FOR

HOLLISTER PANCAKES INC.

7127 HOLLISTER AVE. #30 GOLETA, CALIFORNIA 93117

PROJECT CODE COMPLIANCE STANDARDS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES

CBC - 2019 CALIFORNIA BUILDING CODE
CEC - 2019 CALIFORNIA ELECTRIC CODE
CMC - 2019 CALIFORNIA MECHANICAL CODE
CPC - 2019 CALIFORNIA PLUMBING CODE

CBEES - 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

CGBS - 2019 CALIFORNIA GREEN BUILDING STANDARDS

CURRENT LOCAL CITY AND COUNTY ORDINANCES AND AMENDMENTS

SHEET INDEX

SITE PLAN GREEN BUILDING STANDARD NOTES GREEN BUILDING STANDARD NOTES AS BUILT FLOOR PLAN AND DEMOLITION PLAN PROPOSED FLOOR PLAN PROPOSED KITCHEN FLOOR PLAN REFLECTED CIELING FLOOR PLAN Α9 **EXTERIOR ELEVATIONS** ADA RESTROOM PLANS A11 ADA RESTROOM PLANS ADA STANDARD DETAILS EXIT SIGNAGE DETAILS A13 MECHANICAL SHEDULES, DETAILS, AND NOTES MECHANICAL DEMOLITION PLAN М3 MECHANICAL PLAN AND MECHANICAL ROOF PLAN MECHANICAL DEMOLITION PLAN MECHANICAL PLAN AND MECHANICAL ROOF PLAN EN1 ENERGY COMPLIANCE

EN2 ENERGY COMPLIANCEE1 TITLE SHEETE2 KITCHEN POWER PLAN

E3 SINGLE LINE PANEL SCHEDULE

E4 LIGHTING PLAN E4 INDOOR T24

073-44 10 1" = 300' scale MARKETPLACE ' BOLLAY DR (PVT) FELICIA Detail "A" Grish Park 42 13.10 Ac. NOTICE Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site. 19 RM 183/55 City of Goleta Assessor's Map Bk, 073 -Pg, 44 20 County of Santa Barbara, Calif. LD/14) 22 & 23 into 26 & 27 06/15/1998 R.M. Bk. 183, Pg. 55-60 , Tract 14,383

PROJECT SCOPE OF WORK

CONVERT EXISTING RESTAURANT TO NEW IHOP BY ADDING 186 SF AND M SOME INTERIOR REMODELING BY ENLARGING KITCHEN AND ENLARGING WOMENS RESTROOM

PROJECT PROPERTY & BUILDING INFORMATION

PROPERTY INFORMATION

ASSESSOR PARCEL NUMBER: 073-440-001

PROPERTY ADDRESS: 7127 HOLLISTER AVENUE #30

GOLETA, CALIFORNIA 93101

ZONING: SC (SHOPPING CENTER)
LOT SIZE: 21440 SQ. FT. (0.49 ACRES)

EXISTING BUILDING INFORMATION

OCCUPANCY GROUP: A-2 (RESTAURANT)

DESCRIPTION OF USE: EXISTING COMMERCIAL BUSINESS TYPE OF CONSTRUCTION: V-B

FIRE SPRINKLERS: NO

PROPOSED BUILDING INFORMATION

OCCUPANCY GROUP: A-2
DESCRIPTION OF USE: COMMERCIAL BUSINESS

TYPE OF CONSTRUCTION: V-B FIRE SPRINKLERS: NO

PROJECT
INFORMATION
COVER SHEET

O

Drawn: AR

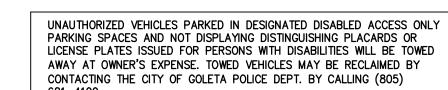
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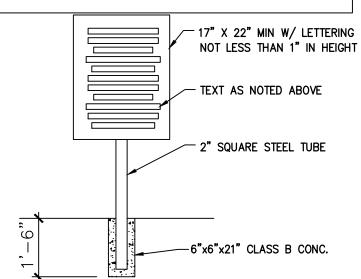
Revisions

ALBERT RODRIGUE

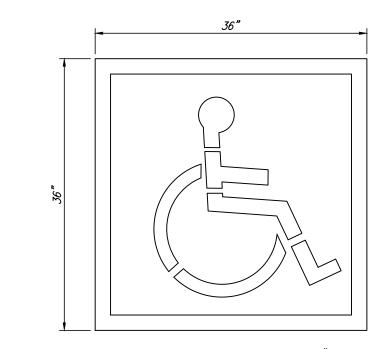








PARKING LOT ENTRANCE SIGN



PAINTED LINES AND MARKINGS SHALL BE 3" WIDE AND PAINTED BLUE IN COLOR EQUAL TO COLOR NO. 15090 PER FEDERAL STANDARD 595B.

INTERNATIONAL SYMBOL OF ACCESABILITY PAVEMENT SIGN

SCALE: 1" = 1'-0"

ACCESSIBLE PARKING NOTES

- 7. PARKING SPACES FOR THE DISABLED ARE REQUIRED TO BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO A PRIMARY ENTRANCE. IF ONLY ONE SPACE IS PROVIDED, IT SHALL BE 9 FEET WIDE WITH AN 8 FOOT WIDE VAN LOADING AND UNLOADING AREA. WHEN MORE THAN ONE SPACE IS PROVIDED, THEY CAN SHARE THE LOADING AREA. LOADING AREAS SHALL BE A MINIMUM OF 5 FEET WIDE AFTER THE FIRST VAN LOADING ZONE. EACH PARKING SPACE IS REQUIRED TO BE AT LEAST 18 FEET LONG.
- 2. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
- J. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES
- 4. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED.
- 5. A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
- 6. CURB CUTS AND RAMPS ARE REQUIRED AS NEEDED, BUT THE RAMPS MAY NOT ENCROACH INTO ANY PARKING SPACE.
- 7. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN
- LEVEL ARE NOT PERMITTED.

 EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED IN ANY DIRECTION
- 8. PARKING SPACES FOR THE DISABLED SHALL BE MARKED PER CBC SEC. 11B-502
- 9. SIGNAGE:
- A. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE ON A BLUE BACKGROUND. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE". SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
- B. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE
- C. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250."
- A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.
- THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH.
- ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES (914 MM) ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES (305 MM) IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH.
 - DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH SECTION 11B-705.

70" SQUARE INCHES MIN. REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL. INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE WHITE ON BILUE SIGN AND SHALL INCLUDE "MINIMUM FINE \$250" BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. R99C SIGN FINE \$250 DESIGNATE FOR "VAN ACCESSIBLE" WHERE APPROPRIATE R7-8B SIGN ACCESSIBLE 2" SQUARE STEEL TUBE

ACCESSIBLE PARKING SIGNAGE SCALE: 1" = 1'-0"

6"x6"x21" CLASS B CONC.

PATH OF TRAVEL NOTE:

THE POT INDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

Sheet Content

SITE PLAN

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Revisions

Date: 1-31-22

Drawn: AR

Sheet Number

AZ
of 13 Sheets

SITE PLAN

SCALE: 1/4 = 1'-0"

SECTION 5.102 DEFINITIONS

5.102.1 Definitions. The following terms are defined in Chapter 2.

CUTOFF LUMINAIRES.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES. NEIGHBORHOOD ELECTRIC VEHICLE (NEV). TENANT-OCCUPANTS.

VANPOOL VEHICLE. ZEV.

> SECTION 5.103 SITE SELECTION (Reserved)

SECTION 5.104 SITE PRESERVATION (Reserved)

SECTION 5.105 **DECONSTRUCTION AND REUSE** OF EXISTING STRUCTURES (Reserved)

> SECTION 5.106 SITE DEVELOPMENT

5.106.1 Stormwater 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 stormwater runoff from the construction activities through one or more of the following measures:

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

5.106.1.2 Best management practices (BMP's). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMP's.

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

turb one acre or more of land, or (2) disturb less than one acre of

Note: Projects that (1) disturb one acre or more of land, or

land but are part of a larger common plan of development or sale.

(2) disturb less than one acre of land but are part of a larger common plan of development or sale must comply with the postconstruction 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 (postproject 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 conservation 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 Sec-

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 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

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES		
0-9	0		
10-25			
26-50	3		
51-75	6		
76-100	8		
101-150	<u>II</u>		
151-200	16		
201 and over	At least 8 percent 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/ VANPOOL/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 into a listed suitable cabinet, box, enclosure or equivalent.
- 5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40ampere 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 calculation. [N] Table

- 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 calculation. [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 ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES				
0-9	0				
10-25	1				
26-50	2				
51-75	4				
76-100	[5]				
101-150	T				
151-200	10				
201 and over	6 percent of total 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. 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] Outdoor lighting systems shall be designed and installed to comply with the fol-
- 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.
- 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.

- 1. [N] See also California Building Code, Chapter 12, Section 1205.7 for college campus lighting requirements for parking facilities and walkways.
- 2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and
- 3. Refer to the California Energy Code for requirements for additions and alterations.

