AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA
Tuesday, July 14, 2026, 6:00 pm

HOW TO PARTICIPATE:

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting, please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to three (3) minutes. The Chair may also reduce the time allowed if there is a lengthy Agenda or a large number of people wanting to address the Commission.

You may also submit your comment via email to planning@citrusheights.net. Written comments received will be distributed to the Planning Commission.

July 14, 2026, Planning Commission Meeting Agenda Packet Pdf

Documents:

PLANNING COMMISSION AGENDA JULY 14, 2026.PDF

CALL REGULAR MEETING TO ORDER

1. FLAG SALUTE
2. ROLL CALL

   Alrawi, Utzig, Van Duker, Scheeler, Vice Chair Kaufman, Chair Flowers

3. CONSENT CALENDAR

   Approval of minutes for April 28, 2026

4. PUBLIC COMMENT

   Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning Division and the Applicant for that agenda item.

5. PUBLIC HEARING

    a. The applicant is requesting approval of a Use Permit to establish a banquet hall within an existing commercial tenant space located at 8040 Greenback Lane, Suites H and I. The proposed banquet hall, operating as "El Saloncito," would occupy approximately 3,200+ square feet within an existing multi-tenant commercial building. Project Planner: Senior Planner Alison Bermudez

6. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF

7. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

- City of Citrus Heights 6360 Fountain Square Drive, Citrus Heights, CA
- Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA
- Sacramento County Library, Sylvan Oaks Branch, 6700 Auburn Blvd., Citrus Heights, CA

Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located 6360 Fountain Square Drive, Citrus Heights, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Stacy Hildebrand at (916) 727-4707. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

CITRUS HEIGHTS
CALIFORNIA
Solid roots. New growth.

Thomas Scheeler, *Commissioner*
Al, Alrawi, *Commissioner*
Alan Utzig, *Commissioner*
Andrew Van Duker, *Commissioner*
Scott Kaufman, *Vice Chair*
Marcelle Flowers, *Chair*

AGENDA
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PLANNING COMMISSION MEETING
6:00 PM

July 14, 2026, Planning Commission Meeting Agenda Packet pdf

CALL REGULAR MEETING TO ORDER

1. **FLAG SALUTE**

2. **ROLL CALL** Alrawi, Utzig, Scheeler, Van Duker, Vice Chair Kaufman, Chair Flowers

3. **CONSENT CALENDAR**
   Approval of minutes for April 28, 2026

4. **PUBLIC COMMENT**
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5. PUBLIC HEARING

a. **8040 Greenback Lane:** The applicant is requesting approval of a Use Permit to establish a banquet hall within an existing commercial tenant space located at 8040 Greenback Lane, Suites H and I. The proposed banquet hall, operating as "El Saloncito," would occupy approximately 3,200+ square feet within an existing multi-tenant commercial building. **Project Planner: Senior Planner Alison Bermudez**

6. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF

7. ADJOURNMENT

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Pursuant to Sections 65009 (b) (2), of the State Government Code “If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised in the public hearing (s) described in this notice, or in written correspondence delivered to the city Planning Commission at, or prior to, this public hearing.”

City of Citrus Heights
Planning Commission
Meeting Minutes
April 28, 2026
Draft

MEETING CALLED TO ORDER
Chair Flowers called meeting to order at 6:00 pm

1. **FLAG SALUTE** Commissioner Scheeler led the flag salute.

2. **ROLL CALL** Commission Present: Scheeler, Van Duker, Utzig, Vice Chair Kaufman, Chair Flowers
ABSENT: (1) AlRawi
STAFF PRESENT: Bermudez, Hildebrand, Kehrer, Kempenaar, Lui

3. **CONSENT CALENDAR**
Approval of minutes for April 14, 2026

MOTION 1: Approval of minutes for April 14, 2026
M/S: Scheeler/Van Duker
AYES: (5) Scheeler, Van Duker, Utzig, Vice Chair Kaufman, Chair Flowers
NOES: (0)
Abstain: (0)
ABSENT: (1) AlRawi

4. **PUBLIC COMMENT**
There was no public comment.

5. **REGULAR CALENDAR**

   a. **Zoning Code Amendments:** The Planning Division requested that the Planning Commission review the proposed Zoning Code amendments and forward a recommendation to the City Council. These updates propose revisions and additions across multiple chapters to expand permitted land uses and clarify existing regulations. Following Commission review, this item will be forwarded to the City Council for final action. **Project Planner: Associate Planner Steffane Lui**

Associate planner Steffane Lui made a presentation to the Commission; Commission had the following questions:

- Amenities required for employee housing
- SB9 lot size requirements
- Clarification on religious use
- Animal regulations on existing properties

Chair Flowers opened public hearing.
Chair Flowers closed public hearing.

Motion 1: Recommend the City Council adopt a Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines; and

M/S: Van Duker/Scheeler
AYES: (5) Scheeler, Van Duker, Utzig, Vice Chair Kaufman, Chair Flowers
NOES: (0)
Abstain: (0)
ABSENT: (1) AlRawi

Motion 2: Recommend the City Council adopt an Ordinance amending Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit A as amended.

M/S: Van Duker/Scheeler
AYES: (5) Scheeler, Van Duker, Utzig, Vice Chair Kaufman, Chair Flowers
NOES: (0)
Abstain: (0)
ABSENT: (1) AlRawi

6. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**
    - Planning presented the Commission with updates on projects under review and future anticipated projects
    - General Services presented an update on road and bridge maintenance projects under construction throughout the City
7. **ADJOURNMENT**

    Meeting adjourned at 6:27 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary

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STAFF REPORT

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net
(916) 727-4740

Hearing Date:
July 14, 2026

File Number:
PLN-26-08

Application Type:
Use Permit

Assessor's Parcel Number:
243-0350-034-0000

Prepared by:
Alison Bermudez, Sr. Planner

Project Name: Valencia's Banquet Hall

Project Address: 8040 Greenback Ln

Gross Acreage: -N/A	**Net Acreage:** -N/A	**Maximum FAR: -N/A** **Provided FAR: -N/A**
Current Zoning: LC	**Proposed Zoning:** NA	**Neighborhood Association:** 11

Surrounding Zoning:		**Surrounding Land Use Designation**	**Actual Use:**
On-site:	Limited Commercial (LC)	General Commercial (GC)	Commercial Retail Center
North:	Shopping Center (SC)	General Commercial (GC)	Commercial Retail Center
South:	Business Professional (BP)	General Commercial (GC)	Commercial Retail Center
West:	Limited Commercial (LC)	General Commercial (GC)	Commercial Retail Center
East:	Limited Commercial (LC)	General Commercial (GC)	Commercial Retail Center

Environmental Status:

(X) Exempt Section 15301 (Existing Facilities)
( ) Negative Declaration
( ) Mitigated Negative Declaration
( ) Previous Negative Declaration
( ) Environmental Impact Report
( ) Previous Environmental Impact Report

Planning Department Recommendations:

( ) Approve
(X) Approve with conditions (Attachment 2)
( ) Denial

Applicant:	Gil Valencia Ramirez Estate LLC 8040 Greenback Lane, Ste A Citrus Heights, CA 95610	**Property Owner:**	Same as applicant

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

1. Adopt Resolution 26-02 determining the project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities) of the California Environmental Quality Act; and
2. Approve a Use Permit to allow approximately 3,000+ square feet of existing tenant space located at 8040 Greenback Lane, to be converted into a public/private meeting facility, subject to the findings contained in this staff report and the attached conditions of approval.

BACKGROUND AND SITE INFORMATION

The subject property, located at 8040 Greenback Lane, is developed with an existing 14,400-square-foot multi-tenant commercial building within the Greenback Lane commercial corridor. The site is part of an established commercial area consisting of four interconnected parcels that accommodate a mix of retail, restaurant, service, and office uses serving both neighborhood and community needs. Surrounding properties are similarly developed with commercial uses, and the site is primarily accessed from Greenback Lane, a major arterial roadway that serves as one of the City's primary commercial corridors.

The applicant is requesting approval of a Use Permit to establish a banquet hall within approximately 3,000+ square feet of existing tenant space by combining two existing suites within the commercial building. The proposed banquet hall would accommodate private events such as weddings, receptions, parties, meetings, corporate gatherings, and similar assembly-type activities. The proposal involves the adaptive reuse of existing commercial space and does not include an expansion of the building footprint. Because the project represents a change in occupancy and introduces an assembly use within the shopping center, discretionary review is required to evaluate potential operational impacts, including parking demand, hours of operation, noise, and compatibility with surrounding commercial tenants and nearby land uses.

Location: Aerial View



PROJECT DESCRIPTION

The applicant is requesting approval of a Use Permit to establish a banquet hall within an existing commercial tenant space located at 8040 Greenback Lane, Suites H and I. The proposed banquet hall, operating as "El Saloncito," would occupy approximately 3,000+ square feet within an existing multi-tenant commercial building.

According to the applicant's rental agreement, the facility is intended to accommodate private events including weddings, birthday celebrations, corporate meetings, formal gatherings, receptions, and similar assembly-type uses. The applicant has indicated a maximum occupancy of 99 persons for events held within the facility.

The facility contains event space, ADA-accessible restroom facilities, and limited food service amenities. On-site cooking is prohibited. Available amenities include a refrigerator, hand sink, steam table for hot-holding food, and audio-visual equipment for event use. Catering and food service are anticipated to occur through off-site providers.

The applicant has indicated the facility will be available for rent between the hours of 6:00 a.m. and 12:00 a.m., including event setup and cleanup activities. Security services are proposed to be provided by the facility operator for events as necessary.

The proposed use would occupy an existing tenant space and does not include an expansion of the building footprint. Associated tenant improvements, occupancy limitations, fire and life safety requirements, and building code compliance are subject to separate review and approval by the City's Building Division and the Sacramento Metropolitan Fire District.

USE PERMIT (FILE # PLN-26-08)

Use Permit – *Description of Request*

The applicant is proposing to repurpose the existing retail space for use as rental space for special events such as weddings, receptions, corporate events and other similar events. The project would not involve any major structural modifications to the center or surrounding site.

Use Permit – Analysis of Request

The proposed banquet hall requires approval of a Use Permit. The Citrus Heights Zoning Code (Section 106.62.050) requires that the Planning Commission must be able to make five findings before approving the Use Permit. The required findings are listed below in ***bold italics*** and are followed by an evaluation of the applicant's request in relation to the required findings.

- ***The proposed banquet hall is allowed within the Limited Commercial (LC) zoning district with approval of a Use Permit and complies with all other applicable provisions of this Zoning Code and the Municipal Code;***
- ***The proposed banquet hall is consistent with the General Plan;***

The proposed banquet hall is allowable use within the Limited Commercial (LC) zoning district subject to approval of a Use Permit. The project consists of the reuse of an existing tenant space within an established commercial shopping center and does not involve expansion of the building footprint or a change to the overall commercial character of the site. The proposed use is compatible with surrounding commercial businesses and, with the conditions of approval, complies with the applicable provisions of the Citrus Heights Zoning Code and Municipal Code.

The project is also consistent with the City's General Plan. The banquet hall will provide a venue for private events, meetings, receptions, celebrations, and similar gathering activities within an existing commercial area designated and intended for community-serving commercial uses. The project promotes reinvestment and occupancy of an existing commercial tenant space, supports the economic vitality of the Greenback Lane corridor, and provides an additional service to residents and businesses without adversely affecting the surrounding area. As conditioned, the project is compatible with existing and planned land uses and furthers the General Plan's goals of supporting a diverse mix of commercial services and encouraging the productive use of existing commercial properties.

- ***The design, location, size, and operating characteristics of the proposed banquet hall are compatible with the existing and future land uses in the vicinity;***
- ***The site is physically suitable for the type, density and intensity of the proposed banquet hall, including access, utilities, and the absence of physical constraints; and***
- ***Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.***

The proposed banquet hall will occupy an existing tenant space within a developed commercial shopping center and is compatible with the existing commercial character of the surrounding area. The site is located along the Greenback Lane commercial corridor and is surrounded by a mix of retail, restaurant, office, and service commercial uses. The proposed use will operate entirely within an existing building and does not require expansion of the structure or significant modification to the site. Conditions of approval have been incorporated to address operational characteristics, including hours of operation and compliance with all applicable City regulations, ensuring the use remains compatible with existing and future commercial development in the vicinity.

The site is physically suitable for the proposed banquet hall. The property is fully developed with existing access, parking, utility infrastructure, and public services necessary to support the use. The project utilizes an existing commercial tenant space and is not constrained by topography, environmental conditions, or other physical limitations that would preclude operation of the proposed use. The site has direct access to Greenback Lane and is located within an established commercial center designed to accommodate customer-serving uses.

As conditioned, the proposed banquet hall will not be detrimental to the public interest, health, safety, convenience, or welfare, nor will it be materially injurious to persons, property, or improvements in the surrounding area. The project will be required to comply with all applicable Building, Fire, Health, Alcoholic Beverage Control, and Municipal Code requirements. In addition, the Conditions of Approval provide operational safeguards to minimize potential impacts related to noise, parking, and hours of operation. The use will provide an additional community-serving venue within an existing commercial center while maintaining compatibility with surrounding businesses and the overall character of the area.

Hours of Operation. Event activities, including music, entertainment, and guest occupancy, shall conclude no later than 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday. All guests shall vacate the premises within 60 minutes of the event conclusion. No loitering within the parking lot is permitted.

Operation and Noise. The proposed banquet hall is not expected to create significant noise impacts on nearby residential properties. The nearest residentially developed property is located approximately 350 feet east of the site and is separated from the project by Fair Oaks Boulevard, a major arterial roadway that generates substantial existing ambient traffic noise. All events associated with the banquet hall will occur entirely within the enclosed building, and the facility shall maintain all

exterior doors closed during events except for normal ingress and egress. No outdoor event space, outdoor amplified music, or outdoor entertainment is proposed or authorized. Given the distance to residential uses, the existing roadway ambient noise environment, and the indoor nature of the proposed activities, staff finds that the project is unlikely to result in adverse noise impacts to surrounding properties.

Occupancy. The proposed banquet hall is a relatively small event venue with a maximum occupancy of 99 persons. The applicant's rental agreement establishes this occupancy limit and identifies the facility as a venue for weddings, birthday celebrations, corporate meetings, receptions, and similar private gatherings. The limited occupancy helps ensure that the scale and intensity of the use remain compatible with the surrounding commercial area and available site resources. The maximum occupancy shall be subject to review and approval by the City's Building Division and Sacramento Metropolitan Fire District, and the facility shall not exceed the approved occupancy at any time.

Parking and Circulation. The proposed banquet hall falls under the "Meeting facility, public or private" category per Section 106.36.040 (Table 3-7) of the Citrus Heights Zoning Code. For facilities without fixed seating, the code requires 1 parking space per 40 square feet of floor area. Based on this standard, the 3,033-square-foot facility requires a minimum of 76 parking spaces (rounded to 77 spaces).

The project site alone provides 77 on-site parking spaces, which technically satisfies the baseline code minimum. However, because the other active business tenants within the shopping center also require parking, the 1977 recorded reciprocal parking agreement with the adjoining commercial parcels (8036–8042 Greenback Lane) is essential to meeting the collective, varied demand of the center. This agreement establishes a shared parking network that expands the total available pool to more than 110 spaces across all parcels.

Staff reviewed the center's overall parking dynamics and determined the shared arrangement provides more than adequate parking for the venue without shortchanging neighboring businesses. A banquet hall operates primarily during evenings and weekends. This creates a complementary parking schedule, as peak event times naturally coincide with the closing hours and reduced activity of daytime retail and office tenants. This staggered demand allows the center's total parking supply to be used more efficiently and prevents peak-period congestion. To preserve this balance, the conditions of approval require all parking areas to remain unobstructed and dictate that the reciprocal parking agreement must remain in active effect for the duration of the banquet hall's operations.

Fencing. It was observed that fencing has been installed in the rear of the project site without the benefit of required permits. Prior to issuance of a Certificate of Occupancy and commencement of the approved use under this use permit, the applicant shall obtain all necessary permits for the existing fencing and ensure the installation is brought into compliance with applicable building and zoning standards. Final approval of the use permit is contingent upon completion of this requirement and verification by the City that all unpermitted improvements have been properly reviewed and permitted or removed if found not to be in compliance.

Security. Given the relatively small size of the venue and maximum occupancy of 99 persons, staff does not anticipate the need for routine on-site security personnel for all events. However, conditions of approval require the operator to maintain orderly operations and provide security measures, including security personnel when warranted by the nature, size, or duration of an event. The operator is responsible for ensuring that guests do not create disturbances, loiter within the parking areas, block access drives, or otherwise negatively impact neighboring businesses. Should operational concerns arise, the City may require additional security or operational measures to address documented issues.

Use Permit – *Conclusion*

The proposed banquet hall represents the adaptive reuse of an existing commercial tenant space within an established shopping center and is consistent with the intent of the Limited Commercial (LC) zoning district and the City's General Plan. The use will provide an additional community-serving venue for private events, meetings, celebrations, and similar gatherings while supporting the continued vitality and occupancy of an existing commercial center. The proposed use makes productive use of existing commercial space without requiring building expansion or significant site modifications.

Based on the information submitted, staff finds that the project is compatible with surrounding commercial uses, the site is physically suitable to accommodate the proposed use, and the project can operate without creating significant adverse impacts to neighboring properties when subject to the recommended Conditions of Approval. Accordingly, staff recommends approval of the Use Permit, subject to the findings and conditions contained in this report.

FINDINGS FOR USE PERMIT APPROVAL

- ***The proposed banquet hall is allowed within the Limited Commercial (LC) zoning district with approval of a Use Permit and complies with all other applicable provisions of this Zoning Code and the Municipal Code;***
- ***The proposed banquet hall is consistent with the General Plan and any applicable specific plan in that it is repurposing existing commercial space and helps to diversity the local economy;***
- ***The design, location, size, and operating characteristics of the proposed banquet hall are compatible with the existing and future land uses in the vicinity;***
- ***The site is physically suitable for the type, density and intensity of the proposed banquet hall, including access, utilities, and the absence of physical constraints; and***
- ***Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.***

ENVIRONMENTAL DETERMINATION

The project consists of the occupancy and operation of an existing commercial tenant space within an existing commercial building involving negligible or no expansion of the existing use. Therefore, the project is categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

PUBLIC OUTREACH

Property owners within 500 feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Citrus Heights Messenger. To date, no comments have been received on the project.

RECOMMENDED MOTIONS

The Planning Division recommends the Planning Commission make the following motions:

1. Adopt Resolution 26-02 determining the project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities) of the California Environmental Quality Act; and

2. Approve a Use Permit to allow approximately 3,000+ square feet of existing tenant space located at 8040 Greenback Lane, to be converted into a public/private meeting facility, subject to the findings contained in this staff report and the attached conditions of approval.

Attachments

1. Project Description
2. Resolution 26-02
   A. Conditions of Approval
3. Rental Agreement
4. Full Plan Set

Gil Valencia (Owner)
8040 Greenback Lane
Citrus Heights, Ca Suite A
APN: 24303500340000

May 8th 2026

Planning Department

Dear Citrus Heights Planning Department,

I am writing to formally propose a change in the permitted use for the commercial property located at 8040 Greenback Lane, Suite H and I, Citrus Heights. Currently, the space is designated for LC Zone, and I am seeking approval to convert it into a Public/Private Meeting Facility. This change is driven by my primary business I currently have (Valencia's Carniceria y Taqueria), seeking growth in my primary business and looking for the community to benefit from this second business proposal (Banquet Hall). As part of this project, Sacramento Metro Fire has required us to install a four-hour-rated separation wall to create a distinct, separate structure within the building. The wall would effectively transform Suites H and I into an independent unit, creating a second address and allowing the banquet hall to function as a standalone venue Following Metro Fire's Code. The separation wall is a cost-effective solution that still ensures safety compliance and enables a new business opportunity. I believe this banquet hall will serve as a valuable asset to Citrus Heights, potentially driving an increased economic activity providing new jobs and providing citrus heights with an additional space for special/annual events.

I am submitting the application for a Use Permit and Minor Use Permit. We will be offering small events (under 100 people) such as birthday gatherings, business meetings, and professional events. Proposed hours of operation are from 6 a.m. until 12 a.m.

1. Universal Planning Application (Attached)
2. Preliminary title report: Not required, as there are no new parcels, buildings, or changes; shared parking and parcel remain as-is.
3. Description of proposed use: As mentioned, small catered events under 100 guests, with flexible hours as permitted.
4. Site plan: Fully dimensioned, to-scale site plan (Attached)

5. TBD

Gil Valencia

916-844-9263

RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PER SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, RELATING TO EXISTING FACILITIES, AND APPROVING THE USE PERMIT FOR VALENCIA'S BANQUET HALL LOCATED AT 8040 GREENBACK LANE

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, ' 21000 et seq.), the project is categorically exempt from CEQA per Section 15301, related to Existing Facilities;

WHEREAS, the Planning Commission of the City of Citrus Heights held a public hearing on July 14, 2026, wherein public testimony was taken; and

WHEREAS, the Planning Commission of the City of Citrus Heights finds that the Categorical Exemption is applicable to the proposed Use Permit and no further review is required; and

WHEREAS, the proposed Use Permit is consistent with the Zoning Code and General Plan enacted at the time of the application submittal and the project is approved with conditions as shown in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.
2. The Planning Commission does hereby approve the Use Permit for the banquet hall located at 8040 Greenback Lane.

The Planning Commission Secretary shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Citrus Heights, California, this 14th day of July, 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED

Marcelle Flowers, Chairperson

ATTEST

Stacy Hildebrand,
Planning Commission Secretary

Exhibits
A. Conditions of Approval

Valencia's Banquet Hall
8040 Greenback Lane
PLN-26-08

General Conditions

1) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code, California Building Standards and all requirements of Sacramento Metropolitan Fire District. [Planning]
2) The project is approved as a Banquet Hall as described in the Applicant's project description and shall conform to all conditions of approval and exhibits included within this project; File # PLN-26-08 for the operation of a banquet hall/event center within approximately 3,000+ square foot of existing tenant space located at 8040 Greenback Lane. [Planning]
3) Minor modifications to the Use Permit may be reviewed and approved by the Community Development Director. Any proposed modifications not considered minor, shall be reviewed and approved by the Planning Commission. [Planning]
4) This Use Permit approval shall expire three (3) years from the date of approval unless the approved use has commenced and all required permits have been obtained. [Planning]
5) Any violations of the conditions of approval could result in the revocation or modification of the Use Permit and/or the imposition of fines and penalties as allowed under Code. [Planning]
6) This Use Permit shall run with the land through any change of ownership of the subject site and all conditions of approval shall continue to apply after a change in ownership. If the use is discontinued for more than twelve (12) consecutive months it shall be considered lapsed and no longer valid. [Planning]
7) This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB1383, California AB341, and the City's Municipal Code requirements. [Engineering]
8) PRIVATE COVENANTS AND RECIPROCAL EASEMENTS NOTICE: Approval of this Use Permit does not modify, invalidate, or supersede any private covenants, conditions, restrictions (CC&Rs), or reciprocal easement agreements (such as the Reciprocal Easement Agreement recorded in Sacramento County Official Records Book 771201, Page 400) that run with the land. The applicant is hereby advised that any physical alterations to the site, including the installation of rear boundary or perimeter fencing along shared property lines, may require formal written consent from the adjacent property owner(s) pursuant to those private agreements. It is the sole responsibility of the applicant to coordinate with neighboring owners to ensure full compliance with civil title restrictions, independent of City zoning requirements.

Operational Conditions

9) The following operational conditions shall be followed by the operator and/or renters of the banquet hall. These operational conditions shall be added to the Rental Agreement and each renter shall acknowledge they understand and will comply:
    a) Event activities, including music, entertainment, and guest occupancy, shall conclude no later than 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday. All

guests shall vacate the premises within 60 minutes of the event conclusion. No loitering within the parking lot is permitted.

b) The maximum occupancy of the facility shall not exceed 99 persons, including guests, event staff, vendors, entertainers, and any other persons associated with the event.

c) All event activities shall occur entirely within the enclosed building. Outdoor events, outdoor dining, outdoor dancing, outdoor entertainment, and outdoor gathering areas are prohibited.

d) Exterior doors shall remain closed during events except for normal ingress and egress, emergency situations, or as otherwise required by the Building or Fire Code.

e) Amplified music, DJs, live entertainment, and sound systems shall be limited to the interior of the building and shall comply with all applicable City noise regulations. Noise from events shall not be heard beyond the perimeter of the site at any time.

f) Any service, sale, or distribution of alcoholic beverages shall comply with all applicable California Department of Alcoholic Beverage Control requirements and licensing restrictions.

g) Event guests shall park only in designated parking spaces within the shopping center. Parking within fire lanes, loading areas, landscaped areas, or adjacent private properties is prohibited.

h) The operator shall provide security personnel when deemed necessary by the operator, based on event size, event type, prior complaints, or documented operational concerns.

i) Any activity prohibited by federal, state, or local law is strictly prohibited.

j) The Renter acknowledges that the facility operates pursuant to approvals issued by the City of Citrus Heights and agrees to comply with all applicable conditions of approval, laws, ordinances, and regulations. Any violation of such requirements may result in immediate termination of the event without refund. [Planning]

k) The reciprocal parking agreement providing shared parking for the site shall remain in full force and effect for the duration of the use. If the agreement is terminated or modified in a manner that reduces available parking below the amount necessary to support the approved use, the operator shall demonstrate compliance with City parking requirements or obtain appropriate City approval. [Planning]

l) No nightclub, dance hall, bar, or similar entertainment use is authorized by this approval. Any substantial change in the nature of the operation, including regular dancing, nightclub activities, public entertainment events, or operation primarily as a drinking establishment, shall require review and approval by the City. [Planning]

10) Prior to commencement of the approved use, the applicant shall demonstrate that all parking spaces relied upon to satisfy the parking requirements for the banquet hall are available and accessible to patrons during events. Any gates or fencing that restrict access to required parking areas shall be operated in a manner that maintains access to those spaces whenever the facility is occupied. [Planning]

11) Should operational issues arise relating to noise, parking, loitering, security, or other health and safety concerns, the Community Development Director may require the applicant to implement reasonable corrective measures. If the issues persist, the Director may initiate proceedings to modify or revoke the Use Permit pursuant to the Citrus Heights Municipal Code. [Police and Planning]

12) All site landscaping, outdoor lighting, and site amenities shall be maintained in good working order and kept free of graffiti, trash, and any other visual nuisances. The applicant shall be responsible for enforcing cleanup of the site and parking lot at the conclusion of each event. All garbage and refuse shall be contained within designated locations and screened from view. [Planning]

13) No outdoor storage shall occur where viewable by patrons, adjoining properties, or from any public right of way. [Planning]

Prior to Issuance of a Permit

14) The applicant shall provide detailed plans for all proposed improvements for the intended use as an event center. As the proposed use is a change in occupancy classification for the tenant space, the applicant shall show full compliance with all fire life safety requirements as well as full accessibility for the site and the facility. [Building]

15) Commercial and multi-family projects are required to develop a full trash capture trash management plan that complies with the State Water Resource Control Board requirements. Storm drain design shall incorporate trash/litter collection devices or acceptable maintenance procedures to meet this requirement. A management/maintenance plan for the project requires approval from the City. The property owner is responsible for maintaining the devices/procedures and annually reporting the quantity of trash/debris collected. https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html. The City recommends the owner install an inlet screen (from the approved list on website above) within the existing drain inlet on-site to achieve compliance. Prior to project close-out, the property owner must complete & record a Stormwater Quality Maintenance Declaration that outlines the maintenance of the storm drain water quality device (trash screen) that is installed as a part of this project. The declaration shall specify owner's ongoing maintenance responsibilities and allow periodic City inspections of the stormwater feature.

    Note: Tenant Improvement Projects that include land divisions or exceed $50,000 valuation thresholds are subject to frontage improvements and frontage dedications (as appropriate for that parcel). The driveway on Greenback Lane is not currently ADA compliant and Public Utility Easements are sub-standard for this parcel and could be conditioned for this project or future building permits. [Engineering

16) The Project is within the boundaries of Citrus Heights Water District (District). The District has reviewed the Project and has no conditions; however. issues were found during the District's review of the Project. Please refer to letter dated June 11, 2026, sent to the project applicant. [CHWD]

17) The owner must contact Sacramento Sewer District Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact fees for eligible commercial and industrial customers. Please visit www.sacsewer.com/confluence-regional-partnership-program to learn more. [SASD]

Prior to Final Occupancy

18) Prior to issuance of a Certificate of Occupancy or commencement of the approved use, the applicant shall obtain all required permits for the existing rear fencing to bring it into full compliance. In the event permits are not approved, all unpermitted fencing shall be completely removed. (Planning, Building, Fire)

19) Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Permit challenging the validity of the Permit or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Permit. Developer may select its own legal counsel to represent Developer’s interests at Developer’s sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein.

DRAFT

Rental Agreement

El Saloncito
8040 Greenback Lane
Suite H & I
Citrus Heights, Ca 95610

Agreement:

This Rental Agreement (the "Agreement") is entered into by and between **Ramirez Estate LLC, doing business as El Saloncito** (the "Owner"), and the undersigned individual or entity (the "Renter").

1. Event Location & Capacity

* **Venue Address:** 8040 Greenback Lane, Suites H and I, Citrus Heights, CA 95610

* **Permitted Event Types:** Weddings, birthdays, corporate meetings, and formal gatherings.

* **Maximum Capacity:** 99 people. Exceeding this limit is strictly prohibited.

2. Rental Hours

* The venue is available to the Renter from **8:00 AM to 12:00 AM** on the scheduled date of the event. All setup, event activities, and cleanup must take place within these designated hours.

3. Facilities & Equipment Use

Cooking Restrictions: No on-site cooking is permitted inside the venue.

Kitchen Amenities: The venue provides a refrigerator, a hand sink, and a steam table. The steam table is strictly for maintaining “Hot and Hold” food.

Audio-Visual Equipment: AV equipment is available but remains secured in the on-site office. Access and operation must be coordinated with the Owner.

4. Financial Terms & Cancellations

Security Deposit: The Renter shall provide a security deposit (amount to be specified upon booking) to cover potential damages, or policy violations.

Damage Responsibility: The Renter assumes full financial responsibility for any damage caused to the facility, equipment, or premises during the rental period.

Cancellation Fee: A **$500.00 fee** will be charged for any cancellation of this Agreement.

5. Identification & Guarantor Requirements

Identification: The Renter must provide a copy of a valid, government-issued photo ID.

Guarantor: If required by the Owner, a co-signer or Guarantor may be designated to assume joint financial liability for this Agreement.

6. Security

** Security services for the event are provided by the Owner, subject to the Renter’s formal acceptance.

7. Equipment & Facility Checklist

Pre-Event Inspection

Both parties must verify the condition of the following items before the event begins:

* [ ] Refrigerator is clean and operational.

* [ ] Steam table and hand sink are functional.

* [ ] Audio-visual equipment is accounted for and undamaged.

* [ ] General facility structure, walls, and flooring are free of new damage.

Post-Event Inspection

Both parties must verify the condition of the following items immediately following the event:

* [ ] Refrigerator is emptied and left clean.

* [ ] Steam table and hand sink are clean and undamaged.

* [ ] Audio-visual equipment has been returned/secured without damage.

* [ ] Trash is bagged, and the facility is free of debris or structural damage.

8. Acknowledgement and Execution

By signing below, the Owner and the Renter (and Guarantor, if applicable) acknowledge that they have read, understood, and agreed to abide by all the terms and conditions outlined in this Agreement.

OWNER:

Ramirez Estate LLC dba El Saloncito

Signature: _____ Date: _____

Printed Name: _____ Title: _____

RENTER:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

GUARANTOR (If Applicable):

Signature: _____ Date: _____

Printed Name: _____ Relationship to Renter: _____

PROPOSED VALENCIA'S BANQUET HALL IN EXISTING BUILDING

ABBREVIATIONS:

(abbreviations may be upper or lower case)

#	Pound OR Number
&And	
@At	
ATC	Acoustic Ceiling Tile
A.B.	Anchor Bolt
A.C.	Asphalt Concrete
ABV	Above
A.D.	Area Drain
ADJ.	Adjacent or adjust
AFF	Above Finish Floor
AGG	Aggregate
Alum	Aluminum
ANOD	Anodized
ARCH	Architect or Architectural
BYND	Beyond
Blk'g	Blocking
Bot	Bottom
Bld'g	Building
CPT	Carpet
CIP	Cast In Place
C.B.	Catch Basin
CBC	California Building Code
Clg	Ceiling
Plstr	Cement Plaster
CL	Centerline
CT	Ceramic Tile
CHNL	Channel
Clr	Clear
Col.	Column
COMPR	Compressible
Conc.	Concrete
CMU	Concrete Masonry Unit
Cont.	Continuous
CJ	Control Joint
Const.	Construction
CSK	Countersink
C.I.	Curb Inlet or Catch Basin
DEMO	Demolish or Demolition
Dia.	Diameter
DIM(S)	Dimension(s)
Dbl	Double
DF	Doublas Fir
DI	Drop Inlet
Dn	Down
DR.	Door
D.S.	Downspout
DW	Dish Washer
DWV	Dish Waste Vent
D.	Dryer
Ea.	Each
Eq.	Equal
ELEC	Electrical
ELEV	Elevator or Elevation
E.N.	Edge Nail
Engr.	Engineer or Engineered
EPDM	Ethylene Propylene Diene M-Class (Roofing)
(E)	Existing
EJ	Expansion Joint
Ext.	Exterior
FAU	Forced Air Unit
FD	Floor Drain or Fire Department
FDC	Fire Department Connection
Fdn.	Foundation
FEC	Fire Extinguisher Cabinet
F.G.	Finish Grade
F.F.	Finish Floor
FIXT	Fixture
F.O.C.	Face of Concrete or Face of Curb
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
F.L.	Flow Line
FLR	Floor
FM	Filled Metal
Frm'g	Framing
FS	Finish Surface
Ftg	Footing
GA	Gauge or Gypsum Association
Galv.	Galvanized
G.D.	Garbage Disposal
G.L.B.	Glu-Lam Beam
G.S.M.	Galvanized Sheet Metal
G.I.	Galvanized Iron
Gyp Bd	Gypsum Board
H.B.	Hose Bibb
Hdwd	Hardwood
Hdr	Header
Ht.	Height
HI	High
HC	Hollow Core
HM	Hollow Metal
Horiz	Horizontal
HP	High Point or High Pressure
HR	Hour
HVAC	Heating, Venting, And Air Conditioning
Info	Information
I.D.	Inside Diameter
IIC	Impact Insulation Class (Rating)
ILO	In Lieu Of
Insul	Insulation or Insulated
I.G.	Invert Grade Elevation
Int.	Interior

jst	Joist
P-Lam.	Laminated Plastic
Lav.	Lavatory
Lav.	Lavatory
LO	Low
Lwr	Lower
MECH	Mechanical
MMBR	Membrane or Member
MEP	Mechnical, Electrical & Plumbing
Mfgr	Manufacturer
M.B.	Machine Bolt
Max.	Maximum
M.C.	Medicine Cabinet
Med.	Medium
Min.	Minimum
M= L	Micro-Lam Beam
MRGWB	Moisture-Resistant Gypsum Wall Bo
M.I.	Maleable Iron
Mlt.	Metal
(N)	New
NTS	Not to Scale
Nat.	Natural
N.I.C.	Not in Contract
NOM	Nominal
OCC	Occupants
Opn'g	Opening
O.C.	On Center
OH	Overhang or Opposite Hand
OL	Occupant Load
OLF	Occupant Load Factor
Opp.	Opposite
o/	Over
O.D.	Outside Diameter
OZ	Ounce
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PSL	Parallam - Composite Beam
PL	Plate or Property Line
PNT	Paint or Painted
PVC	Polyvinyl Chloride
PVT	Private
P&S	Pole & Shelf
PT	Pressure Treated
Plywd	Plywood
R.	Radius
R.A.	Return Air
RBR	Rubber
RPC	Reflected Ceiling Plan
RM	Room
R.O.	Rough Opening
R. D.	Roof Drain
Ref.	Refrigerator
Reinf.	Reinforced
Rftr	Rafter
RW	Retaining Wall
Req'd	Required
Req'mts	Requirements
Rdwd	Redwood
RWL	Rain Water Leader
SC	Solid Core
SS	Stainless Steel or Select
S.D.	Storm Drain
S.B.	Solid Blocking
S.G.	Subgrade
Sht'g	Sheating
Shwr	Shower
Sim	Similar
SQ	Square
s.f. or SF	Square Feet
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
STC	Sound Transmission Coefficient
Std.	Standard
STL	Steel
STRCT	Structure or Structural
SW	Shearwall or Shear Wall
Temp.	Tempered
Thk	Thick or Thickness
T&B	Top & Bottom
T&G	Tongue & Groove
TELE	Telephone
TLT	Toilet
TOC	Top of Concrete or Curb
TG	Top of Grade
T.O. ____	Top of ____
TME	To Match Existing
TP	Top of Pacing or Toilet Paper Holder
T/D	Telephone/Data
TYP	Typical
UON	Unless Otherwise Noted
W	Washer or Washing Machine
W/	With
WC	Water Closet
WH	Water Heater
W.I.C.	Walk in Closet or Walk in Cooler
WD	Wood
VTR	Vent to Roof
VIF	Verify in Field
VP	Vision Panel

GENERAL NOTES:

1 EXAMINATION OF SITE
The Contractor shall thoroughly examine the site and satisfy him/herself as to the conditions under which the work is to be performed. The Contractor shall verify at the site all measurements affecting the work and shall be responsible for their correctness. No extra expense shall be allowed to the Contractor for expenses due to his neglect to examine, or failure to discover, conditions which affect the work.

