTOR JOISTS AND SHEAR WALL LINES.
6. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.



1 BUILDING A - ROOF FRAMING PLAN

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

RA

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MECHANICAL, ELECTRICAL
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125 LINCOLN AVENUE, #201
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REVISIONS

BUILDING SUBMITTAL	04.15.2023
PLAN CHECK #1	08.18.2023
PLAN CHECK #2 (2)	09.21.2023
PLAN CHECK #3 (3)	10.03.2023

SEAL

EXP: 06/30/2025
SIGNED: 10/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - ROOF FRAMING PLAN

OWNER

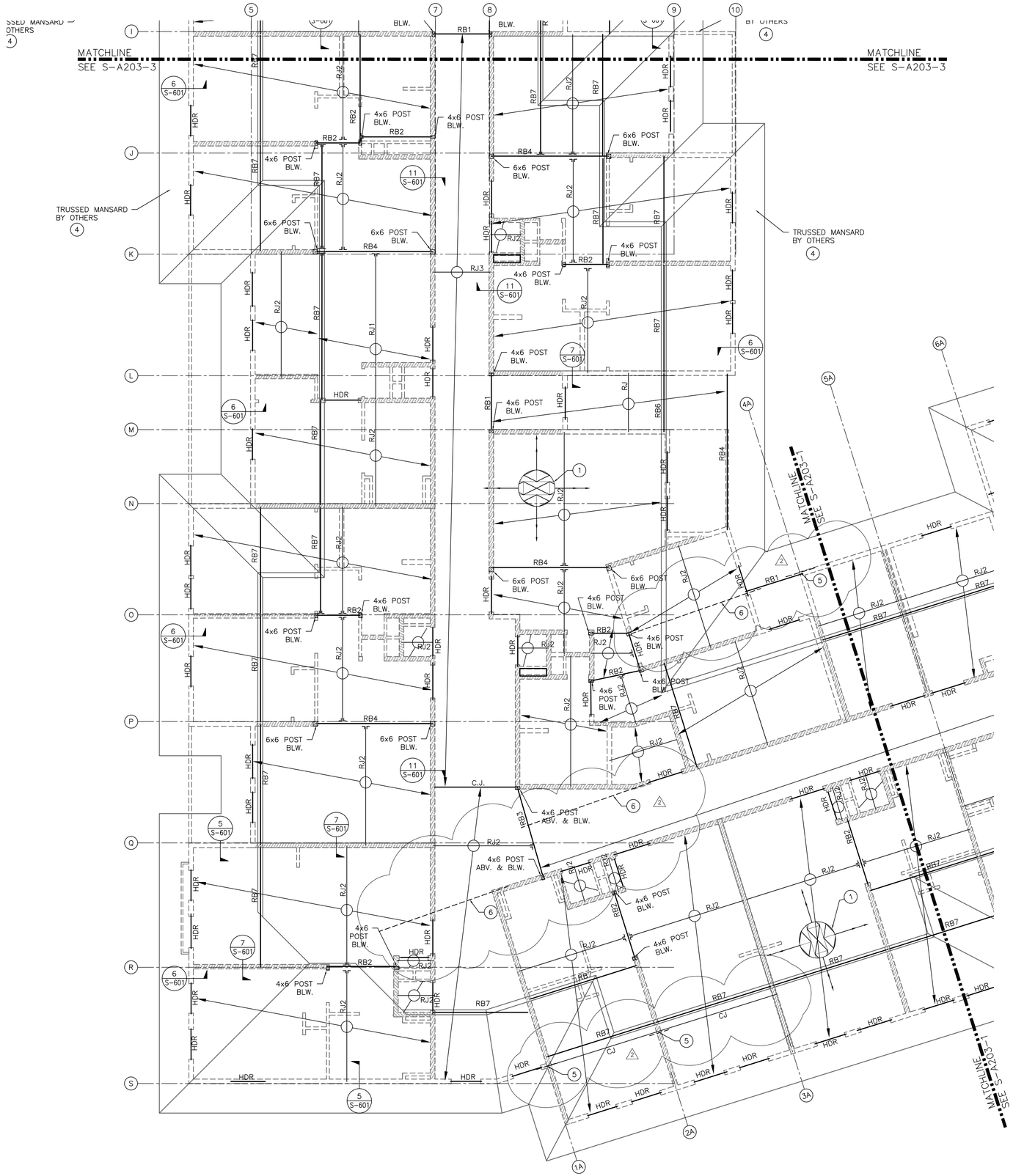
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TI20-523

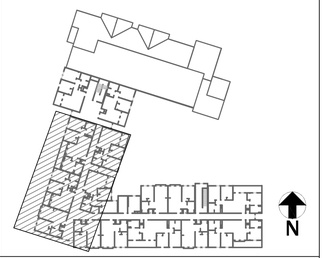
S-A203-1



1 BUILDING A - ROOF FRAMING PLAN

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

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A203-1.

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1		08.18.2023
PLAN CHECK #2	2	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - ROOF FRAMING PLAN

OWNER

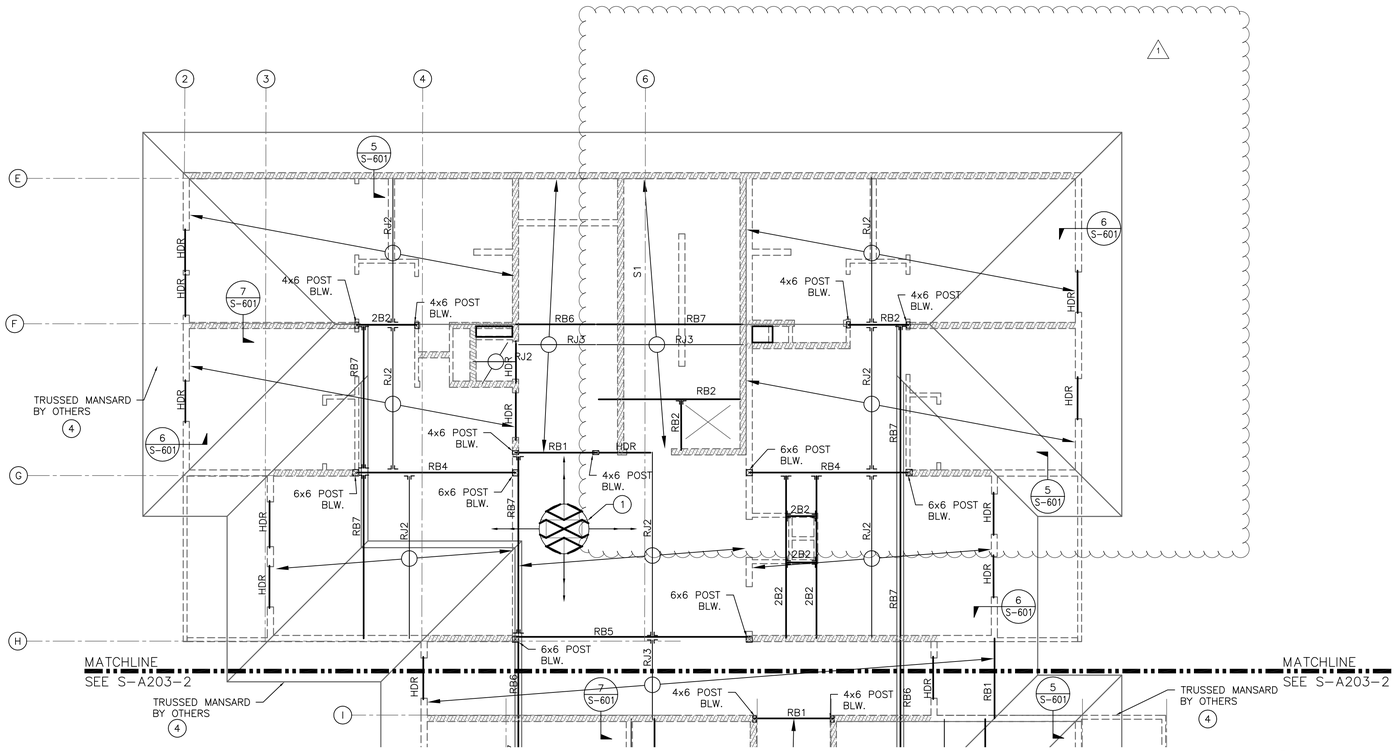
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TI20-523

S-A203-2

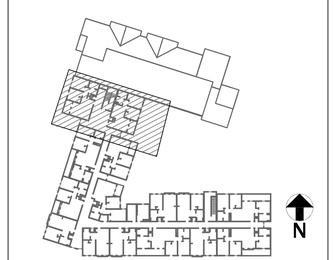


1 BUILDING A - ROOF FRAMING PLAN

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

N

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-A203-1.

RA

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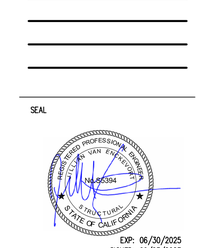
REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL



EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING A - ROOF FRAMING PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

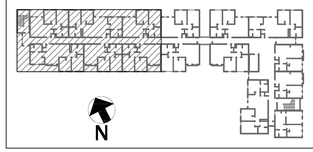
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/11.20-523

S-A203-3

KEY PLAN



GRADE BEAM SCHEDULE

MARK	WIDTH "W"	DEPTH "D"	TOP REINF. CONT.	BOTT. REINF. CONT.	TIE REINF.	DETAIL
GB1	1'-6"	2'-0"	(2)-#5	(2)-#5	#4 @ 24" O.C., U.N.O.	8, 12/S-300
GB2	2'-0"	2'-0"	(4)-#6	(4)-#6	#4 @ 24" O.C., U.N.O.	8, 12/S-300

FOUNDATION SCHEDULE

TYPE	SIZE			REINFORCEMENT	DETAIL
	W	L	D		
F4.0	4'-0"	4'-0"	2'-0"	(6) #5 EA. WAY T&B	14/S-300
F5.0	5'-0"	5'-0"	2'-0"	(7) #5 EA. WAY T&B	14/S-300
F6.0	6'-0"	6'-0"	2'-6"	(8) #5 EA. WAY T&B	14/S-300

GENERAL NOTES:

1. FOR TYPICAL CONCRETE DETAILS SEE SHEET S-300.
2. FOR TYPICAL FOUNDATION DETAILS SEE SHEET S-310.
3. FOR TYPICAL STEEL DETAILS SEE S-500.
4. FOR TYPICAL WOOD FRAMING DETAILS SEE S-600.
5. FOR TYPICAL SHEAR WALL DETAILS SEE S-610.
6. TOP OF CONC. SLAB (ASSUMED ELEVATION) = 0'-0" U.N.O. (DATUM = +358.50 VERIFY W/ CIVIL DRAWINGS).
7. INTERIOR NON-SHEAR BEARING WALL STUDS MUST BE BLOCKED @ 3'-0" O.C.

JOIST SCHEDULE

MARK	SPACING	JOIST	MATERIAL	NOTES
1J1	16" O.C.	2x8	D.F.-#2	LUS26, U.N.O.

BEAM SCHEDULE

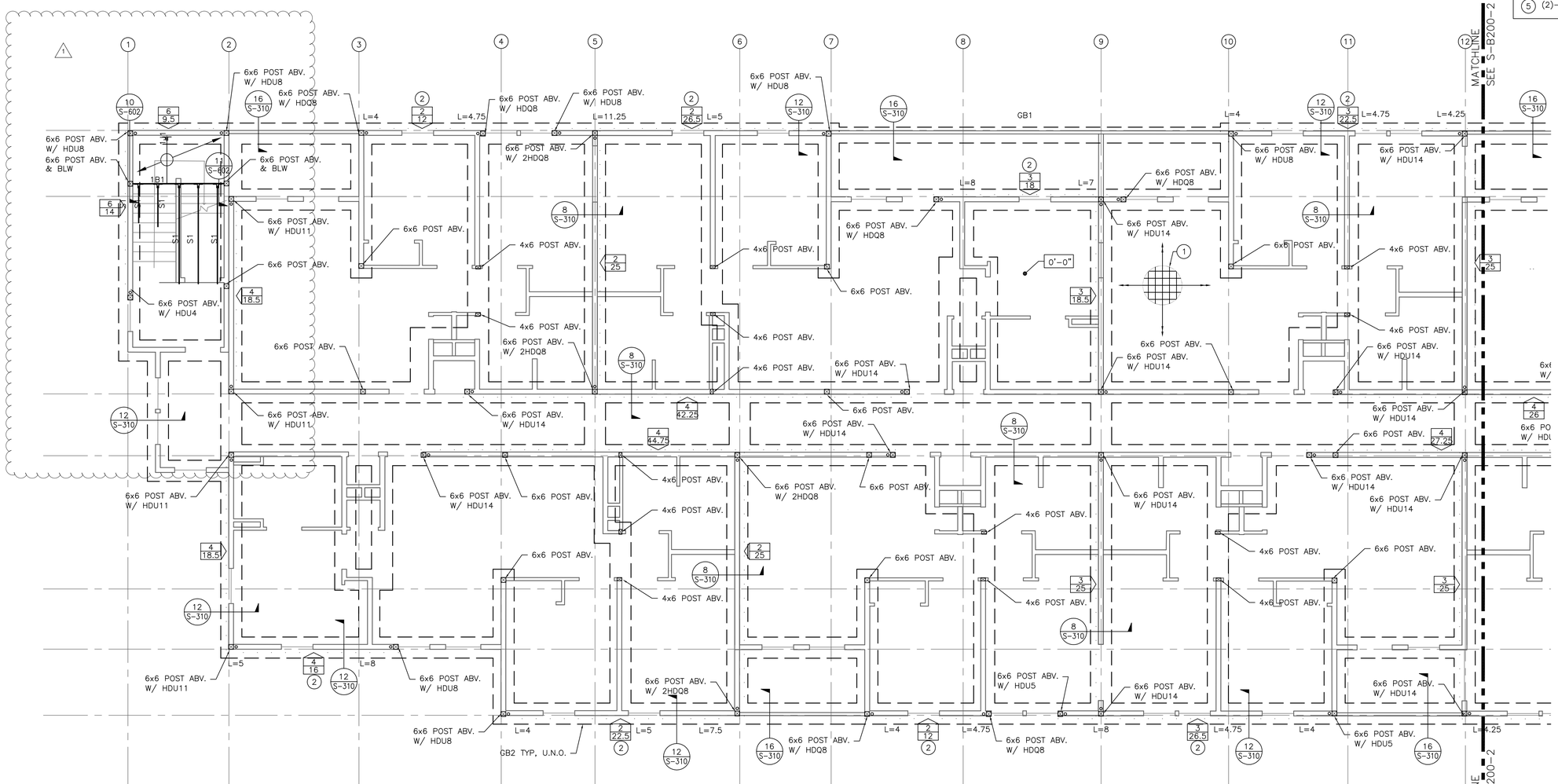
MARK	SIZE	MATERIAL	NOTES
1B1	5¼"x11⅞"	PSL	
1B2	1¾"x9¼"MIN.	LVL	STAIR STRINGER PER DET. 9&10/S-602

LEGEND

- WALLS
- FOUNDATION
- FOUNDATION BELOW
- HOLDOWN
- X = DENOTES S.W. EDGE NAILING; Y = DENOTES MIN S.W. LENGTH IN FEET; L= MIN. S.W. PEIR LENGTH IN FEET; REF. S-610 FOR PWD S.W. DETAILS
- POST
- HSS COLUMN
- X'-X" TOP OF SLAB ELEVATION, AS INDICATED
- # REFERS TO NOTE #

SHEET NOTES:

1. 5" SLAB ON GRADE WITH #4 @ 16" O.C. EACH WAY PER DETAIL 5/S-310
2. STRAP AND BLOCK AROUND OPENING PER DET. 13/S-610
3. E.N. SHEAR WALL TO POST, FULL HEIGHT, PER DET. 1/S-610 & 13/S-610.
4. SLAB ON GRADE REINF. DIRECTION TRANSITION PER DET. 4/S-310.
5. (2)-2x6 @ 16" STUD WALL PER DET. 7/S-600.



1 BUILDING B - FOUNDATION PLAN

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

RA

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - FOUNDATION PLAN

OWNER

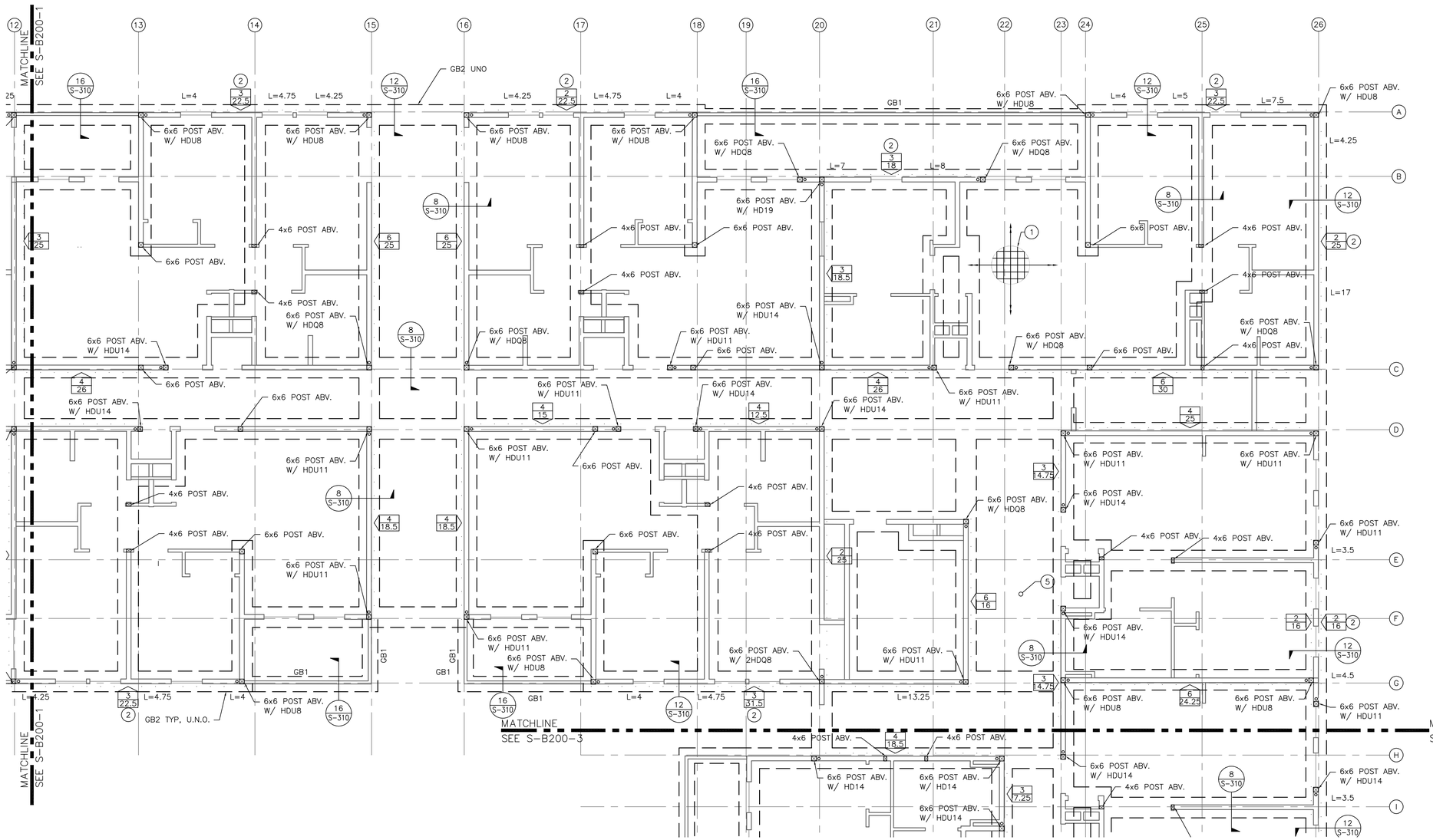
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/ELT20-523

S-B200-1

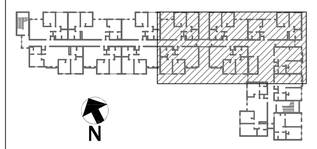


1 BUILDING B - FOUNDATION PLAN

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

N

KEY PLAN



NOTE: FOR LEGEND, SHEET NOTES, GENERAL NOTES, GRADE BEAM AND FOOTING SCHEDULES SEE SHEET S-B200-1.

RA

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - FOUNDATION PLAN

OWNER

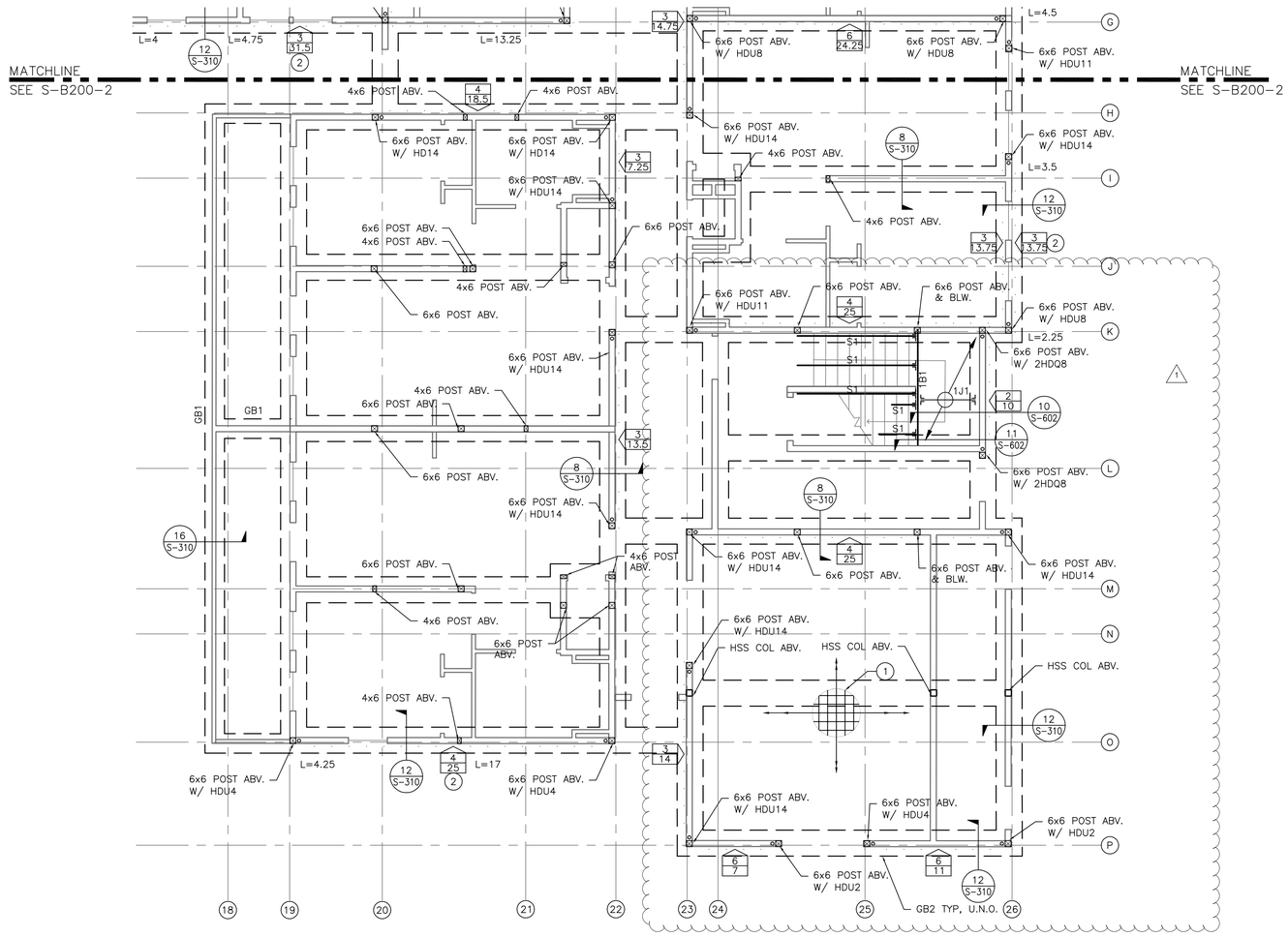
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/T1T20-523

S-B200-2

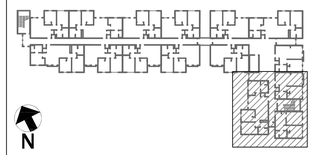


1 BUILDING B - FOUNDATION PLAN

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

N

KEY PLAN



NOTE: FOR LEGEND, SHEET NOTES, GENERAL NOTES, GRADE BEAM AND FOOTING SCHEDULES SEE SHEET S-B200-1.

RA

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - FOUNDATION PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

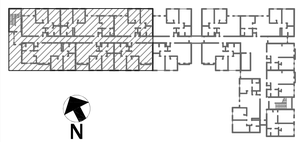
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TI20-523

S-B200-3

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-B201-1.

JOIST SCHEDULE

MARK	SPACING	JOIST	MATERIAL	NOTES
2J1	16" O.C.	11⅞"	TJI 230	LUS2.37/11.88
2J2	16" O.C.	2x12	D.F.-#2	LUS210
2J3	16" O.C.	2x8	D.F.-#2	LUS26 U.N.O.
2J4	16" O.C.	1¾"x11¼"	LVL	HUS1.81/10

BEAM SCHEDULE

MARK	SIZE	MATERIAL	NOTES
2B1	4x8	D.F.-#1	
2B2	4x12	D.F.-#1	
2B4	3½"x11¼"	PSL	
2B5	5¼"x11¼"	PSL	U.N.O.
2B7	5¼"x14"	PSL	
2B8	W12x40	A992 GR.50	
S1	1¾"x9¾"MIN	LVL	STAIR STRINGER PER DET. 9 & 10/S-602
HDR		D.F. #1	SEE 7/S-600

SHEET NOTES:

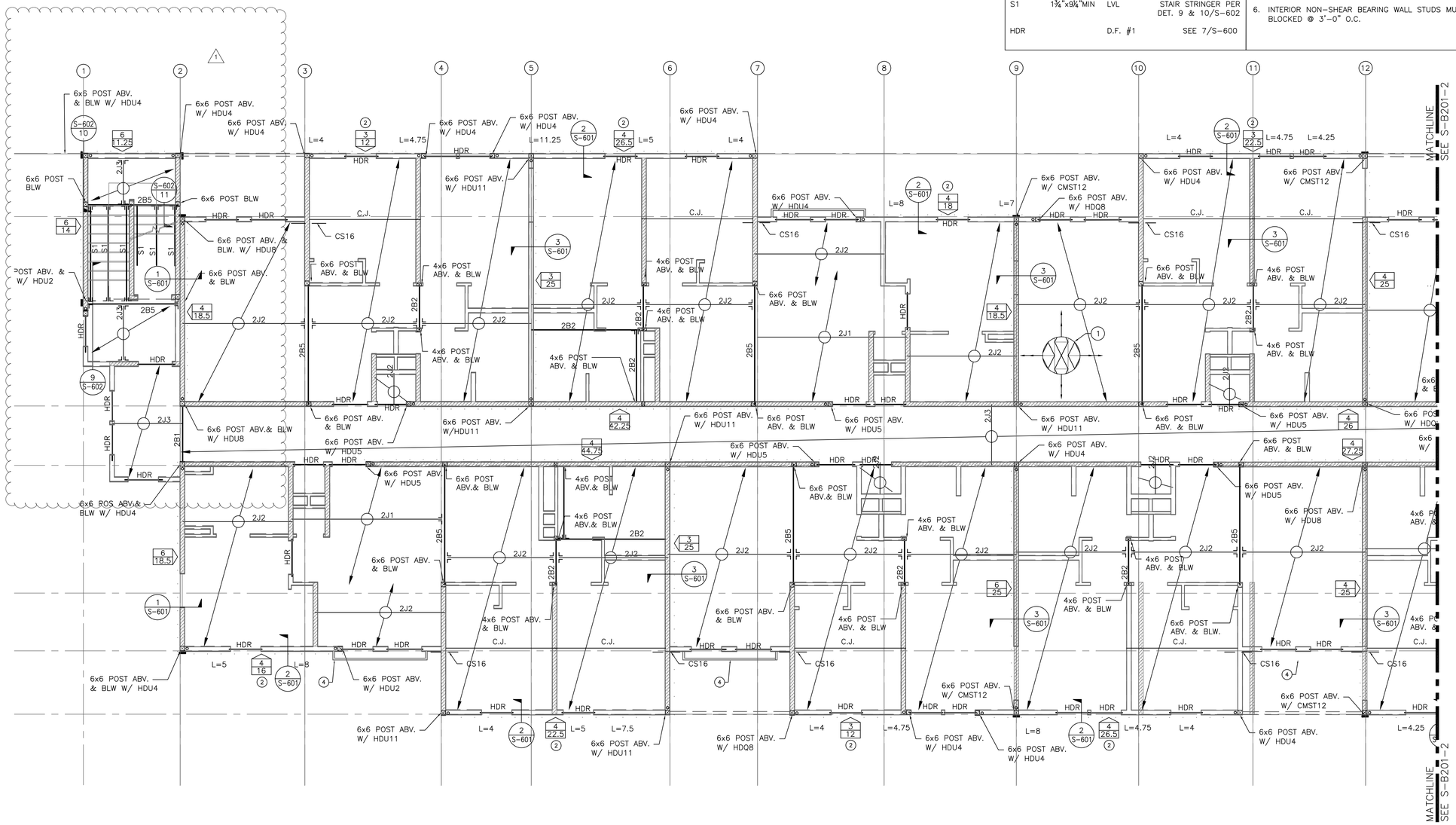
1. FLOOR PLYWOOD SHEATHING PER DET. 3/S-600
2. STRAP AND BLOCK AROUND OPENING PER DET. 13/S-610
3. HUCQ410-SDS HANGER
4. ARCHITECTURAL JULIET BALCONY. PROVIDE DOUBLE STUDS AT WALLS FOR JULIET BALCONY CONNECTION PLATES.
5. ROOF PLYWOOD SHEATHING PER DET. 3/S-600
6. LU26

GENERAL NOTES:

1. FOR TYPICAL STEEL DETAILS SEE S-500.
2. FOR TYPICAL STEEL TO WOOD DETAILS SEE S-550
3. FOR TYPICAL WOOD FRAMING DETAILS SEE S-600.
4. FOR TYPICAL SHEAR WALL DETAILS SEE S-610.
5. EDGE NAIL TO ALL COLLECTOR JOISTS AND SHEAR WALL LINES.
6. INTERIOR NON-SHEAR BEARING WALL STUDS MUST BE BLOCKED @ 3'-0" O.C.

LEGEND

- WALLS
- WALL BELOW
- HOLDOWN
- STRAP HOLDOWN
- X / Y / L= — X= DENOTES S.W. EDGE NAILING; Y= DENOTES S.W. LENGTH IN FEET; L= MIN. S.W. PEIR LENGTH IN FEET; REF. S-610 FOR PWD S.W. DETAILS
- POST
- C.J. — DBL. COLLECTOR JOIST
- JOIST
- WOOD BEAM
- STEEL BEAM
- HANGER
- HSS COLUMN
- INTERIOR BEARING WALL BELOW
- (#) — REFERS TO NOTE #



1 BUILDING B - SECOND FLOOR FRAMING PLAN

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

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
125 LINCOLN AVENUE, #201
SANTA MARIA, CA 93455

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - SECOND FLOOR FRAMING PLAN

OWNER

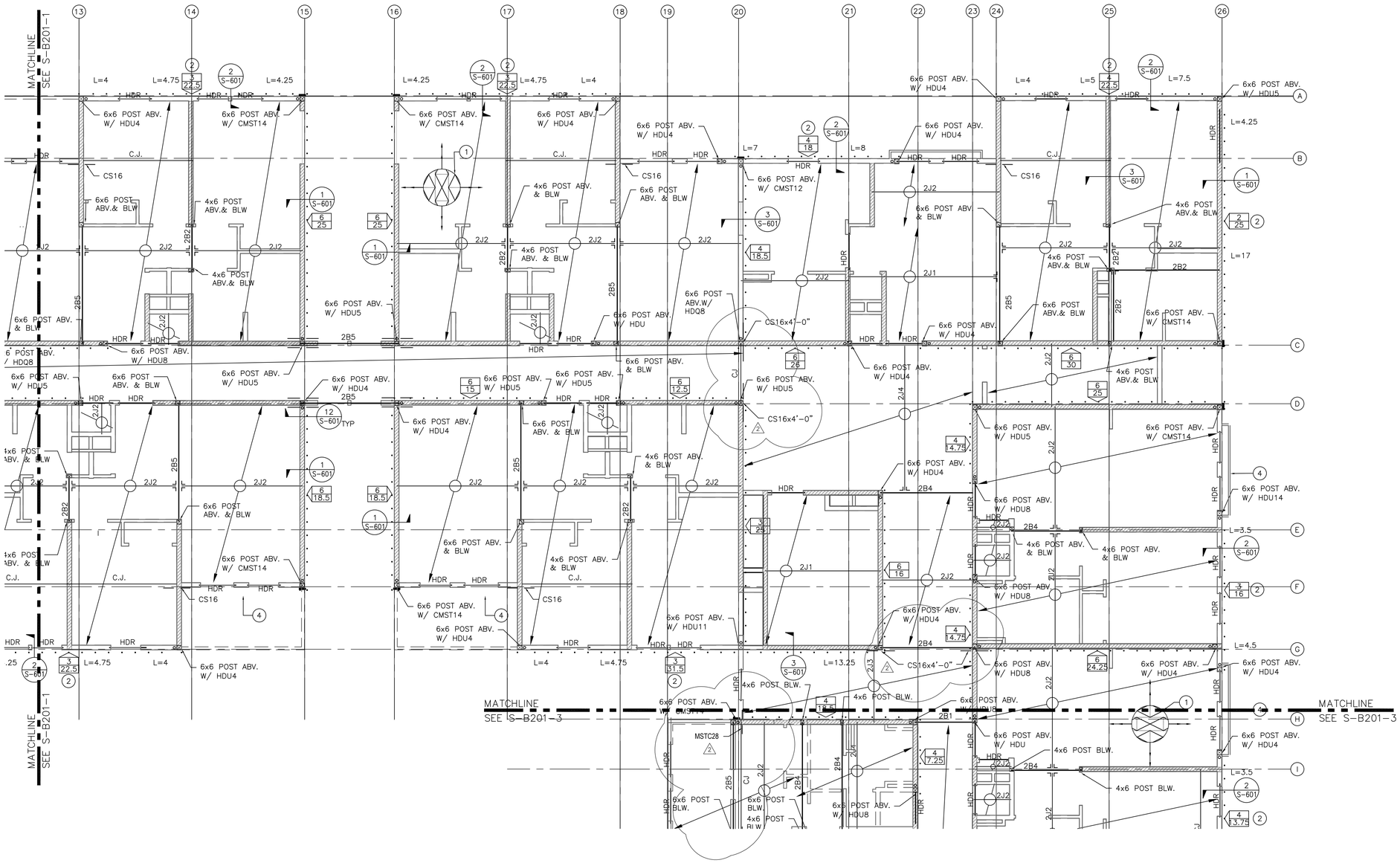
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TIT20-523

S-B201-1

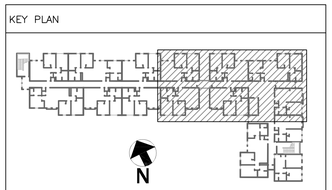


1 BUILDING B - SECOND FLOOR FRAMING PLAN

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

N

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-B201-1.

RA

ARCHITECTURE
GREG RAVATT, AIA

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1		08.18.2023
PLAN CHECK #2	2	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - SECOND FLOOR FRAMING PLAN

OWNER

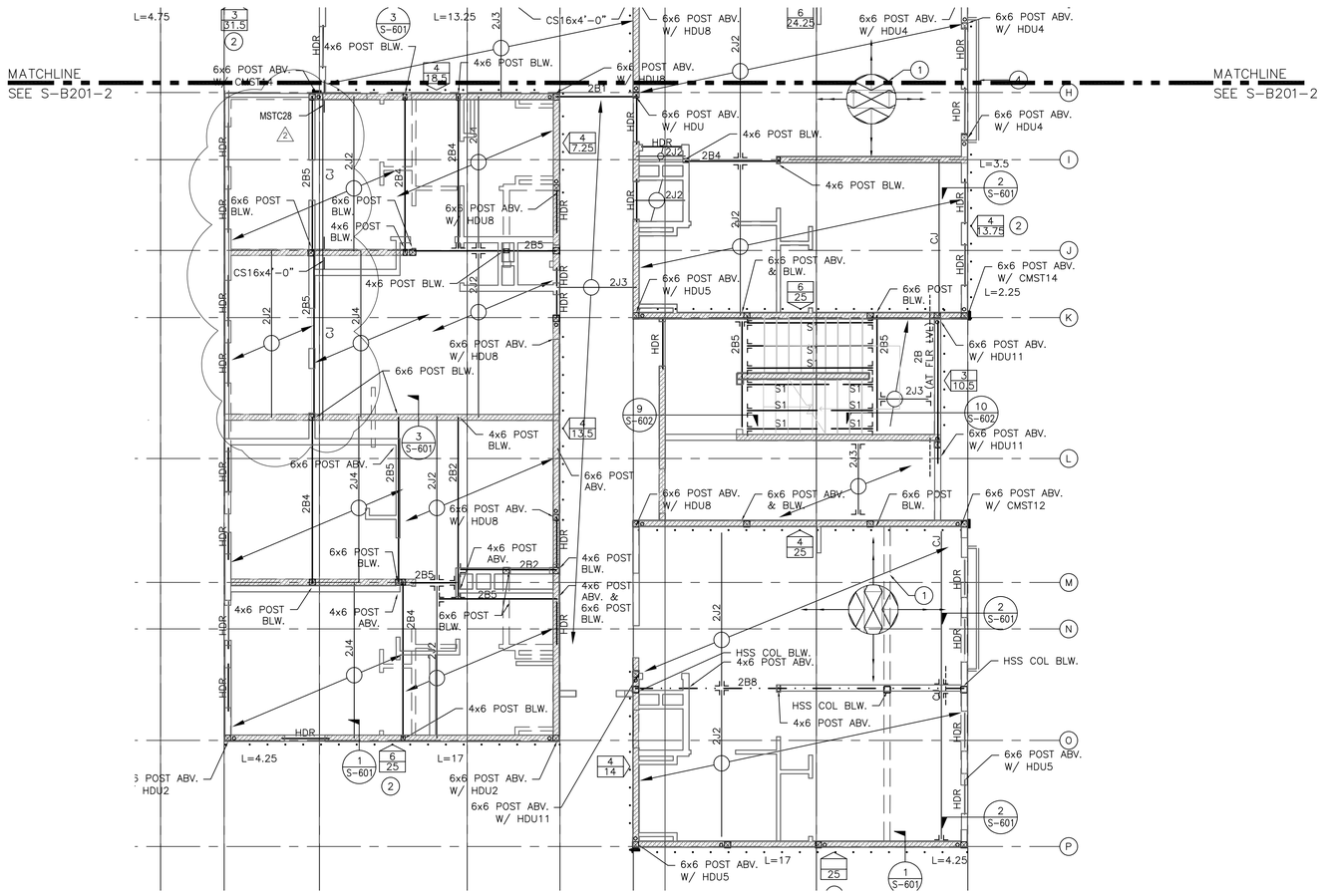
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TIT20-523

S-B201-2

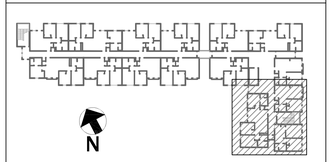


1 BUILDING B - SECOND FLOOR FRAMING PLAN

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

N

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-B201-1.

RA

ARCHITECTURE
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1		08.18.2023
PLAN CHECK #2	2	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - SECOND FLOOR FRAMING PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

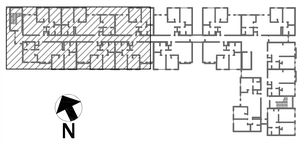
(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TT20-523

S-B201-3

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-B201-1.

JOIST SCHEDULE

MARK	SPACING	JOIST	MATERIAL	NOTES
3J1	16" O.C.	11⅞"	TJI 230	LUS2.37/11.88
3J2	16" O.C.	2x12	D.F.-#2	LUS210
3J3	16" O.C.	2x8	D.F.-#2	LUS26 U.N.O.
3J4	16" O.C.	1¾"x11¼"	LVL	HUS1.81/10

BEAM SCHEDULE

MARK	SIZE	MATERIAL	NOTES
3B1	4x8	D.F.-#1	
3B2	4x12	D.F.-#1	
3B4	3½"x11¼"	PSL	
3B5	5¼"x11¼"	PSL	U.N.O.
3B8	W12x40	A992 GR.50	
3B9	5¼"x16"	PSL	
S1	1¾"x9¼"MIN.	LVL	STAIR STRINGER PER DET 9&10/S-602
HDR		D.F. #1	SEE 7/S-600

SHEET NOTES:

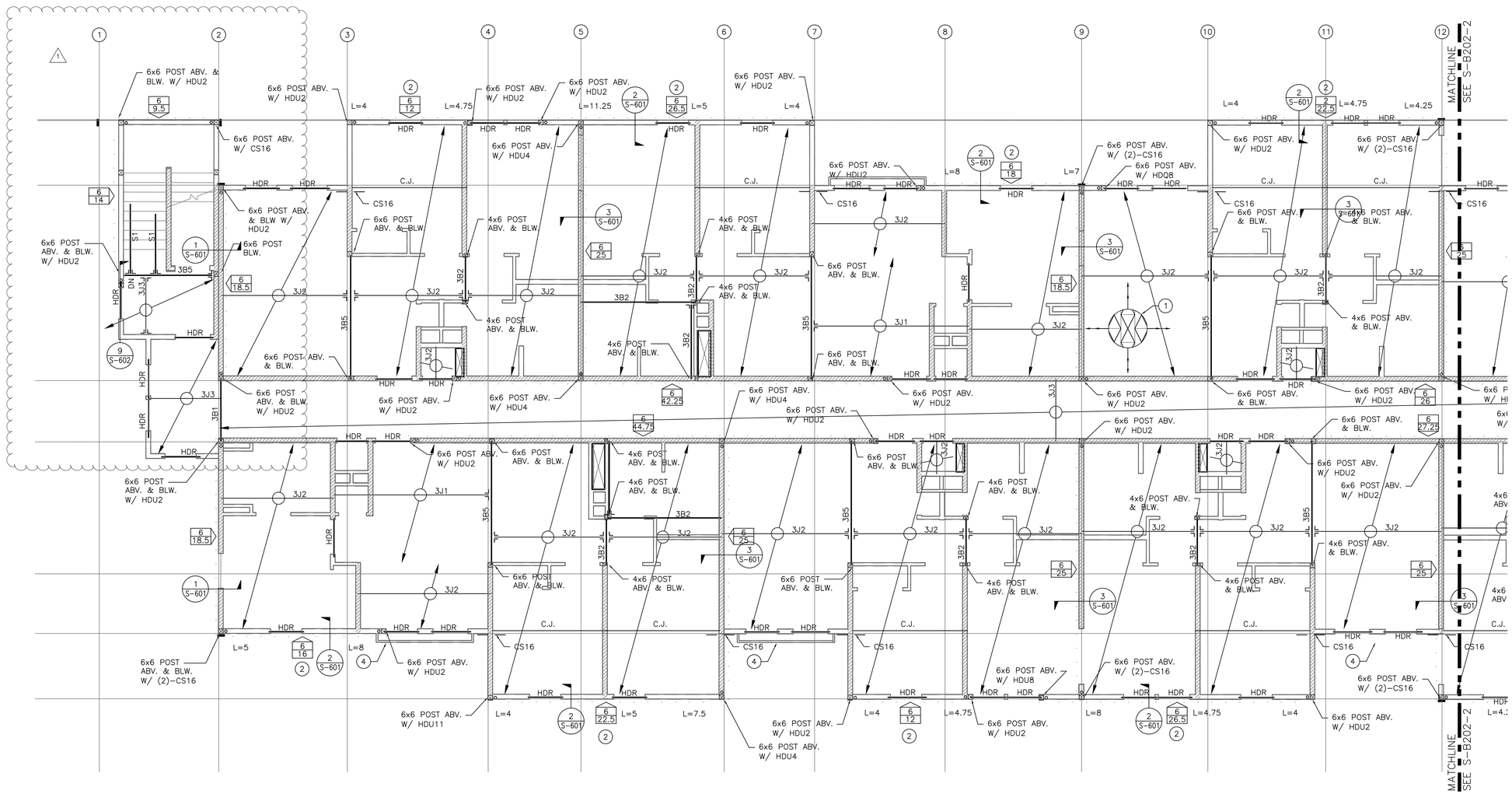
1. FLOOR PLYWOOD SHEATHING PER DET. 3/S-600
2. STRAP AND BLOCK AROUND OPENING PER DET. 13/S-610
4. ARCHITECTURAL JULIET BALCONY. PROVIDE DOUBLE STUDS AT WALLS FOR JULIET BALCONY CONNECTION PLATES.

GENERAL NOTES:

1. FOR TYPICAL STEEL DETAILS SEE S-500.
2. FOR TYPICAL STEEL TO WOOD DETAILS SEE S-550
3. FOR TYPICAL WOOD FRAMING DETAILS SEE S-600.
4. FOR TYPICAL SHEAR WALL DETAILS SEE S-610.
5. EDGE NAIL TO ALL COLLECTOR JOISTS AND SHEAR WALL LINES.
6. INTERIOR NON-SHEAR BEARING WALL STUDS MUST BE BLOCKED @ 3'-0" O.C

LEGEND

- WALLS
- WALLS BELOW
- HOLDOWN
- STRAP HOLDOWN
- X= DENOTES S.W. EDGE NAILING; Y= DENOTES MIN. S.W. LENGTH IN FEET; L= MIN. S.W. PIER LENGTH IN FEET; REF. S-610 FOR PWD S.W. DETAILS
- POST
- C.J. DBL. COLLECTOR JOIST
- JOIST
- WOOD BEAM
- STEEL BEAM
- HANGER
- HSS COLUMN
- INTERIOR BEARING WALL BELOW
- REFERS TO NOTE #



1 BUILDING B - THIRD FLOOR FRAMING PLAN

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

N

RA

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
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REVISIONS

BUILDING SUBMITTAL	04.15.2023
PLAN CHECK #1	08.18.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - THIRD FLOOR FRAMING PLAN

OWNER

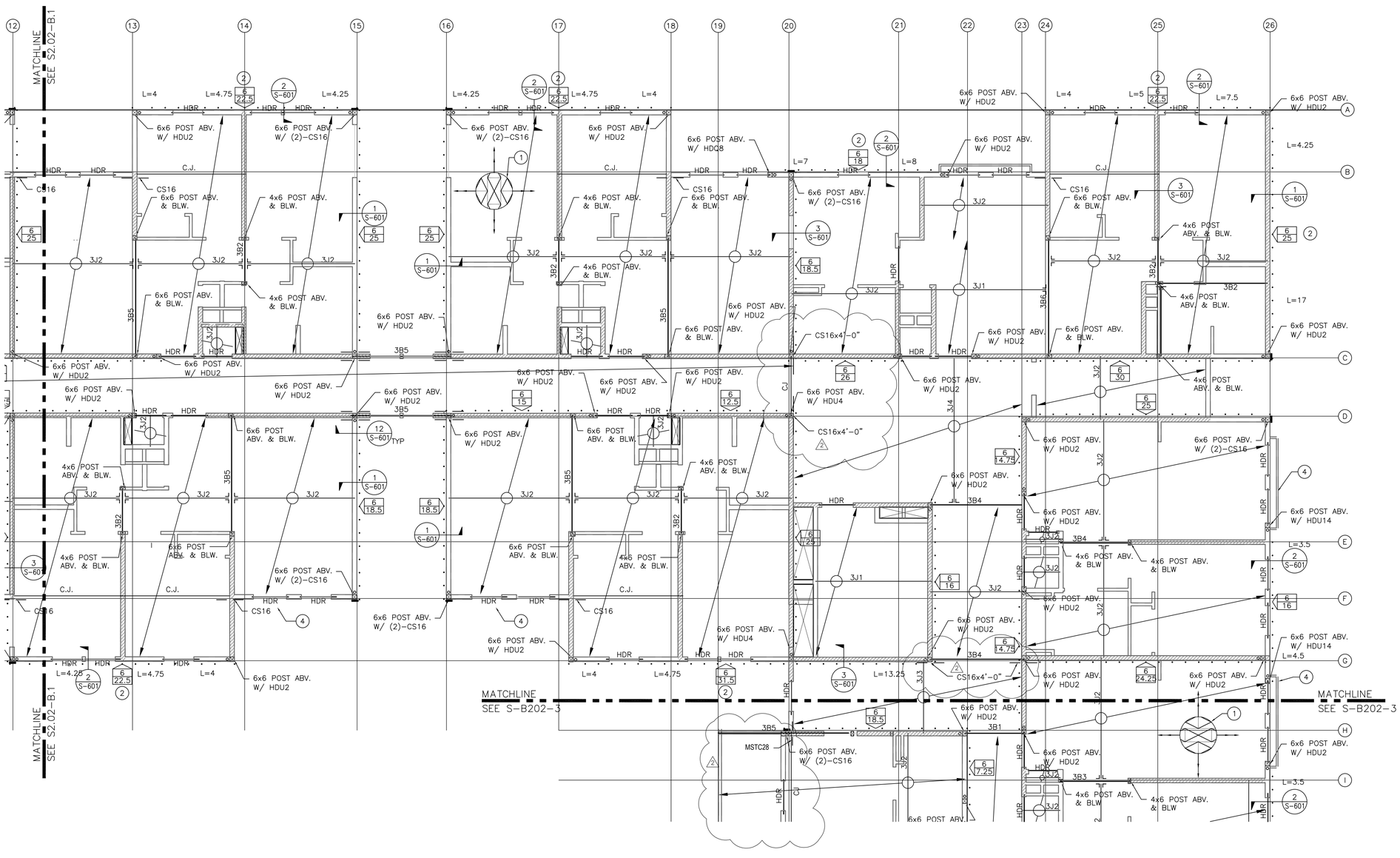
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/11.20-523

S-B202-1

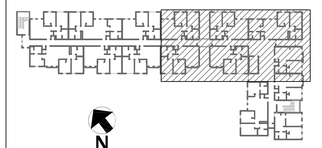


1 BUILDING B - THIRD FLOOR FRAMING PLAN

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

N

KEY PLAN



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NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-B201-1.

RA

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REVISIONS

BUILDING SUBMITTAL	04.15.2023
PLAN CHECK #1	08.18.2023
PLAN CHECK #2 (2)	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - THIRD FLOOR FRAMING PLAN

OWNER

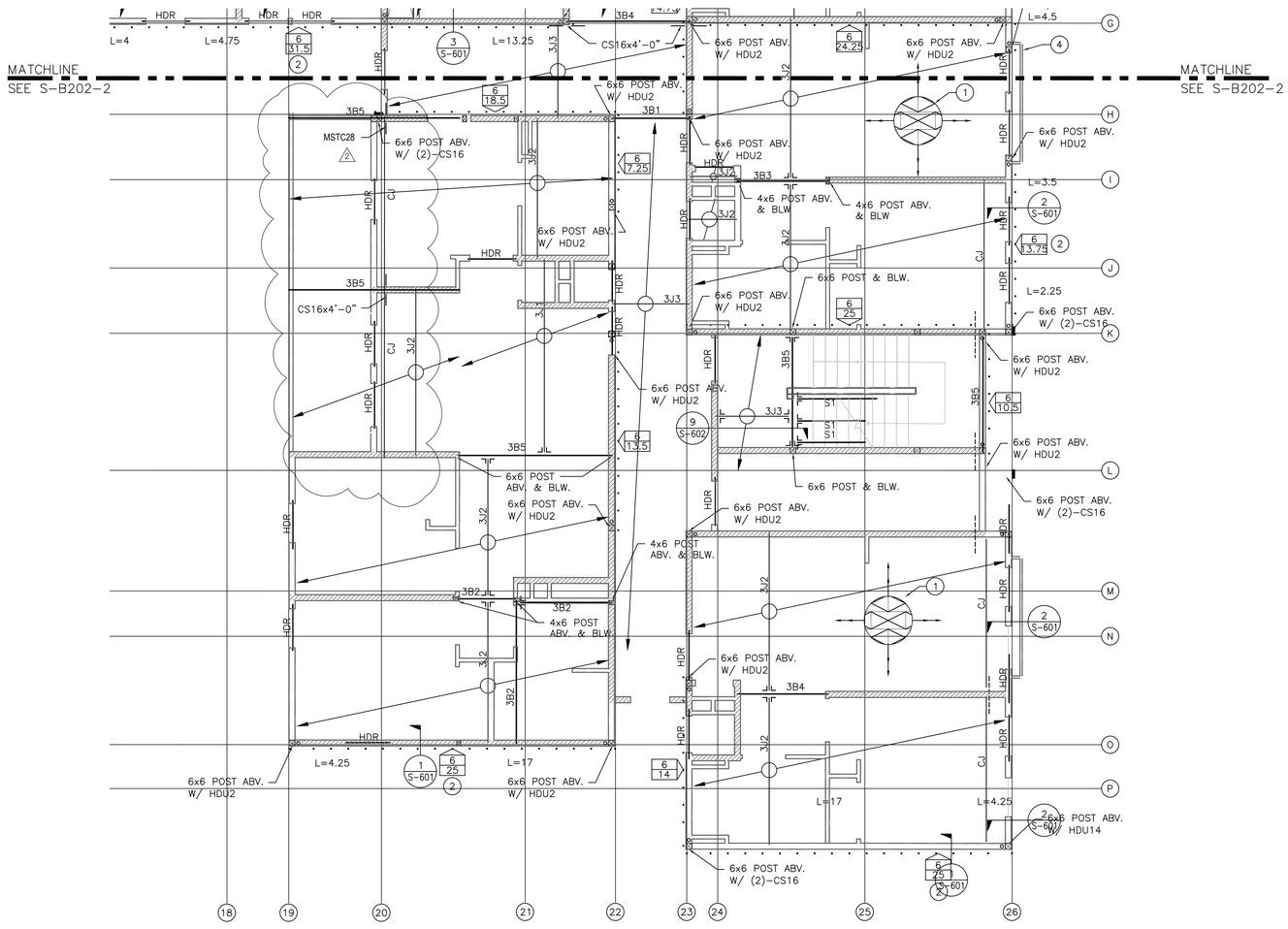
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TT20-523

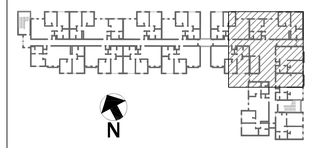
S-B202-2



1 BUILDING B - THIRD FLOOR FRAMING PLAN

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

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-B201-1.

RA

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1		08.18.2023
PLAN CHECK #2	2	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - THIRD FLOOR FRAMING PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

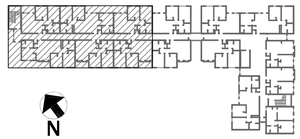
(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/1T20-523

S-B202-3

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-B201-1.

JOIST SCHEDULE

MARK	SPACING	JOIST	MATERIAL	NOTES
RJ1	16" O.C.	2x12	D.F.-#2	LUS210
RJ2	16" O.C.	2x12	D.F.-#2	LUS210
RJ3	16" O.C.	2x12	D.F.-#2	LUS210
T1	24" O.C.	TRUSS		4

BEAM SCHEDULE

MARK	SIZE	MATERIAL	NOTES
RB1	4x12	D.F.-#1	
RB2	4x12	D.F.-#1	
RB4	5¼"x11¼"	PSL	
RB5	5¼"x11¼"	PSL	
RB6	DBL.2x12	D.F.-#1	
RB7	3½"x11¼"	PSL	
RB9	3½"x11¼"	PSL	
HDR		D.F.-#1	SEE 7/S-600

SHEET NOTES:

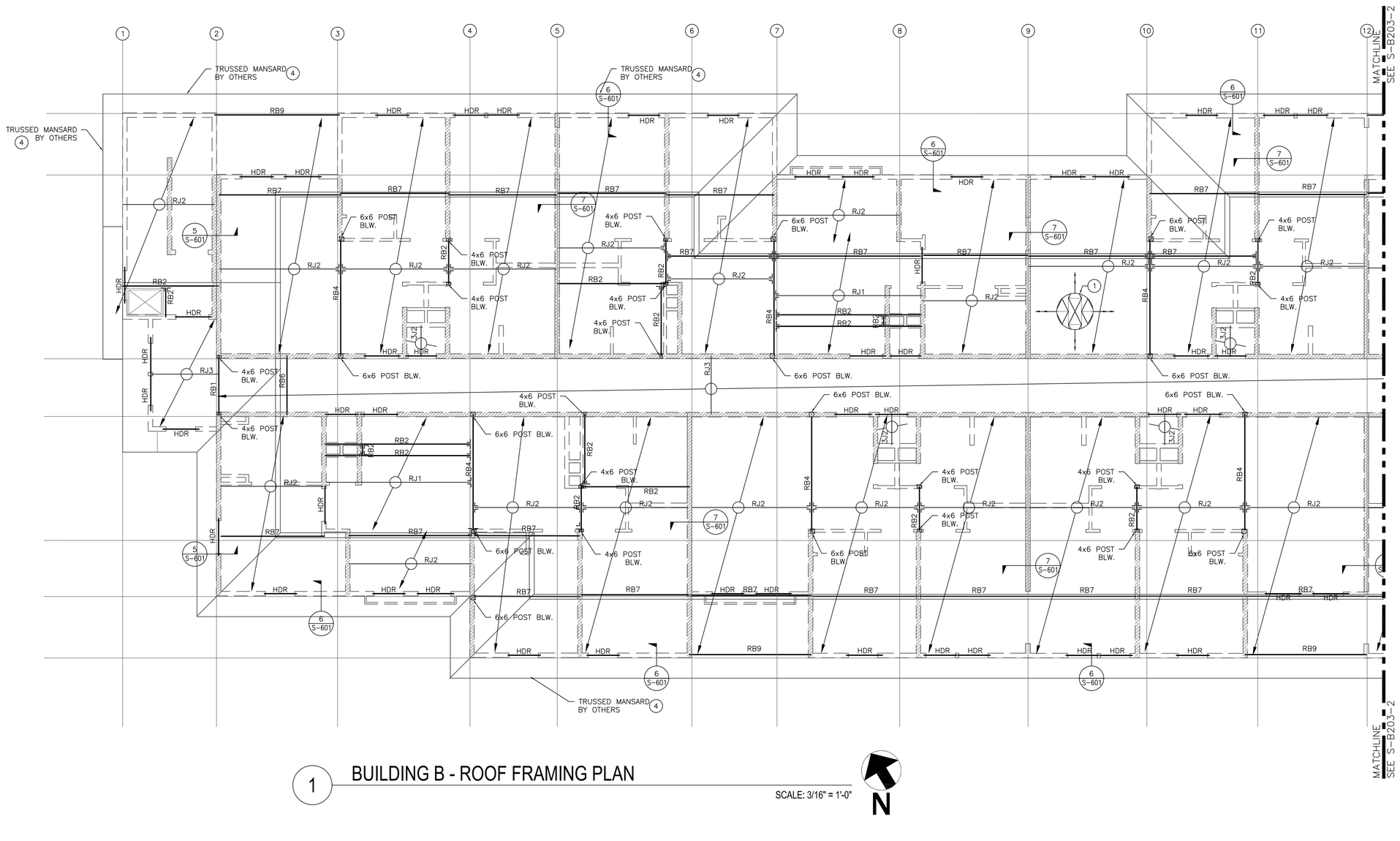
1. ROOF PLYWOOD SHEATHING PER DET. 3/S-600
2. STRAP AND BLOCK AROUND OPENING PER DET. 13/S-610
3. CS16x3'-0" STRAP FROM RIM JOIST TO COLLECTOR JOIST AT RE-ENTRANT CORNERS
4. PRE-MANUFACTURED TRUSSES TO BE DESIGNED WITH DL = 17 PSF TOP CHORD & 10 PSF BOTTOM CHORD, LL = 20 PSF TOP CHORD, AND FULLY BEARING ON STRUCTURE BELOW EXCEPT FOR ROOF OVERHANGS.

GENERAL NOTES:

1. FOR TYPICAL STEEL DETAILS SEE S-500.
2. FOR TYPICAL STEEL TO WOOD DETAILS SEE S-550
3. FOR TYPICAL WOOD FRAMING DETAILS SEE S-600.
4. FOR TYPICAL SHEAR WALL DETAILS SEE S-610.
5. EDGE NAIL TO ALL COLLECTOR JOISTS AND SHEAR WALL LINES.
6. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.

LEGEND

- WALLS
- WALLS BELOW
- HOLDOWN
- STRAP HOLDOWN
- X= DENOTES S.W. EDGE NAILING; Y= DENOTES MIN. S.W. LENGTH IN FEET; L= MIN. S.W. PIER LENGTH IN FEET; REF. S-610 FOR PWD S.W. DETAILS
- POST
- C.J. COLLECTOR JOIST
- JOIST
- WOOD BEAM
- STEEL BEAM
- HANGER
- HSS COLUMN
- INTERIOR BEARING WALL BELOW
- (#) REFERS TO NOTE #



1 BUILDING B - ROOF FRAMING PLAN

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

N

RA

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

SANTA MARIA OFFICE
125 LINCOLN AVENUE, #201
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REVISIONS

BUILDING SUBMITTAL	04.15.2023
PLAN CHECK #1	08.18.2023
PLAN CHECK #2	09.21.2023
PLAN CHECK #3 (3)	10.03.2023

SEAL

EXP: 06/30/2025
SIGNED: 10/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - ROOF FRAMING PLAN

OWNER

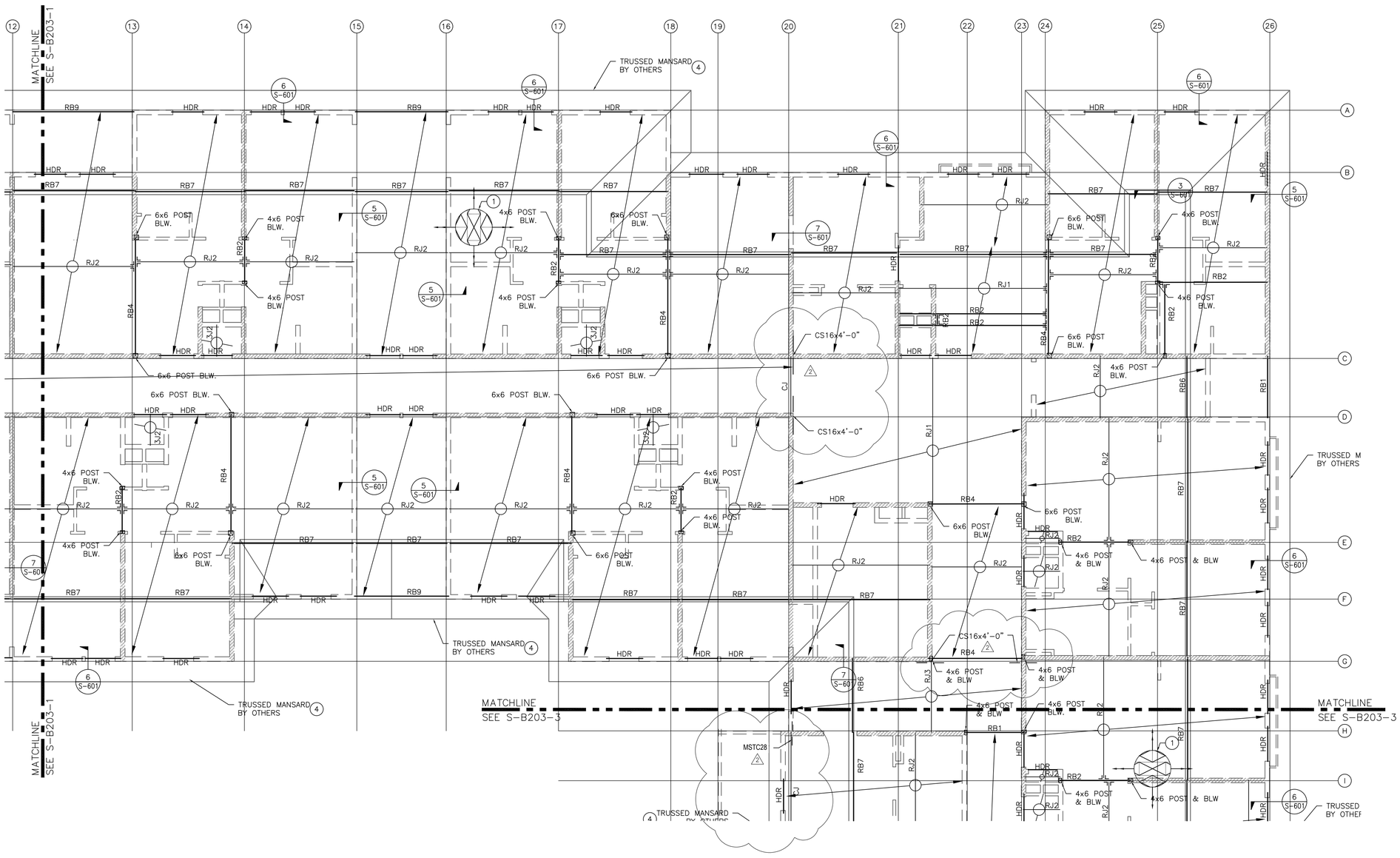
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TI20-523

S-B203-1

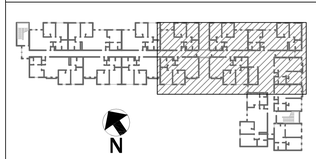


1 BUILDING B - ROOF FRAMING PLAN

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

N

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-B201-1.

RA

ARCHITECTURE
GREG RAVATT, AIA

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1		08.18.2023
PLAN CHECK #2	2	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - ROOF FRAMING PLAN

OWNER

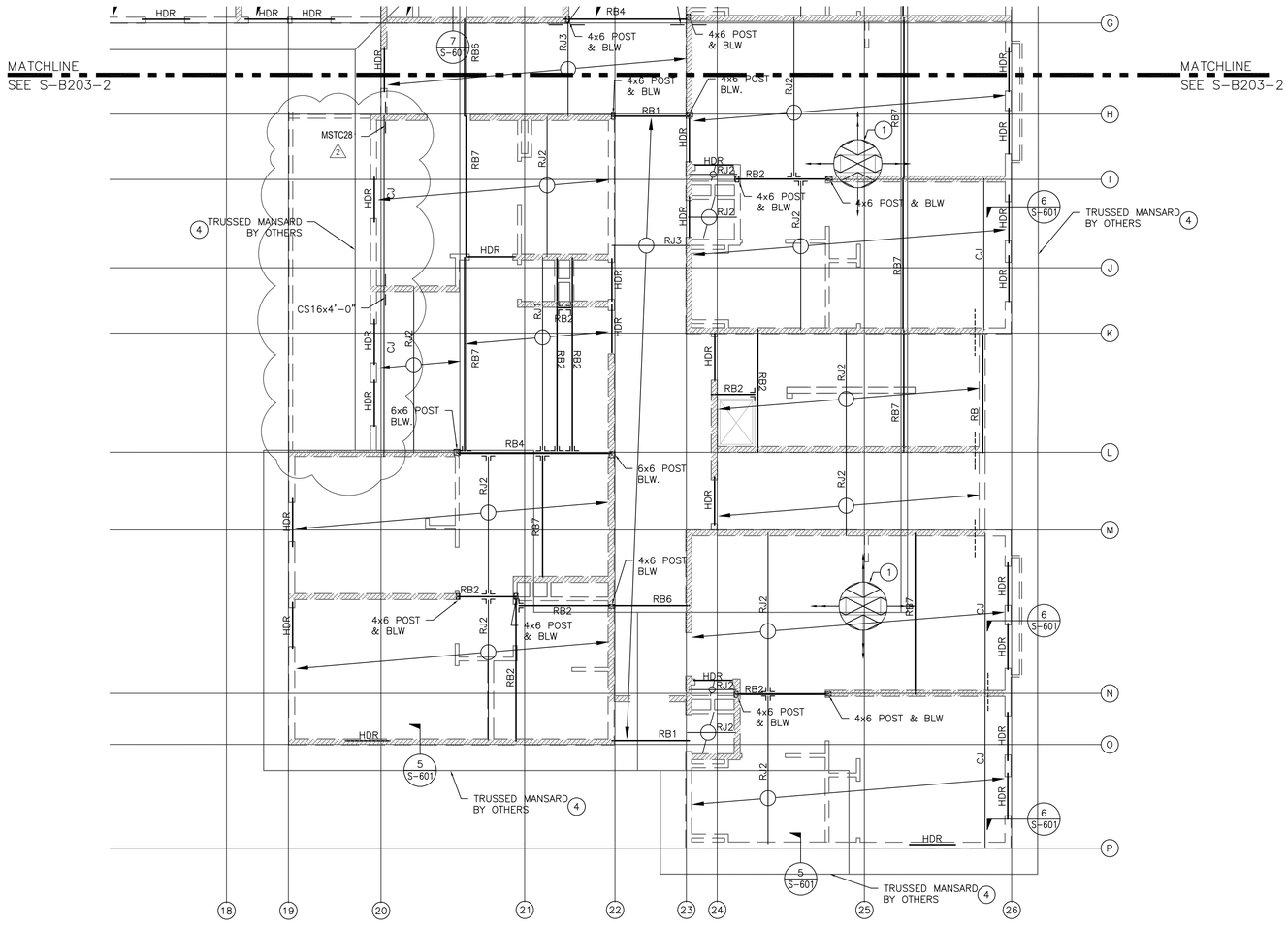
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TI20-523

S-B203-2

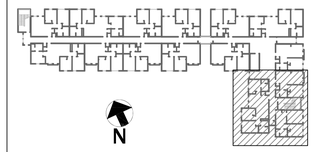


1 BUILDING B - ROOF FRAMING PLAN

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

N

KEY PLAN



NOTE: FOR LEGEND, JOIST SCHEDULE, BEAM SCHEDULE, SHEET NOTES, AND GENERAL NOTES SEE SHEET S-B201-1.

ARCHITECTURE
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1		08.18.2023
PLAN CHECK #2	2	09.21.2023

SEAL

EXP: 06/30/2025
SIGNED: 09/21/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

BUILDING B - ROOF FRAMING PLAN

OWNER

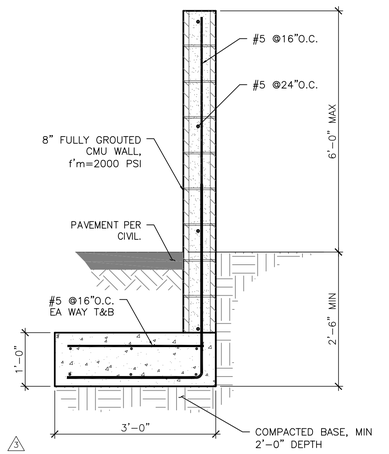
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: SEPTEMBER 21, 2023

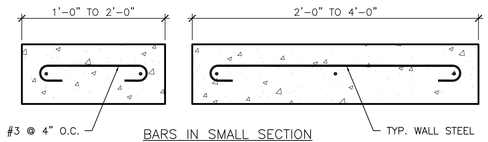
PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/1111.20-523

S-B203-3

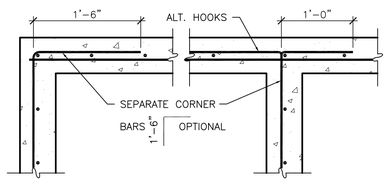


11 MASONRY PROPERTY LINE SITE WALL

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

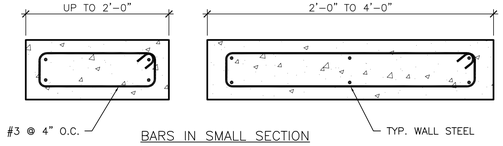


BARS IN SMALL SECTION

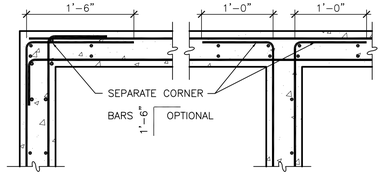


CORNER DETAILS – SINGLE CURTAIN

NOTE: ABOVE DETAILS APPLY IN BOTH HORIZONTAL AND VERTICAL DIRECTIONS.



BARS IN SMALL SECTION



CORNER DETAILS – DOUBLE CURTAIN

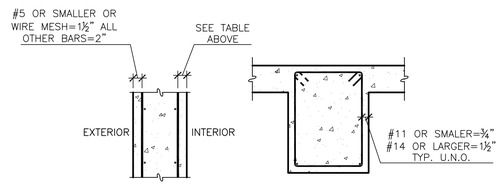
NOTE: ABOVE DETAILS APPLY IN BOTH HORIZONTAL AND VERTICAL DIRECTIONS.

9 WALL REINFORCING

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

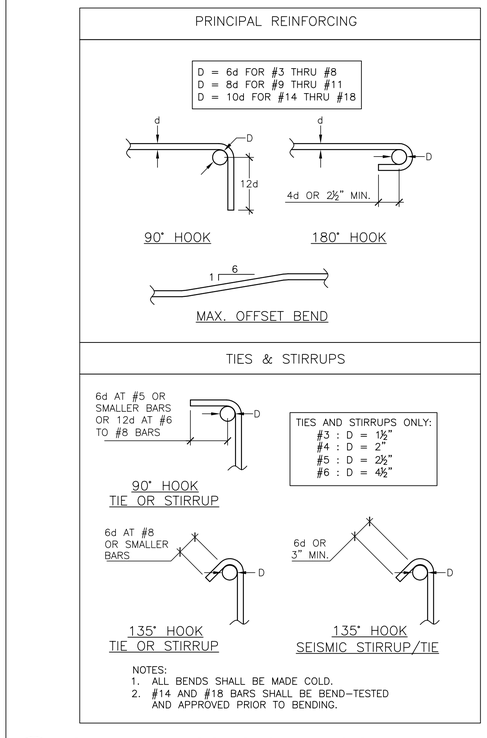
S-300-9

CONCRETE COVER FOR CAST IN PLACE NONPRESTRESSED CONCRETE MEMBERS			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST & PERMANENTLY IN CONTACT W/ GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT W/ GROUND	ALL	#6–#18	2"
		#5, W31 OR D31 WIRE OR SMALLER	1½"
NOT EXPOSED TO WEATHER NOR IN CONTACT W/ GROUND	SLABS, JOISTS AND WALLS	#14–#18	1½"
		#11 OR SMALLER	¾"
	BEAMS, COLUMNS, PEDESTALS & TENSION TIES	PRIMARY REINFORCEMENT STIRRUPS, TIES, SPIRALS & HOOPS	1½"



7 TYPICAL COVERAGE TO FACE OF REBAR

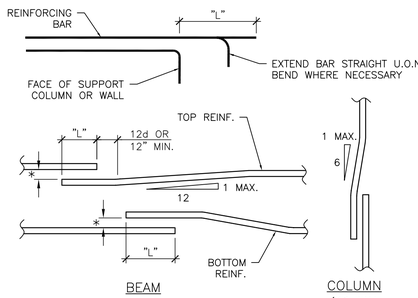
SCALE: 3/4" = 1'-0"



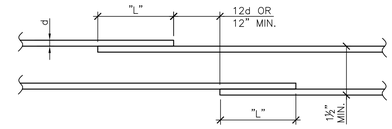
5 STANDARD HOOK & TIE DETAILS

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

S-300-5



B BOUNDARY COLUMN AND BEAM REINFORCING SPLICE DETAIL



A WALL OR SLAB REINFORCING SPLICE DETAIL

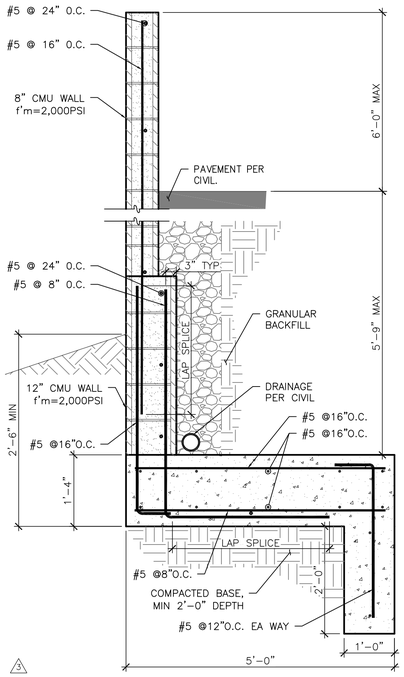
REINFORCING BAR SPLICE AND STRAIGHT DEVELOPMENT LENGTHS SCHEDULE											
NORMAL WEIGHT CONCRETE REF: ACI318–14											
TENSION SPLICE	f'c PSI	BAR SIZE (GR. 60)	#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, L (IN)	2,500	TOP	24"	32"	39"	47"	69"	78"	88"	100"	110"
		OTHER	18"	24"	30"	36"	53"	60"	68"	77"	85"
	3,000	TOP	22"	29"	36"	43"	63"	72"	81"	91"	101"
		OTHER	17"	22"	28"	33"	48"	55"	62"	70"	78"
	4,000	TOP	19"	25"	31"	37"	54"	62"	70"	79"	87"
		OTHER	15"	19"	24"	29"	42"	48"	54"	61"	67"
CLASS B, L (IN)	2,500	TOP	31"	41"	51"	61"	89"	102"	115"	129"	143"
		OTHER	24"	32"	39"	47"	69"	78"	88"	100"	110"
	3,000	TOP	28"	38"	47"	56"	81"	93"	105"	118"	131"
		OTHER	22"	29"	36"	43"	63"	72"	81"	91"	101"
	4,000	TOP	25"	33"	41"	49"	71"	81"	91"	102"	114"
		OTHER	19"	25"	31"	37"	54"	62"	70"	79"	87"
NOTE: PROVIDE 30% LONGER LAP LENGTH FOR LIGHTWEIGHT CONCRETE.											

NOTES:
1. CLASS "A" SPLICES SHALL BE USED WHEN ONE–HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
2. CLASS "B" SPLICES SHALL BE USED WHEN MORE THAN ONE–HALF OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
3. db = NOMINAL DIAMETER OF A BAR.
4. TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
5. OTHER BARS ARE ALL VERTICAL, ALL HORIZONTAL WALL REINFORCING, AND HORIZONTAL REINFORCING WITH LESS THAN 12" OF CONCRETE BELOW BAR.
6. SMALLER BAR LAP LENGTH MAY BE USED WHEN SPLICING DIFFERENT SIZE BARS.
7. LAP SPLICES ARE NOT PERMITTED IF MECHANICAL SPLICES ARE SHOWN.
8. NON–CONTACT LAP SPLICED BARS SHALL NOT BE SPACED TRANSVERSELY FURTHER APART THAN 20% OF THE REQUIRED LAP LENGTH OR 6 INCHES.
9. LAP TOP BARS AT MIDSPAN AND BOTTOM BARS AT SUPPORTS UNLESS OTHERWISE SHOWN.
10. BUNDLED BAR SPLICES:
    A. INDIVIDUAL BAR SPLICES WITHIN THE BUNDLE SHALL NOT OVERLAP EACH OTHER.
    B. INCREASE LAP LENGTH 20% AT THREE BARS.
    C. INCREASE LAP LENGTH 33% AT FOUR BARS.

1 REINFORCING BAR SPLICE SCHEDULE & NOTES

SCALE: N.T.S.

S-300-1



13 MASONRY PROPERTY LINE RETAINING WALL

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

RA

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2		09.21.2023
PLAN CHECK #3	3	10.03.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE

CONCRETE DETAILS I

OWNER

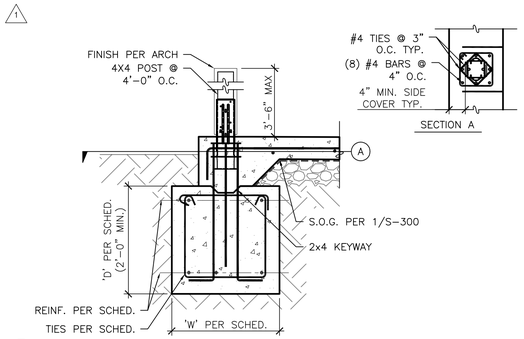
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: SEPTEMBER 21, 2023

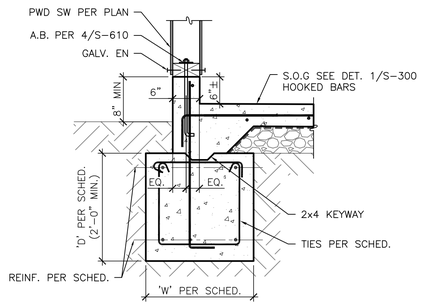
PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TI.20-523

S-300



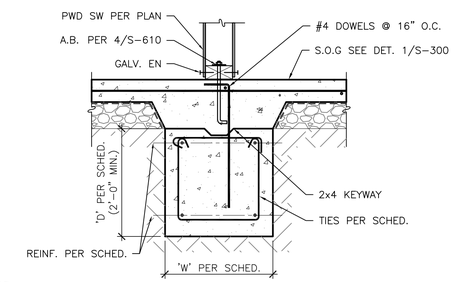
16 EXTERIOR TIE BEAM

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



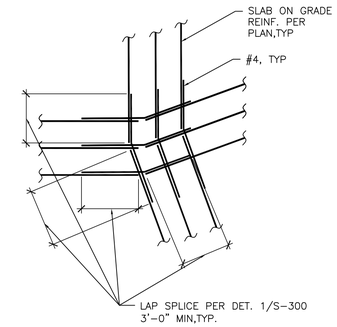
12 EXTERIOR GRADE BEAM

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



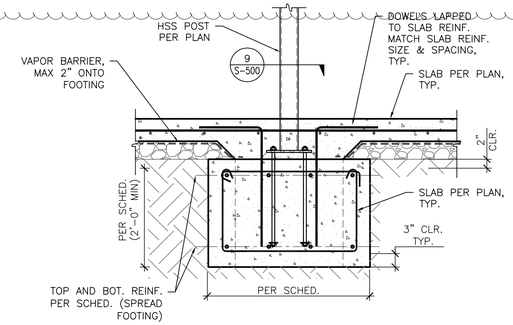
8 INTERIOR GRADE BEAM

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



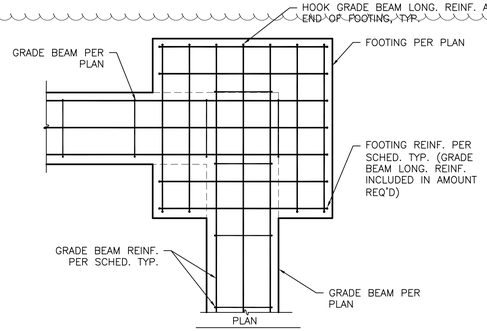
4 SLAB ON GRADE REINF. DIRECTION TRANSITION

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



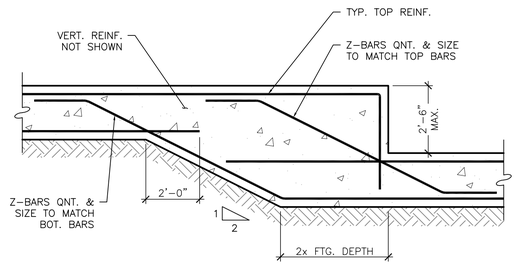
15 HSS AT SPREAD FOORING

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



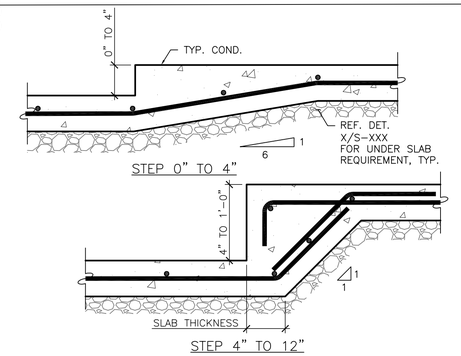
11 PERP. GRADE BEAM THRU FOOTING

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



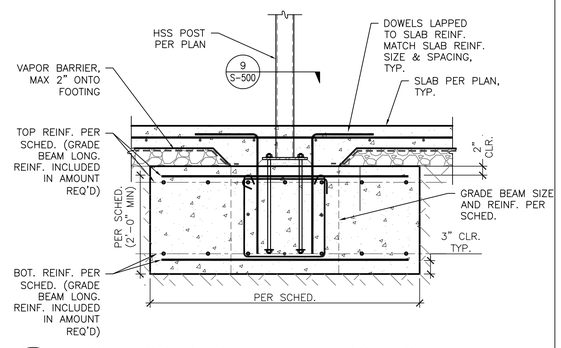
7 STEP IN FOOTING

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



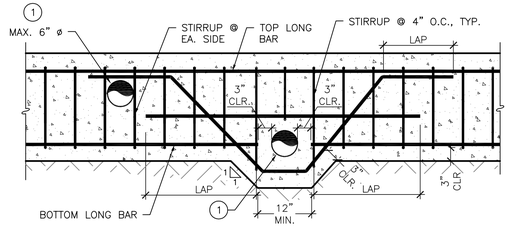
3 TYPICAL STEP IN SLAB ON GRADE

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



14 HSS AT GRADE BEAM THRU FOOTING

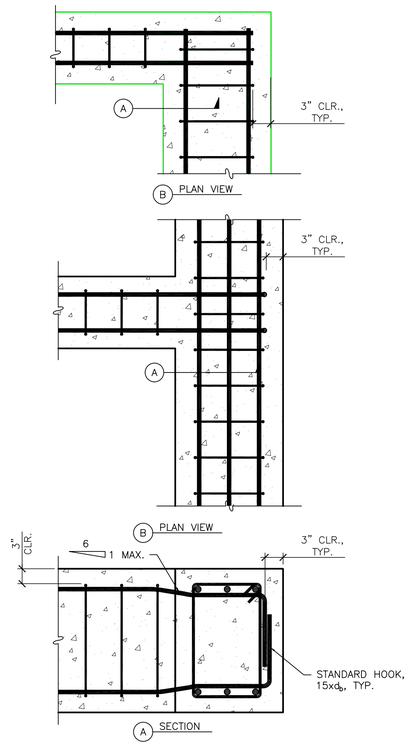
SCALE: 3/4" = 1'-0"



1 USE STEEL OR PVC SCHD. 40 PIPE

13 PIPES THROUGH FOUNDATION, TYPICAL DETAIL

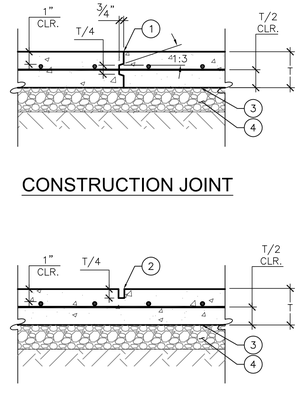
SCALE: 3/4" = 1'-0"



9 PRIMARY REINFORCEMENT AT GRADE BEAM INTERSECTION

SCALE: 1"=1'-0"

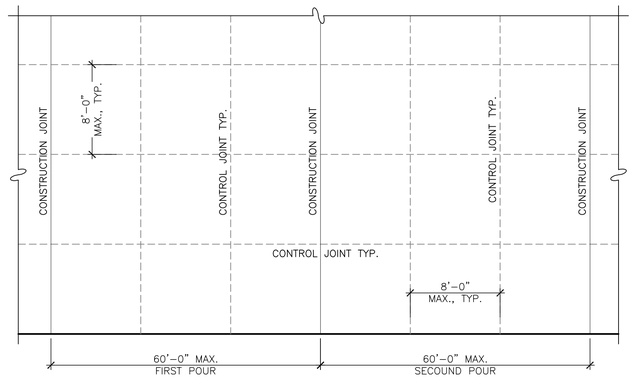
S-310-9



NOTES:
1. CONTROL JOINTS AT 8'-0" O.C MAX.
2. CONCRETE SHALL BE PLACED IN STRIPS MAX. 60'-0" WIDE.
3. VAPOR BARRIER IS NOT REQUIRED AT UNOCCUPIED SPACES, SUCH AS GARAGE S.O.G.

1 KEYED JOINT, CENTERED AT SLAB MID-DEPTH. PAINT W/ CURING COMPOUND AS BOND BREAK PRIOR TO ADJACENT SLAB CONCRETE PLACEMENT.
2 ⅛" PRE-MOLDED STRIP FLUSH WITH SURFACE – OR – ⅛" SAW CUT SAWN THE SAME DAY AS CONCRETE PLACEMENT & FILLED WITH JOINT SEALER.
3 15 MILL VAPOR BARRIER (STEGOWRAP, MOISTOP-ULTRA, OR EQUIVALENT). WRAP UP TO UNDER SIDE OF SLAB DOWELS AT CONC. WALLS AND COLS.
4 4" GRAVEL, ½" TO ¾" DIA. CLEAN CRUSHED ROCK.

A SLAB & UNDERLAYMENT



B PLACEMENT METHOD REQUIREMENTS

5 CONCRETE SLAB PLACEMENT ON GRADE METHOD

SCALE: 1"=1'-0"

S-310-5

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER — JAMES M. VAN ENKEVORT — No. 65394 — STRUCTURAL — STATE OF CALIFORNIA

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
FOUNDATION DETAILS

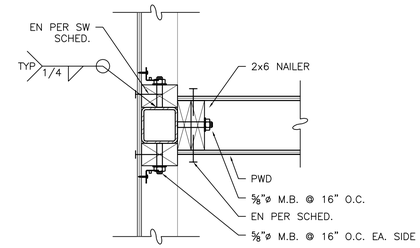
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

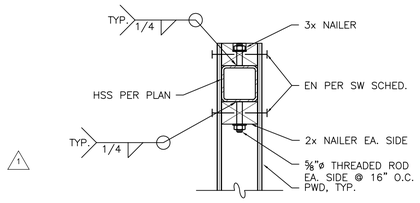
PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TT20-523

S-310



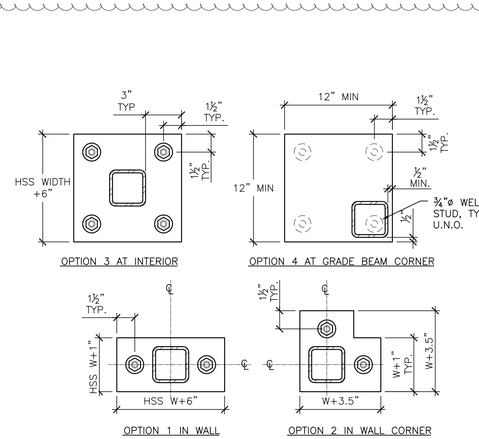
12 HSS AT END OF SHEAR WALL AT (E) WALL

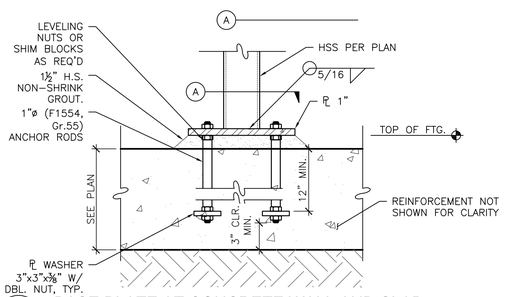
SCALE: 1-1/2" = 1'-0"



11 HSS AT END OF SHEAR WALL

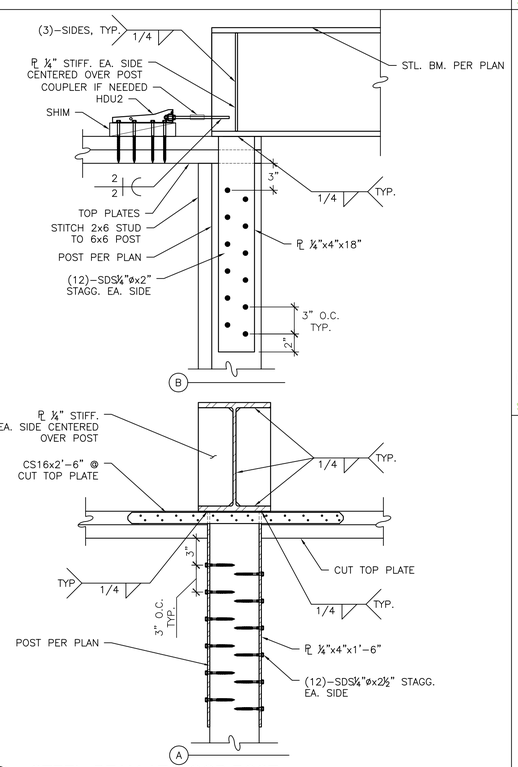
SCALE: 1-1/2" = 1'-0"





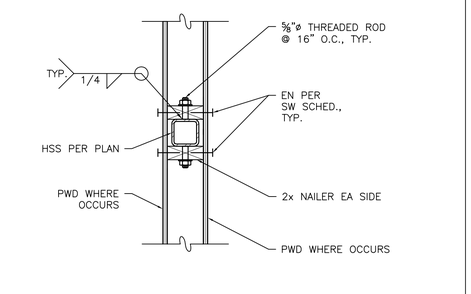
9 BASE PLATE AT CONCRETE WALL AND SLAB

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



6 STEEL BEAM AT WOOD POST

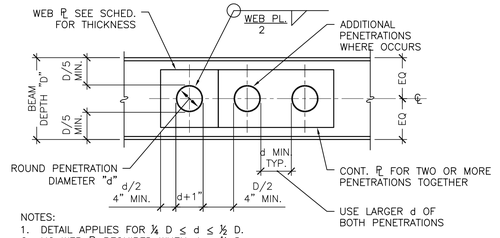
SCALE: 1-1/2" = 1'-0"



5 HSS AT SHEARWALL

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

WEB PLATE SCHEDULES	
BEAM SIZE	PLATE THICKNESS
W21 & SMALLER	⅜"
PLATE GRADE TO MATCH BEAM STEEL GRADE	

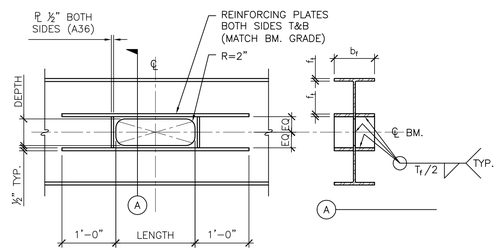


NOTES:
1. DETAIL APPLIES FOR ¼ D ≤ d ≤ ½ D.
2. NO WEB PL REQUIRED WHEN d < ¼ D.
3. SEE FRAMING PLANS FOR OPENING SIZE AND LOCATION.

4 ROUND PENETRATION IN BEAM WEB

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

S-500-4

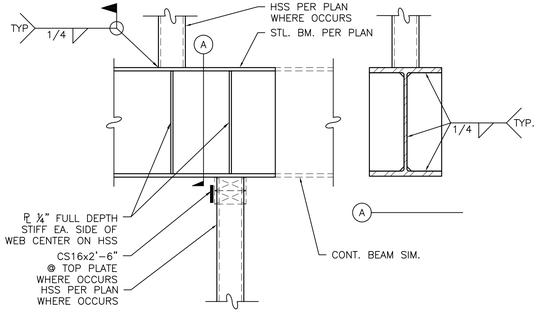


NOTES:
1. NON MOMENT FRAME BEAM ONLY.
2. LOCATE AT OUTER ⅓ OF BEAM SPAN ONLY.
3. SEE FRAMING PLANS FOR OPENING SIZE AND LOCATION.