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

- 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.									
TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS ^{1,2}									
ALLOWABLE RATING	LIGHTING ZONE LZO	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4				
Maximum Allowable Backlight Rating ³ (B)									
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit				
Luminaire back hemisphere is 1 – 2 MH from property line	N/A	B2	В3	B4	B4				
Luminaire back hemisphere is 0.5 – 1 MH from property line	N/A	B1	B2	B3	В3				
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	В0	В0	BI	B2				
Maximum Allowable Uplight Rating (U)									
For area lighting ⁴	N/A	U0	U0	U0	UO				
For all other outdoor lighting, including decorative luminaires	N/A	Ul	U2	U3	U4				
Maximum Allowable Glare Rating ⁵ (G)									
Luminaire greater than 2 MH from property line	N/A	GI	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	Gl	G1				
Luminaire front hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1				

5.303.2 Reserved

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 estab-

lish and maintain tree health shall comply with Section

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

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

5.106.12.2 Landscape areas. Shade tree plantings, mini-

mum #10 container size or equal shall be installed to pro-

Exception: Playfields for organized sport activity are

vide shade of 20% of the landscape area within 15 years.

5.106.12.3 Hardscape areas. Shade tree plantings, mini-

mum #10 container size or equal shall be installed to pro-

vide shade over 20 percent of the hardscape area within 15

Exception: Walks, hardscape areas covered by solar

photvoltaic shade structures, and hardscape areas cov-

ered by shade structures with roofing materials that

SECTION 5.201

GENERAL

5.201.1 Scope. *California Energy Code.* For the purposes of

mandatory energy efficiency standards in this code, the Cali-

fornia Energy Commission will continue to adopt mandatory

Division 5.3 - WATER EFFICIENCY AND CONSERVA

SECTION 5.301

GENERAL

5.301.1 Scope. The provisions of this chapter shall establish

the means of conserving water used indoors, outdoors and in

SECTION 5.302

DEFINITIONS

5.302.1 Definitions. The following terms are defined in

EVAPOTRANSPIRATION ADJUSTMENT FACTOR

DISINFECTED TERTIARY RECYCLED WATER.

MODEL WATER EFFICIENT LANDSCAPE

RECLAIMED (RECYCLED) WATER.

RECYCLED WATER SUPPLY SYSTEM.

SPECIAL LANDSCAPE AREA (SLA). [DSA-SS]

SECTION 5.303

INDOOR WATER USE

5.303.1 Meters. Separate submeters or metering devices shall

be installed for the uses described in Sections 5.303.1.1 and

5.303.1.1 New buildings or additions in excess of 50,000

square feet. Separate submeters shall be installed as fol-

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

ants are unfeasible, for water supplied to the following

through is greater than 500 gpm (30 L/s).

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 con-

a. Makeup water for cooling towers where flow

b. Makeup water for evaporative coolers greater

c. Steam and hot-water boilers with energy input

2. Where separate submeters for individual building ten-

comply with Table A5.106.11.2.2 in Appendix A5, are

not included in the total area calculation.

not included in the total area calculation.

Division 5.2 – ENERGY EFFICIENCY

building standards.

wastewater conveyance.

| CONSTRUCTION SITE.

FOOTPRINT AREA [DSA-SS]

(ETAF). [DSA-SS]

GRAYWATER.

METERING FAUCET.

POTABLE WATER.

RECYCLED WATER.

SUBMETER.

5.303.1.2.

ORDINANCE (MWELO).

salon or barber shop.

than 6 gpm (0.04 L/s).

sume more than 1,000 gal/day,

Chapter 2.

total area calculation.

5.303.3 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

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

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 5.303.3.2 Urinals.

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

5.303.3.2.2 Floor-mounted urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush. **5.303.3.3 Showerheads.**

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

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

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

5.303.3.4 Faucets and fountains.

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

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

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi].

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

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

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

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/noload) 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 occupan-

cies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Sections 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in Chapter 6 of this code.

SECTION 5.304

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.

OUTDOOR WATER USE

- 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
- **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 construc-
- 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.

tion projects with an aggregate landscape area equal to or

SECTION 5.305 WATER REUSE SYSTEMS

5.305.1 Recycled water supply systems. Recycled water supply systems shall be installed in accordance with Sections 5.305.1.1, 5.305.1.2, and the *California Plumbing Code*.

5.305.1.1 Outdoor recycled water supply systems. All newly constructed nonresidential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, shall be provided with both a potable water supply system and a recycled

Exceptions:

- 1. Service areas in which the only reclaimed (recycled) water is used for potable purposes, or in which net nonpotable deliveries are anticipated to remain level or decrease as a result of the potable reuse project.
- 2. Where access to disinfected tertiary recycled water is not feasible and/or cost-efficient, as determined by the authority having jurisdiction in consultation with the recycled water purveyor.
- Note: A city, county, or city and county, in consultation with the recycled water purveyor, may further reduce the area for the mandate to install recycled water supply systems if the recycled water purveyor is unable to accommodate new services or unable to provide uninterruptable service.
- 3. A potable water supply system is not required for landscape irrigation if the landscape irrigation system is supplied with recycled water at the time of final inspection.
- 4. Potable water may be used with the recycled water supply system on a temporary basis, as allowed by the authority having jurisdiction in consultation with the recycled water purveyor.

5.305.1.2 Technical requirements for outdoor recycled water supply systems. Recycled water supply systems for outdoor applications shall meet the requirements of this code, and the California Code of Regulations, Title 17, Division 1, Chapter 5, Subchapter 1; Title 22, Division 4, Chapter 3; and Title 23, Division 2, Chapter 2.7, as appli-

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. ADJUST.

BALANCE. **BUILDING COMMISSIONING.** ORGANIC WASTE

TEST.

SECTION 5.403 **FOUNDATION SYSTEMS** (Reserved)

SECTION 5.404 EFFICIENT FRAMING TECHNIQUES (Reserved)

> MATERIAL SOURCES (Reserved) SECTION 5.406 **ENHANCED DURABILITY**

SECTION 5.405

SECTION 5.407 WATER RESISTANCE AND

AND REDUCED MAINTENANCE

(Reserved)

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
- 1. An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least

plus at least one of the following:

drainage plane.

4 feet in depth. 3. The door is recessed at least 4 feet.

4. Other methods which provide equivalent protec-

5.407.2.2.2 Flashing. Install flashings integrated with a

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

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

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.

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: Excavated soil and land-clearing debris.

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

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

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

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

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

Note: Refer to the Universal Waste Rule link at: http:// www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf 5.408.3 Excavated soil and land clearing debris, 100 per-

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.

cent of trees, stumps, rocks and associated vegetation and

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

(Reserved)

SECTION 5.410 **BUILDING MAINTENANCE AND OPERATION 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

SECTION 5.409

LIFE CYCLE ASSESSMENT

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

month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site. **Exception:** Additions within a tenant space resulting in

5.410.1.1 Additions. All additions conducted within a 12-

of this section.

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

less than a 30-percent increase in the tenant space floor

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 by the California Energy Code Section 100.0

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.

Scope, all requirements in Sections 5.410.2 through 5.410.2.6

Commissioning requirements shall include:

- 1. Owner's or owner representative's project requirements. 2. Basis of design.
- 3. Commissioning measures shown in the construction

Revisions

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O Sheet Content

GREEN BLDG.

STANDARDS

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Sheet Number

- 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 does not certify individuals to conduct functional performance tests or to adjust and balance
- 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 opera-
- 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 systems.

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-tosystem 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 equip-
- 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/
- 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 com-

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

pleted and provided to the owner or representative.

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, as applicable to the

- 1. Renewable energy systems.
- 2. Landscape irrigation systems.
- 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, balance the system 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 wellbeing of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 Definitions. The following terms are defined in Chapter 2.

ARTERIAL HIGHWAY.

A-WEIGHTED SOUND LEVEL (dBA).

1 BTU/HOUR. COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). COMPOSITE WOOD PRODUCTS.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). DECIBEL (dB).

ENERGY EQUIVALENT (NOISE) LEVEL (L_{co}). EXPRESSWAY.

FREEWAY. GLOBAL WARMING POTENTIAL (GWP). GLOBAL WARMING POTENTIAL VALUE (GWP

HIGH-GWP REFRIGERANT.

LONG RADIUS ELBOW. LOW-GWP REFRIGERANT.

VOC.

MAXIMUM INCREMENTAL REACTIVITY (MIR). PRODUCT-WEIGHTED MIR (PWMIR).

REACTIVE ORGANIC COMPOUND (ROC). SCHRADER ACCESS VALVES. SHORT RADIUS ELBOW. SUPERMARKET.