2 GENERAL OPERATIONS
The Contractor shall, after consulting withthe Owner, schedule the work as not to interfere unduly with neighbors, etc.
Contractor shall allay dust by approved means and minimize noise as much as practical. In no case shall the work interfere with existing streets, drives, walks, passageways, neigbor's property, improvements, and the like. Protect all in-place construction in connection with the work. Particular attention is directed to, but not limited to, such items as street improvements, curbs and gutters, rough grading lines, etc.

3 COTRACTOR USE OF PREMISES
3A Confine operations at the site to areas permitted by law, ordinances, permits and these Contract Documents. Do not unreasonably encumber premises with materials or equipment.
3B Assume all responsibility for protection and sekeeping of products stored on the premises. Move any stored products which interfere with operations of the city or of other contractor. Obtain and pay for use of additional storage or work area required for operations.

4 LIMITS OF WORK
Work zone imits are established on the drawings. All Contractors, Subcontractors and Tradesman shall coordinate their work with one another within the established limits.

5 SEQUENCE OF WORK
In the event of any special sequencing of the work is required by th. Owner, the Contractor shall arrange a conference before any such work is begun. Contractor shall be responsible and liable for deviations from schedule unless delays are the result of failure of the Owner to abide by the contract or by acts of nature or od.

6 ORDERS
Place orders for material and equipment immediately on receipt of contract and follow up vigorously to insure adequate and timely supply of work. Perform all tracing and expediting actions and arrange to get workmen and subcontractors n job at proper time and avoid delays.

7 MEASUREMENTS
Contractor shall verify all dimensions shown on drawings by taking field measurements; proper fit and attachment of all parts is required. Before commencing work, check all lines and levels indiated and such other work as has been properly completed Should there be any discrepancies, immediately report in writing to the Architect for correction or adjustment prior to the commencement of any related work. In the event of the Contractor's failureto do so, the Contractor shall be fully and solely responsible for the correction or adjustment of any such related work or errors
All dimensions take precedence over scale.
All dimensions are to face of stud, unless otherwise noted.
THE CONTRACTO SHALL NOT SCALE DRAWINGS.

8 RULES AND REGULATIONS
All work and materials shall be in accordance with the latest rules and regulations of the National Board of Underwriters, the latest editions of the National Electrical Code, the National PlumbingCode, latest adopted edition of the California Building Code, all State title 24 & A.B. 163 Energy Regulations, and all applicable Local and State Laws and Ordinances. Nothing on the drawings shall be construed to permit work not conforming to these codes

9 CONSTRUCTION QUALITY
The Contractor shall complete all work in a good workmanlike manner at a level or quality or tolerance consistent with the standards of the construction industry. The Construction Documents are provided to illustrate the desgn and general type of construction desired and imply the finest quality of construction, material, and workmanship throughout.

10 COMPLETE PROJECT
The Contract Documents, including working drawings, specifications, and schedules, represent the finshed structure. Unless otherwise noted, 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 y the Architect shall not include inspections of protective measures or the construction procedures required for same, which are the sole responsibility of the Contractor. All conditions not specifically detailed on drawings shall be similar to those show, or those detail existing in the field as occur. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A detail existing in the field as occur. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A PLANS, SHALL BE PERFORMED BY THE CONTRACTOR AT NO EXTRA CHARGE.

11 NOTES
All plan notes imply the words "the Contractor shall..." or "the Contractor shall install."

12 COOPERATION
12A Contractor and subcontractors shall coordinate their work with adjacent work and cooperate with other trades as to facilitate general progress of the work. Each trade shall afford other trades every reasonable opportunity for installation of their work and for storage of their materials.
12B In as much as building completion within the time limit is depedent upon cooperation of those engaged therein, it is required that each contractor lay out and install his work at time and manner not to delay or interfere with carrying forward other contractor's work.

13 CHANGES Any proposed changes in the consruction shall be made to the Architect IN WRITING OR DRAWINGS. All changes shall be review by the Architect, approved by the Owner, Contractor, Architect, and by the Building Official as required.

14 This set of plans to be always on job site during construction. All work shall be in accordance with the approved plans. No changes or revisions to the approved plans or specifications shall be permitted unless submitted to and approved by the Building Department. The issuance of a perm shall not prevent he Building Department from requiring the correction of Errors or Omissions from the approved plans and specifications.

15 The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permi for, or an approval of, any violations of any of the codes or of any other ordinance of this jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

16 These notes apply to all drawings unless otherwise noted or shown. Features of construction shown are typical and shall apply generally throughout similar conditions. Unless otherwise noted, all closets, recesses, columns, projections, or other adjact areas or work within the 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 notes shall be brought to the attention of te Architect prior to proceeding with the work involved:

17 OWNERSHIP AND USE OF DOCUMENTS
All drawings, specifications and their content, and copies there of furnished by Fred Stonener Architecture Inc. are and shall remain the property of the Architect. They are to be used only with respect to this project and shall not be used by any persons on other projects, or extensions to this project without expressed written agreement with and appropriate compensation to the Architect. These drawings are protecte by common law copyright.

18 Anyone supplying labor and/or materials on the project shall carefully examine all sub-surfaces to receive work. Any conditions detrimental to the work shall be reported in writing to the Contractor prior to beginning wor. Commencement of work shall imply acceptance of all sub-surfaces.

19 Any revision or additional work required by field conditions or local governing authorities shall be brought to the attention of the Architect before proceeding.

20 The Client shall be responsible for obtaining and paying for all special permits and licenses indicated on the plans and/or by specifications or required by the soils report and/or required by any government agency. The Client may need to obtain permits that may include but are not limited to: penetration fire stop systems; fire-resistant joint systems; automatic sprinkler systems; standpipe systems; manual fire alarm systems; emergency and standby power systems; and door hardware schedules.

CODE ANALYSIS :

APPLICATION CODES

2022 Edition of the California Code of Regulations Title 24
2022 California Building Code / CRC ASCE 7-16
2022 California Green Building Standards
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Fire Code
2022 California Energy Commision
Title 19 California Code of Regulations

PROJECT INFO:

OWNER:
GILBERTO VALENCIA
8040 GREENBACK LANE SUITE C+D CITRUS HEIGHTS, CA 95610
(916) 844-9263 RAMIREZESTATELLC@GMAIL.COM

PROPERTY INFO:
8040 GREENBACK LANE SUITE H+I CITRUS HEIGHTS, CA 95610
APN: 24303500340000
SQUARE FOOTAGE:

CONDITIONED SPACE BUILDING:	14400 (UNITS A THROUGH I)
UNCONDITIONED SPACE BUILDING:	0
PARCEL:	57064 (1.31 ACRES)
SUITE H:	1600 (NO CHANGE)
SUITE I:	1600 (NO CHANGE)
COMBINED H+I:	3200 (BANQUET HALL CHANGE FROM 1600)

SCOPE OF WORK:

PROPOSED BANQUET HALL BY COMBINING SUIT H AND SUIT I
SUIT H HAVE EXISTING TWO RESTROOMS AND WILL REMAIN AS IT IS.

OCCUPANCY GROUP

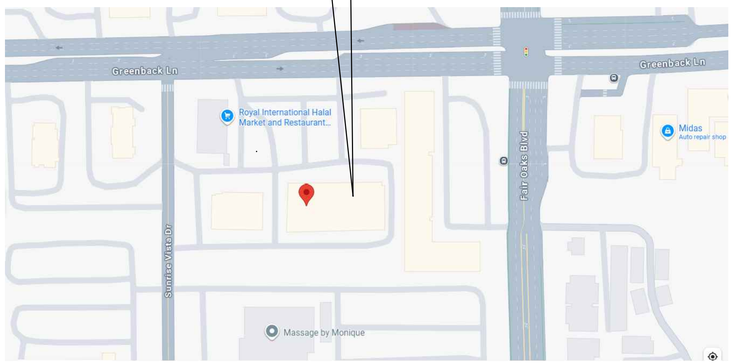
GROUP A-2

CONSTRUCTION TYPE TYPE II-B

SHEET INDEX:

A0.0-COVER SHEET AND PROJECT INFO
A0.1-EXISTING SITE PLAN
A0.2-ACCESSIBLE SITE DETAILS
A0.3-GREEN BUILDING NOTES
A0.4-GREEN BUILDING NOTES
A0.5-GREEN BUILDING NOTES
A1.0-EXISTING AND DEMOLITION PLAN
A2.0-PROPOSED FLOOR PLAN
A2.1-EXISTING PARTITION SCHEDULE
A3.0-ACCESSIBILITY PLAN
A3.1-ACCESSIBILITY DETAILS
A3.2-OCCUPANCY LOAD AND EGRESS PLAN
A3.3-EQUIPMENT PLAN AND ELEVATION

PROJECT LOCATION



01 LOCATION MAP
SCALE : N.T.S.

SCOPE OF WORK FOR FIRE APPROVAL:

THE PARTITION WALL ADJACENT SUITE G WILL BECOME A 2 HR RATED FIRE WALL.

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

Eherrera PE
Edgar Herrera

1929 Greenleaf Dr
West Covina, CA
91792

Eherrerape00@gmail.com
(213) 572-8327

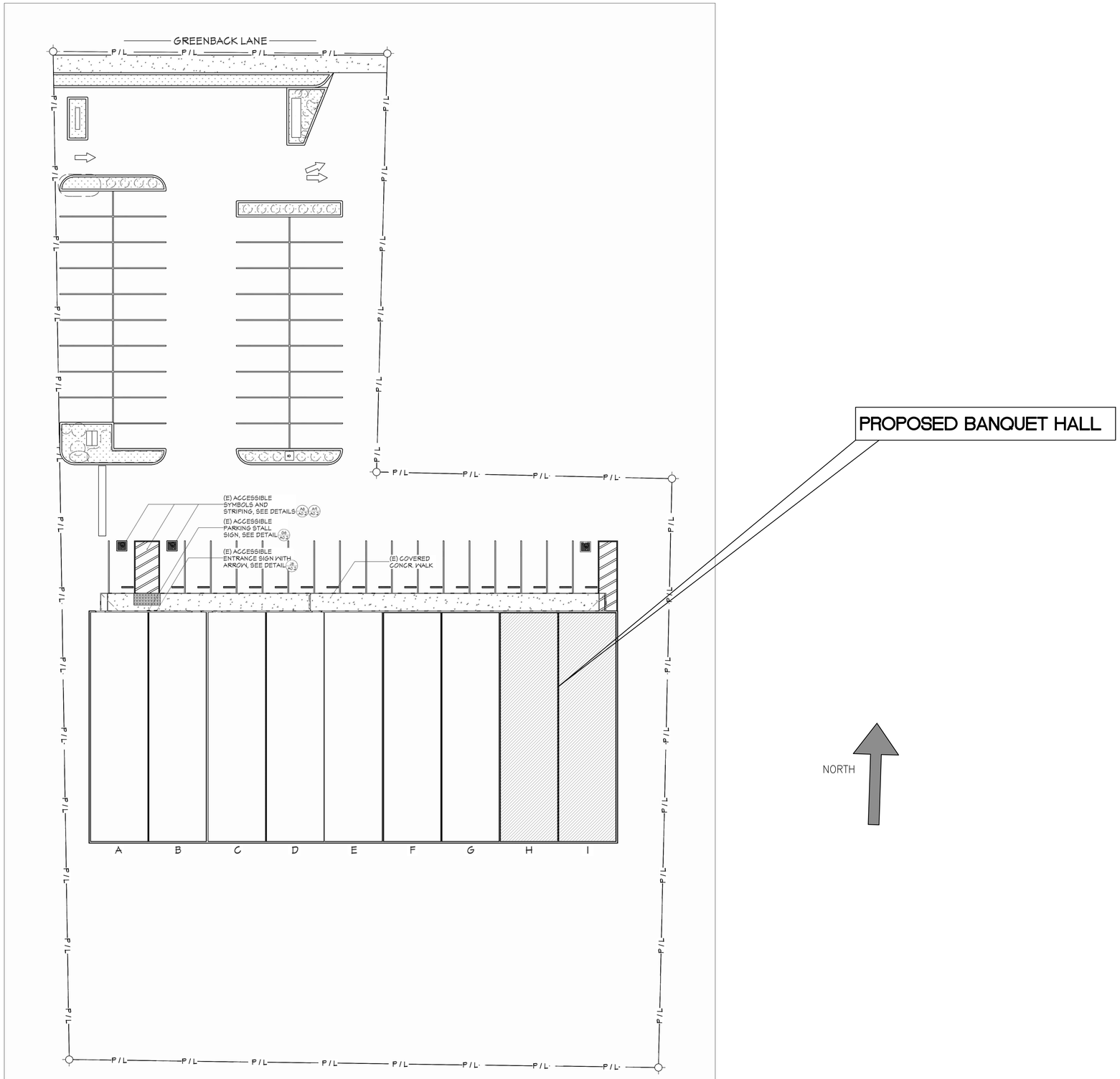
No.	Date	Issue / Revision

Title :

COVER SHEET AND PROJECT INFO

Sheet :

A0.0



01 EXISTING SITE PLAN
SCALE : N.T.S.

NOTE: NO CHANGES REQUIRED

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
RIDAA HERREJA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

Issue / Revision | No. | Date

Title :

EXISTING
SITE PLAN

Sheet :

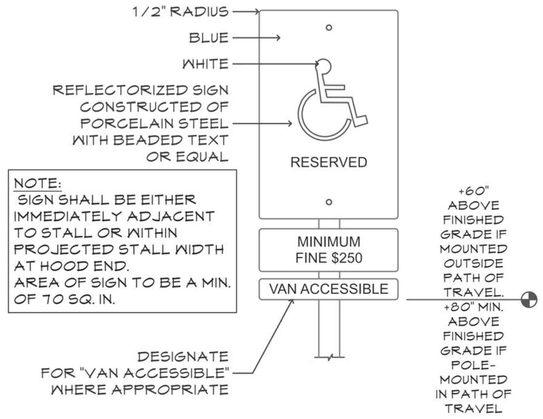
A0.1



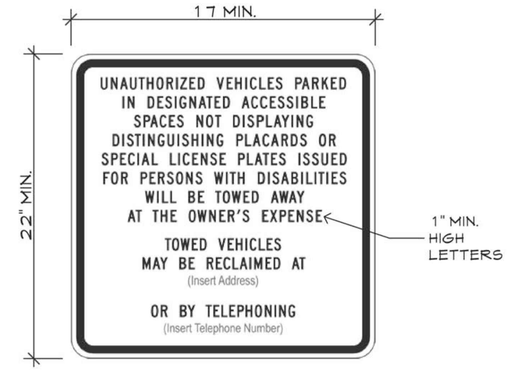
DIRECTIONAL ACCESSIBLE ENTRANCE SIGN (TYP.)

ACCESSIBLE ENTRANCE SIGNAGE TO CONFORM TO CBC 11B-703.5 FOR SIZE & CONTENT

07 ENTRANCE SIGN
SCALE : N.T.S.

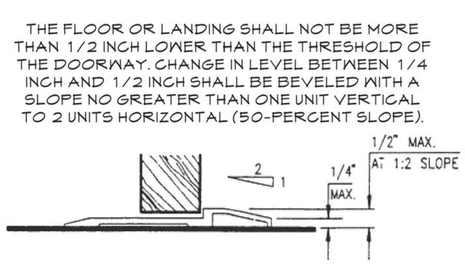


06 PARKING STALL SIGN
SCALE : N.T.S.

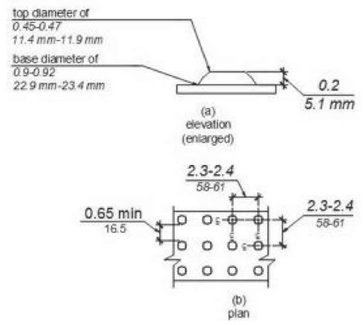


05 TOW AWAY SIGN
SCALE : N.T.S.

THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL TO 2 UNITS HORIZONTAL (50-PERCENT SLOPE).



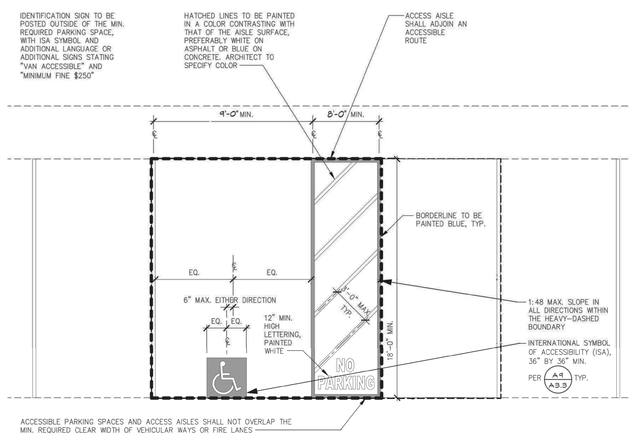
04 ACCESSIBILITY THRESHOLD
SCALE : N.T.S.



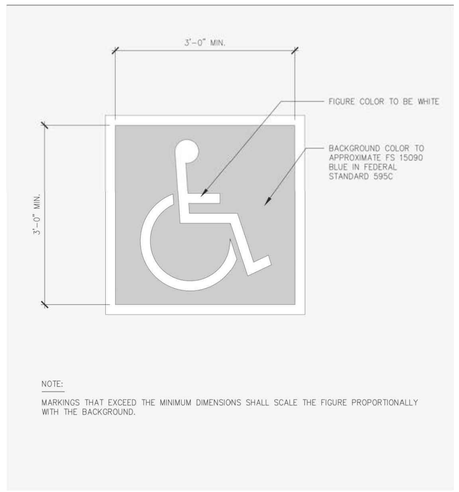
IB-705.1.2 LOCATIONS. DETECTABLE WARNINGS AT THE FOLLOWING LOCATIONS SHALL COMPLY WITH SECTION 11 B-705.1.

IB-705.1.2.5 HAZARDOUS VEHICULAR AREAS. DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS SHALL BE 36 INCHES (914 MM) IN WIDTH.

03 DETACTABLE WARNING
SCALE : N.T.S.



02 ACCESSIBILE STALL PARKING
SCALE : N.T.S.



01 INTERNATIONAL SYMBOL OF ACCESSIBILITY
SCALE : N.T.S.

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Project :

Seal :

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

No. | Date | Issue / Revision

Title :
ACCESSIBLE SITE DETAILS

Sheet :
A0.2

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

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

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

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

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

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

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

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

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

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

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

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

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

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

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

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

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

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

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

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

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:

1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

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

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

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

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

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING					
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	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING (G)					
	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING (G)					
	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING (G)					
	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING (G)					
	N/A	G0	G0	G0	G1

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

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

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

5.106.8.1 Facing- Backlight
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.105.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

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

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

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

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

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

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

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

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

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

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY
SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

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

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

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

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

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

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

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

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

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

SUBMETER. [HCD 1) A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
RIDDAF HERRERA
NO. 67603
EXP. 6/30/23
CIVIL
STATE OF CALIFORNIA

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No. Date

Title :

GREEN BUILDING NOTES

Sheet :

A0.3

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

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

Y	N/A	RESPON. PARTY

SECTION 5.303 INDOOR WATER USE

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

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

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

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

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

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

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

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

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

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

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

5.303.3.4 Faucets and fountains.

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

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

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

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

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

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

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

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

TABLE H-2

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

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

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

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

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

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

SECTION 5.304 OUTDOOR WATER USE

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

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

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

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

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

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

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

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

SECTION 5.402 DEFINITIONS

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

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

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

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

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

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

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

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

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

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

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

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

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

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

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

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

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

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

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

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

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

Notes:

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

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

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

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

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

Notes:

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

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

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

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

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

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

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

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

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

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

Commissioning requirements shall include:

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

Exceptions:

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

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

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does 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° 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 hundredths 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.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/2024
CIVIL
STATE OF CALIFORNIA

No.	Date	Issue / Revision

Title :

GREEN BUILDING NOTES

Sheet :

A0.4

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

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

Y	N/A	RESPON. PARTY
☐	☐	

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

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

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

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

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

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

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

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

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

Y	N/A	RESPON. PARTY

TABLE 5.504.4.3 - CONT.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

Y	N/A	RESPON. PARTY
☐	☐	

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

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

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

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 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).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

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

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

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

   Exceptions:

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

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

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

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

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

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

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

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

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

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

Y	N/A	RESPON. PARTY
☐	☐	

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.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 87603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

Issue / Revision

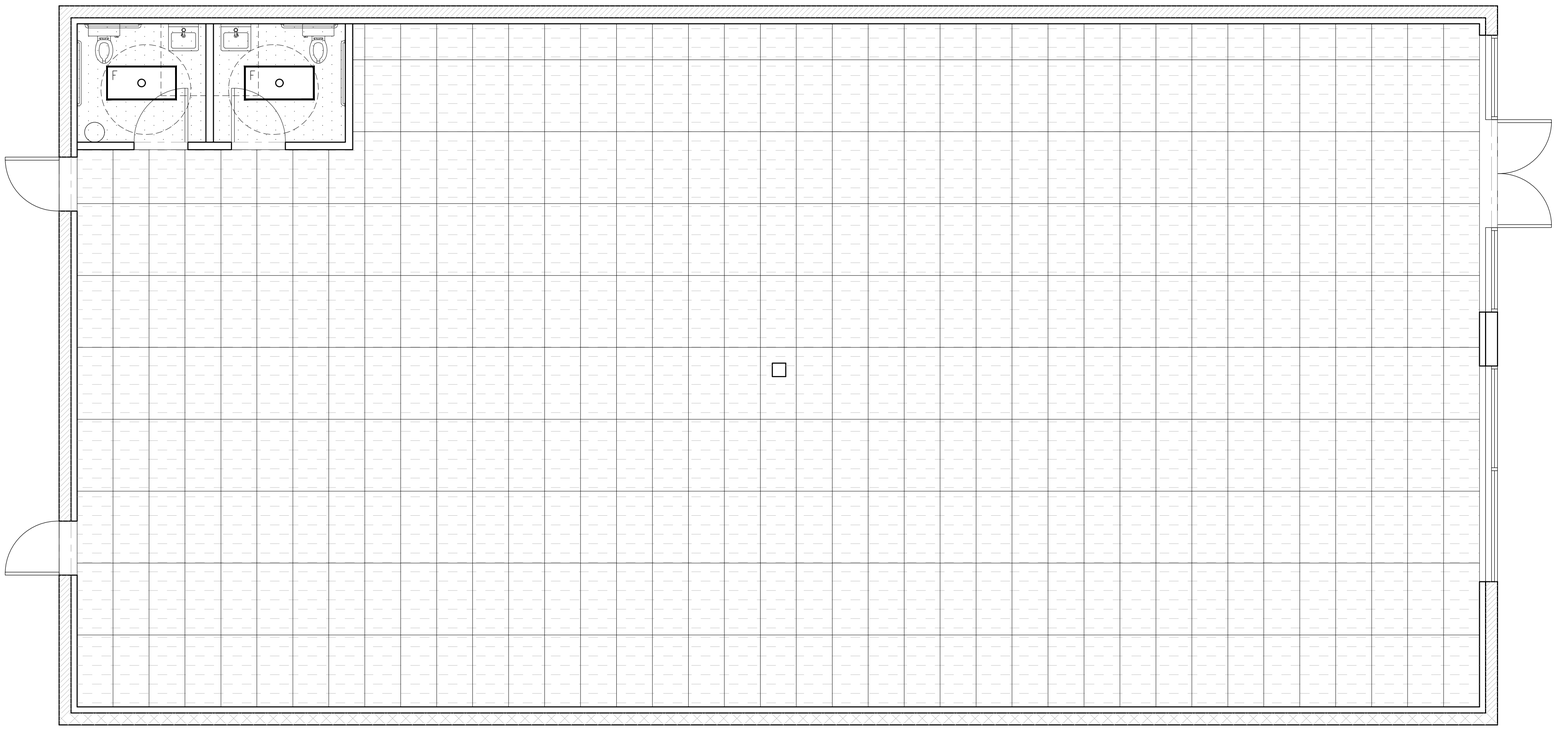
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Title :

GREEN BUILDING NOTES

Sheet :

A0.5



01 EXISTING AND DEMOLITION PLAN

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

LEGEND

- EXISTING 8'' CMU BLOCK WALL TO BE REMAIN SAME
- EXISTING 2 HR FIRE WALL TO BE REMAIN SAME
- EXISTING CONCEALED GYPSUM CEILING TO BE REMAIN SAME
- EXISTING 2' X 4' CEILING TO BE DEMOLISHED

Project :

VALENCIA'S BANQUET HALL

8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

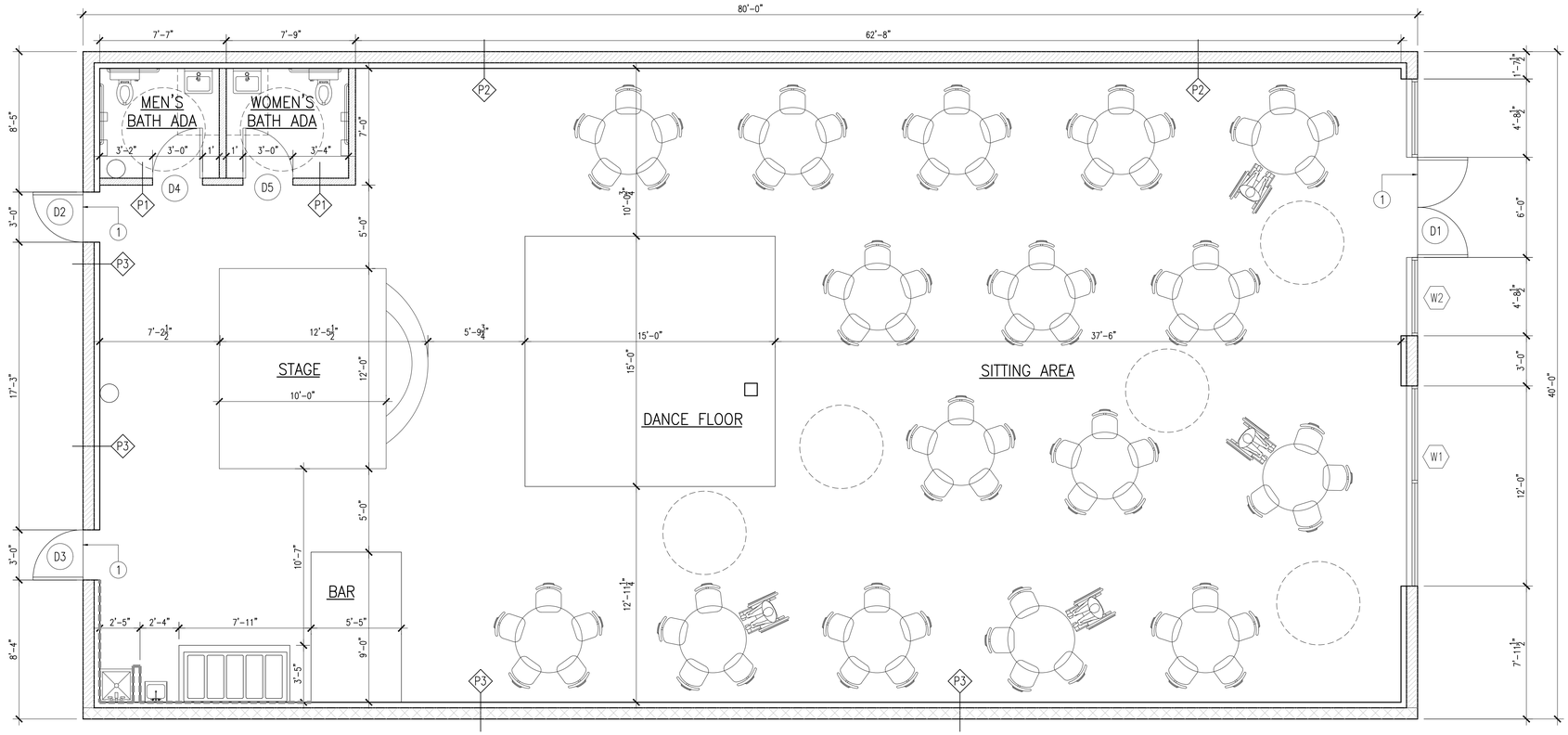
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Title :

EXISTING AND DEMOLITION PLAN

Sheet :

A1.0



01 PROPOSED FLOOR PLAN

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

LEGEND

D1 — DOOR MARK, PLEASE REFER DOOR SCHEDULE

W1 — WINDOW MARK, PLEASE REFER WINDOW SCHEDULE

P1 — PARTITION MARK, PLEASE REFER PARTITION SCHEDULE

DASHED LINE - - - - - - - - AS INDICATED ON PLAN TO BE 5/8" THK. WATER RESISTANT (GREEN SHEETROCK) GYPSUM BOARD BACKING AS PER I.B.C.

FLOOR PLAN KEY NOTES :

1 SLAB ELEVATION BETWEEN INTERIOR & EXTERIOR DOORWAY TO BE THE SAME AND DOOR THRESHOLD SHALL BE 1/2" MAX. TO COMPLY I.B.C. SEC. 1008.1.4

DOOR SCHEDULE

DOOR						FRAME	REMARKS	
NUMBER	NOMINAL SIZE	THICK.	MATERIAL	TYPE	HRDWR	MATERIAL	LOCATION	
D1	PAIR 3'-0" X 8'-0"	1-3/4"	ALUM. / GLASS	A	1	ALUM.	ENTRANCE	EXISTING TO BE REMAIN SAME
D2	3'-0" X 7'-0"	1-3/4"	METAL	B	2	METAL	EXIT	EXISTING TO BE REMAIN SAME
D3	3'-0" X 7'-0"	1-3/4"	METAL	B	2	METAL	EXIT	EXISTING TO BE REMAIN SAME
D4	3'-0" X 7'-0"	1-3/4"	S.C. WOOD	C	3	ALUM.	RESTROOM	EXISTING TO BE REMAIN SAME
D5	3'-0" X 7'-0"	1-3/4"	S.C. WOOD	C	3	ALUM.	RESTROOM	EXISTING TO BE REMAIN SAME

NOTE:

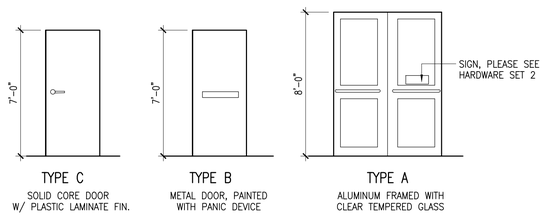
ALL DOORS AND WINDOWS TO BE REMAIN SAME

WALL SCHEDULE

8" CMU BLOCK WALL

2 HR FIRE WALL

INTERIOR WALL



TYPE C
SOLID CORE DOOR W/ PLASTIC LAMINATE FIN.

TYPE B
METAL DOOR, PAINTED WITH PANIC DEVICE

TYPE A
ALUMINUM FRAMED WITH CLEAR TEMPERED GLASS

02 DOOR TYPES

SCALE : N.T.S.

HARDWARE SET 1
AUTOMATIC SLIDE DOUBLE DOOR

CONTROLLER – SENSOR
POWER TRANSFER
THRESHOLD
BATTERY BACKUP
EXIT DEVICE
EMERGENCY BREAKOUT

DOOR SIGN "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". SIGN LETTERS SHALL NOT LESS THAN 1" HIGH ON CONTRAST BACKGROUND.

HARDWARE SET 2
DOOR LOCKSET – EXIT

HINGE
PANIC EXIT DEVICE
DOOR CLOSER
STOP
SILENCERS
WAETHER STRIP

HARDWARE SET 3
DOOR LOCKSET – RESTROOM

HINGE
PRIVACY LOCK
DOOR CLOSER
STOP
SILENCERS
KICKPLATE

03 HARDWARE TYPES

SCALE : N.T.S.

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

Issue / Revision

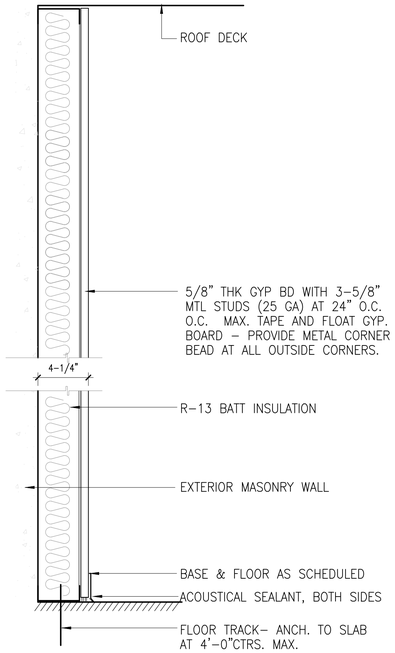
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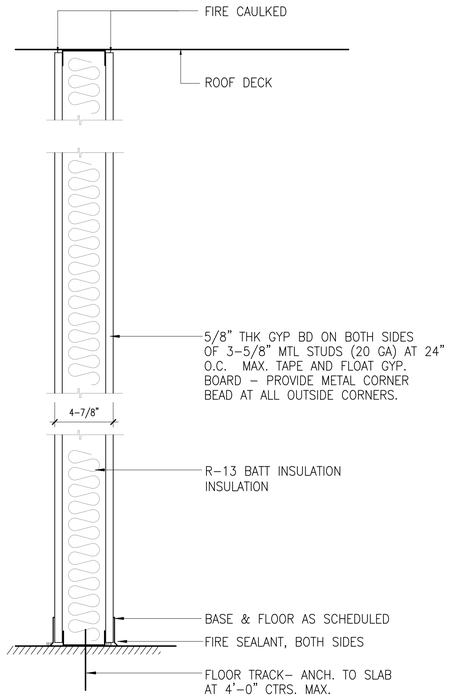
PROPOSED FLOOR PLAN

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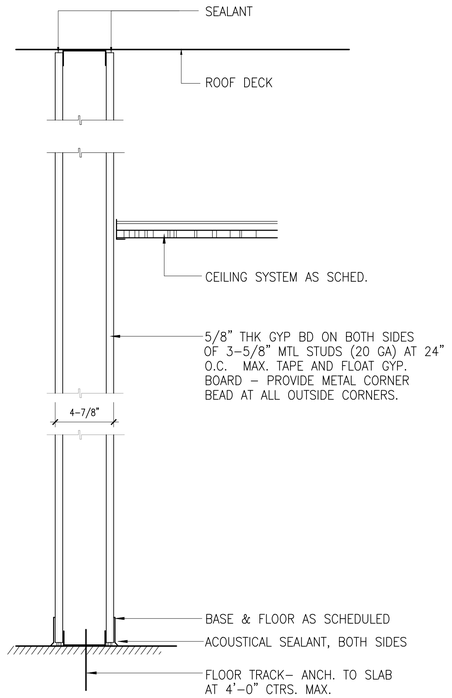


PARTITION TYPE 3



PARTITION TYPE 2

2 HR. DEMISING WALL (U465)



PARTITION TYPE 1

PARTITION KEY NOTES :

ALL PARTITIONS ARE EXISTING AND TO BE REMAIN SAME

01 PARTITION SCHEDULE

SCALE : N.T.S.