3 SQUARE AND RECTANGULAR PENETRATION IN BEAM WEB

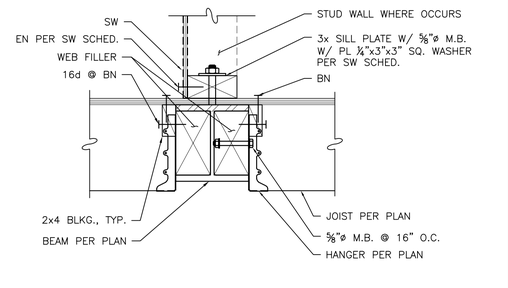
SCALE: 3/4" = 1'-0"

S-500-3



2 HSS POST WITH STEEL BEAM

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



1 STEEL BEAM AT FLOOR JOIST - PERPENDICULAR

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

RA

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SEAL

EXP: 06/30/2025
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PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

STEEL DETAILS I

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
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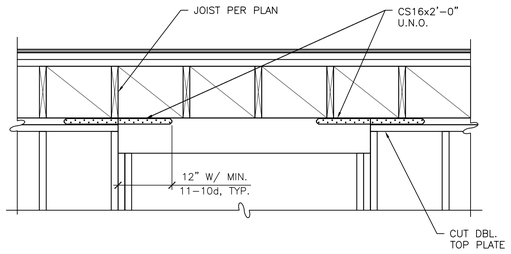
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TT20-523

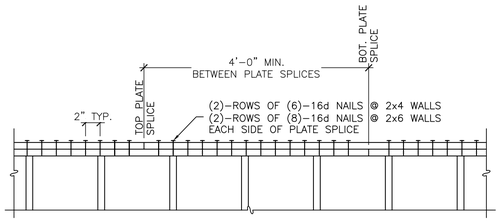
S-500



16 TYPICAL DROPPED HEADER AT WALL

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

S-600-16



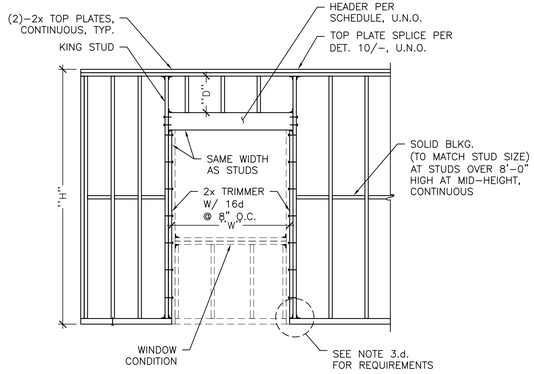
12 DOUBLE TOP PLATE SPLICE

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

S-600-12

HEADER SCHEDULE			
# FLOORS SUPPORTED	UP TO 4'-0"	4'-0" TO 6'-0"	6'-0" TO 8'-0"
ROOF ONLY	4x4	4x6	4x8
ROOF + 1 FLOOR	4x6	4x10	4x12
ROOF + 2 FLOORS	6x8	6x10	6x12

WALL STUD SCHEDULE	
# FLOORS SUPPORTED	STUD
ROOF ONLY	2x4 @ 24" O.C.
ROOF + 1 FLOOR	2x4 @ 16" O.C.
ROOF + 2 FLOORS	2x6 @ 16" O.C.

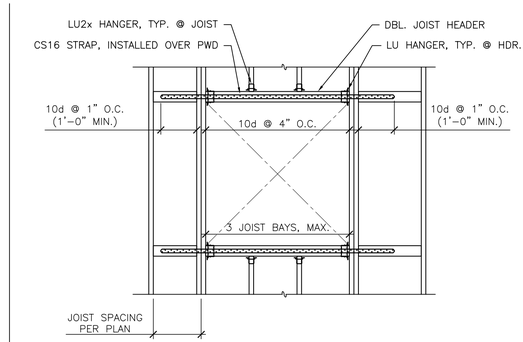


NOTES:
1. WHERE "D" IS 12" OR LESS, A SINGLE, FULL-DEPTH HEADER MAY BE USED.
2. WHERE "H" EXCEEDS 10'-0" PROVIDE 2 KING STUDS AT EA. SIDE OF OPENING.
3. WHERE "W" EXCEEDS 6'-0" PROVIDE:
   a. 3 KING STUDS EA. SIDE.
   b. ALL FRAMING CLIPS AS SHOWN.
   c. DOUBLE 2x TRIMMER.
   d. A35 FOR 2x6 WALLS, A34 FOR 2x4 WALLS AT TOP AND BOTTOM OF EXTERIOR WALLS, TYPICAL.

7 TYPICAL STUD WALL FRAMING ELEVATION

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

S-600-7



4 TYPICAL FLOOR / ROOF OPENING

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

S-600-4

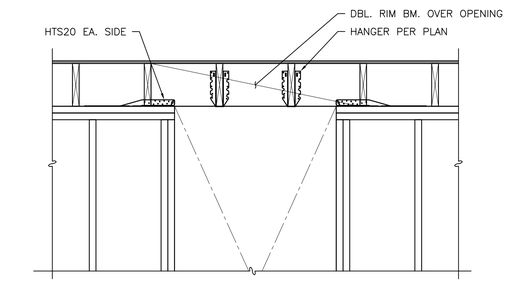
DIAPHRAGM SCHEDULE		
LOCATION	FLOOR	ROOF
PLYWOOD	¾" CD-X T&G	⅝" CD-X
BOUNDARY NAILING (BN)	10d @ 6" O.C.	10d @ 6" O.C.
STAGGERED PANEL EDGE NAILING (E.N.S.)		
CONTINUOUS PANEL EDGE NAILING (E.N.C.)		N/A (UN-BLOCKED)
FIELD NAILING (FN)	10d @ 12" O.C.	10d @ 12" O.C.
REFERENCE DETAIL	DETAIL 2/S-600	DETAIL 1/S-600

NOTES:
1. NAILS SHALL BE DRIVEN FLUSH.
2. NAILS SHALL NOT PENETRATE OUTER PLY.
3. MINIMUM PANEL DIMENSION IS 2'-0".
4. MINIMUM EDGE DISTANCE AT PANEL IS ½".

3 DIAPHRAGM SCHEDULE

SCALE: N. T. S.

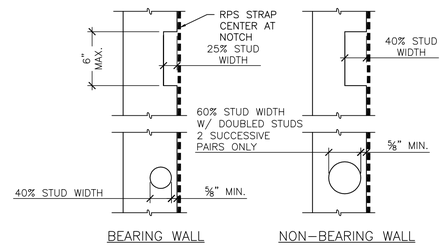
S-600-3



15 HEADER LET INTO JOIST BAY

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

S-600-15

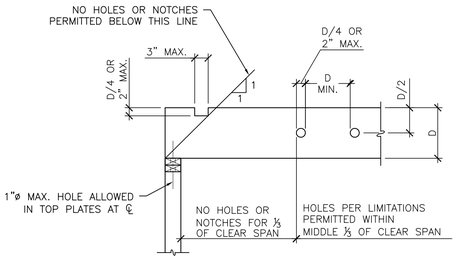


NOTE:
BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

11 BORE AND NOTCH LIMITS IN STUDS

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

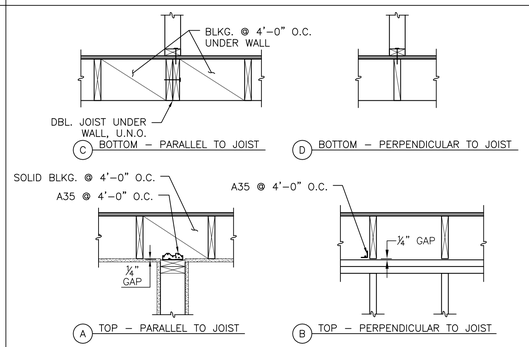
S-600-11



14 BORE AND NOTCH LIMITS IN JOISTS

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

S-600-14

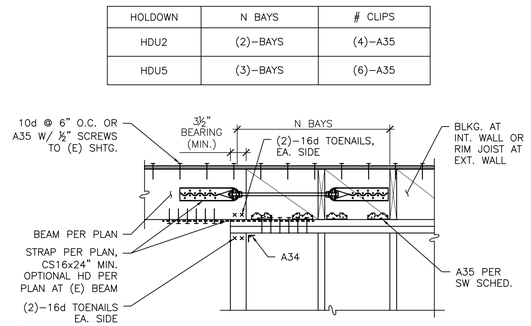


10 FLOOR FRAMING AT WALL

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

S-600-10

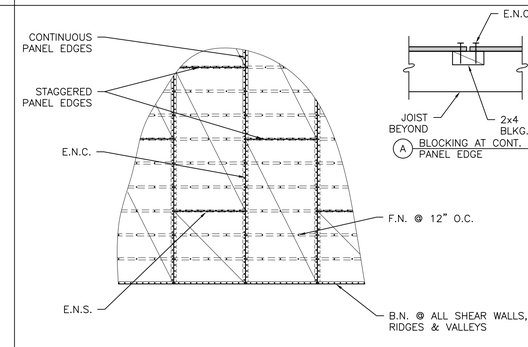
HOLDOWN	N BAYS	# CLIPS
HDU2	(2)-BAYS	(4)-A35
HDU5	(3)-BAYS	(6)-A35



6 TYPICAL BEAM SUPPORT AT WALL - PARALLEL

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

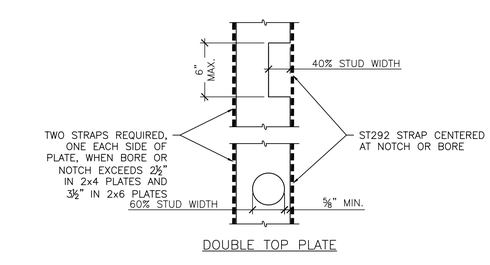
S-600-6



2 BLOCKED ROOF & FLOOR FRAMING

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

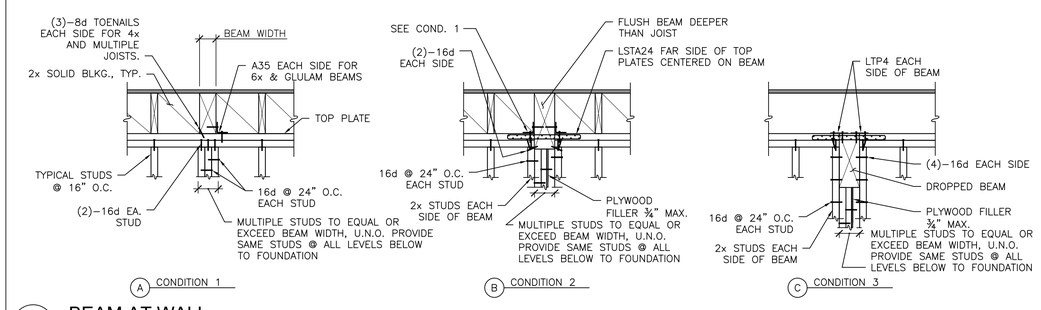
S-600-2



13 BORE AND NOTCH LIMITS IN TOP PLATES

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

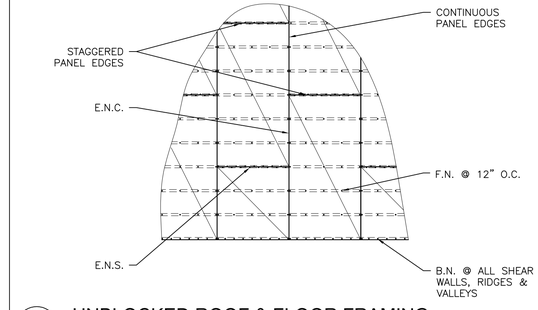
S-600-13



9 BEAM AT WALL

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

S-600-9



1 UNBLOCKED ROOF & FLOOR FRAMING

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

S-600-1

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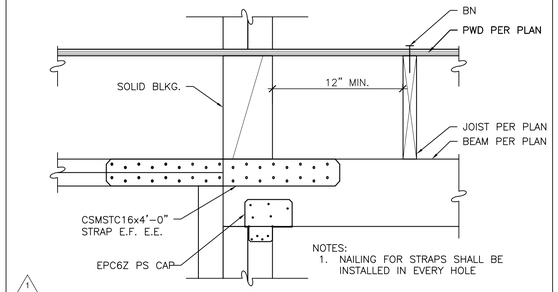
(805) 781-3088

DATE: AUGUST 18, 2023

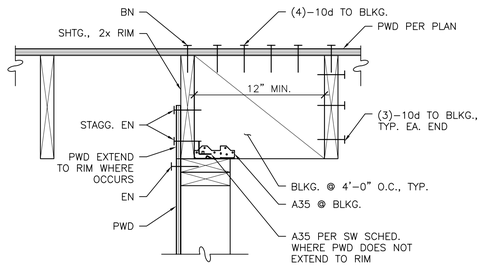
PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TT20-523

S-600



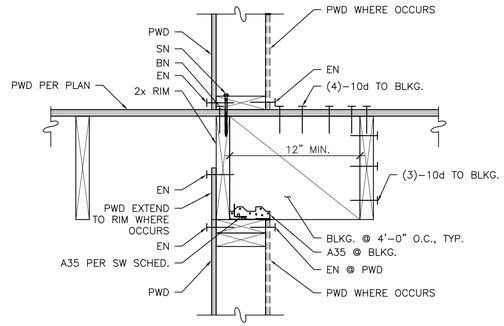
12 BRIDGE SHEAR TRANSFER BEAM

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



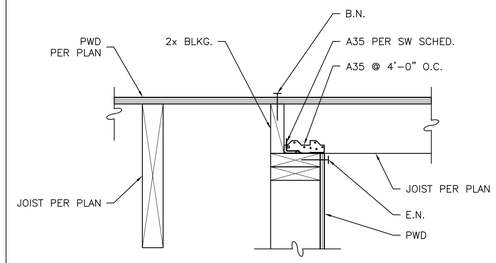
8 INTERIOR SHEAR WALL - NON - BEARING AT ROOF

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



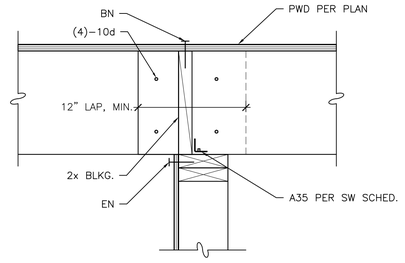
4 INTERIOR SHEAR WALL - NON - BEARING

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



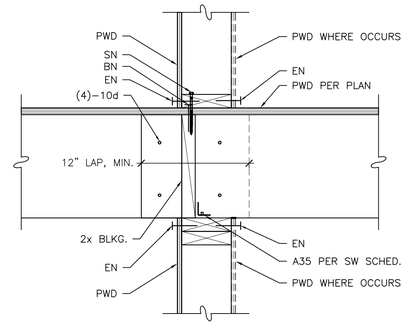
11 INT. SHEAR WALL - CORRIDOR - TOP - BEARING

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



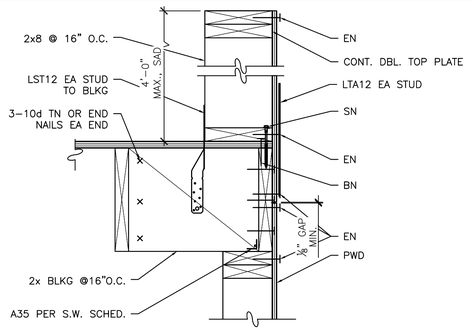
7 INTERIOR SHEAR WALL - BEARING AT ROOF

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



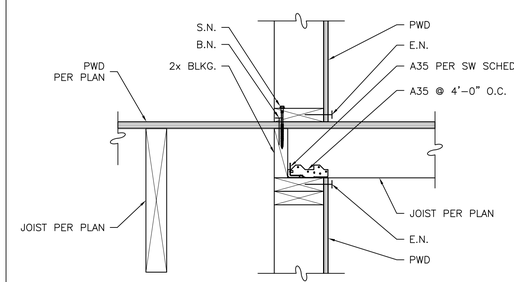
3 INTERIOR SHEAR WALL - BEARING

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



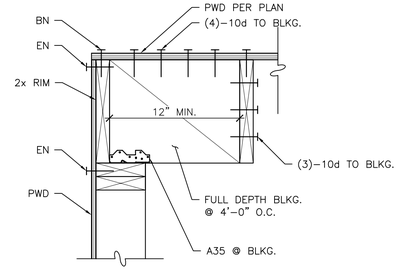
15 PARAPET AT ROOF JOISTS - NON-BEARING

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



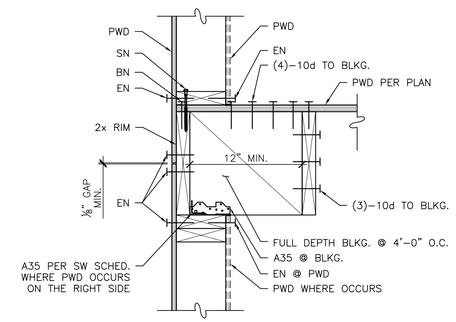
10 INT. SHEAR WALL - CORRIDOR - BEARING

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



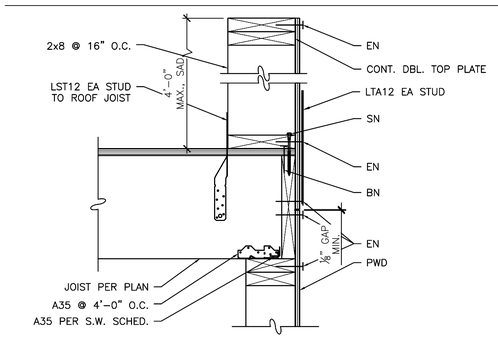
6 EXTERIOR SHEAR WALL - NON - BEARING AT ROOF

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



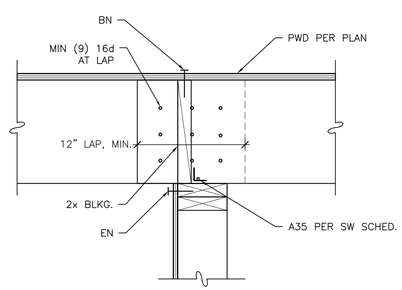
2 EXTERIOR SHEAR WALL- NON - BEARING

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



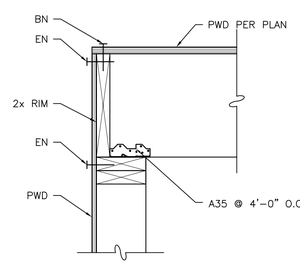
14 PARAPET AT ROOF JOISTS - BEARING

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



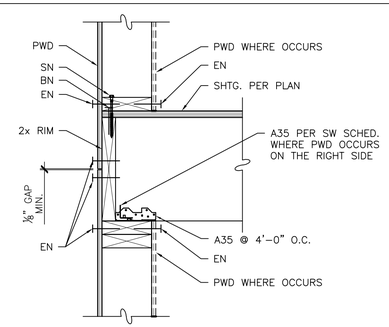
9 COLLECTOR JOIST SPLICE AT BRG WALL

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



5 EXTERIOR SHEAR WALL - BEARING AT ROOF

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



1 EXTERIOR SHEAR WALL- BEARING

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

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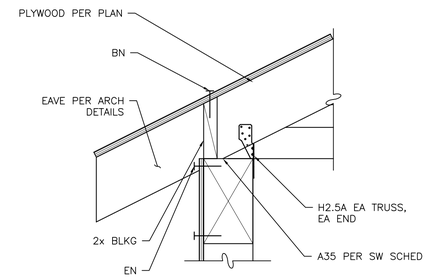
DATE: AUGUST 18, 2023

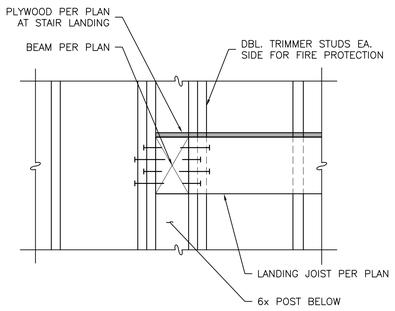
PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TTF20-523

S-601



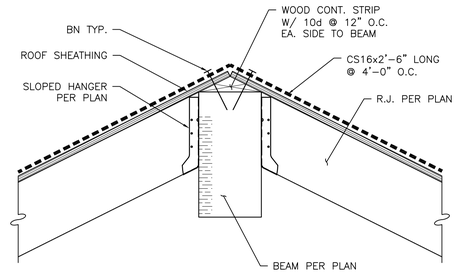
4 RAFTER TO BEAM

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



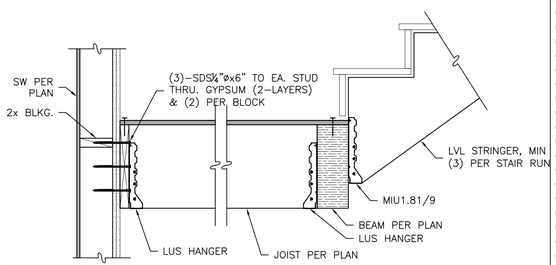
11 MID-LEVEL STAIR BEAM SHAFT WALL

SCALE: 1" = 1'-0"



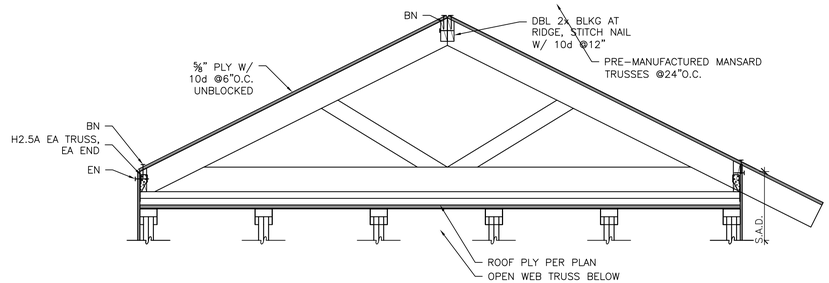
10 RIDGE BEAM

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



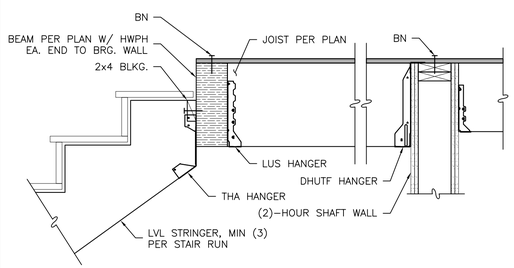
10 MID HEIGHT STAIR LANDING

SCALE: 1" = 1'-0"



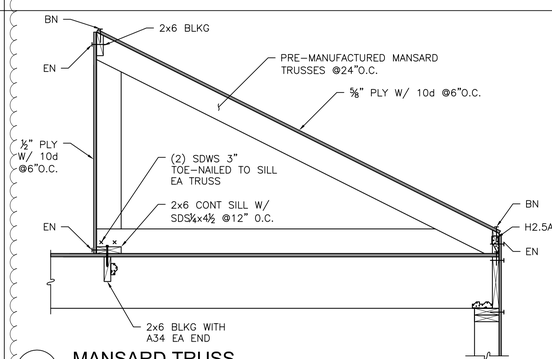
2 TRUSSED ROOF EXTENDED COMMUNITY ROOM

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



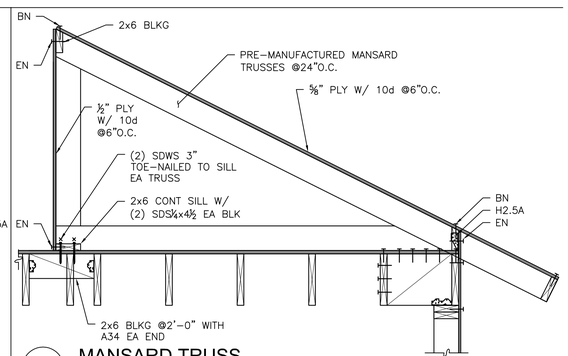
9 AT LEVEL STAIR LANDING

SCALE: 1" = 1'-0"



5 MANSARD TRUSS

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



1 MANSARD TRUSS

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

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER JAMES VAN ALBRECHT No. 29394 STRUCTURAL STATE OF CALIFORNIA

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
WOOD FRAMING DETAILS III

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

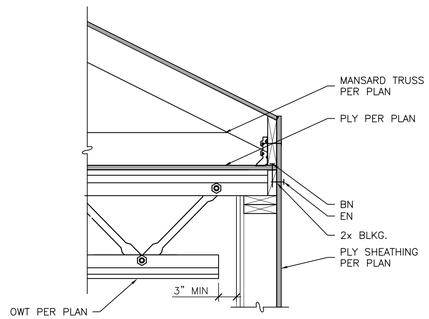
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/FTF20-523

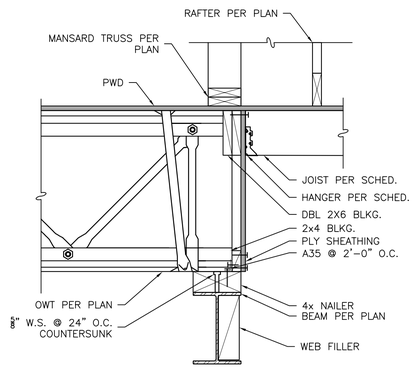
S-602

1



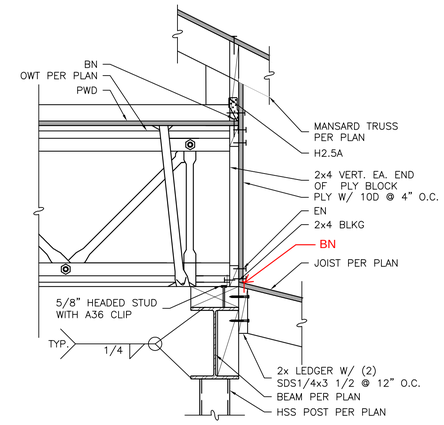
5 OW TRUSS OVER STUD WALL

SCALE: 1" = 1'-0"



4 OW TRUSS TO FLAT JOIST

SCALE: 1" = 1'-0"



2 OW TRUSS TO LOW ROOF

SCALE: 1" = 1'-0"

3 OW TRUSS TO FACE OF STUD WALL

SCALE: 1" = 1'-0"

1 OW TRUSS TO LOW ROOF

SCALE: 1" = 1'-0"

ARCHITECTURE
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SEAL

EXP: 06/30/2025
SIGNED: 09/03/2023

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

WOOD FRAMING DETAILS IV

OWNER

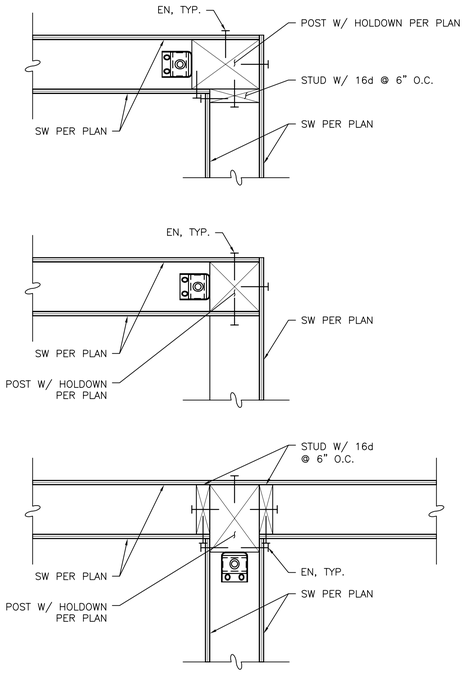
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TI20-523

S-603 1



15 INTERSECTING SHEAR WALLS

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

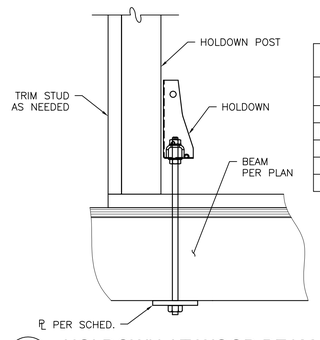
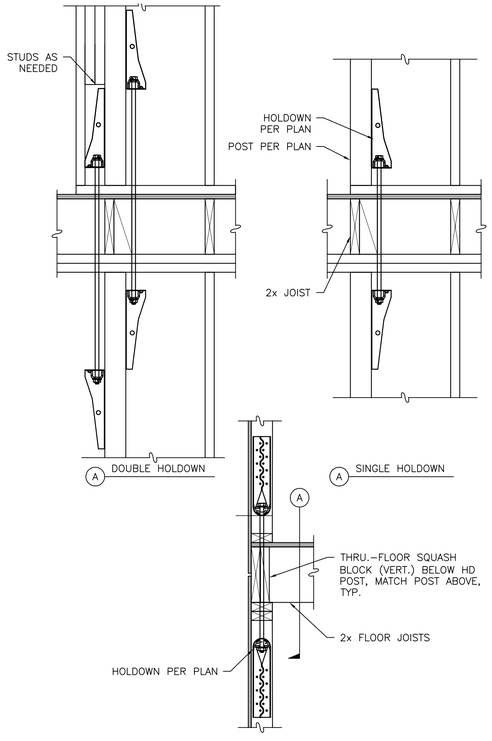


PLATE WASHER SCHEDULE	
SIMPSON MODEL No.	PLATE WASHER AT WOOD BM. (MIN.)
HDU2, 4, 5	½"x3"x4"
HDU8, HDQ8	½"x4"x4"
HDC1¾	½"x4"x6" or ½"x5"x5"
HDU11	NOT PERMITTED
HDU14	NOT PERMITTED

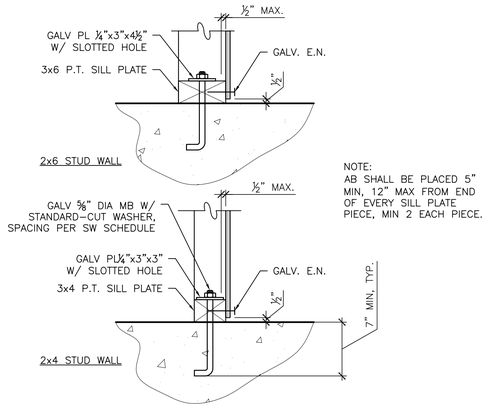
11 HOLDOWN AT WOOD BEAM

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



7 TYPICAL HOLDOWN BETWEEN FLOORS

SCALE: 1" = 1'-0"



NOTE:
AB SHALL BE PLACED 5" MIN, 12" MAX FROM END OF EVERY SILL PLATE PIECE, MIN 2 EACH PIECE.

4 TYPICAL ANCHOR BOLT PLATES

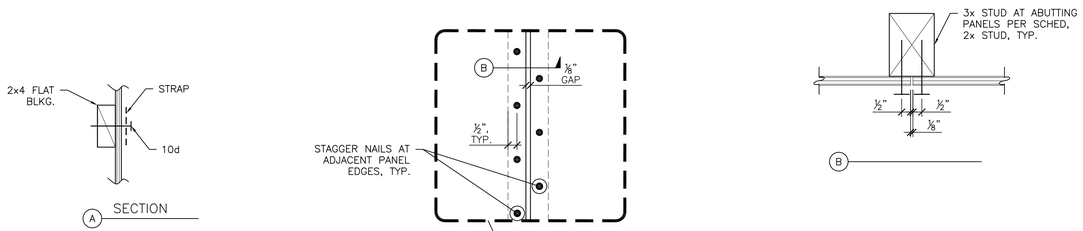
SCALE: N.T.S.

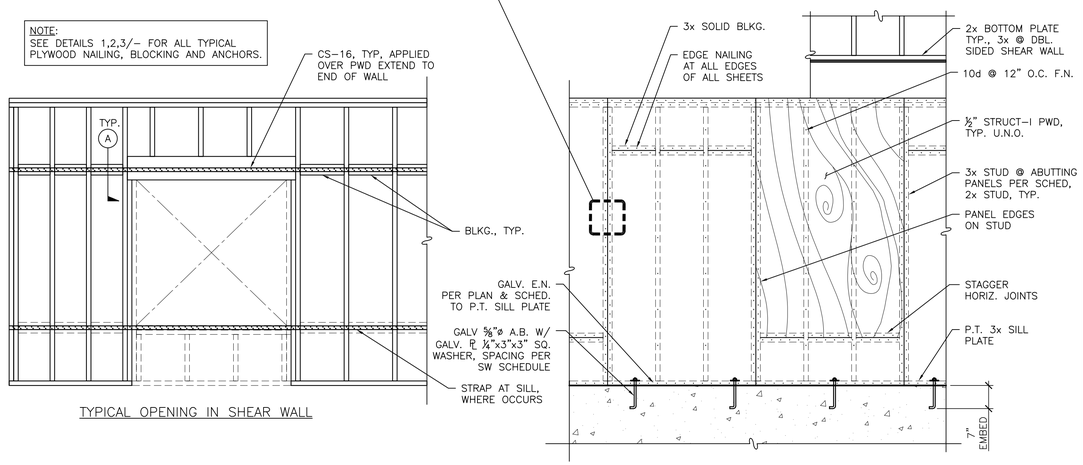
HOLDOWN SCHEDULE						
SIMPSON MODEL No.	ANCHOR BOLT DIA.	ANCHOR EMBED	DRILL & EPOXY EMBED	POST MIN.	PAB	GB ADDITIONAL STIRRUPS
HDU2	⅝"	8"	10"	4x4	5	N/A
HDU4,5	⅝"	8"	10"	4x4	5	#4 @ 10" O.C., W/IN 2'-0" HOLDOWN EA. SIDE
HDU8	⅞"	12"	13"	4x4	7	#4 @ 10" O.C., W/IN 3'-0" HOLDOWN EA. SIDE
HDQ8	⅞"	12"	13"	4x4	7	#4 @ 10" O.C., W/IN 4'-0" HOLDOWN EA. SIDE
HDU11	1"	14"	15"	6x6	8	#4 @ 10" O.C., W/IN 5'-0" HOLDOWN EA. SIDE
HDU14	1"	14"	15"	6x6	8	#4 @ 10" O.C., W/IN 6'-0" HOLDOWN EA. SIDE
HD19	1¼"	18"	18"	6x6	8	#4 @ 10" O.C., W/IN 8'-0" HOLDOWN EA. SIDE

NOTES:
1. ANCHOR BOLT MATERIAL SHALL BE ASTM A36 THREADED ROD OR ASTM A307 OR BETTER BOLTS, U.N.O.
2. CONCRETE ANCHOR EMBEDMENT IS INTO CONCRETE FOOTING, STRUCTURAL WALL OR STRUCTURAL SLAB (NOT INCLUDING CURB HEIGHT OR SLAB ON GRADE) U.N.O.
3. PROVIDE ALL REQUIRED FASTENERS TO POST OR STUDS PER SIMPSON CATALOG AND ICC-ESR-2330 REPORT.

2 HOLDOWN SCHEDULE

SCALE: N.T.S.

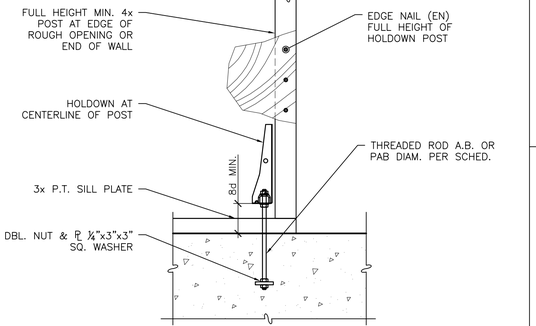




TYPICAL OPENING IN SHEAR WALL

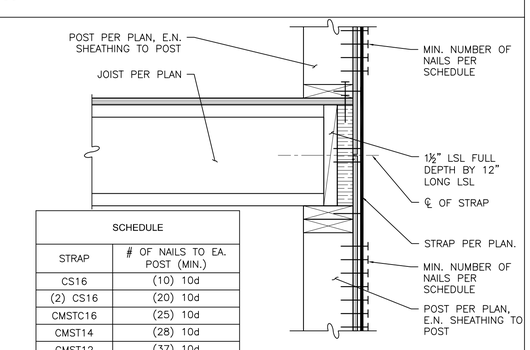
13 TYPICAL OPENING IN SHEAR WALL

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



6 TYPICAL HOLDOWN AT (N) CONCRETE

SCALE: 1" = 1'-0"



SCHEDULE	
STRAP	# OF NAILS TO EA. POST (MIN.)
CS16	(10) 10d
(2) CS16	(20) 10d
CMSTC16	(25) 10d
CMST14	(28) 10d
CMST12	(37) 10d

5 TYPICAL STRAP BETWEEN FLOORS

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

SHEAR WALL SCHEDULE					
TYPE	E.N.	A35 CLIP	SDS ¼"ø x 4½" SILL CONN.	⅝"ø SILL BOLTS	SPECIAL FRAMING
2#	2" O.C.	6" O.C.	4" O.C.	16" O.C.	PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES
3#	3" O.C.	8" O.C.	6" O.C.	24" O.C.	PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES
4#	4" O.C.	8" O.C.	8" O.C.	32" O.C.	PROVIDE 3x FRAMING AT ADJOINING PANEL EDGES
6#	6" O.C.	12" O.C.	12" O.C.	48" O.C.	
DBL2#	2" O.C.	N/A	2" O.C.	12" O.C.	SEE NOTES 6 & 7
DBL3#	3" O.C.	N/A	3" O.C.	12" O.C.	SEE NOTES 6 & 7
DBL4#	4" O.C.	5" O.C.	4" O.C.	16" O.C.	SEE NOTES 6 & 7

NOTES:
1. ALL PANELS SHALL BE 15/32" APA-PRS 5-PLY STRUC-I PLYWOOD.
2. NAILS SHALL BE 10d COMMON (3"x0.148").
3. BLOCK ALL UNSUPPORTED EDGES OF SHEATHING PANELS.
4. FIELD NAILING IS 10d @ 12" O.C., TYPICAL.
5. SILL BOLTS SHALL HAVE A ¼"x3"x3" GALVANIZED PLATE WASHER & SHALL BE EMBEDDED 7" MIN. INTO CONCRETE, NOT INCLUDING CURB HEIGHT.
6. AT DOUBLE-SIDED SHEAR WALLS PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
7. AT DOUBLE-SIDED SHEAR WALLS PROVIDE 3x FRAMING FOR ALL SILLS, BOTTOM PLATES, TOP PLATES, RIM JOISTS, STUDS, AND BLOCKING (INCL. THRU-FLOOR BLOCKING).

1 SHEAR WALL SCHEDULE

SCALE: N.T.S.

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10 McMURRAY ROAD
12 McMURRAY ROAD
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APN: 137-200-087

SHEET TITLE

WOOD SHEAR WALL DETAILS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
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DATE: AUGUST 18, 2023
PROJECT MANAGER: JVE
DRAWN BY: CB
JOB NUMBER: 20.815/TTP20-523

S-610

MECHANICAL NOTES	M1.00
MECHANICAL SCHEDULES	M1.10
MECHANICAL BUILDING A OFF. FLOOR PLAN	M2.01–A
MECHANICAL BUILDING A 1ST FLOOR PLAN	M2.10–A
MECHANICAL BUILDING A 2ND FLOOR PLAN	M2.20–A
MECHANICAL BUILDING A 3RD FLOOR PLAN	M2.30–A
MECHANICAL BUILDING B 1ST FLOOR PLAN	M2.10–B
MECHANICAL BUILDING B 2ND & 3RD FLR	M2.20–B
MECHANICAL BUILDING A ROOF PLAN	M4.10–A
MECHANICAL BUILDING B ROOF PLAN	M4.10–B
MECHANICAL DETAILS	M5.00
MECHANICAL DETAILS	M5.10
MECHANICAL DETAILS	M5.20
MECHANICAL ENLARGED FLOOR PLAN	M7.00
MECHANICAL ENLARGED FLOOR PLAN	M7.10

MECHANICAL SHEET INDEX

33

2019 California Building Code (CBC)
2019 California Mechanical Code (CMC)
2019 California Electrical Code (CEC)
2019 California Plumbing Code (CPC)
2019 California Building Energy Efficiency Standards (BEES)
2019 California Green Building Standards Code ?CalGreen?.
All applicable local Amendments

APPLICABLE CODES

33

1. FOR ANY DISCREPANCIES BETWEEN OR WITHIN DRAWINGS (I.E.: BETWEEN DIAGRAMS, I/O TABLES AND SEQUENCE OF OPERATIONS) THE MOST IMPORTANT STRINGENT CONDITIONS WILL APPLY..
2. ALL WORK TO BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING FIRE, BUILDING, MECHANICAL, PLUMBING, AND ELECTRICAL CODES.
3. MECHANICAL CONTRACTOR SHALL BE COGNIZANT OF THE BUILDING STRUCTURE AND CEILING SPACE. ALLOW FOR DIFFICULTIES IN INSTALLATION OF EQUIPMENT AND PRICING FOR ADDITIONAL OFFSETS OF DUCTS AND PIPES THAT ARE NOT SHOW NON DRAWING, BUT ARE REQUIRED TO PROVIDE A COMPLETE, FUNCTIONAL INSTALLATION.
4. VERIFY AT PROJECT SITE EXACT SIZE, LOCATION, INVERT ELEVATIONS, AND CLEARANCES OF ALL SERVICES BEING RELOCATED, EXTENDED, CONNECTED TO, OR REMOVED.
5. ALL DUCTWORK AND PIPING SHOWN ON PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION.
6. CERTAIN VERTICAL AND HORIZONTAL DIMENSIONS ARE SHOWN IN DUCTS TO INDICATE THEIR GENERAL POSITION IN RELATIONSHIP TO THE SYSTEMS WITHIN THE SPACE AVAILABLE FOR SYSTEM INSTALLATION. PROVIDE ADDITIONAL OFFSETS SIMILAR TO THOSE SHOWN AS REQUIRED, AND TO COORDINATE WITH INSTALLATION REQUIREMENTS OF OTHER SYSTEMS AT NO ADDITIONAL COST TO OWNER.
7. IN LIEU OF RECTANGULAR DUCT, CONTRACTOR HAS OPTION TO USE ROUND DUCTWORK WHERE SPACE IS PERMITTED. SIZING SHALL BE BASED ON EQUAL FRICTION AND SHALL NOT EXCEED DESIGN PRESSURE LOSS.
8. COORDINATE REGISTER, DIFFUSER AND GRILLE LOCATIONS WITH CEILING SUPPORT MEMBERS AND LIGHTING FIXTURES. FINISHED CEILING CONFIGURATION SHALL FORM A FULLY INTEGRATED INSTALLATION IN EACH FINISHED SPACE.
9. INSTALL ALL DUCTWORK CONCEALED IN FURRED WALL AND CEILING UNLESS OTHERWISE NOTED.
10. PROVIDE FLEXIBLE CONNECTIONS AT ALL VIBRATION ISOLATED EQUIPMENT AND AS INDICATED ON FLOW DIAGRAMS, DETAILS, AND AS OTHERWISE SPECIFIED.
11. FLEXIBLE DUCTS, FLEXIBLE CONNECTIONS AND DUCT SEALERS SHALL BE LOCAL CODE APPROVED FOR CLASS "A". FILTERS SHALL BE UL APPROVED.
12. FLEXIBLE INSULATED DUCT SHALL BE UL 181 CLASS 1 RATED, REINFORCED AND INSULATED WITH THERMAL CONDUCTANCE OF NOT MORE THAN 0.23, IN COMPLIANCE WITH CMC STANDARD 6–5, REQUIREMENTS OF NFPA 90A AND 90B, AND LOCAL CODE APPROVED. FOR NON–RESIDENTIAL OCCUPANCIES ALL DUCT SHALL BE RIDID METALIC CONSTRUCTION. FLEXIBLE DUCTS ARE LIMITED TO 5' LENGTHS FOR CONNECTIONS PER CMC 603.4.
13. OPENINGS OF ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST OR DEBRIS THAT MAY COLLECT IN THE SYSTEM PER THE CGBC 5.504.3.
14. FACTORY–MADE AIR DUCTS SHALL BE APPROVED FOR THE USE INTENDED, CONFORM TO THE REQUIREMENTS OF CMC STANDARD NO. 6–5 AND SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTING.
15. INSTALL ALL PIPING AND DUCTWORK TO AVOID ARCHITECTURAL FRAMING, STRUCTURAL MEMBERS, AND OTHER OBSTRUCTIONS. COORDINATE PIPING AND DUCTWORK LOCATION WITH ALL APPLICABLE CONTRACT DRAWINGS AND INSTALLATION WORK OF OTHER TRADES PRIOR TO PLACING SLEEVES IN FLOORS OR WALLS.
16. ALL UTILITIES REQUIRED FOR THE CONTINUOUS OPERATION OF ALL EXISTING FACILITIES MUST BE MAINTAINED IN SERVICE AT ALL TIMES EXCEPT AS REQUIRED FOR NEW SYSTEMS CONNECTION. COORDINATE SHUTDOWN WITH RESPONSIBLE FACILITY PERSONNEL.
17. ALL REMOVED ITEMS DEEMED TO HAVE VALUE BY THE OWNER SHALL BE DELIVERED TO A PLACE OF STORAGE AT THE SITE AS DIRECTED. ALL OTHER ITEMS MUST BE DISPOSED OF OFF–SITE IN A LEGAL MANNER.
18. WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO PUBLIC AND OCCUPANTS OF THE FACILITY.
19. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE, IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD ALL HAZARDS IN ACCORDANCE WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA AND OSHA.
20. SECURELY FASTEN ALL PIPING AND DUCTWORK WITHIN STRUCTURES TO THE BUILDING CONSTRUCTION BY MEANS OF HANGERS, SUPPORTS, GUIDE ANCHORS, AND SWAY BRACE SEISMIC RESTRAINTS TO MAINTAIN ALIGNMENT, TO PREVENT SAGGING, AND TO PREVENT NOISE AND EXCESSIVE STRAIN DUE TO MOVEMENT UNDER OPERATING CONDITIONS. COORDINATE ANCHORING POINTS TO ASSURE STRUCTURAL INTEGRITY DURING NORMAL OPERATION AND SEISMIC EVENTS.
21. PIPE SUPPORTS SHALL BE DESIGNED TO INCLUDE THE WEIGHT OF THE PIPE AND THE WEIGHT OF THE CONTENTS OF THE PIPE.
22. INSTALL WALL–MOUNTED ROOM THERMOSTATS 48" ABOVE FINISHED FLOOR UNLESS DIRECTED OTHERWISE. COORDINATE INSTALLATION LOCATION AND HEIGHT PRIOR TO THERMOSTAT ROUGH–IN.
23. COORDINATE THE LOCATION AND QUANTITY OF ALL ACCESS PANELS. PANELS ARE REQUIRED IN CEILINGS FOR ALL CONSTANT VOLUME BOXES, DAMPERS, VALVES, CONTROLS, AND OTHER ITEMS REQUIRING ROUTINE MAINTENANCE OR ADJUSTMENT, AND SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ARCHITECTURAL SPECIFICATIONS. WHERE ACCESS PANELS AND ARE NOT SHOWN FOR VOLUME DAMPER ACCESS, PROVIDE CEILING MOUNTED REMOTE OPERATED VOLUME DAMPER CONTROL.
24. HEATING VENTILATING, AND AIR–CONDITIONING SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH ON OF THE FOLLOWING METHODS:
    A. AABC NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE
    B. ACCA MANUAL B
    C. ASHRAE 111
    D. NEBB PROCEDURAL STANDARDS FOR TESTING ADJUSTING BALANCING OF ENVIROMENTAL SYSTEMS
    E. SMACNA HVAC SYSTEMS TESTING, ADJUSTIN, AND BALANCING (CMC 314.1)
25. DUCT PENETRATIONS THRU HORIZONTAL FIRE ASSEMBLIES MUST COMPLY WITH CBC 717.6.
26. NEW AIR SYSTEM MUST BE TEST AND BALANCED WITH APPROVED PROCEDURES, PER CGBSC 5.410.4.3. PROVIDE TEST REPORT TO INSPECTOR PRIOR TO FINAL INSPECTION, PER CGBSC 5.410.
27. REGULARLY OCCUPIED AREAS OF THE BUILDING ARE TO BE PROVIDED WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES MINIMUM MERV 13.

GENERAL NOTES

SCALE: NONE

34
M1.0

GRILLES AND REGISTERS

- CD–X / XXX CFM — RECTANGULAR SUPPLY AIR REGISTER (ARROW INDICATES DIRECTION OF THROWS)
- CR–X / XXX CFM — RECTANGULAR CEILING RETURN GRILL
- CE–X / XXX CFM — CEILING EXHAUST REGISTER
- WD–X / XXX CFM — SIDEWALL OR DUCT MOUNTED SUPPLY GRILLE
- WR–X / XXX CFM — SIDEWALL RETURN GRILLE

DUCTWORKS

- SMOKE FIRE DAMPER
- SFD ACCESS PANEL
- NEW DUCT
- 8ø — ROUND DUCT
- 12X8 — RECTANGULAR DUCT (FIRST FIGURE INDICATES PLAN SIZE)
- FLEXIBLE DUCT
- SUPPLY AIR DUCT UP
- SUPPLY AIR DUCT DOWN
- RETURN AIR DUCT UP
- RETURN AIR DUCT DOWN
- ROUND AIR DUCT UP
- ROUND AIR DUCT DOWN
- SUPPLY AIR DUCT UP THROUGH FLOOR
- SUPPLY AIR DUCT DN THROUGH FLOOR
- RETURN AIR DUCT UP THROUGH FLOOR
- RETURN AIR DUCT DOWN THROUGH FLOOR
- ROUND AIR DUCT UP THROUGH FLOOR
- ROUND AIR DUCT DOWN THROUGH FLOOR
- RADIUS ELBOW
- VANE ELBOW
- BRANCH TAKE–OFF (ROUND MAIN WITH 45° ROUND TAKE–OFF)
- BRANCH TAKE–OFF (ROUND MAIN WITH 90° ROUND TAKE–OFF)
- BRANCH TAKE–OFF (RECTANGULAR MAIN WITH ROUND TAKE–OFF)
- BRANCH TAKE–OFF (RECTANGULAR MAIN WITH RECTANGULAR TAKE–OFF
- DUCT SPLIT (ROUND MAIN WITH 180° ROUND BRANCHES)
- DUCT SPLIT (RECTANGULAR MAIN WITH 180° RECTANGULAR BRANCHES)
- DUCT SPLIT (RECTANGULAR MAIN WITH 90° RECTANGULAR SPLIT)
- REDUCER (RECTANGULAR TO RECTANGULAR)
- TRANSITION (RECTANGULAR TO ROUND)
- MANUAL VOLUME DAMPER

LEGEND

- ROOF VENTS, SEE ARCHITECTURAL ROOF PLAN.
- ROOF ACCESS HATCH & RETRACTING LADDER
- SKYLIGHT
- ROOF EXHAUST WITH ROOF JACK
- XXX / XXX — EQUIPMENT DESIGNATED XXX–SCHEDULED EQUIPMENT TYPE; XXX–INDIVIDUAL NUMBER

PIPING

- NEW PIPE
- G — NATURAL GAS PIPE
- R — REFRIGERANT LINES
- CD — CONDENSATE DRAIN PIPE
- PIPE UP OR RISE ELBOW TURNED UP
- PIPE DOWN OR DROP ELBOW, TURNED DOWN
- RISER OR DROP CONNECTION
- TOP CONNECTION
- BOTTOM CONNECTION
- SIDE CONNECTION
- BRANCH CONNECTION (TOP, BOTTOM OR SIDE AS REQUIRED BY CODE OR FIRE CONDITIONS)
- CAP
- UNION
- FLANGE
- SHUT–OFF VALVE

MISCELLANEOUS

- (T) — ZONE THERMOSTAT
- $ — MANUAL SWITCH

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
BDD	BACK DRAFT DAMPER
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB TEMPERATURE
DN	DOWN
(E)	EXISTING
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
(N)	NEW
PD	PRESSURE DROP
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
RPM	REVOLUTIONS PER MINUTE
SFD	SMOKE FIRE DAMPER
SP	STATIC PRESSURE
TBR	TO BE REMOVED
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UTR	UP TO ROOF
WB	WET BULB TEMPERATURE

ABBREVIATIONS AND SYMBOLS

SCALE: NONE

14
M1.0

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER — JAMES B. ALBRECHT — No. M26555 — EXP. 9–30–24 — MECHANICAL — STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE

MECHANICAL NOTES AND SCHEDULES

OWNER

PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

M1.00

PACKAGED HEAT PUMP (AC) EQUIPMENT SCHEDULE

EQUIP. MARK	MFG.	MODEL	AREA SERVED	INSTALL LOCATION	AIR FLOW (CFM)	SET OSA (CFM)	E.S.P. (IN. W.C.)	CLG. CAPACITY (BTUH) @ 95F DB OA, 80F DB/67F WB RET		HEAT CAPACITY		EER (MIN.)	SEER (MIN.)	IEER (MIN.)	ELECTRICAL DATA & CHARACTERISTICS							FILTERS		MAX. WT. (LBS)	REMARKS
								TOTAL	SENSIBLE	INPUT (BTUH)	OUTPUT (BTUH)				V/PH./FREQ.	MCA (AMPS)	MOCP (AMPS)	O.F.M. FLA	I.F.M. FLA	COMP. RLA	COMP. LRA	TYPE	QTY / SIZE #/ INxINxIN		
AC 1	TRANE	RT-WHJ180	COMMUNITY CENTER	ROOF	5,400	2,200	.1	180,000	–	162,000	–	11	–	14.2	208-230V/ 3ø/60 Hz	79	100	–	–	–	–	MERV 13	(4) 16X25X2	700	1 2 3 4 5 6 7 8
AC 2	TRANE	RT-WHJ060	LEARNING CENTER	ROOF	2,000	530	.1	60,000	–	60,000	–	12	14	–	208-230V/ 3ø/60 Hz	26.4	40	–	–	–	–	MERV 13	(4) 16X25X2	700	1 2 3 4 5 6 7 8

1 PROVIDE W/ VIBRATION ISOLATION ROOF CURB & MATCHING CURB ADAPTER. 2 PROVIDE W/ MODULATING DRY BULB ECONOMIZER & BAROMETRIC RELIEF. 3 PROVIDE W/ FACTORY MOUNTED ELECTRICAL NONFUSED DISCONNECT. 4 PROVIDE W/ FACTORY MOUNTED ELECTRICAL UNPOWERED CONVENIENCE OUTLET.

5 VERTICAL SUPPLY/RETURN 6 PROVIDE W/ CO2 SENSOR. 7 FACTORY WIRED SMOKE-DETECTOR UNIT SHUT-OFF ON RETURN DUCT. COORDINATE FIRE ALARM CONNECTION WITH FIRE ALARM SYSTEM PROVIDER. 8 PROVIDE ECONOMIZER WITH FAULT DETECTION

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	WEIGHT	CFM	S.P. W.G.	POWER	RPM	SONES	VOLTS	PHASE	Hz.	LOCATION (REF.)	REMARKS
EF-1	PANASONIC FV-0511VKS2	23 LBS	75	0.25	8.5 W	1112	0.5	120	1	60	ON PLANS	
EF-2	LAUREN COOK GC-542	28 LBS	350	0.25	119 W	900	6	120	1	60	ON PLANS	
EF-3	LAUREN COOK GC-542	28 LBS	350	0.25	119 W	900	6	120	1	60	ON PLANS	
EF-4	LAUREN COOK GC-148	28 LBS	100	0.25	37.2 W	1075	6	120	1	60	ON PLANS	
EF-5	LAUREN COOK GC-186	13 LBS	260	0.25	87 W	750	6	120	1	60	ON PLANS	
KF-1	BROAN EW4836SS	70 LBS	400	0.25	1.6 A	750	1.5-6.5	120	1	60	ON PLANS	

SUPPLY FAN SCHEDULE

MARK	MANUFACTURER	WEIGHT	CFM	S.P. W.G.	POWER	RPM	SONES	VOLTS	PHASE	Hz.	LOCATION (REF.)	REMARKS
SF-1	BROAN FIN-180B HW	11 LBS	130	0.25	6.5 W	1112	0.65	120	1	60	ON PLANS	1
SF-2	BROAN FIN-180B HW	11 LBS	130	0.4	25 W	1112	0.65	120	1	60	ON PLANS	1

1 PROVIDE UNIT W/ MERV 13 FILTER.

ENERGY RECOVERY VENTILATOR SCHEDULE

MARK	MANUFACTURER /MODEL #	QTY.	WEIGHT (LBS.)	CFM (OSA)	VOLTS	PHASE	HZ.	RPM	MCA (AMPS)	MOCP (AMPS)	REMARKS
ERV 1	PANASONIC FV-04VE1	1	29	30	120	1	60	1479	.2	15	–

MINI SPLIT HEAT PUMP/AIR CONDITIONING UNITS

MARK	MANUFACTURER / MODEL #	WEIGHT INDOOR/OUTDOOR	CFM	EXTERNAL S.P.	TOTAL COOLING BTUH @ 95F DB OA & 80F DB / 67F WB RETURN	SENSIBLE COOLING BTUH @ 95F DB OA & 80F DB / 67F WB RETURN	EER	SEER	TOTAL HEATING BTUH @ 47F	TOTAL HEATING BTUH @ 17F	VOLTS	PHASE	Hz.	MIN. CKT AMPS	MAX. CKT BRKR. AMPS	REMARKS
FC-1 HP-1	MITSUBISHI/ PEADA012AAA7 TRUYA0121KA70NA	58 LBS / 81 LBS	L-282 M-318 H-353	0.60" WC MAXIMUM	12,000	10,000	13.1	21.1	15,000	–	230/ 208	1	60	11.0	28	1 2 3 4 5
FC-2 HP-2	MITSUBISHI/ PEADA018AAA7 TRUYA0181KA70NA	58 LBS / 81 LBS	L-282 M-318 H-353	0.60" WC MAXIMUM	18,000	17,100	10.8	19.9	21,000	–	230/ 208	1	60	11.0	28	1 2 3 4 5
FC-3 HP-3	MITSUBISHI/ NTXSPH06B112 NTXWPH06B112AA	58 LBS / 81 LBS	L-282 M-318 H-353	0.60" WC MAXIMUM	9,000	6,000	19.0	32.2	14,000	12.840	230/ 208	1	60	10	15	1 2 3 4 5
FC-4 HP-4	MITSUBISHI/ NTXSPH06B112 NTXWPH06B112AA	58 LBS / 81 LBS	L-282 M-318 H-353	0.60" WC MAXIMUM	9,000	6,000	19.0	32.2	14,000	12.840	230/ 208	1	60	10	15	1 2 3 4 5

1 PROVIDE UNIT W/ WALL MOUNT BRACKET 2 PROVIDE UNIT W/ FACTORY PLEATED FILTER & HINGED FILTER ACCESS DOOR 3 PROVIDE MIN. MERV 13 FILTER, PER CEnC 4 INSTALL TO MEET FACTORY RECOMENDED CLEARANCES

5 INDOOR UNIT POWERED FROM HEAT PUMP CONDENSER.

KITCHEN RANGE FAN SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	WEIGHT	CFM	S.P. W.G.	POWER	RPM	SONES	VOLTS	PHASE	Hz.	REMARKS
KF 1	AIR KING	ES36 ADA	–	250	0.25	41.3 W	–	1.5-4.0	120	1	60	ADA WALL CONTROL
KF 2	AIR KING	ES36 ADA	–	250	0.25	41.3 W	–	1.5-4.0	120	1	60	ADA WALL CONTROL

SMOKE FIRE DAMPER SCHEDULE

ITEM	MAKE/MODEL	DIMENSIONS	QUANTITY	MATERIAL	REMARKS
SFD 1	NAILOR/1220(SS)	12" X 12"	SEE PLANS	GALV. STEEL	MULTI-BLADE, CLASS II, 1 1/2 HOUR RATED 212°F COMBINATION SMOKE / FIRE DAMPER
SFD 2	NAILOR/1221G	8" X 12"	SEE PLANS	GALV. STEEL	MULTI-BLADE, CLASS II, 1 1/2 HOUR RATED 212°F COMBINATION SMOKE FIRE DAMPER GRILLE
SFD 3	NAILOR/1220(SS)	6" X 12"	SEE PLANS	GALV. STEEL	MULTI-BLADE, CLASS II, 1 1/2 HOUR RATED 212°F COMBINATION SMOKE / FIRE DAMPER

GRAVITY VENTILATOR SCHEDULE

MARK	LOCATION	MANUFACTURER (OR EQUIVALENT)	MODEL #	WEIGHT	QTY.	THROAT SIZE	REMARKS
GV 1	BUILDING "A"	LOREN COOK	36x36TRE	70 LBS	1	20" X 20"	PROVIDE W/ ROOF CURB, BACKDRAFT DAMPER AND 2" FILTER RACK W/ MERV 13 DISPOSABLE DAMPER
GV 2	BUILDING "B"	LOREN COOK	36x36TRE	70 LBS	1	20" X 20"	

SCHEDULES

SCALE: NONE

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SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
MECHANICAL SCHEDULES

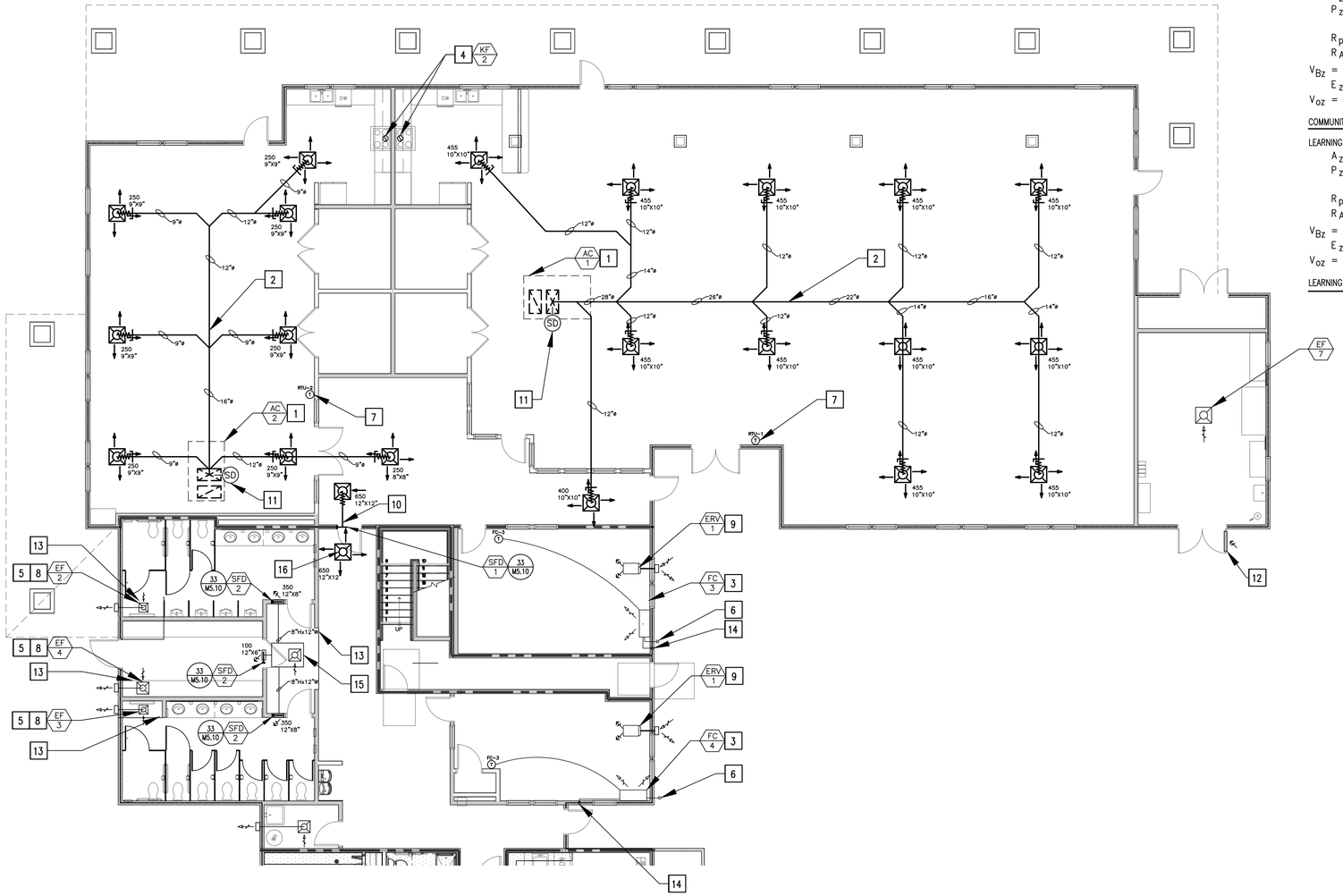
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

M1.10



FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

1.) FIRE BARRIER WALLS, FIRE SEPARATION WALLS AND FIRE RATED CONSTUCTION ARE SHOWN ON THIS PLAN. SEE ARCHITECTURAL PLAN LEGEND FOR TYPES OF CONSTRUCTION. ALL THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES MUST BE PROTECTED WITH AN APPROVED UL LISTED FIRE RATED PENETRATION SYSTEM. SEE DETAILS, SHEET P5.02. SUBMIT ALL ALTERNATE FIRE PROFING DETAILS FOR APPROVAL.

SHEET NOTE

1. ACTIVATION OF DUCT SMOKE DETECTORS SHALL INITIATE A VISIBLE AN AUDIBLE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION IN ACCORDANCE WITH CBC SECTION 907.2.13.1.2.

2. EXHAUST FANS DUCT TERMINATIONS WILL BE MINIMUM OF 3 FEET FROM ANY OPENABLE PORTION OF THE BUILDING AND 10 FEET FROM ANY AIR INTAKE PER CMC 502.2.1.

VENTILATION AIR SUPPLY CALCULATIONS

$V_{Bz} = R_p P_z + R_A A_z$

$V_{oz} = V_{bz} / E_z$ z

COMMUNITY CENTER (MEDIA CENTER PER CMC TABLE 402.1)
- A_z = 4230 Sq. ft.
- P_z = 25 person/1000 ft^2 X 4230 FT^2 = 106 persons (Table 402.1)
- R_p = 10 CFM/ Person (Table 402.1)
- R_A = 0.12 CFM/ Sq. ft. (Table 402.1)
- V_{Bz} = 106 x 10 + .12 x 4230 = 1568 CFM
- E_z = 1 (Table 403.2.2)
- V_{oz} = 1568 / 1 = 1568 CFM

COMMUNITY CENTER V_{oz} = 1568 CFM

LEARNING CENTER (MEDIA CENTER PER CMC TABLE 402.1)
- A_z = 1345 Sq. ft.
- P_z = 25 person/1000 ft^2 X 1345 FT^2 = 34 persons (Table 402.1)
- R_p = 10 CFM/ Person (Table 402.1)
- R_A = 0.12 CFM/ Sq. ft. (Table 402.1)
- V_{Bz} = 34 x 10 + .12 x 1345 = 529 CFM
- E_z = 1 (Table 403.2.2)
- V_{oz} = 529 / 1 = 1568 CFM

LEARNING CENTER V_{oz} = 529 CFM

OFFICE
- A_z = 334 Sq. ft.
- P_z = 5person/1000 ft^2 = 5/1000 ft^2 X 334 FT^2 = 2 persons (Table 402.1)
- R_p = 5 CFM/ Person (Table 402.1)
- R_A = 0.06 CFM/ Sq. ft. (Table 402.1)
- V_{Bz} = 2 x 5 + .06 x 334 = 30 CFM
- E_z = 1 (Table 403.2.2)
- V_{oz} = 30 / 1 = 30 CFM

OFFICE V_{bz} = 30 CFM

1. ROOF TOP PACKAGE UNIT. INSTALL PER DETAIL 11/M5.10
2. ABOVE CEILING DUCT. HANG PER DETAIL 51/M5.00
3. WALL MOUNTED FAN COIL UNIT. INSTALL PER DETAIL 14/M5.10.
4. KITCHEN HOOD EXHAUST DUCT TO TERMINATE ON ROOF. MAINTAIN 10' FROM ANY AIR INTAKE INTO THE BUILDING.
5. CONNECT EXHAUST TO LIGHTING CONTROL TO OPERATE WHEN SPACE IS OCCUPIED.
6. 1-1/4" CONDENSATE LINE TERMINATE IN PLANTER BOX OUTSIDE, MAINTAIN 1/4" DROP PER 1'. COORDINATE WITH PLUMBING FOR MATERIAL METHODS AND CONSTRUCTION.
7. T-STAT TO OPERATE ON OCCUPANCY SENSOR.
8. EXHAUST FAN TO INTERLOCK WITH OCCUPANCY SENSOR. PROGRAM WITH 15 MIN SETBACK.
9. ENERGY RECOVERY VENTILATOR TO PROVIDE BALANCED VENTILATION TO SPACE. INSTALL PER MANUFACTURERS INSTRUCTION.
10. TRANSFER DUCT FOR VENTILATION AIR. PROVIDE COMBINATION SMOKE/FIRE DAMPER AT FIRE RATED ASSEMBLY.
11. DUCT MOUNTED SMOKE DETECTOR, CONNECT TO AIR HANDLER FOR UNIT SHUT DOWN, CONNECT TO FIRE ALARM PANEL FOR SUPERVISORY SIGNAL. SEE DETAIL 41/M5.10
12. PROVIDE DOOR WITH LOUVER FOR TRANSFER AIR.
13. NON-FIRE RATED GYPSUM SOFFIT BENEATH FIRE RATED FLOOR-CEILING ASSEMBLY AS REQUIRED TO CONCEAL EXHAUST FAN. COORDINATE WITH GENERAL CONTRACTOR.
14. REFRIGERANT LINE SET IN WALL UP TO HEAT PUMP ON ROOF.
15. 8"H x 48"W x 36"l TRANSFER AIR PLENUM.
16. DUCT CONTINUATION ON SECOND FLOOR. SEE SHEET M2.02-A.

FIRST FLOOR OFFICE/COMMUNITY CETNER MECHANICAL PLAN

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

24

KEYNOTES

14

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SEAL

REGISTERED PROFESSIONAL ENGINEER — JAMES B. ALBRECHT — No. M26555 — EXP. 9-30-24 — MECHANICAL — STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
FIRST FLOOR PLAN BUILDING A OFFICE

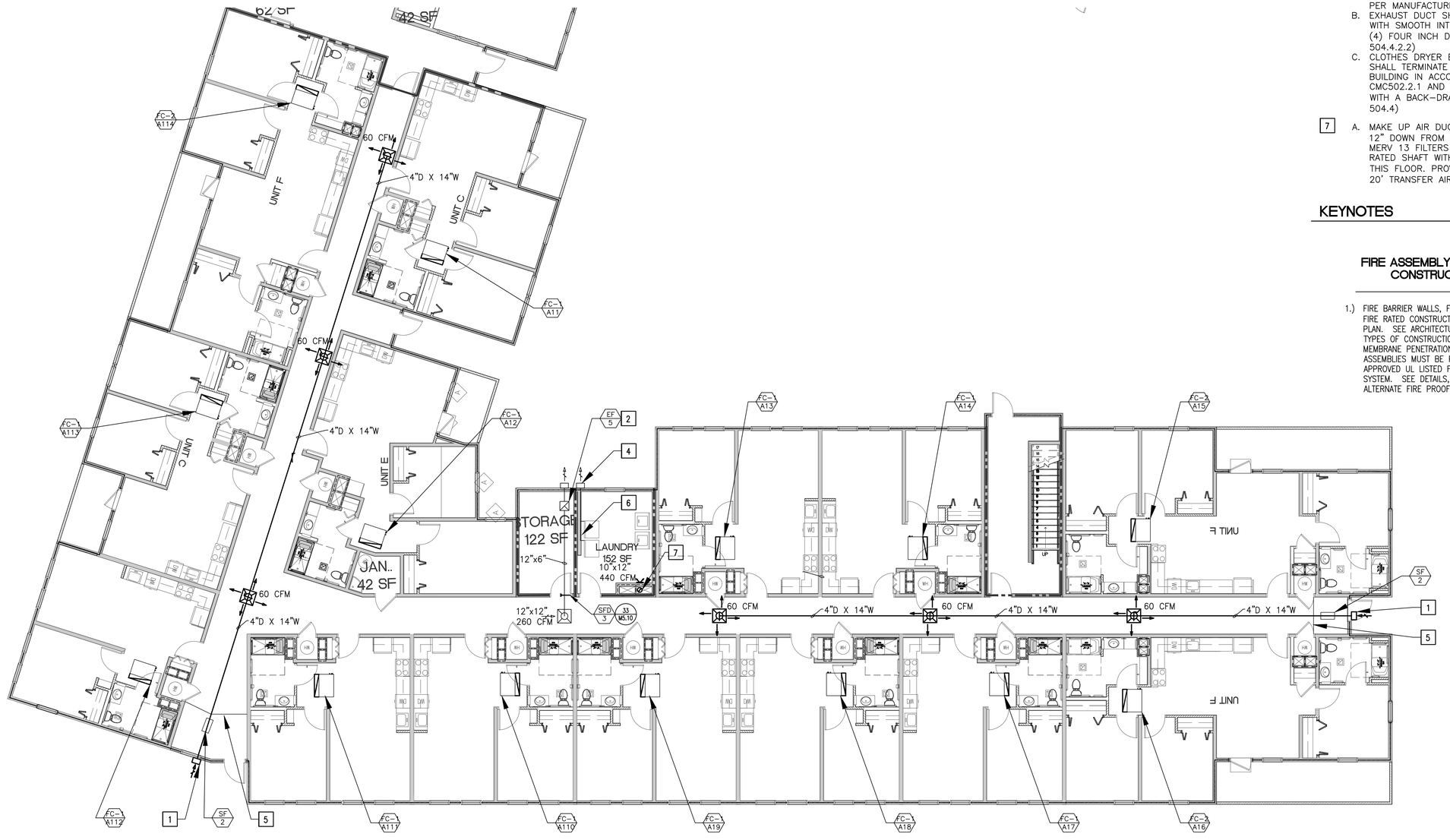
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

M2.01-A



1 SUPPLY FAN INLET.

2 INLINE EXHAUST FAN. INSTALLED EXPOSED, BENEATH CEILING.

3 DUCT ABOVE SUSPENDED DROP-CEILING. SEE ARCHITECTURAL FOR INSTALLATION.

4 DRYER EXHAUST OUTLET WITH BIRD SCREEN, TYPICAL OF 2.

5 NON-FIRE RATED SOFFIT BENEATH FIRE RATED FLOOR-CEILING ASSEMBLY AS REQUIRED TO CONCEAL SUPPLY FAN/DUCT. COORDINATE WITH GENERAL CONTRACTOR.

6
A. EXHAUST DUCT FOR CLOTHES DRYERS SHALL NOT EXCEED A COMBINED HORIZONTAL AND VERTICAL LENGTH PER MANUFACTURER
B. EXHAUST DUCT SHALL BE RIGID METAL WITH SMOOTH INTERIOR AND MINIMUM (4) FOUR INCH DIAMETER.(CMC 504.4.2.2)
C. CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH CMC502.2.1 AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. (CMC 504.4)

7 A. MAKE UP AIR DUCT, MINIMUM 10" X 12" DOWN FROM GRAVITY INLET WITH MERV 13 FILTERS AT ROOF, IN FIRE RATED SHAFT WITH OPENING ONLY AT THIS FLOOR. PROVIDE MINIMUM 20' X 20' TRANSFER AIR GRILL AT WALL.

KEYNOTES

12

FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

1.) FIRE BARRIER WALLS, FIRE SEPARATION WALLS AND FIRE RATED CONSTRUCTION ARE SHOWN ON THIS PLAN. SEE ARCHITECTURAL PLAN LEGEND FOR TYPES OF CONSTRUCTION. ALL THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES MUST BE PROTECTED WITH AN APPROVED UL LISTED FIRE RATED PENETRATION SYSTEM. SEE DETAILS, SHEET M5.20. SUBMIT ALL ALTERNATE FIRE PROOFING DETAILS FOR APPROVAL.

FIRST FLOOR MECHANICAL PLAN

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

14

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REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

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BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
FIRST FLOOR PLAN BUILDING A

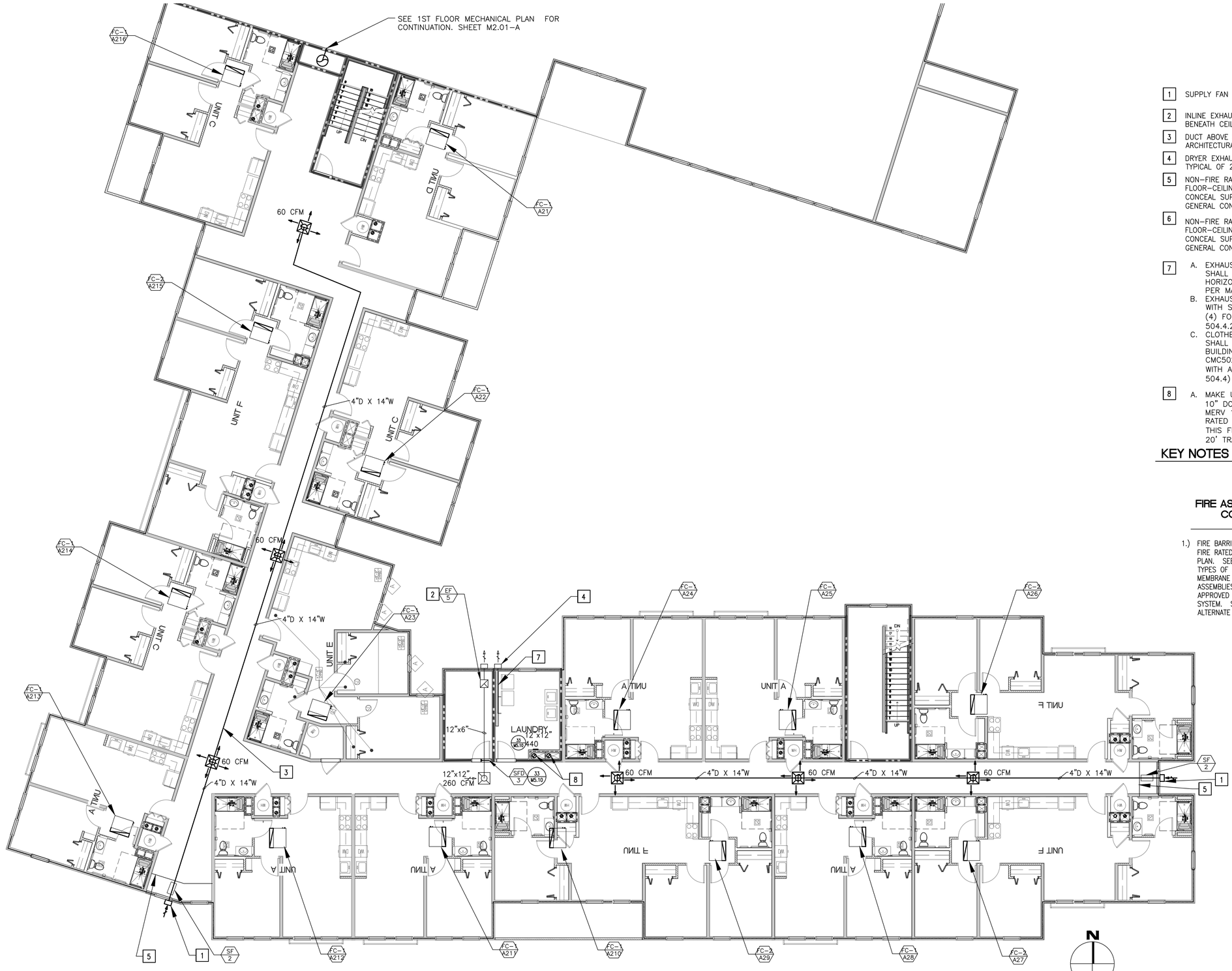
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

M2.10-A



SECOND FLOOR MECHANICAL PLAN

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

24

1 SUPPLY FAN INLET.

2 INLINE EXHAUST FAN. INSTALLED EXPOSED, BENEATH CEILING.

3 DUCT ABOVE SUSPENDED DROP-CEILING. SEE ARCHITECTURAL FOR INSTALLATION.

4 DRYER EXHAUST OUTLET WITH BIRD SCREEN. TYPICAL OF 2.

5 NON-FIRE RATED SOFFIT BENEATH FIRE RATED FLOOR-CEILING ASSEMBLY AS REQUIRED TO CONCEAL SUPPLY FAN/DUCT. COORDINATE WITH GENERAL CONTRACTOR.

6 NON-FIRE RATED SOFFIT BENEATH FIRE RATED FLOOR-CEILING ASSEMBLY AS REQUIRED TO CONCEAL SUPPLY FAN/DUCT. COORDINATE WITH GENERAL CONTRACTOR.

7
A. EXHAUST DUCT FOR CLOTHES DRYERS SHALL NOT EXCEED A COMBINED HORIZONTAL AND VERTICAL LENGTH PER MANUFACTURER
B. EXHAUST DUCT SHALL BE RIGID METAL WITH SMOOTH INTERIOR AND MINIMUM (4) FOUR INCH DIAMETER.(CMC 504.4.2.2)
C. CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH CMC502.2.1 AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. (CMC 504.4)

8 A. MAKE UP AIR DUCT, MINIMUM 12" X 10" DOWN FROM GRAVITY INLET WITH MERV 13 FILTERS AT ROOF, IN FIRE RATED SHAFT WITH OPENING ONLY AT THIS FLOOR. PROVIDE MINIMUM 20' X 20' TRANSFER AIR GRILL AT WALL.

KEY NOTES

12

FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

1.) FIRE BARRIER WALLS, FIRE SEPARATION WALLS AND FIRE RATED CONSTRUCTION ARE SHOWN ON THIS PLAN. SEE ARCHITECTURAL PLAN LEGEND FOR TYPES OF CONSTRUCTION. ALL THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES MUST BE PROTECTED WITH AN APPROVED UL LISTED FIRE RATED PENETRATION SYSTEM. SEE DETAILS, SHEET M5.20. SUBMIT ALL ALTERNATE FIRE PROOFING DETAILS FOR APPROVAL.

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BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

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MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL SECOND FLOOR PLAN BUILDING A

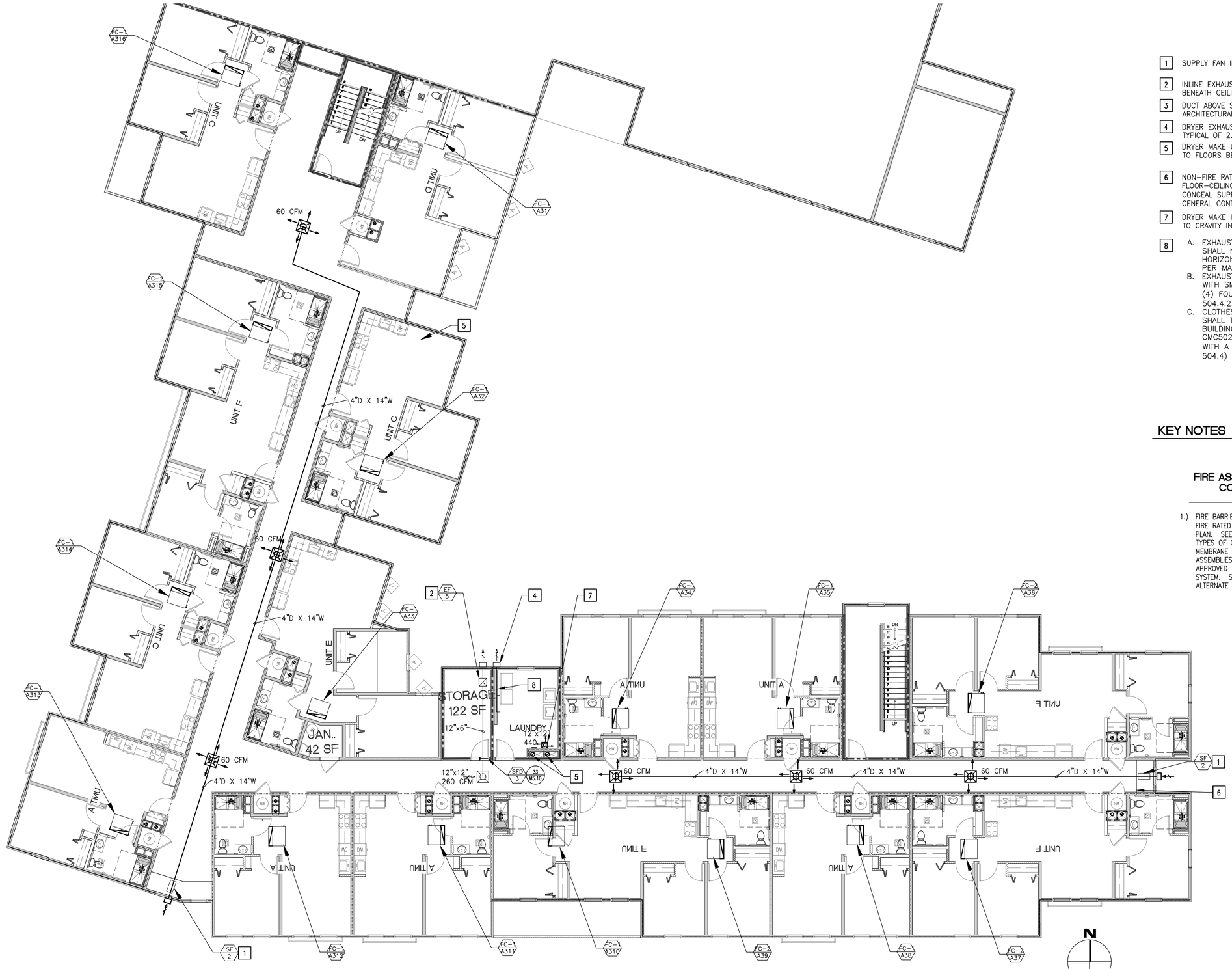
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

M2.20-A



OVERALL THIRD FLOOR MECHANICAL PLAN

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

24

1 SUPPLY FAN INLET.

2 INLINE EXHAUST FAN. INSTALLED EXPOSED, BENEATH CEILING.

3 DUCT ABOVE SUSPENDED DROP-CEILING. SEE ARCHITECTURAL FOR INSTALLATION.

4 DRYER EXHAUST OUTLET WITH BIRD SCREEN. TYPICAL OF 2.

5 DRYER MAKE UP AIR DUCTS IN RATED SHAFTS TO FLOORS BELOW.

6 NON-FIRE RATED SOFFIT BENEATH FIRE RATED FLOOR-CEILING ASSEMBLY AS REQUIRED TO CONCEAL SUPPLY FAN/DUCT. COORDINATE WITH GENERAL CONTRACTOR.

7 DRYER MAKE UP AIR GRILLE. DUCT DIRECTLY UP TO GRAVITY INLET ON ROOF.

8
A. EXHAUST DUCT FOR CLOTHES DRYERS SHALL NOT EXCEED A COMBINED HORIZONTAL AND VERTICAL LENGTH PER MANUFACTURER
B. EXHAUST DUCT SHALL BE RIGID METAL WITH SMOOTH INTERIOR AND MINIMUM (4) FOUR INCH DIAMETER.(CMC 504.4.2.2)
C. CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH CMC502.2.1 AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. (CMC 504.4)

KEY NOTES

12

FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

1.) FIRE BARRIER WALLS, FIRE SEPARATION WALLS AND FIRE RATED CONSTRUCTION ARE SHOWN ON THIS PLAN. SEE ARCHITECTURAL PLAN LEGEND FOR TYPES OF CONSTRUCTION. ALL THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES MUST BE PROTECTED WITH AN APPROVED UL LISTED FIRE RATED PENETRATION SYSTEM. SEE DETAILS, SHEET M5.20. SUBMIT ALL ALTERNATE FIRE PROOFING DETAILS FOR APPROVAL.

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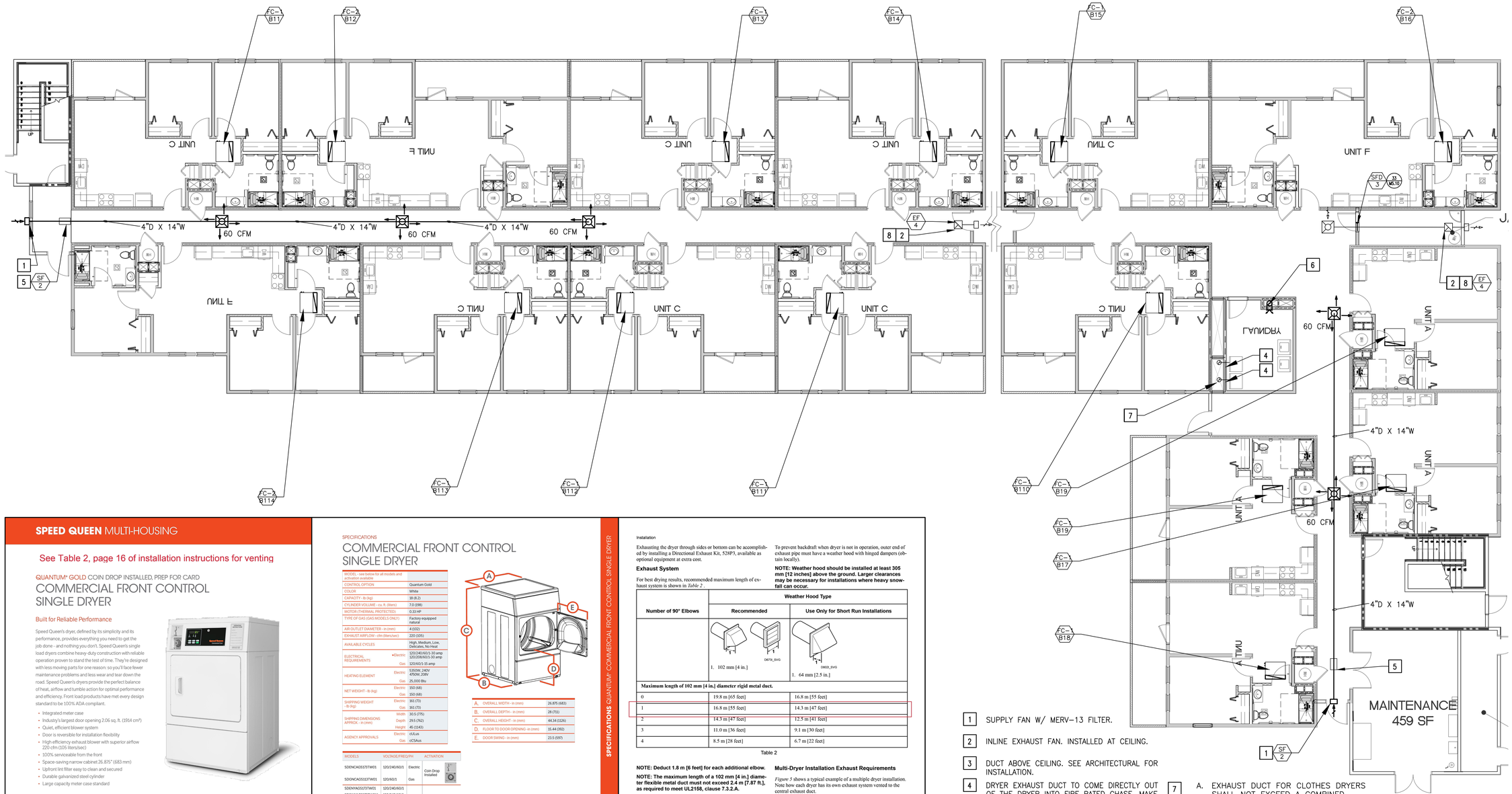

1 SUPPLY FAN W/ MERV-13 FILTER.

2 INLINE EXHAUST FAN. INSTALLED AT CEILING.

3 DUCT ABOVE CEILING. SEE ARCHITECTURAL FOR INSTALLATION.

4 DRYER EXHAUST DUCT TO COME DIRECTLY OUT OF THE DRYER INTO FIRE RATED CHASE. MAKE A SINGLE 90 DEGREE ELBOW TURN AND DUCT DIRECTLY UP TO ROOF. SEE 22/M2.00-B FOR DRYER DUCTING CAPABILITY.

5 NON-FIRE RATED SOFFIT BENEATH FIRE RATED FLOOR-CEILING ASSEMBLY AS REQUIRED TO CONCEAL SUPPLY FAN/DUCT. COORDINATE WITH GENERAL CONTRACTOR.

6 MAKE UP AIR DUCT, MINIMUM 10" X 12" DOWN FROM GRAVITY INLET WITH MERV 13 FILTERS AT ROOF, IN FIRE RATED SHAFT WITH OPENING ONLY AT THIS FLOOR. PROVIDE MINIMUM 12" X 10" TRANSFER AIR GRILL AT WALL.

7 A. EXHAUST DUCT FOR CLOTHES DRYERS SHALL NOT EXCEED A COMBINED HORIZONTAL AND VERTICAL LENGTH PER MANUFACTURER
B. EXHAUST DUCT SHALL BE RIGID METAL WITH SMOOTH INTERIOR AND MINIMUM (4) FOUR INCH DIAMETER.(CMC 504.4.2.2)
C. CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH CMC502.2.1 AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. (CMC 504.4)

5 NON-FIRE RATED SOFFIT BENEATH FIRE RATED FLOOR-CEILING ASSEMBLY AS REQUIRED TO CONCEAL EXHAUST FAN/DUCT. COORDINATE WITH GENERAL CONTRACTOR.

KEYNOTES

NOTE: APPLIES TO DRYER UNITS ON ALL FLOOR IN A & B BUILDINGS

DRYER SPECIFICATIONS AND EXHAUST DUCTING CAPABILITIES

SPEED QUEEN MULTI-HOUSING

See Table 2, page 16 of installation instructions for venting

QUANTUM® GOLD COIN DROP INSTALLED, PREP FOR CARD

COMMERCIAL FRONT CONTROL SINGLE DRYER

Built for Reliable Performance

Speed Queen's dryer, defined by its simplicity and its performance, provides everything you need to get the job done - and nothing you don't. Speed Queen's single load dryers combine heavy-duty construction with reliable operation proven to stand the test of time. They're designed with less moving parts for one reason: so you'll face fewer maintenance problems and less wear and tear down the road. Speed Queen's dryers provide the perfect balance of heat, airflow and tumble action for optimal performance and efficiency. Front load products have met every design standard to be 100% ADA compliant.

- Integrated meter case
- Industry's largest door opening 2.06 sq. ft. (1914 cm²)
- Quiet, efficient blower system
- Door is reversible for installation flexibility
- High efficiency exhaust blower with superior airflow 220 cfm (105 liters/sec)
- 100% serviceable from the front
- Space-saving narrow cabinet 26.875" (683 mm)
- Upfront lint filter easy to clean and secured
- Durable galvanized steel cylinder
- Large capacity meter case standard

The cutting edge Quantum control system from Speed Queen gives you the freedom to manage laundry your way with the power to achieve unmatched levels of revenue. Quantum Gold provides users with additional cycle choices while offering new options to help lower operating costs and incorporates tools and options to increase revenue.

Speed Queen.

SPECIFICATIONS

COMMERCIAL FRONT CONTROL SINGLE DRYER

MODEL - see below for all models and activation available		
CONTROL OPTION		Quantum Gold
COLOR		White
CAPACITY - lb (kg)		18 (8.2)
CYLINDER VOLUME - cu. ft. (liters)		7.0 (198)
MOTOR (THERMAL PROTECTED)		0.33 HP
TYPE OF GAS (GAS MODELS ONLY)		Factory equipped natural
AIR OUTLET DIAMETER - in (mm)		4 (102)
EXHAUST AIRFLOW - cfm (liters/sec)		220 (105)
AVAILABLE CYCLES		High, Medium, Low, Delicates, No Heat
ELECTRICAL REQUIREMENTS	•Electric	120/240/60/1-30 amp 120/208/60/1-30 amp
	Gas	120/60/1-15 amp
HEATING ELEMENT	Electric	5350W, 240V 4750W, 208V
	Gas	25,000 Btu
NET WEIGHT - lb (kg)	Electric	150 (68)
	Gas	150 (68)
SHIPPING WEIGHT - lb (kg)	Electric	161 (73)
	Gas	161 (73)
SHIPPING DIMENSIONS APPROX. - in (mm)	Width	30.5 (775)
	Depth	29.5 (762)
	Height	45 (1143)
AGENCY APPROVALS	Electric	cULus
	Gas	cCSAus

MODELS	VOLTAGE/FREQ/PH		ACTIVATION
SDENCAGS173TW01	120/240/60/1	Electric	Coin Drop Installed
SDGNCAGS113TW01	120/60/1	Gas	
SDENYAGS173TW01	120/240/60/1	Electric	Prep for Card
SDEWYAGS173TW01*	120/240/60/1		
SDENYAGS153TW01	120/208/60/1		
SDEWYAGS153TW01*	120/208/60/1		
SDGNYAGS113TW01	120/60/1	Gas	
SDGWYAGS113TW01*	120/60/1		

* Wireless Network Board Factory Installed

A.	OVERALL WIDTH - in (mm)	26.875 (683)
B.	OVERALL DEPTH - in (mm)	28 (711)
C.	OVERALL HEIGHT - in (mm)	44.34 (1126)
D.	FLOOR TO DOOR OPENING -in (mm)	15.44 (392)
E.	DOOR SWING - in (mm)	23.5 (597)

•Electric dryers come equipped for 240/60/1 operation. They can be field converted to operate on 208/60/1 with optional 63308 conversion kit. Gas dryers can be field converted for operation on LP gas with optional 49811 conversion kit.

For the most accurate information, the installation guide should be used for all design and construction purposes. Due to continuous product improvements, design and specifications subject to change without notice. The quality management system of Alliance Laundry Systems' Ripon facility has been registered to ISO 9001:2008.