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

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 percent based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion

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

5.504.4 Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

- 5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
- 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall

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

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT			
Indoor carpet adhesives	50			
Carpet pad adhesives	50			
Outdoor carpet adhesives	150			
Wood flooring adhesive	100			
Rubber floor adhesives	60			
Subfloor adhesives	50			
Ceramic tile adhesives	65			
VCT and asphalt tile adhesives	50			
Drywall and panel adhesives	50			
Cove base adhesives	50			
Multipurpose construction adhesives	70			
Structural glazing adhesives	100			
Single-ply roof membrane adhesives	250			
Other adhesive not specifically listed	50			
SPECIALTY APPLICATIONS				
PVC welding	510			
CPVC welding	490			
ABS welding	325			
Plastic cement welding	250			
Adhesive primer for plastic	550			
Contact adhesive	80			
Special purpose contact adhesive	250			
Structural wood member adhesive	140			
Top and trim 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, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

TABLE 5.504.4.2

SEALANTS	CURRENT VOC LIN			
Architectural	250			
Marine deck	760			
Nonmembrane roof	300			
Roadway	250			
Single-ply roof membrane	450			
Other	420			
SEALANT PRIMERS				
Architectural Nonporous Porous	250 775			
Modified bituminous	500			
Marine deck	760			
Other	750			

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

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

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

TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2/3} Grams of VOC per Liter of Coating,

COATING CATEGORY	CURENT 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	350 100			
Concrete/masonry sealers				
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			

Rust preventative coatings	250
Shellacs	
Clear Opaque	730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt

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, February 1, 2008. More information is available from the Air Resources

5.504.4.4 Carpet systems. All carpet installed in the building interior shall meet at least one of the following 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

- 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 and 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's Green Label

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

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air 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.

TABLE 5.504.4.5 FORMALDEHYDE LIMITS¹

Maximum Formaldehyde Emissions in Parts per Million					
PRODUCT	CURRENT LIMIT				
Hardwood plywood veneer core	0.05				
Hardwood plywood composite core	0.05				
Particleboard	0.09				
Medium density fiberboard	0.11				
Thin medium density fiberboard ²	0.13				

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code of Regulations. Title 17, Sections 93120 through 93120.12. 2. Thin medium density fiberboard has a maximum thickness of $\frac{5}{16}$ inch (8 mm).

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:

- Product certifications and specifications.
- Chain of custody certifications.

5.504.4.5.1 Early compliance. Reserved.

- 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 **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

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

5.504.4.6.1 Verification of compliance. Documenta-

tion shall be provided verifying that resilient flooring

Exception: Existing mechanical equipment. **5.504.5.3.1 Labeling.** Installed filters shall be clearly

nance manual.

same value shall be included in the operation and mainte-

labeled by the manufacturer indicating the MERV rat-5.504.7 Environmental tobacco smoke (ETS) control.

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.

5.506.2 Carbon dioxide (CO2) monitoring. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120.1(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 E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

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

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

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

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

- 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_{∞} 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 roofceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{or}-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: http://www.toolbase.org/PDF/CaseStudies/

SECTION 5.508 OUTDOOR AIR QUALITY

stc_icc_ratings.pdf.

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 (CO₂), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the *California Mechanical Code* shall be installed to be acces-

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

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

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

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

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem opera-

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances. **5.508.2.3.1 Coil coating.** Consideration shall be given

to the heat transfer efficiency of coil coating to maximize energy efficiency. **5.508.2.4 Refrigerant receivers.** Refrigerant receivers with capacities greater than 200 pounds shall be fitted with

a device that indicates the level of refrigerant in the **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 mini-

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, mea-

sured 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

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

30 minutes. 5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 min-

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Revisions

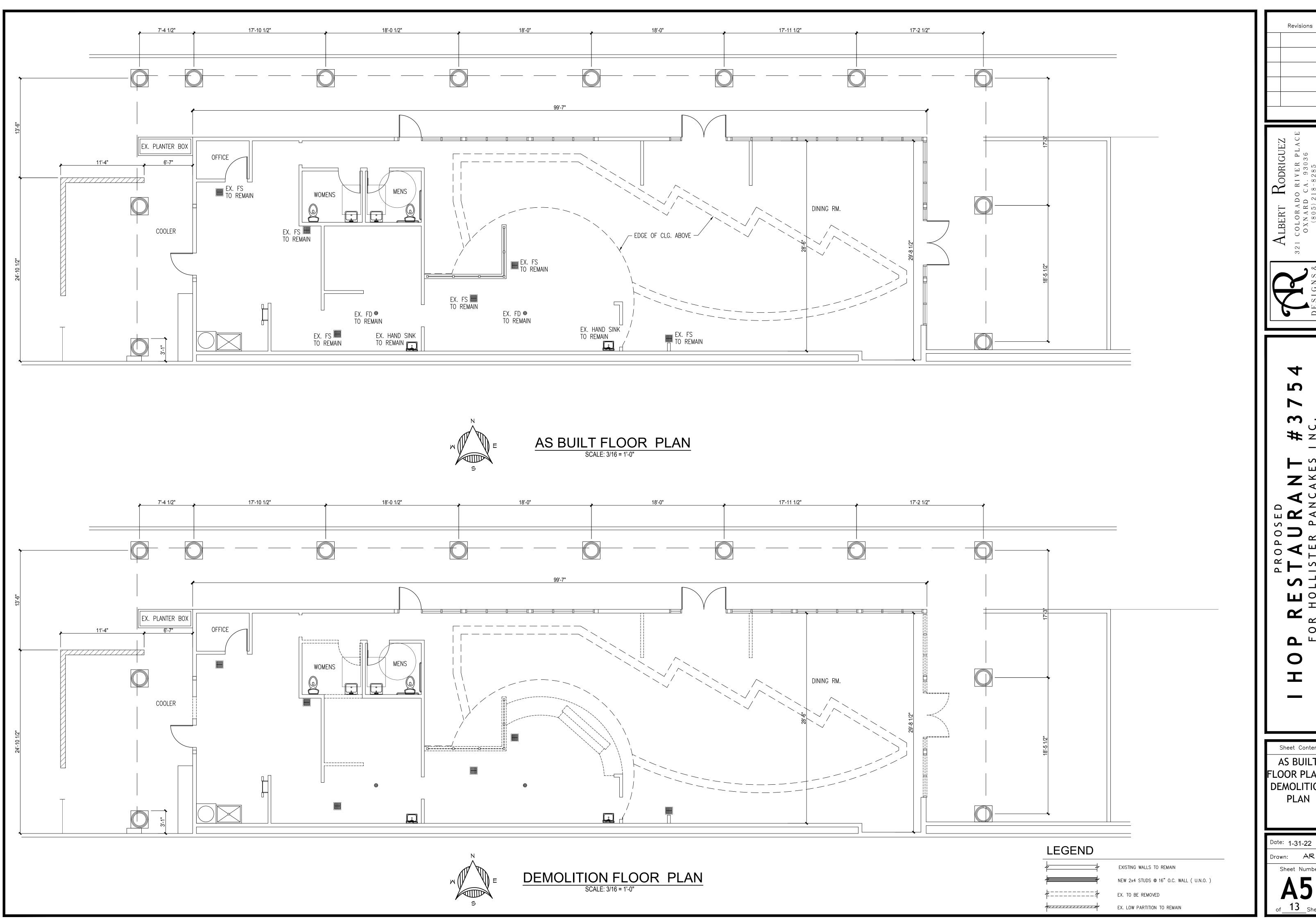
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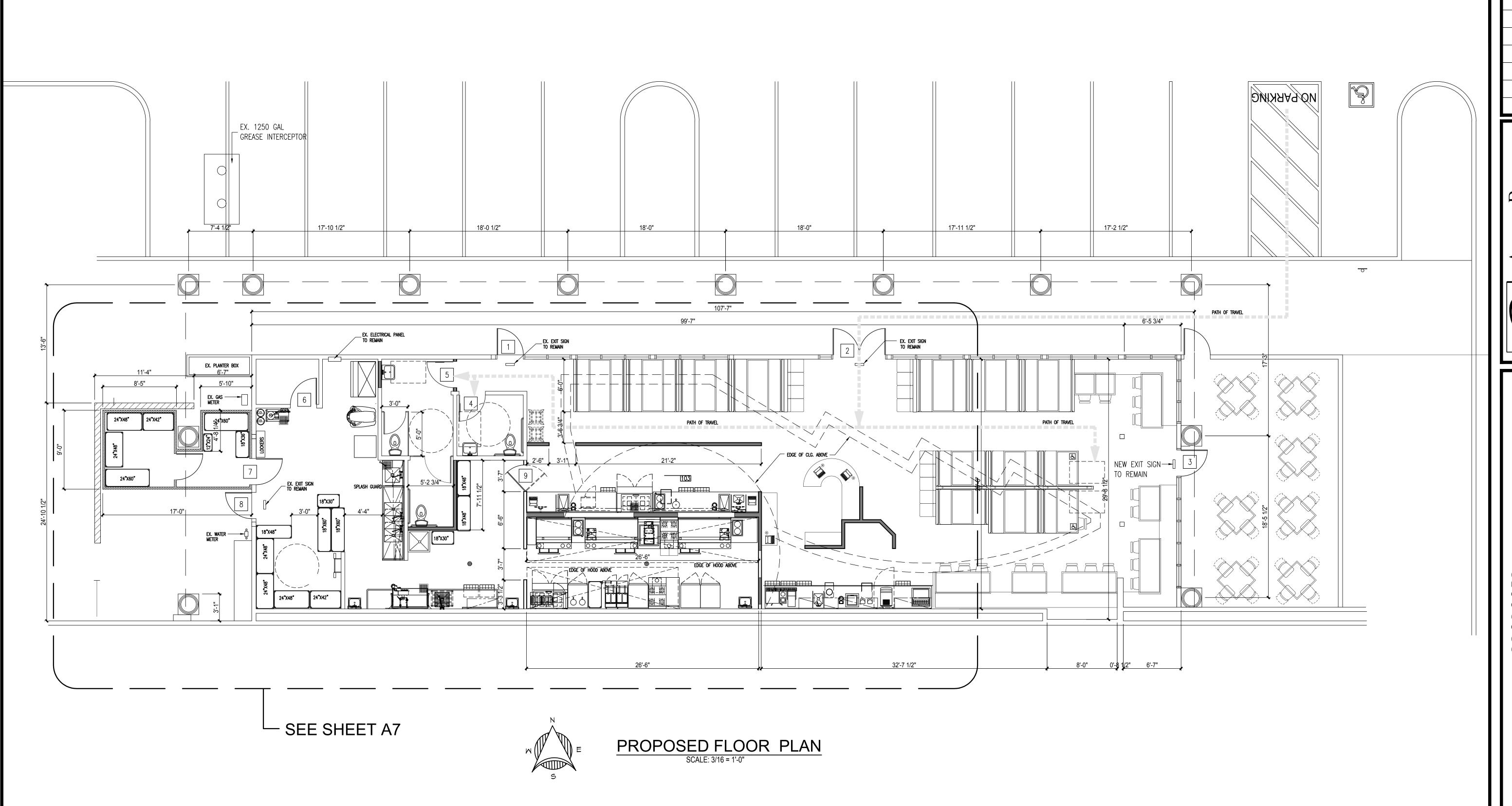
STANDARDS