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
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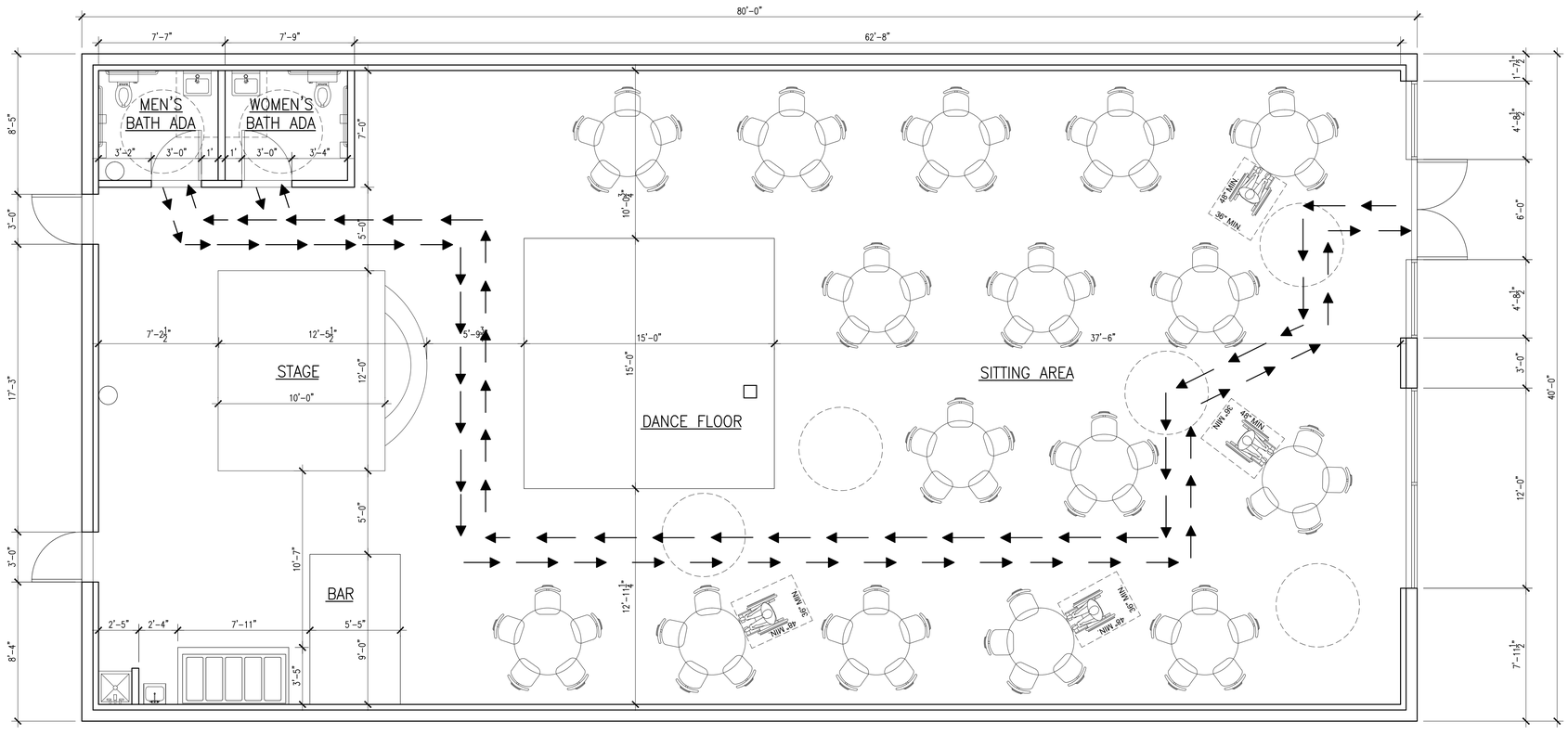
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Title :

EXISTING PARTITION SCHEDULE

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A2.1



01 ACCESSIBILITY PLAN

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

Project :

VALENCIA'S BANQUET HALL

8040 GREENBACK LANE SUITE H + I

CITRUS HEIGHTS, CA 95610

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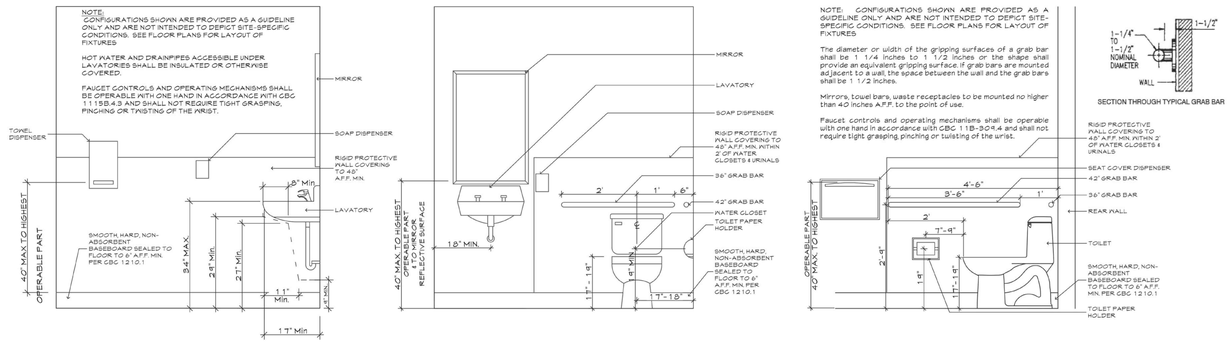
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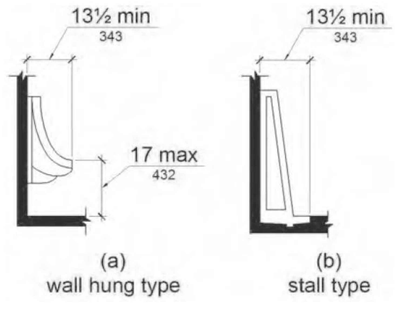
ACCESSIBILITY PLAN

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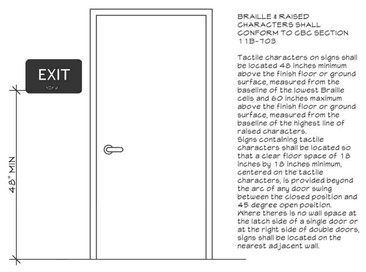
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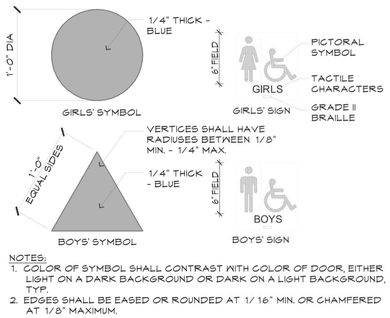
01 ACCESSIBLE TOILET AND FIXTURES
SCALE : N.T.S.



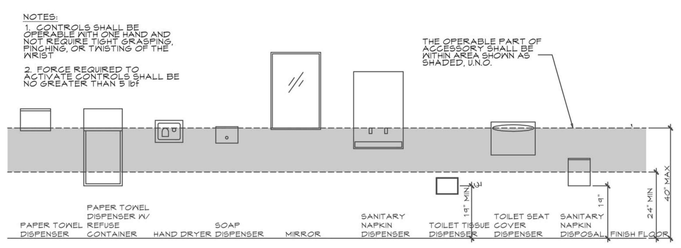
10 ACCESSIBLE TOILET AND FIXTURES
SCALE : N.T.S.



09 TACTILE EXIT SIGN
SCALE : N.T.S.



08 RESTROOM SIGNAGE
SCALE : N.T.S.



06 MOUTING HIGHT FOR ACCESSORIES
SCALE : N.T.S.

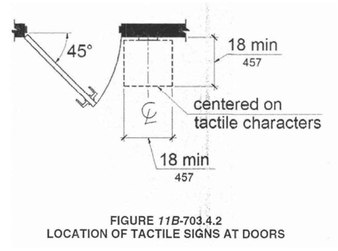
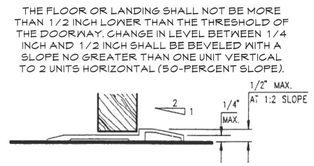


FIGURE *11B*-703.4.2
LOCATION OF TACTILE SIGNS AT DOORS

05 SIGNAGE AT DOOR
SCALE : N.T.S.



07 ACCESSIBLE THRESHOLD
SCALE : N.T.S.

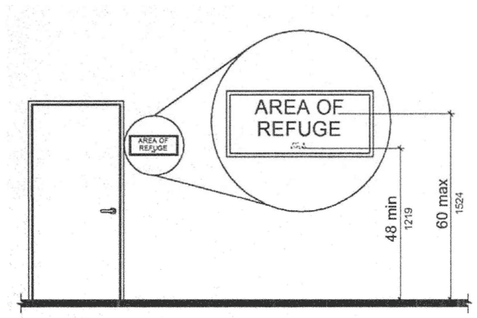
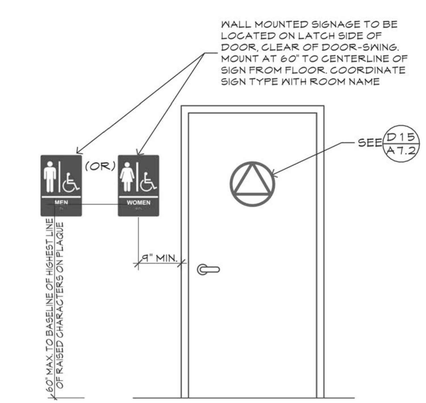
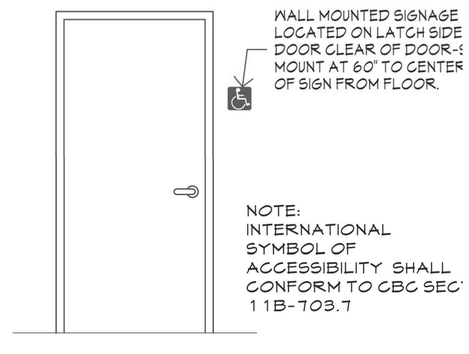


FIGURE *11B*-703.4.1
HEIGHT OF TACTILE CHARACTERS
ABOVE FINISH FLOOR OR GROUND

04 HEIGHT OF CHRACTERS
SCALE : N.T.S.



03 RESTROOM SIGNAGE
SCALE : N.T.S.



02 ACCESSIBLE ENTRANCE SIGN
SCALE : N.T.S.

DOORS AND DOORWAYS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH CBC SECTION 11B-404.

MANUAL DOORS AND DOORWAYS INTENDED FOR USER PASSAGE SHALL COMPLY WITH CBC SECTION 11B-404.2.

DOUBLE LEAF DOORS. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH CBC SECTIONS 11B-404.2.3 AND 11B-404.2.4.

11B-404.2.3 - CLEAR WIDTH
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN FACE OF DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
EXCEPTIONS:
1. IN ALTERATIONS, A PROJECTION OF 5/8" MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.
2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-404.2.4 MANEUVERING CLEARANCES
MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL COMPLY WITH CBC SECTION 11B-404.2.4 MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

11B-404.2.4.4 FLOOR OR GROUND SURFACE
FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH CBC SECTION 11B-302, CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTIONS:
1. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH CBC SECTION 11B-404.2.5 SHALL BE PERMITTED.

11B-404.2.5 THRESHOLDS
THRESHOLDS IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH CBC SECTIONS 11B-302 AND 11B-303. (SEE DETAIL A3/A10.1).

11B-404.2.7 DOOR HARDWARE
HANDLES, PULLS, LATCHES LOCKS AND OTHER OPERABLE PARTS ON DOORS SHALL COMPLY WITH CBC SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 44" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-404.2.8 CLOSING SPEED
DOOR CLOSING SPEED SHALL COMPLY WITH CBC SECTION 11B-404.2.8.

11B-404.2.8.1 DOOR CLOSERS
DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM 90 DEGREES, THE TIME REQUIRED TO MOVE DOOR TO A POSITION OF 12 DEGREES FROM LATCH IS 5 SECONDS MINIMUM.

11B-404.2.10 DOOR SURFACES
SWINGING DOOR SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL AND VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATE SHALL BE CAPPED.

11B-404.2.11 VISION LIGHTS
DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43" MAXIMUM ABOVE FINISH FLOOR.

01 ACCESSIBLE DOOR SIGNS
SCALE : N.T.S.

Project :

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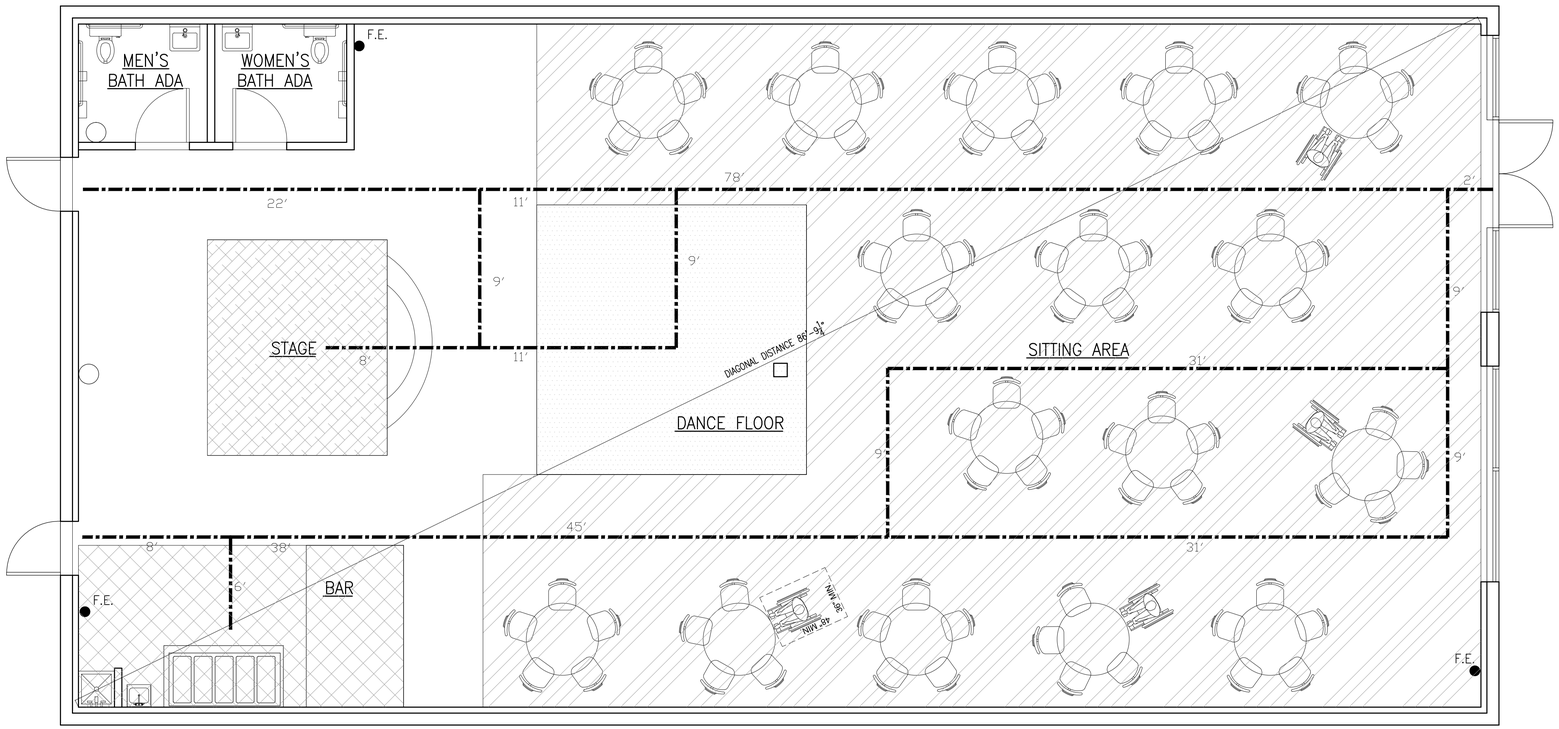
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ACCESSIBILITY DETAILS

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A3.1



01 OCCUPANCY LOAD AND EGRESS PLAN

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

BAR DANCE FLOOR

STAGE SEATING AREA

EGRESS PLAN – NO TRAVEL DISTANCE MORE THAN 200'

LEGEND

F.E. FIRE EXTINGUISHER

OCCUPANCY LOAD CALCULATION						
OCCUPANCY	LOCATION	AREA	SEATS	FACTOR	OCC LOAD	
A-2	BAR	163		200	1.0	1
	SEATING AREA		80	1	80.0	80
	STAGE	120		5	24.0	24
	DANCE FLOOR	223		15	14.8	15
TOTAL OCCUPANT LOAD NOT TO EXCEED						120

FINISH SCHEDULE					
ROOM NAME	CEILING HEIGHT	WALL MATERIAL	FLOOR FINISH	CEILING FINISH	BASE MOLDING
BAR	———	PAINTED DRYWALL, OR BETTER	IVORY TILES, FOAM UNDERLAYMENT	OPEN TO STRUCTURE	INTEGRAL COVE BASE TILE
UTILITY	———	SEMI-GLOSS PAINT ON SMOOTH DRYWALL, OR BETTER	IVORY TILES, THINSET MORTAR, BACKEBOARD 1 / 4 "	OPEN TO STRUCTURE	STOCK
WOMEN'S BATH ADA	9' EXISTING	EXISTING TO BE REMAIN SAME	EXISTING TO BE REMAIN SAME	EXISTING TO BE REMAIN SAME	EXISTING TO BE REMAIN SAME
MEN'S BATH ADA	9' EXISTING	EXISTING TO BE REMAIN SAME	EXISTING TO BE REMAIN SAME	EXISTING TO BE REMAIN SAME	EXISTING TO BE REMAIN SAME
SEATING AREA	———	SEMI-GLOSS PAINT ON SMOOTH DRYWALL, OR BETTER	IVORY TILES, THINSET MORTAR, BACKEBOARD 1 / 4 "	OPEN TO STRUCTURE	INTEGRAL COVE BASE TILE

Project :

VALENCIA'S BANQUET HALL

8040 GREENBACK LANE SUITE H + I

CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER EDGAR HERRERA NO. 67603 EXP. 6/30/27 CIVIL STATE OF CALIFORNIA

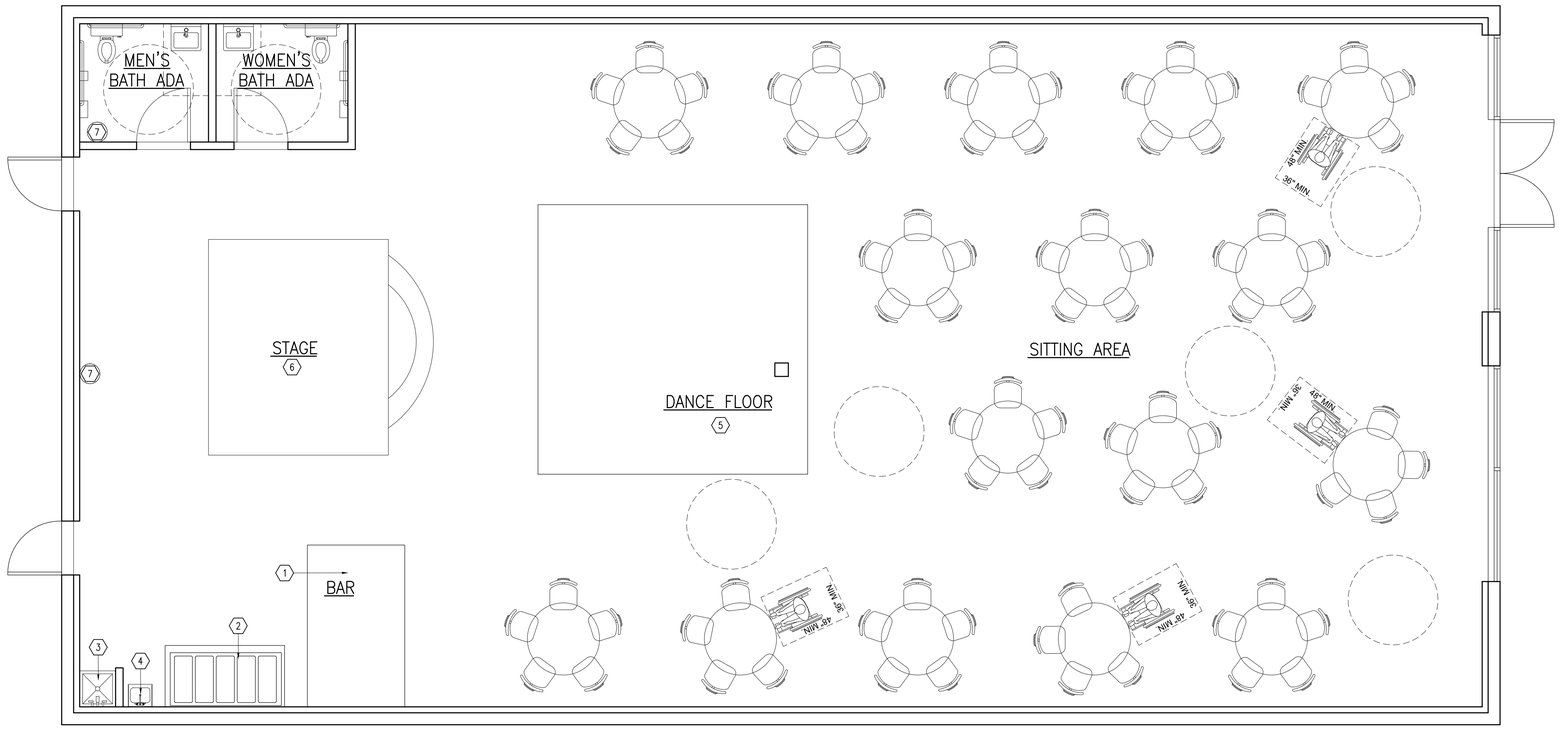
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Title :

OCCUPANCY LOAD AND EGRESS PLAN

Sheet :

A3.2



01 EQUIPMENT PLAN

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

EQUIPMENT SCHEDULE

NO	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	EQUIPMENT REMARKS
1	BAR	SELECTED BY OWNER	–	–
2	ELECTRICAL DROP IN FOOD WARMER	EAGLE	SGDI–6–240T6	208V / 1 PH / 60HZ. – 7200 WATT
3	25" 16 GAUGE STAINLESS STEEL ONE COMPARTMENT FLOOR MOP SINK – 20" X 16" X 6" BOWL	REGENCY	600SM16206	BY PLUMBER
4	17" X 15" WALL MOUNTED HAND SINK WITH GOOSENECK FAUCET	REGENCY	600HS17	BY PLUMBER
5	DANCE FLOOR	–	–	–
6	STAGE	–	–	–
7	WATER HEATER	–	–	SEE PLUMBING PLAN

EQUIPMENT NOTES

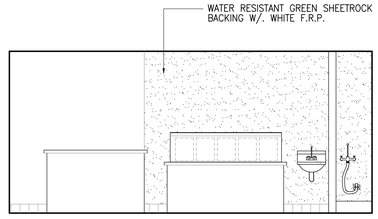
ALL EQUIPMENT TO BE FURNISHED BY OWNER UNLESS NOTED "BY G.C.".

CONTRACTOR SHALL SUBMIT MILLWORK FINISHES SAMPLE FOR APPROVAL PRIOR TO START ANY FABRICATION.

ALL EQUIPMENT SHALL BE DELIVERED TO JOB SITE AT LOCATION SHOWN ON THIS PLAN BY EQUIPMENT SUPPLIER AND INSTALLED BY CONTRACTOR TO WORKING CONDITION.

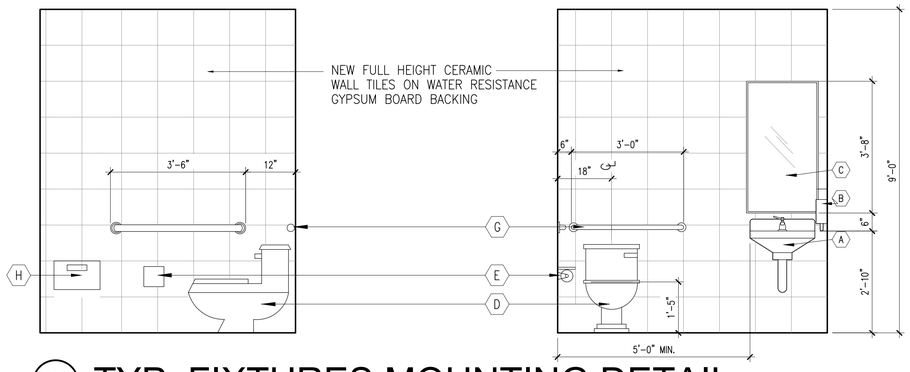
OWNER AND CONTRACTOR SHALL VERIFY THE BUILDING ELECTRICAL VOLTAGE PRIOR TO ORDER OR INSTALL ANY EQUIPMENT.

ALL EQUIPMENT SHALL BE COMMERCIAL GRADE AND BE NSF, ETL OR SIMILARLY CERTIFIED FOR SANITATION TO COMPLY HEALTH DEPT. REQUIREMENTS.



02 INTERIOR ELEVATION

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



03 TYP. FIXTURES MOUNTING DETAIL

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

RESTROOM ACCESSORIES & NOTES

A	PORCELAIN HANDSINK	PORCELAIN LAVATORY. AMERICAN STANDARD 0321.026 WITH AMERICAN STANDARD 2000.104 FAUCET, SUPPLIES, TAILPIECE AND SUPPORT. INSULATE ALL EXPOSED PIPING UNDER UNDER LAVATORY WITH TRUEBRO INC. HANDILAV–GUARD INSULATION KIT. INSTALL LAVATORY PER HANDICAP REQUIREMENT.
B	SOAP DISPENSER	B–155 "BOBRICK" SURFACE MOUNTED. OPERATED WITH LESS THAN 5 LB. OF FORCE.
C	GLASS MIRROR	1/4" THICK, GLASS MIRROR WITH 3/4" SATIN, FINISHED TYPE 304, SATIN STEEL FRAME, FIELD VERIFY SIZE.
D	WATER CLOSET	HIGH EFFICIENCY WATER CLOSET. AMERICAN STANDARD 2758.128 VITREOUS CHINA, 17" HIGH ELONGATED BOWL WITH TANK; CHURCH OPEN FRONT WHITE SEAT.
E	TOILET TISSUE DISPENSER	B–2840 "BOBRICK" SURFACE MOUNT, DOUBLE ROLLS, SATIN FINISHED.
F	PAPER TOWEL DISPENSER	B–262 "BOBRICK", SURFACE MOUNT STAINLESS STEEL SATIN FINISHED.
G	GRAB BARS	36" L & 42" L, B5806 SERIES, "BOBRICK" SATIN FINISHED, 1–1/4" DIA., SNAP FLANGE.
H	DISPENSERS AND RECEPTACLES	RECEPTACLES SHALL BE NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR

RESTROOM NOTES :

1. GRAB BAR SHALL BE 1–1/4" TO 1–1/2" DIA. WITH 1–1/2" CLEAR TO WALL BAR FASTENERS. MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250#/FT IN BENDING AND SHEAR TENSION.
2. FIVE LBS. FORCE REQUIRED TO ACTIVATE FLUSH VALVE.
3. FLUSH CONTROLS SHALL BE ON THE WIDE SIDE OF THE TOILET & NOT TO BE HIGHER THAN 44" A.F.F.
4. THE HIGHEST OPERABLE PART OF ALL DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE MOUNTED AT 38" ABOVE FINISHED FLOOR MAXIMUM.

NOTE: RESTROOMS ARE EXISTING AND TO BE REMAIN SAME

Project :

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NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

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Title :

EQUIPMENT PLAN AND ELEVATION

Sheet :

A3.3



EAGLE GROUP®
Profit from the Eagle Advantage®

Specification Sheet

Item No.: _____
Project No.: _____
S.I.S. No.: _____

Short Form Specifications

Eagle Sealed Well Hot Food Gang Drop-In Unit, model _____. Heavy gauge type 300 series stainless steel top, with galvanized steel body lined with 2" fiberglass insulation. Heated wells are deep drawn one-piece type 304, 18-8 stainless steel with heating element securely clamped to underside. All units feature individual thermostat controls with a positive "OFF" position, and an amber power-on light. Controls are recessed into control panel. Units with drains are connected by ¾"-diameter copper pipe fittings to a single ball valve.



6-well unit

Options / Accessories
- ❑ Drain
- ❑ Rolltop cover
- ❑ Food pans/insets
- ❑ Top adapters
- ❑ AutoFill® water system

EAGLE GROUP
100 Industrial Boulevard, Clayton, DE 19938-8903 USA
Phone: 302-653-3000 • 800-441-8440 • Fax: 302-653-2065
www.eaglegrp.com
www.eaglegrpnews.com
www.eaglemhc.com

For custom configuration or fabrication needs, contact our **SpecFAB® Division.**
Phone: 302-653-3000 • Fax: 302-653-2065 • e-mail: quotes@eaglegrp.com

Certifications / Approvals
NSF c UL us

AQ AutoQuotes
KCL

Sealed Well Hot Food Gang Drop-In Units

MODELS:
- ❑ *SGDI-1-** ❑ *SGDI-3-** ❑ *SGDI-5-**
- ❑ *SGDI-2-** ❑ *SGDI-4-** ❑ *SGDI-6-**

* See chart on back page for full model numbers.

Top and Body
- Heavy gauge 300 series stainless steel top.
- Body is enclosed with galvanized steel and lined by 2" (51mm) fiberglass thermal wool insulation.
- Openings measure 12⅛" x 20⅛" (307 x 510mm).
- Units ordered with drains are connected by 3/4" (19mm) diameter copper pipe and fittings to a single ball valve. Units with multiple wells are designed so the valve can be mounted to the operator's left or right with the drain closest to the operator. Valve is shipped loose, to be field installed.

Heat Compartments
- Constructed of one-piece deep-drawn 304 series 18-8 stainless steel.
- Tubular heating element securely clamped to underside, allowing for service through bottom,
- Coved corners.

Controls
- All units feature individual thermostatic control with a positive "Off" position, and have an amber light to signal a power-on condition.
- Control knobs are recessed into a one-piece, front-mounted control panel.

Electrical
- Flexible conduit connecting the body enclosure and control panel is 24" (610mm) on all models—except one-well units, which have a 36" (914mm) flexible conduit.
- 240V units shown as "240T6" (example: SGDI-1-240T6) may be operated at 208V, reducing available amperage and wattage by 25%.
- All wiring terminates in a junction box.
- All units are single phase and can be easily converted to three-phase operation in the field—except on one-compartment units.
- ALL UNITS ARE DESIGNED FOR FIELD WIRING.

Spec sheets available for viewing, printing or downloading from our online literature library at our websites

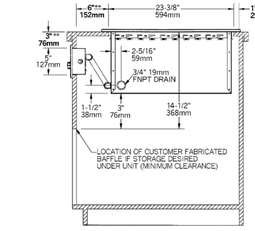
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Catalog Specification Sheet No. **EGS5.12**
Sealed Well Hot Food Gang Drop-In Units

EAGLE GROUP®
Profit from the Eagle Advantage®

Item No.: _____
Project No.: _____
S.I.S. No.: _____

Sealed Well Hot Food Gang Drop-In Units



SIDE VIEW

** Denotes minimum installation spacing from cutouts to vertical cabinet walls per UL listing.

no. of wells	width x depth in.	mm	weight lbs.	kg	cutout dimensions* for control panels in.	mm	cutout dimensions for drop-in unit in.	mm	electrical data **	...WITHOUT DRAIN model #	...WITH*** DRAIN model #
1	18" x 26"	457 x 660	21	9.5	5" x 8"	127 x 203	16⅛" x 23⅝"	416 x 594	120V, 1200W, 10.0A 240V, 1200W, 5.0A 240V, 1600W, 6.7A	***SGDI-1-120T*** ***SGDI-1-240T*** ***SGDI-1-240T6***	***SGDI-1-120T-D*** ***SGDI-1-240T-D*** ***SGDI-1-240T6-D***
2	32" x 26"	813 x 660	51	23.1	5" x 17" *	127 x 432	30⅛" x 23⅝"	772 x 594	120V, 2400W, 20.0A 240V, 2400W, 10.0A 240V, 3200W, 13.3A	***SGDI-2-120T*** ***SGDI-2-240T*** ***SGDI-2-240T6***	***SGDI-2-120T-D**** ***SGDI-2-240T-D**** ***SGDI-2-240T6-D****
3	46" x 26"	1168 x 660	71	32.2	5" x 17" *	127 x 432	44⅛" x 23⅝"	1127 x 594	120V, 3000W, 30.0A 240V, 3600W, 15.0A 240V, 4800W, 20.0A	***SGDI-3-120T*** ***SGDI-3-240T*** ***SGDI-3-240T6***	***SGDI-3-120T-D**** ***SGDI-3-240T-D**** ***SGDI-3-240T6-D****
4	60" x 26"	1524 x 660	91	42.3	5" x 33¼"	127 x 860	57⅛" x 23⅝"	1470 x 594	240V, 4800W, 20.0A 240V, 6400W, 26.7A	***SGDI-4-240T*** ***SGDI-4-240T6***	***SGDI-4-240T-D*** ***SGDI-4-240T6-D***
5	74" x 26"	1880 x 660	111	50.4	5" x 33¼"	127 x 860	71⅛" x 23⅝"	1813 x 594	240V, 6000W, 25.0A 240V, 8000W, 33.4A	***SGDI-5-240T*** ***SGDI-5-240T6***	***SGDI-5-240T-D*** ***SGDI-5-240T6-D***
6	86½" x 26"	2197 x 660	131	59.4	5" x 33¼"	127 x 860	85⅛" x 23⅝"	2169 x 594	240V, 7200W, 30.0A 240V, 9600W, 40.0A	***SGDI-6-240T*** ***SGDI-6-240T6***	***SGDI-6-240T-D*** ***SGDI-6-240T6-D***

* For applicable 2- and 3-well units (noted in chart) with optional AutoFill® system installed, cutout dimensions for control panel are 5" x 23⅛" (127 x 600mm). AutoFill® is not available for 1-well units. For applicable 4-, 5-, and 6-well units, cutout dimensions for control panel remain as listed in chart.
** Total watts and total amperage indicated in electrical data.
*** Plumbing available only on units with drains.

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Regency Tables & Sinks

Project: _____ Date: _____ Approval: _____ Qty: ____ Item #: 600HS17

REGENCY
Tables and Sinks

Regency 17" x 15" Wall Mounted Hand Sink with Gooseneck Faucet

#600HS17







Technical Data

Length	17 Inches
Width	15 Inches
Height	10 1/2 Inches
Bowl Depth	5 1/2 Inches
Faucet Height	8 Inches
Bowl Front to Back	10 Inches
Bowl Left to Right	14 Inches
Faucet Centers	4 Inches
Features	Massachusetts Accepted Plumbing Product NSF Listed

Features

- Includes 8" gooseneck faucet, 1 1/2" IPS drain baskets, and mounting bracket
- 20-gauge type 304 stainless steel
- Holes punched on 4" centers
- Single 14" x 10" bowl
- 8" high backsplash

Certifications

NSF Listed

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Regency Tables & Sinks

Technical Data

Flow Rate	2 GPM
Gauge	20 Gauge
Included	Faucet
Installation Type	Wall-Mounted
Material	Stainless Steel
Number of Compartments	1 Compartment
Number of Faucets	1 Faucets
Spout Type	Gooseneck
Stainless Steel Type	Type 304
Type	Hand Sinks

Plan View



Notes & Details

Pass health inspections while following HACCP guidelines with this Regency SEHS-17 wall mount hand sink! This hand sink is made of type 304 stainless steel for long-lasting durability, and includes the Regency 8" gooseneck faucet on 4" centers so you can immediately start using it when it arrives at your business.

This stainless steel hand sink features a 14" x 10" bowl which provides plenty of room for hand washing. It also includes a 1 1/2" IPS drain, ensuring that stagnant water won't collect. This sink also comes with a wall clip and requires three screws for installation.

⚠ WARNING: This product can expose you to chemicals including Lead and Nickel, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.p65warnings.ca.gov.