Speed Queen.
by Alliance Laundry Systems

speedqueencommercial.com/multihousing

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SPECIFICATIONS QUANTUM® COMMERCIAL FRONT CONTROL SINGLE DRYER

Installation

Exhausting the dryer through sides or bottom can be accomplished by installing a Directional Exhaust Kit, 529P3, available as optional equipment at extra cost.

Exhaust System

For best drying results, recommended maximum length of exhaust system is shown in *Table 2* .

To prevent backdraft when dryer is not in operation, outer end of exhaust pipe must have a weather hood with hinged dampers (obtain locally).

NOTE: Weather hood should be installed at least 305 mm [12 inches] above the ground. Larger clearances may be necessary for installations where heavy snowfall can occur.

Number of 90° Elbows	Weather Hood Type	
	Recommended	Use Only for Short Run Installations
	1. 102 mm [4 in.] (0679_SVG)	1. 64 mm [2.5 in.] (0800_SVG)
Maximum length of 102 mm [4 in.] diameter rigid metal duct.		
0	19.8 m [65 feet]	16.8 m [55 feet]
1	16.8 m [55 feet]	14.3 m [47 feet]
2	14.3 m [47 feet]	12.5 m [41 feet]
3	11.0 m [36 feet]	9.1 m [30 feet]
4	8.5 m [28 feet]	6.7 m [22 feet]

Table 2

NOTE: Deduct 1.8 m [6 feet] for each additional elbow.

NOTE: The maximum length of a 102 mm [4 in.] diameter flexible metal duct must not exceed 2.4 m [7.87 ft.], as required to meet UL2158, clause 7.3.2.A.

Multi-Dryer Installation Exhaust Requirements

Figure 5 shows a typical example of a multiple dryer installation. Note how each dryer has its own exhaust system vented to the central exhaust duct.

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Part No. D514692ENR6

OVERALL FIRST FLOOR MECHANICAL PLAN
BUILDING B

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

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PROJECT

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10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

OVERALL FLOOR PLAN BUILDING B

OWNER

PEOPLE'S SELF-HELP HOUSING
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SAN LUIS OBISPO, CA 93401

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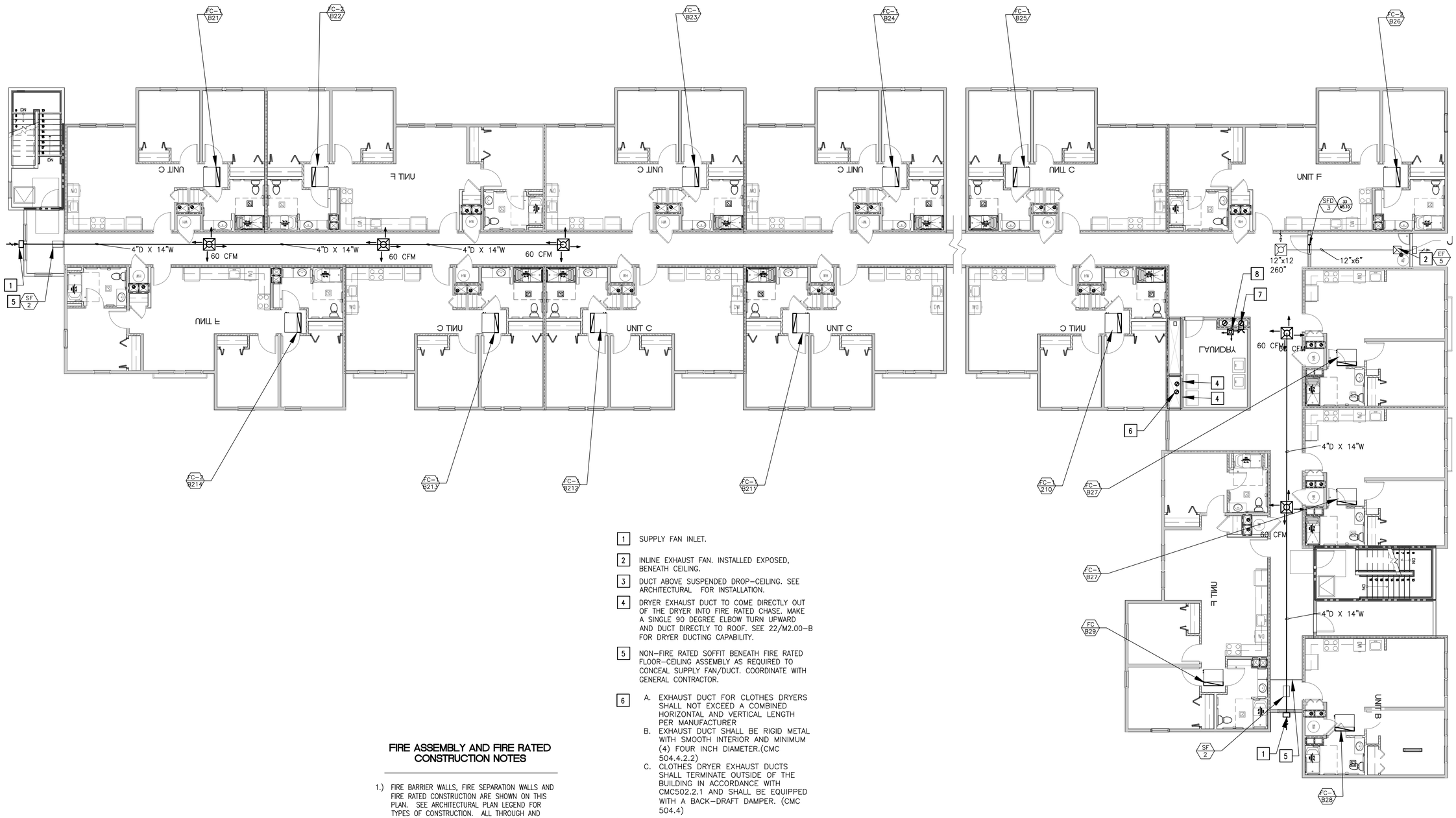
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

M2.10-B



FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

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KEYNOTES

1 SUPPLY FAN INLET.

2 INLINE EXHAUST FAN. INSTALLED EXPOSED, BENEATH CEILING.

3 DUCT ABOVE SUSPENDED DROP-CEILING. SEE ARCHITECTURAL FOR INSTALLATION.

4 DRYER EXHAUST DUCT TO COME DIRECTLY OUT OF THE DRYER INTO FIRE RATED CHASE. MAKE A SINGLE 90 DEGREE ELBOW TURN UPWARD AND DUCT DIRECTLY TO ROOF. SEE 22/M2.00-B FOR DRYER DUCTING CAPABILITY.

5 NON-FIRE RATED SOFFIT BENEATH FIRE RATED FLOOR-CEILING ASSEMBLY AS REQUIRED TO CONCEAL SUPPLY FAN/DUCT. COORDINATE WITH GENERAL CONTRACTOR.

6
- A. EXHAUST DUCT FOR CLOTHES DRYERS SHALL NOT EXCEED A COMBINED HORIZONTAL AND VERTICAL LENGTH PER MANUFACTURER
- B. EXHAUST DUCT SHALL BE RIGID METAL WITH SMOOTH INTERIOR AND MINIMUM (4) FOUR INCH DIAMETER.(CMC 504.4.2.2)
- C. CLOTHES DRYER EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH CMC502.2.1 AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. (CMC 504.4)

7
- A. FOR SECOND FLOOR ONLY. MAKE UP AIR DUCT, MINIMUM 10" X 12" DOWN FROM GRAVITY INLET WITH MERV 13 FILTERS AT ROOF, IN FIRE RATED SHAFT WITH OPENING ONLY AT THIS FLOOR. PROVIDE MINIMUM 20' X 20' TRANSFER AIR GRILL AT WALL.

8 DRYER MAKE UP AIR GRILLE. DUCT DIRECTLY UP TO GRAVITY INLET ON ROOF. THIRD FLOOR ONLY.

14

OVERALL SECOND/THIRD FLOOR MECHANICAL PLAN
BUILDING B

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

24

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SHEET TITLE
OVERALL SECOND + THIRD FLOOR PLAN BUILDING B

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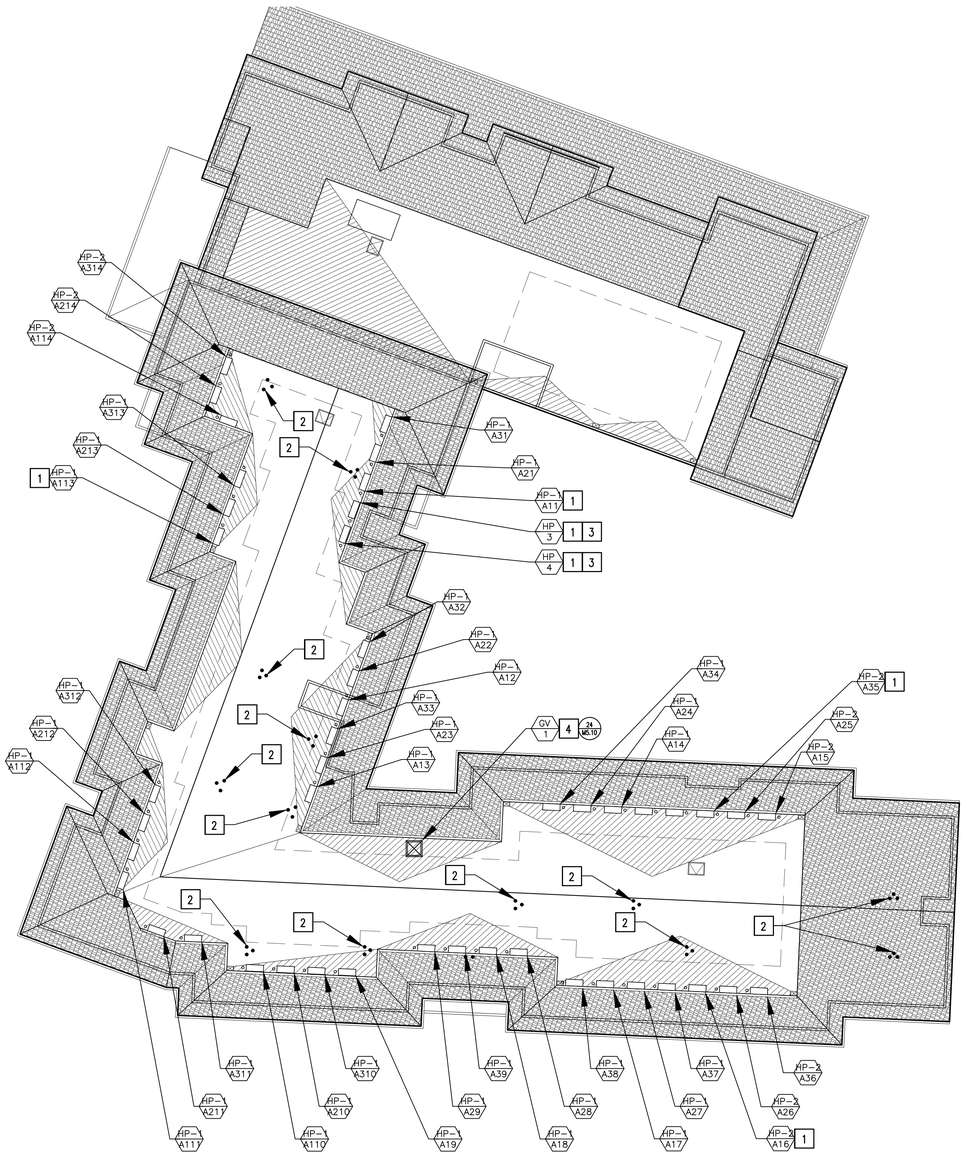

MECHANICAL ROOF PLAN BUILDING A

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

24

1. EQUIPMENT INSTALLED ON THE ROOF SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE THAT IT SERVES (EXAMPLE: UNIT NUMBER).

SHEET NOTES

13

1 WALL MOUNTED HEAT PUMP. SEE DETAIL 34/M5.00 FOR INSTALLATION. MATCH TO CORRESPONDING FAN COIL UNIT. TYP ALL.

2 HOT WATER HEATER VENT, SEE DETAIL 33/M5.1 FOR PENETRATION. COORDINATE WITH SOLAR PANEL INSTALLATION.

3 HEAT PUMP SERVES OFFICE SPACE. SEE SHEET M2.01-A FOR CORRESPONDING FC UNIT.

4 GRAVITY AIR INLET LOCATED DIRECTLY OVER 1ST, 2ND AND 3RD FLOOR DRYER DUCT.

KEYNOTES

14

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SHEET TITLE

ROOF PLAN BUILDING A

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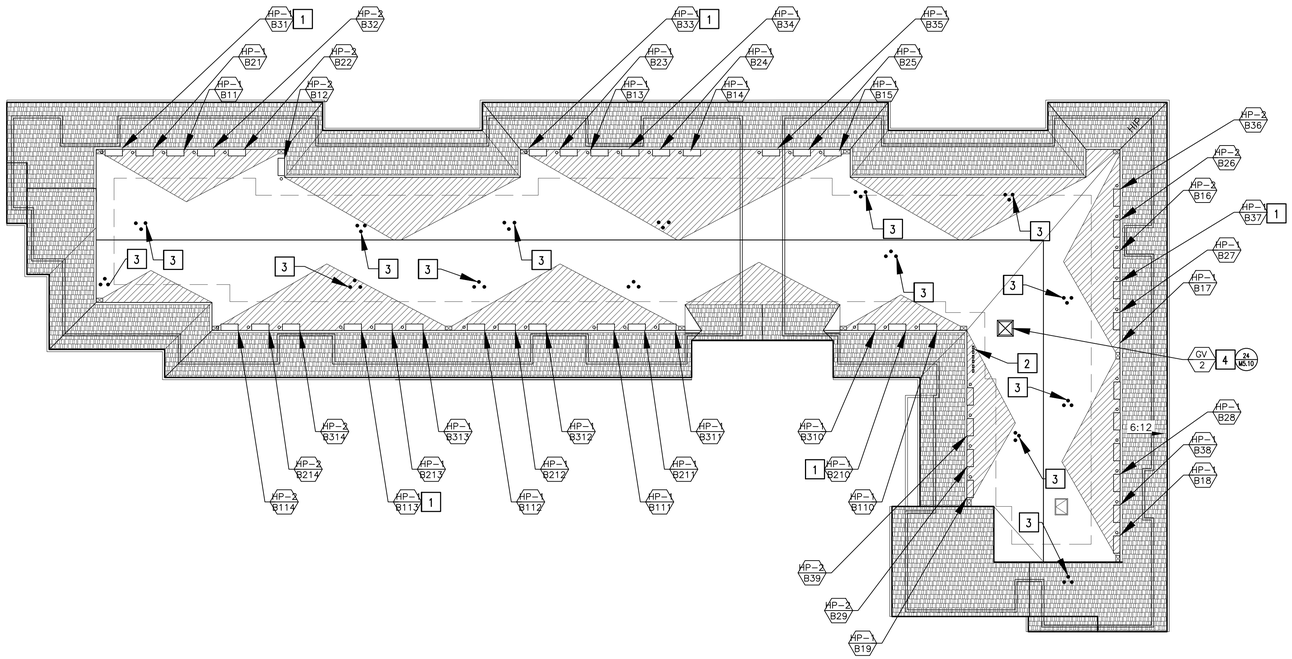

MECHANICAL ROOF PLAN BUILDING B

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

24

1. EQUIPMENT INSTALLED ON THE ROOF SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE THAT IT SERVES (EXAMPLE: UNIT NUMBER).

SHEET NOTES

13

1. WALL MOUNTED HEAT PUMP. SEE DETAIL 34/M5.00 FOR INSTALLATION. MATCH TO CORRESPONDING FAN COIL UNIT. TYP ALL.
2. DRYER DUCT UP FROM FLOOR BELOW, PROVIDE ROOF JACK WITH BIRD SCREEN. SEE DETAIL 11/M5.00. MIN 10' FROM GRAVITY AIR INLET.
3. HOT WATER HEATER VENT, SEE DETAIL 33/M5.1 FOR PENETRATION. COORDINATE WITH SOLAR PANEL INSTALLATION.
4. GRAVITY AIR INLET LOCATED DIRECTLY OVER 1ST, 2ND AND 3RD FLOOR DRYER DUCT.

KEYNOTES

14

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APN: 137-200-087

SHEET TITLE
ROOF PLAN BUILDING B

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

M4.10-B

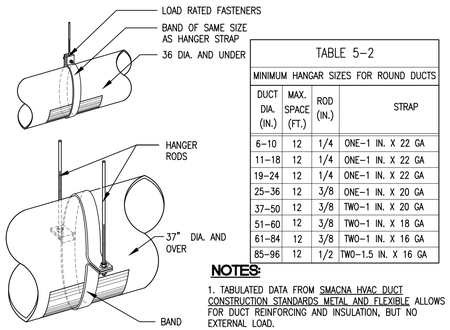


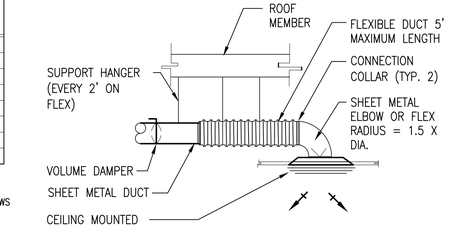
TABLE 5-2			
MINIMUM HANGAR SIZES FOR ROUND DUCTS			
DUCT DIA. (IN.)	MAX. SPACE (FT.)	ROD (IN.)	STRAP
6-10	12	1/4	ONE-1 IN. X 22 GA
11-18	12	1/4	ONE-1 IN. X 22 GA
19-24	12	1/4	ONE-1 IN. X 22 GA
25-36	12	3/8	ONE-1 IN. X 20 GA
37-50	12	3/8	TWO-1 IN. X 20 GA
51-60	12	3/8	TWO-1 IN. X 18 GA
61-84	12	3/8	TWO-1 IN. X 16 GA
85-96	12	1/2	TWO-1.5 IN. X 16 GA

NOTES:

1. TABULATED DATA FROM SMACNA HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE ALLOWS FOR DUCT REINFORCING AND INSULATION, BUT NO EXTERNAL LOAD.

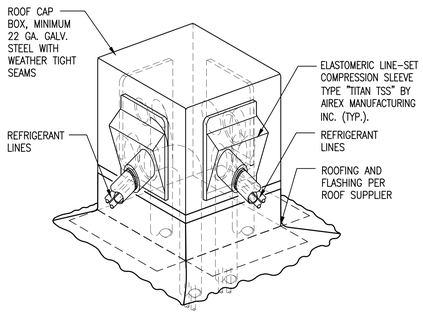
DUCT LOWER ATTACHMENT DETAIL (ROUND DUCT)

SCALE: NONE — 51



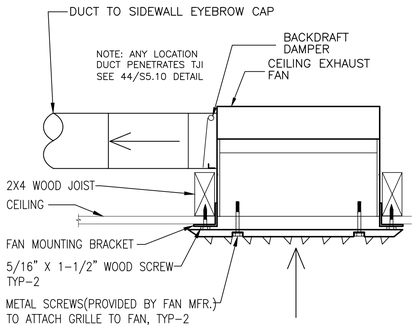
AIR TERMINAL, FLEX, IN GYP. BOARD CEILING

SCALE: NONE — 41



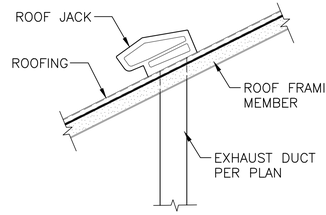
REFRIGERANTION BOX DETAIL

SCALE: NONE — 31



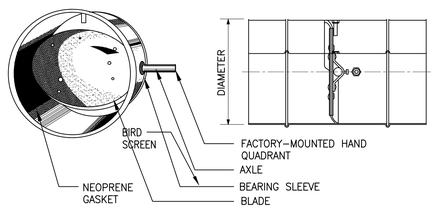
EXHAUST FAN CEILING SUSPENDED

SCALE: NONE — 21



EXHAUST DUCT ROOF PENETRATION DETAIL

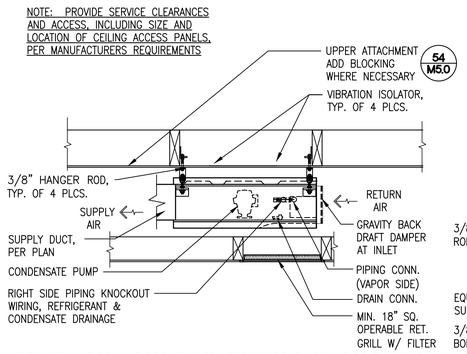
SCALE: NONE — 11

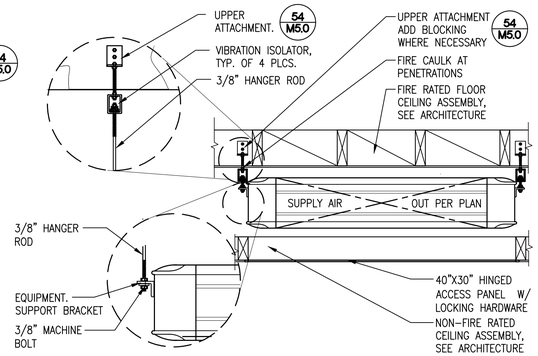


NOTE:
APPLICATION FO R LOW LEAKAGE, LOW PRESSURE, ROUND DUCT APPLICATIONS. SINGLE WALL CONSTRUCTION REQUIRED IN SEAL. MATERIAL TO BE 20 Ga. (.19) GALV. STEEL FOR SIZES EQUAL TO OR LESS THAN 19"ø.

VOLUME DAMPER DETAIL

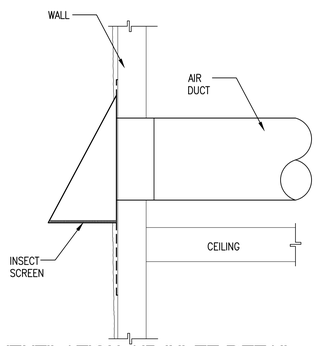
SCALE: NONE — 52





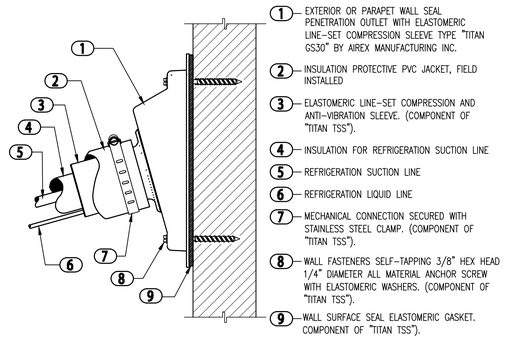
HORIZONTAL FAN COIL INSTALLATION DETAIL

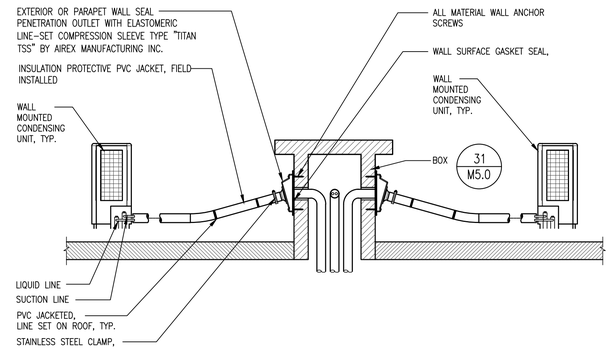
SCALE: NONE — 23



VENTILATION AIR INLET DETAIL

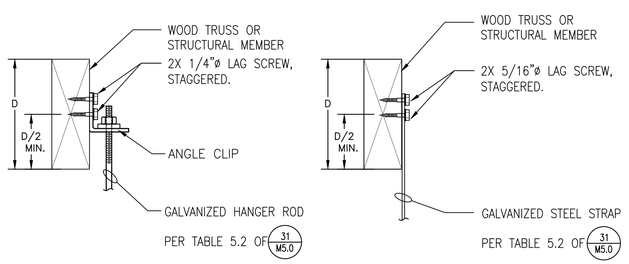
SCALE: NONE — 53





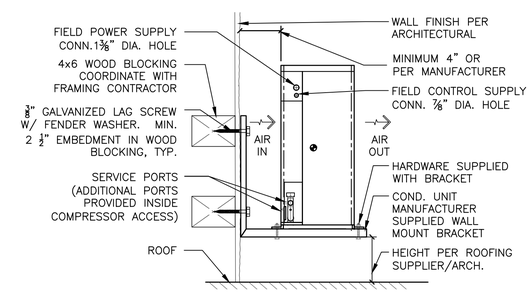
REFRIGERANTION PIPE PENETRATION DETAIL

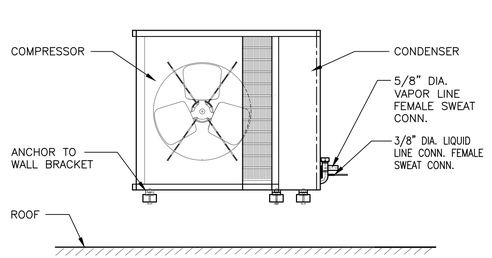
SCALE: NONE — 33



UPPER ATTACHMENT (ROD AND STRAP) DETAIL

SCALE: NONE — 54





WALL BRACKET MOUNTED CONDENSING UNIT DETAIL

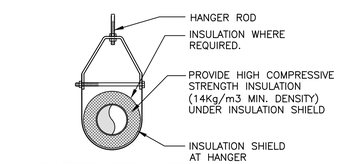
SCALE: NONE — 34

MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET

NOM. SIZE	THRU 3/4"	1"	1-1/4"	1-1/2"	2	2-1/2"	3"	4"
PIPE	7 FT	7	7	9	10	11	12	14
TUBING	5 FT	6	7	8	8	9	10	10

REFRIGERANT LINE HANGER DETAIL

SCALE: NONE — 12



TRAPEZE HANGER FOR UP TO 1000 LB. UNIFORM LOAD

MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET

NOM. SIZE	THRU 3/4"	1"	1-1/4"	1-1/2"	2	2-1/2"	3"	4"	5"	6"	8"	10"	12"	14"	16"	18"	20"	24"
PIPE	7 FT	7	7	8	8	8	8	8	7	6	–	–	–	–	–	–	–	–
TUBING	5 FT	6	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–

NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.

PIPE SUPPORTS DETAILS

SCALE: NONE — 14

RA ARCHITECTS & ENGINEERS

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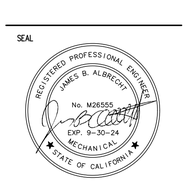
REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL



PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

MECHANICAL DETAILS

OWNER

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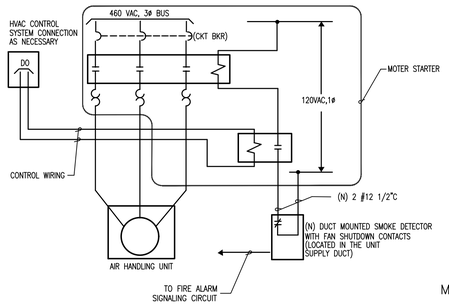
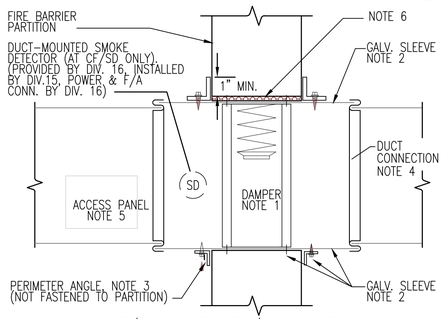
M5.00



SMOKE DETECOR WIRING DETAIL

41

SCALE: NONE



CF/50: COMBINATION FIRE/SMOKE DAMPER.

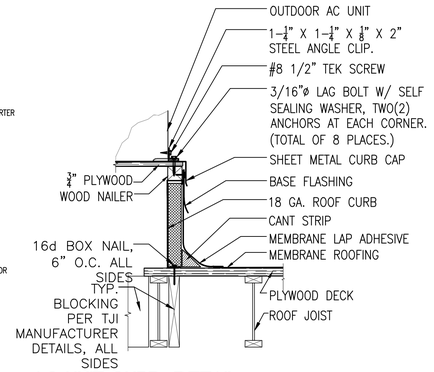
NOTES:

1. A VERTICAL DAMPER IS SHOWN. FOLLOW DAMPER MANUFACTURERS INSTRUCTIONS, INCLUDING FASTNER OPTIONS AND GAGES FOR SLEEVE AND PERIMETER ANGLES. FIRE AND FIRE/SMOKE DAMPERS MUST BE INSTALLED IN THE PLANE OF PARTITION OR FLOOR, NOT OUTSIDE THE PENETRATION. (SHOWN IS FIRE DAMPER. CF/SD NEAR COLUMN D–4 WILL HAVE AIR FOIL BLADES.)
2. GALVANIZED SLEEVE: GAGE NOT LESS THAN CONNECTING DUCT. FASTEN SLEEVE TO DAMPER FRAME AND TO PERIMETER ANGLES.
3. PERIMETER ANGLES: GALVANIZED STEEL, NOT LESS THAN 1–1/2 x 1–1/2 INCHES, 14 GAGE, TO PROVIDE 1 INCH MINIMUM OVERLAP OF OPENING ON ALL 4 SIDES.
4. BREAKAWAY DUCT CONNECTION: CONTRACTORS OPTION OF TYPES SHOWN IN CURRENT SMACNA LOW PRESSURE DUCT STANDARDS, FIGURE 2–13, SEAL JOINTS.
5. ACCESS PANELS: SIZE AND LOCATION TO PERMIT SERVICING THE FUSIBLE LINK/DAMPER.
6. PROVIDE 1/4 TO 1/2 INCH CLEARANCE ON HEIGHT AND WIDTH. FILL OPEN SPACE WITH ROCK WOOL FIRESTOP FIBER.
7. AT HORIZONTAL DAMPER INSTALLATION AT 7th FLOOR SLAB AND AT ROOF, AND VERTICAL DAMPER INSTALLATION OF CF/SD IN 18" x 10" DUCT PENETRATION NEAR COLUMN D–11, DAMPER SHALL BE INSTALLED WITH BLADES IN AIRSTREAM.

AC UNIT CURB DETAIL

31

SCALE: NONE

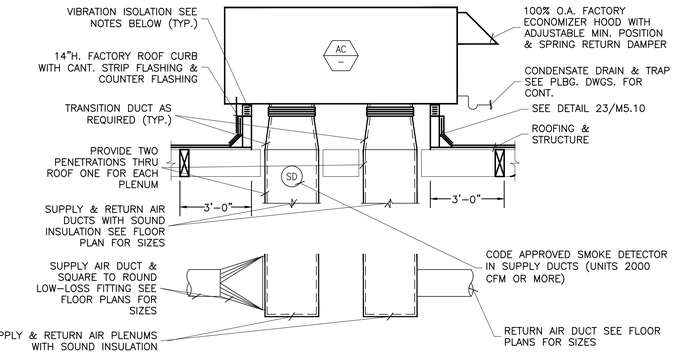


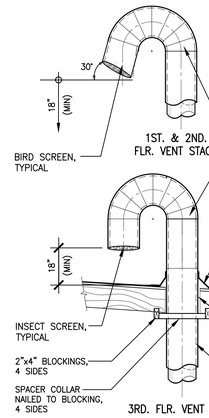
NOTES:
1. COORDINATE EXACT LOCATION AND FRAMING OF ROOF OPENING WITH GENERAL CONTRACTOR.

2. FOR UNITS AC–1 AND AC–2 –VIBRATION ISOLATION SHALL BE FACTORY FURNISHED NEOPRENE GASKET.

AC UNIT DOWNDRAFT ON CURB WITH PLENUM

11

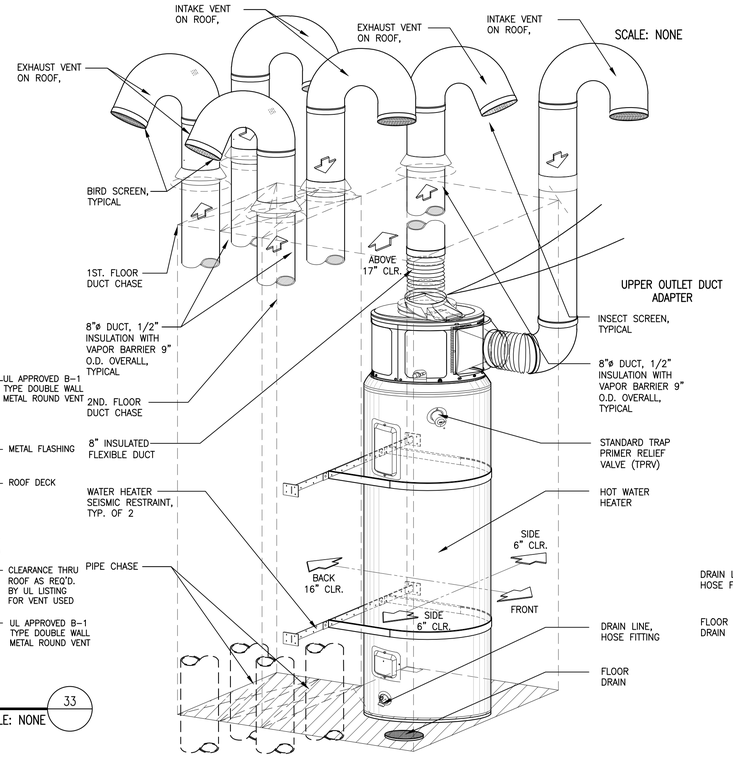


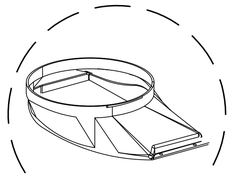


WATER HEATER VENT THRU ROOF

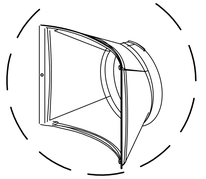
33

SCALE: NONE

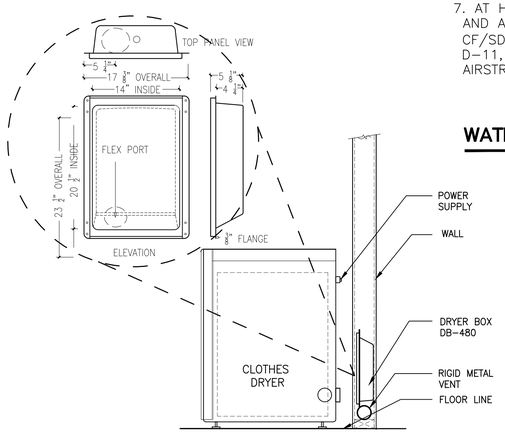




UPPER INLET DUCT ADAPTER



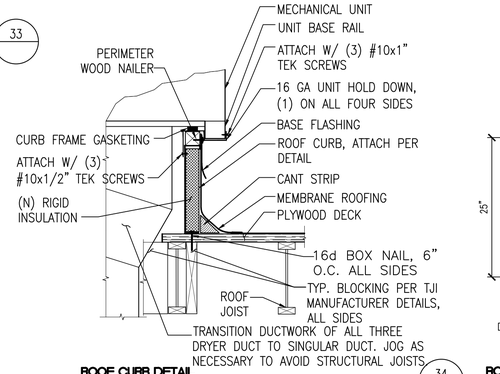
OUTLET DUCT SIDE ADAPTER



CLOTHES DRYER VENTING DETAIL

54

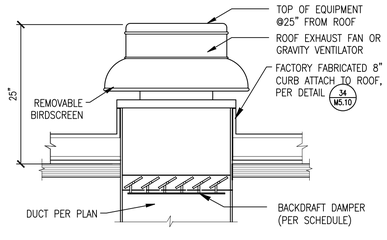
SCALE: NONE



ROOF CURB DETAIL

34

SCALE: NONE



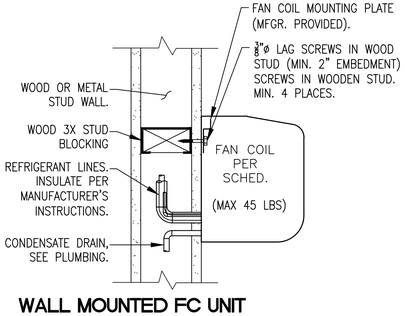
ROOF MOUNTED EXHAUST FAN/GRAVITY VENTILATOR DETAIL

24

SCALE: NONE

ELECTRIC WATER HEATER VENTING DETAIL

13



WALL MOUNTED FC UNIT

14

SCALE: NONE

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER — JAMES B. ALBRECHT — No. M26555 — EXP. 9–30–24 — MECHANICAL — STATE OF CALIFORNIA

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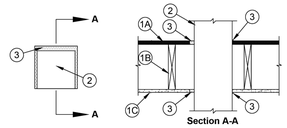
JOB NUMBER: 20.815

M5.10

Classified by
Underwriters Laboratories, Inc.
to ANSI/UL 1479 (ASTM E814) and CAN/ULC S115 **System No. F-C-7023**

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating - 1 Hr	F Rating - 1 Hr
T Rating - 1/4 Hr	FT Rating - 1/4 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft	FH Rating - 1 Hr
L Rating At 400 F - Less Than 1 CFM/sq ft	FTH Rating - 1/4 Hr
	L Rating At Ambient - Less Than 1 CFM/sq ft
	L Rating At 400 F - Less Than 1 CFM/sq ft



Section A-A

1. **Floor-Ceiling Assembly** - The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Designs in the UL Fire Resistance Directory, as summarized below:
   A. **Flooring System** - Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Square or rectangular opening made to accommodate steel duct (Item 2) to be centered between wood joists. Max area of opening is 81 sq in. (0.05 m2). Length and width dimensions of opening to be max 1 in.(25 mm) larger than outside dimensions of steel duct. Long dimension of rectangular opening to be perpendicular to direction of wood joists.
   B. **Wood Joists** - Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped.
   C. **Gypsum Board*** - Thickness, type, number of layers and fasteners as required in the individual Floor-Ceiling Design. Max area of opening in gypsum board ceiling is 100 sq in. (0.065 m2). Length and width dimensions of opening to be max 1 in. (25 mm) larger than outside dimensions of steel duct.

1A. **Chase Wall** - (Optional, Not Shown) - The steel duct may be routed through a 1 hr fire rated single, double or staggered wood stud/gypsum board chase wall. Depth of chase wall stud cavity to be min 1/2 in. (13 mm) greater than width of opening cut in sole and top plates to accommodate the steel duct. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** - Nom 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. **Sole Plate** - Nom 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max area of opening is 100 sq in. (0.065 m2). Length and width dimensions of opening to be max 1 in. (25 mm) larger than each side of steel duct.
   C. **Top Plate** - The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Length and width dimensions of opening to be max 1 in. (25 mm) larger than each side of steel duct.
   D. **Gypsum Board*** - Thickness, type, number of layers and fasteners shall be as specified in the individual Wall and Partition Design.

2. **Steel Duct** - Square or rectangular duct formed from No. 28 gauge (or heavier) galvanized steel. Max cross-sectional area of duct to be 64 sq.in. (0.04 m2) with a maximum dimension of 12 in. (305 mm). Annular space between the steel duct and the periphery of the opening shall be min 0 in. (point contact) to max 1 in. (25 mm). Steel duct to be rigidly supported on both sides of floor-ceiling assembly.
3. **Fill, Void or Cavity Material*** - **Sealant** - Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with the top surface of the floor or sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with bottom surface of gypsum board ceiling or top plate. Min 1/4 in. (6 mm) diam bead of fill material applied at point contact location on the top surface of floor or chase wall sole plate and at the penetrant/ceiling or penetrant/chase wall top plate interface.
   SPECIFIED TECHNOLOGIES INC - SpecSeal LCI Sealant or Type WF300 Firestop Caulk.

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

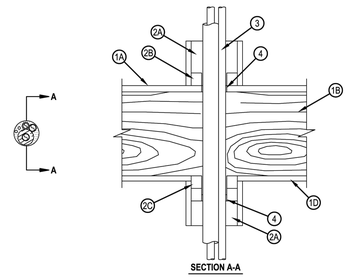
FIRE RATED DUCT / PIPE PENETRATION DETAIL

SCALE: NONE 32

CLASSIFIED
Classified by
Underwriters Laboratories, Inc.
to UL 1479

System No. F-C-8014 FC 8014

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 1 Hr
	FTH Rating — 0 Hr



SECTION A-A

System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Floor — Ceiling Assembly — The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
   A. Floor System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in individual Floor-Ceiling Design. Max diam of floor opening is 3 in. (76 mm).
   B. Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with end firestopped.
   C. Gypsum Board* — Nom 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Max diam of openings is 3 in. (76 mm).

System No. F-C-8014 FC 8014

2. Chase Wall — (Optional) - The through penetrant (Item 3) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Nom 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted.
   C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of openings is 3 in. (76 mm).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in the individual Wall and Partition Design.
3. Through-Penetrants — Pipes, conduits, tubing and cables to be bundled and centered in the opening. The space between penetrants and the periphery of the opening shall be min 1/4 in. to max 3/4 in. (6 to 19 mm). Penetrants to be rigidly supported on both sides of the floor-ceiling assembly.
   A. Metallic Pipes — A max of two metallic pipes, conduits or tubing, (one 3/4 in. diam and one 1/2 in. diam) to be installed within the firestop system. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A1. Steel Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
   A2. Conduit — Nom 3/4 in. (19 mm) diam (or smaller) steel electrical metallic tubing or steel conduit.
   A3. Copper Tubing — Nom 3/4 in. (19 mm) diam (or smaller) Type L (or heavier) copper tubing.
   A4. Copper Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Regular (or heavier) copper pipe.
   B. Nonmetallic Pipes — A max of one nonmetallic pipe to be installed within the firestop system. The following types and sizes of nonmetallic pipes may be used;
   B1. Polyvinyl Chloride (PVC) Pipe — Nom 1/2 in. (13 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B2. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 1/2 in. (13 mm) diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. Cables — A max of two 4/C No. 18 AWG (or smaller) thermostat cables with PVC insulation and PVC/nylon jacketing material.
   D. Tube Insulation — Plastics+ — Nom 1/2 in. (13 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. Tube insulation to be installed on a max of one metallic pipe or tubing.
   See Plastics+ (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.
4. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. thickness of fill material applied within the annulus, flush with the bottom surface of the ceiling or lower top plate.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS — ONE Sealant or FS-ONE MAX Intumescent Sealant

*Bearing the UL Classification Marking

+Bearing the UL Recognized Component Mark

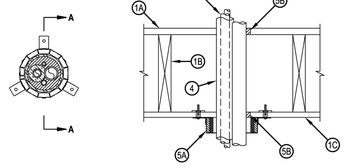
FIRE RATED PIPE PENETRATION DETAIL

SCALE: NONE 12

CLASSIFIED
Classified by
Underwriters Laboratories, Inc.
to UL 1479

System No. F-C-8009 FC 8009

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 1 Hr	FT Rating — 1 Hr
	FH Rating — 1 Hr
	FTH Rating — 1 Hr



SECTION A-A

System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Floor-Ceiling Assembly — The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening is 3 in. (76 mm).
   B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in the individual Floor-Ceiling Design. Max diam of opening in ceiling [when chase wall (Item 2) is not provided] is 3 in. (76 mm).
2. Chase Wall — (Optional, Not Shown) — The through penetrant (Item 3) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Nom 2 by 6 in. (51 by 152 mm) lumber or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 6 in. (51 by 152 mm) lumber or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening shall be 3 in. (76 mm).
   C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) lumber plates or 2 sets of parallel nom 2 by 4 in. (51 by 102 mm) lumber, tightly butted. Max diam of opening is 3 in. (76 mm).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

System No. F-C-8009 FC 8009

3. Through Penetrants — Pipe, cable and tubing to be bundled and rigidly supported on both sides of floor assembly. A nom annular space of min 0 in. (point contact) to max 1/2 in. (13 mm) is required within the firestop system. The following types and sizes of pipe, cable and tubing are to be used in the firestop system in sufficient quantities to fill the firestop device:
   A. Cable — Type PJT thermoset cable, 5/C No. 18 AWG copper conductor, plastic insulation and jacket.
   B. Polyvinyl Chloride (PVC) Pipe — Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. Copper Tubing — Nom 3/4 in. (19 mm) diam (or smaller) Type L (or heavier) copper tubing.
   D. Copper Tubing — Nom 1/2 in. (13 mm) diam (or smaller) Type L (or heavier) copper tubing.
4. Tube Insulation — Plastics+ — Nom 1/2 in. (13 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. Insulation to be installed only on one through reverant having a max nom diam of 3/4 in. (19 mm).
   See Plastics+ (QMFZ2) category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL94 Flammability Classification of 94-5VA may be used.
5. Firestop System — The firestop system shall consist of the following:
   A. Firestop Device* — Firestop Collar — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the penetrants and secured to underside of gypsum wallboard ceiling using the anchor hooks provided with the collar. The anchor hooks are to be secured to the surface of the ceiling with min 3/16 in. diam min 2-1/2 in. long toggle bolts.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 64-3 90/3"N, CP 64-3 63/2"N, CP 64-3 50/1-1/2"N .
   B. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with bottom surface of ceiling or lower top plate. Caulk to be forced into interstices of penetration group to max extent possible at top surface of floor or sole plate and bottom surface of ceiling or lower top plate.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS611A, FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

*Bearing the UL Recognized Component Mark

*Bearing the UL Classification Marking

FIRE RATED PIPE PENETRATION DETAIL

SCALE: NONE 22

RA ARCHITECTS & ENGINEERS
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

MECHANICAL DETAILS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

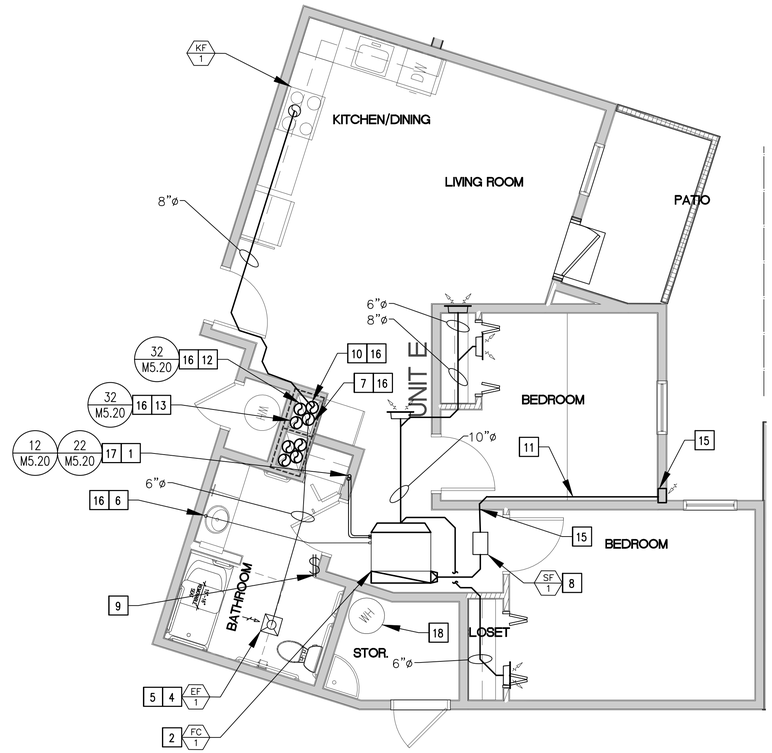
DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

M5.20

FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

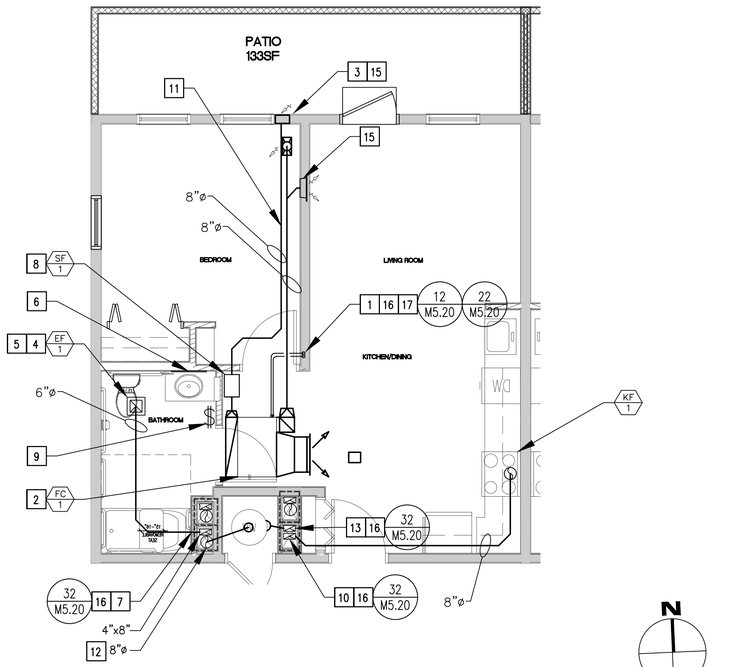
1.) FIRE BARRIER WALLS, FIRE SEPARATION WALLS AND FIRE RATED CONSTUCTION ARE SHOWN ON THIS PLAN. SEE ARCHITECTURAL PLAN LEGEND FOR TYPES OF CONSTRUCTION. ALL THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES MUST BE PROTECTED WITH AN APPROVED UL LISTED FIRE RATED PENETRATION SYSTEM. SEE DETAILS, SHEET M5.20. SUBMIT ALL ALTERNATE FIRE PROFING DETAILS FOR APPROVAL.



UNIT E - 2-BEDROOM UNIT
BUILDING A ONLY

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

22



UNIT A/B - 1-BEDROOM UNIT

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

44

1. COORDINATE WITH THE GENERAL CONTRACTOR FOR ALL PENETRATIONS OF FIRE RATED CONSTRUCTION. OPENINGS THROUGH 1 HOUR CONSTRUCTION WALLS (NOT FIRE BARRIERS OR SEPARATIONS) TO BE BLOCKED AND GYPSUM BOARD WRAPPED TO MAINTAIN INTEGRITY OF FIRE RATING.
2. ALL LOAD BEARING WALLS IN BUILDING A ARE FIRE RATED CONSTRUCTION. DO NOT PENETRATE GYPSUM BBOARD MEMBRANE OF FIRE RATED CONSTRUCTION EXCEPT WITH APPROVED, LISTED FIRE RATED PENETRATION SYSTEM DETAIL. COORDINATE ALL OTHER OPENINGS IN RATED CONSTRUCTION WITH THE GENERAL CONTRACTOR.

GENERAL NOTES

12

1 PROVIDE REFRIGERATION PIPE LINE SET'S UP WALL TO ROOF HEAT PUMP WITH FLASHING HOOD PER DETAIL 33/M5.00.

2 ABOVE CEILING MOUNTED FAN COIL UNIT, SEE MECHANICAL PLANS AND SCHEDULE FOR UNIT DETAILS. HANG PER DETAIL 23/M5.00.

3 PROVIDE OUTSIDE AIR DUCT WITH EXTERIOR LOUVER AND BACK DRAFT DAMPER AND INSECT SCREEN.

4 CEILING MOUNTED EXHAUST FAN, SEE MECHANICAL PLANS AND SCHEDULES FOR UNIT DETAILS. HANG PER DETAIL 21/M5.00

5 EXHAUST FAN TO RUN TO CONTINUOUSLY TO PROVIDE POSITIVE PRESSURE RELIEF.

6 1-1/4" CONDENSATE LINE TO TIE IN BELOW BATHROOM SINK, MAINTAIN 1/4" DROP PER 1'. COORDINATE WITH PLUMBING FOR MATERIAL METHODS AND CONSTRUCTION.

7 EXHAUST DUCT IN CHASE UP TO ROOF. THIRD FLOOR UNIT TO DUCT DIRECTLY TO ROOF.

8 INLINE SUPPLY W/ MERV 13 FILTER. MOUNT FLUSH TO CEILING IN BETWEEN CEILING JOIST PER MANUFACTURERS INSTRUCTION. COORDINATE WITH ARCH FOR STYLE AND TRIM.

9 LINE VOLTAGE SWITCH TO CONTROL INTERLOCKED SUPPLY AND EXHAUST FAN. COORDINATE WITH ELECTRICAL. COMPLIANCE WITH ASHRAE 62.2 SECTION 4.4 (CONTROL AND OPERATION) SHALL REQUIRE MANUAL SWITCHES ASSOCIATED WITH DWELLING UNIT VENTILATION SYSTEMS TO HAVE A LABEL CLEARLY DISPLAYING THE FOLLOWING TEXT OR EQUIVALENT TEXT: " THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR."

10 8"ø OR 6"x9" KITCHEN HOOD EXHAUST DUCT UP TO ROOF.

11 OUTSIDE AIR INTAKE DUCT, INSULATED, CONCEALED IN SOFFIT AND ABOVE CEILING.

12 8"ø OR 6"x9" WATER HEATER AIR INTAKE DUCT FROM ROOF.

13 8"ø OR 6"x9" WATER HEATER EXHAUST DUCT UP TO ROOF.

14 1/4" CONDENSATE OVERFLOW LINE. TERMINATE AT FACE OF CEILING DIRECTLY ABOVE LAVATORY, PROVIDE ESCUCHEON. MAINTAIN 1/4" DROP PER 1'. COORDINATE WITH PLUMBING FOR MATERIAL AND METHODS.

15 COORDINATE OPENING THRU FIRE RATED CONSTRUCTION, BUILDING A. WITH GENERAL CONTRACTOR. OPENINGS TO BE BLOCKED AND GYPSUM BOARD WRAPPED TO MAINTAIN INTEGRITY OF FIRE RATING, DO NOT PENETRATE GYPSUM BOARD MEMBRANE. FLASH ALL OPENINGS.

16 FIRE RATED PENETRATION PER DETAIL, BUILDING "A" ONLY.

17 FIRE RATED PENETRATION PER DETAIL, BUILDING "A" ONLY.

18 3RD FLOOR ONLY, WATER HEATER VENTS UP THROUGH ROOF.

KEYNOTES

14

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
MECHANICAL ENLARGED UNIT PLANS

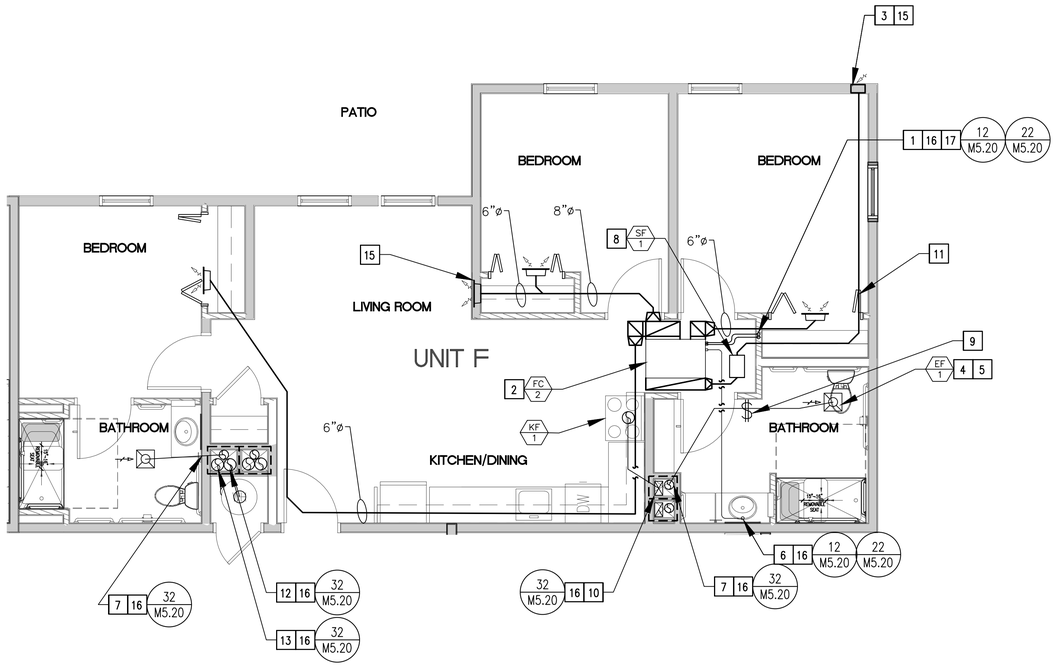
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

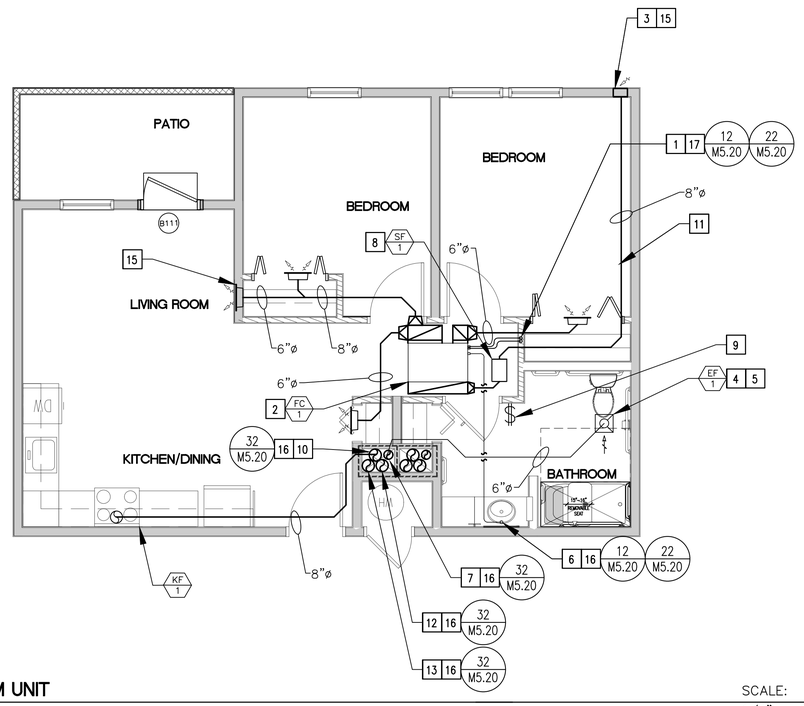
M7.00



UNIT F - 3-BEDROOM UNIT (UNIT D SIMILAR MINUS 3RD BEDROOM)

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

32



UNIT C - 2-BEDROOM UNIT

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

34

FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

1.) FIRE BARRIER WALLS, FIRE SEPARATION WALLS AND FIRE RATED CONSTRUCTION ARE SHOWN ON THIS PLAN. SEE ARCHITECTURAL PLAN LEGEND FOR TYPES OF CONSTRUCTION. ALL THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES MUST BE PROTECTED WITH AN APPROVED UL LISTED FIRE RATED PENETRATION SYSTEM. SEE DETAILS, SHEET M5.20. SUBMIT ALL ALTERNATE FIRE PROOFING DETAILS FOR APPROVAL.

1. COORDINATE WITH THE GENERAL CONTRACTOR FOR ALL PENETRATIONS OF FIRE RATED CONSTRUCTION. OPENINGS THROUGH 1 HOUR CONSTRUCTION WALLS (NOT FIRE BARRIERS OR SEPARATIONS) TO BE BLOCKED AND GYPSUM BOARD WRAPPED TO MAINTAIN INTEGRITY OF FIRE RATING.

2. ALL LOAD BEARING WALLS IN BUILDING A ARE FIRE RATED CONSTRUCTION. DO NOT PENETRATE GYPSUM BBOARD MEMBRANE OF FIRE RATED CONSTRUCTION EXCEPT WITH APPROVED, LISTED FIRE RATED PENETRATION SYSTEM DETAIL. COORDINATE ALL OTHER OPENINGS IN RATED CONSTRUCTION WITH THE GENERAL CONTRACTOR.

GENERAL NOTES

12

1 PROVIDE REFRIGERATION PIPE LINE SET'S UP WALL TO ROOF HEAT PUMP WITH FLASHING HOOD PER DETAIL 42/M5.00.

2 ABOVE CEILING MOUNTED FAN COIL UNIT, SEE MECHANICAL PLANS AND SCHEDULE FOR UNIT DETAILS. HANG PER DETAIL 23/M5.00.

3 PROVIDE OUTSIDE AIR DUCT WITH EXTERIOR LOUVER AND BACK DRAFT DAMPER AND INSECT SCREEN.

4 CEILING MOUNTED EXHAUST FAN, SEE MECHANICAL PLANS AND SCHEDULES FOR UNIT DETAILS. HANG PER DETAIL 21/M5.00

5 EXHAUST FAN TO RUN TO CONTINUOUSLY TO PROVIDE POSITIVE PRESSURE RELIEF.

6 1-1/4" CONDENSATE LINE TO TIE IN BELOW BATHROOM SINK, MAINTAIN 1/4" DROP PER 1'. COORDINATE WITH PLUMBING FOR MATERIAL METHODS AND CONSTRUCTION.

7 EXHAUST DUCT IN CHASE UP TO ROOF. THIRD FLOOR UNIT TO DUCT DIRECTLY TO ROOF.

8 INLINE SUPPLY W/ MERV 13 FILTER. MOUNT FLUSH TO CEILING IN BETWEEN CEILING JOIST PER MANUFACTURERS INSTRUCTION. COORDINATE WITH ARCH FOR STYLE AND TRIM.

9 LINE VOLTAGE SWITCH TO CONTROL INTERLOCKED SUPPLY AND EXHAUST FAN. COORDINATE WITH ELECTRICAL. COMPLIANCE WITH ASHRAE 62.2 SECTION 4.4 (CONTROL AND OPERATION) SHALL REQUIRE MANUAL SWITCHES ASSOCIATED WITH DWELLING UNIT VENTILATION SYSTEMS TO HAVE A LABEL CLEARLY DISPLAYING THE FOLLOWING TEXT OR EQUIVALENT TEXT: " THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR."

10 8"ø OR 6"x9" KITCHEN HOOD EXHAUST DUCT UP TO ROOF.

11 OUTSIDE AIR INTAKE DUCT, INSULATED, CONCEALED IN SOFFIT AND ABOVE CEILING.

12 8"ø OR 6"x9" WATER HEATER AIR INTAKE DUCT FROM ROOF.

13 8"ø OR 6"x9" WATER HEATER EXHAUST DUCT UP TO ROOF.

14 1/4" CONDENSATE OVERFLOW LINE. TERMINATE AT FACE OF CEILING DIRECTLY ABOVE LAVATORY, PROVIDE ESCUCHEON. MAINTAIN 1/4" DROP PER 1'. COORDINATE WITH PLUMBING FOR MATERIAL AND METHODS.

15 COORDINATE OPENING THRU FIRE RATED CONSTRUCTION, BUILDING A. WITH GENERAL CONTRACTOR. OPENINGS TO BE BLOCKED AND GYPSUM BOARD WRAPPED TO MAINTAIN INTEGRITY OF FIRE RATING, DO NOT PENETRATE GYPSUM BOARD MEMBRANE. FLASH ALL OPENINGS.

16 FIRE RATED PENETRATION PER DETAIL, BOTH BUILDINGS.

17 FIRE RATED PENETRATION PER DETAIL, BUILDING "A" ONLY.

KEYNOTES

14

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ENLARGED UNIT PLANS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

M7.01

PLUMBING FIXTURE SCHEDULE AND SPECIFICATIONS

PLUMBING FIXTURE SCHEDULE (OR APPROVED EQUAL)

TAG	FIXTURE	WASTE	VENT	CW	HW	DESCRIPTION
WC 1	WATER CLOSET (RESIDENCE)	3"	2"	1/2"	–	American Standard, CADET PRO, Two piece, Elongated Bowl, 1.07 gpf, floor mount, gravity tank, coordinate handle location per ADA, closed seat w/ lid
WC 2	WATER CLOSET	3"	2"	½"	–	American Standard, CADET PRO, Two piece, Elongated Bowl, 1.07 gpf, floor mount, gravity tank, coordinate handle location per ADA, open front seat.
UR 1	HYBRID WATERLESS URINAL	2"	1½"	½"	–	Sloan HYB–1000 Hybrid Waterless Urinal, White Vitreous China, ADA, CalGreen and CEC Compliant. Set at conventional or ADA height per plan.
LV 1	LAVATORY (RESIDENCE)	1½"	1¼"	½"	½"	Hi–Macs solid surface Counter Top (see Architectural) w/ integral Undermount Single Sink, 18" Wide x 14" Long x 5" Deep x 1" Thick, ADA, white satin finish, 4" centers, 1–3/4" Drain with Moen Chateau Single Handle faucet, Brushed Chrome with Aerator 216721 to Achieve 1.0 GPM, ADA.
LV 2	LAVATORY	1½"	1¼"	½"	½"	Hi–Macs solid surface Counter Top (See Architectural) w/ integral Undermount Single Sink, 18" Wide x 14" Long x 5" Deep x 1" Thick, ADA, white satin finish, 4" centers, 1–3/4" Drain with Moen Chateau Single Handle faucet, Brushed Chrome with Aerator and flow restrictor for 0.5 gpm @ 60 psi, grid stainer ADA. Note public use Lavatories are limited to 120 degrees per CPC 407.3. Provide ASSE 1070 TMV. Insulate exposed pipe per ADA.
SH 1	ROLL IN SHOWER (RESIDENCE)	1½"	1¼"	½"	½"	Fiber Care HES62–31 Roll–In Shower, 4" Square Smooth Tile Surface Appearance on Walls, Factory Installed ADA Compliant Folding Seat and (4) 24" Grab Bars Non–Skid Textured Bottom Surface, Integral 1/4" High Trench Drain 62" W x 31" D x 79" H, ADA, Order Grab Bars to be Installed with Shower at Factory. Moen Chateau slide bar, hose, Shower head & Lever (Only), Brushed Chrome – ECO–Performance 1.5 gpm, Single Lever, ADA Compliant
BT 1	TUB/SHOWER (RESIDENCE)	1½"	1¼"	½"	½"	Fiber Care ET60–30HC One–piece combination shower/tub , Tile Surface Appearance on Walls, (3) Walls – Sides and Back are Reinforced for grab Bars, Non–Skid Textured Bottom Surface, Green Friendly Tubs and Showers – 60" W x 30" D x 72" H. Moen Chateau Showerhead & Lever (Only), Brushed Chrome, ECO–Performance 1.5 gpm, Single Lever
KS 1	KITCHEN SINK (RESIDENCE)	1½"	1½"	½"	½"	18 gauge, Single Bowl, Stainless Steel, Top Mount, ADA, 24" x 19 ⅜" x 5" With Galvanized Pan Under Kitchen Sink. Moen Chateau Faucet, Brushed Chrome, Single Lever. 1.5 gpm, ADA Compliant. Insulate exposed pipe per ADA.
KS 2	KITCHEN SINK	1½"	1½"	½"	½"	18 gauge, Double Bowl, Stainless Steel, Top Mount, ADA, 35 ⅜" x 19 ⅜" x 5" With Galvanized Pan Under Kitchen Sink. Moen Chateau Faucet, Brushed Chrome, Single Lever. 1.5 gpm, ADA Compliant. Insulate exposed pipe per ADA.
DF 1	ADA/ABA DRINKING FOUNTAIN	1½"	1½"	½"	½"	Elkay Bottle Filling Station Bi–Level Filtered LZ Cooler, Stainless Steel Basin w/Integral Drain, Galvanized Structural Steel Cooler Chassis, Stainless Steel Bottle Filler Wrapper w/ABS Plastic Alcove, Cooler Cabinet Stainless Steel, Flexi–Guard Safety Bubbler, Anti–Microbial Pliable Polyester Elastomer, Vandal–Resistant One–Piece Heavy Duty Bubbler
RD 1	ROOF DRAIN	PER PLAN	–	–	–	MIFAB, Series R1270, Combined Large Sump Roof Drain with Secondary Overflow. Two Lacquered Cast Iron Bodies with 15" Diameter Anchor Flange.
RD 2	ROOF DRAIN	PER PLAN	–	–	–	MIFAB, Series R1100–PR, Promenade Deck Roof Drain. Lacquered Cast Iron with Anchor Flange, 8" Square Adjustable Ductile Iron Tractor Grate with 3/8" Max. Width Drainage Slots and a Free Area of 26 Square Inches.
EW 1	WALL MOUNT EYEWASH (MAINTENANCE ROOM)	1½"	1½"	½"	½"	H–5457 – ORANGE PLASTIC, 12" BOWL DIAMETER
US 1	UTILITY SINK (MAINTENANCE ROOM)	1½"	1½"	½"	½"	SINGLE BOWL UTILITY SINK/ TUB – 20Wx24Lx13D
	WORKBOARD/BAR SINK FAUCETS (MAINTENANCE ROOM)	–	–	½"	½"	T&S Workboard/Bar Sink Faucets, Hot & Cold water levers, 4" Deck Mount Mixing Faucet, Chrome Plated Brass Body, 6" swing nozzel with 2.2.gpm aeretor, compression Catridges with Spring Checks, 1/2" NPT Male Inlets & Chrome Plated Escutcheon Plates, Low Lead Compliant, Certified to ASME A112.18.1/CSA B125.1, NSF 61–Section 9 & NSF 372, Meets ADA ANSI/ICC A117.1
TMV	THERMOSTATIC MIXING VALVE, (SHOWER)	–	–	3/8"	3/8"	BRADLEY, Model #S59–4000A, Point of Use Thermostatic Mixing Valve.
TPV	TRAP PRIMER VALVE	–	–	3/8" (1 1/2" MAX) (1/2" MIN)	–	PRIME RITE MODEL # D–U, Machine corrosion resistant brass, contains no spring or diaphgram.
HB	HOSE BIBB	–	–	3/4"	–	Wall mounted, vacuum breaker, loose key
FD	FLOOR DRAIN	2"	1½"	–	–	Cast iron body flashing, flange, trap 5" diameter bronze grate top with security screws.
WCO	WALL CLEANOUT	PER CODE	–	–	–	J.R. SMITH NO. 4551S–Y Cleanout tee, round stainless steel cover or Access Panel.
FCO	FLOOR CLEANOUT	–	–	–	–	J.R. SMITH NO. 4041S, Cast iron body, adjustable secured round satin nikaloy scotiated top.
COTG	CLEAN OUT TO GRADE	PER CODE	–	–	–	J.R. SMITH 4231 Series, Round extra heavy duty cast iron top. duco cast iron cleanout with round adjustable scoriated secured cast iron top.

BLDG. A DOMESTIC WATER CALCULATION

TOTAL FIXTURE UNITS	524.0	F.U.
TOTAL G.P.M. (CHART A2.1(1))	142	GPM
PRESSURE AVAILABLE	68	P.S.I.
LOSS THRU METER (Chart A 102.2) 3" WATER METER	5.5	P.S.I.
LOSS THRU BACKFLOW DEVICE	11	P.S.I.
	51.5	P.S.I.
HIGHEST FIXTURE ABOVE METER	32	FT.
MINIMUM PRESSURE REQUIRED	15	P.S.I.
CALCULATED DEVELOPED LENGTH	747	FT.
TYPE OF MATERIAL Outside/Inside – PVC/COPPER		
PRESSURE LOSS per 100 ft.	3.0	PSI/100

51.5 – (15 + [32 x 0.43]) = 22.74

22.74/747 X 100 = 3.0 PSI/100'

CHART A–105 =142 GPM W/ 3" WATER LINE @ 8 FT/SEC.

BLDG. B DOMESTIC WATER CALCULATION

TOTAL FIXTURE UNITS	418.0	F.U.
TOTAL G.P.M. (CHART A2.1(1))	112	GPM
PRESSURE AVAILABLE	68	P.S.I.
LOSS THRU METER (Chart A 102.2) 3" WATER METER	3.5	P.S.I.
LOSS THRU BACKFLOW DEVICE	8	P.S.I.
	56.5	P.S.I.
HIGHEST FIXTURE ABOVE METER	32	FT.
MINIMUM PRESSURE REQUIRED	15	P.S.I.
CALCULATED DEVELOPED LENGTH	1,104	FT.
TYPE OF MATERIAL Outside/Inside – PVC/COPPER		
PRESSURE LOSS per 100 ft.	2.5	PSI/100

56.5 – (15 + [32 x 0.43]) = 27.74

27.74/1104 X 100 = 2.5 PSI/100'

CHART A–105 =112 GPM W/ 3" WATER LINE @ 8 FT/SEC.

MAXIMUM PLUMBING FIXTURE FLOW RATES PER CGBSC 5.303.2

TANK–TYPE WATER CLOSET	1.28 GALLON PER FLUSH
SINGLE SHOWERHEAD	1.8 GALLONS PER MINUTE @ 80 PSI
MULTI SHOWERHEADS @ ONE SHOWER	1.8 GALLONS PER MINUTE COMBINED FLOW RATE @ 80 PSI (INCLUDES HAND HELD SHOWERHEAD).
RESIDENTIAL LAVATORY FAUCET	1.5 GALLON PER MINUTE @ 60 PSI
NON–RESIDENTIAL LAVATORY FAUCET	.5 GALLON PER MINUTE @ 60 PSI
KITCHEN FAUCET	1.8 GALLON PER MINUTE @ 60 PSI

PIPE LOAD SCHEDULE

PIPE SIZE	GPM	FU
3"	180	750
2–1/2"	112	450
2"	58	180
1–1/2"	28	80
1–1/4"	18	28
1"	8	18
3/4"	4.8	8
1/2"	1.8	4
3/8"	ø	ø

BLDG. A (1st. Floor) 215.0 W/F.U.

BLDG. A (2nd. Floor) 163.5 W/F.U.

BLDG. A (3rd. Floor) 145.5 W/F.U.

OVERALL TOTAL : 524.0 W/F.U.

PIPE LOAD SCHEDULE

PIPE SIZE	GPM	FU
3–1/2"	220	1100
3"	170	700
2–1/2"	92	380
2"	45	116
1–1/2"	25	45
1–1/4"	15	22
1"	6.8	8
3/4"	3.4	4
1/2"	.4	2
3/8"	ø	ø

BLDG. B (1st. Floor)151.0 W/F.U.

BLDG. B (2nd. Floor) 133.5 W/F.U.

BLDG. B (3rd. Floor) 133.5 W/F.U.

OVERALL TOTAL : 418.0 W/F.U.

PLUMBING PIPING SYMBOLS

SYMBOL	MEANING	ABBREVIATION
V	VENT PIPE	V
SS (W)	SEWER OR WASTE LINE UNDER GROUND	S OR W
S (W)	SEWER OR WASTE LINE ABOVE GROUND	
FW	FIRE WATER	FW
CW	COLD WATER	CW
HW	HOT WATER	HW
HWR	HOT WATER RETURN	HWR
CD	CONDENSATE DRAIN	CD
ID (IW)	INDIRECT DRAIN OR INDIRECT WASTE	ID OR IW
E	ELECTRICAL	E
SD	STORM DRAIN	SD
SDO	STORM DRAIN OVERFLOW	SDO
	EXISTING PIPE TO BE REMOVED	

TOTAL BLDG. A/B DOMESTIC WATER CALCULATION

TOTAL FIXTURE UNITS	942.0	F.U.
TOTAL G.P.M. (CHART A2.1(1))	194	GPM
PRESSURE AVAILABLE	68	P.S.I.
LOSS THRU METER (Chart A 102.2) 4" WATER METER	3.5	P.S.I.
LOSS THRU BACKFLOW DEVICE (4")– (WILKINS, Model 975XL, 4")	10	P.S.I.
	54.5	P.S.I.
HIGHEST FIXTURE ABOVE METER	32	FT.
MINIMUM PRESSURE REQUIRED	15	P.S.I.
CALCULATED DEVELOPED LENGTH	1,104	FT.
TYPE OF MATERIAL Outside/Inside – PVC/COPPER		
PRESSURE LOSS per 100 ft.	2.3	PSI/100

54.5 – (15 + [32 x 0.43]) = 25.74

25.74/1104 X 100 = 2.3 PSI/100'

CHART A–105 =194 GPM W/ 4" WATER LINE @ 8 FT/SEC.

4" DOMESTIC WATER METER

RESIDENTIAL HEAT PUMP WATER HEATER SCHEDULE

TAG	WH–1
QTY.	1 PER UNIT
MANUFACTURER MODEL NUMBER	BRADFORD WHITE AEROTHERM MODEL RE2H50S10
NOMINAL GAL. CAPACITY	
U.S. GAL.	50
IMP. GAL.	42
DOERATED STORAGE VOLUME (GAL.)	45
FIRST HOUR RATING (GAL.)	66
RECOVERY AT 90°F RISE	
U.S. GAL.	21
IMP. GAL.	18
A FLOOR TO TOP OF HEATER, IN.	59 3/16
B JACKET DIA., IN.	21 1/4
C FLOOR TO WATER CONN., IN.	60 3/4
D C/L OF WATER CONN., IN.	8
E FLOOR TO T&P CONN., IN.	38 1/4
F FLOOR TO CONDENSATE CONN., IN.	46 13/16
G WATER CONN. SIZE NPT, IN.	3/4
APPROX. SHIPPING WEIGHT LBS.	195
POWER	208/240 VOLTS. 1 PHASE
CIRCUIT BREAKER	30 AMPS
ACCESSORY	DUCT ADAPTER ACCESSORY

HOUSE HEAT PUMP WATER HEATER SCHEDULE (LAUNDRY/JANITOR ROOM AREA)

TAG	WH–2
QTY.	2
MANUFACTURER MODEL NUMBER	BRADFORD WHITE AEROTHERM MODEL RE2H80710
NOMINAL GAL. CAPACITY	
U.S. GAL.	80
IMP. GAL.	67
DOERATED STORAGE VOLUME (GAL.)	75
FIRST HOUR RATING (GAL.)	87
RECOVERY AT 90°F RISE	
U.S. GAL.	21
IMP. GAL.	18
A FLOOR TO TOP OF HEATER, IN.	70 13/16
B JACKET DIA., IN.	25
C FLOOR TO WATER CONN., IN.	73 1/2
D C/L OF WATER CONN., IN.	8
E FLOOR TO T&P CONN., IN.	50 3/8
F FLOOR TO CONDENSATE CONN., IN.	58 11/16
G WATER CONN. SIZE NPT, IN.	3/4
APPROX. SHIPPING WEIGHT LBS.	258
POWER	208/240 VOLTS. 1 PHASE
CIRCUIT BREAKER	30 AMPS
ACCESSORY	DUCT ADAPTER ACCESSORY

LEGEND/SYMBOLS

SYMBOL	SYSTEM	ABBREV.
	GATE VALVE	GV
	BALL VALVE	BV
	BUTTERFLY VALVE	BFV
	GLOBE VALVE	GV
	CHECK VALVE–SWING TYPE	CV
	PLUG VALVE (GAS COCK)	PV
	PLUG VALVE (GAS COCK)	PV
	BACK FLOW PREVENTER DOUBLE CHECK VALVE	BFP
	BACK FLOW PREVENTER REDUCED PRESSURE TYPE	BFP
	TEMPERATURE PRESSURE RELIEF VALVE	TPRV
	TRAP PRIMER VALVE	TPV
	POINT OF CONNECTION	POC
	POINT OF DISCONNECTION	POD
	RESIDENTIAL WATER METER	NONE
	PLUGGED TEE	PT
	CONCENTRIC REDUCER	CR
	RISER DOWN (ELBOW)	NONE
	RISER UP (ELBOW)	NONE
	RISE OR DROP (PIPE RUN)	NONE
	BRANCH (TOP CONNECTION)	NONE
	BRANCH (BOTTOM CONNECTION)	NONE
	CAPPED/PLUGGED PIPE END	NONE
	TEE UP	NONE
	TEE DOWN	NONE
	HOSE BIB	HB
	UNION – SCREWED	NONE
CO	CLEANOUT PLUG	NONE
	YARD CLEANOUT (OR) CLEANOUT TO GRADE	COTG
	CLEANOUT EXTERIOR	CO
	WALL CLEANOUT	WCO
TH	THRUST BLOCK	TH

DRAWING INDEX

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P6.00	PLUMBING DIAGRAMS
P6.01	PLUMBING DIAGRAMS

ABBREVIATIONS

ABBREVIATION	MEANING
@	AT
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE
BTU	BRITISH THERMAL UNIT
CD	CONDENSATE DRAIN
CO	CLEANOUT
CI	CAST IRON
CW	COLD WATER
DEMO	DEMOLITION
DN	DOWN
DWV	DRAIN WASTE VENT
(E) or EXSTG	EXISTING
FAU	FORCED AIR UNIT
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
G	GAS
GAL/HR or GPH	GALLONS PER HOUR
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
HW	HOT WATER
HWR	HOT WATER RETURN
LAV	LAVATORY
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
LBS or #	POUNDS
PRESS	PRESSURE
PRV	PRESSURE RELIEF VALVE
PSI	POUNDS PER SQUARE INCH
±	PLUS OR MINUS
ST. STL. of SS	STAINLESS STEEL
SOV	SHUT–OFF VALVE
SPECS	SPECIFICATIONS
TMV	THERMOSTATIC MIXING VALVE
TBR	TO BE REMOVED
TK	TANK
TYP	TYPICAL
TPRV	TRAP PRIMER RELIEF VALVE
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THROUGH ROOF

PLUMBING NOTES

1. CALIFORNIA PLUMBING CODE (CPC) 2019 EDITION AS PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION SHALL GOVERN THE INSTALLATION, ALTERATION, RE–LOCATION, REPAIR, REPLACEMENT AND ADDITION(s) FOR THIS PROJECT.
2. BEFORE BEGINNING ANY WORK THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND VERIFY ALL EXISTING CONDITIONS, POINTS OF CONNECTIONS, SIZES, ELEVATIONS, LOCATIONS, ETC. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.
3. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY SERVICES DURING INSTALLATION OF PLUMBING SYSTEMS. THE DRAWING SHOW DIAGRAMATICALLY THE APPROXIMATE LOCATION OF UTILITIES WHERE INFORMATION IS AVAILABLE, BUT THE DRAWINGS ARE NOT EXACT AS TO THE QUANTITY, EXTENT OR LOCATION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING ALL PHASES OF THE WORK TO LOCATE, IDENTIFY AND PROTECT EXISTING UTILITIES. THE CONTRACTOR SHALL RECORD LOCATION OF EXISTING UTILITIES WHICH ARE ENCOUNTERED AS A RESULT OF WORK UNDER THIS CONTRACT.
4. OBTAIN A "HOT WORK" PERMIT FOR ANY OPEN FLAME, WELDING OR TORCH WORK.
5. NEW WORK SHALL NOT BE ENCLOSED UNTIL ALL TESTS HAVE BEEN COMPLETED AND WITNESSED BY THE INSPECTOR OF RECORD.
6. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
7. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPENABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
8. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB. LEVER OPERATED, PUSH–TYPE AND ELECTRONICALLY CONTROLLED MECHANISM ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF–CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
9. HOSE BIBS SHALL BE FITTED WITH NON–REMOVABLE BACK–FLOW DEVICE.
10. SHOWERS AND SHOWER–TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

PLUMBING CONSTRUCTION NOTES

1. DRAIN, WASTE AND VENT (DWV) PIPING BELOW SLAB AND ABOVE SLAB IN AREAS OF THE BUILDING NOT EXCEEDING TWO STORIES IN HEIGHT SHALL BE SOLID WALL PVC, DWV, ASTM D2665 WITH SOLVENT CEMENTED JOINTS, PER SPECIFICATIONS.
2. LOCATE PLUMBING VENTS A MINIMUM OF 10' FROM AC/FAN FRESH AIR GRILLS.
3. PERFORM ALL TESTS TO DEMONSTRATE THE INTEGRITY OF THE SYSTEMS TO THE SATISFACTION OF THE OWNER.
4. THE DRAWINGS INDICATE THE EXTENT AND ARRANGEMENT OF THE PLUMBING SYSTEMS. PROVIDE WORK AND MATERIALS WHICH ARE NOT SPECIFICALLY MENTIONED BUT WHICH MAY BE REASONABLY ASSUMED NECESSARY FOR THE COMPLETION OF THE WORK AT NO ADDITIONAL COST TO THE OWNER.
5. ALL CLEANOUTS SHALL BE ACCESSIBLE.
6. PLUMBER SHALL COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF PLUMBING FIXTURES, DRAINS, ETC.
7. PROVIDE INDIVIDUAL STOPS AT EACH FIXTURE EXCEPT AS SHOWN ON DRAWINGS.
8. PROVIDE MINIMUM OF 24 INCHES CLEARANCE FOR RODDING OF CLEANOUTS.
9. ALL NEW WASTE LINES SHALL SLOPE NOT LESS THAN 1/4 INCHES PER FOOT (2%).
10. THROUGH PENETRATION AND MEMBRANE PENETRATION OF FIRE–RATED WALLS AND CEILINGS SHALL BE FIRE STOPPED WITH MATERIALS AND METHODS CONFORMING TO UNDERWRITERS LABORATORIES LISTED ASSEMBLIES. SEE SHEET P5.02.
11. ABOVE AND BELOW SLAB STORM DRAINAGE PIPING SHALL BE SOLID CORE PVC, ASTM D 2665, OR SOLID CORE ABS, ASTM D 2661, WITH SOLVENT CEMENT JOINTS, PER SPECIFICATIONS.
12. SERVICE WATER PIPING OUTSIDE BUILDINGS SHALL BE HARD COPPER, TYPE K, ASTM B88 WITH BRAZED OR PRESSURE SEAL JOINTS ABOVE GRADE AND SOFT COPPER, TYPE K, ASTM B88 WITH BRAZED JOINTS OR SCHEDULE 80 PVC, ASTM D 1785, WITH SOLVENT CEMENTED JOINTS BELOW GRADE, PER SPECIFICATIONS.
13. DOMESTIC WATER PIPING SHALL BE "PEX" TUBING (CROSS LINK POLYETHYLENE), FOR BLDG. B, COPPER DOMESTIC WATER PIPING FOR BLDG. A.
14. DRAIN, WASTE AND VENT (DWV) PIPING ABOVE SLAB AND IN AREAS OF THE BUILDING EXCEEDING TWO STORIES IN HEIGHT SHALL BE HUBLESS CAST IRON SOIL PIPE, ASTM A888 WITH HEAVY DUTY HUBLESS COUPLING JOINTS, PER SPECIFICATIONS. VENT PIPING MAY ALTERNATELY BE GALVANIZED STEEL PIPE, ASTM A53, TYPE–E WITH THREADED OR GROOVED JOINT COUPLINGS, PER SPECIFICATIONS.
15. SERVICE SEWER PIPING OUTSIDE BUILDINGS SHALL BE PVC SEWER PIPING, ASTM F891 WITH SOLVENT CEMENT JOINTS OR PVC TYPE PSM SEWER PIPING, ASTM D 3034, SDR 35 WITH GASKETED JOINTS, PER SPECIFICATIONS.
16. INDIRECT WASTE LINES SHALL BE SCH. 40 PVC OR TYPE "L" COPPER PIPE AND FITTING.
17. COMPLY WITH CPC CHAPTER 6, SUPPLY AND DISTRIBUTION 604.0 AND NSF 61.
18. DOMESTIC PIPE INSULATION PER CPC 609.11, FOR 3" AND SMALLER, 1" THICKNESS, FOR 3" TO 6", 1" MINIMUM, 1–1/2" THICKNESS RECOMMENDED, FOR 8" AND ABOVE, 1–1/2" THICKNESS, 2" RECOMMENDED.

PUMP SCHEDULE

MARK	LOCATION	MODEL OR EQUIVALENT	SYSTEM	CIRCULATING FLUID				% EFF.	TYPE	FLANGE SIZE		MOTOR			REMARKS
				FLUID	GPM	PUMP HEAD FT WC	TEMP F°			INLET	OUTLET	HP	V/ø/HZ	RPM	
DWP–1	LAUNDRY ROOM JANITORS ROOM	BELL & GOSSETT NBF–33	DOMESTIC HOT WATER	WATER	9	10	140	–	CLOSED COUPLED	3/4" UNION	3/4" UNION	1/6	120/1/60	2950	ALL BRONZE BODY, PERMANENTLY SEALED BEARING INTERNAL OVERLOAD MOTOR

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9–30–24
MECHANICAL
STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE

7. **NOTES, LEGENDS AND ABBREVIATIONS**

OWNER

PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P0.00

BLDG. A
WATER DEMAND - UNIT A, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	8	2.5	20	–	–	20
LV	1	8	0.5	4	0.5	4	8
SHOW	1	8	1.0	8	1.0	8	16
KS	1	8	0.75	6	0.75	6	12
DW	1	8	0.75	6	0.75	6	12
TOTAL DEMAND :				44		24	68

BLDG. A
SEWER DEMAND - UNIT A, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	REMARKS
WC	1	8	4.0	32	
LV	1	8	2.0	16	
SHOW	1	8	2.0	16	
KS	1	8	2.0	16	
DW	1	8	2.0	16	
TOTAL DEMAND :				98	

BLDG. A
WATER DEMAND - UNIT C, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	2	2.5	5	–	–	5
LV	1	2	0.5	1.0	0.5	1.0	2
SHOW	1	2	1.0	2	1.0	2	4
KS	1	2	0.75	1.5	0.75	1.5	3
DW	1	2	0.75	1.5	0.75	1.5	3
TOTAL DEMAND :				11		6	17

BLDG. A
SEWER DEMAND - UNIT C, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	REMARKS
WC	1	2	4.0	4	
LV	1	2	2.0	2	
SHOW	1	2	2.0	2	
KS	1	2	2.0	2	
DW	1	2	2.0	2	
TOTAL DEMAND :				12	

BLDG. A
WATER DEMAND - UNIT E, FIRST FLOOR

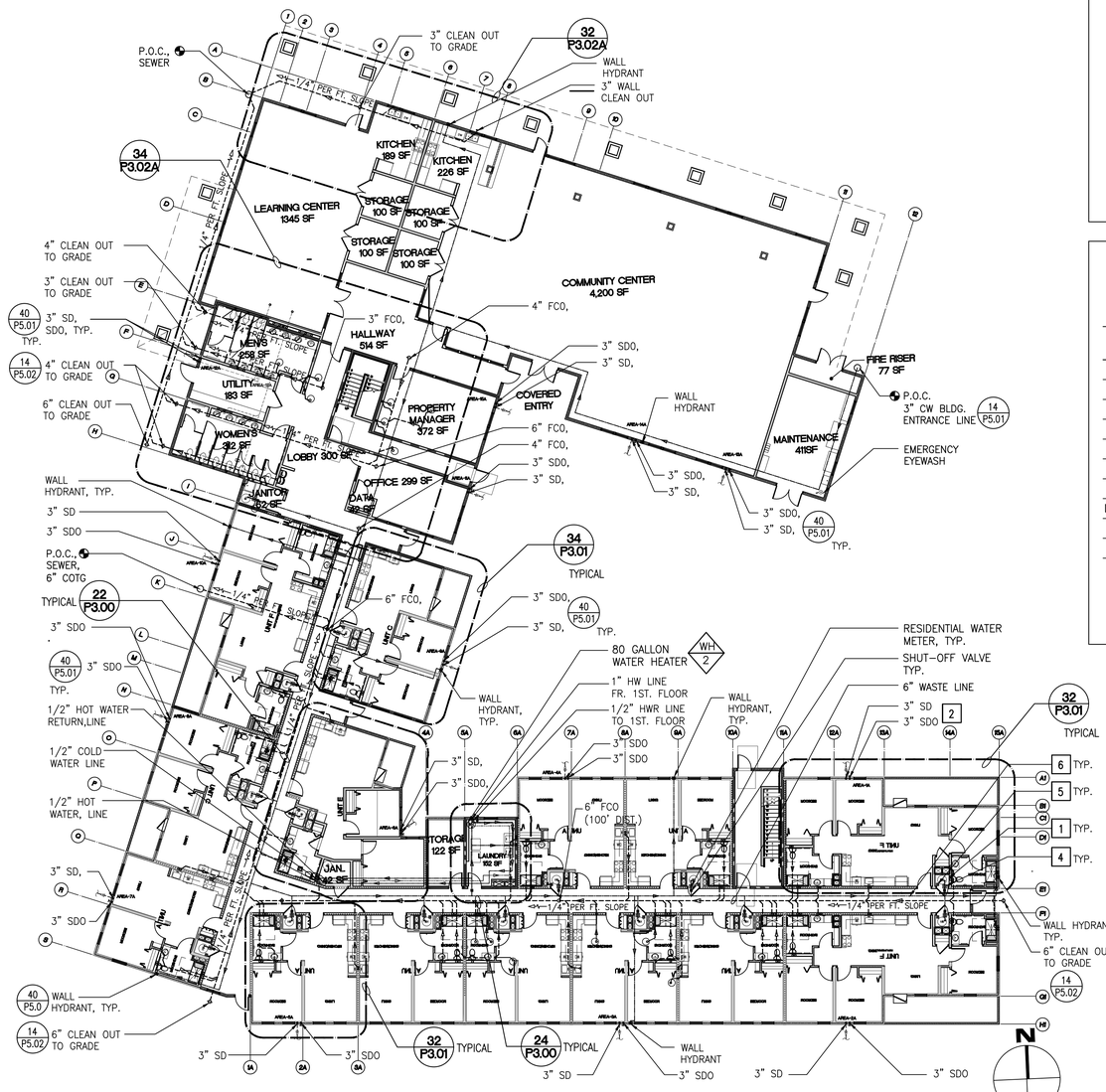
FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	1	2.5	5	–	–	5
LV	1	1	0.5	1.0	0.5	1.0	2
SHOW	1	1	1.0	2	1.0	2	4
KS	1	1	0.75	1.5	0.75	1.5	3
DW	1	1	0.75	1.5	0.75	1.5	3
TOTAL DEMAND :				11		6	17

BLDG. A
SEWER DEMAND - UNIT E, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	REMARKS
WC	1	1	4.0	4	
LV	1	1	2.0	2	
SHOW	1	1	2.0	2	
KS	1	1	2.0	2	
DW	1	1	2.0	2	
TOTAL DEMAND :				12	

KEYNOTES

1. 2" VENT THRU ROOF (VTR).
2. 3" STORM DRAIN, AND STORM DRAIN OVERFLOW DOWN FROM ROOF.
3. 3" STORM DRAIN, AND STORM DRAIN OVERFLOW DOWN.
4. RESIDENTIAL WATER METER.
5. FLOOR DRAIN FOR WATER HEATER.
6. 1" DOMESTIC COLD WATER LATERAL, UP FROM BELOW FLOOR.



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

FIRST FLOOR OVERALL PLUMBING PLAN
BUILDING A

24

* ALL GROUND UNITS TO BE ACCESSIBLE. PROVIDE ROLL-IN SHOWER AT ACCESSIBLE UNITS.

BLDG. A
WATER DEMAND - UNIT F, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	2	3	2.5	7.5	–	–	7.5
LV	2	3	0.5	3	0.5	3	6
SHOW	2	3	1.0	6	1.0	6	12
KS	1	3	0.75	6	0.5	6	12
DW	1	3	0.75	6	0.5	6	12
TOTAL DEMAND :				28.5		21	49.5

BLDG. A
SEWER DEMAND - UNIT F, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	REMARKS
WC	2	3	8.0	24	
LV	2	3	2.0	12	
SHOW	2	3	2.0	12	
KS	1	3	2.0	2.0	
DW	1	3	2.0	2.0	
TOTAL DEMAND :				52	

BLDG. A
WATER DEMAND - BLDG. FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	10	1	2.5	25	–	–	25
LV	8	1	0.5	4	0.5	4	8
UR	4	1	3.0	12	–	–	12
DF	1	1	0.75	0.75	–	–	0.75
JS	1	1	2.0	2.0	2.0	2.0	4
DW	2	1	0.75	1.5	0.75	1.5	3
KS	2	1	2.0	2.0	2.0	2.0	4
LNDRY.	2	1	1.5	3	1.5	3	6
EW	1	1	0.75	0.75	–	–	0.75
TOTAL DEMAND :				51		12.5	63.5
CPC, TABLE 610.4							BUILDING SUPPLY SIZE = 1-1/2"

BLDG. A
SEWER DEMAND - BLDG. FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	REMARKS
WC	10	1	4.0	40	
LV	8	1	2.0	16	
UR	4	1	2.0	8	
DF	1	1	2.0	2	
JS	1	1	2.0	2	
DW	2	1	1.0	2	
KS	2	1	2.0	4	
LNDRY.	2	1	2.0	4	
EW	1	1	2.0	2	
TOTAL DEMAND :				80	
CPC, TABLE 703.2					3"ø HORIZ. SEWER LINE

BLDG. A
FIRST FLOOR

WATER DEMAND SUMMARY:	
UNIT	TTL. W F/U
A	68
C	17
D	–
E	17
F	49.5
BLDG.	63.5
TOTAL	215

SEWER DEMAND SUMMARY:	
UNIT	TTL. W F/U
A	98
C	12
D	–
E	12
F	52
BLDG.	80
TOTAL	254

FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

1.) FIRE BARRIER WALLS, FIRE SEPARATION WALLS AND FIRE RATED CONSTUCTION ARE SHOWN ON THIS PLAN. SEE ARCHITECTURAL PLAN LEGEND FOR TYPES OF CONSTRUCTION. ALL THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES MUST BE PROTECTED WITH AN APPROVED UL LISTED FIRE RATED PENETRATION SYSTEM. SEE DETAILS, SHEET P5.02. SUBMIT ALL ALTERNATE FIRE PROFING DETAILS FOR APPROVAL.