Sheet Number



Sheet Content **AS BUILT** FLOOR PLAND DEMOLITION PLAN

Date: **1-31-22** Sheet Number



FLOOR SURFACE NOTES

11B-302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with Section 11B-302.

1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.

2. Areas of sport activity shall not be required to comply with Section 11B-302.

11B-302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, level cut/uncut pile texture. Pile height shall be 1/2 inch (12.7 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with

11B-302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (12.7 mm) diameter except as allowed in Sections 11B-407.4.3, 11B-409.4.3, 11B-410.4, 11B-810.5.3 and 11B-810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

11B-303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with Section 11B-303.

11B-303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

11B-303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope



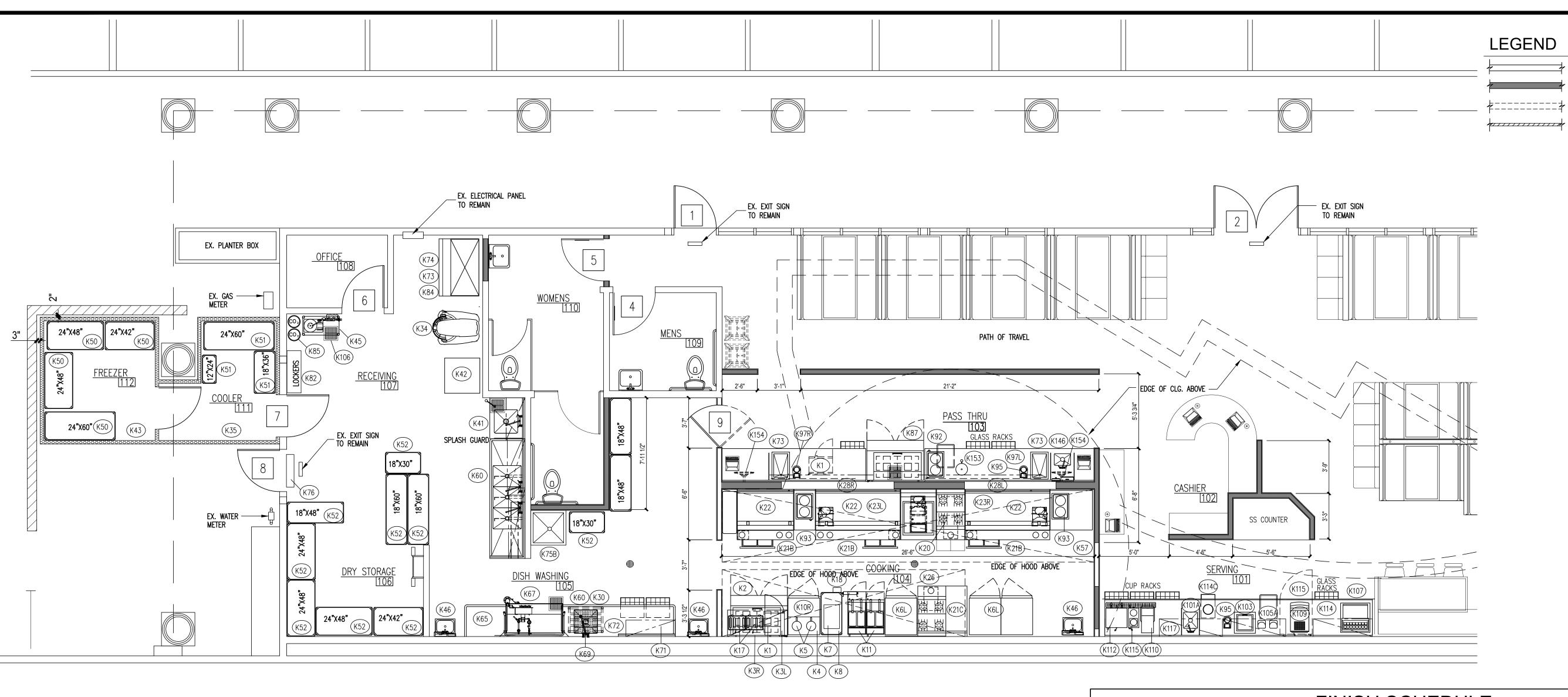
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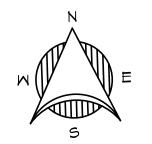
EXISTING WALLS TO REMAIN NEW 2x4 STUDS @ 16" O.C. WALL (U.N.O.)

> EX. TO BE REMOVED EX. LOW PARTITION TO REMAIN

Sheet Content

Date: **1-31-22** Sheet Number





PROPOSED KITCHEN FLOOR PLAN SCALE: 1/4" = 1'-0"