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Regency Tables & Sinks

Project: _____ Date: _____ Approval: _____ Qty: ____ Item #: 600SM16206

REGENCY
Tables and Sinks

Regency 25" 16 Gauge Stainless Steel One Compartment Floor Mop Sink - 20" x 16" x 6" Bowl

#600SM16206







Technical Data

Length	25 Inches
Width	21 Inches
Height	11 1/2 Inches
Bowl Depth	6 Inches
Work Surface Height	32 Inches
Bowl Front to Back	16 Inches
Bowl Left to Right	20 Inches
Features	Massachusetts Accepted Plumbing Product NSF Listed
Gauge	16 Gauge

Features

- Rounded corners for easy cleaning
- 16 gauge type 304 stainless steel bowl
- 3 1/2" drain basket and wall clip included
- Bowl size is 20" x 16" x 6"
- Allows for easy disposal of water

Certifications

NSF Listed

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Regency Tables & Sinks

Technical Data

Installation Type	Floor Model
Material	Stainless Steel
Stainless Steel Type	Type 304
Type	Mop Sinks

Plan View



Notes & Details

Keep your staff safe by eliminating heavy lifting of mop buckets with this 25" one compartment floor mounted mop sink from Regency Tables and Sinks. The bowl is made of high-quality 16 gauge type 304 stainless steel for reliable service, this gauge is thicker and much more durable than many similar sinks available that are made of 18 gauge stainless steel. Additionally, type 304 stainless steel is exceptionally corrosion-resistant and easy to clean! It also has TIG welded areas, which are bleeded to match adjacent surfaces to a satin-smooth finish.

The 20" x 16" x 6" compartment offers rounded corners and ample space to conveniently wash your mop. In addition, the drain includes a 3 1/2" basket strainer to eliminate the possibility of clogging. By regularly maintaining your drainage system, you will cut down on possible service and replacements costs.

Thanks to the high sides, water splashes will be confined inside the sink and then directly drip down into the drain. This added feature helps maintain the integrity of your wall and floor to keep your establishment in its best condition. Perfect for use in any restaurant kitchen or dish room, this floor mop sink gives you a convenient and sanitary way of disposing dirty water and other liquids.

⚠ WARNING: This product can expose you to chemicals including Lead and Nickel, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.p65warnings.ca.gov.

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Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

No.	Date	Issue / Revision

Title :

SPEC SHEETS

Sheet :

A3.4

MECHANICAL SPECIFICATIONS

1. GENERAL:

A. WORK INDICATED ON THESE DRAWINGS IS DIAGRAMMATIC AND SHOULD NOT BE SCALED TO ESTABLISH LOCATION OF WORK. THE DRAWINGS ARE INTENDED TO CONVEY THE SCOPE OF WORK AND INDICATE GENERAL ARRANGEMENTS OF ENGINEERED SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

B. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES FOR ALL WORK, IN ACCORDANCE WITH PROVISIONS OF THE CONTRACT DOCUMENTS. ALTHOUGH SUCH WORK IS NOT SPECIFICALLY INDICATED, FURNISH AND INSTALL ALL SUPPLEMENTARY OR MISCELLANEOUS ITEMS, APPURTENANCES AND DEVICES INCIDENTAL TO OR NECESSARY FOR A SOUND, SECURE AND COMPLETE INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.

C. ALL EQUIPMENT UNDER THIS CONTRACT SHALL BE TESTED, AT COMPLETION, TO THE SATISFACTION OF THE OWNER. IT IS THE INTENTION OF THESE DRAWINGS TO CALL FOR FINISHED WORK, TESTED, AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY FOR USE.

D. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF FIRST QUALITY AND COMPATIBLE WITH EXISTING SYSTEMS OR MATERIAL WHERE THEY INTERFACE. INSTALL AS RECOMMENDED BY MANUFACTURER AND BEST ENGINEERING PRACTICE.

E. SHOULD THE CONTRACTOR ENCOUNTER ANY EXISTING PIPING, DUCTWORK, CONDUITS, OR OTHER OBSTRUCTIONS IN THE WAY OF NEW WORK, CONTRACTOR SHALL REMOVE, REARRANGE AND/OR RELOCATE SAME TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

F. CLEAN UP ALL WASTE AND DEBRIS AT THE END OF EACH WORKING DAY AND AS REQUIRED TO KEEP ALL BUILDING AREAS CLEAN, CLEAR AND UNOBSTRUCTED. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, APPLIANCES, SURPLUS MATERIAL AND SCRAP FROM THE JOB SITE.

G. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL CLEAN THE ENTIRE JOB SITE, INCLUDING ALL NEW AND EXISTING SURFACES OF BUILDING, EQUIPMENT AND SYSTEMS, LEAVING THE AREA THOROUGHLY CLEAN, CLEAR AND READY FOR OCCUPANCY.

H. CONTRACTOR SHALL OBTAIN OWNER'S APPROVAL IN WRITING PRIOR TO CUTTING OF ANY SLAB, WALLS, CEILING, ROOF AND SHAFTS FOR PENETRATION OF DUCTWORK AND PIPING. THE CONTRACTOR SHALL REPAIR ALL WALLS, CEILING, FLOORS, ETC., THAT ARE REQUIRED TO BE PENETRATED, OR OTHERWISE DISTURBED. THE REPAIRS SHALL BE WITH MATERIALS AND FINISHES TO MATCH EXISTING. ALL FIRE WALL PENETRATIONS SHALL BE SEALED WITH SUITABLE MATERIALS TO PRESERVE FIRE WALL INTEGRITY.

2. COORDINATION AND SCHEDULING:

A. COMPLETELY COORDINATE AND SCHEDULE WORK OF ALL TRADES. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SO THAT CONFLICTS IN SCHEDULING AND LOCATION WILL NOT OCCUR.

B. CONTRACTOR IS RESPONSIBLE FOR COMPLETE COORDINATION BETWEEN ALL SUB-CONTRACTORS, SUPPLIERS, GOVERNMENT AUTHORITIES HAVING JURISDICTION, BUILDING PERSONNEL, CODE ENFORCEMENT OFFICIALS, ARCHITECT/ENGINEER AND BUILDING OWNER.

C. CONTRACTOR SHALL REVIEW AND COORDINATE THE INSTALLATION OF NEW SYSTEM(S) AND EQUIPMENT. NO WORK SHALL BE PERFORMED PRIOR TO THE CONTRACTOR OBTAINING EXACT FIELD DIMENSIONS OF EXISTING BUILDINGS, EXISTING CEILINGS, STRUCTURAL OBSTRUCTIONS, EXISTING BUILDING SYSTEMS TO REMAIN, EXISTING FURNITURE TO REMAIN, ETC., WHICH, MAY AFFECT INSTALLATION OF NEW EQUIPMENT OR SYSTEMS.

D. CONTRACTOR SHALL SCHEDULE AND PHASE WORK IN A FASHION SO AS TO CAUSE MINIMUM DISTURBANCE TO ACTIVITIES IN OTHER AREAS OF THE BUILDING, WHICH MAY REMAIN OCCUPIED THROUGHOUT THE DURATION OF THE CONTRACT. CONTRACTOR'S WORK SCHEDULE SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER.
PROVIDE BARRIERS (PLASTIC, GYPBOARD, ETC) BETWEEN PROJECT AREA AND ADJACENT SPACES AS NECESSARY.

E. ALL EXISTING HVAC UNITS WITHIN THE AREA OF WORK SHALL REMAIN OFF DURING CONSTRUCTION. SEAL ALL DUCT AND EQUIPMENT OPENINGS TO PREVENT THE ODORS, DUST AND DEBRIS FROM SPREADING TO ADJACENT SPACES AND DUCTWORK. IF EXISTING HVAC UNITS MUST BE USED, PROVIDE CONSTRUCTION FILTERS ON RETURN AIR DUCTS DURING CONSTRUCTION. MINIMUM MERV RATING OF FILTERS SHALL BE MERV-8.

F. NOTIFY THE OWNER, IN WRITING, AT LEAST FOURTEEN DAYS IN ADVANCE OF ANY REQUIRED SHUTDOWN OF ANY UTILITY. OBTAIN OWNER'S WRITTEN APPROVAL PRIOR TO SHUTDOWN.

G. CONTRACTOR SHALL THOROUGHLY EXAMINE PREMISES AND OBSERVE ALL CONDITIONS AND CIRCUMSTANCES UNDER WHICH THE WORK SHALL BE PERFORMED. NO ALLOWANCES WILL BE MADE FOR ERRORS OR NEGLIGENCE IN THIS RESPECT.

3. DEMOLITION:

A. ALL EQUIPMENT, MATERIAL AND DEVICES SHOWN AS EXISTING TO BE REMOVED, SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ALL APPURTENANCES.

B. ALL DEMOLISHED EQUIPMENT AND MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR. ITEMS TO BE SALVAGED FOR REUSE OR DELIVERY TO OWNER SHALL BE PROTECTED AND STORED, BY CONTRACTOR, UNTIL REUSED OR TRANSFERRED TO OWNER. CONTRACTOR SHALL VERIFY WITH OWNER TO DETERMINE ITEMS TO BE SALVAGED.

C. ANY EXISTING EQUIPMENT THAT IS PRESENT WITHIN THE PROJECT AREA AND NO LONGER IN SERVICE SHALL BE REMOVED WHETHER SHOWN ON DRAWINGS OR NOT. VERIFY OPERATION WITH BUILDING OWNER PRIOR TO START OF DEMOLITION.

D. OPENINGS REMAINING IN EXISTING PIPING/DUCTWORK AS A RESULT OF DEMOLITION SHALL BE SEALED WITH AN AIRTIGHT/WATERTIGHT SHEET METAL CAP. WHERE EXISTING SYSTEMS ARE INSULATED, WORK SHALL INCLUDE REPAIR AND REPLACEMENT OF INSULATION EITHER DAMAGED OR REMOVED AS A RESULT OF DEMOLITION.

4. CODE, PERMITS AND INSPECTIONS:

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST APPLICABLE CODES, REGULATIONS AND STANDARDS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.

B. APPROVAL AND SIGN-OFF BY ALL AUTHORITIES HAVING JURISDICTION AND THE SECURING OF AN APPROVED OCCUPANCY PERMIT IS REQUIRED AT THE COMPLETION OF PROJECT. SECURE PERMIT AND INSPECTION CERTIFICATES AND TRANSMIT SAME TO THE OWNER AT THE COMPLETION OF THE PROJECT.

C. PERFORM ALL WORK IN ACCORDANCE WITH THE CURRENT EDITIONS OF APPLICABLE CODES AND STANDARDS ENFORCED IN THE PROJECT JURISDICTION.

D. CODES AND STANDARDS LISTED ARE MINIMUM STANDARDS. WHERE CONTRACT DOCUMENTS CALL FOR A HIGHER STANDARD, CONTRACT DOCUMENTS WILL TAKE PRECEDENCE OVER ALL REFERENCED CODES AND STANDARDS. IF CONTRACT DOCUMENTS CONFLICT WITH CODES OR STANDARDS, CONTRACTOR SHALL INFORM ARCHITECT/ENGINEER, IN WRITING, PRIOR TO QUOTE.

E. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.

F. CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF ALL AFFECTED UTILITY COMPANIES.

5. WARRANTY:

A. ALL WORK SHALL BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. ALL DEFECTS THAT DEVELOP OR ARE DISCOVERED WITHIN THIS PERIOD WILL BE REPAIRED BY THE CONTRACTOR, TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

6. SHOP DRAWINGS:

A. SHOP DRAWINGS AND PRODUCT DATA: SUBMIT TO ENGINEER, OWNER AND ARCHITECT ELECTRONIC COPIES OF SHOP DRAWINGS AND MANUFACTURER'S CERTIFIED CAPACITY DATA FOR ALL NEW EQUIPMENT.

7. RECORD DRAWINGS/ASBUILTS:

A. THE CONTRACTOR SHALL MAINTAIN AT THE SITE, FOR THE OWNER, ONE COPY OF ALL DRAWINGS, ADDENDA, APPROVED SHOP DRAWINGS, REVISIONS, AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THE SET OF DRAWINGS AND OTHER INFORMATION SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF WORK.

8. MECHANICAL GENERAL NOTES:

A. THE CONTRACTOR SHALL NOT INSTALL ANY NEW DUCTWORK AND/OR PIPING ABOVE ANY NEW OR EXISTING SWITCHBOARDS, PANEL BOARDS, AND/OR MOTOR CONTROL CENTERS.

B. ALL OF THE MATERIALS WITHIN THE RETURN AIR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPMENT INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. ALSO ANY EQUIPMENT INSTALLED IN A PLENUM SHALL BE PLENUM RATED.

C. CONTRACTOR SHALL VERIFY WITH OWNER IF THE ROOF IS CURRENTLY UNDER WARRANTY. ALL WORK RELATED TO THE ROOF SHALL BE PERFORMED BY ROOFING CONTRACTOR APPROVED BY THE OWNER.

D. IF ANY NEW DUCTWORK IS CONNECTED TO EXISTING DUCTWORK IN FIRE RATED SHAFTS, PROVIDE FIRE DAMPER. PROVIDE ACCESS IN DUCTWORK AND IN CEILING TO SERVICE FIRE DAMPER.

E. ALL DUCTWORK AND HORIZONTAL PIPING SHALL BE RUN AS HIGH AS POSSIBLE AND ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. PROVIDE OFFSETS TO AVOID ALL OBSTRUCTIONS.

F. CONTRACTOR SHALL INSTALL EQUIPMENT SO ACCESS AROUND EQUIPMENT IS PROVIDED FOR ELECTRICAL SERVICE, FILTER REPLACEMENT AND FOR VALVE/DISCONNECTS AND OTHER ACCESSORIES. PROVIDE ACCESS DOORS IN WALLS/CEILINGS AS NECESSARY AND AS RECOMMENDED BY THE MANUFACTURER.

G. FOR ALL EQUIPMENT GREATER THAN 350 LBS, CONTRACTOR SHALL OBTAIN APPROVAL OF REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.

H. PROVIDE MOTORIZED DAMPERS IN ALL OA AND EA DUCTS. BACKDRAFT DAMPERS MAY BE USED IN EA DUCTS IF ALLOWED BY CODE.

I. PROVIDE VOLUME DAMPERS IN ALL MAIN AND BRANCH DUCTS AS NECESSARY TO BALANCE THE AIR SYSTEM.

MECHANICAL SPECIFICATIONS

SHEET-METAL DUCTWORK:

A. ALL NEW DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL (UNLESS OTHERWISE INDICATED) AND INSTALLED IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS, 2005 EDITION AND NFPA 90A. DUCTWORK SHALL BE MINIMUM 24 GAUGE AND HAVE A G60 GALVANIZED COATING.

B. ALL NEW DUCTWORK MUST BE FIELD VERIFIED PRIOR TO FABRICATION, PURCHASE, OR INSTALLATION. NO ALLOWANCE WILL BE MADE FOR DUCTWORK THAT IS NOT USED.

C. MEDIUM PRESSURE DUCTWORK UPSTREAM OF VAV BOXES SHALL BE UP TO 4" W.G. AND SEAL CLASS A. ALL LOW PRESSURE DUCTWORK SHALL BE UP TO 2" W.G. AND SEAL CLASS B.

DUCTWORK GREATER THAN 3" W.G. AND LOCATED OUTDOORS SHALL BE LEAK TESTED PER LATEST EDITION OF SMACNA.

D. PROVIDE SINGLE THICKNESS TURNING VANES IN ALL DUCTWORK ELBOWS (45° & 90°). TURNING VANES SHALL COMPLY WITH SMACNA STANDARD.

E. FLEXIBLE CONNECTIONS SHALL BE PROVIDED BETWEEN DUCTWORK AND HVAC EQUIPMENT (VAV BOXES, AC UNITS, AHU'S, ETC.). FLEXIBLE DUCTWORK SHALL BE WIRE HELIX SUPPORTING A BLANKET OF FIBERGLASS INSULATION OVER A FIBERGLASS SCRIM AND POLYETHYLENE VAPOR BARRIER. DUCTWORK SHALL BE U.L. LISTED AS A CLASS 1 AIR DUCT CONNECTOR, AND COMPLYING WITH NFPA STANDARDS 90A AND 90B. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX MODEL G-KM. PROVIDE SPIN-ON COLLAR WITH BUTTERFLY VOLUME DAMPER AT EACH FLEXIBLE DUCTWORK TAP. FLEXIBLE DUCT LENGTH SHALL NOT EXCEED 6'-0".

G. ALL EXPOSED ROUND DUCTWORK SHALL BE SINGLE WALL, GALVANIZED METAL HAVING A LONGITUDINAL OR SPIRAL SEAM AS INDICATED ON THE PLANS.

DUCTWORK INSULATION & SOUNDLINING:

1. R-VALUE:
ALL SUPPLY AIR DUCTWORK SHALL BE INSULATED TO R-6 MINIMUM.
ALL OUTSIDE AIR DUCTWORK SHALL BE INSULATED TO R-8 MINIMUM.
ALL SUPPLY/RETURN/OUTSIDE AIR DUCTWORK LOCATED IN UNCONDITIONED/UNHEATED SPACE OR OUTDOOR SHALL BE INSULATED TO R-8 MINIMUM.

ALL EXPOSED DUCTWORK REQUIRED TO BE INSULATED SHALL BE LINED INTERNALLY AND PAINTED, UNLESS OTHERWISE DIRECTED BY THE OWNER/ARCHITECT. COLOR TO BE SELECTED BY ARCHITECT.

OUTDOOR SUPPLY AND RETURN DUCTS SHALL HAVE ONE LAYER OF WEATHERPROOF COVERING OVER INSULATION. COVERING SHALL BE VENTURECLAD 1577CW WEATHERPROOF COATING, ALUMINUM FINISH.

2. DUCT INSULATION BASIS OF DESIGN:
DUCT INSULATION SHALL BE A FLEXIBLE, FIBERGLASS BLANKET WITH A FOIL-REINCORCED KRAFT (FRK) OR A FOIL-SCRIM KRAFT (FSK) JACKET AND A 2" OVERLAPPING FLAP. THE JACKET SHALL SERVE AS A VAPOR BARRIER AND FINAL FINISH FOR INSULATION COVERING ALL BUILDING SERVICES INDICATED HEREIN.
ALL INSULATION AND ACCESSORIES SHALL HAVE A COMPOSITE FIRE HAZARD RATING AS TESTED BY ASTM E-84, NFPA 255, OR U.L. 723 NOT TO EXCEED A FLAME SPREAD RATING OF 25 AND A SMOKE DEVELOPED RATING OF 50. ALL INSULATION SHALL BE BY ONE MANUFACTURER.

INSULATION SHALL HAVE A MINIMUM DENSITY OF 1 POUND PER CUBIC FOOT, 1-1/2" THICKNESS AND SHALL HAVE K FACTOR NO GREATER THAN 0.27 AT 75° F MEAN TEMPERATURE.

3. SOUNDLINING BASIS OF DESIGN:
SOUNDLINING SHALL BE COATED ON ONE SIDE. LINING SHALL BE ONE INCH THICK, 2 POUND PER CUBIC FOOT DENSITY. FIRE HAZARD CLASSIFICATION SHALL NOT EXCEED 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED. SOUND LINING SHALL BE CERTAINTEED TOUGHGUARD-R OR APPROVED EQUAL. THE LINER SURFACE SHALL BE TREATED WITH AN EPA REGISTERED ANTI-MICROBIAL AGENT TO PREVENT THE GROWTH OF MOLD, FUNGUS AND BACTERIA.
SOUNDLINING SHALL BE COATED ON ONE SIDE. LINING SHALL BE ONE INCH THICK, 2 POUND PER CUBIC FOOT DENSITY. FIRE HAZARD CLASSIFICATION SHALL NOT EXCEED 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED. SOUND LINING SHALL BE CERTAINTEED TOUGHGUARD-R OR APPROVED EQUAL. THE LINER SURFACE SHALL BE TREATED WITH AN EPA REGISTERED ANTI-MICROBIAL AGENT TO PREVENT THE GROWTH OF MOLD, FUNGUS AND BACTERIA.

ABBREVIATIONS

(E)	EXISTING TO REMAIN
(R)	EXISTING TO BE REMOVED AND RELOCATED
(RE)	RELOCATED EQUIPMENT
ACU	AIR CONDITIONING UNIT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BAS	BUILDING AUTOMATION SYSTEM
BTUH	BRITISH THERMAL UNITS PER HOUR
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
DB	DRY BULB TEMPERATURE
DN	DOWN
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
EFF	EFFICIENCY
ESP	EXTERNAL STATIC PRESSURE
EWB	ENTERING WET BULB TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
FLA	FULL LOAD AMPS
FPB	FAN POWERED BOX
FT	FOOT, FEET
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
HZ	HERTZ (CYCLES PER SECOND)
IN	INCH, INCHES
IN WG	INCHES OF WATER GAUGE
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LRA	LOCKED ROTOR AMPS
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MIN	MINIMUM
MOCP	MAX OVER-CURRENT PROTECTION
OA	OUTSIDE AIR
PD	PRESSURE DROP
PH	PHASE
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
RH	RELATIVE HUMIDITY
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SL	SOUND LINING
TYP	TYPICAL
TF	TRANSFER FAN
V	VOLT, VOLTS
VAV	VARIABLE AIR VOLUME
W/	WITH
WB	WET BULB TEMPERATURE
WG	WATER GAUGE

TESTING, ADJUSTING & BALANCING

TESTING, ADJUSTING AND BALANCING

1. PERFORM A PRELIMINARY AIR AND WATER BALANCE (AS APPLICABLE) OF THE SYSTEM.
1.1. VERIFY THAT ALL FITTINGS, DAMPERS, CONTROL DEVICES, TEST DEVICES AND VALVES ARE PROPERLY LOCATED AND INSTALLED.
1.2. EXAMINE EACH SYSTEM TO SEE THAT IS FREE FROM OBSTRUCTIONS.
1.3. DETERMINE THAT ALL DAMPERS, REGISTERS AND VALVES ARE IN A SET OR FULL OPEN POSITION, THAT MOVING EQUIPMENT IS LUBRICATED; AND THE REQUIRED FILTERS ARE CLEAN.
1.4. REPAIRS THAT ARE REQUIRED BASED ON ANY DEFICIENCIES DISCOVERED DURING THIS INITIAL BALANCING THAT ARE RELATED, BUT NOT NECESSARILY LIMITED TO, THE ITEMS LISTED BELOW ARE CONSIDERED WORK TO BE PERFORMED BY THIS MECHANICAL CONTRACTOR.
1.4.1. DUCTWORK LEAKAGE
1.4.2. CONTROL COMPONENTS OF UNITS (INCLUDING DAMPERS, THERMOSTATS, ETC.)
1.4.3. INADEQUATE MOTOR CAPACITY ON FANS
1.4.4. MODIFICATIONS TO ADJUSTABLE SHEAVES (PROVIDE NEW SHEAVES IF REQUIRED)
1.4.5. BALANCING DEVICES (DAMPERS & BALANCING VALVES)
1.4.6. ANY ADDITIONAL DEVICES REQUIRED FOR THE FINAL AIR BALANCING
1.4.7. OTHER MISCELLANEOUS TASKS/REPAIRS (E.G. TORN FLEX CONNECTIONS, DUCT OPENINGS, ETC.)
2. PROVIDE AND PERFORM A POST CONSTRUCTION BALANCING OF THE AIR AND WATER DISTRIBUTION SYSTEM TO QUANTITIES INDICATED ON HVAC PLANS.
2.1. ADJUST EACH REGISTER, DIFFUSER AND FAN COIL UNIT TO HANDLE AND PROPERLY DISTRIBUTE THE DESIGN AIRFLOW.
2.2. ADJUST RETURN AIR DAMPERS AS REQUIRED DURING BALANCE PROCEDURES.
2.3. PROPORTIONALLY BALANCING VALVES SO THAT EACH COIL IS FURNISHED WITH THE DESIGN FLUID FLOW.
2.4. ALL BALANCING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCEDURES AS OUTLINED BY THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB), OR THE ASSOCIATED AIR BALANCE COUNCIL (AABC) AND THE SMACNA "HVAC SYSTEM-TESTING, ADJUSTING AND BALANCING" MANUAL.
2.5. AIR AND WATER BALANCING SHALL BE PERFORMED BY A FIRM THAT IS INDEPENDENT OF THE MECHANICAL CONTRACTOR AND SHEET METAL INSTALLERS, AND THAT IS A MEMBER OF NEBB OR AABC.
2.6. MECHANICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY VOLUME DAMPERS AND BALANCING VALVES TO ACHIEVE AIR AND WATER QUANTITIES INDICATED ON DRAWINGS.
2.7. BALANCING OF NEW AND EXISTING EQUIPMENT SHALL BE PERFORMED WITH CLEAN FILTERS.
2.8. FOR VARIABLE AIR VOLUME SYSTEMS, THE TAB CONTRACTOR SHALL NOTE AT THE TIME OF BALANCING THE FOLLOWING:
2.8.1. DUCT STATIC PRESSURE SETTING AT THE CONTROLS FRONT END
2.8.2. ACTUAL DUCT STATIC PRESSURE UPSTREAM OF EACH TERMINAL UNIT WITHIN THE SCOPE OF THIS WORK
2.8.3. THE SPEED OF THE SUPPLY AIR FAN IN HERTZ
2.9. FOR CONSTANT VOLUME SYSTEMS, THE TAB CONTRACTOR SHALL NOTE AT THE TIME OF BALANCING THE FOLLOWING:
2.9.1. THE DUCT STATIC PRESSURE AT THE OUTLET OF THE SUPPLY AIR FAN
2.9.2. THE STATIC PRESSURE IN EACH BRANCH DUCT ENTERING THIS SCOPE OF WORK
3. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY THAT HE HAS PROPERLY IDENTIFIED ANY OF THE DEFICIENCIES AND HAS PERFORMED SATISFACTORY REPAIRS PRIOR TO INSTALLATION OF CEILING AND CONCEALMENT.
4. DOCUMENT THE RESULTS ON FORMS PER THE NATIONAL ENVIRONMENTAL BALANCING BUREAU AND SUBMIT ELECTRONIC COPIES TO THE ENGINEER FOR THE REVIEW AND APPROVAL.
5. A REVIEW OF THE SPACE AND FINAL BALANCING OF THE SYSTEM SHALL BE PERFORMED PRIOR TO CONCEALMENT OF HVAC COMPONENTS.
6. AFTER ALL DEFICIENCIES HAVE BEEN CORRECTED FROM THE ENGINEERS REVIEW OF THE BALANCING REPORT AND THE TENANT HAS OCCUPIED THE SPACE, THE TAB CONTRACTOR SHALL MAKE ONE ADDITIONAL SITE VISIT TO THE SPACE TO MAKE ADJUSTMENTS TO THE HVAC SYSTEM TO RECTIFY ANY OCCUPANT COMFORT COMPLAINTS. THIS SHALL BE PART OF THE CONTRACTORS SCOPE OF SERVICES.

PRE-BALANCE OF SYSTEMS NOT IN SCOPE OF WORK:

1. ALL HVAC SYSTEMS THAT ARE BEING MODIFIED IN ANY WAY AND SERVE AREAS OUTSIDE THE SCOPE OF THIS WORK SHALL UNDERGO THE FOLLOWING PRELIMINARY BALANCING PROCEDURE, BEFORE PERFORMING DEMOLITION:
1.1. SHUT-OFF TERMINALS SHALL HAVE THEIR PRIMARY AIR VALVES COMMANDED TO THEIR FULLY OPEN POSITION. AFTER THE DAMPER STABILIZES, RECORD THE SUPPLY AIR QUANTITIES AT ALL AIR DEVICES CONNECTED TO THE TERMINAL, REGARDLESS OF WHETHER OR NOT THEY ARE LOCATED INSIDE THE SCOPE OF THIS WORK.
1.2. SERIES FAN POWERED TERMINALS SHALL BE INDEXED TO FULL COOLING TO ENSURE THEIR FANS ARE AT MAXIMUM AIR FLOW. AFTER THE FAN STABILIZES, RECORD THE SUPPLY AIR QUANTITIES AT ALL AIR DEVICES CONNECTED TO THE TERMINAL, REGARDLESS OF WHETHER OR NOT THEY ARE LOCATED INSIDE THE SCOPE OF THIS WORK.
1.3. PARALLEL FAN POWERED BOXES SHALL BE COMMANDED TO FULL COOLING BY COMMANDING THEIR PRIMARY AIR DAMPERS FULLY OPEN AND THEIR FANS TO THEIR MINIMUM SPEED. AFTER THE DAMPER AND FAN STABILIZES, RECORD THE SUPPLY AIR QUANTITIES AT ALL AIR DEVICES CONNECTED TO THE TERMINAL, REGARDLESS OF WHETHER OR NOT THEY ARE LOCATED INSIDE THE SCOPE OF THIS WORK.
1.4. AHUS & AC UNITS: RUN THE UNIT IN NORMAL OPERATION MODE. MEASURE AND RECORD AIRFLOW AT ALL AIR DEVICES AND TAKE TRAVERSE READINGS AT MAIN DUCT AND BRANCHES.
2. PROVIDE ONE COPY OF AIRFLOWS MEASURED DURING PRE-BALANCE TO MEP ENGINEER.
3. DURING THE POST CONSTRUCTION BALANCING PROCEDURE, BALANCE ALL AIR DEVICES OUTSIDE THE SCOPE OF THIS WORK TO THE VALUES MEASURED PRIOR TO DEMOLITION. FINAL AIR BALANCE REPORT SHALL INCLUDE AIR AND WATER (IF APPLICABLE) BALANCE INFORMATION FOR ALL EQUIPMENT AND AIR DEVICES WITHIN THE SCOPE OF WORK AND THOSE OUTSIDE THE SCOPE OF WORK THAT SHARE SYSTEMS WITHIN THE SCOPE OF WORK.

HVAC SYMBOLS

12x12	NEW DUCTWORK, PIPING OR EQUIPMENT
8"Ø	ROUND DUCTWORK
	EXISTING DUCTWORK, PIPING OR EQUIPMENT
	DEMOLISHED DUCTWORK, PIPING OR EQUIPMENT
	DUCTWORK WITH 1" ACOUSTICAL SOUND LINING
R	DUCT RISING UP
D	DUCT DROPPING DOWN
	TRANSITION IN DUCT, SQUARE TO SQUARE
	TRANSITION IN DUCT, SQUARE TO ROUND
	SPIN-IN RUNOUT FITTING WITH BALANCING DAMPER AND FLEXIBLE DUCT
	CONICAL TAP
	SUPPLY DUCT
	RETURN DUCT
	TURNING VANES
T	THERMOSTAT
	FLEX DUCT
	ACCESS DOOR, SIZE ON FLOOR PLANS
VD	VOLUME DAMPER
XX	FD: FIRE DAMPER SD: SMOKE DAMPER MD: MOTORIZED DAMPER F/SD: COMBINATION FIRE/SMOKE DAMPER BDD: BACKDRAFT DAMPER
	RECTANGULAR SUPPLY AIR DIFFUSER
XX'	LINEAR SUPPLY DIFFUSER, 4FT LENGTH OR AS INDICATED
XX'	LINEAR RETURN DIFFUSER, 4 FT LENGTH OR AS INDICATED
	RETURN AIR GRILLE
T	THERMOSTAT
H	HUMIDITY SENSOR
S	FAN SPEED SWITCH/OR TIMER SWITCH
SD	DUCT SMOKE DETECTOR
CO_2	CO2 SENSOR
A	DIFFUSER OR GRILLE DESIGNATION SYMBOL
100	AIRFLOW QUANTITY
	RETURN/TRANSFER AIRFLOW
	DIRECTION OF FLOW
1	KEYED NOTE, DEMOLITION
1	KEYED NOTE, NEW WORK
	POINT OF REMOVAL
	POINT OF CONNECTION TO EXISTING

A-11
1600-10

VAV TAG:
TYPE, BOX NUMBER
AIRFLOW AND KW

VAV BOX TYPE
V-SHUT-OFF TYPE VAV BOX
S-SERIES FAN POWERED BOX
P-PARALLEL FAN POWERED BOX

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

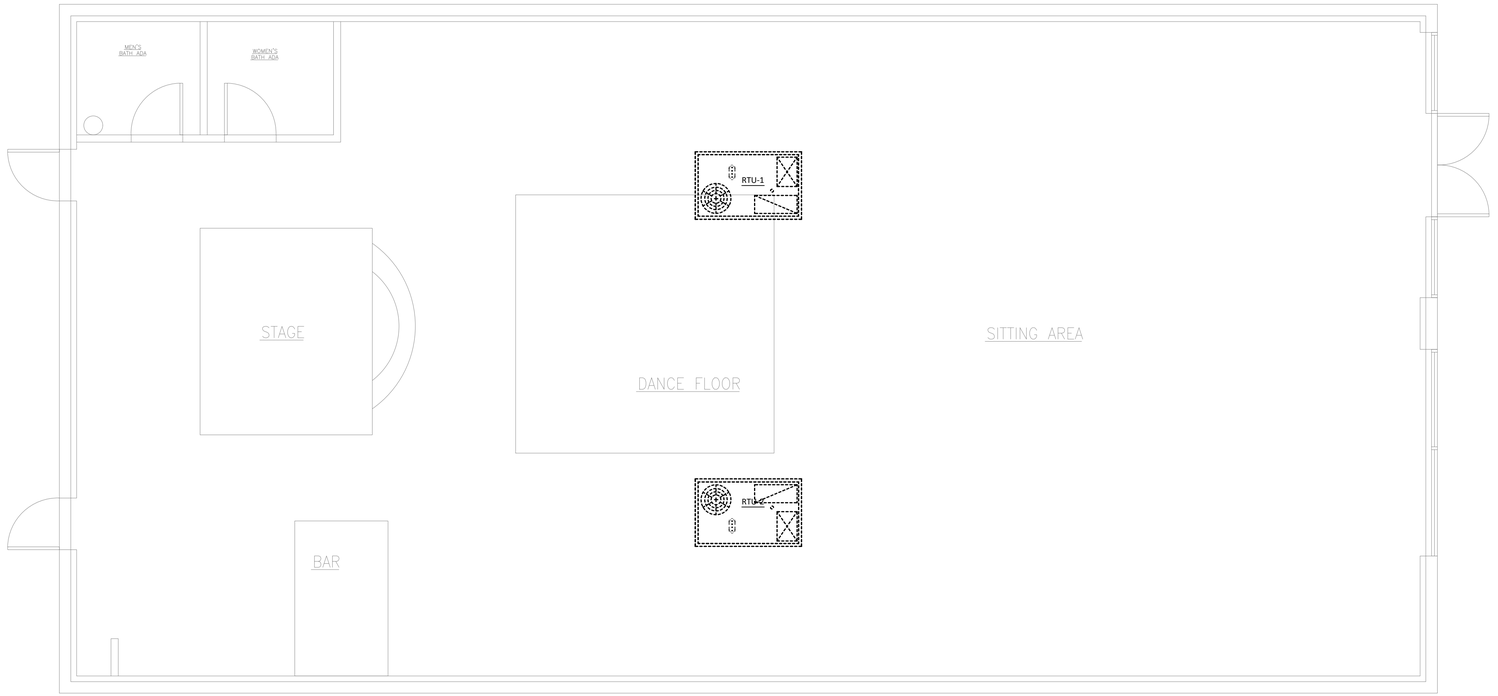
REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

Title :

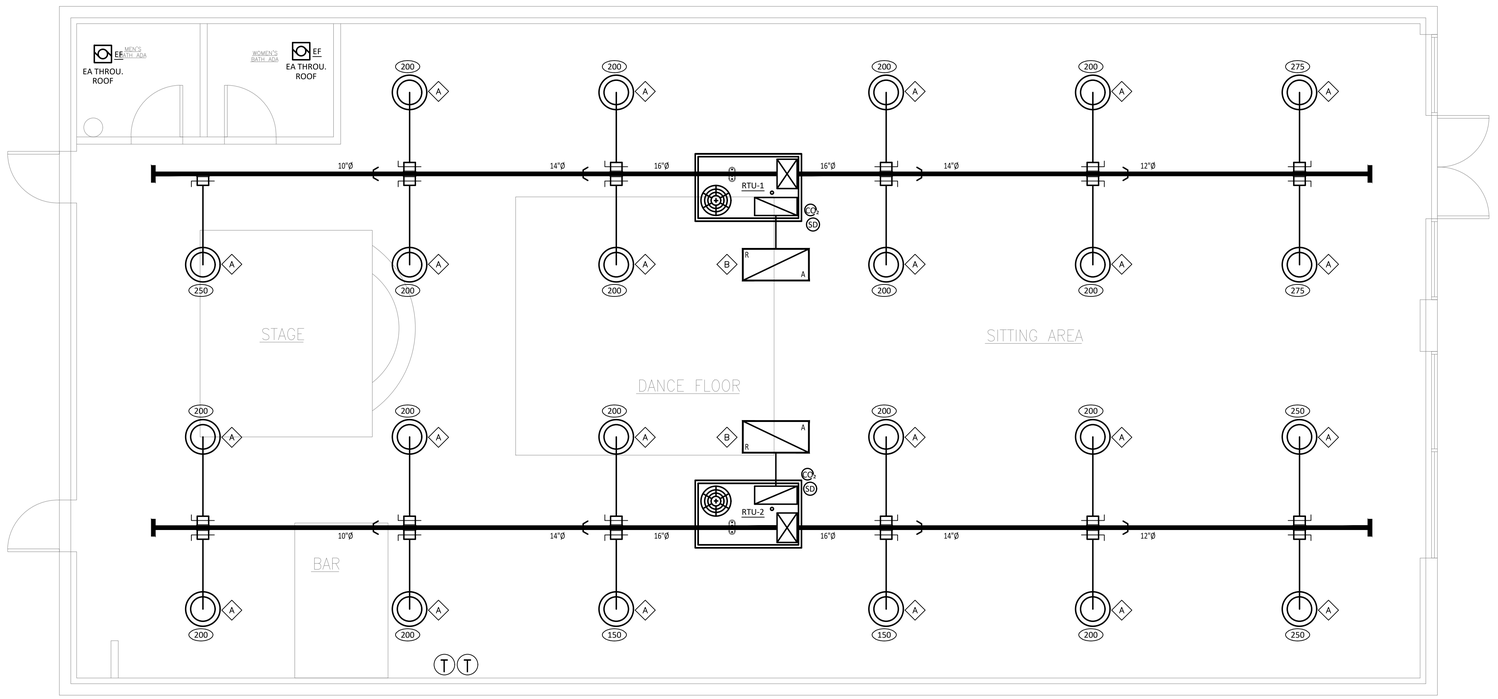
MECHANICAL NOTES

Sheet :

M000



01 EXISTING/DEMOLITION MECHANICAL PLAN
SCALE : 1/4" = 1'-0"



01 PROPOSED MECHANICAL PLAN
SCALE : 1/4" = 1'-0"

KEYED NOTES - DEMOLITION

(T) DEMOLISH ALL EXISTING HVAC SYSTEM INCLUDING BOTH RTU'S, ALL THE DUCT WORK, SUPPLY AND RETURN DIFFUSERS.