NOTES:

1. PUBLIC-USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°. [CPC 421.2].
2. PLUMBING FIXTURES ARE TO COMPLY WITH THE REQUIREMENTS LISTED FOR EACH TYPE IN CGBSC TABLE 5.303.2.[CGBSC 5.303.6].
3. ALL FAUCETS SHALL HAVE WATER SAVING FLOW RESTRICTORS, OR APPORVED EQUAL.
4. PENETRATIONS OF FIRE RESISTIVE WALLS SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.

* ALL FAUCETS TO HAVE WATER SAVING FLOW RESTRICTORS.

LEGEND

- GROUND FLOOR PLUMBING.
- SECOND FLOOR PLUMBING.
- THIRD FLOOR PLUMBING.
- OCCUR ON GROUND FLOOR PLUMBING ONLY.
- OCCUR ON SECOND AND THIRD FLOOR PLUMBING ONLY.

SHEET NOTES

1.) EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING, THAT IS MORE THAN 100 FEET IN TOTAL DEVELOPED LENGTH, SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEAN OUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES. A CLEAN OUT SHALL BE INSTALLED ABOVE THE FIXTURE CONNECTION FITTING, SERVING EACH URINAL, REGARDLESS OF LOCATION OF THE URINAL IN THE BUILDING.

DOMESTIC PIPING INSULATION NOTE:

1.) DOMESTIC PIPE INSULATION, FOR 3" AND SMALLER, 1" THICKNESS, FOR 3" TO 6", 1" MINIMUM, 1-1/2" THICKNESS RECOMMENDED, FOR 8" AND ABOVE, 1-1/2" THICKNESS, 2" RECOMMENDED.

DRAINAGE AND WASTE PIPING NOTE:

MATERIALS FOR DRAINAGE PIPING SHALL BE IN ACCORDANCE WITH ONE OF THE STANDARDS IN TABLE 701.2 EXCEPT THAT:

1. NO GALVANIZED WROUGHT-IRON OR GALVANIZED STEEL PIPE SHALL BE USED UNDERGROUND AND SHALL BE KEPT NO LESS THAN 6" ABOVEGROUND.
2. ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE STANDARDS REFERENCED IN TABLE 701.2 AND THE FIRE STOP PROTECTION REQUIREMENTS IN THE CALIFORNIA BUILDING CODE. EXCEPT FOR INDIVIDUAL SINGLE-FAMILY DWELLING UNITS, MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50, WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. THESE TEST SHALL COMPLY WITH ALL REQUIREMENTS OF THE STANDARDS TO INCLUDE THE SAMPLE SIZE, BOTH FOR WIDTH AND LENGHT. PLASTIC PIPE SHALL NOT BE TESTED FILLED WITH WATER.
   a. [HCD 1 & HCD 2] ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES OF AREAS OF RESIDENTIAL ACCOMMODATION.

PLUMBING OCCUPANT LOAD PER TABLE A:
OCCUPANCY A-3 15 OLF 5575 SF/15 = 372 PEOPLE
OCCUPANCY B 200 OLF 1183 SF/200 = 6 PEOPLE
TOTAL BUILDING OCCUPANT LOAD: 378 PEOPLE

MINIMUM PLUMBING FACILITIES REQUIRED PER TABLE 422.1:
OCCUPANCY A-3 REQUIRES: 372/2 = 186 MEN AND 186 WOMEN
MEN: 2 WC 2 URINAL 1 LAV
WOMEN: 4 WC -- 2 LAV

OCCUPANCY B REQUIRES:
MEN: 1 WC 1 URINAL 1 LAV
WOMEN: 1 WC -- 1 LAV

TOTAL PLUMBING FACILITIES PROVIDED:
MEN: 3 WC 4 URINAL 4 LAV
WOMEN: 7 WC 4 LAV

SERVICE SINK – 1 REQUIRED; 1 PROVIDED @ EACH FLOOR
DRINKING FOUNTAINS – 1 REQUIRED FOR ASSEMBLY USES

NOTES:
1. AREA USED TO CALCULATE OCCUPANT LOAD MAY EXCLUDE ACCESSORY AREAS (HALLWAY, RESTROOMS, STAIR ENCLOSURES).

PLUMBING FIXTURE CALCULATIONS

14

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ENGINEER - MECHANICAL
JAMES R. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL FIRST FLOOR PLUMBING PLAN BUILDING A

OWNER
PEOPLE'S SELF-HELP HOUSING
363.3 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P2.00-A

BLDG. B
WATER DEMAND - UNIT A, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	4	2.5	10	–	–	10
LV	1	4	0.5	2	0.5	2	4
SHOW	1	4	1.0	4	1.0	4	8
KS	1	4	0.75	3	0.75	3	6
DW	1	4	0.75	3	0.75	3	6
TOTAL DEMAND :				22		12	34

SEWER DEMAND - UNIT A, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	REMARKS
WC	1	4	4.0	16	
LV	1	4	2.0	8	
SHOW	1	4	2.0	8	
KS	1	4	2.0	8	
DW	1	4	2.0	8	
TOTAL DEMAND :				48	

BLDG. B
WATER DEMAND - UNIT C, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	8	2.5	20	–	–	20
LV	1	8	0.5	4	0.5	4	8
SHOW	1	8	1.0	8	1.0	8	16
KS	1	8	0.75	6	0.75	6	12
DW	1	8	0.75	6	0.75	6	12
TOTAL DEMAND :				44		24	68

SEWER DEMAND - UNIT C, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	REMARKS
WC	1	8	4.0	32	
LV	1	8	2.0	16	
SHOW	1	8	2.0	16	
KS	1	8	2.0	16	
DW	1	8	2.0	16	
TOTAL DEMAND :				98	

BLDG. B
WATER DEMAND - UNIT F, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	2	3	2.5	15	–	–	15
LV	2	3	0.5	3	0.5	3	6
SHOW	2	3	1.0	6	1.0	6	12
KS	1	3	0.75	2.25	0.5	2.25	4.5
DW	1	3	0.75	2.25	0.5	2.25	4.5
TOTAL DEMAND :				28.5		13.5	42

SEWER DEMAND - UNIT F, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	REMARKS
WC	2	3	4.0	24	
LV	2	3	2.0	12	
SHOW	2	3	2.0	12	
KS	1	3	2.0	2.0	
DW	1	3	2.0	2.0	
TOTAL DEMAND :				52	

BLDG. B
WATER DEMAND - BLDG, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
LNDRY.	1	1	2.0	2.0	2.0	2.0	4
JS	1	1	1.5	1.5	1.5	1.5	3
TOTAL DEMAND :				3.5		3.5	7

SEWER DEMAND - BLDG, FIRST FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	REMARKS
LNDRY.	1	1	3.0	3	
JS	1	1	3.0	3	
TOTAL DEMAND :				6	

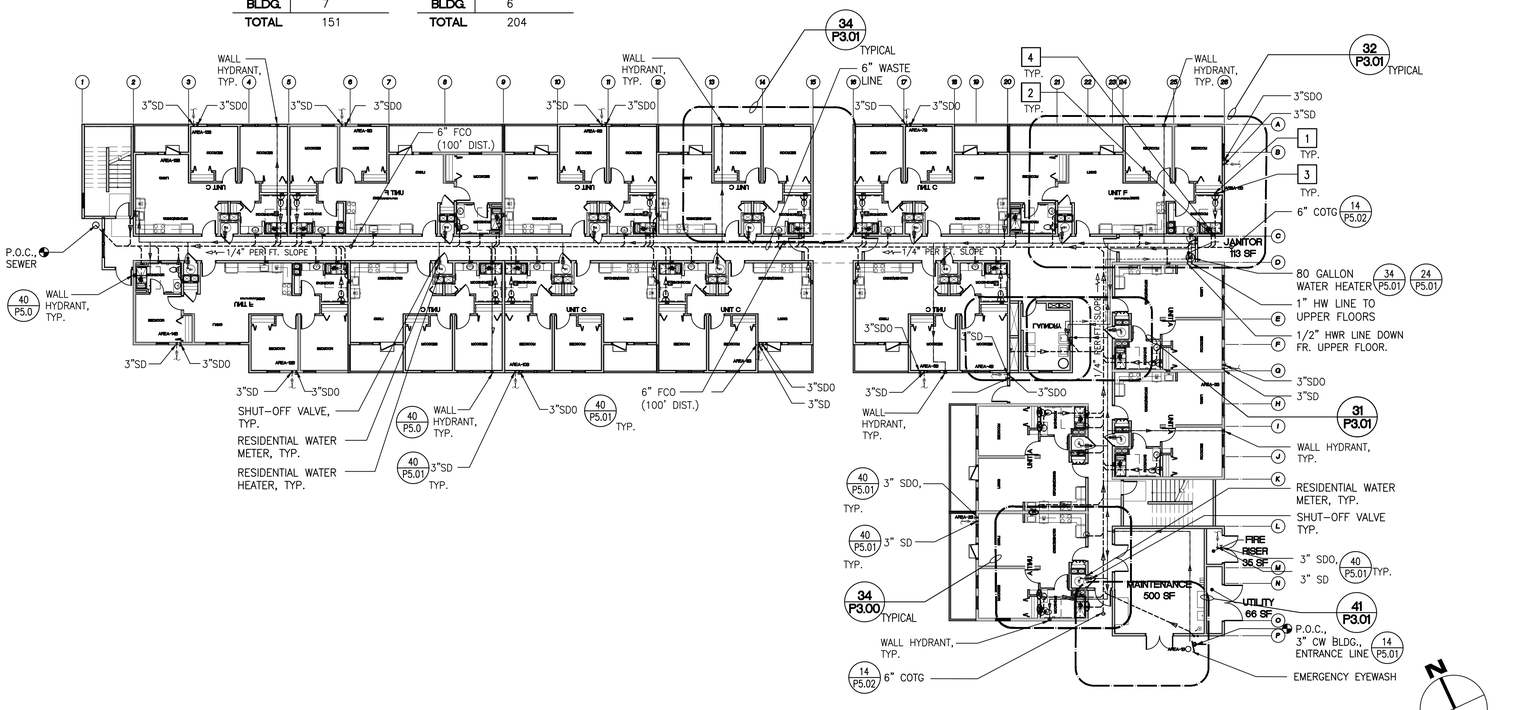
BLDG. B

WATER DEMAND SUMMARY:

UNIT	TTL. W F/U
A	34
C	68
F	42
BLDG.	7
TOTAL	151

SEWER DEMAND SUMMARY:

UNIT	TTL. W F/U
A	48
C	98
F	52
BLDG.	6
TOTAL	204



OVERALL FIRST FLOOR PLUMBING PLAN
BUILDING B

* ALL GROUND FLOOR UNITS TO BE ACCESSIBLE. PROVIDE ROLL-IN SHOWER AT ACCESSIBLE UNITS.

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

24

DRAINAGE AND WASTE PIPING NOTE:

MATERIALS FOR DRAINAGE PIPING SHALL BE IN ACCORDANCE WITH ONE OF THE STANDARDS IN TABLE 701.2 EXCEPT THAT:

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KEYNOTES

1. 3" WASTE LINE, DOWN, 2" VENT, UP.
2. 2" WASTE LINE, DOWN, 1-1/2" VENT, UP.
3. 3" WASTE LINE, UP AND DOWN.
4. 2" WASTE LINE, UP AND DOWN.
5. 1-1/2" VENT THRU ROOF (VTR).
6. 2" VENT THRU ROOF (VTR).
7. 3" WASTE, DOWN.
8. 2" WASTE, DOWN.
9. 4" CLEAN OUT TO GRADE (COTG).
10. 4" SEWER LATERAL LINE.

LEGEND

- GROUND FLOOR PLUMBING.
- SECOND FLOOR PLUMBING.
- THIRD FLOOR PLUMBING.
- OCCUR ON GROUND FLOOR PLUMBING ONLY.
- OCCUR ON SECOND AND THIRD FLOOR PLUMBING ONLY.

SHEET NOTES

1.) EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING, THAT IS MORE THAN 100 FEET IN TOTAL DEVELOPED LENGTH, SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEAN OUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES. A CLEAN OUT SHALL BE INSTALLED ABOVE THE FIXTURE CONNECTION FITTING, SERVING EACH URINAL, REGARDLESS OF LOCATION OF THE URINAL IN THE BUILDING.

DOMESTIC PIPING INSULATION NOTE:

1.) DOMESTIC PIPE INSULATION, FOR 3" AND SMALLER, 1" THICKNESS, FOR 3" TO 6", 1" MINIMUM, 1-1/2" THICKNESS RECOMMENDED, FOR 8" AND ABOVE, 1-1/2" THICKNESS, 2" RECOMMENDED.

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
OVERALL FIRST FLOOR PLUMBING PLAN BUILDING B

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P2.00-B

BLDG. A
WATER DEMAND - UNIT A, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	8	2.5	20	–	–	20
LV	1	8	0.5	4	0.5	4	8
SHOW	1	8	1.0	8	1.0	8	16
KS	1	8	0.75	6	0.75	6	12
DW	1	8	0.75	6	0.75	6	12
TOTAL DEMAND :				44		24	68

BLDG. A
SEWER DEMAND - UNIT A, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	8	4.0	32	
LV	1	8	2.0	16	
SHOW	1	8	2.0	16	
KS	1	8	2.0	16	
DW	1	8	2.0	16	
TOTAL DEMAND :				98	

BLDG. A
WATER DEMAND - UNIT C, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	3	2.5	7.5	–	–	7.5
LV	1	3	0.5	1.5	0.5	1.5	3
SHOW	1	3	1.0	3	1.0	3	6
KS	1	3	0.75	2.25	0.75	2.25	4.5
DW	1	3	0.75	2.25	0.75	2.25	4.5
TOTAL DEMAND :				16.5		9	25.5

BLDG. A
SEWER DEMAND - UNIT C, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	3	4.0	12	
LV	1	3	2.0	6	
SHOW	1	3	2.0	6	
KS	1	3	2.0	6	
DW	1	3	2.0	6	
TOTAL DEMAND :				36	

BLDG. A
WATER DEMAND - BLDG, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
LNDRY.	1	1	2.0	2.0	2.0	2.0	4
JS	1	1	1.5	1.5	1.5	1.5	3
TOTAL DEMAND :				3.5		3.5	7

BLDG. A
SEWER DEMAND - BLDG, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
LNDRY.	1	1	3.0	3	
JS	1	1	3.0	3	
TOTAL DEMAND :				6	

BLDG. A
WATER DEMAND - UNIT D, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	1	2.5	2.5	–	–	2.5
LV	1	1	0.5	0.5	0.5	0.5	1
SHOW	1	1	1.0	1	1.0	1	2
KS	1	1	0.75	0.75	0.75	0.75	1.5
DW	1	1	0.75	0.75	0.75	0.75	1.5
TOTAL DEMAND :				5.5		3	8.5

BLDG. A
SEWER DEMAND - UNIT D, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	1	4.0	4.0	
LV	1	1	2.0	2.0	
SHOW	1	1	2.0	2.0	
KS	1	1	2.0	2.0	
DW	1	1	2.0	2.0	
TOTAL DEMAND :				12	

BLDG. A
WATER DEMAND - UNIT E, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	1	2.5	2.5	–	–	2.5
LV	1	1	0.5	0.5	0.5	0.5	1
SHOW	1	1	1.0	1	1.0	1	2
KS	1	1	0.75	0.75	0.75	0.75	1.5
DW	1	1	0.75	0.75	0.75	0.75	1.5
TOTAL DEMAND :				5.5		3	8.5

BLDG. A
SEWER DEMAND - UNIT E, SECOND FLOOR

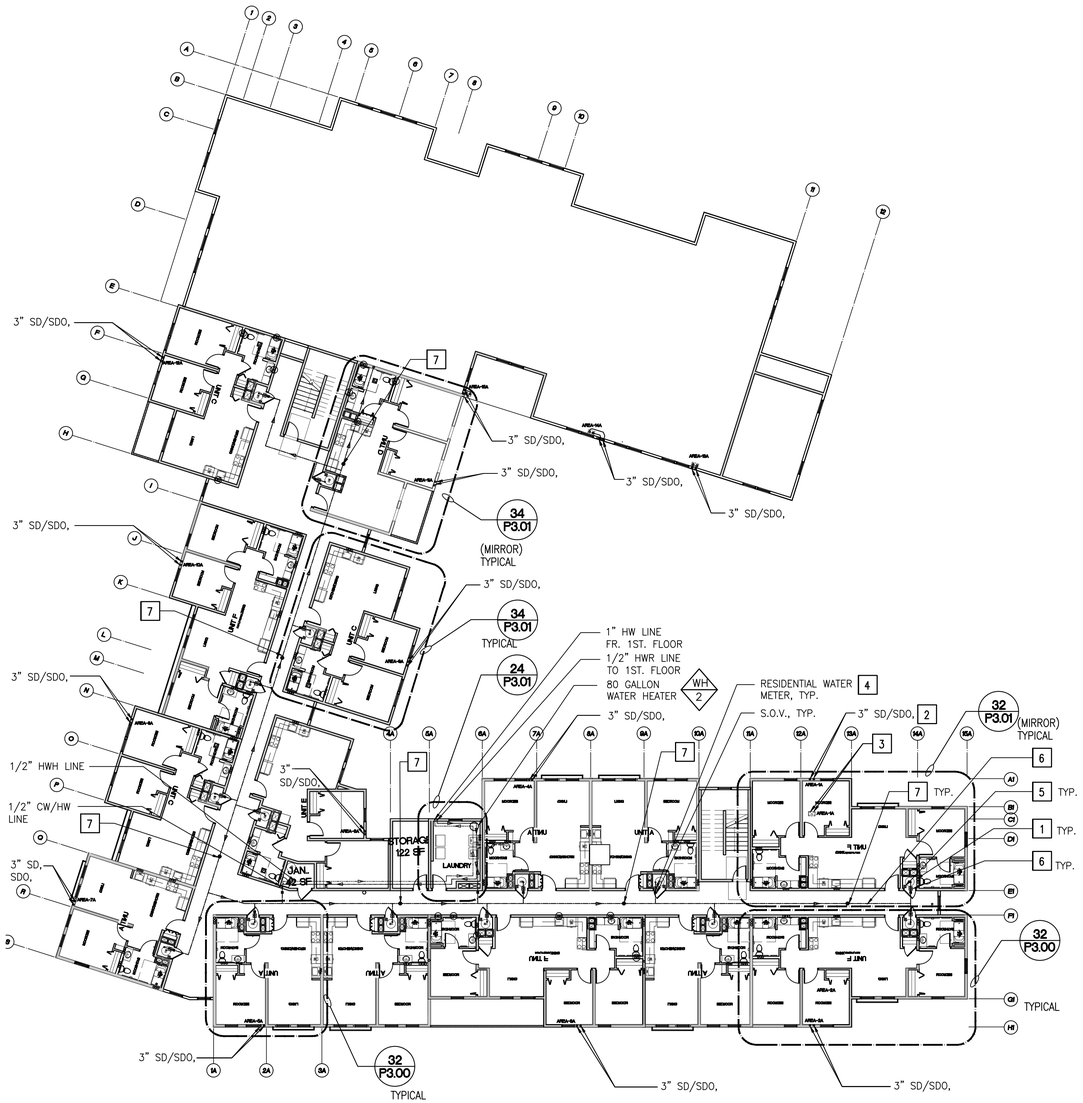
FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	1	4.0	4.0	
LV	1	1	2.0	2.0	
SHOW	1	1	2.0	2.0	
KS	1	1	2.0	2.0	
DW	1	1	2.0	2.0	
TOTAL DEMAND :				96	

BLDG. A
WATER DEMAND - UNIT F, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	2	4	2.5	10	–	–	10
LV	2	4	0.5	2	0.5	2	4
SHOW	2	4	1.0	4	1.0	4	8
KS	1	4	0.75	6	0.5	6	12
DW	1	4	0.75	6	0.5	6	12
TOTAL DEMAND :				28		18	46

BLDG. A
SEWER DEMAND - UNIT F, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	2	4	4.0	8.0	
LV	2	4	2.0	4.0	
SHOW	2	4	2.0	4.0	
KS	1	4	2.0	2.0	
DW	1	4	2.0	2.0	
TOTAL DEMAND :				20	



SECOND FLOOR OVERALL PLUMBING PLAN
BUILDING A

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

KEYNOTES

1. 2" VENT THRU ROOF (VTR).
2. 3" STORM DRAIN, AND STORM DRAIN OVERFLOW DOWN FROM ROOF.
3. 3" STORM DRAIN, AND STORM DRAIN OVERFLOW DOWN.
4. RESIDENTIAL WATER METER.
5. FLOOR DRAIN FOR WATER HEATER.
6. 1" DOMESTIC COLD WATER LATERAL, UP FROM BELOW FLOOR.
7. ROOF TOP FIRE HYDRANT.

LEGEND

- GROUND FLOOR PLUMBING.
- SECOND FLOOR PLUMBING.
- THIRD FLOOR PLUMBING.
- OCCUR ON GROUND FLOOR PLUMBING ONLY.
- OCCUR ON SECOND AND THIRD FLOOR PLUMBING ONLY.

DOMESTIC PIPING INSULATION NOTE:

1.) DOMESTIC PIPE INSULATION, FOR 3" AND SMALLER, 1" THICKNESS, FOR 3" TO 6", 1" MINIMUM, 1-1/2" THICKNESS RECOMMENDED, FOR 8" AND ABOVE, 1-1/2" THICKNESS, 2" RECOMMENDED.

BLDG. A
SECOND FLOOR

WATER DEMAND SUMMARY:

UNIT	TTL. W F/U
A	68
C	25.5
D	8.5
E	8.5
F	46
BLDG.	7
TOTAL	163.5

SEWER DEMAND SUMMARY:

UNIT	TTL. S F/U
A	98
C	36
D	12
E	96
F	20
BLDG.	6
TOTAL	268

FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

1.) FIRE BARRIER WALLS, FIRE SEPARATION WALLS AND FIRE RATED CONSTUCTION ARE SHOWN ON THIS PLAN. SEE ARCHITECTURAL PLAN LEGEND FOR TYPES OF CONSTRUCTION. ALL THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES MUST BE PROTECTED WITH AN APPROVED UL LISTED FIRE RATED PENETRATION SYSTEM. SEE DETAILS, SHEET P5.02. SUBMIT ALL ALTERNATE FIRE PROFING DETAILS FOR APPROVAL.

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER — JAMES B. ALBRECHT — No. M26555 — EXP. 9-30-24 — MECHANICAL — STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
SECOND FLOOR OVERALL PLUMBING BUILDING A

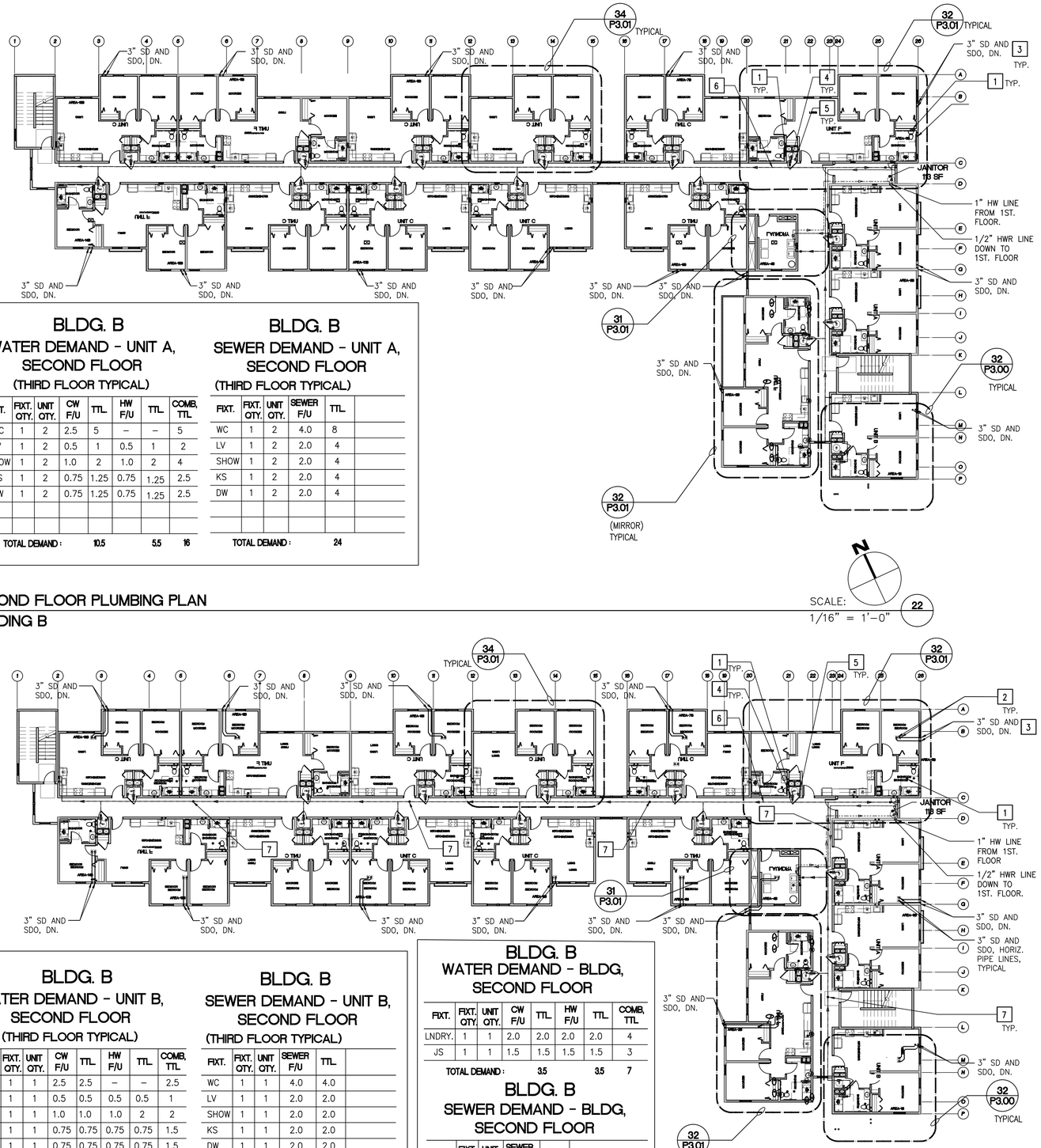
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P2.10-A



BLDG. B
WATER DEMAND - UNIT A, SECOND FLOOR
(THIRD FLOOR TYPICAL)

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	2	2.5	5	–	–	5
LV	1	2	0.5	1	0.5	1	2
SHOW	1	2	1.0	2	1.0	2	4
KS	1	2	0.75	1.25	0.75	1.25	2.5
DW	1	2	0.75	1.25	0.75	1.25	2.5
TOTAL DEMAND:				10.5		5.5	16

BLDG. B
SEWER DEMAND - UNIT A, SECOND FLOOR
(THIRD FLOOR TYPICAL)

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	2	4.0	8	
LV	1	2	2.0	4	
SHOW	1	2	2.0	4	
KS	1	2	2.0	4	
DW	1	2	2.0	4	
TOTAL DEMAND:				24	

SECOND FLOOR PLUMBING PLAN
BUILDING B

BLDG. B
WATER DEMAND - UNIT B, SECOND FLOOR
(THIRD FLOOR TYPICAL)

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	1	2.5	2.5	–	–	2.5
LV	1	1	0.5	0.5	0.5	0.5	1
SHOW	1	1	1.0	1.0	1.0	2	2
KS	1	1	0.75	0.75	0.75	0.75	1.5
DW	1	1	0.75	0.75	0.75	0.75	1.5
TOTAL DEMAND:				4.5		4.0	8.5

BLDG. B
SEWER DEMAND - UNIT B, SECOND FLOOR
(THIRD FLOOR TYPICAL)

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	1	4.0	4.0	
LV	1	1	2.0	2.0	
SHOW	1	1	2.0	2.0	
KS	1	1	2.0	2.0	
DW	1	1	2.0	2.0	
TOTAL DEMAND:				16	

BLDG. B
WATER DEMAND - BLDG, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
LNDRY.	1	1	2.0	2.0	2.0	2.0	4
JS	1	1	1.5	1.5	1.5	1.5	3
TOTAL DEMAND:				3.5		3.5	7

BLDG. B
SEWER DEMAND - BLDG, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
LNDRY.	1	1	3.0	3	
JS	1	1	3.0	3	
TOTAL DEMAND:				6	

THIRD FLOOR PLUMBING PLAN
BUILDING B

BLDG. B
WATER DEMAND - UNIT C, SECOND FLOOR
(THIRD FLOOR TYPICAL)

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	8	2.5	20	–	–	20
LV	1	8	0.5	4.0	0.5	4.0	8
SHOW	1	8	1.0	8.0	1.0	8.0	16
KS	1	8	0.75	6.0	0.75	6.0	12
DW	1	8	0.75	6.0	0.75	6.0	12
TOTAL DEMAND:				44		24	68

BLDG. B
SEWER DEMAND - UNIT C, SECOND FLOOR
(THIRD FLOOR TYPICAL)

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	8	4.0	32	
LV	1	8	2.0	16	
SHOW	1	8	2.0	16	
KS	1	8	2.0	16	
DW	1	8	2.0	16	
TOTAL DEMAND:				96	

BLDG. B
WATER DEMAND - UNIT F, SECOND FLOOR
(THIRD FLOOR TYPICAL)

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	2	4	2.5	20	–	–	20
LV	2	4	0.5	4	0.5	4	8
SHOW	2	4	1.0	8	1.0	8	16
KS	1	4	0.75	3	0.75	3	6
DW	1	4	0.75	3	0.75	3	6
TOTAL DEMAND:				38		18	56

BLDG. B
SEWER DEMAND - UNIT F, SECOND FLOOR
(THIRD FLOOR TYPICAL)

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	2	4	4.0	32	
LV	2	4	2.0	16	
SHOW	2	4	2.0	16	
KS	1	4	2.0	4	
DW	1	4	2.0	4	
TOTAL DEMAND:				72	

KEYNOTES

1. 2" VENT THRU ROOF (VTR).
2. 3" STORM DRAIN, AND STORM DRAIN OVERFLOW DOWN FROM ROOF.
3. 3" STORM DRAIN, AND STORM DRAIN OVERFLOW DOWN.
4. RESIDENTIAL WATER METER.
5. FLOOR DRAIN FOR WATER HEATER.
6. 1" DOMESTIC COLD WATER LATERAL, UP FROM BELOW FLOOR.
7. 3/4" DOMESTIC COLD WATER UP, TO ROOF HYDRANT.

FIRE ASSEMBLY AND FIRE RATED CONSTRUCTION NOTES

1.) FIRE BARRIER WALLS, FIRE SEPARATION WALLS AND FIRE RATED CONSTUCTION ARE SHOWN ON THIS PLAN. SEE ARCHITECTURAL PLAN LEGEND FOR TYPES OF CONSTRUCTION. ALL THROUGH AND MEMBRANE PENETRATIONS OF FIRE RATED ASSEMBLIES MUST BE PROTECTED WITH AN APPROVED UL LISTED FIRE RATED PENETRATION SYSTEM. SEE DETAILS, SHEET P5.02. SUBMIT ALL ALTERNATE FIRE PROFING DETAILS FOR APPROVAL.

LEGEND

- ○○ GROUND FLOOR PLUMBING.
- ○○○ SECOND FLOOR PLUMBING.
- ○ ○ THIRD FLOOR PLUMBING.
- ⬭ OCCUR ON GROUND FLOOR PLUMBING ONLY.
- ○○ OCCUR ON SECOND AND THIRD FLOOR PLUMBING ONLY.

DOMESTIC PIPING INSULATION NOTE:

1.) DOMESTIC PIPE INSULATION, FOR 3" AND SMALLER, 1" THICKNESS, FOR 3" TO 6", 1" MINIMUM, 1-1/2" THICKNESS RECOMMENDED, FOR 8" AND ABOVE, 1-1/2" THICKNESS, 2" RECOMMENDED.

BLDG. B
2nd./3rd. Typical

WATER DEMAND SUMMARY:

UNIT	TTL. W F/U	
A	16 (2)	= 32
B	8.5 (2)	= 17
C	68 (2)	= 136
F	56 (2)	= 112
BLDG.	7 (2)	= 14
TOTAL		311

SEWER DEMAND SUMMARY:

UNIT	TTL. S F/U	
A	24 (2)	= 48
B	16 (2)	= 32
C	96 (2)	= 192
F	72 (2)	= 144
BLDG.	6 (2)	= 12
TOTAL		428

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
SECOND + THIRD PLUMBING PLAN BUILDING B

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P2.10-B

BLDG. A
WATER DEMAND - UNIT A, THIRD FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	6	2.5	15	–	–	15
LV	1	6	0.5	3	0.5	3	6
SHOW	1	6	1.0	6	1.0	6	12
KS	1	6	0.75	4.5	0.75	4.5	9
DW	1	6	0.75	4.5	0.75	4.5	9
TOTAL DEMAND :				33		18	51

BLDG. A
SEWER DEMAND - UNIT A, THIRD FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	6	4.0	24	
LV	1	6	2.0	12	
SHOW	1	6	2.0	12	
KS	1	6	2.0	12	
DW	1	6	2.0	12	
TOTAL DEMAND :				72	

BLDG. A
WATER DEMAND - UNIT C, THIRD FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	3	2.5	7.5	–	–	7.5
LV	1	3	0.5	1.5	0.5	1.5	3
SHOW	1	3	1.0	3	1.0	3	6
KS	1	3	0.75	2.25	0.75	2.25	4.5
DW	1	3	0.75	2.25	0.75	2.25	4.5
TOTAL DEMAND :				16.5		9	25.5

BLDG. A
SEWER DEMAND - UNIT C, THIRD FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	3	4.0	12	
LV	1	3	2.0	6	
SHOW	1	3	2.0	6	
KS	1	3	2.0	6	
DW	1	3	2.0	6	
TOTAL DEMAND :				36	

BLDG. A
WATER DEMAND - BLDG, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
LNDRY.	1	1	2.0	2.0	2.0	2.0	4
JS	1	1	1.5	1.5	1.5	1.5	3
TOTAL DEMAND :				3.5		3.5	7

BLDG. A
SEWER DEMAND - BLDG, SECOND FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
LNDRY.	1	1	3.0	3	
JS	1	1	3.0	3	
TOTAL DEMAND :				6	

BLDG. A
WATER DEMAND - UNIT D, THIRD FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	1	2.5	2.5	–	–	2.5
LV	1	1	0.5	0.5	0.5	0.5	1
SHOW	1	1	1.0	1	1.0	1	2
KS	1	1	0.75	0.75	0.75	0.75	1.5
DW	1	1	0.75	0.75	0.75	0.75	1.5
TOTAL DEMAND :				5.5		3	8.5

BLDG. A
SEWER DEMAND - UNIT D, THIRD FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	1	4.0	4.0	
LV	1	1	2.0	2.0	
SHOW	1	1	2.0	2.0	
KS	1	1	2.0	2.0	
DW	1	1	2.0	2.0	
TOTAL DEMAND :				12	

BLDG. A
WATER DEMAND - UNIT E, THIRD FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	1	1	2.5	2.5	–	–	2.5
LV	1	1	0.5	0.5	0.5	0.5	1
SHOW	1	1	1.0	1	1.0	1	2
KS	1	1	0.75	0.75	0.75	0.75	1.5
DW	1	1	0.75	0.75	0.75	0.75	1.5
TOTAL DEMAND :				5.5		3	8.5

BLDG. A
SEWER DEMAND - UNIT E, THIRD FLOOR

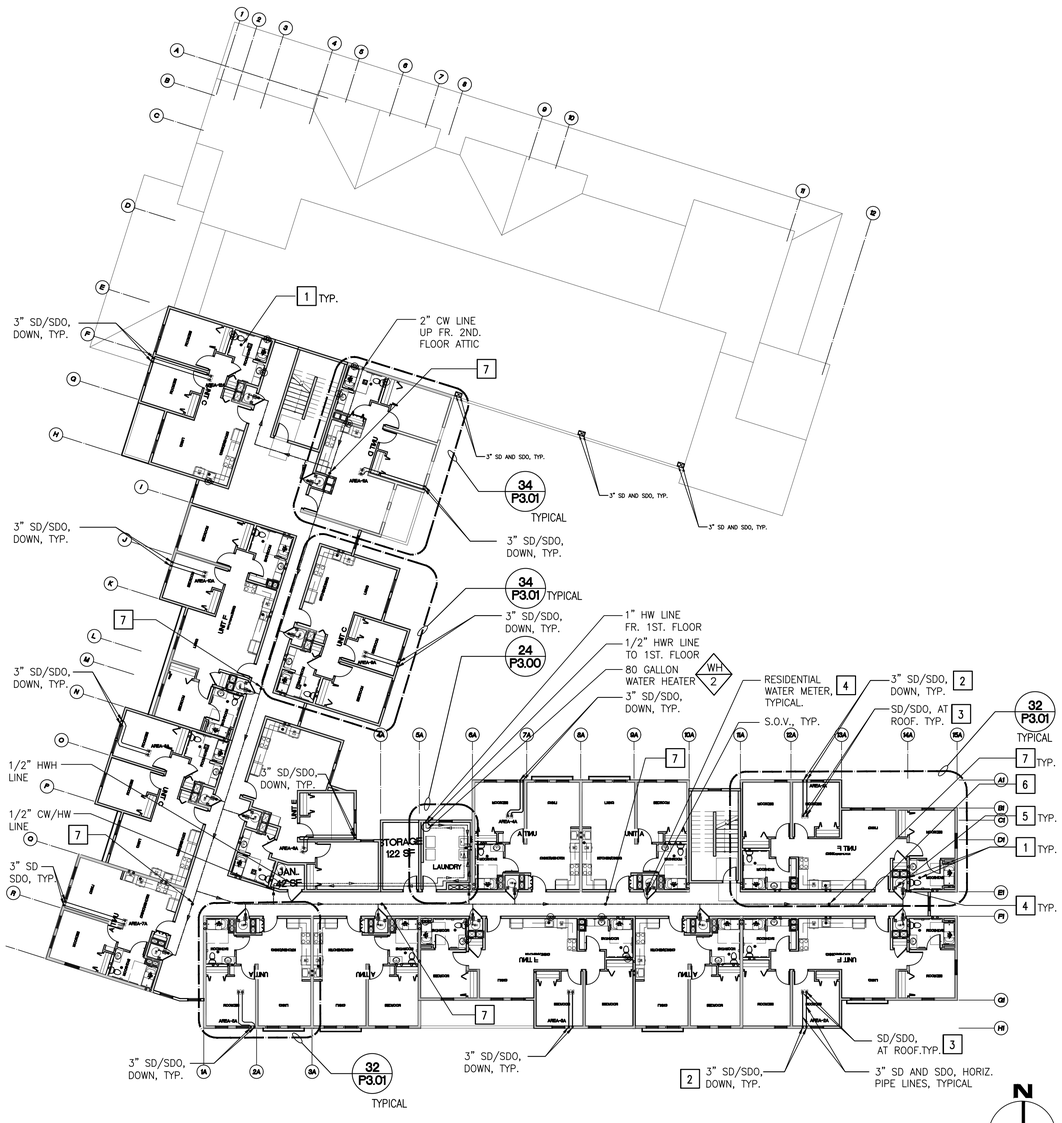
FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	1	1	4.0	4.0	
LV	1	1	2.0	2.0	
SHOW	1	1	2.0	2.0	
KS	1	1	2.0	2.0	
DW	1	1	2.0	2.0	
TOTAL DEMAND :				12	

BLDG. A
WATER DEMAND - UNIT F, THIRD FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	CW F/U	TTL.	HW F/U	TTL.	COMB. TTL
WC	2	4	2.5	10	–	–	10
LV	2	4	0.5	2	0.5	2	4
SHOW	2	4	1.0	4	1.0	4	8
KS	1	4	0.75	6	0.5	6	12
DW	1	4	0.75	6	0.5	6	12
TOTAL DEMAND :				28		18	46

BLDG. A
SEWER DEMAND - UNIT F, THIRD FLOOR

FIXT.	FIXT. QTY.	UNIT QTY.	SEWER F/U	TTL.	
WC	2	4	4.0	8.0	
LV	2	4	2.0	4.0	
SHOW	2	4	2.0	4.0	
KS	1	4	2.0	2.0	
DW	1	4	2.0	2.0	
TOTAL DEMAND :				20	



THIRD FLOOR OVERALL PLUMBING PLAN

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

24

KEYNOTES

1. 2" VENT THRU ROOF (VTR).
2. 3" STORM DRAIN, AND STORM DRAIN OVERFLOW DOWN FROM ROOF.
3. 3" STORM DRAIN, AND STORM DRAIN OVERFLOW DOWN.
4. RESIDENTIAL WATER METER.
5. FLOOR DRAIN FOR WATER HEATER.
6. 1" DOMESTIC COLD WATER LATERAL, UP FROM BELOW FLOOR.
7. 3/4" DOMESTIC COLD WATER UP, TO ROOF HYDRANT.

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LEGEND

- GROUND FLOOR PLUMBING.
- SECOND FLOOR PLUMBING.
- THIRD FLOOR PLUMBING.
- OCCUR ON GROUND FLOOR PLUMBING ONLY.
- OCCUR ON SECOND AND THIRD FLOOR PLUMBING ONLY.

DOMESTIC PIPING INSULATION NOTE:

1.) DOMESTIC PIPE INSULATION, FOR 3" AND SMALLER, 1" THICKNESS, FOR 3" TO 6", 1" MINIMUM, 1-1/2" THICKNESS RECOMMENDED, FOR 8" AND ABOVE, 1-1/2" THICKNESS, 2" RECOMMENDED.

BLDG. A
THIRD FLOOR

WATER DEMAND SUMMARY:

UNIT	TTL. W F/U
A	51
C	25.5
D	8.5
E	8.5
F	46
BLDG.	7
TOTAL	145.5

SEWER DEMAND SUMMARY:

UNIT	TTL. S F/U
A	72
C	36
D	12
E	12
F	20
BLDG.	6
TOTAL	158

RA ARCHITECTS & ENGINEERS

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REVISIONS

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER — JAMES B. ALBRECHT — No. M26555 — EXP. 9-30-24 — MECHANICAL — STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

THIRD FLOOR PLUMBING PLAN BUILDING A

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

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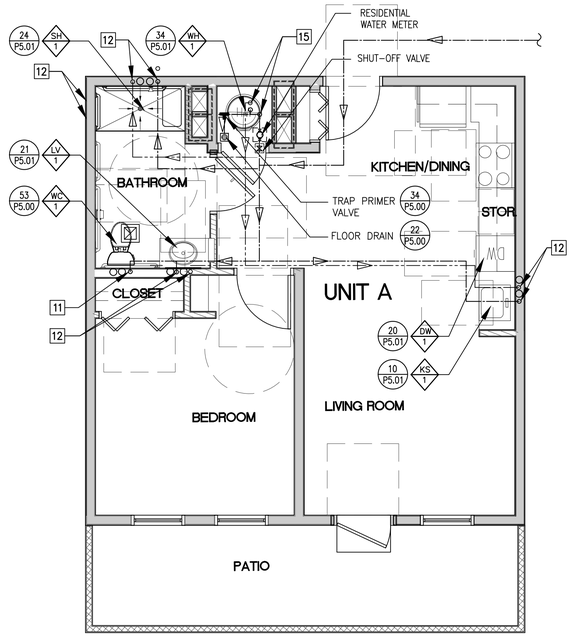
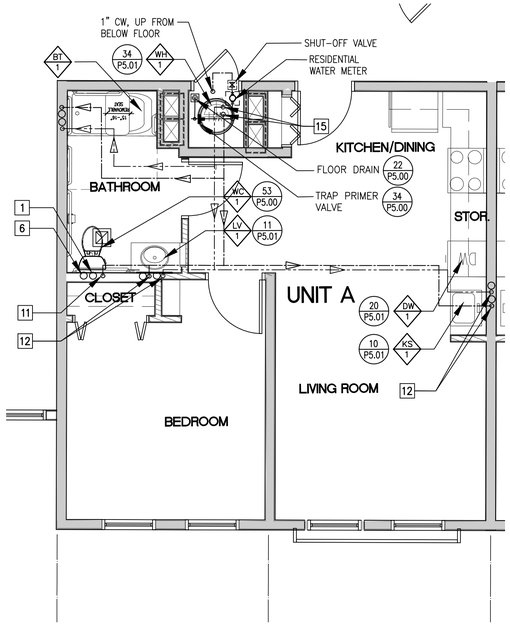
JOB NUMBER: 20.815

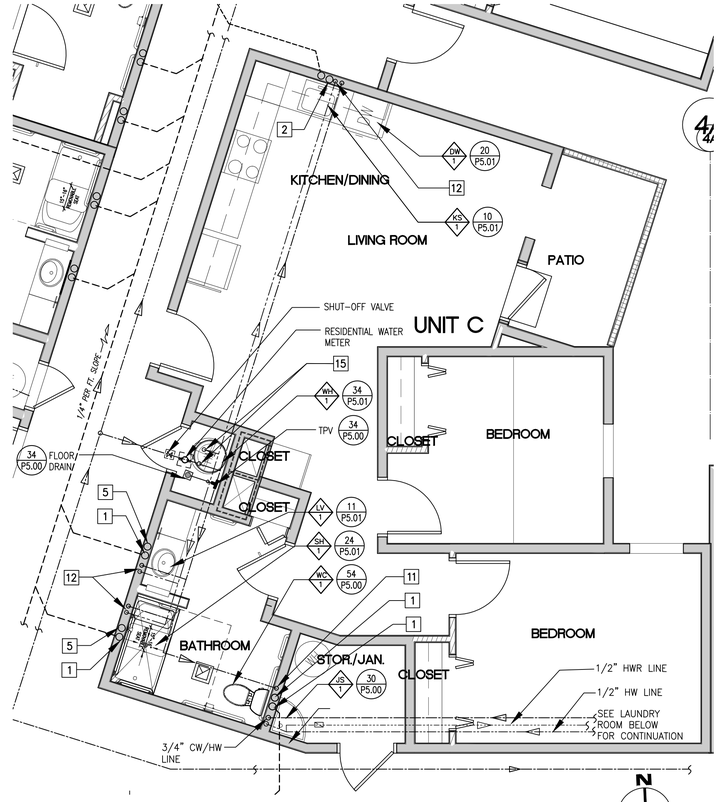
P2.20-A



UNIT A - 1-BEDROOM UNIT - 595 GSF
BUILDING A ONLY 1ST. FLOOR
SCALE: 1/4" = 1'-0"
32



UNIT A - 1-BEDROOM UNIT - 595 GSF
BUILDING A ONLY 2ND./3RD FLOOR
SCALE: 1/4" = 1'-0"
32



UNIT C - 2-BEDROOM UNIT - (AND JANITOR/STORAGE ROOM)
BUILDING A ONLY - 1ST. FLOOR
SCALE: 1/4" = 1'-0"
22

KEYNOTES

1. 3" WASTE LINE DOWN, 2" VENT, UP.
2. 2" WASTE LINE DOWN, 1-1/2" VENT, UP.
3. 3" WASTE LINE DOWN, FROM ABOVE.
4. 2" WASTE LINE DOWN, FROM ABOVE.
5. 2" VENT LINE, UP.
6. 1-1/2" VENT LINE, UP.
7. 3" WASTE LINE, UP AND DOWN.
8. 2" WASTE LINE, UP AND DOWN.
9. 2" VENT LINE, UP AND DOWN.
10. 1-1/2" VENT LINE, UP AND DOWN.
11. 1/2" CW SUPPLY LINE.
12. 1/2" CW/HW SUPPLY LINE.
13. 1" CW SERVICE LINE.
14. 3/4" CW SERVICE LINE AND 3/4" HW SUPPLY LINE.
15. 1" CW SERVICE LINE AND 3/4" HW SUPPLY LINE.
16. 3" WASTE LINE DOWN.
17. 2" WASTE LINE DOWN
18. DOMESTIC WATER SUPPLY SHUT-OFF VALVE.
19. FLOOR DRAIN FOR WATER HEATER.
20. (N) WATER HEATER EXHAUST LOUVER VENT.

MAXIMUM DRAINAGE FIXTURE UNITS FOR A TRAP AND TRAP ARM

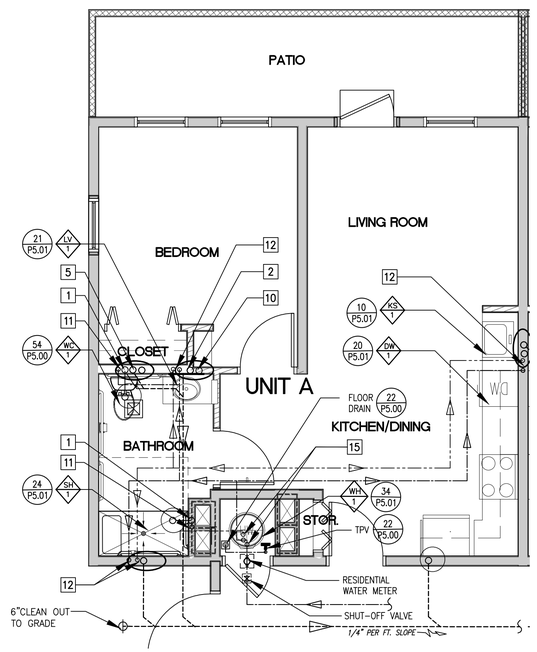
C.P.C., TABLE 702.2(1)

SIZE OF TRAP AND TRAP ARM	DRAINAGE FIXTURE UNIT VALUES (DFU)
1-1/4"	1 UNIT
1-1/2"	3 UNITS
2"	4 UNITS
3"	6 UNITS
4"	8 UNITS

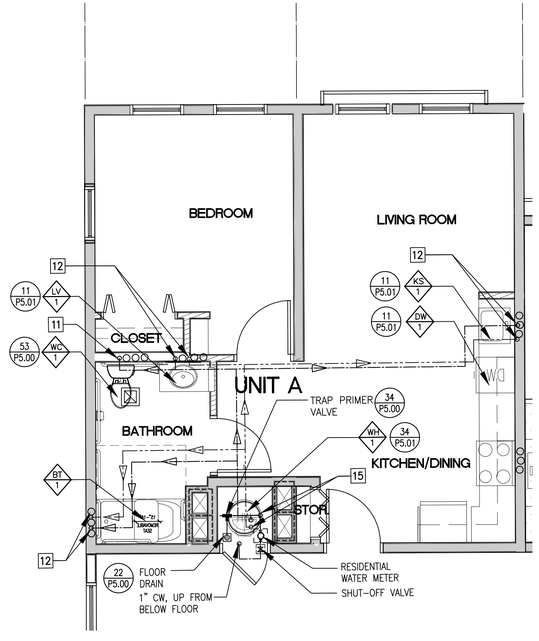
C.P.C., TABLE 703.2

SIZE OF PIPE (Inches)	1 1/4"	1 1/2"	2"	3"	4"	6"
Maximum Units Drainage Piping[1] Vertical	1	2[2]	16[3]	48[4]	256[5]	1,380[5]
Horizontal	1	1	8[3]	35[4]	216[5]	720[5]
Maximum Length Drainage Piping Vertical, (feet)	45	65	85	212	300	510
Horizontal (unlimited)	–	–	–	–	–	–
Vent Piping Horizontal and Vertical[6] Maximum Units	1	8[3]	24	84	256	1,380
Maximum Length, (feet)	45	6	120	212	300	510

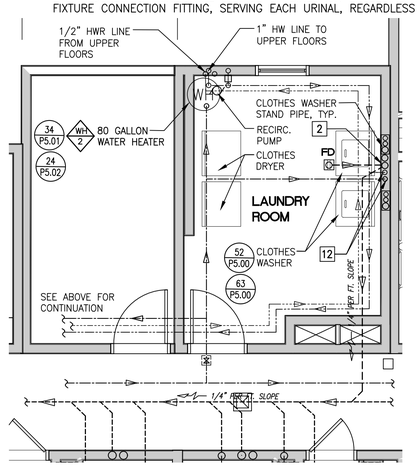
NOTES:
1. Excluding trap arm.
2. Except sinks, urinals, and dishwashers–exceeding 1 fixture unit.
3. Except six-unit traps or water closets.
4. Only four water closets or six-unit traps allowed on a vertical pipe or stack; and not to exceed three water closets or six unit traps on a horizontal branch or drain.
5. Based on 1/4 inch per foot slope. for 1/8 of an inch slope, multiply horizontal fixture units by a factor of 0.8.
6. The diameter of an individual vent shall be not less than 1-1/4 inches nor less than one-half of the diameter of the drain to which it is connected.



UNIT A - 1-BEDROOM UNIT
1ST. FLOOR
SCALE: 1/4" = 1'-0"
44



UNIT A - 1-BEDROOM UNIT
2ND./3RD FLOOR
SCALE: 1/4" = 1'-0"
44



LAUNDRY ROOM AREA
BUILDING A ONLY
SCALE: 1/4" = 1'-0"
24

DOMESTIC PIPING INSULATION NOTE:

1.) DOMESTIC PIPE INSULATION, FOR 3" AND SMALLER, 1" THICKNESS, FOR 3" TO 6", 1" MINIMUM, 1-1/2" THICKNESS RECOMMENDED, FOR 8" AND ABOVE, 1-1/2" THICKNESS, 2" RECOMMENDED.

SEWER DEMAND LOAD

MARK	FIXTURE	No.	F/U	TTL.	REMARKS
WC 1	WATER CLOSET	1	4.0	4.0	
LV 1	LAVATORY	1	2.0	2.0	
BT 1 / SH 1	BATHTUB SHOWER	1	2.0	2.0	
KS 1	KITCHEN SINK	1	2.0	2.0	
DW 1	DISH WASHER	1	2.0	2.0	
	TOTAL DEMAND:			12.0	
	CPC, TABLE 703.2				3"ø HORIZ. SEWER LINE

WATER DEMAND LOAD

MARK	FIXTURE	No.	CW F/U	CW TTL.	HW F/U	HW TTL.	COMB. TTL.	REMARKS
WC 1	WATER CLOSET	1	2.5	2.5	–	–	2.5	
LV 1	LAVATORY	1	0.5	0.5	0.5	0.5	1.0	
BT 1 / SH 1	BATHTUB SHOWER	1	1.0	1.0	1.0	1.0	2.0	
KS 1	KITCHEN SINK	1	.75	.75	.75	.75	1.5	
DW 1	DISH WASHER	1	.75	.75	.75	.75	1.5	
JS 1	JAN. SINK	1	1.5	1.5	1.5	1.5	3	
CW 1	CLOTHES WASHER	1	.75	.75	.75	.75	1.5	
	TOTAL DEMAND:		-		-		-	
								BUILDING SUPPLY

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
TYPICAL UNITS ENLARGED PLUMBING PLAN

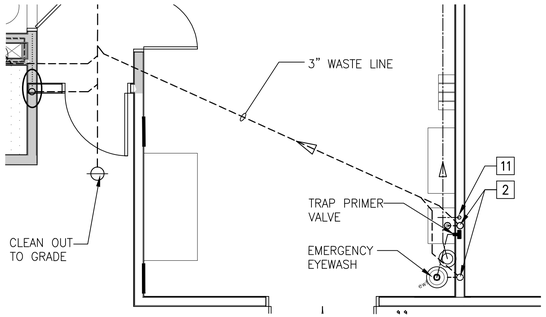
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

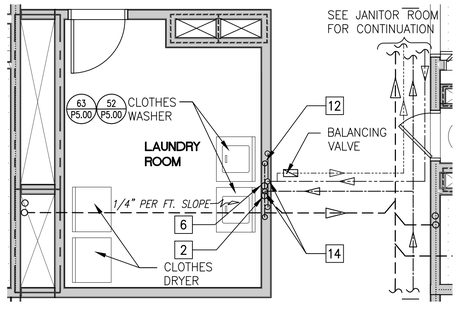
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P3.00



MAINTENANCE ROOM BUILDING B

SCALE: 1/4" = 1'-0" (41)



LAUNDRY ROOM (TYPICAL EACH FLOOR)

SCALE: 1/4" = 1'-0" (31)

C.P.C., TABLE 703.2							
SIZE OF PIPE (Inches)	1 1/4"	1 1/2"	2"	3"	4"	6"	
Maximum Units Drainage Piping[1] Vertical	1	2[2]	16[3]	48[4]	256	1,380	
Horizontal	1	1	8[3]	35[4]	216[5]	720[5]	
Maximum Length Drainage Piping Vertical, (feet)	45	65	85	212	300	510	
Horizontal (unlimited)	–	–	–	–	–	–	
Vent Piping Horizontal and Vertical[6] Maximum Units	1	8[3]	24	84	256	1,380	
Maximum Length, (feet)	45	6	120	212	300	510	

NOTES:
1. Excluding trap arm.
2. Except sinks, urinals, and dishwashers–exceeding 1 fixture unit.
3. Except six–unit traps or water closets.
4. Only four water closets or six–unit traps allowed on a vertical pipe or stack; and not to exceed three water closets or six unit traps on a horizontal branch or drain.
5. Based on 1/4 inch per foot slope. for 1/8 of an inch slope, multiply horizontal fixture units by a factor of 0.8.
6. The diameter of an individual vent shall be not less than 1–1/4 inches nor less than one–half of the diameter of the drain to which it is connected.

MAXIMUM DRAINAGE FIXTURE UNITS FOR A TRAP AND TRAP ARM

C.P.C., TABLE 702.2(1)

SIZE OF TRAP AND TRAP ARM	DRAINAGE FIXTURE UNIT VALUES (DFU)
1–1/4"	1 UNIT
1–1/2"	3 UNITS
2"	4 UNITS
3"	6 UNITS
4"	8 UNITS

SHEET NOTES

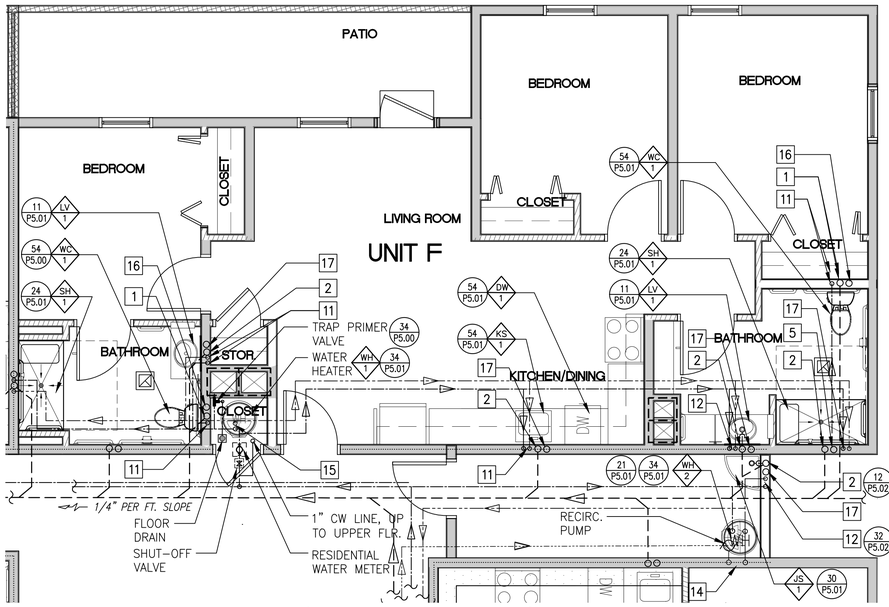
1.) EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING, THAT IS MORE THAN 100 FEET IN TOTAL DEVELOPED LENGTH, SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEAN OUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES. A CLEAN OUT SHALL BE INSTALLED ABOVE THE FIXTURE CONNECTION FITTING, SERVING EACH URINAL, REGARDLESS OF LOCATION OF THE URINAL IN THE BUILDING.

DOMESTIC PIPING INSULATION NOTE:

1.) DOMESTIC PIPE INSULATION, FOR 3" AND SMALLER, 1" THICKNESS, FOR 3" TO 6", 1" MINIMUM, 1–1/2" THICKNESS RECOMMENDED, FOR 8" AND ABOVE, 1–1/2" THICKNESS, 2" RECOMMENDED.

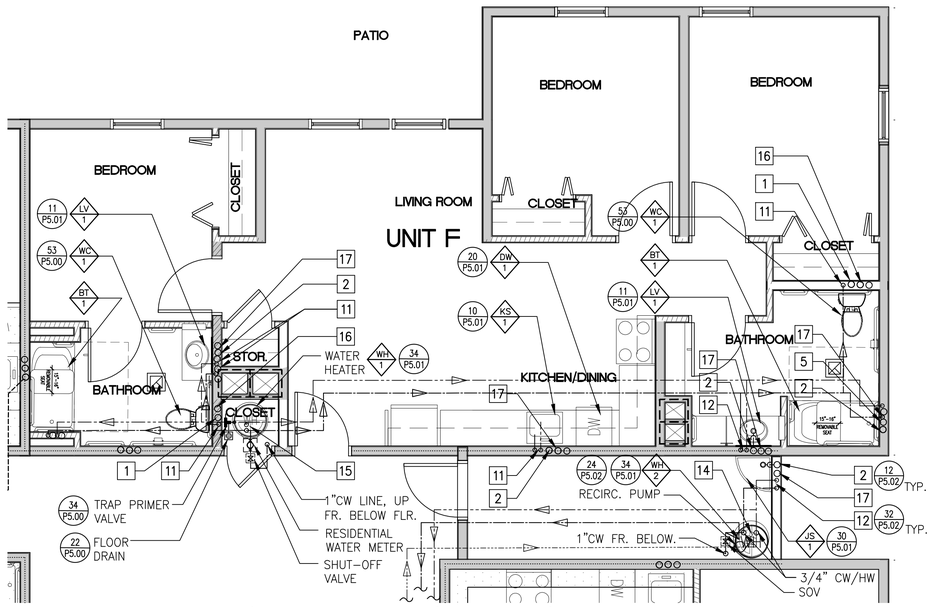
KEYNOTES

1. 3" WASTE LINE DOWN, 2" VENT, UP.
2. 2" WASTE LINE DOWN, 1–1/2" VENT, UP.
3. 3" WASTE LINE DOWN, FROM ABOVE.
4. 2" WASTE LINE DOWN, FROM ABOVE.
5. 2" VENT LINE, UP.
6. 1–1/2" VENT LINE, UP.
7. 3" WASTE LINE, UP AND DOWN.
8. 2" WASTE LINE, UP AND DOWN.
9. 2" VENT LINE, UP AND DOWN.
10. 1–1/2" VENT LINE, UP AND DOWN.
11. 1/2" CW SUPPLY LINE.
12. 1/2" CW/HW SUPPLY LINE.
13. 1" CW SERVICE LINE.
14. 3/4" CW SERVICE LINE AND 3/4" HW SUPPLY LINE.
15. 1" CW SERVICE LINE AND 3/4" HW SUPPLY LINE.
16. 3" WASTE LINE DOWN.
17. 2" WASTE LINE DOWN
18. DOMESTIC WATER SUPPLY SHUT–OFF VALVE.
19. FLOOR DRAIN FOR WATER HEATER.
20. (N) WATER HEATER EXHAUST LOUVER VENT.



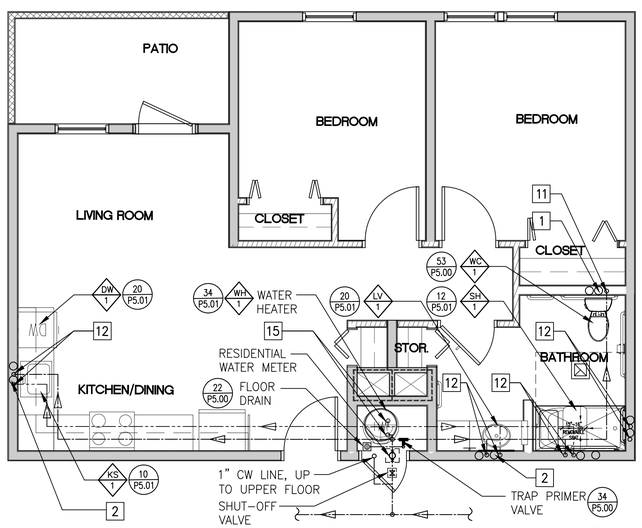
UNIT F - 3-BEDROOM UNIT (AND JANITOR CLOSET) 1ST. FLOOR

SCALE: 1/4" = 1'-0" (32)



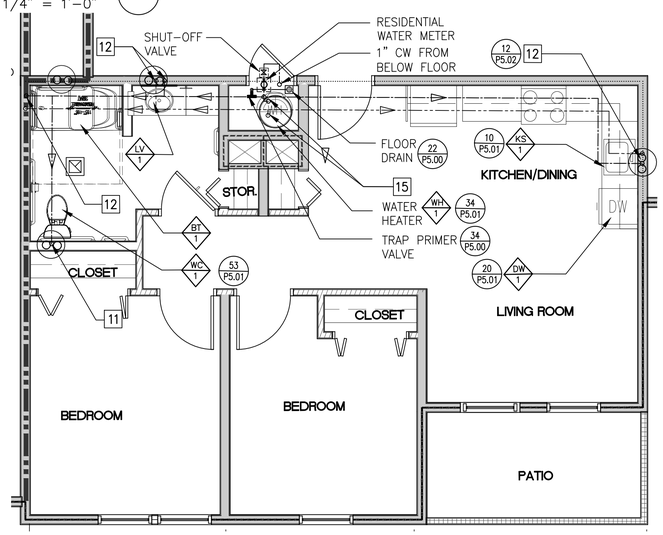
UNIT F - 3-BEDROOM UNIT (AND JANITOR SINK) 2ND/3RD. FLOOR

SCALE: 1/4" = 1'-0" (32)



UNIT C - 2-BEDROOM UNIT -1ST FLOOR

SCALE: 1/4" = 1'-0" (34)



UNIT C - 2-BEDROOM UNIT -2ND/3RD FLOOR

SCALE: 1/4" = 1'-0" (34)

WATER DEMAND LOAD

MARK	FIXTURE	No.	CW F/U	TTL	HW F/U	TTL	COMB. TTL	REMARKS
WC 1	WATER CLOSET	1	2.5	2.5	–	–	2.5	
LV 1	LAVATORY	1	0.5	0.5	0.5	0.5	1.0	
BT 1 SH 1	BATHTUB SHOWER	1	1.0	1.0	1.0	1.0	2.0	
KS 1	KITCHEN SINK	1	.75	.75	.75	.75	1.5	
DW 1	DISH WASHER	1	.75	.75	.75	.75	1.5	
JS 1	JAN. SINK	1	1.5	1.5	1.5	1.5	3	
CW 1	CLOTHES WASHER	1	.75	.75	.75	.75	1.5	
WH 1	WATER HEATER							
TOTAL DEMAND :			-		-		-	
								BUILDING SUPPLY

SEWER DEMAND LOAD

MARK	FIXTURE	No.	F/U	TTL.	REMARKS
WC 1	WATER CLOSET	1	4.0	4.0	
LV 1	LAVATORY	1	2.0	2.0	
BT 1 SH 1	BATHTUB SHOWER	1	2.0	2.0	
KS 1	KITCHEN SINK	1	2.0	2.0	
DW 1	DISH WASHER	1	2.0	2.0	
TOTAL DEMAND:			12.0		
CPC, TABLE 703.2:					3"ø HORIZ. SEWER LINE

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
TYPICAL UNITS ENLARGED PLUMBING PLAN

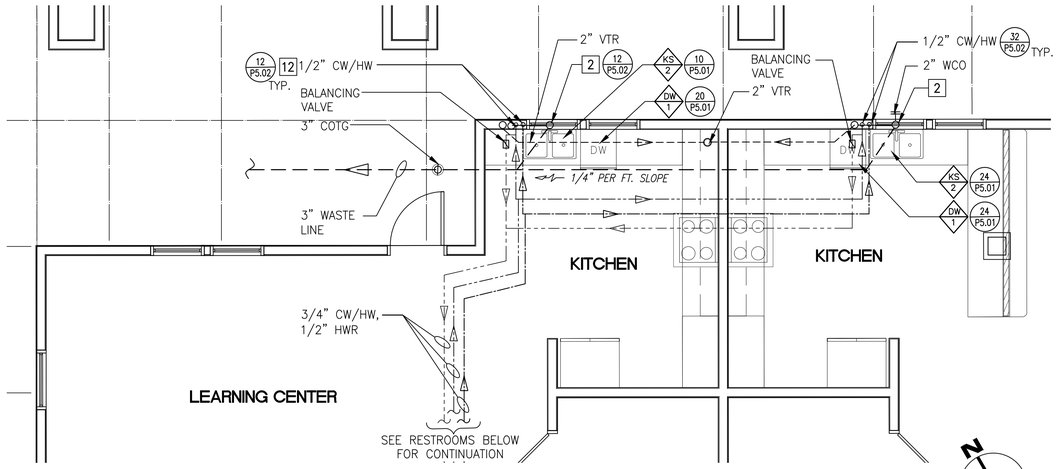
OWNER
PEOPLE'S SELF-HELP HOUSING
35.33 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

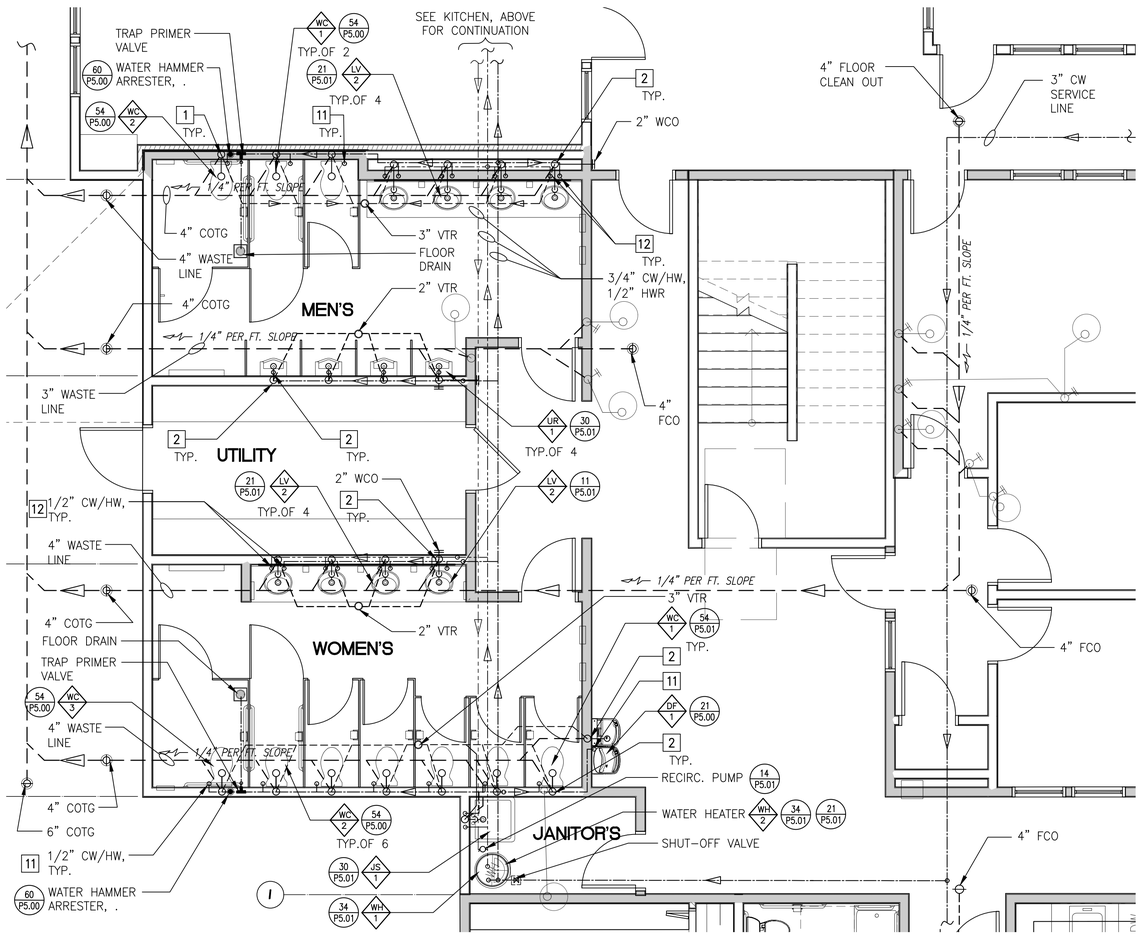
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P3.01



FIRST FLOOR ENLARGED PLUMBING PLAN

SCALE: 1/4" = 1'-0" 32



FIRST FLOOR ENLARGED PLUMBING PLAN
RESTROOMS

SCALE: 1/4" = 1'-0" 34

SEWER DEMAND LOAD

MARK	FIXTURE	No.	F/U	TTL	REMARKS
WC 1	WATER CLOSET	1	4.0	4.0	
LV 1	LAVATORY	1	2.0	2.0	
UR 1	URINAL	1	2.0	2.0	
KS 1	KITCHEN SINK	1	2.0	2.0	
DW 1	DISH WASHER	1	2.0	2.0	
JS 1	JANITOR SINK	1	2.0	2.0	
DW 1	DISH WASHER	1	2.0	2.0	
CW 1	CLOTHES WASHER	1	2.0	2.0	
TOTAL DEMAND:				12.0	
CPC, TABLE 703.2:					3"ø HORIZ. SEWER LINE

WATER DEMAND LOAD

MARK	FIXTURE	No.	CW F/U	TTL	HW F/U	TTL	COMB. TTL.	REMARKS
WC 1	WATER CLOSET	10	2.5	2.5	–	–	25	
LV 1	LAVATORY	8	0.5	4	0.5	4	8	
UR 1	URINAL	4	–	53	–	–	53 SECT. 610.10 TABLE 6-5	
KS 1	KITCHEN SINK	2	.75	1.25	.75	1.25	2.5	
DW 1	DISH WASHER	2	.75	1.25	.75	1.25	2.5	
JS 1	JAN. SINK	1	1.5	1.5	1.5	1.5	3	
CW 1	CLOTHES WASHER	2	.75	1.25	.75	1.25	2.5	
WH 1	WATER HEATER							
TOTAL DEMAND:			64.75		9.25		95.5	
								BUILDING SUPPLY

MAXIMUM DRAINAGE FIXTURE UNITS FOR A TRAP AND TRAP ARM

C.P.C., TABLE 702.2(1)

SIZE OF TRAP AND TRAP ARM	DRAINAGE FIXTURE UNIT VALUES (DFU)
1-1/4"	1 UNIT
1-1/2"	3 UNITS
2"	4 UNITS
3"	6 UNITS
4"	8 UNITS

C.P.C., TABLE 703.2

SIZE OF PIPE (Inches)	1 1/4"	1 1/2"	2"	3"	4"	6"
Maximum Units Drainage Piping[1] Vertical	1	2[2]	16[3]	48[4]	256	1,380
Horizontal	1	1	8[3]	35[4]	216[5]	720[5]
Maximum Length Drainage Piping Vertical, (feet)	45	65	85	212	300	510
Horizontal (unlimited)	–	–	–	–	–	–
Vent Piping Horizontal and Vertical[6] Maximum Units	1	8[3]	24	84	256	1,380
Maximum Length, (feet)	45	6	120	212	300	510

NOTES:
1. Excluding trap arm.
2. Except sinks, urinals, and dishwashers–exceeding 1 fixture unit.
3. Except six–unit traps or water closets.
4. Only four water closets or six–unit traps allowed on a vertical pipe or stack; and not to exceed three water closets or six unit traps on a horizontal branch or drain.
5. Based on 1/4 inch per foot slope. for 1/8 of an inch slope, multiply horizontal fixture units by a factor of 0.8.
6. The diameter of an individual vent shall be not less than 1–1/4 inches nor less than one–half of the diameter of the drain to which it is connected.

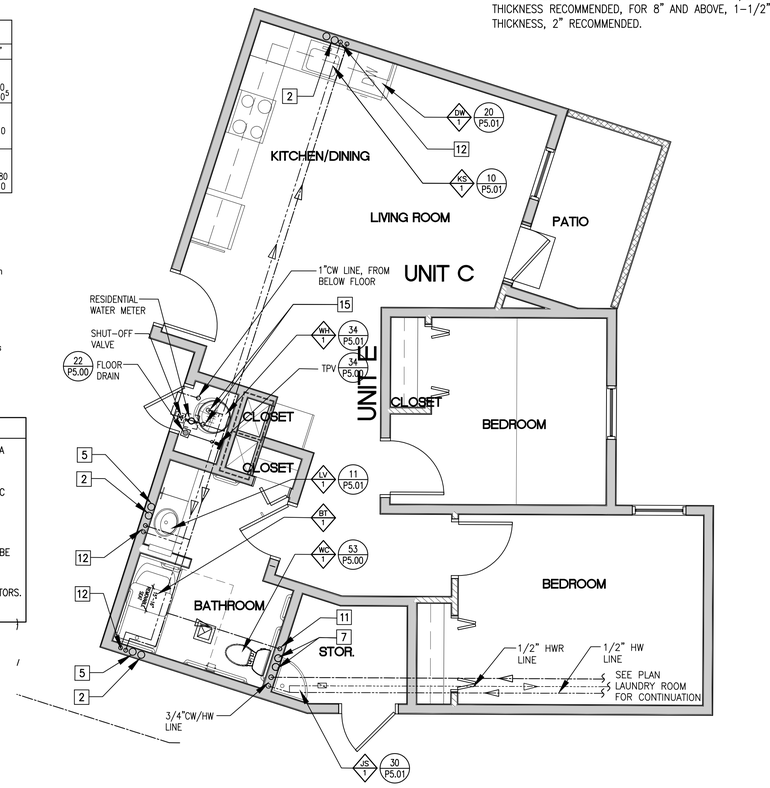
NOTES:

1. PUBLIC–USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°. [CPC 421.2].
2. PLUMBING FIXTURES ARE TO COMPLY WITH THE REQUIREMENTS LISTED FOR EACH TYPE IN CGBSC TABLE 5.303.2.[CGBSC 5.303.6].
3. ALL FAUCETS SHALL HAVE WATER SAVING FLOW RESTRICTORS, OR APPORVED EQUAL.
4. PENETRATIONS OF FIRE RESISTIVE WALLS SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.

* ALL FAUCETS TO HAVE WATER SAVING FLOW RESTRICTORS.

SHEET NOTES

1.) EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH CLEAN OUT AT ITS UPPER TERMINAL, AND EACH RUN OF PIPING, THAT IS MORE THAN 100 FEET IN TOTAL DEVELOPED LENGTH, SHALL BE PROVIDED WITH A CLEAN OUT FOR EACH 100 FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEAN OUT SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES. A CLEAN OUT SHALL BE INSTALLED ABOVE THE FIXTURE CONNECTION FITTING, SERVING EACH URINAL, REGARDLESS OF LOCATION OF THE URINAL IN THE BUILDING.



UNIT C - 2-BEDROOM UNIT - (AND JANITOR/STORAGE ROOM)
BUILDING A ONLY 2ND. AND 3RD. FLOOR

SCALE: 1/4" = 1'-0" 14

KEYNOTES

1. 3" WASTE LINE DOWN, 2" VENT, UP.
2. 2" WASTE LINE DOWN, 1-1/2" VENT, UP.
3. 3" WASTE LINE DOWN, FROM ABOVE.
4. 2" WASTE LINE DOWN, FROM ABOVE.
5. 2" VENT LINE, UP.
6. 1-1/2" VENT LINE, UP.
7. 3" WASTE LINE, UP AND DOWN.
8. 2" WASTE LINE, UP AND DOWN.
9. 2" VENT LINE, UP AND DOWN.
10. 1-1/2" VENT LINE, UP AND DOWN.
11. 1/2" CW SUPPLY LINE.
12. 1/2" CW/HW SUPPLY LINE.
13. 1" CW SERVICE LINE.
14. 3/4" CW SERVICE LINE AND 3/4" HW SUPPLY LINE.
15. 1" CW SERVICE LINE AND 3/4" HW SUPPLY LINE.
16. 3" WASTE LINE DOWN.
17. 2" WASTE LINE DOWN
18. DOMESTIC WATER SUPPLY SHUT-OFF VALVE.
19. FLOOR DRAIN FOR WATER HEATER.
20. (N) WATER HEATER EXHAUST LOUVER VENT.

DOMESTIC PIPING INSULATION NOTE:

1.) DOMESTIC PIPE INSULATION, FOR 3" AND SMALLER, 1" THICKNESS, FOR 3" TO 6", 1" MINIMUM, 1-1/2" THICKNESS RECOMMENDED, FOR 8" AND ABOVE, 1-1/2" THICKNESS, 2" RECOMMENDED.

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER — JAMES B. ALBRECHT — No. M26555 — EXP. 9-30-24 — MECHANICAL — STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ENLARGED PLUMBING PLANS BUILDING - A

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

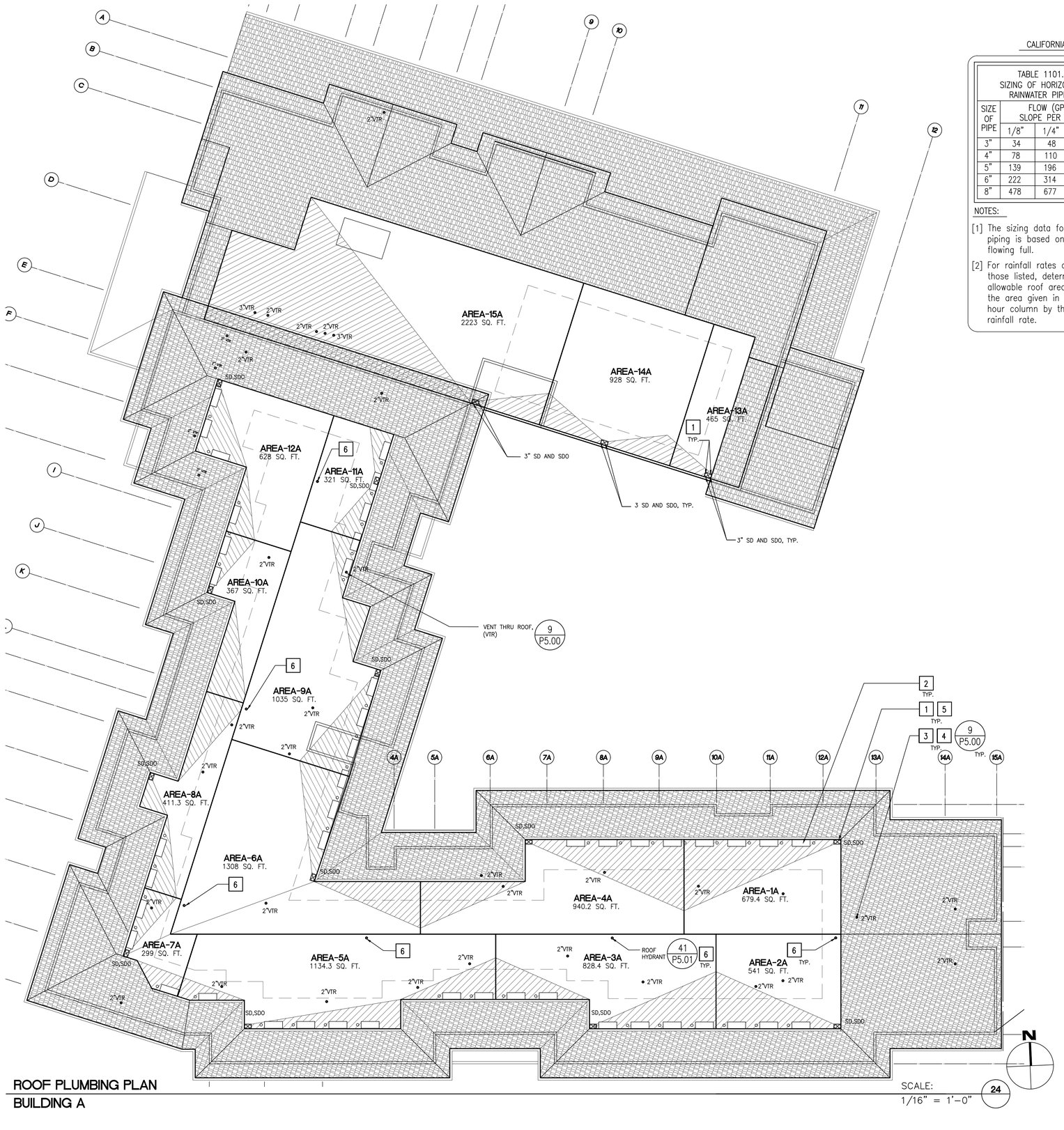
(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P3.02-A

FLOOR PLAN



ROOF PLUMBING PLAN
BUILDING A

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

CALIFORNIA PLUMBING CODE (CPC)–2019 EDITION

TABLE 1101.8
SIZING OF HORIZONTAL RAINWATER PIPING [1] [2]

SIZE OF PIPE	FLOW (GPM) SLOPE PER FOOT		
	1/8"	1/4"	1/2"
3"	34	48	68
4"	78	110	156
5"	139	196	278
6"	222	314	445
8"	478	677	956

NOTES:

[1] The sizing data for horizontal piping is based on the pipes flowing full.

[2] For rainfall rates other than those listed, determine the allowable roof area by dividing the area given in 1 inch per hour column by the desired rainfall rate.

TABLE 1101.12
SIZING ROOF DRAINS, LEADERS AND VERTICAL RAINWATER PIPING

SIZE OF DRAIN LEADER OR PIPE	[1] FLOW (GPM)
2"	30
3"	92
4"	192
5"	360
6"	563
8"	1208

NOTES:

[1] The maximum discharge capacity, gpm with approximately 1 ¾ inch head of water at the drain

ROOF DRAIN CALC.

G.P.M. METHOD

G.P.M. = 0.0104 x R x A

R = Rainfall intensity – inches/hour (Santa Maria = 1.85")

A = Roof area – square feet

BUILDING A ROOF DECK DRAINS CALCS.

G.P.M. = 0.0104 x 1.85 x 679.4 = 13.0 G.P.M. (AREA 1A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 541 = 10.4 G.P.M. (AREA 2A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 828.4 = 16.0 G.P.M. (AREA 3A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 940.2 = 18.0 G.P.M. (AREA 4A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 1134.3 = 22.0 G.P.M. (AREA 5A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 1308 = 25.1 G.P.M. (AREA 6A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 211 = 4.0 G.P.M. (AREA 7A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 411.3 = 6.4 G.P.M. (AREA 8A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 1035 = 16.0 G.P.M. (AREA 9A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 367 = 7.0 G.P.M. (AREA 10A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 321 = 6.1 G.P.M. (AREA 11A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 628 = 12.0 G.P.M. (AREA 12A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 465 = 9.0 G.P.M. (AREA 13A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 928 = 18.0 G.P.M. (AREA 14A)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 2223 = 43.0 G.P.M. (AREA 15A)
TABLE 1101.12: 3"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

SHEET NOTES

1. ALL VENT THRU ROOF (VTR) AND ROOF PENETRATIONS, COORDINATE WITH MECHANICAL AND STRUCTURAL.
2. ALL ROOF PENETRATIONS TO STAY BELOW RIDGE LINE.
3. ALL WATER DRAINS SHALL DISCHARGE TO THE OUTSIDE OF THE BUILDING ON TO A GUTTER AND SHALL NOT TIE INTO THE SEWER LINE. CBC 306.2.
4. THE LIMITATIONS OF PLASTIC PIPE 2 STORIES BUILDING; NO ABS PIPES SHALL BE INSTALLED ABOVE THE SECOND FLOOR. (CPC Section 701.2 (2).

KEY NOTES

1 STORM DRAIN AND STORM DRAIN OVERFLOW, SEE ARCHITECTURAL DETAIL .

2 ROOF TOP MECHANICAL UNITS, SEE MECHANICAL PLAN.

3 LOCATE VENT PIPE ROOF PENETRATION AWAY FROM SOLAR PANEL AREA. (SEE PLAN).

4 2" VENT PIPE THRU ROOF.

5 ROOF DRAIN GUTTERS, DOWN TO GROUND AND DRAIN TO STORM DRAINAGE SYSTEM.

6 ROOF FIRE HYDRANT.

PLUMBING GENERAL NOTES

1.) HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

2.) FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPENABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

3.) THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB. LEVER OPERATED, PUSH–TYPE AND ELECTRONICALLY CONTROLLED MECHANISM ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF–CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

4.) HOSE BIBS SHALL BE FITTED WITH NON–REMOVABLE BACK–FLOW DEVICE.

5.) SHOWERS AND SHOWER–TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

RA ARCHITECTS & ENGINEERS

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REVISIONS

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PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
ROOF PLUMBING PLAN BUILDING A

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P4.00-A

CALIFORNIA PLUMBING CODE (CPC)–2019 EDITION

TABLE 1101.8
SIZING OF HORIZONTAL RAINWATER PIPING [1][2]

SIZE OF PIPE	FLOW (GPM) SLOPE PER FOOT		
	1/8"	1/4"	1/2"
3"	34	48	68
4"	78	110	156
5"	139	196	278
6"	222	314	445
8"	478	677	956

NOTES:

[1] The sizing data for horizontal piping is based on the pipes flowing full.

[2] For rainfall rates other than those listed, determine the allowable roof area by dividing the area given in 1 inch per hour column by the desired rainfall rate.

TABLE 1101.12
SIZING ROOF DRAINS, LEADERS AND VERTICAL RAINWATER PIPING

SIZE OF DRAIN LEADER OR PIPE	[1] FLOW (GPM)
2"	30
3"	92
4"	192
5"	360
6"	563
8"	1208

NOTES:

[1] The maximum discharge capacity, gpm with approximately 1 ½ inch head of water at the drain

ROOF DRAIN CALC.

G.P.M. METHOD

G.P.M. = 0.0104 x R x A

R = Rainfall intensity – inches/hour (Santa Maria = 1.85")

A = Roof area – square feet

BUILDING B
ROOF DECK DRAINS CALCS.

G.P.M. = 0.0104 x 1.85 x 385 = 7.4 G.P.M. (AREA 1B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 467 = 9.0 G.P.M. (AREA 2B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 767 = 14.7 G.P.M. (AREA 3B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 998 = 19.2 G.P.M. (AREA 4B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 624 = 12.0 G.P.M. (AREA 5B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 538 = 10.3 G.P.M. (AREA 6B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 1128.2 = 21.7 G.P.M. (AREA 7B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 805.5 = 15.4 G.P.M. (AREA 8B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 1100 = 21.1 G.P.M. (AREA 9B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 1056 = 20.3 G.P.M. (AREA 10B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 767 = 14.7 G.P.M. (AREA 11B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 797 = 15.3 G.P.M. (AREA 12B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 408.2 = 8.0 G.P.M. (AREA 13B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

G.P.M. = 0.0104 x 1.85 x 171 = 3.2 G.P.M. (AREA 14B)
TABLE 1101.12: 2"ø VERTICAL LEADER
TABLE 1101.8: 3"ø HORIZONTAL DRAIN

SHEET NOTES

1. ALL VENT THRU ROOF (VTR) AND ROOF PENETRATIONS, COORDINATE WITH MECHANICAL AND STRUCTURAL.
2. ALL ROOF PENETRATIONS TO STAY BELOW RIDGE LINE.
3. ALL WATER DRAINS SHALL DISCHARGE TO THE OUTSIDE OF THE BUILDING ON TO A GUTTER AND SHALL NOT TIE INTO THE SEWER LINE. CBC 306.2.
4. THE LIMITATIONS OF PLASTIC PIPE 2 STORIES BUILDING; ABS OR PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES OF AREAS OF RESIDENTIAL ACCOMMODATION. CPC 903.1.3.

KEY NOTES

1 STORM DRAIN AND STORM DRAIN OVERFLOW, SEE ARCHITECTURAL DETAIL .

2 ROOF TOP MECHANICAL UNITS, SEE MECHANICAL PLAN.

3 LOCATE VENT PIPE ROOF PENETRATION AWAY FROM SOLAR PANEL AREA. (SEE PLAN).

4 2" VENT PIPE THRU ROOF.

5 ROOF DRAIN GUTTERS, DOWN TO GROUND AND DRAIN TO STORM DRAINAGE SYSTEM.

6 ROOF FIRE HYDRANT.

PLUMBING GENERAL NOTES

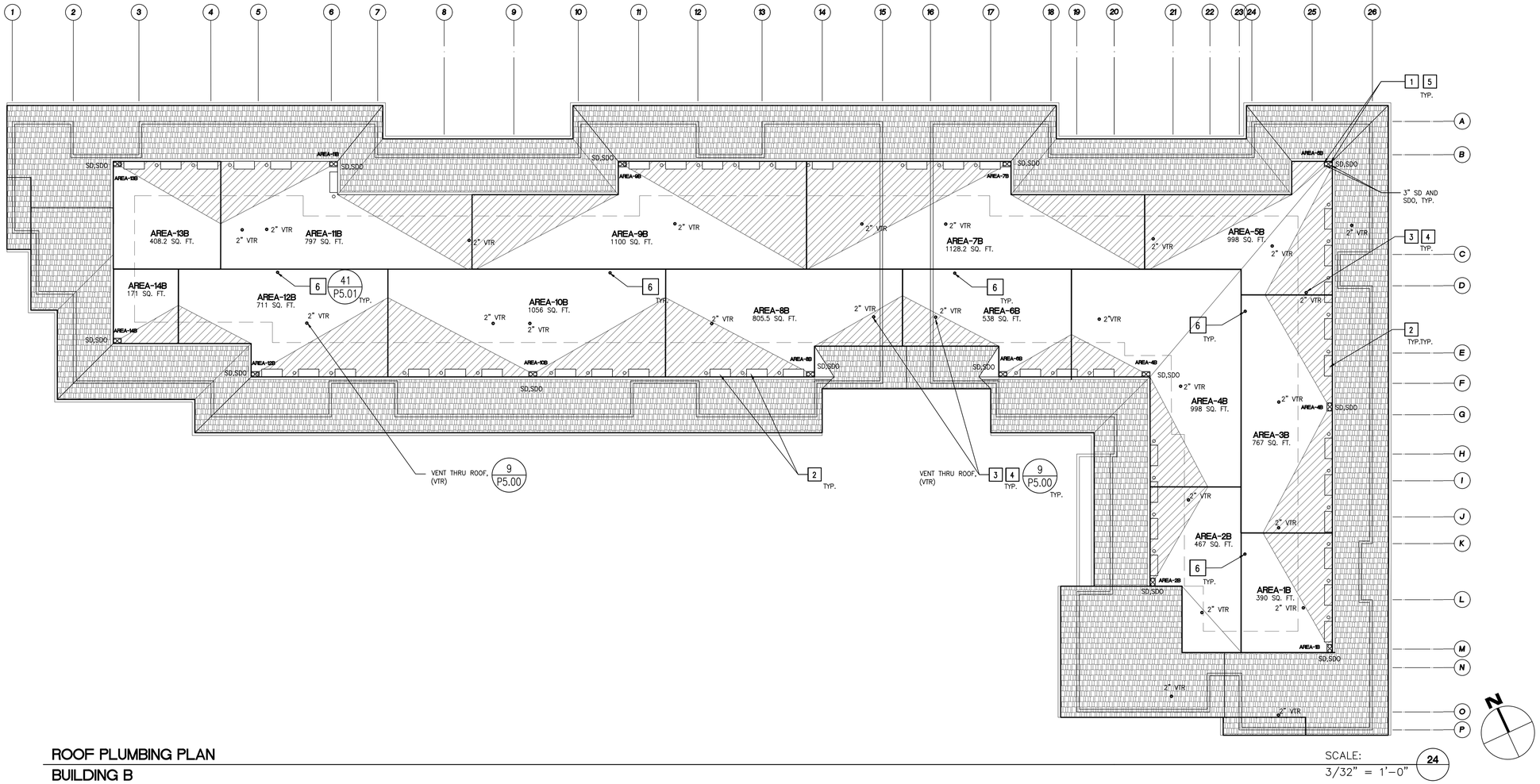
1.) HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

2.) FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPENABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

3.) THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB. LEVER OPERATED, PUSH–TYPE AND ELECTRONICALLY CONTROLLED MECHANISM ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF–CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

4.) HOSE BIBS SHALL BE FITTED WITH NON–REMOVABLE BACK–FLOW DEVICE.