	Ε	QUIPMENT	SCHEDU	LE			EQUI	PMENT S	CHEDULE
ND.	REQ	DESCRIPTION	MODEL NO.	REMARKS	ND.	REQ.	DESCRIPTION	MODEL NO.	REMARKS
K1	2	MICROWAVE OVEN	PANASONIC NE-17523	NSF UL BY CONTRACTOR	K45	1	SYRUP BOX RACK	BY PURVEYOR	BY PURVEYOR
K2L	1	48" SANDWICH PREP TABLE	4TOSA MSF83066R	NSF UL BY CONTRACTOR	K46	3	HAND SINKS	BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR
K3L	1	S/S MICROWAVE/TOASTER SHELF	CUSTOM FABRICATED	NSF UL BY CONTRACTOR	K50	1/LOT	WALK-IN FREEZER SHELVING	METRO SUPER ERECTA	NSF UL BY CONTRACTOR
K3R	1	S/S MICROWAVE/TOASTER SHELF	CUSTOM FABRICATED	NSF UL BY CONTRACTOR	K51	1/LOT	WALK-IN COOLER SHELVING	METRO SUPER ERECTA	NSF UL BY CONTRACTOR
K4	1	S/S WAFFLE BAKER SHELF	CUSTOM FABRICATED	NSF UL BY CONTRACTOR	K52	1/LOT	DRY STORAGE SHELVING	METRO SUPER ERECTA	NSF UL BY CONTRACTOR
K5	3	SINGLE WAFFLE BAKERS	BAKER NEW CARBON CO. LLC MODEL RT-P	NSF UL BY CONTRACTOR		1/LOT	CDILL EVILABET HOOD W/ KDC	BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR CAPTIVE AIRE — NSF UL BY
K6L	2	REACH IN REFRIGERATOR W/ CASTERS	ATOSA MBF80046R, MBF80056R	NSF UL BY CONTRACTOR	K57	1 1	SEALS SHIPPED LOOSE S/S POT WASHING SINK W/COVERS	BY RESTAURANT SERVICES INC	CONTRACTOR NSF UL BY CONTRACTOR
K7	2	FOOD WARMER - COUNTER TOP	AWP MODEL 3V1	NSF UL BY CONTRACTOR	K65	1	,	BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR
K8	8	SS WORKTOP	ATOSA MBF84056R	NSF UL BY CONTRACTOR	K67	1	DISHWASHER	ECO LABS ES-4000	NSF UL BY CONTRACTOR
K10R	1	UNDERCOUNTER FREEZER	ATOSA MGF84056R(L)	NSF UL BY CONTRACTOR		 '			
K11	2	FRYERS SM50 W/ JOINER STRIP	DEAN 1PRG50T	DEAN FRYERS — WITH NO FILTER SYSTEM — NSF UL BY CONTRACTOR —	K69	1	PRE-RINSE FAUCET	T&S EQUIP. FOODSERVICE ACCESSORIES MODEL SPR-2500	NSF UL BY CONTRACTOR
KII	2	TICTERS SIMBO WY CONTERC STRII	DEAN IFROSOT	FILTER SYSTEM OPTION	K71	1	S/S SLANTED RACK SHELF	BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR
K13	4	POS PRINTERS	EPSON TM-U220B	NSF UL BY CONTRACTOR	K72	1	S/S SOILED DISHTABLE W/SINK	BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR
K17	3	POP-UP TOASTERS	WARING COMMERCIAL WCT850	NSF UL BY CONTRACTOR	K73	1	ICE BIN	HOSHIZAKI B-800SF	NSF UL BY CONTRACTOR
K18	1	FRY TIMER	FRYMASTER 8262385	NSF UL BY CONTRACTOR	K74	1	ICE MACHINE	HOSHIZAKI KML-600MRH	NSF UL BY CONTRACTOR
K20	1	REFRIGERATED EGG STATION	EGG HOUSE LAZER 1	LASER - NSF UL BY CONTRACTOR	K75	1	S/S MOP SINK SHELF	BY RESTAURANT SERVICES INC	30X30 - NSF UL BY CONTRACTOR
K20A	2	S/S EGG STATION TRASH CAN		NSF UL BY CONTRACTOR — OPTIONAL	K75B	1/LOT	MOP SINK WALL FACING	ADVANCE TABCO 9-OP-28 20"x6"	FRP OR TILE NSF UL BY CONTRACTOR - S/S OPTIONAL
K21B	1	S/S REFRIGERATED STAND W/ DRAWERS	AND TCBE-48	NSF UL BY CONTRACTOR — LEFT CENTER — NON REFRIGERATED OPTIONAL	K76	1	AIR CURTAIN	MARS HV236-1U TS REGENCY SPACE SOLUTION	NSF UL BY CONTRACTOR
K21C	2	S/S STAND FOR 48" EGG RANGE	BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR — OPTIONAL	K82 K84	1	EMPLOYEE LOCKERS ICE MACHINE WATER FILTER	600LCK1832 HYDRO LIFE 300 SERIES	NSF UL BY CONTRACTOR
		1		NOT IN DV CONTRACTOR OUTSING	K85	1		BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR
K22	4	POLISHED STEEL SURFACE GRIDDLES	IMPERIAL IMGA 4828-1 AND IMGA 72281	NSF UL BY CONTRACTOR — CHROME SURFACE OPTIONAL	K87	1	SALAD PREP TABLE COOLER	ATOSA MSF8302GR48	NSF UL BY CONTRACTOR
K23L	1	S/S PASS WINDOW ASSEMBLY	CUSTOM FABRICATED	NSF UL BY CONTRACTOR — OPTIONAL	K92	1	FOOD WARMER (SOUP) - COUNTER TOP UNIT		NSF UL BY CONTRACTOR
K26	1	24" FOUR BURNER STEP UP RANGE	GLOBE GHPSU42YG	NSF UL BY CONTRACTOR — OPTIONAL	K93	2	PLATE/BOWL DISPENSERS	APW SL-10	NSF UL BY CONTRACTOR
K28L	1	HEAT LAMP - 72" CALROD	HATCO GRAH-36	NSF UL BY CONTRACTOR — OPTIONAL	K95	2	CONSERVEWELLS	MODEL CW-DI	NSF UL BY CONTRACTOR
K28R	1 1	HEAT LAMP - 96" CALROD	HATCO GRAH-48	NSF UL BY CONTRACTOR — OPTIONAL	K97L	1			RIGHT SIDE - NSF UL BY CONTRACTOR
		33 3/12/08		32 27 33	K97R	1	<u> </u>		LEFT SIDE — NSF UL BY CONTRACTOR
K34	1	MIXER W/ATTACHMENTS	GLOBE 60 QUART SP60	NSF UL BY CONTRACTOR — OPTIONAL	K101A	+	<u>'</u>		NSF UL BY CONTRACTOR
K35	1	WALK-IN COOLER W/REFRIGERATION	BEAR REFRIGERATION 5 HP MED TEMP +35 COOLER STORAGE SMOOTH ALUM		K103	1	ICE CREAM CABINET - SINGLE	DELFIELD N227P	NSF UL BY CONTRACTOR
					K105/		DRINK MIXER — SINGLE	HAMILTON BEACH HMO400	
K41	1	S/S PREP TABLE W/SINKS	EXISTING	NSF UL BY CONTRACTOR — OPTIONAL	K106	1/L0T	<u>'</u>	BY RESTAURANT SERVICES INC	
K42		S/S PREP TABLE	EXISTING	NSF UL BY CONTRACTOR — OPTIONAL	K107	1	DRINK DISPENSER	BY PEPSI	BY PURVEYOR
		WALK-IN FREEZER W/	BEAR REFRIGERATION ALUM	KOLPAK - NSF UL BY CONTRACTOR	K109	1	JUICE DISPENSER	BUNN 37300.0000	NSF UL BY CONTRACTOR
K43	1	REFRIGERATION	INSIDE SMOOTH WHITE 2HP LOW TEMP	NOLIAN - NOI OL DI CONTRACTOR	K110	1	ICE TEA BREWER	BUNN 36700.0000	NSF UL BY CONTRACTOR
			LOW ILIVIE		K112	1	COFFEE BREWER - DOUBLE	CURTIS GEMINA GEM-12D	NSF UL BY CONTRACTOR

	EQUIPMENT SCHEDULE									
ND.	REQ.	DESCRIPTION	MODEL NO.	REMARKS						
K114	1	S/S BEVERAGE COUNTER	BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR						
K114C	1	S/S BEVERAGE STATION TRASH CAN	BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR						
K115	1	CAPPUCCINO/HOT CHOCOLATE DISPENSER	CECILWARE GB1HC-CP	NSF UL BY CONTRACTOR						
K117	3	S/S BEVERAGE COUNTER SHELVES	BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR						
K153	1 SYRUP WARMER N		WELLS SW-10	NSF UL BY CONTRACTOR						
K154	1 LOT	KDS SYSTEM AND MONITORS	BY RESTAURANT SERVICES INC	BY CONTRACTOR						
K155	1 27" UNDERCOUNTER REFRIGERATOR		BY RESTAURANT SERVICES INC	NSF UL BY CONTRACTOR						

	IS	ZE					
MARK	WD	HGT	STYLE	MATL	FRAME	GLAZING	NEW-EXIST.
1	3'-0"	7'-0"	HINGED SINGLE	GLASS	METAL	TEMPERED	EXISTING
2	6'-0"	7'-0"	HINGED DOUBLE	GLASS	METAL	TEMPERED	EXISTING
3	3'-0"	7'-0"	HINGED SINGLE	GLASS	METAL	TEMPERED	NEW
4	3'-0"	6'-8"	HINGED SINGLE	SC WD	METAL	N/A	EXISTING
5	3'-0"	6'-8"	HINGED SINGLE	SC WD	METAL	N/A	NEW
6	3'-0"	6'-8"	HINGED SINGLE	SC WD	METAL	N/A	EXISTING
7	3'-0"	6'-8"	HINGED SINGLE	METAL	METAL	N/A	NEW
8	3'-0"	7-0"	HINGED SINGLE	METAL	METAL	N/A	EXISTING
9	3'-0"	6'-8"	EILLISON DOOR	MTL	METAL	N/A	NEW