GENERAL NOTES

GENERAL NOTES:
1. SEE SPECIFICATIONS FOR DUCTWORK INSULATION R-VALUE, INSIDE AND OUTSIDE THE BUILDING.
2. MAINTAIN DISTANCE OF 10 FT FROM BUILDING MECHANICAL AIR INTAKES AND EXHAUST.
3. MAINTAIN DISTANCE OF 10 FT FROM BUILDING EXHAUST AND PROPERTY LINE AND ADJACENT BUILDINGS.
4. PROVIDE DAMPERS ON ALL EA AND OA DUCTS. LEAKAGE RATES SHALL COMPLY WITH CODE. GRAVITY BACKDRAFT DAMPERS SHALL ONLY BE USED IF ALLOWED BY CODE.
5. MECHANICAL PIPING SHALL BE INSULATED WITH R-3 INSULATION. PROVIDE ALUMINUM JACKET WHEN INSTALLED OUTDOORS FOR WEATHER PROTECTION.
6. PROVIDE PROGRAMMABLE THERMOSTATS WITH HEATING/COOLING DEAD BAND.
7. TEMPERATURE CONTROLS SHALL HAVE SETPOINT OVERLAP RESTRICTIONS.

NOTES

1. ECONOMIZER SHALL BE EQUIPPED FOR EACH COOLING SYSTEM WITH CAPACITY EQUAL OR GREATER THAN 38,000 BTU. ECONOMIZER SHALL ALSO CONTROL HEAT THAT DOES NOT INCREASE BUILDING HEATING ENERGY USE DURING NORMAL OPERATION TO COMPLY 2021 ENERGY ENERGY USE DURING NORMAL OPERATION.
2. ALL RTU SHALL BE EQUIPPED WITH A WATER LEVEL SENSOR INSIDE PRIMARY DRAIN PAN, AND SHALL SHUT OFF RTU IN THE EVENT THE DRAIN BECOMES RESTRICTED.

THERMOSTAT (T)

"HONEYWELL" RTH6450D PROGRAMMABLE DIGITAL THERMOSTAT INSTALLED AT 4'-0" ABOVE FINISH FLOOR WITH LOCKED PLASTIC COVER. SEE MECHANICAL PLAN FOR LOCATION.

ENERGY CODE NOTE :

1. EACH HEATING AND COOLING SYSTEM SHALL BE PROVIDED WITH THERMOSTATIC CONTROLS
2. BOTH OUTDOOR AIR SUPPLY AND EXHAUST SYSTEMS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE
3. ALL PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM SHALL BE INSULATED
4. THE CONSTRUCTION DOCUMENT SHALL REQUIRE AN OPERATING AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER, AND INCLUDED AT LEASE,
   a) EQUIPMENT CAPACITY AND REQUIRED MAINTENANCE ACTIONS.
   b) EQUIPMENT OPERATION AND MAINTENANCE MANUALS.
   c) HVAC CONTROL MAINTENANCE AND CALIBRATION INFORMATION.
   d) A COMPLETE WRITTEN NARRATIVE OF HOW SYSTEM IS INTENDED TO OPERATE.

AUTOMATIC SHUT–OFF NOTES:

IN EITHER RETURN AIR PLENUM OR MAIN SUPPLY AIR DUCT OF EVERY AIR CONDITIONING WITH FANS HAVING A RATED CAPACITY OF 2000 CFM OR GREATER. ACTIVATION OF THE PRODUCTS OF COMBUSTION DETECTOR SHALL CUT OFF ELECTRIC CURRENT TO THE FAN AND SHALL OPERATE THE VOICE ALARM SIGNALING SYSTEM

SUPPLY FAN
AIR MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM TO ENCLOSED SPACE WITHIN BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

Title :

MECHANICAL FLOOR PLAN

Sheet :

M100

ROOFTOP UNIT SCHEDULE

UNIT NO.	RTU-1
NOMINAL TONS	6
TOTAL COOLING (BTUH)	70,000
SENSIBLE COOLING (BTUH)	51,520
O.A.T. (°F DB/WB)	95/78
E.A.T. (°F DB/WB)	80/67
HEATING (BTUH)	64500
AIR FLOW (CONSTANT/VARIABLE)	CONSTANT
DISCHARGE	DOWNFLOW
S.A. CFM (MAXIMUM)	2400
OUTSIDE AIR (CFM)	720
S.A. FAN E.S.P. (IN. W.G.)	0.5
S.A. FAN RPM (DIRECT DRIVE SPEED)	809
SUPPLY FAN HP	1
DRIVE TYPE	DIRECT
RELIEF TYPE	BAROMETRIC
NO. OF COMPRESSORS	1
COMPRESSOR #1 RLA/LRA	18/136
NO. OF CONDENSER FANS	1
CONDENSER FAN FLA (EA)	1.5
MINIMUM CIRCUIT AMPS	34
MAXIMUM FUSE OR CIRCUIT BREAKER AMPS	50
VOLTAGE/PHASE/HERTZ	208 / 3 / 60
IEER	15.0
ACCESSORIES	
FILTER TYPE	2" THROW AWAY
UNIT OPERATING WEIGHT (LBS.)	589
BASIS OF DESIGN	CARRIER 50FCQA07DE2A50AAO

ACCESSORY LEGEND: NA - NOT APPLICABLE

1 - UNIT SHALL BE MOUNTED ON MANUFACTURER SUPPLIED ROOF CURB COMPATIBLE WITH ROOF TYPE

2 - 4" HIGH CURB MOUNTED VIBRATION ISOLATION BASE

3 - THROUGH THE BASE ELECTRICAL AND GAS PIPING

4 - COMPRESSOR CYCLE DELAY

5 - HINGED ACCESS DOORS

6 - OUTSIDE AIR INTAKE HOOD / 100% ECONOMIZER

7 - ELECTRONIC SEVEN DAY PROGRAMMABLE AUTO-CHANGEOVER THERMOSTAT

8 - FACTORY INSTALLED, UNIT MOUNTED DISCONNECT SWITCH AND GFI CONVENIENCE OUTLET

AIR DEVICE SCHEDULE

TAG NUMBER	CFM RANGE	NECK SIZE (# SLOTS)	FACE SIZE (INxIN)	THROW PATTERN	THROW (FT)	MAX APD (IN. WG.)	MAX N.C.	MATERIAL	BASIS OF DESIGN	NOTE
A	0–125	6"ø	9"ø	4–WAY	6	0.1	25	STEEL	TITUS R–OMNI	1,2
	130–250	8"ø	11"ø	4–WAY	10	0.1	25	STEEL		
	255–450	10"ø	13"ø	4–WAY	13	0.1	25	STEEL		
B	0–2000	22x18	24x48	–	–	0.1	30	STEEL	TITUS 350	2

NOTES:

1. THROW DATA IS BASED ON 50 FPM TERMINAL VELOCITY AT MAXIMUM CFM.
2. PROVIDE FRAME AND/OR ACCESSORIES AS REQUIRED TO MATCH CEILING TYPE. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

Project Name: 25-406 BANQUET HALL	Unit Total Supply Air: 2400
Date: 10-02-2025	Unit Total Outdoor Air: 720
Unit Designation: RTU-1	

A Room Number	B Description	C Area (ft²) (Az)	D Area Outdoor Air Rate per Table 403.3 (Ra)	E Area Outdoor Air (RaAz)	F Occupant Load Rate per Table 403.3 (People/ 1000 ft2)	G Occupancy C x ft²1000 (Pz)	H Occupant Outdoor Air Rate per Table 403.3 (Rp)	I Occupant Outdoor Air (RpPz)	J Breathing Zone Outdoor Air (Vbz = RpPz + RaAz)
HALL SITTING AREA	DINING	550	0.18	99	70	39	7.5	292.5	391.5
COMMON AREA	CORRIDOR	668	0.06	40	0	0	0	0	40
DANCE FLOOR	DANCE FLOOR	89	0.06	5	100	9	20	180	185
STAGE	STAGE	71	0.06	4	70	5	10	50	54
BATHROOMS	RESTROOM	107	0.06	6	0	0	0	0	6
Totals		1485		154		53		522.5	676.5

Project Name: 25-406 BANQUET HALL	Unit Total Supply Air: 2400
Date: 10-02-2025	Unit Total Outdoor Air: 720
Unit Designation: RTU-2	

A Room Number	B Description	C Area (ft²) (Az)	D Area Outdoor Air Rate per Table 403.3 (Ra)	E Area Outdoor Air (RaAz)	F Occupant Load Rate per Table 403.3 (People/ 1000 ft2)	G Occupancy C x ft²1000 (Pz)	H Occupant Outdoor Air Rate per Table 403.3 (Rp)	I Occupant Outdoor Air (RpPz)	J Breathing Zone Outdoor Air (Vbz = RpPz + RaAz)
HALL SITTING AREA	DINING	550	0.18	99	70	39	7.5	292.5	391.5
COMMON AREA	CORRIDOR	744	0.06	45	0	0	0	0	45
DANCE FLOOR	DANCE FLOOR	89	0.06	5	100	9	20	180	185
STAGE	STAGE	48	0.06	3	70	3	10	30	33
BAR	BAR	48	0.18	9	100	5	7.5	37.5	46.5
Totals		1479		161		56		540	701

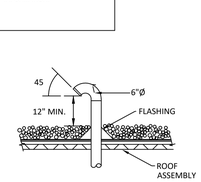
FAN SCHEDULE

UNIT	LOCATION	SERVES	AIRFLOW (CFM)	STATIC PRESSURE (WG)	SPEED (RPM)	TYPE	DRIVE	WEIGHT (LB)	MOTOR		BASIS OF DESIGN (GREENHECK)
									HP	V/PH/HZ	
EF-1	BATHROOM	MEN/WOMEN	75	0.25	950	CEILING	DIRECT	10	1/15	115/1/60	SP-B110

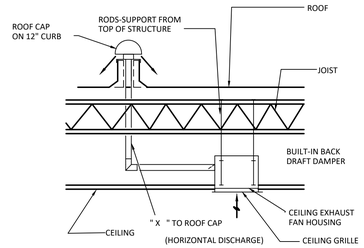
NOTES:

PROVIDE FAN WITH THE FOLLOWING:

1. DISCONNECT SWITCH.
2. VIBRATION ISOLATION KIT.
3. WALL MOUNTED 30 MIN TIMER SWITCH, SEE ELECTRICAL DRAWINGS.
4. WALL SWITCH, SEE ELECTRICAL DWGS.
5. WALL MOUNTED THERMOSTAT SWITCH, SET AT 80°F (ADJ).
6. UNIT MOUNTED SPEED CONTROLLER FOR INITIAL BALANCING.
7. ROOF CAP.
8. WALL CAP.
9. GOOSENECK.
10. DOOR LOUVER.

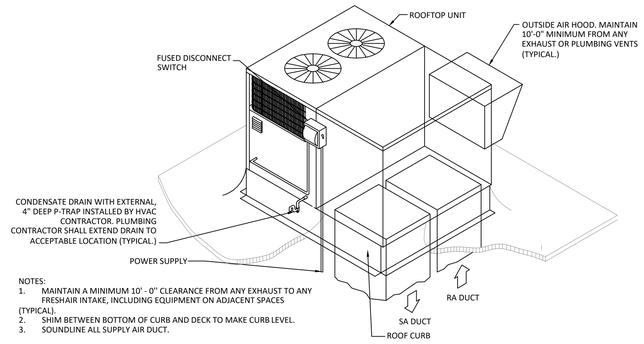


GOOSENECK



CEILING EXHAUST FAN DETAIL

NO SCALE

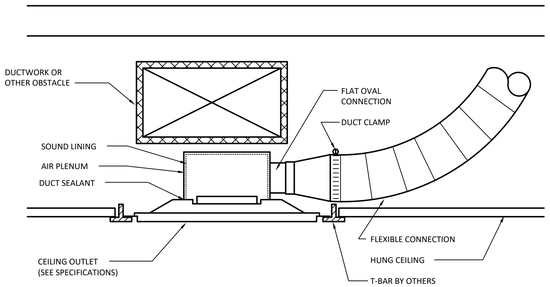


NOTES:

1. MAINTAIN A MINIMUM 10' - 0" CLEARANCE FROM ANY EXHAUST TO ANY FRESHAIR INTAKE, INCLUDING EQUIPMENT ON ADJACENT SPACES (TYPICAL).
2. SHIM BETWEEN BOTTOM OF CURB AND DECK TO MAKE CURB LEVEL.
3. SOUNDLINE ALL SUPPLY AIR DUCT.

RTU UNIT DETAIL (RTU)

NO SCALE



REFER TO PLANS FOR SIZES

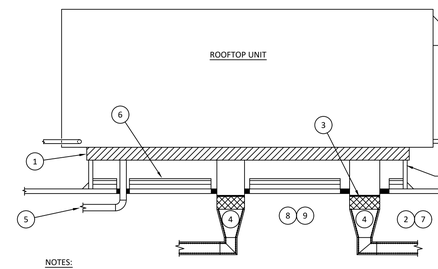
NOTES:

1. THIS DETAIL SHALL APPLY TO CEILING OUTLETS THAT ARE LOCATED BELOW DUCTWORK OR OTHER OBSTACLES WHERE CLEARANCES ARE MINIMAL.
2. THE SIZE OF THE SUPPLY AIR PLENUM SHALL BE A MINIMUM OF 1" LARGER IN HEIGHT AND WIDTH THAN THE FLAT OVAL DUCTWORK CONNECTION.
3. THE SUPPLY SHALL BE INSULATED W/1/2" SOUND LINING. THE PLENUM/ DIFFUSER CONNECTION SHALL BE SEALED WITH AN APPROVED DUCTWORK SEALANT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A ROUND TO FLAT OVAL TRANSITION SECTION OF DUCTWORK AS REQUIRED.
5. THE FOLLOWING SCHEDULE SHALL BE USED BY THE CONTRACTOR FOR ROUND TO FLAT OVAL DUCTWORK SIZE EQUIVALENT:

ROUND FLEX DUCT SIZE (IN.)	FLAT OVAL REQ'D SIZE (IN.)
6"Ø	4"x7"
8"Ø	4"x10", 6"x9"
10"Ø	6"x12", 8"x11"
12"Ø	6"x15", 8"x14", 10"x13"
14"Ø	8"x17", 10"x16", 12"x15"

CEILING OUTLET DETAIL

NO SCALE

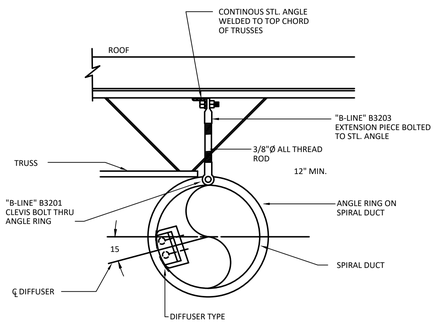


NOTES:

1. PROVIDE 1/4" NEOPRENE GASKET BETWEEN RTU AND CURB.
2. MECHANICAL CONTRACTOR SHALL COORDINATE ROOF OPENINGS FOR ACTUAL EQUIPMENT PURCHASED AND FOR REQUIREMENTS OF INSTALLATION METHODS USED.
3. PROVIDE 6" MINIMUM FLEXIBLE DUCT CONNECTION.
4. TRANSITION DUCTS IN VERTICAL TO FULL SIZE OF UNIT CONNECTIONS. COORDINATE TRANSITIONS TO HORIZONTAL RUNS WITH PLAN LAYOUT, ARCH. PLANS, AND ALL OTHER TRADES IN ORDER TO ACCOMMODATE CEILING PLENUM RESTRICTIONS.
5. POWER SUPPLY WITHIN CURB.
6. PROVIDE 3" MINIMUM RIGID INSULATION OVER ROOF INSIDE CURB. COVER WITH 2 LAYERS OF 5/8" WATER RESISTANT GYPSUM BOARD WITH STAGGERED JOINTS. SEAL JOINTS AND EDGES WITH NON-HARDENING SEALER.
7. PACK ALL OPENINGS THROUGH ROOF WITH ACOUSTIC/FIREPROOF MATERIAL. PROVIDE NON-HARDENING SEALER ABOVE AND BELOW.
8. PROVIDE SUPPLY AND RETURN DUCT WITH 1" SOUND LINING FOR 25 FEET FROM UNIT.
9. PROVIDE SUPPLY DUCT OF 20 GUAGE SHEET METAL FOR 25 FEET FROM UNIT.
10. OUTSIDE AIR INTAKE. MAINTAIN 10 FT CLEARANCE TO EXHAUST & PLUMBING VENTS.
11. PROVIDE CONDENSATE DRAIN AND TRAP PER MANUFACTURER'S RECOMMENDATIONS. ROUTE PIPE TOWARDS THE NEAREST ROOF DRAIN - TERMINATE A MINIMUM OF 2' FROM THE RTU.

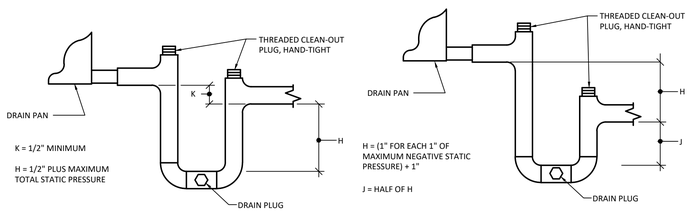
CONSTANT VOLUME ROOFTOP UNIT DETAIL

NO SCALE



EXPOSED ROUND DUCT DETAIL

NO SCALE



POSITIVE PRESSURE TRAP

NEGATIVE PRESSURE TRAP

COOLING COIL CONDENSATE DRAIN TRAP

Project :

VALENCIA'S BANQUET HALL

8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :



Title :

MECHANICAL SCHEDULE & DETAILS

Sheet :

M200

Mechanical Systems

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.			
Project Name:	VALENCIA'S BANQUET HALL	**Report Page:**	**(Page 1 of 13)**
Project Address:	8040 GREENBACK LANE SUITE H+I CITRUS HEIGHTS, CA 95610	**Date Prepared:**	2025-10-14T11:32:22-04:00

A. GENERAL INFORMATION

01	Project Location (city)	CALIFORNIA	04	Total Conditioned Floor Area	3033
02	Climate Zone	12	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1

● All Other Occupancies

B. PROJECT SCOPE

This table Includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01		02		03	
Air System(s)		Wet System Components		Dry System Components	
☒	Heating Air System	☐	Water Economizer	☐	Air Economizer
☒	Cooling Air System	☐	Pumps	☐	Electric Resistance Heat
Mechanical Controls		☐	System Piping	☒	Fan Systems
☒	Mechanical Controls (existing to remain, altered or new)	☐	Cooling Towers	☒	Ductwork (existing to remain, altered or new)
		☐	Chillers	☒	Ventilation
		☐	Boilers	☐	Zonal Systems/ Terminal Boxes

CERTIFICATE OF COMPLIANCE		**NRCC-MCH-E**
Project Name: VALENCIA'S BANQUET HALL	**Report Page:**	**(Page 2 of 13)**
	Date Prepared:	2025-10-14T11:32:22-04:00

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01		02		03		04		05		06		07		08	09
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4I	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(l), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
Yes	AND		AND	Yes	AND	Yes	AND	Yes	AND		AND	Yes	AND		COMPLIES with Exceptional Conditions
Mandatory Measures Compliance (See Table Q 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.

The permit applicant has indicated on Table J that ventilation calculations have been attached or included elsewhere on the plans.

E. ADDITIONAL REMARKS

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

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
RTU-1	1	Single zone	New/ Addition	All Other Occupancies	☐

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
RTU-2	1	Single zone	New/ Addition	All Other Occupancies	☐

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Equipment Category per Tables 110.2, 140.4(a)2 and 170.2(c)3aii	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available [1] 140.4(a) and 170.2(c)1	Equipment Sizing per Mechanical Schedule (kBtu/h) 140.4(a&b), 170.2(c)1 & 170.2(c)2						
				Heating Output [2,3]			Cooling Output [2,3]		Load Calculations [3,4]	
				Per Design (kBtu/h)	Rated (kBtu/h)	Supp. Heating Output (kBtu/h)	Sensible Per Design (kBtu/h)	Rated (kBtu/h)	Total Heating Load (kBtu/h)	Total Sensible Cooling Load (kBtu/h)
RTU-1	Unitary Heat Pumps	Air-cooled, pkg (3 phase)	NA: Altered per 141.0(b)2E and 180.2(b)2	70	70	0	72	72	70	72
RTU-2	Unitary Heat Pumps	Air-cooled, pkg (3 phase)	Yes	70	70	0	72	72	70	72

[1]FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1. Healthcare facilities are excepted.

[2]It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.

[3] If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.

[4] Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).

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F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
		Heating Mode				Cooling Mode		
Name or Item Tag	Size Category (Btu/h)	Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
RTU-1	>=65,000 and <135,000	17°Fdb/ 15°Fwb OSA	COP	2.25	3.4	EER IEER	11 14.1	12 14.1
RTU-2	>=65,000 and <135,000	17°Fdb/ 15°Fwb OSA	COP	2.25	3.4	EER IEER	11 14.1	12 14.1

G. PUMPS

This section does not apply to this project.

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H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name	RTU-1	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,400	Site Elevation	24	Economizer	NA: Controlled Environment Horticulture
01	02	03	04			05		06	07	08	09			10	11

Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance		Design			
						Component Allowance (watt/cfm)	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method	Motor Nameplate Horsepower		Fan Electrical Input Power (kW)
RTU-1	Supply	1	Electric heat	0.9		0.046	0.0004	Manufacturer provided			0.28
Supply Fan Base Allowance (watt/cfm)			Exhaust/Return/Relief/Transfer Fan Base Allowance(watt/cfm)			Fan System Allowance (kW)[3]			Fan System Electrical Input Power (kW)		0.28

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	RTU-2	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,400	Site Elevation	24	Economizer	NA: Controlled Environment Horticulture
01	02	03	04			05		06	07	08	09			10	11

Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance		Design		
						Component Allowance (watt/cfm)	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method	Motor Nameplate Horsepower	Fan Electrical Input Power (kW)
RTU-2	Supply	1	Electric heat	0.9		0.046	0.0004	Manufacturer provided		0.28
Supply Fan Base Allowance (watt/cfm)			Exhaust/Return/Relief/Transfer Fan Base Allowance(watt/cfm)			Fan System Allowance (kW)[3]			Fan System Electrical Input Power (kW)	0.28

[1] FOOTNOTES: Fans serving spaces with design background noise goals below NC35

[2] Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.

[3] Fan system allowance includes fan system base allowance.

[4] Filter pressure loss can only be counted once per fan system.

[5] Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.

[6] Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

01	02	03	04	05	06	07	08	09	10	11

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

Fan System Name	Qty	Hours of Operation per Year	Design Supply Airflow Rate	Outdoor Airflow	% Outdoor Air at Full Design Airflow	Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(q) & 170.2(c)4O	Exhaust Air Heat Recovery 140.4(q) & 170.2(c)4O	Type Of Heat Recovery Rating	Required Recovery Ratio	Energy Recovery Bypass
RTU-1	1	< 8,000	2,400	720	30	No Exemptions Apply	Not Required			
RTU-2	1	< 8,000	2,400	720	30	No Exemptions Apply	Not Required			

Fan Energy Index (FEI)

01	02	03
Name or Item Tag	FEI Exception	FEI
RTU-1	<1.00 HP or 0.89 kW	
RTU-2	<1.00 HP or 0.89 kW	

I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09	10
System Name	System Zoning	Conditioned Floor Area Being Served (ft^2)	Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2	Shut-Off Controls 120.2(e) & 160.3(a)2D	Isolation Zone Controls 120.2(g) & 160.3(a)2F	Demand Response 110.12 120.2(b) & 160.3(a)2B	Supply Air Temp. Reset 140.4(f) & 170.2(c)4D	Window Interlocks per 140.4(n) & 170.2(c)4D	Direct Digital Control (DDC) per 120.2
RTU-1	Single zone	<= 25,000 ft^2	Setback	Auto Timer Switch	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows	NA: Single Zone
RTU-2	Single zone	<= 25,000 ft^2	Setback	Auto Timer Switch	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows	NA: Single Zone

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I. SYSTEM CONTROLS

[1]FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d:t24refnolink/]160.2, 160.3(a)3D, 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☒	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☐	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK and PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(g) for duct sealing.

01	☐	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder. All penetrations and joints of which shall be sealed.

Duct Leakage Testing

The answers to the questions below apply to the following duct systems:	RTU-1	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No

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L. DISTRIBUTION (DUCTWORK and PIPING)

			Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	---
			Duct leakage testing per CMC Section 603.9.2 required for these systems?	No
11	No	The scope of the project includes only duct systems serving healthcare facilities		
12	Yes	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.		
13	Yes	The space conditioning system serves less than 5,000 ft^2 of conditioned floor area.		
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:		
15	No	The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.		
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.		
17	Yes	All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A		
18	No	All ductwork is an extension of an existing duct system		
19	No	Ductwork serving individual dwelling unit		
20		< 25 ft of new or replacement space conditioning ducts installed		
21	R-6	Duct Insulation R-value		
22	Yes	Ductwork Existing To Remain		
23	No	Duct System Connected To Altered Space Conditioning System		
The answers to the questions below apply to the following duct systems:			RTU-2	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No

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L. DISTRIBUTION (DUCTWORK and PIPING)

			Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	---
			Duct leakage testing per CMC Section 603.9.2 required for these systems?	No
11	No	The scope of the project includes only duct systems serving healthcare facilities		
12	Yes	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.		
13	Yes	The space conditioning system serves less than 5,000 ft^2 of conditioned floor area.		
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:		
15	No	The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.		
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.		
17	Yes	All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A		
18	No	All ductwork is an extension of an existing duct system		
19	No	Ductwork serving individual dwelling unit		
20		< 25 ft of new or replacement space conditioning ducts installed		
21	R-6	Duct Insulation R-value		
22	Yes	Ductwork Existing To Remain		
23	No	Duct System Connected To Altered Space Conditioning System		

M. COOLING TOWERS

This section does not apply to this project.

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N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

Form/Title	Systems/Spaces To Be Field Verified
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.	
NRCA-MCH-03-A - Constant Volume Single Zone HVAC NOTE: This form does not automatically move to "Yes'. If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".	RTU-1; RTU-2

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

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Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01		02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	No	Plan sheet or construction document location

03	04
Mandatory Measure	**Plan sheet or construction document location**
Heating Equipment Efficiency per 110.1	N/A
Cooling Equipment Efficiency per 110.1	N/A
Furnace Standby Loss Control per 110.2(d)	N/A
Duct Insulation per 120.4	N/A
Heat Pump with Supplemental electric Resistance Heater Controls per 110.2(b)	N/A
The air duct and plenum system is designed per 120.4(a)-(f)	N/A
Kitchen range hoods shall be rated for sound in accordance with Section 7.2 of ASHRAE 62.2	N/A

CERTIFICATE OF COMPLIANCE			**NRCC-MCH-E**
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: TAMER LUKA	Documentation Author Signature:
Company: MBT Engineering Inc	Signature Date:
Address: Corona, California	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Corona, CA 92883	Phone:

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: TAMER LUKA	**Responsible Designer Signature:**
Company: MBT Engineering Inc	**Date Signed:** 2025-10-14
Address: Corona, California	**License:** M39999
City/State/Zip: Corona, CA 92883	**Phone:**

1. GENERAL:

A. WORK INDICATED ON THESE DRAWINGS IS DIAGRAMMATIC AND SHOULD NOT BE SCALED TO ESTABLISH LOCATION OF WORK. THE DRAWINGS ARE INTENDED TO CONVEY THE SCOPE OF WORK AND INDICATE GENERAL ARRANGEMENTS OF ENGINEERED SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

B. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES FOR ALL WORK, IN ACCORDANCE WITH PROVISIONS OF THE CONTRACT DOCUMENTS. ALTHOUGH SUCH WORK IS NOT SPECIFICALLY INDICATED, FURNISH AND INSTALL ALL SUPPLEMENTARY OR MISCELLANEOUS ITEMS, APPURTENANCES AND DEVICES INCIDENTAL TO OR NECESSARY FOR A SOUND, SECURE AND COMPLETE INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.

C. ALL EQUIPMENT , ELECTRICAL OUTLETS,SWITCHES, SERVICE, ETC. UNDER THIS CONTRACT SHALL BE TESTED, AT COMPLETION, TO THE SATISFACTION OF THE OWNER. IT IS THE INTENTION OF THESE DRAWINGS TO CALL FOR FINISHED WORK, TESTED, AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY FOR USE.IT SHALL NOT BE THE INTENT OF THESE PLANS AND SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ANY ADDITIONAL CONDUIT, BOXES AND WIRING NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

D. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF FIRST QUALITY AND COMPATIBLE WITH EXISTING SYSTEMS OR MATERIAL WHERE THEY INTERFACE. INSTALL AS RECOMMENDED BY MANUFACTURER AND BEST ENGINEERING PRACTICE. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND NECESSARY SUPERVISION TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.

E. SHOULD THE CONTRACTOR ENCOUNTER ANY EXISTING CABLES, ELECTRIC SERVICE, METERS, CONDUITS, OR OTHER OBSTRUCTIONS IN THE WAY OF NEW WORK, CONTRACTOR SHALL REMOVE, REARRANGE AND/OR RELOCATE SAME TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS, AND SHALL THOROUGHLY REVIEW ALL DRAWINGS, SPECIFICATIONS AND POSSIBLE ADDENDA PRIOR TO BIDDING ON HIS WORK. NO EXTRAS TO HIS CONTRACT WILL BE ALLOWED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.

F. CONTRACTOR SHALL COORDINATE SERVICES WITH THE RESPECTIVE UTILITY COMPANIES.

G. CLEAN UP ALL WASTE AND DEBRIS AT THE END OF EACH WORKING DAY AND AS REQUIRED TO KEEP ALL BUILDING AREAS CLEAN, CLEAR AND UNOBSTRUCTED. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, APPLIANCES, SURPLUS MATERIAL AND SCRAP FROM THE JOB SITE.

H. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL CLEAN THE ENTIRE JOB SITE, INCLUDING ALL NEW AND EXISTING AREAS OF BUILDING, EQUIPMENT AND SYSTEMS, LEAVING THE AREA THOROUGHLY CLEAN, CLEAR AND READY FOR OCCUPANCY.

I. CONTRACTOR SHALL OBTAIN OWNER'S APPROVAL IN WRITING PRIOR TO CUTTING OF ANY SLAB, WALLS, CEILING, ROOF AND SHAFTS FOR PENETRATION OF CONDUITS AND ELECTRICAL CABLES. THE CONTRACTOR SHALL REPAIR ALL WALLS, CEILING, FLOORS, ETC., THAT ARE REQUIRED TO BE PENETRATED, OR OTHERWISE DISTURBED. THE REPAIRS SHALL BE WITH MATERIALS AND FINISHES TO MATCH EXISTING. PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.

2. COORDINATION AND SCHEDULING:

A. COMPLETELY COORDINATE AND SCHEDULE WORK OF ALL TRADES. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SO THAT CONFLICTS IN SCHEDULING AND LOCATION WILL NOT OCCUR.

B. CONTRACTOR IS RESPONSIBLE FOR COMPLETE COORDINATION BETWEEN ALL SUB-CONTRACTORS, SUPPLIERS, GOVERNMENT AUTHORITIES HAVING JURISDICTION, BUILDING PERSONNEL, CODE ENFORCEMENT OFFICIALS, ARCHITECT/ENGINEER AND BUILDING OWNER.

C. CONTRACTOR SHALL REVIEW AND COORDINATE THE INSTALLATION OF NEW SYSTEM(S), ELECTRIC SERVICES, PANELS,METERS AND EQUIPMENT. NO WORK SHALL BE PERFORMED PRIOR TO THE CONTRACTOR OBTAINING EXACT FIELD DIMENSIONS OF EXISTING BUILDINGS, EXISTING CEILINGS, STRUCTURAL OBSTRUCTIONS, EXISTING BUILDING SYSTEMS TO REMAIN, EXISTING FURNITURE TO REMAIN, ETC., WHICH, MAY AFFECT INSTALLATION OF NEW EQUIPMENT OR SYSTEMS.IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND NECESSARY SUPERVISION TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.

D. CONTRACTOR SHALL SCHEDULE AND PHASE WORK IN A FASHION SO AS TO CAUSE MINIMUM DISTURBANCE TO ACTIVITIES IN OTHER AREAS OF THE BUILDING, WHICH MAY REMAIN OCCUPIED THROUGHOUT THE DURATION OF THE CONTRACT. CONTRACTOR'S WORK SCHEDULE SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER. PROVIDE BARRIERS (PLASTIC, GYPBOARD, ETC) BETWEEN PROJECT AREA AND ADJACENT SPACES AS NECESSARY.

E. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BKR, AND FUSE SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE IF DIFFERENT FROM THAT SPECIFIED ON DWGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER TRADES IN OTHER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS AS SHOWN ON THE A/C DRAWINGS AND/OR SPECIFICATIONS. IF AIR CONDITIONING DRAWINGS REFER TO MANUFACTURERS WIRING DIAGRAMS, THE CONTRACTOR SHALL VERIFY WITH SAID MANUFACTURER ALL REQUIREMENTS AND INCLUDE ALL RELATED WORK IN HIS CONTRACT.