5.) SHOWERS AND SHOWER–TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.



ROOF PLUMBING PLAN
BUILDING B

SCALE: 3/32" = 1'–0"

24

RA ARCHITECTS & ENGINEERS

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PLAN CHECK #1	1	08.18.2023
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SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9–30–24
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STATE OF CALIFORNIA

PROJECT
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APN: 137–200–087

SHEET TITLE
ROOF PLUMBING PLAN BUILDING B

OWNER
PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

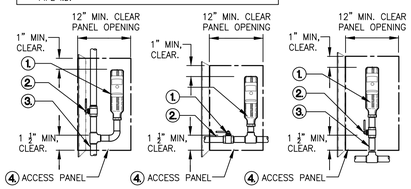
P4.00–B

KEY/LEGEND:

1. WATER HAMMER ARRESTER.
2. BALL VALVE, SAME NOMINAL SIZE AS PIPE BRANCH OPENING IN BALL VALVE TO MATCH PIPE I.D.
3. PIPE SAME SIZE AS BRANCH IN CHASE TO WHICH IT IS ATTACHED.
4. PROVIDE HINGED LOCKABLE ACCESS PANEL WHERE ASSEMBLY IS CONCERNED.

NOTE:

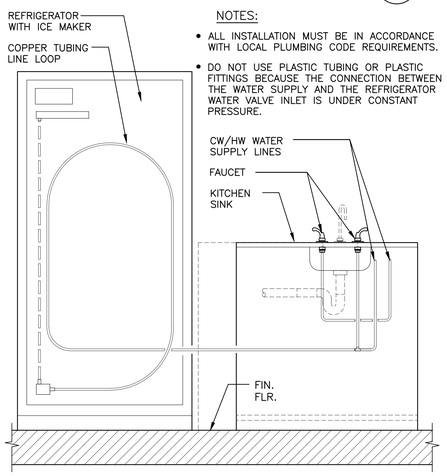
* PROVIDE REDUCER IF REQUIRED BETWEEN VALVE AND WATER HAMMER ARRESTER.



WATER HAMMER ARRESTER DETAILS

60 P5.00

NO SCALE



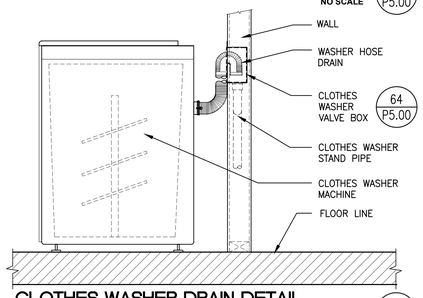
NOTES:

- ALL INSTALLATION MUST BE IN ACCORDANCE WITH LOCAL PLUMBING CODE REQUIREMENTS.
- DO NOT USE PLASTIC TUBING OR PLASTIC FITTINGS BECAUSE THE CONNECTION BETWEEN THE WATER SUPPLY AND THE REFRIGERATOR WATER VALVE INLET IS UNDER CONSTANT PRESSURE.

ICE MAKER WATER CONNECTION DETAIL

62 P5.00

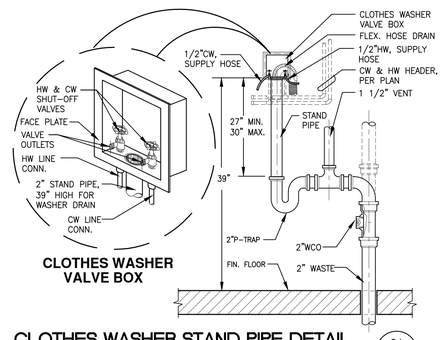
NO SCALE



CLOTHES WASHER DRAIN DETAIL

63 P5.00

NO SCALE



CLOTHES WASHER VALVE BOX

CLOTHES WASHER STAND PIPE DETAIL

64 P5.00

NO SCALE

PIPING THROUGH FIRE-RATED FLOOR PENETRATION

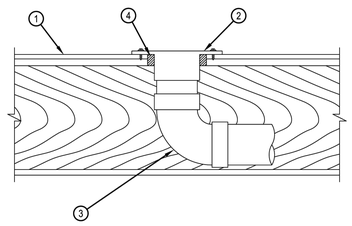
52 P5.00

NO SCALE

Classified by Underwriters Laboratories, Inc. to UL 1479

System No. F-C-2263
F Rating — 1 Hr
T Rating — 1 Hr

FC 2263

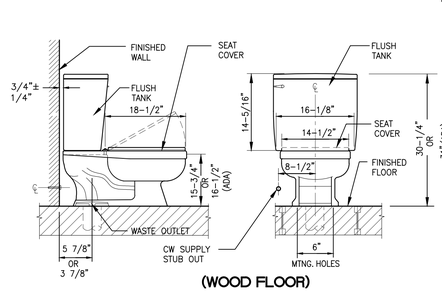


1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5 in. (127 mm).
   B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Nom 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide as specified in the individual Floor-Ceiling Design.
2. Closet Flange — Acrylonitrile butadiene styrene (ABS) or polyvinyl chloride (PVC) closet stub sized to accommodate drain pipe. Closet flange installed over drain piping within floor opening with flange secured to plywood floor with steel screws. Annular space between closet flange and periphery of opening shall be 1/4 in. (6 mm).
3. Drain Piping — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 acrylonitrile butadiene styrene (ABS) or polyvinyl chloride (PVC) drain pipe and 90 degree elbow for use in vented (drain, waste or vent) piping systems. Pipe installed concentrically within firestop system.
4. Fill, Void or Cavity Materials* — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with the bottom surface of floor.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 606 Flexible Firestop Sealant, FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
5. Water Closet — (Not Shown) — Floor mounted vitreous china water closet.

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

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 18, 2017



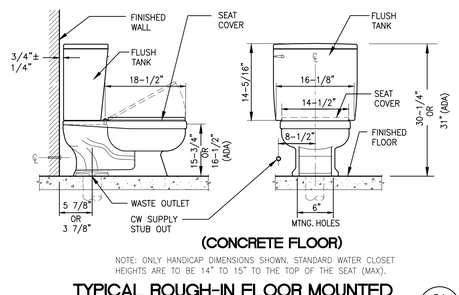
(WOOD FLOOR)

NOTE: ONLY HANDICAP DIMENSIONS SHOWN. STANDARD WATER CLOSET HEIGHTS ARE TO BE 14" TO 15" TO THE TOP OF THE SEAT (MAX).

TYPICAL ROUGH-IN FLOOR MOUNTED WATER CLOSET DETAIL

53 P5.00

NO SCALE



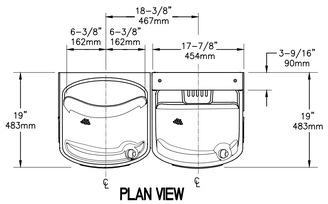
(CONCRETE FLOOR)

NOTE: ONLY HANDICAP DIMENSIONS SHOWN. STANDARD WATER CLOSET HEIGHTS ARE TO BE 14" TO 15" TO THE TOP OF THE SEAT (MAX).

TYPICAL ROUGH-IN FLOOR MOUNTED WATER CLOSET DETAIL

54 P5.00

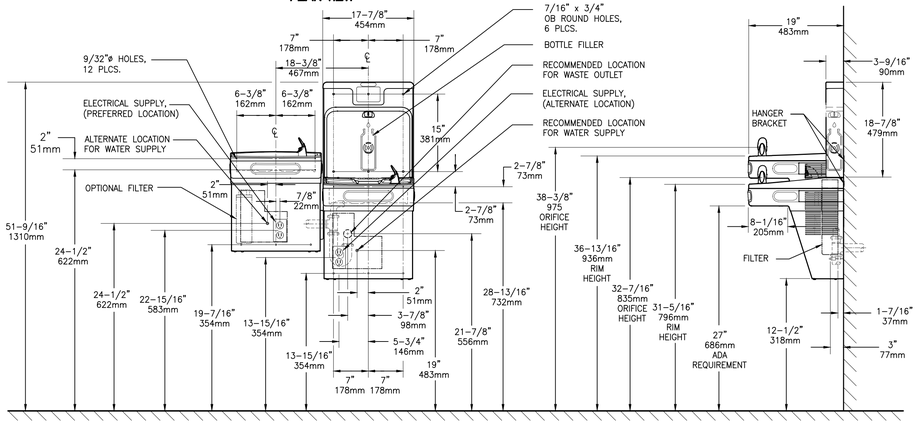
NO SCALE



PLAN VIEW

NOTE:

THIS WATER COOLER MUST BE CONNECTED TO THE WATER SUPPLY USING A DIELECTRIC COUPLING. THE COOLER IS FURNISHED WITH A NON-METALLIC STRAINER WHICH MEETS THIS REQUIREMENT. THE DRAIN TRAP WHICH IS PROVIDED BY THE INSTALLER SHOULD ALSO BE PLASTIC TO COMPLETELY ISOLATE THE COOLER FROM THE BUILDING PLUMBING SYSTEM.



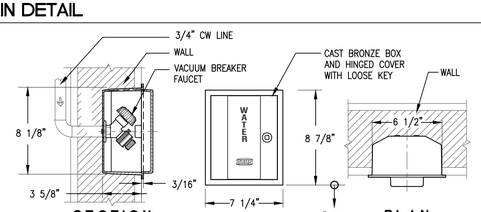
FRONT ELEVATION

SIDE ELEVATION

DRINKING FOUNTAIN DETAIL

21 P5.00

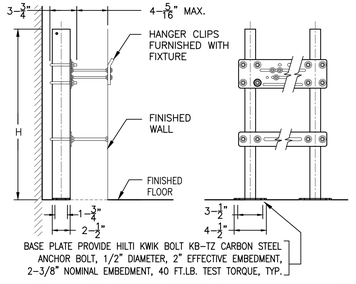
NO SCALE



WALL FAUCET DETAIL

32 P5.00

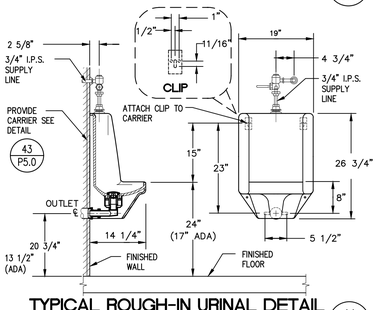
NO SCALE



URINAL CARRIER DETAIL

43 P5.00

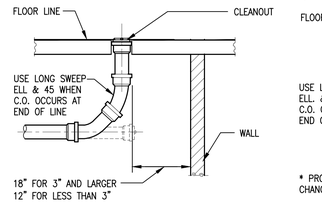
NO SCALE



TYPICAL ROUGH-IN URINAL DETAIL

44 P5.00

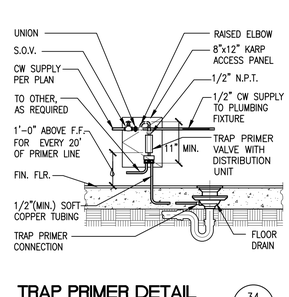
NO SCALE



FLOOR CLEAN OUT DETAIL

33 P5.00

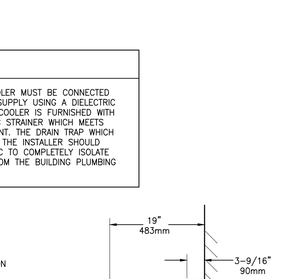
NO SCALE



TRAP PRIMER DETAIL

34 P5.00

NO SCALE

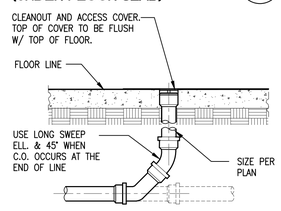


FLOOR DRAIN (FD) DETAIL

(UNDER FLOOR SLAB)

22 P5.00

NO SCALE



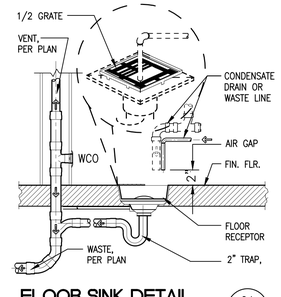
* PROVIDE CLEAN OUTS AT ALL 90 DEGREES CHANGES OF DIRECTION OF DRAINAGE PIPE.

FLOOR CLEANOUT DETAIL

(UNDER FLOOR SLAB)

23 P5.00

NO SCALE



FLOOR SINK DETAIL

24 P5.00

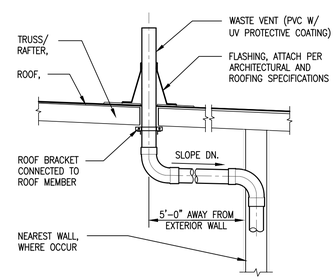
NO SCALE

FLOOR CLEANOUT DETAIL

(UNDER WOOD JOIST)

11 P5.00

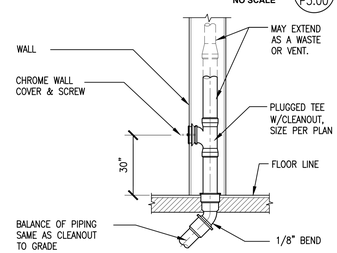
NO SCALE



VENT THRU ROOF (VTR) DETAIL

9 P5.00

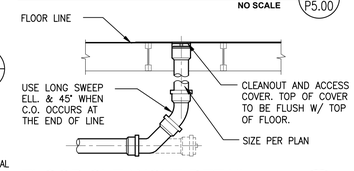
NO SCALE



WALL CLEANOUT DETAIL

10 P5.00

NO SCALE

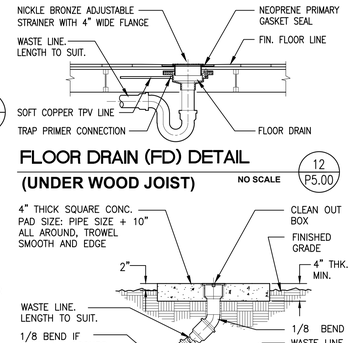


FLOOR CLEANOUT DETAIL

(UNDER WOOD JOIST)

11 P5.00

NO SCALE



FLOOR DRAIN (FD) DETAIL

(UNDER WOOD JOIST)

12 P5.00

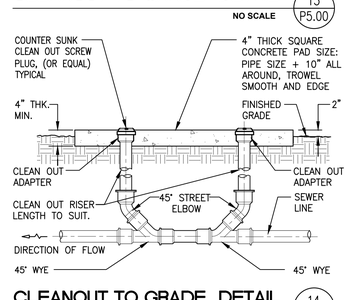
NO SCALE

* PROVIDE CLEAN OUTS AT ALL 90 DEGREES CHANGES OF DIRECTION OF DRAINAGE PIPE.

CLEANOUT TO GRADE DETAIL

13 P5.00

NO SCALE



CLEANOUT TO GRADE DETAIL

(DOUBLE CLEAN OUT)

14 P5.00

NO SCALE

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA
MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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REVISIONS

PLANNING SUBMITTAL	02.12.2021
PLANNING RESUBMITTAL	06.21.2021
PLANNING RESUBMITTAL	02.04.2022
PLANNING RESUBMITTAL	08.24.2022

SEAL

REGISTERED ENGINEER — MECHANICAL — JAMES ALBRECHT — No. M26555 — EXP. 9-30-24 — STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

PLUMBING DETAILS

OWNER

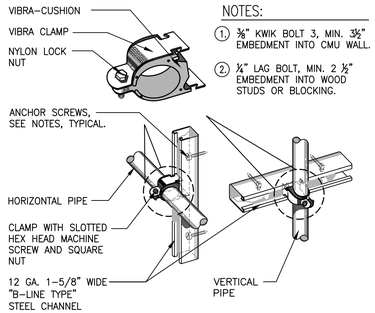
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 24, 2022

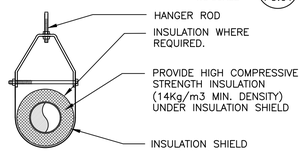
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P5.00

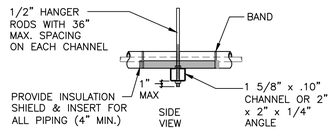


PIPE SUPPORTS DETAILS

NO SCALE — 50 / P5.01



ADJUSTABLE CLEVIS HANGER



TRAPEZE HANGER FOR UP TO 1000 LB. UNIFORM LOAD

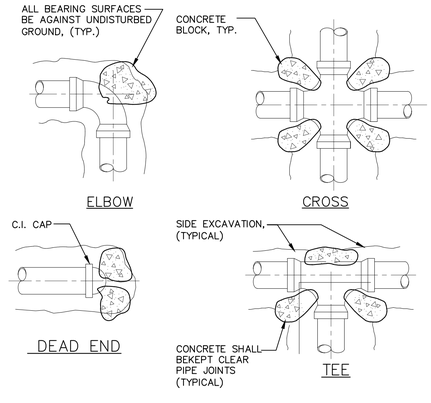
MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET															
NOM. SIZE	THRU 3/4"	1"	1-1/4"	1-1/2"	2	2-1/2"	3"	4"	5"	6"	8"	10"	12"	14"	16"	18"	20"	24"
PIPE	7 FT	7	7	8	8	8	8	8	7	6	–	–	–	–	–	–	–	–
TUBING	5 FT	6	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.																		

PIPE SUPPORTS DETAILS

NO SCALE — 51 / P5.01

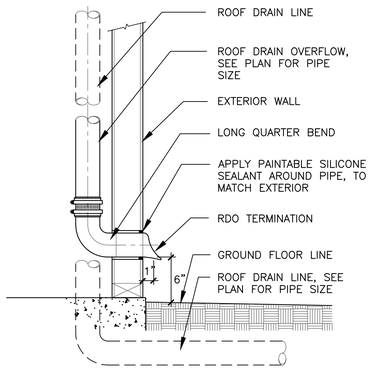
*BEARING AREAS EACH DIRECTION OF THRUST IN SQUARE FEET				
PIPE SIZE	TEES & DEADENDS	90 ELBOW	45 ELBOW CROSSES IN DIRECTION OF FL.	22 1/2 ELBOW
8"	5	7	4	2

* BASED ON 200 PSI WATER PRESSURE & 2000 LBS./SQ. FT. SOIL PRESSURE



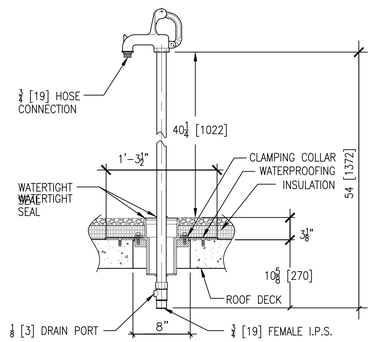
TYP. THRUST BLOCK DETAIL

NO SCALE — 44 / P5.01



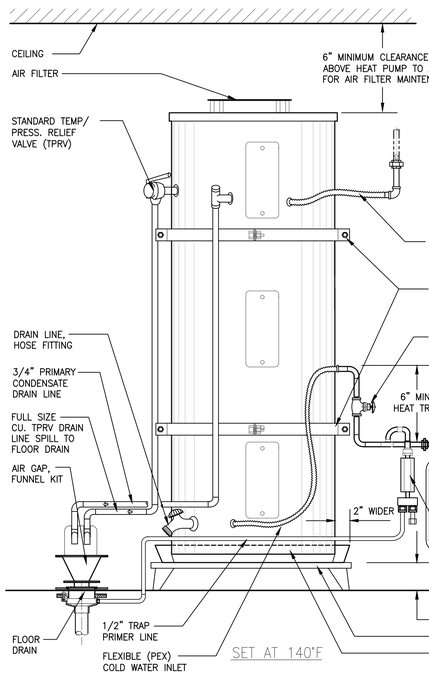
STORM DRAIN (SD) STORM DRAIN OVERFLOW (SDO) LOWER WALL TERMINATION

NO SCALE — 40 / P5.01



ROOF HYDRANT DETAIL

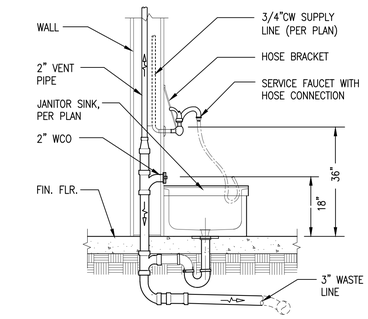
NO SCALE — 41 / P5.01



ELECTRIC HOT WATER HEATER PIPING DIAGRAM

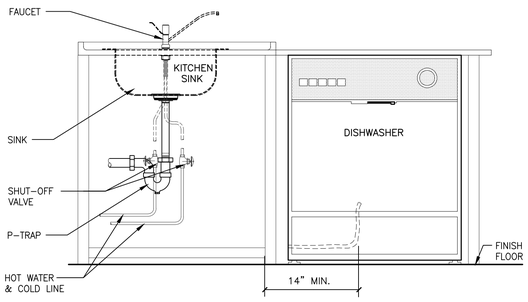
(RESIDENTIAL UNITS)

NO SCALE — 34 / P5.01



JANITOR SINK DETAIL

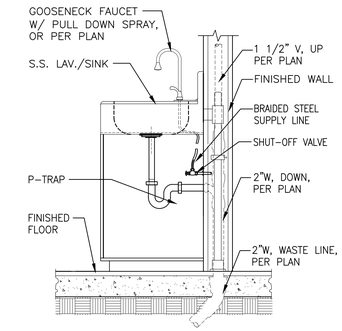
NO SCALE — 30 / P5.01



TYPICAL DISHWASHER PIPING DETAIL

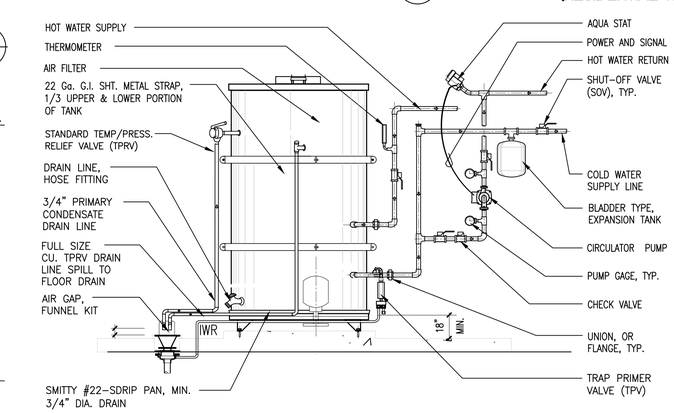
(RESIDENTIAL UNITS)

NO SCALE — 20 / P5.01



KITCHEN SINK WITH DISPOSER DETAIL

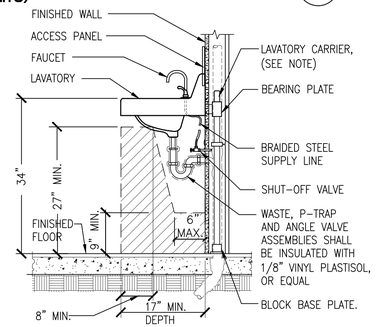
NO SCALE — 10 / P5.01



WATER HEATER RE-CIRCULATION PIPING DIAGRAM

(NON-RESIDENTIAL)

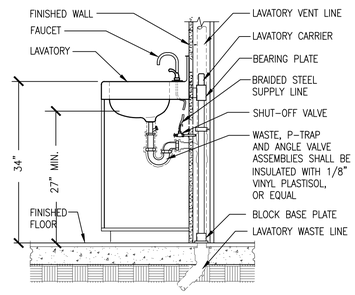
NO SCALE — 21 / P5.01



LAVATORY DETAIL

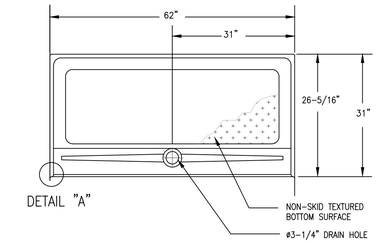
(ADA)

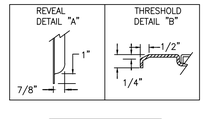
NO SCALE — 21 / P5.01



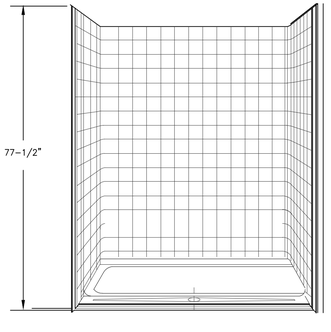
LAVATORY DETAIL

NO SCALE — 11 / P5.01





UNIT PART NUMBERS
RIGHT HAND UNIT
HES62–31 BF T
LEFT HAND UNIT
HES62–31 BF T

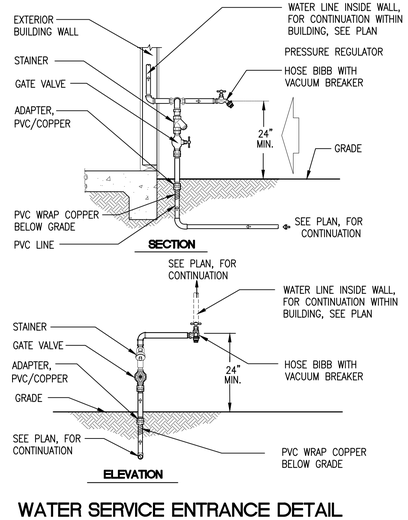


NOTES:
FEATURES:
- 4" SQUARE SMOOTH TILE SURFACE APPEARANCE ON WALLS.
- SIDES AND BACK ARE REINFORCED FOR HANDICAP SEATS AND BARS (SEATS AND BARS ARE NOT INCLUDED)
- NON–SKID TEXTURED BOTTOM SURFACE.
- GREEN FRIENDLY TUBS AND SHOWERS: UTILIZING ADVANCED CHEMISTRY THAT YIELDS HIGHER QUALITY, GREATER STRENGTH AND LOWER EMISSIONS.

TECHNICAL SPECS:
- GEL COAT THICKNESS .020"+ .005".
- 1ST LAMINATE .125" NOMINAL THICKNESS.
- BOTTOM OF UNIT IS REINFORCED WITH WOOD TO MEET 300# LOAD TEST.
- 2ND LAMINATE COMPLETELY COVERS ALL AREAS.
- GRAB BAR REINFORCEMENTS ARE INSTALLED TO MEET REQUIREMENTS OF CA BUILDING CODE.
- SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.

ABA–BARRIER FREE SHOWER PAN DETAIL

NO SCALE — 24 / P5.01



WATER SERVICE ENTRANCE DETAIL

NO SCALE — 14 / P5.01

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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125 UNION AVENUE #201
CRESCENT, CA 93455

PO BOX 2267
SANTA MARIA, CA 93457
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PLANNING RESUBMITTAL	06.21.2021
PLANNING RESUBMITTAL	02.04.2022
PLANNING RESUBMITTAL	08.24.2022

SEAL

REGISTERED PROFESSIONAL ENGINEER — JAMES B. ALBRECHT — No. M26555 — EXP. 9–30–24 — MECHANICAL — STATE OF CALIFORNIA

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE

PLUMBING DETAILS

OWNER

PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: AUGUST 24, 2022

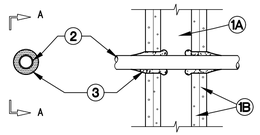
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P5.01

NOTE:

PROVIDE FIRE RATED EXPANDED MINERAL WOOL OR SEALANT AT PENETRATION IN FIRE RATED WALL. ALL PENETRATIONS MUST CONFORM TO U.L. OR WARNOCK–HERSEY THROUGH–WALL PENETRATION TESTING

SYSTEM NO. C–AJ–1159
(Formerly System No. 643)
F Rating – 1, 2 Hr (See Item 1B)
T Rating – 1, Hr



SECTION A–A

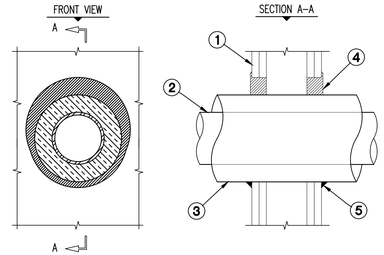
1. Wall Assembly – The 1 and 2 hr. fire–rated gypsum wallboard/stud wall assembly shall be constructed of materials and in the manner described in the individual U300 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs – Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom. 2 by 4 in. lumber spaced 16 in. O.C. Steel studs to be min. 2–1/2 in. wide and spaced max. 24 in. O.C.
   B. Wallboard, Gypsum* – 1/2 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max. diam. of opening is 2 in.
   The hourly F Rating of the firestop system is equal to hourly fire rating of the wall assembly in which it is installed
2. Through Penetrations – One metallic pipe, conduit or tubing to be centered within the firestop system. Pipe , conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing maybe used:
   A. Steel Pipe – Nom. 1–1/4 in. diam. (or smaller) Schedule 5 (or heavier) steel pipe.
   B. Conduit – Nom. 1–1/4 in. diam. (or smaller) steel electrical metallic tubing or steel conduit.
3. Fill, Void or Cavity Material* – Caulk in 2 in. fire–rated assemblies. min. 1 in. thickness applied within the annulus on both surfaces of wall. Additional fill material to be installed such that a min. 1/4 in. crown is formed around the penetrating item.
   In 1 hr. fire–rated assemblies, min $\frac{1}{4}$ in. thickness of fill material applied within annulus on both surfaces of wall. Additional fill material to be installed such that a min. 3/4 in. crown is formed around the penetrating item and lapping 1 in. beyond periphery of the opening.
   A/D FIRE PROTECTION SYSTEMS INC – A/D FireBarrier Silicone.

*Bearing the UL Classification Marking

PIPE PENETRATION DETAIL (GYP. BRD.)

NO SCALE — 42 / 5.02

U.L. SYSTEM NO. WL5029
INSULATED METAL PIPE THROUGH 1–HR. OR 2–HR. GYPSUM WALL ASSEMBLY
F RATING = 1–HR. AND 2–HR.
T RATING = 1/2 HR., 1–HR., AND 1–3/4 HR. (SEE U.L. FIRE RESISTANCE DIRECTORY)
L RATING AT AMBIENT = 4 CFM/SQ. FT.
L RATING AT 400°F = LESS THAN 1 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (1–HR. OR 2–HR. FIRE–RATING)(2–HR. SHOWN).
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 4" DIAMETER STEEL PIPE (SCHEDULE 40 OR THINNER).
   B. MAXIMUM 4" DIAMETER COPPER PIPE.
   C. MAXIMUM 4" DIAMETER EMT.
   D. MAXIMUM 4" DIAMETER STEEL CONDUIT.
3. MAXIMUM 1–1/2" THICK GLASS FIBER PIPE INSULATION WITH AN ALL SERVICE JACKET.
4. HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT :
   A. MINIMUM 5/8" DEPTH, FOR A 1–HR. FIRE–RATING.
   B. MINIMUM 1–1/4" DEPTH, FOR A 2–HR. FIRE–RATING.
5. MINIMUM 1/2" CROWN HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT AT PIPE INSULATION/WALL INTERFACE.

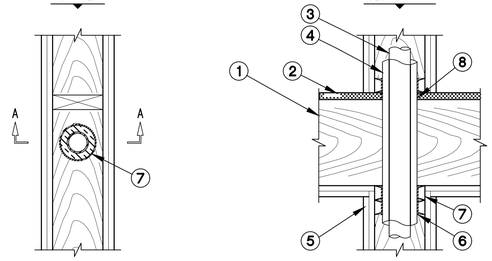
NOTES : 1. MAXIMUM DIAMETER OF OPENING = 9".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1–1/2".

SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1–800–879–8000

PIPE PENETRATION DETAIL (GYP. BRD.)

NO SCALE — 44 / P5.02

U.L. SYSTEM NO. FC5004
INSULATED METAL PIPE/CONDUIT THROUGH 1–HR. OR 2–HR. WOOD FLOOR
F RATING = 1–HR. OR 2–HR. L RATING AT AMBIENT = 4 CFM/SQ. FT.
T RATING = 1–HR. OR 2–HR. L RATING AT 400°F = LESS THAN 1 CFM/SQ. FT.



1. WOOD FLOOR ASSEMBLY (U.L. CLASSIFIED L500 SERIES)(1–HR. OR 2–HR. FIRE–RATING)
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. PENETRATING ITEM TO BE ANY ONE OF THE FOLLOWING :
   A. MAXIMUM 2" DIAMETER STEEL PIPE (SCHEDULE 40 OR HEAVIER).
   B. MAXIMUM 2" DIAMETER COPPER PIPE.
   C. MAXIMUM 2" DIAMETER EMT.
   D. MAXIMUM 2" DIAMETER STEEL CONDUIT.
4. PIPE INSULATION TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 1/2" THICK GLASS FIBER PIPE INSULATION.
   B. MAXIMUM 3/4" THICK AB/PVC FLEXIBLE FOAM.
5. GYPSUM WALL ASSEMBLY (1–HR. OR 2–HR. FIRE–RATING)(2–HR. SHOWN).
6. PROVIDE A GENEROUS BEAD OF HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT AT THE TOP PLATE.
7. TOP PLATE.
8. MIN. 3/4" DEPTH HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT.

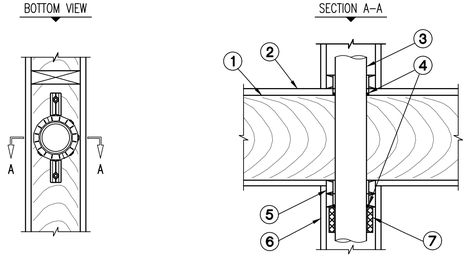
NOTES : 1. MAXIMUM DIAMETER OF FLOOR OPENING = 4".
2. ANNULAR SPACE = 1/8" WHEN GLASS FIBER PIPE INSULATION IS USED, AND 1/16" TO 1/4" WHEN AB/PVC PIPE INSULATION IS USED.

SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1–800–879–8000

PIPING THROUGH FIRE-RATED WALL PENETRATIONS

NO SCALE — 32 / 5.02

U.L. SYSTEM NO. FC2030
PLASTIC PIPE THROUGH 1–HR. WOOD FLOOR/FIRE–RATED CHASE WALL ASSEMBLY
F RATING = 1–HR.
T RATING = 1–HR. (SEE U.L. FIRE RESISTANCE DIRECTORY VOL. 2)



1. WOOD FLOOR ASSEMBLY (U.L. CLASSIFIED L500 SERIES).
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (ALSO SEE NOTE NO. 2 BELOW) :
   A. MAXIMUM 3" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR AND SOLID CORE).
   B. MAXIMUM 3" NOMINAL DIAMETER ABS NOMINAL PIPE (CELLULAR AND SOLID CORE).
   C. MAXIMUM 3" NOMINAL DIAMETER FRPP PLASTIC PIPE.
   D. MAXIMUM 3" NOMINAL DIAMETER CPVC PLASTIC PIPE.
4. FILL THE ANNULAR SPACE BETWEEN THE PIPE AND FLOORING AND BETWEEN PIPE AND TOP PLATE TO THE MAXIMUM EXTENT POSSIBLE USING HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT.
5. TOP PLATE.
6. GYPSUM WALL ASSEMBLY (1–HR. FIRE–RATING).
7. HILTI CP 642 OR HILTI CP 643 FIRESTOP COLLAR (FASTEN WITH WOOD SCREWS)(SEE TABLE BELOW).

NOM. PIPE DIA.	PRODUCT DESCRIPTION	NO. OF MOUNTING TABS	MAX. HOLE SIZE
1–1/2"	CP 642/643 50/1.5"	2	2–1/8"
2"	CP 642/643 63/2"	2	2–5/8"
3"	CP 642/643 90/3"	3	4"

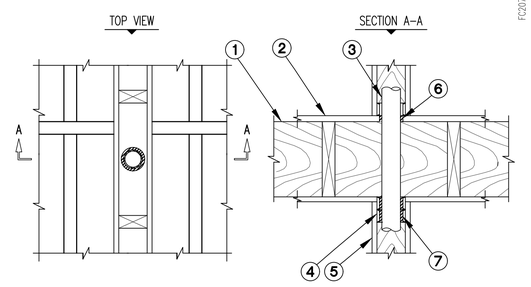
NOTES : 1. ANNULAR SPACE = MINIMUM 1/8", MAXIMUM 3/8".
2. CLOSED OR VENTED PIPING SYSTEM. (PVC, ABS, FRPP = SCHEDULE 40, CPVC = SDR 17).

SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1–800–879–8000

PIPING THROUGH FIRE-RATED WALL PENETRATIONS

NO SCALE — 34 / P5.02

U.L. SYSTEM NO. FC2072
PLASTIC PIPE THROUGH 1–HR. OR 2–HR. WOOD FLOOR ASSEMBLY
F RATING = 1–HR. OR 2–HR.
T RATING = 1–HR.



1. WOOD FLOOR ASSEMBLY : DESIGN NO. L500 SERIES IN THE U.L. FIRE RESISTANCE DIRECTORY.
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. MAXIMUM 2" DIAMETER PVC OR CPVC PLASTIC PIPE (CLOSED OR VENTED PIPING SYSTEM)
4. TOP PLATE.
5. GYPSUM WALL ASSEMBLY (1–HR. OR 2–HR. FIRE–RATING)(1–HR. SHOWN).
6. MINIMUM 3/4" DEPTH HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT
7. HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT FULL DEPTH OF TOP PLATE.

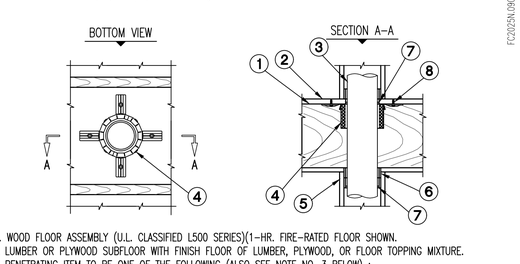
NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE = MINIMUM 1/4".

SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1–800–879–8000

PIPING THROUGH FIRE-RATED WALL PENETRATIONS

NO SCALE — 22 / 5.02

U.L. SYSTEM NO. FC2025
PLASTIC PIPE THROUGH 1–HR. OR 2–HR. WOOD FLOOR OR FIRE–RATED CHASE WALL ASSEMBLY
F RATING = 1–HR. AND 2–HR. (EQUAL TO RATING OF FLOOR ASSEMBLY)
T RATING = 0, 1, 1–1/2, AND 2–HR. (SEE U.L. FIRE RESISTANCE DIRECTORY VOL. 2)



1. WOOD FLOOR ASSEMBLY (U.L. CLASSIFIED L500 SERIES)(1–HR. FIRE–RATED FLOOR SHOWN.
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING (ALSO SEE NOTE NO. 3 BELOW) :
   A. MAXIMUM 4" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR AND SOLID CORE).
   B. MAXIMUM 4" NOMINAL DIAMETER ABS PLASTIC PIPE (CELLULAR AND SOLID CORE).
   C. MAXIMUM 4" NOMINAL DIAMETER FRPP PLASTIC PIPE.
   D. MAXIMUM 4" NOMINAL DIAMETER CPVC PLASTIC PIPE.
4. HILTI CP 642 OR HILTI CP 643 FIRESTOP COLLAR (SEE TABLE BELOW).
5. GYPSUM WALL ASSEMBLY (1–HR. AND 2–HR. FIRE–RATING)(1–HR. SHOWN).
6. TOP PLATE.
7. SEE NOTE NO. 1 BELOW.
8. WOOD SCREWS WITH WASHERS TO FASTEN EACH MOUNTING TAB OF FIRESTOP COLLAR.

NOM. PIPE DIA.	PRODUCT DESCRIPTION	NO. OF MOUNTING TABS	MAX. HOLE SIZE
1–1/2"	CP 642/643 50/1.5"	2	2–1/8"
2"	CP 642/643 63/2"	2	2–5/8"
3"	CP 642/643 90/3"	3	4"
4"	CP 642/643 110/4"	4/3	5"

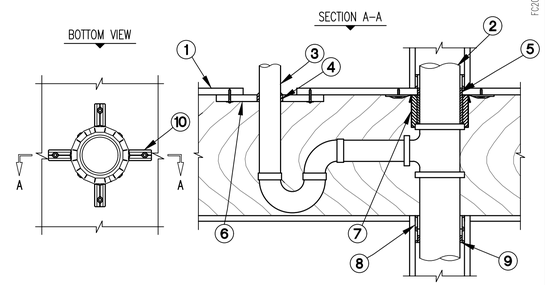
NOTES : 1. PROVIDE 1/4" DEPTH HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT IN ANNULAR SPACE AROUND PLASTIC PIPE.
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/4".
3. CLOSED OR VENTED PIPING SYSTEM. (PVC, ABS, FRPP = SCHEDULE 40, CPVC PIPE = SDR 17).

SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1–800–879–8000

PIPING THROUGH FIRE-RATED WALL PENETRATIONS

NO SCALE — 24 / P5.02

U.L. SYSTEM NO. FC2050
PLASTIC PIPE STACK WITH BRANCH LINE IN A 1–HR. FIRE–RATED WOOD FLOOR
F RATING = 1–HR.
T RATING = 1–HR.



1. FLOOR/CEILING ASSEMBLY (L–500 SERIES)(1–HR. FIRE–RATING).
2. MAX. 4" DIAMETER PVC/CPVC PIPE (VENTED SYSTEM)(MAX. DIA. OF OPENING = 4–3/4")
3. MAX. 2" DIA. PVC/CPVC BRANCH PIPE (VENTED SYSTEM)(MAX. DIA. OF OPENING = 2–1/2").
4. MINIMUM 3/4" DEPTH HILTI FS–ONE FIRESTOP SEALANT WITH 1/4" CROWN.
5. MINIMUM 3/4" DEPTH HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT.
6. 3/4" PLYWOOD COVERING OPENING, OVERLAPPING EXISTING PLYWOOD BY MINIMUM 3" OR AS REQUIRED BY LOCAL BUILDING CODE AND FASTENED IN PLACE WITH 1–1/4" WOOD SCREWS, MINIMUM 6" C/C WITH PRE–DRILLED HOLES IN PLYWOOD COVERING.
7. a. HILTI 4" CP 643 FIRESTOP COLLAR ATTACHED WITH WOOD SCREWS, OR
   b. HILTI FIRESTOP RETAINING COLLAR FILLED WITH FS–ONE FIRESTOP SEALANT.
8. TOP PLATE.
9. MIN. 3/4" DEPTH HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT.
10. HILTI CP 643 MOUNTING TAB.

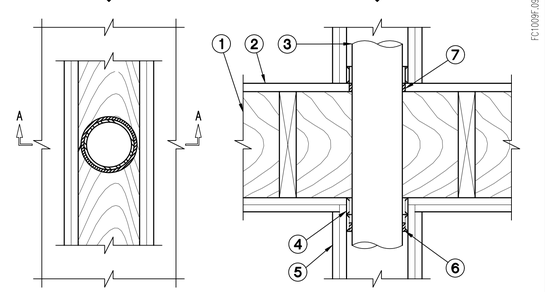
NOTE : ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/4".

SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1–800–879–8000

PIPING THROUGH FIRE-RATED WALL PENETRATIONS

NO SCALE — 12 / 5.02

U.L. SYSTEM NO. FC1009
METAL PIPE/CONDUIT THROUGH 1–HR. OR 2–HR. WOOD FLOOR ASSEMBLY
F RATING = 1–HR. OR 2–HR. L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
T RATING = 1–HR. OR 2–HR. L RATING AT 400°F = 4 CFM/SQ. FT.



1. WOOD FLOOR ASSEMBLY : DESIGN NO. L500 SERIES IN THE U.L. FIRE RESISTANCE DIRECTORY.
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOP MIXTURE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 4" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 40 OR HEAVIER).
   B. MAXIMUM 4" NOMINAL DIAMETER STEEL CONDUIT.
   C. MAX. 4" NOM. DIA. NOM. OR STANDARD COPPER WATER TUBE (TYPE L OR HEAVIER).
   D. MAXIMUM 4" NOMINAL DIAMETER COPPER PIPE.
   E. MAXIMUM 4" NOMINAL DIAMETER EMT.
4. TOP PLATE .
5. GYPSUM WALL ASSEMBLY (1–HR. OR 2–HR. FIRE–RATING)(2–HR. SHOWN).
6. PROVIDE A GENEROUS BEAD OF HILTI FS 601 ELASTOMERIC FIRESTOP SEALANT OR HILTI FS–ONE HIGH PERFORMANCE INTUMESCENT FIRESTOP SEALANT AT THE TOP PLATE.
7. MIN. 3/4" DEPTH HILTI FS 601 ELASTOMERIC FIRESTOP SEALANT OR FS–ONE FIRESTOP SEALANT.

NOTE : ANNULAR SPACE = MINIMUM 1/8", MAXIMUM 3/4".

SEE HILTI FIRESTOP INSTALLATION MANUAL FOR ADDITIONAL INSTRUCTIONS
HILTI, INC. TULSA, OK 1–800–879–8000

PIPING THROUGH FIRE-RATED WALL PENETRATIONS

NO SCALE — 14 / 55.02

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REVISIONS

PLANNING SUBMITTAL	02.12.2021
PLANNING RESUBMITTAL	06.21.2021
PLANNING RESUBMITTAL	02.04.2022
PLANNING RESUBMITTAL	08.24.2022

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9–30–24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
PLUMBING DETAILS

OWNER
PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

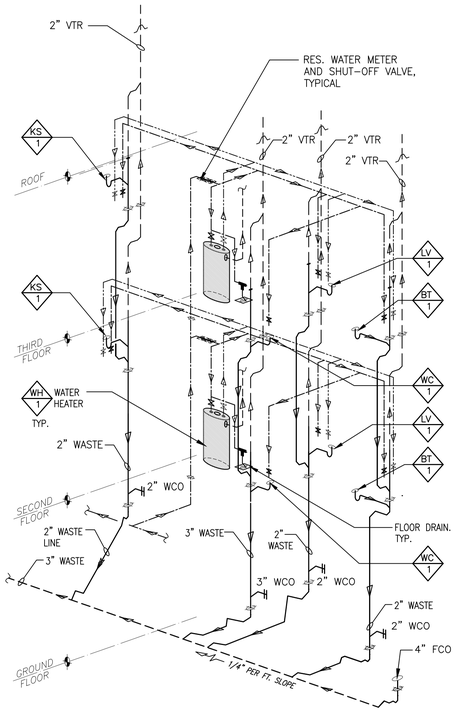
DATE: AUGUST 24, 2022

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P5.02

KEYNOTES

1. 3" WASTE LINE, DOWN, 2" VENT, UP.
2. 2" WASTE LINE, DOWN, 1–1/2" VENT, UP.
3. 3" WASTE LINE, UP AND DOWN.
4. 2" WASTE LINE, UP AND DOWN.
5. 1–1/2" VENT THRU ROOF (VTR).
6. 2" VENT THRU ROOF (VTR).
7. 4" CLEAN OUT TO GRADE (COTG).
8. 6" SEWER LATERAL LINE.

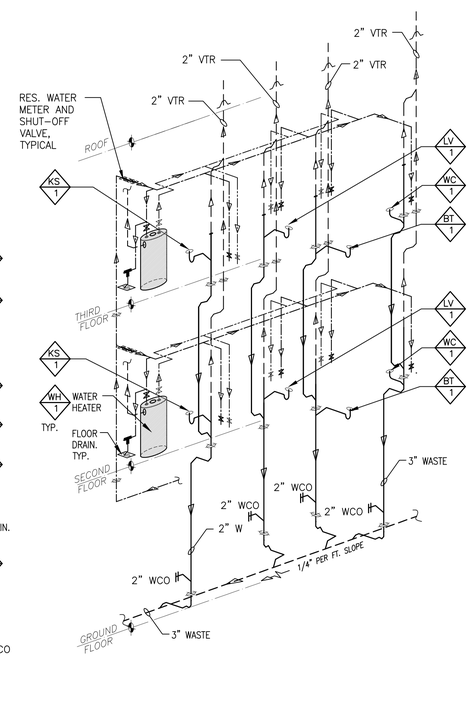


UNIT C -2 BEDROOMS UNIT- PIPING DIAGRAM (BLDG. A)

(SECOND AND THIRD FLOOR UNIT ONLY)

SCALE: NONE

34

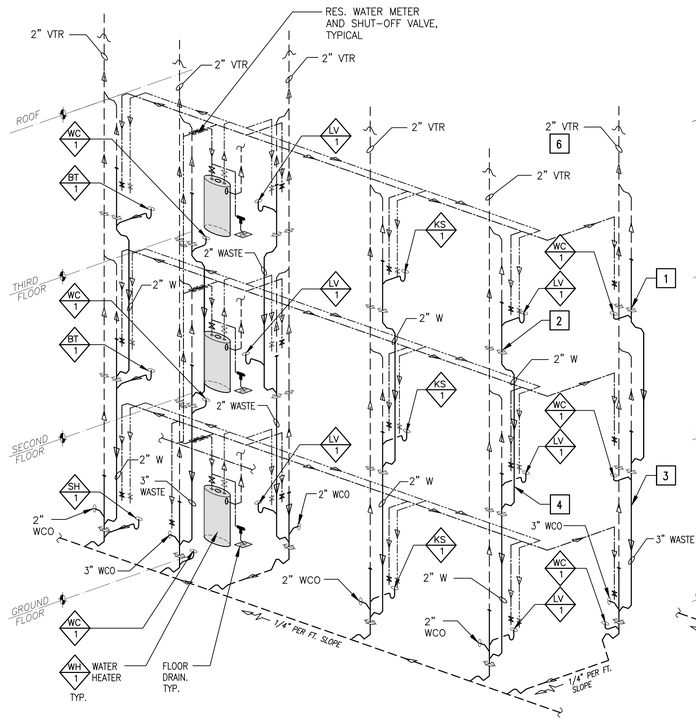


UNIT D -2 BEDROOMS UNIT- PIPING DIAGRAM (BLDG. A)

(SECOND AND THIRD FLOOR UNIT ONLY)

SCALE: NONE

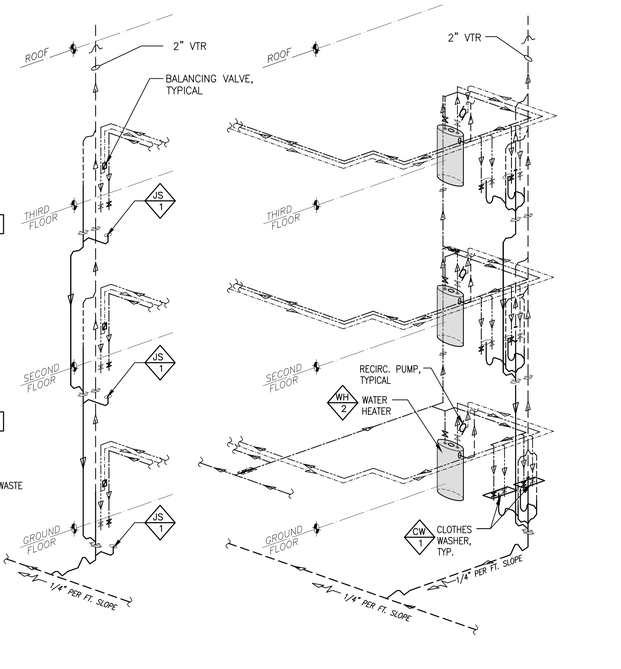
32



UNIT D -3 BEDROOMS UNIT- PIPING DIAGRAM

SCALE: NONE

22

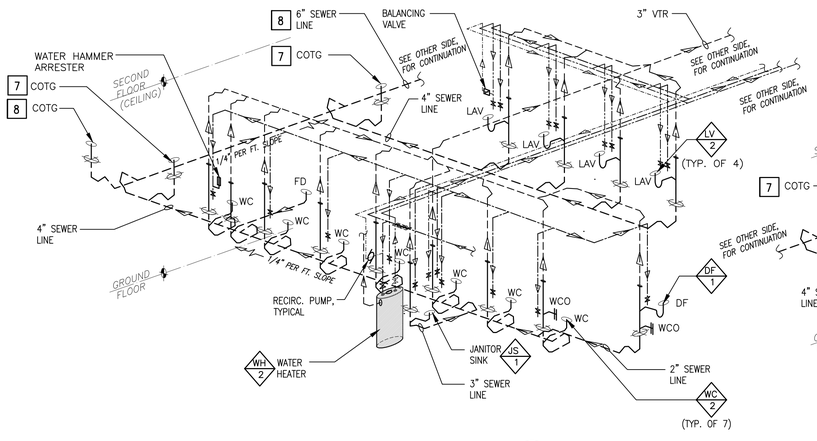


JANITOR SINK- RISER DIAGRAM BLDG. A

LAUNDRY SINK- RISER DIAGRAM BLDG. A

SCALE: NONE

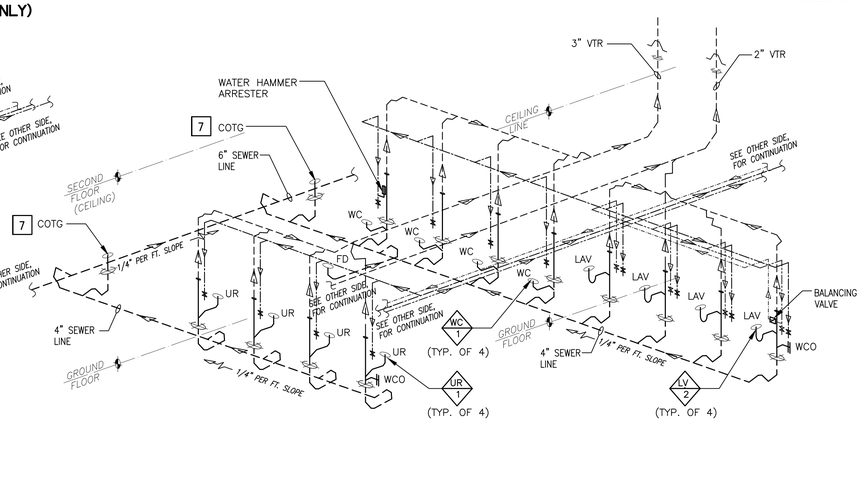
12



WOMEN'S RESTROOMS- PIPING DIAGRAM (BLDG. A)

SCALE: NONE

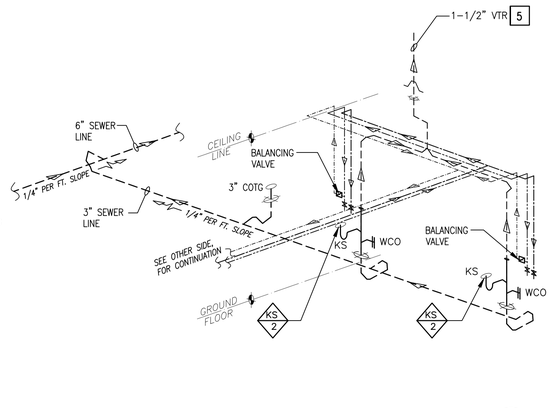
34



MEN'S RESTROOMS- PIPING DIAGRAM (BLDG. A)

SCALE: NONE

24



RISER DIAGRAMS - KITCHEN PIPING DIAGRAM (BLDG. A)

SCALE: NONE

14

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
JAMES B. ALBRECHT
No. M26555
EXP. 9–30–24
MECHANICAL
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE
TYPICAL RISER DIAGRAMS BUILDING A AND B

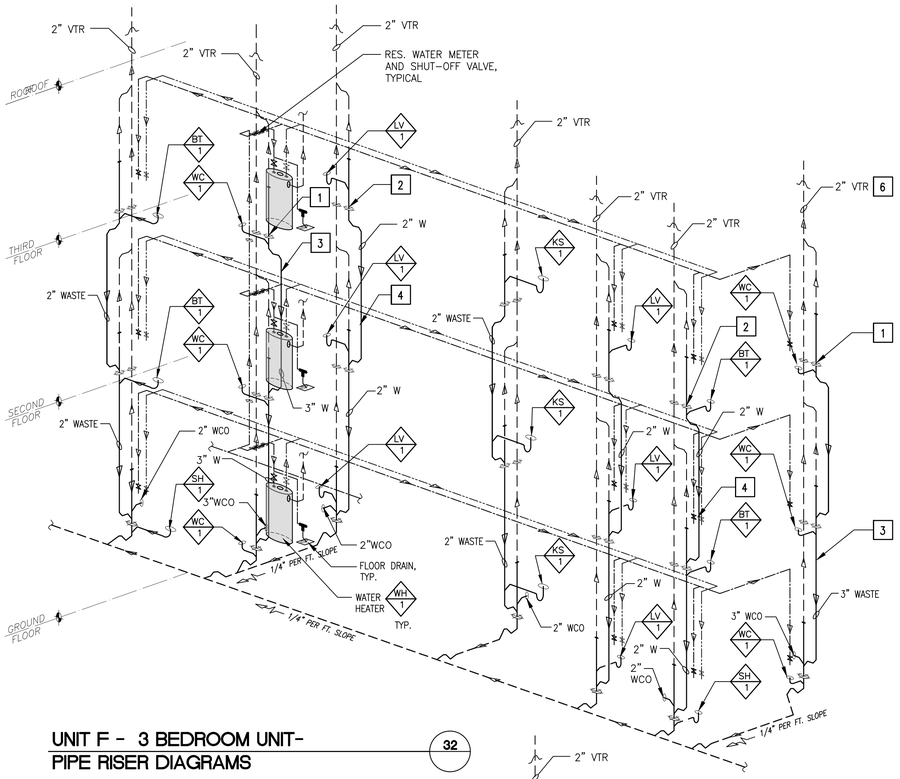
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781–3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P6.00



UNIT F - 3 BEDROOM UNIT- PIPE RISER DIAGRAMS

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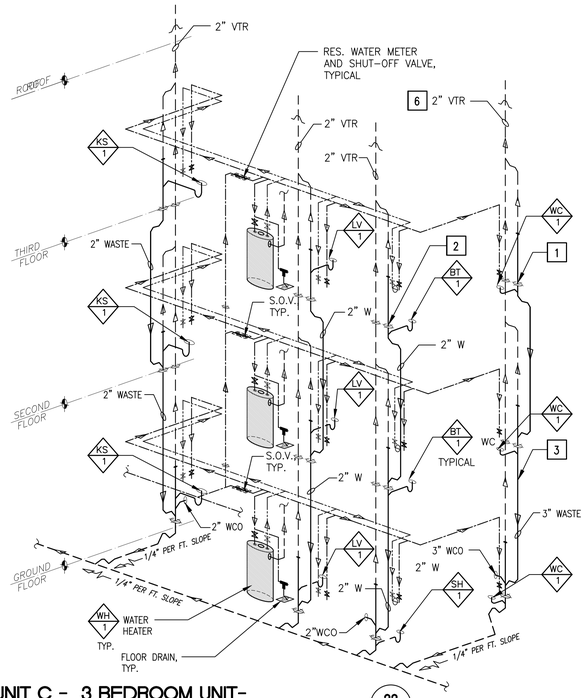
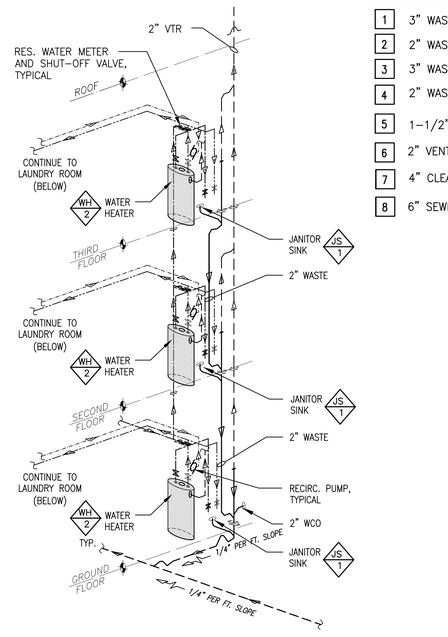


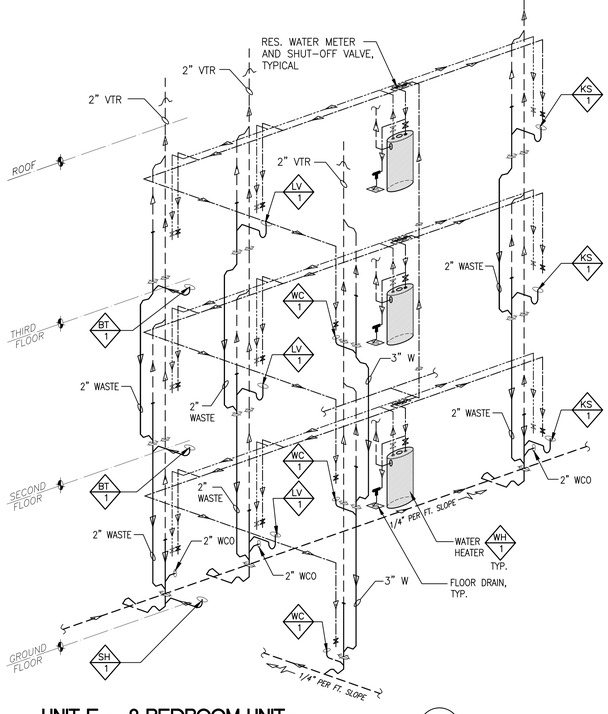
UNIT C - 3 BEDROOM UNIT- PIPE RISER DIAGRAMS

22



JANITOR SINK- PIPE RISER DIAGRAM BLDG. B

12



UNIT E - 2 BEDROOM UNIT- PIPE RISER DIAGRAMS

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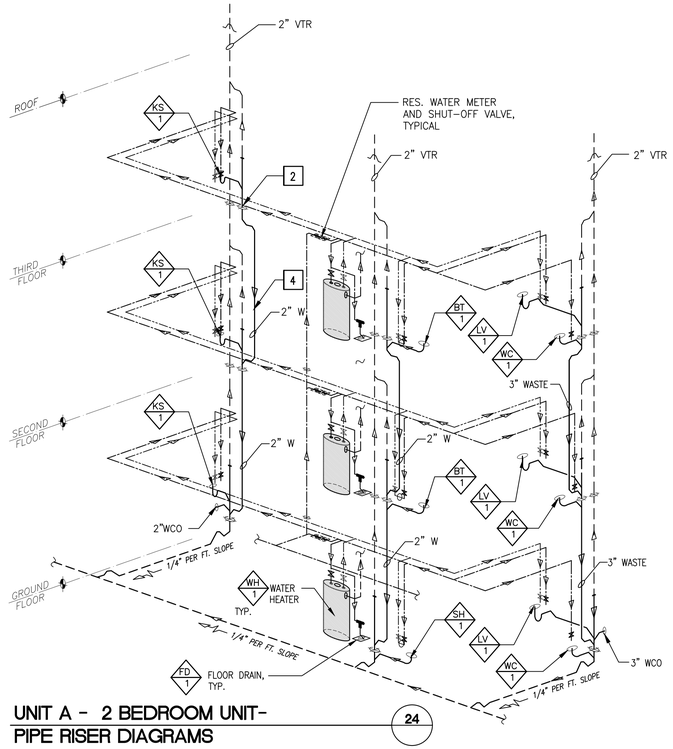
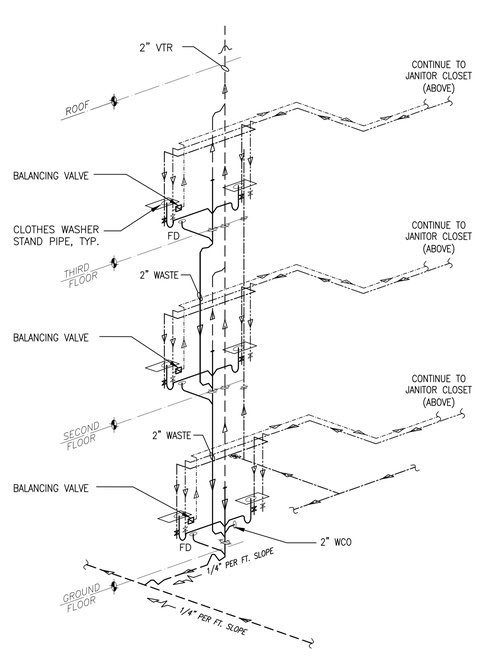


UNIT A - 2 BEDROOM UNIT- PIPE RISER DIAGRAMS

24



LAUNDRY ROOM- PIPE RISER DIAGRAM BLDG. B

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KEYNOTES

1. 3" WASTE LINE, DOWN, 2" VENT, UP.
2. 2" WASTE LINE, DOWN, 1-1/2" VENT, UP.
3. 3" WASTE LINE, UP AND DOWN.
4. 2" WASTE LINE, UP AND DOWN.
5. 1-1/2" VENT THRU ROOF (VTR).
6. 2" VENT THRU ROOF (VTR).
7. 4" CLEAN OUT TO GRADE (COTG).
8. 6" SEWER LATERAL LINE.

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER
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No. M26555
EXP. 9-30-24
MECHANICAL
STATE OF CALIFORNIA

PROJECT

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12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

TYPICAL RISER DIAGRAMS BUILDING A AND B

OWNER

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(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

P6.01

ELECTRICAL SPECIFICATION NOTES

PROVIDE ALL ELECTRICAL WORK, AND MATERIALS AS SHOWN ON THE DRAWINGS, AS CALLED FOR HEREIN, AND AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

THE INSTALLATION SHALL CONFORM TO ALL THE REQUIREMENTS OF THE CURRENTLY ADOPTED CALIFORNIA ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, ALL OTHER APPLICABLE CODES AND ORDINANCES, AND THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT AND WIRING SHALL BEAR THE APPROVAL STAMP OF UNDERWRITERS' LABORATORY (UL) OR AN APPROVED TESTING LABORATORY. PAYMENT FOR ALL INSPECTION FEES AND PERMITS ARE PART OF THIS CONTRACT.

THIS CONTRACT SHALL BE RESPONSIBLE FOR THE SAFETY, AND GOOD CONDITION, OF ALL MATERIALS AND EQUIPMENT FOR THE ENTIRE INSTALLATION, AND UNIT COMPLETION OF WORK. ERECT AND MAINTAIN APPROVED AND SUITABLE BARRIERS, PROTECTIVE DEVICES, AND WARINNG SIGNS. BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENT MAINTENANCE AND/OR ENFORCEMENT OF ALL SAFETY PRECAUTIONS AND WARNINGS.

COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.

ALL SAWCUTTING, TRENCHING, BACKFILLING, AND PATCHING SHALL BE PART OF THIS CONTRACT. ALL BACKFILLING, COMPACTION, AND RESURFACING METHODS SHALL BE APPROVED BY THE ARCHITECT.

FINALIZE ALL ELECTRICAL SERVICE ARRANGEMENTS, INCLUDING VERIFICATION OF LOCATIONS, DETAILS, COORDINATION OF THE INSTALLATION, AND PAYMENT OF ACCRUED CHARGES WITH LOCAL POWER COMPANY. VERIFY LOCATION OF FACILITIES AND DETAILS WITH POWER UTILITY. IN ADDITION TO THE REQUIREMENTS SHOWN IN THE CONTRACT DOCUMENTS, WORK SHALL COMPLY WITH CONSTRUCTION STANDARDS AND SERVICE REQUIREMENTS OF THE RESPECTIVE UTILITIES, INCLUDING ANY SUPPLEMENTAL DRAWINGS ISSUED, AND SHALL BE SUBJECT TO APPROVAL OF THESE UTILITIES.

RACEWAYS FOR ALL CONDUCTORS IN EXPOSED AREAS LESS THAN 5'-0" ABOVE GRADE SHALL BE GALVANIZED STEEL CONDUIT OR PVC SCHEDULE 80, AS PERMITTED BY BUILDING CONSTRUCTION TYPE. UNDERGROUND CONDUITS SHALL BE BURIED A MINIMUM OF 24" BELOW GRADE, AND MAY BE PVC SCHEDULE 40. ALL CONDUIT RISERS FROM UNDERGROUND RUNS SHALL BE PVC SCHEDULE 80 OR RIGID GALVANIZED STEEL. RACEWAYS IN ALL CONCEALED AREAS MAY BE TYPE EMT. FLEXIBLE STEEL CONDUIT MAY BE USED IN CONCEALED AREAS, UP TO A MAXIMUM LENGTH OF 12'-0", IF A SUITABLE BONDING WIRE IS INSTALLED. THIS BONDING CONDUCTOR SHALL BE IN ADDITION TO THE REQUIRED EQUIPMENT GROUNDING CONDUCTOR. CONCEALED RACEWAYS FOR LOW VOLTAGE SYSTEMS WITHIN BUILDING CONSTRUCTION MAY BE EQUAL TO CARLON TYPE "EFT". ALL EMPTY CONDUITS SHALL HAVE A SUITABLE PULLCORD INSTALLED. A SUITABLE GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL LINE VOLTAGE CONDUIT RUNS. NOTE THAT THIS CONDUCTOR IS NOT NECESSARILY SHOWN ON THE DRAWINGS. CONDUCTOR-IN-CONDUIT TYPE SYSTEMS, SUCH AS 'MC' CABLE SHALL NOT BE ALLOWED UNLESS SPECIFICALLY CLEARED BY THE ENGINEER. NO MORE THAN THREE NINETY DEGREE BENDS SHALL BE ALLOWED IN ANY CONDUIT RUN, BETWEEN PULL POINTS.

OUTLET AND JUNCTION BOXES SHALL BE GALVANIZED STEEL, 4" SQUARE BY 1-1/2" DEEP, OR LARGER. THEY SHALL BE FLUSH MOUNTED IN ALL FINISHED AREAS, AND SHALL INCLUDE A PLASTER RING SUITABLE FOR THE DEVICE MOUNTED IN THE BOX. TELEPHONE AND COMMUNICATIONS OUTLETS MAY CONSIST OF THE PLASTER RING, BUT NO BOX, WHERE NOISE TRANSMISSION FROM ONE ROOM TO THE NEXT IS NOT AN ISSUE. UNLESS OTHERWISE NOTED, CONDUIT STUBS SHALL STILL BE REQUIRED FOR ALL COMMUNICATIONS OUTLETS INTO ACCESSIBLE CEILING SPACE. ALL BOXES SHALL BE LISTED FOR THEIR USE, INCLUDING ANY FIRE RATING. ADDITIONALLY, REGARDLESS OF OUTLET LOCATIONS SHOWN ON THESE PLANS, BOXES SHALL BE LOCATED AS REQUIRED TO COMPLY WITH NOISE AND FIRE SEPARATION REQUIREMENTS.

PROVIDE ALL CONDUIT, WIRING, OUTLETS, DISCONNECT OR MANUAL MOTOR STARTER SWITCHES, AND EQUIPMENT NECESSARY TO CONNECT MECHANICAL SYSTEMS AND EQUIPMENT. INSTALL OUTLETS AND CONTROL WIRING FOR LOW VOLTAGE CONTROL EQUIPMENT, IF REQUIRED. PROVIDE ALL REQUIRED CONDUIT FOR LOW VOLTAGE SYSTEMS.

FURNISH AND INSTALL ALL LIGHT FIXTURES, COMPLETE WITH REQUIRED LAMPS, BALLASTS, MOUNTING TRIMS, AND DEVICES. ALL EXISTING FIXTURES TO REMAIN SHALL BE CLEANED, REPAIRED OR REPLACED, AND RELAMPED AS NECESSARY. FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN AN APPROVED MANNER. CONNECT T-BAR DROP-IN FIXTURES AT DIAGONAL CORNERS DIRECTLY TO STRUCTURE OVERHEAD USING MINIMUM #12 WIRES.

ALL FIXTURE AND OUTLET HEIGHTS AND LOCATIONS SHALL BE INDIVIDUALLY COORDINATED WITH THE ARCHITECT.

LIGHT SWITCHES SHALL BE 20A, EQUAL TO HUBBELL #CS120 SERIES. DUPLEX RECEPTACLES SHALL BE 20A, EQUAL TO HUBBELL #CRF20 SERIES. ALL DEVICE COVERPLATES IN FINISHED AREAS SHALL BE SMOOTH PLASTIC, OR BRUSHED ALUMINUM, AS SPECIFIED BY THE ARCHITECT. ALL DEVICE COVERPLATES IN UNFINISHED AREAS MAY BE SMOOTH PLASTIC OR PRESSED STEEL, AS SPECIFIED BY THE ARCHITECT. ALL COVERPLATES IN EXTERIOR LOCATIONS SHALL BE WEATHERPROOF. DEVICE AND COVERPLATE COLORS SHALL BE AS SPECIFIED BY THE ARCHITECT. WHERE MULTIPLE DEVICES EXIST, THEY SHALL BE GROUPED TOGETHER, AND GROUPED DEVICES SHALL BE UNDER A SINGLE COVER PLATE. DEVICES ON AN EMERGENCY OR BACKUP POWER SYSTEM SHALL BE RED IN COLOR.

PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE "NQOD". PROVIDE TYPEWRITTEN CIRCUIT DIRECTORIES PER PANEL SCHEDULES. PANEL DIRECTORIES SHALL INCLUDE THE PANEL OR SWITCHBOARD FROM WHICH THE PANEL IS FED. (1) 3/4" STUB INTO ACCESSIBLE CEILING SPACE IS REQUIRED FOR EVERY (3) SPARES OR SPACES IN RECESSED PANELBOARDS. CIRCUIT BREAKERS USED AS SWITCHES SHALL BE LISTED FOR SWITCHING AND MARKED "SWD" PER NEC 240-83(d).

SWITCHGEAR AND DISTRIBUTION EQUIPMENT SHALL BE SPECIFICATION GRADE, AS MANUFACTURED BY SQUARE D, SIEMENS, OR APPROVED EQUAL. ALL CONNECTIONS, TERMINATIONS, GROUNDING, AND HARDWARE ASSEMBLIES SHALL BE CHECKED BY AN EXPERIENCED SWITCHBOARD INSTALLER PRIOR TO ENERGIZATION. EACH CONNECTION POINT OR FASTENER SHALL BE ALIGNED AND TORQUED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ANCHOR EACH SECTION TO THE FLOOR AND WALL. STRUCTURAL ANCHORAGE SHALL BE PER MANUFACTURER'S SPECIFICATIONS, AND SHALL BE APPROVED BY THE AHJ.

ALL WIRING SHALL BE COPPER. INSULATION FOR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN". CONDUCTORS LARGER THAN #6 AWG MAY BE TYPE "THWN" OR "THW".

PROVIDE BRANCH CIRCUIT WIRING, OUTLETS, DEVICES, AND CONNECTIONS TO ALL EQUIPMENT. ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE LISTED, LABELED, AND INSTALLED PER A RECOGNIZED ELECTRICAL TESTING LABORATORY.

STEEL, LIQUID-TIGHT, FLEXIBLE CONDUITS ARE REQUIRED FOR MOTOR CONNECTIONS, CONNECTIONS TO LIQUID-HANDLING EQUIPMENT, AND CONNECTIONS IN WET OR EXTERIOR LOCATIONS.

PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING WEATHERPROOFING OR WEATHERPROOF ENCLOSURE ENVELOPE. MASTIC SEAL ALL CONDUIT OPENING PENETRATIONS COMPLETELY WATERTIGHT.

UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, DUAL ELEMENT FUSES SIZED TO EQUIPMENT NAMEPLATE FUSE CURRENT RATING. MANUAL MOTOR STARTERS SHALL BE PROVIDED WITH SIMILARLY SIZED FUSIBLE ELEMENTS. SWITCHES EXPOSED TO THE WEATHER SHALL BE TYPE NEMA 3R. ALL MOTOR DISCONNECTING MEANS SHALL BE HORSEPOWER RATED, BASED ON UNIT SERVED.

PANELBOARDS, TERMINAL CABINETS, SWITCHGEAR, DISCONNECTS, DISTRIBUTION BREAKERS, AND MISCELLANEOUS ELECTRICAL EQUIPMENT, SHALL HAVE LAMINATED, WHITE LETTERS ON BLACK BACKGROUND, PHENOLIC NAMEPLATES PROPERLY IDENTIFYING EACH ITEM.

PROVIDE ALL MATERIALS AND WORK REQUIRED TO LOCATE, AND CONNECT TO, EXISTING DISTRIBUTION EQUIPMENT. UPDATE EXISTING PANELBOARDS WITH NEW TYPEWRITTEN CIRCUIT DIRECTORIES, AND FURNISH NEW CIRCUIT BREAKERS AS REQUIRED. EXISTING CIRCUIT DESCRIPTIONS IN EXISTING PANEL DIRECTORIES SHALL BE USED FOR EXISTING CIRCUITS TO REMAIN IF THEY ARE MORE DETAILED THAN THE PANEL SCHEDULES SHOWN IN THESE PLANS. RECONNECT ANY BRANCH CIRCUITS INTERRUPTED DURING DEMOLITION THAT ARE TO REMAIN. PANELBOARD CIRCUIT DIRECTORIES SHALL INCLUDE WHERE THE PANEL IS FED FROM.

RE-USE OF EXISTING BRANCH CIRCUIT CONDUITS AND WIRING IS ACCEPTABLE IF IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES, AND APPROVED BY THE AHJ.

INFORMATION SHOWN WAS OBTAINED FROM "AS-BUILT" DRAWINGS. VISIT THE SITE PRIOR TO BID TO VERIFY EXISTING CONDITIONS, AND MAKE ALLOWANCE FOR VARIATIONS TO THAT WHICH IS SHOWN.

(5) COPIES OF SUBMITTAL DRAWINGS ARE REQUIRED FOR DISTRIBUTION EQUIPMENT, LIGHT FIXTURES, DEVICES, AND COVERPLATES. SUBSTITUTIONS MAY BE APPROVED BY THE ENGINEER IF THE SUBMITTAL SHOWS A REASONABLE BENEFIT TO THE OWNER. NO PRIOR APPROVAL FOR SUBSTITUTIONS SHALL BE GIVEN BEFORE SUBMITTALS. AS SUCH, BID COMPARISONS MUST BE MADE BASED ON SPECIFIED EQUIPMENT. THE ENGINEER RESERVES THE RIGHT TO REJECT SUBMITTALS BASED ON INCOMPLETENESS OF THE SUBMITTAL, AS WELL AS NOT MEETING THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. SUBMITTALS MUST BE PROVIDED FOR SPECIFIED EQUIPMENT, AS WELL AS ANY SUBSTITUTIONS.

PROVIDE PANEL AND CIRCUIT NUMBER ON WALL OUTLET AND LIGHT SWITCH COVERPLATES. USE A TAPE TYPE SYSTEM EQUAL TO KROY OR BROTHER.

THE ELECTRICAL DRAWINGS SHALL BE TREATED AS DIAGRAMMATIC IN NATURE. THEY SHALL NOT BE USED TO DETERMINE EXACT DIMENSIONS OR LOCATIONS FOR ANY DEVICE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARCHITECTURAL ELEMENTS AND PLANS, OTHER DISCIPLINES, THE ARCHITECT, AND OWNER, FOR ALL LOCATIONS, BEFORE COMPLETING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN RELOCATING ANY DEVICE OR CONNECTION INSTALLED IN THE WRONG LOCATION. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR COORDINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED LIGHTING CONTROL PROGRAMMING, TO ACHIEVE A WORKING SYSTEM TO THE SATISFACTION OF THE PLANS, ENGINEER, AND OWNER. REQUIRED PROGRAMMING INFORMATION MAY NOT BE FULLY SHOWN IN THE CONTRACT DOCUMENTS. THAT DOES NOT RELEASE THE CONTRACTOR FROM ADJUSTING/PROGRAMMING THE CONTROLS TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR COORDINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHORT CIRCUIT, COORDINATION, OR ARC FAULT CALCULATIONS REQUIRED TO PRODUCE PROPER EQUIPMENT LABELING. CONTRACTOR TO PROVIDE CODE REQUIRED SHORT CIRCUIT AND ARCH FLASH LABELS AT ALL PANELS, DISCONNECTS, AND OVERCURRENT PROTECTION.

SHEET INDEX

SHEET	TITLE
E1.0	ELECTRICAL: SYSMBOS, SPECS
E1.1	ELECTRICAL: BUILDING A PANEL SCHEDULES
E1.2	ELECTRICAL: BUILDING B PANEL SCHEDULES
E1.3	ELECTRICAL" BUILDING A ONE LINE
E1.4	ELECTRICAL: BUILDING B ONE LINE
E1.5	ELECTRICAL: LIGHT FIXTURE SCHEDULES
E1.6	ELECTRICAL: SITE PLAN
E1.7	ELECTRICAL: SITE PHOTOMETRIC PLAN
E2.0	ELECTRICAL: BUILDING A LEVEL 1 PLAN
E2.1	ELECTRICAL: BUILDING A LEVEL 2 PLAN
E2.2	ELECTRICAL: BUILDING A LEVEL 3 PLAN
E2.3	ELECTRICAL: BUILDING A LEVEL 1 OFFICES POWER PLAN
E2.4	ELECTRICAL: BUILDING A LEVEL 1 OFFICES LIGHTING PLAN
E2.5	ELECTRICAL: BUILDING B LEVEL 1 PLAN
E2.6	ELECTRICAL: BUILDING B LEVEL 2 PLAN
E2.7	ELECTRICAL: BUILDING B LEVEL 3 PLAN
E2.8	ELECTRICAL: BUILDING A ROOF PLAN
E2.9	ELECTRICAL: BUILDING B ROOF PLAN
E3.0	ELECTRICAL: UNIT TYPE A PLAN
E3.1	ELECTRICAL: UNIT TYPE B PLAN
E3.2	ELECTRICAL: UNIT TYPE C PLAN
E3.3	ELECTRICAL: UNIT TYPE D PLAN
E3.4	ELECTRICAL: UNIT TYPE E PLAN
E3.5	ELECTRICAL: UNIT TYPE F PLAN
E4.0	ELECTRICAL: INTERIOR TITLE 24
E4.1	ELECTRICAL: EXTERIOR TITLE 24
E4.2	ELECTRICAL: SERVICE TITLE 24

APPLICABLE CODES

1

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (BEES)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE "CALGREEN"
- ALL APPLICABLE LOCAL AMENDMENTS

PROVIDE EGRESS ILLUMINATION PER CBC 1006 THROUGHOUT THE EGRESS SYSTEM, INCLUDING THE EXIT DISCHARGE. REFER TO CBC 1006.3 FOR WHEN EMERGENCY BACKUP POWER SUPPLY SYSTEM FOR THE EGRESS ILLUMINATION IS REQUIRED. SHOW THAT THE EMERGENCY BACKUP SYSTEM MEETS ALL PROVISIONS OF CALIFORNIA ELECTRICAL CODE ARTICLE 701 FOR LEGALLY REQUIRED STANDBY SYSTEMS.

ELECTRICAL SYMBOLS

LIGHTING
SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION

- LED (LETTER DESIGNATION REFERS TO FIXTURE TYPE AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE)
- RECESSED DOWNLIGHT
- SURFACE MOUNTED
- SURFACE, WALL MOUNTED
- PENDANT MOUNTED
- TRACK WITH TRACK HEADS
- STRIP
- EXIT SIGN (SINGLE OR DOUBLE FACED WITH DIRECTIONAL ARROWS AS SHOWN)

WALL MOUNTED RECEPTACLES
MOUNT AT +18" TO ℄ UNLESS OTHERWISE NOTED

- 20A DUPLEX, VERTICALLY MOUNTED
- 20A DUPLEX, W/USB PORTS
- 20A HALF SWITCHED DUPLEX RECEPTACLE
- 20A DUPLEX, HORIZONTALLY MOUNTED
- DOUBLE DUPLEX
- CATV AND/OR VIDEO
- TELEPHONE AND/OR COMMUNICATIONS (PROVIDE 3/4"CO INTO ACCESSIBLE CEILING SPACE, UON)
- NON-STANDARD OUTLET (SEE PLANS FOR NEMA CONFIGURATION)

LETTER DESIGNATIONS

AC	ABOVE COUNTER (MOUNT ABOVE COUNTER SPLASH, BUT NOT ABOVE +48" TO TOP OF BOX, AS DIRECTED BY ARCHITECT)
AHJ	AUTHORITY HAVING JURISDICTION
CO	CONDUIT ONLY (WITH PULL CORD)
dns	DO NOT SWITCH (LIGHT FIXTURE SHALL BE WIRED HOT)
EX	EXISTING, TO REMAIN
EXR	EXISTING, TO BE REMOVED
FLA	FULL LOAD AMPS
GD	CONNECT, AS REQ'D TO GARBAGE DISPOSAL
GFI	GROUND FAULT INTERRUPTING
GWS	GANG WITH SWITCH
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MFS	MAXIMUM FUSE SIZE
MLO	MAIN LUGS ONLY
NL	NIGHT LIGHT (LIGHT FIXTURE TO BE LEFT ON 24-HOURS A DAY)
REF	LOCATE, AS REQ'D FOR REFRIGERATOR
REL	EXISTING, RELOCATED TO NEW POSITION
TW	TANDEM WIRED
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WM	OUTLET MOUNTED IN WIREMOLD
WP	WEATHERPROOF (NEMA 3R IF ENCLOSURE)
WT	WALL TELEPHONE (MOUNTING HEIGHT, AS DIRECTED BY ARCHITECT)

CONDUIT & WIRE
ALL WIRE SHALL BE #12 THWN CU UON

- (4) #12 + ground MAX. IN 1/2" CONDUIT
- (8) #12 + ground MAX. IN 3/4" CONDUIT
- (16) #12 + ground MAX. IN 1" CONDUIT
- BELOW GRADE OR FLOOR
- STUBBED AND CAPPED
- WIREMOLD G4000
- PLUGMOLD, WIREMOLD G20GBAX12

SWITCHES & CONTROLS
MOUNT AT +44" TO ℄ UNLESS OTHERWISE NOTED

S	SINGLE POLE	(SPST)
S_2	TWO POLE	(DPST)
S_3	3-WAY	(SPDT)
S_4	4-WAY	(DPDT)
S_P	WITH PILOT LIGHT	
S_D	DOOR OPERATED	
S_T	TIMER	
S_K	KEY OPERATED	
D	WALLBOX DIMMER	(RATED FOR THE LAMP TYPES AND WATTAGE OF THE LOAD THEY CONTROL, INCLUDING REQUIRED DERATING FOR MULTIGANG INSTALLATIONS)

FLOOR OUTLETS

- 20A DUPLEX (OUTLETS SHALL BE FLUSH, RECESSED, OR PEDESTAL TYPE, AND SHALL BE AS SPECIFIED IN THE PLANS AND SPECIFICATIONS)
- TEL/COMM

MISC. OUTLETS & EQUIPMENT

- TIME SWITCH
- THERMOSTAT (+44" STANDARD UON)
- JUNCTION BOX
- MOTOR
- DISCONNECT SWITCH
- TRANSFORMER
- RELAY OR CONTACTOR (IN NEMA 1 ENCLOSURE UON)
- S_M MANUAL MOTOR STARTER
- SPEAKER
- VOLUME CONTROL SWITCH
- DOORBELL
- FIRE ALARM PULL STATION
- FIRE ALARM HORN
- FIRE ALARM CHIME
- FIRE ALARM VISUAL
- FIRE ALARM AUDIO/VISUAL
- FIRE ALARM SMOKE DETECTOR
- FIRE ALARM HEAT DETECTOR
- FIRE ALARM SMOKE/CO DETECTOR
- LOW VOLTAGE/WRELESS KEYPAD
- OCCUPANCY SENSOR (CEILING OR WALL MOUNTED)
- PHOTOCELL
- UTILITY OR TENANT METER, INCLUDING SOCKET AND ALL REQUIRED ACCESSORIES
- UTILITY METER SOCKET AND BLANK COVER FOR FUTURE METER

ADA OUTLET HEIGHT REQUIREMENTS

PER CBC 11B-308.1, ALL POWER, LOW VOLTAGE, AND SWITCH CONTROLS SHALL BE LOCATED AS FOLLOWS:

- MINIMUM HEIGHT AFF SHALL BE +15" TO BOTTOM OF OUTLET BOX.
- MAXIMUM HEIGHT WITHOUT OBSTRUCTION SHALL BE +48" AFF TO TOP OF OUTLET BOX.
- MAXIMUM HEIGHT WITH 20"-25" OBSTRUCTION, FORWARD APPROACH SHALL BE +44" TO TOP OF OUTLET BOX.
- MAXIMUM HEIGHT WITH 1"-24" OBSTRUCTION, SIDE APPROACH SHALL BE +46" TO TOP OF OUTLET BOX.

NOTE: IN RESIDENTIAL DWELLING UNITS WHERE RECEPTACLES ARE PROVIDED IN A KITCHEN AT CORNER WORK SURFACE, ONE RECEPTACLE SHALL BE LOCATED 36 INCHES FROM EITHER WALL AT INSIDE CORNER. PER CBC 110-205.1EX9. 1

1 ALL ELECTRICAL WORK SHALL BE DESIGNED PER COUNTY OF SANTA BARBARA ELECTRICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2020 NATIONAL ELECTRICAL CODE, AND 2019 BUILDING EFFICIENCY STANDARDS.

ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION. CEC 110.2

THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT. BEES 130.5(c)

LOCATIONS OF SMOKE DETECTORS

LOCATE ALL SMOKE DETECTORS PER 2022 CFC SECTION 907.2.11.8

TAMPER PROOF OUTLETS

USE TAMPER RESISTANT OUTLETS FOR ALL OUTLETS WITHIN UNITS AND IN ALL SPACES ACCESSIBLE BY THE PUBLIC

FIRE PENETRATION

NOTE: THERE ARE A SIGNIFICANT NUMBER OF FIRE RATED BARRIERS IN THIS PROJECT. COORDINATE WITH ARCHITECTURAL PLANS TO DETERMINE ALL FIRE RATED BARRIERS. CONTRACTOR SHALL USE UL LISTED FIRE PENETRATION DETAILS, AND PROVIDE DETAILS OF EACH PENETRATION TYPE TO INSPECTOR, AS REQUIRED. CONTRACTOR MAY USE THE FOLLOWING WEBSITE TO OBTAIN DETAILS, IF 3M PRODUCTS ARE CHOSEN http://www.3m.com/3M/en_US/building-construction-us/applications/firestop/tech-library/. SEE EXAMPLE FOR THRU WALL FIRE PENETRATION ON SHT E1.2. 1

REGISTERED PROFESSIONAL ENGINEER ALAN J. NOELLE No. EE15175 Exp. 6/24 ELECTRICAL STATE OF CALIFORNIA

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A23021E10.dwg 10.9.23

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

SYMBOLS
SPECS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E1.0

200A MLO, 200A BUSSING
120/208V, 3ø4W
SQUARE D TYPE NQOD

PANEL "LRA"

MOUNTING: SURFACE

DESCRIPTION/LOCATION	øA	øB	øC	CIRCUIT BREAKER	CIRCUIT NUMBER		CIRCUIT BREAKER	øA	øB	øC	DESCRIPTION/LOCATION
RECEPTS (LAUNDRY RM 1ST FLR)	720			20/1	1	2	30/2☆	2500			DRYER (LAUNDRY RM 1ST FLR)
WASHER		1200			3	4	☆		2500		
WASHER			1200		5	6	30/2☆			2500	DRYER
WASHER (LAUNDRY RM 2ND FLR)	1200				7	8	☆	2500			
WASHER		1200			9	10	30/2☆		2500		DRYER (LAUNDRY RM 2ND FLR)
RECEPTS			720		11	12	☆			2500	
WASHER (LAUNDRY RM 3RD FLR)	1200				13	14	30/2☆	2500			DRYER
RECEPTS		720			15	16	☆		2500		
WASHER			1200		17	18	30/2☆			2500	DRYER (LAUNDRY RM 3RD FLR)
RECIRC. PUMPS	1000				19	20	☆	2500			
SPACE		--		---	21	22	30/2☆		2500		DRYER
			--		23	24	☆			2500	
	--				25	26	30/2☆	2500			WH-2 (LAUNDRY RM 1ST FLR)
		--			27	28	☆		2500		
			--		29	30	30/2☆			2500	WH-2 (LAUNDRY RM 2ND FLR)
	--				31	32	☆	2500			
		--			33	34	30/2☆		2500		WH-2 (LAUNDRY RM 3RD FLR)
			--		35	36	☆			2500	
	--				37	38	---	--			SPACE
		--			39	40			--		
			--	---	41	42	---			--	
CONNECTED LOAD								18.12	17.12	17.12	52.36 kVA CONN.

* LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML)
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
◊ ISOLATED GROUND CIRCUIT
☆ GFI TYPE BREAKER
○ EXISTING BREAKER WITH NEW LOAD
▫ NEW BREAKER IN EXISTING SPACE, OR REPLACING EXISTING BREAKER

0.00	LCL & LML
52.36	TOTAL kVA
145	TOTAL AMPS

225 MLO, 225A BUSSING
120/208V, 3ø4W
SQUARE D TYPE NF

PANEL "EVA"

MOUNTING: SURFACE

DESCRIPTION/LOCATION	øA	øB	øC	CIRCUIT BREAKER	CIRCUIT NUMBER		CIRCUIT BREAKER	øA	øB	øC	DESCRIPTION/LOCATION
EV - CHARGER (SITE)	3600			40/2	1	2	40/2	3600			EV - CHARGER (SITE)
		3600			3	4			3600		
EV - CHARGER			3600	40/2	5	6	40/2			3600	EV - CHARGER
	3600				7	8		3600			
EV - CHARGER		3600		40/2	9	10	40/2		3600		EV - CHARGER
			3600		11	12				3600	
EV - CHARGER	3600			40/2	13	14	---	--			SPACE
		3600			15	16			--		
SPACE			--	---	17	18				--	
	--				19	20			--		
		--			21	22				--	
	--				23	24				--	
		--			25	26			--		
	--				27	28				--	
			--		29	30				--	
	--				31	32			--		
		--			33	34				--	
			--		35	36				--	
	--				37	38			--		
		--			39	40				--	
			--	---	41	42	---			--	
CONNECTED LOAD								18.00	18.00	14.40	50.40 kVA CONN.

* LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML)
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
◊ ISOLATED GROUND CIRCUIT
☆ GFI TYPE BREAKER
○ EXISTING BREAKER WITH NEW LOAD
▫ NEW BREAKER IN EXISTING SPACE, OR REPLACING EXISTING BREAKER

0.00	LCL & LML
50.40	TOTAL kVA
140	TOTAL AMPS

225 MLO, 225A BUSSING
120/208V, 3ø4W
SQUARE D TYPE NF

PANEL "M"

MOUNTING: SURFACE

DESCRIPTION/LOCATION	øA	øB	øC	CIRCUIT BREAKER	CIRCUIT NUMBER		CIRCUIT BREAKER	øA	øB	øC	DESCRIPTION/LOCATION
ERV-1 UNITS (OFFICES)	72			15/1	1	2	15/1	192			KF-1
DRINKING FOUNT./WATER FILLER		1000		20/1	3	4	30/2		2000		WH-2 (JAN)
RECIRC. PUMP (JAN)			200		5	6				2000	
SPARE	--				7	8	---	--			SPACE
		--			9	10			--		
			--		11	12				--	
SPACE	--			---	13	14		--			
		--			15	16			--		
			--		17	18				--	
	--				19	20		--			
		--		---	21	22			--		
SFD/DUCT DETECTORS			60	△20/1	23	24				--	
FC-3/HP-3(PROPERTY MANAGER)	1040			15/2	25	26		--			
		1040			27	28			--		
FC-3/HP-3 (OFFICE)			1040	15/2	29	30		--			
	1040				31	32			--		
SPACE		--		---	33	34				--	
			--	---	35	36	---				
AC-2	3170			40/3	37	38	100/3	9480			AC-1 *
		3170			39	40			9480		*
			3170		41	42				9480	*
CONNECTED LOAD								14.99	16.69	15.95	47.63 kVA CONN.

* LONG CONTINUOUS LOAD (LCL), LARGEST MOTOR LOAD (LML) NOTED IN SCHEDULE.
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
◊ ISOLATED GROUND CIRCUIT
☆ GFI TYPE BREAKER
○ EXISTING BREAKER WITH NEW LOAD
▫ NEW BREAKER IN EXISTING SPACE, OR REPLACING EXISTING BREAKER
NOTE: MCA USED FOR LOADS IN SCHEDULE SO NO ADDED (LML) HAS BEEN ADDED.