			FINISH						
					WAL				
ROOM NO.	ROOM NAME	FLOOR	FLOOR BASE AND COVE	N	S	E	W	CEILING	WALL LEGEND
100	DINING ROOM	AMERICAN OLEAN 6x6 QUARY TILE 1/4 MIN. THICKNESS, IMPACT RESISTANT. MAX. GROUT BETWEEN TILES IS 1/4"	DALTILE PORCELIAN WILLOW BEND	A	A	A	(A)	DRYWALL WITH WHITE ENAMEL PAINT AND SUSPENDED ACCOUSTIC CEILING	A PLASTER LAMINATE NEVAMAR STYLE WK 00291 COLOR BAILEY VINYL TILE WALL COVERINGS PARTERRE WOOD
101	SERVING	6x24 PORCELAIN TILE GROUT BETWEEN TILES IS 3/16"	DALTILE PORCELIAN WILLOW BEND WITH 3/8" SHLUTER SYSTEMS COVE STYLE DILEX—EHK	A	H	A	<u> </u>	DRYWALL WITH WHITE ENAMEL PAINT AND SUSPENDED ACCOUSTIC CEILING USG SHEET ROCK LAY IN PANEL CLIMA PLUS VINYL #3270 W/ DXLA	B) VINYL TILE WALL COVERINGS PARTERRE WOOD 8"x36 (2MM THICK) INGRAINED, TEXTURED; COLOR #11227 CROWN CHERRY C) AMERICAN OLEAN 12"X24" STYLE: ST. GERM COLOR: SABLE (AOTSE64) WITH GT-1
102	CASHIER	6x24 PORCELAIN TILE GROUT BETWEEN TILES IS 3/16"	DALTILE PORCELIAN WILLOW BEND	<u>-</u>	G A	GA	G	DRYWALL WITH WHITE ENAMEL PAINT AND SUSPENDED ACCOUSTIC CEILING	GROUT: MAPEI ULTRACOLÓR PLUS 3/16" JOI COLOR: 47 — CHARCOAL (USE LARGE FORM MORTAR PER MANUF. RECOMMENDATIONS) (D) STAINLESS STEEL PANELS
103	PASS THRU	AMERICAN OLEAN 6x6 QUARY TILE 1/4 MIN. THICKNESS, IMPACT RESISTANT. MAX. GROUT BETWEEN TILES IS 1/4"	QUARY TILE, UP WALL 6". 3/8" RADIUS COVE AND BULL NOSE AT TOP WHERE IT MEETS THE WALL	A	H	H	H	DRYWALL WITH WHITE ENAMEL PAINT	POLAR WHITE F.R.P. MARLITE MARLITE P-1 POLAR WHITE WITH MATCHING TRIM AND ACCESSORIES. COMPLY WITH LOCAL CODES FIRE RATING.
104	COOKING	AMERICAN OLEAN 6x6 QUARY TILE 1/4 MIN. THICKNESS, IMPACT RESISTANT. MAX. GROUT BETWEEN TILES IS 1/4"	QUARY TILE, UP WALL 6". 3/8" RADIUS COVE AND BULL NOSE AT TOP WHERE IT MEETS THE WALL	0	(D)	(D)	(D)	DRYWALL WITH WHITE ENAMEL PAINT	G GYPSUM BOARD WITH ENAMEL PAINT H 6X6 AMERICAN OLEAN GLOSS TILE WHITE
105	DISHWASHING	AMERICAN OLEAN 6x6 QUARY TILE 1/4 MIN. THICKNESS, IMPACT RESISTANT. MAX. GROUT BETWEEN TILES IS 1/4"	QUARY TILE, UP WALL 6". 3/8" RADIUS COVE AND BULL NOSE AT TOP WHERE IT MEETS THE WALL	E	E	E	E	USG SHEET ROCK LAY IN PANEL CLIMA PLUS VINYL #3270 W/ DXLA	STUCCO EMBOSSED
106	DRY STORAGE	AMERICAN OLEAN 6x6 QUARY TILE 1/4 MIN. THICKNESS, IMPACT RESISTANT. MAX. GROUT BETWEEN TILES IS 1/4"	QUARY TILE, UP WALL 6". 3/8" RADIUS COVE AND BULL NOSE AT TOP WHERE IT MEETS THE WALL	E	E	E	E	USG SHEET ROCK LAY IN PANEL CLIMA PLUS VINYL #3270 W/ DXLA	
107	RECEIVING	AMERICAN OLEAN 6x6 QUARY TILE 1/4 MIN. THICKNESS, IMPACT RESISTANT. MAX. GROUT BETWEEN TILES IS 1/4"	QUARY TILE, UP WALL 6". 3/8" RADIUS COVE AND BULL NOSE AT TOP WHERE IT MEETS THE WALL	E	E	E	E	USG SHEET ROCK LAY IN PANEL CLIMA PLUS VINYL #3270 W/ DXLA	
108	OFFICE	AMERICAN OLEAN 6x6 QUARY TILE 1/4 MIN. THICKNESS, IMPACT RESISTANT. MAX. GROUT BETWEEN TILES IS 1/4"	QUARY TILE, UP WALL 6". 3/8" RADIUS COVE AND BULL NOSE AT TOP WHERE IT MEETS THE WALL	G B	E	E	G B	DRYWALL WITH WHITE ENAMEL PAINT	
109	MENS	6x24 PORCELAIN TILE GROUT BETWEEN TILES IS 3/16"	DALTILE PORCELIAN WILLOW BEND WITH 3/8" SHLUTER SYSTEMS COVE STYLE DILEX—EHK	В	В	В	В	DRYWALL WITH WHITE ENAMEL PAINT	
110	WOMENS	6x24 PORCELAIN TILE GROUT BETWEEN TILES IS 3/16"	DALTILE PORCELIAN WILLOW BEND WITH 3/8" SHLUTER SYSTEMS COVE STYLE DILEX—EHK	В	В	В	В	DRYWALL WITH WHITE ENAMEL PAINT	
111	COOLER	AMERICAN OLEAN 6x6 QUARY TILE 1/4 MIN. THICKNESS, IMPACT RESISTANT. MAX. GROUT BETWEEN TILES IS 1/4"	ALUMINUM 3/8" MIN. COVE BASE					ALUMINUM	
112	FREEZING	ALUMINUM	ALUMINUM 3/8" MIN. COVE BASE					ALUMINUM	

Revisions

EXISTING WALLS TO REMAIN

EX. LOW PARTITION TO REMAIN

EX. TO BE REMOVED

NEW 2x4 STUDS @ 16" O.C. WALL (U.N.O.)

LBERT RODRIGUEZ
COLORADO RIVER PLACE
OXNARD CA. 93036

321 COLORADO 1 OXNARD CA (805) 218



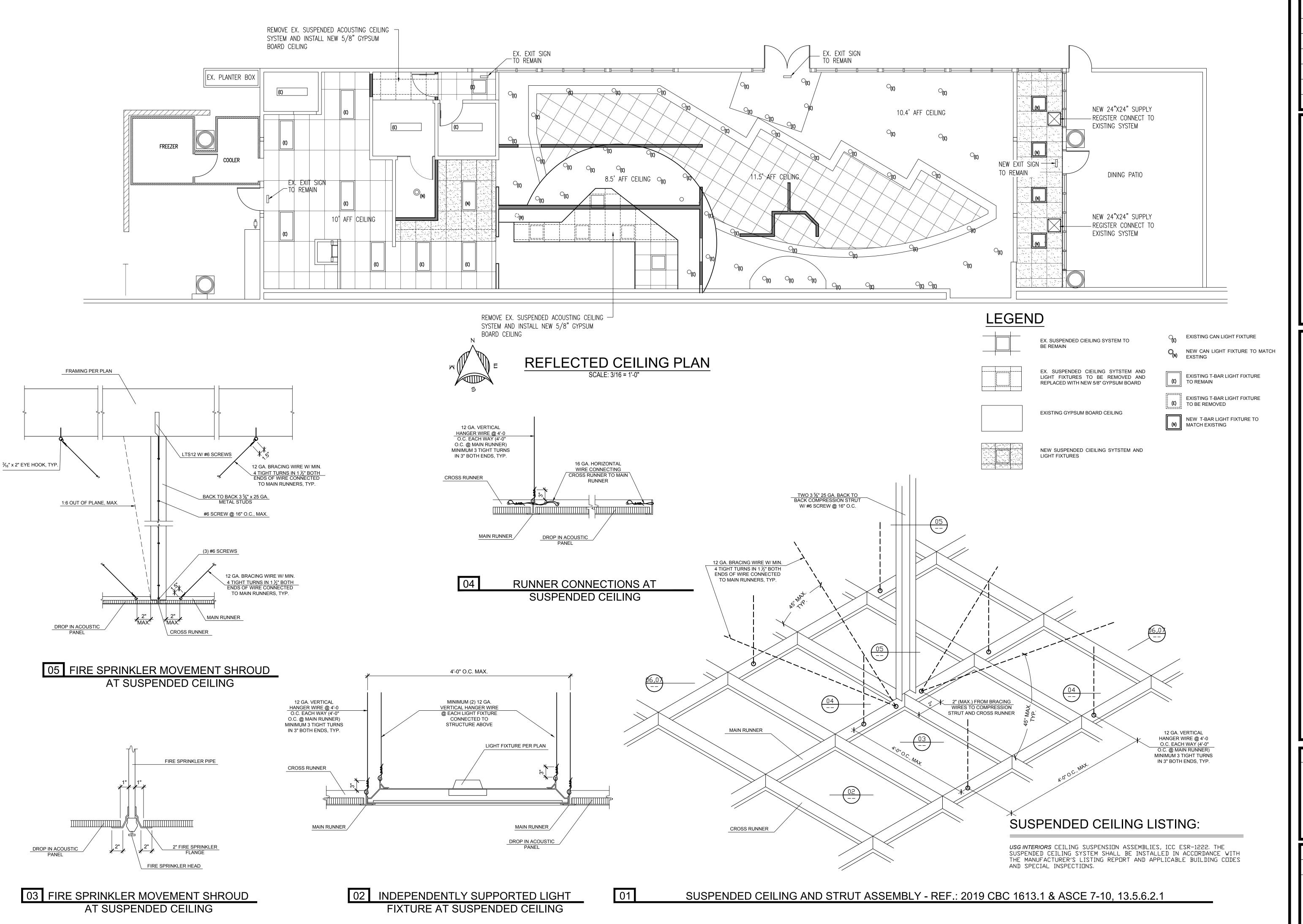
OP RESTAURANT #3754
FOR HOLLISTER PANCAKES INC.

Sheet Content
PROPOSED
FLOOR PLAN

Date: 1-31-22

Drawn: AR

Sheet Number



Revisions

ALBERT RODRIGUEZ

21 COLORADO RIVER PLAC

OXNARD CA. 93036

(805) 218-8285

ALBERT
321 COLOR.
OXNAF
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HOP RESTAURANT #37
FOR HOLLISTER PANCAKES INC.
7127 HOLLISTER AVENUE GOLETA, CA. 9

Sheet Content

REFELECTED

CEILING PLAN

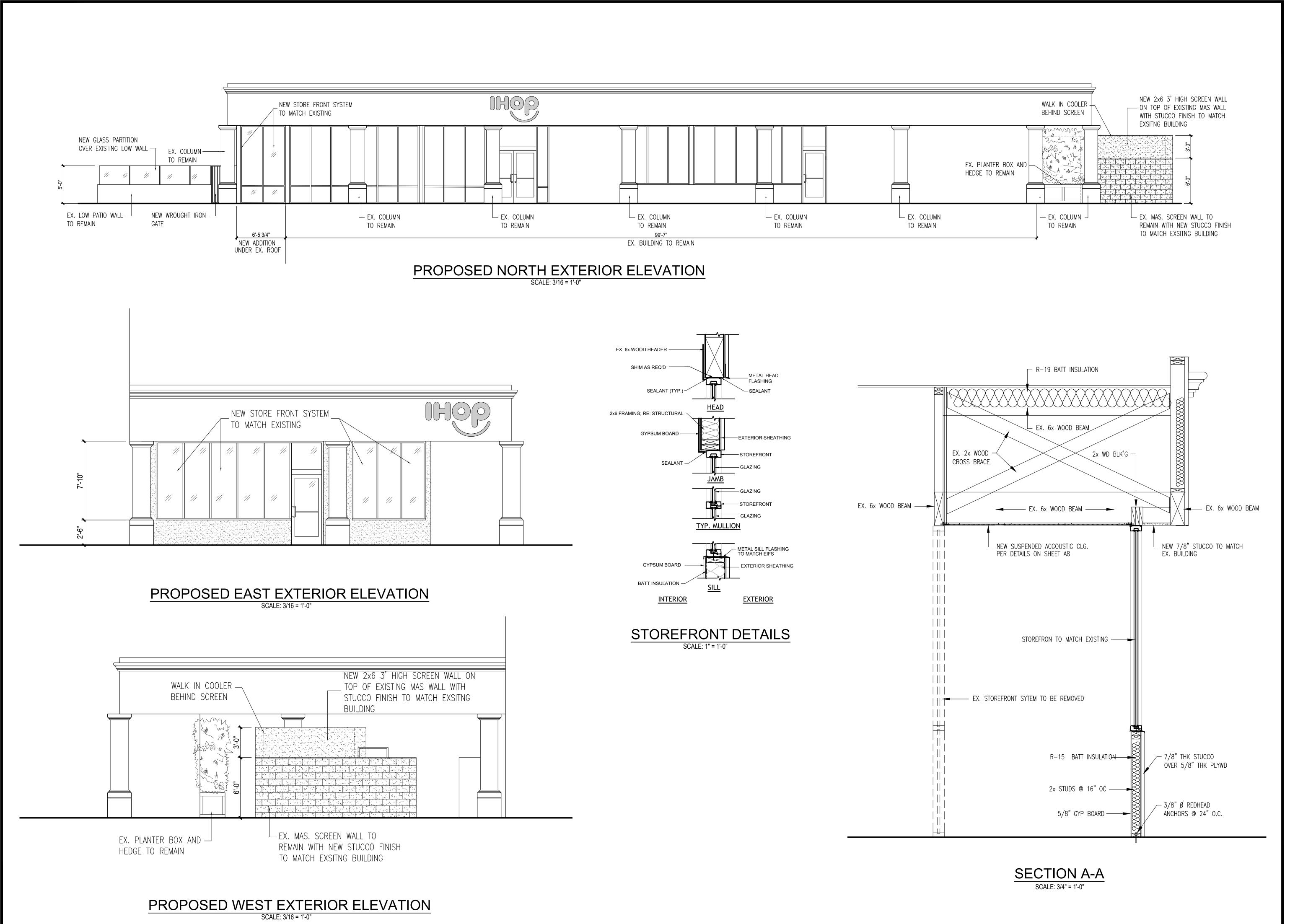
AND DETAILS

Date: 1-31-22

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of 13 Sheets



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ALBERT RODRIGUEZ

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DESIGNS & DRAFTING

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OLLISTER PANCAKES INC.

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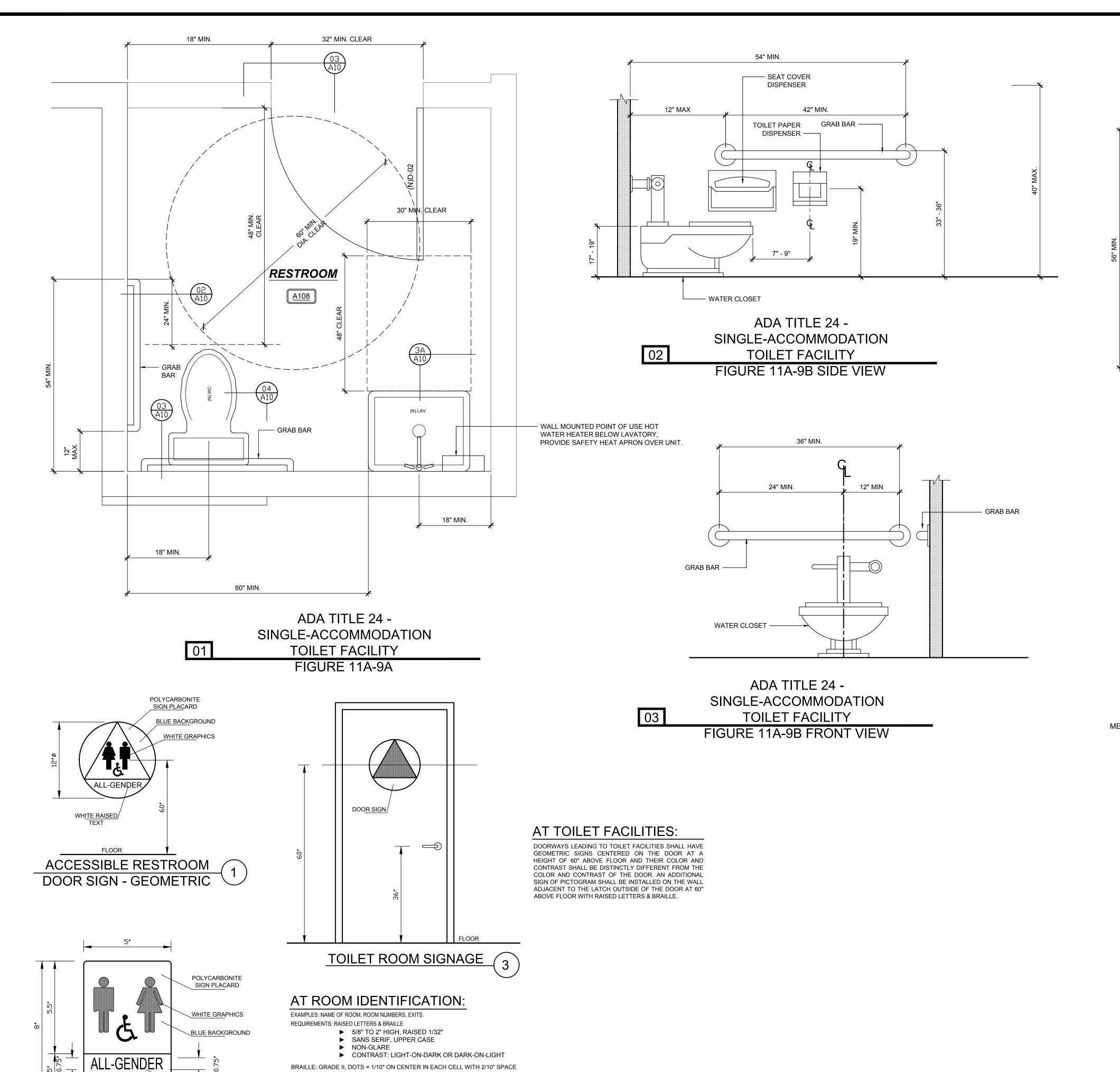
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ROOF PLAN
SCALE: 3/16 = 1'-0"

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Sheet Content ROOF PLAN



BRAILLE: GRADE II, DOTS = 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE

OBSTACLES: A PERSON MUST BE ABLE TO APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING (SITTING)

► BORDER DIMENSION: MIN 6" HIGH.

& GRADE II BRAILLE.

PICTOGRAMS: ▶ LOCATION: WHERE USED IN PERMANENTLY SIGNED ROOMS & SPACES,

EQUIVALENT VERBAL DESCRIPTION PLACED BELOW IN RAISED LETTERS

BETWEEN CELLS, RAISED 1/40"

WHITE RAISED BRAILLE

ACCESSIBLE RESTROOM

WALL SIGN - PICTOGRAM

GRAB BAR — WATER CLOSET - CLEAR FLOOR SPACE BOUNDARY GRAB BAR -

ADA TITLE 24 -SINGLE-ACCOMMODATION **TOILET FACILITY** FIGURE 11A-9B CLEAR FLOOR SPACE AT WATER CLOSETS

60" MIN.

NON-RESIDENTIAL WATER USAGE:

URINALS - 0.125 GPF

METERED LAVATORY FAUCETS, SENSOR OPERATED, SELF-CLOSING, 0.25 GALLONS PER USE HOT WATER SERVING LAVATORIES / SINKS - POINT OF USE HOT WATER HEATER

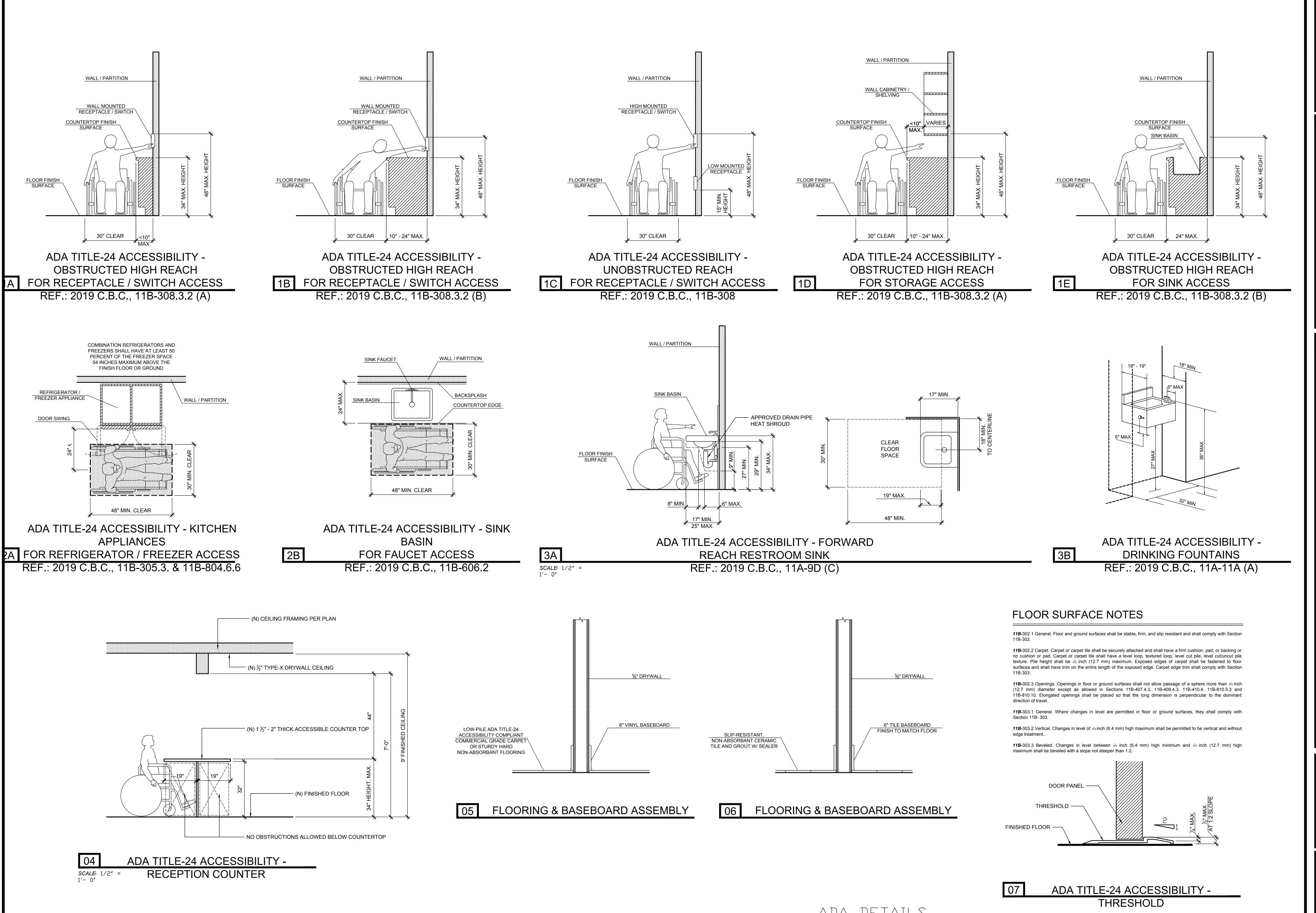
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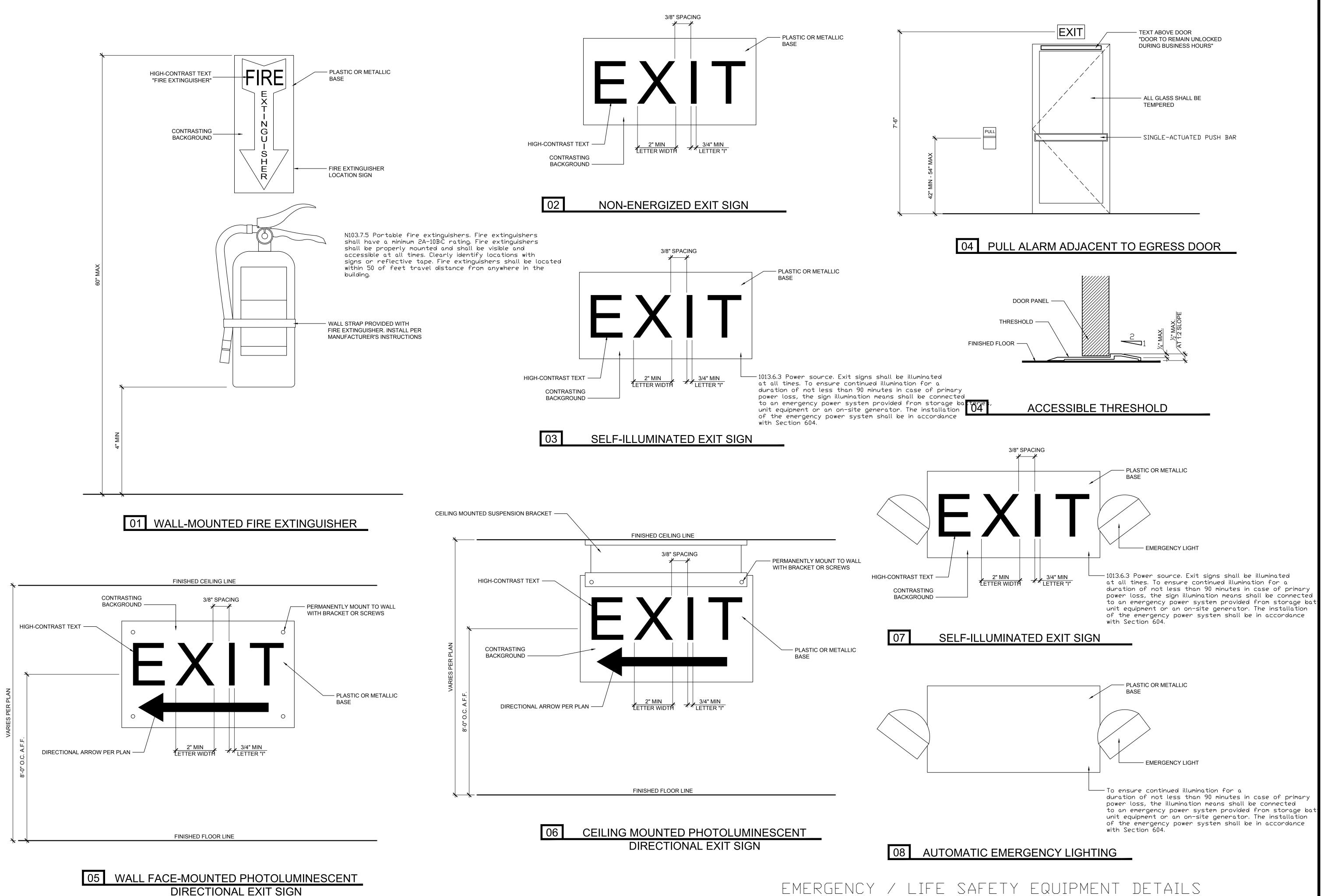


Revisions

Sheet Content ADA **STANDARD DETAILS**

Date: **1-31-22** Sheet Number

ADA DETAILS



DIRECTIONAL EXIT SIGN

Revisions

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Sheet Content

Date: **1-31-22**