F. ALL EXISTING OUTLETS, SWITCHES,ELECTRICAL EQUIPMENTS AND BREAKERS WITHIN THE AREA OF WORK SHALL REMAIN OFF DURING CONSTRUCTION. SEAL ALL ELECTRICAL OUTLETS AND EQUIPMENT OPENINGS TO PREVENT THE ODORS, DUST AND DEBRIS FROM SPREADING TO ADJACENT SPACES.

G. NOTIFY THE OWNER, IN WRITING, AT LEAST FOURTEEN DAYS IN ADVANCE OF ANY REQUIRED SHUTDOWN OF ANY UTILITY. OBTAIN OWNER'S WRITTEN APPROVAL PRIOR TO SHUTDOWN.

H. CONTRACTOR SHALL THOROUGHLY EXAMINE PREMISES AND OBSERVE ALL CONDITIONS AND CIRCUMSTANCES UNDER WHICH THE WORK SHALL BE PERFORMED. NO ALLOWANCES WILL BE MADE FOR ERRORS OR NEGLIGENCE IN THIS RESPECT.

3. DEMOLITION:

A. UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.

B. ALL DEMOLISHED EQUIPMENT AND MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR. ITEMS TO BE SALVAGED FOR REUSE OR DELIVERY TO OWNER SHALL BE PROTECTED AND STORED, BY CONTRACTOR, UNTIL REUSED OR TRANSFERRED TO OWNER. CONTRACTOR SHALL VERIFY WITH OWNER TO DETERMINE ITEMS TO BE SALVAGED.

C. ANY EXISTING EQUIPMENT THAT IS PRESENT WITHIN THE PROJECT AREA AND NO LONGER IN SERVICE SHALL BE REMOVED WHETHER SHOWN ON DRAWINGS OR NOT. VERIFY OPERATION WITH BUILDING OWNER PRIOR TO START OF DEMOLITION.

D. OPENINGS REMAINING IN EXISTING OUTELTS/CONDUIT, RACEWAYS,ETC AS A RESULT OF DEMOLITION SHALL BE CLOSED.

4. CODE, PERMITS AND INSPECTIONS:

A. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE(NEC), RELEVANT BUILDING CODE AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST APPLICABLE CODES, REGULATIONS AND STANDARDS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.

B. APPROVAL AND SIGN-OFF BY ALL AUTHORITIES HAVING JURISDICTION AND THE SECURING OF AN APPROVED OCCUPANCY PERMIT IS REQUIRED AT THE COMPLETION OF PROJECT. SECURE PERMIT AND INSPECTION CERTIFICATES AND TRANSMIT SAME TO THE OWNER AT THE COMPLETION OF THE PROJECT.

C. PERFORM ALL WORK IN ACCORDANCE WITH THE CURRENT EDITIONS OF APPLICABLE CODES AND STANDARDS ENFORCED IN THE PROJECT JURISDICTION.

D. CODES AND STANDARDS LISTED ARE MINIMUM STANDARDS. WHERE CONTRACT DOCUMENTS CALL FOR A HIGHER STANDARD, CONTRACT DOCUMENTS WILL TAKE PRECEDENCE OVER ALL REFERENCED CODES AND STANDARDS. IF CONTRACT DOCUMENTS CONFLICT WITH CODES OR STANDARDS, CONTRACTOR SHALL INFORM ARCHITECT/ENGINEER, IN WRITING, PRIOR TO QUOTE.

E. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.

F. CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF ALL AFFECTED UTILITY COMPANIES.

5. WARRANTY:

A. ALL WORK SHALL BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. ALL DEFECTS THAT DEVELOP OR ARE DISCOVERED WITHIN THIS PERIOD WILL BE REPAIRED BY THE CONTRACTOR, TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

6. SHOP DRAWINGS:

A. SHOP DRAWINGS AND PRODUCT DATA: SUBMIT TO ENGINEER, OWNER AND ARCHITECT ELECTRONIC COPIES OF SHOP DRAWINGS AND MANUFACTURER'S CERTIFIED CAPACITY DATA FOR ALL NEW EQUIPMENT.

7. RECORD DRAWINGS/ASBUILTS:

A. THE CONTRACTOR SHALL MAINTAIN AT THE SITE, FOR THE OWNER, ONE COPY OF ALL DRAWINGS, ADDENDA, APPROVED SHOP DRAWINGS, REVISIONS, AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THE SET OF DRAWINGS AND OTHER INFORMATION SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF WORK.

ELECTRICAL SPECIFICATIONS

1. ELECTRICAL GENERAL NOTES:

A. CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION. MOTORS STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED OR REQUIRED, WITH OVERLOAD RELAYS OR FUSES IN EACH HOT LEG.

B. ALL FUSES SHALL BE CURRENT LIMITING, PER U.L. RATED 600V OR 250V AS REQUIRED, WITH:NON TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS. DUAL ELEMENT TIME DELAY FUSES FOR MOTORS AND HVAC EQUIPMENT.

C. A PULL WIRE OR CORD SHALL BE INSTALLED IN ALL EMPTY CONDUITS. ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE THE EQUIPMENT SERVED, INCLUDING REJECTION CLIPS AND FUSES. SWITCHES SHALL BE HP RATED FOR MAXIMUM HORSEPOWER.

D. ALL ELECTRICAL EQUIPMENT SHALL BE RAINTIGHT (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUIDTIGHT.

E. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS, U.O.N.

F. ALL CONNECTIONS TO GROUND RODS SHALL BE MADE WITH UL APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC ARTICLE 250. CONNECT ALL EMERGENCY AND EXIT LIGHTS TO INDICATED CIRCUITS AHEAD OF ANY SWITCH.

G. PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PLASTER RINGS SHALL BE A MAXIMUM OF 1/8" FROM THE FINISHED SURFACE OF THE DRYWALL AFTER THE DRYWALL IS INSTALLED. PROPER COORDINATION BETWEEN THE ELECTRICAL CONTRACTOR AND THE GENERAL CONTRACTOR FOR RING INSTALLATION IS REQUIRED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED. ANY AND ALL IMPROPERLY INSTALLED PLASTER RING OR OUTLET BOXES SHALL BE REMOVED AND A NEW RING OR OUTLET INSTALLED AT THE CONTRACTOR'S EXPENSE.

H. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCESSIBLE AREAS ONLY.

RACEWAYS, BOXES AND CONDUITS

1. OUTDOORS WIRING METHODS: USE THE FOLLOWING WIRING METHODS:
   a. EXPOSED: CONDUCTORS IN RIGID METAL CONDUIT
   b. CONCEALED: CONDUCTORS IN RIGID METAL CONDUIT.
   c. UNDERGROUND: CONDUCTORS IN RIGID NONMETALLIC CONDUIT, UNLESS OTHERWISE NOTED.
   d. CONNECTION TO VIBRATING EQUIPMENT: CONDUCTORS IN LIQUIDTIGHT FLEXIBLE METAL CONDUIT. LIMITATION: 3'-0" MAX LENGTH.
   e. BOXES AND ENCLOSURES: NEMA TYPE 3R.
2. INDOORS WIRING METHODS: USE THE FOLLOWING METHODS:
   a. CONNECTION TO VIBRATING EQUIPMENT: CONDUCTORS IN FLEXIBLE METAL CONDUIT, EXCEPT IN WET OR DAMP LOCATIONS USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT. LIMITATION: 3'-0" MAX LENGTH.
   b. DAMP OR WET LOCATIONS: CONDUCTORS IN RIGID STEEL CONDUIT.
   c. EXPOSED: CONDUCTORS IN ELECTRICAL METALLIC TUBING.
   d. CONCEALED: CONDUCTORS IN ELECTRICAL METALLIC TUBING OR, AS APPROVED, METAL-CLAD (MC) CABLE.
   e. BOXES AND ENCLOSURES: NEMA TYPE 1, EXCEPT IN DAMP OR WET LOCATIONS USE NEMA TYPE 4, STAINLESS STEEL.
3. ALL CIRCUITRY IN FINISHED AREAS SHALL BE RUN CONCEALED.
4. MINIMUM SIZE CONDUIT SHALL BE 1/2".
5. EMT CONNECTORS AND COUPLINGS SHALL BE OF THE ALL-STEEL, COMPRESSION TYPE WITH INSULATED THROAT.
6. EXPOSED AND CONCEALED CIRCUITRY (WHETHER CONDUIT AND WIRE OR CABLE) SHALL BE RUN TIGHT TO CEILING SLAB (AS HIGH AS POSSIBLE TO MAXIMIZE HEADROOM) IN A NEAT, WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS.
7. ALL CIRCUITRY RUNS INDICATED ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE MOST SUITABLE ROUTES.
8. ALL EMPTY RACEWAYS SHALL CONTAIN A DRAG WIRE. EMPTY RACEWAYS 2" OR LARGER IN SIZE SHALL HAVE A MAXIMUM OF 3 - 90 DEGREE BENDS. UNLESS OTHERWISE NOTED, PROVIDE 1" EMT FROM EACH TELEPHONE OR COMMUNICATIONS OUTLET DEVICE TO CEILING SPACE.
9. GROUND ACCESS RAISED FLOOR SYSTEM WITH #4 CONDUCTOR TO BUILDING STEEL OR BUILDING GROUNDING SYSTEM PER MANUFACTURER'S REQUIREMENT. MINIMUM 1 LOCATION PER 1000 SQUARE FEET. TIE ALL GROUNDS TOGETHER.
10. UNDER COMPUTER FLOOR SEPARATE BRANCH CIRCUIT AND POWER FEEDS A MINIMUM OF 6" FROM COMMUNICATION OR COMPUTER CABLE.
11. EXPOSED LOW VOLTAGE WIRING SHALL BE INSTALLED IN A RACEWAY, UNLESS OTHERWISE NOTED.
12. OUTLET BOXES SHALL BE A MINIMUM OF 4" SQUARE WITH THE APPROPRIATE PLASTER RING OR TILE COVER.
13. WHERE EXISTING WALLS ARE FURRED OUT AND DEVICES ARE NOT NOTED TO BE REMOVED, PROVIDE EXTENSION BOXES TO BRING FACE OF DEVICES FLUSH WITH NEW FINISH SURFACE AND CONTINUE IN SERVICE.

C. WIRE AND CABLE

1. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #12 WITH 600 VOLT TYPE "THHN-THWN" INSULATION. CONDUCTORS #8 AND LARGER SHALL BE STRANDED.
2. WHERE APPROVED BY THE AUTHORITIES HAVING JURISDICTION, "MC" CABLE MAY BE UTILIZED FOR INTERIOR BRANCH CIRCUITS.
3. ALL "MC" CABLE SHALL HAVE AN INTERNAL GREEN INSULATED EQUIPMENT GROUND CONDUCTOR.
4. ALL 120 VOLT CIRCUIT HOMERUNS WHICH ARE OVER 100 LINEAR FEET SHALL BE #10 CONDUCTORS MINIMUM FOR THE ENTIRE CIRCUIT.
5. RUN MULTIPLE HOMERUNS TO ALTERNATELY NUMBERED PANELBOARD CIRCUITS (I.E., 1, 3, 5)
6. [PATIENT CARE: HCF CABLE WITH IDENTIFIABLE COLORED ARMOR, FURNISHED WITH INTEGRAL EQUIPMENT GROUND CONDUCTOR AND ARMOR/BOND WIRE COMBINATION FOR A REDUNDANT GROUND. CABLE SHALL BE UL LISTED FOR THE APPLICATION.]
7. [2-HOUR RATED: FIRE RESISTIVE CONDUCTOR, 2-HOUR RATED TYPE RHW-2. CONDUCTOR SHALL BEAR UL MARKING FOR THE INSTALLATION. INSTALL CONDUCTORS IN EMT WITH COMPRESSION COUPLING. PROVIDE TRAPEZE TYPE SUPPORTS AT LEAST EVERY 5'. MEET ALL UL REQUIREMENTS.]

D. WIRING DEVICES AND TELEPHONE/DATA OUTLETS

1. THE LOCATION OF ALL WIRING DEVICES AND TELEPHONE/DATA OUTLETS SHALL BE VERIFIED BEFORE INSTALLATION WITH THE ARCHITECT. THE ARCHITECT MAY, AT HIS OPTION, RELOCATE ANY DEVICE 5 FEET AT NO CHARGE TO THE OWNER.
2. WHERE TWO OR MORE DEVICES ARE SHOWN TOGETHER ON THE PLANS, A MULTI-GANG BOX AND PLATE SHALL BE USED. DEVICES OF DIFFERENT VOLTAGES SHALL BE SEPARATED BY PERMANENTLY INSTALLED BOX PARTITIONS.
3. ALL OUTLETS SHOWN ON A WALL BACK TO BACK SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY.
4. WALL MOUNTED WIRING DEVICES SHALL BE A COLOR AS SELECTED BY THE ARCHITECT AND EQUAL TO THE FOLLOWING

SINGLE POLE SWITCH	HUBBELL 1221 [LEVITON 5621] [LEGRAND 2621]
TWO-POLE SWITCH	HUBBELL 1222 [LEVITON 5622] [LEGRAND TM811WCC]
THREE-WAY SWITCH	HUBBELL 1223 [LEVITON 5623] [LEGRAND PT2623]
FOUR-WAY SWITCH	HUBBELL 1224 [LEVITON 5624] [LEGRAND 2624]
DIMMER SWITCH	LUTRON NOVA SERIES
SWITCH WITH PILOT LIGHT (120V)	HUBBELL 1221PL [LEVITON 5628] [LEGRAND 2629]
DUPLEX RECEPTACLE	HUBBELL 5352 [LEGRAND 26352]
DUPLEX RECEPTACLE WITH GFCI*	HUBBELL GF5352 [LEGRAND 2095]
HOSPITAL GRADE	HUBBELL 8300 [LEGRAND 2632HG]
DUPLEX RECEPTACLE/USB CHARGER	[LEGRAND TR5362USB]

*GFCI - GROUND FAULT CIRCUIT INTERRUPTER

5. DEVICE PLATES SHALL BE A FINISH AND COLOR SELECTED BY THE ARCHITECT.
6. COORDINATE LIGHT SWITCHES SHOWN ON DRAWINGS WITH DOOR SWINGS. LOCATE LIGHT SWITCH ON LOCK SIDE OF DOOR.
7. COORDINATE WALL MOUNTED TELEPHONE/DATA OUTLET LOCATIONS WITH THE ARCHITECT. TELEPHONE/DATA CONDUCTORS WILL BE INSTALLED BY OTHERS. ALL CONDUCTORS SHALL BE PLENUM RATED.
8. PROVIDE FOR COMPLETE INSTALLATION OF FLOOR DEVICES INCLUDING ALL ACCESSORIES.

E. SUPPORTING DEVICES

1. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC REQUIREMENTS AND ANY ADDITIONAL LOCAL CODES.
2. [STEEL SLOTTED SUPPORT SYSTEM HOT-DIPPED GALVANIZED AFTER FABRICATION.]
3. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER ELECTRICAL INSTALLATIONS.

F. ELECTRICAL IDENTIFICATION

1. CONDUCTOR COLOR CODING: PROVIDE COLOR CODING FOR FEEDERS AND BRANCH CIRCUIT CONDUCTORS AS FOLLOWS:

208/120 VOLTS	PHASE	480/277 VOLTS
BLACK	A	BROWN
RED	B	ORANGE
BLUE	C	YELLOW
WHITE	NEUTRAL	GRAY
GREEN	GROUND	GREEN

2. APPLY EQUIPMENT IDENTIFICATION LABELS (MINIMUM 1" HIGH LETTERS) OF ENGRAVED PLASTIC-LAMINATE ON EACH MAJOR UNIT OF ELECTRICAL EQUIPMENT. APPLY LABELS FOR EACH UNIT OF THE FOLLOWING CATEGORIES OF ELECTRICAL EQUIPMENT, SUCH AS:
   a. PANELBOARDS, ELECTRICAL CABINETS AND ENCLOSURES.
   b. ACCESS DOORS AND PANELS FOR CONCEALED ELECTRICAL ITEMS.
   c. ELECTRICAL SWITCHGEAR AND SWITCHBOARDS.
   d. MOTOR STARTERS.
   e. POWER TRANSFER EQUIPMENT.
   f. CONTACTORS.
   g. REMOTE-CONTROLLED SWITCHES.
   h. TRANSFORMERS.
   i. POWER GENERATING UNITS.
3. APPLY CIRCUIT/CONTROL/ITEM DESIGNATION LABELS OF ENGRAVED PLASTIC LAMINATE FOR POWER DISTRIBUTION AND CONTROL COMPONENTS LISTED ABOVE.

G. GROUNDING

1. GROUND ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEC EXCEPT WHERE GROUNDING IN EXCESS OF NEC REQUIREMENTS IS INDICATED.
2. ALL CIRCUITS SHALL CONTAIN AN INSULATED GROUNDING CONDUCTORS. ALL NEW RECEPTACLE CIRCUITS SHALL CONTAIN A #12 INSULATED GROUNDING CONDUCTOR.
3. SEPARATELY DERIVED SYSTEMS REQUIRED BY NEC TO BE GROUNDED SHALL BE GROUNDED AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

H. TRANSFORMERS

1. DRY-TYPE TRANSFORMERS SHALL COMPLY WITH NEMA STANDARD ST20 "DRY-TYPE TRANSFORMERS FOR GENERAL APPLICATIONS."
2. GENERAL-PURPOSE, DRY-TYPE TRANSFORMERS SHALL BE EQUAL TO SQUARE D CLASS 7400 GENERAL PURPOSE TRANSFORMERS.
3. NON-LINEAR LOAD SERVICE, DRY-TYPE TRANSFORMERS SHALL BE EQUAL TO SQUARE D "NLP SERIES" WITH UL K-13 RATING.
4. TRANSFORMER WINDINGS SHALL BE COPPER. TRANSFORMERS SHALL HAVE A TEMPERATURE RISE OF NOT MORE THAN 115°C WITH CLASS H INSULATION WHEN OPERATING AT 40°C AMBIENT TEMPERATURE PROVIDE (6)2-1/2% TAPS: 2 ABOVE AND 4 BELOW RATED PRIMARY VOLTAGE.

I. PANELBOARDS

1. IN PANELBOARDS, "EQUIPPED SPACE" OR "SPACE" IS DEFINED TO INCLUDE ALL NECESSARY BUS, DEVICE SUPPORTS AND CONNECTIONS FOR INSERTION OF A FUTURE DEVICE.
2. ALL PANELBOARDS SHALL BE EQUIPPED WITH COMMON KEYED LOCKS. PROVIDE A MINIMUM OF TWO KEYS PER PANEL. PANELBOARDS SHALL BE COMPLETE WITH COVERS AND TRIMS AND SHALL CONTAIN A GROUND BUS.
3. PANELBOARD CIRCUITING SHALL MATCH THE DRAWINGS. CIRCUITING CHANGES MUST BE APPROVED BY THE ENGINEER.
4. PANELBOARD BUS SHALL BE COPPER WITH BOLT-ON BRANCH CIRCUIT BREAKERS.
5. BEFORE ORDERING PANELBOARDS, COORDINATE ALL MOTOR CIRCUIT BREAKER TRIPS WITH MECHANICAL EQUIPMENT MANUFACTURER'S REQUIREMENTS. COORDINATE CONDUCTOR SIZE WITH ACTUAL MOTORS AND OTHER MECHANICAL AND ARCHITECTURAL EQUIPMENT FURNISHED BEFORE INSTALLING CIRCUITRY. ADJUSTABLE TRIP CIRCUIT BREAKERS SHALL BE SET BY THE CONTRACTOR IN THE FIELD AS APPROVED BY THE ENGINEER.
6. SURFACE MOUNTED PANELBOARD CABINETS SHALL BE INSTALLED ON AN APPROVED STEEL SLOTTED SUPPORT SYSTEM TO DISTRIBUTE THE WEIGHT EVENLY TO THE WALL AND FLOOR AND TO PROVIDE A 1-INCH AIR SPACE BETWEEN WALL AND CABINET.
7. FOR RECESSED PANELBOARDS, RUN ONE 3/4" CONDUIT FROM TOP OF PANEL 6" INTO CEILING SPACE FOR EVERY SET OF 3 SPARE CIRCUIT BREAKERS OR SPACES.
8. PANELBOARD SHALL BE EQUAL TO SQUARE D TYPE NEHB, NQOD, OR MANUFACTURED EQUIVALENT BY GENERAL ELECTRIC, EATON/CUTLER HAMMER, OR SIEMENS.
9. PROVIDE HANDLE TIES ON CB's MULTI-WIRE BRANCH CIRCUITS OR SERVING SYSTEM FURNITURE TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS PER NEC ARTICLES 210.4 AND 605.7.
10. PROVIDE FRAMED, TYPED CIRCUIT DIRECTORY WITH EXPLICIT DESCRIPTION AND IDENTIFICATION OF ITEMS CONTROLLED BY EACH INDIVIDUAL BREAKER. PROVIDE NEW PANELBOARD DIRECTORY FOR ALL EXISTING AND NEW PANELBOARDS AFFECTED BY RENOVATION. PANELBOARD DIRECTORY SHALL BE REVISED TO REFLECT ALL REVISED FIELD CONDITIONS. MARK PANELBOARD SUPPLIED BY A FEEDER TO INDICATED THE DEVICE OR EQUIPMENT WHERE THE POWER SUPPLY ORIGINATES.

J. FUSES

4. INSTALL FUSES IN FUSIBLE DEVICES AS INDICATED.
5. INSTALL TYPEWRITTEN LABELS ON THE INSIDE DOOR OF EACH FUSED SWITCH TO INDICATE FUSE REPLACEMENT INFORMATION.
6. ALL FUSES SHALL BE CLASS RK-1 TIME DELAY TYPE, UNLESS OTHERWISE INDICATED. FUSES SHALL HAVE MINIMUM FAULT CURRENT RATING OF 200,000 SYMMETRICAL RMS AMPERES.
7. SPARE FUSES: FURNISH QUANTITY EQUAL TO 10 PERCENT OF EACH FUSE TYPE AND SIZE INSTALLED, BUT NOT LESS THAN 1 SET OF 3 OF EACH TYPE AND SIZE.
8. SPARE FUSE CABINET: WALL-MOUNTED, 18-GAUGE MINIMUM STEEL UNIT WITH FULL-LENGTH, RECESSED PIANO-HINGED DOOR WITH KEY-CODED CAM LOCK AND PULL.
   a. SIZE: ADEQUATE FOR ORDERLY STORAGE OF SPARE FUSES SPECIFIED WITH 15 PERCENT SPARE CAPACITY MINIMUM.
   b. FINISH: GRAY BAKED ENAMEL.
   c. IDENTIFICATION: STENCIL LEGEND "SPARE FUSES" IN 1-1/2" (40 mm) LETTERS ON DOOR.

K. DISCONNECTS AND CIRCUIT BREAKERS

1. ENCLOSED NON-FUSIBLE SWITCH SHALL BE NEMA HEAVY-DUTY TYPE WITH ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS, AND INTERLOCKED WITH COVER IN "CLOSED" POSITION.
2. ENCLOSED FUSIBLE SWITCHES SHALL BE NEMA HEAVY-DUTY TYPE WITH CLIPS TO ACCOMMODATE SPECIFIED FUSES, ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS AND INTERLOCKED WITH COVER IN "CLOSED" POSITION.
3. LOCATE DISCONNECT SWITCH (AND MOTOR CONTROLLER) FOR MECHANICAL EQUIPMENT TO PERMIT SERVICING OF EQUIPMENT. CHECK MOTORS FOR PROPER ROTATION. CONNECT CONDUCTORS AS REQUIRED BY MANUFACTURER.
4. ENCLOSED MOLDED-CASE CIRCUIT BREAKER: FRAME SIZE, TRIP RATING, NUMBER OF POLES, AND AUXILIARY DEVICES AS INDICATED; INTERRUPTING CAPACITY RATING TO MEET AVAILABLE FAULT CURRENT, 10,000 SYMMETRICAL RMS AMPERES MINIMUM; WITH APPROPRIATE APPLICATION LISTING WHEN USED FOR SWITCHING FLUORESCENT LIGHTING LOADS OR HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT.
5. ENCLOSURE: NEMA TYPE 1, UNLESS SPECIFIED OR REQUIRED OTHERWISE TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION.
   a. OUTDOOR LOCATIONS: TYPE 12/3R.
   b. KITCHEN AREAS: TYPE 4X, STAINLESS STEEL.
   c. OTHER WET OR DAMP INDOOR LOCATIONS: TYPE 4.
   d. [HAZARDOUS AREAS INDICATED ON DRAWINGS: NEMA 7C.]
6. PROPERLY SUPPORT DISCONNECT OR ENCLOSED CIRCUIT BREAKER ON WALL WITH METAL FRAMING AS REQUIRED.
7. PROVIDE FUSES IF REQUIRED BY MANUFACTURER OF EQUIPMENT FOR UL APPROVAL OR HACR CIRCUIT BREAKERS.

L. MOTOR CONTROLLERS (STARTERS)

1. MOTOR CONTROLLER FEATURES: PROVIDE CONTROLLERS CONSISTENT WITH THE RATINGS AND CHARACTERISTICS OF THE SUPPLY CIRCUIT, MOTOR, REQUIRED CONTROL SEQUENCE, THE DUTY CYCLE, PILOT DEVICE, AND CONTROLS. CONTROLLERS SHALL BE HORSEPOWER RATED TO SUIT THE MOTOR CONTROLLED.
   a. CONTACTS SHALL OPEN EACH UNGROUNDED CONNECTION TO THE MOTOR.
   b. OVERLOAD RELAYS: FOR MOTORS 1/3 HP OR LARGER, PROVIDE IN EACH PHASE AMBIENT COMPENSATED TYPE WITH INVERSE TIME-CURRENT CHARACTERISTIC, WITH HEATERS OR SENSORS IN EACH PHASE MATCHED TO NAMEPLATE FULL-LOAD CURRENT OF THE SPECIFIC MOTOR, WITH APPROPRIATE ADJUSTMENT FOR DUTY CYCLE.
   c. ENCLOSURES FOR INDIVIDUALLY MOUNTED MOTOR CONTROLLERS AND CONTROL DEVICES: SUITABLE FOR THE ENVIRONMENTAL CONDITIONS AT THE CONTROLLER LOCATION. PROVIDE NEMA TYPE 1 ENCLOSURES EXCEPT AS OTHERWISE INDICATED.
2. MANUAL MOTOR CONTROLLERS: QUICK-MATE, QUICK-BREAK TOGGLE ACTION WITH RED PILOT LIGHT AND HANDLE GUARD/LOCK OFF.
3. MAGNETIC MOTOR CONTROLLERS: PROVIDE FULL-VOLTAGE, NONREVERSING, ACROSS-THE-LINE, MAGNETIC CONTROLLER, EXCEPT WHERE ANOTHER TYPE IS INDICATED. CONTROLLERS SHALL BE EQUIPPED WITH 2 N.O. AND 2 N.C. AUXILIARY CONTACTS, HAND-OFF-AUTO SELECTOR SWITCH, RED AND GREEN PILOT LIGHTS.
   a. CONTROL CIRCUIT: MAXIMUM 120V CONTROL POWER. PROVIDE TRANSFORMER CONSISTENT WITH CONTROL CONTRACTOR VOLTAGE AND SIZE REQUIREMENTS. PROVIDE CONTROL POWER TRANSFORMER WITH ADEQUATE CAPACITY TO OPERATE CONNECTED PILOT, INDICATING AND CONTROL DEVICES, PLUS 100 PERCENT SPARE CAPACITY.
   b. COMBINATION CONTROLLER: MOTOR CIRCUIT PROTECTOR TYPE; FACTORY ASSEMBLED WITH CONTROLLER. INTERLOCK DISCONNECT WITH UNIT COVER OR DOOR.

M. LIGHTING

1. COORDINATE RECESSED LIGHTING FIXTURES WITH MECHANICAL EQUIPMENT AND ARCHITECTURAL CEILING PLAN. GRID LAYOUT ON PLANS IS APPROXIMATE. ADJUST LIGHTING FIXTURES IN FIELD PER ARCHITECT.
2. PROVIDE FINISHING FRAMES FOR ALL RECESSED LIGHTING FIXTURES, TYPE TO BE COMPATIBLE WITH CEILING. COORDINATE ALL FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING FIXTURES. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION.
3. ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMPS. SEE PLANS FOR SPECIFIC REQUIREMENTS. PROVIDE NEW LAMPS FOR ALL EXISTING LIGHTING FIXTURES.
4. 2' X 2' FLUORESCENT FIXTURES IN ANY ROOM OR COMMON AREA SHALL HAVE ALL LAMPS ORIENTED IN THE SAME DIRECTION.
5. COORDINATE LOW VOLTAGE DIMMERS WITH ELECTRONIC OR MAGNETIC LOW VOLTAGE LIGHTING PER MANUFACTURER OF LIGHTING FIXTURES.
6. IN LOCATIONS WHERE NEW DUCTWORK OR CEILING IS INSTALLED UNDER THIS CONTRACT AND LIGHTING FIXTURES ARE TO REMAIN, REMOVE EXISTING FIXTURES AS NECESSARY TO RUN THE NEW DUCTWORK OR CEILING AND RE-HANG AFTER THE MECHANICAL OR ARCHITECTURAL WORK IS COMPLETED.
7. FINISHES OF LIGHTING FIXTURES SHALL BE AS SELECTED BY THE ARCHITECT.
8. THE EXACT LOCATION OF LIGHTING FIXTURES IN MECHANICAL ROOM SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO PROVIDE LIGHT OVER SERVICE AREAS.
9. PROVIDE MEANS OF SUPPORT PER NEC 410.36.

N. EQUIPMENT CONNECTION

1. EXTEND WIRING TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO ALL EQUIPMENT. BEFORE ROUGHING IN, THE LOCATION AND TYPE OF DEVICE SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. STARTERS AND DISCONNECTS AND OTHER ELECTRICAL CIRCUITRY AND DEVICES SHALL BE LOCATED TO ALLOW ACCESS TO DEVICES AND NOT INTERFERE WITH THE OPERATION OF THE MECHANICAL OR ARCHITECTURAL DEVICES OR THEIR POSSIBLE MAINTENANCE OR REMOVAL.

ELECTRICAL SPECIFICATIONS

DESIGNATION	DESCRIPTION	MTG HGT TO CENTERLINE AFF (UON)
S_a	SINGLE POLE SWITCH, SUBSCRIPT INDICATES FIXTURE CONTROLLED	4'-0"
S_3^a	THREE WAY SWITCH, LOWER CASE SUBSCRIPT INDICATES FIXTURES CONTROLLED	4'-0"
S_D	DIMMER SWITCH - PROVIDE DIMMING SWITCH THAT ARE COMPATIBLE WITH SPECIFIED LIGHTING FIXTURES.	4'-0"
S_P	PROJECTION SCREEN ACTUATOR FURNISHED WITH SCREEN, INSTALL AND CONNECT PER MFR RECOMMENDATION.	4'-0"
S_M	MANUAL MOTOR CONTROLLER SWITCH WITH THERMAL OVERLOAD PROTECTION	4'-0"
S_{30A}	INDUSTRIAL SPECIFICATION GRADE SINGLE POLE SWITCH - RATING AT 30 AMP, 120V OR 277V	
	SINGLE RECEPTACLE - NEMA 5-20R	18"
	DUPLEX RECEPTACLE - NEMA 5-20R	18"
	DEDICATED DUPLEX RECEPTACLE - NEMA 5-20R - ON SEPARATE CIRCUIT	18"
	DUPLEX RECEPTACLE - NEMA 5-20R - DESIGNATED TO COMPUTER/ COLOR IN GREY	18"
G	DUPLEX RECEPTACLE - NEMA 5-20R WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER	18"
G	DUPLEX RECEPTACLE - NEMA 5-20R WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER	6" ABOVE COUNTER
H	HOSPITAL GRADE DUPLEX RECEPTACLE - NEMA 5-20R	18"
	DOUBLE DUPLEX RECEPTACLE - NEMA 5-20R	18"
	DEDICATED DOUBLE DUPLEX RECEPTACLE - NEMA 5-20R - ON SEPARATE CIRCUIT	18"
	SPECIAL PURPOSE SINGLE RECEPTACLE - SEE DRAWING FOR DESCRIPTION	18"
U	USB CHARGER/SINGLE RECEPTACLE (NEMA 5-20R)	18"
	POKE-THROUGH SERVICE FITTING - SEE DRAWING FOR DESCRIPTION	-
	FLUSH CEILING MOUNTED DUPLEX RECEPTACLE - NEMA 5-20R	
	FLUSH CEILING MOUNTED RECEPTACLE/DATA OUTLET - NEMA 5-20R. PROVIDE 2-GANG BOX W/ SEPARATOR FOR POWER/ COMMUNICATIONS OUTLET.	
FP #	JUNCTION BOX FOR POWER CONNECTION TO SYSTEMS FURNITURE - SEE DETAIL A ON DETAIL SHEET. # INDICATES NUMBER OF STATIONS SERVED.	-
FD	JUNCTION BOX FOR DATA/TELEPHONE CONNECTION TO SYSTEMS FURNITURE - SEE DETAIL B ON DETAIL SHEET	-
	DATA OUTLET STUB OUT 1" EC 6" INTO CEILING SPACE	18"
	TELEPHONE OUTLET STUB OUT 1" EC 6" INTO CEILING SPACE	18"
	COMBINATION DATA/TELEPHONE OUTLET STUB OUT 1" EC 6" INTO CEILING SPACE	18"
T	TRANSFORMER	-
	GROUND	-
	PANELBOARD 208V SYSTEM	6'-0" TO TOP
	PANELBOARD 480V SYSTEM	
M	MOTOR CONNECTION	-
30	NON-FUSED SAFETY DISCONNECT SWITCH - NUMERAL DENOTES SWITCH SIZE - 3 POLE UON	5'-0" TO TOP
60/40	FUSED SAFETY DISCONNECT SWITCH - UPPER NUMERAL DENOTES SWITCH SIZE, LOWER NUMERAL DENOTES FUSE SIZE - 3 POLE UON	5'-0" TO TOP
EP 1,3	HOMERUN TO PANELBOARD - NO. OF ARROWHEADS INDICATE NO. OF CIRCUITS. NUMERALS & LETTERS ADJACENT TO ARROWHEADS INDICATE ASSIGNED PANEL & CIRCUIT NO.'S	
#10	TICK MARKS IN HOMERUN OR BRANCH CIRCUITRY, UNLESS OTHERWISE SCHEDULED, INDICATE THE QUANTITY (WHEN MORE THAN TWO) OF CURRENT CARRYING CONDUCTORS. NUMERAL ADJACENT TO TICKS INDICATES WIRE SIZE WHEN OTHER THAN #12 AWG. ALL WRING SHALL ALSO CONTAIN AN INSULATED EQUIPMENT GROUND CONDUCTOR SIZED PER NEC. (NOT SHOWN)	
	CIRCUITRY INSTALLED CONCEALED IN OR BELOW FLOOR SLAB	
	GENERAL CIRCUITRY	
1 1 1	DENOTES PLAN SPECIFIC NOTE	
X	FEEDER DESIGNATION	
(E)	EXISTING TO REMAIN - CONTINUE IN SERVICE	
(R)	REMOVE EXISTING AND RELOCATED	
(X)	REMOVE WITH ALL CIRCUITRY THERETO	
(RE)	RELOCATED EQUIPMENT	
	FACTORY CONNECTION - PROVIDE CIRCUITRY CONNECTION AS NOTED ON PLAN	
OS a X1	LIGHTING OCCUPANCY SENSOR. ARROWS (IF SHOWN) INDICATE DIRECTION WHICH SENSOR IS TO BE ORIENTED. "NUMBER" INDICATES SENSOR TYPE. SUBLETTER (IF SHOWN) INDICATES SWITCHED LIGHTING FIXTURE GROUP SENSOR IS TO CONTROL. "W" INDICATES WALL-MOUNTED SENSOR "L" INDICATES CEILING-MOUNTED SENSOR "LV" INDICATES CEILING-MOUNTED SENSOR "D" INDICATES DIGITAL CEILING-MOUNTED SENSOR	4'-0"
	LOW VOLTAGE MANUAL OVERRIDE SWITCH	
D	LOW VOLTAGE DIMMING SWITCH	
	DIGITAL LOW VOLTAGE SWITCH 1-BUTTON	
D	DIGITAL LOW VOLTAGE DIMMING SWITCH	
CR	CARD READER - PROVIDE 4" SQUARE BOX AND STUB OUT 3/4" EC 6" INTO CEILING SPACE. PROVIDE MATCHING OUTLET FOR PUSH EXIT BUTTON AS REQUIRED.	4'-0"
TV	TELEVISION - PROVIDE 4" SQUARE BOX AND STUB OUT 3/4" EC 6" INTO CEILING SPACE	4'-0"
M	METER	-
A# KW (CFM) (VAV ID)	VAV BOX DESIGNATION - REFER TO MECHANICAL SCHEDULE SHEET FOR ELECTRICAL CHARACTERISTICS "A#" INDICATES BOX TYPE (#) INLET SIZE "KW" INDICATES HEATER KW (IF APPLICABLE) "CFM" INDICATES CUBIC FEET PER MINUTE "VAV ID" INDICATES VAV BOX LABEL	
T L	LINE VOLTAGE THERMOSTAT. REFER TO MECH. DRAWING FOR ADDITIONAL INFORMATION AND LOCATION	-
EPO	EMERGENCY POWER OFF PUSH BUTTON - PROVIDE 4" SQUARE BOX AND STUB OUT 3/4" EC 6" INTO CEILING SPACE.	4'-0"
S_{M-2P}	MANUAL MOTOR CONTROLLER SWITCH WITH THERMAL OVERLOAD PROTECTION 2-POLE	4'-0"
S_{M-HOA}	MANUAL MOTOR CONTROLLER SWITCH WITH THERMAL OVERLOAD PROTECTION AND HAND-OFF-AUTO SWITCH	4'-0"
AV	AV DEVICE - PROVIDE 4" SQUARE BOX AND STUB OUT 3/4" EC 6" INTO CEILING SPACE. COORDINATE WITH ARCHITECT/AV CONSULTANT FOR REQUIREMENTS	