0.00	LCL & LML
47.63	TOTAL kVA
132	TOTAL AMPS

1

200A MLO, 200A BUSSING
120/208V, 3ø4W
SQUARE D TYPE NQOD

PANEL "HA1"

MOUNTING: SURFACE

DESCRIPTION/LOCATION	øA	øB	øC	CIRCUIT BREAKER	CIRCUIT NUMBER		CIRCUIT BREAKER	øA	øB	øC	DESCRIPTION/LOCATION
RECEPTS (1ST FLR COOR)	720			20/1	1	2	20/1	360			RECEPTS (ELEC ROOM)
(2ND FLR COOR)		900			3	4			360		(TEL BACKBOARD)
(3RD FLR COOR)			900		5	6				1260	(ROOF)
(LOBBY)	540				7	8		1080			
(DATA RM)		1500			9	10			--		SPARE
(COMMUNITY CENTER)			540		11	12				--	
	540				13	14		--			
		540			15	16			360		RECEPTS (ROOF)
			540		17	18				540	
REFRIGERATOR (KITCHEN)	1500				19	20		540			(WOMEN'S RR)
SMALL APPL		1500			21	22			540		(MEN'S RR)
			1500		23	24				720	(STAIR, HALLWAY)
DISHWASHER	1500				25	26		1080			(OFFICE) 1
RECEPTS (LEARNING CNTR)		540			27	28			1260		(PROPERTY MANAGER)
			540		29	30	50/2			4000	RANGE
	540				31	32		4000			
		540			33	34	50/2		4000		RANGE
REFRIGERATOR (KITCHEN)			1500		35	36				4000	
SMALL APPL	1500				37	38	100/3	3740			PANEL "HA1"
		1500			39	40			3750		
DISHWASHER			1500		41	42				2480	
CONNECTED LOAD								17.64	17.29	20.02	54.95 kVA CONN.

* LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML)
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
◊ ISOLATED GROUND CIRCUIT
☆ GFI TYPE BREAKER
○ EXISTING BREAKER WITH NEW LOAD
▫ NEW BREAKER IN EXISTING SPACE, OR REPLACING EXISTING BREAKER

0.00	LCL & LML
54.95	TOTAL kVA
153	TOTAL AMPS

1

200A MLO, 200A BUSSING
120/208V, 3ø4W
SQUARE D TYPE NQOD

PANEL "HA2"

MOUNTING: SURFACE

DESCRIPTION/LOCATION	øA	øB	øC	CIRCUIT BREAKER	CIRCUIT NUMBER		CIRCUIT BREAKER	øA	øB	øC	DESCRIPTION/LOCATION
*LIGHTS LCPA-10(WEST EXT POLES)	783			20/1	1	2	20/1	1260			*LIGHTS (COMMUNITY CENTER)
* LCPA-11(BLDG A EXTERNAL)		322			3	4			1267		* (MAINT)
* LCPA-12,13(EXT COURT YARD)			201		5	6				1099	* (LEARN, CTR, HALL)
SPARE	--				7	8		368			* (UTIL, JAN, STAIR)
		--			9	10			878		* LCPA (1-5) 1
			--		11	12				1175	* LCPA-7 (1ST FL)
SPACE	--			---	13	14		1326			* LCPA-8 (2ND FL)
		--			15	16			1326		* LCPA-9 (3RD FL)
			--		17	18	---			--	SPACE
	--				19	20		--			
		--			21	22			--		
			--		23	24				--	
	--				25	26		--			
		--			27	28			--		
			--		29	30				--	
	--				31	32		--			
		--			33	34			--		
			--		35	36				--	
	--				37	38		--			
		--			39	40			--		
			--	---	41	42	---			--	
CONNECTED LOAD								3.74	3.79	2.48	10.01 kVA CONN.

* LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML)
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
◊ ISOLATED GROUND CIRCUIT
☆ GFI TYPE BREAKER
○ EXISTING BREAKER WITH NEW LOAD
▫ NEW BREAKER IN EXISTING SPACE, OR REPLACING EXISTING BREAKER

2.18	LCL & LML
12.19	TOTAL kVA
34	TOTAL AMPS

1

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL	04.15.2023
PLAN CHECK #1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

BUILDING A
PANEL SCHEDULES

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

REGISTERED PROFESSIONAL ENGINEER
ALAN J. NOELLE
No. E015175
Exp. 6/24
ELECTRICAL
STATE OF CALIFORNIA

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3639 Harbor Blvd, Suite 204
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Electrical Engineering Lighting Design

A23021E11.dwg 10.5.23

DATE:	AUGUST 18, 2023
PROJECT MANAGER:	AK
DRAWN BY:	AK
JOB NUMBER:	20.815

E1.1

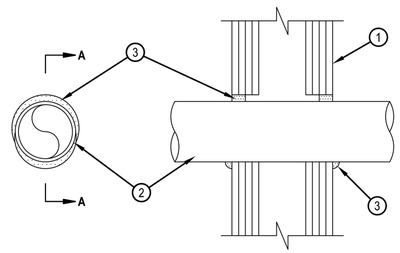
CLASSIFIED C UL US

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. W-L-1252

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1, 2, 3 and 4 Hr (See Items 1 and 3)	F Ratings — 1, 2, 3 and 4 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 HR.
L Rating At Ambient — Less Than 1 CFM/Sq Ft	FH Ratings — 1, 2, 3 and 4 Hr (See Items 1 and 3)
L Rating At 400 F — Less Than 1 CFM/Sq Ft	FTH Rating — 0 HR.
	L Rating At Ambient — Less Than 1 CFM/Sq Ft
	L Rating At 400 F — Less Than 1 CFM/Sq Ft

WL 1252



SECTION A-A

1. Wall Assembly — The 1, 2, 3 or 4 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of steel channel studs. Steel studs to be min 3-1/2 in. (89 mm) wide spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Min 5/8 in. (16 mm) thick with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall or Partition Design. Max diam of opening is 5-3/4 in. (146 mm).

   The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrant — One metallic pipe, conduit or tube to be installed either concentrically or eccentrically within the firestop system. The annular space between the pipe, conduit or tube and periphery of opening shall be min 0 in. (point contact) to max 7/8 in. (22 mm). Pipe, conduit or tube to be rigidly supported on both sides of wall assembly.
   A. Steel Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) rigid steel conduit.
   D. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic conduit.
   E. Copper Tubing — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
   F. Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.

HILTI

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 22, 2015

Page: 1 of 2

EXAMPLE THRU WALL FIRE PENETRATION DETAIL. SEE NOTE ON E1.0.

225 MLO, 225A BUSSING
120/208V, 3ø4W
SQUARE D TYPE NF

PANEL "EVB"

MOUNTING: SURFACE

DESCRIPTION/LOCATION	øA	øB	øC	CIRCUIT BREAKER	CIRCUIT NUMBER		CIRCUIT BREAKER	øA	øB	øC	DESCRIPTION/LOCATION
EV – CHARGER (SITE)	3600			40/2	1	2	40/2	3600			EV – CHARGER (SITE)
		3600			3	4			3600		
EV – CHARGER			3600	40/2	5	6	40/2			3600	EV – CHARGER
	3600				7	8		3600			
EV – CHARGER		3600		40/2	9	10	40/2		3600		EV – CHARGER
			3600		11	12				3600	
EV – CHARGER	3600			40/2	13	14	---	--			SPACE
		3600			15	16			--		
SPACE			--	---	17	18				--	
	--				19	20		--			
		--			21	22			--		
			--		23	24				--	
	--				25	26		--			
		--			27	28			--		
			--		29	30				--	
	--				31	32		--			
		--			33	34			--		
			--		35	36				--	
	--				37	38		--			
		--			39	40			--		
			--	---	41	42	---			--	
					CONNECTED LOAD			18.00	18.00	14.40	50.40 kVA CONN.

	0.00 LCL & LML
	50.40 TOTAL kVA
	140 TOTAL AMPS

* LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML)
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
◊ ISOLATED GROUND CIRCUIT
★ GFI TYPE BREAKER
○ EXISTING BREAKER WITH NEW LOAD
□ NEW BREAKER IN EXISTING SPACE, OR REPLACING EXISTING BREAKER

200A MLO, 200A BUSSING
120/208V, 3ø4W
SQUARE D TYPE NQOD
WITH SPLIT BUS

PANEL "HB1"

MOUNTING: SURFACE

DESCRIPTION/LOCATION	øA	øB	øC	CIRCUIT BREAKER	CIRCUIT NUMBER		CIRCUIT BREAKER	øA	øB	øC	DESCRIPTION/LOCATION
SPARE	--			20/1	1	2	20/1	1437			LIGHTS LCPB-1 (1ST FL)
		--			3	4			1437		LCPB-2 (2ND FL)
			--		5	6				1437	LCPB-3 (3RD FL)
	--				7	8		328			(MAINT, UTIL)
		--			9	10			437		LCPB-4 (BLDG B EXTERIOR)
			--		11	12				553	LCPB-5,6 (EAST EXT POLES)
	--				13	14		--			SPARE
		--			15	16			--		
			--		17	18				--	
RECEPTS (1ST FLR CORR)	1080			20/1	19	20	20/1	900			RECEPTS (ROOF)
(2ND FLR COOR)		1080			21	22			720		
(3RD FLR COOR)			1080		23	24				--	SPARE
(ELECTRICAL ROOM)	180				25	26		--			
(TELE/COM)		360			27	28			--		
(MAINTENANCE)			540		29	30				--	
	360				31	32	---	--			SPACE
		360			33	34			--		
			360		35	36				--	
SPACE	--			---	37	38		--			
		--			39	40			--		
			--	---	41	42	---			--	
					CONNECTED LOAD			4.29	4.39	3.97	12.65 kVA CONN.

	1.41 LCL & LML
	14.06 TOTAL kVA
	39 TOTAL AMPS

* LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML)
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
◊ ISOLATED GROUND CIRCUIT
★ GFI TYPE BREAKER
○ EXISTING BREAKER WITH NEW LOAD
□ NEW BREAKER IN EXISTING SPACE, OR REPLACING EXISTING BREAKER

200A MLO, 200A BUSSING
120/208V, 3ø4W
SQUARE D TYPE NQOD

PANEL "LRB"

MOUNTING: SURFACE

DESCRIPTION/LOCATION	øA	øB	øC	CIRCUIT BREAKER	CIRCUIT NUMBER		CIRCUIT BREAKER	øA	øB	øC	DESCRIPTION/LOCATION
RECEPTS (LAUNDRY RM 1ST FLR)	720			20/1	1	2	30/2★	2500			DRYER (LAUNDRY RM 1ST FLR)
WASHER		1200			3	4	★		2500		
WASHER			1200		5	6	30/2★			2500	DRYER
WASHER (LAUNDRY RM 2ND FLR)	1200				7	8	★	2500			
WASHER		1200			9	10	30/2★		2500		DRYER (LAUNDRY RM 2ND FLR)
RECEPTS			720		11	12	★			2500	
WASHER (LAUNDRY RM 3RD FLR)	1200				13	14	30/2★	2500			DRYER
RECEPTS		720			15	16	★		2500		
WASHER			1200		17	18	30/2★			2500	DRYER (LAUNDRY RM 3RD FLR)
RECIRC PUMPS	1000				19	20	★	2500			
SPACE		--		---	21	22	30/2★		2500		DRYER
			--		23	24	★			2500	
	--				25	26	30/2★	2500			WH-2 (LAUNDRY RM 1ST FLR)
		--			27	28	★		2500		
			--		29	30	30/2★			2500	WH-2 (LAUNDRY RM 2ND FLR)
	--				31	32	★	2500			
		--			33	34	30/2★		2500		WH-2 (LAUNDRY RM 3RD FLR)
			--		35	36	★			2500	
	--				37	38	---	--			SPACE
		--			39	40			--		
			--	---	41	42	---			--	
					CONNECTED LOAD			18.12	17.12	17.12	52.36 kVA CONN.

	0.00 LCL & LML
	52.36 TOTAL kVA
	145 TOTAL AMPS

* LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML)
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
◊ ISOLATED GROUND CIRCUIT
★ GFI TYPE BREAKER
○ EXISTING BREAKER WITH NEW LOAD
□ NEW BREAKER IN EXISTING SPACE, OR REPLACING EXISTING BREAKER

RA ARCHITECTS & ENGINEERS

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JIM ALBRECHT, PE

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

BUILDING B
PANEL SCHEDULES

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

REGISTERED PROFESSIONAL ENGINEER
ALAN J. NOELLE
No. E015175
Exp. 6/24
ELECTRICAL
STATE OF CALIFORNIA

ANE
Alan Noelle Engineering
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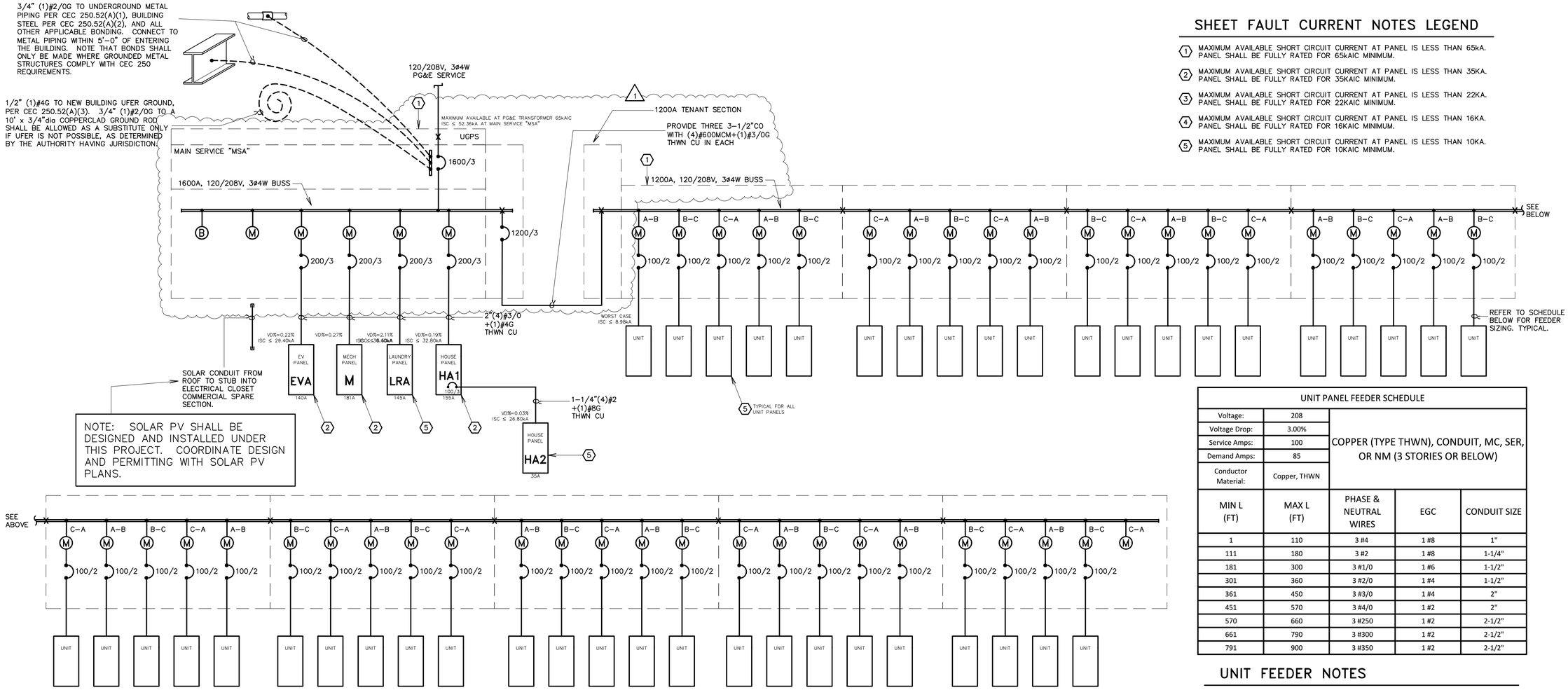
Electrical Engineering Lighting Design

A23021E12.dwg 10.9.23

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E1.2



"MSA" ONE LINE DIAGRAM

SHEET FAULT CURRENT NOTES LEGEND

1. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 65kA. PANEL SHALL BE FULLY RATED FOR 65kAIC MINIMUM.
2. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 35KA. PANEL SHALL BE FULLY RATED FOR 35KAIC MINIMUM.
3. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 22KA. PANEL SHALL BE FULLY RATED FOR 22KAIC MINIMUM.
4. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 16KA. PANEL SHALL BE FULLY RATED FOR 16KAIC MINIMUM.
5. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 10KA. PANEL SHALL BE FULLY RATED FOR 10KAIC MINIMUM.

UNIT PANEL FEEDER SCHEDULE

Voltage:	208	COPPER (TYPE THWN), CONDUIT, MC, SER, OR NM (3 STORIES OR BELOW)		
Voltage Drop:	3.00%			
Service Amps:	100			
Demand Amps:	85			
Conductor Material:	Copper, THWN			
MIN L (FT)	MAX L (FT)	PHASE & NEUTRAL WIRES	EGC	CONDUIT SIZE
1	110	3 #4	1 #8	1"
111	180	3 #2	1 #8	1-1/4"
181	300	3 #1/0	1 #6	1-1/2"
301	360	3 #2/0	1 #4	1-1/2"
361	450	3 #3/0	1 #4	2"
451	570	3 #4/0	1 #2	2"
570	660	3 #250	1 #2	2-1/2"
661	790	3 #300	1 #2	2-1/2"
791	900	3 #350	1 #2	2-1/2"

UNIT FEEDER NOTES

1. ELECTRICAL CONTRACTOR TO DETERMINE EXACT FEEDER LENGTH FOR EACH UNIT PANEL BASED ON PROPOSED AS-BUILT CONDUIT ROUTING METHODS AND FURNISH CABLE SIZE AS REQUIRED PER THIS TABLE. FEEDER LENGTH SHOWN FOR VOLTAGE DROP CALCULATIONS ONLY. INCLUDE IN BID ALLOWANCE TO COVER PROPOSED ROUTING LENGTHS.
2. DUE TO VOLTAGE DROP, THERE WILL BE OVERSIZED CONDUCTORS TERMINATING AT BOTH MAIN BREAKER IN RESIDENTIAL SERVICE AND LOAD CENTERS. ELECTRICAL CONTRACTOR TO MAKE PROVISIONS FOR THESE OVERSIZED CONDUCTORS AND INCLUDE LUG KITS, AS REQUIRED.
3. ALL CABLING MUST BE USED AND PHYSICALLY PROTECTED, AS ALLOWED IN THE CEC.

TENANT SERVICE LOAD CALC

(BASED ON MULTI-FAMILY ALTERNATE CALC. METHOD IN NEC 220.84)

(20) 1 BEDROOM UNIT	=(20)(20.49)	= 409.80kVA
(13) 2 BEDROOM UNIT	=(13)(21.24)	= 276.12kVA
(11) 3 BEDROOM UNIT	=(11)(22.17)	= 243.87kVA
TOTAL		= 929.79kVA

TABLE 220.84 DEMAND FACTOR = 27%

(929.79)(.27) = 251.04kVA = **697A@208V 3ø**

"MSA" SERVICE LOAD CALC

(BASED ON MULTI-FAMILY ALTERNATE CALC. METHOD IN NEC 220.84)

TENANT SERVICE	= 251.04kVA
PANEL "EVA"	= 50.40kVA
PANEL "M"	= 65.25kVA
PANEL "LRA"	= 52.36kVA
PANEL "HA1"	= 55.85kVA
TOTAL	= 474.90kVA

474.90kVA = **1318A@208V 3ø**

1

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No. E015175
Exp. 6/24
ELECTRICAL
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REGISTERED PROFESSIONAL ENGINEER

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL

BUILDING A
ONE LINE

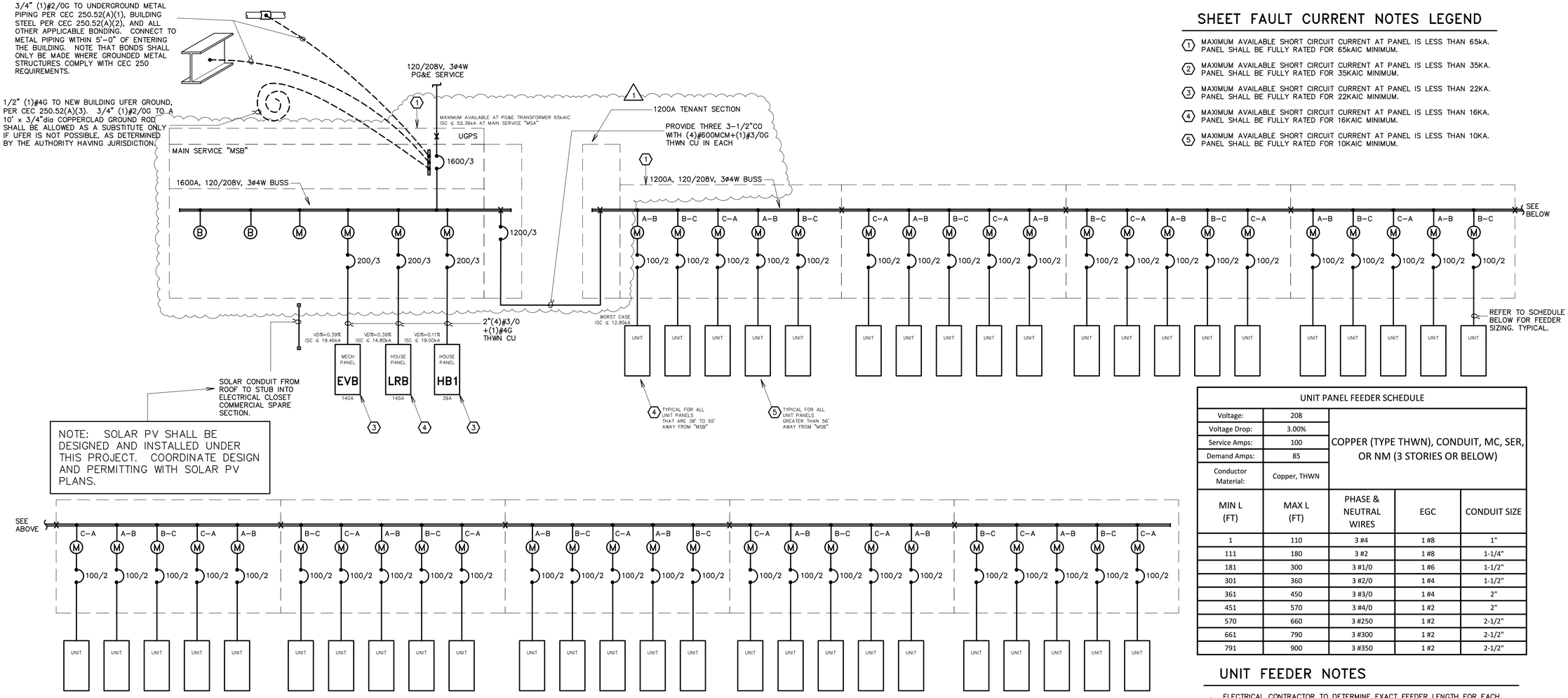
OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E1.3



NOTE: SOLAR PV SHALL BE DESIGNED AND INSTALLED UNDER THIS PROJECT. COORDINATE DESIGN AND PERMITTING WITH SOLAR PV PLANS.

"MSB" ONE LINE DIAGRAM

SHEET FAULT CURRENT NOTES LEGEND

1. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 65kA. PANEL SHALL BE FULLY RATED FOR 65kAIC MINIMUM.
2. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 35KA. PANEL SHALL BE FULLY RATED FOR 35KAIC MINIMUM.
3. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 22KA. PANEL SHALL BE FULLY RATED FOR 22KAIC MINIMUM.
4. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 16KA. PANEL SHALL BE FULLY RATED FOR 16KAIC MINIMUM.
5. MAXIMUM AVAILABLE SHORT CIRCUIT CURRENT AT PANEL IS LESS THAN 10KA. PANEL SHALL BE FULLY RATED FOR 10KAIC MINIMUM.

UNIT PANEL FEEDER SCHEDULE

Voltage:	208	COPPER (TYPE THWN), CONDUIT, MC, SER, OR NM (3 STORIES OR BELOW)		
Voltage Drop:	3.00%			
Service Amps:	100			
Demand Amps:	85			
Conductor Material:	Copper, THWN			
MIN L (FT)	MAX L (FT)	PHASE & NEUTRAL WIRES	EGC	CONDUIT SIZE
1	110	3 #4	1 #8	1"
111	180	3 #2	1 #8	1-1/4"
181	300	3 #1/0	1 #6	1-1/2"
301	360	3 #2/0	1 #4	1-1/2"
361	450	3 #3/0	1 #4	2"
451	570	3 #4/0	1 #2	2"
570	660	3 #250	1 #2	2-1/2"
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UNIT FEEDER NOTES

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3. ALL CABLING MUST BE USED AND PHYSICALLY PROTECTED, AS ALLOWED IN THE CEC.

TENANT SERVICE LOAD CALC

(BASED ON MULTI-FAMILY ALTERNATE CALC. METHOD IN NEC 220.84)

(10) 1 BEDROOM UNIT	=(10)(20.49)	= 204.90kVA
(24) 2 BEDROOM UNIT	=(24)(21.24)	= 509.76kVA
(11) 3 BEDROOM UNIT	=(11)(22.17)	= 243.87kVA
TOTAL		= 958.53kVA

TABLE 220.84 DEMAND FACTOR = 27%

(958.53)(.27) = 258.80kVA = **718A@208V 3ø**

"MSB" SERVICE LOAD CALC

(BASED ON MULTI-FAMILY ALTERNATE CALC. METHOD IN NEC 220.84)

TENANT SERVICE	= 258.80kVA
PANEL "EVB"	= 50.40kVA
PANEL "LRB"	= 52.36kVA
PANEL "HB1"	= 14.06kVA
TOTAL	= 375.62kVA

375.62kVA = **1043A@208V 3ø**

1

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BUELLTON GARDEN

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12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL

BUILDING B
ONE LINE

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023
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DRAWN BY: AK
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E1.4

INTERIOR LIGHT FIXTURE SCHEDULE

FIXT.	MANUFACTURER	DESCRIPTION	CATALOGUE NUMBER	MOUNTING	LAMPING	WATTS	DIM
A	LUMINAIRE LED	ROUND AREA LIGHT	ARV13-MIN10-25W-35K-120V-OP-BRZ	SURFACE, CEILING	LED INCLUDED	25.7	0-10V
AE	LUMINAIRE LED	ROUND AREA LIGHT W/ EM BATTERY	ARV13-MIN10-25W-35K-120V-OP-BRZ-EMB310 (1)	SURFACE, CEILING	LED INCLUDED	25.7	0-10V
B	LUMINAIRE LED	STAIRWELL WRAP	TSL9-46IN-40W-35K-120V-OP-BRZ-FAM7-EMB-310T20 (1)	SURFACE, CEILING	LED INCLUDED	40	0-10V
C	LITHONIA	UTILITY STRIP	ZL1D L48 5000LM FST MVOLT 40K 80CRI	SURFACE, CEILING	LED INCLUDED	41	0-10V
D	LITHONIA	LAUNDRY ROOM WRAP	LBL4-4800LM-80-35K-MIN10-ZT-MVOLT-LSXR10-PIR	SURFACE, CEILING	LED INCLUDED	40.5	0-10V
E	LITHONIA	2X2 TROFFER	2VTL2-48L-ADSM-EZB-LP835-N100-NESPDT7ADCX	RECESSED, GRID	LED INCLUDED	39	0-10V
EE	LITHONIA	2X2 TROFFER	SAME AS TYPE E W/ "E10W LCP" OPTION (1)	RECESSED, GRID	LED INCLUDED	39	0-10V
F	AFX	VANITY LIGHT, SMALL	ALV250520LAJD2SN	WALL	LED INCLUDED	25	0-10V
G	GOTHAM	4INCH DOWNLIGHT	EVO4-35-10-AR-LSS-MD-120-GZ10-TRW	RECCESSED, CEILING	LED INCLUDED	8.8	0-10V
UA	JUNO	FLUSH MOUNT AREA LIGHT	FMLR-1IN-WWS-90CRI-BT-4	SURFACE, CEILING	LED INCLUDED	18	PHASE
UB	OXYGEN	VANITY LIGHT	3-537-120V-3500K-24	SURFACE, WALL	LED INCLUDED	14.7	PHASE
UC	JUNO	SLIM BATHROOM DOWNLIGHT	IC1JB-JSF-7-30K-120FRPC-WH-JSMTGPLT	RECESSED, CEILING	LED INCLUDED	13	PHASE
UD	JUNO	SLIM KITCHEN DOWNLIGHT	IC1JB-JSF-11-30K-120FRPC-WH-JSMTGPLT	RECESSED, CEILING	LED INCLUDED	15	PHASE
UE	OXYGEN	WALL SCONCE	3-538-27-120V-24	SURFACE, WALL	LED INCLUDED	14.7	PHASE

1

GENERAL NOTES

ALL MOUNTING HEIGHTS AND EXACT LOCATIONS SHALL BE COORDINATED WITH ARCHITECT, BEFORE ROUGH-IN. MOUNTING OUTLET BOX, OR FIXTURE, TO NEAREST STUD IS NOT ACCEPTABLE.

ALL INTERIOR LED LAMPS SHALL BE 3500K COLOR, UON. ALL EXTERIOR LED LAMPS SHALL BE 2700K COLOR, UON.

ALL FINISHES SHALL BE CHOSEN BY ARCHITECT. FOR BID PURPOSES, ASSUME A STANDARD FINISH, UON.

KEYED NOTES LEGEND

(1) FIXTURE TO BE PROVIDED WITH EMERGENCY BATTERY PACK THAT WILL PROVIDE BACK-UP POWER FOR A MINIMUM OF 90 MINUTES.

EXTERIOR LIGHT FIXTURE SCHEDULE

FIXT.	MANUFACTURER	DESCRIPTION	CATALOGUE NUMBER	MOUNTING	LAMPING	WATTS	DIM
XA	SUN VALLEY	POLE TOP AREA LIGHT	DS8-A-VLED-III-48LED-350mA-40K-MS-F311-XPR-1 (3)	POLE W/ ARM	LED INCLUDED	53	0-10V
XB	SUN VALLEY	POLE TOP AREA LIGHT W/ SHIELD	DS8-A-VLED-III-48LED-350mA-40K-MS-F311-XPR-1-HSVLED (3)	POLE W/ ARM	LED INCLUDED	53	0-10V
XC	LITHONIA	GROUND MOUNT BOLLARD	RADB LED P4 40K SYM DDBXD	GROUND	LED INCLUDED	18.6	0-10V
XD	SUN VALLEY	TWIN POLE TOP AREA LIGHT	(2) DS8-A-VLED-III-48LED-350mA-40K-MS-F311-XPR-2-180 (3)	POLE W/ ARMS	LED INCLUDED	106	0-10V
XE	LITHONIA	WEDGE WALL PACK, FORWARD THROW	WDGE2-LED-P3-40K-80CRI-VF	SURFACE, WALL	LED INCLUDED	22.6	0-10V
XEB	LITHONIA	SAME AS TYPE XE. W/ EM BATTERY	WDGE2-LED-P3-40K-80CRI-VF-E10WH (1)	SURFACE, WALL	LED INCLUDED	22.6	0-10V
XE1	LITHONIA	WEDGE WALL PACK, WIDE THROW	WDGE2-LED-P3-40K-80CRI-VW	SURFACE, WALL	LED INCLUDED	22.6	0-10V
XE1B	LITHONIA	SAME AS TYPE XE1. W/ EM BATTERY	WDGE2-LED-P3-40K-80CRI-VW-E10WH-MS-F311 (1)	SURFACE, WALL	LED INCLUDED	22.6	0-10V
XF	SUN VALLEY	POLE TOP AREA LIGHT-SYMMETRIC DISTR.	DS8-A-VLED-V-48LED-350mA-40K-MS-F311-XPR-1 (3)	POLE W/ ARM	LED INCLUDED	53	0-10V
XG	HYDREL	GROUND MOUNT LINEAR SIGNLIGHTER	4750L 4FT 1000LMF 40K WWD	GROUND	LED INCLUDED	41.3	0-10V
XH	ANP LIGHTING	BLDG. ADDRESS LIGHT	MBVA16-M009LDD-W-30K-WM14-UNV-FINISH TBD	SURFACE, WALL	LED INCLUDED	10	0-10V

1

ALL MOUNTING HEIGHTS AND EXACT LOCATIONS SHALL BE COORDINATED WITH ARCHITECT, BEFORE ROUGH-IN. MOUNTING OUTLET BOX, OR FIXTURE, TO NEAREST STUD IS NOT ACCEPTABLE.

ALL INTERIOR LED LAMPS SHALL BE 3500K COLOR, UON. ALL EXTERIOR LED LAMPS SHALL BE 2700K COLOR, UON.

ALL FINISHES SHALL BE CHOSEN BY ARCHITECT. FOR BID PURPOSES, ASSUME A STANDARD FINISH, UON.

KEYED NOTES LEGEND

(1) FIXTURE TO BE PROVIDED WITH EMERGENCY BATTERY PACK THAT WILL PROVIDE BACK-UP POWER FOR A MINIMUM OF 90 MINUTES.

(2) VERIFY MOUNTING METHOD AND (AC CABLE OR STEM) LENGTHS WITH ARCHITECT AND FIELD CONDITIONS BEFORE ORDERING.

(3) PROVIDE 14' TALL, 6" ROUND ALUMINUM TAPERED POLE SUN VALLEY "RTA-1443-125." MOUNT POLE TO CONCRETE BASE, SEE DETAIL ON SHEET E1.0.

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10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

FIXTURE SCHEDULES

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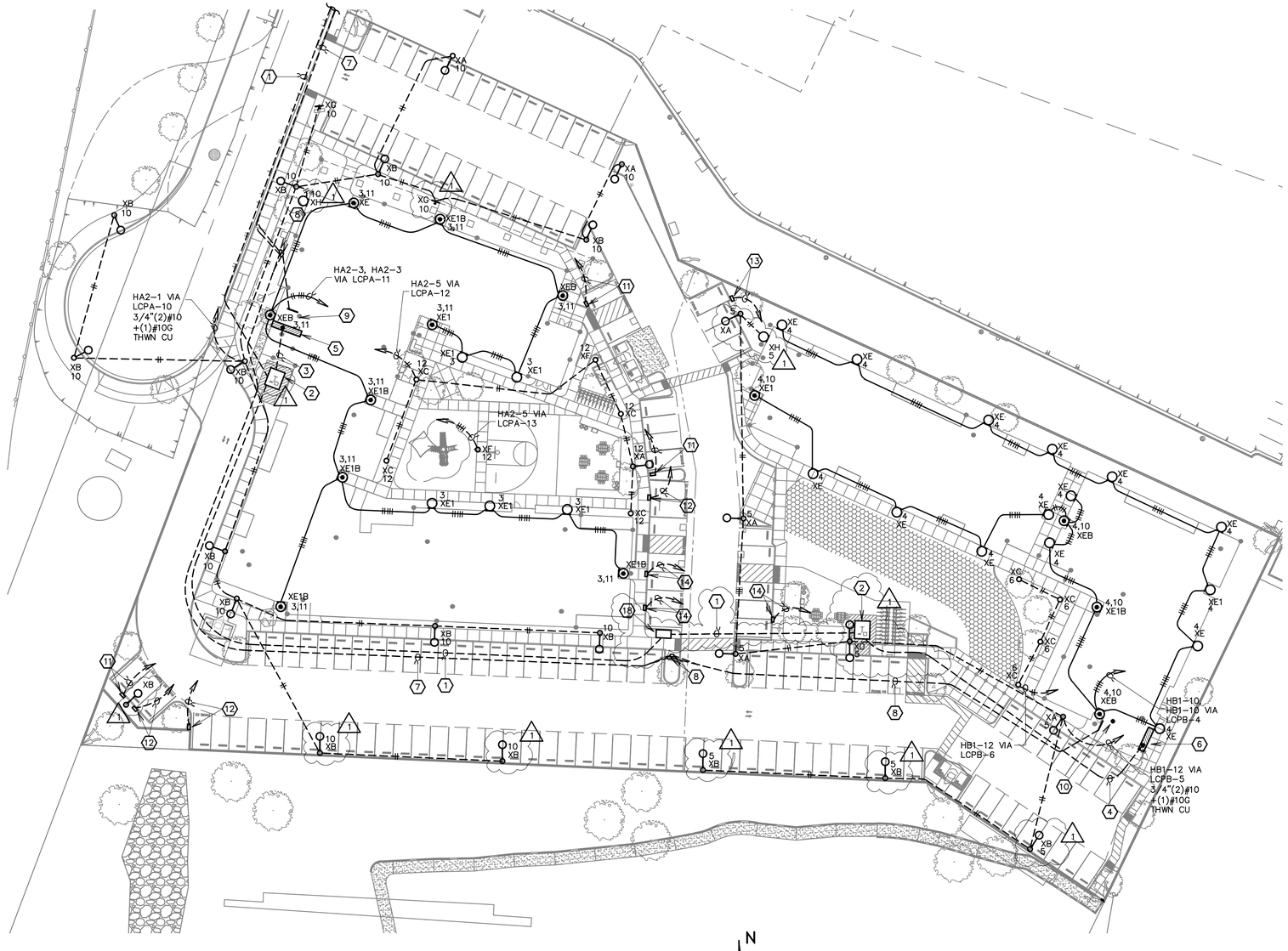
E1.5



SITE ELECTRICAL PLAN

SCALE: 1"=30'-0"

SHEET NOTES LEGEND

1. PROVIDE PG&E PRIMARY FROM EXISTING STREET VAULT. LOCATION SHALL BE COORDINATED WITH PG&E. ALL REQUIREMENTS SHALL BE AS DIRECTED BY PG&E. CONDUIT SHALL BE 4"CO, PVC SCHEDULE 40 WITH SCHEDULE 80 RISERS. PROVIDE WITH APPROPRIATE PULL ROPE. COORDINATE ALL REQUIRED WORK WITH PG&E.
2. NEW PG&E 3-PHASE TRANSFORMER PAD. PROVIDE ALL WORK, AS COORDINATED WITH PG&E.
3. PROVIDE (4) 5"CO PG&E SECONDARIES, BENEATH GRADE TO NEW MAIN BUILDING SERVICE "MSA". CONDUITS SHALL BE PVC SCHEDULE 40 WITH SCHEDULE 80 RISERS, AND SHALL BE BURIED A MINIMUM OF 24" BELOW GRADE. PROVIDE WITH APPROPRIATE PULL ROPE, AND COORDIANTE ALL REQUIREMENTS WITH PG&E. NOTE THAT THESE CONDUITS SHALL BE KEPT A MINIMUM OF 12" AWAY FROM ALL LOW VOLTAGE CONDUITS.
4. PROVIDE (4) 5"CO PG&E SECONDARIES, BENEATH GRADE TO NEW MAIN BUILDING SERVICE "MSB". CONDUITS SHALL BE PVC SCHEDULE 40 WITH SCHEDULE 80 RISERS, AND SHALL BE BURIED A MINIMUM OF 24" BELOW GRADE. PROVIDE WITH APPROPRIATE PULL ROPE, AND COORDIANTE ALL REQUIREMENTS WITH PG&E. NOTE THAT THESE CONDUITS SHALL BE KEPT A MINIMUM OF 12" AWAY FROM ALL LOW VOLTAGE CONDUITS
5. NEW MAIN BUILDING SERVICE "MSA", SEE ONE LINE DIAGRAM ON SHEET E1.3. SEE LOCATION OF "MSA" IN ELECTRICAL ROOM ON SHEET E2.1.
6. NEW MAIN BUILDING SERVICE "MSB", SEE ONE LINE DIAGRAM ON SHEET E1.4. SEE LOCATION OF "MSA" IN ELECTRICAL ROOM ON SHEET E2.5.
7. PROVIDE (1) 4"CO FOR TELEPHONE AND (1) 4"CO FOR CATV FROM POLE, TO MAIN BUILDING COMMUNICATIONS BACKBOARD. CONDUITS SHALL BE PVC SCHEDULE 40 WITH SCHEDULE 80 RISERS, AND SHALL BE BURIED A MINIMUM OF 24" BELOW GRADE. PROVIDE WITH APPROPRIATE PULL ROPE, AND COORDINATE ALL REQUIREMENTS WITH RESPECTIVE UTILITIES. KEEP A MINIMUM DISTANCE OF 12" FROM ANY LINE VOLTAGE CONDUITS. STUB UP AT BACKBOARD, AS DIRECTED BY UTILITY COMPANIES.
8. IF REQUIRED BY TELEPHONE CO., OR CABLE CO., PROVIDE FLUSH PULL BOXES AT THIS LOCATION. COORDINATE WITH RESPECTIVE UTILITIES FOR BOX SPECIFICATIONS. FOR BIDDING, ASSUME EACH TO BE 12"X24"X12" DEEP CONCRETE OR COMPOSITE PULL BOX, WITH A BOLT-DOWN, PEDESTRIAN RATED LID. ASSUME BOXES WILL BE PLACED ON A MINIMUM OF 6" THICK CRUSHED GRAVEL BASE.
9. NEW EV CHARGING PANEL PANEL "EVA", SEE ONE LINE DIAGRAM ON SHEET E1.3. SEE LOCATION OF "MSA" IN ELECTRICAL ROOM ON SHEET E2.1.
10. NEW EV CHARGING PANEL PANEL "EVB", SEE ONE LINE DIAGRAM ON SHEET E1.4. SEE LOCATION OF "MSB" IN ELECTRICAL ROOM ON SHEET E2.5.
11. PROVIDE 1"(2)#4 + (1)#8G THWN CU FROM NEW PANEL "EVA" TO FUTURE EV SINGLE EV CHARGING STATION, CONDUIT SHALL BE BURIED 24" MINIMUM. PROVIDE AN 11"X17" FLUSH PULLBOX FOR FUTURE POWER CONNECTIONS TO CHARGING STATION. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT.
12. PROVIDE 1-1/4"(4)#4 + (1)#8G THWN CU FROM NEW PANEL "EVA" TO FUTURE EV DUAL EV CHARGING STATION, CONDUIT SHALL BE BURIED 24" MINIMUM. PROVIDE AN 11"X17" FLUSH PULLBOX FOR FUTURE POWER CONNECTIONS TO CHARGING STATION. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT.
13. PROVIDE 1"(2)#4 + (1)#8G THWN CU FROM NEW PANEL "EVB" TO FUTURE EV SINGLE EV CHARGING STATION, CONDUIT SHALL BE BURIED 24" MINIMUM. PROVIDE AN 11"X17" FLUSH PULLBOX FOR FUTURE POWER CONNECTIONS TO CHARGING STATION. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT.
14. PROVIDE 1-1/4"(4)#4 + (1)#8G THWN CU FROM NEW PANEL "EVB" TO FUTURE EV DUAL EV CHARGING STATION, CONDUIT SHALL BE BURIED 24" MINIMUM. PROVIDE AN 11"X17" FLUSH PULLBOX FOR FUTURE POWER CONNECTIONS TO CHARGING STATION. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT.

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SITE PLAN

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PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

REGISTERED PROFESSIONAL ENGINEER
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No. E015175
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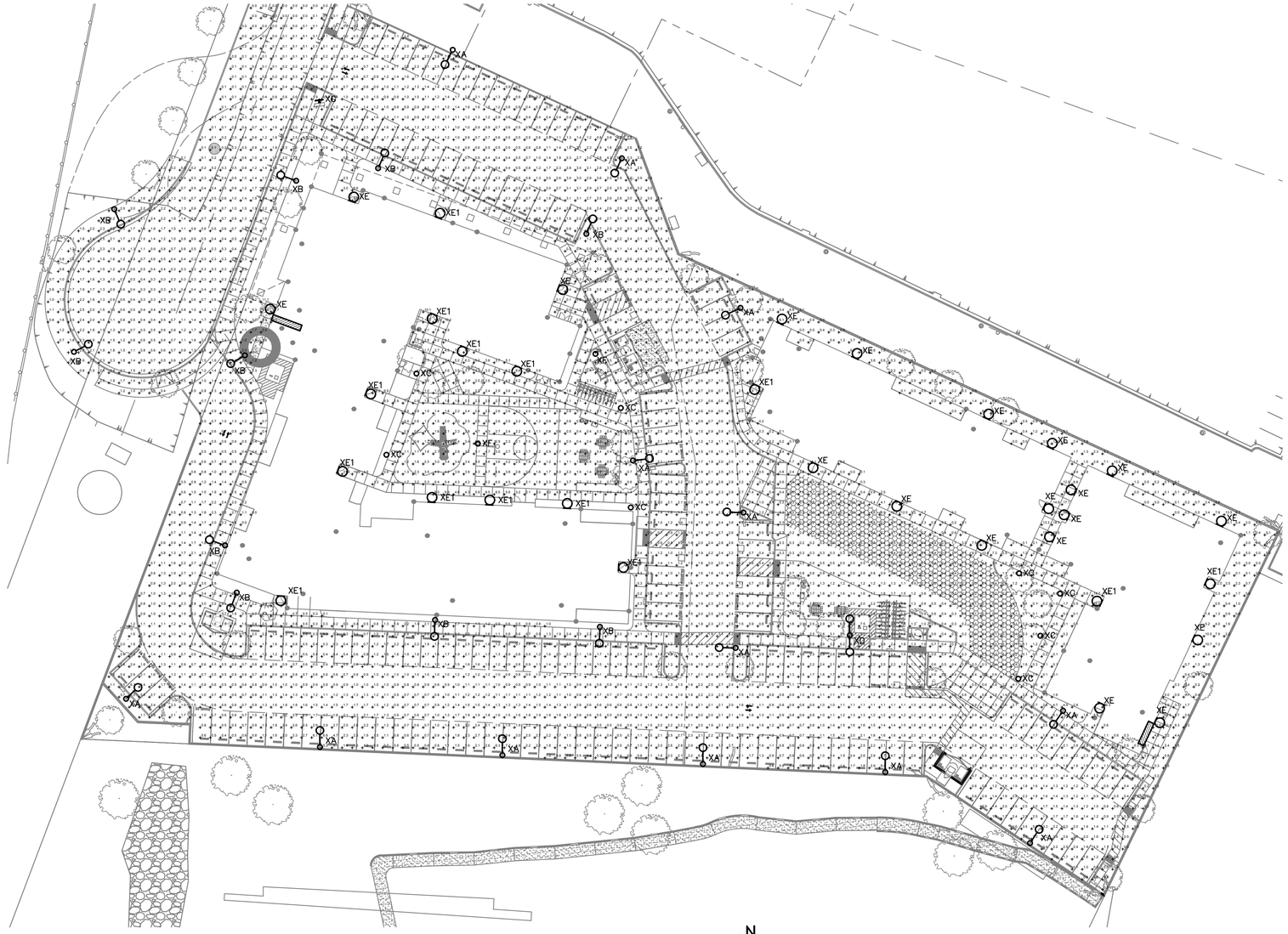
Electrical Engineering Lighting Design
A23021E16.dwg 10.12.23

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E1.6



SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

N

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

SITE PHOTOMETRIC PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

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Electrical Engineering Lighting Design

A23021E17.dwg 9.28.23

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E1.7

SUN VALLEY LIGHTING & U.S. ARCHITECTURAL LIGHTING

VLED AREA & ROADWAY LIGHTING

DEZINER SERIES 8

Mid Sized Neoclassical, Domed Bell Luminaire

PROJECT NAME:

PROJECT TYPE:

Features

The NEW Deziner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 8.4" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel ™ ball coupling.

VLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are I.D. Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50-60Hz. 0 -10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

U.L. Listed for Wet Location

2023163

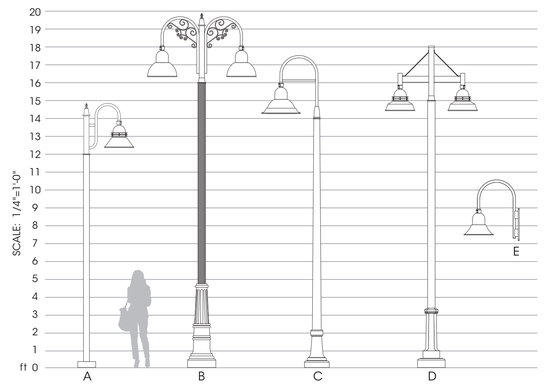
U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.usaltg.com

MADE IN THE USA

SUN VALLEY LIGHTING & U.S. ARCHITECTURAL LIGHTING

DEZINER SERIES 8 - VLED MID SIZED

SAMPLE ASSEMBLIES



The mid sized models within the Deziner Series, offer 5 customizable styles available with unlit Bands.

A. RNTA-124-125/XPJ-1/DS8AB/LED/ACCESSORIES/FINISH
B. 36-1070-16'-0"/XPC-2-180/DS8D/LED/ACCESSORIES/FINISH
C. 75-1046T-14'-0"/XPS-1/DS8S/LED/ACCESSORIES/FINISH
D. 11-1050-15'-0"/XAS-2-180/DS8TB/LED/ACCESSORIES/FINISH
E. XPL-WM/DS8C/LED/ACCESSORIES/FINISH

Sample Assemblies show a small offering of the Sun Valley Line of Poles, Bases, Shafts, Arms, & Luminaires. Please visit usaltg.com for the full product offering.

PENDANT MOUNTED ARM

XPR

PROJECT NAME:

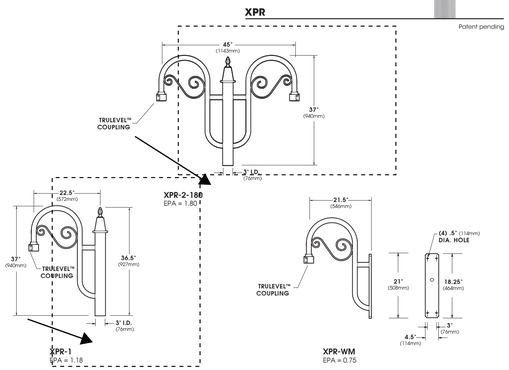
PROJECT TYPE:

FEATURES

Arm
Durable corrosion resistant, cast and extruded aluminum construction.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

Patent pending



SCALE: ½"=1'

ROUND TAPERED ALUMINUM POLE

RTA

PROJECT NAME:

PROJECT TYPE:

FEATURES

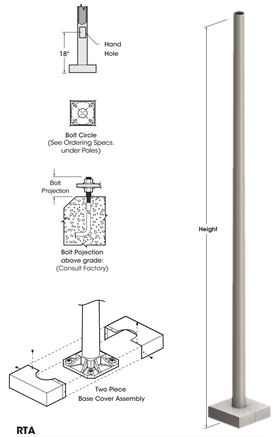
Shaft
Spun tapered from 6063 alloy aluminum tubing. Heat treated to produce a T6 temper. Shaft includes a hand hole furnished with cover. Shaft is furnished with ground lugs located on cast aluminum base plate.

Base Plate
Cast aluminum constructed of A-356 aluminum alloy heat treated to produce a T6 temper. Structurally engineered base includes eight heavy wall reinforcing vertical gussets. Base telescopes and is circumferentially welded to shaft at both the outside top and inside bottom of the base.

Anchorage
(4) anchor bolts fabricated from hot rolled steel bar. Minimum yield strength of 50,000 P.S.I. bolts have "L" bend on one end and are threaded on the other. Bolts are fully galvanized and are furnished with two nuts and two washers.

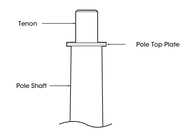
Base Cover
Fabricated from heavy wall aluminum construction. Two piece cover conceals base.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



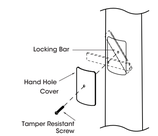
Pole Top Mount

PT23 - 2½"X4" Tenon PT27 - 2¾"X4" Tenon



Hand Hole Cover

Hand hole cover with tamper resistant bolt assembly



U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551 Phone (661) 233-2000 Fax (661) 233-2001 www.usaltg.com

MADE IN THE USA

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U.S. ARCHITECTURAL LIGHTING

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MADE IN THE USA

2020271

U.S. ARCHITECTURAL LIGHTING

RA ARCHITECTS & ENGINEERS

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PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

EXTERIOR LIGHT FIXTURE CUT SHEETS

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

1 E1.8

Pole Mounted Area Lights

Type XA, XB, XD and XF all use the DS8A full cut-off domed fixture head.
Type XD is a twin head configuration on decorative curved arm. Type XA, XB, and Type XF are single head configurations on decorative curved arm.
Type XB located at the site perimeter uses an internal House Side Shield to minimize light spill beyond the property line.

RADEAN Bollard

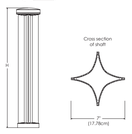
LED Site Luminaire

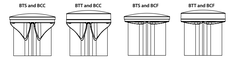
Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: D = 8.25" (20.96cm)
Height: H = 41.5" Standard (105.41cm)
Weight (max): 20lbs (9.07Kg)





Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED

Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Bollard top (required)	Tall Top
RADB LED	P1	27K 2700 K	ASY Asymmetric [2]	MVOLT [1]	**Shipped installed**	**Slim Top**	**Tall Top**
	P2	30K 3000 K	SYM Symmetric [1]	120	PE Photoelectric cell, button type [3,4]	BTS Slim top, painted to match shaft [5]	BTT Tall top painted to match shaft [5]
	P3	35K 3500 K		208 [1]	DMG 0-10V dimming driver (no controls)	BTSDBLXD Slim top, white [5,9]	BTTDBLXD Tall top, black [5,9]
	P4	40K 4000 K		240 [1]	E7WH Emergency battery backup,Certified in CA Title 20 MAED,[6,7,8]	BTSDBLXD Slim top, black texture [5,9]	BTTDBLXD Tall top, black [5]
	P5 [1]	50K 5000 K		277		BTSDBTXD Slim top, dark bronze texture [5,9]	BTTDBTXD Tall top, dark bronze texture [5]
				347		BTSDDBXD Slim top, dark bronze [5,9]	BTTDDBXD Tall top, dark bronze [5]
				480	FAO Field adjustable output [3]	BTSDNATXD Slim top, dark bronze [5,9]	BTTDNATXD Tall top, natural aluminum texture [5]
					PIR Motion sensor Bi-level [10,6,7]	BTSDNAXD Slim top, natural aluminum texture [5,9]	BTTDNAXD Tall top, natural aluminum [5]
						BTSDNWHGXD Slim top, natural aluminum [5,9]	BTTDWHGXD Tall top, white textured [5]
						BTSDWHGXD Slim top, white textured [5]	BTTDWHXD Tall top, white [5]

Bollard crown (required)				Other options	Finish (required)	
Deep Crown		**Flat Crown**		H24 [4,10] 24" overall height	DDBXD	Dark bronze
BCC	Deep crown, painted to match shaft [5]	BCF	Flat crown, painted to match shaft [5]	H30 [4,10] 30" overall height	DBLXD	Black
BCDWHXD	Deep crown, white [5]	BCFDBLXD	Flat crown, black textured [5]	H36 [4,10] 36" overall height	DNAXD	Natural aluminum
BCDBLXD	Deep crown, black [5]	BCFDBLXD	Flat crown, black [5]	LAB Without anchor bolts	DWHXD	White
BCDDBLBXD	Deep crown, black textured [5]	BCFDDBTXD	Flat crown, dark bronze textured [5]		DDBTXD	Textured dark bronze
BCDDBTXD	Deep crown, dark bronze textured [5]	BCFDDBXD	Flat crown, dark bronze [5]		DBLBXD	Textured black
BCDDBXD	Deep crown, dark bronze [5]	BCFDNATXD	Flat crown, natural aluminum textured [5]		DNATXD	Textured natural aluminum
BCDNATXD	Deep crown, natural aluminum textured [5]	BCFDNAXD	Flat crown, natural aluminum [5]		DWHGXD	Textured white
BCDNAXD	Deep crown, natural aluminum [5]	BCFDWHGXD	Flat crown, white textured [5]		DSTTXD	Textured sandstone
BCDWHGXD	Deep crown, white textured [5]	BCFDWHXD	Flat crown, white [5]			

Accessories

Ordered and shipped separately.

RADBABU U	Anchor bolts (4)	RKTRADB BCKT (FINISH) U	Base cover with bolt caps
RADBABC (QUIDDITY) U	Replacement anchor bolt covers (specify finish) (4)	RKTRADB EMTSTTRAIL U	Emergency test stylus

NOTES
1 PS only available in SYM distribution.
2 ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM 4 quadrant product.
3 PIR not available with 208V or 240V.
4 PE only available with ADT.
5 PIE, PIR and FAO not available with BTS.
6 E7WH and PIR only available in full height. Not available with H24, H30 or H36.
7 PIR not available with E7WH.
8 E7WH is not available with 347V or 480V.
9 Architectural and custom colors available (additional leadtimes and cost may apply).
10 42" Height is standard. H24, H30 and H36 have longer leadtimes.

Type XC - Ground Mount Bollard

WDGE2 LED

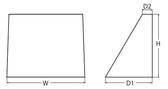
Architectural Wall Sconce
Visual Comfort Optic

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Reflective	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Reflective	15W	18W	Standalone / nLight	--	2,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Reflective			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P1 [1] P1W	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**	**Shipped separately**
	P2 [1] P2W	30K 3000K	90CRI	VW Visual comfort wide	347 [1]	SRM Surface mounting bracket	AWS 3.5inch Architectural wall spacer
	P3 [1] P3W	35K 3500K			480 [1]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [2]	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P4 [1] P4W	40K 4000K					
	P5 [1] P5W	50K 5000K					

Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
4 Not available in P1W, P2W or P3W.

Options			Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAED, (4W, 0°C min)	**Standalone Sensors/Controls** (only available with P1W, P2W & P3W)	DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAED, (10W, 0°C min)	PIR Bi-level (100/35%) motion sensor for 8-10' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAED, (18W, -20°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD	Natural aluminum
PE [3]	Photocell, Button Type	PIR1FC3V Bi-level (100/35%) motion sensor for 8-12' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
DS [3]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSTD	Sandstone
DMG [4]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	**Networked Sensors/Controls** (only available with P1W, P2W & P3W)	DDBTXD	Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-12' mounting heights.	DBLBXD	Textured black
BAA	Buy American Act Compliant	NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality.	DNATXD	Textured natural aluminum
			DWHGXD	Textured white
			DSTTXD	Textured sandstone

Type XC - Wedge Wall Pack

HYDREL

Catalog Number
Notes
Type

Specifications

Weight:	4' 17.5lbs
	2' 12.5lbs

4750L STATIC WHITE

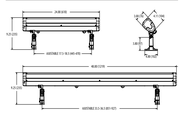
Linear

HIGHLIGHTS

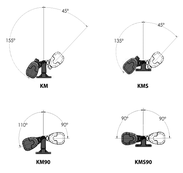
- The 4750L delivers industry leading durability, performance and lumen output
- Superior water resistance IP67 with Hydrel "Flow-Thru" technology, water flows around the independently sealed integral driver module and sealed LED module
- Aiming integrity with a fully adjustable and rugged knuckle design using Taper-Lock technology
- Long life in the most demanding environments with low copper content housing materials, stainless steel fasteners, and durable powder coat finish options for Coastal Regions and Natatoriums
- 3G vibration rated per ANCI C136.31
- Integral J- Box option available

5 YEARS
IP67

DIMENSIONS



AIMING DETAILS

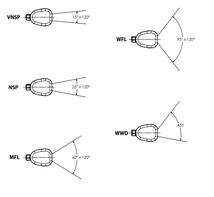


LUMEN PACKAGES

	VNSP	NSP	MFL	WFL	WWD
Delivered Lumens	6491	6646	7200	7286	6592
Watts	64	64	64	64	64
LPW	102	104	113	114	103
Peak Candela	7600	5961	4242	2683	3998

Note: Information based on 4000K @ 2000LMF on 4FT fixture

STANDARD DISTRIBUTION

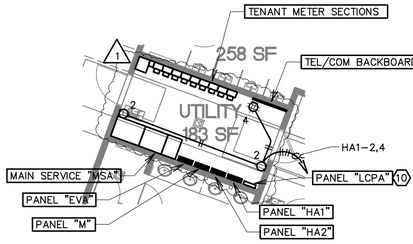


Type XG - Ground Mount Linear Sign Lighter

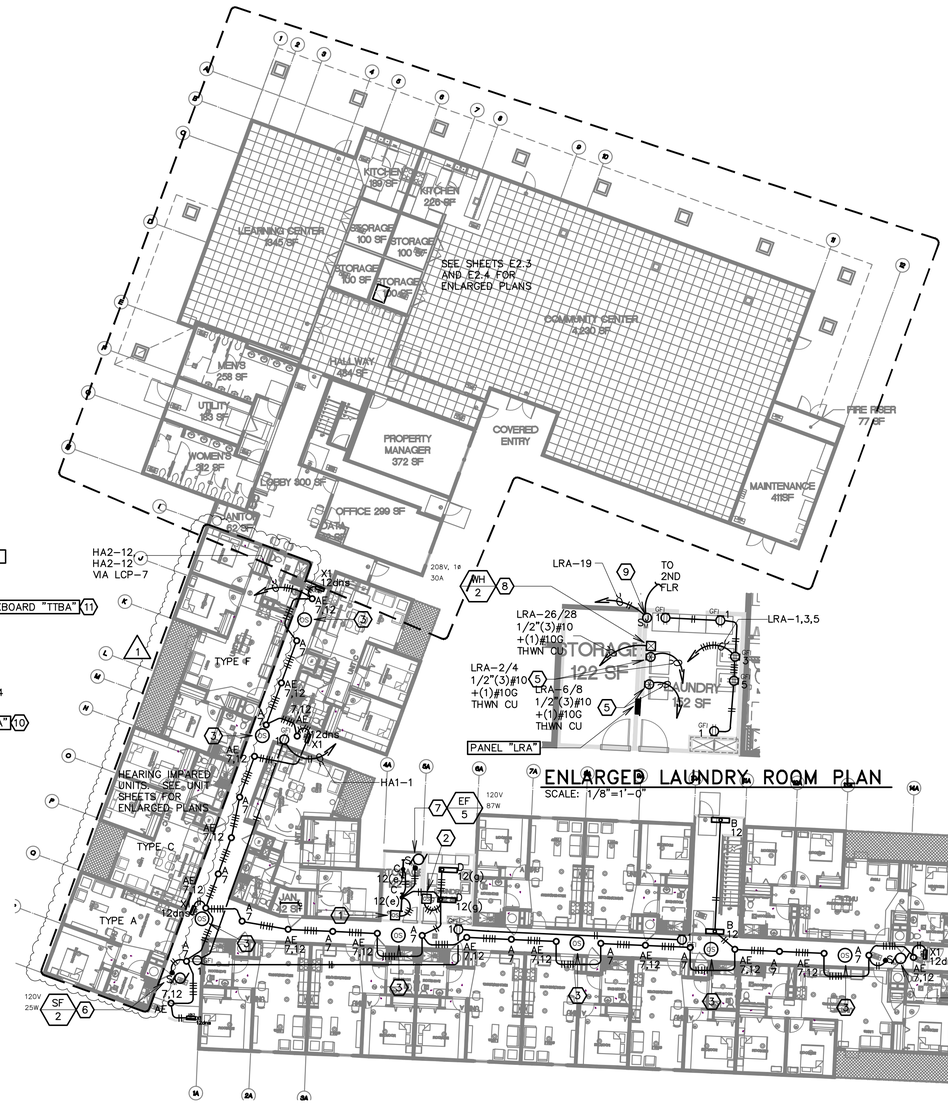
Alan Noelle Engineering
3639 Harbor Blvd, Suite 204
Ventura, CA 93001
phone: 805.563.5444
alan@aneng.com

REGISTERED PROFESSIONAL ENGINEER ALAN J. NOELLE No. EE15175 Exp. 6/24 ELECTRICAL STATE OF CALIFORNIA

Electrical Engineering Lighting Design
A23021E18.dwg 10.4.23



ENLARGED UTILITY ROOM PLAN
SCALE: 1/8"=1'-0"



ENLARGED LAUNDRY ROOM PLAN
SCALE: 1/8"=1'-0"

BUILDING A LEVEL 1 ELECTRICAL PLAN
SCALE: 1/16"=1'-0"

N

SHEET NOTES LEGEND

1. PROVIDE A SWITCHED, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
2. PROVIDE A DIMMING SWITCH, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT D XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE DIMMING SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
3. PROVIDE A NLIGHT CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO #NCM-PDT-10-RJB. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN CEILING MOUNTED OCCUPANCY SENSOR(S), LOW VOLTAGE WALLPOD(S) AND ALL ROOM NLIGHT CONTROLLED FIXTURES, LCP PANEL OR RELAYS FOR A COMPLETE NLIGHT T24 SYSTEM. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. PROVIDE ALL REQUIRED CONNECTIONS FOR WASHER IN LAUNDRY ROOM. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND WASHING MACHINE INSTALLATION INSTRUCTIONS.
5. PROVIDE ALL REQUIRED CONNECTIONS FOR DRYER IN LAUNDRY ROOM. COORDINATE 208V, 30A, 1PH RECEPTACLE WITH DRYER. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND DRYER INSTALLATION INSTRUCTIONS.
6. PROVIDE ALL REQUIRED POWER CONNECTIONS TO SUPPLY FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
7. PROVIDE ALL REQUIRED POWER CONNECTIONS TO EXHAUST FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
8. PROVIDE ALL REQUIRED POWER CONNECTIONS TO ELECTRIC HOT WATER HEATER. PROVIDE 30/2 NON-FUSED DISCONNECT AT ELECTRIC HOT WATER HEATER TO BE INSTALLED ON WALL CLOSE TO WATER HEATER. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
9. PROVIDE ALL REQUIRED 120V POWER CONNECTIONS TO WATER HEATER RECIRCULATION PUMP. PROVIDE A HP RATED SWITCH THAT IS RATED FOR THE CIRC PUMP. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
10. PROVIDE LIGHTING CONTROL PANEL "LCPA" EQUAL TO NLIGHT #ARP INTENC24 NLT-24SPR-MVOLT-SC-FM-DTC. THIS CONTROL PANEL SHALL BE PROVIDED WITH AN EXTERIOR NLIGHT PHOTOCELL AND ALL REMOTE NLIGHT RELAYS SHOWN ON LIGHTING SHEETS THAT SHALL BE ABLE TO BE CONTROLLED BY THIS LIGHITNG CONTROL PANEL'S TIME CLOCK FUNCTIONS AS WELL AS PHOTOCELL CONTROL FUNCTIONS. PROVIDE ALL REQUIRED DEVICES AND CABLING FOR A COMPLETE LIGHTING CONTROL SYSTEM FOR THE BUILDING. PROVIDE ALL REQUIRED CONNECTIONS FROM DEVICES TO PANEL. NLIGHT MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR THE SYSTEM FOR THE ARCHITECT AND ENGINEER TO REVIEW BEFORE ORDERING. COORDINATE ALL LOCATIONS WITH ARCHITECT AND ALL WORK WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
11. PROVIDE A 4'WIDE BY 4'TALL BY ¾"THICK, FIRE TREATED, PLYWOOD BACKBOARD FOR THE MAIN COMMUNICATIONS DEMARCATION. LOCATE A DEDICATED RECEPTACLE ON BACKBOARD, AS REQUIRED, AND PROVIDE (1)#6G (GREEN) CU FROM BOARD, TO MAIN BUILDING GROUND BUS. COORDINATE GROUND CONDUCTOR TERMINATION REQUIREMENTS AT BOARD WITH RESPECTIVE UTILITIES.

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL
BUILDING A LEVEL 1 PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
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REGISTERED PROFESSIONAL ENGINEER ALAN J. NOELLE No. E015175 Exp. 6/24 ELECTRICAL STATE OF CALIFORNIA

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Electrical Engineering Lighting Design

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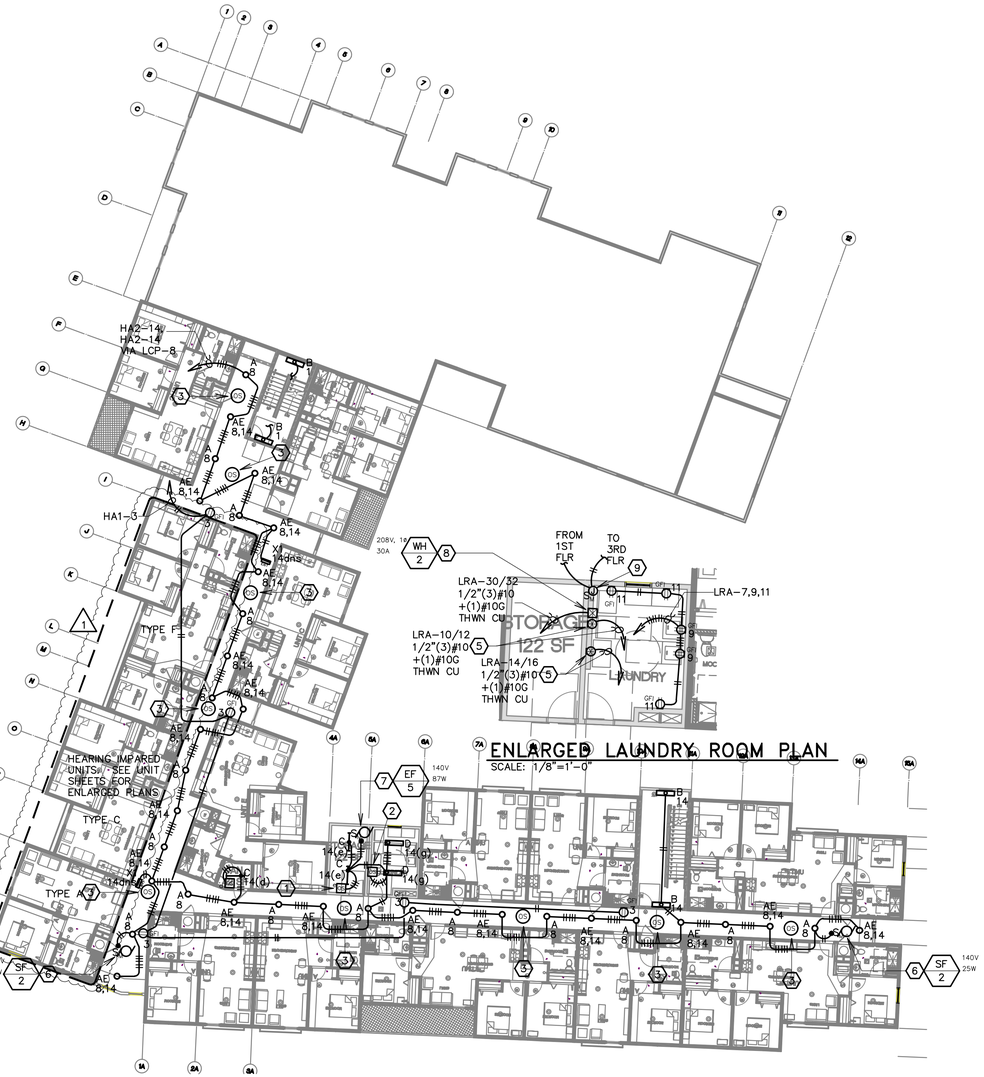
DATE: AUGUST 18, 2023
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.0



ENLARGED LAUNDRY ROOM PLAN
SCALE: 1/8"=1'-0"

BUILDING A LEVEL 2 ELECTRICAL PLAN
SCALE: 1/16"=1'-0"

SHEET NOTES LEGEND

1. PROVIDE A SWITCHED, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
2. PROVIDE A DIMMING SWITCH, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT D XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE DIMMING SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
3. PROVIDE A NLIGHT CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO #NCM-PDT-10-RJB. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN CEILING MOUNTED OCCUPANCY SENSOR(S), LOW VOLTAGE WALLPOD(S) AND ALL ROOM NLIGHT CONTROLLED FIXTURES, LCP PANEL OR RELAYS FOR A COMPLETE NLIGHT T24 SYSTEM. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. PROVIDE ALL REQUIRED CONNECTIONS FOR WASHER IN LAUNDRY ROOM. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND WASHING MACHINE INSTALLATION INSTRUCTIONS.
5. PROVIDE ALL REQUIRED CONNECTIONS FOR DRYER IN LAUNDRY ROOM. COORDINATE 208V, 30A, 1PH RECEPTACLE WITH DRYER. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND DRYER INSTALLATION INSTRUCTIONS.
6. PROVIDE ALL REQUIRED POWER CONNECTIONS TO SUPPLY FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
7. PROVIDE ALL REQUIRED POWER CONNECTIONS TO EXHAUST FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
8. PROVIDE ALL REQUIRED POWER CONNECTIONS TO ELECTRIC HOT WATER HEATER. PROVIDE 30/2 NON-FUSED DISCONNECT AT ELECTRIC HOT WATER HEATER TO BE INSTALLED ON WALL CLOSE TO WATER HEATER. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
9. PROVIDE ALL REQUIRED 120V POWER CONNECTIONS TO WATER HEATER RECIRCULATION PUMP. PROVIDE A HP RATED SWITCH THAT IS RATED FOR THE CIRC PUMP. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL
BUILDING A LEVEL 2 PLAN

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Electrical Engineering Lighting Design

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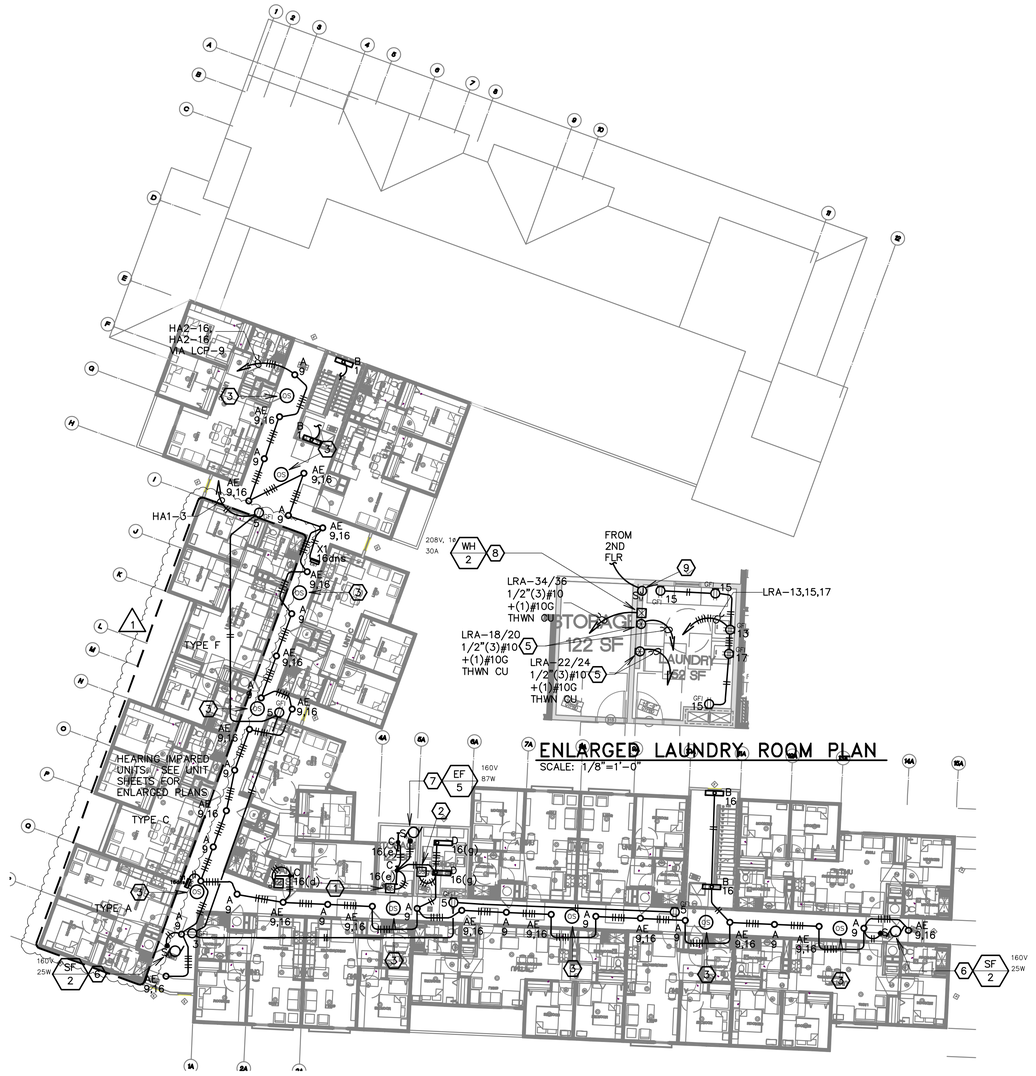
DATE: AUGUST 18, 2023
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.1



ENLARGED LAUNDRY ROOM PLAN
SCALE: 1/8"=1'-0"

BUILDING A LEVEL 3 ELECTRICAL PLAN
SCALE: 1/16"=1'-0"

N

SHEET NOTES LEGEND

1. PROVIDE A SWITCHED, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
2. PROVIDE A DIMMING SWITCH, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT D XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE DIMMING SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
3. PROVIDE A NLIGHT CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO #NCM-PDT-10-RJB. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN CEILING MOUNTED OCCUPANCY SENSOR(S), LOW VOLTAGE WALLPOD(S) AND ALL ROOM NLIGHT CONTROLLED FIXTURES, LCP PANEL OR RELAYS FOR A COMPLETE NLIGHT T24 SYSTEM. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. PROVIDE ALL REQUIRED CONNECTIONS FOR WASHER IN LAUNDRY ROOM. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND WASHING MACHINE INSTALLATION INSTRUCTIONS.
5. PROVIDE ALL REQUIRED CONNECTIONS FOR DRYER IN LAUNDRY ROOM. COORDINATE 208V, 30A, 1PH RECEPTACLE WITH DRYER. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND DRYER INSTALLATION INSTRUCTIONS.
6. PROVIDE ALL REQUIRED POWER CONNECTIONS TO SUPPLY FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
7. PROVIDE ALL REQUIRED POWER CONNECTIONS TO EXHAUST FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
8. PROVIDE ALL REQUIRED POWER CONNECTIONS TO ELECTRIC HOT WATER HEATER. PROVIDE 30/2 NON-FUSED DISCONNECT AT ELECTRIC HOT WATER HEATER TO BE INSTALLED ON WALL CLOSE TO WATER HEATER. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
9. PROVIDE ALL REQUIRED 120V POWER CONNECTIONS TO WATER HEATER RECIRCULATION PUMP. PROVIDE A HP RATED SWITCH THAT IS RATED FOR THE CIRC PUMP. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.

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REVISIONS

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PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL
BUILDING A LEVEL 3 PLAN

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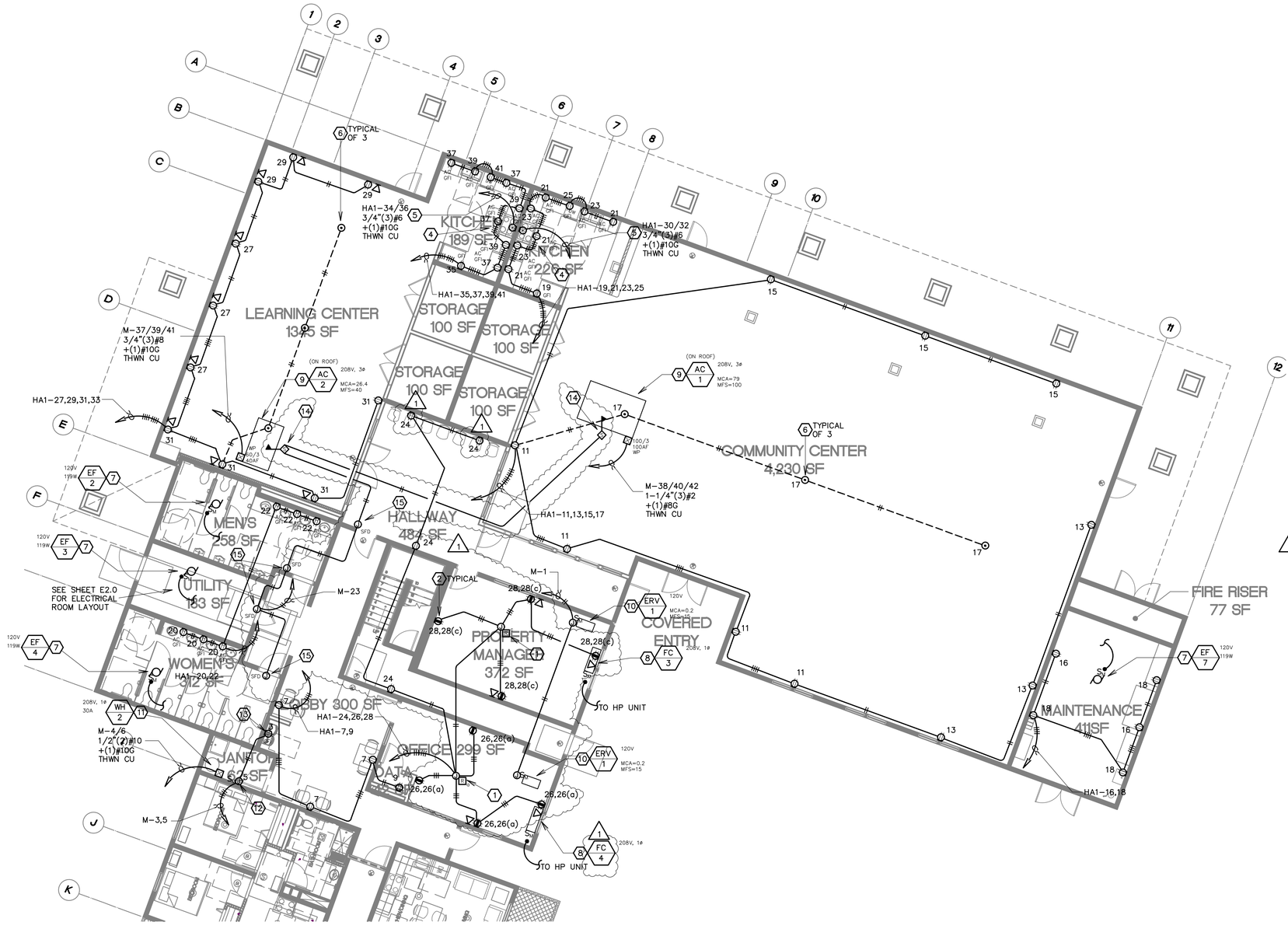
DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.2



BUILDING A LEVEL 1 OFFICES POWER PLAN

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

SHEET NOTES LEGEND

1. PROVIDE A NLIGHT RELAY PACK EQUAL TO #nPP20-PL FOR THE TITLE 24 REQUIRED PLUG LOAD CONTROL. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN RELAY, LCPA NLIGHT TIME CLOCK, OR NEAREST CEILING OR WALL MOUNTED OCCUPANCY SENSOR FOR A COMPLETE NLIGHT T24 SYSTEM. RELAYS SHALL BE MOUNTED ABOVE THE CEILING IN AN ACCESSIBLE LOCATION. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. DUPLEX RECEPTACLE. NOTE THAT HALF OF THE DUPLEX RECEPTACLE IS CONNECTED TO THE PLUG LOAD CONTROLLED CIRCUIT. HALF OF THIS DUPLEX RECEPTACLE SHALL HAVE A PERMANENT MARKING TO DIFFERENTIATE IT FROM UNCONTROLLED RECEPTACLES PER TITLE 24 REQUIREMENTS.
3. DOUBLE DUPLEX OUTLET. NOTE THAT ONE OF THE TWO DUPLEX OUTLETS IS CONNECTED TO THE PLUG LOAD CONTROLLED CIRCUIT. THIS DUPLEX RECEPTACLE SHALL HAVE A PERMANENT MARKING TO DIFFERENTIATE IT FROM UNCONTROLLED RECEPTACLES PER TITLE 24 REQUIREMENTS.
4. MOUNT OUTLETS, AS REQUIRED, FOR RANGE HOOD AND RANGE. TYPICALLY, HOOD RECEPTACLE IS MOUNTED HIGH, WITHIN THE UPPER CABINETS, AND THE RANGE RECEPTACLE IS BELOW, IN THE LOWER CABINETS. COORDINATE WITH ACTUAL UNITS TO BE USED.
5. PROVIDE ALL CONNECTIONS, AS REQUIRED, FOR RANGE OVEN. THIS MAY BE A RECEPTACLE OR HARD WIRED. COORDINATE CONNECTION AND FEEDER SIZE WITH ACTUAL UNIT TO BE USED.
6. PROVIDE FLUSH FLOORBOX EQUAL TO HUBBELL #PFBRG1. PROVIDE REQUIRED METAL COVER AND FLANGE TO ACCOMMODATE (1) DUPLEX RECEPTACLE. COORDINATE ALL FLOOR FINISHES AND PROVIDE ALL REQUIRED PARTS FOR A COMPLETE FINISHED FLOORBOX.
7. PROVIDE ALL REQUIRED POWER CONNECTIONS TO EXHAUST FAN. EXHAUST FAN CONTROLLED BY ROOM LINE VOLTAGE T-STAT OR TO RUN 24/7. PROVIDE POWER SHOWN OR SEE LIGHTING PLAN FOR CIRCUIT INFORMATION AND USE THE UNSWITCHED HOT WIRE TO POWER EXHAUST FAN VIA T-STAT. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL.
8. PROVIDE ALL REQUIRED CONNECTIONS TO FC UNIT. NOTE THIS IS A SPLIT SYSTEM UNIT AND IS POWERED VIA THE EXTERIOR HP UNIT. PROVIDE ALL REQUIRED POWER AND CONTROLS CONNECTIONS. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL.
9. PROVIDE ALL REQUIRED CONNECTIONS HVAC UNIT. PROVIDE ALL REQUIRED CONDUIT AND WIRING BETWEEN UNIT AND ASSOCIATED UNITS AND T-STAT FOR CONTROLS. ALL CONDUIT PENETRATIONS SHALL BE COMPLETELY SEALED WATER TIGHT. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL.
10. PROVIDE ALL REQUIRED CONNECTIONS TO ERV UNIT. PROVIDE ALL REQUIRED POWER AND CONTROLS CONNECTIONS. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL.
11. PROVIDE ALL REQUIRED POWER CONNECTIONS TO ELECTRIC HOT WATER HEATER. PROVIDE 30/2 NON-FUSED DISCONNECT AT ELECTRIC HOT WATER HEATER TO BE INSTALLED ON WALL CLOSE TO WATER HEATER. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
12. PROVIDE ALL REQUIRED 120V POWER CONNECTIONS TO WATER HEATER RECIRCULATION PUMP. PROVIDE A HP RATED SWITCH THAT IS RATED FOR THE CIRC PUMP. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
13. PROVIDE A DUPLEX OUTLET FOR DRINKING FOUNTAIN/BOTTLE FILLER POWER. NOTE THIS IS A DEDICATED CIRCUIT WITH GFCI CIRCUIT BREAKER PROTECTION. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
14. PROVIDE 120V POWER TO DUCT SHUT DOWN DEVICE, AS REQUIRED. COORDINATE ALL WORK WITH MECHANICAL PRIOR TO ROUGH-IN.
15. PROVIDE 120V POWER TO SMOKE FIRE DAMPER, AS REQUIRED. COORDINATE ALL WORK WITH MECHANICAL PRIOR TO ROUGH-IN.

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

BUILDING A LEVEL 1
OFFICES POWER PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
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(805) 781-3088

REGISTERED PROFESSIONAL ENGINEER
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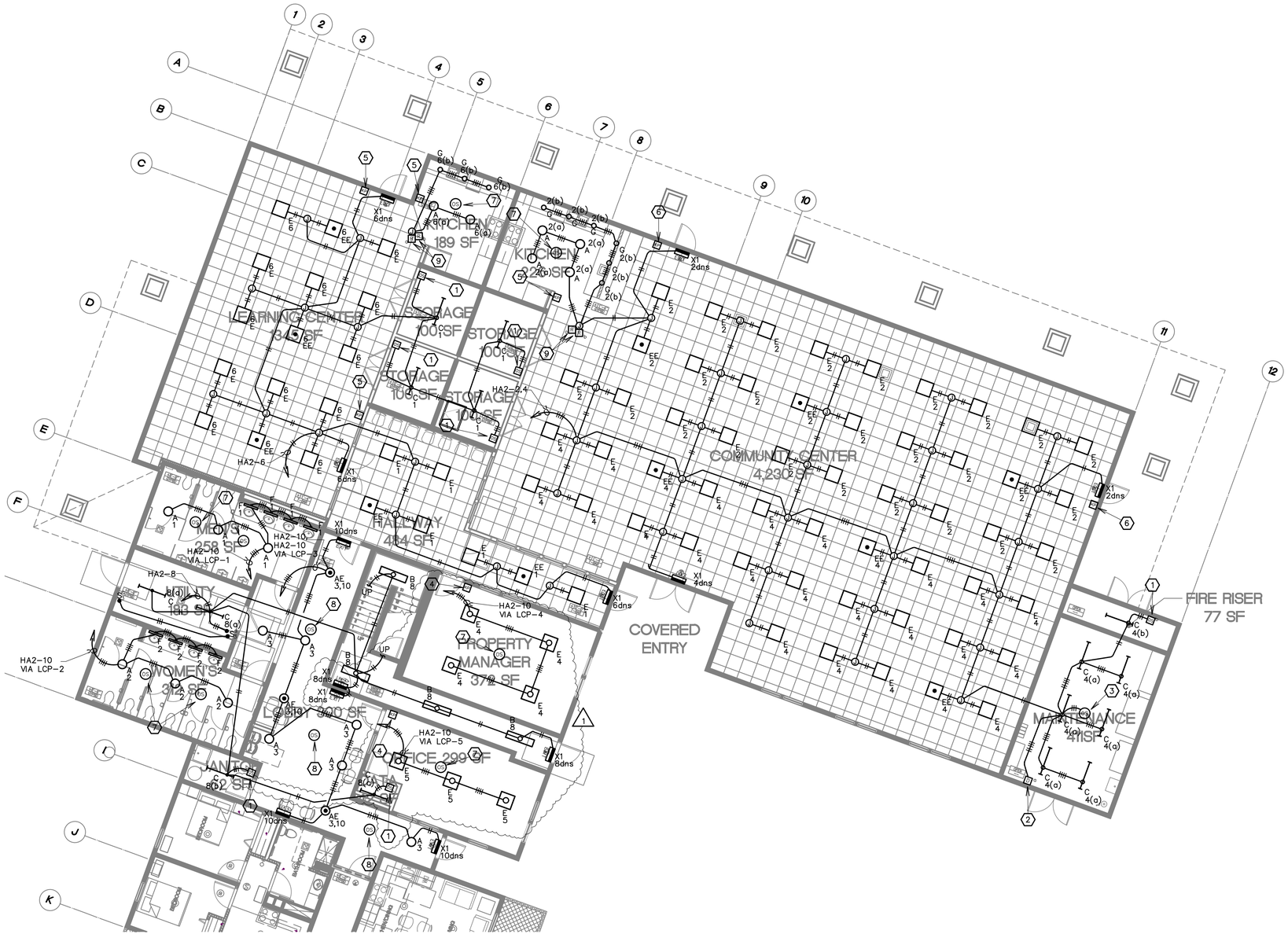
Electrical Engineering Lighting Design

A23021E23.dwg 10.9.23

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.3



BUILDING A LEVEL 1 OFFICES LIGHTING PLAN

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

SHEET NOTES LEGEND

1. PROVIDE A SWITCHED, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
2. PROVIDE A DIMMING SWITCH, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT D XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE DIMMING SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
3. PROVIDE A CEILING MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH #CMR PDT 9. ADJUST FOR PROPER OPERATION TO SENSE MOVEMENT IN THE ROOM. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. NOTE THAT ALL MANUAL SWITCHES/DIMMERS SHALL BE RUN IN SERIES WITH THE OCCUPANCY SENSOR, CREATING A MASTER OCCUPANCY SENSOR DRIVEN CONTROL.
4. PROVIDE A nLIGHT WALLPOD EQUAL TO nPODMA DX–XX TO CONTROL THE ROOM LIGHTS AS SHOWN. PROVIDE REQUIRED CAT 5 CABLING AS REQUIRED FOR A COMPLETE nLIGHT CONTROL SYSTEM. COORDINATE BUTTON CONFIGURATIONS WITH OWNER/ARCHITECT FOR THIS LOCATION BEFORE ORDERING
5. PROVIDE A nLIGHT WALLPOD EQUAL TO nPODMA 2P–DX–XX TO CONTROL THE ROOM LIGHTS AS SHOWN. PROVIDE REQUIRED CAT 5 CABLING AS REQUIRED FOR A COMPLETE nLIGHT CONTROL SYSTEM. COORDINATE BUTTON CONFIGURATIONS WITH OWNER/ARCHITECT FOR THIS LOCATION BEFORE ORDERING.
6. PROVIDE A nLIGHT WALLPOD EQUAL TO nPODMA 4P–DX–XX TO CONTROL THE ROOM LIGHTS AS SHOWN. PROVIDE REQUIRED CAT 5 CABLING AS REQUIRED FOR A COMPLETE nLIGHT CONTROL SYSTEM. COORDINATE BUTTON CONFIGURATIONS WITH OWNER/ARCHITECT FOR THIS LOCATION BEFORE ORDERING.
7. PROVIDE A nLIGHT CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO #nCM–PDT–9–RJB. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN CEILING MOUNTED OCCUPANCY SENSOR(S), LOW VOLTAGE WALLPOD(S) AND ALL ROOM nLIGHT CONTROLLED FIXTURES, LCP PANEL OR RELAYS FOR A COMPLETE nLIGHT T24 SYSTEM. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. PROVIDE A nLIGHT CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO #nCM–PDT–10–RJB. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN CEILING MOUNTED OCCUPANCY SENSOR(S), LOW VOLTAGE WALLPOD(S) AND ALL ROOM nLIGHT CONTROLLED FIXTURES, LCP PANEL OR RELAYS FOR A COMPLETE nLIGHT T24 SYSTEM. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. PROVIDE A nLIGHT RELAY PACK EQUAL TO #nPP16–D FOR THE FIXTURES SHOWN. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN RELAY(S), CEILING MOUNTED SENSOR(S), AND LOW VOLTAGE WALLPOD(S) FOR A COMPLETE nLIGHT T24 SYSTEM. RELAYS SHALL BE HIDDEN AND MOUNTED IN AN ACCESSIBLE LOCATION. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137–200–087

SHEET TITLE

ELECTRICAL

BUILDING A LEVEL 1
OFFICES LIGHTING PLAN

OWNER

PEOPLE'S SELF–HELP HOUSING
3533 EMPLEO STREET
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REGISTERED PROFESSIONAL ENGINEER
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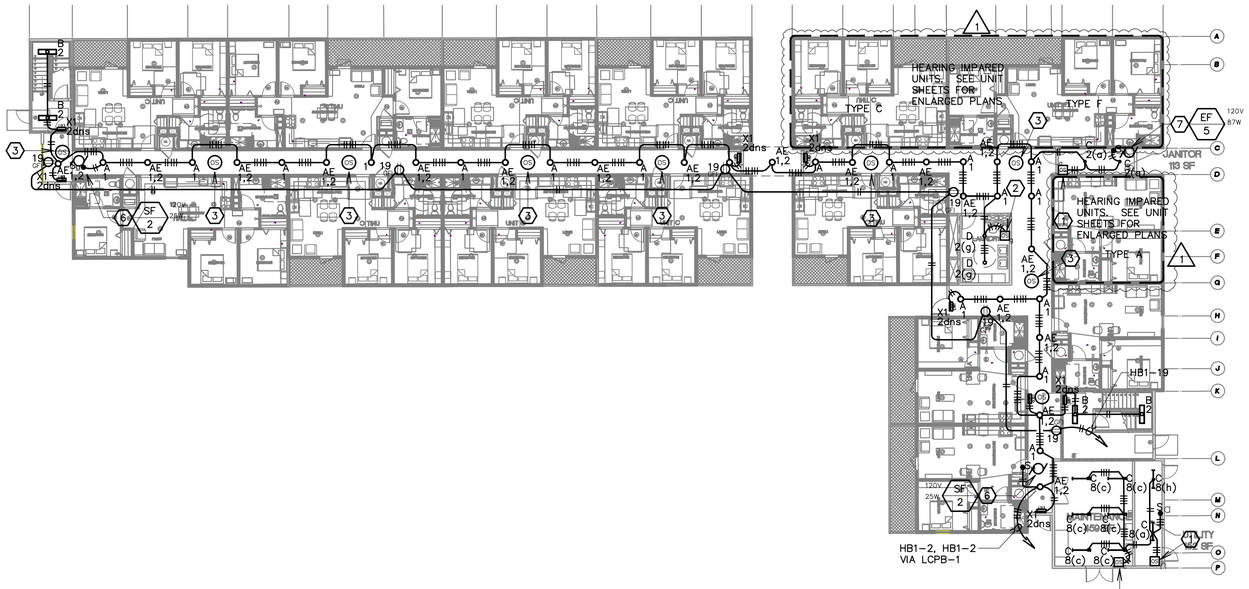
Electrical Engineering Lighting Design

A23021E24.dwg 10.5.23

DATE: AUGUST 18, 2023

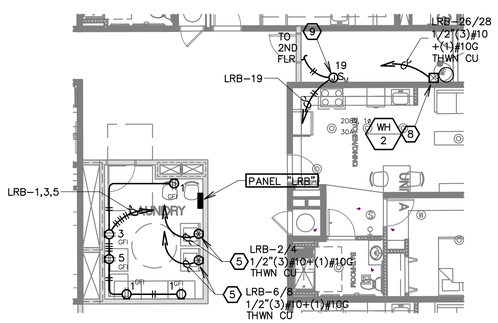
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.4



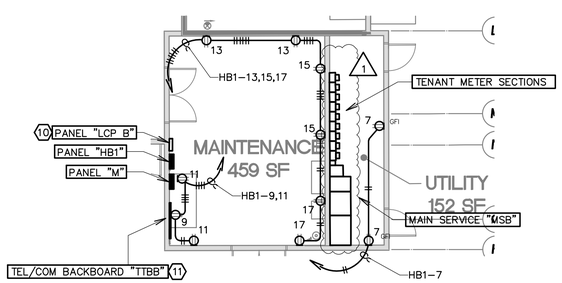
BUILDING B LEVEL 1 ELECTRICAL PLAN

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



LAUNDRY ROOM ENLARGED PLAN

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



MAINTENANCE ROOM ENLARGED PLAN

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

SHEET NOTES LEGEND

1. PROVIDE A SWITCHED, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
2. PROVIDE A DIMMING SWITCH, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT D XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE DIMMING SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
3. PROVIDE A nLIGHT CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO #nCM-PDT-10-RJB. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN CEILING MOUNTED OCCUPANCY SENSOR(S), LOW VOLTAGE WALLPOD(S) AND ALL ROOM nLIGHT CONTROLLED FIXTURES, LCP PANEL OR RELAYS FOR A COMPLETE nLIGHT T24 SYSTEM. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. PROVIDE ALL REQUIRED CONNECTIONS FOR WASHER IN LAUNDRY ROOM. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND WASHING MACHINE INSTALLATION INSTRUCTIONS.
5. PROVIDE ALL REQUIRED CONNECTIONS FOR DRYER IN LAUNDRY ROOM. COORDINATE 208V, 30A, 1PH RECEPTACLE WITH DRYER. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND DRYER INSTALLATION INSTRUCTIONS.
6. PROVIDE ALL REQUIRED POWER CONNECTIONS TO SUPPLY FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
7. PROVIDE ALL REQUIRED POWER CONNECTIONS TO EXHAUST FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
8. PROVIDE ALL REQUIRED POWER CONNECTIONS TO ELECTRIC HOT WATER HEATER. PROVIDE 30/2 NON-FUSED DISCONNECT AT ELECTRIC HOT WATER HEATER TO BE INSTALLED ON WALL CLOSE TO WATER HEATER. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
9. PROVIDE ALL REQUIRED 120V POWER CONNECTIONS TO WATER HEATER RECIRCULATION PUMP. PROVIDE A HP RATED SWITCH THAT IS RATED FOR THE CIRC PUMP. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
10. PROVIDE LIGHTING CONTROL PANEL "LCPA" EQUAL TO nLIGHT #ARP INTENC24 NLT-24SPR-MVOLT-SC-FM-DTC. THIS CONTROL PANEL SHALL BE PROVIDED WITH AN EXTERIOR NLIGHT PHOTOCELL AND ALL REMOTE NLIGHT RELAYS SHOWN ON LIGHTING SHEETS THAT SHALL BE ABLE TO BE CONTROLLED BY THIS LIGHTING CONTROL PANEL'S TIME CLOCK FUNCTIONS AS WELL AS PHOTOCELL CONTROL FUNCTIONS. PROVIDE ALL REQUIRED DEVICES AND CABLING FOR A COMPLETE LIGHTING CONTROL SYSTEM FOR THE BUILDING. PROVIDE ALL REQUIRED CONNECTIONS FROM DEVICES TO PANEL. NLIGHT MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR THE SYSTEM FOR THE ARCHITECT AND ENGINEER TO REVIEW BEFORE ORDERING. COORDINATE ALL LOCATIONS WITH ARCHITECT AND ALL WORK WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
11. PROVIDE A 4' WIDE BY 4' TALL BY ¾" THICK, FIRE TREATED, PLYWOOD BACKBOARD FOR THE MAIN COMMUNICATIONS DEMARCATION. LOCATE A DEDICATED RECEPTACLE ON BACKBOARD, AS REQUIRED, AND PROVIDE (1)#6G (GREEN) CU FROM BOARD, TO MAIN BUILDING GROUND BUS. COORDINATE GROUND CONDUCTOR TERMINATION REQUIREMENTS AT BOARD WITH RESPECTIVE UTILITIES.

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

BUILDING B LEVEL 1 PLAN

OWNER

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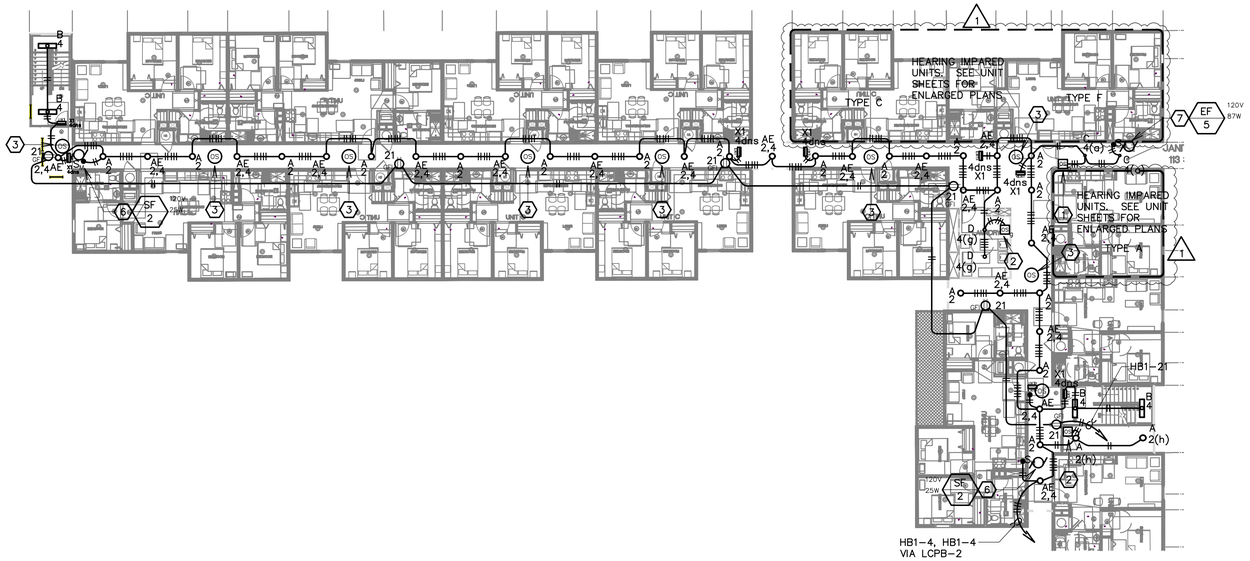
Electrical Engineering Lighting Design

A23021E25.dwg 10.5.23

DATE: AUGUST 18, 2023

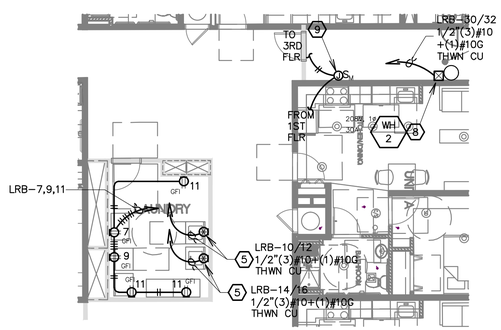
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.5



BUILDING B LEVEL 2 ELECTRICAL PLAN

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



LAUNDRY ROOM ENLARGED PLAN

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

SHEET NOTES LEGEND

1. PROVIDE A SWITCHED, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
2. PROVIDE A DIMMING SWITCH, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT D XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE DIMMING SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
3. PROVIDE A NLIGHT CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO #NCM-PDT-10-RJB. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN CEILING MOUNTED OCCUPANCY SENSOR(S), LOW VOLTAGE WALLPOD(S) AND ALL ROOM NLIGHT CONTROLLED FIXTURES, LCP PANEL OR RELAYS FOR A COMPLETE NLIGHT T24 SYSTEM. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. PROVIDE ALL REQUIRED CONNECTIONS FOR WASHER IN LAUNDRY ROOM. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND WASHING MACHINE INSTALLATION INSTRUCTIONS.
5. PROVIDE ALL REQUIRED CONNECTIONS FOR DRYER IN LAUNDRY ROOM. COORDINATE 208V, 30A, 1PH RECEPTACLE WITH DRYER. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND DRYER INSTALLATION INSTRUCTIONS.
6. PROVIDE ALL REQUIRED POWER CONNECTIONS TO SUPPLY FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
7. PROVIDE ALL REQUIRED POWER CONNECTIONS TO EXHAUST FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
8. PROVIDE ALL REQUIRED POWER CONNECTIONS TO ELECTRIC HOT WATER HEATER. PROVIDE 30/2 NON-FUSED DISCONNECT AT ELECTRIC HOT WATER HEATER TO BE INSTALLED ON WALL CLOSE TO WATER HEATER. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
9. PROVIDE ALL REQUIRED 120V POWER CONNECTIONS TO WATER HEATER RECIRCULATION PUMP. PROVIDE A HP RATED SWITCH THAT IS RATED FOR THE CIRC PUMP. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

BUILDING B LEVEL 2 PLAN

OWNER

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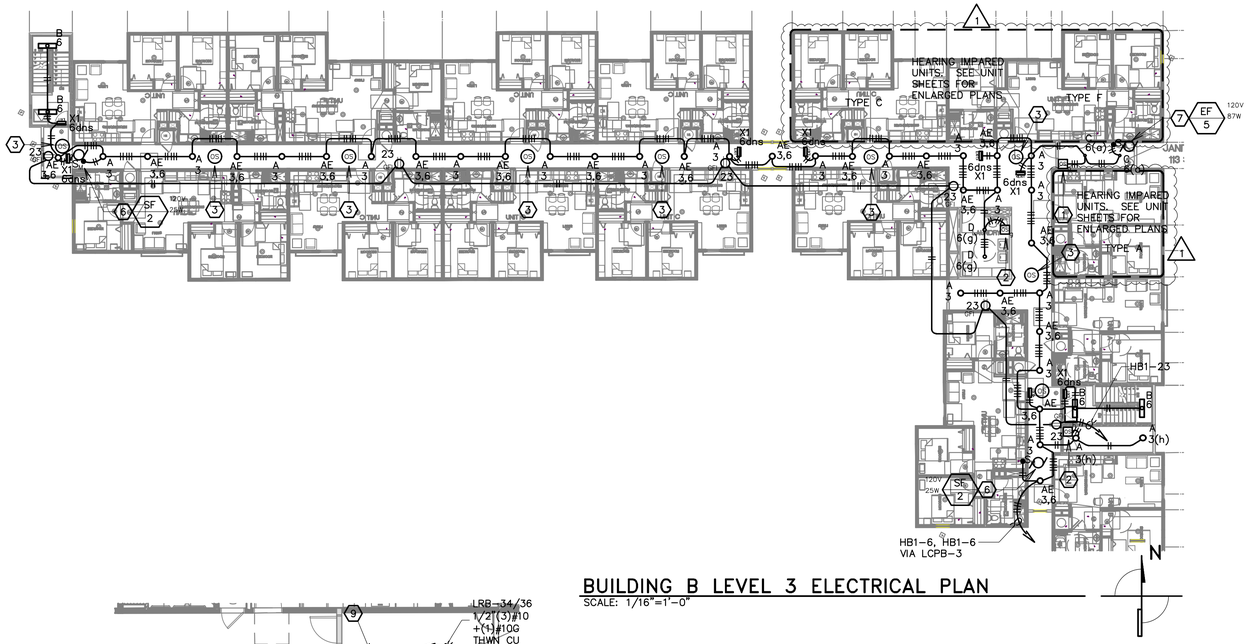
Electrical Engineering Lighting Design

A23021E26.dwg 9.1.23

DATE: AUGUST 18, 2023

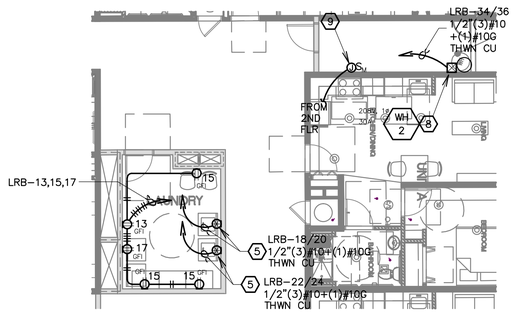
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.6



BUILDING B LEVEL 3 ELECTRICAL PLAN

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



LAUNDRY ROOM ENLARGED PLAN

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

SHEET NOTES LEGEND

1. PROVIDE A SWITCHED, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
2. PROVIDE A DIMMING SWITCH, WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO SENSOR SWITCH WSXA PDT D XX. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE DIMMING SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE. COORDINATE FINISH WITH ARCHITECT BEFORE ORDERING.
3. PROVIDE A NLIGHT CEILING MOUNTED OCCUPANCY SENSOR EQUAL TO #NCM-PDT-10-RJB. PROVIDE ALL REQUIRED CONNECTIONS AND CAT 5 CABLING BETWEEN CEILING MOUNTED OCCUPANCY SENSOR(S), LOW VOLTAGE WALLPOD(S) AND ALL ROOM NLIGHT CONTROLLED FIXTURES, LCP PANEL OR RELAYS FOR A COMPLETE NLIGHT T24 SYSTEM. COORDINATE ALL WORK AND LOCATIONS WITH ARCHITECT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. PROVIDE ALL REQUIRED CONNECTIONS FOR WASHER IN LAUNDRY ROOM. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND WASHING MACHINE INSTALLATION INSTRUCTIONS.
5. PROVIDE ALL REQUIRED CONNECTIONS FOR DRYER IN LAUNDRY ROOM. COORDINATE 208V, 30A, 1PH RECEPTACLE WITH DRYER. COORDINATE ALL LOCATIONS WITH THE ARCHITECT AND DRYER INSTALLATION INSTRUCTIONS.
6. PROVIDE ALL REQUIRED POWER CONNECTIONS TO SUPPLY FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
7. PROVIDE ALL REQUIRED POWER CONNECTIONS TO EXHAUST FAN. PROVIDE 3/4" CONDUIT AND WIRING TO ALL ASSOCIATED CONTROLS IF REQUIRED. COORDINATE CONTROLS, WORK AND LOCATIONS WITH MECHANICAL.
8. PROVIDE ALL REQUIRED POWER CONNECTIONS TO ELECTRIC HOT WATER HEATER. PROVIDE 30/2 NON-FUSED DISCONNECT AT ELECTRIC HOT WATER HEATER TO BE INSTALLED ON WALL CLOSE TO WATER HEATER. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.
9. PROVIDE ALL REQUIRED 120V POWER CONNECTIONS TO WATER HEATER RECIRCULATION PUMP. PROVIDE A HP RATED SWITCH THAT IS RATED FOR THE CIRC PUMP. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL/PLUMBING.

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SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

BUILDING B LEVEL 3 PLAN

OWNER

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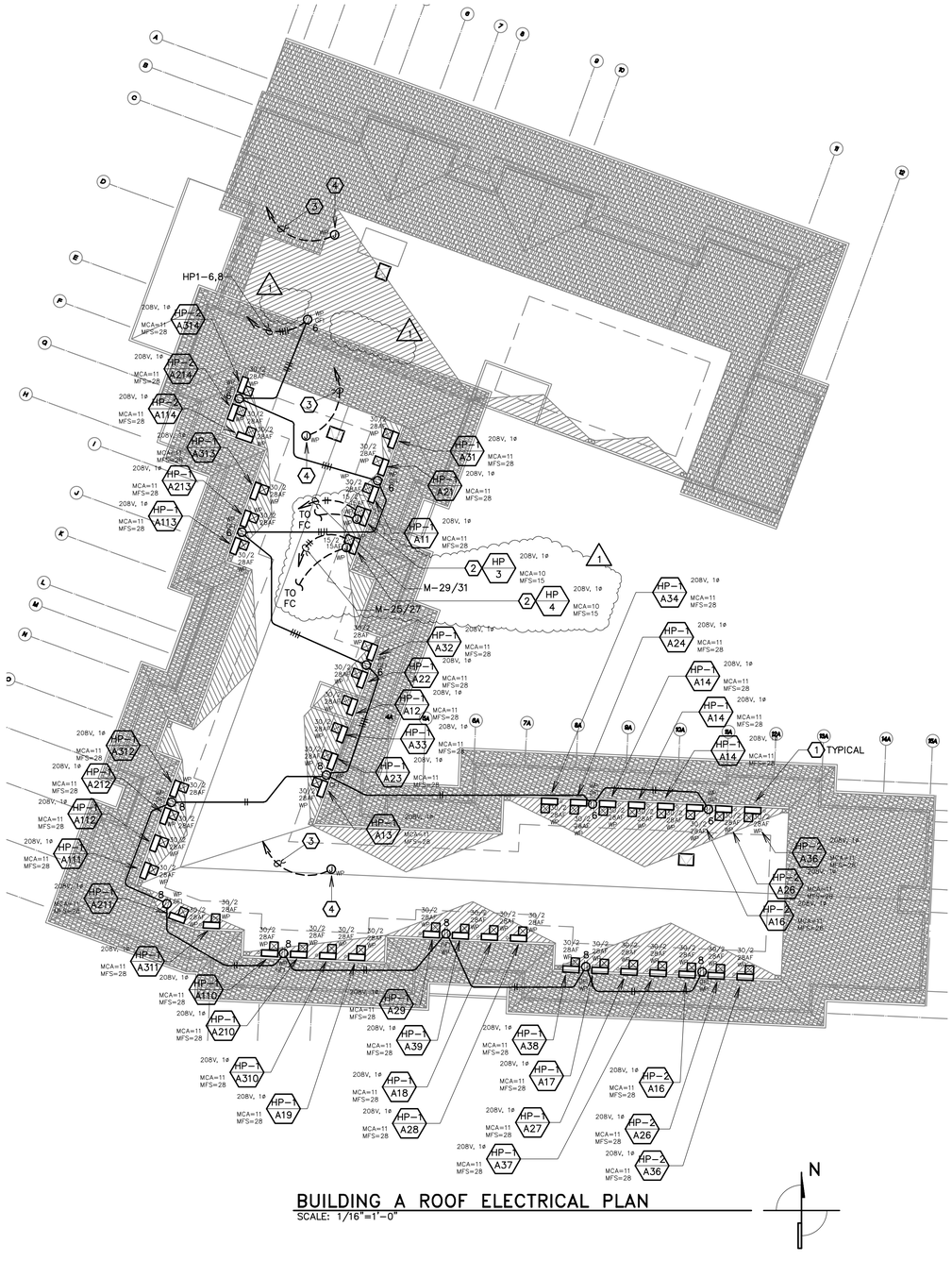
A23021E27.dwg 9.1.23

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.7



BUILDING A ROOF ELECTRICAL PLAN
SCALE: 1/16"=1'-0"

SHEET NOTES LEGEND

1. PROVIDE ALL REQUIRED POWER CONNECTIONS TO EXTERIOR SPLIT SYTEM HP UNIT FOR RESIDENTIAL LIVING UNIT AND ALL OTHER SPLIT SYSTEM WIRING INTERFACES. VERIFY UNIT FUSE SIZE WITH NAMEPLATE IN FIELD. PROVIDE 3/4"(2)#10+(1)#10G THWN CU FROM CU TO ASSOCIATED LIVING UNIT PANEL AND A 3/4"CO. FROM HP TO ASSOCIATED INDOOR FC UNIT AND HVAC CONTROLS IN LIVING UNIT FOR LOW VOLTAGE CONTROL WIRING. SEAL ALL PENETRATIONS COMPLETELY WATERTIGHT. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL.

2. PROVIDE ALL REQUIRED CONNECTIONS TO HP UNIT. NOTE THIS IS A SPLIT SYSTEM UNIT AND THE OUTDOOR UNIT POWERS THE INDOOR UNIT. PROVIDE THE REQUIRED CONDUIT AND WIRING BETWEEN INDOOR AND OUTDOOR UNITS AND T-STAT FOR CONTROLS. ALL CONDUIT PENETRATIONS SHALL BE COMPLETELY SEALED WATER TIGHT. VERIFY FUSE SIZE OR MOTOR STARTER WITH UNIT NAMEPLATE IN FIELD. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL.

3. PROVIDE HOMERUN DOWN TO PV SERVICE AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH SOLAR PV CONTRACTOR.

4. PROVIDE NEMA 3R PULL BOX, AND ALL CONNECTIONS AS REQUIRED, FOR PV PANEL WIRING. COORDINATE EXACT REQUIREMENTS WITH SOLAR PV CONTRACTOR.

RA ARCHITECTS & ENGINEERS

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SEAL

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10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

BUILDING A ROOF PLAN

OWNER

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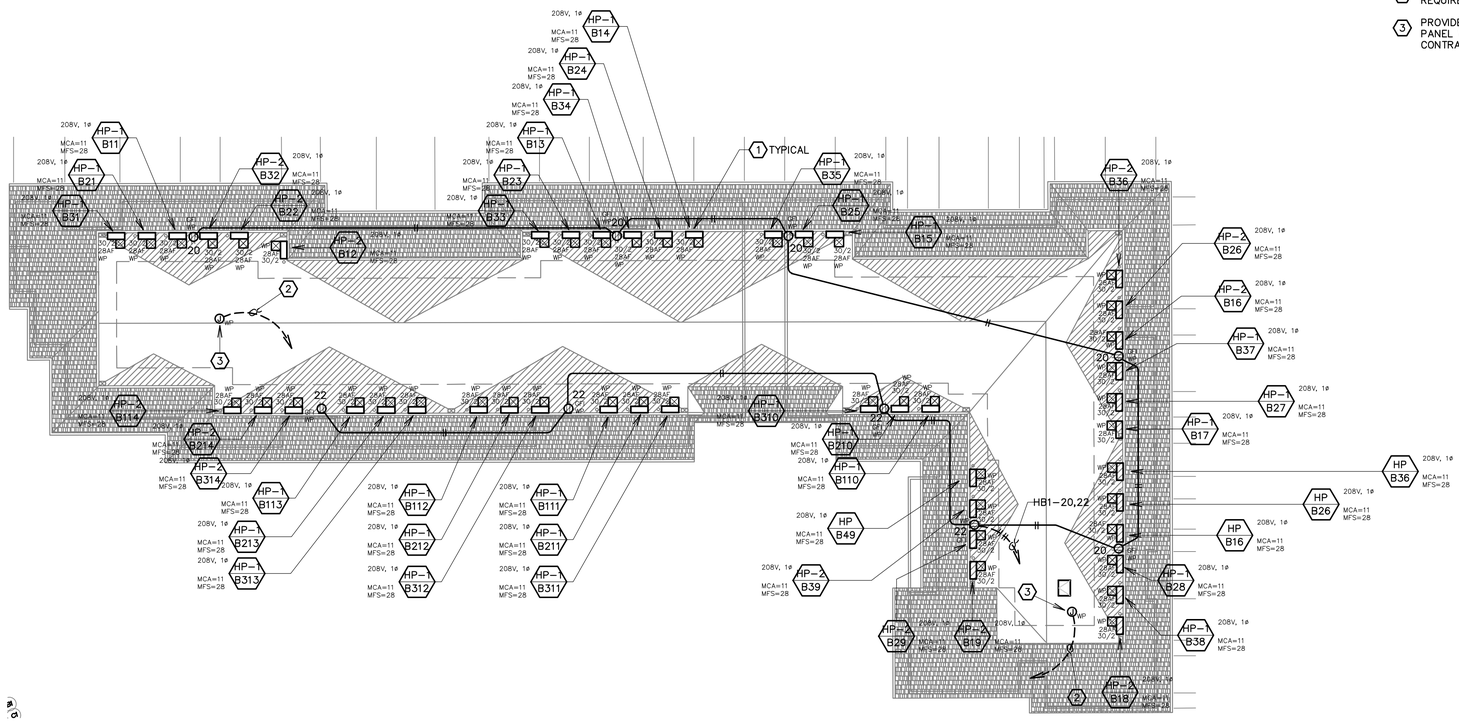
Electrical Engineering Lighting Design

A23021E28.dwg 10.9.23

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.8



BUILDING B ROOF ELECTRICAL PLAN

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

SHEET NOTES LEGEND

1. PROVIDE ALL REQUIRED POWER CONNECTIONS TO EXTERIOR SPLIT SYTEM HP UNIT FOR RESIDENTIAL LIVING UNIT AND ALL OTHER SPLIT SYSTEM WIRING INTERFACES. VERIFY UNIT FUSE SIZE WITH NAMEPLATE IN FIELD. PROVIDE 3/4"(2)#10+(1)#10G THWN CU FROM CU TO ASSOCIATED LIVING UNIT PANEL AND A 3/4"CO. FROM HP TO ASSOCIATED INDOOR FC UNIT AND HVAC CONTROLS IN LIVING UNIT FOR LOW VOLTAGE CONTROL WIRING. SEAL ALL PENETRATIONS COMPLETELY WATERTIGHT. COORDINATE ALL WORK AND LOCATIONS WITH MECHANICAL.
2. PROVIDE HOMERUN DOWN TO PV SERVICE AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH SOLAR PV CONTRACTOR.
3. PROVIDE NEMA 3R PULL BOX, AND ALL CONNECTIONS AS REQUIRED, FOR PV PANEL WIRING. COORDINATE EXACT REQUIREMENTS WITH SOLAR PV CONTRACTOR.

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

BUILDING B ROOF PLAN

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

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Electrical Engineering Lighting Design
A23021E29.dwg 4.19.23

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E2.9

GENERAL RESIDENTIAL ELECTRICAL NOTES

EACH RESIDENCE SHALL BE INSTALLED WITH APPROVED SMOKE & CO DETECTOR SYSTEMS. A SMOKE DETECTOR SHALL BE PLACED IN EACH BEDROOM, IN EVERY CORRIDOR OUTSIDE OF EACH BEDROOM, WITH A MINIMUM OF ONE DETECTOR PER FLOOR LEVEL. NOTE THAT WHERE CEILING HEIGHT OF AN ADJACENT ROOM, OPEN TO A HALLWAY SERVING BEDROOM(S), EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, A DETECTOR SHALL BE PLACED IN THIS ADJACENT ROOM AND WITHIN 12" OF HIGHEST POINT OF THE CEILING. ALL DETECTORS SHALL BE 120V AND HARD-WIRED INTO THE HOUSE POWER SYSTEM. ALL DETECTORS SHALL HAVE BATTERY BACKUP, AND BE INTERCONNECTED SO THAT ONE DETECTOR IN A UNIT GOING INTO ALARM WILL CAUSE ALL OTHER DETECTORS IN THE UNIT TO GO INTO ALARM. USE COMBINATION SMOKE/CO SENSORS FOR UNITS OUTSIDE OF SLEEPING AREAS, WITH A MINIMUM OF ONE DETECTOR PER FLOOR LEVEL.

ALL BATHROOM RECEPTACLES SHALL BE GROUPED TOGETHER ONTO 20A CIRCUITS, WHICH SERVE NO OTHER LOADS BESIDES THE BATHROOM RECEPTACLES, PER NEC 210.11(C)(3). EACH CIRCUIT SHALL SERVE A MAXIMUM OF FIVE SINGLE-PERSON SINK LOCATIONS. WHERE A BATHROOM COUNTER RECEPTACLE SERVES TWO SINKS, IT SHALL BE COUNTED AS TWO TOWARDS THE MAXIMUM OF FIVE.

CIRCUIT SERVING WHIRLPOOL TUBS SHALL USE A GFI TYPE BREAKER AND CIRCUIT SHALL BE BONDED TO WATER PIPING VIA #8CU MINIMUM.

PROVIDE COMBINATION ARC-FAULT INTERRUPTER PROTECTION FOR ALL OUTLETS INSTALLED IN DWELLING UNITS.

ALL RECEPTACLES IN DWELLING UNITS SHALL BE SUPPLIED AS TAMPER PROOF. THIS SHALL INCLUDE GENERAL USE OUTLETS IN COMMON AREAS, SUCH AS EXTERIOR OUTLETS OR COMMON LAUNDRY/CLUBHOUSE FACILITIES WHERE RESIDENTS HAVE ACCESS.

THE SMALL APPLIANCE KITCHEN BRANCH CIRCUITS SHALL SERVE NO OTHER LOADS BESIDES THOSE ALLOWED BY NEC 210.52(B)(1), AND SHALL BE DEDICATED FOR PLUG-IN APPLIANCES. 2-CIRCUITS FOR THESE RECEPTACLES IS THE MINIMUM ALLOWED. MORE CIRCUITS MAY BE USED, IF THE DESIGN CALLS FOR A LARGE NUMBER OF OUTLETS.

ALL CIRCUITS SHALL BE A MINIMUM OF 20A. 15A CIRCUITS SHALL ONLY BE USED WHERE SPECIFICALLY ALLOWED BY THE NEC. NOTE THAT A NUMBER OF AREAS IN RESIDENTIAL CONSTRUCTION ARE NOW REQUIRED TO BE FED WITH 20A CIRCUITS. THESE INCLUDE, BUT MAY NOT BE LIMITED TO, KITCHEN AND LAUNDRY APPLIANCE CIRCUITS, DINING AND BATHROOM RECEPTACLE CIRCUITS, AND ALL 20A DEDICATED RECEPTACLES (SUCH AS FOR MICROWAVE).

ALL NEW RESIDENTIAL CONSTRUCTION SHALL INCLUDE PROVISIONS FOR AT LEAST ONE FUTURE EV CHARGER IN THE GARAGE. MINIMUM CONDUIT SIZE TO RECEPTACLE LOCATION SHALL BE 1"CO. SPACE FOR A MINIMUM 40A/2P BREAKER SHALL BE PROVIDED.

WHERE ELECTRIC VEHICLE CHARGING EQUIPMENT EXISTS IN AN ENCLOSED SPACE, THE ELECTRICAL SUPPLY CIRCUIT TO MECHANICAL EXHAUST VENTILATION EQUIPMENT SHALL BE INTERLOCKED WITH THE RECHARGING EQUIPMENT USED TO SUPPLY THE VEHICLE(S) BEING CHARGED. NOTE THE CIRCUIT MUST REMAIN ENERGIZED DURING THE ENTIRE CHARGING CYCLE, IN ACCORDANCE WITH CRC R328 AND THE CEC.

ALL MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES, IN ACCORDANCE WITH CEC 210.4(b). USE MULTI-POLE BREAKERS WHERE NEUTRALS ARE SHARED.

GENERAL RESIDENTIAL T24 NOTES

RESIDENTIAL LUMINAIRE REQUIREMENTS

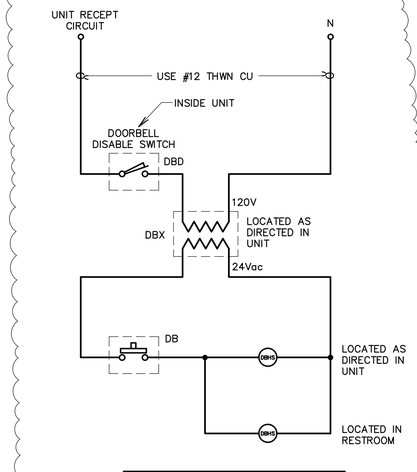
ALL NEW, PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY AND LISTED BY THE CEnC.

LUMINAIRES THAT ARE RECESSED INTO CEILINGS SHALL BE JAB COMPLIANT AND HAVE AIRTIGHT HOUSINGS TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, OR UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE.

LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("IC-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM.

SUMMARY OF REQUIREMENTS BY SPACE TYPE

- BATHROOMS
  ALL OTHER LUMINAIRES IN A BATHROOM MUST BE CONTROLLED BY VACANCY SENSORS.
- GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS
  ALL LUMINAIRES MUST BE CONTROLLED BY A VACANCY SENSOR.
- OTHER ROOMS
  THIS CLASSIFICATION APPLIES ONLY TO ROOMS THAT ARE NOT KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, OR UTILITY ROOMS. ALL INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQFT ARE EXEMPT FROM THIS REQUIREMENT.
- OUTDOOR LIGHTING
  ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY LUMINAIRES, AND SHALL BE CONTROLLED BY A MOTION SENSOR AND ALSO BY A PHOTOCONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).



USE #14 THWN CU, 600V RATED CABLE FOR ALL CONNECTIONS, UON.

DOORBELL WIRING DIAGRAM

100A MLO, 125A BUSSING
120/208V, 1ø3W
SQUARE D TYPE "QO"
"QO12024L125G"

MOUNTING: RECESSED

PANEL A
(UNIT TYPE A)

DESCRIPTION/LOCATION	øA	øB	CIRCUIT BREAKER	CIRCUIT NUMBER	CIRCUIT BREAKER	øA	øB	DESCRIPTION/LOCATION
LIGHTS/RECEPTS	893		20/1	1 2	20/1	1500		KITCHEN APPLIANCE RECEPTS
∨		893	○	3 4	○		1500	∨
SPARE	--			5 6	○	1500		GARBAGE DISPOSAL
∨		--		7 8	○		1200	DISHWASHER
BATHROOM RECEPTS	1500		○	9 10	○	--		SPARE
SMOKE DETECTORS		100	◇△ ∨	11 12	◇		--	∨
SPACE	--		---	13 14	30/2◇	2500		RANGE/OVEN
∨		--	---	15 16	◇		2500	∨
ELECTRIC WATER HEATER	2500		30/2	17 18	30/2◇	1500		HP/FC
∨		2500	∨	19 20	◇		1500	∨
				CONNECTED LOAD		11.89	10.19	22.08 kVA CONN.
								17.19 kVA DEMAND ¤
								83 AMPS DEMAND

◇ CONFIRM BREAKER AND FEEDER SIZE REQUIRED WITH ACTUAL UNIT INSTALLED IN THE FIELD.
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
○ PROVIDE COMBINATION-AFI TYPE BREAKER
¤ SEE RESIDENTIAL LOAD CALCULATION ON THIS SHEET

SMOKE SIGNAL STROBE SHALL BE SEMI-RECESSED, WITH SIDE-VIEWING TAMPER PROOF LENS. WHITE LENS WITH THE WORD "FIRE" IN RAISED RED LETTERS. SMOKE STROBE MAY BE AN INTEGRAL PART OF THE UNIT DETECTOR OR MAY BE A SEPARATE FLASHING DEVICE. FLASHING LIGHTS SHALL BE LOCATED IN ALL SLEEPING AREAS, LIVING AREAS, AND BATHROOMS.

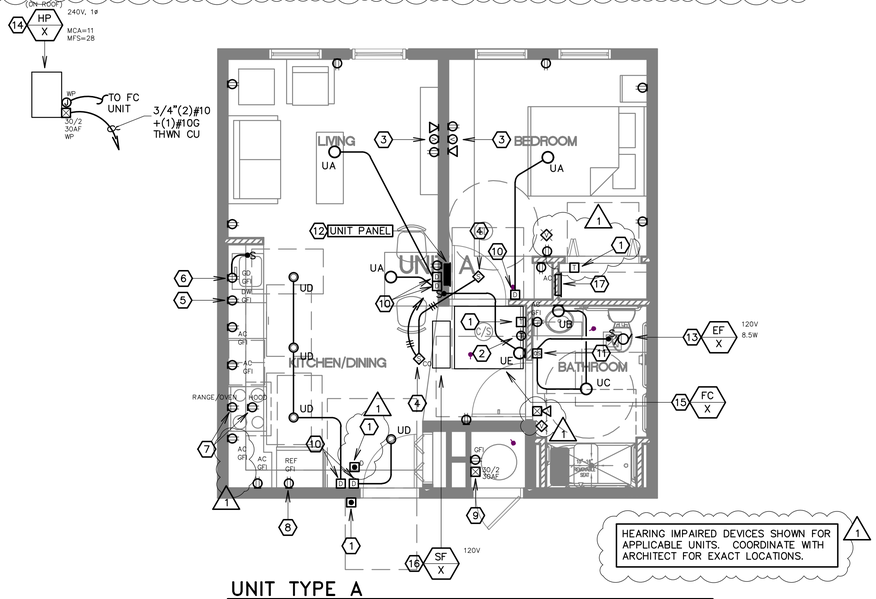
SMOKE DETECTOR FOR HEARING IMPAIRED

1

ASSISTIVE LISTENING DEVICE SCHEDULE - PROVIDED BY ELECTRICAL CONTRACTOR (UON)

SYMBOL	DEVICE	PRODUCT	LOCATION	LABEL OR PLAQUE
◙	DOORBELL BUTTON "DB"	EDWARDS #620 PUSH BUTTON COVERPLATE #147-1	OUTSIDE DOOR ON STRIKE SIDE +48"AFF	FACTORY LABEL ON COVER PLATE FACTORY LABEL ON COVER PLATE
◈	DOORBELL HORN STROBE "DBHS"	EDWARDS 6536-G5	SLEEPING RM WALL +80"AFF BATHROOM WALL +80"AFF	FACTORY LABEL OR "DOOR" PLAQUE
T	DOORBELL TRANSFORMER "DBX"	EDWARDS #592	IN CABINET OR ON CLOSET SHELF, AS DIRECTED	N/A
◘	DOORBELL DISABLE SWITCH "DBD"	STANDARD LIGHT SWITCH	WALL BEHIND ENTRY DOOR +48"AFF	LABEL SWITCHPLATE "DOORBELL" AND "ON" AND "OFF" APPROPRIATELY AT EACH SIDE OF ACTION.
⊠◈	SMOKE STROBE, REMOTE	BY FIRE ALARM VENDOR	BATHROOM +80"AFF	"SMOKE" LABEL INTEGRAL TO DEVICE

NOTES: 1. PROVIDE VISUAL ALARM AND ASSISTIVE LISTENING DEVICES AT THE RESIDENTIAL UNITS INDICATED ON THE PLANS.
2. FIRE ALARM HORN & STROBE ARE PART OF THE BUILDING FIRE ALARM SYSTEM UNDER SEPARATE PERMIT.



UNIT TYPE A
SCALE: 1/4"=1'-0"

UNIT TYPE A LOAD CALC (595ft²)

GENERAL POWER & LIGHTING @ 3w/ft²	=	1785VA
(2) KITCHEN APPLIANCE CIRCUITS @ 1500W each	=	3000VA
(1) GARBAGE DISPOSAL @ 1500W	=	3000VA
(1) DISHWASHER @ 1200W	=	1200VA
(1) ELECTRIC RANGE @ 5kW	=	5000VA
(1) BATHROOM APPLIANCE CIRCUIT @ 1500W	=	1500VA
(1) ELECTRIC WATER HEATER @ 5kw	=	5000VA
HVAC @ 3000W total	=	*3000VA
TOTAL HVAC LOAD (and other 100% loads) (*)	=	*3000VA
TOTAL GENERAL USE LOAD	=	20485VA

HVAC & other 100% loads 3000 + 1st 10kVA 10000 + Remainder @ 40% (0.4)(10485) = 17194VA

17.19kVA @ 208V, 1ø = 83A

NOTES:

THE ASTERISK (*) DENOTES LOADS WHICH ARE NOT SUBJECT TO THE 40% DEMAND FACTOR PER CEC 220.82.

SOME LOADS WERE ESTIMATED OR ASSUMED BASED ON INFORMATION RECEIVED DURING THE DESIGN PROCESS. THE ACTUAL EQUIPMENT LOADS SHALL BE VERIFIED IN THE FIELD AND BREAKERS AND FEEDERS SHALL BE SIZED ACCORDINGLY.

SHEET NOTES LEGEND

1. PROVIDE A DOORBELL PUSHBUTTON AND CHIME SYSTEM, AS SPECIFIED BY OWNER. COORDINATE UNIT APPEARANCE (BOTH BUTTON AND CHIME UNIT), WITH ARCHITECT. COORDINATE ALL REQUIREMENTS, AND PROVIDE A COMPLETE AND WORKING INSTALLATION, INCLUDING BOTH LOW VOLTAGE AND LINE VOLTAGE CONNECTIONS. CHIME UNIT SHALL BE MOUNTED TO ALLOW SUFFICIENT AIR FLOW AROUND UNIT.
2. PROVIDE ALL CONNECTIONS FOR WASHER AND DRYER, AS REQUIRED. COORDINATE WITH ACTUAL UNITS CHOSEN BEFORE ROUGH-IN.
3. PROVIDE POWER AND DATA CONNECTIONS FOR T.V., AS REQUIRED. COORDINATE EXACT LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
4. UNIT 3-WIRE, HARDWIRED COMBINATION SMOKE/CO DETECTOR SYSTEM. PROVIDE COMPLETE WITH ALL REQUIRED DEVICES, ACCESSORIES, AND INTERCONNECTIONS. DETECTORS SHALL HAVE BATTERY BACKUP, AND ONE DETECTOR GOING OFF SHALL INITIATE ALL OTHER DETECTORS. BREAKER SERVING THIS CIRCUIT SHALL BE DEDICATED, PROVIDED WITH A RED HANDLE, AND HAVE A CIRCUIT BREAKER LOCK ON DEVICE.
5. PROVIDE ALL CONNECTIONS, AS REQUIRED, FOR DISHWASHER. THIS MAY BE A RECEPTACLE OR HARD WIRED.
6. PROVIDE ALL CONNECTIONS, AS REQUIRED, FOR GARBAGE DISPOSAL. THIS MAY BE A RECEPTACLE OR HARD WIRED. TIE INTO WALL SWITCH AT COUNTER, AS REQUIRED. LABEL SWITCH "DISPOSAL".
7. PROVIDE ALL CONNECTIONS FOR HOOD AND OVEN CONTROLS, AS REQUIRED. COORDINATE ALL REQUIREMENTS WITH ACTUAL UNIT INSTALLATION GUIDE. ASSUME THAT POWER IS REQUIRED BOTH BEHIND UNIT AND ABOVE, BEHIND HOOD. IF THE HOOD IS PLUG CONNECTED, USE THE DEDICATED MICROWAVE/HOOD CIRCUIT TO SERVE IT, TO ALLOW FOR AN ABOVE HOOD, BUILT-IN MICROWAVE.
8. MOUNT OUTLET AS REQUIRED FOR REFRIGERATOR. OUTLET SHALL BE MOUNTED ABOVE COUNTER HEIGHT, BUT CONCEALED BY REFRIGERATOR. OUTLET SHALL BE LOCATED TO ALLOW UN-PLUGGING WITHOUT COMPLETE REMOVAL OF THE REFRIGERATOR.
9. PROVIDE 208V 1P POWER TO WATER HEATER, AS REQUIRED. COORDINATE ALL WORK WITH MECHANICAL.
10. PROVIDE A WALL BOX DIMMER COMPATIBLE WITH THE LIGHTS CHOSEN AND DIMMING METHOD. COORDINATE WITH ACTUAL LIGHTS, IN THE FIELD.
11. PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO WATT STOPPER PW-200. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE.
12. UNIT PANELBOARD EQUAL TO SQUARE D TYPE QO. COORDINATE INSTALLATION IN WALL WITH ARCHITECT AND ALL OTHER POTENTIAL OBSTRUCTIONS. SEE UNIT PANEL SCHEDULE.
13. PROVIDE 120V POWER TO BATHROOM EXHAUST FAN.
14. EXTERIOR HEAT PUMP UNIT POWERS INTERIOR UNIT.
15. INTERIOR FAN COIL UNIT POWERED BY EXTERIOR UNIT.
16. PROVIDE 120V POWER TO SUPPLY FAN.
17. LEVITON SMART PANEL FOR LOW VOLTAGE NEEDS. PROVIDE POWER TO SMART PANEL, AS REQUIRED. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

REGISTERED PROFESSIONAL ENGINEER
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Exp. 6/24
ELECTRICAL
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Electrical Engineering Lighting Design

A23021E30.dwg 10.5.23

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PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL
UNIT TYPE A PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E3.0

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SUMMARY OF REQUIREMENTS BY SPACE TYPE

- BATHROOMS
  ALL OTHER LUMINAIRES IN A BATHROOM MUST BE CONTROLLED BY VACANCY SENSORS.
- GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS
  ALL LUMINAIRES MUST BE CONTROLLED BY A VACANCY SENSOR.
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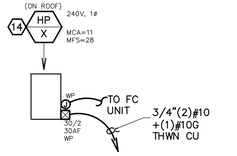
100A MLO, 125A BUSSING
120/208V, 1ø3W
SQUARE D TYPE "QO"
"QO12024L125G"

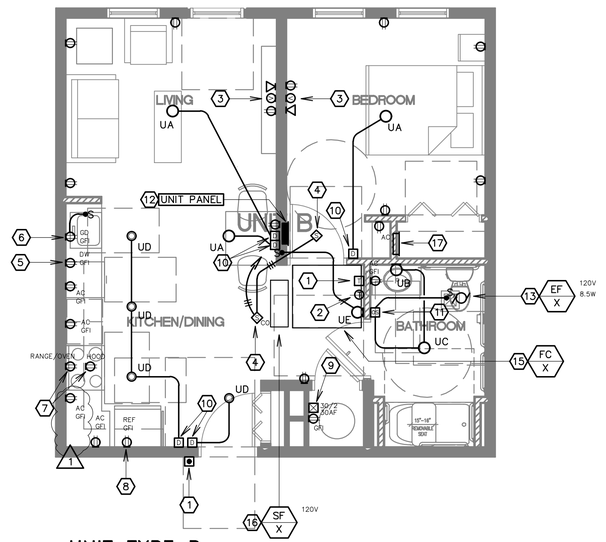
MOUNTING: RECESSED

PANEL B
(UNIT TYPE B)

DESCRIPTION/LOCATION	øA	øB	CIRCUIT BREAKER	CIRCUIT NUMBER	CIRCUIT BREAKER	øA	øB	DESCRIPTION/LOCATION
LIGHTS/RECEPTS	893		20/1	1 2	20/1	1500		KITCHEN APPLIANCE RECEPTS
∨		893	○	3 4	○		1500	∨
SPARE	--			5 6	○	1500		GARBAGE DISPOSAL
∨		--		7 8	○		1200	DISHWASHER
BATHROOM RECEPTS	1500		○	9 10	○	--		SPARE
SMOKE DETECTORS		100	◇△ ∨	11 12	◇		--	∨
SPACE	--		---	13 14	30/2◇	2500		RANGE/OVEN
∨		--	---	15 16	◇		2500	∨
ELECTRIC WATER HEATER	2500		30/2	17 18	30/2◇	1500		HP/FC
∨		2500	∨	19 20	◇		1500	∨
				CONNECTED LOAD		11.89	10.19	22.08 kVA CONN.
								17.19 kVA DEMAND ¤
								83 AMPS DEMAND

◇ CONFIRM BREAKER AND FEEDER SIZE REQUIRED WITH ACTUAL UNIT INSTALLED IN THE FIELD.
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
○ PROVIDE COMBINATION-AFI TYPE BREAKER
¤ SEE RESIDENTIAL LOAD CALCULATION ON THIS SHEET





UNIT TYPE B
SCALE: 1/4"=1'-0"

UNIT TYPE B LOAD CALC (595ft²)

GENERAL POWER & LIGHTING @ 3w/ft²	=	1785VA
(2) KITCHEN APPLIANCE CIRCUITS @ 1500W each	=	3000VA
(1) GARBAGE DISPOSAL @ 1500W	=	3000VA
(1) DISHWASHER @ 1200W	=	1200VA
(1) ELECTRIC RANGE @ 5kW	=	5000VA
(1) BATHROOM APPLIANCE CIRCUIT @ 1500W	=	1500VA
(1) ELECTRIC WATER HEATER @ 5kw	=	5000VA
HVAC @ 3000W total	=	*3000VA
TOTAL HVAC LOAD (and other 100% loads) (*)	=	*3000VA
TOTAL GENERAL USE LOAD	=	20485VA

HVAC & other 100% loads: 3000 + 1st 10kVA: 10000 + Remainder @ 40%: (0.4)(10485) = 17194VA

17.19kVA @ 208V, 1ø = 83A

NOTES:

THE ASTERISK (*) DENOTES LOADS WHICH ARE NOT SUBJECT TO THE 40% DEMAND FACTOR PER CEC 220.82.

SOME LOADS WERE ESTIMATED OR ASSUMED BASED ON INFORMATION RECEIVED DURING THE DESIGN PROCESS. THE ACTUAL EQUIPMENT LOADS SHALL BE VERIFIED IN THE FIELD AND BREAKERS AND FEEDERS SHALL BE SIZED ACCORDINGLY.

SHEET NOTES LEGEND

1. PROVIDE A DOORBELL PUSHBUTTON AND CHIME SYSTEM, AS SPECIFIED BY OWNER. COORDINATE UNIT APPEARANCE (BOTH BUTTON AND CHIME UNIT), WITH ARCHITECT. COORDINATE ALL REQUIREMENTS, AND PROVIDE A COMPLETE AND WORKING INSTALLATION, INCLUDING BOTH LOW VOLTAGE AND LINE VOLTAGE CONNECTIONS. CHIME UNIT SHALL BE MOUNTED TO ALLOW SUFFICIENT AIR FLOW AROUND UNIT.
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3. PROVIDE POWER AND DATA CONNECTIONS FOR T.V., AS REQUIRED. COORDINATE EXACT LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
4. UNIT 3-WIRE, HARDWIRED COMBINATION SMOKE/CO DETECTOR SYSTEM. PROVIDE COMPLETE WITH ALL REQUIRED DEVICES, ACCESSORIES, AND INTERCONNECTIONS. DETECTORS SHALL HAVE BATTERY BACKUP, AND ONE DETECTOR GOING OFF SHALL INITIATE ALL OTHER DETECTORS. BREAKER SERVING THIS CIRCUIT SHALL BE DEDICATED, PROVIDED WITH A RED HANDLE, AND HAVE A CIRCUIT BREAKER LOCK ON DEVICE.
5. PROVIDE ALL CONNECTIONS, AS REQUIRED, FOR DISHWASHER. THIS MAY BE A RECEPTACLE OR HARD WIRED.
6. PROVIDE ALL CONNECTIONS, AS REQUIRED, FOR GARBAGE DISPOSAL. THIS MAY BE A RECEPTACLE OR HARD WIRED. TIE INTO WALL SWITCH AT COUNTER, AS REQUIRED. LABEL SWITCH "DISPOSAL".
7. PROVIDE ALL CONNECTIONS FOR HOOD AND OVEN CONTROLS, AS REQUIRED. COORDINATE ALL REQUIREMENTS WITH ACTUAL UNIT INSTALLATION GUIDE. ASSUME THAT POWER IS REQUIRED BOTH BEHIND UNIT AND ABOVE, BEHIND HOOD. IF THE HOOD IS PLUG CONNECTED, USE THE DEDICATED MICROWAVE/HOOD CIRCUIT TO SERVE IT, TO ALLOW FOR AN ABOVE HOOD, BUILT-IN MICROWAVE.
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REGISTERED PROFESSIONAL ENGINEER
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL
UNIT TYPE B PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E3.1

GENERAL RESIDENTIAL ELECTRICAL NOTES

EACH RESIDENCE SHALL BE INSTALLED WITH APPROVED SMOKE & CO DETECTOR SYSTEMS. A SMOKE DETECTOR SHALL BE PLACED IN EACH BEDROOM, IN EVERY CORRIDOR OUTSIDE OF EACH BEDROOM, WITH A MINIMUM OF ONE DETECTOR PER FLOOR LEVEL. NOTE THAT WHERE CEILING HEIGHT OF AN ADJACENT ROOM, OPEN TO A HALLWAY SERVING BEDROOM(S), EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, A DETECTOR SHALL BE PLACED IN THIS ADJACENT ROOM AND WITHIN 12" OF HIGHEST POINT OF THE CEILING. ALL DETECTORS SHALL BE 120V AND HARD-WIRED INTO THE HOUSE POWER SYSTEM. ALL DETECTORS SHALL HAVE BATTERY BACKUP, AND BE INTERCONNECTED SO THAT ONE DETECTOR IN A UNIT GOING INTO ALARM WILL CAUSE ALL OTHER DETECTORS IN THE UNIT TO GO INTO ALARM. USE COMBINATION SMOKE/CO SENSORS FOR UNITS OUTSIDE OF SLEEPING AREAS, WITH A MINIMUM OF ONE DETECTOR PER FLOOR LEVEL.

ALL BATHROOM RECEPTACLES SHALL BE GROUPED TOGETHER ONTO 20A CIRCUITS, WHICH SERVE NO OTHER LOADS BESIDES THE BATHROOM RECEPTACLES, PER NEC 210.11(C)(3). EACH CIRCUIT SHALL SERVE A MAXIMUM OF FIVE SINGLE-PERSON SINK LOCATIONS. WHERE A BATHROOM COUNTER RECEPTACLE SERVES TWO SINKS, IT SHALL BE COUNTED AS TWO TOWARDS THE MAXIMUM OF FIVE.

CIRCUIT SERVING WHIRLPOOL TUBS SHALL USE A GFI TYPE BREAKER AND CIRCUIT SHALL BE BONDED TO WATER PIPING VIA #8CU MINIMUM.

PROVIDE COMBINATION ARC-FAULT INTERRUPTER PROTECTION FOR ALL OUTLETS INSTALLED IN DWELLING UNITS.

ALL RECEPTACLES IN DWELLING UNITS SHALL BE SUPPLIED AS TAMPER PROOF. THIS SHALL INCLUDE GENERAL USE OUTLETS IN COMMON AREAS, SUCH AS EXTERIOR OUTLETS OR COMMON LAUNDRY/CLUBHOUSE FACILITIES WHERE RESIDENTS HAVE ACCESS.

THE SMALL APPLIANCE KITCHEN BRANCH CIRCUITS SHALL SERVE NO OTHER LOADS BESIDES THOSE ALLOWED BY NEC 210.52(B)(1), AND SHALL BE DEDICATED FOR PLUG-IN APPLIANCES. 2-CIRCUITS FOR THESE RECEPTACLES IS THE MINIMUM ALLOWED. MORE CIRCUITS MAY BE USED, IF THE DESIGN CALLS FOR A LARGE NUMBER OF OUTLETS.

ALL CIRCUITS SHALL BE A MINIMUM OF 20A. 15A CIRCUITS SHALL ONLY BE USED WHERE SPECIFICALLY ALLOWED BY THE NEC. NOTE THAT A NUMBER OF AREAS IN RESIDENTIAL CONSTRUCTION ARE NOW REQUIRED TO BE FED WITH 20A CIRCUITS. THESE INCLUDE, BUT MAY NOT BE LIMITED TO, KITCHEN AND LAUNDRY APPLIANCE CIRCUITS, DINING AND BATHROOM RECEPTACLE CIRCUITS, AND ALL 20A DEDICATED RECEPTACLES (SUCH AS FOR MICROWAVE).

ALL NEW RESIDENTIAL CONSTRUCTION SHALL INCLUDE PROVISIONS FOR AT LEAST ONE FUTURE EV CHARGER IN THE GARAGE. MINIMUM CONDUIT SIZE TO RECEPTACLE LOCATION SHALL BE 1"CO. SPACE FOR A MINIMUM 40A/2P BREAKER SHALL BE PROVIDED.

WHERE ELECTRIC VEHICLE CHARGING EQUIPMENT EXISTS IN AN ENCLOSED SPACE, THE ELECTRICAL SUPPLY CIRCUIT TO MECHANICAL EXHAUST VENTILATION EQUIPMENT SHALL BE INTERLOCKED WITH THE RECHARGING EQUIPMENT USED TO SUPPLY THE VEHICLE(S) BEING CHARGED. NOTE THE CIRCUIT MUST REMAIN ENERGIZED DURING THE ENTIRE CHARGING CYCLE, IN ACCORDANCE WITH CRC R328 AND THE CEC.

ALL MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES, IN ACCORDANCE WITH CEC 210.4(b). USE MULTI-POLE BREAKERS WHERE NEUTRALS ARE SHARED.

GENERAL RESIDENTIAL T24 NOTES

RESIDENTIAL LUMINAIRE REQUIREMENTS

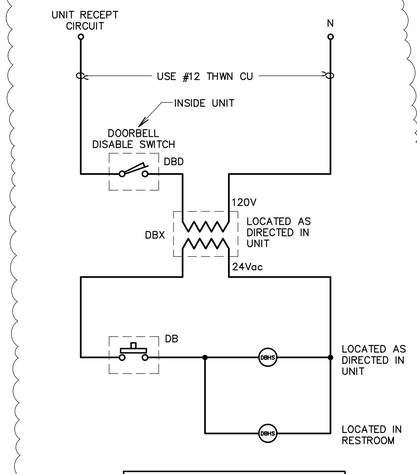
ALL NEW, PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY AND LISTED BY THE CEnC.

LUMINAIRES THAT ARE RECESSED INTO CEILINGS SHALL BE JAB COMPLIANT AND HAVE AIRTIGHT HOUSINGS TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, OR UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE.

LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("IC-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM.

SUMMARY OF REQUIREMENTS BY SPACE TYPE

- BATHROOMS
  ALL OTHER LUMINAIRES IN A BATHROOM MUST BE CONTROLLED BY VACANCY SENSORS.
- GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS
  ALL LUMINAIRES MUST BE CONTROLLED BY A VACANCY SENSOR.
- OTHER ROOMS
  THIS CLASSIFICATION APPLIES ONLY TO ROOMS THAT ARE NOT KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, OR UTILITY ROOMS. ALL INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQFT ARE EXEMPT FROM THIS REQUIREMENT.
- OUTDOOR LIGHTING
  ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY LUMINAIRES, AND SHALL BE CONTROLLED BY A MOTION SENSOR AND ALSO BY A PHOTOCONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).



USE #14 THWN CU, 600V RATED CABLE FOR ALL CONNECTIONS, UON.

DOORBELL WIRING DIAGRAM

100A MLO, 125A BUSSING
120/208V, 1ø3W
SQUARE D TYPE "QO"
"QO12024L125G"

MOUNTING: RECESSED

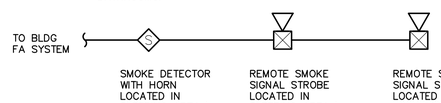
PANEL C
(UNIT TYPE C)

DESCRIPTION/LOCATION	øA	øB	CIRCUIT BREAKER	CIRCUIT NUMBER	CIRCUIT BREAKER	øA	øB	DESCRIPTION/LOCATION
LIGHTS/RECEPTS	1166		20/1	1 2	20/1	1500		KITCHEN APPLIANCE RECEPTS
		1166	○	3 4	○		1500	
SPARE	--			5 6	○	1500		GARBAGE DISPOSAL
		--		7 8	○		1200	DISHWASHER
BATHROOM RECEPTS	1500		○	9 10	○	--		SPARE
SMOKE DETECTORS		100	◇△	11 12	◇		--	
SPACE	--		---	13 14	30/2◇	2500		RANGE/OVEN
		--	---	15 16	◇		2500	
ELECTRIC WATER HEATER	2500		30/2	17 18	30/2◇	1500		HP/FC
		2500		19 20	◇		1500	
				CONNECTED LOAD		12.17	10.47	

	22.64 kVA CONN.
	17.41 kVA DEMAND ¤
	84 AMPS DEMAND

◇ CONFIRM BREAKER AND FEEDER SIZE REQUIRED WITH ACTUAL UNIT INSTALLED IN THE FIELD.
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
○ PROVIDE COMBINATION-AFI TYPE BREAKER
¤ SEE RESIDENTIAL LOAD CALCULATION ON THIS SHEET

SMOKE SIGNAL STROBE SHALL BE SEMI-RECESSED, WITH SIDE-VIEWING TAMPER PROOF LENS. WHITE LENS WITH THE WORD "FIRE" IN RAISED RED LETTERS. SMOKE STROBE MAY BE AN INTEGRAL PART OF THE UNIT DETECTOR OR MAY BE A SEPARATE FLASHING DEVICE. FLASHING LIGHTS SHALL BE LOCATED IN ALL SLEEPING AREAS, LIVING AREAS, AND BATHROOMS.

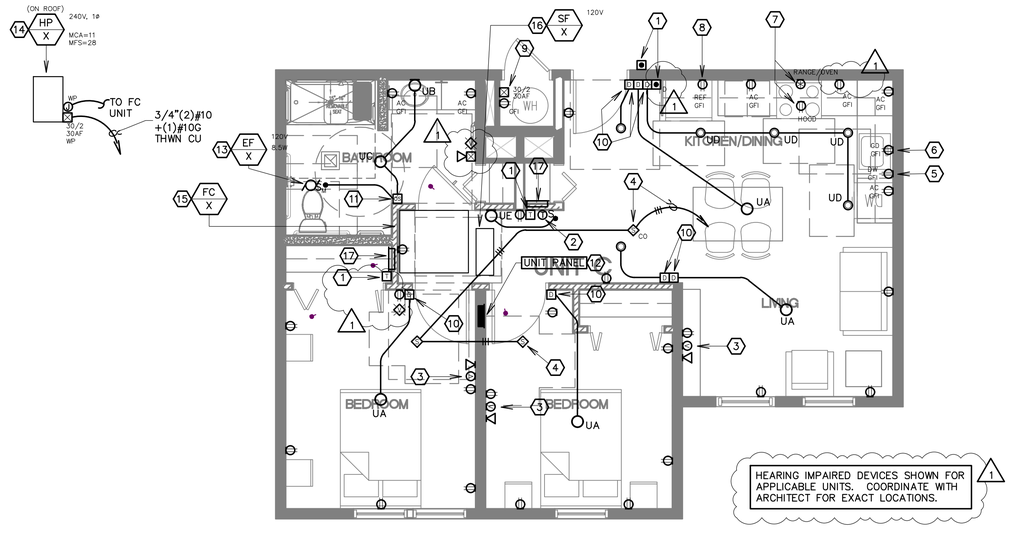


SMOKE DETECTOR FOR HEARING IMPAIRED

ASSISTIVE LISTENING DEVICE SCHEDULE - PROVIDED BY ELECTRICAL CONTRACTOR (UON)

SYMBOL	DEVICE	PRODUCT	LOCATION	LABEL OR PLAQUE
◙	DOORBELL BUTTON "DB"	EDWARDS #620 PUSH BUTTON COVERPLATE #147-1	OUTSIDE DOOR ON STRIKE SIDE +48"AFF	FACTORY LABEL ON COVER PLATE FACTORY LABEL ON COVER PLATE
◈	DOORBELL HORN STROBE "DBHS"	EDWARDS 6536-G5	SLEEPING RM WALL +80"AFF BATHROOM WALL +80"AFF	FACTORY LABEL OR "DOOR" PLAQUE
T	DOORBELL TRANSFORMER "DBX"	EDWARDS #592	IN CABINET OR ON CLOSET SHELF, AS DIRECTED	N/A
◙'	DOORBELL DISABLE SWITCH "DBD"	STANDARD LIGHT SWITCH	WALL BEHIND ENTRY DOOR +48"AFF	LABEL SWITCHPLATE "DOORBELL" AND "ON" AND "OFF" APPROPRIATELY AT EACH SIDE OF ACTION.
⊠◈	SMOKE STROBE, REMOTE	BY FIRE ALARM VENDOR	BATHROOM +80"AFF	"SMOKE" LABEL INTEGRAL TO DEVICE

NOTES: 1. PROVIDE VISUAL ALARM AND ASSISTIVE LISTENING DEVICES AT THE RESIDENTIAL UNITS INDICATED ON THE PLANS.
2. FIRE ALARM HORN & STROBE ARE PART OF THE BUILDING FIRE ALARM SYSTEM UNDER SEPARATE PERMIT.



UNIT TYPE C
SCALE: 1/4"=1'-0"

UNIT TYPE C LOAD CALC (777ft²)

GENERAL POWER & LIGHTING @ 3w/ft²	=	2331VA
(2) KITCHEN APPLIANCE CIRCUITS @ 1500W each	=	3000VA
(1) GARBAGE DISPOSAL @ 1500W	=	3000VA
(1) DISHWASHER @ 1200W	=	1200VA
(1) ELECTRIC RANGE @ 5kW	=	5000VA
(1) BATHROOM APPLIANCE CIRCUIT @ 1500W	=	1500VA
(1) WATER HEATER @ 5000W	=	5000VA
HVAC @ 3000W total	=	*3000VA
TOTAL HVAC LOAD (and other 100% loads) (*)	=	*3000VA
TOTAL GENERAL USE LOAD	=	21031VA

HVAC & other 100% loads		1st 10kVA		Remainder @ 40%		
3000	+	10000	+	(0.4)(11031)	=	17412VA

17.41kVA @ 208V, 1ø = 84A

NOTES:

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No. E015175
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UNIT TYPE C PLAN

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SAN LUIS OBISPO, CA 93401
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E3.2

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SUMMARY OF REQUIREMENTS BY SPACE TYPE

- BATHROOMS
  ALL OTHER LUMINAIRES IN A BATHROOM MUST BE CONTROLLED BY VACANCY SENSORS.
- GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS
  ALL LUMINAIRES MUST BE CONTROLLED BY A VACANCY SENSOR.
- OTHER ROOMS
  THIS CLASSIFICATION APPLIES ONLY TO ROOMS THAT ARE NOT KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, OR UTILITY ROOMS. ALL INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQFT ARE EXEMPT FROM THIS REQUIREMENT.
- OUTDOOR LIGHTING
  ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY LUMINAIRES, AND SHALL BE CONTROLLED BY A MOTION SENSOR AND ALSO BY A PHOTOCONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).

100A MLO, 125A BUSSING
120/208V, 1ø3W
SQUARE D TYPE "QO"
"QO12024L125G"

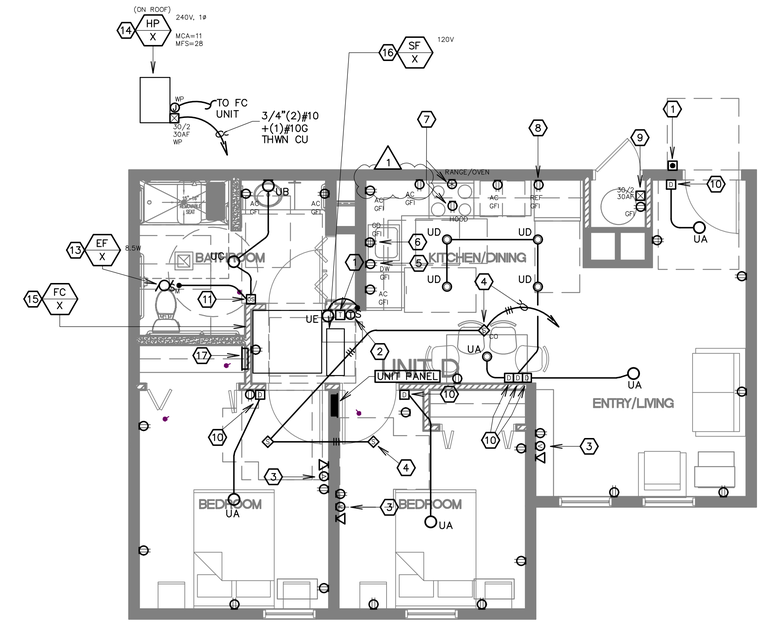
PANEL D
(UNIT TYPE D)

MOUNTING: RECESSED

DESCRIPTION/LOCATION	øA	øB	CIRCUIT BREAKER	CIRCUIT NUMBER	CIRCUIT BREAKER	øA	øB	DESCRIPTION/LOCATION
LIGHTS/RECEPTS	1205		20/1	1 2	20/1○	1500		KITCHEN APPLIANCE RECEPTS
⋮		1205	○	3 4	○		1500	⋮
SPARE	--			5 6	○	1500		GARBAGE DISPOSAL
⋮		--		7 8	○		1200	DISHWASHER
BATHROOM RECEPTS	1500		○	9 10	○	--		SPARE
SMOKE DETECTORS		100 ◇▵	⋮	11 12	○	--		⋮
SPACE	--		---	13 14	30/2◇	2500		RANGE/OVEN
⋮		--	---	15 16	◇		2500	⋮
ELECTRIC WATER HEATER	2500		30/2	17 18	30/2◇	1500		HP/FC
⋮		2500	⋮	19 20	◇		1500	⋮
				CONNECTED LOAD		12.21	10.51	

22.72	kVA CONN.
17.44	kVA DEMAND ¤
84	AMPS DEMAND

◇ CONFIRM BREAKER AND FEEDER SIZE REQUIRED WITH ACTUAL UNIT INSTALLED IN THE FIELD.
▵ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
○ PROVIDE COMBINATION-AFI TYPE BREAKER
¤ SEE RESIDENTIAL LOAD CALCULATION ON THIS SHEET



UNIT TYPE D
SCALE: 1/4"=1'-0"

UNIT TYPE D LOAD CALC (803ft²)

GENERAL POWER & LIGHTING @ 3w/ft²	=	2409VA
(2) KITCHEN APPLIANCE CIRCUITS @ 1500W each	=	3000VA
(1) GARBAGE DISPOSAL @ 1500W	=	3000VA
(1) DISHWASHER @ 1200W	=	1200VA
(1) ELECTRIC RANGE @ 5kW	=	5000VA
(1) BATHROOM APPLIANCE CIRCUIT @ 1500W	=	1500VA
(1) WATER HEATER @ 5000W	=	5000VA
HVAC @ 3000W total	=	*3000VA
TOTAL HVAC LOAD (and other 100% loads) (*)	=	*3000VA
TOTAL GENERAL USE LOAD	=	21109VA

HVAC & other 100% loads 3000 + 1st 10kVA 10000 + Remainder @ 40% (0.4)(11109) = 17444VA

17.44 @ 208V, 1ø = 84A

NOTES:

THE ASTERISK (*) DENOTES LOADS WHICH ARE NOT SUBJECT TO THE 40% DEMAND FACTOR PER CEC 220.82.

SOME LOADS WERE ESTIMATED OR ASSUMED BASED ON INFORMATION RECEIVED DURING THE DESIGN PROCESS. THE ACTUAL EQUIPMENT LOADS SHALL BE VERIFIED IN THE FIELD AND BREAKERS AND FEEDERS SHALL BE SIZED ACCORDINGLY.

SHEET NOTES LEGEND

1. PROVIDE A DOORBELL PUSHBUTTON AND CHIME SYSTEM, AS SPECIFIED BY OWNER. COORDINATE UNIT APPEARANCE (BOTH BUTTON AND CHIME UNIT), WITH ARCHITECT. COORDINATE ALL REQUIREMENTS, AND PROVIDE A COMPLETE AND WORKING INSTALLATION, INCLUDING BOTH LOW VOLTAGE AND LINE VOLTAGE CONNECTIONS. CHIME UNIT SHALL BE MOUNTED TO ALLOW SUFFICIENT AIR FLOW AROUND UNIT.
2. PROVIDE ALL CONNECTIONS FOR WASHER AND DRYER, AS REQUIRED. COORDINATE WITH ACTUAL UNITS CHOSEN BEFORE ROUGH-IN.
3. PROVIDE POWER AND DATA CONNECTIONS FOR T.V., AS REQUIRED. COORDINATE EXACT LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
4. UNIT 3-WIRE, HARDWIRED COMBINATION SMOKE/CO DETECTOR SYSTEM. PROVIDE COMPLETE WITH ALL REQUIRED DEVICES, ACCESSORIES, AND INTERCONNECTIONS. DETECTORS SHALL HAVE BATTERY BACKUP, AND ONE DETECTOR GOING OFF SHALL INITIATE ALL OTHER DETECTORS. BREAKER SERVING THIS CIRCUIT SHALL BE DEDICATED, PROVIDED WITH A RED HANDLE, AND HAVE A CIRCUIT BREAKER LOCK ON DEVICE.
5. PROVIDE ALL CONNECTIONS, AS REQUIRED, FOR DISHWASHER. THIS MAY BE A RECEPTACLE OR HARD WIRED.
6. PROVIDE ALL CONNECTIONS, AS REQUIRED, FOR GARBAGE DISPOSAL. THIS MAY BE A RECEPTACLE OR HARD WIRED. TIE INTO WALL SWITCH AT COUNTER, AS REQUIRED. LABEL SWITCH "DISPOSAL".
7. PROVIDE ALL CONNECTIONS FOR HOOD AND OVEN CONTROLS, AS REQUIRED. COORDINATE ALL REQUIREMENTS WITH ACTUAL UNIT INSTALLATION GUIDE. ASSUME THAT POWER IS REQUIRED BOTH BEHIND UNIT AND ABOVE, BEHIND HOOD. IF THE HOOD IS PLUG CONNECTED, USE THE DEDICATED MICROWAVE/HOOD CIRCUIT TO SERVE IT, TO ALLOW FOR AN ABOVE HOOD, BUILT-IN MICROWAVE.
8. MOUNT OUTLET AS REQUIRED FOR REFRIGERATOR. OUTLET SHALL BE MOUNTED ABOVE COUNTER HEIGHT, BUT CONCEALED BY REFRIGERATOR. OUTLET SHALL BE LOCATED TO ALLOW UN-PLUGGING WITHOUT COMPLETE REMOVAL OF THE REFRIGERATOR.
9. PROVIDE 208V 1P POWER TO WATER HEATER, AS REQUIRED. COORDINATE ALL WORK WITH MECHANICAL.
10. PROVIDE A WALL BOX DIMMER COMPATIBLE WITH THE LIGHTS CHOSEN AND DIMMING METHOD. COORDINATE WITH ACTUAL LIGHTS, IN THE FIELD.
11. PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO WATT STOPPER PW-200. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE.
12. UNIT PANELBOARD EQUAL TO SQUARE D TYPE QO. COORDINATE INSTALLATION IN WALL WITH ARCHITECT AND ALL OTHER POTENTIAL OBSTRUCTIONS. SEE UNIT PANEL SCHEDULE.
13. PROVIDE 120V POWER TO BATHROOM EXHAUST FAN.
14. EXTERIOR HEAT PUMP UNIT POWERS INTERIOR UNIT.
15. INTERIOR FAN COIL UNIT POWERED BY EXTEROR UNIT.
16. PROVIDE 120V POWER TO SUPPLY FAN.
17. LEVITON SMART PANEL FOR LOW VOLTAGE NEEDS. PROVIDE POWER TO SMART PANEL, AS REQUIRED. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

REGISTERED PROFESSIONAL ENGINEER
ALAN J. NOELLE
No. E015175
Exp. 6/24
ELECTRICAL
STATE OF CALIFORNIA

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Electrical Engineering Lighting Design

A23021E33.dwg 10.5.23

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL
UNIT TYPE D PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E3.3

GENERAL RESIDENTIAL ELECTRICAL NOTES

EACH RESIDENCE SHALL BE INSTALLED WITH APPROVED SMOKE & CO DETECTOR SYSTEMS. A SMOKE DETECTOR SHALL BE PLACED IN EACH BEDROOM, IN EVERY CORRIDOR OUTSIDE OF EACH BEDROOM, WITH A MINIMUM OF ONE DETECTOR PER FLOOR LEVEL. NOTE THAT WHERE CEILING HEIGHT OF AN ADJACENT ROOM, OPEN TO A HALLWAY SERVING BEDROOM(S), EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, A DETECTOR SHALL BE PLACED IN THIS ADJACENT ROOM AND WITHIN 12" OF HIGHEST POINT OF THE CEILING. ALL DETECTORS SHALL BE 120V AND HARD-WIRED INTO THE HOUSE POWER SYSTEM. ALL DETECTORS SHALL HAVE BATTERY BACKUP, AND BE INTERCONNECTED SO THAT ONE DETECTOR IN A UNIT GOING INTO ALARM WILL CAUSE ALL OTHER DETECTORS IN THE UNIT TO GO INTO ALARM. USE COMBINATION SMOKE/CO SENSORS FOR UNITS OUTSIDE OF SLEEPING AREAS, WITH A MINIMUM OF ONE DETECTOR PER FLOOR LEVEL.

ALL BATHROOM RECEPTACLES SHALL BE GROUPED TOGETHER ONTO 20A CIRCUITS, WHICH SERVE NO OTHER LOADS BESIDES THE BATHROOM RECEPTACLES, PER NEC 210.11(C)(3). EACH CIRCUIT SHALL SERVE A MAXIMUM OF FIVE SINGLE-PERSON SINK LOCATIONS. WHERE A BATHROOM COUNTER RECEPTACLE SERVES TWO SINKS, IT SHALL BE COUNTED AS TWO TOWARDS THE MAXIMUM OF FIVE.

CIRCUIT SERVING WHIRLPOOL TUBS SHALL USE A GFI TYPE BREAKER AND CIRCUIT SHALL BE BONDED TO WATER PIPING VIA #8CU MINIMUM.

PROVIDE COMBINATION ARC-FAULT INTERRUPTER PROTECTION FOR ALL OUTLETS INSTALLED IN DWELLING UNITS.

ALL RECEPTACLES IN DWELLING UNITS SHALL BE SUPPLIED AS TAMPER PROOF. THIS SHALL INCLUDE GENERAL USE OUTLETS IN COMMON AREAS, SUCH AS EXTERIOR OUTLETS OR COMMON LAUNDRY/CLUBHOUSE FACILITIES WHERE RESIDENTS HAVE ACCESS.

THE SMALL APPLIANCE KITCHEN BRANCH CIRCUITS SHALL SERVE NO OTHER LOADS BESIDES THOSE ALLOWED BY NEC 210.52(B)(1), AND SHALL BE DEDICATED FOR PLUG-IN APPLIANCES. 2-CIRCUITS FOR THESE RECEPTACLES IS THE MINIMUM ALLOWED. MORE CIRCUITS MAY BE USED, IF THE DESIGN CALLS FOR A LARGE NUMBER OF OUTLETS.

ALL CIRCUITS SHALL BE A MINIMUM OF 20A. 15A CIRCUITS SHALL ONLY BE USED WHERE SPECIFICALLY ALLOWED BY THE NEC. NOTE THAT A NUMBER OF AREAS IN RESIDENTIAL CONSTRUCTION ARE NOW REQUIRED TO BE FED WITH 20A CIRCUITS. THESE INCLUDE, BUT MAY NOT BE LIMITED TO, KITCHEN AND LAUNDRY APPLIANCE CIRCUITS, DINING AND BATHROOM RECEPTACLE CIRCUITS, AND ALL 20A DEDICATED RECEPTACLES (SUCH AS FOR MICROWAVE).

ALL NEW RESIDENTIAL CONSTRUCTION SHALL INCLUDE PROVISIONS FOR AT LEAST ONE FUTURE EV CHARGER IN THE GARAGE. MINIMUM CONDUIT SIZE TO RECEPTACLE LOCATION SHALL BE 1"CO. SPACE FOR A MINIMUM 40A/2P BREAKER SHALL BE PROVIDED.

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ALL MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES, IN ACCORDANCE WITH CEC 210.4(b). USE MULTI-POLE BREAKERS WHERE NEUTRALS ARE SHARED.

GENERAL RESIDENTIAL T24 NOTES

RESIDENTIAL LUMINAIRE REQUIREMENTS

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LUMINAIRES THAT ARE RECESSED INTO CEILINGS SHALL BE JA8 COMPLIANT AND HAVE AIRTIGHT HOUSINGS TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, OR UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE.

LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("IC-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM.

SUMMARY OF REQUIREMENTS BY SPACE TYPE

- BATHROOMS
ALL OTHER LUMINAIRES IN A BATHROOM MUST BE CONTROLLED BY VACANCY SENSORS.
- GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS
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100A MLO, 125A BUSSING
120/208V, 1ø3W
SQUARE D TYPE "QO"
"QO12024L125G"

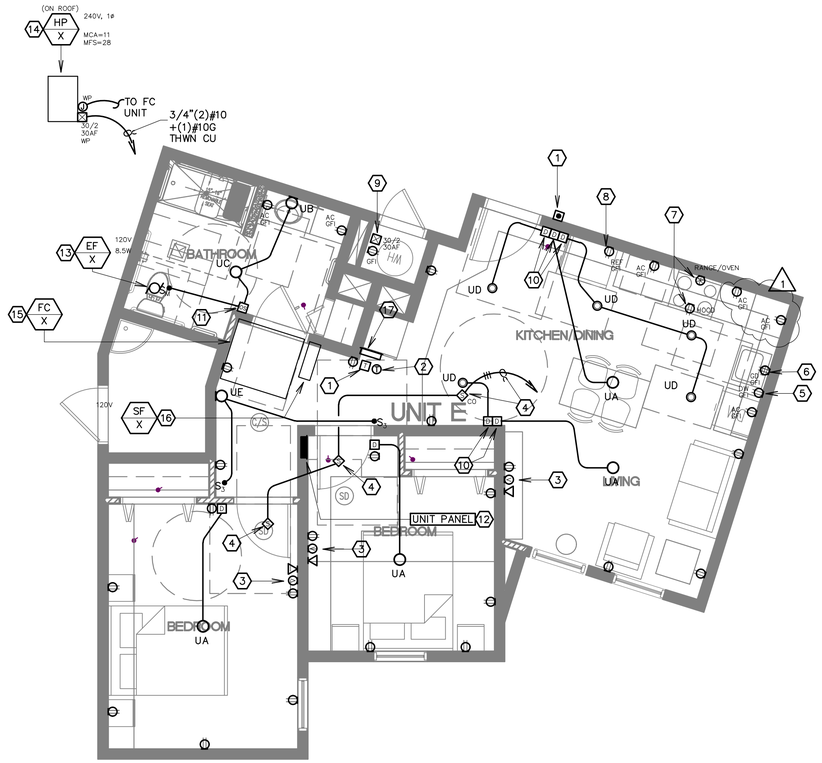
MOUNTING: RECESSED

PANEL E
(UNIT TYPE E)

DESCRIPTION/LOCATION	øA	øB	CIRCUIT BREAKER	CIRCUIT NUMBER	CIRCUIT BREAKER	øA	øB	DESCRIPTION/LOCATION
LIGHTS/RECEPTS	1269		20/1	1 2	20/1○	1500		KITCHEN APPLIANCE RECEPTS
⋮		1269	○	3 4	○		1500	⋮
SPARE	--			5 6	○	1500		GARBAGE DISPOSAL
⋮		--		7 8	○		1200	DISHWASHER
BATHROOM RECEPTS	1500		○	9 10	○	--		SPARE
SMOKE DETECTORS		100	◇▵ ⋮	11 12	○	--		SPACE
SPACE	--		---	13 14	30/2◇	2500		RANGE/OVEN
⋮		--	---	15 16	◇		2500	⋮
ELECTRIC WATER HEATER	2500		30/2	17 18	30/2◇	1500		HP/FC
⋮		2500	⋮	19 20	◇		1500	⋮
				CONNECTED LOAD		12.27	10.57	

22.84	kVA CONN.
17.50	kVA DEMAND ¤
84	AMPS DEMAND

◇ CONFIRM BREAKER AND FEEDER SIZE REQUIRED WITH ACTUAL UNIT INSTALLED IN THE FIELD.
▵ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
○ PROVIDE COMBINATION-AFI TYPE BREAKER
¤ SEE RESIDENTIAL LOAD CALCULATION ON THIS SHEET



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GENERAL RESIDENTIAL T24 NOTES

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  ALL OTHER LUMINAIRES IN A BATHROOM MUST BE CONTROLLED BY VACANCY SENSORS.
- GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS
  ALL LUMINAIRES MUST BE CONTROLLED BY A VACANCY SENSOR.
- OTHER ROOMS
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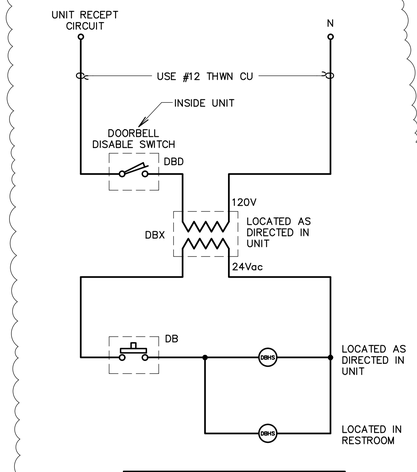


USE #14 THWN CU, 600V RATED CABLE FOR ALL CONNECTIONS, UON.

DOORBELL WIRING DIAGRAM

100A MLO, 125A BUSSING
120/208V, 1ø3W
SQUARE D TYPE "QO"
"QO12024L125G"

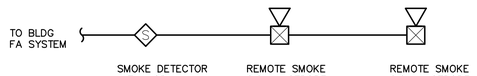
MOUNTING: RECESSED

PANEL F
(UNIT TYPE F)

DESCRIPTION/LOCATION	øA	øB	CIRCUIT BREAKER	CIRCUIT NUMBER	CIRCUIT BREAKER	øA	øB	DESCRIPTION/LOCATION
LIGHTS/RECEPTS	1541		20/1	1 2	20/1	1500		KITCHEN APPLIANCE RECEPTS
∨		1541	○	3 4	○		1500	∨
SPARE	--			5 6	○	1500		GARBAGE DISPOSAL
∨		--		7 8	○		1200	DISHWASHER
BATHROOM RECEPTS	1500		○	9 10	○	--		SPARE
SMOKE DETECTORS		100	◇△ ∨	11 12	◇		--	∨
SPACE	--		---	13 14	30/2◇	2500		RANGE/OVEN
∨		--	---	15 16	◇		2500	∨
ELECTRIC WATER HEATER	2500		30/2	17 18	30/2◇	1500		HP/FC
∨		2500	∨	19 20	◇		1500	∨
				CONNECTED LOAD		12.54	10.84	23.38 kVA CONN.
								17.71 kVA DEMAND ¤
								85 AMPS DEMAND

◇ CONFIRM BREAKER AND FEEDER SIZE REQUIRED WITH ACTUAL UNIT INSTALLED IN THE FIELD.
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER
○ PROVIDE COMBINATION-AFI TYPE BREAKER
¤ SEE RESIDENTIAL LOAD CALCULATION ON THIS SHEET

SMOKE SIGNAL STROBE SHALL BE SEMI-RECESSED, WITH SIDE-VIEWING TAMPER PROOF LENS. WHITE LENS WITH THE WORD "FIRE" IN RAISED RED LETTERS. SMOKE STROBE MAY BE AN INTEGRAL PART OF THE UNIT DETECTOR OR MAY BE A SEPARATE FLASHING DEVICE. FLASHING LIGHTS SHALL BE LOCATED IN ALL SLEEPING AREAS, LIVING AREAS, AND BATHROOMS.

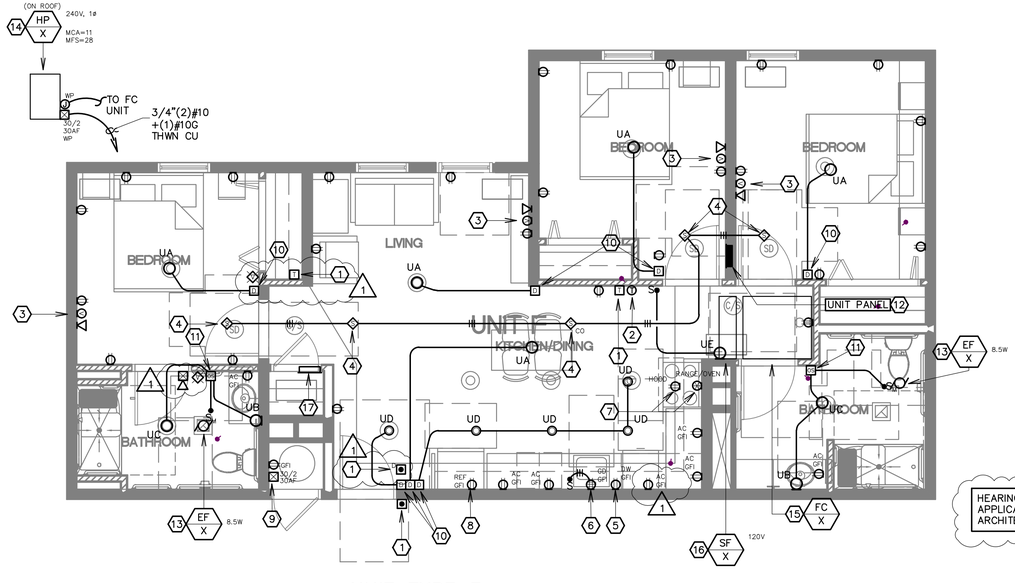


SMOKE DETECTOR FOR HEARING IMPAIRED

ASSISTIVE LISTENING DEVICE SCHEDULE - PROVIDED BY ELECTRICAL CONTRACTOR (UON)

SYMBOL	DEVICE	PRODUCT	LOCATION	LABEL OR PLAQUE
◙	DOORBELL BUTTON "DB"	EDWARDS #620 PUSH BUTTON COVERPLATE #147-1	OUTSIDE DOOR ON STRIKE SIDE +48"AFF	FACTORY LABEL ON COVER PLATE FACTORY LABEL ON COVER PLATE
◇	DOORBELL HORN STROBE "DBHS"	EDWARDS 6536-G5	SLEEPING RM WALL +80"AFF BATHROOM WALL +80"AFF	FACTORY LABEL OR "DOOR" PLAQUE
T	DOORBELL TRANSFORMER "DBX"	EDWARDS #592	IN CABINET OR ON CLOSET SHELF, AS DIRECTED	N/A
◙'	DOORBELL DISABLE SWITCH "DBD"	STANDARD LIGHT SWITCH	WALL BEHIND ENTRY DOOR +48"AFF	LABEL SWITCHPLATE "DOORBELL" AND "ON" AND "OFF" APPROPRIATELY AT EACH SIDE OF ACTION.
⊠◁ ◇	SMOKE STROBE, REMOTE	BY FIRE ALARM VENDOR	BATHROOM +80"AFF	"SMOKE" LABEL INTEGRAL TO DEVICE

NOTES: 1. PROVIDE VISUAL ALARM AND ASSISTIVE LISTENING DEVICES AT THE RESIDENTIAL UNITS INDICATED ON THE PLANS.
2. FIRE ALARM HORN & STROBE ARE PART OF THE BUILDING FIRE ALARM SYSTEM UNDER SEPARATE PERMIT.



HEARING IMPAIRED DEVICES SHOWN FOR APPLICABLE UNITS. COORDINATE WITH ARCHITECT FOR EXACT LOCATIONS. 1

UNIT TYPE F
SCALE: 1/4"=1'-0"

UNIT TYPE F LOAD CALC (1027ft²)

GENERAL POWER & LIGHTING @ 3w/ft²	=	3081VA
(2) KITCHEN APPLIANCE CIRCUITS @ 1500W each	=	3000VA
(1) GARBAGE DISPOSAL @ 1500W	=	3000VA
(1) DISHWASHER @ 1200W	=	1200VA
(1) ELECTRIC RANGE @ 5kW	=	5000VA
(1) BATHROOM APPLIANCE CIRCUIT @ 1500W	=	1500VA
(1) WATER HEATER @ 5000W	=	5000VA
HVAC @ 3000W total	=	*3000VA
TOTAL HVAC LOAD (and other 100% loads) (*)	=	*3000VA
TOTAL GENERAL USE LOAD	=	21781VA

HVAC & other 100% loads 3000 + 1st 10kVA 10000 + Remainder @ 40% (0.4)(11781) = 17712VA

17.71 @ 208V, 1ø = 85A

NOTES:

THE ASTERISK (*) DENOTES LOADS WHICH ARE NOT SUBJECT TO THE 40% DEMAND FACTOR PER CEC 220.82.

SOME LOADS WERE ESTIMATED OR ASSUMED BASED ON INFORMATION RECEIVED DURING THE DESIGN PROCESS. THE ACTUAL EQUIPMENT LOADS SHALL BE VERIFIED IN THE FIELD AND BREAKERS AND FEEDERS SHALL BE SIZED ACCORDINGLY.

SHEET NOTES LEGEND

1. PROVIDE A DOORBELL PUSHBUTTON AND CHIME SYSTEM, AS SPECIFIED BY OWNER. COORDINATE UNIT APPEARANCE (BOTH BUTTON AND CHIME UNIT), WITH ARCHITECT. COORDINATE ALL REQUIREMENTS, AND PROVIDE A COMPLETE AND WORKING INSTALLATION, INCLUDING BOTH LOW VOLTAGE AND LINE VOLTAGE CONNECTIONS. CHIME UNIT SHALL BE MOUNTED TO ALLOW SUFFICIENT AIR FLOW AROUND UNIT.
2. PROVIDE ALL CONNECTIONS FOR WASHER AND DRYER, AS REQUIRED. COORDINATE WITH ACTUAL UNITS CHOSEN BEFORE ROUGH-IN.
3. PROVIDE POWER AND DATA CONNECTIONS FOR T.V., AS REQUIRED. COORDINATE EXACT LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
4. UNIT 3-WIRE, HARDWIRED COMBINATION SMOKE/CO DETECTOR SYSTEM. PROVIDE COMPLETE WITH ALL REQUIRED DEVICES, ACCESSORIES, AND INTERCONNECTIONS. DETECTORS SHALL HAVE BATTERY BACKUP, AND ONE DETECTOR GOING OFF SHALL INITIATE ALL OTHER DETECTORS. BREAKER SERVING THIS CIRCUIT SHALL BE DEDICATED, PROVIDED WITH A RED HANDLE, AND HAVE A CIRCUIT BREAKER LOCK ON DEVICE.
5. PROVIDE ALL CONNECTIONS, AS REQUIRED, FOR DISHWASHER. THIS MAY BE A RECEPTACLE OR HARD WIRED.
6. PROVIDE ALL CONNECTIONS, AS REQUIRED, FOR GARBAGE DISPOSAL. THIS MAY BE A RECEPTACLE OR HARD WIRED. TIE INTO WALL SWITCH AT COUNTER, AS REQUIRED. LABEL SWITCH "DISPOSAL".
7. PROVIDE ALL CONNECTIONS FOR HOOD AND OVEN CONTROLS, AS REQUIRED. COORDINATE ALL REQUIREMENTS WITH ACTUAL UNIT INSTALLATION GUIDE. ASSUME THAT POWER IS REQUIRED BOTH BEHIND UNIT AND ABOVE, BEHIND HOOD. IF THE HOOD IS PLUG CONNECTED, USE THE DEDICATED MICROWAVE/HOOD CIRCUIT TO SERVE IT, TO ALLOW FOR AN ABOVE HOOD, BUILT-IN MICROWAVE.
8. MOUNT OUTLET AS REQUIRED FOR REFRIGERATOR. OUTLET SHALL BE MOUNTED ABOVE COUNTER HEIGHT, BUT CONCEALED BY REFRIGERATOR. OUTLET SHALL BE LOCATED TO ALLOW UN-PLUGGING WITHOUT COMPLETE REMOVAL OF THE REFRIGERATOR.
9. PROVIDE 208V 1P POWER TO WATER HEATER, AS REQUIRED. COORDINATE ALL WORK WITH MECHANICAL.
10. PROVIDE A WALL BOX DIMMER COMPATIBLE WITH THE LIGHTS CHOSEN AND DIMMING METHOD. COORDINATE WITH ACTUAL LIGHTS, IN THE FIELD.
11. PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, EQUAL TO WATT STOPPER PW-200. ADJUST FOR PROPER OPERATION. ASSUME NEUTRAL AND GROUND MUST BE PULLED TO THE SWITCH (THIS MAY NOT BE SHOWN ON THE DRAWINGS), AND COORDINATE INSTALLATION WITH MANUFACTURER'S LITERATURE.
12. UNIT PANELBOARD EQUAL TO SQUARE D TYPE QO. COORDINATE INSTALLATION IN WALL WITH ARCHITECT AND ALL OTHER POTENTIAL OBSTRUCTIONS. SEE UNIT PANEL SCHEDULE.
13. PROVIDE 120V POWER TO BATHROOM EXHAUST FAN.
14. EXTERIOR HEAT PUMP UNIT POWERS INTERIOR UNIT.
15. INTERIOR FAN COIL UNIT POWERED BY EXTERIOR UNIT.
16. PROVIDE 120V POWER TO SUPPLY FAN.
17. LEVITON SMART PANEL FOR LOW VOLTAGE NEEDS. PROVIDE POWER TO SMART PANEL, AS REQUIRED. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

REGISTERED PROFESSIONAL ENGINEER ALAN J. NOELLE No. E015175 Exp. 6/24 ELECTRICAL STATE OF CALIFORNIA

ANE
Alan Noelle Engineering
3639 Harbor Blvd, Suite 204
Ventura, CA 93001
phone: 805.563.5444
alan@aneng.com
Electrical Engineering Lighting Design

A23021E35.dwg 10.5.23

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL
UNIT TYPE F PLAN

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401
(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E3.5

STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		LMCC-LTI-01-E
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Project Address: TO McMurtrey Rd	Date Prepared:	

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	Buellton	04	Total Conditioned Floor Area (ft²)	21,140
02	Climate Zone	5	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	3

• Multi-family/ MF Mixed-use 4 stories

B. PROJECT SCOPE

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

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	21140	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	21140			

STATE OF CALIFORNIA
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C. COMPLIANCE RESULTS

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

	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04		05		06	07	08	09
Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)A	Area Category Additional 140.6(c)2G / 170.2(e)4Au (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	=	**Total Allowed** (Watts)	≥	Total Designed (Watts)	PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table I)	(See Table K)				(See Table F)	(See Table P)		
Conditioned		11,513	1,665		=	13,178	≥	11,951.1		= 11951.1	COMPLIES
Unconditioned					=		≥			=	
Controls Compliance (See Table H for Details)											COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

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F. INDOOR LIGHTING FIXTURE SCHEDULE

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

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change	Watts per luminaire[1]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
A/AE	LED ROUND AREA LIGHT	No	NA	25.7	Mfr. Spec	227	No	5,833.9	☐	☐
B	LED WRAP	No	NA	40	Mfr. Spec	24	No	960	☐	☐
C	LED STRIP	No	NA	41	Mfr. Spec	36	No	1,476	☐	☐
D	LED WRAP	No	NA	40.5	Mfr. Spec	6	No	243	☐	☐
E	LED 2x2 TROFFER	No	NA	39	Mfr. Spec	81	No	3,159	☐	☐
F	LED VANITY	No	NA	25	Mfr. Spec	8	No	200	☐	☐
G	LED DOWNLIGHT	No	NA	8.8	Mfr. Spec	9	No	79.2	☐	☐
					Total Designed Watts: CONDITIONED SPACES			11,951.1		

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

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

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C		
Required >= 4,000W subject to multilevel	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) / 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4C	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
CORRIDORS	Corridor	Readily Accesible	Multilevel Switch	Occupancy Sensor	NA_NotDay lit	NA_NotDay lit	No	☐	☐
LAUNDRY	Laundry	Readily Accesible	Multilevel Switch	Occupancy Sensor	NA_NotDay lit	NA_NotDay lit	No	☐	☐
MAINTENANCE	Electrical Mechancial Telephone Room	Readily Accesible	Dimmer	Occupancy Sensor	NA_NotDay lit	NA_NotDay lit	No	☐	☐
OFFICES	Office (>250 square feet)	Readily Accesible	Dimmer	Occupancy Sensor	PrimaryLT1 20NA	PrimaryLT1 20NA	No	☐	☐
LEARNING CENTER	Convention, Conference, Multipurpose and Meeting Center	Annunciated	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
COMMUNITY CENTER	Convention, Conference, Multipurpose and Meeting Center	Readily Accesible	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
KITCHENS	Kitchen/ Food Preparation	Readily Accesible	Multilevel Switch	Occupancy Sensor	NA_NotDay lit	NA_NotDay lit	No	☐	☐

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

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

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
LAUNDRY	Laundry	0.45	1,320	594	No	No
MAINTENANCE	Electrical Mechancial Telephone Room	0.4	740	296	No	No
OFFICES	Office (>250 square feet)	0.6	1,100	660	No	No
LEARNING CENTER	Convention, Conference, Multipurpose and Meeting Center	0.75	1,690	1,267.5	Yes	No
COMMUNITY CENTER	Convention, Conference, Multipurpose and Meeting Center	0.75	4,970	3,727.5	Yes	No
CORRIDORS	Corridor	0.4	10,520	4,208	No	No
KITCHENS	Kitchen/ Food Preparation	0.95	800	760	No	No
			21,140	11,513	See Tables J, or P for detail	

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J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

All areas indicated in Table I as using an additional allowance using the Area Category Method have been included in this table to calculate the additional allowance per Table 140.6-C / 170.2-M

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 or W/unit)	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
LEARNING CENTER	Convention, Conference, Multipurpose and Meeting Center	DecorativeDisplay C	0.25	1690	422.5	E	39	15	585
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
585	422.5								
COMMUNITY CENTER	Convention, Conference, Multipurpose and Meeting Center	DecorativeDisplay C	0.25	4970	1242.5	E	39	53	2067
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
2067	1242.5	1242.5							
	11								
Total Additional Allowance (Watts) CONDITIONED SPACES	1665								

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

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L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

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

This section does not apply to this project.

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

This section does not apply to this project.

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

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

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T. DWELLING UNIT LIGHTING

This table documents compliance with mandatory requirements for dwelling unit indoor lighting per 160.5(a) and 180.2(b)4A for alterations. Lighting systems in common use areas providing shared provisions for living, eating, cooking or sanitation to dwelling units that would otherwise lack these provisions may document compliance with 160.5(a) in this table or may document compliance with lighting for nonresidential occupancies in other tables of this form.

01	Indicate lighting and electrical components included in multifamily dwelling units:	☒Luminaires ☐Blank Electrical Boxes

Luminaires

	Yes	Not Applicable	Requirement
02	☒		All installed luminaires shall meet the requirements in TABLE 160.5-A except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, and non-removable lighting attached to ceiling fans; lighting internal to drawers, cabinetry, and linen closets with an efficacy of 45 lumens per watt or greater.
03	☐	☒	Screw based luminaires shall contain lamps that comply with Reference Joint Appendix JA8.
04	☒	☐	Recessed Downlight Luminaires other than those marked for use in fire-rated installations and other than recessed luminaires installed in non-insulated ceilings shall meet all of the following requirements: - Shall not contain screw base lamp sockets; and - Have a label that certifies the luminaire is airtight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing with integral light shall not be required to be certified airtight; and - Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling; and - Meet the clearance and installation requirements of California Electrical Code Section 410.116 for recessed luminaires.
05	☐	☒	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.

Lighting Controls

	Yes	Not Applicable	Requirement
06	☒		Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. Ceiling fans may provide control of integrated lighting via a remote control.
07	☒		Lighting controls shall comply with the applicable requirements of Section 110.9.
08	☒	☐	No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section160.5(a)2.

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T. DWELLING UNIT LIGHTING

09	☐	☒	An Energy Management Control System (EMCS) or a multiscene programmable controller may be used to comply with dimming, occupancy, and lighting control requirements in Section 160.5(a)2 if it provides the functionality of the specified controls in accordance with Section 110.9, and the physical controls specified in in Section 160.5(a)2A.
10	☐		In bathrooms, garages, laundry rooms, utility rooms, and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing automatic-off functionality.
11	☐	☒	For lighting internal to drawers and cabinetry with opaque fronts or doors, controls that turn light off when the drawer or door is closed shall be provided.
12	☐		Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens, and bedrooms, shall have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down OR luminaires must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Forward phase cut dimmers controlling LED light sources shall comply with NEMA SSL 7A. Ceiling fans may provide control of integrated lighting via a remote control. Lighting internal to drawers and cabinetry with opaque fronts or doors or with automatic off controls does not need to provide dimming controls.
13	☐		Integrated lighting of exhaust fans shall be controlled independently from the fans. The following shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other: - Undercabinet lighting - Undershelf lighting - Interior lighting of display cabinets - Switched outlets

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U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

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

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE		LMCC-LTI-01-E
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Project Address:	Date Prepared:	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Alan Noelle		Documentation Author Signature:	
Company: Alan Noelle Engineering		Signature Date: 4.20.23	
Address: 3639 Harbor Blvd., Suite 204		CEA / HERS Certification Identification (if applicable):	
City/State/Zip: Ventura/CA/93001		Phone: (805)563-5444	

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: Alan Noelle		Responsible Designer Signature:	
Company: Alan Noelle Engineering		Date Signed: 4.20.23	
Address: 3639 Harbor Blvd., Suite 204		License: EO15175	
City/State/Zip: Ventura/CA/93001		Phone: (805)563-5444	

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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

ANE
Alan Noelle Engineering
3639 Harbor Blvd, Suite 204
Ventura, CA 93001
phone: 805.563.5444
alan@aneng.com

Electrical Engineering Lighting Design
A23021E40.dwg 4.20.23

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL
INTERIOR TITLE 24

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E4.0

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE LMCC-LTO-01-E

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2I for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4By for outdoor lighting scopes using the prescriptive path for low-rise multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name:	Buellton Gardens	**Report Page:**	**(Page 1 of 12)**
Project Address:	10 McMurray Rd.	**Date Prepared:**	

A. GENERAL INFORMATION

01	Project Location (city)	Buellton	04	Total Illuminated Hardscape Area (ft²)	512025
02	Climate Zone	5			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☒	LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval
☐	LZ-1: Low - Rural Areas	☐	LZ-3: Moderately High - Urban Areas		
05	Occupancy Types within Project				

• Multi-family/ MF Mixed-use 4 stories

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2I / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02	
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6i or 141.0(b)2I. / 180.2(b)4Bv												Compliance Results
01		02		03		04		05	06	07		08		09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6i (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6i (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6i (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6i (See Table M)	OR Existing Power Allowance 141.0(b)2I1 / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
3,710.75	+	90	+	---	+	---	+	---	OR ---	=	3,800.75	≥	2,366.9	COMPLIES
Shielding Compliance (See Table G for Details)														COMPLIES
Controls Compliance (See Table H for Details)														COMPLIES

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

STATE OF CALIFORNIA
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CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE LMCC-LTO-01-E
Project Name: Buellton Gardens | Report Page: (Page 2 of 12)
Date Prepared:

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2I, only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
XA	LED POLE FIXTURE	☐ Linear	53	Mfr. Spec	13	New	☐	689	Provided	☐	☐
XB	LED POLE FIXTURE	☐ Linear	53	Mfr. Spec	10	New	☐	530	Provided	☐	☐
XC	LED BOLLARD	☐ Linear	18.6	Mfr. Spec	8	New	☐	148.8	NA: < 6200 lumens	☐	☐
XD	LED TWIN POLE FIXTURE	☐ Linear	106	Mfr. Spec	1	New	☐	106	Provided	☐	☐
XE	LED WEDGE	☐ Linear	22.6	Mfr. Spec	19	New	☐	429.4	NA: < 6200 lumens	☐	☐
XE1	LED WEDGE	☐ Linear	22.6	Mfr. Spec	14	New	☐	316.39	NA: < 6200 lumens	☐	☐
XF	LED POLE FIXTURE	☐ Linear	53	Mfr. Spec	2	New	☐	106	Provided	☐	☐
XG	LED SIGN LIGHT	☐ Linear	41.3	Mfr. Spec	1	New	☐	41.3	NA: < 6200 lumens	☐	☐
								Total Design Watts:	2366.9		

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*

[2] *For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*

[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*

[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

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Project Name: Buellton Gardens | Report Page: (Page 3 of 12)
Date Prepared:

G. SHIELDING REQUIREMENTS (BUG)

This table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
		Backlight Rating[1]			Uplight Rating[1]			Glare Rating (Lumens)[2]			Field Inspector	
Name or Item Tag	Complete Luminaire Description	Mounting Height[1]	Max Allowable Backlight Rating[1]	Backlight Rating Per Design	Lighting type	Max Allowable Uplight Rating[1]	Uplight Rating Per Design	Mounting Height[1]	Max Allowable Glare Rating[1]	Glare Rating Per Design	Pass	Fail
XA	LED POLE FIXTURE	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	2 MH from property line	G2	G2	☐	☐
XB	LED POLE FIXTURE	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	2 MH from property line	G2	G2	☐	☐
XD	LED TWIN POLE FIXTURE	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	2 MH from property line	G2	G2	☐	☐
XF	LED POLE FIXTURE	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	2 MH from property line	G2	G2	☐	☐

[1] *FOOTNOTES: Mounting Height is labeled MH in this table.*

[2] *Authority Having Jurisdiction may ask for cushions or other documentation to confirm compliance of light source.*

[3] *BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.*

STATE OF CALIFORNIA
Outdoor Lighting
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CERTIFICATE OF COMPLIANCE LMCC-LTO-01-E
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Date Prepared:

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2I. only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Pass	Fail

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit.

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
WALKWAYS AND PARKING: "XA"	Astronomical Timer	Provided	Provided	☐	☐
WALKWAYS AND PARKING: "XB"	Astronomical Timer	Provided	Provided	☐	☐
WALKWAYS AND PARKING: "XC"	Astronomical Timer	Provided	NA: Each Luminaire < 40 Watts	☐	☐
WALKWAYS AND PARKING: "XD"	Astronomical Timer	Provided	Provided	☐	☐
WALKWAYS AND PARKING: "XE"	Astronomical Timer	Provided	NA: Each Luminaire < 40 Watts	☐	☐
WALKWAYS AND PARKING: "XE"	Astronomical Timer	Provided	NA: Facade, etc. <=24 ft	☐	☐
WALKWAYS AND PARKING: "XE1"	Astronomical Timer	Provided	NA: Facade, etc. <=24 ft	☐	☐
WALKWAYS AND PARKING: "XF"	Astronomical Timer	Provided	NA: Facade, etc. <=24 ft	☐	☐
WALKWAYS AND PARKING: "XG"	Astronomical Timer	Provided	NA: Signage	☐	☐

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H. OUTDOOR LIGHTING CONTROLS

Outdoor Lighting Controlled from Inside Multifamily Dwelling Units

01	02	03	04
Space Name	Compliant Light Sources[1,2] 160.5(a)1	Mandatory Controls 160.5(a) Shut-Off	Recessed Downlights[3] 160.5(a)1C
none	NA: Night, step or path light < 5W	Manual + Astrm. Time-switch	*i. Shall not contain screw base lamp sockets; and ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing with integral light shall not be required to be certified airtight; and iii. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling; and iv. Meet the clearance and installation requirements of California Electrical Code Section 410.116 for recessed luminaires; and v. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.*

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*

[2] *Authority Having Jurisdiction may ask for cushions or other documentation to confirm compliance of light source.*

[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

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Date Prepared:

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Calculated General Hardscape Lighting Power Allowance per Table 170.2-R for Multifamily & Multifamily Mixed-Use

01				02	03	04	05
					Area Wattage Allowance (AWA)		
Area Description					Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)
WALKWAYS AND PARKING					512025	0.03	3360.75
[1]FOOTNOTES: Number of entrances to parking areas, trail heads, fee payment kiosks, outhouses and toilet facilities on site where lighting is within project scope.					**Initial Wattage Allowance for Entire Site (Watts):**		350
					Instances of Initial Wattage Allowance (L2 0 only)[2]		
					Total General Hardscape Allowance (Watts):		3710.75

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Project Name: Buellton Gardens | Report Page: (Page 7 of 12)
Date Prepared:

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit.

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
WALKWAYS AND PARKING: "XA"	Astronomical Timer	Provided	Provided	☐	☐
WALKWAYS AND PARKING: "XB"	Astronomical Timer	Provided	Provided	☐	☐
WALKWAYS AND PARKING: "XC"	Astronomical Timer	Provided	NA: Each Luminaire < 40 Watts	☐	☐
WALKWAYS AND PARKING: "XD"	Astronomical Timer	Provided	Provided	☐	☐
WALKWAYS AND PARKING: "XE"	Astronomical Timer	Provided	NA: Each Luminaire < 40 Watts	☐	☐
WALKWAYS AND PARKING: "XE"	Astronomical Timer	Provided	NA: Facade, etc. <=24 ft	☐	☐
WALKWAYS AND PARKING: "XE1"	Astronomical Timer	Provided	NA: Facade, etc. <=24 ft	☐	☐
WALKWAYS AND PARKING: "XF"	Astronomical Timer	Provided	NA: Facade, etc. <=24 ft	☐	☐
WALKWAYS AND PARKING: "XG"	Astronomical Timer	Provided	NA: Signage	☐	☐

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE LMCC-LTO-01-E
Project Name: Buellton Gardens | Report Page: (Page 8 of 12)
Date Prepared:

G. SHIELDING REQUIREMENTS (BUG)

This table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
		Backlight Rating[1]			Uplight Rating[1]			Glare Rating (Lumens)[2]			Field Inspector	
Name or Item Tag	Complete Luminaire Description	Mounting Height[1]	Max Allowable Backlight Rating[1]	Backlight Rating Per Design	Lighting type	Max Allowable Uplight Rating[1]	Uplight Rating Per Design	Mounting Height[1]	Max Allowable Glare Rating[1]	Glare Rating Per Design	Pass	Fail
XA	LED POLE FIXTURE	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	2 MH from property line	G2	G2	☐	☐
XB	LED POLE FIXTURE	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	2 MH from property line	G2	G2	☐	☐
XD	LED TWIN POLE FIXTURE	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	2 MH from property line	G2	G2	☐	☐
XF	LED POLE FIXTURE	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	2 MH from property line	G2	G2	☐	☐

[1] *FOOTNOTES: Mounting Height is labeled MH in this table.*

[2] *Authority Having Jurisdiction may ask for cushions or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per 130.2(b)/ 160.5(c)*

[3] *BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE LMCC-LTO-01-E
Project Name: Buellton Gardens | Report Page: (Page 9 of 12)
Date Prepared:

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
		CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
Area Description	Application per Table 140.7-B[1]	# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
ENTRANCES	Building Entrance/Exit	6	15	90	XE	22.6	6	135.6	90
					Total Design Watts for this Area			135.6	
					Total Allowance (Watts) All Areas:				90

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*

[2] *The Allowance per Location for 40Ws is 100W for the first 40W and 35W for each additional per Table 140.7-B /Table 170.2-S.*

[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE LMCC-LTO-01-E
Project Name: Buellton Gardens | Report Page: (Page 10 of 12)
Date Prepared:

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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

Form/Title
LMCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

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

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE LMCC-LTO-01-E
Project Name: Buellton Gardens | Report Page: (Page 12 of 12)
Project Address: | Date Prepared:

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Alan Noelle	Documentation Author Signature:	
Company:	Alan Noelle Engineering	Signature Date:	4.20.23
Address:	3639 Harbor Blvd, Suite 204	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Ventura/CA/93001	Phone:	(805)563-5444

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 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:	Alan Noelle	Responsible Designer Signature:	
Company:	Alan Noelle Engineering	Date Signed:	4.20.23
Address:	3639 Harbor Blvd , Suite 204	License:	EO15175
City/State/Zip:	Ventura/CA/93001	Phone:	(805)563-5444

Registration Number: | Generated Date/Time: | Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance | Report Version: 2022.0.000 Schema Version: rev 20220101 | Compliance ID: 102070-0423-0010 Report Generated: 2023-04-20 11:33:50

ARCHITECTURE
GREG RAVATT, AIA
MECHANICAL, ELECTRICAL
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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

ANE
Alan Noelle Engineering
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Electrical Engineering Lighting Design
A23021E41.dwg 4.20.23

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
ELECTRICAL
EXTERIOR TITLE 24

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E4.1

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings and 160.6 and 160.9 for electrical systems in newly constructed low-rise multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For low-rise multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4Bvii	
Project Name: Buellton Gardens	**Report Page:** (Page 1 of 6)
Project Address: 10 McMurray Rd.	**Date Prepared:**

A. GENERAL INFORMATION

01	Project Location (city)	Buellton	02	Climate Zone	5
			03	Occupancy Types Within Project:	Multi-family/ MF Mixed-use <4 stories

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
1600A, 120/208V, 3P4W	New electrical service equipment and meter	576	☒	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☒

Registration Number: | Generated Date/Time: | Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance | Report Version: 2022.0.000 Schema Version: rev 20220101 | Compliance ID: 102070-0423-0008 Report Generated: 2023-04-20 11:32:38

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
Project Name: Buellton Gardens	**Report Page:** (Page 2 of 6)
	Date Prepared:

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

1600A, 120/208V, 3P4W	New electrical service equipment and meter	576	☒	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☒

[1] *FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.*
[2] *If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.*
[3] *Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.*

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND		AND	Yes	AND	Yes	Yes	COMPLIES with Exceptional Conditions

D. EXCEPTIONAL CONDITIONS

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

Table B indicates the project is exempt from 130.5(a) Service Electrical Metering requirements because the utility company has provided the project a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

Registration Number: | Generated Date/Time: | Documentation Software: Energy Code Ace

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STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
Project Name: Buellton Gardens	**Report Page:** (Page 3 of 6)
	Date Prepared:

E. ADDITIONAL REMARKS

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

F. SERVICE ELECTRICAL METERING

This section does not apply to this project.

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This section does not apply to this project.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Pii/ 180.2(b)4Bviic.

01	02				03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method				Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
							Pass	Fail
1600A, 120/208V, 3P4W	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	Attached		☐	☐
1600A, 120/208V, 3P4W	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	Attached		☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*

[1] *FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".*

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STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
Project Name: Buellton Gardens	**Report Page:** (Page 4 of 6)
	Date Prepared:

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(d)/ 160.6(d).. Both controlled and uncontrolled receptacles must be provided in office areas, lobbies, conference rooms, kitchen areas in office spaces, copy rooms and hotel/motel guest rooms.

01	02	03	04	05	06	07	
Room name or Description	Location/ Type of Controlled Receptacles[1]	Shut-Off Controls	Demand Responsive Controls	Permanent Durable Marking Will be Used	Location of Requirements in Construction Documents	Field Inspector	
						Pass	Fail
OFFICES	Split-wired receptacle Within 6ft of uncontrolled AND Split-wired receptacle	Occupancy Sensor	Included w capabilities per 110.12(e)	☒	E2.3	☐	☐

** NOTES: If "Other*" is selected under Shut-Off Controls above, please indicate how compliance has been achieved in the space provided below.*

[1] *FOOTNOTES: Receptacles dedicated to refrigerators and water dispensers in kitchens, located a minimum of 6ft above the floor specifically for clocks, network copiers, fax machines, A/V and data equipment other than personal computers in copy rooms, circuits rated more than 20 Amps, or connected to a UPS that are intended to be in continuous use and are marked to differentiate them from other receptacles or circuits are excepted from the requirements. .*

J. ELECTRIC READY BUILDINGS

This table includes electrical system requirements that must be met when using gas or propane heating, cooking or clothes drying in multifamily occupancies to demonstrate compliance with 160.9.

01	Systems serving multifamily occupancy that use gas or propane include:	☐	Furnaces serving individual dwelling units	☒	Cooktops serving individual dwelling units	☐	Clothes dryers serving individual dwelling units	☐	Clothes dryers in common areas	☐	None of these

Gas/ Propane Cooktops Serving Individual Dwelling Units

	Yes	Requirement
04	☒	A dedicated 240 volt branch circuit shall be installed within 3 feet from the cooktop and accessible to the cooktop with no obstructions. The branch circuit shall be rated at 50 amps minimum. The blank cover shall be identified as "240V ready". All electrical components shall be installed in accordance with the California Electrical Code.
05	☒	The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electric cooktop installation. The reserved space shall be permanently marked as "For Future 240V use".

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STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
Project Name: Buellton Gardens	**Report Page:** (Page 5 of 6)
	Date Prepared:

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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

Form/Title
LMCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

Registration Number: | Generated Date/Time: | Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance | Report Version: 2022.0.000 Schema Version: rev 20220101 | Compliance ID: 102070-0423-0008 Report Generated: 2023-04-20 11:32:38

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
Project Name: Buellton Gardens	**Report Page:** (Page 6 of 6)
Project Address:	**Date Prepared:**

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Alan Noelle	Documentation Author Signature: Alan J. Noelle
Company: Alan Noelle Engineering	Signature Date: 4.20.23
Address: 3639 Harbor Blvd., Suite 204	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Ventura/CA/93001	Phone: (805)534-5444

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 for occupancy.

Responsible Designer Name: Alan Noelle	Responsible Designer Signature: Alan J. Noelle
Company: Alan Noelle Engineering	Date Signed: 4.20.23
Address: 3639 Harbor Blvd., Suite 204	License: E015175
City/State/Zip: Ventura/CA/93001	Phone: (805)563-5444

REGISTERED PROFESSIONAL ENGINEER ALAN J. NOELLE No. E015175 Exp. 6/24 ELECTRICAL STATE OF CALIFORNIA

ANE
Alan Noelle Engineering
3639 Harbor Blvd, Suite 204
Ventura, CA 93001
phone: 805.563.5444
alan@aneng.com

Electrical Engineering Lighting Design
A23021E42.dwg 4.20.23

RA ARCHITECTS & ENGINEERS
ARCHITECTURE
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MECHANICAL, ELECTRICAL
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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023

SEAL

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

ELECTRICAL

SERVICE TITLE 24

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: AUGUST 18, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

E4.2

PLANNING COMMISSION RESOLUTION NO. 22-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING THE MITIGATED NEGATIVE DECLARATION (22-MND-01) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BUELLTON GARDEN APARTMENTS PROJECT LOCATED AT 10 MCMURRAY ROAD, ASSESSOR'S PARCEL NUMBER 137-200-087 AND MAKING RELATED FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

BE IT RESOLVED by the Planning Commission of the City of Buellton as follows:

WHEREAS, People's Self Help Housing, property owner, and Allicia King, agent, (collectively "Applicant") have filed an application for approval of a **Final Development Plan (21-FDP-01) and Tentative Parcel Map (31063)** to allow the construction of an 89-unit affordable multi-family housing development (the "Application") on a 3.06 acre parcel located at 10 McMurray Road (APN 137-200-087) in the City of Buellton within the General Commercial "CR" Zone on a portion of Affordable Housing Overlay Zone Site IX (the "Site"); and,

WHEREAS, in accordance with the requirements of the California Environmental Quality Act, California Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.,* and the Environmental Impact Report Guidelines of the City of Buellton (collectively, "CEQA"), the Planning Director of the City of Buellton has prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for the Application (the "Initial Study/Mitigated Negative Declaration"); and,

WHEREAS, the Initial Study/Mitigated Negative Declaration dated October 2022 was circulated for public and agency review and comment from October 14, 2022 through, and including November 14, 2022. Copies of the Initial Study/Mitigated Negative Declaration were made available to the public at the Planning Department on October 13, 2022, and the Initial Study/Mitigated Negative Declaration was distributed to interested parties and agencies. On October 13, 2022, a Notice of Availability of the Initial Study/Mitigated Negative Declaration, including the time and place of the Planning Commission meeting to review the Application and Initial Study/Mitigated Negative Declaration was published in the local newspaper and posted in two public locations; and,

WHEREAS, one email comment letter from the Santa Barbara County Air Pollution Control District (SBAPCD) was received during the circulation period of October 14, 2022 through November 14, 2022. SBAPCD had no comments on the Initial Study/Mitigated Negative Declaration, but had suggested conditions of approval which were included for the Project; and,

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level; and,

WHEREAS, in accordance with the requirements of CEQA, a mitigation monitoring and reporting program ("Exhibit B - Mitigation Monitoring and Reporting Program") has been prepared for the project represented in the Application for consideration by the Planning Commission; and,

WHEREAS, the Initial Study/Mitigated Negative Declaration (Exhibit A to this Resolution No. 22-11) and related Mitigation Monitoring and Reporting Program (Exhibit B) for the Project are, by this reference, incorporated into this Resolution as if fully set forth herein; and,

WHEREAS, the Initial Study/Mitigated Negative Declaration and all related environmental documents forming the basis for the Initial Study/Mitigated Negative Declaration and Resolution are located in, and in the custody of, the Planning Department, City of Buellton; and,

WHEREAS, on November 17, 2022, the Planning Commission of the City of Buellton conducted a duly noticed public meeting in connection with the Application and the Initial Study/Mitigated Negative Declaration and considered all evidence, oral and written; and,

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Resolution.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BUELLTON DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution, including all comment letters.

SECTION 2. The Planning Commission does hereby make the following findings: (1) it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record, including comment letters received, and has considered the information contained therein, prior to acting upon or approving the Application; (2) the Initial Study/Mitigated Negative Declaration prepared for the Application has been completed in compliance with CEQA; and (3) the Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the Planning Commission.

SECTION 3. The Planning Commission hereby approves the Mitigated Negative Declaration and adopts the related Mitigation Monitoring and Reporting Program prepared for the Application.

SECTION 4. The Planning Commission Secretary shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 17th day of November 2022.

Patty Hammel, Chair

Clare Barcelona, Planning Commission Secretary

Exhibit A – Initial Study / Mitigated Negative Declaration
Exhibit B – Mitigation Monitoring and Reporting Program

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS
CITY OF BUELLTON)

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 22-11 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 17th day of November 2022, by the following vote, to wit.

AYES:	(5)	Commissioners Bob Blokdyk, Aaron Liggett, Marcilo Sarquilla, Vice Chair Art Mercado and Chair Patty Hammel
NOES:	(0)	
ABSENT:	(0)	
NOT VOTING:	(0)	

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of November 2022.

Clare Barcelona
Planning Commission Secretary

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
GREG RAVATT, AIA

MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
CONDITIONS OF APPROVAL

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

COA-1

PLANNING COMMISSION RESOLUTION NO. 22-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A FINAL DEVELOPMENT PLAN (21-FDP-01) AND TENTATIVE PARCEL MAP (31063) FOR THE BUELLTON GARDEN APARTMENTS, AN 89-UNIT AFFORDABLE APARTMENT PROJECT LOCATED AT 10 MCMURRAY ROAD, ASSESSOR'S PARCEL NUMBER 137-200-087, AND MAKING FINDINGS IN SUPPORT THEREOF

BE IT RESOLVED by the Planning Commission of the City of Buellton as follows:

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by People's Self Help Housing, applicant, and Allicia King, agent, hereinafter referred to as "Applicant", requesting approval to develop the Buellton Garden Apartments Project, an 89-unit affordable multi-family housing development, processed under Senate Bill 330, on a 3.06-acre site located at 10 McMurray Road (APN 137-200-087). The site has a General Plan designation of General Commercial (zoned CR – General Commercial), with an Affordable Housing Overlay Zone (AHOZ), within a portion of AHOZ Site IX.

SECTION 2: The proposed Project consists of:

A. Final Development Plan (21-FDP-01): The FDP accommodates the development of two 3-story buildings with interior courtyards, parking areas with 148 spaces, associated landscaping, and utility work. Building A has a footprint of 22,683 square feet, and consists of 44 one-, two- and three-bedroom units, a 4,230 square foot community room and kitchen and 1,345 square foot learning center and kitchen to be used by residents only, and three offices to be used by People's Self Help Housing property management and services coordinators. The interior courtyard of Building A includes shaded seating areas, BBQ and picnic tables, a half basketball court, and play structure. Building B has a footprint of 15,263 square feet, and consists of 45 one-, two- and three-bedroom units. The interior courtyard of Building B includes an open grassy area which doubles as a fire lane, shaded seating areas, BBQ and picnic tables.

B. Tentative Parcel Map (TPM 31063): A Tentative Parcel Map to split parcel 137-200-087 into two separate parcels in order to develop the two buildings in separate phases. Phase 1 will consist of the construction of Building A, associated interior courtyard, parking area with 101 spaces, and site and utility work. Phase 2 will consist of the construction of Building B, associated interior courtyard, and parking area with 47 spaces.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

A. Record. Prior to rendering a decision on the Project, the Planning Commission considered the following:

1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on November 17, 2022 ("PC Public Hearing").
2. All oral, written and visual materials presented in conjunction with that certain PC Public Hearing.
3. The following informational documents, which by reference, are incorporated herein:
   a. The project file for 22-FDP-01 and TPM 31063 and the set of project plans dated September 1, 2022 (Final Development Plan) and April 8, 2022 (Tentative Parcel Map).
   b. The staff report dated November 17, 2022.
   c. The Initial Study and Mitigated Negative Declaration for the project (21-MND-01), dated October 2022.

B. Public Review. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:

1. A notice of PC Public Hearing was published in a newspaper of general circulation on November 3, 2022 (the "PC Public Notice"), a minimum of 10 days in advance of the PC Public Hearing conducted on November 17, 2022.
2. The PC Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on November 3, 2022, a minimum of 10 days in advance of the PC Public Hearing.
3. The PC Public Notice was posted in two public locations on November 3, 2022, a minimum of 10 days in advance of the PC Public Hearing.

C. Environmental Review. Pursuant to the California Environmental Quality Act (CEQA), the Initial Study/Mitigated Negative Declaration was circulated for public and agency review and comment on October 14, 2022 through, and including, November 14, 2022. Copies of the Initial Study/Mitigated Negative Declaration were made available to the public at the Planning Department on October 13, 2022, and the Initial Study/Mitigated Negative Declaration was distributed to interested parties and agencies. On October 13, 2022, a Notice of Availability of the Initial Study/Mitigated Negative Declaration, including the time and place of the Planning Commission meeting to review the Application and Initial Study/Mitigated Negative Declaration was published in the local newspaper and posted in two public locations. Findings for the CEQA document are included in Planning Commission Resolution 22-11. Planning Commission Resolution 22-11 was adopted prior to the consideration of Planning Commission Resolution 22-12.

D. Consistency Declarations. Based on (i) the evidence presented in the project file (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the PC Public Hearing, the Planning Commission does hereby declare as follows:

1. Final Development Plan.

a. Findings:

i. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed because the project site is appropriately designated for such uses under the City's General Plan, zoning is consistent, and the proposed site improvements and conditions of approval allow for adequate circulation around and through the site as determined by the City Engineer and Traffic Study dated October 25, 2021.

ii. No adverse impacts have been identified with this project through the incorporation of the mitigation measures from the Mitigated Negative Declaration that have been made conditions of approval.

iii. That streets are adequate and properly designed pursuant to the requirements of the City Engineer and the Traffic Study. The Fire Department has approved the circulation system from a Fire Department perspective.

iv. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the Project. The Public Works Department is able to provide water and sewerage service to the Project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has made no comments on the Project.

v. That the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding

area. The Project site is zoned for General Commercial with an Affordable Housing Overlay, and the project proposes multi-family affordable housing. Surrounding land uses are commercial, open space, and non-conforming single-family residential. With the project conditions of approval for residential development near commercial uses, the proposed Project is expected to be compatible with the surrounding area.

vi. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, and the granting of requests under the State Density Bonus Law, the project complies with both the General Plan and Title 19 (Zoning).

vii. That the project will not conflict with any easements required for public access through, or use of, a portion of the property as none exist on this property. As a condition of approval, the Applicant will grant an easement for the River Trail on the adjacent southern parcel, with access to the trail on the project site.

viii. That the proposed development is in conformance with the Agrarian architectural style as described in the Community Design Guidelines as reviewed by the City's contracted architect.

2. Tentative Parcel Map.

a. Findings:

i. The proposed subdivision, including its design and improvements, is consistent with the General Plan.

ii. The site is physically suitable for the type of development proposed, as the project site is relatively flat, and proposed site improvements and conditions of approval allow for adequate circulation around and through the site as determined by the City Engineer and Traffic Study.

iii. The site is physically suitable for the proposed density of development, as the project density is consistent with the General Plan and Title 19 (Zoning).

iv. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat, as supported by the analysis of Biological Resources in the Project's Initial Study / Mitigated Negative Declaration.

v. The design of the subdivision or the proposed improvements will not likely cause serious public health problems, as supported by the analysis of Air Quality, Noise, and Hazards & Hazardous Materials in the project's Initial Study / Mitigated Negative Declaration.

vi. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision; or that substantially equivalent alternate easements are provided. A public access easement will be granted for the cul-de-sac, which is off-set onto an adjacent property. A reciprocal access and parking easement will be granted for the private internal roads and parking areas between the two proposed parcels in the new subdivision. A utility easement will also be granted for water and sewer (public) and drainage (private) along the internal drive aisle loop.

vii. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

viii. Proposed street names are consistent with the types of names used elsewhere in the community and, where applicable, are logical extensions of those existing in the area of the subdivision. Addressing and street name applications will be required to be approved by the Planning and Fire Departments prior to Zoning Clearance issuance.

ix. The proposed subdivision is consistent with all applicable provisions of this title, and the Buellton zoning ordinance, including, but not limited to, minimum lot area requirements, any other applicable provisions of this code, and the Subdivision Map Act.

x. It is in the interest of the public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding area, to require the construction of road improvements within a specified time after recordation of the parcel map, where road improvements are required. An off-set cul-de-sac will be constructed to the satisfaction of the City Engineer, along with bicycle lanes and sidewalk improvements.

xi. The proposed subdivision, fronting upon the Santa Ynez River, provides reasonable public access in compliance with Chapter 4, Article 3.5 of the Map Act. The Project will be required to record a public access easement for the River Trail improvements on the adjacent southern parcel, with access to the trail provided on the project site.

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby approves the Final Development Plan (21-FDP-01) and Tentative Parcel Map (TPM 31063).

PASSED, APPROVED and ADOPTED this 17th day of November 2022.

Patty Hammel, Chair

ATTEST:

Clare Barcelona
Planning Commission Secretary

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) SS
CITY OF BUELLTON)

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the foregoing Resolution No. 22-12 was duly approved by the Planning Commission of the City of Buellton at a meeting held on the 17th day of November 2022, by the following vote, to wit.

AYES:	(5)	Commissioners Bob Blokdyk, Aaron Liggett, Marcilo Sarquilla, Vice Chair Art Mercado and Chair Patty Hammel
NOES:	(0)	
ABSENT:	(0)	
NOT VOTING:	(0)	

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of November, 2022.

Clare Barcelona
Planning Commission Secretary

RA ARCHITECTS & ENGINEERS

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GREG RAVATT, AIA
MECHANICAL, ELECTRICAL
JIM ALBRECHT, PE

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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED 26808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
CONDITIONS OF APPROVAL

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

COA-2

CONDITIONS OF APPROVAL

BUELLTON GARDEN APARTMENTS PROJECT
FINAL DEVELOPMENT PLAN 21-FDP-01
TENTATIVE PARCEL MAP 31063

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description and conditions of approval set forth below. **The Project Description is as follows:** This Project is a request by People's Self Help Housing (the "Applicant") for a **Final Development Plan (21-FDP-01)** for an 89-unit affordable multi-family apartment complex with two 3-story buildings with interior courtyards, parking areas with 148 spaces, associated landscaping, and site and utility work and **Tentative Parcel Map (31063)** to split parcel 137-200-087 into two parcels in order to develop the two buildings in separate phases (the "Project"). The currently vacant 3.06 acre property is located at 10 McMurray Road, and includes one parcel (Assessor's Parcel Number 137-200-087) (the "Property"). The project plans that are included in this approval are dated September 1, 2022 (Final Development Plan) and April 8, 2022 (Tentative Parcel Map).

   Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.

2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.

3. **Print & Illustrate Conditions on Plans.** All conditions of approval shall be printed in their entirety on applicable pages of final development, grading and construction plans submitted to the City.

4. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.

   a. **"Applicant"** means People's Self Help Housing, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.

   b. **"Building Department"** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.

   c. **"City"** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.

   d. **"County"** means the County of Santa Barbara.

   e. **"Environmental Monitor"** means person or personnel of the City assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The City has discretion to determine the qualifications of the Environmental Monitor, the number of monitors needed and the disciplines of the monitors, their duties and the arrangements for compensation

   f. **"Final Building Inspection Clearance"** means acknowledgement by the Building Department that construction of the Project has been completed in full compliance with plans and specifications approved by the City and the Building Department. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.

   g. **"Fire Department"** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of special district.

   h. **"Mitigation Measures"** means conditions and measures required to mitigate environmental effects of the Project as identified in General Plan Update EIR in connection with the Project under the provisions of the California Environmental Quality Act of 1970, as applicable.

   i. **"Entitlement"** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.

   j. **"Project"** means and includes all of the actions described in the Project description above.

   k. **"Project Inspection"** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.

   l. **"Project Manager"** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.

   m. **"Property"** means the land and improvements identified in the Project Description.

   n. **"Property Owner"** means People's Self Help Housing, and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.

   o. **"Retained Monitor"** means person or personnel of the Applicant assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The Retained Monitor must be qualified in his or her respective field and their appointment/retention is subject to approval by the City. For instance, the Retained Monitor assigned to verify compliance with cultural resources Mitigation Measures should be an archaeologist or a person trained to identify cultural resources and who is acceptable to the City.

   p. **"Zoning Clearance"** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.

5. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement

purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.

6. **Indemnity.** The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, arising from or in connection with the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project, including but not limited to writ proceedings, claims for inverse condemnation, personal injury, property damage, and/or breach of a mandatory duty, challenges under the California Environmental Quality Act, and/or any action that attacks, challenges, or seeks to set aside, void, or annul all or any part of the approvals, decisions, or actions concerning the Project. City shall promptly notify the applicant of any Action brought and request that the applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense.

7. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.

8. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.

9. **Compliance Costs.** All projects are subject to Project Inspection that is funded under existing permit fees. This condition shall serve as implementation of the Mitigation Monitoring and Reporting Program for the Mitigation Measures as well as the general conditions of approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses

incurred by the City and/or City contractors for permit condition implementation, reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable City ordinances. Any staff time spent in excess of the Applicant's current deposit will be billed to the Applicant and the Applicant shall reimburse City within 30 days of invoicing by City.

10. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.

11. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.

12. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City.

13. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.

14. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. ENVIRONMENTAL MITIGATION MEASURES

Biological Resources

15. **BIO-1(a): Native Plant Species.** Incorporate native plant species in project landscaping. Plant species that could be used include ceanothus, coyote brush, sweet pea, lupine, willows, sages, and blackberry. ***Monitoring:*** The Applicant shall incorporate native plant species in project landscaping plans provided to the Planning Department prior to Zoning Clearance issuance.

16. **BIO-1(b): Special Wildlife Species Avoidance**. Conduct all initial grading and vegetation removal for project construction during the dry season, between April 15th and November 15th.

    If initial construction phases cannot be conducted during this time frame, erect a temporary wildlife exclusion fence around the southern property line prior to any site grading, and monitor for trapped special-status wildlife species. The fence shall be composed of an Ertec Environmental Systems E-Fence with overhanging climbing barrier, or similar material. The fence shall be installed into the ground at a depth of at least 6 inches. The ground surface shall be compacted up against the edge of the fence on both sides, leaving no gaps in which animals could enter and be undetectable. In some cases, fill material such as coarse sand may be needed to ensure there are no gaps. Construction should not commence until the wildlife exclusion fence installation has been installed. A qualified biological monitor shall be present to oversee the installation of the fence, and to conduct daily pre-activity surveys and monitor surface disturbance until all vegetation within the work area has been removed. In addition, if at least 0.25 inch of rainfall is received while initial site disturbance activities are occurring, the qualified biologist shall survey the entire work site prior to the start of construction the following day. No construction activities would be permitted if rainfall is forecast for at least 0.25 inches, until the site is completely cleared of vegetation and graded. If any federally listed species are found, the USFWS and City shall be contacted and work delayed until clearance is given. The temporary exclusion fence shall be maintained regularly and remain in place until all ground disturbance and grading activities have been completed.

    Monitoring: The Applicant shall provide evidence of the grading and vegetation removal schedule to the Planning and Engineering Departments. If grading and vegetation removal will fall outside of April 15th to November 15th, the Applicant shall provide on the project plans, the location and specifications of the required fencing prior to Grading Permit issuance. Applicant shall furnish to the Planning Department, evidence of a qualified biological monitor present onsite to oversee the installation of the fence and to conduct surveys as described, and verification that no construction activities would be permitted if rainfall is forecast for at least 0.25 inches, until the site is completely cleared of vegetation and graded. If necessary, the Planning and/or Engineering Department shall conduct inspections to ensure compliance.

17. **BIO-1(c): Preconstruction Wildlife Survey.** Conduct a preconstruction wildlife survey and avoid construction in any areas with special-status wildlife species. Immediately prior to the start of vegetation removal or grading, a qualified biologist shall survey all temporary and permanent impact areas for special-status wildlife species, such as Blainville's horned lizard, northern California legless lizard, and other wildlife species. Surveys should include raking through leaf litter and searching under cover objects. Construction activities can begin once it has been determined that there are no special-status wildlife species within impact

areas. If any special-status wildlife species are found within the impact area or would otherwise be at risk during construction, work activities shall be delayed in that particular area and the animal allowed to leave the work zone on its own volition. The biologist shall monitor the area to determine when individuals of special-status species have left and work can commence. If any federally listed species are found, the USFWS and City shall be contacted and work delayed until clearance is given. ***Monitoring:*** The Applicant shall provide results of the survey to the Planning Department. The survey shall be conducted by a qualified biologist. The Planning and Engineering Departments will verify compliance prior to grading permit issuance.

18. **BIO-1(d): Worker Environmental Awareness Program.** Prepare and present a Worker Environmental Awareness Program. A qualified biologist shall prepare a Worker Environmental Awareness Program that will be presented to all project personnel. This program shall detail measures to avoid and minimize impacts on biological resources. It shall include a description of special-status species potentially occurring on the project site and their natural history; the status of the species and their protection under environmental laws and regulations; and, the penalties for take. Recommendations shall be given as to actions to avoid take should a special-status species be found on the project site. ***Monitoring:*** The Applicant shall provide verification to the Planning and Engineering Departments that a Worker Environmental Awareness Program has been implemented by a qualified biologist prior to grading activities.

19. **BIO-1(e): Trench and Excavation Escapes for Wildlife.** All steep walled trenches and excavations shall have an escape ramp for wildlife, or conduct daily pre-activity surveys of all excavations and trenches that are left open overnight. All excavations shall have earthen escape ramps installed to allow wildlife to climb out, but should also be searched by construction personnel each morning to ensure that no wildlife remain prior to the start of work each day. If any excavations cannot have an escape ramp created and are left open overnight, a qualified biologist shall inspect open trenches each day prior to the start of work. If any special-status animal species are found, appropriate authorizations shall be obtained from CDFW and/or USFWS to remove the animal(s) from the project site and relocate to suitable habitat away from project activities. Work shall be halted until the entrapped animal has been relocated or is allowed to escape on its own. ***Monitoring:*** The Applicant shall provide evidence to the Planning and Engineering Departments that all steep walled trenches and excavations have an escape ramp for wildlife, or daily pre-activity surveys are conducted of all excavations and trenches that are left open overnight, and if necessary, the Planning and/or Engineering Department shall conduct inspections to ensure compliance.

20. **BIO-2: Preconstruction Nesting Bird Survey.** Conduct a preconstruction nesting bird survey if initial construction activities take place during the nesting

season (February 1st to August 31st) and avoid active nests. A qualified biologist shall conduct a preconstruction survey for nesting birds within ten (10) days before the initiation of construction. Surveys shall include the Annual Grassland habitat and all trees and shrubs on the property. Any nests identified shall be monitored to determine if they are active. If no active nests are found, construction may proceed. If an active nest is found within 50 feet of the construction area (250 feet for raptors), the biologist, in consultation with the City and California Department of Fish & Wildlife needed, shall determine the extent of a buffer to be established around the nest. The buffer will be delineated with flagging, and no work shall take place within the buffer area until the young are no longer reliant on the nest, as determined by the qualified biologist. ***Monitoring:*** The Planning Department will verify that a preconstruction nesting bird survey is completed if initial construction activities take place during the nesting season (February 1st to August 31st).

21. **BIO-3: Exterior Lighting.** Orient all lighting away from the direction of the Santa Ynez River corridor. Project designers shall follow current City policies related to night lighting and plan to install lighting that is not directed to the south at the river. This can be accomplished through use of directional lights, emphasis on ground-level lighting, or other methods consistent with City policies. ***Monitoring:*** The Planning Department will verify that all lighting is oriented away from the direction of the Santa Ynez River corridor, shown on the plans prior to Zoning Clearance issuance and as installed at the Final Inspection.

22. **BIO-4: Erosion and Sediment Control.** Install appropriate erosion and sediment controls and measures following the project engineer's guidance to prevent pollution of offsite habitats. The following BMPs are required to be implemented during and after the construction phases of the project:

    a. If possible, the potential for erosion and sedimentation shall be minimized by scheduling construction to occur outside of the rainy season, which is typically defined in this area as November 15 through April 15.

    b. To minimize site disturbance, all construction related equipment shall be restricted to established roads, construction areas, and other designated staging areas.

    c. A Sediment and Erosion Control Plan, or similar document, shall be required by the City. The use of silt fence, straw wattles and other appropriate techniques should be employed to protect the Santa Ynez River off the property. All sediment and erosion control measures shall be installed per the engineer's requirements.

    d. Spill kits shall be maintained on the site, and a Spill Response Plan shall be in place.

RA ARCHITECTS & ENGINEERS

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DATE: OCTOBER 13, 2023
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

COA-3

e. No vehicles or equipment shall be refueled within 100 feet of the top of terrace along the river unless a bermed and lined refueling area is constructed. No vehicles or construction equipment shall be stored overnight within 100 feet of the top of terrace unless drip pans or ground covers are used. All equipment and vehicles should be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Construction staging areas should attain zero discharge of stormwater runoff from leaving the site.

f. No concrete washout shall be conducted on the site outside of an appropriate containment system. Washing of equipment, tools, etc. should not be allowed in any location where the tainted water could enter onsite drainages.

g. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.

h. All project-related spills of hazardous materials within or adjacent to the project site shall be cleaned up immediately.

i. All areas with soil disturbance shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. Silt fencing, erosion control blankets, straw bales, sandbags, fiber rolls and/or other types of materials prescribed on the plan shall be implemented to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be used along the river frontage as feasible.

j. Areas of the site along the river with disturbed soils that are outside landscape planting areas shall be restored under the direction of the project engineer in consultation with a qualified restoration ecologist as needed. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and/or applying the native seed mix in Table 1. Native seed mix shall be applied to the graded areas through either direct hand seeding or hydroseeding methods. Seeding with the native erosion control seed mix should be provided on all disturbed soil areas prior to the onset of the rainy season (by November 15).

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Buellton Garden Apartments

e. No vehicles or equipment shall be refueled within 100 feet of the top of terrace along the river unless a bermed and lined refueling area is constructed. No vehicles or construction equipment shall be stored overnight within 100 feet of the top of terrace unless drip pans or ground covers are used. All equipment and vehicles should be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Construction staging areas should attain zero discharge of stormwater runoff from leaving the site.

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Buellton Garden Apartments

Table 1. Native Erosion Control Seed Mix

Species	Application Rate (lbs./acre)
Bromus carinatus (California brome)	10
Stipa pulchra (purple needlegrass)	5
Trifolium wildenovii (tomcat clover)	5
Vulpia microstachys (six weeks fescue)	5
Total	**25**

Monitoring: The Planning and Engineering Departments will verify that the BMP measures are stated on the project plans prior to grading permit issuance and followed during construction.

Cultural Resources

23. **CR-1: Cultural Resource Monitoring Plan.** Impacts to cultural resources should be minimized through implementation of pre- and post- construction tasks. Tasks pertaining to cultural resources include the development of a cultural resource inadvertent discovery plan (Plan). The purpose of the Plan is to outline a program of treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing phases (including but not limited to preconstruction site mobilization and testing, grubbing, removal of soils for remediation, construction ground disturbance, construction grading, trenching, and landscaping) and to provide for the proper identification, evaluation, treatment, and protection of any cultural resources throughout the duration of the Project. This Plan should define the process to be followed for the identification and management of cultural resources in the Project area during construction. Existence of and importance of adherence to this Plan should be stated on all Project site plans intended for use by those conducting the ground disturbing activities. ***Monitoring:*** The Planning and Engineering Departments will verify that the Plan is provided prior to grading permit issuance.

24. **CR-2: Workers Environmental Awareness Program (WEAP) Training.** All construction personnel and monitors who are not trained archaeologists should be briefed regarding unanticipated discoveries prior to the start of ground disturbing activities. A basic presentation shall be prepared and presented by a qualified archaeologist to inform all personnel working on the Project about the archaeological sensitivity of the area. Additionally, a tribal representative traditionally and culturally affiliated with the geographic area of the proposed Project site should be consulted and invited to present at the WEAP training with respect to Native American sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker should also be instructed on the proper procedures to follow in the event that cultural and/or tribal cultural resources and/or human remains are encountered during ground-disturbing activities. These procedures include the

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Buellton Garden Apartments

potential for work curtailment or redirection, and the immediate contact of the on-call archaeologist and if appropriate, Tribal representative. Necessity of training attendance should be stated on all Project site plans intended for use by those conducting the ground disturbing activities. ***Monitoring:*** The Planning and Engineering Departments will verify that the Training is provided prior to grading permit issuance.

25. **CR-3: Archaeological and Native American Conditional Monitoring.** A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, and a Chumash Tribal representative, preferably ancestrally connected to the general Project area, should periodically spot monitor all initial (first movement of soils within each ground disturbance location at complete horizontal and vertical extents) ground disturbances or until careful consideration of observed soils reveals that encountering cultural materials is unlikely and monitoring is no longer necessary. A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue spot monitoring) based on the observed potential for construction activities to encounter cultural deposits. The archaeological monitor should be responsible for maintaining monitoring logs. Following the completion of construction, the qualified archaeologist should provide an archaeological monitoring report to the City and the CCIC with the results of the cultural monitoring program. ***Monitoring:*** The Planning and Engineering Department will verify that a qualified archaeologist and Chumash monitor are on-site at the initial ground disturbance and periodically throughout grading until careful consideration of observed soils reveals that encountering cultural materials is unlikely and monitoring is no longer necessary. Following completion of construction, the Planning Department will verify that the archeologist has provided the archaeological monitoring report to the City and the CCIC.

26. **CR-4: Inadvertent Discovery of Archaeological Resources.** In the event that archaeological resources (sites, features, or artifacts) are exposed during ground disturbing activities for the Project, all construction work occurring within 100 feet of the find should immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (14 CCR 15064.5(f); California PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted. If the discovery is Native American in nature, consultation with and/or monitoring by a Chumash Tribal representative may be necessary.

If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately as well as the qualified archaeologist and

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the City's Environmental Officer. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission (NAHC), who will provide the name and contact information for the Most Likely Descendent (MLD). Treatment of the discovery shall be decided in consultation with the MLD provided by the NAHC. Additionally, a qualified archaeologist and Chumash Tribal representative shall be retained to monitor all further subsurface disturbance in the area of the find. In the event of the discovery of human remains, work in the area of discovery may only proceed after the City's Environmental Officer, in consultation with the qualified archaeologist and MLD, grants authorization.

Monitoring: Upon notification by project developer of discovery of a potential find, the Planning Department will verify that archaeologists and Native American representatives have been contacted to evaluate the materials found and, if necessary, to monitor any consequent mitigation activities.

Hazards and Hazardous Materials

27. **HAZ-1: Soil Matrix Assessment.** Prior to grading permit issuance, a soil matrix assessment shall be conducted on the northern parcel (APN 137-200-087) To evaluate the potential subject property impact associated with the former agricultural use, reported oil release, and undocumented fill material. The recommendations of that assessment (if any) shall be followed. ***Monitoring:*** The Planning and Engineering Departments will verify that the Soil Matrix Assessment is completed prior to grading permit issuance, and that its recommendations are followed.

28. **HAZ-2: Soil Vapor Assessment.** Prior to grading permit issuance, a soil vapor assessment shall be conducted on the northern parcel (APN 137-200-087) to evaluate the potential subject property impact associated with the adjacent drycleaner. The recommendations of that assessment (if any) shall be followed. ***Monitoring:*** The Planning and Engineering Departments will verify that the Soil Vapor Assessment is completed prior to grading permit issuance, and that its recommendations are followed.

29. **HAZ-3: Well and Pipeline Removal.** Prior to construction, if the well and pipeline located on the subject property are to be removed, the well shall be properly abandoned to current standards in accordance with local and state regulatory agency protocols. ***Monitoring:*** The Planning and Engineering Departments will verify that any well and/or pipeline removal are properly removed and disposed of prior to construction.

30. **HAZ-4: Debris Removal.** Prior to construction, the miscellaneous trash/debris, concrete rubble, and abandoned tank on the subject property shall be disposed of properly. ***Monitoring:*** The Planning and Engineering Departments will verify that any debris removal is disposed of properly prior to construction.

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Hydrology & Water Quality

31. **WQ-1 Dam Inundation Notification.** Prior to development within the areas subject to inundation should dam failure occur, upon the transfer of real property or rental agreements on development sites within the dam inundation hazard area depicted in the Safety Element of the General Plan, the transferor shall deliver to the prospective occupants a written disclosure statement that shall make all prospective occupants aware that this area is located within a dam failure inundation hazard area. ***Monitoring:*** The Planning Department will verify that the rental agreement contains the Dam Inundation Notification prior to Occupancy Clearance.

Noise

32. **N-1: HVAC Equipment Noise Reduction Measures.** The project applicant shall implement one of the following HVAC equipment noise reduction measures prior to building permit issuance:
   i. Enclose HVAC units located on the rooftop of Building B with a sound enclosure capable of providing at least a 3-dBA noise level reduction; or
   ii. Select an alternative HVAC unit model that generates a noise level equivalent to or less than 68 dBA L_{eq} at five feet.

   Monitoring: The Planning Department shall verify that this measure has been included on the project plans prior to building permit issuance.

33. **N-2: Noise Barrier.** A six-foot-high barrier, berm, or combination thereof shall be constructed along the western and southern edges of the outdoor common area immediately south of Building B, or along the length of the western and southern property lines. ***Monitoring:*** The Planning Department shall verify that this measure has been included on the project plans prior to Zoning Clearance issuance.

34. **N-3: Wall and Window Materials**. All residential units with direct line-of-sight to U.S. 101 (e.g., residential units along the western, southern, and northern elevations of Buildings 1 and 2) shall be constructed with exterior building facades composed of wall and window materials with an elevated composite Sound Transmission Class (STC) rating that achieves an interior noise level of 45 dBA Ldn. ***Monitoring:*** The Planning Department shall verify this measure has been included on the project plans prior to building permit issuance.

35. **N-4: Air Circulation/Ventilation Systems.** All habitable rooms in residential units throughout the project site shall be designed and constructed such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g., air conditioning) or active ventilation system (e.g., fresh air supply) shall be provided. ***Monitoring:*** The Planning Department shall verify this has been included on the project plans prior to building permit issuance.

Transportation

36. **T-1: Traffic Improvement Fee.** Payment of the Buellton Traffic Improvement Fee shall be paid prior to issuance of the occupancy permit. Said fee shall be in the rate that is in

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effect at the time building permits are issued. ***Monitoring:*** The Planning Department will verify payment of the fee prior to Final Inspection for Occupancy Clearance.

C. ENGINEERING CONDITIONS

PRIOR TO GRADING PERMIT ISSUANCE:

37. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.

38. **Improvement Plan Requirements.** Plans for the full street width frontage improvements shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.

39. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.

40. **Erosion Control Plan.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at all times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site; draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times.

41. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. The report shall include a flood study the reviews pre-development and post development flood conditions, recommendations to be implemented to minimize or resolve flood issues that may impact the proposed development and recommendations to be implemented that minimize or resolve flood issues outside of the development property that results

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from the proposed development. These recommendations shall be incorporated in the project improvement plans.

Applicant shall file the appropriate documentation with FEMA removing the building from the floodplain.

42. **Stormwater.** Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

Stormwater management shall be incorporated in the improvement plans (low impact development). This project is subject to Post Construction Requirements as outlined in the City's Stormwater Technical Guide for a Tier 4 project.

A Storm Water Control Plan that analyzes the potential flows, run-off and drainage management area's and proposed lid improvements to address run-off and water quality, including a maintenance/water quality control plan, shall be submitted. This document shall include an owner's statement that maintenance of facilities will occur regularly (at least annually) and will be ongoing. The plan shall include an annual maintenance report which must be signed/certified by the QSD/QSP, property owner and contractor and submitted to the Public Works Department.

43. **Public Improvement Plans.** Public improvements should be submitted on separate plans to the City Engineer for approval. Public improvement plans shall include full McMurray Road cul-de-sac improvements, including curb and gutter, sidewalk and pavement and appropriate driveways to existing parcels and facilities. City water treatment plant shall be protected and access maintained at all times.

Driveway, sidewalk and any other improvements made within the public right-of-way shall be shown on a separate sheet. These improvements shall utilize City of Buellton standard details and provide for ADA access. Driveway alignment, pedestrian crossing improvements and other requirements of the Traffic Study shall be incorporated into the project improvement plans to the satisfaction of the City Engineer.

44. **Utility Plans.** Utility Plans shall be provided for water, sewer and storm drain. Plans and details shall conform to City of Buellton standards, Public Works Greenbook, and AWWA standards.

45. **Bicycle Improvements.** Class II bicycle lane striping and signing shall be extended along the frontage if applicable and incorporated into the off-site plans.

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Written dimensions take precedence over scaled dimensions. Do not scale plans. Contractor shall verify all dimensions and conditions in the field. Any discrepancies shall be called to the attention of RA & Associates.

REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

CONDITIONS OF APPROVAL

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

COA-4

46. **Trail Connection Path.** Grading plans shall include appropriate trail connection improvements to the Santa Ynez River Trail, including reasonable access from the project site via a 6 foot wide decomposed granite or similar path, which shall be designed to applicable ADA accessible standards. Prior to grading permit issuance, Applicant shall pay an in-lieu fee which the City would use to construct the trail connection path. The fee shall include prevailing wage costs for the construction and all materials and the cost of design drawings. A public access easement shall be recorded over the trail connection path, wherein the City shall retain full liability and indemnify the owner of the lower parcel from any liabilities incurred in connection with the construction or operation of the trail easement and connection path.

47. **River Trail Easement.** Public trail easement along the Santa Ynez River shall be dedicated to the City of a minimum of 20' in width prior to grading permit issuance. Property owner agrees to fully support the Santa Ynez River Trail Improvement Project as the planning, design, and construction process moves forward.

48. **Fire Department Review.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.

49. **Mylars.** Upon approval of the final plans, the applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.

50. **Sureties.** A faithful performance and labor/material bond for the grading and utilities and also for the public improvements (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year after acceptance of improvements by the and until receipt of As-built Record Drawings.

PRIOR TO BUILDING PERMIT ISSUANCE:

51. **Grading Permit.** The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.

52. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.

53. **Industrial Waste Discharge Permit.** The applicant shall obtain an industrial waste discharge permit, as applicable, from the City Public Works Department prior to obtaining a building permit.

PRIOR TO OCCUPANCY CLEARANCE:

54. **Mitigation Fees.** The applicant shall pay water and sewer utilities connection fees and all traffic mitigation fees from the Public Works Department prior to occupancy.

55. **Easements.** All public easements for utilities, trails or grants of ROW must be submitted for City Engineer review and approval. All grant deeds must be accepted by the City Council prior to occupancy.

56. **As-Built Record Drawings.** The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings."

57. **Off-Site Improvements.** Roadway dedication shall be made to the City. Applicant shall submit applicable grant deeds and exhibits for review and acceptance by the City. In addition, all off-site improvements shall be constructed and accepted by the City.

58. **Plan Check Fees.** All fees and any unpaid balances from plan check or inspection and permits, shall be paid in full.

GENERAL CONDITIONS

59. **Public Improvement Standards.** Unless superceded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.

60. **Utility Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.

61. **Utility Locations.** All other utilities shall be shown on the plans.

62. **Traffic Study Recommendations.** Recommendations from the Traffic Study shall be made part of the project conditions.

63. **McMurray Improvements.** McMurray Road cul-de-sac improvements must be completed as part of this project, to the approval of the City Engineer. Improvements shall include full curb and gutter, sidewalks and roadway.

64. **McMurray Right-of-Way Dedication.** McMurray Road public road and right-of-way shall be granted to the City prior to the occupancy.

65. **Trail Maintenance**. Once developed, the developed trail system within their property boundaries, including the main trail and trail connection, shall be maintained by the Property Owner as part of the regular site maintenance requirements.

D. PLANNING CONDITIONS

66. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work pertaining to the Project approved herein, the Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these conditions of approval.

67. **Approval.** Approval of 21-FDP-01 and TPM 31063 (the "Permit") is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.

68. **Final Development Plan Time Frame.** Final development plans shall expire five years after approval unless, prior to the expiration date, the applicant, or applicant's successor, has completed substantial physical construction on the development or applied to the planning commission for a time extension. An applicant, or applicant's successor, may apply for two one-year time extensions, which the planning commission or city council may approve upon a showing of good cause. Upon expiration of a final development plan and any time extension, an applicant, or applicant's successor, must apply for a new development plan in order to proceed with the development. A development plan shall lapse and thereafter become null and void if the exercise and use of the rights granted by such development plan are discontinued for a consecutive period of one year.

69. **Tentative Parcel Map Time Frame.** Tentative parcel maps shall have the same expiration time frame and extension requirements as that of the Final Development Plan. The tentative parcel map shall expire five years after approval unless, prior to the expiration date, the applicant, or applicant's successor, has filed a final map with the Recorder's office. An applicant, or applicant's successor may apply for two one-year time extensions, which the planning commission may approve upon a showing of good cause. Upon expiration of a tentative parcel map, and any time extension, an applicant, or applicant's successor, must apply for a new tentative parcel map.

70. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties,

or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:

a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:

(1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.

(2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.

(3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.

b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:

(1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.

(2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.

(3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or

humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.

(4) Liquid and Sold Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.

(5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.

(6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.

(7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.

(8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.

(9) Noise. Unless otherwise conditionally allowed, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.

71. **Property Maintenance.** The Project and Property, including the landscaping,

shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.

72. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.

73. **Building Standards.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.

74. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.

75. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Equipment maintenance and servicing shall be confined to the same hours. Weekend construction and other exceptions shall require special approval from the Planning Director, in consultation with the City Engineer, and be limited to the hours of 9:00 a.m. to 4:00 p.m. Prior to issuance of building permit, the Developer shall provide proof that all construction equipment utilizing internal combustion engines have mufflers that are in good condition.

76. **Standard Dust Control Procedures.** During clearing, grading, earth moving, or excavation operation, excessive fugitive duct emissions shall be controlled by regular watering, paving construction roads, or other dust preventive measures such as using the following procedures:

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.
- If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure.
- Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

77. **Application of Standard CBACT**. Best available control technology for construction equipment (CBACT) shall be applied to the piece of construction equipment estimated to cause the highest level of combustion emissions during any proposed construction, based on APCD standards. CBACT technology may include the following: fuel injection timing retard of 2 degrees; installation of high pressure injectors; coating of internal combustion surfaces (cylinder head, pistons, and valves); and/or use of reformulated diesel fuel.

78. **Standard Ozone Precursor Controls.** At all times, ozone precursor emissions shall be controlled not only through the routine maintenance of all construction equipment, but construction activities shall also be required to utilize new technologies to control ozone precursor emissions including:

- Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be utilized wherever feasible.
- The engine size of construction equipment shall be the minimum practical size.

- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction equipment shall be maintained in tune per the manufacturer's specifications.
- Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

79. **SBAPCD Permits.** Prior to building permit issuance, Santa Barbara County Air Pollution Control District (SBAPCD) Authority to Construct permits must be obtained for all equipment that requires an SBAPCD permit. Proof of receipt of the required SBAPCD permits shall be submitted by the Applicant to planning staff. SBAPCD Authority to Construct permits are required for diesel engines rated at 50 brake horsepower and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million British thermal units per hour (Btu/hr). Advisories: (1) In the case of a diesel-fired emergency generator, an equipment-specific Health Risk Assessment may be required as part of SBAPCD permit issuance. The applicant should refer to the SBAPCD website at www.ourair.org/dice-atcm for more information on diesel engine permitting. (2) The SBAPCD permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the SBAPCD as soon as possible, see www.ourair.org/permit-applications to download the necessary permit application(s).

80. **SBAPCD Rule 360 Emissions Compliance**. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of SBAPCD Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.

81. **SBAPCD Permits for Diesel Engines.** All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or SBAPCD permits prior to grading/building permit issuance. Construction engines with

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SEAL

PROJECT

BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE

CONDITIONS OF APPROVAL

OWNER

PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

COA-5

PERP certificates are exempt from the SBAPCD permit, provided they will be on-site for less than 12 months.

82. **SBAPCD Rule 323.1.** The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with SBAPCD Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

83. **SBAPCD Rule 329.** Asphalt paving activities shall comply with SBAPCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials.*

84. **SBAPCD Rule 352.** Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of SBAPCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

85. **Compliance with Air Quality Regulations.** The project shall comply with APCD Rule 345 and related air quality requirements, as described below, which would ensure that construction emissions would remain less than significant.

a. No person shall engage in any construction or demolition activity or earth moving activities subject to this rule in a manner that causes discharge into the atmosphere beyond the property line visible dust emissions of 20% opacity or greater for a period or periods aggregating more than 3 minutes in any 60 minute period.

b. No person, including facility or site owner or operator of source, shall load or allow the loading of bulk materials or soil onto outbound trucks unless at least one of the following dust prevention techniques is utilized:

1. Use properly secured tarps or cargo covering that covers the entire surface area of the load or use a container-type enclosure.

2. Maintain a minimum of 6 inches of freeboard below the rim of the truck bed where the load touches the sides of the cargo area and ensure that the park of the load does not extend above any part of the upper edge of the cargo area.

3. Water or otherwise treat the bulk material to minimize loss of material to wind or spillage.

4. Other effective dust prevention control measures approved in writing by the Control Officer.

c. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be controlled as outlined below:

1. Visible roadway dust shall be minimized by the use of any of the following track-out/carry-out and erosion control measures that apply to the project or operations: trac-out grates of gravel beds at each egress point, wheel-washing at each egress point during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and

2. Visible roadway dust shall be removed at the conclusion of each work day when bulk material removal ceases, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only a PM_{10}-Efficient Street Sweeper shall be used. The use of blowers for removal of track-out/carry-out is prohibited.

86. **Landscape and Irrigation Plans.** The final landscape and irrigation plans shall include a signed statement by a licensed landscape architect stating that the plans comply the City's Water Efficient Landscaping Ordinance and utilize species from the City's Approved Tree Planting List or to the satisfaction of the City Planning Director.

87. **Prohibition of Invasive Plants.** Plants considered to be invasive by the California Exotic Pest Plant Council shall be prohibited in new development adjacent to permanent open space/natural areas within the City. Wherever site development is proposed adjacent to a special-status plant habitat an appropriate buffer of fire retardant and native vegetation shall remain or be established between the sensitive area and the proposed development.

88. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.

89. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan. A letter from the landscape architect shall be submitted verifying compliance with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.

90. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than one year or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas after the one year maintenance period. If the landscaping is healthy and established, the one year maintenance portion of the surety may be released.

91. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the building permit. The Applicant, and all successors or assignees, are responsible for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.

92. **Parking.** A total of 148 parking spaces must be provided for the Project as shown on the Plan. All parking spaces shall be striped in accordance with City of Buellton standards prior to issuance of the occupancy permit.

93. **Bicycle Parking.** Bicycle racks to accommodate 30 bicycles shall be provided as shown on the project plans.

94. **Signage.** Signage for the project will require a separate Zoning Clearance from the Buellton Planning Department.

95. **Architectural Design.** The Project shall be in conformance with the Community Design Guidelines. The architectural design of the buildings shall conform to that shown on the architectural elevations and color boards for the project with a design style of Agrarian.

96. **Exterior Lighting.** All exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All exterior lighting, including but not limited to the parking lot lighting, bollards, and wall-mounted lighting shall be 3000K or less, with bulbs recessed or flush with the lighting housing to be fully shielded, and shown on the plans as such prior to Zoning Clearance issuance. All lighting shall be LED or Inductive technology or other energy efficient type of lighting, consistent with what is indicated in the lighting specifications included with the project plan dated on September 1, 2022.

97. **Night Lighting Standards.** Night lighting of public areas near sensitive habitats shall be kept to the minimum necessary for safety purposes:

(1) Exterior lighting within 100 feet of open space habitat shall be shielded and aimed as needed to avoid spillover into habitat areas. Decorative lighting shall be low intensity.

(2) Use of high-intensity floodlights on residential/ commercial lots shall be shielded and aimed as needed to avoid spillover into habitat areas including open space, vineyard, and agricultural areas.

98. **Green Building Standards.** Green building features above the mandatory green building code requirements of the County of Santa Barbara shall be incorporated into the project where feasible.

99. **Pet Brochure.** Applicants of residential projects adjacent to open space or other habitat areas shall be required to prepare a brochure that informs prospective homebuyers about the impacts associated with non-native animals, especially cats and dogs, and other non-native animals, to sensitive habitat areas. The brochure shall also describe measures homeowners can take to minimize impacts of pets on wildlife. Similarly, the brochure shall inform potential homebuyers of the potential for coyotes or other wildlife to prey on domestic animals in areas where appropriate.

100. **Disclosure of Nuisance.** Tenant leases shall include the following:

- The developer is required to disclose to all future tenants that although potential impacts or conflicts between commercial and residential uses (e.g., noise) may be lessened by proper maintenance, some level of incompatibility between the two uses would remain.

101. **Distribution of Alternative Transportation Information.** The applicant shall provide an on-site bulletin board specifically for the posting of bus schedules and notices of availability for car-pooling and/or shall distribute such information to property owners upon occupancy.

102. **Affordable Housing.** The AHOZ ordinance requires that 20% of the 89 units (18 units) be made affordable in the very low, low, and moderate income categories. Therefore, eight very low income units, five low income units, and five moderate income units are required per the Net RHNA Goals defined in Section 19.16.012 of the Affordable Housing Ordinance, adjusted for the 6th cycle RHNA. The project proposes 88 of the 89 units be affordable to lower and moderate income levels.

As a condition precedent to obtaining a building permit, the Applicant shall prepare and submit an Affordable Housing Agreement in City standard format for review and approval by City Council prior to execution. The purpose of the Affordable Housing Agreement is to create easements, conditions, covenants, restrictions, liens, servitudes, and charges upon and subject to which Affordable Units and each and every part and portion thereof shall be occupied, owned, maintained, held, leased, rented, sold, and conveyed. As a condition prerequisite to obtaining a Final Building Inspection Clearance, the Affordable Housing Agreement shall be recorded against the units having such Affordable Units. The form and content of the Affordable Housing Agreement shall be determined by the City and, among things, address: (i) the size, type and location of Affordable Units to be constructed on-site; (ii) affirmative marketing procedures and the City's right of first refusal to occupy Affordable Units with Target Households of its choosing; (iii) price and resale restrictions, with the City's right to recapture a share of equity for sales that occur prior to expiration of the affordability period; (iv) income verification, tenant screening, eligibility re-certification and inspection procedures, with the Applicant's obligation to pay an annual

monitoring fee for the term of required affordability; and (v) tenant relocation requirements, rights of continued occupancy and tenant occupancy standards.

103. **Duration of Affordability.** All Affordable Units shall be completed and occupied concurrent with the non-restricted dwellings. Except to the extent a longer period of time may be required by other provisions of law, all Affordable Units required shall remain affordable, and occupied by, the Target Households for the longest feasible time, but for not less than the following: (i) 55 years for renter-occupied dwelling units; and (ii) 45 years for owner-occupied dwelling units.

104. **Operative Terms.** The determination of income, computation of affordable housing costs, definition of Target Households and all other operative terms bearing on the provision of the Affordable Units shall be governed by the provisions of the Affordable Housing Ordinance ("AHO") codified in Chapter 19.16 of the Buellton Municipal Code. Any in-lieu fees are based on the most current fee schedule for the Santa Ynez Housing Market Area as periodically updated by the County of Santa Barbara Housing and Community Development Department.

105. **Property Management.** The Property Owner shall adhere to the following Property management practices:

a. Management Agent. The Property Owner shall insure that the Property will be operated by an experienced management agent (the "Management Agent"), reasonably acceptable to the City. The Property Owner and Management Agent shall operate the Project, including the Affordable Units, in a manner that will provide decent, safe, and sanitary residential facilities to the occupants thereof. The Property Owner and Management Agent shall insure that all nuisance issues and parking violations are taken care of and resolved in a timely manner. The Property Owner and Management Agent shall comply with the reporting requirements and inspection requirements stipulated in the Affordable Housing Agreement.

b. Performance Review. Upon the City's request, but not more often than annually, the Property Owner and Management Agent shall cooperate with the City in the periodic review of management practices and conditions of the Property, and for compliance with the notification requirements of the Affordable Housing Agreement.

c. Replacement of Management Agent. Any contract for the operation or management of the Property entered into by the Property Owner shall provide that the contract may be terminated upon thirty (30) days written notice. The Property Owner's failure to remove the Management Agent after written notice from the City requesting replacement of the

Management Agent and setting forth the reasons for the request shall constitute a default under the Affordable Housing Agreement.

106. **Project Inspections.** Upon completion of construction and prior to occupancy or use, the Planning Director shall conduct a Project Inspection prior to and as a condition precedent to obtaining Final Building Inspection Clearance. Compliance with all conditions of approval is a pre-requisite to obtaining the Final Building Inspection Clearance.

107. **Final Occupancy Clearance**. No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed and all improvements and landscaping associated with the Project are installed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed within a reasonable period of time (including, but not limited to, the posting of appropriate performance security to assure such completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected.

E. FIRE DEPARTMENT CONDITIONS

The following Fire Department conditions are imposed with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions. The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause conditions to be imposed.

ADVISORY

108. All standard fire department conditions and current codes shall apply at time of development.

109. Recorded addressing is required prior to building permit issuance.

110. The Fire Department connection shall be clearly visible from the access road or driveway. Provide unobstructed access from the roadway to the fire department connection. Clearance around the fire department connection shall be a minimum of 3 feet.

- Clearance shall be maintained for the life of the project.

111. Fire Protection Certificates (FPCs) shall be required.

ADVISORY FOR TENATIVE PARCEL MAP

112. Provide easement on parcel map, for Fire Department access for lot with Building B and turnaround for lot with Building A.

GENERAL CONDITIONS

113. **Aerial Fire Apparatus.** Aerial apparatus access along the south side of building B (All-weather grass surface) needs to be widened to allow apparatus to be a minimum 15 feet max of 30 feet from the building per California Fire Code Appendix D105 requirements.

a. **D105.1** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
b. **D105.2** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
c. **D105.3** One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
d. **D105.4** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

114. **Standpipe System.** Wet standpipe system required, due to not meeting 150 feet hose pull requirement.

115. **Elevator.** If an elevator is installed for this project, the elevator car shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.

- Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
- The symbol shall be a minimum of 3 inches high.

PRIOR TO LAND USE

116. **Utility Plan.** Provide a site utility plan that includes fire hydrant locations.

PRIOR TO VERTICAL CONSTRUCTION

117. **Defensible Space.** Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structure and any existing structures on this property.

- Removal does not apply to single specimen of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
- Reference Santa Barbara County Fire Department Development Standard #6*.

118. **Access Ways.** All access ways shall be installed, made serviceable and maintained for the life of the project.

- Access shall be as shown on plans dated February 4, 2022, received May 20, 2022 and approved June 17, 2022.
- Roadway shall have a minimum width of 26 feet.
- Percent of slope (including a profile section view).
- Surface shall be paved.
- Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
- A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
- Reference Santa Barbara County Fire Department Development Standard #1.*

119. **Fire Hydrants.** Three new fire hydrant(s) shall be installed.

a. Add fire hydrants to meet 300 feet spacing per Santa Barbara County Fire Department Development Standard #2.
b. The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
c. Fire hydrant(s) shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
d. Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
e. A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
f. Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
g. No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED 26808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
CONDITIONS OF APPROVAL

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

COA-6

120. **Spaces around Fire Hydrants**. Curb faces shall be painted red to 7.5 ft on both sides of the fire hydrant. A 3-foot clear space shall be maintained around the circumference of all fire hydrants except as otherwise required or approved. Posts, fences, vehicles, growth, trash, storage and other materials or things shall not be placed or kept near fire hydrants
- Clearance shall be maintained for the life of the project.

PRIOR TO OCCUPANCY

121. **Fire Lanes.** Designated fire lanes shall include red curbs and signs indicated "Fire Lane – No Stopping" placed as required by the Fire Department. Refer to current adopted California Fire Code.

122. **Fire Extinguishers.** Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.

123. **Automatic Fire Sprinkler System.** An automatic fire sprinkler system shall be installed.
- Fire sprinkler plans shall be approved by the fire department prior to installation.
- The fire department shall determine the location of any fire department connection (FDC) that may be required.
- Fire department connection (FDC) shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
- Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.

124. **Alarm Systems.** An automatic fire or emergency alarm system shall be installed.
- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

125. **Address Numbers.** Address numbers shall be a minimum height of twelve (12) inches.
- Address numbers shall be approved by the fire department.
- Address numbers shall be a color contrasting to the background color.
- The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.

- The numbers shall be visible from the access road when traveling in either direction.
- If the driveway is over 150 feet in length or is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.

126. **Knox Box.** A Knox Box system shall be installed for the building. A spare key shall be provided for the Knox Box entry system.
- To obtain a Knox Authorization Order Form and instructions, email pe.inquiries@countyofsb.org. Please note, review is required prior to submission to Knox Company, as an authorized fire agency signature must be included on your order form. Do not send order forms to Knox Company directly.

127. **Fire Fees.** The applicant shall be required to pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code. Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Other Residential Housing	$0.75 per square foot
Nonresidential-Retail/Commercial	$0.77 per square foot
Nonresidential-Office	$0.94 per square foot

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

F. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS

128. **Geology Report.** A Geology report prepared and signed by a California licensed geologist will be required.

129. **Soils Report.** A soils report to include an assessment and conclusion of the potential for liquefaction will be required. At a minimum, one boring to a depth of 50' will be required.

130. **Grading Plans.** Provide grading plans for reference in the construction drawings.

131. **Stormwater Retention**. Provide Onsite Storm Water Retention Plans for reference in the construction drawings. The Architect, Structural Engineer and Soils Engineer must coordinate the location of any onsite retention basins in relation to the buildings or structural elements and provide structural design accordingly where applicable.

132. **Site Accessibility Plan**. Identify on the plans if the project is privately or publicly funded, specify compliance with CBC 11A or 11B as appropriate.

Provide a separate "Site Accessibility Plan" detailing accessible routes of travel between buildings, accessible site facilities to the public way and/or street serving the site for each parcel. All accessible features(accessible parking, ramps, stairs, paths of travel, number of accessible or adaptable units) must be fully detailed and dimensioned. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible exits, accessible site facilities, and the accessible entrance to the sites.

133. **Conditions on Plans.** Incorporate all discretionary conditions of approval and department condition letters into the plans. Incorporate any conditions of approval by the Flood Plain Administrator into the plans.

134. **Green Code Compliance.** Incorporate compliance with the applicable CA Green Code in the plans to include commissioning.

135. **Fire Sprinkler System.** Specify the type of fire sprinkler system provided and provide a code analysis for allowable area, maximum height and number of stories. Provide a complete, independent fire resistive plan which graphically delineates all fire areas, fire walls, fire barriers, fire partitions, exterior rated walls due to fire separation distance to property lines, horizontal fire-resistive assemblies and fire resistive construction based on the Type of Construction. Provide thorough detailing for horizontal and vertical continuity of the fire rated assemblies on the plans and protection of penetrations at fire rated assemblies. Label all fire-resistive corridors, shafts, incidental use areas, etc. Cite code sections indicating reasons assemblies are rated.

136. **Building Egress.** Clearly show egress requirements for the building. A separate, detailed egress plan will be required for clarity of plan review and field inspection. Show occupant load, number of exits required and number of exits provided at each space, story and building totals. Provide a calculation for required exit width. Label all components of the exit access, exit, exit discharge and show compliance with applicable provisions addressing those components. Specify and detail an accessible path of travel to and from all entrances and exits to the public right of way.

137. **Plumbing Fixture Analysis.** Provide a plumbing fixture analysis and access to plumbing fixtures from all parts of the building for common use spaces.

138. **Water Efficiency Plans.** Landscape plans which detail compliance with the current Model Water Efficiency Landscape Ordinance (MWELO) or City requirements (whichever are most stringent) will be required.

139. **ADA.** Compliance with Federal Access Laws or Standards (i.e.: Americans with Disabilities Act) is solely the responsibility of the property owner and Architect of Record.

140. **EHS.** Environmental Health Services (food service) approval for food prep and food service areas will be required.

G. FINANCE DEPARTMENT CONDITIONS

141. **Outstanding Fees.** The applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees and any additional processing deposits as required prior to zoning clearance.

142. **Impact Fees.** The project applicant shall pay the water, sewer, traffic, park, and school impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

DocuSigned by: Veronica Garcia 3553A10C3E12433... — 5/3/2023
Property Owner Signature — Date

DocuSigned by: Jacqueline Pallino CA5B9A2DCC1147E... — 5/3/2023
Project Applicant/Agent/Representative Signature — Date

RA ARCHITECTS & ENGINEERS

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REVISIONS

BUILDING SUBMITTAL		04.15.2023
PLAN CHECK #1	1	08.18.2023
PLAN CHECK #2	2	10.13.2023

SEAL

REGISTERED ARCHITECT
GREGORY ALLEN RAVATT
LICENSED 26808
EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
12 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

SHEET TITLE
CONDITIONS OF APPROVAL

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: OCTOBER 13, 2023

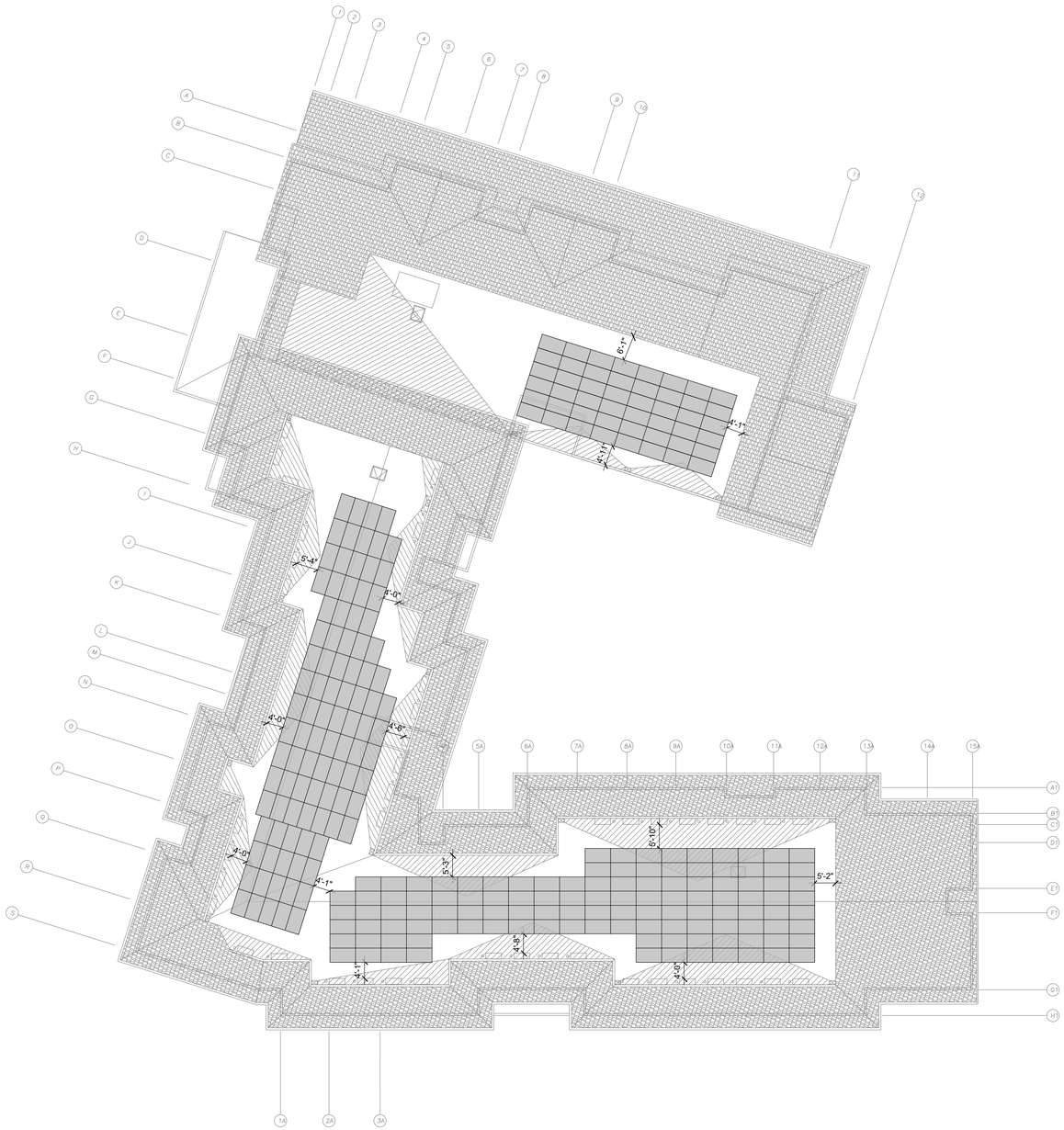
PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

COA-7

PV SYSTEM SCOPE OF WORK
INSTALL A 104.895 KW RAPID SHUTDOWN EQUIPPED ROOFMOUNT SOLAR PHOTOVOLTAIC SYSTEM AS A SUPPLEMENTAL ELECTRICAL SUPPLY SYSTEM CONNECTED TO THE UTILITY SUPPLY THROUGH THE SERVICE EQUIPMENT.

BUILDING A SYSTEM OVERVIEW
- SYSTEM SIZE: 104.895 KW DC / TBD KW AC
- ESTIMATED PRODUCTION: 160,594 KWH / YR
- TILT: 0 DEG; AZIMUTH: VARIES
- PV MODULES: (QTY. 259) QCELLS Q.PEAK DUO BLK ML-G10+ 405W OR EQUAL
- INVERTERS: TBD

NOTES:
1) ALL RACKING AND METAL COMPONENTS TO BE GROUNDED. EACH ROW/COLUMN TO BE GROUNDED VIA (1) GROUND LUG CONNECTED TO #6 BARE RUN TO GROUND.
2) MAINTAIN 4' CLEAR ACCESS PATHWAY AROUND SOLAR EQUIPMENT.
3) ALL COMPONENTS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. SEE DATASHEETS.
4) PV BRANCH CIRCUITS WITH #8 WIRE HAVE BEEN UPSIZED TO REDUCE VOLTAGE RISE.



1 Building A - PV Electrical Plan
SCALE: 1/16" = 1'-0"

N

RA ARCHITECTS & ENGINEERS

ARCHITECTURE
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MECHANICAL ELECTRICAL
JIM ALBRECHT, PE

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REVISIONS

PLANNING SUBMITTAL		04.15.2023
PLANNING RESUBMITTAL		06.21.2021
PLANNING RESUBMITTAL		02.04.2022
PLANNING RESUBMITTAL		08.24.2022
PLAN CHECK #1	1	MM.DD.YYY
PLAN CHECK #2	2	MM.DD.YYY

PHOTOVOLTAIC INSTALLATION PROFESSIONAL
RYAN HELMER
PVIP
#PV-041418-020505
NABCEP CERTIFIED

PROJECT
BUELLTON GARDEN

10 McMURRAY ROAD
BUELLTON, CA 93427

APN: 137-200-087

Building A - PV Electrical Plan

OWNER
PEOPLE'S SELF-HELP HOUSING
3533 EMPLEO STREET
SAN LUIS OBISPO, CA 93401

(805) 781-3088

DATE: September 9, 2021

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

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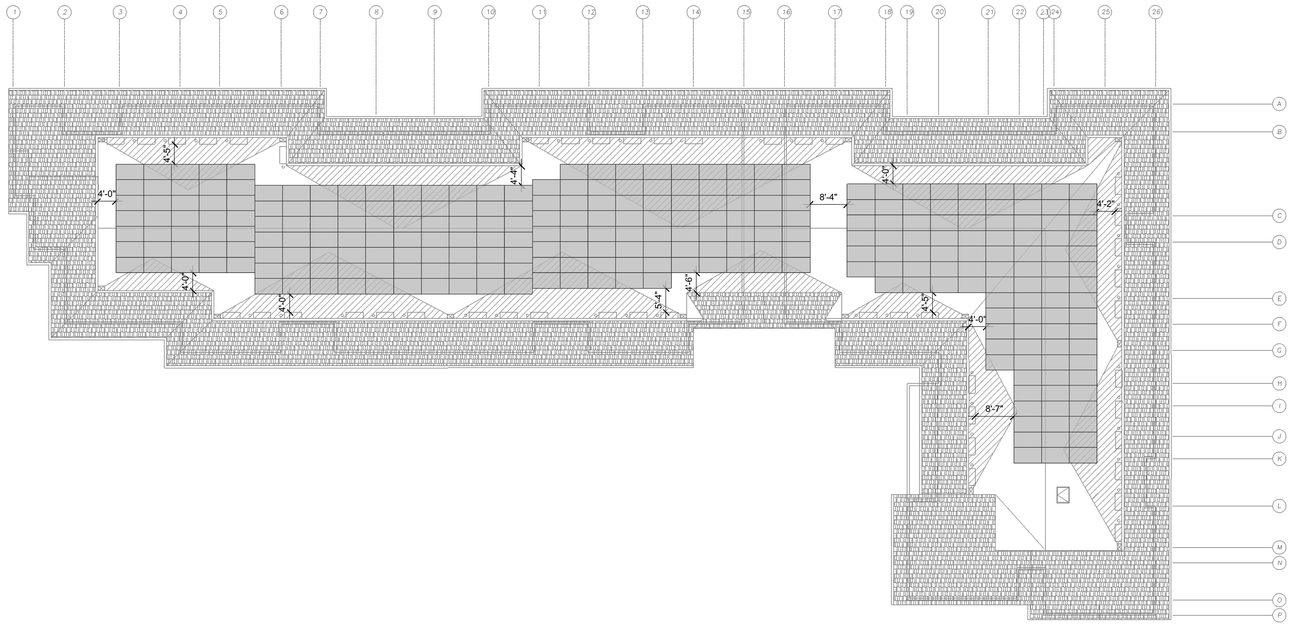
sunrise805@icloud.com
CSLB: C-10 #1003200
NABCEP: #PV-041418-020505

PV-1

PV SYSTEM SCOPE OF WORK
INSTALL A 112.995 KW RAPID SHUTDOWN EQUIPPED ROOFMOUNT SOLAR PHOTOVOLTAIC SYSTEM AS A SUPPLEMENTAL ELECTRICAL SUPPLY SYSTEM CONNECTED TO THE UTILITY SUPPLY THROUGH THE SERVICE EQUIPMENT.

BUILDING B SYSTEM OVERVIEW
- SYSTEM SIZE: 112.995 KW DC / TBD KW AC
- ESTIMATED PRODUCTION: 172,995 KWH / YR
- TILT: 0 DEG; AZIMUTH: 190 DEG
- PV MODULES: (QTY. 279) QCELLS Q.PEAK DUO BLK ML-G10+ 405W OR EQUAL
- INVERTERS: TBD

NOTES:
1) ALL RACKING AND METAL COMPONENTS TO BE GROUNDED. EACH ROW/COLUMN TO BE GROUNDED VIA (1) GROUND LUG CONNECTED TO #6 BARE RUN TO GROUND.
2) MAINTAIN 4' CLEAR ACCESS PATHWAY AROUND SOLAR EQUIPMENT.
3) ALL COMPONENTS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. SEE DATASHEETS.
4) PV BRANCH CIRCUITS WITH #8 WIRE HAVE BEEN UPSIZED TO REDUCE VOLTAGE RISE.



1 Building B - PV Electrical Plan
SCALE: 1/16" = 1'-0"

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REVISIONS

PLANNING SUBMITTAL		04.15.2023
PLANNING RESUBMITTAL		06.21.2021
PLANNING RESUBMITTAL		02.04.2022
PLANNING RESUBMITTAL		08.24.2022
PLAN CHECK #1	1	MM.DD.YYY
PLAN CHECK #2	2	MM.DD.YYY

PHOTOVOLTAIC INSTALLATION PROFESSIONAL
RYAN HELMER
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NABCEP CERTIFIED

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Building B - PV Electrical Plan

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DATE: September 9, 2021

PROJECT MANAGER: AK
DRAWN BY: AK
JOB NUMBER: 20.815

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PV-2