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

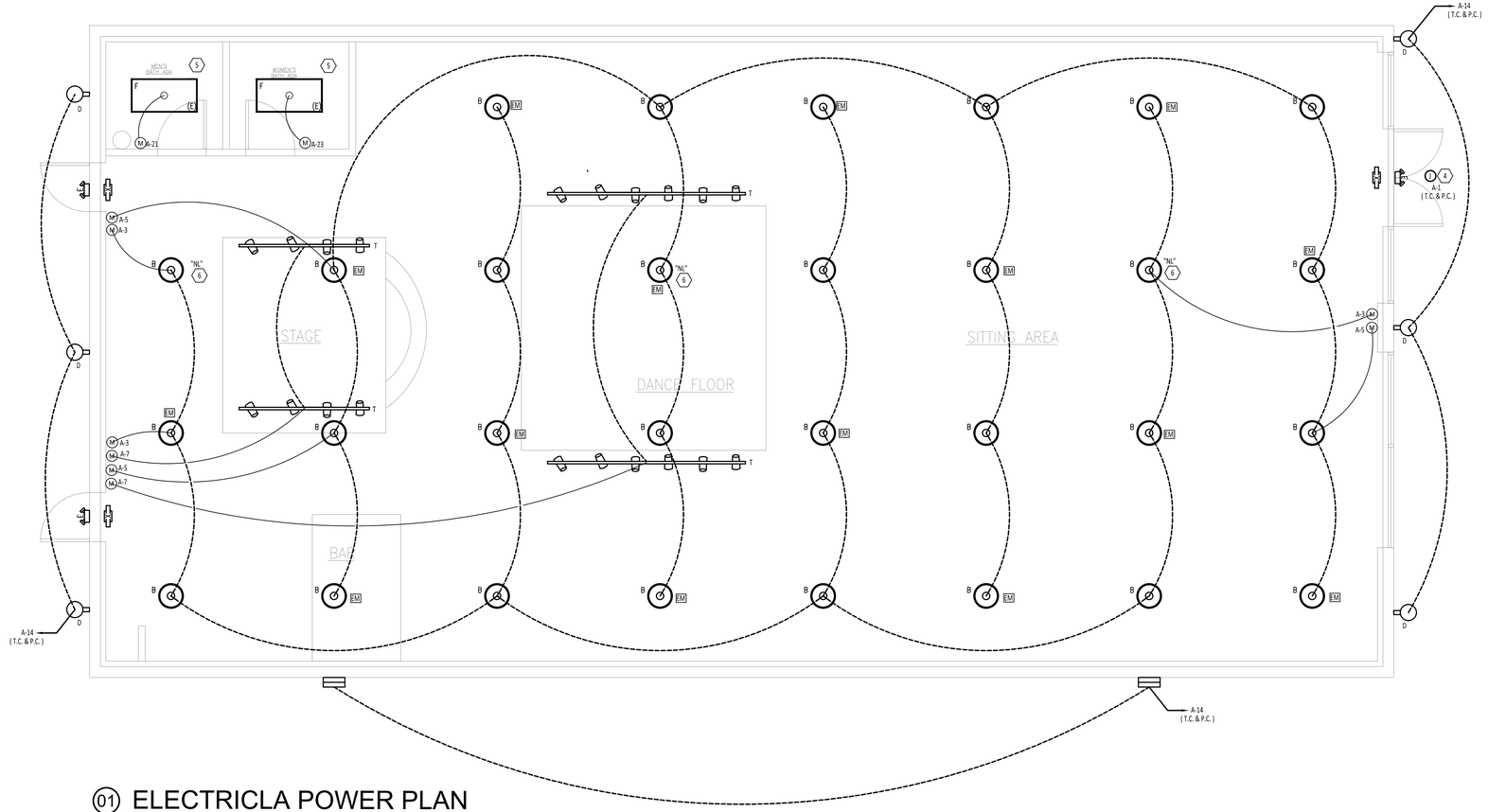
REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

Title :

ELECTRICAL NOTES

Sheet :

E000



01 ELECTRICLA POWER PLAN

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

LIGHT PLAN KEY NOTES:

SPACE CONTROL

(1) LIGHT CONTROLS

LIGHTING SYSTEM SHALL BE PROVIDED WITH CONTROL AS SPECIFIED IN IEEC 2021 C405.2.

EXCEPTIONS;
1. AREA DESIGNATED AS SECURITY OR EMERGENCY AREA THAT NEEDS CONTINUOUS LIGHTING.
2. INTERIOR EXIT STAIRWAY, EXIT RAMP AND EXIT PASSAGEWAY.
3. EMERGENCY EGRESS LIGHT THAT IS NORMALLY OFF.

LEGEND

T.C. TIMER CONTROL, 24/7 DAYS OPERATIONAL, EMERGENCY LIGHT WITH BATTERY BACKUP AS DESCRIBED AT NOTE 2.

$ LIGHT SWITCH WITH TIME CONTROL SWITCH TO COMPLY C405.2.2.1.

Ⓜ LIGHT SWITCH WITH MOTION SENSOR, OCCUPATIONAL SENSOR.

(2) EMERGENCY POWER SUPPLY FOR EXIT SIGN AND EMERGENCY LIGHTS SHALL BE PROVIDED BY PREMISES WIRING SYSTEM. IN THE EVENT OF NORMAL POWER FAILURE ILLUMINATION SHALL BE AUTOMATICALLY PROVIDE FROM AN EMERGENCY POWER-BATTERY BACK UP TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES TO COMPLY SEC 1006, 2018 IBC.

(3) THE BRANCH CIRCUIT FEEDING THE EMERGENCY LIGHT FIXTURES SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES TO COMPLY SECTION 700.12(F)(2)3) NEC 2020.

(4) RUN FROM JUNCTION BOX AT CANOPY TO A 7 DAY TIME SWITCH TO CONTROL TENANT'S OUTDOOR SIGNS, TAPE AND TAG ALL WIRES FOR FINAL CONNECTIONS BY SIGN CONTRACTOR.

(5) PROVIDE NEW CONNECTION TO EXHAUST FAN VIA LIGHTING SWITCH.

(6) CONNECT THIS FIXTURE DESIGNATED "NL" ON A HOT CIRCUIT TO PROVIDE NIGH LIGHTS.

(7) 300-7 NEC RACEWAYS EXPOSED TO DIFFERENT TEMPERATURES
(a) SEALING. WHERE PORTIONS OF AN INTERIOR RACEWAY SYSTEM ARE EXPOSED TO WIDELY DIFFERENT TEMPERATURES, AS IN REFRIGERATING OF COLD STORAGE PLANTS, CIRCULATION OF AIR FORM A WARMER TO A COLDER SECTION THROUGH THE RACEWAY SHALL BE PREVENTED.

LIGHT FIXTURE SCHEDULE

B	AIO PENDANT LIGHT CS-AIO-CSTM	BRACKET	LED	120	30
BE	EMERGENCY LED FIXTURE, AIO PENDANT LIGHT CS-AIO-CSTM PENDANT LIGHT, ,EMERGENCY POWER-BATTERY BACK UP TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES	RECESSED	LED	120	30
F	LED FIXTURE, 2'x4', LAY-IN TYPE, CREE ZR24	RECESSED	LED	120	50
FE	EMERGENCY LED FIXTURE, 2'x4', LAY-IN TYPE,EMERGENCY POWER-BATTERY BACK UP TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES CREE ZR24	RECESSED	LED	120	50
T	LED TRACK LIGHT (BY MANUFACTURER)	SURFACE	LED	120	40
D	DECORATIVE WALL SCONCE, SELECTED BY OWNER	SURFACE	LED	120	10
WP	WALL MOUNTED LED, LSI - XPWS3-FT-LED-48-450-CW-UE	SURFACE	LED	120	50
E	TWO HEADED EGRESS, HIGH IMPACT THEMOPLASTIC LEAD-CALIUM BATTERY	SURFACE	INCAND.	120	7.2
X	EXIT SIGN AND EMERGENCY LIGHTS WITH BACK UP BATTERY DESIGNER WHITE, LONG LIFE LED LAMP MODULES.	SURFACE	LED/INCAND.	120	5.4
VERIFY	ALL LIGHTING FIXTURES WITH OWNER, PRIOR TO ORDER AND INSTALLATION.				

Project :

VALENCIA'S BANQUET HALL

8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

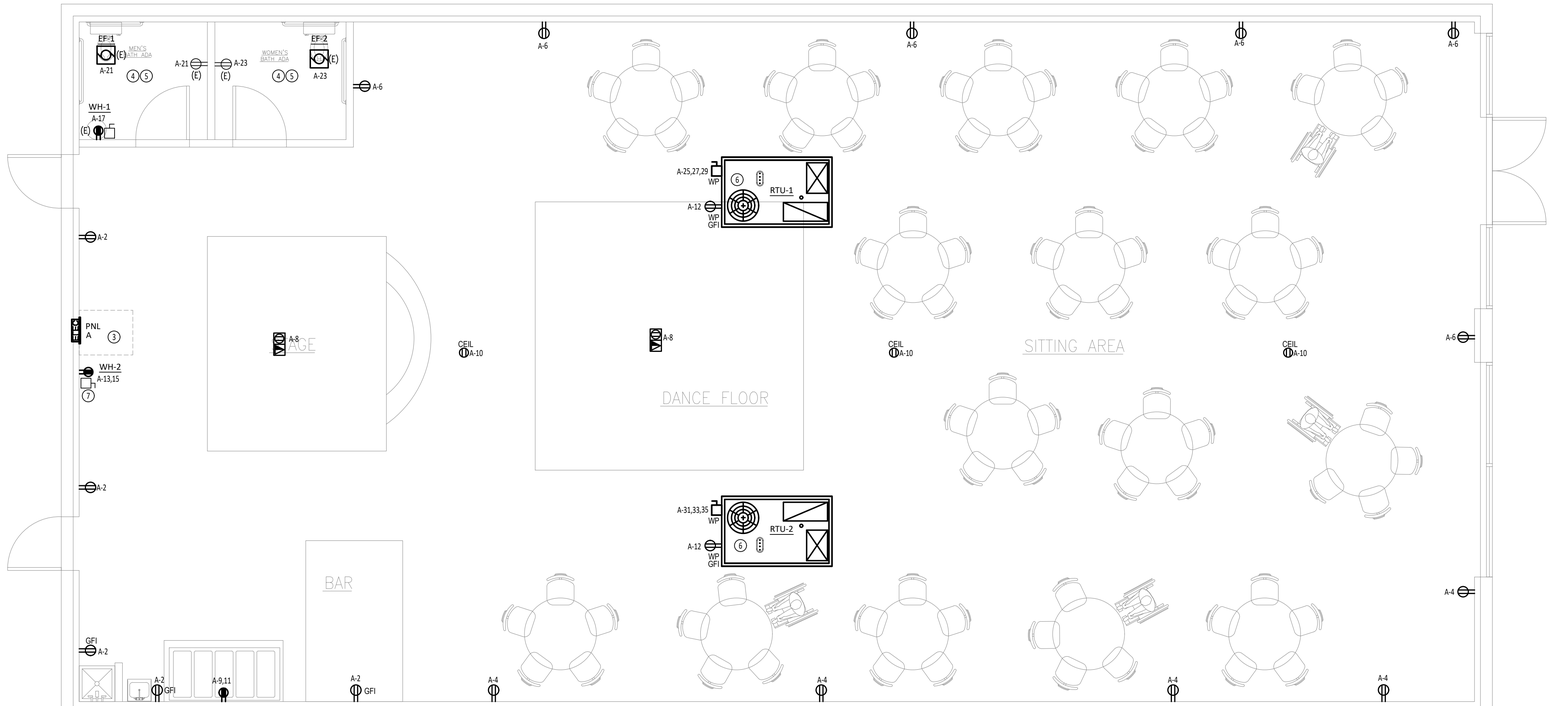
REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/27
CIVIL
STATE OF CALIFORNIA

Title :

ELECTRICAL LIGHTING PLAN

Sheet :

E100



01 ELECTRICLA POWER PLAN

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

POWER PLAN KEY NOTES:

1. ALL FEEDER FUSES SHALL BE BUSSMAN TYPE KTN-R OR EQUIVALENT, ALL MOTOR FUSES SHALL BE CURRENT LIMITING DUAL ELEMENT TYPE RATED 250V OR 600V FOR THE APPLIED EQUIPMENT.
2. ALL BREAKERS SHALL BE SPARES UNLESS INDICATED OTHERWISE. ALL SPACES SHALL BE 50 AMP. SIZE, ONE (1) POLE UNLESS INDICATED OTHERWISE, COMPLETE WITH BUSS CONNECTIONS, READY FOR BREAKER INSTALLATION. ALL BREAKERS SHALL BE CAPABLE OF WITHSTANDING A MINIMUM FAULT CURRENT OF 22,000 AMPERES FOR 250V. SYSTEMS, SYMMETRICAL. BUT IN NO CASE SHALL BE LESS THAN THE LARGEST BUSS RATING IN THE PANEL BOARD.
3. COMPLIANCE OF ARTICLE 110-26(a)N.E.C. WORKING SPACE
4. OUTLETS IN KITCHEN, SERVING AREA AND RESTROOMS SHALL BE GFI TYPE RECEPTACLES.
5. CONNECT EXHAUST FAN VIA LIGHTING SWITCH.
6. ROOF TOP UNIT, CONNECT UNITS AS SHOWN, VERIFY CONDITIONS AT JOB SITE, 208 VOLT, 3 PHASE, 60 Hz. PROVIDE A GROUND FAULT, WEATHERPROOF DUPLEX RECEPTACLE AT CONDENSER UNIT AS SHOWN AND REQUIRED BY CODE.
7. PROVIDE CONNECTION FOR WATER HEATER. PROVIDE DISC. SW. PER NEC REQUIREMENTS. EQUIPMENT TO BE ENERGY STAR.

ELECTRICAL ABBREVIATIONS:

AFF	DENOTES ABOVE FINISHED FLOOR.
WP	WEATHER PROOF ENCLOSURE OR COVER.
MCB	MAIN CIRCUIT BREAKER.
MLO	MAIN LUGS ONLY.
HPF	HIGH POWER FACTOR.
3R	NEMA RATED ENCLOSURE.
1P	1 PHASE.
3W	3 WIRE DEVICE OR SYSTEM.
EF	EXHAUST FAN
SF	SUPPLY FAN
NL	DESIGNATED LIGHTS CONNECTED TO NIGHT LIGHT CIRCUIT.
SW	SAFETY DISCONNECT SWITCH.
AF	DESIGNATES FUSE RATING (AMP FUSE).
ETL	DESIGNATES ELECTRICAL TESTING LABORATORY APPROVED.
CBM	DESIGNATES CERTIFIED BALLAST MANUFACTURER.
HD	DESIGNATED HEAVY DUTY EQUIPMENT.
FC	DESIGNATES THE AVAILABLE FAULT CURRENT AT A GIVEN POINT.

Project :

VALENCIA'S BANQUET HALL

8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

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STATE OF CALIFORNIA

Title :

ELECTRICAL POWER PLAN

Sheet :

E200

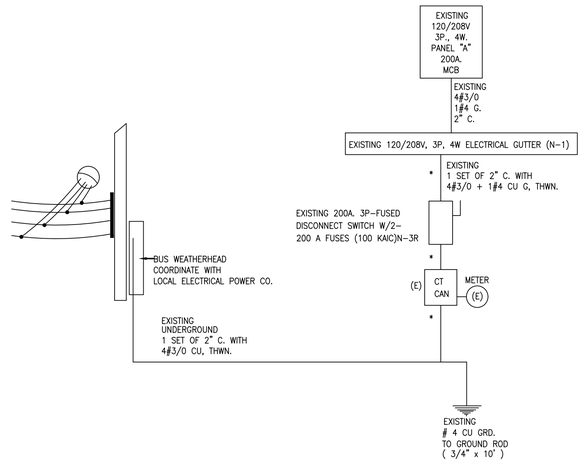
TYPE		SIEMENS, GE, SD OR EQUAL									BUS RATING @ 200A						
SERVICE		3Φ, 3w									MAINS: 200 MCB						
VOLTAGE		208Y 120		PANEL		A					POLES: 42						
MOUNTING		FLUSH									FEEDER: SEE RISER						
LOCATION		SHOWN ON PLANS									NEUTRAL: SEE RISER						
CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA A	VA B	VA C	CKT	SERVES	TRIP POLE	WIRE	CON DUIT	VA A	VA B	VA C		
1	BUILDING SIGN	20/1P	2#12- 1#12G	1 2"	1,200			2	RECEPTS - SITTING AREA	20/1P	2#12- 1#12G	1 2"	900				
3	LIGHTING	20/1P	2#12- 1#12G	1 2"		500		4	RECEPTS - SITTING AREA	20/1P	2#12- 1#12G	1 2"		900			
5	LIGHTING	20/1P	2#12- 1#12G	1 2"			500	6	RECEPTS - SITTING AREA	20/1P	2#12- 1#12G	1 2"			1080		
7	LIGHTING	20/1P	2#12- 1#12G	1 2"	500			8	RECEPTS - CEILING	20/1P	2#12- 1#12G	1 2"	360				
9	FOOD WARMER	40/2P	3#8- 1#10G	3 4"		3,600		10	RECEPTS - CEILING	20/1P	2#12- 1#12G	1 2"		540			
11	"	"	'	"			3,600	12	RECEPTS - OUTDOOR	20/1P	2#12- 1#12G	1 2"			360		
13	WATER HEATER	20/2P	2#12- 1#12G	1 2"	2,250			14	LIGHTING OUTDOOR	20/1P	2#12- 1#12G	1 2"	500				
15	"	"	'	"		2,250		16	SPACE								
17	EXISTING WATER HEATER	20/1P	EXISTING	EXIST			2,500	18	SPACE								
19	SPARE							20	SPACE								
21	EXISTING BATHROOM	20/1P	EXISTING	EXIST		360		22	SPACE								
23	EXISTING BATHROOM	20/1P	EXISTING	EXIST			360	24	SPACE								
25	RTU-1	60/1P	4#6- 1#10G	1"	4,980			26	SPACE								
27	"	"	'	"		4,980		28	SPACE								
29	"	"	'	"			4,980	30	SPACE								
31	RTU-2	60/1P	4#6- 1#10G	1"	4,980			32	SPACE								
33	"	"	'	"		4,980		34	SPACE								
35	"	"	'	"			4,980	36	SPACE								
37	SPACE							38	SPACE								
39	SPACE							40	SPACE								
41	SPACE							42	SPACE								

(1) NON-COINCIDENT LOAD

ALL BREAKERS TO HAVE 22,000 AIC

LOAD CALCULATION

TOTAL LOAD = **52,140** VA **145 Amps**



01 EXISTING ELECTRICAL ONE LINE DIAGRAM

SCALE : NTS

ELECTRICAL LOAD ANALYSIS

@ 120/208V, 3PH, AC, 4W, 60HZ

LOAD DESCRIPTION

1. LIGHTING LOAD	2964 x 1.5 = 4,446 VA
1.1 OUTDOOR LIGHTING LOAD	500 x 1.25 = 625 VA
1.1 SIGN	1200 x 1.25 = 1,500 VA
2. RECEPT. LOAD(FIRST 10K)	25 x180 = 4,500 VA
2.1 RECEPT. LOAD(OVER 10K)	0 x 0.5 = 0 VA
3. WATER HEATER (01)	= 4,500 VA
4. KITCHEN LOAD/ MISC. EQUIPMENT LOAD	= 7,200 VA
5. HVAC LOAD	= 29,880 VA
5.1 25% OF LARGEST MOTOR	= 3,735 VA
6. MISC.	= 500 VA

TOTAL DEMAND LOAD = 56,886 VA

TOTAL DEMAND AMP. = 158 A

EXISTING 200 AMP. SERVICE IS ENOUGH WITH 1 SET OF 2" C. EACH WITH 4#3/0 CU, THWN.

ELECTRICAL MATERIAL AND EQUIPMENT

THE CONTRACTOR SHALL ENSURE TO COMPLY THE ELECTRICAL CODE SEC. 508, NO ELECTRICAL MATERIALS, APPARATUS, DEVICES, APPLIANCES, FIXTURES OR EQUIPMENT SHALL BE SOLD OR INSTALLED IN THE CITY UNLESS THEY ARE IN CONFORMANCE WITH THE PROVISIONS OF THIS CODE, THE LAWS OF ANY APPLICABLE RULES AND REGULATIONS ISSUED UNDER THE AUTHORITY OF THE STATE STATUTES. THE MAKER'S NAME, TRADE MARK, OR OTHER IDENTIFICATION SYMBOL SHALL BE PLACED ON ALL ELECTRICAL MATERIALS, APPARATUS, DEVICES, APPLIANCES, FIXTURES, AND EQUIPMENT USED OR INSTALLED UNDER THE PROVISIONS OF THIS CODE. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED AND LABELED FOR THE INTENDED USE AND SHALL BE INCLUDED IN A LIST PUBLISHED BY AN APPROVED AGENCY.

CONCRETE ENCASED ELECTRODE NOTE

CONCRETE ENCASED ELECTRODE – FOR EACH SERVICE AS PER *250.50, IF AVAILABLE ON THE PREMISES AT EACH BUILDING OR STRUCTURE SERVED, EACH ITEM IN 250.52(A)(1) THROUGH (A)(6) SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE AVAILABLE, ONE OR MORE OF THE ELECTRODES SPECIFIED IN 250.52A(4), A(5), A(6) (PLATE ELECTRODES), A(7) (OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES) SHALL BE INSTALLED AND USED.

AVAILABLE FAULT CURRENT LABELING

IN LIEU OF THE MAXIMUM AVAILABLE FAULT CURRENT MARKING AS REQUIRED BY 110.24, A PERMANENTLY AFFIXED LABEL SHALL BE APPLIED WITH THE FAULT CURRENT AT THE TIME OF INSTALLATION AND CALCULATION. THE LABEL SHALL BE 2" X 3" IN SIZE AND SHALL BE BLUE LETTERING ON A CONTRASTING BACKGROUND. THIS LABEL SHALL ALSO INCLUDE THE DATE OF THE CALCULATION.

Project :

VALENCIA'S BANQUET HALL

8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/17
CIVIL
STATE OF CALIFORNIA

Title :

ELECTRICAL SCHEDULE & DETAILS

Sheet :

E300

Indoor Lighting

CERTIFICATE OF COMPLIANCE		**NRCC-LTI-E**
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.		
Project Name: VALENCIA'S BANQUET HALL	**Report Page:**	**(Page 1 of 8)**
Project Address: 8040 GREENBACK LANE SUITE H+I CITRUS HEIGHTS, CA 95610	**Date Prepared:**	2025-10-14T12:49:44-04:00

A. GENERAL INFORMATION

01	Project Location (city)	CALIFORNIA	04	Total Conditioned Floor Area (ft^2)	3,033
02	Climate Zone	12	05	Total Unconditioned Floor Area (ft^2)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

- All Other Occupancies

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 (ft^2)	Calculation Method	Area (ft^2)
☒ New Lighting System	Complete Building Method	3033	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft^2)	3033			

CERTIFICATE OF COMPLIANCE		**NRCC-LTI-E**
Project Name: VALENCIA'S BANQUET HALL	**Report Page:**	**(Page 2 of 8)**
	Date Prepared:	2025-10-14T12:49:44-04:00

C. COMPLIANCE RESULTS

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

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 /170.2(e)	**Allowed Lighting Power per 140.6(b) /170.2(e) (Watts)**							**Adjusted Lighting Power per 140.6(a) /170.2(e) (Watts)**					**Compliance Results**
	01	02	03	04		05		06	07		08		09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 /170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 /170.2(e)4B (+)	=	**Total Allowed** (Watts)	≥	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 /170.2(e)1B (-)	=	**Total Adjusted** (Watts) *Includes Adjustments		**05 must be >= 08 140.6 /170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)				(See Table F)	(See Table P)				
Conditioned	1,213.2				=	1,213.2	≥	1,000		=	1000		COMPLIES
Unconditioned					=		≥			=			
Controls Compliance (See Table H for Details)													COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)													

D. EXCEPTIONAL CONDITIONS

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

Track Lighting has been included in this project, details are provided in Table G.

E. ADDITIONAL REMARKS

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

CERTIFICATE OF COMPLIANCE		**NRCC-LTI-E**
Project Name: VALENCIA'S BANQUET HALL	**Report Page:**	**(Page 3 of 8)**
	Date Prepared:	2025-10-14T12:49:44-04:00

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 [1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
B	LSI LED AUGUSTA PENDANT LIGHT	No	NA	30	Mfr. Spec	30	No	900	☐	☐
T	LED TRACK LIGHT	Yes	NA	120	See Other Section	4	Exempt	---	☐	☐
F	LED FIXTURE 2' X 4'	No	NA	50	Mfr. Spec	2	No	100	☐	☐
							Total Designed Watts: CONDITIONED SPACES	1,000		

[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 table calculates wattage for modular lighting systems/ track lighting fixtures indicated on Table F and transfers wattage to Table F.

01	02	03								04
Name or Item Tag	Complete Track Description	Calculation Method per 130.0(c)6								Track Wattage
T	LED TRACK LIGHT	☐	i Installed Luminaires vs Default 30 W/ft	☒	ii Current Limiter	☐	iii Overcurrent Protection Panel	☐	iv Power supplied by driver, power supply or transformer[1]	

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G. MODULAR LIGHTING SYSTEMS

	VA of current limiter		
	120		120

[1]FOOTNOTE: For power-over-Ethernet lighting systems, power provided to installed non-lighting devices may be subtracted from the total power rating of the power-over-Ethernet system.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

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

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/Skylit Daylighting 130.1(d) /160.5(b)4D	Secondary Daylighting 130.1(d) /160.5(b)4D	Interlocked Systems 140.6(a)1/170.2(e)2A	Field Inspector	
								Pass	Fail
BANQUET HALL	All Other Occupancies	Readily Accessible	Dimmer	Auto. Time Switch	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
ADA BATH ROOM	All Other Occupancies	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

	13
	Plan Sheet Showing Daylit Zones:

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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(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft^2)	Area (ft^2)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
BANQUET HALL	All Other Occupancies	0.4	2,937.5	1,175	No	No
ADA BATH ROOM	All Other Occupancies	0.4	95.5	38.2	No	No
		TOTALS:	3,033	1,213.2	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

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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.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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

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

CERTIFICATE OF COMPLIANCE		**NRCC-LTI-E**
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V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

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

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	BANQUET HALL; ADA BATH ROOM

Indoor Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name:	VALENCIA'S BANQUET HALL	**Report Page:** **(Page 8 of 8)**
Project Address:	8040 GREENBACK LANE SUITE H+I CITRUS HEIGHTS, CA 95610	**Date Prepared:** 2025-10-14T12:49:44-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

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: TAMER LUKA	**Responsible Designer Signature:**
Company: MBT Engineering Inc	**Date Signed:**
Address: Corona, California	**License:**
City/State/Zip: Corona, CA 92883	**Phone:**

PLUMBING GENERAL NOTES & SPECIFICATIONS

1. GENERAL:

A. WORK INDICATED ON THESE DRAWINGS IS DIAGRAMMATIC AND SHOULD NOT BE SCALED TO ESTABLISH LOCATION OF WORK. THE DRAWINGS ARE INTENDED TO CONVEY THE SCOPE OF WORK AND INDICATE GENERAL ARRANGEMENTS OF ENGINEERED SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

B. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES FOR ALL WORK, IN ACCORDANCE WITH PROVISIONS OF THE CONTRACT DOCUMENTS. ALTHOUGH SUCH WORK IS NOT SPECIFICALLY INDICATED, FURNISH AND INSTALL ALL SUPPLEMENTARY OR MISCELLANEOUS ITEMS, APPURTENANCES AND DEVICES INCIDENTAL TO OR NECESSARY FOR A SOUND, SECURE AND COMPLETE INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.

C. ALL EQUIPMENT UNDER THIS CONTRACT SHALL BE TESTED, AT COMPLETION, TO THE SATISFACTION OF THE OWNER. IT IS THE INTENTION OF THESE DRAWINGS TO CALL FOR FINISHED WORK, TESTED, AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY FOR USE.

D. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF FIRST QUALITY AND COMPATIBLE WITH EXISTING SYSTEMS OR MATERIAL WHERE THEY INTERFACE. INSTALL AS RECOMMENDED BY MANUFACTURER AND BEST ENGINEERING PRACTICE.

E. SHOULD THE CONTRACTOR ENCOUNTER ANY EXISTING PIPING, DUCTWORK, CONDUITS, OR OTHER OBSTRUCTIONS IN THE WAY OF NEW WORK, CONTRACTOR SHALL REMOVE, REARRANGE AND/OR RELOCATE SAME TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

F. CLEAN UP ALL WASTE AND DEBRIS AT THE END OF EACH WORKING DAY AND AS REQUIRED TO KEEP ALL BUILDING AREAS CLEAN, CLEAR AND UNOBSTRUCTED. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, APPLIANCES, SURPLUS MATERIAL AND SCRAP FROM THE JOB SITE.

G. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL CLEAN THE ENTIRE JOB SITE, INCLUDING ALL NEW AND EXISTING SURFACES OF BUILDING, EQUIPMENT AND SYSTEMS, LEAVING THE AREA THOROUGHLY CLEAN, CLEAR AND READY FOR OCCUPANCY.

H. CONTRACTOR SHALL OBTAIN OWNER'S APPROVAL IN WRITING PRIOR TO CUTTING OF ANY SLAB, WALLS, CEILING, ROOF AND SHAFTS FOR PENETRATION OF DUCTWORK AND PIPING. THE CONTRACTOR SHALL REPAIR ALL WALLS, CEILING, FLOORS, ETC., THAT ARE REQUIRED TO BE PENETRATED, OR OTHERWISE DISTURBED. THE REPAIRS SHALL BE WITH MATERIALS AND FINISHES TO MATCH EXISTING. ALL FIRE WALL PENETRATIONS SHALL BE SEALED WITH SUITABLE MATERIALS TO PRESERVE FIRE WALL INTEGRITY.

2. COORDINATION AND SCHEDULING:

A. COMPLETELY COORDINATE AND SCHEDULE WORK OF ALL TRADES. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SO THAT CONFLICTS IN SCHEDULING AND LOCATION WILL NOT OCCUR.

B. CONTRACTOR IS RESPONSIBLE FOR COMPLETE COORDINATION BETWEEN ALL SUB-CONTRACTORS, SUPPLIERS, GOVERNMENT AUTHORITIES HAVING JURISDICTION, BUILDING PERSONNEL, CODE ENFORCEMENT OFFICIALS, ARCHITECT/ENGINEER AND BUILDING OWNER.

C. CONTRACTOR SHALL REVIEW AND COORDINATE THE INSTALLATION OF NEW SYSTEM(S) AND EQUIPMENT. NO WORK SHALL BE PERFORMED PRIOR TO THE CONTRACTOR OBTAINING EXACT FIELD DIMENSIONS OF EXISTING BUILDINGS, EXISTING CEILINGS, STRUCTURAL OBSTRUCTIONS, EXISTING BUILDING SYSTEMS TO REMAIN, EXISTING FURNITURE TO REMAIN, ETC., WHICH, MAY AFFECT INSTALLATION OF NEW EQUIPMENT OR SYSTEMS.

D. CONTRACTOR SHALL SCHEDULE AND PHASE WORK IN A FASHION SO AS TO CAUSE MINIMUM DISTURBANCE TO ACTIVITIES IN OTHER AREAS OF THE BUILDING, WHICH MAY REMAIN OCCUPIED THROUGHOUT THE DURATION OF THE CONTRACT. CONTRACTOR'S WORK SCHEDULE SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER. PROVIDE BARRIERS (PLASTIC, GYPBOARD, ETC) BETWEEN PROJECT AREA AND ADJACENT SPACES AS NECESSARY.

E. ALL EXISTING HVAC UNITS WITHIN THE AREA OF WORK SHALL REMAIN OFF DURING CONSTRUCTION. SEAL ALL DUCT AND EQUIPMENT OPENINGS TO PREVENT THE ODORS, DUST AND DEBRIS FROM SPREADING TO ADJACENT SPACES AND DUCTWORK. IF EXISTING HVAC UNITS MUST BE USED, PROVIDE CONSTRUCTION FILTERS ON RETURN AIR DUCTS DURING CONSTRUCTION. MINIMUM MERV RATING OF FILTERS SHALL BE MERV-8.

F. NOTIFY THE OWNER, IN WRITING, AT LEAST FOURTEEN DAYS IN ADVANCE OF ANY REQUIRED SHUTDOWN OF ANY UTILITY. OBTAIN OWNER'S WRITTEN APPROVAL PRIOR TO SHUTDOWN.

G. CONTRACTOR SHALL THOROUGHLY EXAMINE PREMISES AND OBSERVE ALL CONDITIONS AND CIRCUMSTANCES UNDER WHICH THE WORK SHALL BE PERFORMED. NO ALLOWANCES WILL BE MADE FOR ERRORS OR NEGLIGENCE IN THIS RESPECT.

3. DEMOLITION:

A. ALL EQUIPMENT, MATERIAL AND DEVICES SHOWN AS EXISTING TO BE REMOVED, SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ALL APPURTENANCES.

B. ALL DEMOLISHED EQUIPMENT AND MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR. ITEMS TO BE SALVAGED FOR REUSE OR DELIVERY TO OWNER SHALL BE PROTECTED AND STORED, BY CONTRACTOR, UNTIL REUSED OR TRANSFERRED TO OWNER. CONTRACTOR SHALL VERIFY WITH OWNER TO DETERMINE ITEMS TO BE SALVAGED.

C. ANY EXISTING EQUIPMENT THAT IS PRESENT WITHIN THE PROJECT AREA AND NO LONGER IN SERVICE SHALL BE REMOVED WHETHER SHOWN ON DRAWINGS OR NOT. VERIFY OPERATION WITH BUILDING OWNER PRIOR TO START OF DEMOLITION.

D. OPENINGS REMAINING IN EXISTING PIPING/DUCTWORK AS A RESULT OF DEMOLITION SHALL BE SEALED WITH AN AIRTIGHT/WATERTIGHT CAP. WHERE EXISTING SYSTEMS ARE INSULATED, WORK SHALL INCLUDE REPAIR AND REPLACEMENT OF INSULATION EITHER DAMAGED OR REMOVED AS A RESULT OF DEMOLITION.

4. CODE, PERMITS AND INSPECTIONS:

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST APPLICABLE CODES, REGULATIONS AND STANDARDS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.

B. APPROVAL AND SIGN-OFF BY ALL AUTHORITIES HAVING JURISDICTION AND THE SECURING OF AN APPROVED OCCUPANCY PERMIT IS REQUIRED AT THE COMPLETION OF PROJECT. SECURE PERMIT AND INSPECTION CERTIFICATES AND TRANSMIT SAME TO THE OWNER AT THE COMPLETION OF THE PROJECT.

C. PERFORM ALL WORK IN ACCORDANCE WITH THE CURRENT EDITIONS OF APPLICABLE CODES AND STANDARDS ENFORCED IN THE PROJECT JURISDICTION.

D. CODES AND STANDARDS LISTED ARE MINIMUM STANDARDS. WHERE CONTRACT DOCUMENTS CALL FOR A HIGHER STANDARD, CONTRACT DOCUMENTS WILL TAKE PRECEDENCE OVER ALL REFERENCED CODES AND STANDARDS. IF CONTRACT DOCUMENTS CONFLICT WITH CODES OR STANDARDS, CONTRACTOR SHALL INFORM ARCHITECT/ENGINEER, IN WRITING, PRIOR TO QUOTE.

E. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.

F. CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF ALL AFFECTED UTILITY COMPANIES.

5. WARRANTY:

A. ALL WORK SHALL BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. ALL DEFECTS THAT DEVELOP OR ARE DISCOVERED WITHIN THIS PERIOD WILL BE REPAIRED BY THE CONTRACTOR, TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

6. SHOP DRAWINGS:

A. SHOP DRAWINGS AND PRODUCT DATA: SUBMIT TO ENGINEER, OWNER AND ARCHITECT ELECTRONIC COPIES OF SHOP DRAWINGS AND MANUFACTURER'S CERTIFIED CAPACITY DATA FOR ALL NEW EQUIPMENT.

7. RECORD DRAWINGS/ASBUILTS:

A. THE CONTRACTOR SHALL MAINTAIN AT THE SITE, FOR THE OWNER, ONE COPY OF ALL DRAWINGS, ADDENDA, APPROVED SHOP DRAWINGS, REVISIONS, AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THE SET OF DRAWINGS AND OTHER INFORMATION SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF WORK.

PLUMBING GENERAL DEMOLITION NOTES

1. EXISTING CONDITIONS REFLECT EXISTING RECORD DOCUMENTS AND NON-DESTRUCTUVE SITE OBSERVATIONS AND MAY NOT REFLECT EXACT AS-BUILT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND DETERMINING THE EXISTING CONDITIONS IN WHICH THE WORK IS TO BE PERFORMED. COORDINATE NEW WORK AND DEMOLITION WITH OTHER DISCIPLINES AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCOVERED CONFLICTS BETWEEN EXISTING INSTALLATIONS WHICH ARE NOT SCHEDULED FOR DEMOLITION AND THE NEW WORK INDICATED WITHIN THE CONTRACT DOCUMENTS. SUCH NOTIFICATION SHALL BE ACCOMPANIED WITH A DRAWING DELINEATING THE PROPOSED SOLUTION PRIOR TO STARTING ANY WORK IN THE AFFECTED AREA.
3. ANY ADDITIONAL DEMOLITION WORK DEEMED NECESSARY AND NOT INCLUDED WITHIN THE SCOPE OF THE CONTRACT DOCUMENTS SHALL BE EXECUTED ONLY UPON RECEIPT OF WRITTEN AUTHORIZATION FROM THE OWNER.
4. ALL DEMOLITION WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL AND OTHER SECTIONS OF THE CONTRACT DOCUMENTS.
5. OWNER RETAINS THE RIGHTS OF SALVAGE FOR EQUIPMENT AND FIXTURES TO BE REMOVED. COORDINATE WITH OWNER THE EQUIPMENT AND FIXTURES TO BE SALVAGED AND THE LOCATION FOR STORAGE. AVOID DAMAGE TO EQUIPMENT. FIXTURES AND DEVICES DURING DEMOLITION WORK AND DURING TRANSPORT TO OWNER'S DESIGNATED STORAGE LOCATION.
6. VERIFY THAT EXISTING EQUIPMENT TO REMAIN IS OPERATING PROPERLY. NOTIFY THE ARCHITECT, ENGINEER AND/OR OWNER OF ANY DAMAGED AND/OR MALFUNCTIONING COMPONENTS.
7. WHERE EXISTING EQUIPMENT IS TO BE REMOVED CONTRACTOR SHALL REMOVE ALL ASSOCIATED PIPING, CONDUIT, POWER, CONTROLS, INSULATION, HANGERS, DUCTWORK, SUPPORTS, HOUSEKEEPING PADS, ETC. PATCH AND REPAIR WALLS/ROOF/FLOOR TO MATCH EXISTING AND/OR NEW FINISHES.
8. REMOVE PIPE HANGERS, PIPE SUPPORTS AND EQUIPMENT SUPPORTS WHERE PIPING IS REMOVED AND THE EXISTING HANGERS AND SUPPORTS ARE NOT USED FOR THE NEW INSTALLATION.
9. REMOVE ALL PLUMBING AND FIRE PROTECTION PIPING, EQUIPMENT, FIXTURES AND APPURTENANCES NO LONGER REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. ELIMINATE PROHIBITED SANITARY DEAD-ENDS TO SATISFY CODE REQUIREMENTS. PLUG/CAP PIPE DEAD-ENDS BACK AT THE MAIN/RISER.
10. IN ALL AREAS WHERE DEMOLITION WORK OCCUR, PATCH AND REPAIR TO MATCH NEW FINISH OR EXISTING FINISHES WHICH ARE TO REMAIN.
11. AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN FOR NEW INSTALLATION. REPAIR ANY DAMAGE CAUSED DURING WORK AT NO EXTRA COST TO THE OWNER.
12. SEAL ALL PENETRATIONS THROUGH WALLS, CEILINGS AND ROOFS WHERE PLUMBING COMPONENTS ARE REMOVED AND WHERE THE EXISTING PENETRATION IS NOT USED FOR NEW INSTALLATION. REPAIR SURFACES TO MATCH ADJACENT AREAS.
13. WHERE ANY ABANDONED PIPES IN EXISTING FLOORS, WALLS, PIPE TUNNELS, CEILINGS, ETC. CONFLICT WITH NEW WORK, THE CONTRACTOR SHALL REMOVE ABANDONED PIPES AS NECESSARY TO ACCOMMODATE NEW WORK.
14. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO MAINTAIN A WATER TIGHT FACILITY AT ALL TIMES.
15. CONTRACTOR SHALL THOROUGHLY CLEAN WORK AREA DAILY AND SHALL REMOVE ALL TRASH AN DEBRIS FROM SITE AFTER COMPLETION OF THE CONTRACT.
16. PROVIDE TEMPORARY HEAT TO MAINTAIN 75°F IN OCCUPIED AREAS DURING SHUTDOWNS. TEMPORARY PROVISIONS SHALL BE REVIEWED WITH AND APPROVED BY THE OWNER, ARCHITECT AND AUTHORITY HAVING JURISDICTION.
17. MAINTAIN EGRESS AT ALL TIMES. COORDINATE EGRESS REQUIREMENTS WITH THE STATE FIRE MARSHAL, THE OWNER AND THE AUTHORITIES HAVING JURISDICTION.
18. WHERE REQUIRED TO MAINTAIN THE EXISTING SYSTEMS IN OPERATION, THE CONTRACTOR SHALL TEMPORARILY BACKFEED EXISTING SYSTEMS FROM NEW EQUIPMENT. CONTRACTOR SHALL TEMPORARILY EXTEND EXISTING PIPING SYSTEMS TO NEW PIPING SYSTEMS WITH THE APPROPRIATE SHUT-OFF VALVES.
19. AT COMPLETION OF PROJECT ALL TEMPORARY PIPING, VALVES, CONTROLS, ETC. SHALL BE REMOVED IN THEIR ENTIRETY.
20. UNLESS OTHERWISE NOTED ALL EXISTING EQUIPMENT, PIPING, DUCTWORK, ETC., SHALL REMAIN.
21. THE CONTRACTOR SHALL PROVIDE NECESSARY PIPING, VALVES, TRAPS, TEMPORARY FEEDS, DRIPS, ETC. AS REQUIRED. DRAIN AND REFILL PIPING SYSTEMS AS OFTEN AS NECESSARY TO ACCOMMODATE PHASING AND TO MINIMIZE TIME LENGTH OF OUTAGES.
22. REFER TO PHASING PLANS FOR ADDITIONAL REQUIREMENTS.
23. THE CONTRACTOR SHALL PROVIDE A PROPOSED SCHEDULE OF DEMOLITION WORK FOR REVIEW BY THE OWNER.
24. CONTRACTOR SHALL MAKE PROVISIONS AND INCLUDE IN HIS BID ALL COSTS ASSOCIATED WITH CONFINED ENTRY/SPACE REQUIREMENTS IN [CRAWL SPACES] AND ALL OTHER APPLICABLE OSHA AND MOSHA REGULATIONS.

PLUMBING GENERAL NOTES & SPECIFICATIONS

PLUMBING GENERAL NOTES:

A. ALL WATER PIPING AND VENT PIPING SHALL BE RUN AS HIGH AS POSSIBLE, CONCEALED ABOVE CEILINGS, UNLESS OTHERWISE NOTED. ALL SANITARY WASTE PIPING SHALL BE RUN AS HIGH AS POSSIBLE BELOW FLOOR SLAB, UNLESS OTHERWISE NOTED.

B. ALL SANITARY WASTE PIPING SHALL BE SLOPED AT APPROPRIATE SLOPE BASED ON PIPE SIZE AND APPLICABLE CODE(S). ALL SLOPES AND INVERT ELEVATIONS SHALL BE CHECKED BEFORE ANY PIPING IS INSTALLED IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED. CONTRACTOR SHALL VERIFY PIPING CAN BE ROUTED AS SHOWN ON DRAWINGS AND CONNECTIONS CAN BE PERFORMED PRIOR TO STARTING WORK.

C. MAKE PROPER WASTE, VENT, HOT, AND COLD WATER CONNECTIONS TO ALL FIXTURES AND EQUIPMENT, EVEN THOUGH ALL BRANCH MAINS, ELBOWS, AND CONNECTIONS ARE NOT SHOWN. FOR ALL SIZES OF WASTE, VENT, HOT, AND COLD WATER PIPING TO FIXTURES AND EQUIPMENT, SEE SANITARY WASTE AND WATER RISER DIAGRAMS.

D. PLUMBING CONTRACTOR SHALL DISINFECT POTABLE WATER SYSTEM PER CODE.

E. PLUMBING CONTRACTOR SHALL INFORM SUBCONTRACTOR OF QUANTITY AND LOCATION OF ACCESS PANELS WHERE REQUIRED FOR ACCESS TO VALVES IN CEILINGS AND WALLS. ACCESS PANELS SHALL BE INSTALLED BY THE APPROPRIATE SUBCONTRACTOR.

F. CONTRACTOR SHALL PROVIDE ADDITIONAL WATER LINE DROPS IN WALL WHEN HORIZONTAL RUN IN WALL CONFLICTS WITH VENT PIPE IN WALL.

G. ALL PIPE PENETRATIONS BELOW SINKS SHALL BE SEALED. ALL PIPE PENETRATIONS THROUGH FLOOR SLAB SHALL BE SEALED WITH FIRE STOPPING MATERIAL.

H. PROVIDE INDIVIDUAL SHUT-OFF VALVES AT ALL PLUMBING FIXTURES AND APPLIANCES. ALL SHUT-OFF VALVES SHALL BE 125 PSI FULL PORT, TWO PIECE, BRONZE BALL VALVES WITH THREADED OR SOLDERED ENDS.

I. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND DIRECTION OF FLOW FOR EXISTING SEWER LINES WITHIN THE BUILDING AND BELOW FLOOR/GRADE PRIOR TO STARTING WORK.

J. SUPPORT ALL PIPING FROM EXISTING OR NEW STRUCTURE AS APPLICABLE ON THIS PROJECT WITH UNITED LABORATORIES (U.L.) LISTED HANGERS AND SUPPORTS SUITABLE FOR THE INTENDED INSTALLATION, DESIGN, SELECTION, SPACING, AND APPLICATION OF HANGERS AND SUPPORTS IN COMPLIANCE WITH ANSI B31.1 AND MSS SP-69.

K. SLAB PENETRATIONS: FOR ALL SLAB PENETRATIONS REQUIRED FOR NEW WORK, GROUND-PENETRATING RADAR OR X-RAY EQUIPMENT SHALL BE USED TO LOCATE REINFORCING BARS, POST-TENSION CABLES, PIPING, CONDUITS, ETC. PRIOR TO ANY PENETRATION OF THE SLAB. THE CONTRACTOR MUST RECEIVE THE APPROVAL OF THE LANDLORD'S STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY CUTTING OF THE SLAB.

L. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING ITEMS TO REMAIN DAMAGED DURING CONSTRUCTION TO MATCH EXISTING UNLESS INDICATED OR NOTED OTHERWISE.

M.PROVIDE AND INSTALL UNIONS AT CONNECTIONS TO DISSIMILAR METALS; DIELECTRIC TYPE AS REQUIRED.

N. THE CONTRACTOR SHALL NOT INSTALL ANY NEW PIPING ABOVE ANY NEW OR EXISTING SWITCHBOARDS, PANELBOARDS, AND/OR MOTOR CONTROL CENTERS

2. PROVIDE ESCUTCHEON PLATES WHEREVER PIPES PASS THROUGH WALLS, FLOORS OR CEILINGS, OUTSIDE DIAMETER TO COVER COMPLETELY PIPE PENETRATION HOLE OR PIPING SLEEVE, NICKEL OR CHROME FINISH FOR EXPOSED AREAS, PRIME PAINT FINISH FOR CONCEALED AREAS.

PLUMBING SYMBOLS

SYMBOL	ABBREVIATION	DESCRIPTION
		EXISTING PIPING OR EQUIPMENT TO REMAIN
		EXISTING PIPING OR EQUIPMENT TO BE REMOVED
	CW	COLD WATER
	CW	EXISTING COLD WATER
	HW	HOT WATER
	HW	EXISTING HOT WATER
	GW	GREASE WASTE
	WP	SANITARY SOIL AND WASTE
	VP	SANITARY VENT
	VP	EXISTING SANITARY VENT
D	D	DRAIN LINE
PD	PD	PUMPED DISCHARGE
G	G	NATURAL GAS
ST	ST	STORM WATER
		PIPE TURNING UP
		PIPE TURNING DOWN
		VALVE IN VERTICAL
		PIPE BRANCH BOTTOM TAKEOFF
		PIPE BRANCH TOP TAKEOFF
		CAPPED PIPE
		BALL VALVE
		CHECK VALVE
		UNION
		GATE VALVE
	PRV	PRESSURE REDUCING VALVE
		GAS COCK
M		GAS METER
		COMBINATION BALANCING AND SHUT-OFF VALVE
		PIPE DIRECTION OF FLOW
	FD	FLOOR DRAIN
		POINT OF REMOVAL
		POINT OF CONNECTION TO EXISTING
1		KEYED NOTE, DEMOLITION
1		KEYED NOTE, NEW WORK
P-1		PLUMBING RISER SYMBOL WITH DESIGNATION

ABBREVIATIONS

(E)	EXISTING TO REMAIN	INV	INVERT ELEVATION
(R)	EXISTING TO BE REMOVED AND RELOCATED	KW	KILOWATTS
(RE)	RELOCATED EQUIPMENT	L	LAVATORY
(X)	DEMOLISHED EQUIPMENT	LBS	POUNDS
ABV	ABOVE	MAX	MAXIMUM
ADA	AMERICANS WITH DISABILITIES ACT	MECH	MECHANICAL
AFF	ABOVE FINISHED FLOOR	MBH	THOUSANDS OF BTU'S PER HOUR
BFP	BACKFLOW PREVENTER	MIN	MINIMUM
BTU	BRITISH THERMAL UNITS	MS	MOP SINK
CISPI	CAST IRON SOIL PIPE INSTITUTE	NSF	NATIONAL SANITARY FOUNDATION
CLG	CEILING	OD	OVERFLOW DRAIN
CO	CLEANOUT	OSD	OPEN SITE DRAIN
CONT	CONTINUATION	PH	PHASE
CM	COFFEE MAKER	PSI	POUNDS PER SQUARE INCH
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DFU	DRAINAGE FIXTURE UNITS	REF	REFRIGERATOR
DN	DOWN	RL	RAIN LEADER
DW	DISHWASHER	SH	SHOWER
DWG	DRAWING	SK	SINK
EA	EACH	SQ.FT	SQUARE FOOT, FEET
ELEC	ELECTRIC, ELECTRICAL	SS	SERVICE SINK
ELEV	ELEVATION	TPV	TRAP PRIMER VALVE
EWC	ELECTRIC WATER COOLER	TS	TAMPER SWITCH
°F	DEGREES FAHRENHEIT	TYP	TYPICAL
FCO	FLOOR CLEANOUT	U	URINAL
FD	FLOOR DRAIN	V	VOLT, VOLTS
GAL	GALLON, GALLONS	VS	VENT STACK
GD	GARBAGE DISPOSAL	VTR	VENT THROUGH ROOF
GPH	GALLONS PER HOUR	W/	WITH
GPM	GALLONS PER MINUTE	WC	WATER CLOSET
HB	HOSE BIB	WH	WATER HEATER
HD	HUB DRAIN	WHA	WATER HAMMER ARRESTOR
IM	ICE MAKER	WS	WASTE STACK

Project :

VALENCIA'S BANQUET HALL
8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :

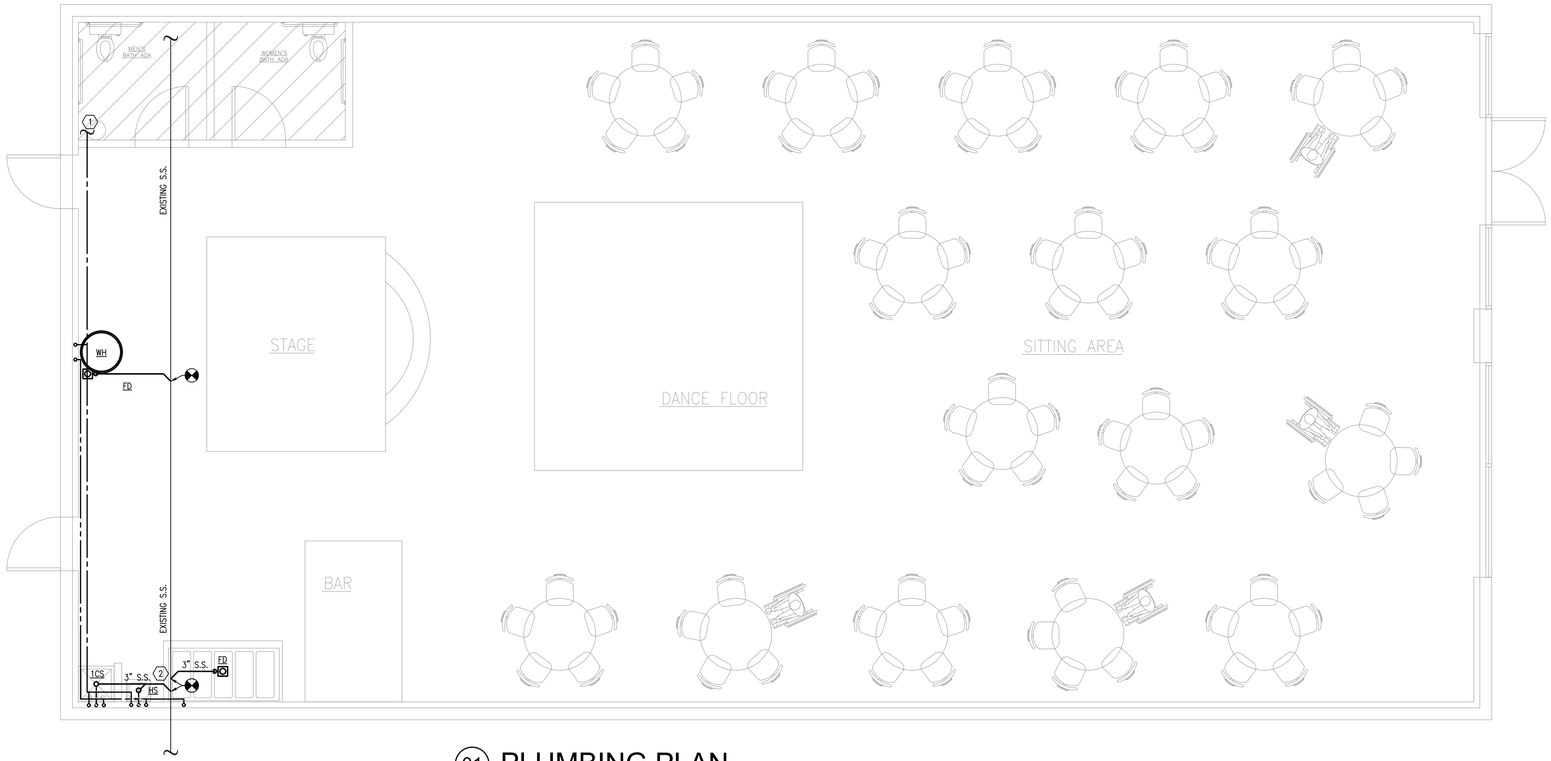
REGISTERED PROFESSIONAL ENGINEER
EDGAR HERRERA
NO. 67603
EXP. 6/30/21
CIVIL
STATE OF CALIFORNIA

Title :

PLUMBING NOTES

Sheet :

P000



01 PLUMBING PLAN

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

MIN. AIR CHAMBER DIMENSIONS

NOMINAL PIPE DIM.	LENGTH OF PIPE	FLOW PRESSURE	VELOCITY FEET / SEC	REQ. VOL. IN CU. INCH	AIR CHAMBER PHYS. SIZE IN INCHES
1/2"	25	30	10	8	3/4" x 15"
1/2"	100	60	10	60	1" x 69.5"
3/4"	50	60	5	13	1" x 5"
3/4"	200	30	10	108	1.25" x 72.5"
1"	100	30	5	19	1.25" x 12.7"
1"	50	60	10	40	1.25" x 27"
1 1/2"	200	30	5	90	2" x 27"
1 1/2"	50	60	10	170	2" x 50.5"
2"	100	30	10	329	3" X 44.5"
2"	25	60	10	150	2.5" x 31"
2"	200	60	5	300	3" x 40.5"

FIXTURE ROUGH-IN SCHEDULE:

FIXTURE TYPE	WASTE	VENT	COLD WATER	HOT WATER
1 COMPARTMENT SINK	2"	2"	1/2"	1/2"
HAND SINK	2"	2"	1/2"	1/2"
FLOOR DRAIN	3"	2"	–	–

PLUMBING FIXTURE SCHEDULE

HS — S.S. WALL MOUNTED HANDSINK. REGENCY 600HS12SP HAND SINK WITH GOOSENECK FAUCET, GRID STRAINER, TRAP, TAILPIECE AND SUPPORT.

3CS — ELKAY STAINLESS STEEL, THREE COMPARTMENT SINK WITH ALL INTERNAL ROUNDED CORNER.

TMV — WATTS – 1/2" LFMMVM1-UT, LEAD FREE THREADED MIXING VALVE AND SHALL COMPLY ASSE 1070 TYPE.

BP — WATTS – SD-2 DUAL CHECK VALVE BACKFLOW PREVENTION ASSEMBLY (DCVA).

WH1 — RHEEM PROPH40 T2 RH375-30, 40 GAL ELECTRIC WATER HEATER , 230V/60/1PH. 4.5KW.

FD — 3" FLOOR DRAIN, JOSAM 30000-A SERIES, CAST IRON BODY, WITH 1/2" BRONZE TRAP PRIMER VALVE (TRAP GUARD IN KITCHEN AREA) WITH VACUUM BREAKER AND ASSOCIATED WATER PIPING.

AIR — AIR CHAMBER, "PPP INC." WATER HAMMER ARRESTORS OR EQUIVALENT.

PIPING SPECIFICATIONS

HOT AND COLD WATER : TYPE "L" COPPER WITH WROUGHT COPPER FITTING AND SILVABRITE 100 SOLDER OR SILFOS SILVER BRAZED JOINTS. UNDERGROUND WATER LINES SHALL BE TYPE "K" COPPER WITH NO JOINTS.

SANITARY WASTE AND VENT : SCHEDULE 40 PVC.

UNDERGROUND PIPE : ALL UNDERGROUND PIPES FOR 6" AND SMALLER SHALL BE PVE SCHEDULE 40, AND PIPE SIZE 8" OR LARGER SHALL BE SDR 35. TO COMPLY SEC. 701.1, 715.1 OF 2021 UPC.

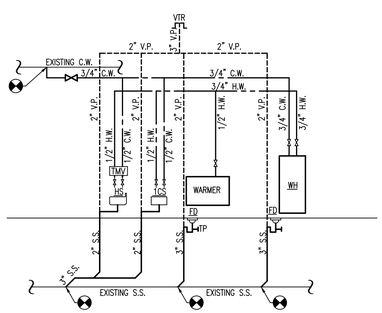
GAS PIPE : ALL GAS PIPE SHALL BE DONE BY USING SCHEDULE 40, A-120 BLACK STEEL PIPE, WELDED OR WITH TAPERED THREADS AS APPROVED FOR CONNECTING. ALL ITEMS OF GAS FIRE EQUIPMENTS SHALL PROVIDE LIFTER HANDLE GAS STOP.

KEYED NOTES - NEW WORK

1. CONNECT COLD WATER TO EXISTING WATER LINE ABOVE CEILING IN THIS AREA, PROVIDE BACKFLOW PREVENTER. PRIOR TO CONSTRUCTION, VERIFY EXACT LOCATION, SIZE AND CONNECTION POINT IN FIELD.
2. CONNECT TO EXISTING SANITARY SEWER PIPE BELOW FLOOR IN THIS AREA, PRIOR TO CONSTRUCTION, VERIFY EXACT LOCATION, SIZE, INVERT, DIRECTION OF FLOW, AND CONNECTION POINT IN FIELD.

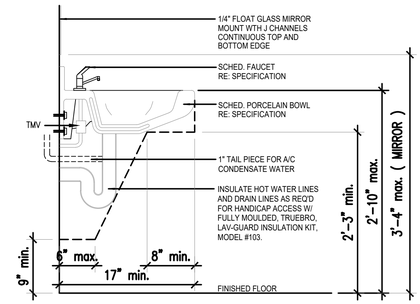
ELECTRIC WATER HEATER SCHEDULE

DESIGNATION	LOCATION	STORAGE CAPACITY (GALLONS)	POWER INPUT (KW)	UNIFORM ENERGY FACTOR (UEF)	RECOVERY @100°F RISE (GPH)	INLET TEMP (°F)	OUTLET TEMP (°F)	BASIS OF DESIGN
WH-1	AS SHOWN	40	4.5	3.83	115	40	120	RHEEM: PROPH40 T2 RH375-30



02 VERTICAL RISER DIAGRAM

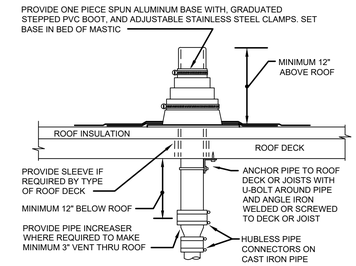
N.T.S.



INSTALL TMV LIMITED TO MAX. TEMPERATURE OF 110 DEGREE F. FOR HAND SINK WITH "WATT" 1/2" LFMMVM1-UT, LEAD FREE THREADED MIXING VALVE AND SHALL COMPLY ASSE 1070 TYPE.

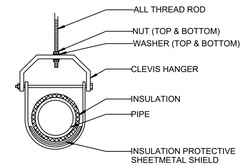
HANDSINK / LAVATORY DETAIL

NO SCALE



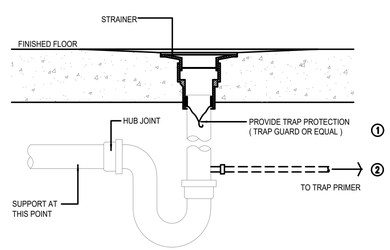
VENT THROUGH ROOF DETAIL

NO SCALE



TYPICAL CLEVIS HANGER DETAIL

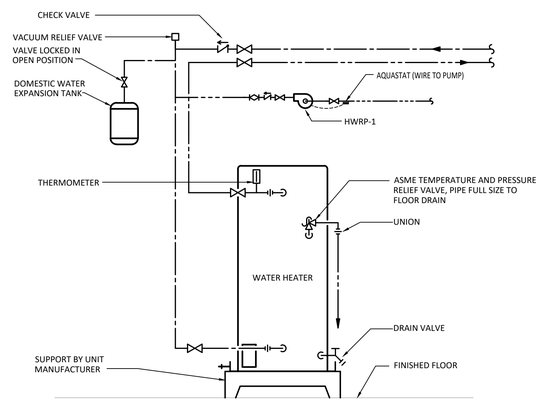
NO SCALE



1. PROVIDE TRAP PROTECTION IN KITCHEN AREA, WITHOUT TRAP PRIMER.
2. PROVIDE TRAP PRIMER IN RESTROOM, INSTEAD OF TRAP GUARD.

FLOOR DRAIN DETAIL

NO SCALE



NOTES:
1. ALL CHECK VALVES, MULTI-PURPOSE VALVES TO BE INSTALLED IN THE HORIZONTAL POSITION ONLY.
2. DRIP PAN WITH DRAIN CONNECTION.

WATER HEATER DETAIL

NO SCALE

Project :

VALENCIA'S BANQUET HALL

8040 GREENBACK LANE SUITE H + I
CITRUS HEIGHTS, CA 95610

Seal :



Title :

PLUMBING FLOOR PLAN

Sheet :

P100

Domestic Water Heating System

CERTIFICATE OF COMPLIANCE	NRCC-PLB-E

This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.

Project Name:	VALENCIA'S BANQUET HALL	**Report Page:**	**(Page 1 of 6)**
Project Address:	8040 GREENBACK LANE SUITE H+I CITRUS HEIGHTS, CA 95610	**Date Prepared:**	2025-10-14T08:26:38-04:00

A. GENERAL INFORMATION

01	Project Location (city)	CALIFORNIA	02	Climate Zone	12
03	Occupancy Types Within Project (select all that apply):				

- All Other Occupancies

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in 140.5/ 170.2(d) and 141.0(a)/180.1, or 141.0(b)2N / 180.2 for additions or alterations. Solar water heating systems are documented on the NRCC-SAB compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03		
My project consists of (check all that apply):	System Type [1,2]	System Components		
☒ New system (DHW system being installed for the first time)	Individual System (serving nonresidential spaces)	☒ Equipment	☒ Distribution	☒ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment	☐ Distribution	☐ Controls

[1]FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.

[2] Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.

[3] DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. or the table indicated as not compliant for guidance.

01	02	03	04
Domestic Hot Water Equipment	Distribution Systems	Controls	**Compliance Results**
Table F	Table G	Table H	
Yes	Yes	Yes	COMPLIES

D. EXCEPTIONAL CONDITIONS

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

CERTIFICATE OF COMPLIANCE		**NRCC-PLB-E**
Project Name: VALENCIA'S BANQUET HALL	**Report Page:**	**(Page 2 of 6)**
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E. ADDITIONAL REMARKS

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

F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in 110.1 and 110.3. Compliance with prescriptive requirements in 140.5(c) / 170.2(d) must also be demonstrated and with 141.0 / 180.1/ 180.2 for addition and alteration scopes.

Equipment Schedule: Water Heating Efficiency and Standby Loss

03		04			05		06		
System Name	WH-1	Exception to 140.5(c)/170.2(d)3		Exceptions Do Not Apply	☐	Gas Service Water Heating System >= 1MMBtu/h[1]	Capacity-weighted Average Efficiency %		
07	08	09	10		11	12	13	14	15
Name or Item Tag	Equipment Type	Volume (gal)	Rated Input Capacity (Btu/h)	Max GPM/ First Hour Rating (FHR)	Rated Efficiency	Minimum Efficiency Required	Efficiency Unit	Designed Standby Loss	Maximum Standby Loss
WH-1	Heat Pump Water Heater								

[1]FOOTNOTE: In systems >= 1MMBtu/h with multiple units, gas water heaters with input capacity > 100,000 Btu/h may meet 90% Et requirements via an input capacity-weighted average.

[2]FOOTNOTE: Compliant equipment may be found in the Modernized Appliance Efficiency Database System (MAEDBS) on the Energy Commission website: https://cacertappliances.energy.ca.gov/Pages/Search/AdvancedSearch.aspx

Water Heating Equipment All Occupancies

	Yes	No	Not Applicable	Requirement
18	☒	☐	☐	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-3.5. Label required per 110.3(c)3
19	☐	☐	☒	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per 110.3(c)5
20	☐	☐	☒	Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per 110.3(c)6
21	☐	☐	☒	School buildings < 25,000 ft^2 and < 4 stories must install a heat pump water heating system per 140.5(a)1. Water heating systems serving an individual bathroom space may be an instantaneous electric water heater.

CERTIFICATE OF COMPLIANCE		**NRCC-PLB-E**
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G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in 120.3 and 140.5. For multifamily and hotel/motel occupancies, compliance is demonstrated with requirements 110.3(c), 160.4, 170.2(d).

Mandatory Pipe Insulation All Occupancies

13	☐	For systems serving dwelling units, pipe insulation must meet the minimum insulation requirements in Table 160.4-A (see blow) except: • Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall abut securely against all framing members • Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with Quality Insulation Installation (QII) as specified in the Reference Residential Appendix RA3.5. • Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation, shall not be required to have pipe insulation.
14	☐	For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per 120.3: • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
15	☒	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per 120.3(b) / 160.4(f). Pipe insulation buried below grade must be installed in a water proof and non-crushable casing or sleeve.

TABLE 120.3-A / 160.4-A PIPE INSULATION THICKNESS

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft^2 per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)			
			< 1	1 to < 1.5	1.5 to < 4	1.5 to < 4 Multifamily & Hotel/Motel
			Minimum Insulation Required			
105-140	0.22 - 0.28	100	1.0 in or R-7.7	1.5 in or R-12.5	1.5 in or R-11	2.0 in or R-16

H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in 110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(e) / 170.2(d).

	Yes	No	Not Applicable	Requirement
01	☒	☐	☐	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per 110.3(a).
02	☐	☐	☒	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per 110.3(c)1 unless covered by California Plumbing Code 613.0.
03	☐	☐	☒	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility.
04	☐	☐	☒	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per 170.2(d) or 180.1(b)3 for additions.
05	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per 170.2(d).
06	☐	☐	☒	Combustion air positive shut-off shall be provided per 160.4(3).on all newly installed commercial boilers as follows: • Boilers with input capacity >= 2.5 MMBtu/h, in which the boiler is designed to operate with a nonpositive vent static pressure • Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MMBtu/h.
07	☐	☐	☒	Boiler combustion air fans with motor >= 10 hp shall meet one of the following • The fan motor shall be driven by a variable speed drive OR • The fan motor shall include controls that limit the fan motor demand to <=30% of the total design wattage at 50% of the design air volume.
08	☐	☐	☒	Newly installed boilers with an input capacity {d:gte/] 5MMBtu/h and a steady state full-load combustion efficiency < 90% shall maintain excess (stack-gas) oxygen concentrations <= 5% by volume on a dry basis over firing rates of 20-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air control linkage or jack shaft is prohibited.

CERTIFICATE OF COMPLIANCE		**NRCC-PLB-E**
Project Name: VALENCIA'S BANQUET HALL	**Report Page:**	**(Page 5 of 6)**
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I. 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
NRCI-PLB-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

Domestic Water Heating System

CERTIFICATE OF COMPLIANCE		NRCC-PLB-E
Project Name: VALENCIA'S BANQUET HALL	**Report Page:**	**(Page 6 of 6)**
Project Address: 8040 GREENBACK LANE SUITE H+I CITRUS HEIGHTS, CA 95610	**Date Prepared:**	2025-10-14T08:26:38-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: TAMER LUKA	Documentation Author Signature:
Company: MBT Engineering Inc	Signature Date:
Address: Corona, California	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Corona, CA 92883	Phone:

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: TAMER LUKA	Responsible Designer Signature:
Company: MBT Engineering Inc	Date Signed: 2025-10-14
Address: Corona, California	License: M39999
City/State/Zip: Corona, CA 92883	Phone: