

Planning and Economic Development Commission Agenda

Wednesday, April 9, 2025, 9:00 a.m. 437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Planning and Economic Development Commission

Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may watch the Planning and Economic Development Commission meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov, on the local government cable channel 18, via Zoom or in person. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting, via Zoom or in person.

NOTE: All comments will be limited to a speaking time of five minutes.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device: Please click this URL to join. https://monocounty.zoom.us/s/94467884456 Or join by phone: Dial (for higher quality, dial a number based on your current location): US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 Callers - To Raise your hand press *9, To Unmute/Mute press *6 Webinar ID: 944 6788 4456 International numbers available: https://monocounty.zoom.us/u/aeHBYOcpOu

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Planning and Economic Development Commission on matters not otherwise listed on the agenda. Under California law the Planning and Economic Development Commission is prohibited from generally discussing or taking action on items not included in the agenda; however, the Commission may briefly respond to comments or questions from members of the public. Therefore, the Commission will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chair for the opportunity to be heard when the item comes up for Commission consideration.

4. WORKSHOP

4.1 Workshop with the Planning & Economic Development Commission and Mammoth Lakes Chamber of Commerce Board of Directors

5. BUSINESS MATTERS

5.1 Consideration of Major Design Review 25-001 requesting approval of a 10,461 square foot multipurpose building for housing airport safety operations equipment including the Aircraft Rescue and Firefighting (ARFF) equipment and snow removal equipment

located within the Terminal Area Development Project site of the Mammoth Yosemite Airport property. The modified multipurpose building design is consistent with the 2022 Addendum to the Mammoth Yosemite Airport Terminal Area Development Project certified EIR (State Clearinghouse No. 2019100384).

Applicant/ Property Owner: Sierra Waugh, Deputy Airport Manager / Town of Mammoth Lakes

5.2 Consideration of Major Design Review 24-008 and Administrative Permit 25-001, for the Mammoth Hospital North Wing Replacement project located in the Public/Quasi-Public (P/QP) zoning district. The project consists of construction of a 60,788 square foot

hospital building to replace the existing acute care medical services building in compliance with California's seismic retrofitting requirements. The project is exempt from further environmental review pursuant to State CEQA Guidelines §15302(a).

Applicant/ Property Owner: Mark Lind, COO for Mammoth Hospital / Southern Mono Healthcare District

6. CONSENT AGENDA

6.1 Approve the minutes of the regular meeting of March 18, 2025.

7. COMMISSIONER REPORTS

Informational reports from Commissioner representatives on committees, commissions, and organizations; general reports on Commission activities. Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary; and to remove items from consent for separate discussion.

Design Committee - Dawn Vereuck and Cynthia Fleming

Mobility Committee - To be appointed

8. DIRECTORS REPORT

The Director's Report portion of the agenda provides the Director with an opportunity to address the Planning and Economic Development Commission on Community and Economic Development work items.

9. ADJOURNMENT

The Planning and Economic Development Commission will adjourn to a regular meeting to be held on Wednesday, May 14, 2025 at 9:00 a.m.

Planning and Economic Development Commission Agenda Action Sheet

<u>**Title:**</u> Workshop with the Planning & Economic Development Commission and Mammoth Lakes Chamber of Commerce Board of Directors

Commission Meeting Date: 4/9/2025

<u>Prepared by</u>: Nolan Bobroff, Community and Economic Development Director; Brianna Goico, President & CEO, Mammoth Lakes Chamber of Commerce

<u>Recommended Motion</u>: Participate in a joint workshop with the Mammoth Lakes Chamber of Commerce Board of Directors

Agenda Topics: Workshop Length: 1 hour

- 1. What assistance or resources can the Planning & Economic Development Commission provide to the business community?
- 2. What are the challenges that new businesses face in trying to open in Mammoth Lakes (e.g., permitting, process to open, marketing, etc.)?
- 3. What resources and content should a business guide provide?

The Town, Mono County, and Chamber of Commerce are working on revising the business guide to provide helpful information for starting a new business in a clear and concise format.

Existing Business Guides

- a. <u>Town Business Packet</u>
- b. Town/Mono County Business Packet
- 4. What types of businesses and/or employment sectors are missing in the community?
- 5. Are there concerns related to vacant commercial spaces and/or vacant properties within the <u>Commercial zones</u>?

Relevant Documents

- 1. General Plan Economy Element August 2007
- 2. <u>Destination Resort Community and Economic Development Strategy (DRCEDS) –</u> <u>December 2021</u>
- 3. <u>Eastern Sierra Region Comprehensive Economic Development Strategy (CEDS) January</u> 2024

Planning and Economic Development Commission Agenda Action Sheet

<u>Title</u>: Consideration of Major Design Review 25-001 requesting approval of a 10,461 square foot multipurpose building for housing airport safety operations equipment including the Aircraft Rescue and Firefighting (ARFF) equipment and snow removal equipment located within the Terminal Area Development Project site of the Mammoth Yosemite Airport property. The modified multipurpose building design is consistent with the 2022 Addendum to the Mammoth Yosemite Airport Terminal Area Development Project certified EIR (State Clearinghouse No. 2019100384). Applicant/ Property Owner: Sierra Waugh, Deputy Airport Manager / Town of Mammoth Lakes

Commission Meeting Date: 4/9/2025

Prepared by: Kim Cooke, Senior Planner

<u>Recommended Motion</u>: Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approve Design Review (DR) 25-001 with conditions as recommended by staff or with modifications.

Summary: The project includes construction of a new 10,461 square foot, 7-bay multipurpose building for housing airport safety operations equipment including the Airport Rescue Firefighting (ARFF) vehicle and snow removal equipment as well as maintenance operations. The building includes a small lobby for customer service and access badging operations, airport staff office space, a training room, break room, storage area and restrooms. Other site improvements associated with the new multipurpose building include pavement areas for a parking lot, access apron, airside access road, and a septic system with leach field.



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: April 9, 2025

AGENDA TITLE: Consideration of Major Design Review 25-001 requesting approval of a 10,461 square foot multipurpose building for housing airport safety operations equipment including the Aircraft Rescue and Firefighting (ARFF) equipment and snow removal equipment located within the Terminal Area Development Project site of the Mammoth Yosemite Airport property. The modified multipurpose building design is consistent with the 2022 Addendum to the Mammoth Yosemite Airport Terminal Area Development Project certified EIR (State Clearinghouse No. 2019100384).

Applicant/ Property Owner: Sierra Waugh, Deputy Airport Manager / Town of Mammoth Lakes

REQUESTING DEPARTMENT:

Community & Economic Development

Nolan Bobroff, Community and Economic Development Director

Kimberly Cooke, Senior Planner

OBJECTIVE:

- 1. Receive Staff and Applicant presentations
- 2. Planning & Economic Development Commission (PEDC) discussion
- 3. PEDC action to:
 - a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Municipal Code findings, and approving Design Review 25-001 as recommended by staff.
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution

SUMMARY:

Proposal:	Request for approval of a Major Design Review application for construction of a 10,461 square foot multipurpose building that will house the Town's Aircraft Rescue and Firefighting (ARFF) vehicle and snow removal operations equipment. The proposal also includes construction of supporting infrastructure such as access road, parking lot, and asphalt apron.
Project Name:	Mammoth Yosemite Airport Multipurpose Building
Location:	1300 Airport Road
Size of Property:	MMH Terminal Area Development Project site comprises 22-acres of the 196-acre
	MMH Airport Parcel.
Zoning:	Airport (A)
General Plan:	Airport (A)

Environmental Review: The project conforms to the 2022 Addendum to the Mammoth Yosemite Airport Terminal Area Development Project EIR (State Clearinghouse No. 2019100384). A Notice of Determination (NOD) will be filed pursuant to CEQA Guidelines §15094 and 15373.

KEY ISSUES:

- 1. Does the proposed project meet the Design Review criteria and required findings pursuant to Municipal Code (MC) Chapter 17.88?
- 2. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

On October 6, 2021, Town Council adopted Resolution No. 21-83 to approve the Mammoth Yosemite Airport Terminal Area Development Project and certify the Final Environmental Impact Report (EIR) (SCH No. 2019100384) for the project. At the same meeting, Town Council authorized an agreement with Brandley Engineering for the development of a conceptual design of the Aircraft Rescue and Fire Fighting (ARFF)/Snow Removal Equipment (SRE) Facility component of the project, which was included as a high priority item in the Capital Improvement Program (CIP) approved by Town Council on September 1, 2021.

During the conceptual design process, Town staff determined that the ARFF/SRE facility would require minor design changes to improve facility efficiency and provide additional space for airport operations. Since the design changes would result in changes to the description of the ARFF/SRE facility as analyzed in the certified EIR, the Town prepared an Addendum to the EIR in order to update the project description for the ARFF/SRE Facility. The Addendum described minor technical changes to the certified EIR and concluded that the environmental data and analyses presented in the certified EIR remained valid with respect to the modified ARFF/SRE, and that the proposed ARFF/SRE modifications would not involve new or more severe environmental impacts compared to those identified in the certified EIR.

A Major Design Review application (DR 22-007) was submitted on December 8, 2022. In reviewing the application, staff requested the proposed color palette be revised to improve compliance with applicable Town Design Guidelines. The applicant team revised the color palette for the project and submitted revised renderings and color and material board. The Design Review application was subsequently presented to the PEDC Design Committee on December 15, 2022, and the Committee was in support of the building design as well as the color and material palette.

The PEDC held an administrative hearing for Major Design Review application (DR 22-07), on January 10, 2022. At that meeting, the Commission adopted the Addendum to the Mammoth Yosemite Airport Terminal Area Development Project EIR and approved the Design Review application with the conditions recommended by staff.

The project bidding process began in March 2023. Staff received a bid for the sitework but did not receive a bid for the structure and received feedback that the bid costs for the structure would be much higher than the engineer's estimate. After an unsuccessful bidding process for the structure, the FAA determined that many of the rooms in the building were no longer considered eligible due to changes in the Town's commercial air service. The Town determined it did not want to take on the full financial burden of the ineligible components along with anticipated construction costs being much higher than the engineer's estimate, so the Town decided to reject the site work bid and redesign the project.

Since the FAA provided eligibility feedback so late in the approval process, the agency agreed that redesigning the project was appropriate and granted funding to the Town for the redesign work. The redesign eliminated spaces

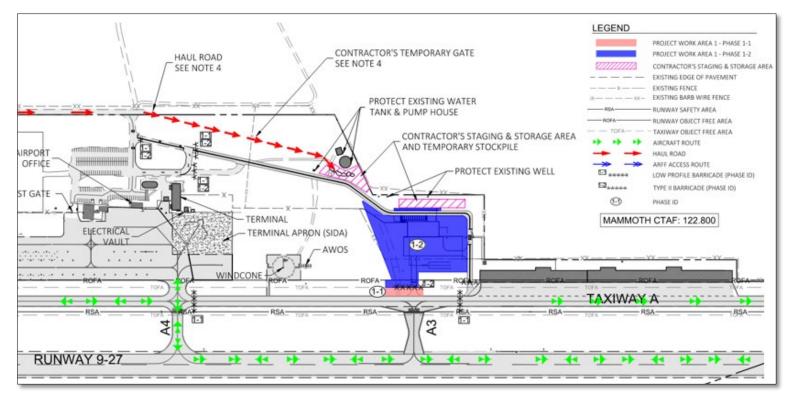
that were no longer considered eligible for FAA funding, such as a wash/dryer room, first aid/medical room, dayroom, two dorms, two locker rooms, and additional storage.

A Major Design Review application (DR 25-001) was submitted on March 6, 2025, for the modified building design, which is a smaller-scale structure compared with the 2022 approved version.

Project Proposal:

The project includes the construction of a new 10,461 square foot, 7-bay multipurpose building for housing airport safety operations equipment including the Airport Rescue Firefighting (ARFF) vehicle and snow removal equipment (SRE) as well as maintenance operations. The building includes a small lobby for customer service and access badging operations, airport staff office space, a training room, break room, and restrooms. Other site improvements associated with the new multipurpose building include pavement areas for a parking lot, access apron, airside access road, and a septic system with leach field.

Figure 1 – Project Footprint (Building and Pavement)



The proposed multipurpose building is 27-feet tall and is primarily single-story with a small, 270 square foot second-floor mezzanine to accommodate a watch room and additional storage. The building footprint is 10,740 square feet with 10,461 square feet of usable floor area. **Figure 1** illustrates the location of the project work area shown in blue, in relation to existing airport improvements.

The overall size and height of the proposed facility is determined by the size and type of equipment that will be stored inside. **Figure 2** illustrates the interior building footprint with equipment layout and specific use areas.

Figure 2- Floor Plan 1st and 2nd Floor Plan

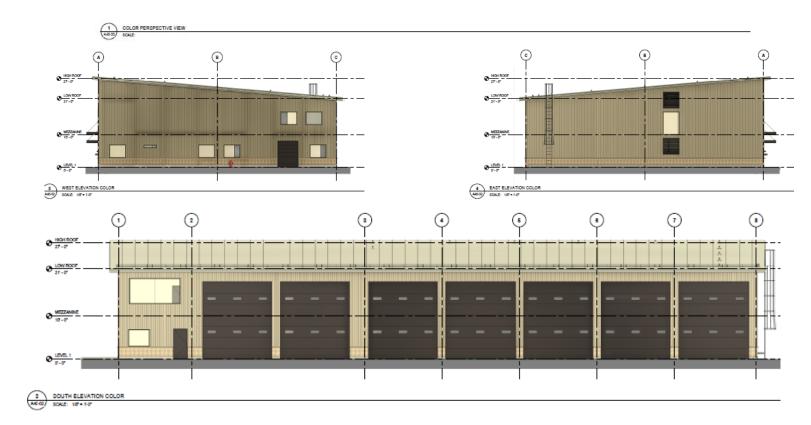


The Design Review application provides information regarding the need for an appropriate facility to house all the airport's ARFF equipment and snow removal equipment including an indoor maintenance bay. The airport currently leases a hangar from the Fixed Base Operator (FBO) to house some of the ARFF and snow removal equipment; however, that building does not have the capacity to hold all the airport's equipment and lacks adequate ARFF support rooms. The project narrative indicates that construction of the proposed multipurpose building for housing the ARFF and snow removal equipment will extend the life of the equipment and meet the

FAA's goal of housing ARFF vehicles and snow removal equipment indoors. Additionally, the proposed facility enhances airport safety by providing adequate ARFF support rooms and improved access and response times to airport incidents. As such, the proposed structure is considered a required aviation safety structure.

Figure3- Color Elevations





The proposed infrastructure improvements proposed to serve the multipurpose building are summarized below and illustrated on the site plan:

- Personnel Parking 7 parking spaces
- ADA Parking 1 parking space
- Visitor Parking 3 parking spaces
- ARFF/SRE apron 20,058 square feet
- Airside Access Road
- Septic system with leach field

Municipal Code Consistency

The project site is located within the Town's Airport (A) Special Purpose Zoning District. *"The Airport (A) Zoning District is intended to implement the Airport Layout Plan (ALP) and the goals and policies in the General Plan related to airport facilities."* The proposed project is classified as a required aviation safety structure, which is a permitted use in the (A) zoning district subject to Design Review.

The project complies with all applicable development standards, as summarized in the following Table 2.

Table 2: Zoning Consistency.

General Information			
General Plan: Airport (A)		Specific Plan: N/A	
Zoning: Airport (A)		Overlay Zone/District: I	N/A
Existing Land Use: MMH Airpo	ort	Permits Required: Desi	gn Review
Development Standards M.C.	Section 17.32.060.C		
Standar	ď	Proposed/Provided	Complies?
Design			
All facilities shall incorporate a landscaping, signage and site o which support goals and polic Plan. The design shall enhance ensure that a first-class entry Mammoth Lakes resort comm	design standards ies of the General e the airport facility to statement for the		ibject to Design Review and he facility is consistent with nes.
Yards, Separation			
Adequate space for landscapin pedestrian circulation and em determined through the Desig Hangars shall not require sepa structures.	ergency access as In Review process.	Yes, ample separation f structures is provided t maneuver the ARFF/SR	o allow for adequate room t
Parking	Shall conform to parking for similar uses: 1.6 / 1,000 GLA	(3 spaces required) 1.6 x 2,100 sq.ft. of conditioned office space /1,000	Yes, 11 parking spaces provided
Building Height	45 feet - permitted for required aviation safety structures	27 Feet	Yes

Figure 4 – Color and Material Board



General Plan Consistency

The General Plan land use designation for the site is Airport (A), which allows aviation, fueling, and fixed-base operator services at the Mammoth Yosemite Airport. The proposed multipurpose building for housing the airport ARFF and snow removal equipment is an FAA required aviation safety structure and is consistent with the aviation uses on the airport property.

Specific General Plan Vision Statements with which the proposed project is consistent are described in **Table 3**:

General Plan Vision Statement	Explanation of Project Conformance
<i>"Sustainability and continuity of our unique relationship with the natural environment"</i>	The project is located within the Town's Urban Growth Boundary and is located within a previously disturbed area of the 196-acre Airport Parcel. The proposed multipurpose building for ARFF and SRE equipment is listed as a top priority in the Airport Layout Plan and the Airport Capital Improvement Program.
<i>"Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a</i>	The design of the ARFF/SRE facility integrates desirable architectural details such as a cultured stone base material combined with a dark, neutral color palette, which results in a balanced aesthetic with the utilitarian form of the structure. The

 Table 3: General Plan Vision Statement Conformance

<i>"village in the trees" with small town charm"</i>	design incorporates colors and materials that are compatible with the mountain resort community character.
<i>"Offering a variety of transportation options that emphasize connectivity, convenience and alternatives to use of personal vehicles with a strong pedestrian emphasis."</i>	The MMH airport operations provide essential public services for the community and permitting the proposed project would result in improved airport safety and maintenance operations.

The project is consistent with the following General Plan goals, policies, and actions as described in Table 4:

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
 Policy E.1.F.1: Establish and maintain air service connecting the Mammoth Lakes area with destination visitor markets. E.1.F.1.: Actively seek state and federal funding for airport improvements. E.1.F.2: Upgrade the Mammoth Yosemite Airport terminal to allow for regional air service E.1.F.3: Update the Airport Master Plan 	The project incorporates improved safety infrastructure at the airport which will primarily be funded with FAA grant funding. The project is also consistent with the 2023 Airport Layout Plan.
Policy M.18.5: Continue to support Mammoth- Yosemite Airport as a regional transportation hub through advancement of the policies and actions for air service established in the General Plan Economy Element.	The proposed multipurpose building is listed as the #1 priority project in the 2023-2030 Airport Capital Improvement Program (ACIP). Implementation of this project will serve to support and improve ongoing Airport operations.
Policy C.2.V: Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.	Building height and massing are similar to the heights and massing of surrounding structures on the Airport property and the tallest ridgeline is 27-feet tall, which is 18-feet below the maximum allowed height of 45 feet. The location of the structure does not obstruct views to the surrounding mountains and the color palette is intended to blend with the backdrop of Doe Ridge.

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Can the findings be made for approval of a Design Review pursuant to pursuant to Municipal

Code (MC) Chapter 17.88?

Design Review is required per MC Section 17.88.020. The purpose of Design Review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and to ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and visually harmonious with surrounding development.

Staff finds that the proposed site layout and building design has met the overall intent of the Design Review criteria. Below is staff's analysis of the project's consistency with the Design Review criteria.

Design Review Findings:

A. The project is consistent with the applicable standards and requirements of the Municipal Code.

The project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code because the project is located within the Airport (A) special purpose zone, which is intended to implement the Airport Layout Plan (ALP) and the goals and policies in the General Plan related to airport facilities. The project is listed as a priority project to be implemented within 0-5 years in the Airport Layout Plan as well as the Airport Capital Improvement Program. The proposed structure and related site improvements comply with all the development standards applicable to the Airport zone including standards for building separation, building height, and parking.

B. The project is consistent with the General Plan and any applicable specific plan or master plan.

The proposed construction of an ARFF/SRE facility on the Mammoth Yosemite Airport Property is consistent with the General Plan in that the applicable land use designation for the Airport is intended to allow aviation uses. The project accomplishes specific General Plan policies for Air Service including Policy E.1.F.1, E.1.F.2, and E.1.F.3, because the project would be primarily funded by FAA grant program money, and the facility is a high priority project listed within the Airport Layout Plan and the Airport Capital Improvement Program. Additionally, the multipurpose building for housing the ARFF and snow removal equipment represents a major upgrade for airport safety operations.

C. The project is consistent with the Town of Mammoth Lakes Design Guidelines.

The project is consistent with the Town's Design Guidelines applicable to civic and public use buildings because the building form is composed of a simple building form with interesting details to provide visual interest and appropriate scale and proportions consistent with other structures on the airport property. The proposed design integrates desirable architectural details and building form which results in a reasonable balance between aesthetic quality and the utilitarian nature of the structure.

The height of the proposed multipurpose building for ARFF and snow removal equipment is 27-feet tall at the tallest roof ridgeline, which is below the maximum 45-foot height permitted for aviation safety structures and is in keeping with the character of other airport operation structures on the property.

The exterior building colors and materials selected for the project are based on the Mammoth Lakes Design Guidelines recommendations, which incorporate building façade colors that are slightly darker than surrounding natural colors to better blend with the site surroundings. The metal siding panels have a matte finish in "Cool Weathered Copper" with accent siding and roll-up doors in "Cool Ebony." The base of the structure is distinguished by the incorporation of a precast stone veneer "El Dorado Field Ledge," and the roof is a metal standing seam material in a matte "Cool Zinc Gray" finish.

The proposed building design and site improvements combine together in a visually cohesive manner that is compatible with the surrounding natural environment and complements the character of Airport property while adhering to the required building separation, building height and parking requirements for the Airport Special Zoning District.

D. The project is consistent with any approved tentative map, use permit, variance, or other planning or zoning approval that the project required.

The proposed project is consistent with the allowable land uses described within the allowable land use table for the Airport (A) zoning district. The project is also consistent with the Airport Layout Plan (ALP), the Airport Capital Improvement Program document, and the approved MMH Terminal Area Development Project and the associated Environmental Impact Report.

KEY ISSUE #2: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

An Environmental Impact Report (EIR) was prepared for the Mammoth Yosemite Airport Terminal Area Development Project and was certified on October 6, 2021 (SCH 2019100384). The EIR found that there would not be a significant effect on the environment as a result of the project with mitigation measures incorporated. An Addendum to the certified EIR was subsequently prepared in order to address modifications to the ARFF/SRE project description in 2022. The Addendum describes minor technical changes to the certified EIR and concludes that the environmental data and analyses presented in the certified EIR remain valid with respect to the modified design of the 2022 ARFF/SRE project.

The proposed multipurpose building for ARFF and snow removal equipment is consistent with the scope of development contemplated and analyzed in the April 2022, Addendum to Mammoth Yosemite Airport Terminal Area Development Project, which supports the conclusion that the proposed project modifications are minor technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The applicable mitigation measures from the 2022 Addendum remain applicable and are included as conditions of approval for the project.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Design Review 25-001 with conditions as recommended by staff, or with modifications.

Attachments

Attachment A: Resolution No. PEDC 2025-04

Attachment B: Project Plans, Color Renderings and Color & Material Board

Attachment C: 2022 CEQA Addendum to the Mammoth Yosemite Airport Certified EIR

Recording Requested by and When Recorded Mail To:

Town of Mammoth Lakes Community & Economic Development Department P.O. Box 1609 Mammoth Lakes, CA 93546

> Recordation fee exempt per Government Code §27383 Space Above for Recorder's Use

RESOLUTION NO. PEDC 2025-04

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING DESIGN REVIEW 25-001 FOR THE MAMMOTH YOSEMITE AIRPORT MULTIPURPOSE BUILDING LOCATED AT 1300 AIRPORT ROAD (APN: 037-250-004-000)

WHEREAS, a request for consideration of a Major Design Review application was filed by Sierra Waugh, Deputy Airport Manager, on behalf of the Town of Mammoth Lakes, in accordance with Chapters 17.88 (Design Review) of the Town of Mammoth Lakes Municipal Code, for property located within the Airport (A) zoning district at 1300 Airport Road; and

WHEREAS, the Planning and Economic Development Commission conducted an administrative hearing on the application request on April 9, 2025, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

- 1. The staff report to the Planning and Economic Development Commission with exhibits;
- 2. The General Plan, Municipal Code, Town of Mammoth Lakes Design Guidelines, and associated Land Use Maps;
- 3. The 2023 Airport Layout Plan (ALP) and 2023-2030 Airport Capital Improvement Plan (ACIP);
- 4. Oral evidence submitted at the hearing;
- 5. Written evidence submitted at the hearing;
- 6. Project plans consisting of:
 - a. 95% construction drawing sheets 1-81, dated April 1, 2025;
 - c. Color Renderings sheets 1-2, dated March 26, 2025;

- d. Exterior Colors and Materials Board, dated received by the Town of Mammoth Lakes March 6, 2025;
- 7. The Mammoth Yosemite Airport Terminal Area Development Project Final Environmental Impact Report (SCH #2019100384) consisting of the Draft EIR dated June 14, 2021, the Final EIR dated August 20, 2021, and the Mitigation Monitoring and Reporting Program dated August 20, 2021 (collectively the "2021 Airport Terminal EIR"), incorporated herein by reference; and
- 8. The CEQA Addendum to the 2021 Airport Terminal EIR (SCH #2019100384) dated April 6, 2022 ("2022 Addendum"), incorporated herein by reference;

NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS.

I. CEQA.

California Environmental Quality Act Guidelines Section 15162:

The Planning and Economic Development Commission considered the Addendum to the 2021 Airport Terminal EIR ("2022 Addendum"), dated April 2022, together with the Mammoth Yosemite Airport Terminal Area Development Project certified EIR ("2021 Airport Terminal EIR") (State Clearinghouse No. 2019100384), pursuant to the CEQA Guidelines Section 15162, and finds that on the basis of the whole record, there is no substantial evidence that the proposed Mammoth Yosemite Airport ARFF / Multipurpose building will result in any new significant effects or a substantial increase in the severity of previously identified significant effects.

- a. The Planning and Economic Development Commission finds that there are no substantial changes to the project from what was analyzed in the 2022 Addendum that would require revisions to the Addendum, and therefore, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects will occur.
- b. There are no substantial changes with respect to the circumstances under which the project is being undertaken that will require major revisions to the adopted 2022 Addendum because the modified ARFF/Multipurpose building, vehicle access apron and parking area are located within the original approved project area and are within the scope of development analyzed in the 2022 Addendum. Therefore, the 2022 Addendum is adequate because it demonstrates that the environmental analysis and impacts identified in the 2021 Airport Terminal EIR remain substantively unchanged by the proposed Major Design Review application, and supports the finding that the project does not result in any new environmental effects and does not exceed the level of impacts identified in the EIR.

c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified and at the time that the 2022 Addendum was adopted, to show that:

(1) The project will have one or more significant effects not previously discussed in the EIR since, as described in the 2022 Addendum, no changes have occurred with respect to the intensity of development or land uses proposed, and all potential environmental effects were found to be adequately analyzed in the 2022 Addendum;

(2) Significant effects previously examined will be substantially more severe than shown in the previous EIR. The revised design proposed for the MMH ARFF/Multipurpose building would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project is being undertaken) since the certification of the 2021 Airport Terminal EIR and adoption of the 2022 Addendum has occurred.

(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative. There are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 2021 Airport Terminal EIR and the 2022 Addendum.

(4) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. There are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 2021 Airport Terminal EIR and the 2022 Addendum.

Therefore, none of the criteria in CEQA Guidelines §15162 calling for preparation of subsequent environmental review has occurred. The proposed multipurpose building for ARFF and snow removal equipment is consistent with the scope of development contemplated and analyzed in the 2022 Addendum, which supports the conclusion that the proposed project modifications are minor technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The applicable mitigation measures from the 2022 Addendum remain applicable and are included as conditions of approval for the project.

d. The Planning and Economic Development Commission finds that the proposed multipurpose building for ARFF and snow removal equipment will not result in a safety hazard or noise problem for persons using the Mammoth Yosemite Airport or for persons residing or working in the Project area because the Project site is located within the Mammoth Yosemite Airport Terminal Area Development Project area which was analyzed in the 2021 Airport Terminal EIR and the analysis and conclusions in the certified EIR remain valid for the proposed multipurpose building.

- e. A program for reporting on or monitoring the required mitigation measures has been adopted.
- f. All applicable mitigation measures shall be conditions of Project approval.

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR DESIGN REVIEW PERMIT (Municipal Code Section 17.88.060)

1. The project is consistent with the applicable standards and requirements of the Municipal Code.

The project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code because the project is located within the Airport (A) special purpose zone, which is intended to implement the Airport Layout Plan (ALP) and the goals and policies in the General Plan related to airport facilities. The project is listed as a priority project to be implemented within 0-5 years in the Airport Layout Plan as well as the 2023-2030 Airport Capital Improvement Program. The proposed structure and related site improvements comply with all of the development standards applicable to the Airport zone including standards for building separation, building height, and parking.

2. The project is consistent with the General Plan and any applicable specific plan or master plan.

The proposed construction of an ARFF/SRE facility on the Mammoth Yosemite Airport Property is consistent with the General Plan in that the applicable land use designation for the Airport is intended to allow aviation uses. The project accomplishes specific General Plan policies for Air Service including Policy E.1.F.1, E.1.F.2, and E.1.F.3, because project would be primarily funded by FAA grant program money, and the facility is a high priority project listed within the Airport Layout Plan and the Airport Capital Improvement Program. Additionally, the multipurpose building for housing ARFF and snow removal equipment represents a major upgrade for airport safety operations.

3. The project is consistent with the Town of Mammoth Lakes Design Guidelines.

The project is consistent with the Town's Design Guidelines applicable to civic and public use buildings because the building form is composed of simple building form with interesting details to provide visual interest, appropriate scale and proportions consistent with other structures on the airport property. The proposed design integrates desirable architectural details and building form which results in a reasonable balance between aesthetic quality and the utilitarian nature of the structure. The height of the proposed multipurpose building for ARFF and snow removal equipment is 27-feet at the tallest roof ridgeline, which is below the maximum 45-foot height permitted for aviation safety structures and is in keeping with the character of other airport operation structures on the property.

The exterior building colors and materials selected for the project are based on the Mammoth Lakes Design Guidelines recommendations, which incorporate building façade colors that are slightly darker than surrounding natural colors to better blend with the site surroundings. The metal siding panels have a matte finish in "Cool Weathered Copper" with accent siding and roll-up doors in "Cool Ebony." The base of the structure is distinguished by the incorporation of a precast stone veneer "El Dorado Field Ledge," and the roof is a metal standing seam material in a matte "Cool Zinc Gray" finish.

The proposed building design and site improvements combine together in a visually cohesive manner that is compatible with the surrounding natural environment and complements the character of Airport property while adhering to the required building separation, building height and parking requirements for the Airport Special Zoning District.

4. The project is consistent with any approved tentative map, use permit, variance, or other planning or zoning approval that the project required.

The proposed project is consistent with the allowable land uses described within the allowable land use table for the Airport (A) zoning district. The project is also consistent with the Airport Layout Plan (ALP), the 2023-2030 Airport Capital Improvement Program document, and the approved MMH Terminal Area Development Project and the associated Environmental Impact Report.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

The Planning and Economic Development Commission hereby takes the following actions:

- 1. Finds that the previously certified Mammoth Yosemite Airport Terminal Area Development Project Final Environmental Impact Report (SCH #2019100384) and the adopted 2022 Addendum to the 2021 Airport Terminal EIR adequately covered all potential environmental impacts of the Project and no new or increased environmental impacts are anticipated as a result of the Project, and therefore, a subsequent EIR is not required pursuant to Public Resources Code Section 21166 or State CEQA Guidelines Section 15162
- 2. Approves Design Review 25-001 subject to the following conditions:

(SEE EXHIBIT "A"); and

3. Directs Staff to file a Notice of Determination.

PASSED AND ADOPTED this 9th day of April 2025, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Nolan Bobroff, Community and Economic Development Director Michael Vanderhurst Chair of the Mammoth Lakes Planning and Economic Development Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

OWNER/APPLICANT:

I, Robert Patterson, am the authorized signatory for the Town of Mammoth Lakes, and I do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

Date:					

Robert Patterson Town Manager (Notary Required)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
State of California County of Mono }
On, before me,, Notary
Public, personally appeared, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Signature of Notary

EXHIBIT "A" Resolution No. PEDC 2025-04 Case No. DR 25-001 PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

- This approval authorizes construction of the Mammoth Yosemite Airport ARFF/Multipurpose building, which consists of 1) A 10,740 square foot building, 2) Landside service road extension, 3) Airside access apron, and 4) New parking lot with 11 vehicle parking spaces and perimeter landscape area.
- 2. The approved site and building plans including:
 - a. 95% construction drawing sheets 1-81, dated April 1, 2025;
 - b. Color Renderings sheets 1-2, dated March 26, 2025;
 - c. Exterior Colors and Materials Board, dated received by the Town of Mammoth Lakes March 6, 2025.

Shall be adhered to and maintained for the duration of the permit.

- 3. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.
- 4. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, the Long Valley Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
- 5. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
- 6. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
- 7. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
- 8. All conditions of this permit shall be met or secured prior to final occupancy

approval of any tenant improvements or new structures.

- 9. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.
- 10. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
- 11. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on the project processing account.
- 12. The approved site and building plans shall be adhered to and maintained for the duration of the permit.
- 13. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
- 14. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense.
- 15. A valid building permit and a permit from the Long Valley Fire Protection District are required before any construction can begin on-site.
- 16. Proposed septic system and leach field improvements require approval from the Mono County Health Department.
- 17. A certificate of occupancy is required for all future tenant improvements within the subject structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
- 18. Zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.

SPECIAL PLANNING CONDITIONS

- 19. The project shall adhere to the mitigation measures identified in the Mammoth Yosemite Airport Terminal Area Development Project EIR, Mitigation Monitoring and Reporting Program (MMRP).
- 20. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88 *Design Review*.
- 21. All exterior lighting, including any existing light fixtures, shall comply with

Chapter 17.36.030 *Exterior Lighting* of the Town of Mammoth Lakes Municipal Code. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds. This shall be verified prior to issuance of a certificate of occupancy.

- 22. All propane tanks serving the property shall be painted tan pursuant to Municipal Code Section 17.36.080.B.
- 23. The applicant shall apply for a Secondary Source Permit from the Great Basin Unified Air Pollution Control District (GBUAPCD) prior to issuance of a Building or Grading Permit.
- 24. Prior to issuance of a certificate of occupancy for the project, all required vehicle parking spaces shall be striped. A minimum of 10 parking spaces, including the proposed ADA space shall be striped.
- 25. Prior to issuance of a Certificate of Occupancy, all required landscaping and irrigation improvements shall be completed. Deferral of the construction of any landscaping and/or irrigation improvements shall be at the sole discretion of the Community and Economic Development Director.
- 26. Roof vents, exhaust, pipes, and flues shall be combined and/or collected together on slopes of roof out of public view to the greatest extent possible. Any reflective metal shall be painted a matte color to match the roof material and finish.

EIR MITIGATION MEASURES – (MMRP)

- 27. **BIO-1:** Floristic field surveys of the project site shall be conducted during the blooming period(s) for the potentially occurring special-status species prior to construction, including the Masonic rock cress. At a minimum, one survey shall be conducted during the month of May, and another shall be conducted during the month of July. If any special-status plants are identified within areas of potential construction disturbance, they shall be identified on construction plans with a 10-foot buffer and avoided to the extent feasible. If avoidance is not feasible, a special-status plant mitigation plan shall be prepared and implemented by a qualified biologist. The plan will include the identification of a nearby relocation site that can be secured by the airport, and the methodology to relocate perennial species and/or broadcast seed, prior to ground disturbance.
- 28. **BIO-2**: Prior to the start of construction work, the Town shall conduct a preconstruction survey on the project site between April and June to determine the presence of western white-tailed jackrabbit. If western white-tailed jackrabbit is found on the project site, the Town shall contact the California Department of Fish and Wildlife (CDFW) to develop and implement measures to conserve western white-tailed jackrabbit. Such measures may include, but are not limited to, removal of individual rabbits from the project site or implementation of a buffer zone around rabbit areas until rabbits can independently forage on their own. No construction work shall occur on the project site until consultation with CDFW is completed.
- 29. CULT-1: If any subsurface archaeological resources are encountered during construction, all construction activities within a 50-foot radius of the encounter shall be immediately halted until a qualified archaeologist can examine these materials, initially evaluate their significance and, if potentially significant, recommend measures on the disposition of the resource before work near the discovery can

resume. The Town shall be immediately notified in the event of a discovery, and if the resources may constitute tribal cultural resources, the Town shall notify the appropriate Native American representatives. The Town shall be responsible for retaining qualified professionals, implementing recommended mitigation measures, and documenting mitigation efforts.

Prior to construction, construction personnel shall receive brief "tailgate" training by a qualified archaeologist in the identification of archaeological resources and the protocol for notification should such resources be discovered during construction work.

30. **CULT-2**: If project construction encounters evidence of human burial or scattered human remains, work shall be halted in the immediate area and the contractor shall immediately notify the Mono County Coroner and the Town. The Town shall notify other federal and State agencies as required. The Town will be responsible for compliance with the requirements of California Health and Safety Code Section 7050.5 Public Resources Code Section 5097.98, and the CEQA Guidelines Section 15064.5(e), with direction provided by the County Coroner.

If the human remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which will notify and appoint a Most Likely Descendant. The Most Likely Descendant shall have 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the Airport shall, with appropriate dignity, re-inter the remains in an area of the property secure from further disturbance. Work shall not resume in the area of the encounter until the final disposition of the remains has occurred.

Attachment B

MAMMOTH MULTIPURPOSE ARFF/SRE BUILDING -PEDC REVIEW SET 04/01/2025



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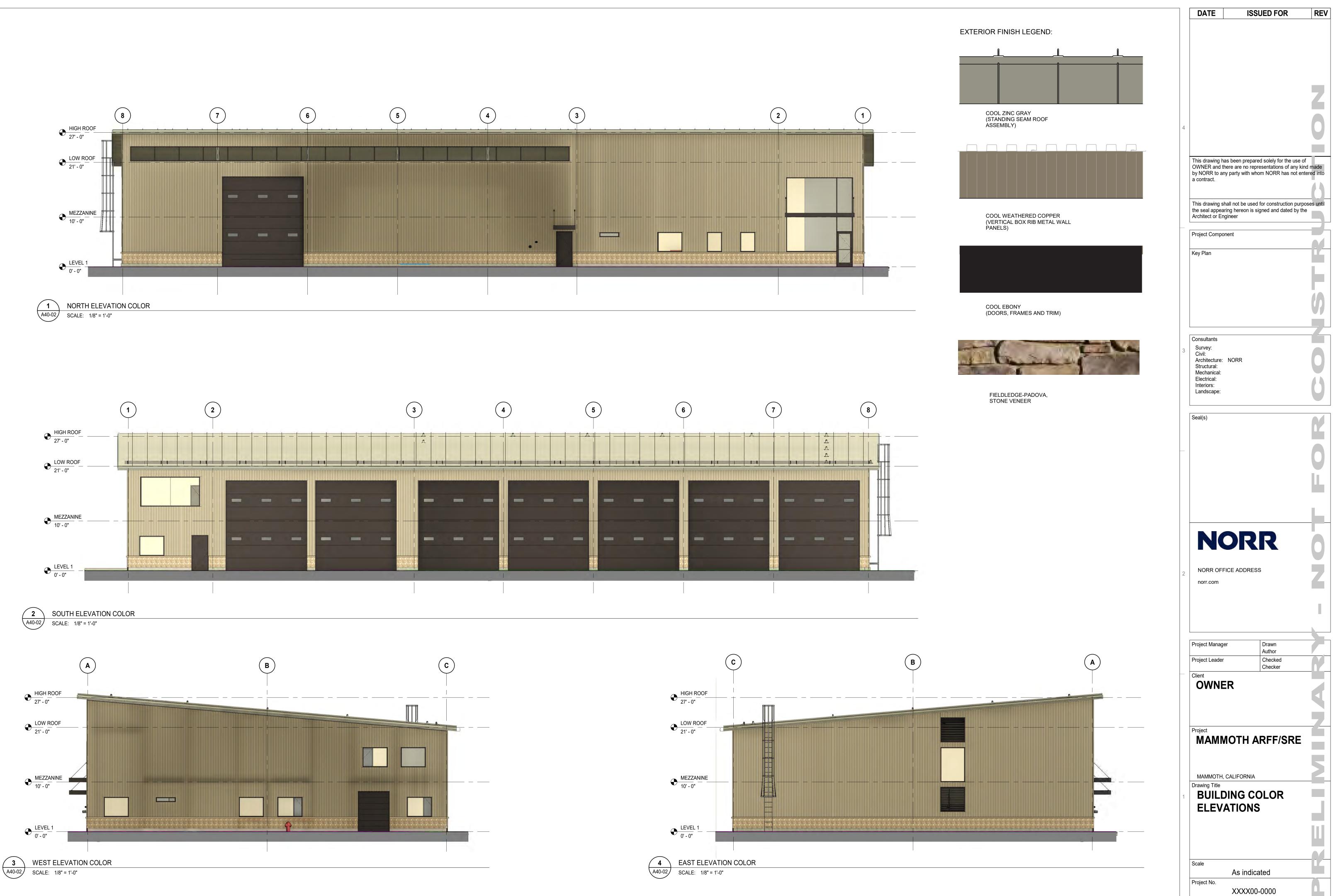
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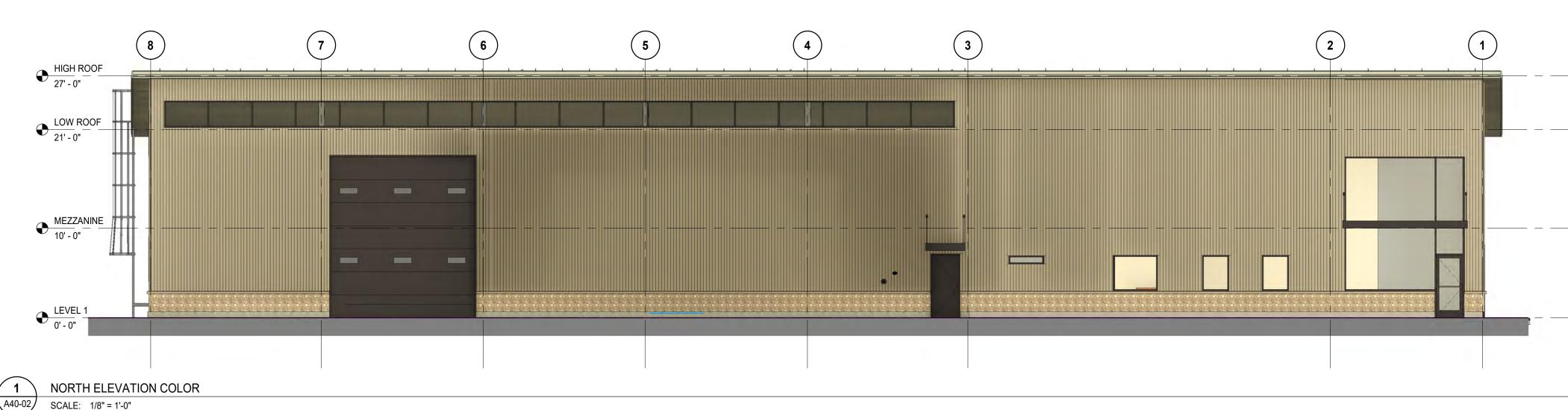
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1.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE LOCAL JURISDICTIONAL STANDARDS (LATEST ED ITION), AND ANY SPECIAL PROVISIONS ADOPTED BY THE LOCAL JURISDICTION, THE SUBDIVISION RULES AND REGULATIONS OF THE LOCAL
	JURISDICTION (LATEST EDITION), THE PROJECT SPECIFICATION BOOK, AND THESE CONSTRUCTION PLANS. THE LOCAL JURISDICTIONAL SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE OWNER AND ENGINEER SHALL BE CONTACTED PRIOR TO
2.	CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO
	CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS . THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
3.	ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE TOWN. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR 'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCEMENT OF ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR 'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE
4.	CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY
	COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
6.	ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE TOWN, ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE TOWN AND NOTIFICATION TO THE ARCHITECT AND THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE TOWN, ENGINEER, AND OWNER WAS NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
7.	ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
8.	CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
9.	CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
10.	THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION ADJUSTMENTS, RELOCATIONS AND INSTALLATIONS OF FRANCHISE UTILITIES NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION .
11.	CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND FIELD TESTING, UNLESS SPECIFIED OTHERWISE BY THE OWNER.
12.	UNLESS NOTED OTHERWISE, CONTRACTOR SHALL REPLACE ANY EXISTING FEATURES TO REMAIN THAT ARE DESTROYED OR DAMAGED DUE TO CONSTRUCTION ACTIVITIES.
13.	TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED TRENCH SAFETY PLAN AND SUBMITTALS TO THE JURISDICTIONAL DEPARTMENT(S) FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY EXCAVATION.
14.	ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
15.	ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY SITE CONSTRUCTION NOT INCLUDED WITH THIS SCOPE OF WORK SHALL BE RE-GRADED AND LANDSCAPED OR PAVED (TO WHATEVER CONDITION EXISTED BEFORE DISTURBANCE). ALL DISTURBED AREAS SHALL BE REPAIRED TO THE SAME OR BETTER CONDITION THAN BEFORE AREA WAS DISTURBED.
16.	THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, JURISDICTIONAL STANDARD DETAILS, EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
17.	THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONTOURS SHOWN ON THE PLANS AND ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH THE CONSTRUCTION.
18.	CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES.
19.	THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION . CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES . CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP SUBMITTALS, RECORD KEEPING, AND REPORTING. CONTRACTOR MUST SUBMIT COPIES OF N.O.I. AND N.O.T. TO THE LOCAL JURISDICTION.
20.	CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS AS DIRECTED BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING NECESSARY PERMITS AND PAYING DUMP FEES.
21.	ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE AS DIRECTED BY THE OWNER.
22.	WATER LINES CROSSING STORM SEWER LINES AND SANITARY SEWER LINES SHALL BE IN CONFORMANCE WITH LOCAL JURISDICTIONAL SPECIFICATIONS.
23.	THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE STRUCTURES AND FITTINGS SHALL BE INSPECTED BY THE TOWN INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
24.	PVC WATERLINES MUST BE PRESSURE TESTED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF AWWA C605. (NAC 445A.67145.7)
25.	ALL FIRE HYDRANTS, FITTINGS, VALVES, AND PIPE ENDS SHALL BE THRUST-BLOCKED WITH CONCRETE PER JURISDICTIONAL STANDARDS.
26.	WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT TO REMAIN, CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
27.	THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO THE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
28.	THESE PLANS, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.

REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO V
DIMENSIONS.

- ALL APPURTENANCES INSTALLED IN PAVEMENT AREAS SHALL BE ADJUSTED AS REQUIRED TO BE FLUSH WITH FINISHED PAVEMENT.
- THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION.
- ELECTRICAL, TELEPHONE, CABLE TELEVISION AND COMMUNICATION FACILITIES ARE SHOWN SCHEMATICALLY ON THESE PLANS. THE DEVELOPER SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR MAKING APPLICATION FOR THE DESIGN OF EACH UTILITY COMPANY'S FACILITY.

LEGEND

- W	EXISTING WATER LINE
– w ——	PROPOSED WATER LINE
- SS —	PROPOSED SANITARY SEWER LINE
- SD ——	PROPOSED STORM DRAIN LINE
\boxtimes	WATER METER
0x 0x	BACKFLOW PREVENTER
°co	SEWER CLEANOUT
+	FIRE HYDRANT

VERIFY ALL BUILDING

GENERAL

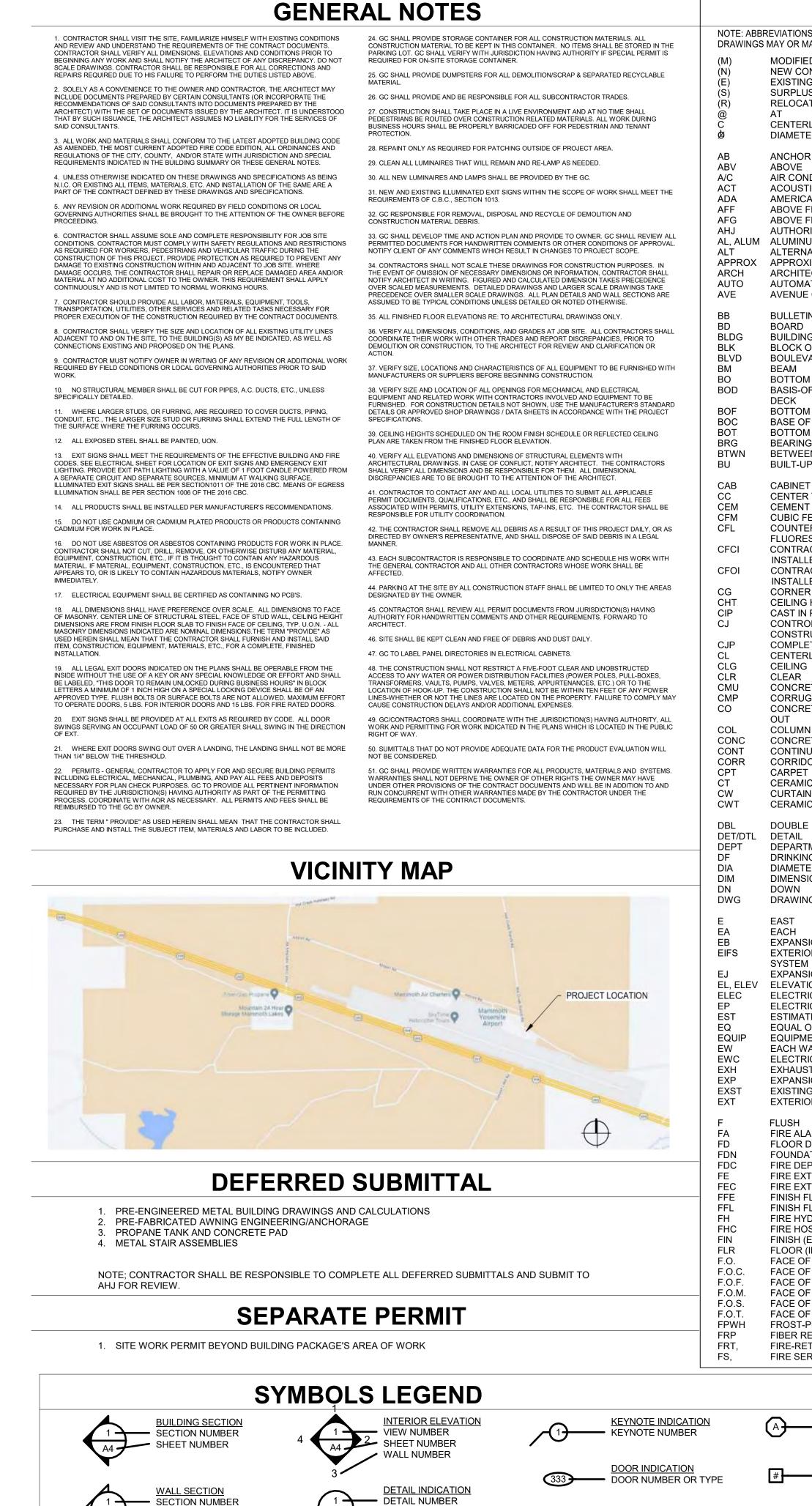
- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THESE STANDARDS, THE LATEST VERSION OF THE CALTRANS STANDARD SPECIFICATIONS (CSS), AND THE LATEST VERSION OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- 2. WORK SHALL BE DONE IN CONFORMANCE WITH THE MOST RECENT VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STATE OF CALIFORNIA.
- 3. WORK ON WATER AND SEWER LINES WITHIN THE TOWN SHALL CONFORM TO THE PERMIT REQUIREMENTS
- 4. WORK IN STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SHALL BE PERMITTED BY THE TOWN AND CALTRANS AND CONFORM TO THE STATE OF CALIFORNIA -DEPARTMENT OF TRANSPORTATION REQUIREMENTS.

	TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS	
	TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS	
	REFERENCE STANDARDS	STANDARD PLAN
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Manmoth Lakes	PUBLIC WORKS DIRECTOR APPROVAL:	SHEET 1 OF 1

DEFINITIONS ALSO REFER TO SECTI	ON 1, "DEFINITIONS AND TERMS" OF THE CSS.	
BIDDER:	ANY INDIVIDUAL, FIRM, PARTNERSHIP, CORPORATION, OR COM THEREOF, SUBMITTING A PROPOSAL FOR THE WORK CONTEMP DIRECTLY OR THROUGH A DULY AUTHORIZED REPRESENTATIV	PLATED, ACTIN
DEPARTMENT:	PUBLIC WORKS DEPARTMENT, TOWN OF MAMMOTH LAKES.	
DIRECTOR:	DIRECTOR OF PUBLIC WORKS DEPARTMENT, OR HIS DESIGNEE	E
DUE NOTICE:	A WRITTEN NOTIFICATION, GIVEN IN DUE TIME, OF A PROPOSEI WHERE SUCH NOTIFICATION IS REQUIRED BY THE CONTRACT GIVEN A SPECIFIED INTERVAL OF TIME (USUALLY 48 HOURS OR WORKING DAYS) PRIOR TO THE COMMENCEMENT OF THE CONTEMPLATED ACTION. NOTIFICATION MAY BE FROM ENGINE CONTRACTOR OR FROM CONTRACTOR TO ENGINEER.	TO BE TWO
ENGINEER:	TOWN ENGINEERING DIVISION, ACTING EITHER DIRECTLY OR T RESIDENT ENGINEER. THE PUBLIC WORKS DIRECTOR ACTING SCOPE OF THE PARTICULAR DUTIES ENTRUSTED TO THEM.	
ENGINEER OF RECORD	DESIGN ENGINEER, ENGINEER RESPONSIBLE FOR THE SIGNING WILL ALSO SET DIRECTION OF DESIGN PROCESS	GOF PLANS
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CALTRANS STANDARD PLANS (CSP):	STATE OF CALIFORNIA DOT STANDARD PLANS DATED 2010, OR RECENT.	MOST
CALTRANS STANDARD SPECIFICATION (CSS):	STATE OF CALIFORNIA DOT STANDARD SPECIFICATIONS, DATE OR MOST RECENT.	D 2010,
TOWN COUNCIL:	THE BODY CONSTITUTING THE AWARDING AUTHORITY OF THE	TOWN.
TOWN:	THE TOWN OF MAMMOTH LAKES	
TOWN ENGINEER:	PUBLIC WORKS DIRECTOR	
REPRESENTATIVE:	ENGINEERING DIVISION ACTING EITHER DIRECTLY OR THROUG PROPERLY AUTHORIZED AGENTS ACTING WITHIN THE SCOPE OF PARTICULAR DUTIES ENTRUSTED TO THEM.	
WORKING DAYS:	A WORKING DAY IS DEFINED AS ANY DAY, EXCEPT SUNDAYS, L AND DAYS WHEN WORK IS SUSPENDED BY THE ENGINEER, AS SECTION 8 OF THE CSS.	
TO	WN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS	
	BBREVIATIONS AND DEFINITIONS	STANDARD PLA
	WORKS DATE: May 7, 2014	SHEET 2 OF 2



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	NC. P	CONCRETE	RCP	REINFORCED CONCRETE PIPE	
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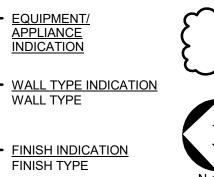
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	REVIATIONS ARE GENERAL AND MAY NOT BE AP S MAY OR MAY NOT USE PERIODS. MODIFIED	PLICABLE TO THIS PROJ FT	ECT. ABBREVIATIONS IN	R	RADIUS	<u>CBC CHAPTER 3</u> MAMMOTH IS A MIXED USE FACILITY
	NEW CONSTRUCTION EXISTING CONSTRUCTION	FTG FURR	FOOTING FURRING	RA RD	RETURN AIR OR RELIEVING ANGLE ROAD, ROUND OR ROOF DRAIN	<u>CBC CHAPTER 5</u> <u>CBC CHAPTER 6</u>
	SURPLUS RELOCATED EQUIPMENT	FWP	FABRIC WALL PANEL	RE REFR	REFERENCE, REFER TO REFRIGERATION OR	CONSTRUCTION TYPE: V-B TYPE - (SPRINKLERED) FIRE RESISTIVE RATING TABLE 601
		G GA.	GROUND AND NATURAL GAS GAUGE	REINF	REFRIGERATOR REINFORCEMENT	OCCUPANCY: S-1/B MIXED USE PRIMARY STRUCTURAL FRAME 0 HR
	DIAMETER OR ROUND	GAL GALV GB	GALLON GALVANIZED GRAB BAR	REQ'D REQ REV	REQUIRED REQUIRED REVISION	TABLE 504.3BEARING WALLS0 HRALLOWABLE HEIGHT:45'-0" MAXEXTERIOR0 HR
V	ABOVE AIR CONDITIONING	GC	GRAD DAR GENERAL CONTRACTOR GROUND FAULT CIRCUIT	RF RFH	RUBBER FLOORING ROOF HATCH	EXISTING HEIGHT: 27'-0" INTERIOR 0 HR NON-BEARING WALLS &
T A	ACOUSTICAL CEILING TILE AMERICANS WITH DISABILITIES ACT	GFRC	INTERRUPTER GLASS FIBER REINFORCED CONCRETE	ROW RM	RIGHT OF WAY ROOM	TABLE 504.4PARTITIONS - EXTERIOR0 HRALLOWABLE STORIES:3 STORIESNON-BEARING WALLS &PROPOSED STORIES:1 STORY + MEZZANINEPARTITIONS - INTERIOR0 HR
F G	ABOVE FINISH FLOOR ABOVE FINISH GRADE	GFRG GI	GLASS FIBER REINFORCED GYPSUM GALVANIZED IRON (STEEL)	RO RVS	ROUGH OPENING REVERSE (SIDE)	TABLE 506.2 TABLE 506.2 FARTING SECONDARY MEMORY OF HR
J ALUM	AUTHORITY HAVING JURISDICTION ALUMINUM	GLB GND	GLUE-LAM BEAM GROUND	S	SOUTH	ALLOWABLE AREA: 27,000 SF ROOF CONSTRUCTION & LEVEL 1: 10,740 GSF SECONDARY MEMBERS 0 HR
PROX CH	ALTERNATIVE APPROXIMATE ARCHITECTURAL	GSF GWB GWT	GROSS SQUARE FEET GYPSUM WALL BOARD GLASS WALL TILE	SA SAN SC	SUPPLY AIR SANITARY SEWER SOLID CORE	MEZZANINE: 330 GSF TOTAL AREA: 11,070 GSF SEPARATION OF OCCUPANCIES
TO E	AUTOMATIC AVENUE OR AVERAGE	НВ	HOSE BIBB	SCD S.D.C.	SEAT COVER DISPENSER SEE CIVIL DRAWINGS	TABLE 602 F1/S2 1 HR LANDSCARE AREA: CRAVEL COVER ONLY, NO LANDSCAREINC WITHIN THE RUIL DINC AREA OF WORK
_	BULLETIN BOARD	HC HD	HANDICAPPED HIGH DENSITY	SCHED SD	SCHEDULE SMOKE DETECTOR, SOAP	LANDSCAPE AREA: GRAVEL COVER ONLY, NO LANDSCAPEING WITHIN THE BUILDING AREA OF WORK
)G	BOARD BUILDING	HM HORIZ	HOLLOW METAL HORIZONTAL	S.E.D.	DISPENSER AND STORM DRAIN SEE ELECTRICAL DRAWINGS	PLUMBING FIXTURE CALCULATION: APPLICABLE CODES: SQUARE FOOTAGE OF OCCUPIED AREA: 15,230SF CALCULATION FACTOR (2019 CPC TABLE A): 2022 CALIFORNIA BUILDING CODE
K VD	BLOCK OR BLOCKING BOULEVARD BEAM	HP HR HT	HIGH POINT AND HORSEPOWER HOUR HEIGHT	SEAL SECT/S SF	SEALANT EC SECTION SQUARE FOOT/FEET	GROUP A: 515 SF /30 = 0 OCCUPANTS 2022 CALIFORNIA MECHANICAL CODE
D	BOTTOM OF BASIS-OF-DESIGN OR BOTTOM OF	HVAC	HEATING VENTILATING AIR CONDITIONIN		SPRAYED FIRE-RESISTIVE MATERIAL SOUTHEAST	8.5 OCCUPANTS EACH GENDER 2022 CALIFORNIA PLUMBING CODE GROUP B: 3,540 SF/200 = 0 OCCUPANTS 2022 CALIFORNIA ELECTRICAL CODE
F	DECK BOTTOM OF FRAMING	ID IE	INSIDE DIAMETER INVERT ELEVATION	SHR SHT	SHOWER SHEET	9 OCCUPANTS EACH GENDER 2022 CALIFORNIA FIRE CODE GROUP S: 9,950 SF/5,000 = 0 OCCUPANTS EACH GENDER 2022 CALIFORNIA ENERGY CODE 1 OCCUPANTS EACH GENDER 2022 CA BLDG STANDARDS ADMIN. CODE
C T	BASE OF CURB BOTTOM BEARING	IG IGU	ISOLATED GROUND INSULATED GLAZING UNIT	SHTG SIM	SHEETING SIMILAR SKETCH	TOTAL OCCUPANTS EACH GENDER 2022 CA BLOG STANDARDS ADMIN. CODE TOTAL OCCUPANTS EACH GENDER CALGREEN COMPLIANCE FEMALE = 19 PER CALIFORNIA GREEN CODE THIS PROJECT MUST:
WN	BEARING BETWEEN BUILT-UP	IN INSUL INT	INCH INSULATION INTERIOR AND INTERCOM	SK SL SMS	SLOPE SHEET METAL SCREW	MALE = 19 RECYCLE MIN 65% OF ALL CONSTRUCTION WASTE
В	CABINET	INV	INVERT	S.M.D. SND	SEE MECHANICAL DRAWINGS SANITARY NAPKIN DISPENSER	TABLE 422.1 - B OCCUPANCY WATER CLOSETS: LAVATORIES: OFF-STREET PARKING AND LOADING
M	CENTER TO CENTER CEMENT	JAN JC	JANITOR JANITOR CLOSET	SNR SPEC	SANITARY NAPKIN RECEPTACLE SPECIFICATION	REQUIRED PROVIDED REQUIRED PROVIDED 1: 1-50 MALE 2 1: 1-75 MALE 3 SITE PARKING: 1: 1-15 FEMALE 2 1: 1-50 FEMALE 3 STALLS -5
M	CUBIC FEET PER MINUTE COUNTER FLASHING OR COMPACT	KIT	KITCHEN	SQ SS	SQUARE SANITARY SEWER, STAINLESS	1: 1-15 FEMALE 2 1: 1-50 FEMALE 3 STALLS -5 URINALS: ACCESSIBLE - 0 REQUIRED PROVIDED ACCESSIBLE VAN - 1
CI	FLUORESCENT LAMP CONTRACTOR FURNISHED/CONTRACTOR INSTALLED	KO LAM	KNOCKOUT LAMINATE	S.S.D. SSM	STEEL SEE STRUCTURAL DRAWINGS SOLID SURFACE MATERIAL	0 0 EV - 0 TOTAL: 6
OI	INSTALLED CONTRACTOR FURNISHED/OWNER INSTALLED	LAM LAV LBS	LAWINATE LAVATORY POUNDS	SST SSWC	STAINLESS STEEL STAINLESS STEEL WALL CLADDING	
т	CORNER GUARD/CENTER OF GRAVITY CEILING HEIGHT	LF LP	LINEAR FEET LOW POINT	ST STA	STREET STATION	MULTIPURPOSE ARFF/SRE BUILDING INDEX PHASE 2
)	CAST IN PLACE CONTROL JOINT OR	LSF LTF	LINOLEUM SHEET FLOORING LINOLEUM TILE FLOORING	STD STL	STANDARD STEEL	SHEET Sheet ORDER Number Sheet Name
D	CONSTRUCTION JOINT COMPLETE JOINT PENETRATION	MAS	MASONRY	STRUC SUSP	SUSPENDED	GENERAL 1 G00-00 COVER SHEET
G	CENTERLINE CEILING CLEAR	MAX MECH MFR	MAXIMUM MECHANICAL MANUFACTURER	SW SYM	SOUTHWEST SYMETRICAL	2G00-01MULTI-PURPOSE BUILDING INCLUDE ARFF AND SRE COMONENETS3G01-01GENERAL INFORMATION
Ŭ IP	CONCRETE MASONRY UNIT CORRUGATED METAL PIPE	MH MIN	MANHOLE MINIMUM	T TB	TREAD AND TRANSFORMER TOWEL BAR	4G01-02CONSTRUCTION SAFETY AND PHASING PLAN5G01-03COORDINATION LAYOUT PLAN
	CONCRETE OPENING AND CLEAN- OUT	MIR MISC	MIRROR MISCELLANEOUS	TC T&G	TOP OF CURB TONGUE & GROOVE	6 G02-01 BUILDING CODE ANALYSIS 7 G02-02 CALIFORNIA GREEN BUILDING STANDARDS CODE CHECKLIST
L NC	COLUMN CONCRETE	MO MP	MASONRY OPENING METAL PANEL	TD TELE	TOP OF DRAIN TELEPHONE	8 G02-03 CALIFORNIA GREEN BUILDING STANDARDS CODE CHECKLIST 9 G02-04 CALIFORNIA GREEN BUILDING STANDARDS CODE CHECKLIST
NI RR T	CONTINUOUS CORRIDOR CARPET	MRD MTD MTL	METAL ROOF DECK MOUNTED METAL	TEMP TG THK	TEMPERATURE TEMPERED GLASS THICK(NESS)	10 G02-05 CALIFORNIA GREEN BUILDING STANDARDS CODE CHECKLIST
/	CERAMIC TILE CURTAIN WALL	MWK	MILLWORK	THRES		11 G03-01 ACCESSIBLE DETAILS 12 G03-02 PLUMBING ACCESSIBILITY DETAILS
/T	CERAMIC WALL TILE	N NA	NORTH OR NEUTRAL NOT APPLICABLE	TOC	TOP OF CURB/CONCRETE OR TABLE OF CONTENTS	13G04-01TYPICAL NON-BEARING FRAMING DETAILS14G04-02TYPICAL FRAMING DETAILS
	DOUBLE DETAIL DEDADIMENT	NE NIC	NORTHEAST NOT IN CONTRACT	TOD TOF	TOP OF DECK TOP OF FRAMING	CIVIL 1 C01-01 CIVIL SITE PLAN AND GENERAL NOTES
PT	DEPARTMENT DRINKING FOUNTAIN DIAMETER	NO., # NOM NR	NUMBER NOMINAL NOT REQUIRED	TOM TOP TOS	TOP OF MASONRY TOP OF PAVEMENT/PARAPET TOP OF SLAB	2 C01-02 TEST HOLE LOCATION PLANS 3 C01-03 TEST HOLE BORING LOGS
1	DIMENSION DOWN	NSF NTS	NET SQUARE FEET NOT TO SCALE	TOW TPD	TOP OF WALL TOILET PAPER DISPENSER	4 C02-01 DEMOLITION PLAN 5 C03-01 GRADING PLAN
/G	DRAWING	NW	NORTHWEST	TS TYP	TUBE STEEL AND TEMP SENSOR TYPICAL	6 C03-02 TYPICAL SECTIONS 7 C04-01 DRAINAGE PLAN AND PROFILE
	EAST EACH EXPANSION BOLT	OC OD OFOI	ON CENTER OR OVER COUNTER OUTSIDE DIAMETER OWNER FURNISHED/OWNER INSTALLEE	UDL) UF	UNIFORM DISTRIBUTED LOAD UPHOLSTERY FABRIC	8 C04-02 DRAINAGE DETAILS 9 C05-02 GENERAL NOTES, ABBREVIATIONS, & LEGEND
S	EXPANSION BOLT EXTERIOR INSULATION FINISH SYSTEM	OFCI	OWNER FURNISHED/OWNER INSTALLEL OWNER FURNISHED/CONTACTOR INSTALLED	UNO UR	UNLESS NOTED OTHERWISE URINAL	10 C05-03 UTILITY PLAN 11 C05-04 SANITARY SEWER PLAN & PROFILE
ELEV	EXPANSION JOINT ELEVATION	O/H, OH OPG	OVERHEAD OPENING	V	VOLTS AND VENT	12 C05-05 UTILITY DETAILS 13 C05-06 UTILITY DETAILS
EC	ELECTRIC OR ELECTRICAL ELECTRICAL PANELBOARD	OPH OPP	OPPOSITE HAND OPPOSITE	VB VENT	VAPOR BARRIER VENTILATION	14 C05-07 UTILITY DETAILS
I UIP	ESTIMATE OR ESTIMATED EQUAL OR EQUIVALENT EQUIPMENT	OSA OSB OTB	OUTSIDE AIR ORIENTED STRAND BOARD OUT TO BID	VERT VEST VIF	VERTICAL VESTIBULE VERIFY IN FIELD	16 C06-02 MARKING AND SIGN DETAILS
, 'C	EACH WAY ELECTRIC WATER COOLER	P	POLE	VCT VR	VINYL COMPOSITION TILE VENT RISER	17 C06-03 FENCE PLAN LAYOUT 18 C06-04 FENCE DETAILS
H P	EXHAUST EXPANSION	PC PEF	PHOTO-CELL LIGHTING POURED EPOXY FLOORING	VTR VWC	VENT THRU ROOF VINYL WALL COVERING	19 C07-01 ELECTRICAL PLAN 20 C07-02 ELECTRICAL DETAILS
ST T	EXISTING EXTERIOR	PFT PH P/L, PL	PORCELAIN FLOOR TILE PHASE AND PHARMACY	W	WEST, WATTS AND WATER WITH	21 C07-03 ARFF GATE ELECTRICAL DETAILS ARCHITECTURE
	FLUSH FIRE ALARM	P/L, PL PL PLAM	PROPERTY LINE PLATE PLASTIC LAMINATE	W/ W/O WB	WITHOUT WALL BASE	1 A05-01 DOOR, WINDOW & LOUVER SCHEDULES 2 A06-01 ROOM FINISH SCHEDULE
N	FLOOR DRAIN FOUNDATION	PLUMB PWD	PLUMBING PLYWOOD	WC WD	WATER CLOSET OR WALL COVERING WOOD	3A10-01SITE PLAN4A11-01SITE DETAILS
C	FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER	PNL PROP	PANEL PROPOSED	WGL WOM	WIRE GLASS WALK OFF MAT	5 A20-01 FLOOR PLANS 6 A20-03 ROOF PLAN
Ē	FIRE EXTINGUISHER CABINET FINISH FLOOR ELEVATION FINISH FLOOR LEVEL	PSF PSI PT	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINT OR PAINTED	WP WR WRB	WATERPROOF OR WORK POINT WASTE RECEPTACLE WEATHER-RESISTIVE BARRIER	7 A22-01 EDGE OF SLAB PLANS 8 A40-01 ENLARGED FLOOR PLANS
- C	FIRE HYDRANT FIRE HOSE CABINET	PTD	PAPER TOWEL DISPENSER OR PAINTED	WT WV	WEATHER-RESISTIVE BARRIER WINDOW TREATMENT WATER VALVE	9A40-02ENLARGED FLOOR PLANS AND ELEVATIONS10A40-03ENLARGED FLOOR PLANS AND ELEVATIONS
। २	FINISH (ED) FLOOR (ING)	PTFR	PRESSURE TREATED FIRE RESISTIVE	WWF	WELDED WIRE FABRIC	10 A40-03 ENLARGED FLOOR FLANS AND ELEVATIONS 11 A40-04 ENLARGED FLOOR PLANS AND ELEVATIONS 12 A40-05 ENLARGED FLOOR PLANS AND ELEVATIONS
).).C.	FACE OF FACE OF CURB/CONCRETE	PVC PVMT	POLYVINYL CHLORIDE PAVEMENT			12 A40-05 ENLARGED FLOOR FLANS AND ELEVATIONS 13 A40-06 ENLARGED FLOOR PLANS AND ELEVATIONS 14 A41-01 OVERALL BUILDING ELEVATIONS
0.F. 0.M. 0.S.	FACE OF FINISH FACE OF MASONRY FACE OF STUDS	QSM QT	QUARTZ SURFACE MATERIAL QUARRY TILE			14 A41-01 OVERALL BUILDING ELEVATIONS 15 A42-01 OVERALL BUILDING SECTIONS 16 A44-01 WALL SECTIONS
.т. NH	FACE OF TREAD FROST-PROOF WALL HYDRANT	QTR QTY	QUARTER QUANTITY			17 A50-01 DOOR AND WINDOW DETAILS
P T,	FIBER REINFORCED PLASTIC FIRE-RETARDANT TREATED WOOD					18A50-02INTERIOR DETAILS19A50-03EXTERIOR DETAILS
	FIRE SERVICE					20 A51-01 STAIR PLANS, SECTIONS AND DETAILS 21 A60-01 REFLECTED CEILING PLAN - LEVEL 1
					PROJECT TEAM	22 A61-01 CEILING DETAILS STRUCTURAL
		\sim				1 S1.1 GENERAL NOTES 2 S1.2 GENERAL NOTES & TYPICAL DETAILS
	A EQUIPMENT/ APPLIANCE INDICATION		SION CONTRACTOR: TBD		ELECTRICAL/FIRE ALARM/FIRE SUPPRESSION: SACRAMENTO ENGINEERING CONSULTANTS	3S2.1FOUNDATION & MEZZANINE FRAMING PLAN4S4.1SECTIONS
			ARCHITECT:		10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827	5 S5.1 DETAILS PLUMBING
	# WALL TYPE INDICATION WALL TYPE		NORR ASSOCIATES, INC 1631 ALHAMBRA BLVD, S	STE 100	PHONE: (916) 368-4468 CONTACT:	1 P01-001 PLUMBING NOTES & LEGENDS 2 P02-001 NEW PLUMBING FLOOR PLAN - CW, HW AND GAS
г			SACRAMENTO, CA 95816 FH ARROW PHONE: (916) 453-3809		STRUCTURAL:	3 P02-002 NEW PLUMBING FLOOR PLAN - SS AND V 4 P03-001 PLUMBING ISOMETRIC - CW, HW, AND GAS
L	# FINISH INDICATION FINISH TYPE	North	CONTACT: MIKE NOVAK	` .	BEVIER STRUCTURAL ENGINEERING 2479 SUNRISE BLVD.	4 P03-001 PLOMBING ISOMETRIC - CW, HW, AND GAS 5 P03-002 PLUMBING ISOMETRIC - SS AND V 6 P04-001 PLUMBING SCHEDULE
			MECHANICAL/PLUMBING NORR ASSOCIATES, INC 1631 ALHAMBRA BLVD		GOLD RIVER, CA 95670 PHONE: (916) 631-3030 CONTACT:	7 P05-001 PLUMBING DETAILS
•	MATCH LINE SHADED		M NAME M NAME M NAME M NAME HONE: (916) 453-3825			MECHANICAL 1 M01-001 DRAWING LIST & LEGENDS
	PORTION IS THE SIDE CONSIDERED		M NUMBER CONTACT: BENJAMIN SF	PRINKLE		2M02-001MECHANICAL FLOOR PLAN3M02-002MECHANICAL MEZZANINE PLAN
	GONOIDERED					4M03-001MECHANICAL SCHEDULES5M04-001MECHANICAL DETAILS
						ELECTRICAL 1 E01-01 DRAWING LIST & LEGENDS
						2E03-01SINGLE LINES3E10-01LEVEL 1 OVERALL POWER PLAN
						4 E20-01 LEVEL 1 OVERALL LIGHTING PLAN FIRE SPRINKLER
						1 FS1.0 SITE PLAN 2 FS2.0 FIRE SPRINKLER PLAN
						3 FS3.0 FIRE SPRINKLER PLAN Grand total: 81



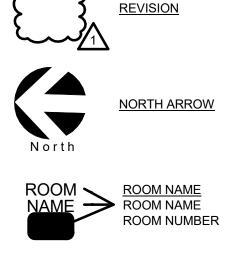
WINDOW INDICATION

VERTICAL ELEVATION

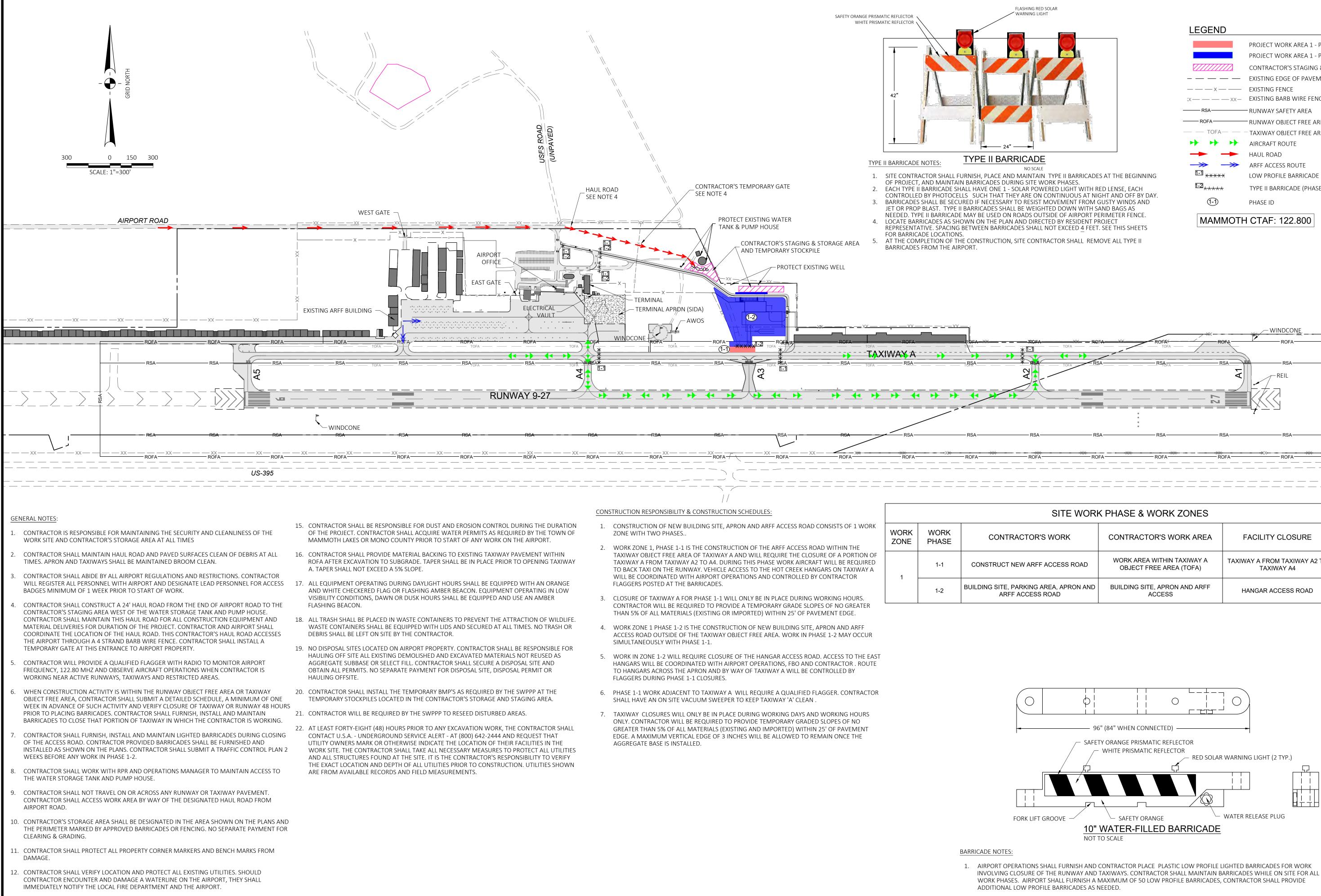
- WINDOW TYPE

EL. +125'-0" HIGH POINT

EL. +31'-0" HIGH POINT

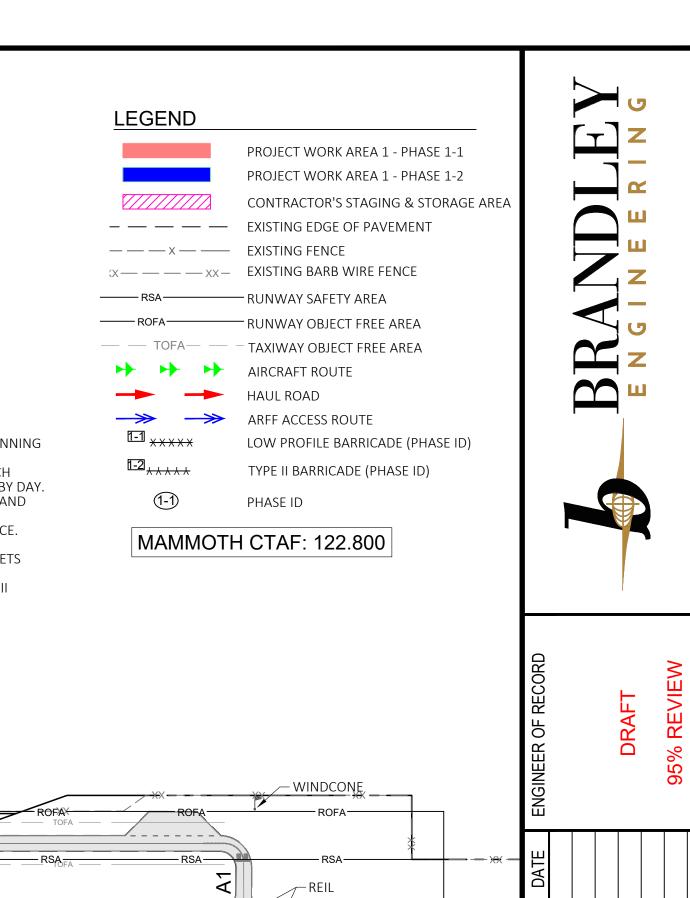


DATE	ISSUED FOR	REV
	as been prepared solely for the u	
representations	SEMITE AIRPORT and there ar of any kind made by NORR to a as not entered into a contract.	
the seal appear	nall not be used for construction pring hereon is signed and dated b	
or Engineer Project Compor		
Key Plan		
Consultants Survey: Civil:	Brandley Engineering Kimley-Horn	
Architecture: Structural: Mechanical: Electrical:	Bevier Structural Eng NORR NORR	
Interiors: Fire Sprinkler:	NORR Sacramento Engineering Const	ıltants
Seal(s)		
N	DRR	
	bra Blvd., Suite 100	
Sacramento norr.com	o, CA, US 95816	
Project Manage	r Drawn JON PRICE	
Project Leader Client	JON PRICE Checked MIKE NOVAK	
Project Leader Client	JON PRICE Checked MIKE NOVAK	E
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Project Leader Client MAMN AIRPO Project MAMNOTH, Drawing Title GENE	JON PRICE Checked MIKE NOVAK	RPOSI



- 13. IN CASE OF AN AIRCRAFT EMERGENCY THE AREA AROUND THE AIRCRAFT SHALL BE EVACUATED AND NOT REENTERED BY THE CONTRACTOR WITHOUT GIVEN PERMISSION EXCEPT FOR LIFESAVING ACTIVITIES.
- 14. ALL GATES USED BY THE CONTRACTOR SHALL REMAIN CLOSED AT ALL TIMES EXCEPT WHEN AUTHORIZED EQUIPMENT IS ACTUALLY ENTERING THE AIRPORT. DURING CONTINUOUS USE OF A GATE FOR DELIVERY OF EQUIPMENT OR MATERIALS, CONTRACTOR SHALL REQUEST THAT THE AIRPORT PLACE THE GATE IN A LOCKED OPEN STATE; CONTRACTOR SHALL PROVIDE A FLAGGER, TRAINED BY THE AIRPORT AND PLACE THE FLAGGER AT THE OPEN GATE TO KEEP UNAUTHORIZED PERSONNEL AND WILDLIFE FROM ENTERING THE AIRPORT.

- AIRPORT.



CLOSED FACILITY DAYS TAXIWAY A FROM TAXIWAY A2 TO

2. EACH BARRICADE SHALL HAVE 2 SOLAR-POWERED LIGHTS WITH RED LENSES EACH CONTROLLED BY PHOTOCELLS SUCH THAT THEY ARE ON CONTINUOUS AT NIGHT AND OFF BY DAY.

3. BARRICADES SHALL BE SECURED IF NECESSARY TO RESIST MOVEMENT FROM JET OR PROP BLAST. CONTRACTOR WILL FILL

LOW PROFILE BARRICADES WITH WATER AS DIRECTED BY RPR AND AIRPORT OPERATIONS.

4. LOCATE BARRICADES AS SHOWN ON THE PLAN AND DIRECTED BY RESIDENT PROJECT REPRESENTATIVE. SPACING BETWEEN BARRICADES SHALL NOT EXCEED 4 FEET. SEE THIS SHEETS FOR BARRICADE LOCATIONS.

5. AT THE COMPLETION OF THE CONSTRUCTION, SITE CONTRACTOR SHALL DRAIN BARRICADES OF WATER AND DELIVER TO THE

G01-02

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3/28/2025

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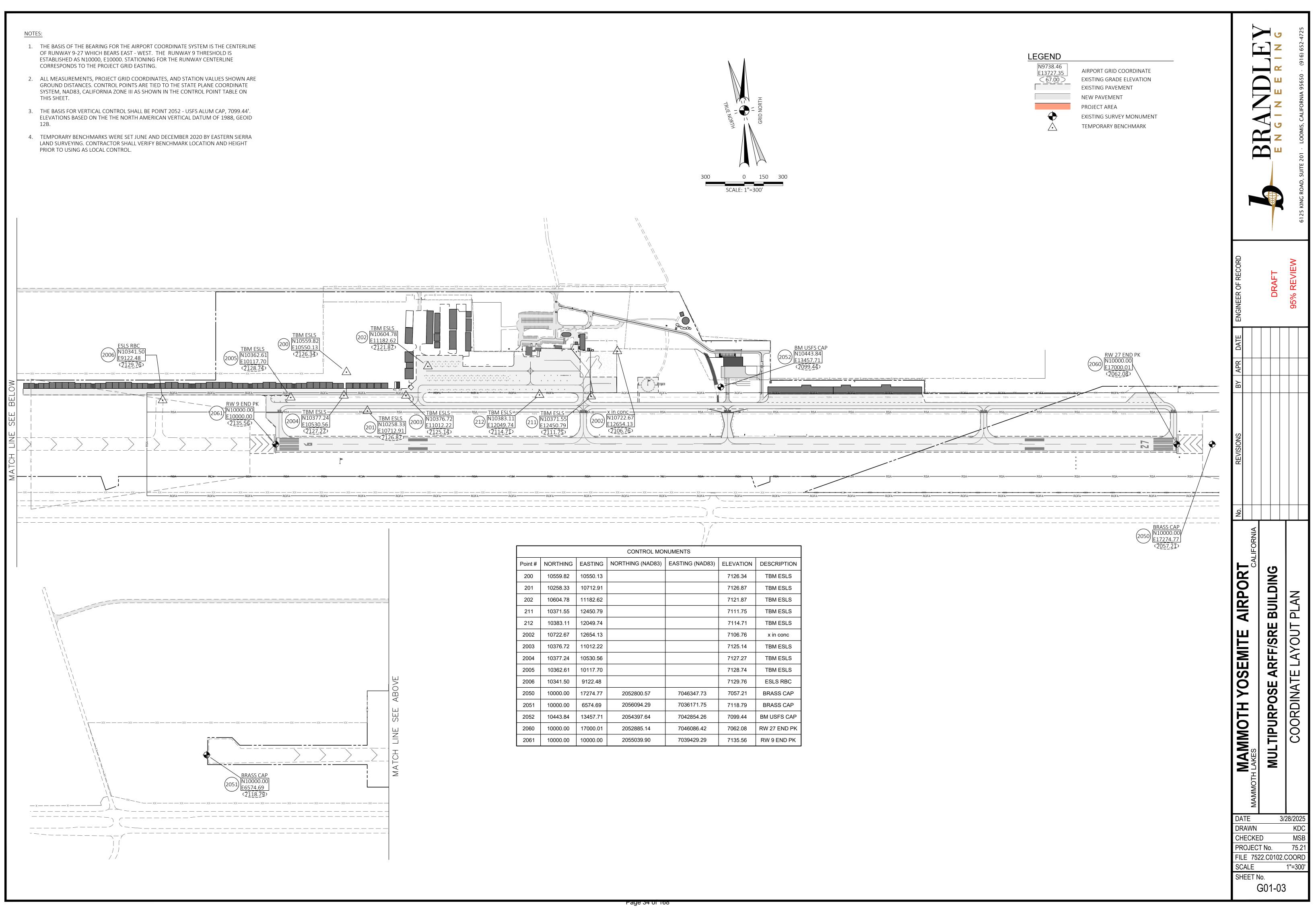
SCALE

SHEET No.

CHECKED

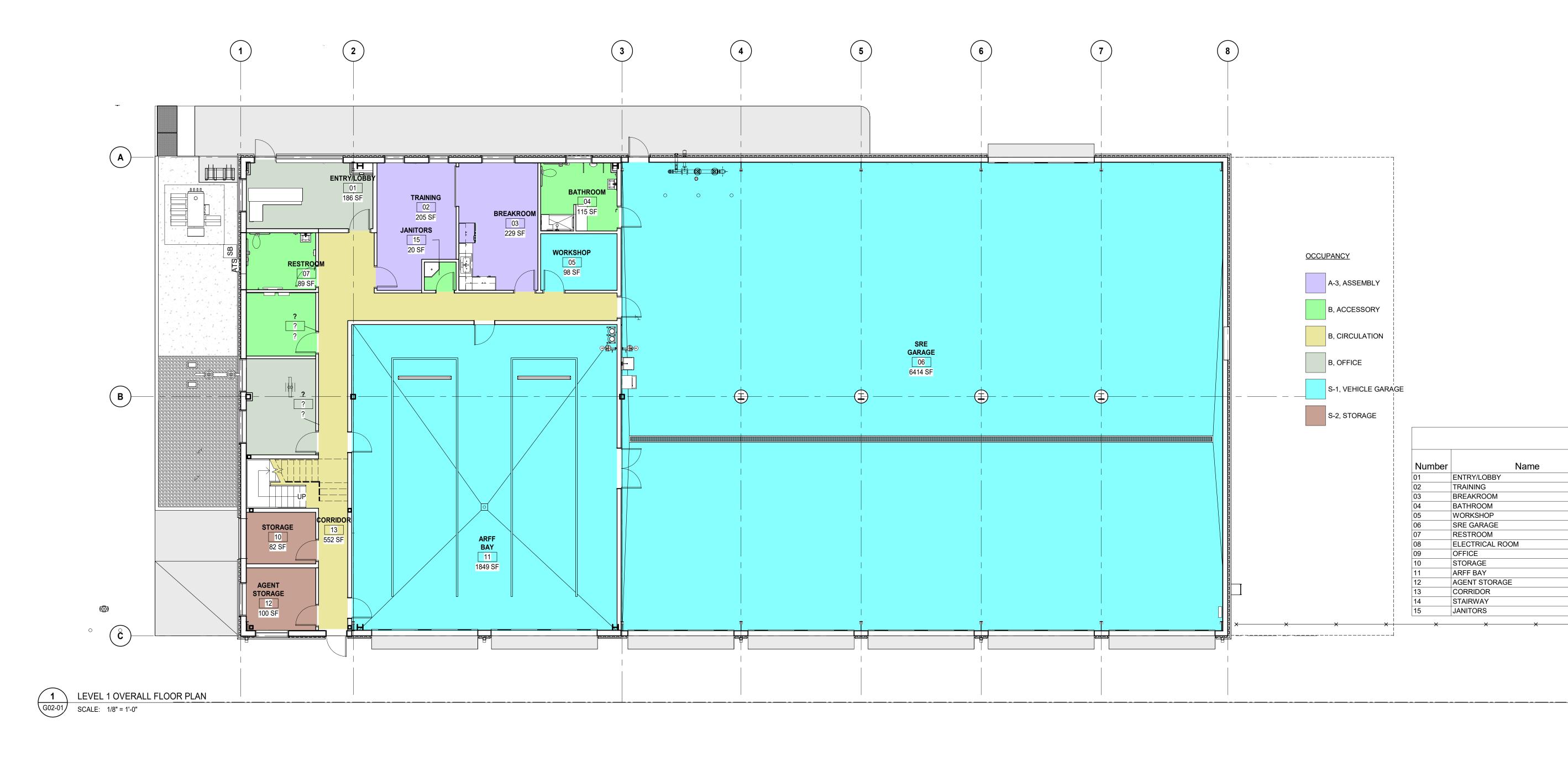
PROJECT No.

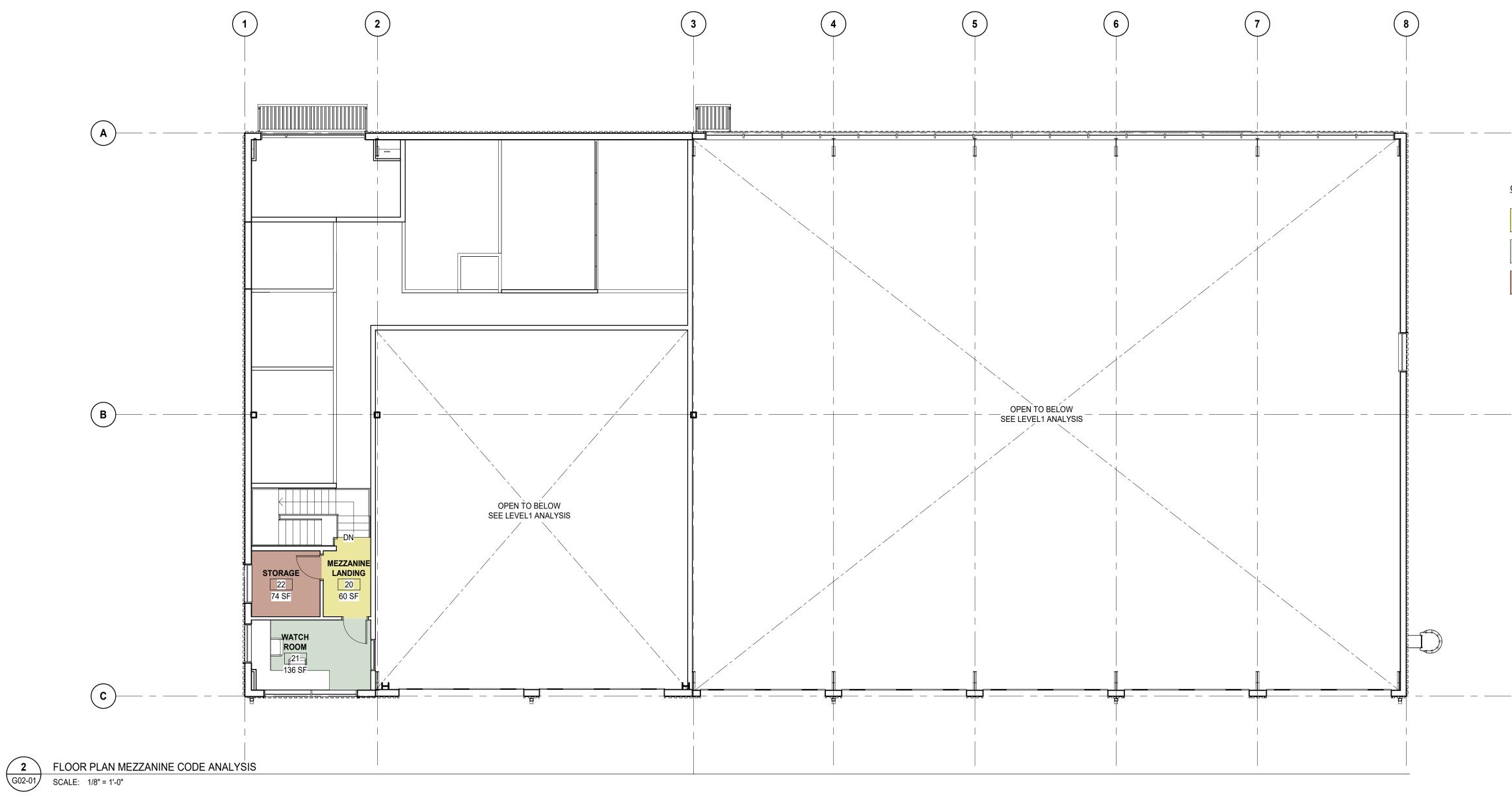
FILE 7522.G01-02.CSPF



	CONTROL MONUMENTS								
Point #	NORTHING	EASTING	NORTHING (NAD83)	EASTING (NAD83)	ELEVATION	DESCRIPTION			
200	10559.82	10550.13			7126.34	TBM ESLS			
201	10258.33	10712.91			7126.87	TBM ESLS			
202	10604.78	11182.62			7121.87	TBM ESLS			
211	10371.55	12450.79			7111.75	TBM ESLS			
212	10383.11	12049.74			7114.71	TBM ESLS			
2002	10722.67	12654.13			7106.76	x in conc			
2003	10376.72	11012.22			7125.14	TBM ESLS			
2004	10377.24	10530.56			7127.27	TBM ESLS			
2005	10362.61	10117.70			7128.74	TBM ESLS			
2006	10341.50	9122.48			7129.76	ESLS RBC			
2050	10000.00	17274.77	2052800.57	7046347.73	7057.21	BRASS CAP			
2051	10000.00	6574.69	2056094.29	7036171.75	7118.79	BRASS CAP			
2052	10443.84	13457.71	2054397.64	7042854.26	7099.44	BM USFS CAP			
2060	10000.00	17000.01	2052885.14	7046086.42	7062.08	RW 27 END PK			
2061	10000.00	10000.00	2055039.90	7039429.29	7135.56	RW 9 END PK			







EXITING LEGEND

- PATH OF EGRESS FROM MOST REMOTE LOCATION
- ⊢⊗→→ ILLUMINATED EXIT SIGNAGE
- ### ---- NUMBER OF OCCUPANTS EXITING

1. CBC TABLE 1017.2.2 FOR S-2 OCCUPANCY WITH SPRINKLER SYSTEM, MAXIMUM EXIT ACCESS TRAVEL DISTANCE IS 250'-0' 2. CBC TABLE 1006.2.1 FOR OCCUPANCY S THE MAXIMUM OCCUPANT LOAD OF SPACE FOR ONE EXIT = 49 OCC.

3.>49 OCCUPANTS THEREFORE, 2 EXITS AREA REQUIRED.

4. (4) EXITS PROVIDED FOR EGRESS

5. MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 100'- 0" CBC 1006.2.1 6. MAX OF 75' TRAVEL DISTANCE TO FIRE EXTINGUISHER CABINET

7. THE MINIMUM NUMBER OF FIRE EXTINGUISHERS FOR CLASS A HAZARDS FOR EACH FLOOR OF A BUILDING SHALL BE DETERMINED BY DIVIDING THE TOTAL FLOOR AREA BY THE

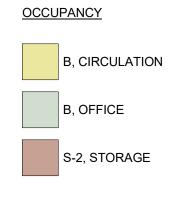
MAXIMUM AREA TO BE PROTECTED PER EXTINGUISHER.

OCCUPANCY A-3, ASSEMBLY B, ACCESSORY B, CIRCULATION B, OFFICE

S-1, VEHICLE GARAGE

S-2, STORAGE

01ENTRY/LOBBYB, OFFICE186 SF102TRAININGA-3, ASSEMBLY205 SF103BREAKROOMA-3, ASSEMBLY229 SF104BATHROOMB, ACCESSORY115 SF105WORKSHOPS-1, VEHICLE GARAGE98 SF106SRE GARAGES-1, VEHICLE GARAGE6414 SF107RESTROOMB, ACCESSORY89 SF108ELECTRICAL ROOMB, ACCESSORY100 SF109OFFICEB, OFFICE151 SF110STORAGES-2, STORAGE82 SF111ARFF BAYS-1, VEHICLE GARAGE1849 SF112AGENT STORAGES-2, STORAGE100 SF1	Load Factor	Occupan Load
03BREAKROOMA-3, ASSEMBLY229 SF04BATHROOMB, ACCESSORY115 SF05WORKSHOPS-1, VEHICLE GARAGE98 SF06SRE GARAGES-1, VEHICLE GARAGE6414 SF07RESTROOMB, ACCESSORY89 SF08ELECTRICAL ROOMB, ACCESSORY100 SF09OFFICEB, OFFICE151 SF10STORAGES-2, STORAGE82 SF11ARFF BAYS-1, VEHICLE GARAGE1849 SF12AGENT STORAGES-2, STORAGE100 SF		0
04BATHROOMB, ACCESSORY115 SF05WORKSHOPS-1, VEHICLE GARAGE98 SF006SRE GARAGES-1, VEHICLE GARAGE6414 SF007RESTROOMB, ACCESSORY89 SF008ELECTRICAL ROOMB, ACCESSORY100 SF009OFFICEB, OFFICE151 SF110STORAGES-2, STORAGE82 SF111ARFF BAYS-1, VEHICLE GARAGE1849 SF112AGENT STORAGES-2, STORAGE100 SF1		0
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12 AGENT STORAGE S-2, STORAGE 100 SF		0
		0
		0
13 CORRIDOR B, CIRCULATION 552 SF		0
14 STAIRWAY 0 SF		0
15 JANITORS B, ACCESSORY 20 SF		0



	LEVEL 2 OCCUPANCY SCHEDULE							
Number	Name	Occupancy	Area	Load Factor	Occupant Load			
20	MEZZANINE LANDING	B, CIRCULATION	60 SF		0			
21	WATCH ROOM	B, OFFICE	136 SF		0			
22	STORAGE	S-2, STORAGE	74 SF		0			
	-		270 SF		0			

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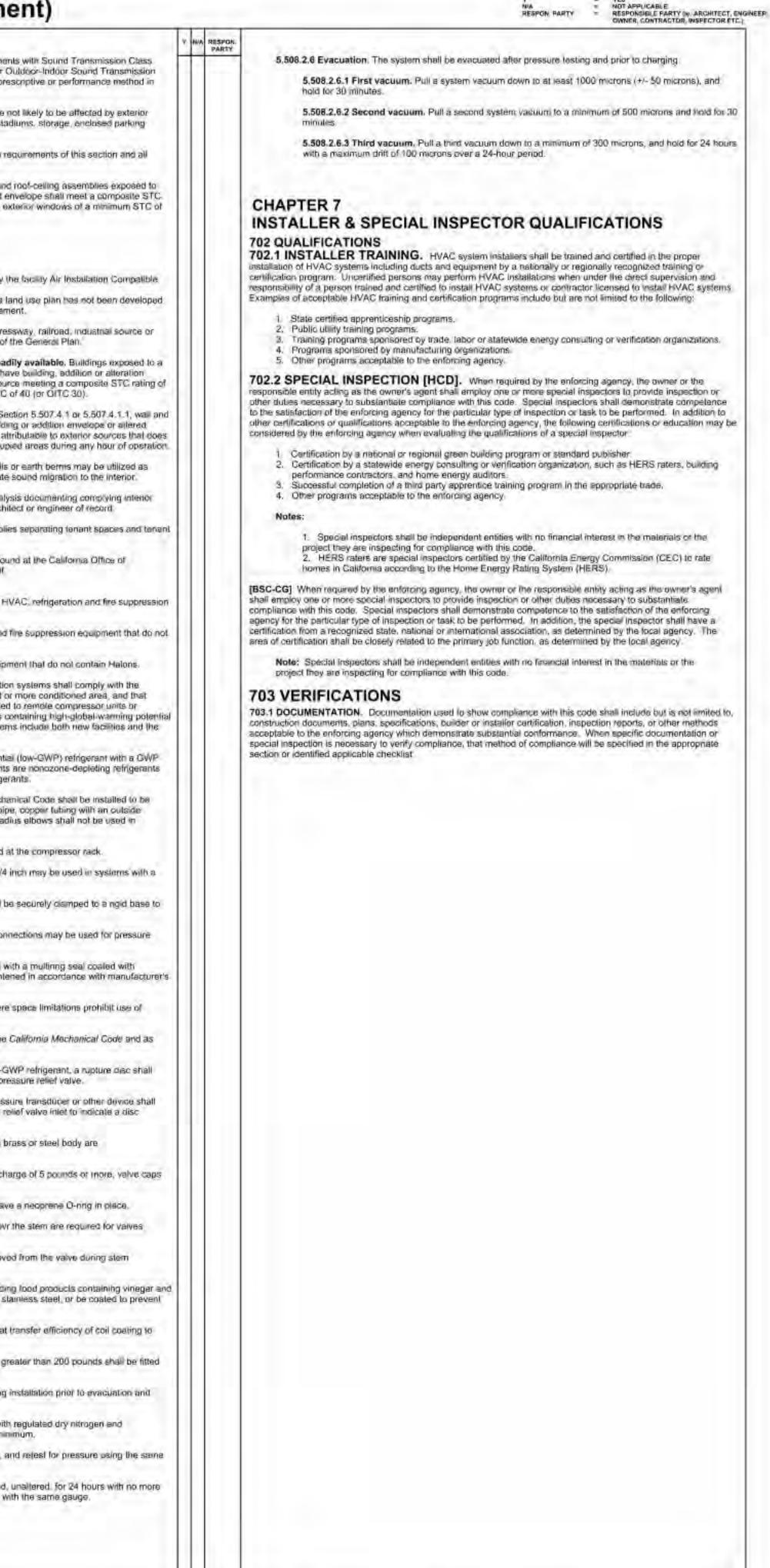
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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

TY TY				Y NIA RESPON. PARTY		Y WA RESPON. PARTY	5.410.4.2 (Reserved)	* NVA R)		SECTION 5.503 FIREPLACES	at at an internet
	CARL & RECEIPTION OF COMPANY		and the second state of the		5.409.3.2 Verification of compliance. Calculations to demonstrate compliance. Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record		Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including			5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion ga woodstove or pellet stove, and refer to residential requirements in the 0	California Energy Code, Title 24, Part 6,
10	5.409.2 Whole building life cycle assessment performed in accordance with 8 demonstrating a minimum 10-percent reduct baseline building of similar size, function, co	SO 14040 and ISO 14044, excluding o tion in global warming potential (GWP)	perating energy, and as compared to a reference		shell be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the		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.		8	Subchapter 7, Section 150, Woodstoves, pellet stoves and fireplaces s 5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall cor Standards (NSPS) emission limits as applicable, and shall have	mply with U.S. EPA New Source Performa
1	meets the requirements of the California End life cycle assessment, including reference bi 21930 or EN 15804, and the software shall of	argy Code currently in effect. Software aseline building, shall have a data set o	used to conduct the whole building compliant with ISO 14044, and ISO		design professional of record or third party acceptable to the enforcing agency		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.			to meet the emission limits. SECTION 5.504 POLLUTANT CONTROL	
	shall be the same for evaluation of both the	the second s	Iding	00	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)		1. Renewable energy systems.	00		5.504.1 TEMPORARY VENTILATION. The permanent HVAC system necessary to condition the building or areas of addition or alteration with	hin the required temperature range for
		ing life cycle assessment is available f .com/software/impact-estimator/) and (paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.		 Landscape irrigation systems. Water reuse systems. 		1	material and equipment installation. If the HVAC system is used during Vinimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 5 10% based on ASHRAE 52 1-1992 Replace all filters immediately proj	52,2-1999, or an average efficiency of
	(www.orieclickica.com/planetary) Pai (gabi sphera.com), SimaPro (simapro	d versions include, out are not limited t .com). One-Click LCA (www.oneclicklo	o Sphera GaBi Solutions		Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et aeq. shall also be exempt from the organic waste portion of this section.		5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system	00		occupied during alleration, at the conclusion of construction 5.504.3 Covering of duct openings and protection of mechanical er	quipment during construction. All the lin
	(apps.aulodesk.com) 2. ASTM F2921-22 "Standard Practic	e for Minimum Criteria for Comparing V	Vole Building Life Cycle		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.		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			ough installation and during storage on the construction site until final s equipment, all duct and other related air distribution component opening sheatmetal or other methods acceptable to the enforcing agency to red.	ga shall be covered with tape, plastic.
		odes, Standards, and Rating Systems'			Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.		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.		3	nay enter the system.	
		ntation specified in Section 5 409,2,3, V nonstrate compliance with the requirem			5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18. Parl 3. Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and		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.			5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish material: 5.504.4.6	
		Iding enclosure components included i exterior finishes. Primary and seconda tings and foundations, and structural c	ary structural members included in		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.		5.410.4.5 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			5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks. Adhesives, sealants of the following standards: 1. Adhesives, adhesive bonding primers, adhesive primer	rs, sealants, sealant primers and caulks sh
	Roars.			00	5.410.2 COMMISSIONING. (N) New buildings 10,000 square feet and over. For new buildings 10,000 square feet		Instructions shall be consistent with OSHA requirements in CCR. Tille 8, Section 5142, and other related regulations.			comply with local or regional air pollution control or air qua applicable, or SCAQMD Rule 1168 VOC limits, as shown products also shall comply with the Rule 1168 prohibition	in Tables 5.504.4.1 and 5.504.4.2. Such on the use of certain toxic compounds
	5.409.2.2 Reference study period. T reference baseline building and shall !	be 60 years.			and over, building commissioning shall be included in the design and construction processes of the building project to varify 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 expenence on projects of		5,410.4,5,1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.	111		(chloroform, ethylene dichloride, methylene chloride, perc aerosol products as specified in subsection 2, berow.	
	Worksheet WS-4 signed by the design as documentation of compliance. A co	A summary of the GWP analysis pro professional of record shall be provid ppy of the whole building life cycle asse	ed in the construction documents assment which includes the GWP		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.		IVISION 5.5 ENVIRONMENTAL QUALITY			 Aerosol adhesives, and smaller unit sizes of adhesives units of product, less packaging, which do not weigh more than 16 fluid ounces) shall comply with statuwide VOC sta mathing an unces of statistic length. 	than one pound and do not consist of mo andards and other requirements, including
	operation and maintenance manual a	addition to maintenance and training in nd shall be provided to the owner at the ion and inspection reports in accordant	a close of construction. The		Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventrilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water	5.	ECTION 5.501 GENERAL 01.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants thet odorous, imitating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors			prohibitions on use of certain toxic compounds, of Californ with Section 94507	we code or regulations. Fille 17, commen
		on to demonstrate substantial conform	ance, inspection shall be		heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements Commissioning requirements shall include:	s	ECTION 5.502 DEFINITIONS 02.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)			TABLE 5.504.4.1 - ADHESIVE VOC LIMIT	
	409.3 Product GWP compliance—prese able 5.409.3 shall have a Type III environm				Owner's or Owner representative's project requirements Basis of design		TERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous routs			Less Water and Less Exempt Compounds in Grams per Liter	
	etory-specific.	The proceed operation of the pay binds	The second second of the		 Commissioning measures shown in the construction documents. Commissioning plan. 	U.S.	WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decidels as measured on a sound level meter ng the internationally standardized A-weighting Filter or as computed from sound spectral data to which A-weighting			ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
н.	TABLE 5.409.3				5. Functional performance testing 6. Documentation and training 7. Commissioning report	1	ustments have been made. TU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound			CARPET PAD ADHESIVES	50
	PRODUCT GWP LIMITS	MAXIMUM	1		Exceptions:	of of	water one degree Pahrenheil per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Blu amount of heat required to melt a ton (2,000 pounds) of ice at 32 ⁰ Fahrenheit.	5		OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES	150
	MATERIALS PRODUCT CATEGORY	ACCEPTABLE GWP VALUE (unfabricated) (GWP _{aGowed})	UNIT OF MEASUREMENT		 Unconditioned warehouses of any size. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within 	e)	MMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn) cept that a 5 decibel adjustment is added to the equivalent consultances sound exposure level for evening hours (7pm			RUBBER FLOOR ADHESIVES	60
	Hot-rolled structural steel	1.77	MT CO26/MT		 Unconditioned warehouses. Tenant improvements less than 10,000 square test as described in Section 303.1.1. Open parking garages of any size, or open parking garage areas, of any size, within a structure. 	c	10pm) in addition to the 10 dB nightlime adjustment used in the Ldn. MPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium			SUBFLOOR ADHESIVES	50 65
E	Hollow structural sections	3.00	MT COge/MT		Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not	-di st	nsity fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, uctural composite lumber, priented strand board, glued laminated timber, timber, prefabricated wood I-joists or ger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120 1(a).			VCT & ASPHALT TILE ADHESIVES	50
-	Steel plate Concrete reinfording steel	2,61	MT CO2e/MT MT CO5e/MT		provide heating and/or air conditioning. Informational Notes:		te: See CCR, Title 17, Section 93120.1.			DRYWALL & PANEL ADHESIVES	50
t	Flat glass	2,50	kg CO ₂ e/MT		 Functional performance testing for heating, ventitation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code. 		Y-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).			MULTIPURPOSE CONSTRUCTION ADHESIVES	70
ļ	Light-density mineral wool board insulation	5.83	ko CO ₂ e/MT		5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and	D	CIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure,			STRUCTURAL GLAZING ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES	100
L	Heavy-density mineral wool board insulation	14.28	kg CO ₂ e/MT		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.	E	and power, sound intensity) with respect to a reference quantity. ECTRIC VEHICLE (EV), An automotive-type vehicle for on-road use, such as passenger automobiles, buses,			OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
ľ		Concrete, Ready-Mixed ² , ³			 Building sustainable goals. Indoor environmental quality requirements. Project program, including facility functions and hours of operation, and need for after hours. 	38	cks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor if draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current ig-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code			SPECIALTY APPLICATIONS PVC.WELDING	- 510
	CONCRETE PRODUCT CATEGORY	MAXIMUM GWP ALLOWED VALUE (GWP _{allowed})	UNIT OF MEASUREMENT		operation. 5 Equipment and systems expectations	0	road, self-propoelled electric vehicles, such as industrial trucks, hoists. filts transports, golf carts, airline ground sport equipment, tractors, boats, and the like, are not included.			CPVC WELDING	490
ŀ	up to 2499 psi	45D	kg COje/m ³		 Building occupant and operation and maintenance (OSM) personnel expectations. 5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets. 		ECTRIC VEHICLE CHARGING STATION(S) (EVCSJ). One or more spaces intended for charging electric vehicles			ABS WELDING PLASTIC CEMENT WELDING	325 250
F	2500-3499 psi	489	kg CQ ₂ e/m ³		the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:	9	ECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and upment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, wer outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring			ADHESIVE PRIMER FOR PLASTIC	550
	3500-4499 psi	566	kg CO _z eim ³		 Renewable energy systems. Landscape imgation systems. 		d the electric vehicle, ERGY EQUIVALENT (NOISE) LEVEL (Leg). The level of a steady noise which would have the same energy as			SPECIAL PURPOSE CONTACT ADHESIVE	250
	4500–5499 psi	661	kg CO ₂ e/m ²		 Water reuse system. 5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to 	In	fluctuating noise level integrated over the time of period of interest.			STRUCTURAL WOOD MEMBER ADHESIVE	140 250
	5500-6499 psi	701	kg CO ₂ e/m ³		 document how the project will be commissioned. The commissioning plan shall include the following: 1. General project information. 2. Commissioning goals. 		PRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or ma the divided or have grade separations at intersections			SUBSTRATE SPECIFIC APPLICATIONS	200
ĺ	6500 psi and greater	799	kg CO ₂ e/m ³		 Systems to be commissioned. Plans to test systems and components shall include: a. An explanation of the original design intent. 		EEWAY. A divided arterial highway with full control of access and with grade separations at intersections: OBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhous			METAL TO METAL PLASTIC FOAMS	30
t	Conc	rete, Lightweight Ready-Mixed ²			 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. 	9	a relative to an equivalent unit of carbon cloxide over a given period of time. Carbon dioxide is the reference monund with a GWP of one.			POROUS MATERIAL (EXCEPT WOOD)	50
t	CONCRETE PRODUCT	MAXIMUM GWP ALLOWED VALUE	UNIT OF		 e. Measurable criteria for acceptable performance. 4. Commissioning learn information, 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of 	In	OBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the provernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995), or			WOOD FIBERGLASS	30 80
	Up to 2499 psi	(GWP _{aliowed})	Kg CO ₂ e/m ³		commissioning shall be included. 5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct.	ite T	Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of ble 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.			1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBS WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED	Contraction of the second structure sectors.
	2500-3499 psi	875	kg CO ₂ e/m ³		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.	hi G	GH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a rochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a VP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of deral Regulations. Part 82, sec.82.3 (as amended March 10, 2009).			2. FOR ADDITIONAL INFORMATION REGARDING METHO CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAS	DDS TO MEASURE THE VOC T AIR QUALITY MANAGEMENT
	2500-5499 psi	2000	kg COje/m ³		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 <i>California Code of Regulations</i> (CCR).	1.4	NG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, h a radius 1.5 times the pipe diameter.			DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTM	
		1038			Title 8, Section 5142, and other related regulations.	0	W-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than), and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations. Part 82			TABLE 5.504.4.2 - SEALANT VOC LIMIT	
	(BCCA) GWP values, except for conce	ted in Table 5 409.3 are based on 175 rete products which are not included in tional Ready Mixed Concrete Associat	the BCCA.		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.	50	t.82.3 (as amended March 10, 2009).			Less Water and Less Exempt Compounds in Grams per Liter	
	Pacific Southwest regional bonchmark 3. Concrete High Early Strength ready	values are used for the GWP allowed mixed shall be calculated at 130 perce	except for High Early Strength.		 Site information, including facility description, history and current requirements Site contact information. 	M	RV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999 XIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a			SEALANTS	CURRENT VOC LIMIT
	GWP allowed values for each product				 Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log Major systems. 	C(mpound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to ndreths of a gram (g O ³ /g ROC).			ARCHITECTURAL MARINE DECK	250 760
	5,409.3.1 Products shall not exceed th Exception: Concrete may be conside	- Statements Transfer The State of March	The second s		 Site equipment inventory and maintenance notes. A copy of verifications required by the enforcing agency or this code. 	a	ODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this ide. The PWMIR is the total product reactivity expressed to hundredthe of a gram of ozone formed per gram of			NONMEMBRANE ROOF	300
	weighted average of the maximum GV weighted average maximum GWP allo	VP for all concrete mixes installed in th wed per Table 5.409.3 using Exception	e project shall be less than the n Equation 5,409.3 1. Calculations		7 Other resources and documentation, if applicable.		duct (excluding container and packaging). IG. Pounds per square inch, guage			ROADWAY SINGLE-PLY ROOF MEMBRANE	250 450
	shall be performed with consistent on For the purposes of this exception, ind		ntity and the GWP value.		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.	R	ACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to one formation in the tropposphere.			OTHER	420
	Exception EQUATION 5.409.3.1	A second se			 System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces) 		TRADER ACCESS VALVES. Access fittings with a valve core installed.			ARCHITECTURAL	
	GWP ₀ < GWP _{allowing}				Review and demonstration of servicing/preventive maintenance. Review of the information in the Systems Manual. Review of the decord downloss on the systems for the decord downloss on the systems.		ORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction. In a radius 1.0 times the pipe diameter			NONPORQUS	250
	$GWP_{\eta} = \Sigma (GWP_{\eta})(v_{\eta})$ and				 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 	5	PERMARKET. For the purposes of Section 5 508.2, a supermarket is any retail food facility with 8,000 square feet			MODIFIED BITUMINOUS	775 500
	GWP _{alcoard} = Σ (GWP _{alcoard})(v _n) and each concrete mix installed in the r				design and construction phases of the building project shall be completed and provided to the owner or representative.		more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected remote compressor units or condensing units.			MARINE DECK	760 750
	GWP _n = the GWP for concrete mix , p mix EPD, in kg CO2e/m3 GWP _{about} = the GWP potential allows				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	Va	C. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with for pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain the pressure of the pressu			OTHER NOTE: FOR ADDITIONAL INFORMATION REGARDING ME	THODS TO MEASURE THE VOC
	mix n per Table 5.409.3 v _n = the volume of concrete mix a insta				systems shall be required for new buildings less than 10,000 square teet or new systems to serve an addition or alteration subject to Section 303.1.	hy	trogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).			CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH CO DISTRICT RULE 1168	DAST AIR QUALITY MANAGEMENT
	the project, in m3			and the second second		10	A REAL PROPERTY AND A REAL				

TION 5.410 BUILDING MAINTENANCE AND OPERATIONS

formational Notes:

- 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
- 5 Equipment and systems expectations 6 Building occupant and operation and maintenance (O&M) personnel expectations.

- Commissioning goals. Systems to be commissioned. Plans to test systems and components shall include:
- a. An explanation of the original design intent. Equipment and systems to be tested, including the extent of tests.
- Functions to be tested.
- d. Conditions under which the test shall be performed.
- Measurable criteria for acceptable performance. Commissioning learn information

- systems manual shall include the following.
- 1. Site information, including facility description, history and current requirements 2. Site contact information.
- 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,

- System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
- Review and demonstration of servicing/preventive maintenance. Review of the information in the Systems Manual.
- 4. Review of the record drawings on the system/equipment.

- Renewable energy systems. Landscape irrigation systems.
- 3 Water reuse systems.

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			Y Nia Resmon Ry	ARTY	3	VES NOT APPLICABLE RESPONSIBLE PARTY (N: ARCHITECT, ENGIN OWNER, CONTRACTOR, INSPECTOR ETC.)
	* HvA	RESPON. PARTY	SECTION 5.503 FIREPLACES			
forma Energy Code, including			5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion woodstove or pellet stove, and refer to residential requirements in			
ting system and controls, as well tion 120,8 for commissioning			Subchapter 7, Section 150, Woodstoves, pellet stoves and fireplac			
i testing requirements of specific			5.503.1.1 Woodstoves. Woodstoves and pellet stoves sha Standards (NSPS) emission limits as applicable, and shall h to meet the emission limits.			
djusting systems. Systems to be to the project:		1.1.1	SECTION 5.504 POLLUTANT CONTROL			
to the project.	00		5.504.1 TEMPORARY VENTILATION. The permanent HVAC sys necessary to condition the building or areas of addition or alteration			
			material and equipment installation. If the HVAC system is used of Minimum Efficiency Reporting Value (MERV) of 8, based on ASHR	uring of	onsin	iction, use return air filters with a
lance with menufacturer's		1.1	30% based on ASHRAE 52 1-1992 Replace all filters immediately occupied during alteration, at the conclusion of construction			
ance was menuscuted a	00		5.504.3 Covering of duct openings and protection of mechanic	al equ	ipme	nt during construction. Al the lim
afore a new space-conditioning			rough installation and during storage on the construction site until f equipment, all duct and other related air distribution component op			
stem shall be balanced in Balancing Bureau National			sheetmetal or other methods acceptable to the enforcing agency to may enter the system.	o reduc	a: The	amount of dust, water and debras v
Standards; Associated Air Balance		1.1.				Charles of the second second second
provide a final report of losting			5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish mat 5.504.4.6	lerials s	shall (comply with Sections 5.504.4.1 thro
			5.504.4.1 Adhesives, sealants and caulks. Adhesives, the requirements of the following standards:	sealian	its, an	d caulks used on the project shall r
ling owner or representative with arranties for each system. O & M ction 5142, and other related			 Adhesives, adhesive bonding primers, adhesive proceeding primers, adhesive proceeding primers, adhesive proceeding with local or regional air pollution control or all applicable, or SCAQMD Rule 1168 VOC limits, as ship products also shall comply with the Rule 1168 prohibility. 	ir qualit own in	y mai Table	nagement district rules where is 5.504.4.1 and 5.504.4.2. Such
verifications and reports required			(chloroform, ethylene dichloride, methylene chloride, aerosol products as specified in subsection 2, below.		roeth	ylene and trichloroethylene), excep
			Aerosol adhesives, and smaller unit sizes of adhe units of product, less packaging, which do not weigh it	more th	18/1 0	re pound and do not consist of mor
			than 16 fluid ounces) shall comply with statewide VD prohibitions on use of certain toxic compounds, of Ca	C stant	dards	and other requirements, including
e quantity of air contaminants that installers, occupants and neighbors.			with Section 94507			
			TABLE 5.504.4.1 - ADHESIVE VOC LIMIT			
ided here for reference)						
dic usually on a continuous route			Less Water and Less Exempt Compounds in Grams per ARCHITECTURAL APPLICATIONS	Liter	-	CURRENT VOC LIMIT
asured on a sound level meter spectral data to which A-weighting			INDOOR CARPET ADHESIVES		-	50
heat required to raise one pound			CARPET PAD ADHESIVES			50
A ton of refrigeration is 12,000 Blu,			OUTDOOR CARPET ADHESIVES			150
ght average sound level (Ldn).			WOOD FLOORING ADHESIVES			100
iosure level for evening hours (7pm			RUBBER FLOOR ADHESIVES			60
wood, particlepoard and medium			SUBFLOOR ADHESIVES	-	_	50 65
ral plywood, structural panels, prefabricated wood I-joists or			VCT & ASPHALT TILE ADHESIVES	-	-	50
17, Section 93120 1(a).			DRYWALL & PANEL ADHESIVES	-		50
			COVE BASE ADHESIVES			50
ous sound exposure level for a httms hours (10p.m. to 7 a.m.).			MULTIPURPOSE CONSTRUCTION ADHESIVES			70
uantity (such as sound pressure,			STRUCTURAL GLAZING ADHESIVES		_	100
Security Description should be appeared.			SINGLE-PLY ROOF MEMBRANE ADHESIVES	+	-	250 50
ssenger automobiles, buses, anly powered by an electric motor			OTHER ADHESIVES NOT SPECIFICALLY LISTED SPECIALTY APPLICATIONS		_	20
or other source of electric current. es of the California Electrical Code.			PVC.WELDING	-	-	510
sports, golf carts, airline ground			CPVC WELDING			490
nded for charging electric vehicles.			ABS WELDING			325
e ungrounded, grounded, and			PLASTIC CEMENT WELDING	-		250
ugs, and all other fittings, devices, rgy between the premises wiring			ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE	-	-	550 80
			SPECIAL PURPOSE CONTACT ADHESIVE		-	250
would flave the same energy as			STRUCTURAL WOOD MEMBER ADHESIVE	1		140
of of access, but which may or may			TOP & TRIM ADHESIVE			250
parations at intersections:			SUBSTRATE SPECIFIC APPLICATIONS	_	_	
s-based unit of a given greenhouse			METAL TO METAL	-	_	30 50
on dioxide is the reference			PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD)	-	-	50
published by the			WOOD		_	30
nt Report (SAR) (IPCC, 1995), or bund in column "SAR (100-yr)" of			FIBERGLASS			80
and an intervention of			1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SI	10 M 10 M 10	ATE	S TOGETHER, THE ADHESIVE
is: (a) a chlorolluorocarbon, a or blend of compounds, with a			WITH THE HIGHEST VOC CONTENT SHALL BE ALLO			
defined in Title 40 of the Code of			FOR ADDITIONAL INFORMATION REGARDING ME CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH CO	OAST	AIR C	UALITY MANAGEMENT
			DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURI	HIMLI	R116	3.PDF
g to allow a change of direction,						
			TABLE 5.504.4.2 - SEALANT VOC LIMIT			
(A) has a GWP value less than						
(A) has a GWP value less than			Less Water and Less Exempt Compounds in Grams per	Liter		
(A) has a GWP value less than of Federal Regulations, Part 82			Less Water and Less Exempt Compounds in Grams per SEALANTS	Liter		CURRENT VOC LIMIT
(A) has a GWP value less than of Federal Regulations, Pwrt 82 f ozone formed by adding a				Liter		250
(A) has a GWP value less than of Federal Regulations, Part 82 If ozone formed by adding a jund added, expressed to			SEALANTS ARCHITECTURAL MARINE DECK	Liter	_	250 760
(A) has a GWP value less than of Federal Regulations, Pwrt 82 f ozone formed by adding a und added, expressed to ints in a product subject to this			SEALANTS ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF	Liter		250 760 300
(A) has a GWP value less than of Federal Regulations, Part 82 f ozone formed by adding a und added, expressed to nts in a product subject to this			SEALANTS ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF ROADWAY	Liter		250 760
(A) has a GWP value less than of Federal Regulations, Pwrt 82 If ozone formed by adding a und added, expressed to ints in a product subject to this of ozone formed per gram of			SEALANTS ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF	Liter		250 760 300 250
(A) has a GWP value less than of Federal Regulations, Pwrt 82 f ozone formed by adding a und added, expressed to ints in a product subject to this of ozone formed per gram of			SEALANTS ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE	Liter		250 760 300 250 450
(A) has a GWP value less than of Federal Regulations, Pwrt 82 f ozone formed by adding a und added, expressed to ints in a product subject to this of ozone formed per gram of			SEALANTS ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER	Liter		250 760 300 250 450 420
(A) has a GWP value less than of Federal Regulations, Pwrt 82 If ozone formed by adding a und added, expressed to ints in a product subject to this of ozone formed per gram of			SEALANTS ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS ARCHITECTURAL NONPOROUS	Liter		250 760 300 250 450 420
(A) has a GWP value less than of Federal Regulations, Part 82 of ozone formed by adding a bund added, expressed to ants in a product subject to this in of ozone formed per gram of once emilted, to contribute to			SEALANTS ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS ARCHITECTURAL NONPOROUS POROUS			250 760 300 250 450 420 250 250 775
(A) has a GWP value less than of Federal Regulations, Part 82 of ozone formed by adding a bund added, expressed to ants in a product subject to this in of ozone formed per gram of once emilted, to contribute to ing to allow a change of direction.			SEALANTS ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS ARCHITECTURAL NONPOROUS			250 760 300 250 450 420
g to allow a change of direction (A) has a GWP value less than of Federal Regulations, Pwrt 82 of ozone formed by adding a ound added, expressed to annot added, expressed to ents in a product subject to this m of ozone formed per gram of , once emitted, to contribute to , once emitted, to contribute to ing to allow a change of direction, food facility with 8,000 square feet k-in coolers or freezons connected			SEALANTS ARCHITECTURAL MARINE DECK NONMEMBRANE ROOF ROADWAY SINGLE-PLY ROOF MEMBRANE OTHER SEALANT PRIMERS ARCHITECTURAL NONPOROUS POROUS MODIFIED BITUMINOUS			250 760 300 250 450 420 250 775 500

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		5.106.5.6.2.1 Reduced n	umber of EV	capable space	s. The installatio	m of each BCFI	CEVSE shall be	1	5	PARTY
		permitted to reduce the m by five and reduce propo	າທີ່ກະຫານກາ ການກາງ	per of required E	V capable space	es indicated in T	able 5.106.5.6.1	-	D	-
		5.106.5.6.2.2 Multiple co EVs simultaneously shall	be permitted	if the electrical R	bad capacity req					
		each EV capable space i 5.106.5.6.2.3 Use of aut				ALMS shall be	nemilles for			
		EVCS installed in accord load capacity specified in	ance with Sec Section 5.10	xion 5.105.5.6.2. 5.5.6.1 for each I	When ALMS is EVCS may be n	installed, the re educed when se	quired electrical rviced by an			
		EVSE controlled by an Al to an EV when charging								
		mulliple EVs. 5.106.5.5.3 EVCS alternative of	compliance. I	n lieu of compila	nce with Section	n 5.106.5.6.2. E	VCS shall be			
		provided with Level 1 low powe Level 2 EVSE such that the total	er Level 2, or i al power suppl	evel 2, or any or led by the combi	ambination of Li Ination of EVSE	wel 1, low powe meets the minin	r Level 2 or num power			
		indicated in Table 5,106,5,6,3, 1	based on the I	iolal number of a	clual parking sp	actus in each pa	irking facility.			
		TABLE 5.106.5.6.3								
		NUMBER OF PARKING SP			TAL POWER (
		0.9			0	-				
		10-25			T	1				
		26-50	_		14					
		51-75	-		20 27					
		101-150			40			1		
		151-200	-	Total required	60 KVA = P × .05	× 6.6				
		201 AND OVER		and the second se	rking spaces in	an				
		5.106.5.6.4 EVCS for alterations of facilities shall provide EVCS in comp.						2		
P	-	5 106 BLICHT POLIUTION PEOL	TION INC.	Julean Relation	outlaime atop to	deciment and	netralized to many			
0		5.106.8 LIGHT POLLUTION REDUCt with the following: 1. The minimum requirements. Section 10-114 of the Califor 2. Backlight (B) ratings as defin 3. Uplight and Glare ratings as Chapter 8) and 4. Allowable BUG ratings not e lawfully enacted pursuant to Exceptions: [N] 1. Luminaings that quality 2. Emergency lighting. 3. Building facade meet	in the Californ mia Administr red in IES TM defined in Ca scoreding the Section 101.1	na Energy Code stive Code; and -15-11 (shown in lifornia Energy C se shown in Tabl 7. whichever is m ns in Sections 13	for Lighting Zon 1 Table A-1 in C 2ode (shown in 1 e 5.105.5, [N] o 1ore stringent 30.2 (b) and 140	nes 0-4 as define hapter 8), Tables 130.2-A (r Comply with a),7 of the Califor	ed in Chapter 10, and 130,2-B in local ordinance nià Energy Code			
0		 with the following: 1. The minimum requirements Section 10-114 of the Califor 2. Backlight (B) ratings as defining. 3. Uplight and Glare ratings as Chapter 8) and 4. Allowable BUG ratings not ellawfully enacted pursuant to Exceptions: [N] 1. Lominaints that qualid 2. Emergency lighting. 3. Building facade meet 4. Custom lighting feature Alternate materials, of 5. Luminaires with less 	in the Califormia Administration defined in IES TM defined in California (California) and the control of the co	ne Energy Code stive Code; and -15-11 (shown in lifornia Energy C se shown in Tabl 7. whichever is m ns in Sections 13 ements in Table d by the local ent litel luminaire lum	for Lighting Zon 1 Table A-1 in C Code (shown in 7 e 5.105.6, [N] o lore stringent 30.2 (b) and 140 140.7-8 of the C forcing agency, uction lens.	ves 0-4 as define hapter 8). Tables 130 2-A r Comply with a r Comply with a r Comply with a r Comply with a s permitted by	ed in Chapter 10, and 130,2-B in local ordinance nia Energy Code / Code, Part 6,			
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NIA GREEN BUILDING STANDARDS CODE MANDATORY MEASURES, SHEET 2 (July 2024 Supplement

Y NA RESPON .106.8.1 Facing- Backlight 5,303,3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fi Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, urinals) and fittings (faucets and showerheads) shall comply with the following: 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. 5.303.3.1 Water Closets. The effective flush volume of all water closets shall flush. Tank-type water closets shall be certified to the performance criteria of th Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point Specification for Tank-Type toilets. to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind (he luminaire. The luminaire shall still use the distance to the nearest points(s) on the property Note: The effective flush volume of clual flush toilets is defined as the composite lines to determine the required backlight rating. two reduced Rushes and one full flush. 106.8.2 Facing-Glare. 5.303.3.2 Urinals. For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere 5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in D 125 gallons per flush. Table 5,106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere. 5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floornot exceed 0.5 gallons per flush Note: [N] 1. See also California Building Cade, Chapter 12, Section 1205.8 for college campus lighting requirements for 5.303.3.3 Showerheads. [BSC-CG] parking facilities and walkways 5.303.3.3.1 Single showerhead. Showerheads shall have a maximum I 2 Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table gallons per minute at 80 psi. Showerheads shall be certified to the perfor A-1 California Energy Code Tables 130.2-A and 130.2-B. WaterSense Specification for Showerheads. Refer to the California Building Code for requirements for additions and alterations. 5.303.3.3.2 Multiple showerheads serving one shower. When a show showerhead, the combined flow rate of all the showerheads and/or other 106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will single valve shall not exceed 1.8 gallons per minute at 80 psi, or the show manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface allow only one shower outlet to be in operation at a time. water include, but are not limited to, the following Note: A hand-held shower shall be considered a showerhead. Swales. 5.303.3.3 Showerheads. [BSC-CG] Water collection and disposal systems 5.303.3.3.1 Single showerhead. Showerheads shall have a maximum French drains. galions per minute at 80 psi. Showerheads shall be certified to the perfor Water retention gardens. Other water measures which keep surface water away from buildings and aid in groundwater recharge. WaterSense Specification for Showerheads. Exception: Additions and alterations not altering the drainage path 5.303.3.3.2 Multiple showerheads serving one shower. When a shower showerhead, the combined flow rate of all the showerheads and/or other e single valve shall not exceed 1.6 gallons per minute at 80 psi, or the show .106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, allow only one shower outlet to be in operation at a time. and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation Note: A hand-heid shower shall be considered a showerhead. acessary to establish and maintain tree health shall comply with Section 5.304.6. 5.303.3.4 Faucets and fountains. 5,106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed. 5.303.3.4.1 Nonresidential Lavatory laucets. Lavatory laucets shall have to provide shade over 50 percent of the parking area within 15 years more than 0.5 gallons per minute at 60 psi Exceptions. Surface parking area covered by solar pholovoltaic shade structures with roofing 5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow materials that comply with Table A5.105.11 Z.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting. gallons per minute at 60 psi. Kitchen faucets may temporarily increase the out not to exceed 2.2 gailons per minute at 60 psi, and must default to a i 5:106-12.2 Landscape areas. Shade bess plantings, minimum #10 container size or equal shall be installed to per minute at 60 psi. provide shade of 20% of the landscape area within 15 years. 5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow gallons per minute/20 (nm space (inches) at 60 psi) Exceptions: Playfields for organized sport activity are not included in the total area calculation. 5.303.3.4.4 Metering faucets. Matering faucets shall not deliver more that 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 5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for maximum flow rate of not more than 0.20 gallons per minute/20 (rim space 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 Note: Where complying faucets are unavailable, aerators or other means reduction. of shade tree planting, 2. Designated and marked play areas of organized sport activity are not included in the total area calculation. 5.303.3.4.6 Pre-rinse spray value When installed, shall meet the requirements in the California Code of Reg Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (DIVISION 5.2 ENERGY EFFICIENCY (d)(7), and shall be equipped with an integral automatic shutoff. SECTION 5.201 GENERAL FOR REFERENCE ONLY: The following table and code section have bee .201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section standards in this code, the California Energy Commission will continue to adopt mandatory building standards, 1605 3 (h)(4)(A). DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION TABLE H-2 SECTION 5.301 GENERAL .301.1 Scope. The provisions of this chapter shall establish the means of conserving water use induors, outdoors STANDARDS FOR COMMERCIAL PRE-RINSE SPE and in wastewater conveyance. VALUES MANUFACTURED ON OR AFTER JANUAI SECTION 5.302 DEFINITIONS PRODUCT CLASS MAXIMUM FLOW .302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference) [spray force in ounce force (ozf)] VAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to Product Class 1 (≤ 5.0 ozf) 1.00 reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which as two major influences on Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20 the amount of water that needs to be applied to the landscape. Product Class 3 (> 8.0 oz!) 1.28 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. 5.303.4 COMMERCIAL KITCHEN EQUIPMENT. METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The alume or cycle duration can be fixed or adjustable. 5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of when the disposer is not in use (not actively grinding food waste/no-load) or sha GRAYWATER. Pursuant to Health and Safety Code Section 17922.12. 'graywater' means untreated wastewater that more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of v has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy Note: This code section does not affect local jurisdiction authority to prohibit or bodily wastes, and does not present a threat from contamination by unhealthful processing, menufacturing, or installation. 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 5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the dishwashers. Building Standards Commission as specified in Section 103, the provisions of Section 4 to new fixtures in additions or areas of alteration to the building. 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 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixture andscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and in accordance with the California Plumbing Code, and shall meet the applicable standa climatological parameters. of the California Plumbing Code and in Chapter 6 of this code 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 SECTION 5.304 OUTDOOR WATER USE naintenance practices Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least 5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidenti as effective as the MWELO with a local water efficient landscape ordinance or the current California Department of Ellicient Landscape Ordinance (MWELO), whichever is more stringent. POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumping Code, Part 5. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the Title 23, Chapter 2.7, Division 2. U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority 2. MWELO and supporting documents including a water budget calculator, are Having Jurisdiction https://www.water.ca.gov/ RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a 5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public st controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with treated to remove waste matter attaining a quality that is suitable to use the water again. Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing 2.7. Division 2. Title 23. California Code of Regulations, except that the evapotranspiral SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0 unit within a multurit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954,202 (g) and Water code Section 517 for additional datails.) Exception: Any project with an aggregate landscape area of 2.500 square feet. prescriptive measures contained in Appendix D of the MWELO WATER BUDGET. Is the estimated total landscape imgation water use which shall not exceed the maximum applied. water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape 5.304.6.1 Newly constructed landscapes. New construction projects with an Ordinance (MWELO). area equal to or greater than 500 square feel. 5.304,6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an SECTION 5.303 INDOOR WATER USE landscape area equal to or greater than 1,200 square feet. .303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2 DIVISION 5.4 MATERIAL CONSERVATION AN 5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows: EFFICIENCY 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, SECTION 5.401 GENERAL restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. 5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving efficiency, and greenhouse gas (GHG) emission reduction through protection of building 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the construction waste diversion, employment of techniques to reduce pollution through refollowing subsystems. installation of products with lower GHG emissions and building commissioning or testin a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). SECTION 5.402 DEFINITIONS c. Steam and hot water boliers with energy input more than 500,000 Btu/h (147 kW). 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are include

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.

STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL REEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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EI 2 (July 2024 Supplement)		RESPON PARTY - RESPONSIBLE PARTY IN ARCHITECT, ENGINEER, CWINER, CONTRACTOR, INSPECTOR ETC.)
	Y NA RESPON	BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.
303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and rinals) and fittings (faucets and showerheads) shall comply with the following:	0	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
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.		tested, operated and maintained to meet the owner's project requirements. BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections
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.		3500-3505) largets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in
5.303.3.2. Urinals. 5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted unnals shall not exceed		consultation with the California Air Resources Board (CARB) CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through
D 125 gallors per flush. 5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other unnais shall		disposal stage, and covering modules A1 through C4 in accordance with (SO Standards 14025 and 21930. ORGANIC WASTE. Food waste, green waste, landscape and pruning wate, nonhazardous wood waste, and food
not exceed 0.5 gallons per flush		solled paper waste that is mixed in with food waste. REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle
5.303.3.3 Showerheads. [BSC-CG] 5.303.3.3 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.		assessment. TEST. A procedure to determine quantitative performance of a system or equipment
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.		TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPD See "Cradle-to-Gate." FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be
Note: A hand-held shower shall be considered a showerhead. 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 1.6		attributed to a single manufacturer and manufacturing facility. INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of
galions per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.		manufacturers. PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product
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 pullets controlled by a single valve shall not exceed 1.6 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.		design and manufacturer across multiple facilities. 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
5.303.3.4 Faucets and fountains. 5.303.3.4.1 Nonresidential Lavatory laucets. Lavatory laucets shall have a maximum flow rate of not		California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.
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		5,407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods. 5.407.2.1 Sprinkters. Design and maintain landscape imgetion systems to prevent spray on structures.
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.		5.407.2.2 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:
5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gailons per minute/20 (nm space (inches) at 60 psi)		5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water initiusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to
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		 An installed awning at least 4 feet in depth. The door is protected by a roof overhang at least 4 feet in dopth.
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.		 The door is recessed at least 4 feet. Other methods which provide equivalent protection.
5.303.3.4.6 Pre-rinse spray value		5.407.2.2.2 Flashing. Install fiashings integrated with a drainage clane. SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND
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.		RECYCLING 5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 55% of the
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).		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
TABLE H-2		 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. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019		 bulk mixed (single stream). Identifies diversion facilities where construction and demoiltion waste material collected will be taken. Specifies that the amount of construction and demoiltion waste materials diverted shall be calculated
PRODUCT CLASS MAXIMUM FLOW RATE (gpm) [spray force in ounce force (ozf)] 1.00		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
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20		complies with this section. Note: The owner or contractor shall make the determination if the construction and demplition waste material
Product Class 3 (> 8.0 ozf) 1.28		will be diverted by a waste management company. Exceptions to Sections 5.408.1.1 and 5.408.1.2:
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.		 Excevated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.
Installation, 303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California uilding Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply	0	5.408.1.3 Weste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square fool of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.
a new fixtures in additions or areas of alteration to the building. 303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 (the <i>California Plumbing Code</i> and in Chapter 6 of this code.		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.
SECTION 5.304 OUTDOOR WATER USE		Notes:
304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply ith a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Nicient Landscape Ordinance (MWELO), whichever is more stringent.	r	 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.
Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations,		 Mixed construction and demolition debns processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
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/.	00	5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or lenant 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
304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, ndscape projects as described in Sections 5 304.6.1 and 5 304.6.2 shall comply with the California Department of		Universal Waste materials are disposed of property and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.
/ater Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 7, Division 2. Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) hall be 0.65 with an additional water ellowance for special landscape areas (SLA) of 0.35.	00	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
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		vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be slockpiled on site until the storage site is developed.
5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.		Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. Notes:
5.304,6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.		 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.
DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE		For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)
EFFICIENCY ECTION 5.401 GENERAL		SECTION 5.409 LIFE CYCLE ASSESSMENT 5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a
401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource ficiency, and graenhouse gas (GHG) emission reduction through protection of buildings from extenior moisture, onstruction waste diversion, employment of techniques to reduce pollution through recycling of materials, the		combined floor area of 100,000 square feel or greater shall comply with either Section 5.409.2 or Section 5.409.3 Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area
Istallation of products with lower GHG emissions and building commissioning or testing and adjusting		combined with the existing building(s) is 100.000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or areador.
SECTION 5.402 DEFINITIONS 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)		greater

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Y NIA RESPON	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y NIA	PARTY
	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 attentions 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 attentions 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 FUBLIC 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		
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	CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES		
	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 tamp turnens 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.		
	ELECTRIC VEHICLE (EV). [BSC-CG, HCD] 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-propeiled 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 (EV) CAPABLE SPACE. [BSC-CG, DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.	00	
	ELECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric vehicle.		
	ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of EV charging equipment and charging of electric vehicles		
	ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle charging spaces served by EVSE or receptacle(s).		
	ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit, any necessary raceways, both underground and/or surface mounted, to accommodate EV charging, terminating in a receptacle or a charger.	00	
	ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, personnel protection system, 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.		
	SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES 5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square fact or greater shall comply with either Section 5 105.2, 5 409.2, or 5 409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5 409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.		
	[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feel or greater shall comply with either Section 5,105.2, 5,409.2, or 5,409.3. Addition(a) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5,105.2, Section 5,409.3.		
	Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the axisting building(s) is not eligible to mest compliance with Section 5.105.2.		
00	5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall traming and exterior finishes). Window assemblies, insulation, portions of buildings decreed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.		
	5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.		
	Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section. 5.105.3 Deconstruction (Reserved).		

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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	Y NIA RESPON. PARTY	TABLE 5.106.5.3.1	1	
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		TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF RE CAPABLE S	A CONTRACT OF A CONTRACT OF
ordinance.		0 - 9	0	
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.		10-25	2	_
 Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: 		.51-75	13	
 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. 		76-100-	17 25	
 d. Mulching or hydroseeding to stabilize disturbed soils. e. Erosion control to protect slopes. 		151-200	35	
 Protection of storm drain inlets (gravel bags or catch basin inserts). g. Perimeter sediment control (perimeter silt fence, fiber rolls). 		201 AND OVER	20 percent a parking sp	
 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. 		 Calculation for spaces shall to 2. The number of required EVC total number of required EV cal 3. At least one Level 2 EVSE st 5.106.5.3.2 Electric vehicle charg 	S (EV capable spaces p pable spaces shown in c hall be provided.	rovided with olumn 2.
 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. 		vehicle supply equipment (EVSE) to required by Table 5 106.5.3 1 shall 5.106.5.3.2.1. ALleast one Level 2 I One EV charger with multiple conte	be provided with Level 2 EVSE shall be provided	EVSE or DO
 Vehicle and equipment cleaning performed off site. g Spill prevention and control. h. Other housekeeping BMPs acceptable to the enforcing agency. 		the electrical load capacity required supplied to the EV charger. The installation of each DCFC EV capable spaces without EVSE by	/SE shall be permitted to	reduce the
106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF AND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or none of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale. Interpreter that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the		number of required 8	stallation of each DCFC (EV capable spaces witho the required electrical in	ut EVSE or I
arger common plan of development or sale must comply with the post-construction requirements detailed in the pplicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges associated with Construction and Land Disturbance Adivities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).		5.106.5.3.2.2 The im	stallation of two low powe the minimum number of r	er Level 2 E
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 ermits emphasize runoff reduction through on-site stormwater use, interception, evapolranspiration, and infiltration trough nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures, formwater volume that cannot be addressed using nonstructural practices is required to be captured in structural ractices and be approved by the enforcing agency.		5.106.5.3.3 Use of automatic los ALMS shall be permitted fo specified in Section 5.106.5.3.1 for each EVCS EVSE controlled by an ALI and shall deliver a minimum	or EVCS. When ALMS is imay be reduced when s MS shall deliver a minimu	installed, the enviced by a im 30 ampe
efer 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 hould be given during the initial design process for appropriate integration into site development.		5.106.5.3.4 Accessible EV When EVSE is installed, a Code, Chapter 11B, Section	ccessible EVSC shall be	provided in
i.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as pecified 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		Note: For EVCS signs, rel Vehicle Signs and Pavene 5.106.5.3.4 Accessible electric	ent Markings) or its succe vehicle charging statio	ssor(s), n (EVCS), V
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'		EVCS shall be provided in accord 5.106.5.3.5 Electric vehicle chat by signage or pavement marking: Emission Vehicle Signs and Pave	rging station signage. E s in compliance with Call	Electric vehic rans Traffic
entrance, readity visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. Exception: Additions or alterations which add nine or less visitor vehicular parking spaces 5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking			lude the following ation of EV capable spa EVSE shall be provided	
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		5.106.5.3.6 Electric vehicle charg method may be used as an alternal associated Table 5.106.5.3.1. Use total number of actual parking space	live to the requirements in Table 5 106 5 3 6 to dete	n Section 5.1
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.		TABLE 5.106.5.3.6		тот
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:		TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL KVA @ 6.6 KVA	COMB LOW P
 Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks, or Lockable, permanently anchored bicycle lockers. 		0-9	0 26.4	
Note: Additional information on recommended bicycle accommodations may be obtained from		26-50	52.8	
Sacramento Area Bicycle Advocates.		51-75 76-100	85.8	_
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		101-150	165	
 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: 		151-200 201 AND OVER	231 20 percent of actual parking spaces x	Tofal When
Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or S. Lockable, permanently anchored bicycle lockers.		1. Level 2 EVSE @ 6,6 kVA minim 2. At least one Level 2 EVSE shall 3. Maximum allowed kVA to be util	be provided. lized for EV capable space	
5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces. Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.5 and shall be provided in	00	 If EV capable spaces are utilize spaces. 5.106.5.4 Additions or alterations to expanding facilities being modified by one 	risting buildings or par	king facilitie
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		When EVSE is installed, accessible EVC Chapter 11B, Section 11B-228.3. 1) When the scope of construction	S shall be provided in ac work includes an increas	cordance w
 this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcement agency substantiating the 		part of a parking facility addition or 2. When a new photovoltaic system 3. When additions or alterations to scope of work includes an increase	m is installed covening ex existing buildings are tri	ggered pursi
local ultity 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.		Exceptions: 1 On a case-by-case basis where not feasible based upon one of the a. Where there is no local uf b. Where the local utility is u	e following conditions: Illity power supply nable to supply adequate	e power.
 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 Receively 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. 9 A service panel or subcapel (s) shall be provided with panel space and electrical load. 		 c. Where there is evidence a local utility infrastructure des 5.166.5.3, may adversely im d. Where demonstrated as i d. Where demonstrated as i 2. Remote parking facilities that do 3. Parking area lighting upgrades i 4. Entergency repairs, including burepairs, etc. 	suitable to the local enfor sign requirements, directly pact the construction co- mpracticable excluding is not have access to the where no trenching is par	cement age y related to st of the proj ocal utility so building serv t of the scop
 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 derivery of 30-ampere minimum to an installed EVSE at each EVCS. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space. 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". 		5.106.5.4.1 Existing buildings or [A]. When EV capable infrastructur facility or building undergoes an av electric vehicle charging in complite Section 5.106.5.3.6 and associate added or altered.	ne does not exist al an ex Idition or alteration listed ance with either Section 5 d Table 5.106 5.3 6 for th	esting parkir in Section 5 5.106.5.3 an ie total numi
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.		5.106.5.4.2 Existing buildings or [A]. When EV capable infrastructur facility or building is undergoing an include electric vehicle charging in 5.106.5.3.1, or Section 5.106.5.3.6 allocated power and infrastructure the area being added or allered ex	re is available at an exist addition or alteration list compliance with either S and associated Table 5	ing parking ted in Section Section 5.10 .106.5.3.6 u

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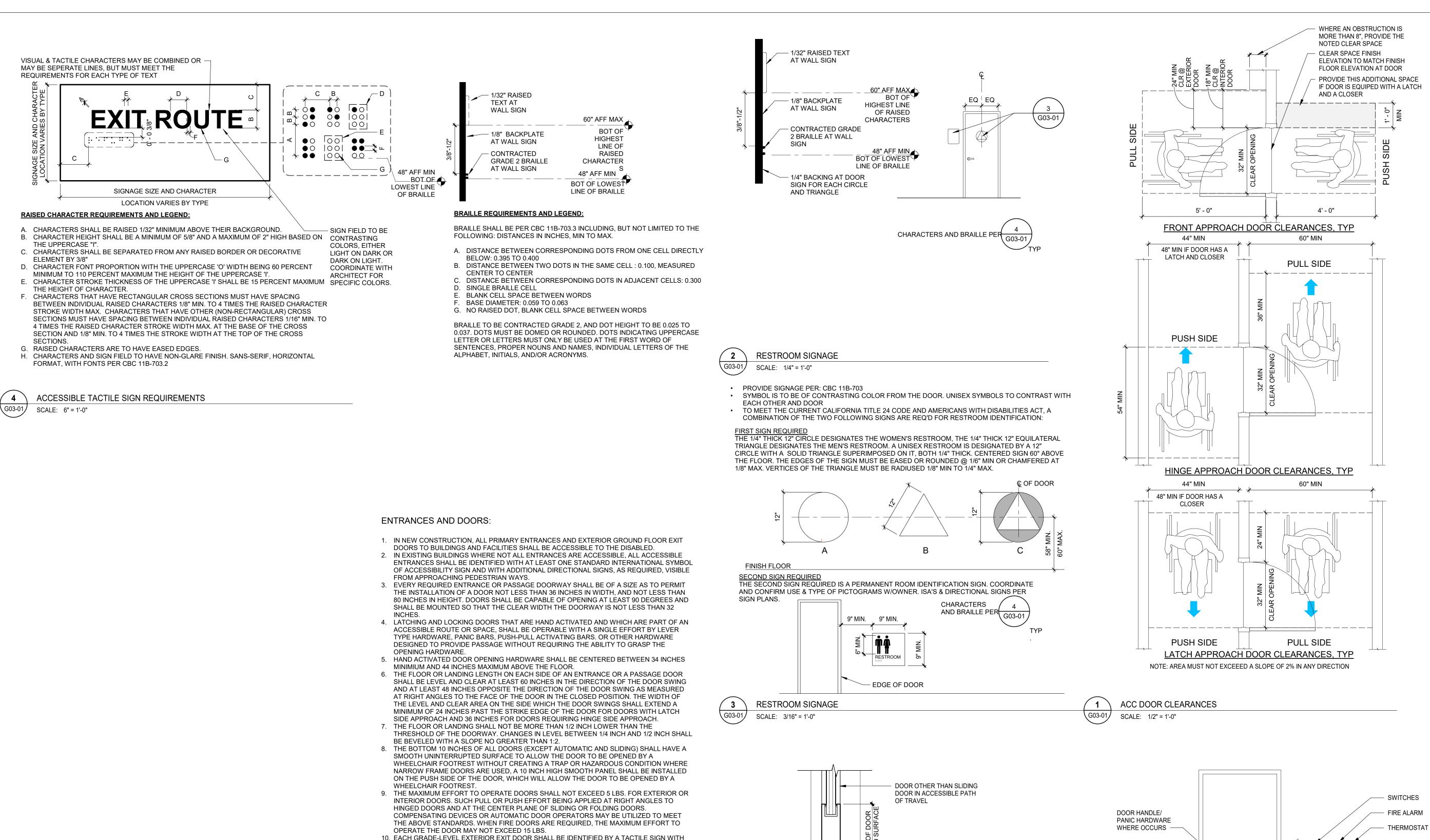
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CODE

HAPTER 3	SECTION 5.106 SITE DEVELOPMENT 5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE	NIA RESPON	TABLE 5.106.5.3.1			Y NA RESPON				
REEN BUILDING	OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a				NUMBER OF EVCS (EV					
ECTION 301 GENERAL	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:		TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	CAPABLE SPACES PROVIDED WITH	00	5.106.5.5 Electric vehicle (EV) with Section 5.106.5.5.1 to facilit	charging: medium-duty and h	eavy-duty. [N] [BSG-CO	G] Construction s
	5.106.1.1 Local ordinance. Comply with a lewfully enacted storm water management and/or erosion control		PARAMO SPACES	CAPABLE SPACES	EVSE) ⁴²		warehouses, grocery stores and	retail stores, office buildings, an	d manufacturing facilitie	s with planned of
01.1 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	ordinance.		0=9	0	0		loading spaces shall also comply	with Section 5,106,5,5,1 for full	ure installation of mediu	m- and heavy-ou
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.	5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by		10-25	2	0		Exceptions:	is where the local enforcing agen	on here determined com	nEnerge wilk this
	Implementing an effective combination of erosion and sediment control and good housekeeping BMPs		26-50	8	2		is not feasible based upon	one of the following conditions:	icy has determined com	peance with ons
01.3 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	 Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: 		51-75	13	3		b. Where the local u	o local utility power supply, utility is unable to supply adeguat		. And Sugar
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	 Scheduling construction activity during dry weather, when possible. 		76-100-	12	- 4			vidence suitable to the local enfo cture design requirements, direct		
alterations shall only apply to line portions of the building being added or altered within the scope of the permitted work.	 b. Preservation of natural features, vegetation, soil, and buffers around surface waters. c. Drainage swales or lined ditches to control stormwater flow. 		-101-150	25	6			3, may adversely impact the cons		
	 Multing or hydroseeding to stabilize disturbed soils Erosion control to protect alopes. 		151-200	35	9		When EVSE(s) is/are installed, it	I shall be in accordance with the	California Building Code	s, the California
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	 Protection of storm arain inlets (gravel bags or catch basin inserts) g. Perimeter sediment control (perimeter silt fence, fiber rolls). 		201 AND OVER	20 percent of actual	25 percent of EV capable		Code and as follows:			
banner will be used.	 Sediment trap or sediment basin to retain sediment on site. 			parking spaces'	spaces'		5.106.5.5.1 Electric vehic	cle charging readiness require uring facilities and retail store	ments for warehouses	grocery store
301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:	i. Stabilized construction exits. i. Wind erosion control.			rounded up to the nearest whole num (EV capable spaces provided with EV						
Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section	 Other soil loss BMPs acceptable to the enforcing agency. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges. 		total number of required EV capa 3 At least one Level 2 EVSE sha	ble spaces shown in column 2.			busway(s) and adequate o	molition when adding EV supply capacity for transformer(s), service	ce panel(s) or subpanel(s) shall be insta
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 seg. for definitions,	and wastes that should be considered for implementation as appropriate for each project include, but		5.106.5.3.2 Electric vehicle charging		shall be provided with electric		time of construction in acc shall include, but are not li	cordance with the California Elect imited to the following	trical Code. Construction	n plans and spe
types of commercial real property affected, effective dates, circumstances necessitating	are not limited to, the following a. Dewatering activities,		vehicle supply equipment (EVSE) to a	reate EVCS in the number indicated	Table 5.106.5.3.1 The EVCS			main service equipment and sub	annuale shall ment the m	Tel ferst tree in cit it of the
replacement of nuncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.	 b. Material handling and waste management. c. Building materials stockpile management. 		required by Table 5 106.5.3 1 shall be 5 106.5.3.2 1. AL least one Level 2 EV		as permitted in Section		in Table 5.106.5.5.1	to accommodate the dedicated	branch circuits for the fu	iture installation
301.3.2 Waste Diversion. The requirements of Section 5,408 shall be required for additions and	d. Management of washout areas (concrete, paints, stucco, etc.).						2 The construction	documents shall indicate one or	more location(s) conver	nient to the plan
alterations whenever a permit is required for work.	 Control of vehicle/equipment fueling to contractor's staging area. Vehicle and equipment cleaning performed off site. 		One EV charger with multiple connect the electrical load capacity required by				off-street loading sp	ece(s) reserved for medium- and	d heavy-duly ZEV charg	ing cabinets and
1.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)	 g Spill prevention and control. h. Other housekeeping BMPs accoptable to the enforcing agency. 		supplied to the EV charger.					athway reserved for routing of co arging cabinet(s) and dispenser(
01.5 HEALTH FACILITIES. (see GBSC)	the prior operation of prior a descriptions to the anticipal advict.			E shall be permitted to reduce the min re and reduce proportionally the requi			3. Raceway(s) or bu	usway(s) originating at a main se	rvice banel or a subban	el(s) serving the
ECTION 302 MIXED OCCUPANCY BUILDINGS	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		service panel or subpanel.	a new reduce proprioritient are reduc	car crossingly loss apparenty to the		potential future med	flum- and heavy-duly EVSE will I	be located and shall terr	n nata in close p
02.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building	more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.		5.106.5.3.2.1 The insta	llation of each DCFC EVSE shall be p	ermitted to reduce the minimum			re location of the charging equipr		
shall comply with the specific green building measures applicable to each specific occupancy.	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		number of required EV	capable spaces without EVSE or EV the required electrical load capacity to	S with Level 2 EVSE by five and			or busway(s) shall be of sufficient cation of the charging for medium		
ECTION 202 PHASED PROJECTS	larger common plan of development or sale must comply with the post-construction requirements detailed in the						5 106.5.5.1	man as the sharenging to median	The nearly only 25 vs	
ECTION 303 PHASED PROJECTS	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		permitted to reduce the	llation of two low power Level 2 EV of minimum number of required EV car			TADIESIONESI	ACEWAY CONDUCT	D DANEL BOUL	0
03.1 PHASED PROJECTS. For shell buildings and others constructed for future terrant improvements.	the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).		5.106.5.3.1 by one.	The second s	The second standard a size of 19056		I I I I I I I I I I I I I I I I I I I	RACEWAY CONDUIT AND HEAD	Call and a service called a	7 W.
only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.	The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff		5 106.5.3.3 Use of automatic load	management systems (ALMS).	and the second		REQUIREMENTS FC	OR MEDIUM- AND HEA	VI-DULLEVSE [ad.
303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant	(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		ALMS shall be permitted for a specified in Section	EVCS. When ALMS is installed, the re	quired electrical load capacity		1	1		ADDITIO
improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in	through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures.		5.106.5.3.1 for each EVCS m	ay be reduced when serviced by an E				1	NUMBER OF	CAPAC
Section 301.3 non-residential additions and alterations.	Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.			shall deliver a minimum 30 amperes 3.3 kW while simultaneously charging		θ.	BUILDING TYPE	BUILDING SIZE (SQ. FT.)	OFF-STREET	FOR RACE
BBREVIATION DEFINITIONS:	Refer to the current applicable permits on the State Water Resources Control Board website at		5.106.5.3.4 Accessible EVC						LOADING SPACES	BUSWAY
D Department of Housing and Community Development C California Building Standards Commission	www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures		When EVSE is installed, acc	assible EVSC shall be provided in acc	ordance with the California Building			1		PANE
A-SS Division of the State Architect. Structural Safety SHPD Office of Statewide Health Planning and Development.	should be given during the initial design process for appropriate integration into site development.		Code, Chapter 11B, Section					10.000 to 90.000	1 or 2	200
Low Rise	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			to Caltrans Traffic Operations Policy I Markings) or its successor(s).	Vireictive 13-01 (Zero Emission		Grodery	allege to selvine	3 or Greater	400
Additions and Alterations	Architect pursuant to Section 105, comply with Section 5.106.4.2							Greater than 90,000	1 or Greater	400
New	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		5.106.5.3.4 Accessible electric ve EVCS shall be provided in accordance	hicle charging station (EVCS). Whe we with the California Building Code,	h EVSE is installed, accessible Chapter 11B, Section 11B-228.3.			10,000 to 50,000	1 or 2	200
HAPTER 5	applicable local ordinance, whichever is stricter						Manufacturing Facilities	10,000 to 50,000	3 or Greater	400
ONRESIDENTIAL MANDATORY MEASURES	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'		by signage or pavement markings in	ng station signage. Electric vehicle compliance with Califans Traffic Op	rations Policy Directive 13-01 (Zen	2		Greater Ihan 50,000	1 or Greater	400
	entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being		Emission Vehicle Signs and Pavem	ant Markings) or its successor(s).				10.000 to 135.000	1 or 2	200
IVISION 5.1 PLANNING AND DESIGN	added, with a minimum of one two-bike capacity rack. Exception: Additions or alterations which add nine or less visitor vehicular packing spaces		Power allocation method shall inclu	te the following: on of EV capable spaces, low power	puel 9 Louis 9 - Doco cuero		Office Buildings	10,000 to 135,000	3 or Greater	400
ECTION 5.101 GENERAL 01.1 SCOPE			2 At least one Level 2 EV	SE shall be provided	LEVEL 2, LEVEL 2 OF DUFU EVSES.		and the second se	Greater lhan 135,000	i or Greater	400
e provisions of this chapter outline planning, design and development methods that include environmentally	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							a contra statis i dat ava	1 or 2	200
sponsible site selection, building design, building siting and development to protect, restore and enhance the vironmental quality of the site and respect the integrity of adjacent properties.	spaces with a minimum of one bicycle parking facility.		5.106.5.3.6 Electric vehicle charging	stations (EVCS)—power allocation	method. The power allocation		Retail	10,000 to 135,000		
ECTION 5.102 DEFINITIONS	5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces,		method may be used as an alternative associated Table 5 106.5.3.1. Use Ta	ble 5 106 5 3 6 to determine the lotal	ower in kVA required based on the		Retail	Consider lines with some	3 or Greater	400
102.1 DEFINITIONS	provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.		total number of actual parking spaces					Greater than 135,000	1 or Greater	400
e following terms are defined in Chapter 2 (and are included here for reference).			TABLE 5.106.5.3.6					20,000 to 256,000	1 or 2	200
JTOFF LUMINAIRES. Luminaires whose light distribution is such that the candele per 1000 lamp lumens does not merically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of	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.			MINIMUM	KVA REQUIRED IN ANY		Warehouse	Column on mentaliza	3 or Greater	400
degrees above nadir. This applies to all lateral angles around the luminaire.	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		TOTAL NUMBER OF ACTUAL	COMBINA	TION OF EV CAPABLE,3,4			Greater than 256,000	1 or Greater	400
ECTRIC VEHICLE (EV). [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger	be convenient from the street and shall meet one of the following:		PARKING SPACES	6.6 KVA	ER LEVEL 2, LEVEL 2, 1, 2 OR DCFC				and strength	(ex
tomobiles, buses, trucks, vans, neighborhood electric vahicles, electric motorcycles and the like, primarily powered an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other	1. Covered, lockable enclosures with permanently anchored racks for bicycles;		0-9	0	Ŭ	00	5.106.5.6 Electric vehicle (EV) c	harging at public schools and	community colleges. j	DSA-SS] Electri
urce of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the	 Lockable bloycle rooms with permanently anchored racks; or Lockable, permanently anchored bloycle lockers. 		10-25	26,4	26.4		infrastructure and electric vehicle accordance with regulations in the			
lifornia Electrical Code, off-road, self-propeiled electric vehicles, such as industrial trucks, hoists, lifts, transports. If carts, airline ground support equipment, tractors, boats and the like, are not included.			26-50	52.8	52,8		Exceptions:	Service and the service of the servi		
ECTRIC VEHICLE (EV) CAPABLE SPACE. (BSC-CG,	Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.		51-75	85.8	85.8		1. On a case-by-case basis	s where compliance with this sec		
A-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and	5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections		76-100	112.2	112.2			owing conditions, and with concur 106.5.6 shall not be required.	tence by the Division of	the State Archite
cessary raceways, both underground and/or surface mounted, to support EV charging.	5, 106,4.2.1 and 5, 106,4.2.2		101-150	165	165			local utility power supply.	bower	
ECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric	5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently		151-200	231	231		< The installation of	itiity is unable to supply adequate EVCS is impracticable		and the second
	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			20 constat of actual			 Parking spaces accessit with Section 5 106.5.6 	ble only by automated mechanics	al car parking systems a	re not required to
ECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of charging equipment and charging of electric vehicles	with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities		201 AND OVER	FOIGH / C	ulred kVA = P × 20 × 6.6 = Parking spaces in facility			paces. EV capable spaces shall I		A Gold Table 1
ECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle	shall be convenient from the street or staff parking area and shall meet one of the following:			6.6 Wileie P	r manuf abanas in repairly.		and the following requirem		e provideo in accordani	c well table 5.
arging spaces served by EVSE or receptacle(s).	 Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or 		 Løvel 2 EVSE @ 6,6 kVA minimun 2. At least one Level 2 EVSE shall be 					th the California Electrical Code a		
ECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch dircuit, any	3. Lockable, permanently anchored bicycle lockers.			ed for EV capable spaces is 75 percent			provided and shall originate	e at a service panel or a subpan ocation of the EV capable space	el(s) serving the area an	d shall terminate
essary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a place epitacle or a charger.	5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and		spaces.	anay anali (near the requirements of 5	Longer of 100,0,0,1 E A cabable			aceway may be used to serve mi		
	Electric vehicle chaming stations and associated Table 5 106 5 3 1, or Section 5 106 5 3 6 Flector vehicle		5.106.5.4 Additions or alterations to exis	ting buildings or parking facilities	A). (BSC-CG) Existing buildings		2. A service panel or subs	anel(s) shall be provided with par	nel space and electrical I	oad capacity for
ECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment	charging stations (EVCS)Power allocation method and associated Table 5 106 5.3 5 and shall be provided in		or parking facilities being modified by one of When EVSE is installed, accessible EVCS	f the following shall comply with Sect	or 5.106.5.4 1 or 5.106.5.4 2		dedicated 208/240 volt 40	ampere minimum branch circuit installed EVSE at each EVCS.	for each EV capable s	pace, with delive
ps, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for purpose of transferring energy between the premises wiring and the electric vehicle	accordance with regulations in the California Building Code and the California Electrical Code		Chapter 11B, Section 11B-228.3.	arren de brokoen in socondance with	na canornia bullumy cu08,					A second barrier
A STATE AND A STAT	Exceptions: 1. On a case-by-case basis where the local enforcing agency has determined compliance with		1. When the scope of construction we		ply to an electric service panel as		 The electrical system an full rated amperage at each 	td any on-site distribution transfor h EV capable space.	mers shall have sufficie	m capacity to su
	this section is not feasible based upon one of the following conditions:		part of a parking facility addition or al					bpanel circuit directory shall ident	lify the reserved oversuit	rent protective d
CTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES D5.1 Scope. [BSC-CG] Effective July 1. 2024, alteration(s) to existing building(s) where the combined altered	 a. Where there is no local utility power supply b. Where the local utility is unable to supply adequate power. 		When additions or alterations to es	osting buildings are triggered pursuar	t to code Section 301 3 and the		space(s) as "EV CAPABLE	5. The raceway termination local		
or area is 100,000 square feet or greater shall comply with either Section 5 105,2, 5 409,2, or 5 409 3. Addition(s) to sting building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater	c. Where there is evidence suitable to the local enforcement agency substantiating the		scope of work includes an increase in	a power supply to an electric service (ane).		'ÉV CAPABLE."		1	
Il comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined	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.		Exceptions: 1 On a case-by-case basis where the	s local enforcing agency has determine	ed compliance with this section is		TABLE 5.106.5.6.1			
r area shall be 50,000 square feet or greater	 Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section. 		not feasible based upon one of the fo	libwing conditions:	and the second s		TOTAL NUMBER OF AC	TUAL NUMBER OF RE	EQUIRED EV	NUMBER O
A-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feel or greater ill comply with either Section 5,105.2, 5,409.2, or 5,409.3. Addition(s) to existing building(s) where the total floor			 a. Where there is no local utilit b. Where the local utility is una 	ble to supply adequate power	Constant Annual An		PARKING SPACES	The second		REQUIRED EV
a combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2	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:		c. Where there is evidence sul	table to the local enforcement agency n requirements, directly related to the			0.9			0
alion 5.409.2, or Section 5.409.3.	 Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) 		5.106.5.3, may adversely impa	c! the construction cost of the project			10.25			
Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.	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.		2. Remote parking facilities that do n	racticable excluding local utility servi- of have access to the building service	panel;		26-50			0
	and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be		3. Parking area lighting upgrades wh	ere no trenching is part of the scope on not limited to water line break in parking the scope of the scope o	f work.			13		2
05.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 cent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and	used to serve multiple EV charging spaces. 2. A service panel or subpanel (s) shall be provided with panel space and electrical load		repairs, etc.	as an ago to water tine preak in parki	Streampers' up man dispatol		51-75	10		đ
ors; and lateral elements) and existing building enclosure (root framing, wall framing and exterior finishes). Window semblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that	capacity for a dedicated 208/240 volt. 40-ampere minimum branch circuit for each EV		5.106.5.4.1 Existing buildings or pa				76-100	17		4
remediated as part of the project shall not be included in the calculation.	capable space, with occurry 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		[A]. When EV capable infrastructure.		scility or building, and the parking		101-150	25		6
5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to	to supply full rated amperage at each EV capable space.		electric vehicle charging in compliant	e with either Section 5.106.5.3 and a	ssociated Table 5.106.5.3.1. or		151-200	35		9
demonstrate compliance with Section 5.105.2.	In 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		Section 5.106.5 3.6 and associated 1 added or altered.	able 5.106 5.3 6 for the total number	of actual parking spaces being		201 AND OVER	20 percent of ti	otal spaces" 25	percent of EV o spaces ¹
Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this	permanently and visibly marked as "EV CAPABLE."		China Lucio da Calda a co	alitan incan other construction of	Di constitu interna		-		200.000	shacas.
section.	Note: A parking space served by electric vehicle supply equipment or designed as a future EV		5.106.5.4.2 Existing buildings or p [A]. When EV capable infrastructure	is available at an existing parking faci	ity or building, and the parking			hall be rounded up to the nearest e the number of required EV capa		number
05.3 Deconstruction (Reserved).	charging space shall count as at least one standard automobile parking space only for the purpose of		facility or building is undergoing an a	ddition or alteration listed in Section 5 impliance with either Section 5 106.5.	106.5.4 construction shall					
	complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.		5.106.5.3.1, or Section 5.106.5.3.6 a	nd associated Table 5.106.5.3.6 utiliz	ng the existing EV capable		create EVCS in the number	te charging stations (EVCS), E ar indicated in Table 5.106.5.6.1 a	and shall comply with Se	clion 5.106.5.6.2
			anocated power and infrastructure to	r the total number of actual parking sp			EVCS shall be serviced by	Level 2 or Direct Current Fast C	harging (DCFC) EVSE	X WITH EVSE III.
			the area being added or altered exce infrastructure, provide additional EV					DOFC Accessible EVCS shall t	be provided in accordance	os with Californi

Α

or Engineer Project Component Key Plan Consultants Survey: Brandley Engineering Civil: Kimley-Horn Architecture: NORR Structural: Bevier Structural Eng Mechanical: NORR Electincal: NORR Interiors: NORR Fire Sprinkler: Sacramento Engineering Consultants Seal(s) NORR Seal(s) Project Manager Project Manager Civit: Drawn JON PRICE Project Leader Civit: Civit	DATE	ISS	UED FOR	REV
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GUZ-U3 ARCH E Title Block - v.2023 - Rev (July/23) - Copyright © 202	Project No.			



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G03-01

SCALE: 3" = 1'-0"

FLOOR

THRESHOLDS

LEVEL CHANGE

MAXIMUM HEIGHT AT LEVEL

CHANGE WITH NO TRANSITION

✓ 13 \

G03-01

- 10. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT". EACH EXIT DOOR THAT LEADS DIRECTLY TO GRADE-LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP IS IDENTIFIED BY A TACTILE SIGN THAT STATES "EXIT STAIR DOWN," "EXIT RAMP DOWN," "EXIT STAIR UP," OR "EXIT RAMP UP" AS APPROPRIATE. EACH EXIT DOOR THAT LEADS DIRECTLY TO GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR EXIT PASSAGEWAY IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE." EACH ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE". EACH DOOR THROUGH A HORIZONTAL EXIT IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "TO EXIT."

CLEAR FLOOR SPACE FOR WHEELCHAIRS

- MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30 INCHES BY 48 INCHES. MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT, UNLESS RESTRICTED BY CODE. FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE
- PART OF THE KNEE SPACE REQUIRED UNDER SOME ELEMENTS AS ALLOWED BY PROVIDE A MINIMUM CLEAR SPACE 60 INCHES WIDE AT ALCOVES GREATER THAN
- 15 INCHES DEEP AND DESIGNED FOR SIDE APPROACH. PROVIDE A MINIMUM CLEAR SPACE 36 INCHES WIDE AT ALCOVES GREATER THAN 24 INCHES DEEP AND DESIGNED FOR FRONT APPROACH.

HAZARDOUS AND PROJECTING OBJECTS

- OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
- 2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT. 3. FREE-STANDING OBJECTS MOUNTED ON POSTS / PYLONS MAY OVERHANG 12 INCHES MAXIMUM
- FROM 27 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR. 4. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
- 5. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION.

PARKING

- 1. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1/4 INCH PER FOOT (2% GRADIENT) IN ANY DIRECTION.
- ACCESSIBLE PARKING SPACES SHALL BE LOCATED SO AS NOT TO REQUIRE USERS TO TRAVEL OR WALK BEHIND ANY PARKING SPACE OTHER THAN THEIR OWN.
- 3. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING SPACES RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 INCHES IN AREA AND, WHEN IN AN ACCESSIBLE ROUTE, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE MOUNTED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 60 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND, OR

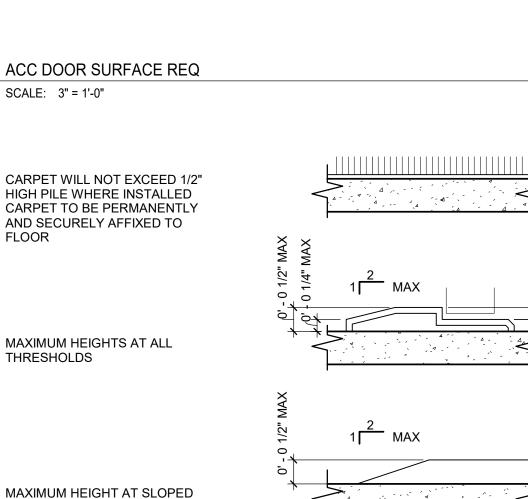
DISCREPANCIES

WALK.

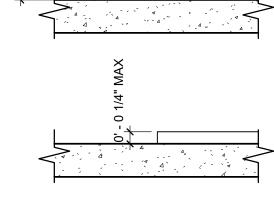
1. THE INFORMATION DEPICTED ON THIS SHEET REPRESENT BUILDING CODE REQUIREMENTS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THIS PROJECT THAT WOULD CREATE A CONFLICT WITH THE PLANS OR ACCESS REQUIREMENTS.

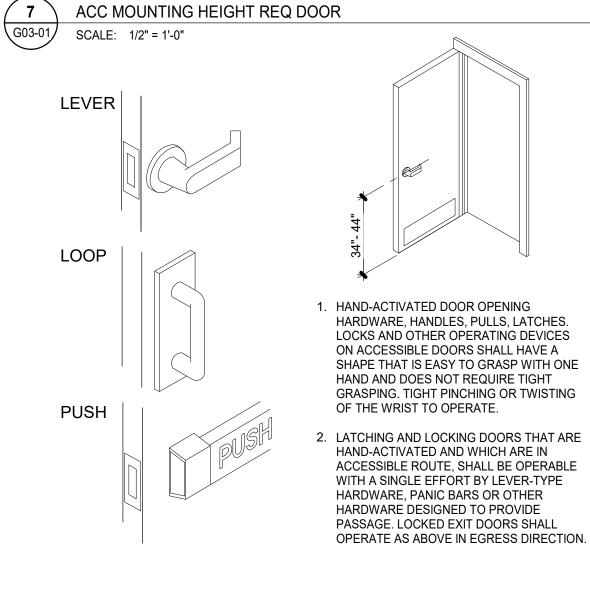






PUSH SIDE





KICK PLATE

_ _ _ _ _ _ _

FLOORING TRANSITIONS SCALE: 6" = 1'-0"

´ 10 🛝 G03-01 SCALE: 1" = 1'-0"

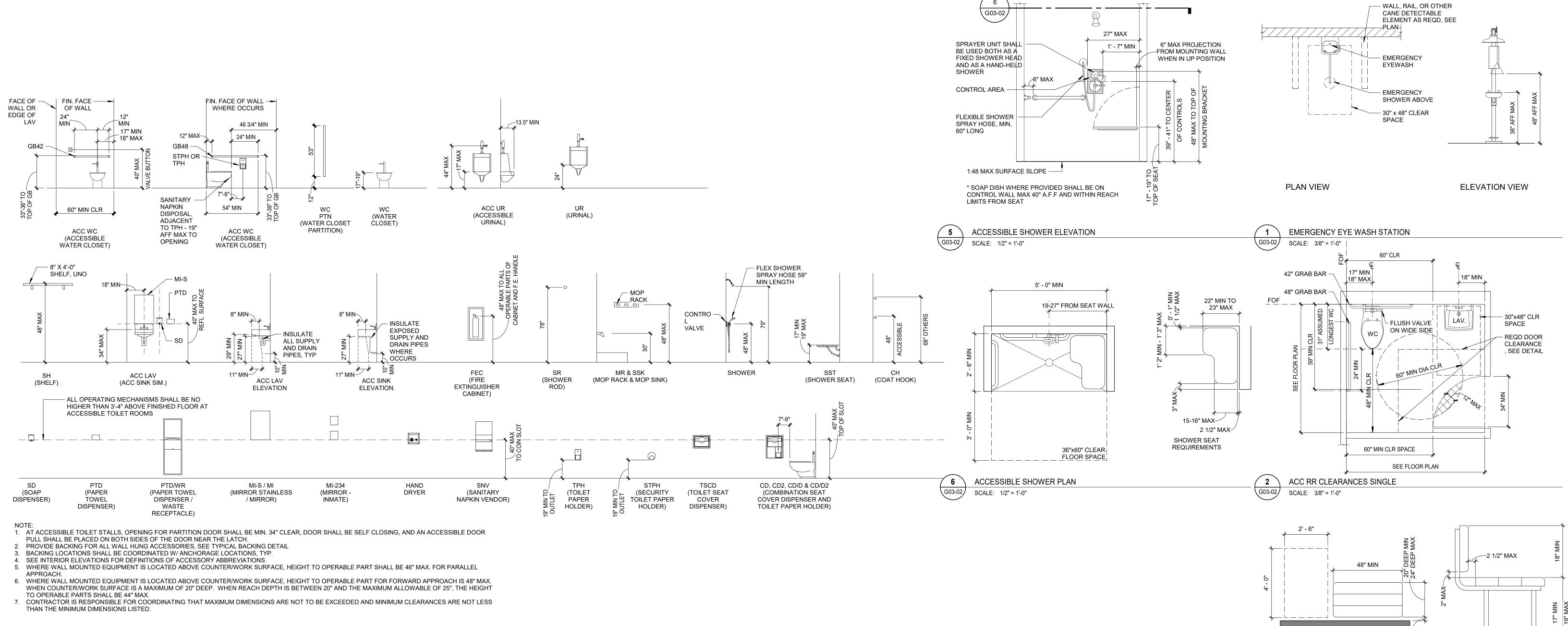
ACC DOOR HARDWARE REQ

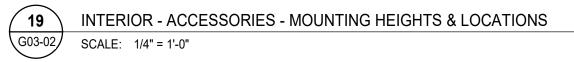
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	been prepared solely for the us EMITE AIRPORT and there are	
representations of	f any kind made by NORR to ar not entered into a contract.	
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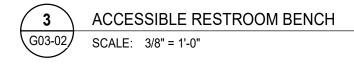
CONVENIENCE

WALL OUTLET

- FINISHED FLOOR



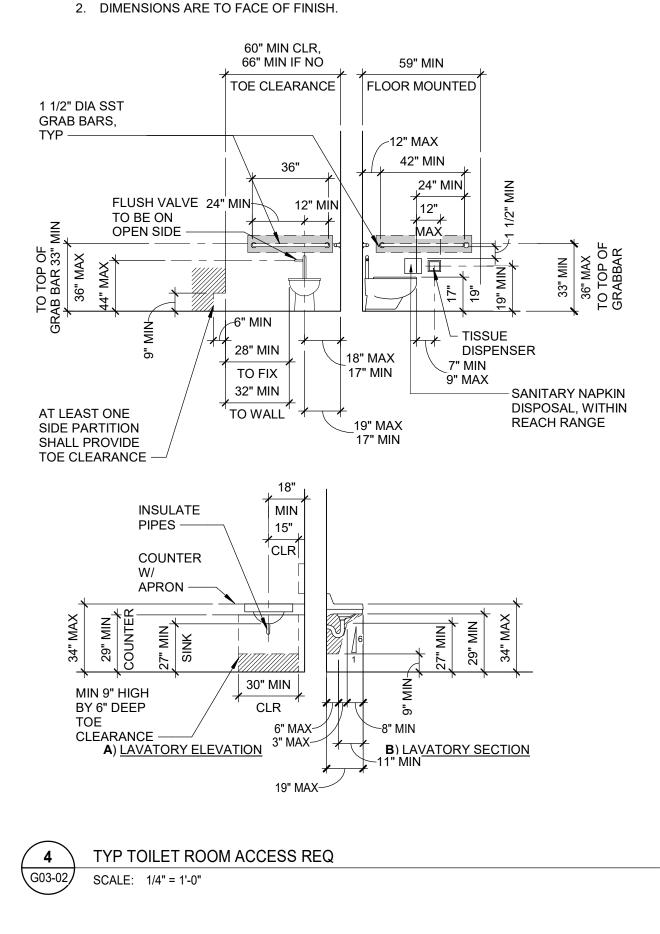




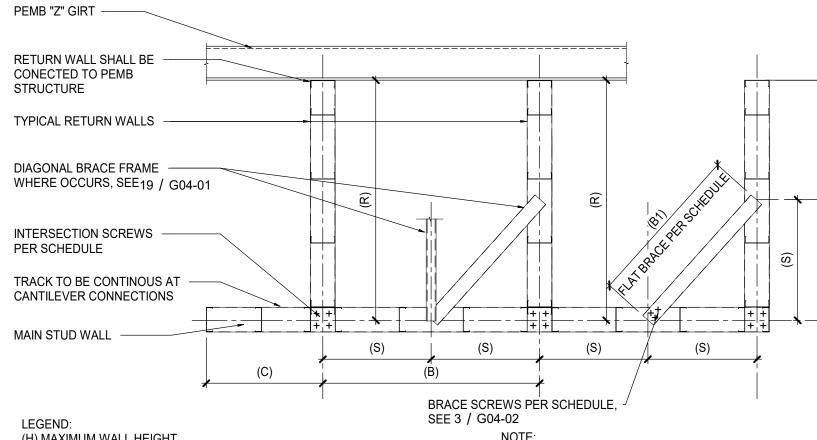
<u>FIXED</u> ACCESSIBLE <u>BENCH</u>

NOTES: 1. FOR WALL BACKING REQIUREMETS SEE 14 / G04-02, 9 / G04-02 AND 16 / G04-02

ACCESSIBLE <u>BENCH</u> ELEVATION (N.T.S.)



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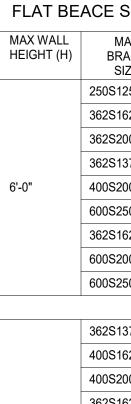


(H) MAXIMUM WALL HEIGHT (C) MAXIMUM LENGTH OF WALL CANTILIVER (B) MINIMUM BACKSPAN LENGTH OF CANTILEVER

BACKSPANS LOCATIONS. 2. TRACK SPLICES ARE ACCEPTABLE AT ENDS OF SPANS (S). (B1) MAXIMUM LENGTH OF FLAT BRACE (S) MAXIMUM LENGTH OF WALL BETWEEN SUPPORT POINTS

(R) MINIMUM RETURN WALL LENGTH TO BRACE MAIN WALL W/FREE END (R1) MINIMUM RETURN WALL LENGTH TO BRACE MAIN WALL W/CONNECTED END

TOP TRACK SCHEDULE MAX WALL | MAX TRACK | MAX MIN MAX SPAN MIN MIN SCREWS HEIGHT (H) SIZE CANTAVLVER BACKSPAN RETURN RETURN (S) (C) (B) (R1) (R) 10'-9" 6'-3" (2)#10 SMS 250T125-27 4'-3" 8'-6" 8'-6" (2)#10 SMS 250T125-33 5'-0" 10'-0" 10'-0" 11'-9" 7'-3" 250T125-43 12'-0" 12'-0" 12'-9" 6'-0" 8'-3" (3)#10 SMS 362T125-27 6'-3" 10'-6" 10'-6" 12'-0" 7'-6" (2)#10 SMS 362T125-33 12'-6" 12'-6" 13'-3" 6'-3" 8'-6" (3)#10 SMS 6'-0" 362T125-43 7'-3" 14'-6" 15'-3" 14'-3" 9'-3" (3)#10 SMS 11'-0" 11'-3" 12'-3" 400T125-27 7'-9" (3)#10 SMS 5'-6" 400T125-33 13'-0" 13'-3" 13'-6" 8'-9" (3)#10 SMS 6'-6" 400T125-43 7'-6" 15'-0" 16'-0" 14'-6" 9'-6" (3)#10 SMS 600T125-27 7'-0" 14'-0" 14'-0" 14'-3" 9'-3" (3)#10 SMS 600T125-33 16'-0" 16'-6" 15'-0" 8'-0" 10'-0" (3)#10 SMS 600T125-43 8'-9" 17'-6" 20'-3" 15'-0" 11'-0" (4)#10 SMS 362T125-27 3'-9" 7'-6" 7'-6" 14-6" 9'-6" (3)#10 SMS 362T125-33 4'-3" 8'-6" 8'-9" 15'-3" 10'-6" (3)#10 SMS 362T125-43 5'-3" 10'-6" 10'-9" 17'-0" 12'-0" (4)#10 SMS 7'-6" 8'-0" 400T125-27 3'-9" 14'-6" 9'-6" (3)#10 SMS 12'-0" 400T125-33 4'-6" 9'-0" 9'-3" 15'-9" 11'-0" (4)#10 SMS 400T125-43 5'-6" 11'-0" 11'-3" 17'-6" 12'-6" (4)#10 SMS 600T125-27 11'-0" 11'-3" 12'-3" 7'-9" (4)#10 SMS 5'-6" 600T125-33 11'-6" 11'-9" 17'-9" 5'-9" 12'-9" (5)#10 SMS 600T125-43 7'-0" 14'-0" 14'-3" 19'-9" 14'-6" (5)#10 SMS

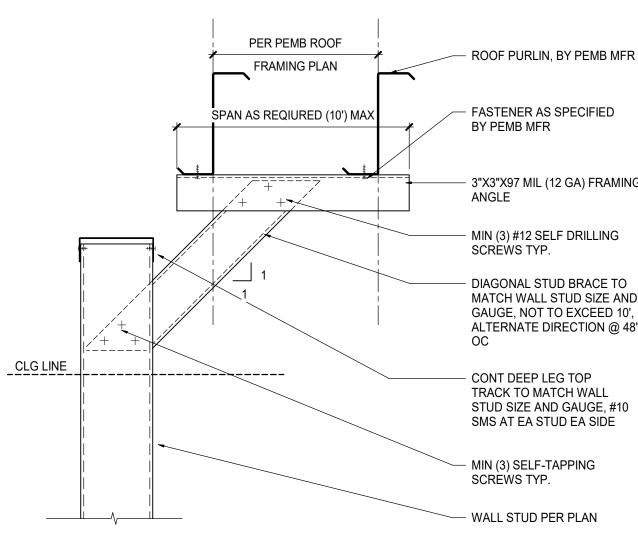


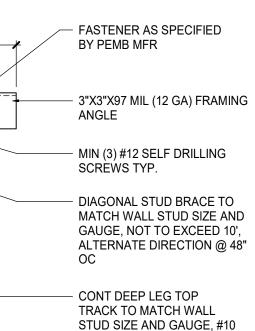
BOTH SIDES OF THE FRAMING ASSEMBLY.

362S162 12'-0" 362S200 600S25 | 362S16 400S200 600S25



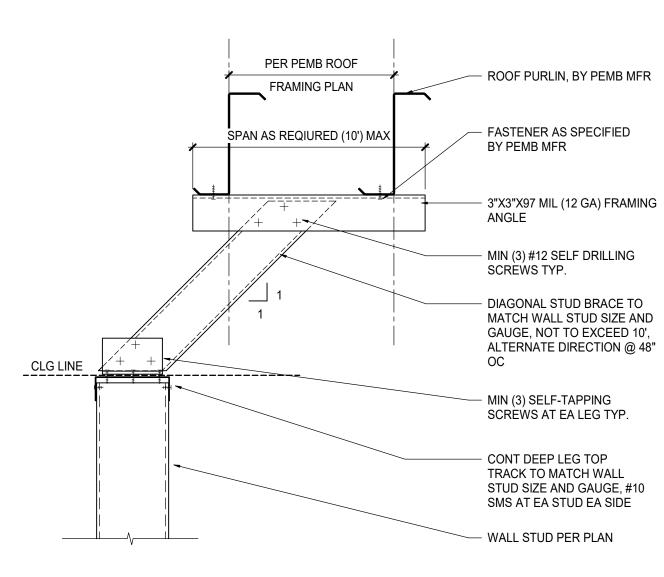
TYPICAL FREE STANDING WALL FRAMING SCALE: 1/2" = 1'-0"





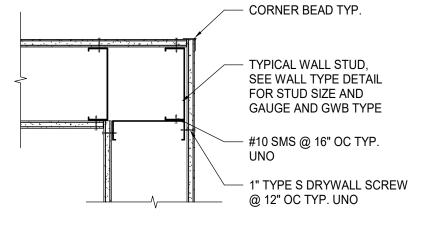
SMS AT EA STUD EA SIDE MIN (3) SELF-TAPPING

- WALL STUD PER PLAN





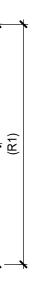
DIAGONAL KICKER SCALE: 1 1/2" = 1'-0"







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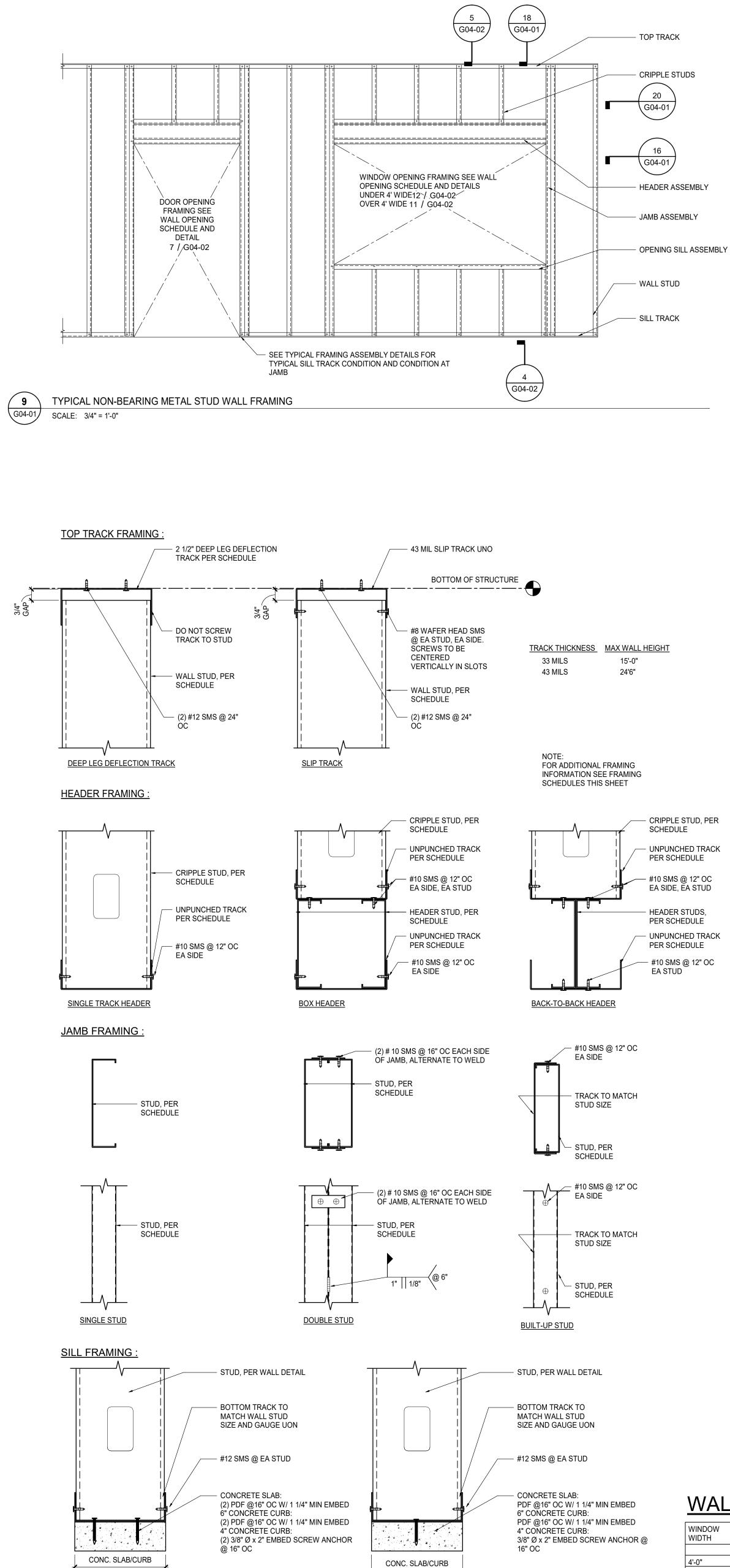
1. TRACK SPLICES ARE PROHIBITED WITHIN OR AT THE INTERSECTIONS CANTILEVER AND

3. THIS INFORMATION IS APPLICABLE WHERE GYPSUM WALL BOARD IS APPLIED AT ONE OR

SCHE	DULE		
IAX ACE IZE	MAX BRACE SPAN (B1)	MAX SPAN (S)	SCREWS
25-30	9'-6"		
62-33	16'-0"	10'-0"	(4)#10 SMS
00-43	20'-0"		
37-33	10'-0"		
00-43	20'-0"	15'-0"	(5)#10 SMS
50-54	30'-0"		
62-33	9'-6"		
00-33	20'-0"	20'-3"	(7)#10 SMS
50-68	30'-0"		
37-33	9'-6"		
62-33	12'-6"	8'-0"	(5)#10 SMS
00-43	16'-0"		
62-43	10'-0"		
00-54	16'-0"	11'-0"	(7)#10 SMS
50-43	22'-0"		
62-43	10'-0"		
00-54	16'-0"	14'-3"	(9)#10 SMS
50-68	26'-0"		

- TYPICAL WALL STUD, SEE WALL TYPE DETAIL FOR STUD SIZE AND GAUGE AND GWB TYPE #10 SMS @ 16" OC TYP. UNO 1" TYPE S DRYWALL SCREW @ 12" OC TYP. UNO 20 N 10 10 10

TYPICAL INTERSECTION FRAMING



BOTTOM OF WALL

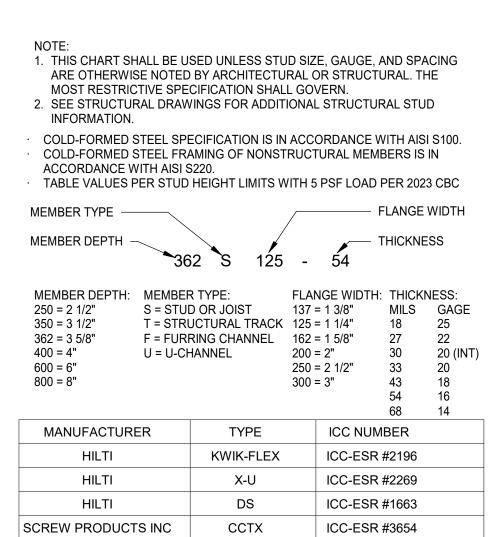
BOTTOM OF JAMB

12 TYPICAL FRAMING ASSEMBLY G04-01 SCALE: 3" = 1'-0"

WALL FRAMING NOTES:

- NOTE ALL STEEL TO BE MIN. Fy = 33 KSI U.N.O. Α. METAL STUDS TO BE SSMA COLD-FORMED STEEL FRAMING, ICC-ESR #3064P TYPICAL FASTENERS, U.N.O. REFER TO ANCHOR SCHEDULE C. BELOW
 - a. STEEL TRACK TO CONCRETE 0.177" DIA. SHANK, 1-1/2" MIN. PENETRATION, POWDER DRIVEN FASTENER, 24" O.C. b. STEEL STUD TO STEEL STUD OR TRACK
 - 20 GA.: #8 18 X 1/2" SELF-DRILLING SCREW WITH • PHILIPS PAN HEAD, MIN. (2) PER CONNECTION
 - 18 GA. 16 GA: #10 16 X 3/4" SELF-DRILLING SCREW WITH PHILIPS PAN HEAD, MIN. (3) PER CONNECTION c. STEEL STUD OR TRACK TO STRUCTURAL STEEL 0.145" DIA SHANK, 5/8" MIN. LENGTH, POWDER •
 - DRIVEN FASTENER, MIN. (2) PER CONNECTION OR (2) ROWS AT 16" O.C. CONTINUOUS d. PLYWOOD TO STEEL STUDS #10 - 24 X 1-1/4" SELF-DRILLING SCREWS, THIN •
 - WAFER HEAD, 12" O.C. PERIMETER, 24" O.C. FIELD GYPSUM BOARD TO STEEL STUD е. #6 X 1-1/4" TYPE 'S-12' BUGLE HEAD SCREW, SELF-• DRILLING FOR ATTACHMENT TO STEEL STUD BUTT JOINTS: 12" O.C. •
- FIELD: 12" O.C. CEILINGS, 24" O.C. WALLS • ALL COLD-FORMED METAL BRACING AND SUSPENDED D.
- COMPONENTS ARE FROM STRUCTURE (NOT FROM DECK) WALLS TO BE BRACED TO STRUCTURE ABOVE USING
- ALTERNATING STUDS (362S162-33) MAX. UNBRACED LENGTH OF 4'-0". SEE CONNECTION DETAILS ON SHEET A122 ALL INTERIOR PARTITION WALLS TO BE DESIGN FOR A LATERAL LOAD OF 5 PSI.
- ALL STUDS ARE ASSUMED TO HAVE 5/8" GYP BD. ON BOTH FACES G. FOR FULL HEIGHT OR ARE TO BE PROVIDED WITH BRIDGING AS
- REQUIRED REFER TO WALL FINISH PLAN AND INTERIOR ELEVATIONS FOR н
- WALL FINISH MATERIALS PROVIDE CEMENT BOARD BEHIND ALL WALL TILE GC TO FURNISH AND INSTALL INSULATION AS INDICATED
- PROVIDE 3" DEEP SLIP TRACK CONNECTION AT TOP OF WALL TO ACCOMMODATE VERTICAL MOVEMENT
- WALL STUD TABLE:

			aring F		
16" oc spacing	MAXIMUM H	HEIGHT			
THICKNESS	250S125	362S125	400S125	600S125	800S125
68 MILS	14'-10"	19'-11"	21'-7"	30'-0"	38'-2"
54 MILS	13'-11"	18'-7"	20'-1"	27'-11"	35'-2"
43 MILS	13'-0"	17'-7"	18'-10"	26'-1"	32'-9"
33 MILS	12'-0"	16'-0"	17'-3"	23'-9"	28'-8"
30 MILS	11'-7"	15'-5"	16'-8"	22'-11"	
27 MILS	11'-3"	14'-11"			
18 MILS	9'-7"				
24" oc spacing	MAXIMUM H	IEIGHT			
THICKNESS	250S125	362S125	400S125	600S125	800S125
68 MILS	13'-0"	17'-5"	18'-10"	26'-2"	33'-4"
54 MILS	12'-2"	16'-3"	17'-7"	24'-5"	30'-9"
43 MILS	11'-5"	15'-2"	16'-5"	22'-10"	28'-8"
33 MILS	10'-6"	13'-11"	15'-1"	20'-6"	23'-5"
30 MILS	10'-2"	13'-6"	14'-7"	19'-0"	
27 MILS	9'-10"				
18 MILS					



NOTE: ALTERNATE FASTENERS MUST MEET THE MINIMUM REQUIREMENTS OF THE SPECIFIED ICC NUMBERS

BRACE FRAMING SCHEDULE:

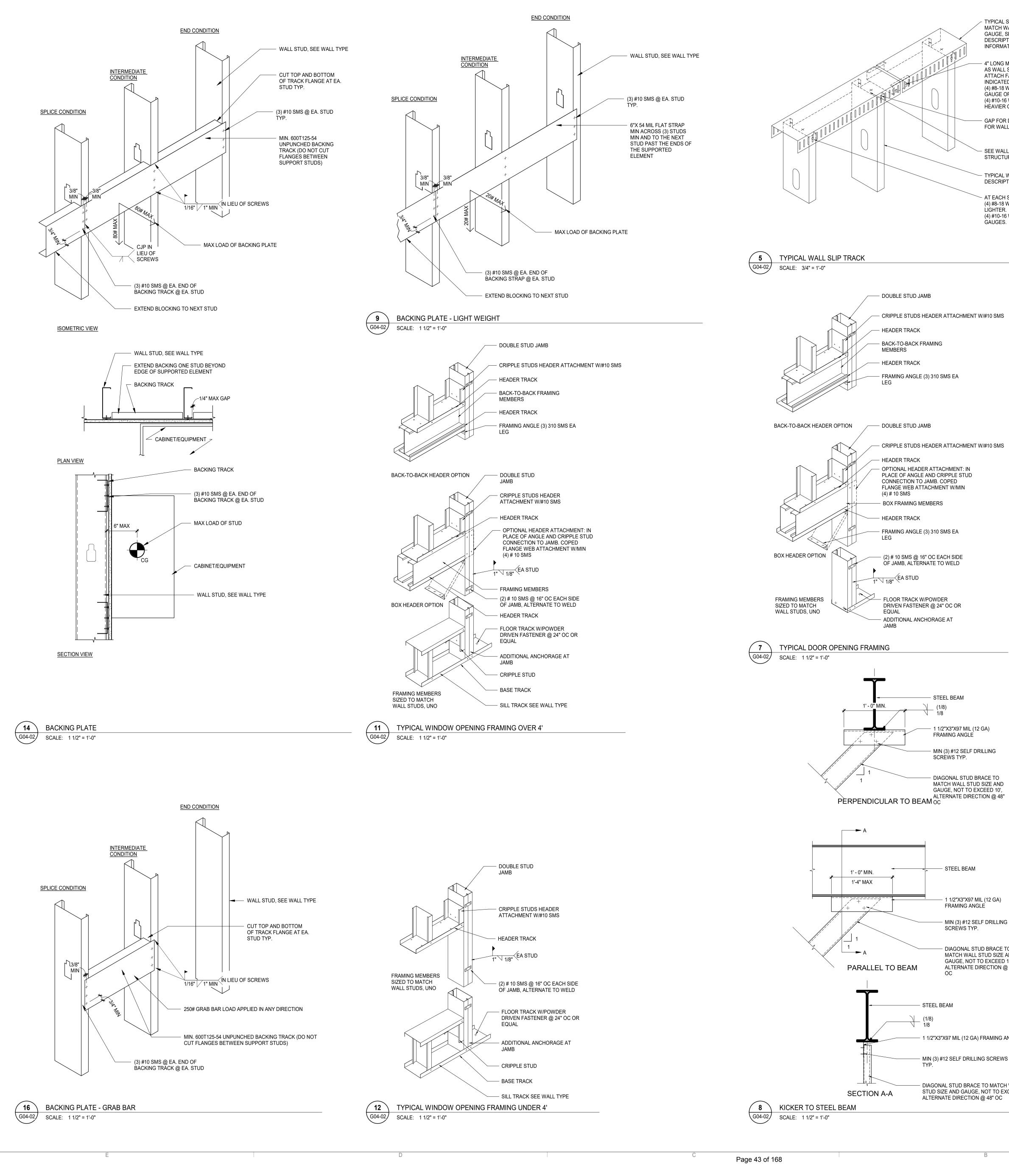
	-				
STUD SIZE	WALL BRACING SPACING	MAX HEIGHT	MIN TRACK SIZE	MIN BRACE SIZE	MIN BRACE SIZE
250S	5'-6"	10'-0"	250T125-30	362T125-43	(3) #10 SMS
2000	4'-0"	16'-0"	250T125-30	362T125-33	(2) #10 SMS
362S	6'-6"	10'-0"	362T125-30	362T125-43	(3) #10 SMS
0020	5'-5"	16'-0"	362T125-33	362T125-43	(3) #10 SMS
4005	7'-0"	10'-0"	400T125-30	362T125-33	(2) #10 SMS
4000	7'-0"	18'-0"	400T252-43	362T125-43	(3) #10 SMS
600S	6'-6"	10'-0"	600T125-30	362T125-43	(3) #10 SMS
	8'-0"	20'-0"	600T125-43	362T125-43	(4) #10 SMS
800S	10'-0"	10'-0"	800T125-43	362T125-43	(3) #10 SMS
	8'-6"	20'-0"	800T125-43	362T125-54	(5) #10 SMS

WALL OPENING FRAMING SCHEDULE:

WINDOW WIDTH	SILL TRACK SIZE	HEADER TRACK SIZE	HEADER STUD SIZE	MIN JAMB SIZ	Έ	
				SINGLE STUD	WELDED STUD	BUILT-UP
4'-0"	T125-27	T200-68	-	S250-54	(2) S137-33	S125-33 & T125-33
4'-0" TO 8'-0"	T125-27	T125-33	400S162-43	S300-54	(2) S137-43	S137-43 & T125-43
8'-0" TO 12'-0"	T125-43	T125-43	600S162-43	S300-97	(2) S137-54	S137-54 & T125-54
MATCH WALLS	STUD DEPTH \	WHERE NOT INDIC	ATED			

MATCH WALL STUD DEPTH WHERE NOT INDICATED

DATE	ISSUED FOR	RE
MAMMOTH YOSE	been prepared solely for the EMITE AIRPORT and there	e are no
	f any kind made by NORR t not entered into a contract	
	l not be used for construction g hereon is signed and date	
Project Componer	nt	
Key Plan		
	randley Engineering	
Architecture: N Structural: B	ümley-Horn IORR levier Structural Eng IORR	
Interiors: N	IORR IORR acramento Engineering Co	nsultants
Seal(s)		
NC	DRR	
	a Blvd., Suite 100	
Sacramento, (norr.com	JA, US Y5816	
Project Manager	Drawn	
Project Leader	JON PRICE Checked MIKE NOVA	K
	OTH YOSEM	ITE
AIRPOF		
	RT	
-		
MAMMO	RT OTH MULTIP ARFF/SRE	URPOS
MAMMO BLDG -	OTH MULTIP ARFF/SRE	URPOS
BLDG - MAMMOTH, CA Drawing Title TYPICA	OTH MULTIP ARFF/SRE	
MAMMO BLDG - MAMMOTH, CA Drawing Title TYPICA	OTH MULTIP ARFF/SRE	
MAMMO BLDG - MAMMOTH, CA Drawing Title TYPICA	OTH MULTIP ARFF/SRE	
MAMMO BLDG - MAMMOTH, CA Drawing Title TYPICA FRAMII	OTH MULTIP ARFF/SRE	
MAMMO BLDG - MAMMOTH, C/ Drawing Title TYPICA FRAMII	OTH MULTIP ARFF/SRE	



TYPICAL SLOTTED TRACK TO MATCH WALL STUD SIZE AND GAUGE, SEE WALL TYPE DESCRIPTION FOR ADDITIONAL

INFORMATION

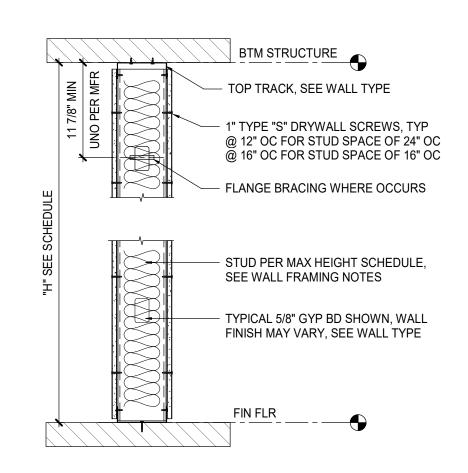
- 4" LONG MIN PIECE OF STUD, SAME GAUGE AS WALL STUD TO FIT INSIDE TRACK WEB. ATTACH FASTENERS BETWEEN SLOTS AS INDICATED: (4) #8-18 WAFERHEAD SCREWS FOR 20 GAUGE OR LIGHTER. (4) #10-16 WAFERHEAD SCREWS FOR

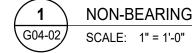
HEAVIER GAUGES. GAP FOR DEFLECTION VARIES SEE DETAIL FOR WALL TYPE HEAD-OF-WALL

- SEE WALL TYPE DETAILS FOR ANCHORAGE TO STRUCTURE REQUIREMENTS

- TYPICAL WALL STUD, SEE WALL TYPE DESCRIPTION

 AT EACH SIDE OF STUD PROVIDE:
 (4) #8-18 WAFERHEAD SCREWS FOR 20 GAUGE OR LIGHTER. (4) #10-16 WAFERHEAD SCREWS FOR HEAVIER GAUGES.





NON-BEARING STUD WALL FRAMING

PER PEMB ROOF

- 1 1/2"X3"X97 MIL (12 GA) FRAMING ANGLE

– MIN (3) #12 SELF DRILLING

DIAGONAL STUD BRACE TO MATCH WALL STUD SIZE AND GAUGE, NOT TO EXCEED 10',

— STEEL BEAM

- 1 1/2"X3"X97 MIL (12 GA)

– MIN (3) #12 SELF DRILLING

- DIAGONAL STUD BRACE TO MATCH WALL STUD SIZE AND GAUGE, NOT TO EXCEED 10',

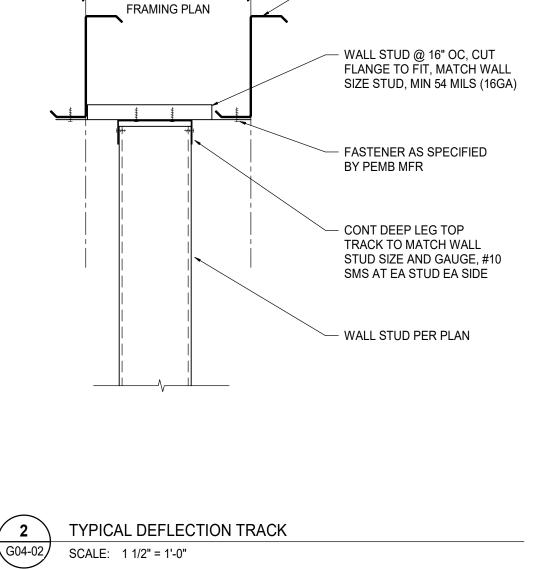
ALTERNATE DIRECTION @ 48"

— 1 1/2"X3"X97 MIL (12 GA) FRAMING ANGLE

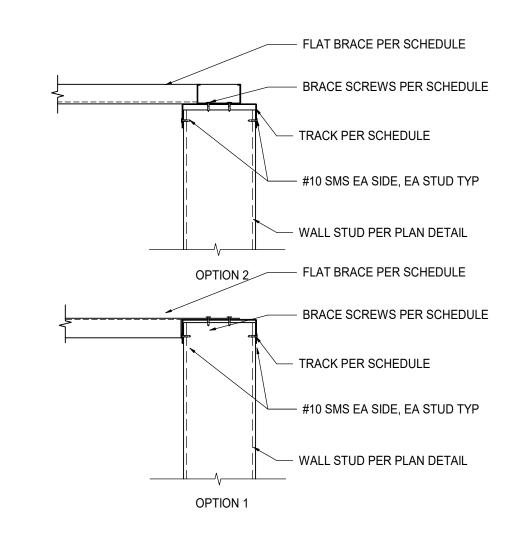
- MIN (3) #12 SELF DRILLING SCREWS

DIAGONAL STUD BRACE TO MATCH WALL STUD SIZE AND GAUGE, NOT TO EXCEED 10',





- ROOF PURLIN, BY PEMB MFR



TOP OF WALL BRACING ´ 3 ` \G04-02/ SCALE: 1 1/2" = 1'-0"

TYPICAL WALL STUD, SEE WALL TYPE DESCRIPTION TYPICAL FLOOR TRACK TO MATCH SIZE AND GAUGE OF WALL STUD, UNO. SEE WALL TYPE DESCRIPTION FOR ADDITIONAL INFORMATION - (1) 3/8" TYPE S PAN HEAD SCREW AT ÈÁCH STUD (1) 1-1/4" PDF @ 24" OC OR EQUAL

SCALE: 1" = 1'-0"

G04-02

	DATE		SUED FOR	REV
	This drawing ha	s been prep	ared solely for the u	ise of
	representations	of any kind	RPORT and there a made by NORR to a ed into a contract.	
			ed for construction s signed and dated	
	or Engineer Project Compor			,
	Key Plan			
(Consultants Survey: Civil:	Brandley Er Kimley-Hor		
	Architecture: Structural: Mechanical:	NORR Bevier Struk NORR		
	Electrical: Interiors: Fire Sprinkler:		o Engineering Cons	ultants
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GENERAL NOTES:

- 1. CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CONTRACT AGREEMENT, THESE PLANS, TECHNICAL SPECIFICATIONS, SPECIAL PROVISIONS, INFORMATION FOR BIDDERS, AND ALL APPLICABLE FAA STANDARDS, MUNICIPAL STANDARDS, AND OTHER REFERENCED DOCUMENTS. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL SAFETY AND ENVIRONMENTAL REGULATIONS. THE PROJECT IS SUBJECT TO INSPECTION OF THE OWNER AND THE RESIDENT PROJECT REPRESENTATIVE DESIGNATED BY THE OWNER, THE FEDERAL AVIATION ADMINISTRATION, AND ANY OTHER GOVERNING AGENCIES.
- 2. THIS PROJECT FOLLOWS AFTER THE MULTIPURPOSE BUILDING SITE WORK PHASE 1 - RECONSTRUCT AND EXTEND SERVICE ROAD, RELOCATE TAXIWAY A3. THIS PROJECT MAY BE ISSUED FOR BID BEFORE THE COMPLETION OF PHASE 1. PHASE 1 IMPROVEMENTS ARE DEPICTED SEPARATELY FROM EXISTING FEATURES ON THESE PLANS.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION OF THIS PROJECT.
- 4. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING A MINIMUM OF 72 HOURS IN ADVANCE TO OBTAIN CLEARANCE FOR WORK.
- 5. THE CONTRACTOR'S SUPERINTENDENT SHALL BE ON THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS WHILE THIS PROJECT IS IN PROGRESS. SUPERINTENDENT SHALL BE CONTRACTOR'S DESIGNATED RESPONSIBLE REPRESENTATIVE AND SHALL BE AVAILABLE IN CASE OF EMERGENCIES ON A 24-HOUR DAILY BASIS.
- 6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CLEANLINESS, SAFETY, AND SECURITY OF THE WORK, STAGING AND STORAGE AREAS AT ALL TIMES.
- 7. THESE PLANS SHOW ITEMS TO BE CONSTRUCTED UNDER THIS CONTRACT AND EXISTING FIELD CONDITIONS AT THE TIME THESE PLANS WERE PREPARED. THE EXISTING INFORMATION SHOWN ON THESE PLANS IS FROM THE BEST SOURCES AVAILABLE AT THE TIME OF COMPILATION. ACTUAL FIELD CONDITIONS, GRADES, LOCATIONS AND OTHER FEATURES MAY DIFFER FROM CONDITIONS INDICATED ON THESE DOCUMENTS. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO SATISFY HIMSELF THAT THE INFORMATION IS STILL CURRENT AT THE TIME OF CONSTRUCTION NOTICE TO PROCEED. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES OR CHANGES ENCOUNTERED.
- ELECTRONIC FILES OF THESE PLANS MAY BE PROVIDED BY THE ENGINEER AS A CONVENIENCE TO THE CONTRACTOR. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS AND THE ELECTRONIC FILES, THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE ENCOUNTERED. EXISTING GRADES SHOWN ARE LIMITED BY THE ACCURACY OF SURVEYING METHODS AND INTERPOLATION BETWEEN SURVEY POINTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE PROJECT TO THE PRINTED PLANS AND SPECIFICATIONS AND IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICES.
- 9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SERVICE LATERALS AND CONDUIT ("UTILITIES") IS BASED ON THE BEST AVAILABLE INFORMATION TO THE ENGINEER AND SHALL BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT PRIOR TO CONSTRUCTION, AND SHALL POTHOLE TO VERIFY LOCATION, DEPTH, AND SIZE OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. NO EXTRA PAYMENT FOR POTHOLING.
- 10. EXERCISE EXTREME CARE WHEN USING ANY EQUIPMENT TO PREVENT CONTACT WITH ANY NEARBY POWER LINES AND POWER SOURCES. SAFE WORKING CLEARANCES SHALL CONFORM TO THE NATIONAL ELECTRIC CODE.
- 11. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND RPR ON THE PRECISE LOCATION AND LIMITS OF THE CONTRACTOR'S STAGING AND STORAGE AREA, AS WELL AS ANY SPECIAL REQUIREMENTS FOR FENCING, SECURITY OR ACCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL UTILITIES AND HOOK-UPS NECESSARY FOR THE CONTRACTOR'S USE AND FOR ALL PROJECT FIELD OFFICES AS REQUIRED IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL USE THE STAGING AND STORAGE AREA FOR SHOP, MATERIAL AND EQUIPMENT STORAGE, AND OTHER PROJECT-RELATED ACTIVITIES INCLUDING EMPLOYEE PARKING. ALL COSTS ASSOCIATED WITH PREPARATION AND CLEANUP OF THE STAGING AREA SHALL BE BORNE BY THE CONTRACTOR.
- 12. ANY AND ALL REQUIRED UTILITIES FOR THE CONTRACTOR'S OPERATIONS SHALL BE ARRANGED FOR AND PAID FOR BY THE CONTRACTOR AND PAID DIRECTLY TO THE APPROPRIATE UTILITY. UTILITY ARRANGEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER AND RPR.
- 13. THE CONTRACTOR SHALL NOT ENTER ONTO ANY AREA OUTSIDE OF THE CONSTRUCTION LIMITS, STAGING AREA, OR DESIGNATED HAUL ROUTES WITHOUT APPROVAL OF THE OWNER AND RPR.
- 14. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE TRAFFIC REGULATIONS CONCERNING THE USE OF STREETS AND ROADWAYS FOR HAULING. ANY DAMAGE DONE TO THE ROADWAYS DUE TO THE CONTRACTOR'S EQUIPMENT OR HAULING OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.
- 15. NO MATERIAL SHALL BE WASTED OR STOCKPILED ON THE AIRPORT UNLESS APPROVED BY THE OWNER AND RPR. STOCKPILED MATERIAL SHALL MEET SWPPP REQUIREMENTS AND SHALL BE CONSTRAINED IN A MANNER TO PREVENT MOVEMENT AS A RESULT OF AIRCRAFT OPERATIONS OR WIND AND IN ACCORDANCE WITH FAA ADVISORY CIRCULARS.
- 16. THE CONTRACTOR SHALL INVESTIGATE THE AVAILABILITY OF AN ADEQUATE SUPPLY OF SUITABLE WATER AND PROVIDE NECESSARY FACILITIES TO FURNISH WATER FOR USE DURING CONSTRUCTION, SOLELY AT HIS EXPENSE. CONTRACTOR SHALL NOT DRAW WATER FROM ANY FIRE HYDRANT FOR USE ON THE WORK WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE AIRPORT, CONTROLLING FIRE DEPARTMENT OR UTILITY.
- 17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FIRE HYDRANTS AND BACKFLOW PREVENTERS AT ALL TIMES.
- 18. ANY WASTE, CONSTRUCTION DEBRIS, OR SOIL MUST BE DISPOSED OF PROPERLY. DISPOSAL OF MATERIAL OFF-SITE SHALL BE DONE IN A LAWFUL MANNER AND AT A SITE HAVING CURRENT APPROVAL TO ACCEPT SOLID WASTE. DISPOSAL SITE AND PROCEDURES MUST BE IDENTIFIED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER AND RPR FOR APPROVAL PRIOR TO USE.
- 19. CONTRACTOR SHALL HAVE SPILL KITS AVAILABLE IN WORK AREAS AND SHALL CONTAIN ALL SPILLS IMMEDIATELY AND SHALL NOTIFY RPR. AT ANY SIGN OF CONTAMINATED SOIL, THE CONTRACTOR SHALL NOTIFY RPR AND OWNER FOR ASSESSMENT OF APPROPRIATE REMEDIATION.

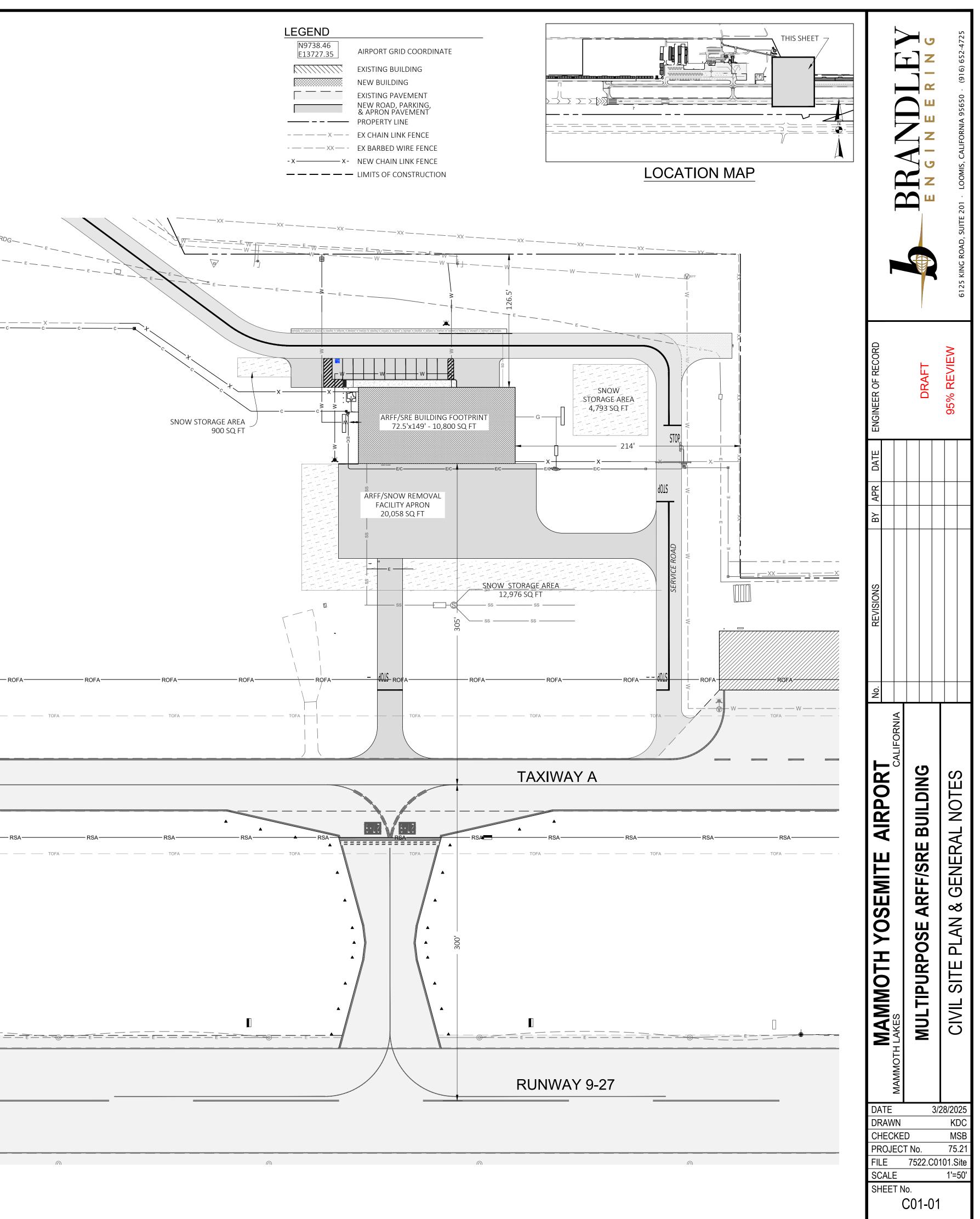
- 20. ANY SOLVENT USED TO CLEAN TOOLS, EQUIPMENT, OR SPILLS MAY CONSIDERED A HAZARDOUS WASTE AND MUST BE PROPERLY MANAG SOLVENTS, CLEANING BY-PRODUCTS, WASTE, REFUSE, OR LEFTOVER BE DISPOSED OF OR DISCHARGED INTO STORM DRAINS, DRYWELLS, GROUND SURFACE, OR OTHERWISE BE PERMITTED TO REMAIN ON AI PROPERTY. ALL SUCH MATERIAL SHALL BE REMOVED OFF-SITE BY COM ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.
- 21. THE CONTRACTOR SHALL CONDUCT THE FINAL CLEANING OF AFFECT PAVEMENTS PRIOR TO REOPENING THE PAVEMENTS TO AIR TRAFFIC. CONTRACTOR TO PROTECT ALL EXISTING UTILITY VAULTS AND LIDS D CONSTRUCTION. CONTRACTOR SHALL ENSURE THAT ALL VAULT LIDS / OPERATIONAL FOLLOWING COMPLETION OF CONSTRUCTION. THE CO IS RESPONSIBLE FOR CONTINUOUS DAILY CLEAN-UP OF THE WORK AF OR METAL BRISTLES ARE ALLOWED.
- 22. AT THE CONCLUSION OF ALL WORK, CONTRACTOR SHALL SEED CONT STORAGE, STAGING AND TEMPORARY STOCKPILE AREA AND ALL DIST GRADING OR EMBANKMENT AREAS. LIMITS OF SEEDING SHALL BE VE RESIDENT ENGINEER. HYDROSEEDING SHALL BE A REQUIRED BMP TO INCLUDED IN THE SWPPP. NO ADDITIONAL PAYMENT FOR SURFACE OR SEEDING OF DISTURBED AREAS SHALL BE MADE, COST SHALL BE THE COST OF PREPARING AND IMPLEMENTING THE SWPPP. SEED MI MATCH LOCAL GRASSES, COMPLY WITH LOCAL REQUIREMENTS, AND FOR USE ON AIRPORTS. SEED MIX, MULCH, FERTILIZER, AND APPLICAT SHALL BE APPROVED BY OWNER PRIOR TO USE. HYDROSEEDING MU ADEQUATE GROWTH TO SATISFY THE STATE WATER BOARD SUCH TH SWPPP CAN BE CLOSED OUT AFTER THE PROJECT IS COMPLETE.
- 23. THE CONTRACTOR SHALL COMPLETE CLEANUP AND RESTORATION O PROJECT AREA, INCLUDING STAGING AND STORAGE AREAS AND BATC PRIOR TO PROJECT FINAL ACCEPTANCE.

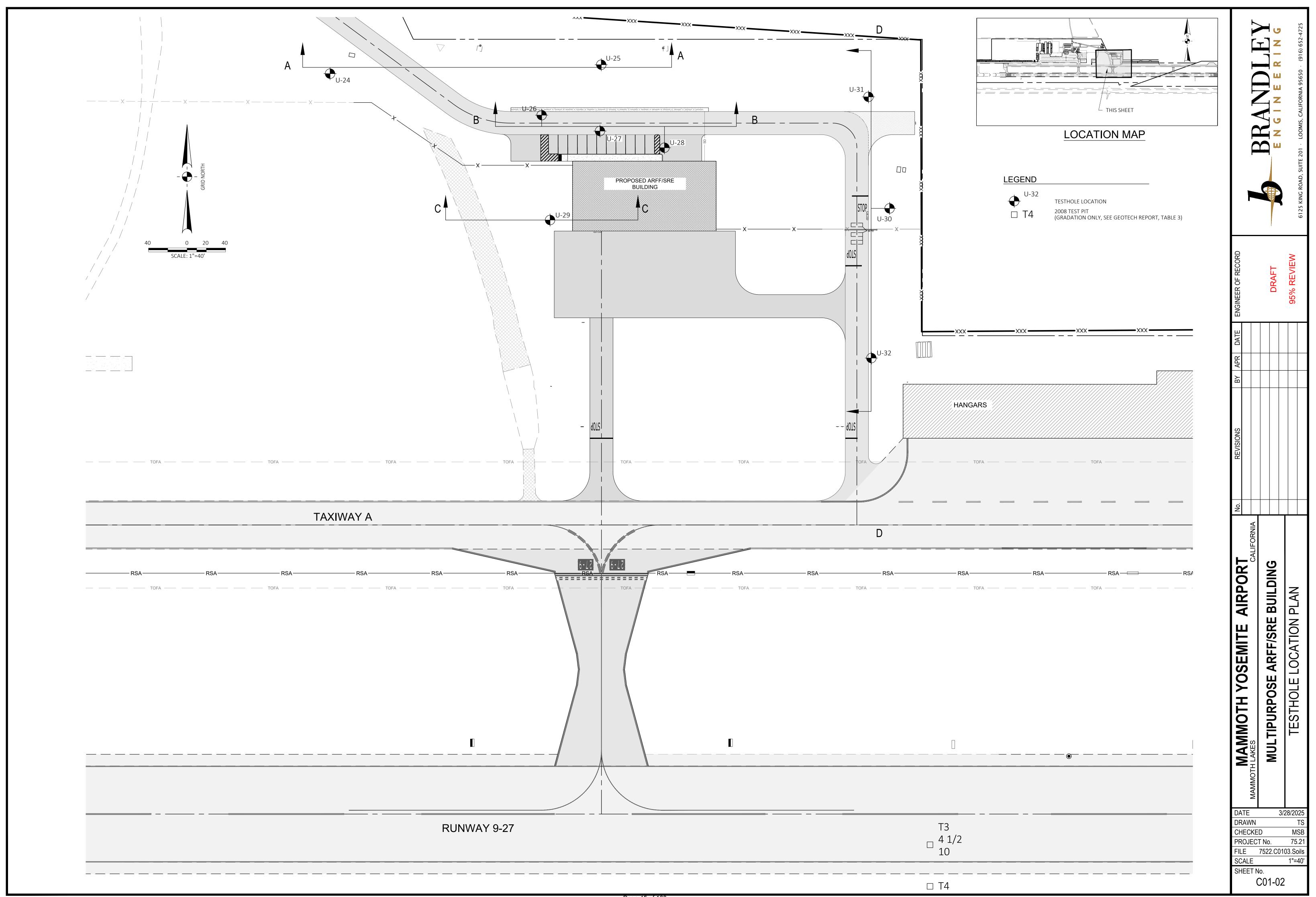
ABBREVIATIONS:

AB	AGGREGATE BASE
ABND	ABANDONED
AC	ASPHALT CONCRETE
ALT	ALTERNATE
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
ATCT	AIR TRAFFIC CONTROL TOWER
AWG	AMERICAN WIRE GAUGE
BNDY	BOUNDARY
BLD	BUILDING
BM	BENCH MARK
BVC	BEGIN VERTICAL CURVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CBR	CALIFORNIA BEARING RATIO
CL OR 🗲	CENTERLINE
COMM	COMMUNICATION
COORD	COORDINATE
CTAF	COMMON TRAFFIC ADVISORY FREQUENCY
СТРВ	CEMENT TREATED PERVIOUS BASE
CSPP	CONSTRUCTION SAFETY & PHASING PLAN
CU YD OR CY	
DIA	DIAMETER
DI	DROP INLET
DIP	DUCTILE IRON PIPE
E	EAST
EA	EACH
EG	EXISTING GRADE (OR GROUND)
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX, EXIST	EXISTING
EXC	EXCAVATION
FAA	FEDERAL AVIATION ADMINISTRATION
FBO	FIXED BASED OPERATOR
FG	FINISHED GRADE (OR GROUND)
FL	FLOW LINE
FT	FEET
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK
GND	GROUND
HGR	HANGAR
НН	HANDHOLE
HORZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT
kV	KILOVOLT
kVA	KILOVOLT AMPERE
L	LENGTH
LF	LINEAR FEET

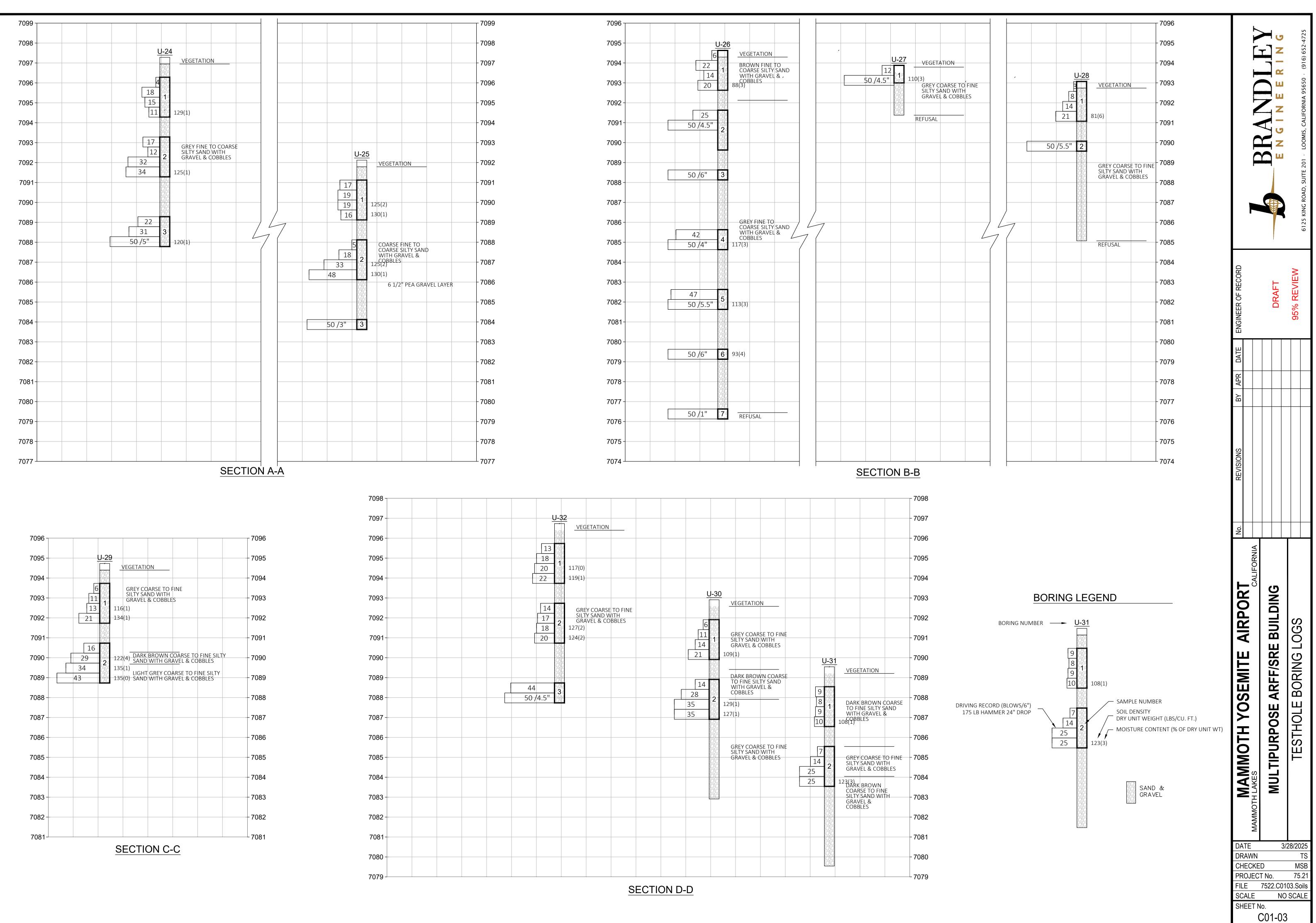
Y BE NAGED. NO ER PAINT M 5, OR ANY I AIRPORT CONTRACTO CIC. 5 DURING DS ARE CONTRACT CONTRACTOR NTRACTOR ISTURBED VERIFIED BY	DR IN DRT TOR WIRE				- x x -	AIRPORT GRID COORDIN EXISTING BUILDING NEW BUILDING EXISTING PAVEMENT NEW ROAD, PARKING, & APRON PAVEMENT PROPERTY LINE EX CHAIN LINK FENCE EX BARBED WIRE FENCE NEW CHAIN LINK FENCE
TO BE E PREPARAT E INCLUDEE MIX MUST ND BE SUITA CATION RAT AUST PROD THAT THE I OF THE EN ATCH PLANT	D IN ABLE FES UCE TIRE	RDG E			- XX XX XX	XX
LT MAX MH MIN NON NE NIC NOTAM NTS NW OC OD PAPI PB PC PC PI PL PT PVI PVI PVI PWR R RCP RPR RT RW S	LEFT MAXIMUM MANHOLE MINIMUM MONUMENT NORTH NORTHEAST NOT IN CONTRACT NUMBER NOTICE TO AIR MISSIONS NOT TO SCALE NORTHWEST ON CENTER OUTSIDE DIAMETER PRECISION APPROACH PATH INDICATOR PULL BOX POINT OF CURVATURE PORTLAND CEMENT CONCRETE POINT OF INTERSECTION PROPERTY LINE POINT OF INTERSECTION PROPERTY LINE POINT OF VERTICAL INTERSECTION POWER RADIUS REINFORCED CONCRETE PIPE RESIDENT PROJECT REPRENTATIVE RIGHT RUNWAY SOUTH, OR SLOPE	— ROFA	R0FA	NOW STORAGE AREA 900 SQ FT		ARFF/SRE BUILDI ARFF/SRE BUILDI 72.5'x149' - 1 ARFF/SNOW REMOVA FACILITY APRON 20,058 SQ FT
SCH SD SDR SE SPEC SS STA SQ YD, SY SW SWPPP TD T/L T/W TYP UG VAR	SCHEDULE SCHEDULE STORM DRAIN STANDARD DIMENSION RATIO SOUTHEAST SPECIFICATIONS SANITARY SEWER STATION SQUARE YARD SOUTHWEST STORM WATER POLLUTION PREVENTION PLAN TOP OF DUCT TAXILANE TAXIWAY TYPICAL UNDERGROUND VARIES (OR VARIABLE)			TOFA		
VAR VC VOL W/ W WM WV	VARIES (OR VARIABLE) VERTICAL CURVE VOLUME WITH WEST, OR WIDTH, OR WATER WATER METER WATER VALVE	TOFA		RSA RSA TOFA		

LEGEND

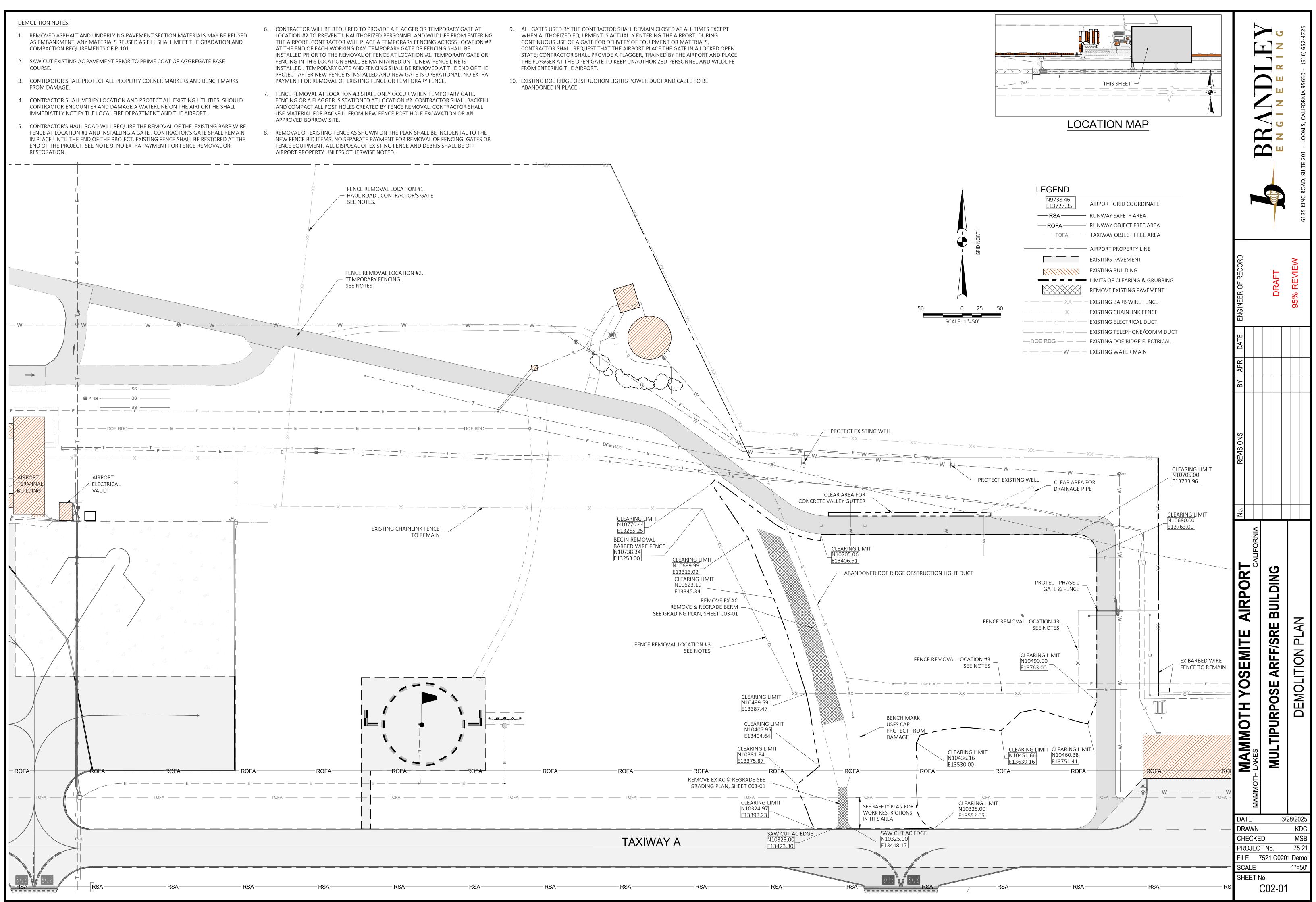




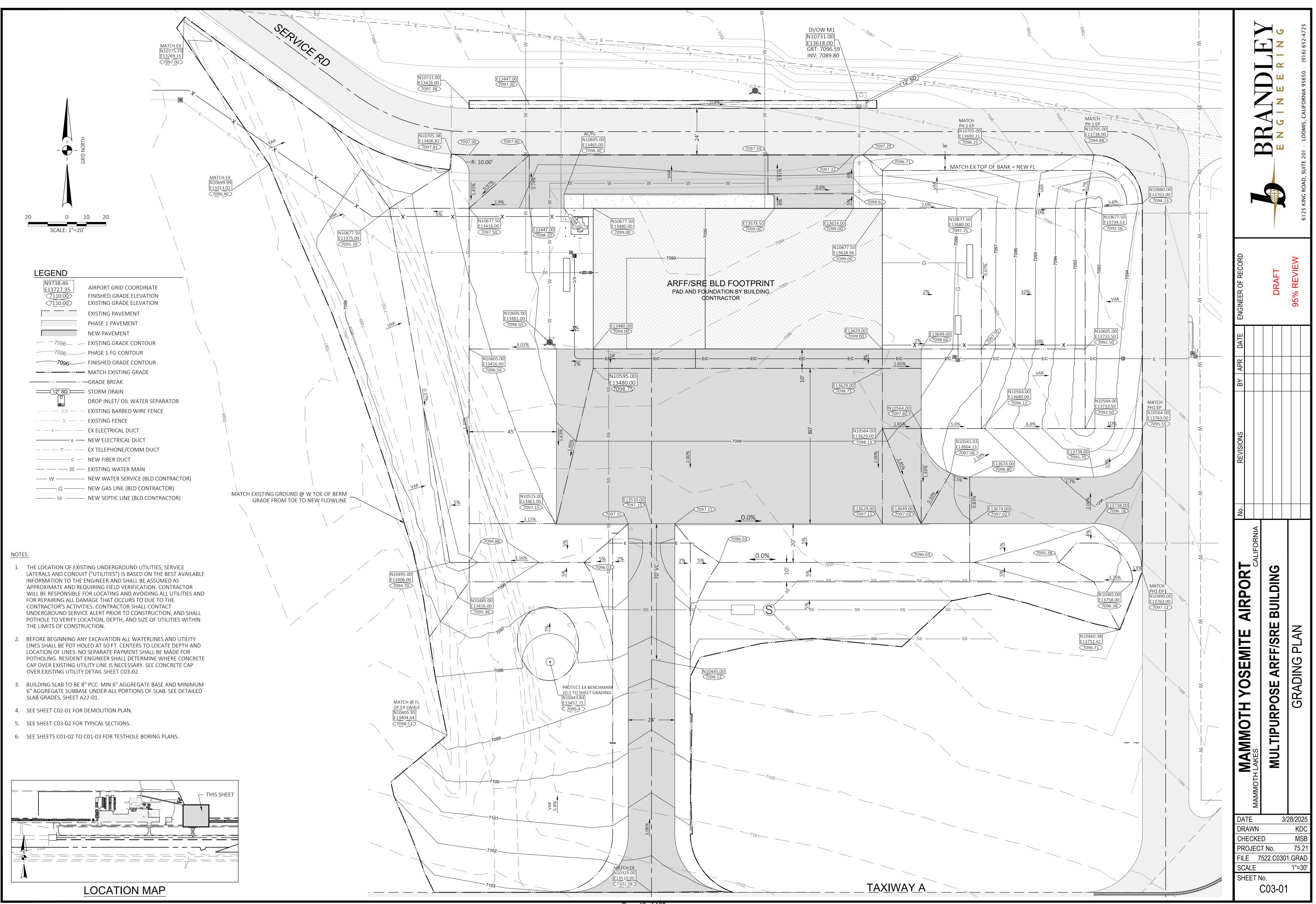
G:\75 MAMMOTH\21-22 ARFF BLD\21-2 BLD SITE\7522.C0103.SOILS.DWG PLOTTED BY Kevin Currey 3/30/2025 4:34



- COMPACTION REQUIREMENTS OF P-101.
- COURSE.
- FROM DAMAGE.
- CONTRACTOR ENCOUNTER AND DAMAGE A WATERLINE ON THE AIRPORT HE SHALL IMMEDIATELY NOTIFY THE LOCAL FIRE DEPARTMENT AND THE AIRPORT.
- FENCE AT LOCATION #1 AND INSTALLING A GATE . CONTRACTOR'S GATE SHALL REMAIN IN PLACE UNTIL THE END OF THE PROJECT. EXISTING FENCE SHALL BE RESTORED AT THE END OF THE PROJECT. SEE NOTE 9. NO EXTRA PAYMENT FOR FENCE REMOVAL OR
- APPROVED BORROW SITE.

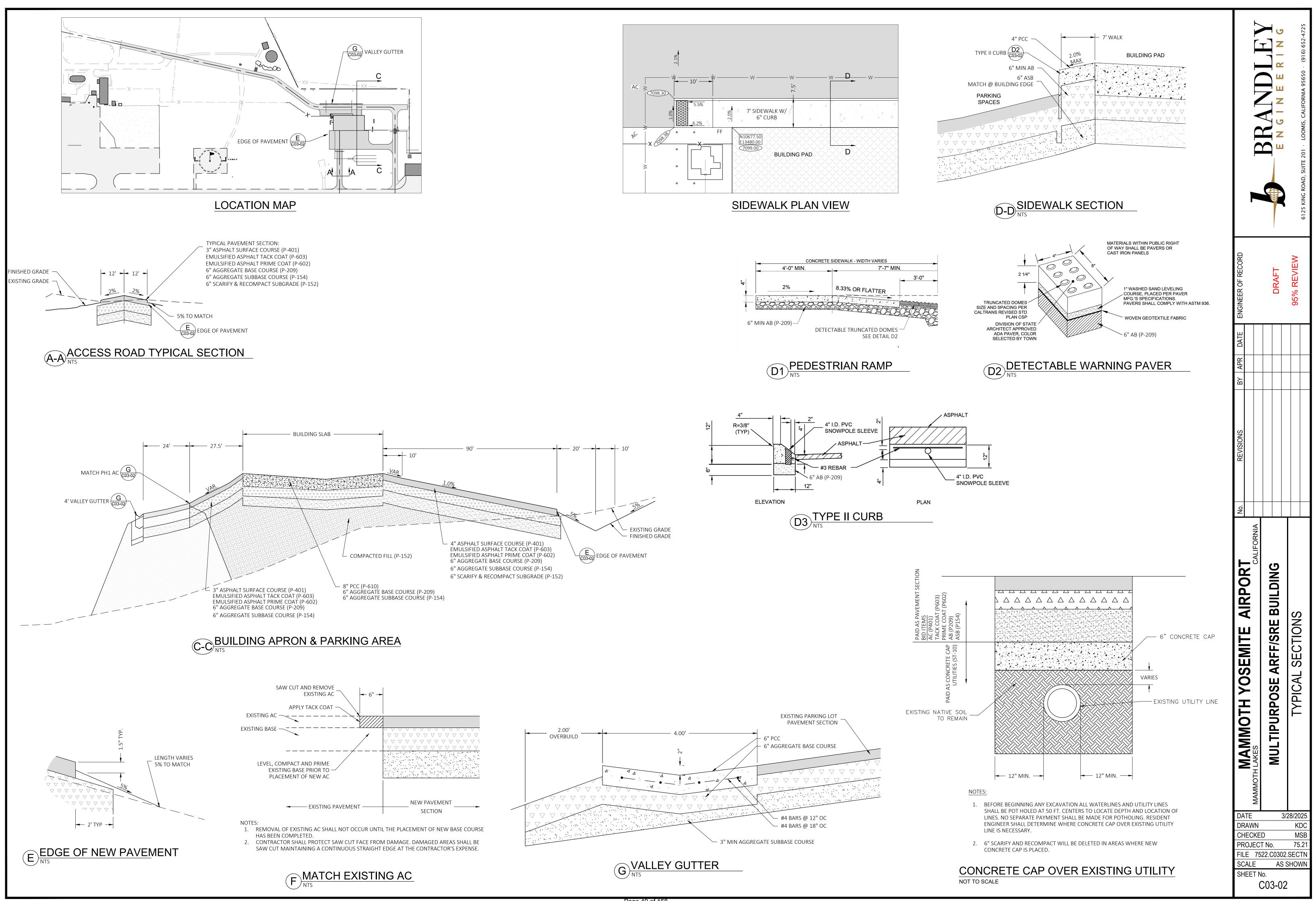


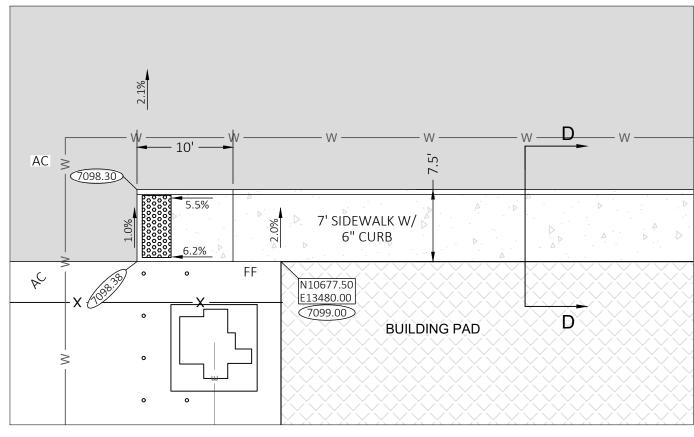
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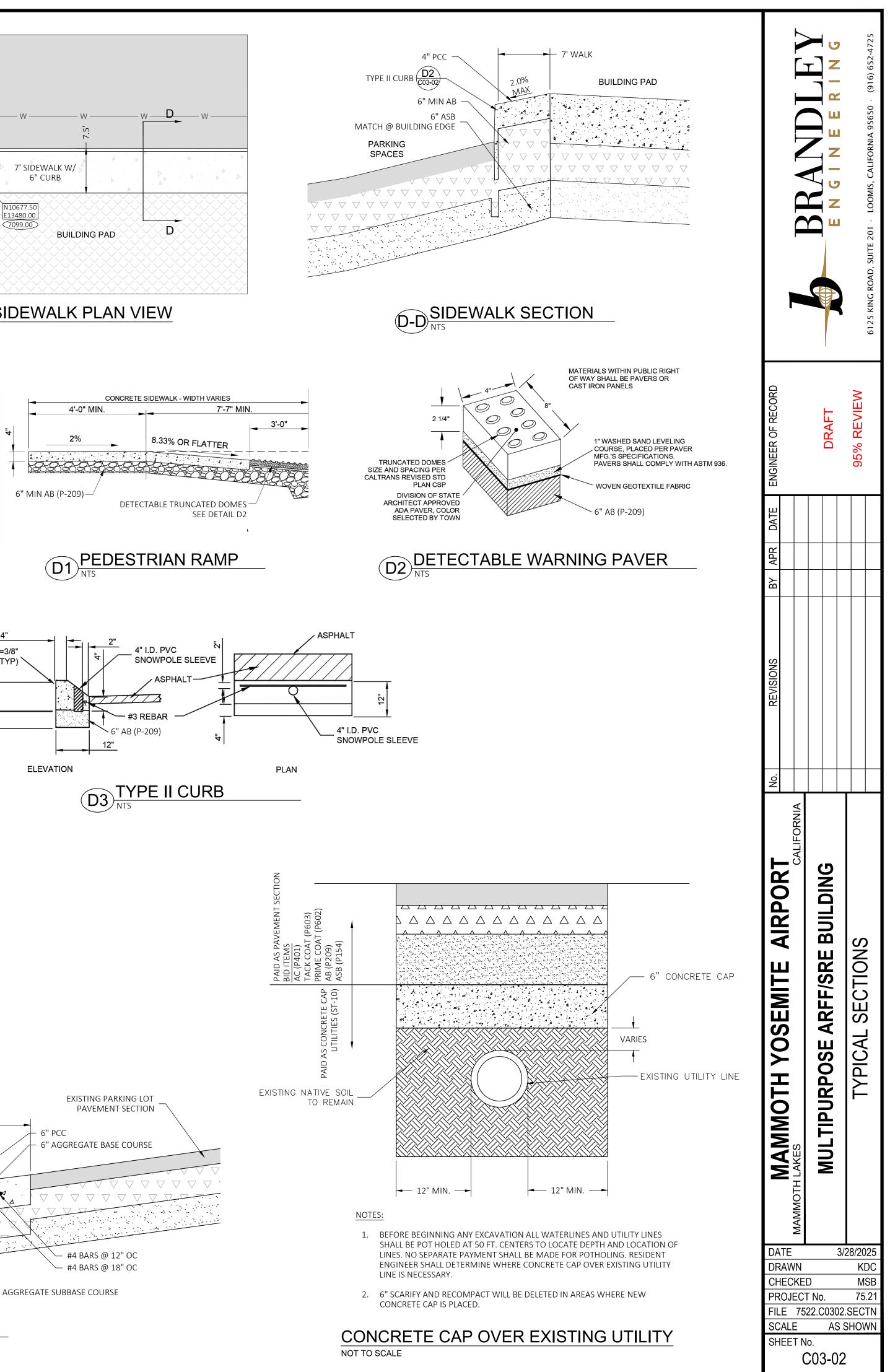


MAMMOTH\21-22 ARFF BLD\21-2 BLD SITE\7522.C0301.GRAD.DWG PLOTTED BY Kevin Currey 3/30/2

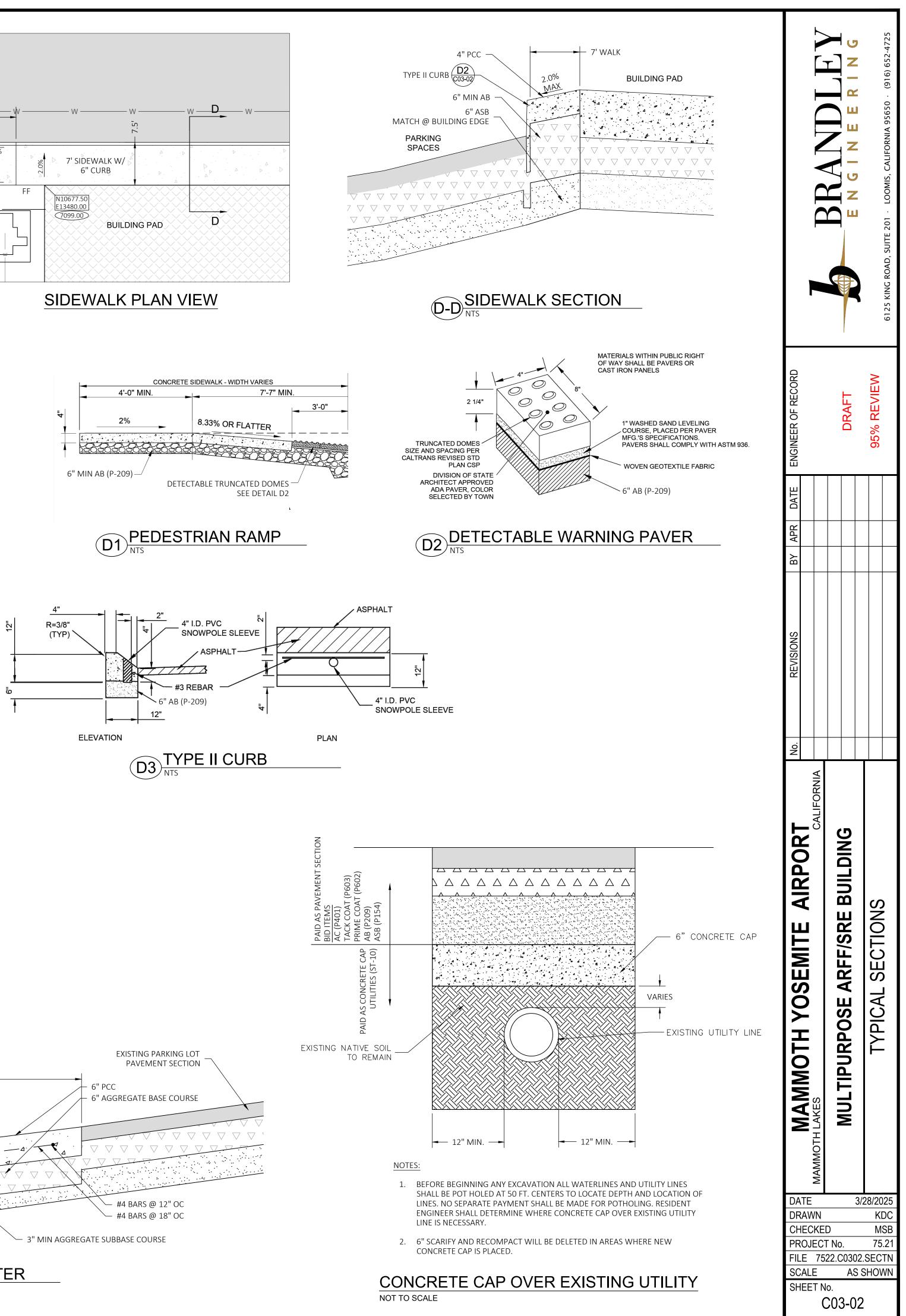
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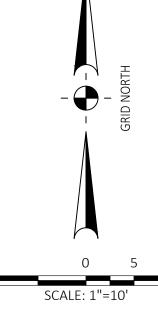


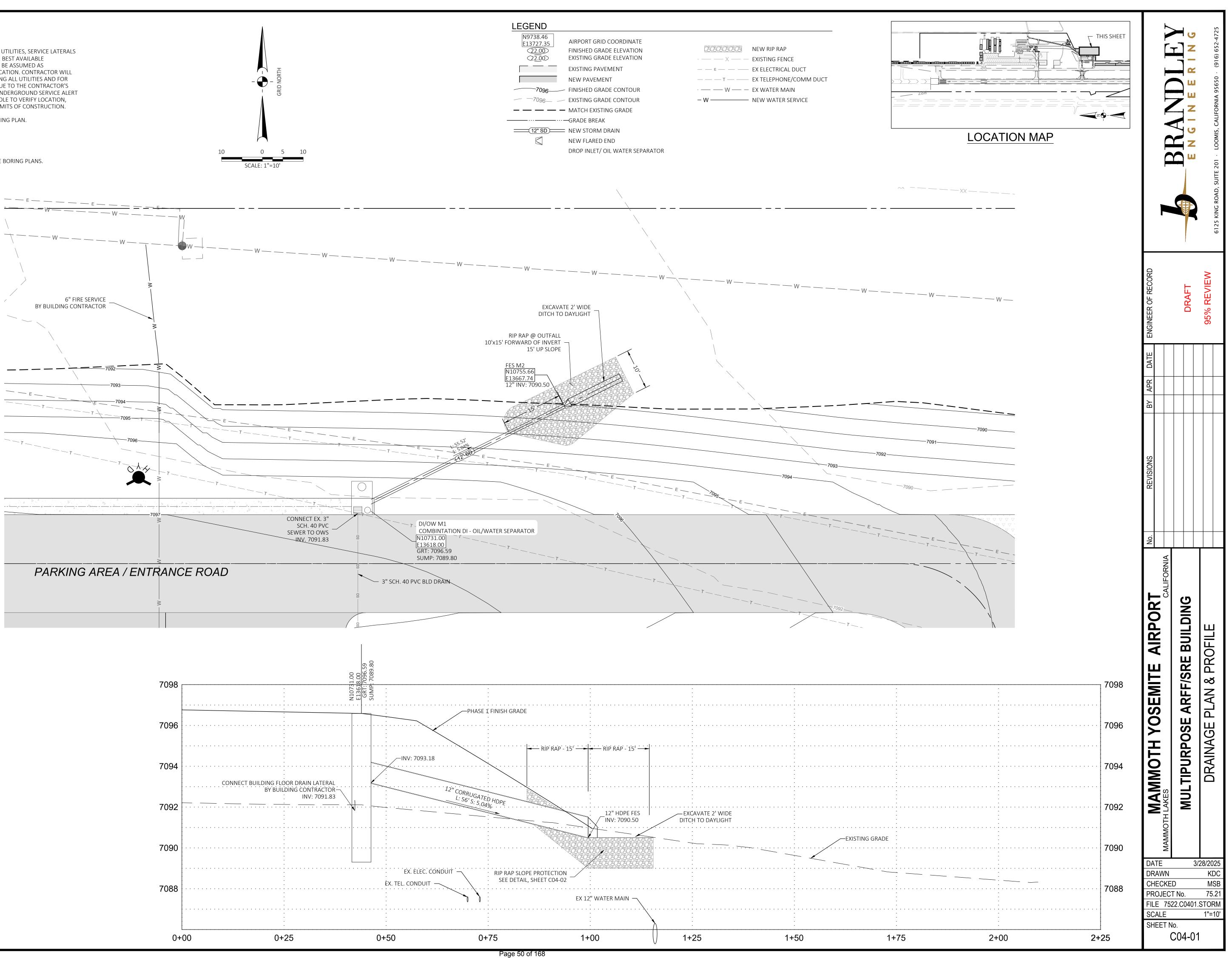


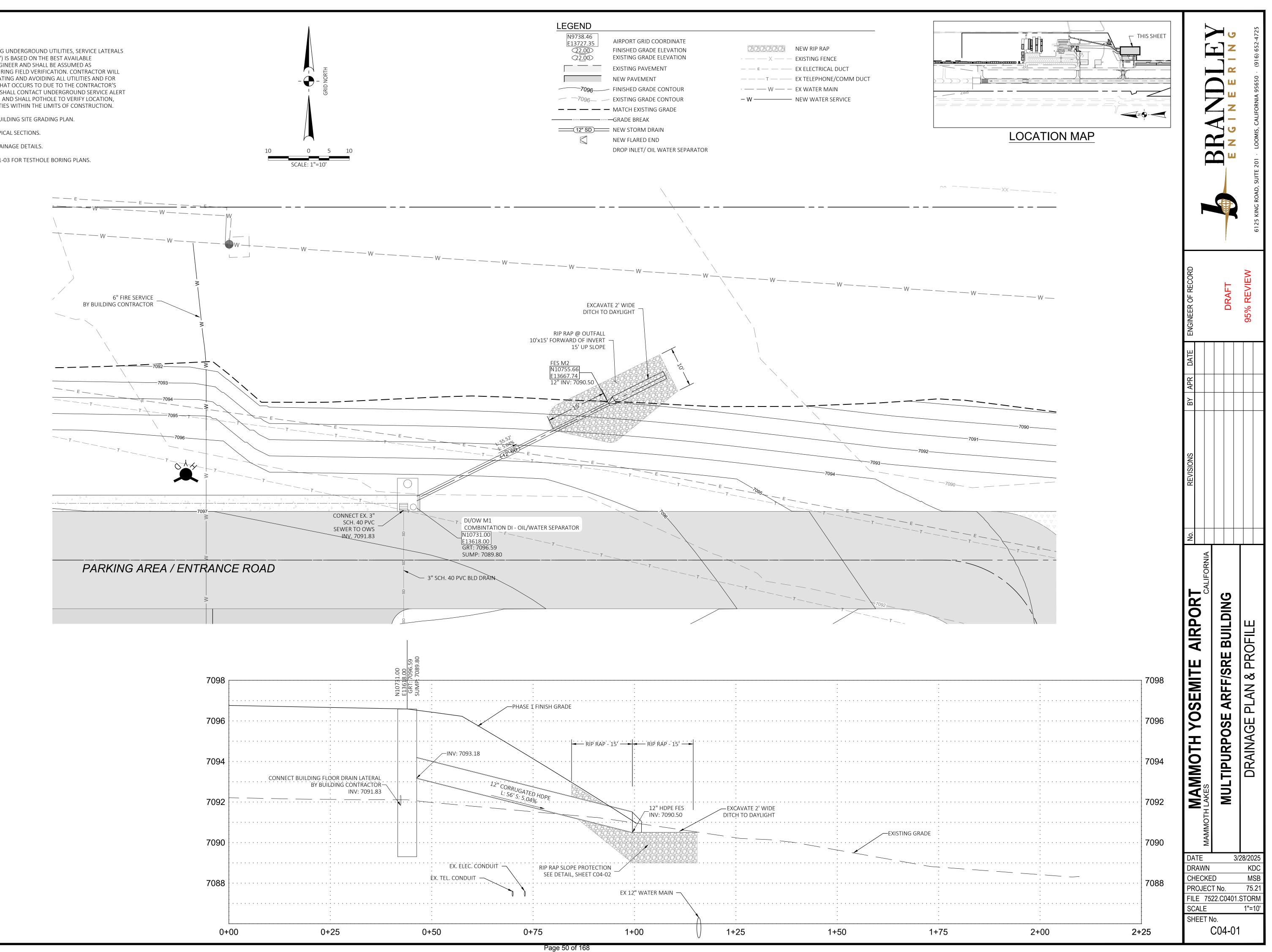


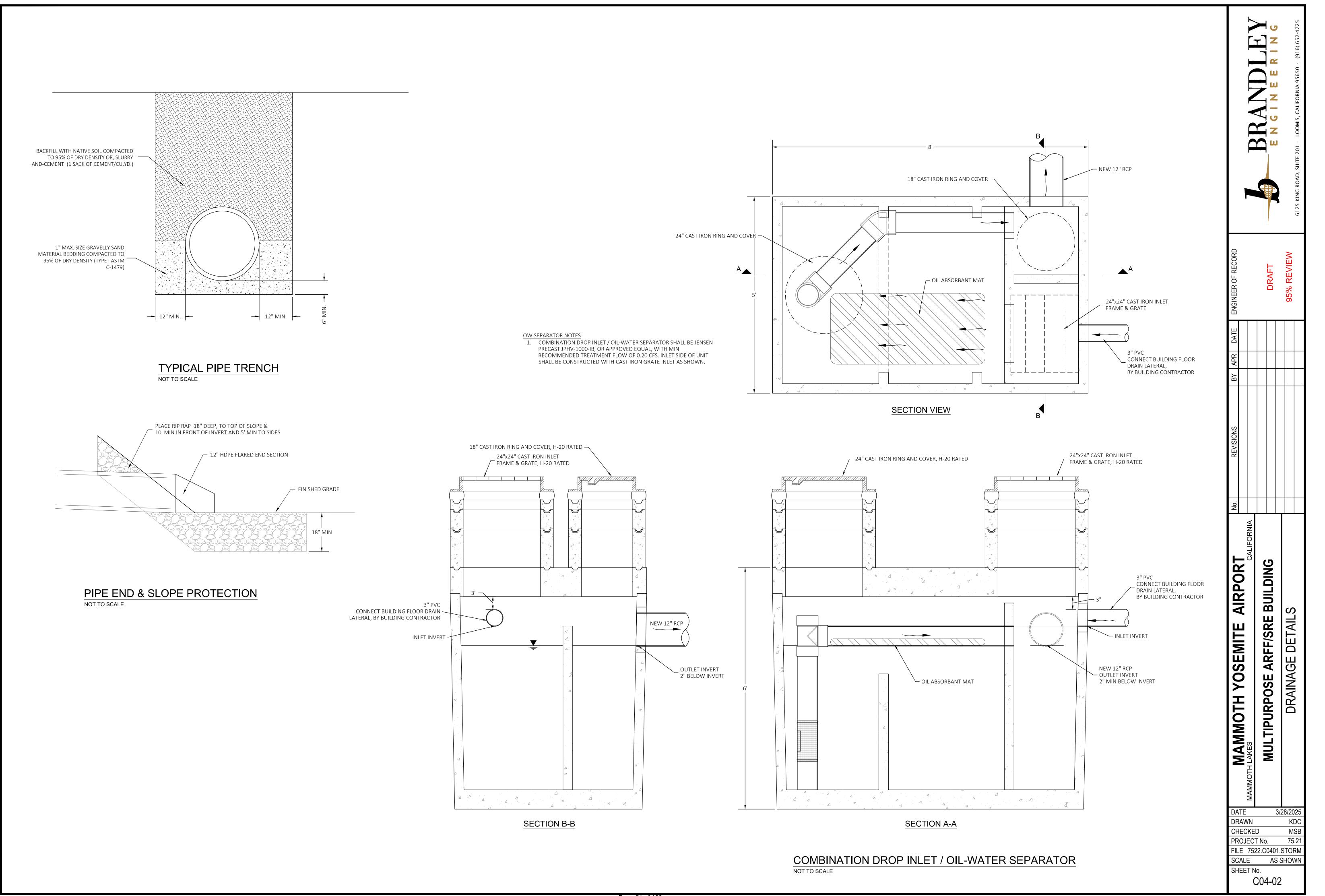
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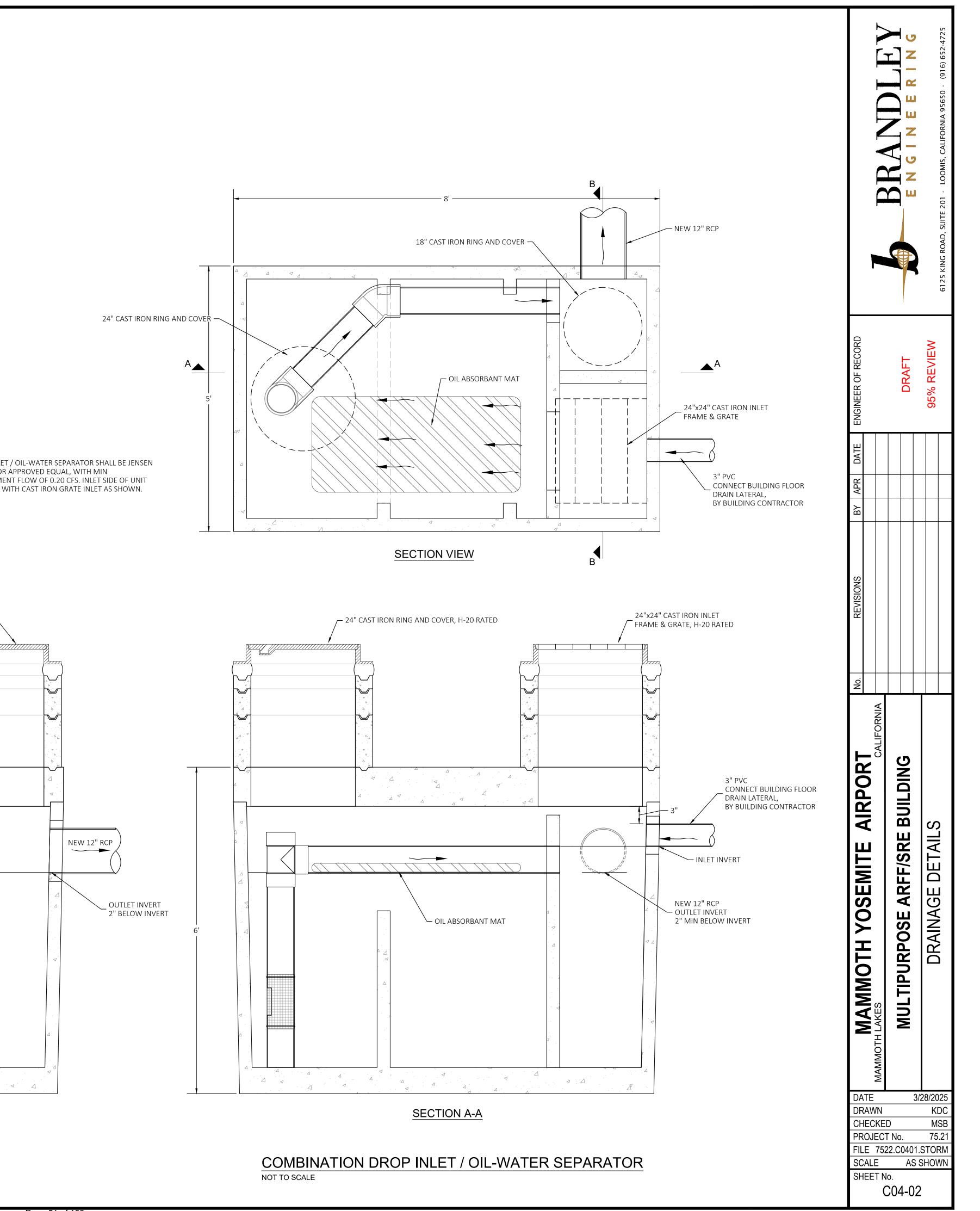
- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SERVICE LATERALS AND CONDUIT ("UTILITIES") IS BASED ON THE BEST AVAILABLE INFORMATION TO THE ENGINEER AND SHALL BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT PRIOR TO CONSTRUCTION, AND SHALL POTHOLE TO VERIFY LOCATION, DEPTH, AND SIZE OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
- 2. SEE SHEETS C03-01 FOR BUILDING SITE GRADING PLAN.
- 3. SEE SHEET CO3-02 FOR TYPICAL SECTIONS.
- 4. SEE SHEET CO4-02 FOR DRAINAGE DETAILS.
- 5. SEE SHEETS C01-02 TO C01-03 FOR TESTHOLE BORING PLANS.

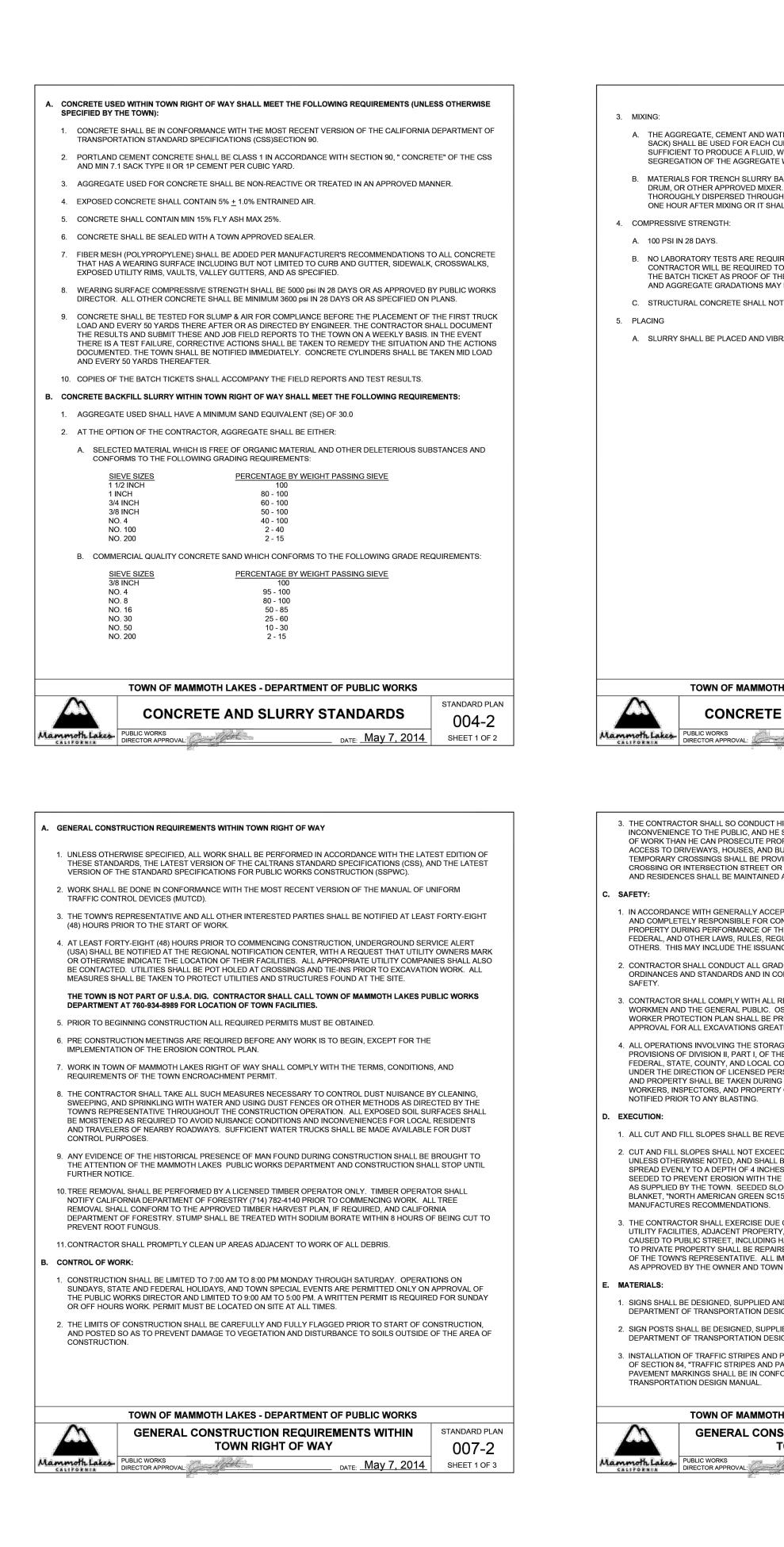






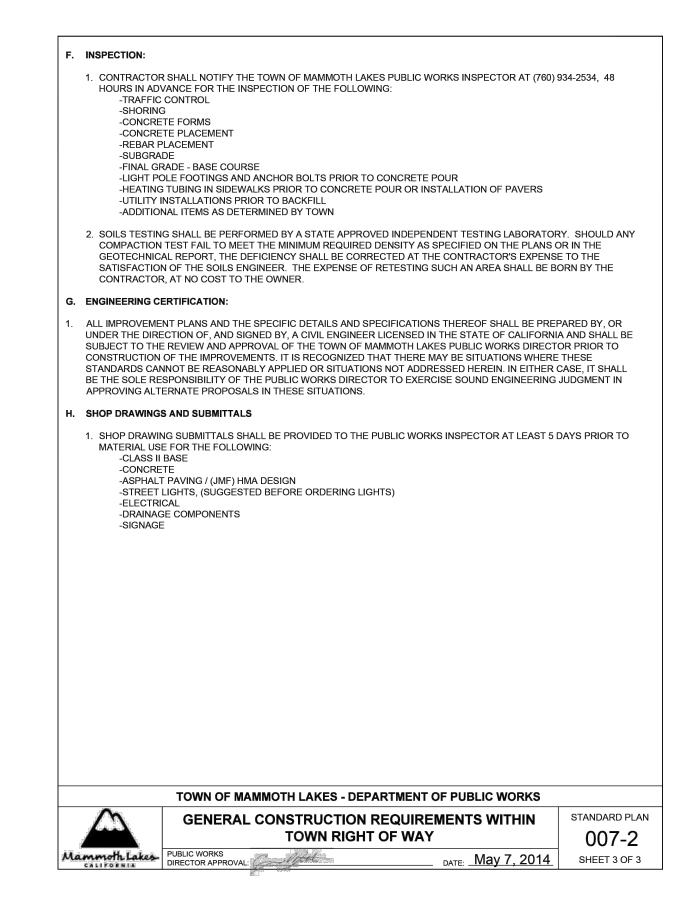




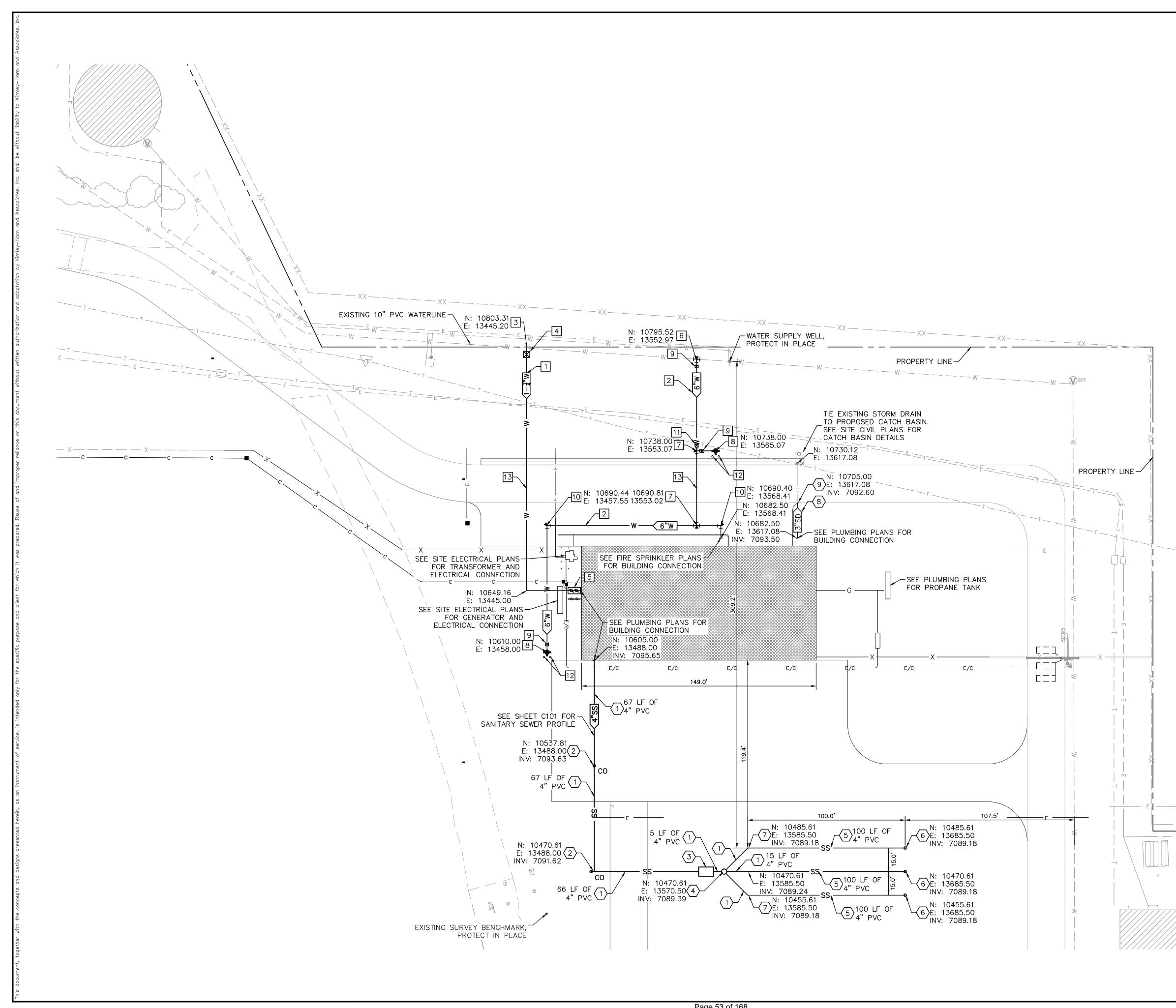


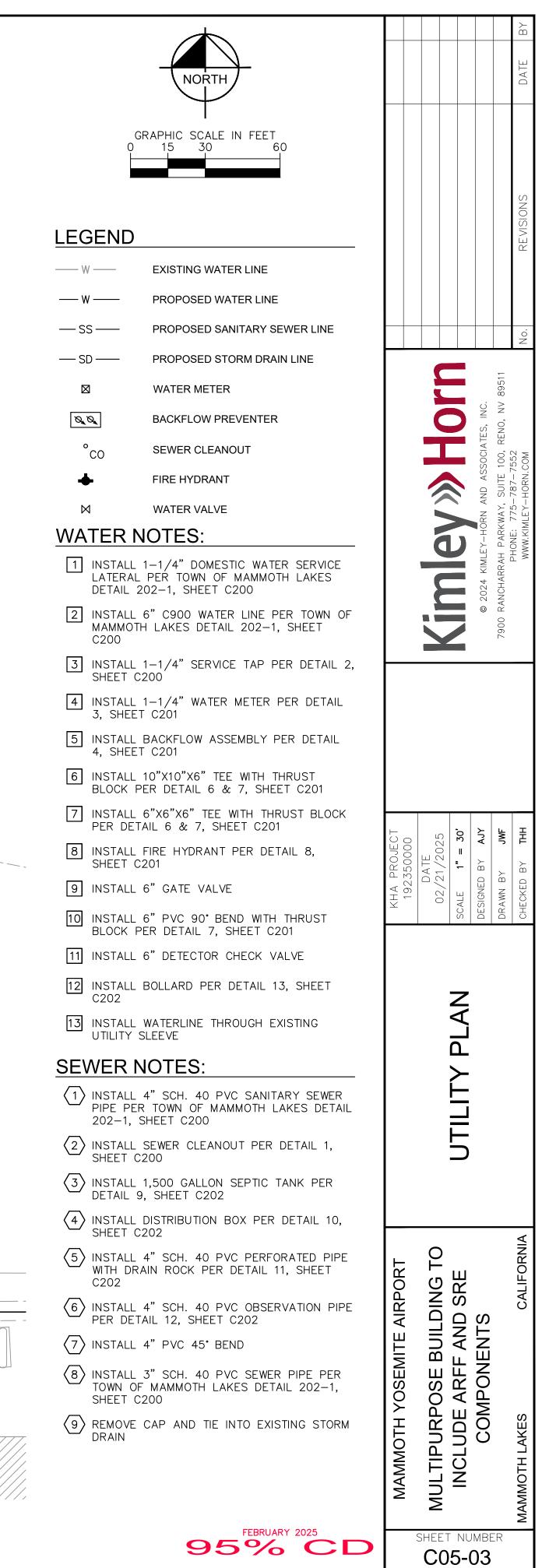
TER SHALL BE PROPORTIONED BY WEIGHT. 188 POUNDS O IBIC YARD OF MATERIAL PRODUCED. THE WATER CONTEN VORKABLE MIX THAT WILL FLOW AND CAN BE PUMPED WIT WHILE BEING PLACED. STRUCTURAL CONCRETE SHALL NO ACKFILL SHALL BE THOROUGHLY MACHINE MIXED IN A PUC . MIXING SHALL CONTINUE UNTIL THE CEMENT AND WATEH HOUT THE MATERIAL. TRENCH SLURRY BACKFILL SHALL BE LL BE REJECTED.	T SHALL BÈ HOUT
. MIXING SHALL CONTINUE UNTIL THE CEMENT AND WATEI HOUT THE MATERIAL. TRENCH SLURRY BACKFILL SHALL BE	JI BE USED.
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FBE USED AS SLURRY BACKFILL.	
RATED BY MECHANICAL MEANS.	
LAKES - DEPARTMENT OF PUBLIC WORKS	
AND SLURRY STANDARDS	standard plan 004-2
DATE: May 7, 2014	SHEET 2 OF 2
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IS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBST SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGT PERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC JILDINGS ALONG THE LINE OF WORK SHALL BE MAINTAINE IDED AND MAINTAINED IN GOOD CONDITION. NO MORE TH ROAD SHALL BE CLOSED AT ANY ONE TIME. ACCESS TO AT ALL TIMES. PTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHA NDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PE IE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY V ULATIONS, AND ORDERS RELATING TO SAFETY OF WORKE CE OF PERSONAL PROTECTIVE EQUIPMENT. ING OPERATIONS IN ACCORDANCE WITH THE TOWN OF M INFORMANCE OF INDUSTRIAL RELATIONS, DIVISION OF INE EQUIREMENTS OF GENERAL OSHA STANDARDS FOR THE SHA PERMITS ARE REQUIRED FOR TRENCHES OVER 5 FEE EPARED BY THE CONTRACTOR AND SUBMITTED TO THE T ER THEN 4 FEET. SE AND HANDLING OF EXPLOSIVES SHALL BE IN ACCORDA E CALIFORNIA HEALTH AND SAFETY CODE AND ALL OTHET DOS AND REGULATIONS. DRILLING AND BLASTING SHALL SONNEL. ALL PRECAUTIONS NECESSARY FOR THE PROTT BLASTING OPERATIONS AND ADEQUATE WARNING SHALL OWNERS THAT BLASTING IS IN PROGRESS. THE TOWN SH CEGETATED AND/OR LANDSCAPED TO PREVENT EROSION. D A STEEPNESS OF 3:1 (3 FEET HORIZONTAL TO 1 FOOT VI SE REVEGETATED TO CONTROL EROSION. STOCKPILED TO SMINIMUM OVER SLOPES AND DEDASTING SHALL OWNERS THAT BLASTING IS IN PROGRESS. THE TOWN SH CARE TO AVOID INJURY TO EXISTING IMPROVEMENTS OR , TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED INJUR OUTES, ALLEYS, SIDEWALKS, CURBS, OR STREET F ED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE IPROVEMENTS REMOVED AS A COURSE OF WORK SHALL IREPRESENTATIVE. D INSTALLED IN CONFORMANCE WITH THE STATE OF CALL SIN MANUAL, STANDARDS AND SPECIFICATIONS. PAVEMENT MARKINGS WILL BE IN CONFORMANCE WITH TH VEMENT MARKINGS WILL BE IN CONFORMANCE WITH THE STATE OF SIMMANUAL, STANDARDS, AND SPECIFICATIONS. PAVEMENT MARKINGS WILL BE IN CONFORMANCE WITH THE STATE OF CALIFORNIA - DEPARTMENT CARES - DEPARTMENT OF PUBLIC WORKS STRUCTION REQUIREMENTS WITHING OWN RIGHT OF WAY	H OR AMOUNT CONVENIENT DAND HAN ONE BUSINESSES ALL BE SOLELY ERSONS AND WITH ALL STATE, ERS AND ALL AMMOTH LAKES DUSTRIAL PROTECTION OF IT DEEP. A OWN FOR NCE WITH THE APPLICABLE ONLY BE DONE ECTION OF LIFE BE GIVEN TO HALL BE ERTICAL), DPSOIL WILL BE ANDSCAPED OR DF THE CSS OR ION CONTROL SECURED PER FACILITIES, D. ALL DAMAGE URNISHINGS, OR SATISFACTION BE REPLACED FORNIA - F CALIFORNIA - HE PROVISIONS STRIPES AND

A. <u>S</u> F	CIFICATIONS FOR BACKFILL AND DENSIFICATION	
	HERE SPECIFIC RECOMMENDATIONS HAVE NOT BEEN PREPARED BY A GEOTECHNICA VESTIGATION THE FOLLOWING SHALL APPLY:	AL.
- F 3 - 1	CKFILL SHALL BE CONSIDERED AS STARTING ONE FOOT ABOVE THE PIPE OR CONDU P OF CONCRETE BEDDING OVER THE PIPE OR CONDUIT. ALL MATERIAL BELOW THIS CONSIDERED BEDDING. ROCKS GREATER THAN 3 INCHES IN ANY DIMENSION WILL N RMITTED IN THE BACKFILL PLACED ABOVE ANY PIPE OR BOX WHEREVER THE TRENC ET OR NARROWER. WHEREVER TRENCH WIDTHS ARE GREATER THAN 4 FEET, ROCKS NCHES BUT LESS THAN 12 INCHES IN ANY DIMENSION WILL BE PERMITTED AS BACKFI IAN 2 FEET FROM THE TOP OF PIPE OR BOX AND 2 FEET BELOW FINISHED PAVEMENT THIN 2 FEET OF RISERS, VALVES, MANHOLES, OR OTHER STRUCTURES, PROVIDING T DNDITIONS ARE MET:	PÓINT SHALL IOT BE IH WIDTH IS 4 S LARGER THAN ILL NO CLOSER SUB GRADE OR
1	BACKFILL MATERIALS SHALL BE SCREENED OR "GRIZZLED" PRIOR TO BEING USED	AS BACKFILL.
2	ROCKS SHALL BE MIXED WITH SUFFICIENT VOLUME OF SUITABLE SOIL SO AS TO EL NESTING OF ROCK AND VOIDS.	IMINATE
3	TRENCHES SHALL BE AT LEAST 4 FEET WIDE IF A COMPACTOR ON THE END OF A THE EXCAVATOR BOOM IS UTILIZED, OR AT LEAST 8 FEET WIDE IF A FULL SIZED ROLLER FULL SIZED ROLLER SHALL CONSIST OF A SHEEPSFOOT OR DRUM ROLLER HAVING OR SHELLS NOT LESS THAN 4 FEET IN DIAMETER. HAND TAMPING COMPACTORS OF WILL BE USED TO OBTAIN COMPACTION WITHIN 2 FEET OF RISERS, VALVES, MANHO OTHER STRUCTURES, AND WILL ASSIST IN OBTAINING COMPACTION ALONG EDGES HOWEVER, THEY WILL NOT BE PERMITTED TO BE USED IN LIEU OF THE EQUIPMENT ROCK LARGER THAN 3 INCHES IN ANY DIMENSION IS USED AS BACKFILL.	R IS USED. A METAL DRUMS R ROLLERS DLES, OR OF TRENCHES.
2	THE CONTRACTOR SHALL DEMONSTRATE TO THE ENGINEER AND THE TESTING AG ADEQUATE COMPACTION CAN BE OBTAINED WITH THE MATERIALS, EQUIPMENT, AN PROCEDURES TO BE USED.	
Ę	THE LOOSE THICKNESS OF EACH LAYER OF EMBANKMENT MATERIAL BEFORE COM NOT EXCEED 8 INCHES FOR HAND TAMPERS AND 12 INCHES FOR ROLLER COMPAC	
e	IF, IN THE OPINION OF THE ENGINEER AND/OR TESTING AGENCY, THE BACKFILL SO SATISFACTORILY TESTED TO DETERMINE IF COMPACTION CRITERIA IS MET, THE TE OR ENGINEER, MAY AT THEIR OPTION REQUEST THE CONTRACTOR TO MODIFY HIS AND PROCEDURES SO THE TESTING CAN BE PERFORMED OR MAY USE A METHOD BASED ON THE EQUIPMENT AND MATERIALS BEING USED TO VERIFY THAT THE ADE COMPACTION IS OBTAINED.	ESTING AGENCY MATERIALS SPECIFICATION
7	CONSTRUCTION SHALL NOT BE PERFORMED WHEN MATERIAL IS FROZEN OR A BLA PREVENTS PROPER COMPACTION	NKET OF SNOW
r	L BACKFILL MATERIALS SHALL BE COMPACTED IN 8" MAXIMUM LIFTS TO 95% OF THE XXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557-CURRENT EDITION. IN PLACE IALL BE TESTED AND CONFIRMED USING ASTM TEST METHOD D 6938.	
В. <u>М</u>	S GRADING BACKFILL AND DENSIFICATION	
1	ROCKS LARGER THAN 12 INCHES IN ANY DIMENSION SHALL NOT BE PERMITTED WI AUTHORIZATION OF THE ENGINEER AND ONLY AFTER A SATISFACTORY METHOD O ADEQUATE COMPACTION HAS BEEN DEVELOPED AND AGREED TO.	
2	WHERE ROCKS ARE USED IN THE BACKFILL, THEY SHALL BE MIXED WITH SUITABLE MATERIALS SO AS TO ELIMINATE VOIDS.	EXCAVATED
3	AFTER PLACING OF BACKFILL HAS STARTED, THE CONTRACTOR SHALL PROCEED A PRACTICABLE WITH DENSIFICATION. ALL BACKFILL MATERIALS SHALL BE COMPACT MAXIMUM LIFTS TO 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINE 1557-CURRENT EDITION. IN PLACE DENSITY SHALL BE TESTED AND CONFIRMED US METHOD D 6938. BACKFILL IN NON-STRUCTURAL AREAS SHALL BE DENSIFIED TO AT THE MATERIALS MAXIMUM DRY DENSITY.	FED IN 8" ED BY ASTM D SING ASTM TEST
	TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORK	<s< td=""></s<>
	BACKFILL STANDARDS	STANDARD PLAN
lammoth	PUBLIC WORKS DIRECTOR APPROVAL:	
CALIFORNI		<u> </u>

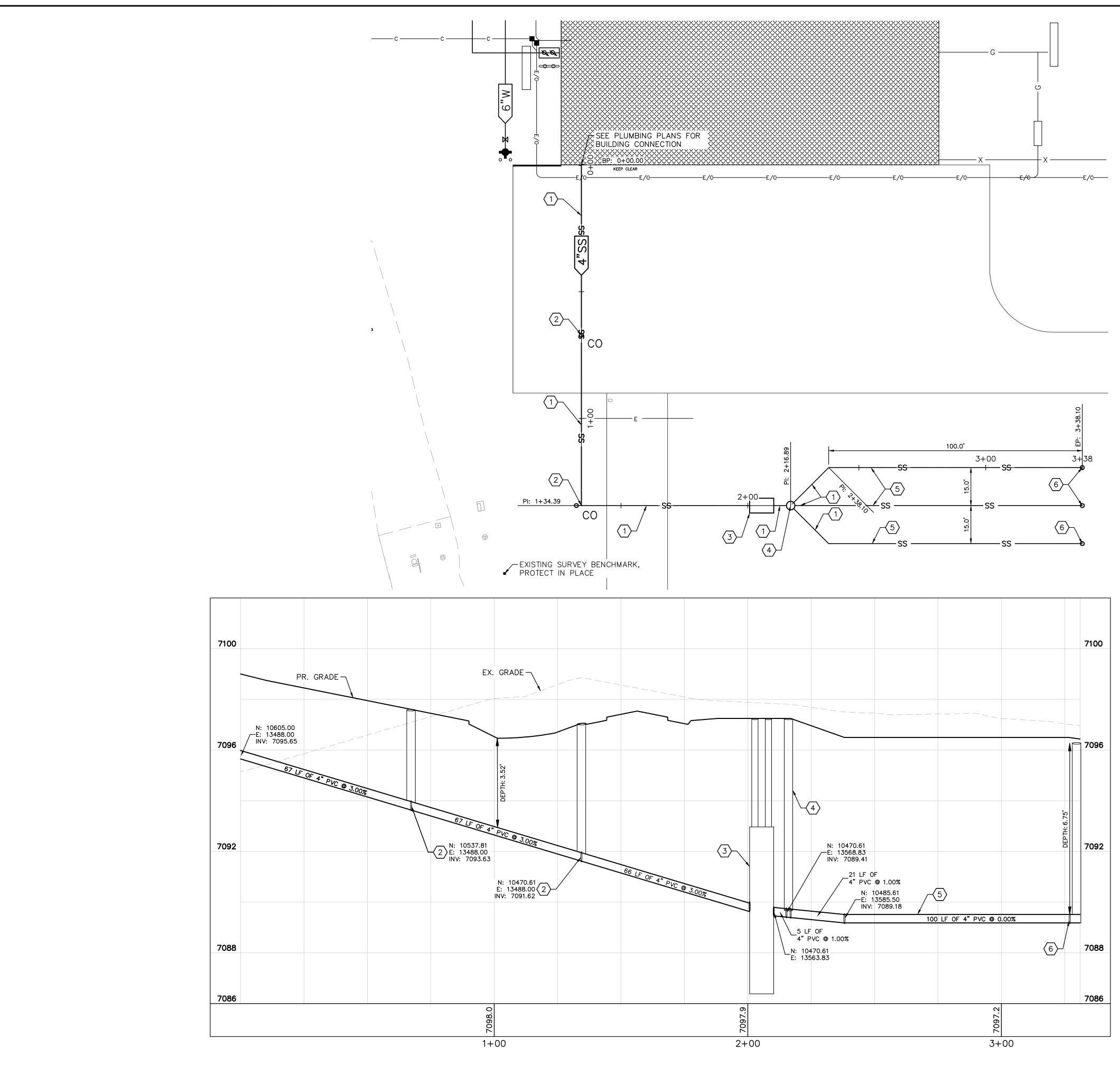


		DATE BY
1. 2. 3. 4. 5. 6.	ECATIONS FOR TRENCH SLURRY BACKFILL TRENCH SLURRY BACKFILL SHALL CONSIST OF A FLUID, WORKABLE MIXTURE OF AGGREGATE, 2-SACK CEMENT AND WATER. AT THE OPTION OF THE CONTRACTOR, TRENCH SLURRY BACKFILL MAY BE USED AS A STRUCTURAL BACKFILL FOR PIPE, EXCEPT THAT TRENCH SLURRY BACKFILL, THE WIDTH OF THE EXCAVATION SHOWN ON THE PLANS MAY BE REDUCED SO THAT THE SIDE CLEAR SIGNATOR STRUCTURAL BACKFILL FOR ALUMINUM OR ALUMINUM COATED PIPE. WHEN TRENCH SLURRY BACKFILL IS USED FOR STRUCTURAL BACKFILL, THE WIDTH OF THE EXCAVATION SHOWN ON THE PLANS MAY BE REDUCED SO THAT THE SIDE CLEAR SIGTANCE BETWEEN THE OUTSIDE OF THE PIPE AND THE SIDE OF THE EXCAVITON, ON EXCAVATION SHOWN ON THE PLANS MAY BE REDUCED SO THAT THE SIDE CLEAR SIGTANCE BETWEEN THE OUTSIDE OF THE PIPE AND THE SIDE OF THE EXCAVITON, ON EACH SIDE OF THE PIPE, IS A MINIMUM OF 6 INCHES FOR PIPES UP TO AND INCLUDING 42 INCHES IN DUMETER OR SPAN, ONE FOOT FOR PIPES OVER 42 NICHES IN DUMETER OR SPAN. TEENCH SLURRY BACKFILL SHALL BE PLACED ONLY FOR THE PORTION OF THE STRUCTURAL BACKFILL BELOW THE ORIGINAL GROUND, THE CRADING PLANE OR THE TOP DE EMBANKRED TH PLACED PIPTO TO EXCAVATING FOR THE PIPE. WHERE NEEDSSARY, DATH PLACE MARKFILL, NAMANNER THAT WILL COMPLETELY CONTAIN THE SLURRY IN THE TRENCH. TRENCH SLURRY BACKFILL SHALL BE PLACED IN A UNFORM MANNER THAT WILL PREVENT YODIDS IN, OR SEGREGATION ON, THE BACKFILL, AND WILL NOT FLAOT OR SHITT THE PIPE. FOREIGN MATERIAL WHICH FALLS INTO THE TRENCH SLURRY BACKFILL SHALL NOT COMMENCE UNTIL AT LEAST FOUR HOURS AFTER THE TRENCH SLURRY BACKFILL SHALL NOT COMMENCE UNTIL AT LEAST FOUR HOURS AFTER THE TRENCH SLURRY BACKFILL SHALL NOT COMMENCE UNTIL AT LEAST FOUR HOURS AFTER THE TRENCH SLURRY BACKFILL SHALL NOT COMMENCE UNTIL AT LEAST FOUR HOURS AFTER THE TRENCH SLURRY BACKFILL SHALL NOT COMMENCE UNTIL AT LEAST FOUR HOURS AFTER THE TRENCH SLURRY BACKFILL SHALL NOT COMMENCE UNTIL AT LEAST FOUR HOURS AFTER THE TRENCH SLURRY BACKFILL SHALL NOT COMMENCE UNTIL AT LEAST FOUR HOURS AFTER THE TRENCH SLURRY B	Kimley Honn © 2024 kimley-Horn and associates, inc. 7900 Rancharrah Parkway, suite 100, reno, nv 89511 PHONE: 775–787–7552 www.kimleY-Horn.com
A Land	TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS STANDARD PLAN 005-2 PUBLIC WORKS DATE: May 7, 2014	
		GENERAL NOTES, BBBREVIATIONS, & LEGENDKHA PROJECT 192350000BBBREVIATIONS, & COLED BYDATE 02/21/2025LEGENDScaleNALEGENDDami BYMADami BYMan BYMaCHECKED BYTHI
		MAMMOTH YOSEMITE AIRPORT MULTIPURPOSE BUILDING TO INCLUDE ARFF AND SRE COMPONENTS MAMMOTH LAKES COMPONENTS COMPONENTS COMPONENTS COMPONENTS COMPONENTS
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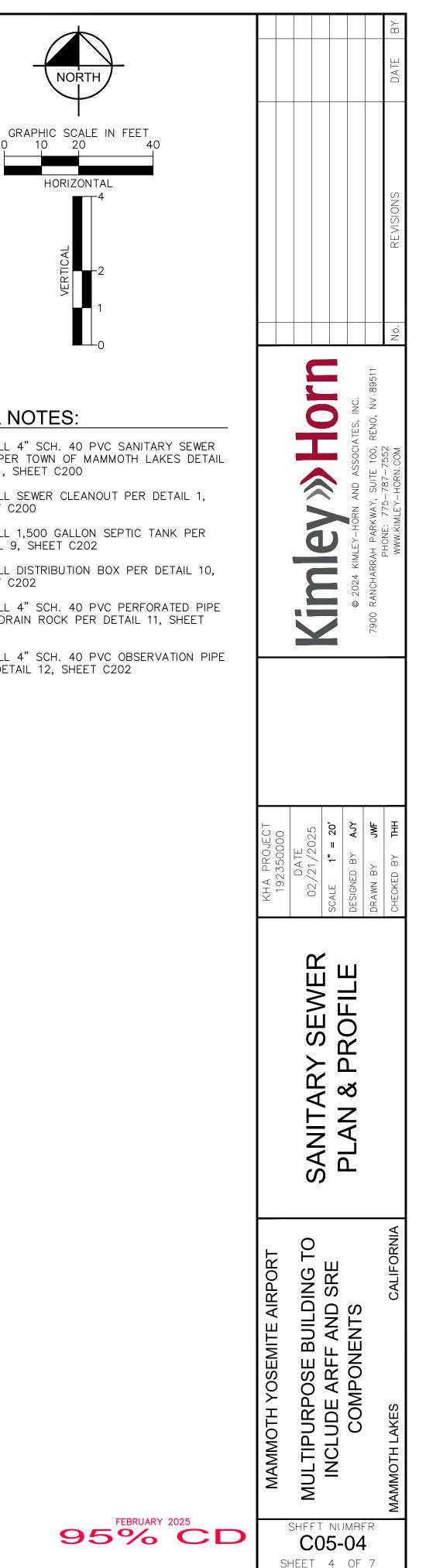




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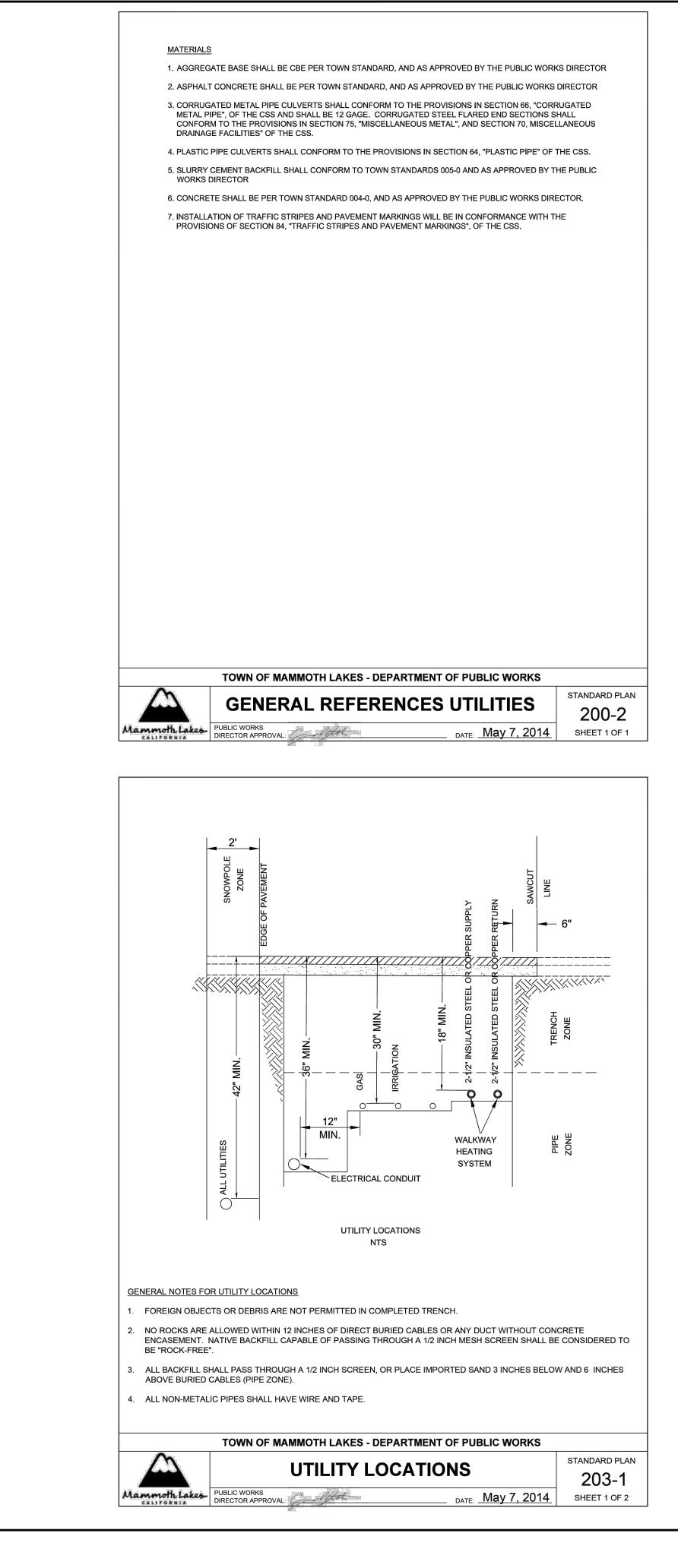


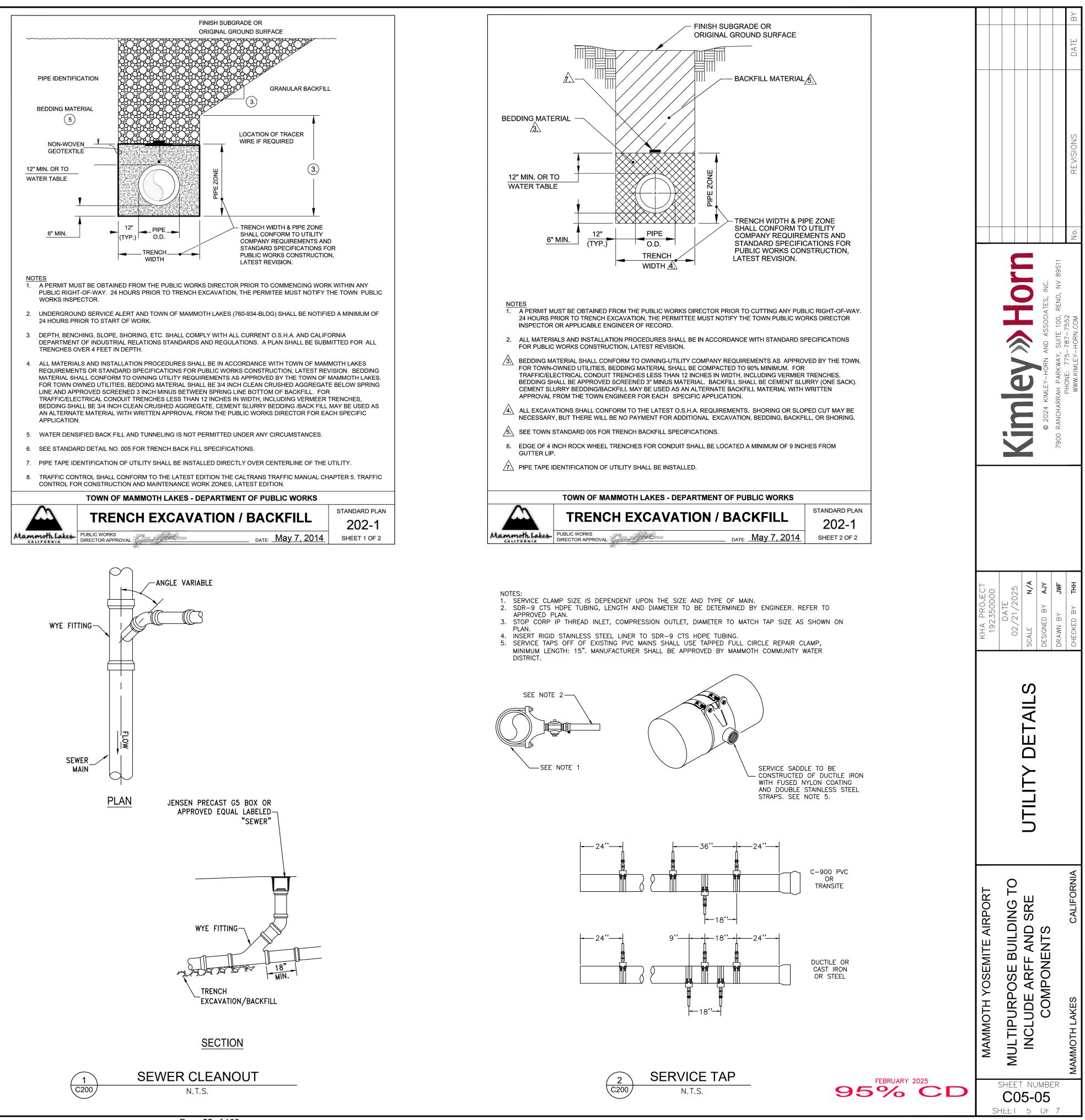
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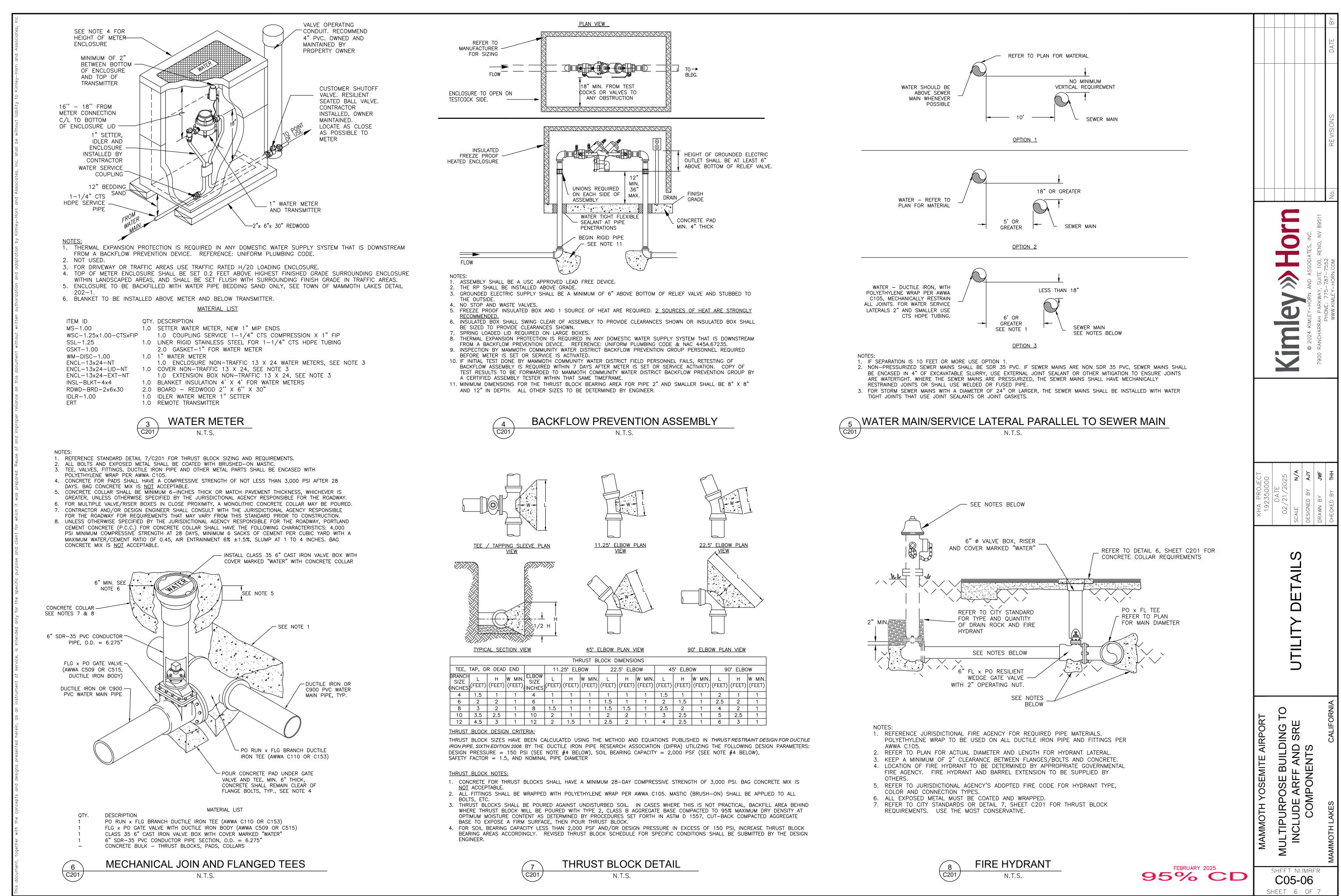


SEWER NOTES:

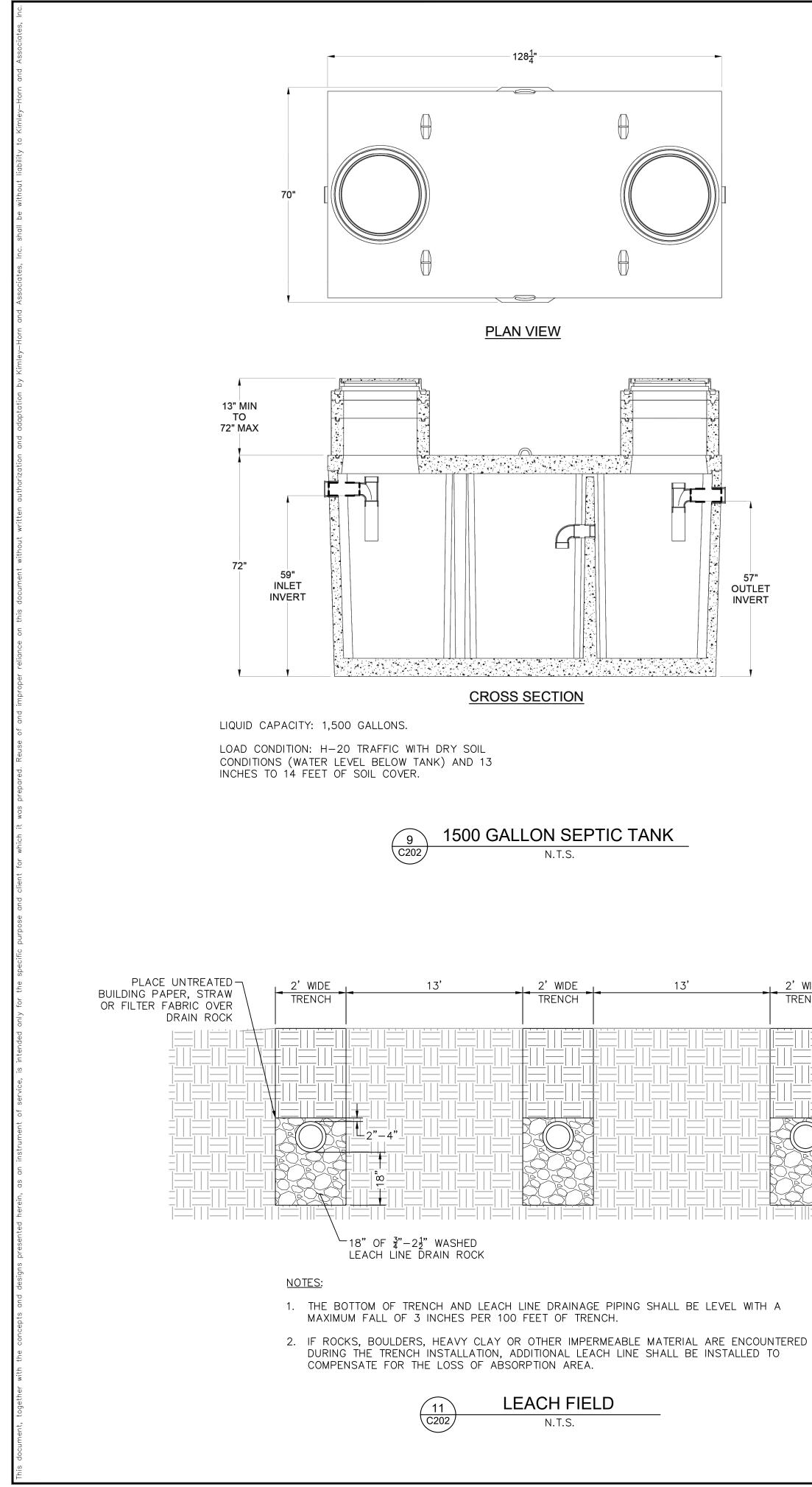
- INSTALL 4" SCH. 40 PVC SANITARY SEWER PIPE PER TOWN OF MAMMOTH LAKES DETAIL 202-1, SHEET C200
- $\langle 2 \rangle$ install sewer cleanout per detail 1, sheet c200
- $\overline{\texttt{3}}$ install 1,500 gallon septic tank per detail 9, sheet C202
- 4 install distribution box per detail 10, sheet c202
- 5 INSTALL 4" SCH. 40 PVC PERFORATED PIPE WITH DRAIN ROCK PER DETAIL 11, SHEET C202
- $\overline{6}$ INSTALL 4" SCH. 40 PVC OBSERVATION PIPE PER DETAIL 12, SHEET C202

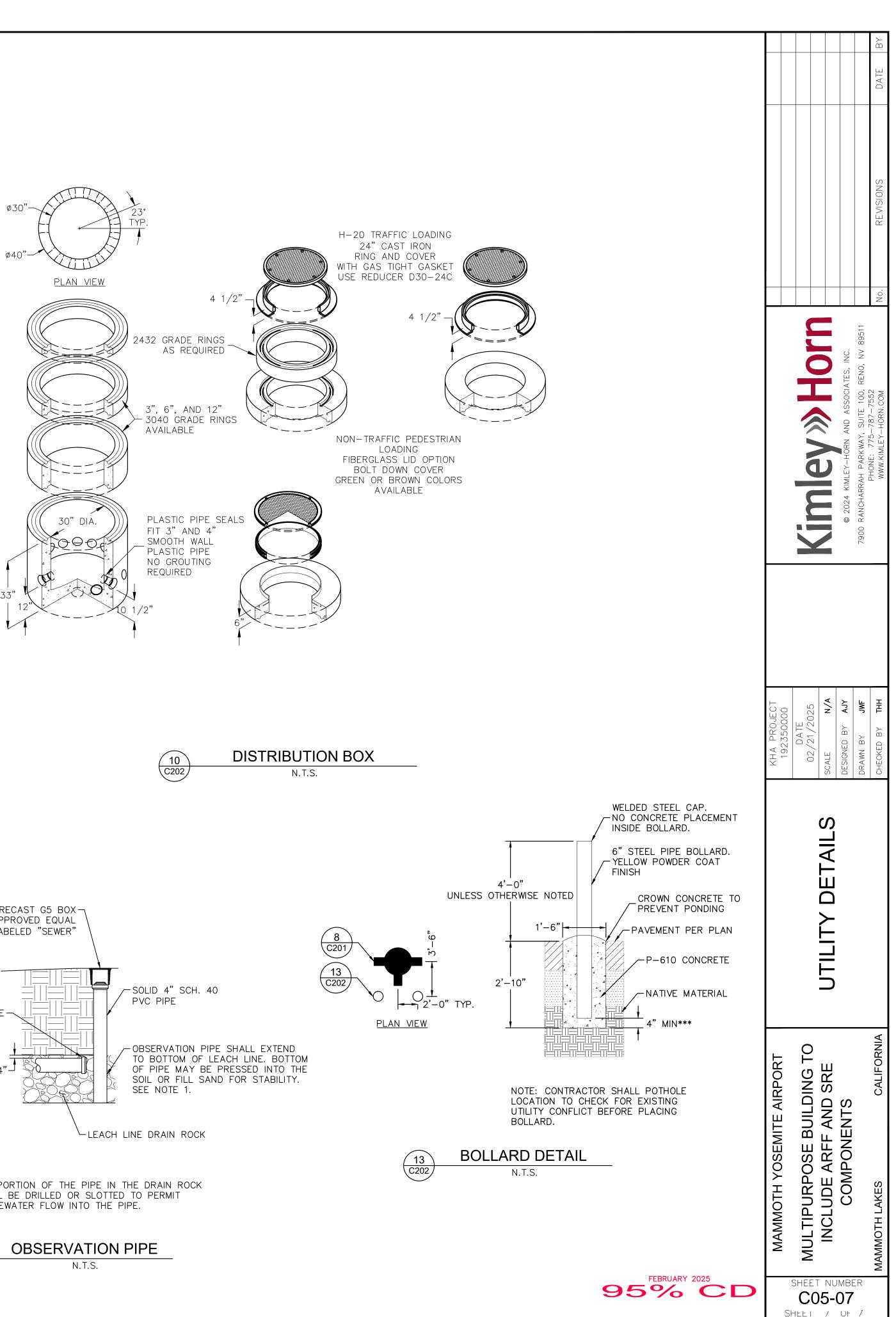


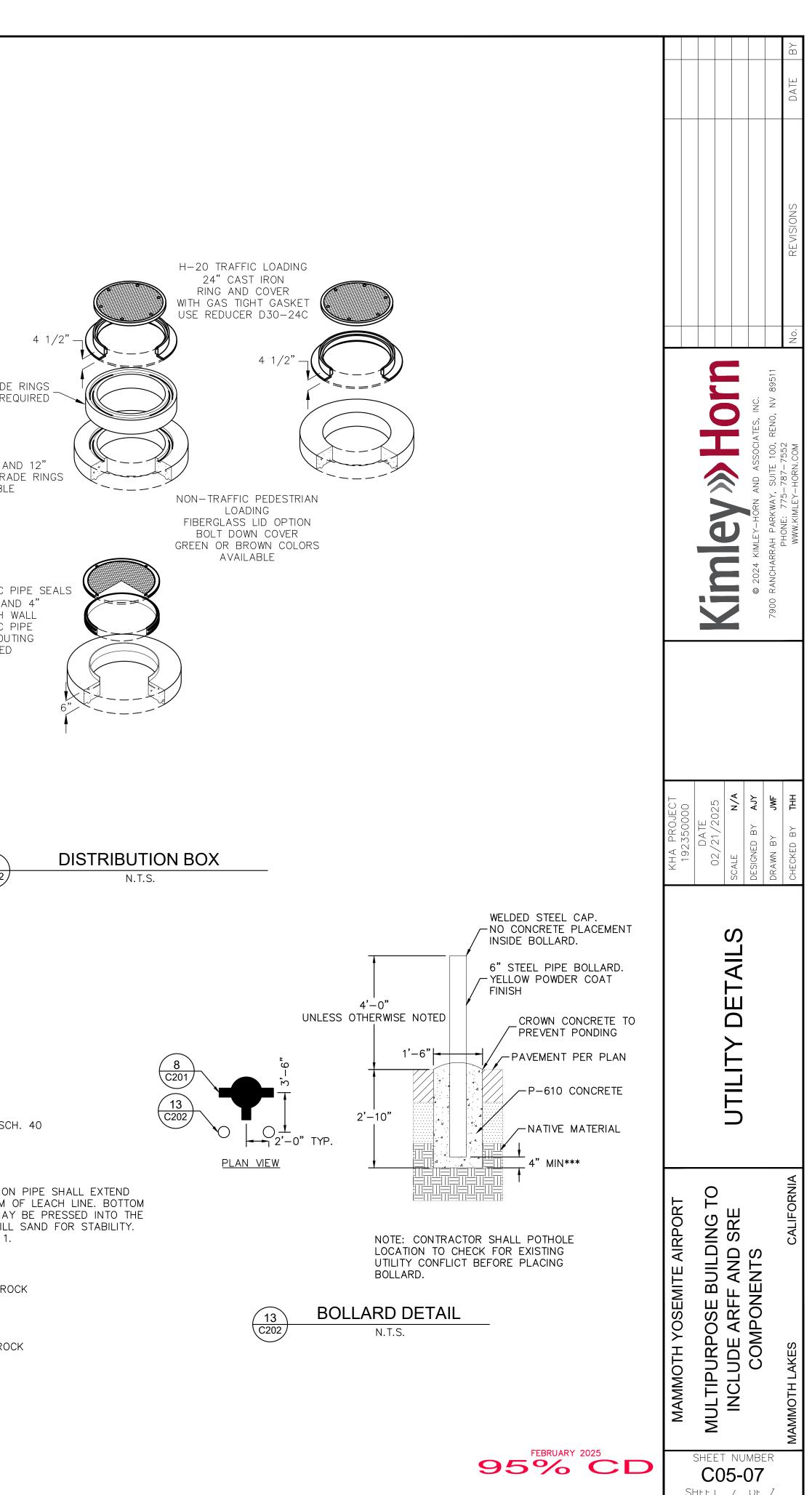


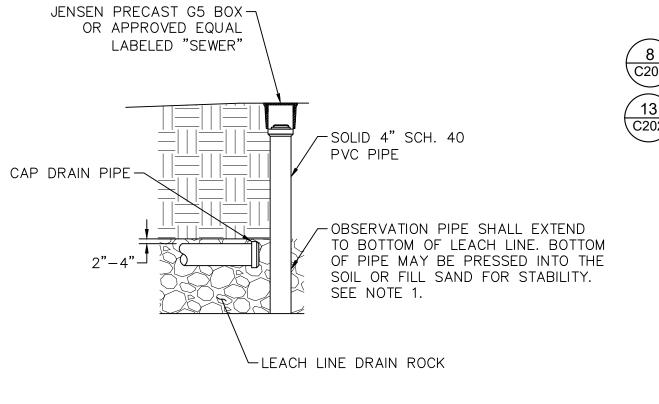


THRUST BLOCK DIMENSIONS																
TEE,	TAP, O	R DEAD	END		11.:	25°ELE	BOW	22	.5° ELB	ow	45	5°ELBC	W	90)° ELBO	W
RANCH SIZE NCHES			W MIN. (FEET)	ELBOW SIZE (INCHES)	L (FEET)		W MIN. (FEET)	L (FEET)	H (FEET)	W MIN. (FEET)	L (FEET)		W MIN. (FEET)	L (FEET)		W MIN. (FEET)
4	1.5	1	1	4	1	1	1	1	1	1	1.5	1	1	2	1	1
6	2	2	1	6	1	1	1	1.5	1	1	2	1.5	1	2.5	2	1
8	3	2	1	8	1.5	1	1	1.5	1.5	1	2.5	2	1	4	2	1
10	3.5	2.5	1	10	2	1	1	2	2	1	3	2.5	1	5	2.5	1
12	4.5	3	1	12	2	1.5	1	2.5	2	1	4	2.5	1	6	3	1









<u>NOTES:</u>

1. THE PORTION OF THE PIPE IN THE DRAIN ROCK SHALL BE DRILLED OR SLOTTED TO PERMIT WASTEWATER FLOW INTO THE PIPE.



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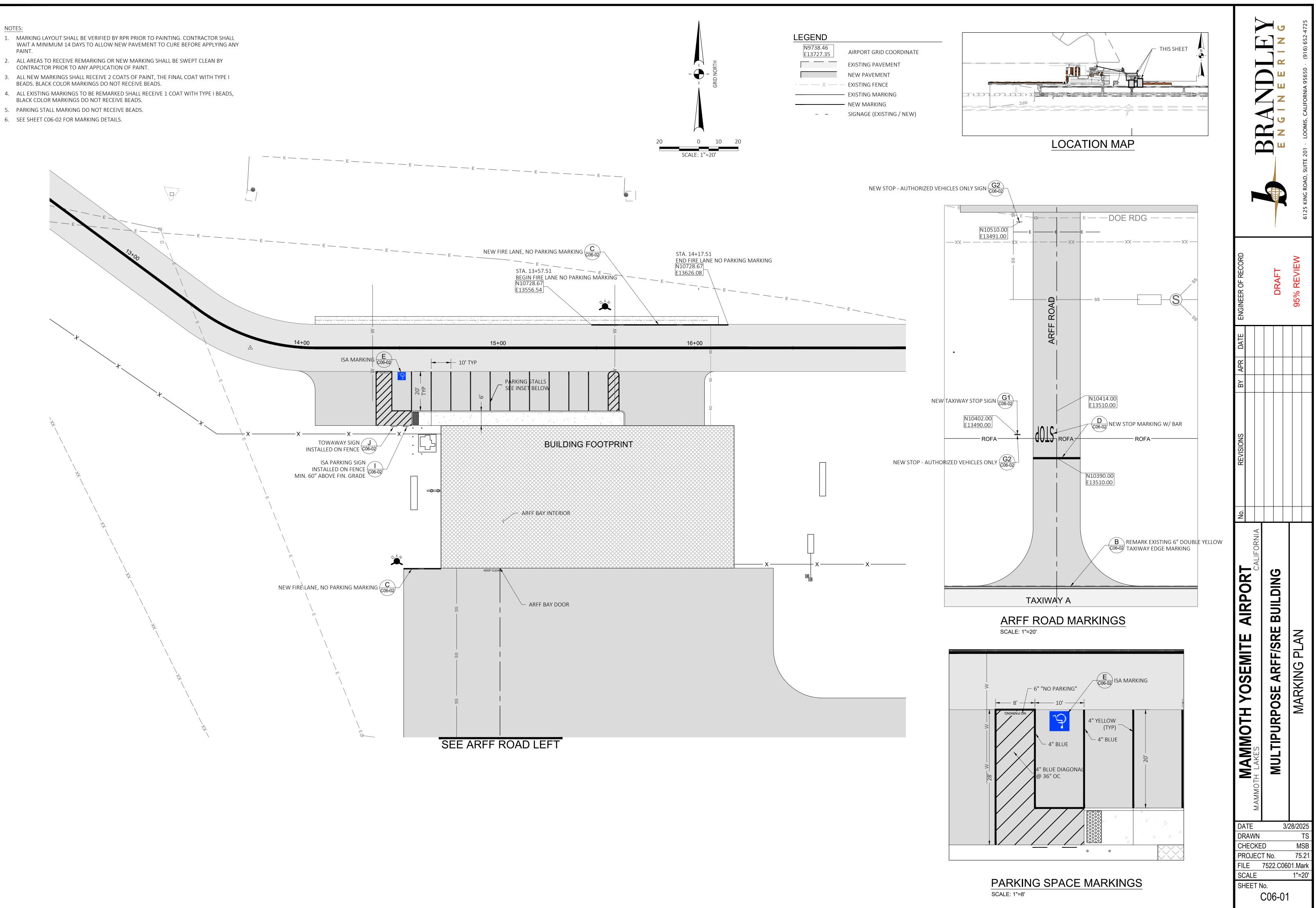
2' WIDE TRENCH -12" MIN. COVER

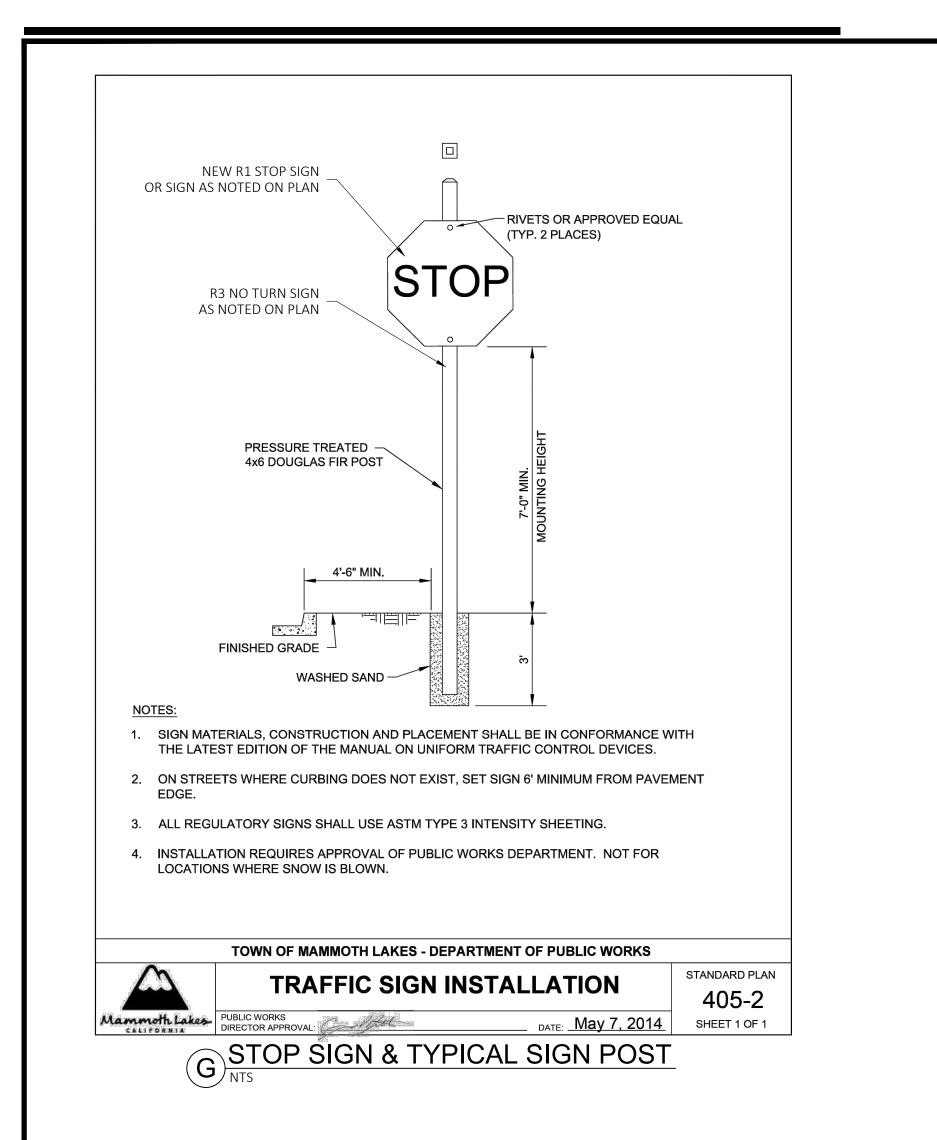
OVER DRAIN ROCK

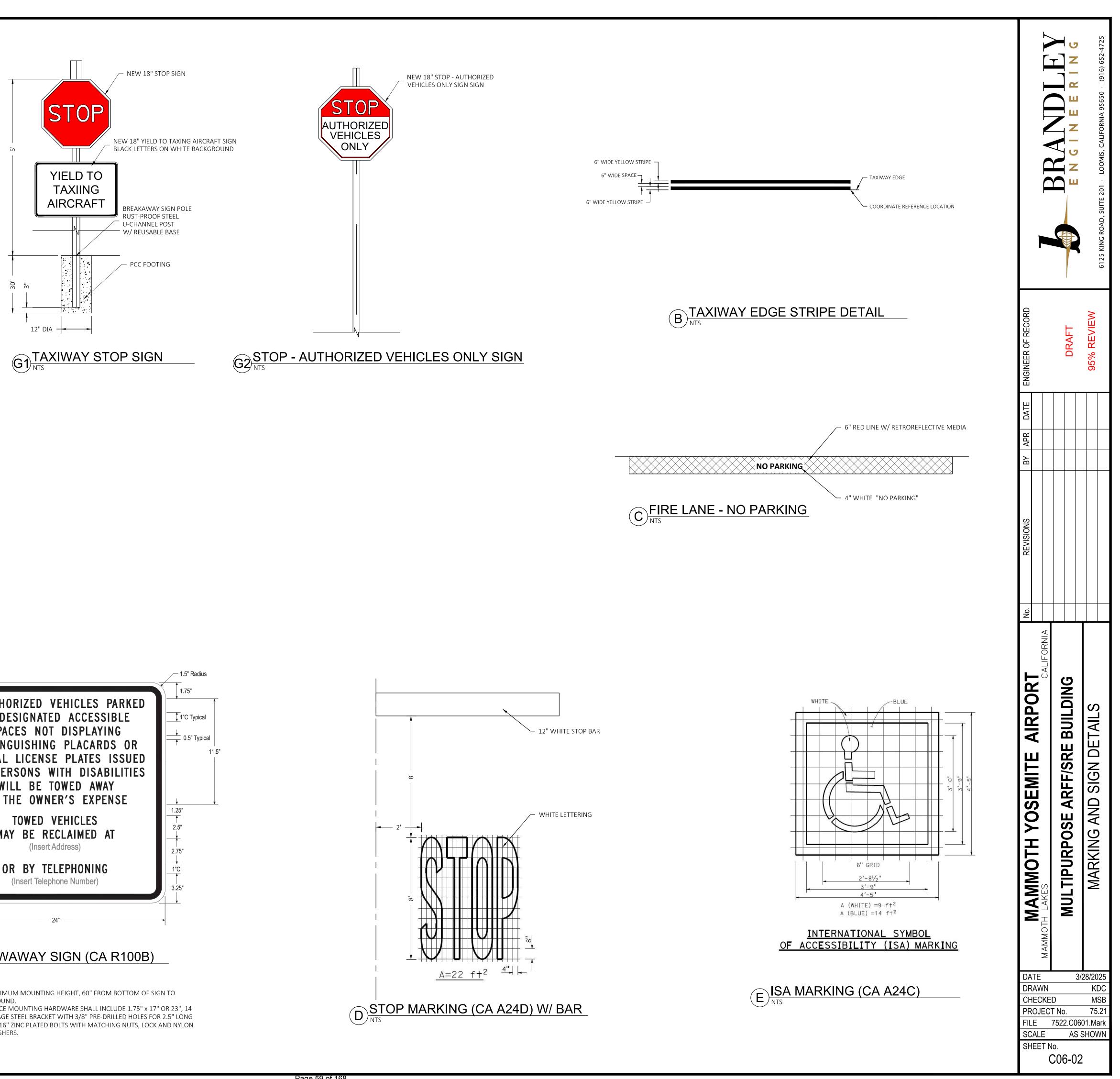
- -4" SCH. 40 PVC PERFORATED PIPE

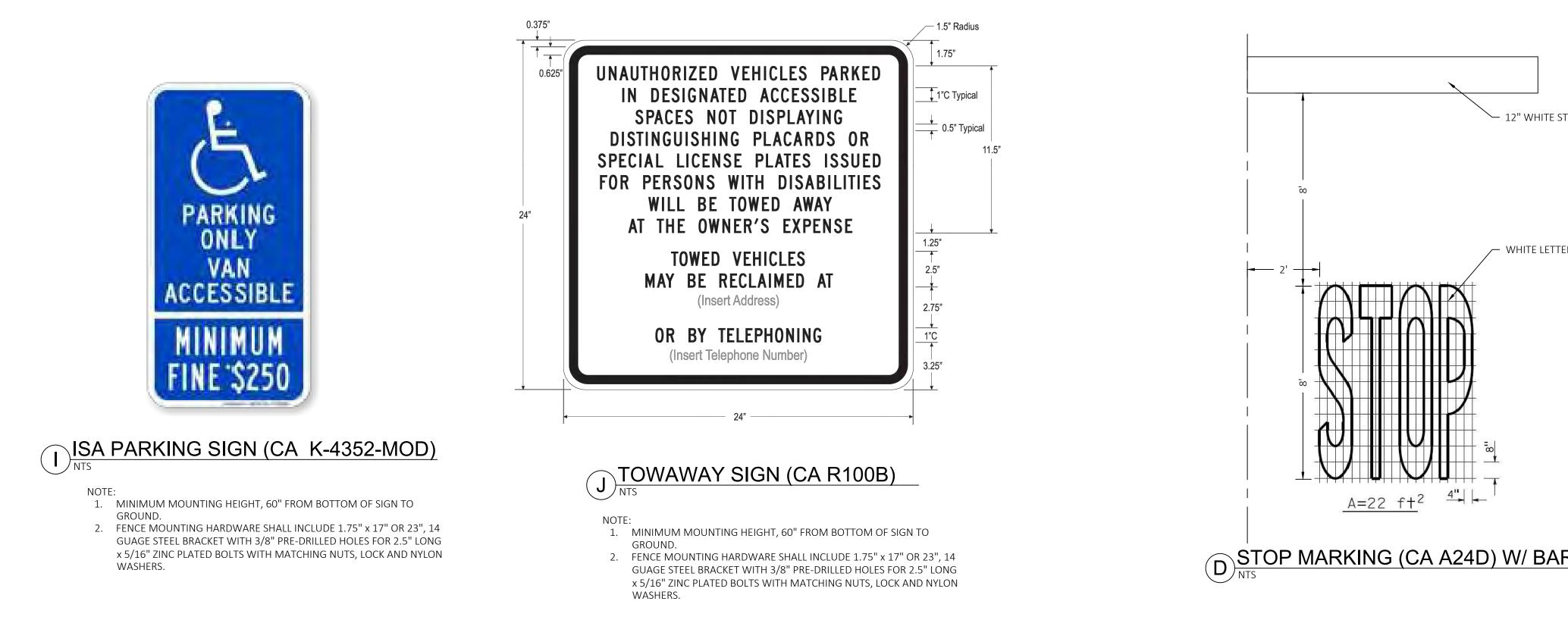
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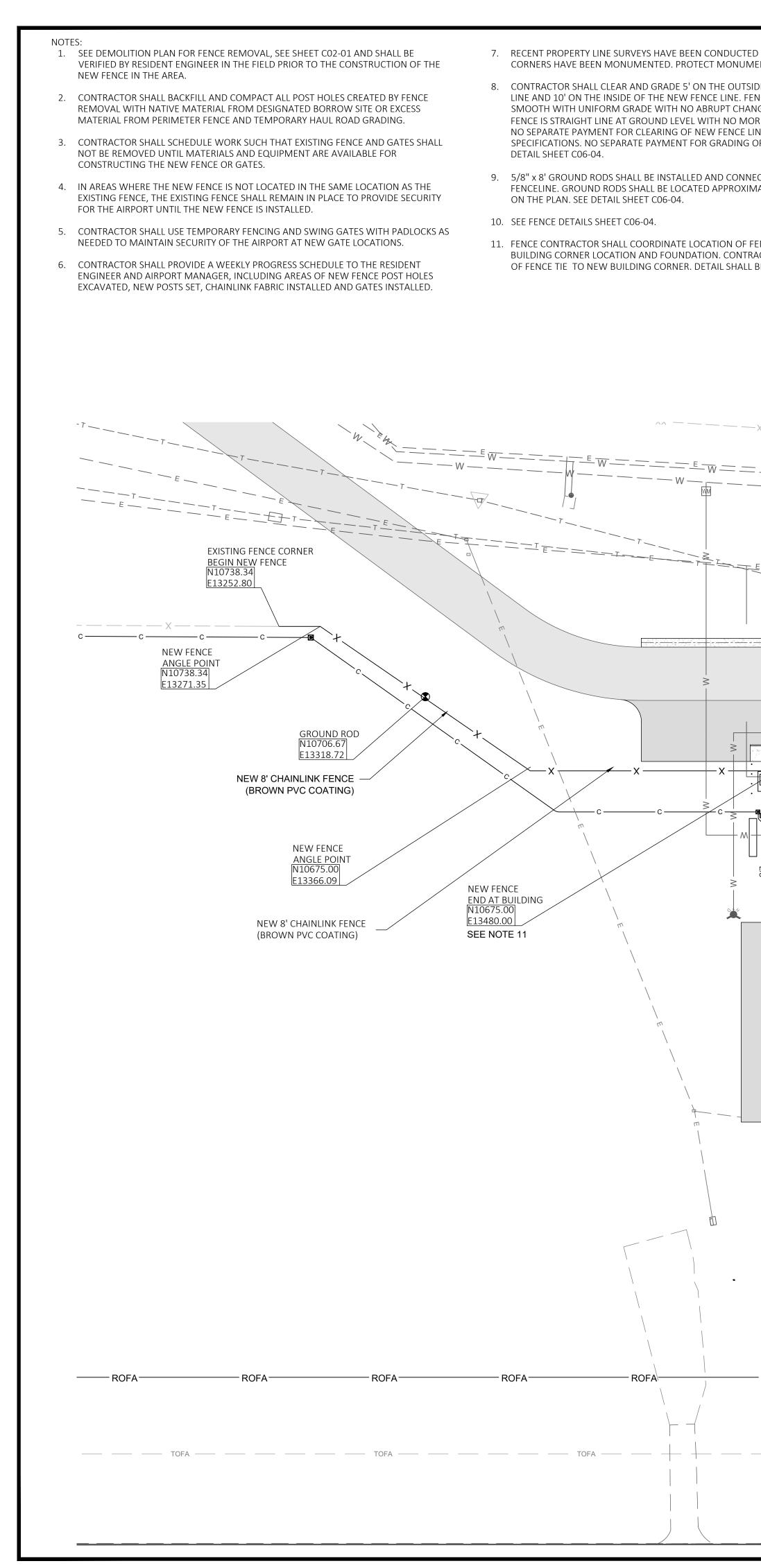
- 1. MARKING LAYOUT SHALL BE VERIFIED BY RPR PRIOR TO PAINTING. CONTRACTOR SHALL WAIT A MINIMUM 14 DAYS TO ALLOW NEW PAVEMENT TO CURE BEFORE APPLYING ANY PAINT.
- 2. ALL AREAS TO RECEIVE REMARKING OR NEW MARKING SHALL BE SWEPT CLEAN BY
- 3. ALL NEW MARKINGS SHALL RECEIVE 2 COATS OF PAINT, THE FINAL COAT WITH TYPE I
- BLACK COLOR MARKINGS DO NOT RECEIVE BEADS.



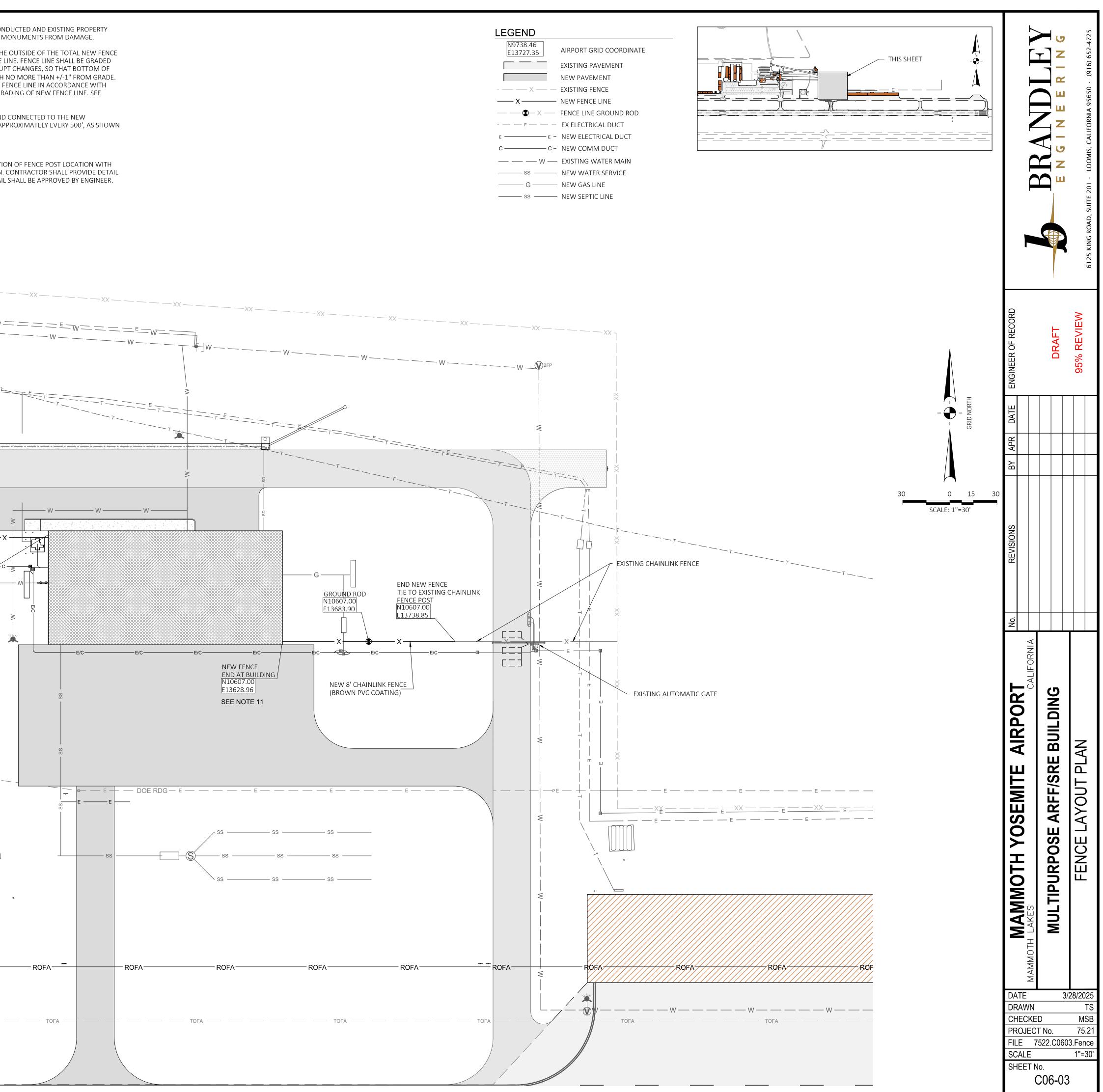


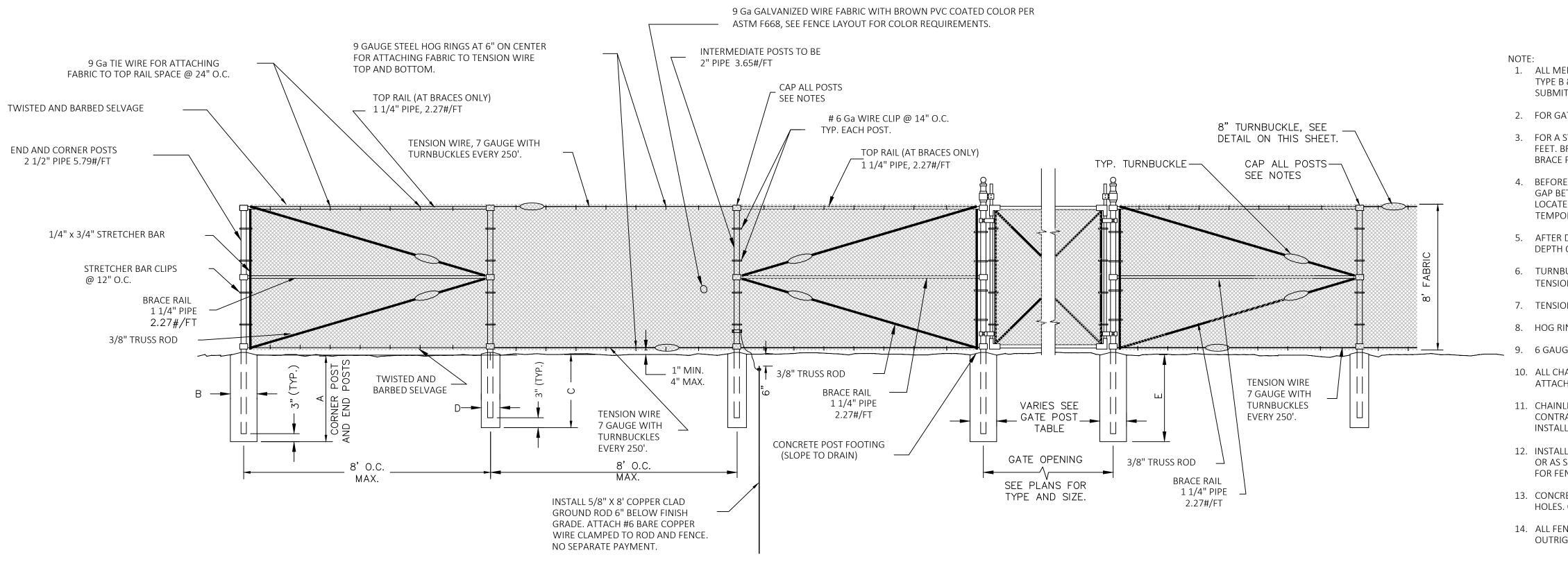






ED AND EXISTING PROPERTY MENTS FROM DAMAGE.	LEGEND
SIDE OF THE TOTAL NEW FENCE	N9738.46 E13727.35 AIRPORT GRID COORI
ENCE LINE SHALL BE GRADED ANGES, SO THAT BOTTOM OF	EXISTING PAVEMENT
ORE THAN +/-1" FROM GRADE.	NEW PAVEMENT
LINE IN ACCORDANCE WITH G OF NEW FENCE LINE. SEE	X EXISTING FENCE
	——————————————————————————————————————
NECTED TO THE NEW	
MATELY EVERY 500', AS SHOWN	EX ELECTRICAL DUCT
	e ————————————————————————————————————
	C ————————————————————————————————————
FENCE POST LOCATION WITH	— — W — EXISTING WATER MA
	ss NEW WATER SERVICE
L BE APPROVED BY ENGINEER.	——————————————————————————————————————
	ss NEW SEPTIC LINE

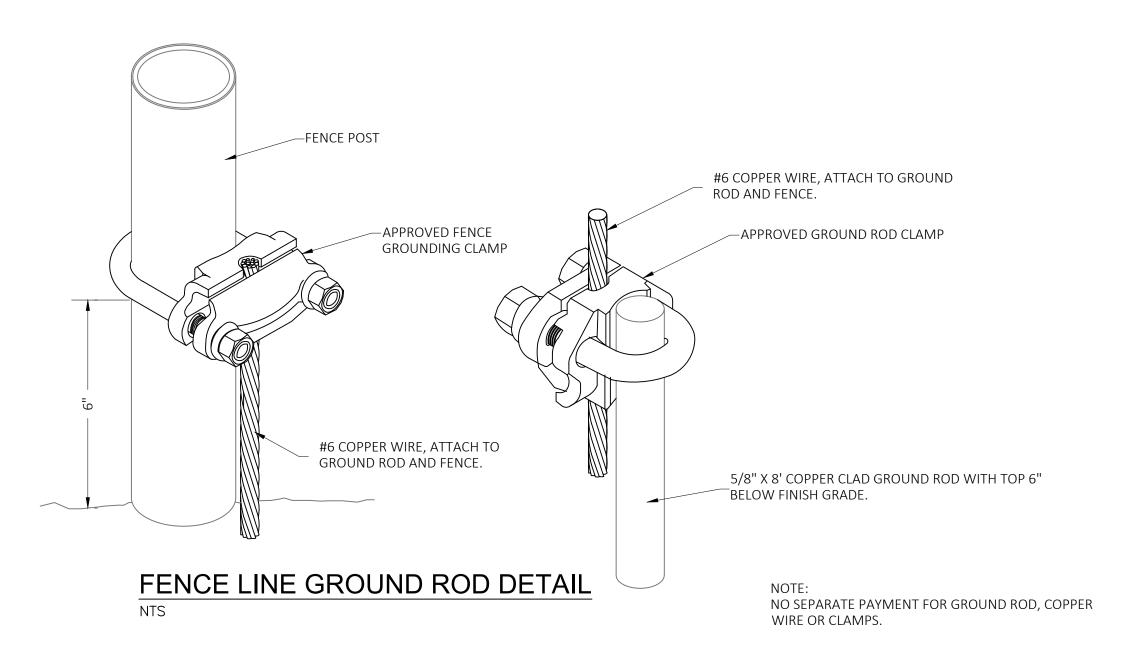




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NTS

	FENCE	MEMBER	DIMENS	IONS
PIPE SIZE DESIGNATION	OUTSIDE DIA INCHES	THICKNESS INCHES	WEIGHT lb/ft	USE
2 1/2"	2.875	0.203	5.79	CORNER AND END POST
2"	2.375	0.154	3.65	LINE POSTS
1 1/4"	1.660	0.140	2.27	TOP AND BRACE RAILS



CHAIN LINK FENCE DETAIL

FENCE POST FOUNDATION DIMENSIONS						
DIMENSION DESIGNATION	FENCE POST TYPE	DIMENSION				
DEPTH (A)	END & CORNER	42"				
DIAMETER (B)	END & CORNER	12"				
DEPTH (C)	LINE	36"				
DIAMETER (D)	LINE	8"				
DEPTH (E)	GATE	42"				

1. ALL MEMBERS TO BE HOT-DIPPED GALVANIZED, CONFORMING TO TYPE A OR GROUP 1C (HIGH STRENGTH PIPE), EXTERNAL COATING TYPE B & INTERNAL COATING TYPE B OR D. ALL MEMBERS SHALL BE PVC COATED COLOR BROWN; COLOR EXAMPLES SHALL BE SUBMITTED TO SPONSOR FOR APPROVAL. SEE LAYOUT PLANS FOR LOCATION OF NEW CHAINLINK FENCE.

2. FOR GATE POST SIZES SEE GATE DETAILS THIS SHEET.

3. FOR A STRAIGHT RUN OF THE FENCE LINE, BRACE POSTS AND BRACE RAILS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 500 FEET. BRACE POSTS SHALL BE THE SAME POST AS A CORNER OR END POST. BRACE RAILS SHALL BE INSTALLED ON BOTH SIDES OF THE BRACE POST. INSTALL TOP RAIL AT ALL BRACE AND CORNER POST LOCATIONS.

4. BEFORE EXCAVATING THE NEW FENCE LINE POSTS, THE NEW FENCE LINE SHALL BE GRADED SMOOTH TO A UNIFORM GRADE SO THE GAP BETWEEN THE BOTTOM OF THE FENCE FABRIC AND THE GROUND IS 1" MINIMUM AND 4" MAXIMUM. FENCE POSTS SHALL BE LOCATED AS NEEDED TO ADJUST FENCE TO BREAKS IN THE GRADE. SEE DETAIL BELOW FOR LIMITS OF NEW FENCE LINE AND TEMPORARY ACCESS ROAD.

5. AFTER DEBRIS AND VEGETATION HAVE BEEN CLEARED, THE GRADED FENCE LINE SHALL BE MOISTENED AND RECOMPACTED TO A DEPTH OF 6" AND A RELATIVE COMPACTION OF 90% MINIMUM

6. TURNBUCKLES SHALL BE INSTALLED AT THE END, EACH CORNER OF THE FENCE LINE AND AT INTERMEDIATE LOCATIONS ON THE TENSION WIRES AT SPACING NOT TO EXCEED 250'. TURNBUCKLES SHALL BE GALVANIZED STEEL 1/2" WITH 4 1/2" MIN. ADJUSTMENT.

7. TENSION WIRE SHALL BE 7 GAUGE COILED SPRING STEEL WIRE COATED SIMILAR TO THE RESPECTIVE WIRE FABRIC BEING USED.

8. HOG RINGS SHALL BE 9 GAUGE GALVANIZED STEEL PLACED AT 6" MAXIMUM SPACING ON TOP AND BOTTOM TENSION WIRES.

9. 6 GAUGE WIRE CLIPS SHALL BE PLACED AT 14" MAXIMUM SPACING ON EACH FENCE POST.

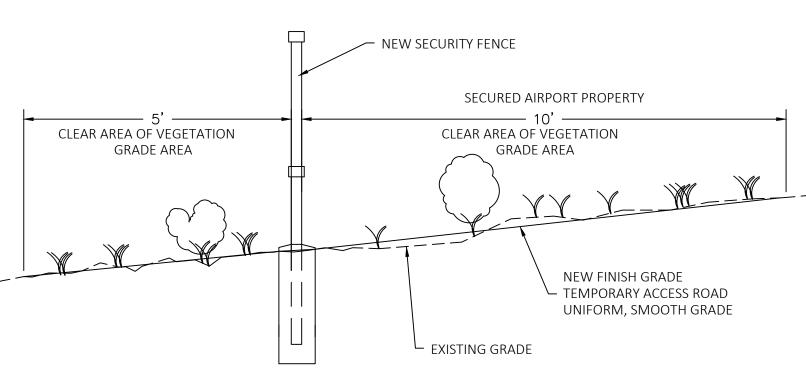
10. ALL CHAINLINK FENCE POSTS AND GATE POSTS SHALL BE SUPPLIED WITH GALVANIZED POST CAPS. ALL POST CAPS SHALL BE FIRMLY ATTACHED TO POST.

11. CHAINLINK FENCE FABRIC WIRE SHALL BE PVC COATED, BROWN IN COLOR IN ACCORDANCE WITH ASTM F668 AND F934. CONTRACTOR SHALL HANDLE FENCE FABRIC WITH CARE. ANY DAMAGE TO FABRIC OR MEMBER COATING PRIOR TO AND DURING INSTALLATION SHALL BE REPAIR BY CONTRACTOR AT NO EXPENSE TO THE OWNER.

12. INSTALL NEW 5/8" x 8' COPPER CLAD GROUND ROD, WITH TOP OF ROD 6" BELOW FINISH GRADE, AT 500' INTERVALS AT LOCATIONS OR AS SHOWN ON THE PLANS. USE #6 BARE COPPER WIRE CLAMPED TO FENCE POST AND GROUND ROD. NO SEPERATE PAYMENT FOR FENCE GROUNDING. SEE DETAIL THIS SHEET.

13. CONCRETE FOR ALL FENCE WORK SHALL BE 3000 PSI AND MEET P610 SPECIFICATIONS. NO CONCRETE WASH OUT IN FENCE POST HOLES. CONTRACTOR SHALL BUILD LINED RETENTION BASIN FOR CLEANOUT OR CONCRETE TRUCKS SHALL BE SELF CONTAINED.

14. ALL FENCE AND GATE POSTS SHALL BE PROVIDED SUCH THAT MATCHING POST TOP CAP CAN BE REMOVED AND REPLACED WITH OUTRIGGER EITHER HORIZONTAL OR 45 DEG ANGLE, DESIGNED TO SUPPORT 3 BARB WIRES.



FENCE LINE AND SERVICE ROAD GRADING DETAIL

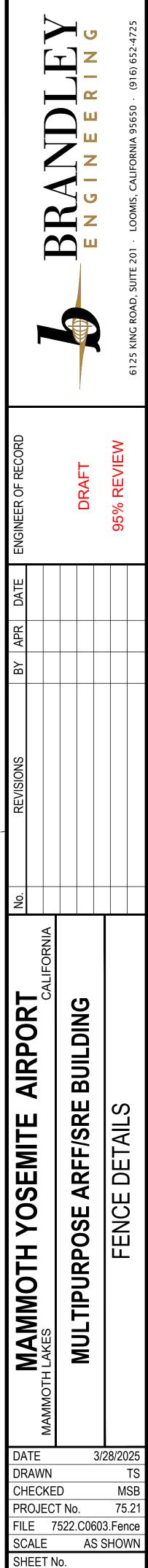
NOTES:

NO SCALE

 ALL EXISTING FENCE TO BE REMOVED, AS SHOWN ON THE PLANS, SHALL INCLUDE POSTS, CONCRETE FOOTINGS, WIRE, FABRIC AND GATES. ALL MATERIALS SHALL BE REMOVED FROM THE AIRPORT. ALL VEGETATION SPOILS SHALL BE REMOVED FROM AIRPORT PROPERTY OR MULCHED BY APPROVED METHODS AND SPREAD OVER WORK AREA AFTER FENCE LINE IS COMPLETED.

2. CONTRACTOR SHALL BACKFILL ALL POST HOLES WITH NATIVE MATERIAL FROM DESIGNATED BORROW SITE OR EXCESS MATERIAL SOIL FROM PERIMETER FENCE TEMPORARY HAUL ROAD GRADING.

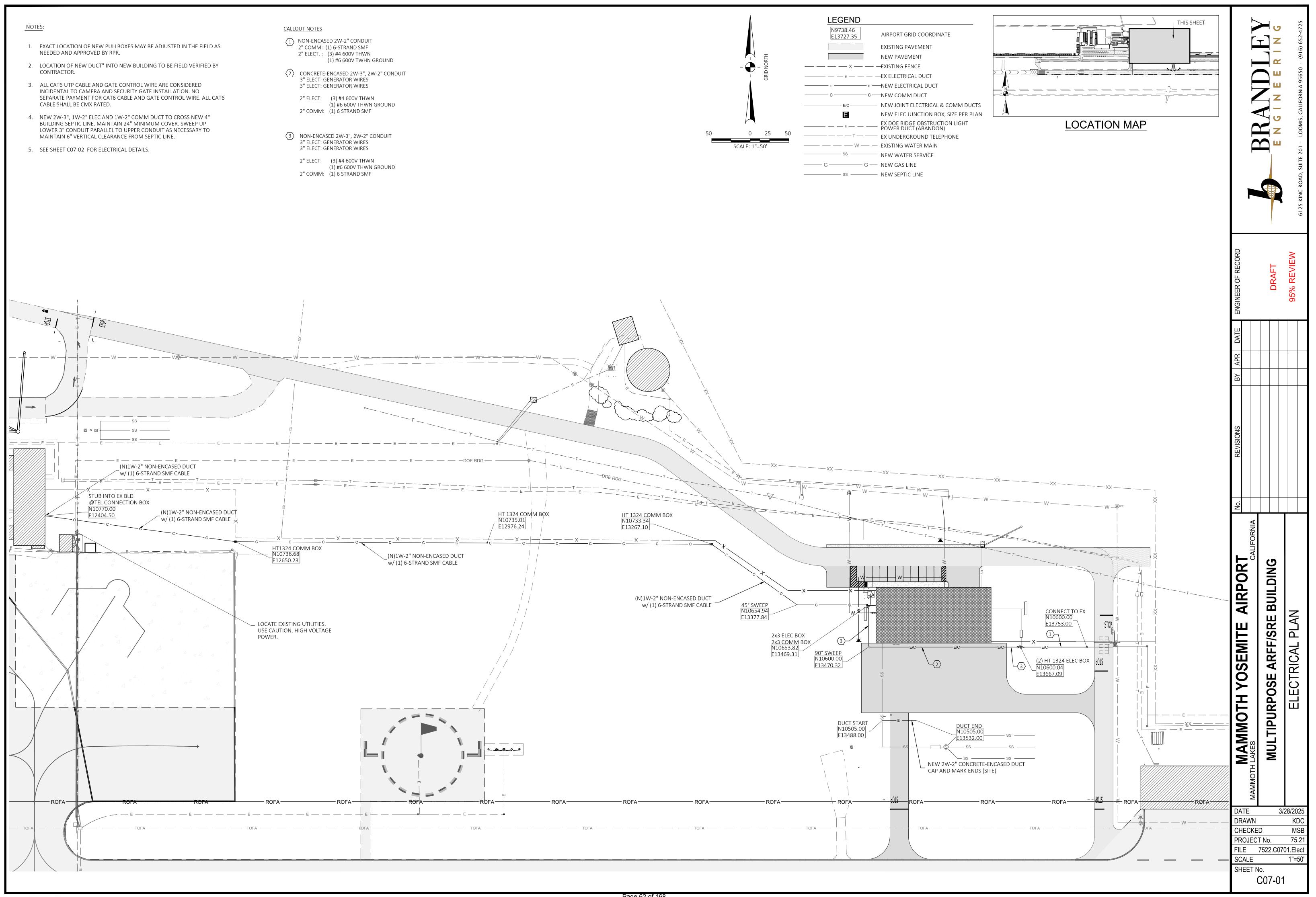
3. CONTRACTOR SHALL CLEAR AND GRADE 5' ON THE OUTSIDE OF THE TOTAL NEW FENCE LINE AND 10' ON THE INSIDE OF THE NEW FENCE LINE. FENCE LINE SHALL BE GRADED SMOOTH WITH UNIFORM GRADE WITH NO ABRUPT CHANGES, SO THAT BOTTOM OF FENCE IS STRAIGHT LINE AT GROUND LEVEL WITH NO MORE THAN 1" MINIMUM AND 4" MAXIMUM FROM GRADE. NO SEPARATE PAYMENT FOR CLEARING OF NEW FENCE LINE IN ACCORDANCE WITH SPECIFICATIONS. SEE DETAIL ABOVE.

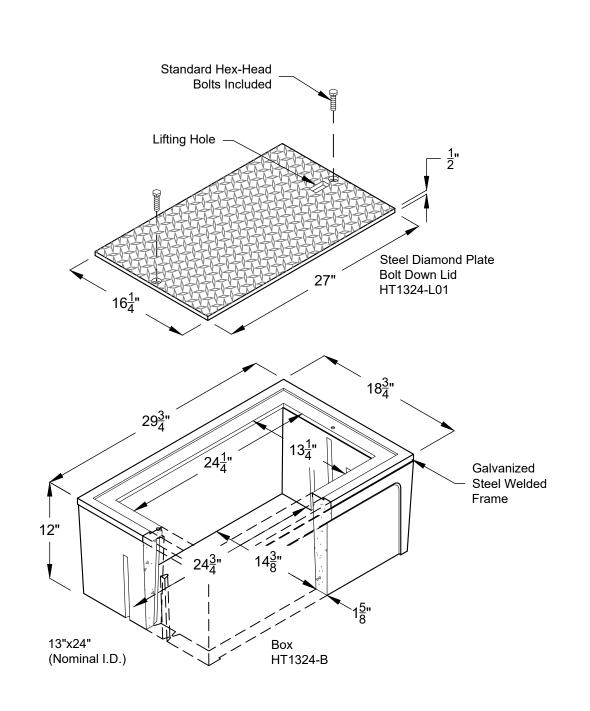


C06-04

- NEEDED AND APPROVED BY RPR.
- CONTRACTOR.
- INCIDENTAL TO CAMERA AND SECURITY GATE INSTALLATION. NO CABLE SHALL BE CMX RATED.
- BUILDING SEPTIC LINE. MAINTAIN 24" MINIMUM COVER. SWEEP UP MAINTAIN 6" VERTICAL CLEARANCE FROM SEPTIC LINE.

- 2" COMM: (1) 6-STRAND SMF 2" ELECT. : (3) #4 600V THWN
- 3" ELECT: GENERATOR WIRES
- 3" ELECT: GENERATOR WIRES 3" ELECT: GENERATOR WIRES



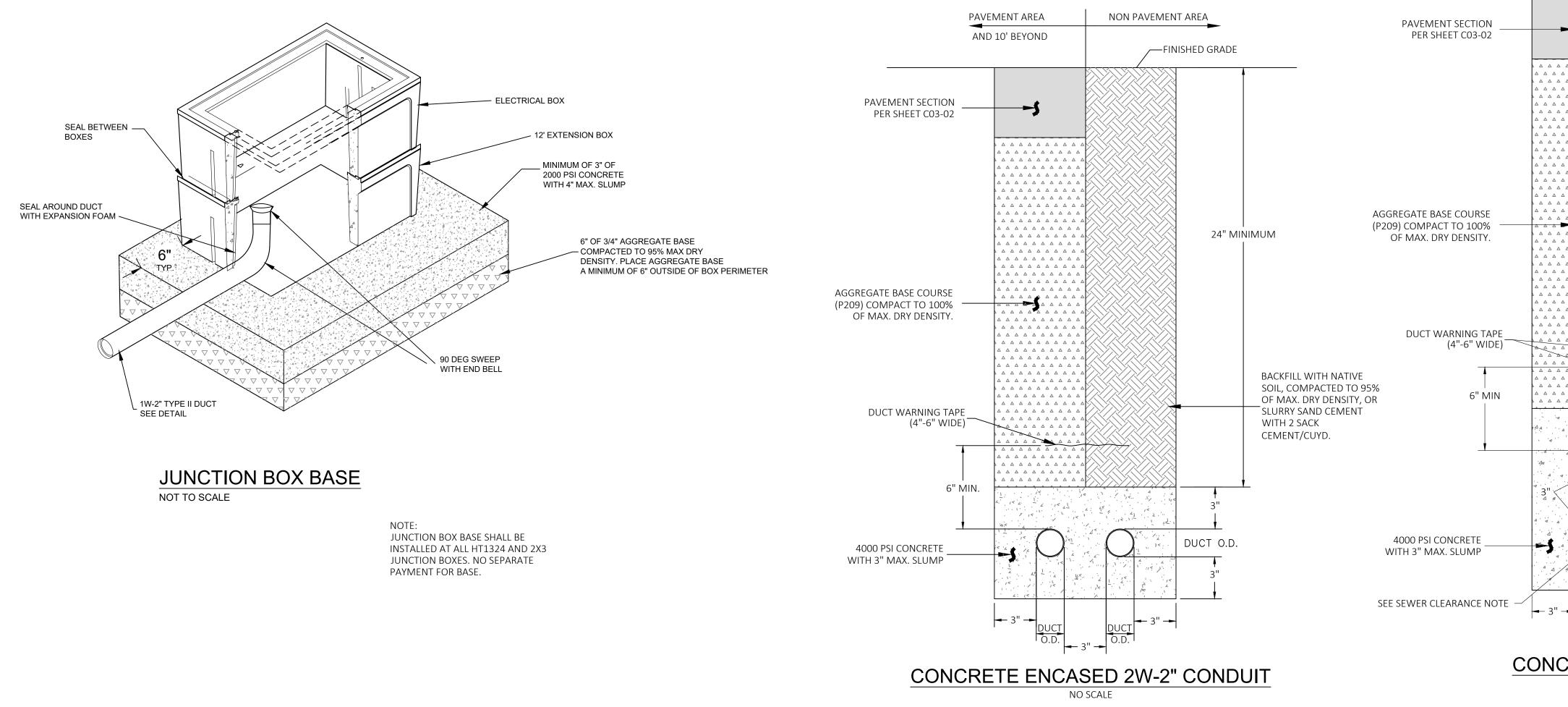


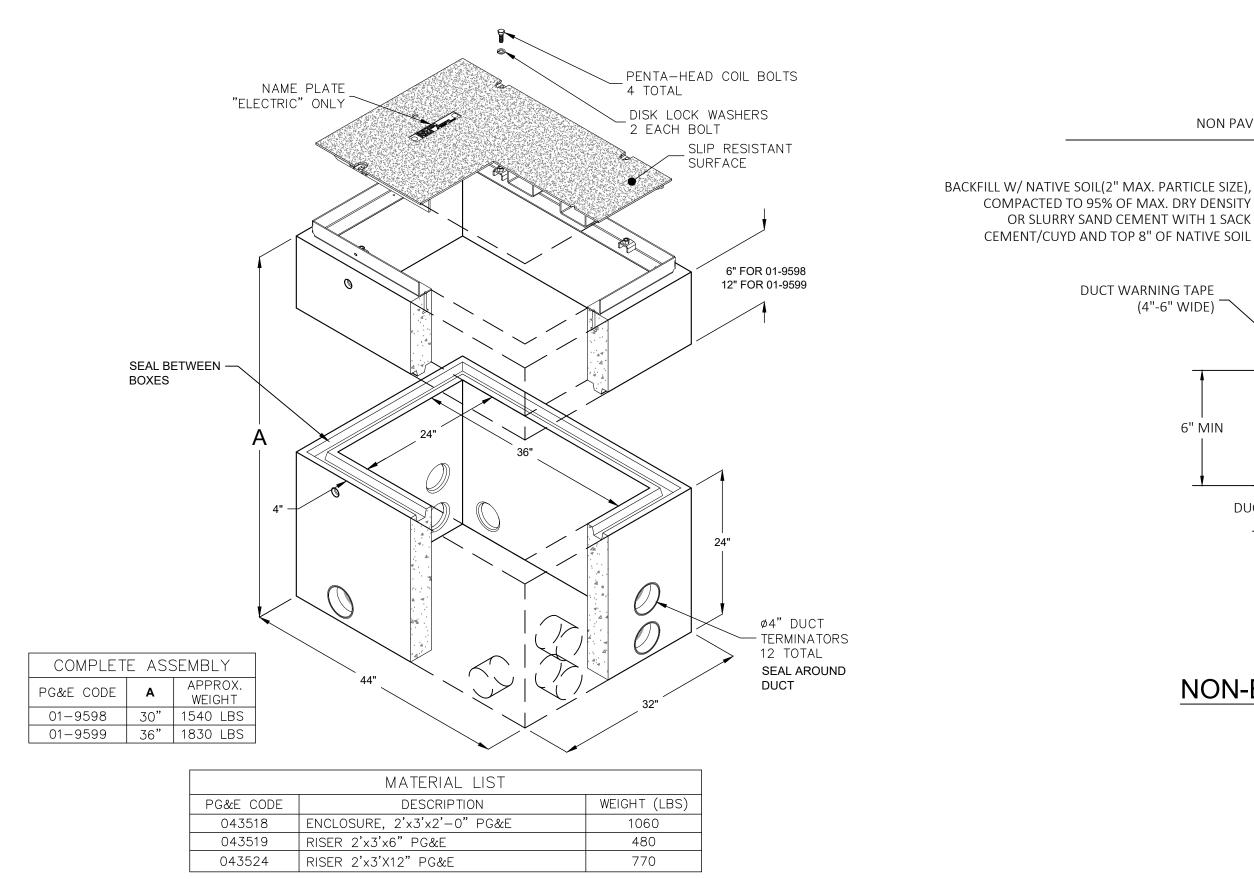
PART NO.	PRODUCT	DESCRIPTION	APPROX. WEIGHT	QTY. PER PALLET
HT1324-B	BOX	13"x24"x12" Concrete Traffic Rated Box (Comes Standard With Hex Bolts)	172	12
HT1324-E	EXTENSION	13"x24"x12" Concrete Extension	174	12
HT1324-L01	LID	Steel Diamond Plate Bolt Down Lid	67	
HT1324-L03	LID	[®] Steel Traxplate Bolt Down Slip Resistant Lid	67	
		GALVANIZING AVAILABLE ON ALL STEEL LIDS		

1







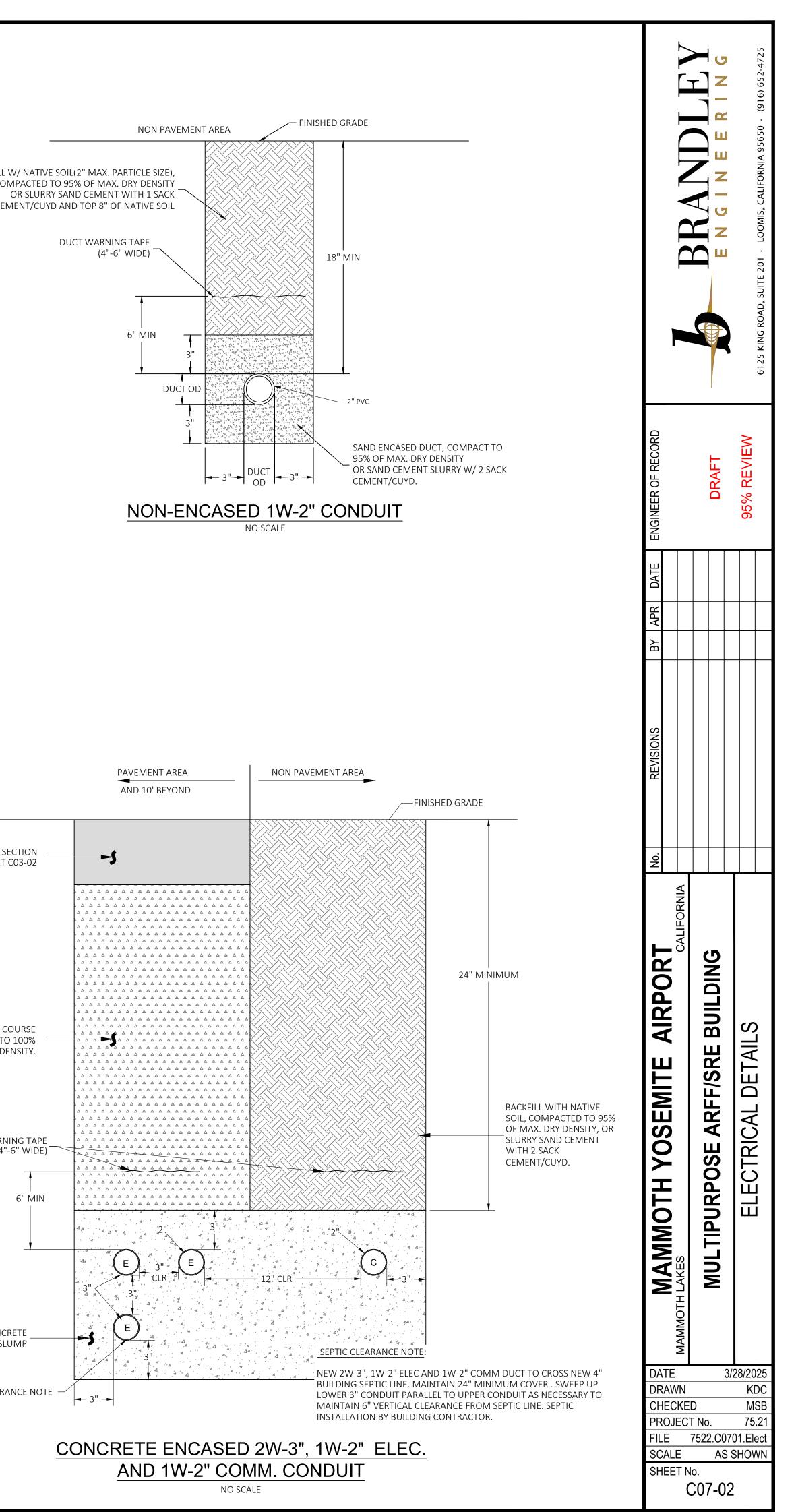


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2/9/2023 7522.C0701.ELECT.DWG © 2023 JENSEN PRECAST

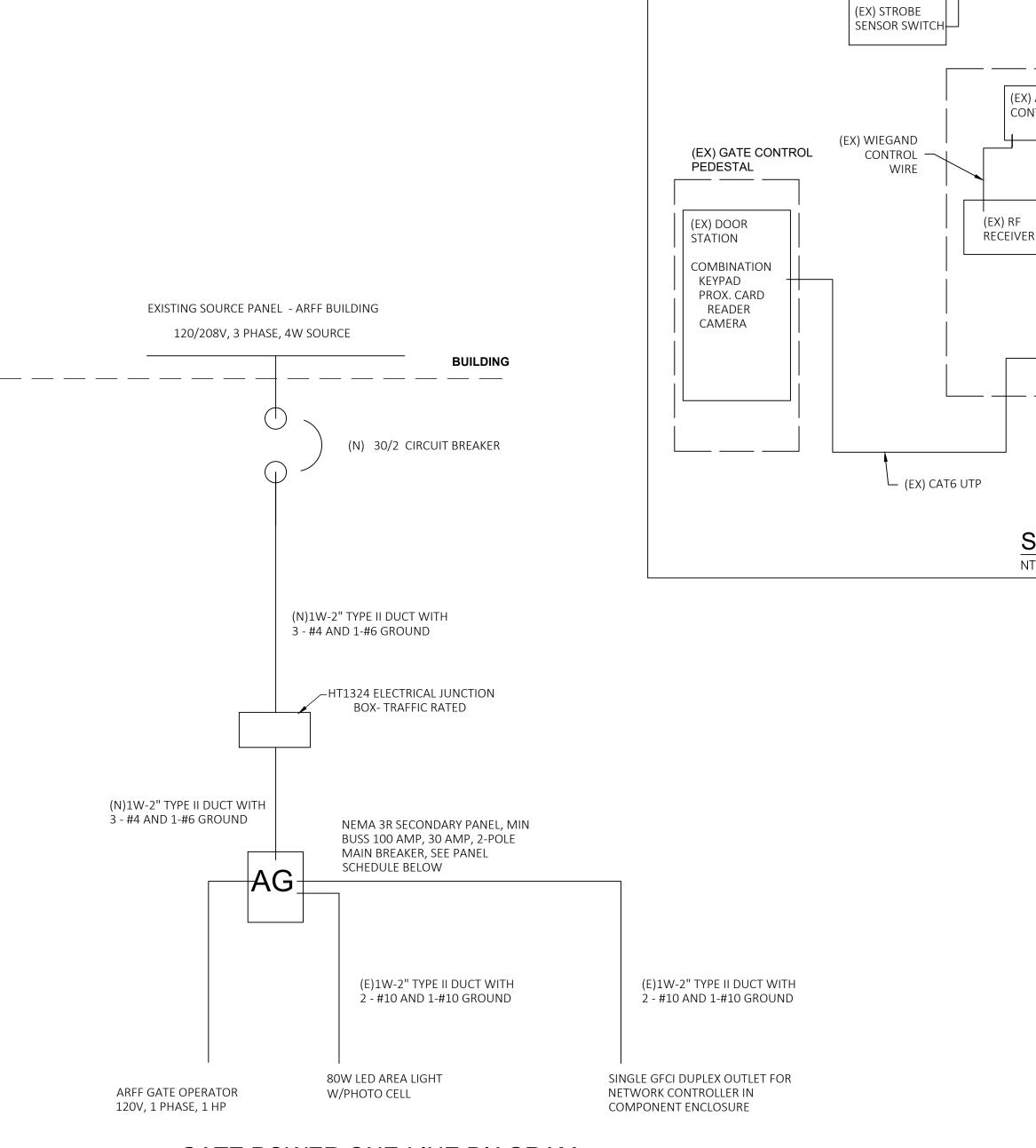
2x3 JUNCTION BOX

NOT TO SCALE



PANEL:	MANF:	EATON	MAIN:	30A/2F
10	TYPE:	PRL1	BUSS:	100
AG		FEED	DER RATING:	3
AØ	BØ	C	DIRECTORY	
		SURGE PRO	TECTION [3]	
		SPACE		
		SPACE		
		SPACE		
	· ?	SPACE		
		SPACE		
AØ =	995	VA		
BØ =	1285	VA		
NOTES:				
1.	PROVID	E COPPER B	USSING, INCL	UDING G
2.	PROVID	E DOOR-IN-DO	OOR CONSTR	UCTION
3.	PROVID	E INTEGRAL	SURGE PROTI	ECTION I
	LOCATE	SPD BREAK	ER ON BUSSI	NG RELA
	PANELS	AND AT BOT	TOM OF BUSS	SING FO
4.	EQUIP F	ANEL WITH E	BOLT-ON STYL	E BREA





	(EX) ACCESS CONTROLLER (EX) RF RECEIVER	(N) FIB LIU PA (EX) 8 POI NETWORI	< SWITCH	T FIBER H (EX) C PATCH	IOMERUN	RFF/SNOW STOR/ NETWORK OFF				BKANULH E N G - N E E R - N	6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725
(EX) CAT6 UTP		MOUNT E			NETWORK CONF COORDINATE W TOWN IT DEPAR	TH			ENGINEER OF RECORD	DRAFT	95% REVIEW
	SECUR NTS	ITY S	SYST	EM LAY	<u>YOUT</u>				DATE		
									APR		
									BY		
									REVISIONS		
									No		
									ORNI		
MAIN: BUSS:	30A /2P 100 AMP		/208 V	MOUN	SURFACE WID	RE: NEMA 3R TH: 20"	10K 100%	AIC NEUT.	SEMITE AIRPORT CALIFORNIA	ARFF/SRI	-ECTRICAL DETAILS
BUSS: EEDER RATING: DIRECTORY	100 AMP 30 AMP BRKR	120 1 CKT	/208 V Ø, 3W	OLT KT BRKR	SURFACE WID DEP DIRECT	TH: 20" TH: 8"	100% AØ		YOSEMITE	ARFF/SRI	ELECTRICAL
BUSS: EEDER RATING:	100 AMP 30 AMP BRKR 30/2 PFB	120 1 CKT	/208 V Ø, 3W C	OLT KT BRKR 2 20/2 4	SURFACE WID DEP DIRECT ARFF GATE 1 HP, 8.8 FLA @ 20	TH: 20" TH: 8" TORY	100% AØ 915	NEUT.	DTH YOSEMITE	URPOSE ARFF/SRI	GATE ELECTRICAL
BUSS: EEDER RATING: DIRECTORY	100 AMP 30 AMP BRKR 30/2 PFB PFB PFB	120 1 CKT 1 3 5 7	/208 V Ø, 3W C • •	OLT KT BRKR 2 20/2 4 6 20/1 8 20/1	SURFACE WID DEP DIRECT ARFF GATE 1 HP, 8.8 FLA @ 20 LIGHT RECPT- NETWK CN	TH: 20" TH: 8" ORY 8V, 1ø	100% AØ	NEUT. BØ	DTH YOSEMITE	URPOSE ARFF/SRI	GATE ELECTRICAL
BUSS: EEDER RATING: DIRECTORY	100 AMP 30 AMP BRKR 30/2 PFB PFB	120 1 CKT 1 3 5 7	/208 V Ø, 3W C • • •	OLT KT BRKR 2 20/2 4 6 20/1 8 20/1	SURFACE WID DEP DIRECT ARFF GATE 1 HP, 8.8 FLA @ 20 LIGHT	TH: 20" TH: 8" ORY 8V, 1ø	100% AØ 915	NEUT. BØ 915	MAMMOTH YOSEMITE	MULTIPURPOSE ARFF/SRI	ELECTRICAL
BUSS: EEDER RATING: DIRECTORY	100 AMP 30 AMP BRKR 30/2 PFB PFB PFB PFB PFB	120 1 CKT 1 3 5 7 9	/208 V Ø, 3W C • • •	OLT KT BRKR 2 20/2 4 6 20/1 8 20/1 10 20/1	SURFACE WID DEP DIRECT ARFF GATE 1 HP, 8.8 FLA @ 20 LIGHT RECPT- NETWK CN LIGHT SPACE	TH: 20" TH: 8" ORY 8V, 1ø ITRL & HTR CONNECTED LO 2280	100% AØ 915 80 0AD 0 VA	NEUT. BØ 915	MAMMOTH YOSEMITE	MULTIPURPOSE ARFF/SR	GATE ELECTRICAL
BUSS: EEDER RATING: DIRECTORY	100 AMP 30 AMP BRKR 30/2 PFB PFB PFB PFB PFB	120 1 CKT 1 3 5 7 9 11	/208 V Ø, 3W C • • •	OLT KT BRKR 2 20/2 4 6 20/1 8 20/1 10 20/1	SURFACE WID DEP DIRECT ARFF GATE 1 HP, 8.8 FLA @ 20 LIGHT RECPT- NETWK CN LIGHT SPACE	TH: 20" TH: 8" ORY 8V, 1ø ITRL & HTR CONNECTED LO 2280	100% AØ 915 80 OAD	NEUT. BØ 915	MAMMOTH YOSEMITE	MULTIPURPOSE ARFF/SR	GATE ELECTRICAL

DOOR & FRAME SCHEDULE FRAME PARAMETER DOOR PARAMETERS S FRA DIMENSIONS GLASS DOOR ME
 WIDTH
 HEIGHT
 THK
 MATL
 TYPE
 FINISH
 Head Detail
 Jamb Detail
 SILL
 NO. TYPE 7' - 0" | 1 3/4" | ALUM | CLR | ANOD | ALUM | ANOD | 4/A05-01 01 SF 6/A05-01 7/A50-01 3' - 0" 01A NL HM PTD 14/A05-01 CLR PTD 15/A05-01 7' - 0" 1 3/4" HM 3' - 0" 02 PTD PTD 14/A05-01 15/A05-01 7' - 0" 1 3/4" CLR HM NL 3' - 0" HM 02A 6' - 0" 2" STAIN 1/A5-01 R 6' - 8" WD 1/A50-01 1/A50-01 --PTD 14/A05-01 03 7' - 0" 1 3/4" PTD HM 15/A05-01 NL 3' - 0" CLR HM 04A F 3' - 0" 7' - 0" 1 3/4" ΗM PTD HM PTD 14/A05-01 15/A05-01 -05 NL 7' - 0" 1 3/4" HM CLR PTD HM | PTD | 14/A05-01 15/A05-01 3' - 0" 15/A05-01 06 F 7' - 0" 1 3/4" PTD HM | STAIN | 14/A05-01 3' - 0" HM -06A FP 6' - 0" 7' - 0" 1 3/4" PTD HM PTD 14/A05-01 15/A05-01 HM -06B 1 1/2" CLR PTD STL PTD OH 16' - 0" 18' - 0" HM 06C OH 16' - 0" 18' - 0" 1 1/2" HM CLR PTD STL PTD 06D OH 18' - 0" | 1 1/2" CLR PTD STL PTD 16' - 0" HM 06E OH STL PTD 18' - 0" | 1 1/2" CLR PTD 16' - 0" HM 06F STL PTD OH 16' - 0" 18' - 0" 1 1/2" HM CLR PTD 06G STL PTD OH 18' - 0" | 1 1/2" HM CLR PTD 16' - 0" 06H PTD 1/A05-01 NL 7' - 0" 1 3/4" HM CLR PTD HM 2/A05-01 3/A05-01 3' - 0" 07 1 3/4" CLR PTD PTD 14/A05-01 15/A05-01 3' - 0" 7' - 0" HM HM F PTD HM PTD 14/A05-01 15/A05-01 08 F 7' - 0" 1 3/4" HM CLR 3' - 0" 09 F 3' - 0" 7' - 0" 1 3/4" HM CLR PTD HM PTD 14/A05-01 15/A05-01 PTD 14/A05-01 10 F 7' - 0" | 1 3/4" CLR PTD 15/A05-01 3' - 0" HM HM 11A F 3' - 0" 7' - 0" 1 3/4" CLR PTD HM PTD 14/A05-01 15/A05-01 HM 11B F 7' - 0" 1 3/4" CLR PTD HM PTD 14/A05-01 15/A05-01 3' - 0" HM 11C F PTD HM | PTD | 14/A05-01 15/A05-01 3' - 0" 7' - 0" 1 3/4" HM CLR 11D OH PTD STL PTD 16' - 0" 18' - 0" 1 1/2" HM -11E OH 18' - 0" 1 1/2" PTD STL PTD HM 16' - 0" -12 F 1 3/4" HM CLR PTD HM PTD 14/A05-01 15/A05-01 3' - 0" 7' - 0" HM PTD 14/A05-01 15 F 7' - 0" | 1 3/4" PTD 15/A05-01 2' - 8" HM -PTD HM PTD 14/A05-01 15/A05-01 21 F 3' - 0" 6' - 8" 1 3/4" HM -

						WINDOW SCHEDULE		
Type Mark	Count	Window Type	Glazing Type	Width	Height	Description	Frame Material	

-

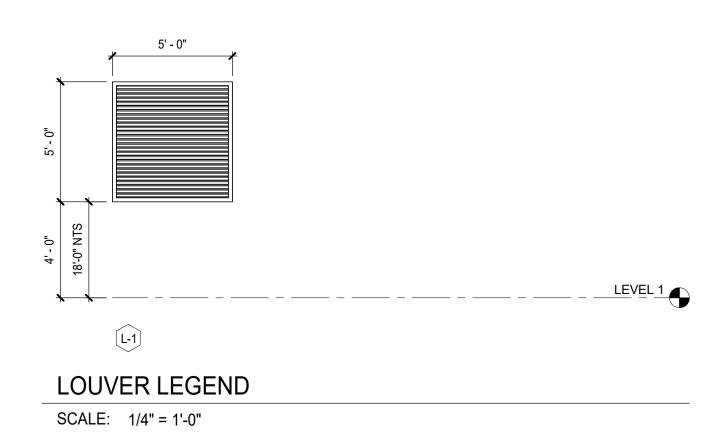
23 NL 3'-0" 7'-0" 1 3/4" HM CLR PTD HM PTD 1/A05-01

PTD HM PTD 14/A05-01

15/A05-01

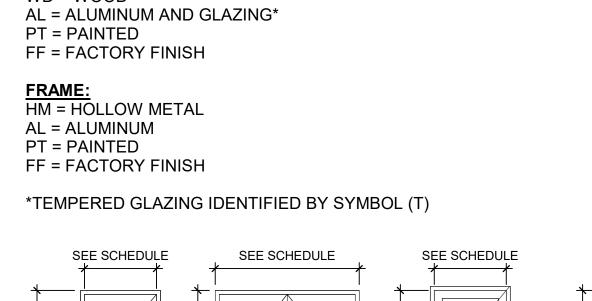
2/A05-01 3/A05-01

	LOUVER SCHEDULE							
Type Mark	Count	Louver Type	Width	Height	FRAME MATERIAL	Comments		
L-1	2		5' - 0"	5' - 0"				



DOOR/WINDOW: WD = WOOD

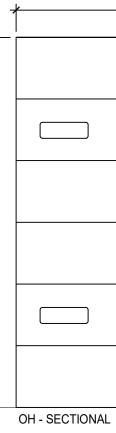
22 F 3'-0" 6'-8" 1 3/4" HM



FP-FLUSH PAIR

SEE SCHEDULE

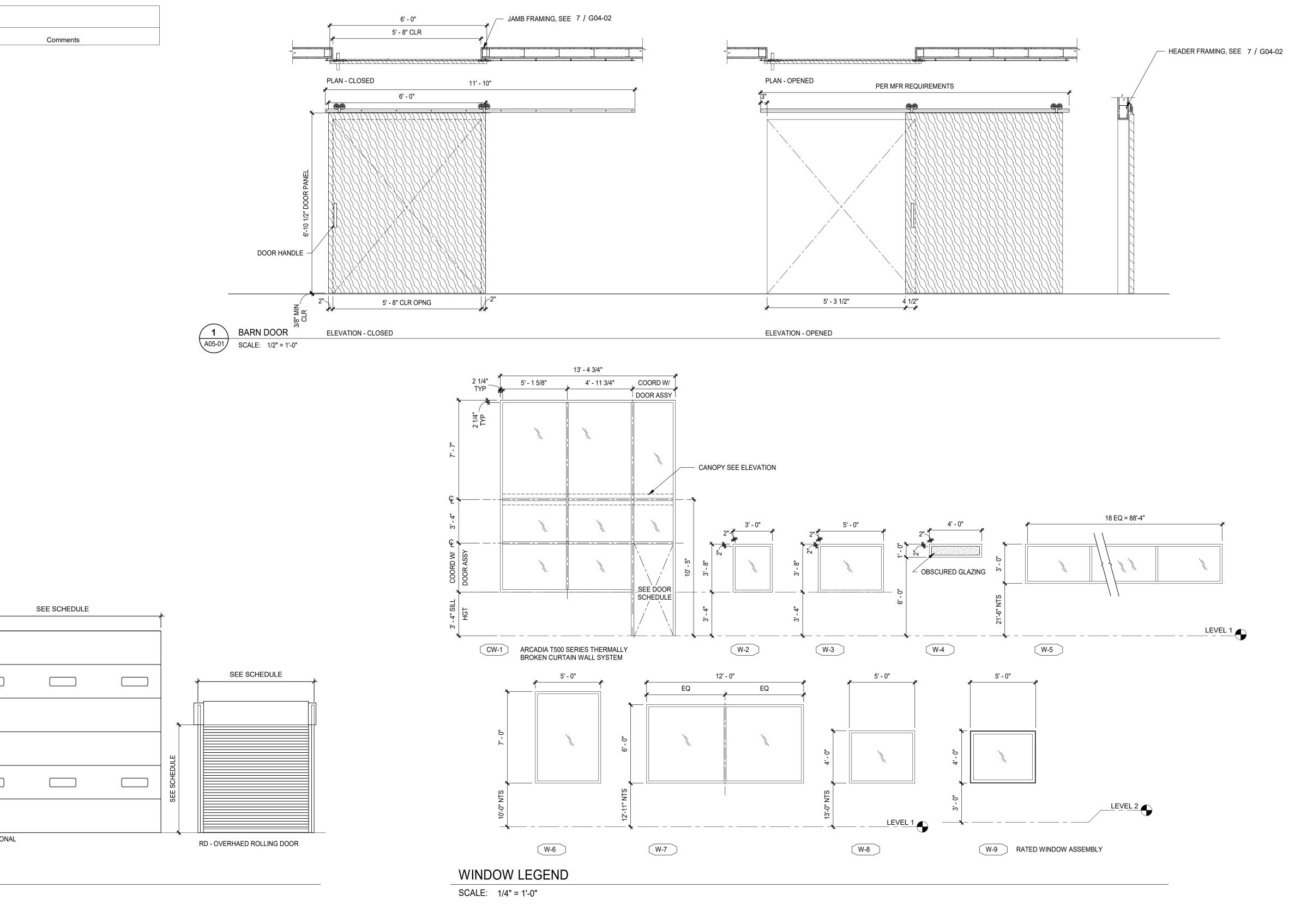
SF- STORE FRONT

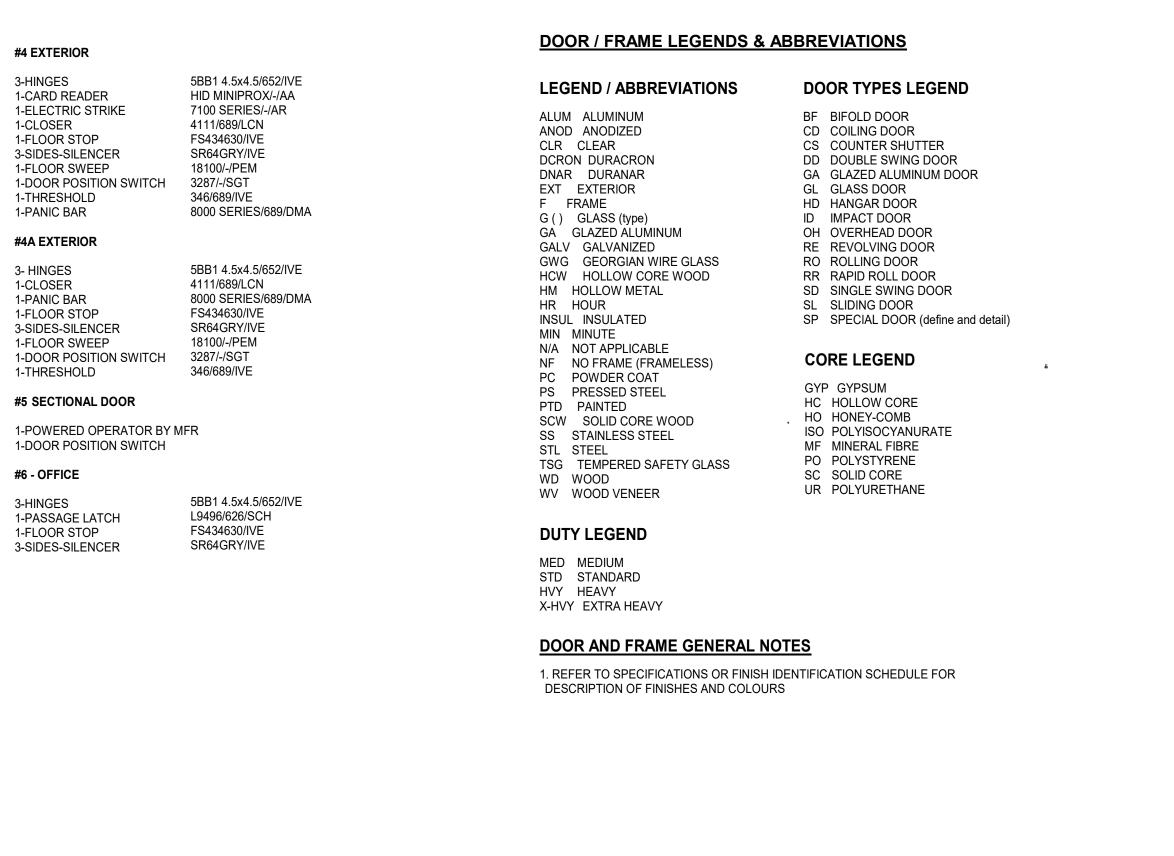


F-FLUSH

desk Docs://Mammoth Phase 3/IN2024-0022_ARi_Mammoth Phase 3.rvt

				#1 - OFFICE
	4A	Fire Rating	COMMENTS	3-HINGES 5BB1 4.5x4.5/652/IVE 1-CLOSER 4111/689/LCN 1-ENTRY/OFFICE LOCK L9496 /626/SCH 1-FLOOR STOP FS434630/IVE 3-SIDES- SILENCER SR64GRY/IVE 1-THRESHOLD 346/689/IVE
		60		
	6	60		#2 - UTILITY ROOMS
		60 60		3-HINGES 5BB1 4.5x4.5/652/IVE 1-CLOSER 4111/689/LCN 1-ENTRY/OFFICE LOCK L9496 /626/SCH 1-FLOOR STOP FS434630/IVE 0-DEDE GUE DEDEE SUBSER
	6	60		3-SIDES-SILENCER SR64GRY/IVE 1-ARMOR PLATE 8400 10X2/630/IVE
	2A	60		1-THRESHOLD 346/689/IVE
	2B	60		#2A - SHOP ROOMS
				3-HINGES 5BB1 4.5x4.5/652/IVE 1-CLOSER 4111/689/LCN 1-ENTRY L9496 /626/SCH 1-FLOOR STOP FS434630/IVE 3-SIDES-SILENCER SR64GRY/IVE 1-ARMOR PLATE 8400 10X2/630/IVE 1-THRESHOLD 346/689/IVE
				#2B - ARFF
	2			6-HINGES 5BB1 4.5x4.5/652/IVE
	3 4			2-CLOSER 4111/689/LCN 1-ENTRY L9496 /626/SCH
	6			2-FLOOR STOP FS434630/IVE 6-SIDES-SILENCER SR64GRY/IVE
	4			1-ARMOR PLATE 8400 10X2/630/IVE
		60		1-THRESHOLD 346/689/IVE
$\left \right $	2A	60		<i>"</i>
$\left \right $	2A	60		#3 - RESTROOM
				3-HINGES 5BB1 4.5x4.5/652/IVE 1-CLOSER 4111/689/LCN
				1-ENTRY/OFFICE LOCK L9496 /626/SCH
	4			1-FLOOR STOP FS434630/IVE 3-SIDES-SILENCER SR64GRY/IVE
	6			1-KICK PLATE 8400 10X2/630/IVE
	6			1-THRESHOLD 346/689/IVE
$\left \right $	4			
	2			





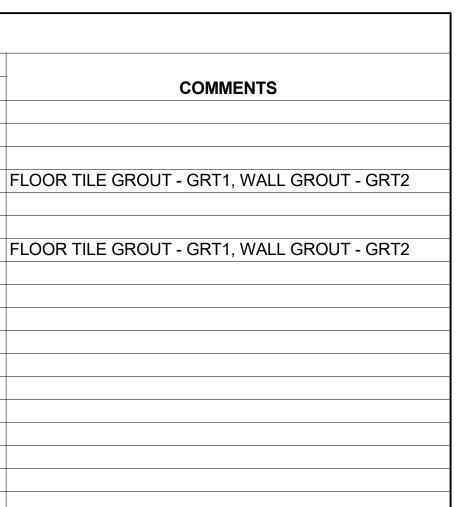
DATE	ISS	UED FOF	R	REV
This drawing ha MAMMOTH YC representations whom NORR ha	SEMITE AIRPO	ORT and the de by NORR	re are no to any par	ty with
This drawing sh				
the seal appear or Engineer Project Compor		yncu and da	uy ine A	a or intect
Key Plan				
Consultants Survey: Civil: Architecture:	Brandley Engil Kimley-Horn NORR	neering		
Structural: Mechanical: Electrical: Interiors:	Bevier Structu NORR NORR NORR	ral Eng		
	Sacramento E		onsultants	
Seal(s)				
N	DR	R		
The Canner				
1631 Alham	, bra Blvd., Suit , CA, US 9581	e 100 6		
Project Manage	r	Drawn JON PRICI		
Project Leader Client		Checked MIKE NOV		
	IOTH Y RT	OSEN	IITE	
	IOTH M - ARFF		PURP	OSE
DLDG		JAL		
MAMMOTH,	CALIFORNIA			
Drawing Title	, WIND	OW &	LOU	VEF
Drawing Title		OW &	LOU	VEF
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Drawing Title DOOR SCHE	, WIND		LOU	VEF
Drawing Title DOOR SCHE	, WIND DULES	ated	LOU	VEF

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					RO	OM FINISH S	CHEDULE			
	ROOMS	FLO	ORS		WA	LLS		CEILI	NGS	Τ
NUMBER	NAME	FINISH	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL	FINISH	1
01	ENTRY/LOBBY	CPT	RB	P2	P2	P4	P2	ACT	ACT	
02	TRAINING	CPT	RB	P2	P3	P2	P2	ACT	ACT	T
03	BREAKROOM	LVT	RB	P5	P2	P2	P2	ACT	ACT	T
04	BATHROOM	CT1	CB	CWT1/P2	CWT1/P2	CWT1/P2	CWT1/P2	GWB	P1	F
05	WORKSHOP	P7	RB	P2	P2	P2	P2	GWB	P1	
06	SRE GARAGE	P8		P2	P2	P2	P2			T
07	RESTROOM	CT1	СВ	CWT1/P2	CWT1/P2	CWT1/P2	CWT1/P2	GWB	P1	F
08	ELECTRICAL ROOM	P7	RB	PT	PT	PT	PT	GWB	P1	T
09	OFFICE	CPT	RB	P2	P2	P2	P2	ACT	ACT	T
10	STORAGE	P7	RB	P2	P2	P2	P2	GWB	P1	
11	ARFF BAY	P8	RB	FRP	FRP	FRP	FRP			
12	AGENT STORAGE	P7	RB	P2	P2	P2	P2	GWB	P1	
13	CORRIDOR	VCT	RB	P2	P2	P2	P2			
14	STAIRWAY	VCT	RB	P2		P2	P2			T
15	JANITORS	P7	RB	FRP	FRP	FRP	FRP	GWB	P1	T
20	MEZZANINE LANDING	VCT	RB	P2	P2	P2	P2			T
21	WATCH ROOM	CPT	RB	P2	P2	P2	P2	ACT	ACT	T
22	STORAGE	P7	RB	P2	P2	P2	P2	GWB	P1	T

P1) SHERWIN WILLIAMS - SW 7005 - PURE WHITE	
P2) SHERWIN WILLIAMS - SW 7011 - NATURAL CHOICE	
P3) SHERWIN WILLIAMS - SW 9038 - CUCUZZA VERDE	
P4) SHERWIN WILLIAMS - SW 6433 - INVERNESS	
P5) SHERWIN WILLIAMS - SW 9097 - SOFT FAWN	
P5) SHERWIN WILLIAMS - SW 9114 - FALLEN LEAVES	
LVT) MILLIKEN - WOOD KAKUTAN LVT PLANK	
PLAM-1) WILSONART - FIELD ELM	
PLAM-2) FORMICA - 7481 NATURAL BIRCH (TO MATCH DOOR LAMINATE)	

FINISH LEGEND



PAINT:	
P1) SHERWIN WILLIAMS - SW 7005 = PURE WHITE	
P2) SHERWIN WILLIAMS - SW 7011 = NATURAL CHOICE	
P3) SHERWIN WILLIAMS - SW 9038 = CUCUZZA VERDE	
P4) SHERWIN WILLIAMS - SW 6433 = INVERNESS	
P5) SHERWIN WILLIAMS - SW 9097 = SOFT FAWN	
P6) SHERWIN WILLIAMS - SW 9114 = FALLEN LEAVES P7) H&C - WATER BASED CONCRETE WATERPROOF	
P7) H&C - WATER BASED CONCRETE WATERPROOF	
P8) SHERWIN WILLIAMS - DOT CONCRETE SEALER	

LVT: LVT) MILLIKEN - WOOD KAKUTAN LVT PLANK

<u>PLASTIC LAMINATE:</u> PLAM) WILSONART FIELD ELM SOLID SURFACE: SSM) CORIAN <u>SAGEBRUSH</u>

CARPET: CPT) BENTLEY - 400076 = FREE DAY / TOTE BAG <u>BASE:</u> RB) ROPPE - 100 = BLACK (4")

FIBERGLASS REINFORCED PANEL: FRP) CRANE COMPOSITE - SEQUENTIA - 1130 FLAT WHITE (CLASS A)

<u>SHEET VINYL:</u> SV) FORBO FLOORING - ETERNAL - (COLOR TBD)

<u>PLASTIC LAMINATE:</u> PLAM) FORMICA - 7481 NATURAL BIRCH (TO MATCH DOOR LAMINATE)

DOORS: CLEAR FINISH BIRCH VENEER DOORS

TOILET PARTITION

ASI - COLOR-THRU PHENOLIC - 3010 DOVE

GRAY

SSM) CORIAN -SAGÉBRUSH CPT) BENLEY - 400076 -FREE DAY/TOTE BAG RB) ROPPE - 100 - BLACK (4" BASE) FRP) CRANE COMPOSITE -SEQUENTIA - 1130 FLAT WHITE (CLASS A)

SV) FORBO FLOORING -ETÉRNAL (COLOR TBD)

CT1) DALTILE - VL72 -INTENSITY PEBBLE FLOOR TILE (12"X24") CB) (6"X12")

CWT1) DALTILE - MU16 -MULTÍTUDE/ORIGAMI WHITE, FIELD TILE (12"X24") CWT2) DALTILE - MU16 -MULTÍTUDE/ORIGAMI WHITE-HEXAGON

GROUT - CUSTOM BUILDING PRODUCTS -NATURAL GRAY #9 (SEAL GROUT, NON-SAND)

12"X24"

GROUT - CUSTOM **BUILDING PRODUCTS -**BLEACHED WOOD #545 (SEAL GROUT, NON-SAND)

DOORS CLEAR FINISH BIRCH

VENEER



ACOUSTICAL CEILING: ACT) ARMSTRONG - OPTIMA TEGULAR 9/16" ARMSTRONG - SUPER FINE = BLAZE WHITE

<u>CERAMIC TILE:</u> FLOOR; CT1) DALTILE - VL72 = INTENSITY PEBBLE (12"X24") WAĹL, FIELD TILE; PATTERN TBD CWT1) DATILE - MU16 = MULTITUDE/ORIGAMI WHITE FLAT (12"X24") WALL, ACCENT TILE; PATTERN TBD CWT2) DALTILE - MU16 = MULTITUDE/ORIGAMI WHITE (HEXAGON, 12"X24") COVE BASE; CB) DALTILE - VL72 = INTENSITY PEBBLE (6"X12")

<u>GROUT:</u> FLOOR; GRT1) CUSTOM BUILDING PRODUCTS - #9 = NATURAL GRAY WALL; GRT2) CUSTOM BUILDING PRODUCTS - #545 = BLEACHED WOOD TOILET PARTITION ASI - COLOR-THRU PHENOLIC - 3010 DOVE GRAY

<u>LOCKERS:</u> ASI - PHENOLIC TRADITIONAL - 3010 DOVE GRAY (DOUBLE TIER)

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FURNITURE MATRIX

LEVEL 1:

NEW/INC. IN BID: Contractor shall furnish and assemble the following furniture. • Lobby waiting chairs and desk chair @ Town's Expense First Aid/Medical room desk and chair @ Town's Expense

MOVING OVER/TOWN FUNISHED: Owner will furnish and assemble/install the following furniture Lobby reception desk (40"x70"x42"H), copier (42"w x 30"d) • Storage next to Lobby door in Vehicle Bay storage cabinet (19"d x 42"w x 53"

LEVEL 2: NEW/INC. IN BID:

- Dayroom couch, chair, and table @ Town's Expense Conference/Training room 8 chairs, 4 tables (or one large table), large white board, new tv screen @ Town's Expense • Kitchen wall mounted bar top, cabinets, sink, dishwater, oven @ FAA's
- Expense • Kitchen table, chairs, refrigerator, recycle center @ Town's Expense
- Restroom lockers, changing benches @ Town's Expense
 Watch/Alarm Room radio shelving mounted on wall @ FAA's Expense
 Watch/alarm room desk and two chairs @ Town's Expense
- ARFF Chief Office desk and one storage cabinet @ Town's Expense
 ARFF Deputy Office guest chair, and storage cabinet @ Town's Expense
 Computer Training desk and two chairs @ Town's Expense

MOVING OVER/TOWN FUNISHED: Dayroom TV

- Conference/Training room phone
 Watch/Alarm Room plotter (28"d x 65"w), AWOS equipment (30"w x 25"d x 38"h)
- ARFF Chief Office chairs and guest table • ARFF Deputy Office desk (30"x72"), personal chair, and bookshelf (11"x22" x42"H) • Computer Training copier Dorms beds and nightstands

FINISH ABBREVIATIONS

ACT = ACOUSTICAL CEILING TILE CPT = CARPET CT = CERAMIC TILE FF = FACTORY FINISH FRP = FIBERGLASS REINFORCED PANEL GRT = TILE GROUT GWB = GYPSUM WALL BOARD MP = METAL PANEL PLAM = PLASTIC LAMINATE P = PAINT PWD = PLYWOOD RB = RUBBER BASE SSM = SOLID SURFACE SV = SHEET VINYL SVW = STONE VENEER WAINSCOT VCT = VINYL COMPOSITE TILE



Flip Top Table



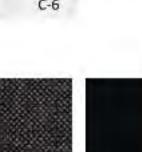








Side Chair



Medium Grey Maharam Medley

Charcoal











End of Run Recycle Center

Asian Sand

Finish: Laminate 15, Slate-

Front and Top Body and Base Finish: Top Finish: Matkerboard Finish

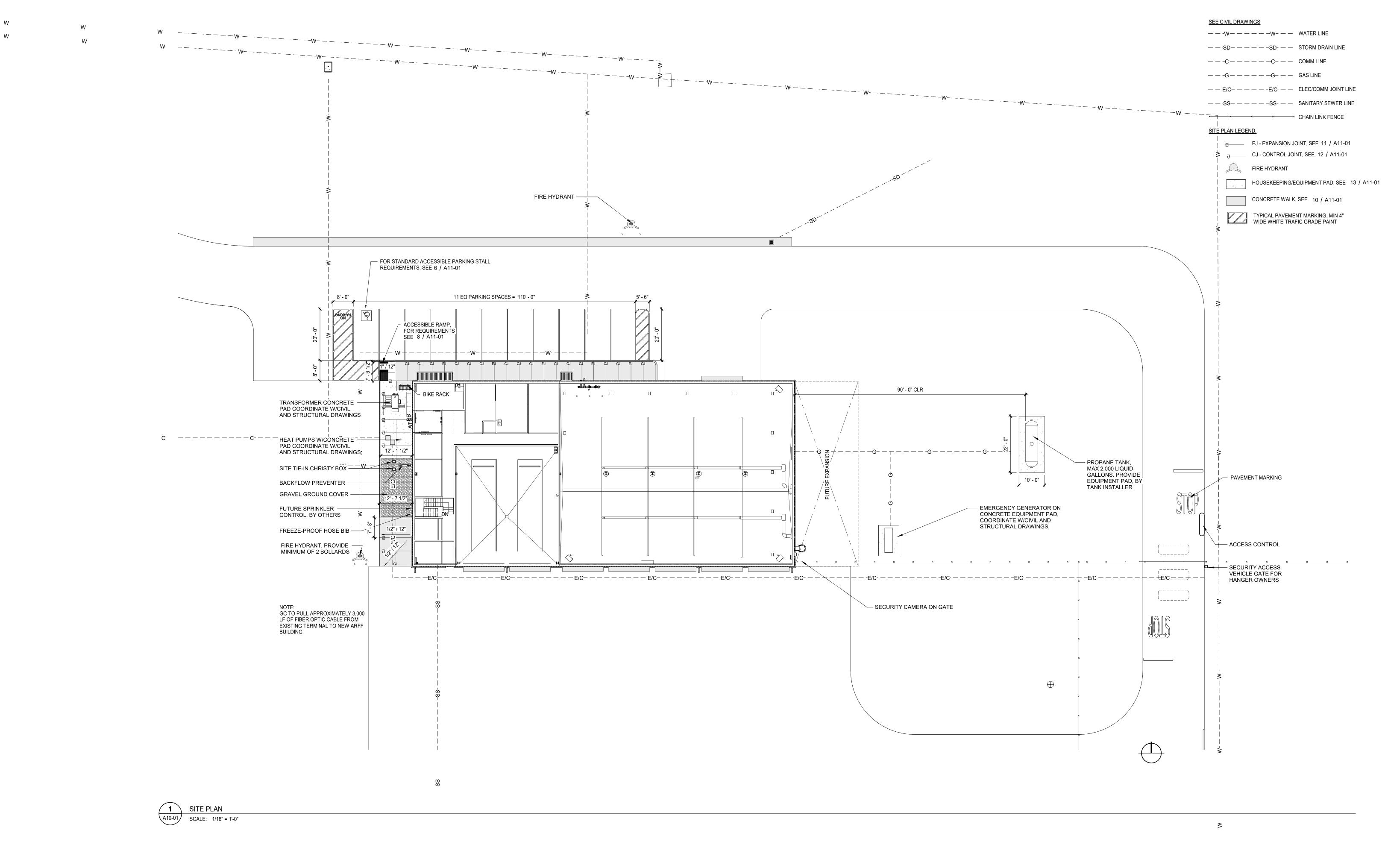
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Frame Finish: 61 Graphite

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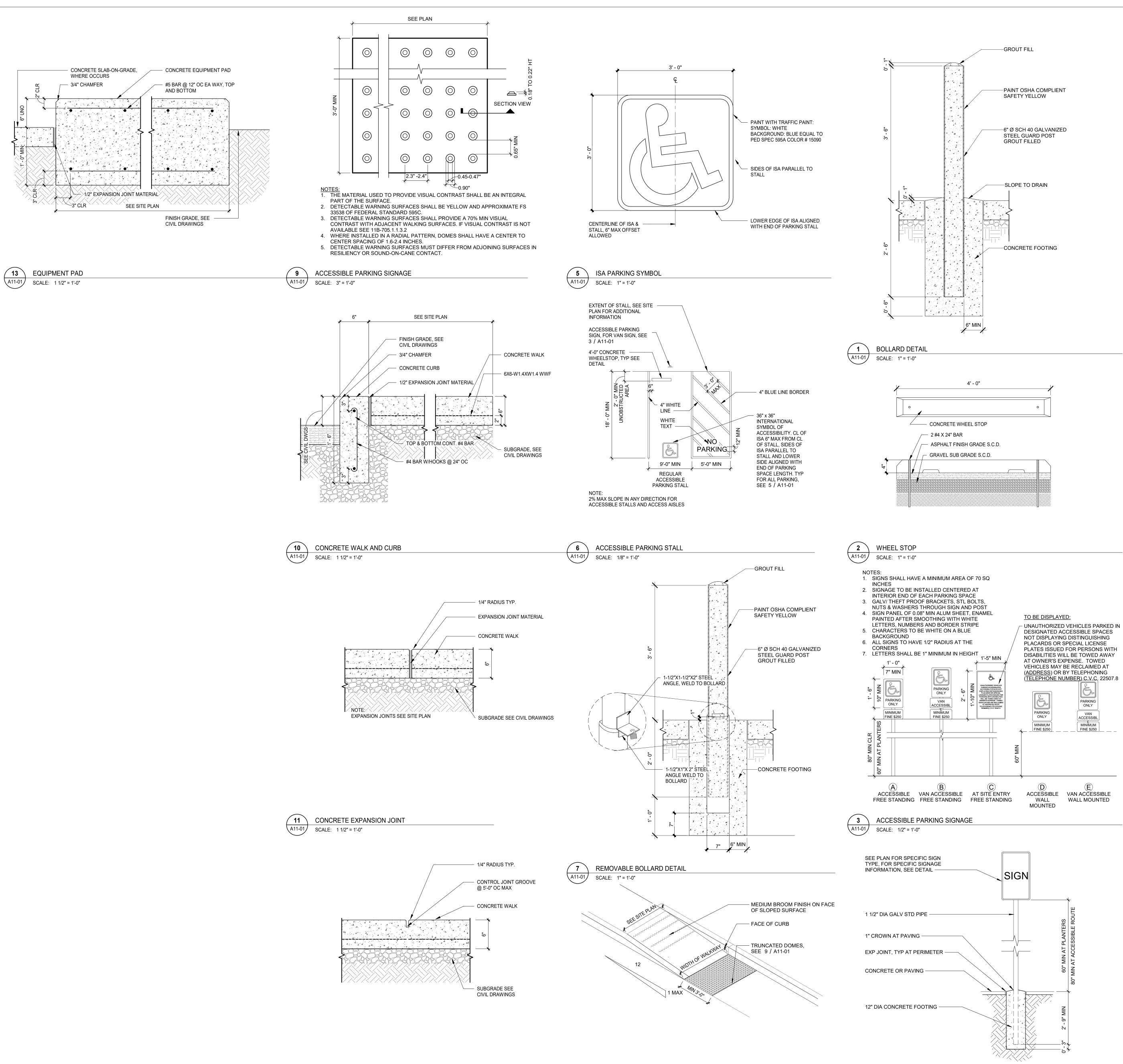
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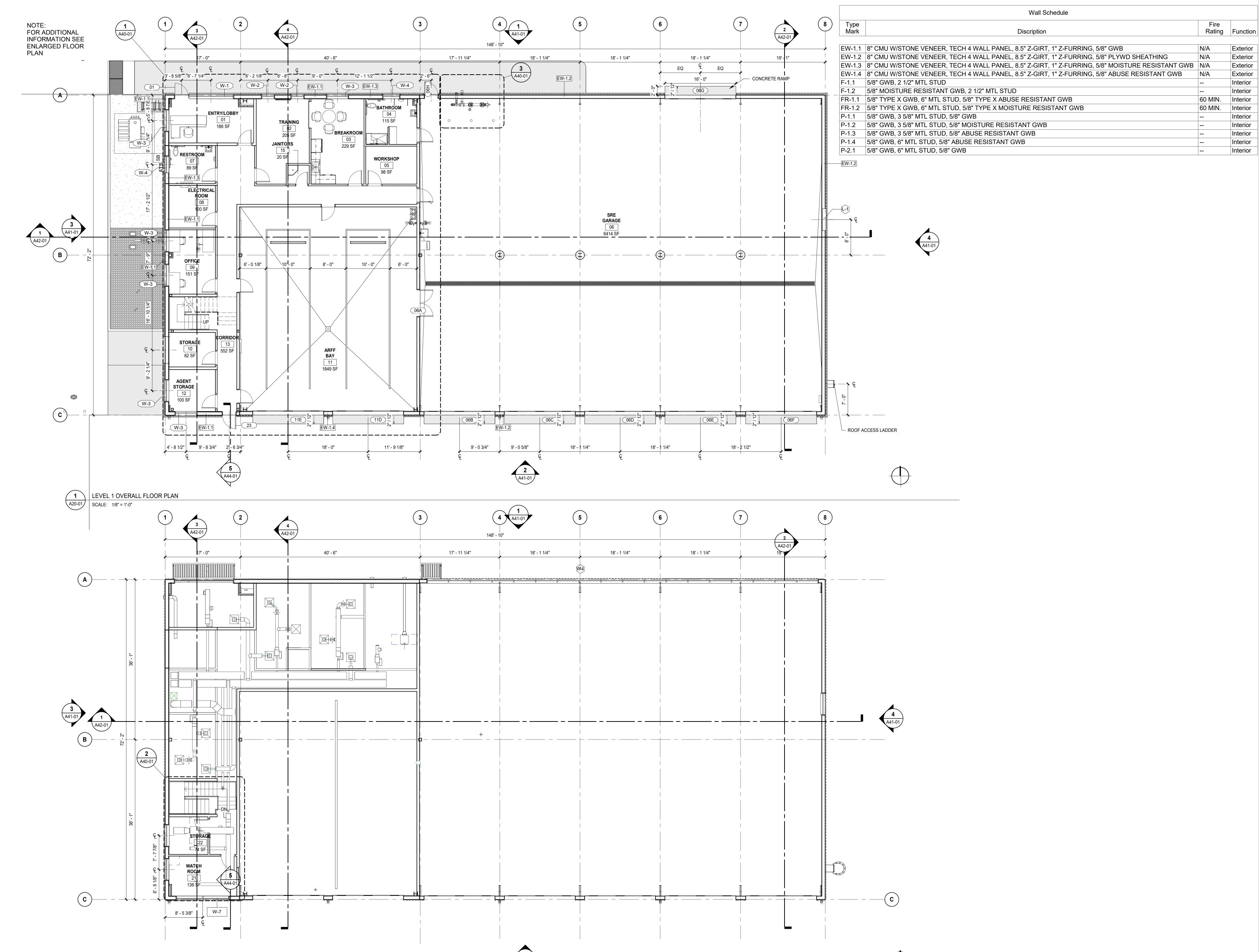
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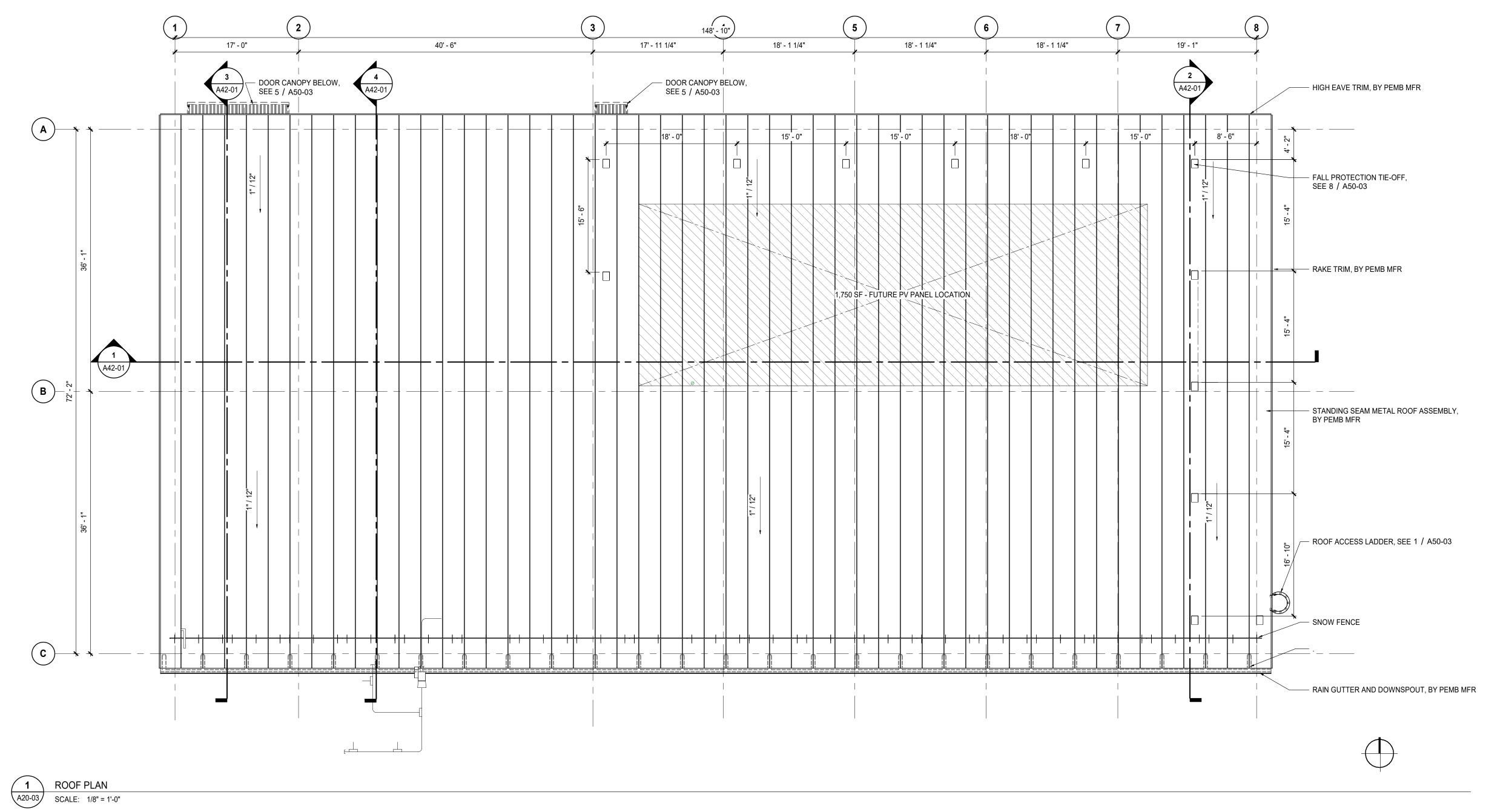
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A20-01 SCALE: 1/8" = 1'-0"



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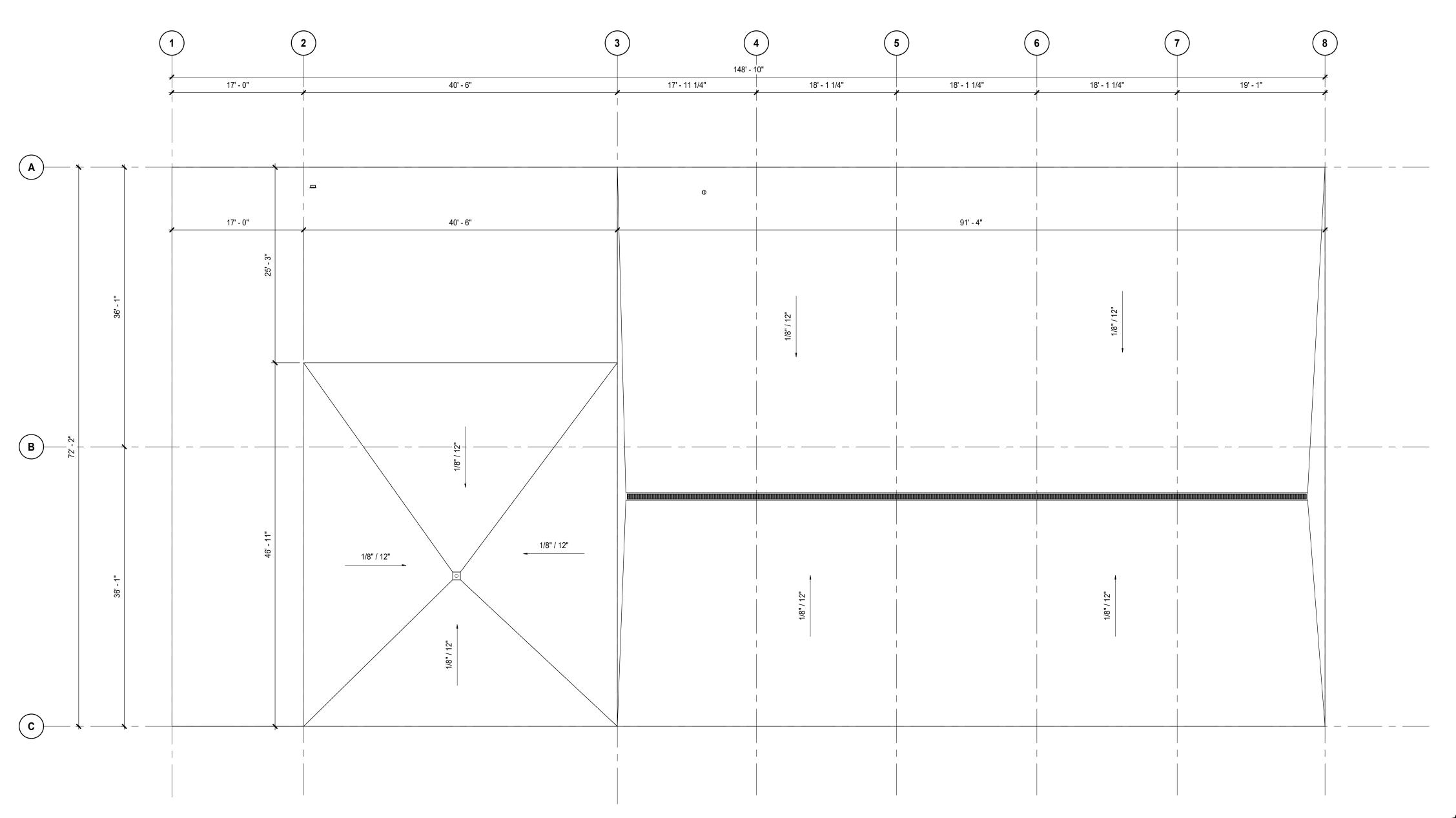
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LEVEL 1 OVERALL FLOOR PLAN A22-01 SCALE: 1/8" = 1'-0"

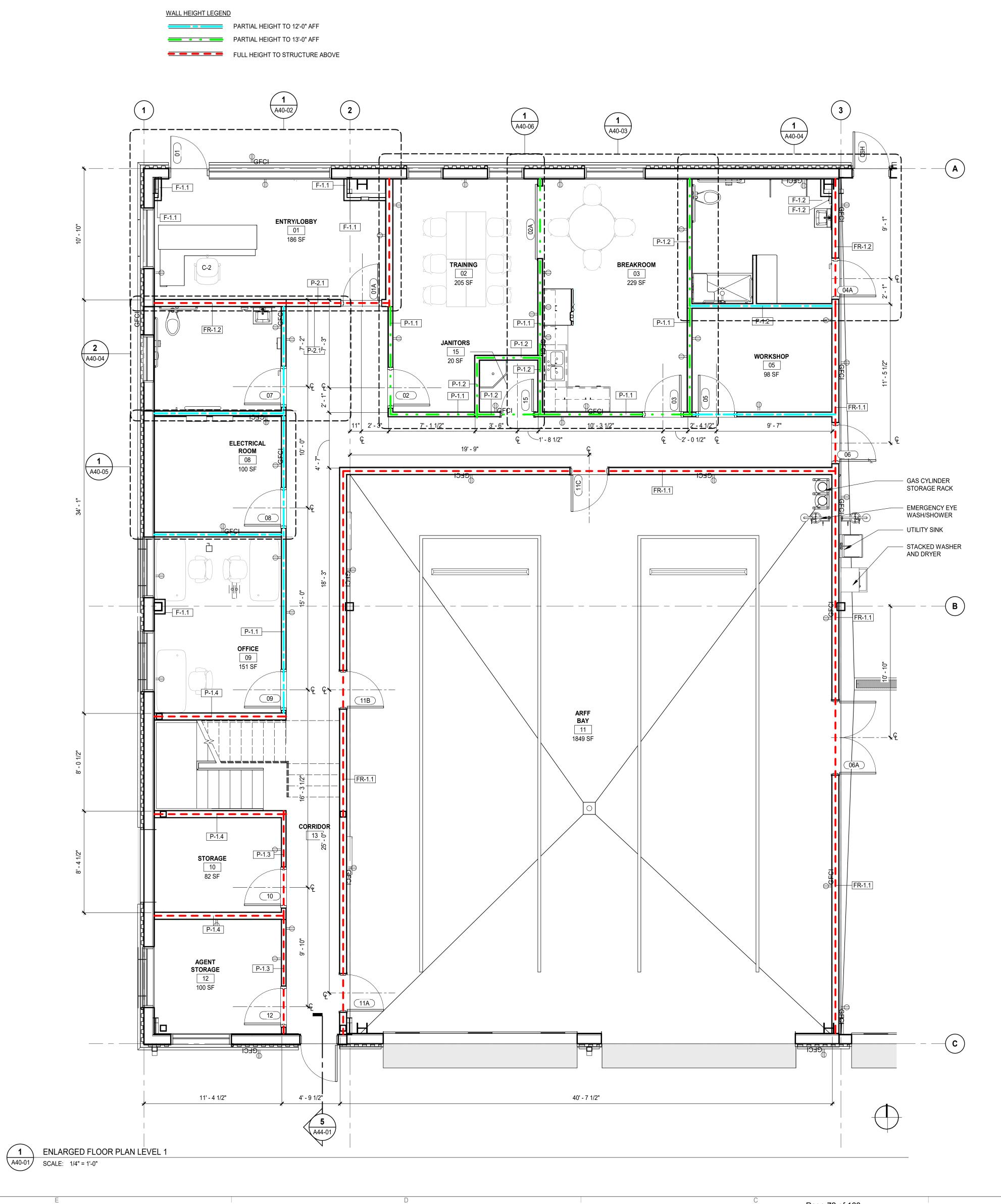
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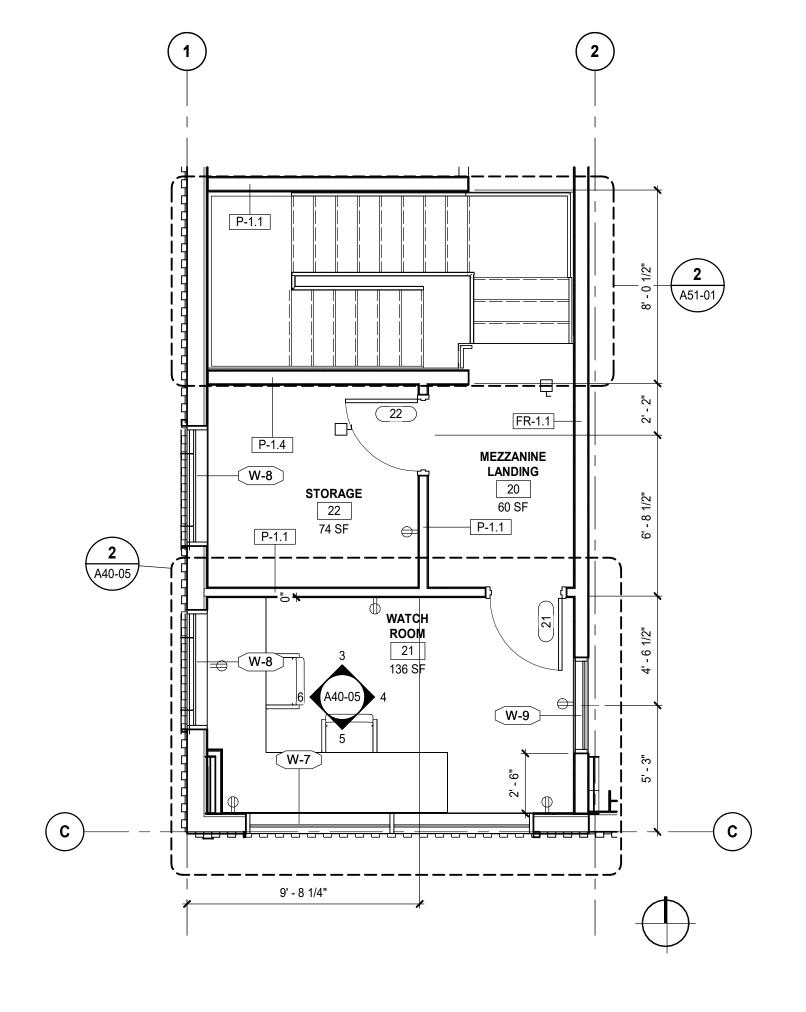
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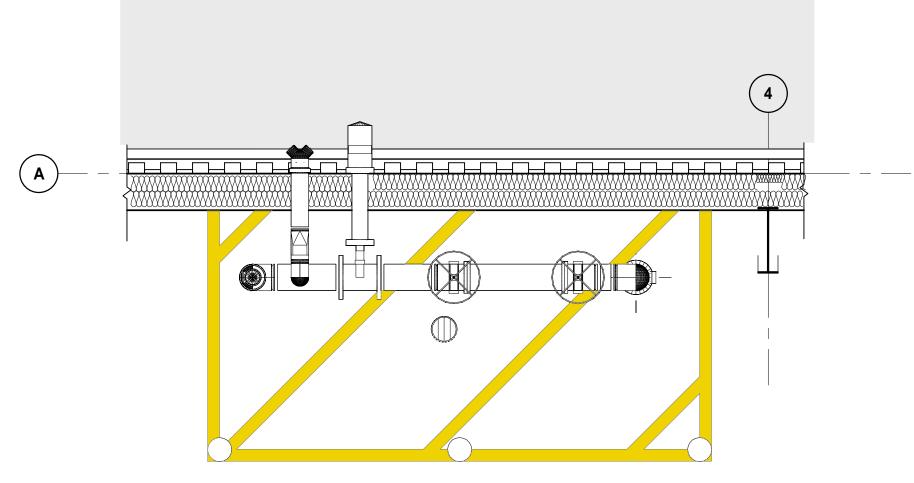




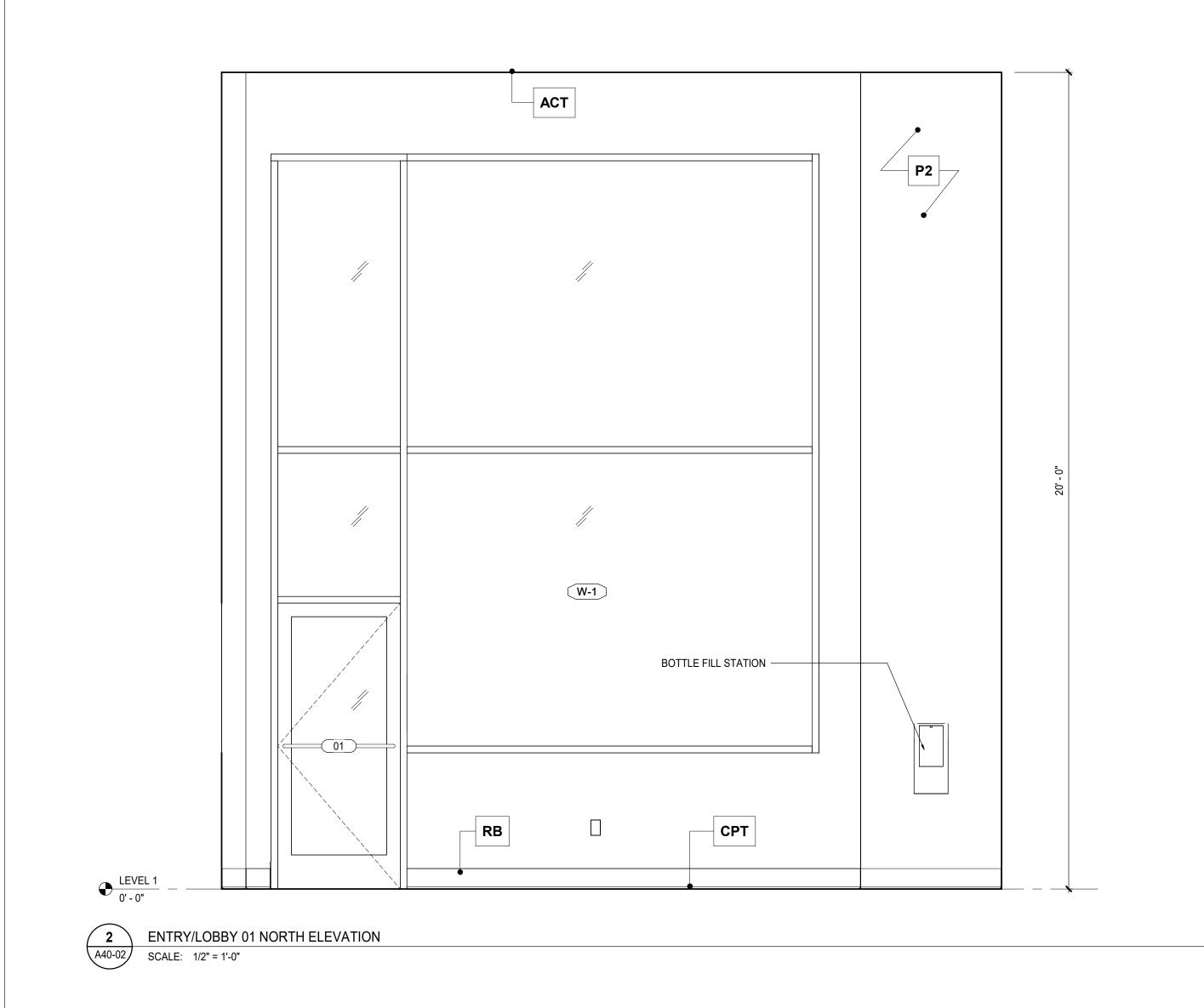
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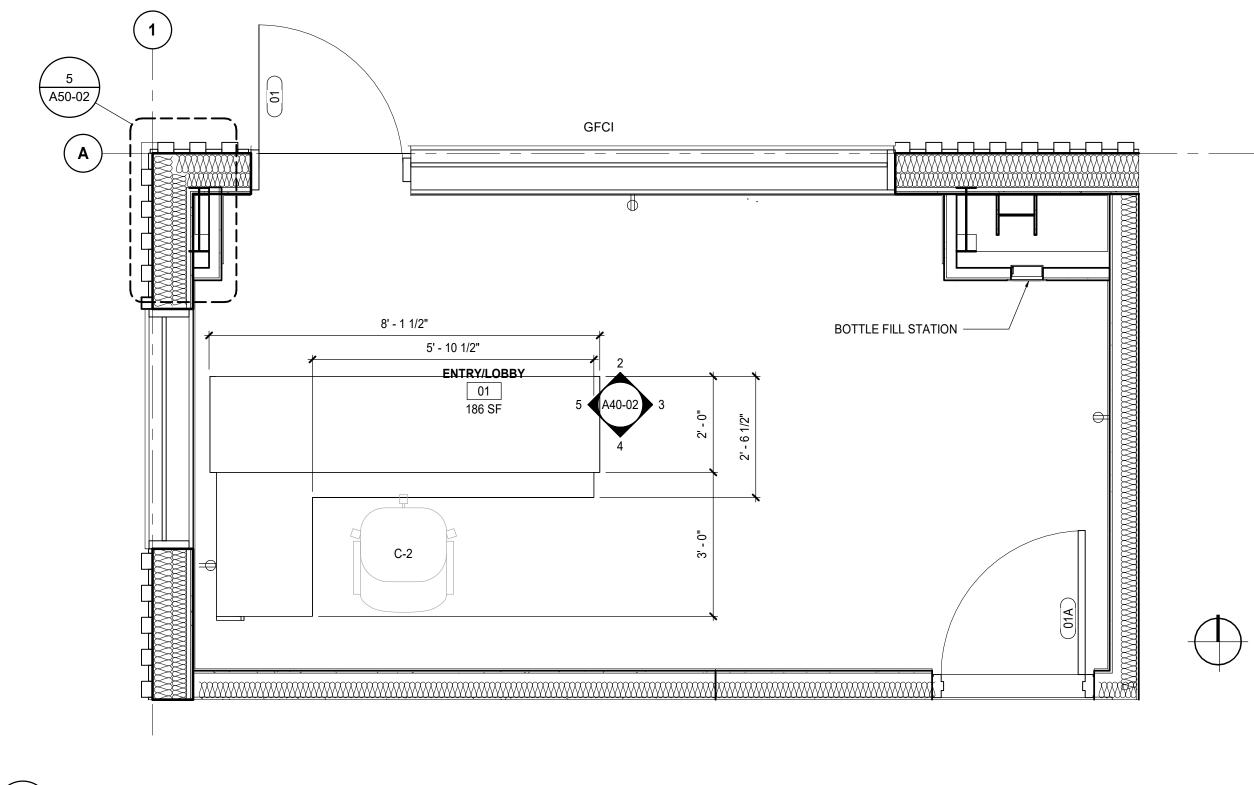


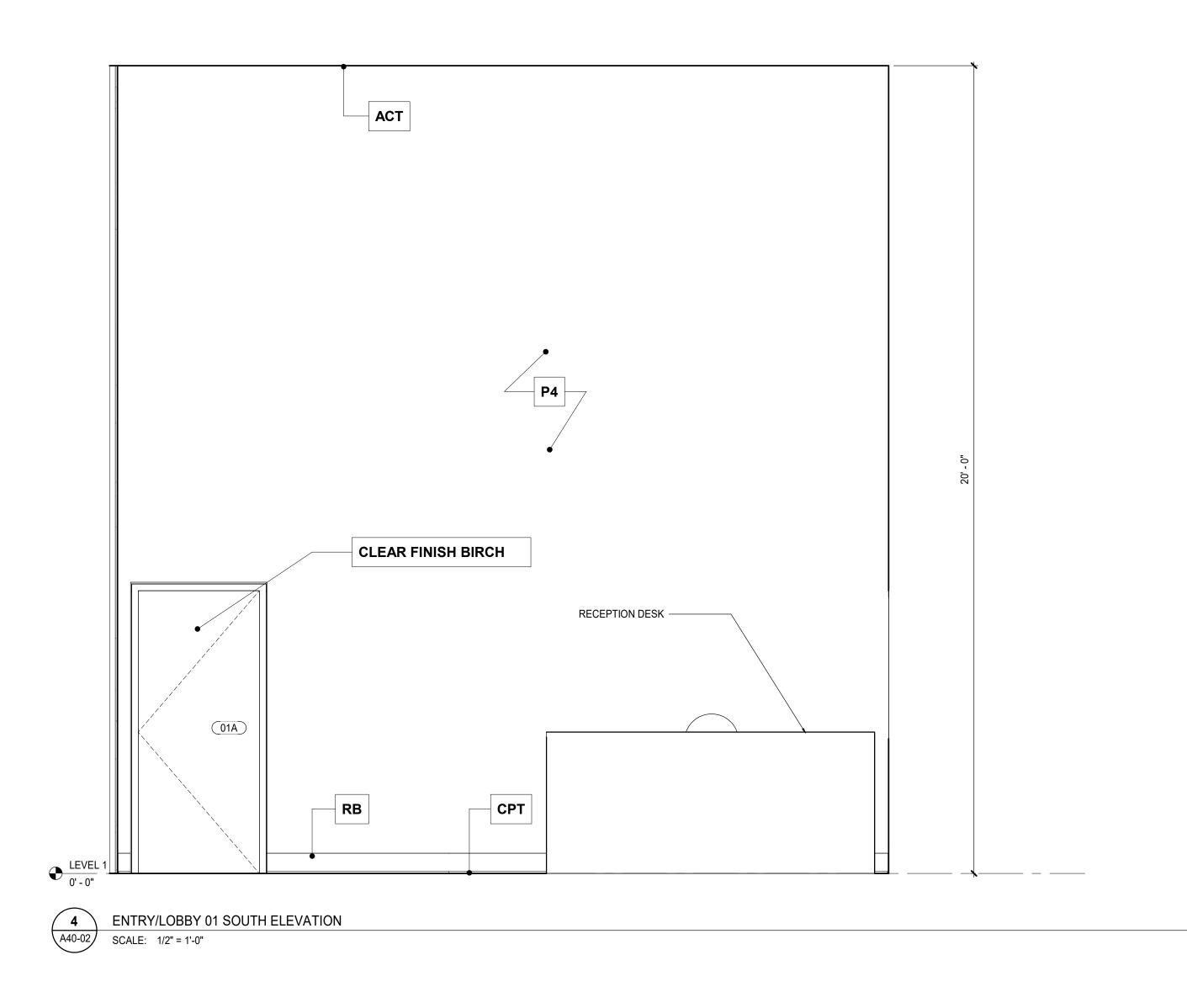
3FLOOR PLAN LEVEL 1 - Callout 1A40-01SCALE: 1/2" = 1'-0"

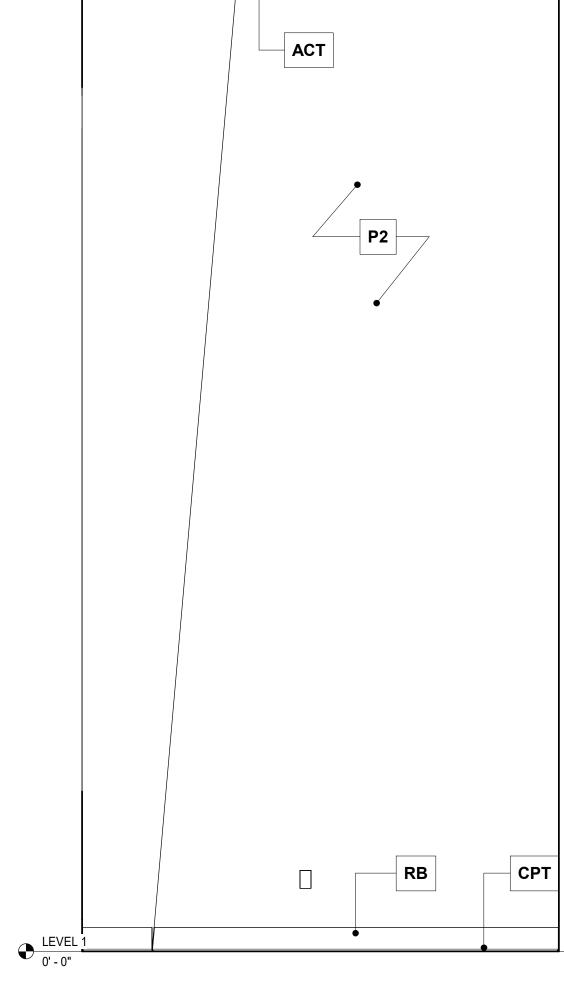


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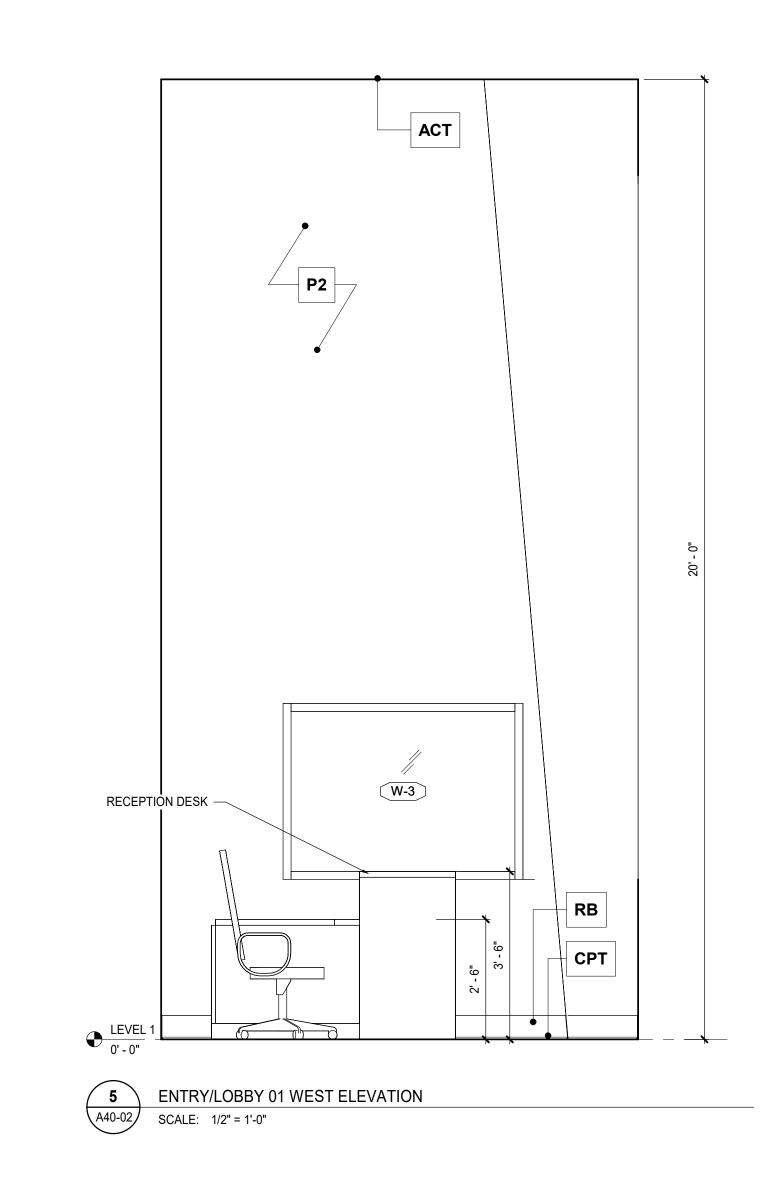




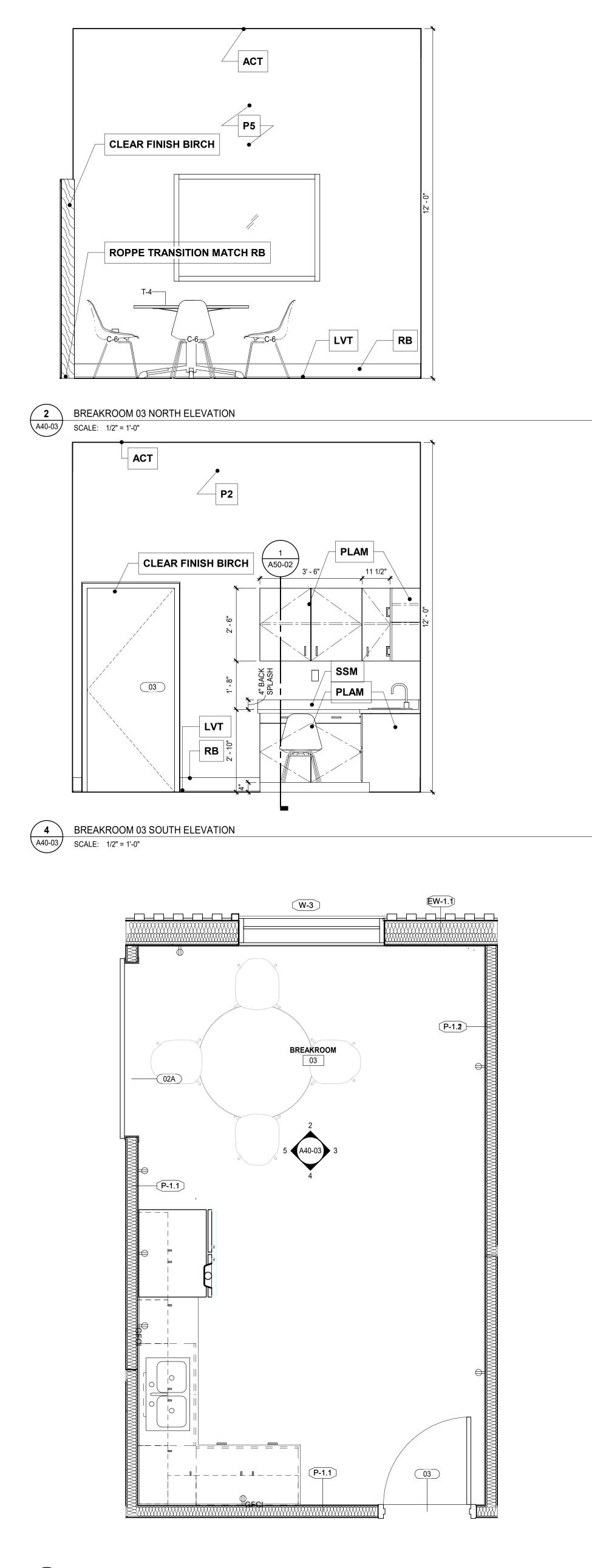


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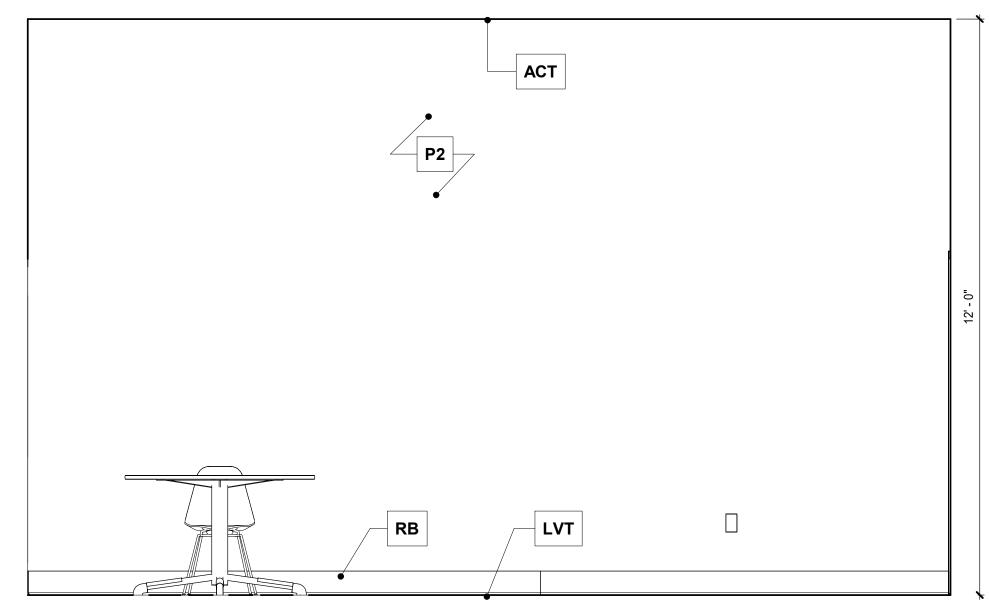
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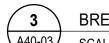


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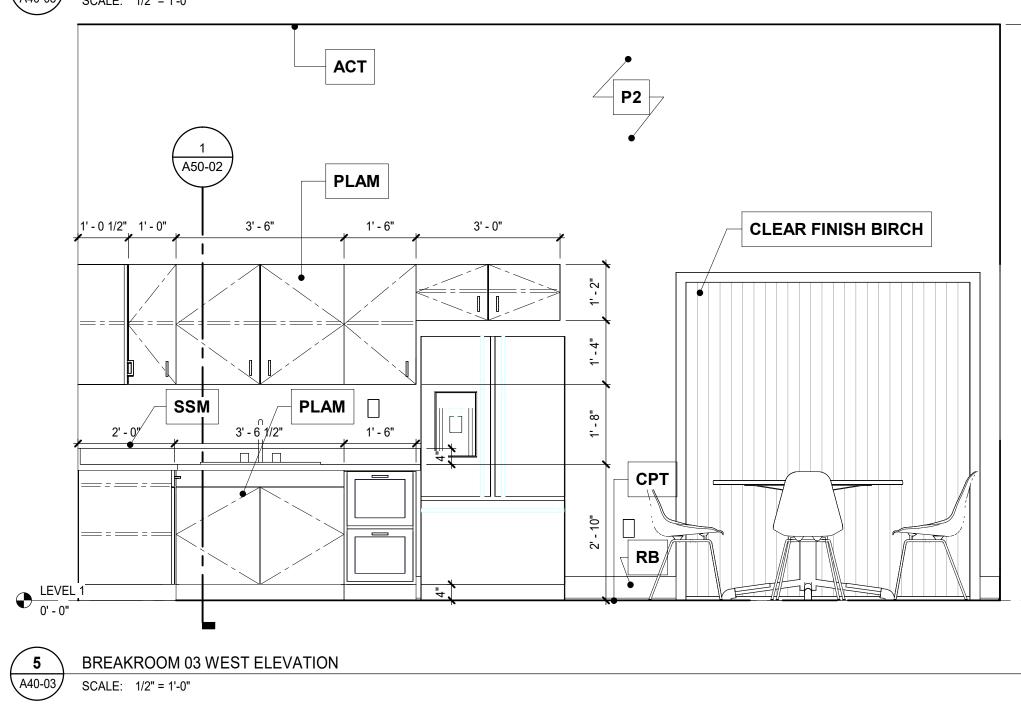


1ENLARGED FLOOR PLAN BREAKROOM 03A40-03SCALE: 1/2" = 1'-0"



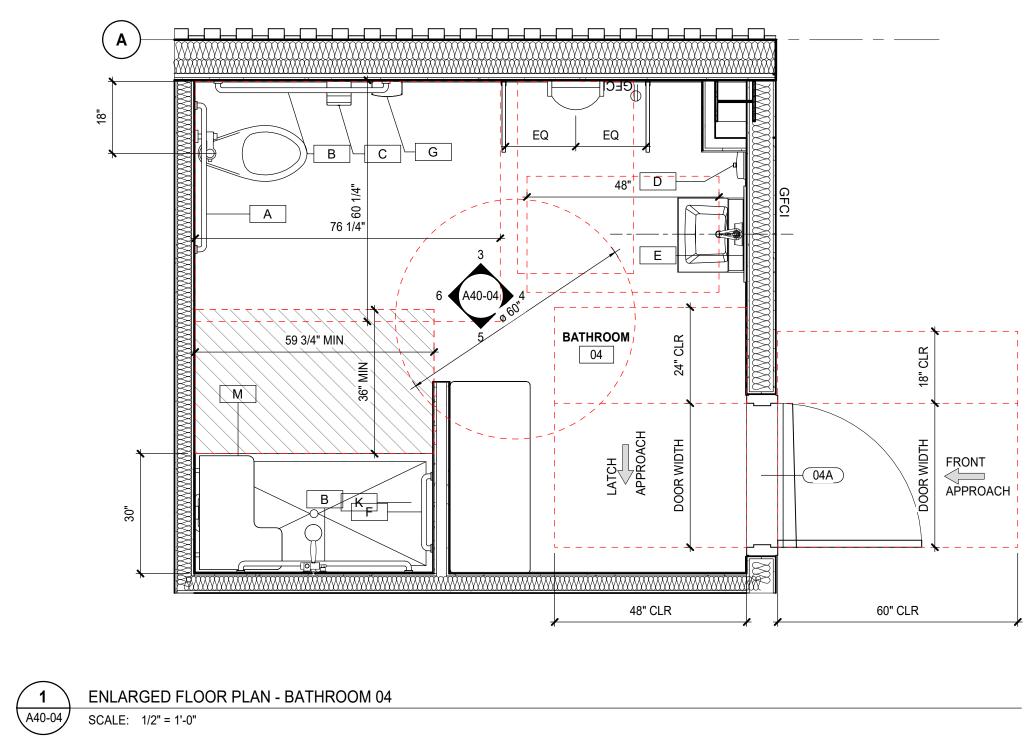


3BREAKROOM 03 EAST ELEVATIONA40-03SCALE: 1/2" = 1'-0"

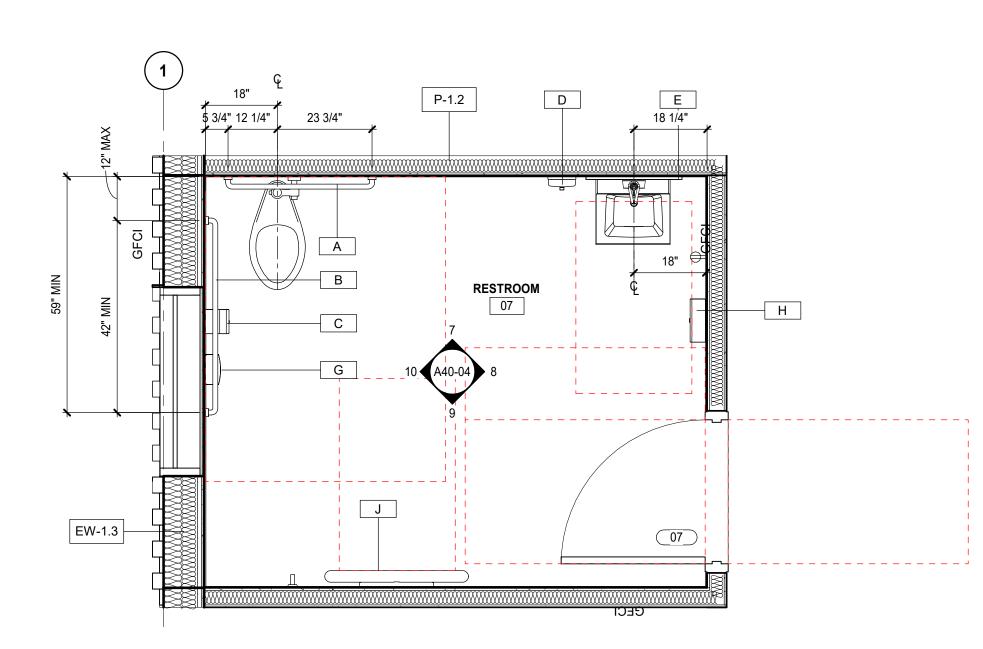


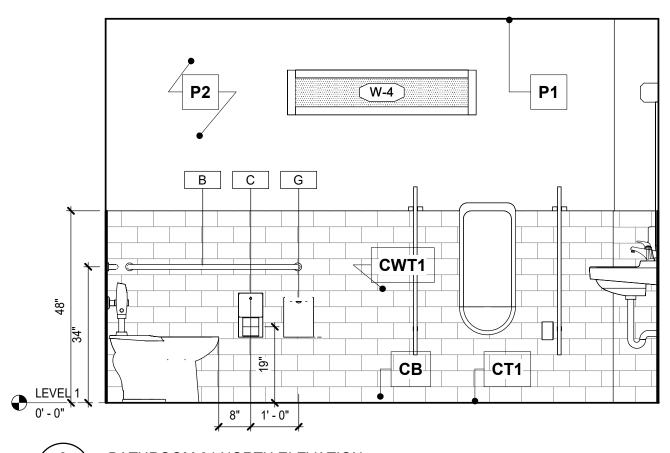
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or Engineer	ning hereon is	signed and dated l	by the Architect
Project Compo	nent		
Key Plan			
Consultants Survey:	Brandley Eng		
Civil: Architecture: Structural: Mechanical:	Bevier Struc		
Electrical: Interiors:	NORR NORR	Engineering Cons	ultants
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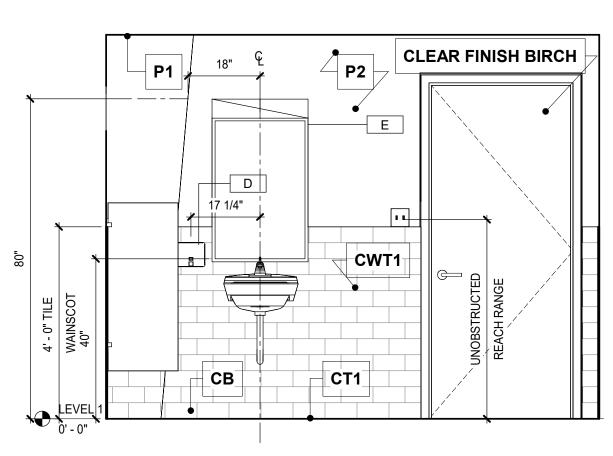






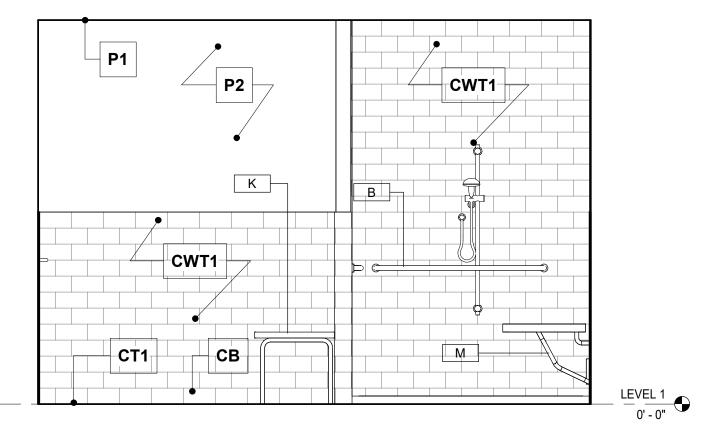


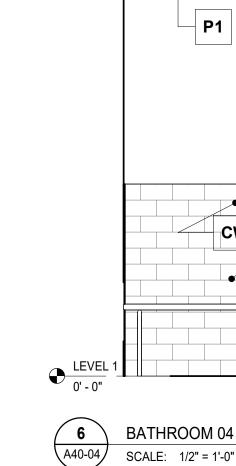
3BATHROOM 04 NORTH ELEVATIONA40-04SCALE: 1/2" = 1'-0"



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BATHROOM 04 EAST ELEVATION A40-04 SCALE: 1/2" = 1'-0"





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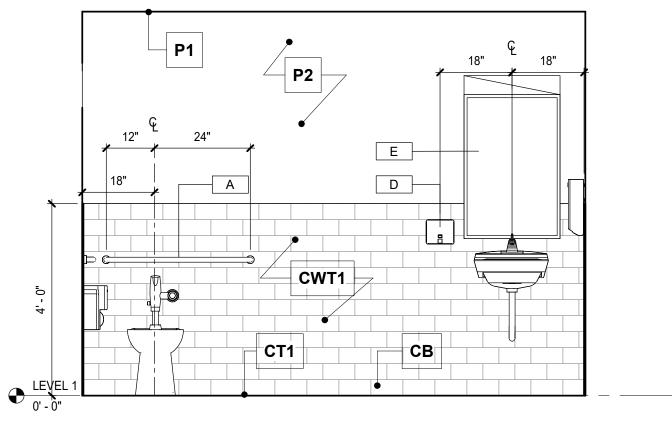
6 BATHROOM 04 WEST ELEVATION A40-04 SCALE: 1/2" = 1'-0"

— T1 3' - 0"

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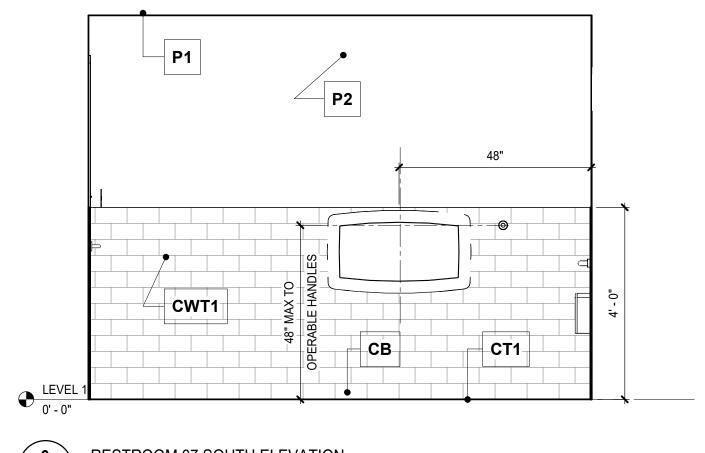
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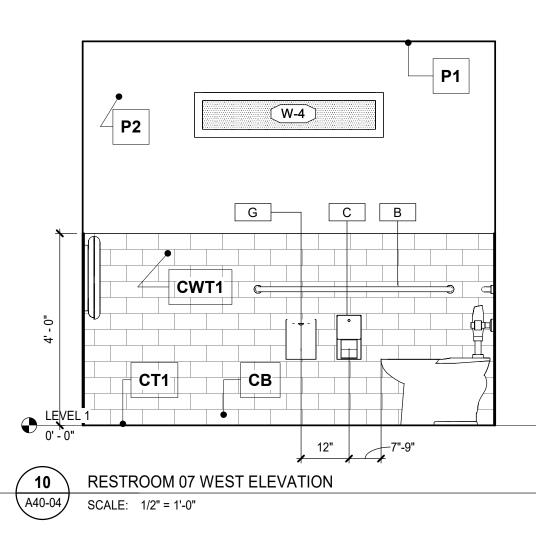
• LEVEL 0' - 0"



7RESTROOM 07 NORTH ELEVATIONA40-04SCALE: 1/2" = 1'-0"

5BATHROOM 04 SOUTH ELEVATIONA40-04SCALE: 1/2" = 1'-0"





9 RESTROOM 07 SOUTH ELEVATION A40-04 SCALE: 1/2" = 1'-0"

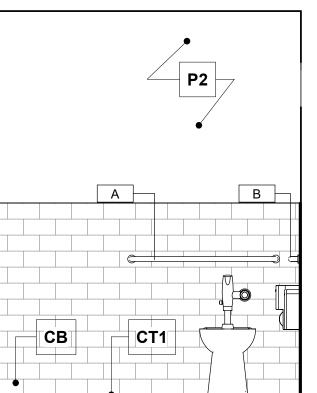
Page 75 of 168

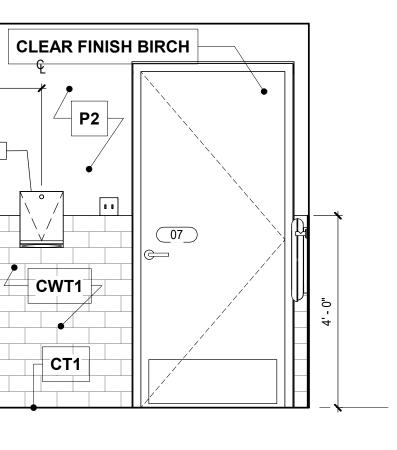
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Specialty Equipment Schedule				
Type Mark	Description	Count	Manufacturer	Comments
A	Bobrick B-6806 36" Stainless Steel Grab Bar	2	Bobrick Washroom Equipment, Inc.	
В	Bobrick B-6806 42" Stainless Steel Grab Bar	3	Bobrick Washroom Equipment, Inc.	
С	Bobrick B-2888 Classic Series Surface Mounted Multi-roll Toilet Tissue Dispenser	2	Bobrick Washroom Equipment, Inc.	
D	Bobrick B-4112 Contura Series Surface Mounted Soap Dispenser	2	Bobrick Washroom Equipment, Inc.	
E	Bobrick B-2908 2436 Tempered Glass Welded Frame Mirror	2	Bobrick Washroom Equipment, Inc.	
F	Bobrick B-6806 18" Stainless Steel Grab Bar	1	Bobrick Washroom Equipment, Inc.	
G	Bobrick B-270 Contura Series Surface Mounted Sanitary Napkin Disposal	2	Bobrick Washroom Equipment, Inc.	
Η	Bobrick B-262 Classic Series Surface Mounted Paper Towel Dispenser	1	Bobrick Washroom Equipment, Inc.	
J	Koala Kare KB301 Baby Changing Station	1	Koala Kare	
K	Tufftec Benches 20"x48" HDPE	1	Scranton Products	
М	Bobrick B-5181 Accesible Shower Seat	1	Bobrick Washroom Equipment, Inc.	

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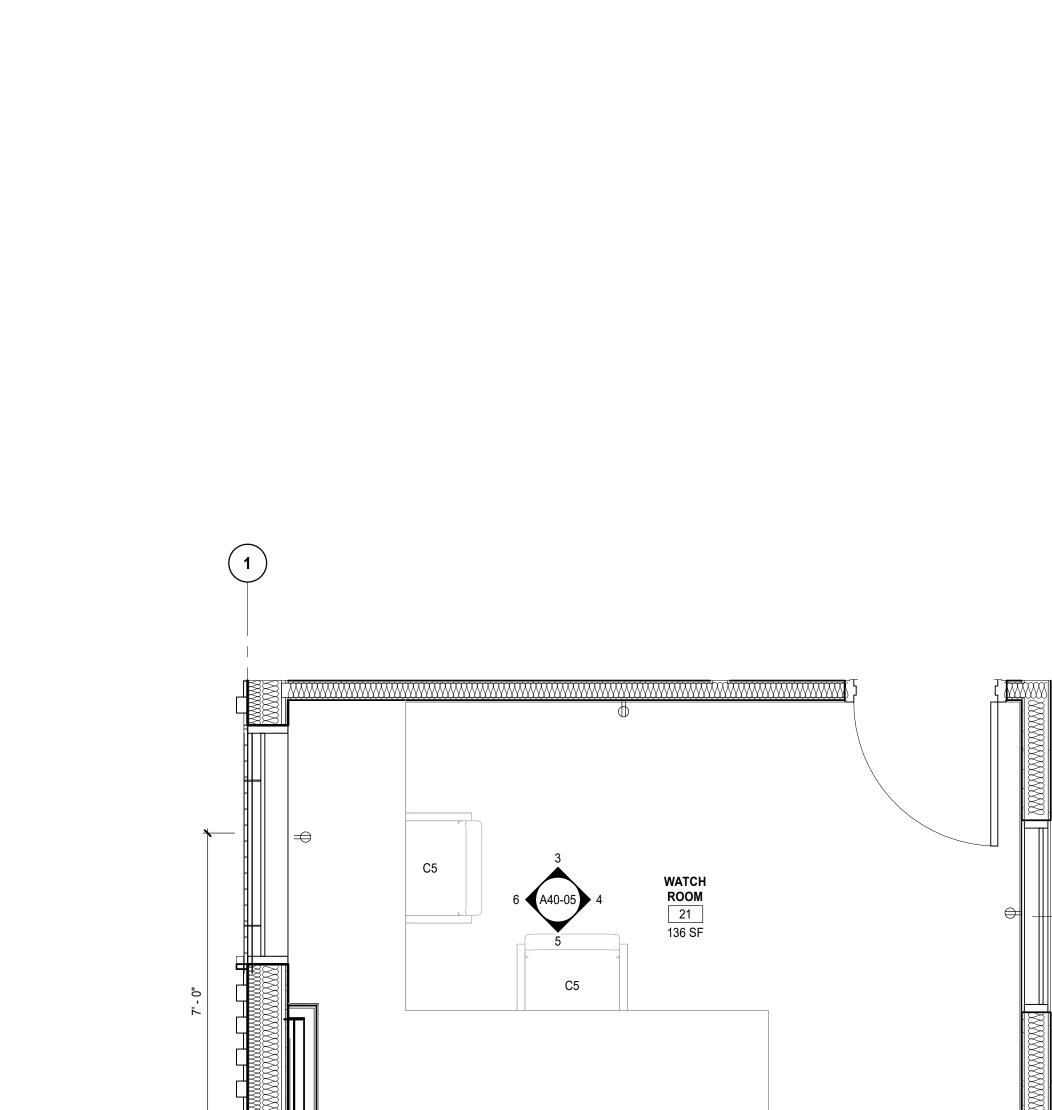
NOTE: 1. FOR ADDITIONAL ACCESSIBLE FIXTURE REQUIREMENTS SEE SHEETS 2. FOR ADDITIONAL INTERIOR FINISHES INFORMATION SEE SHEETS



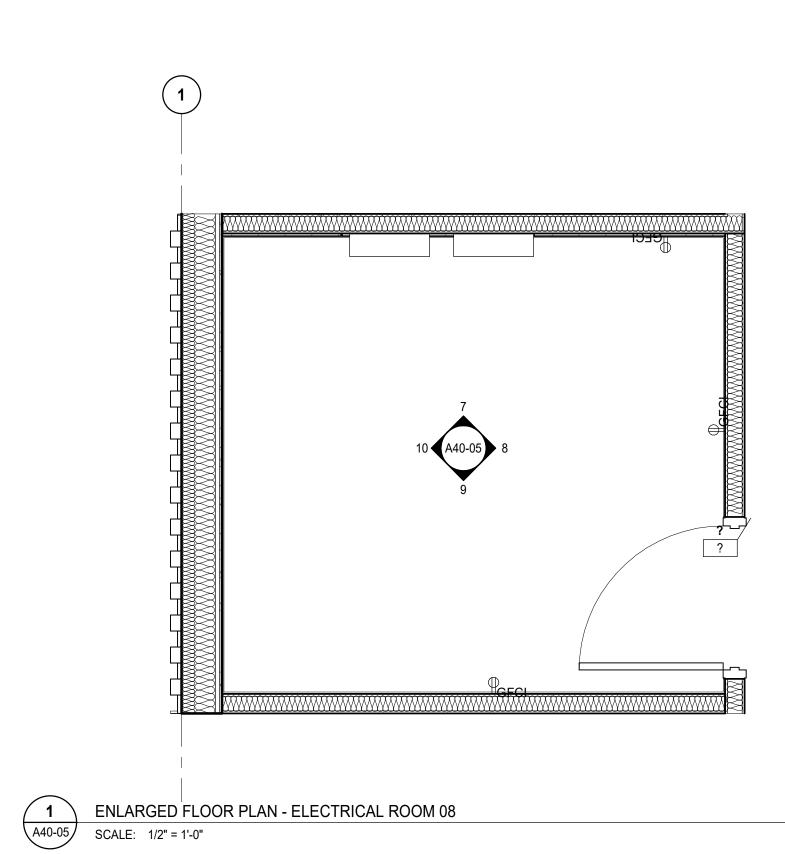


8RESTROOM 07 EAST ELEVATIONA40-04SCALE: 1/2" = 1'-0"

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	Project Compo	onent		
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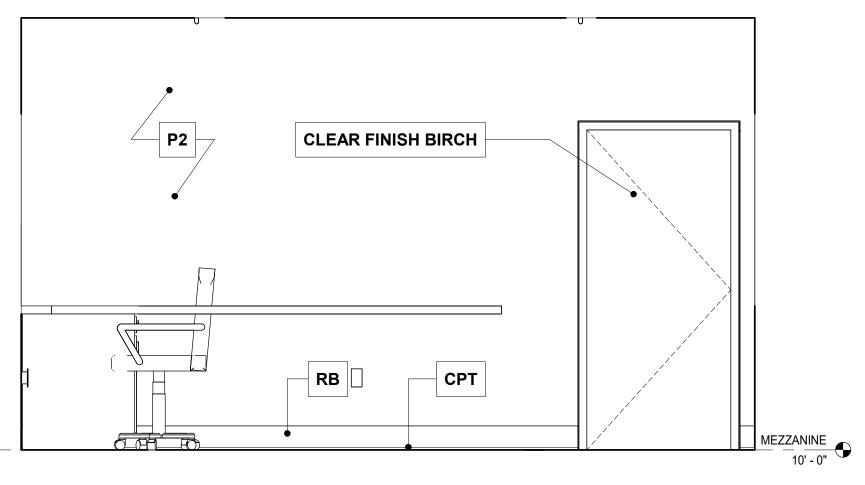


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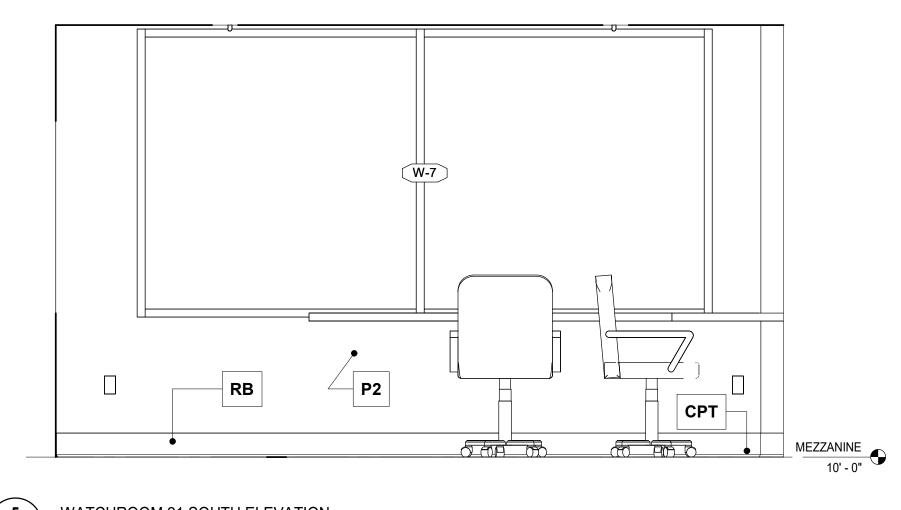


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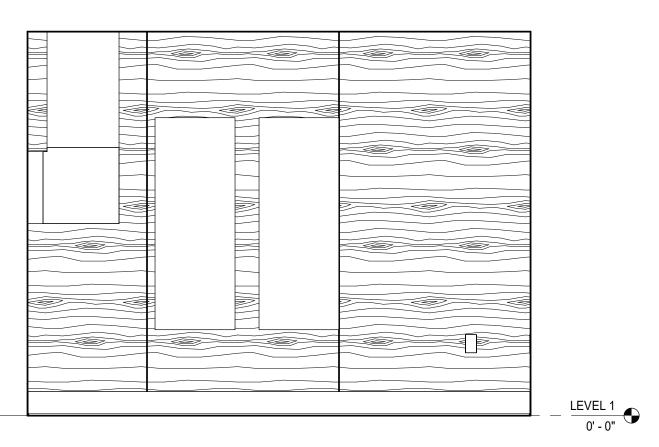
2 ENLARGED FLOOR PLAN WATCHROOM 21 A40-05 SCALE: 1/2" = 1'-0"



3 WATCHROOM 21 NORTH ELEVATION A40-05 SCALE: 1/2" = 1'-0"

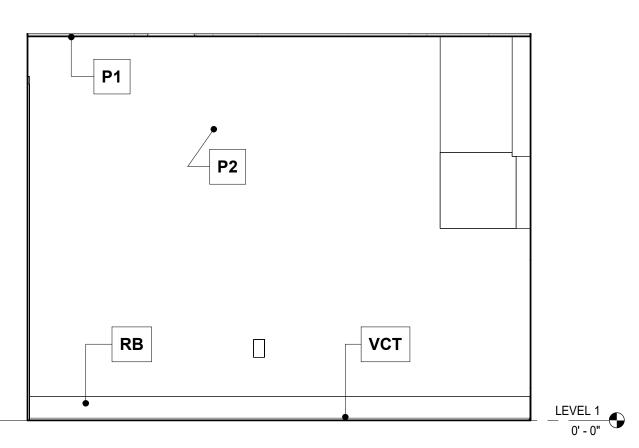


5WATCHROOM 21 SOUTH ELEVATIONA40-05SCALE: 1/2" = 1'-0"



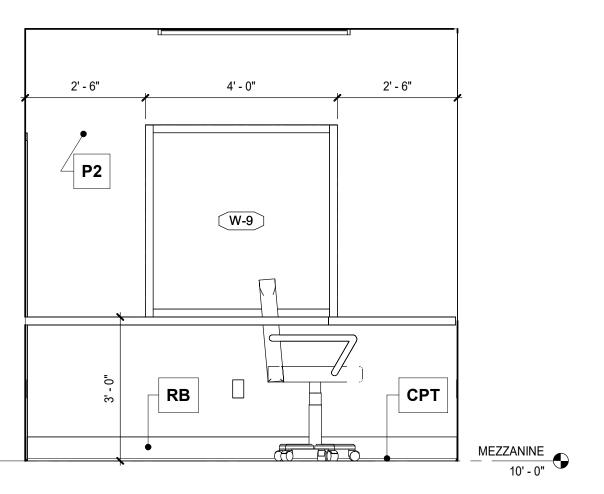


7ELECTRICAL ROOM 08 NORTH ELEVATIONA40-05SCALE: 1/2" = 1'-0"

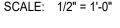


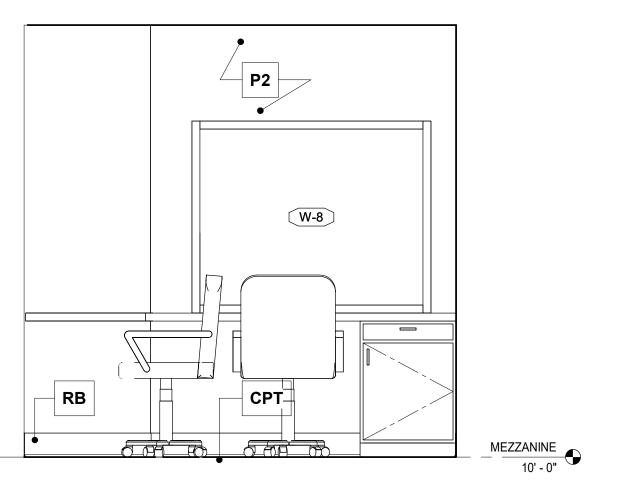


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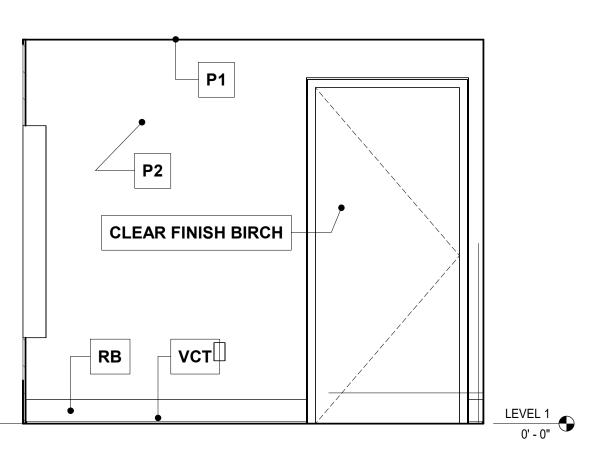


4WATCHROOM 21 EAST ELEVATIONA40-05SCALE: 1/2" = 1'-0"

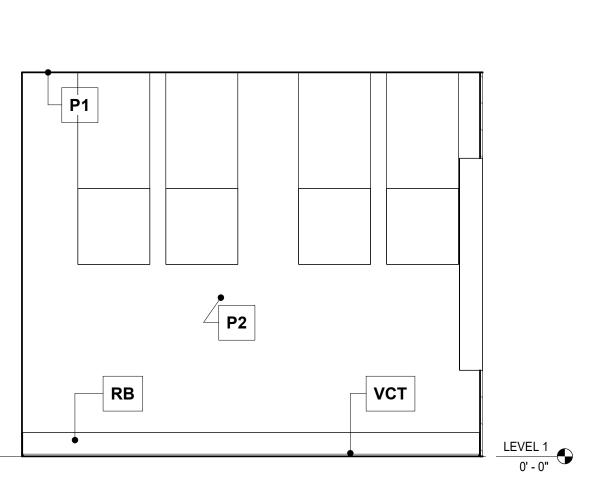




6 WATCHROOM 21 WEST ELEVATION A40-05 SCALE: 1/2" = 1'-0"

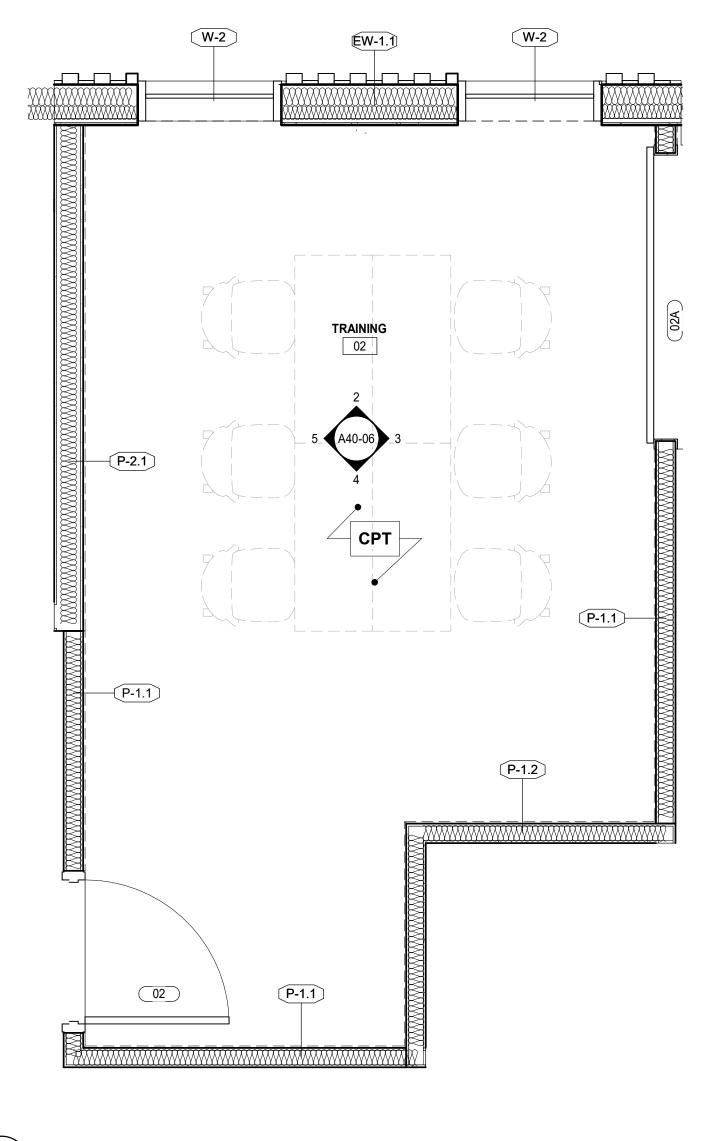


8 ELECTRICAL ROOM 08 EAST ELEVATION A40-05 SCALE: 1/2" = 1'-0"



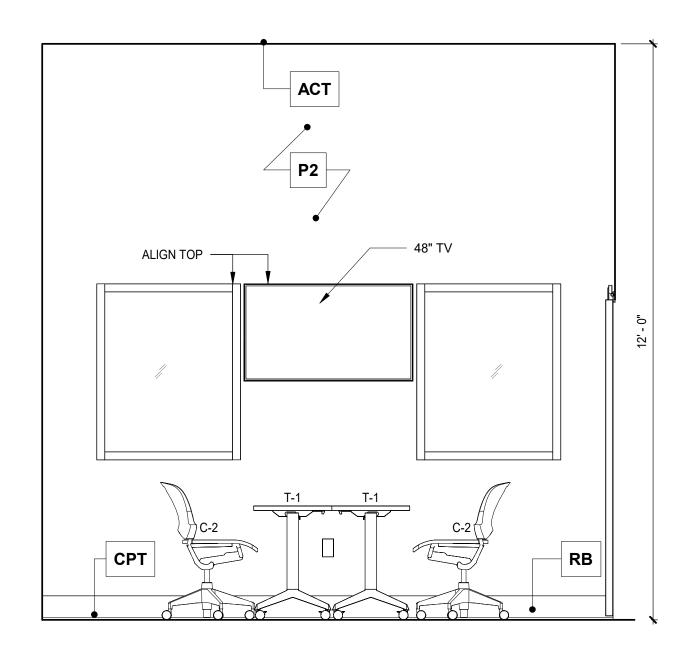
10ELECTRICAL ROOM 08 WEST ELEVATIONA40-05SCALE: 1/2" = 1'-0"

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Project Manager	Drawn	
Project Leader	JON PRICE Checked MIKE NOVAK	
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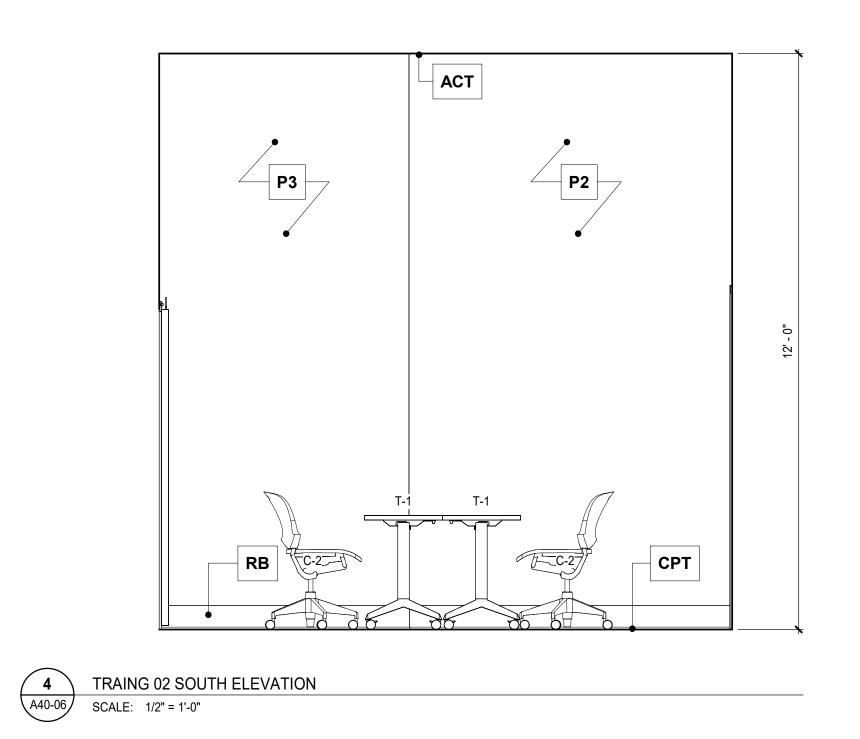


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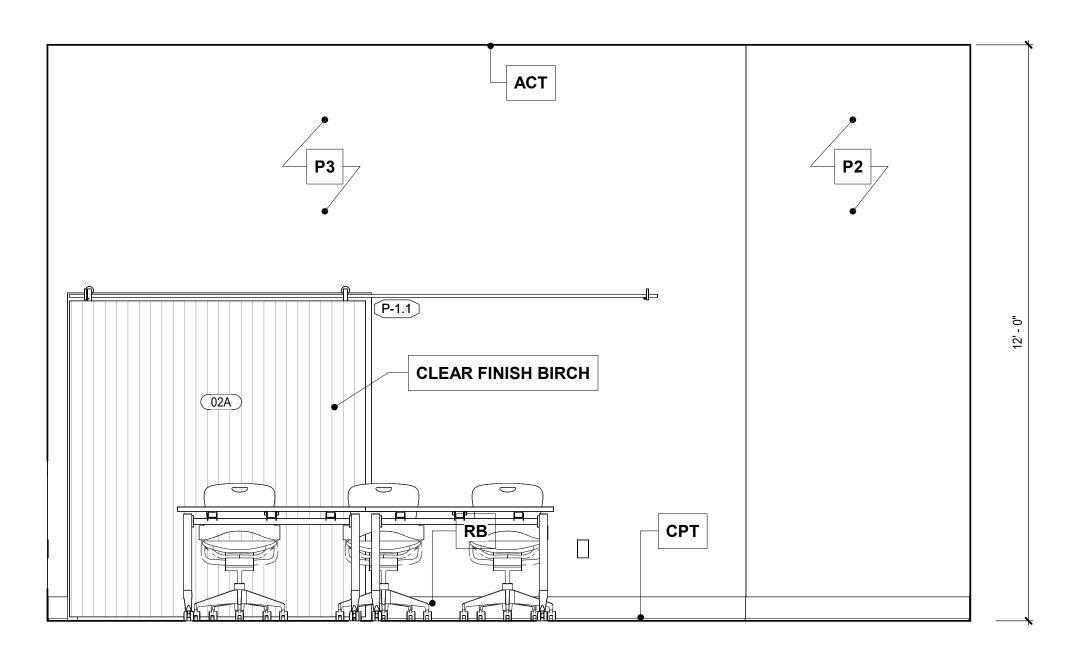




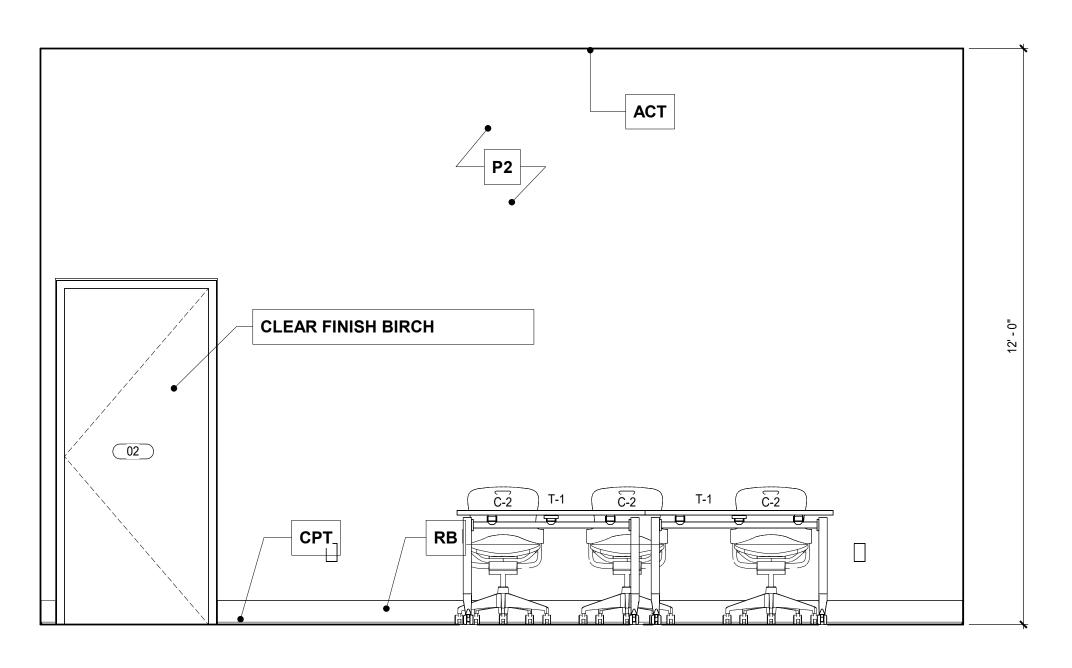
2 TRAINING 02 NORTH ELEVATION A40-06 SCALE: 1/2" = 1'-0"



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3TRAINING 02 EAST ELEVATIONA40-06SCALE: 1/2" = 1'-0"



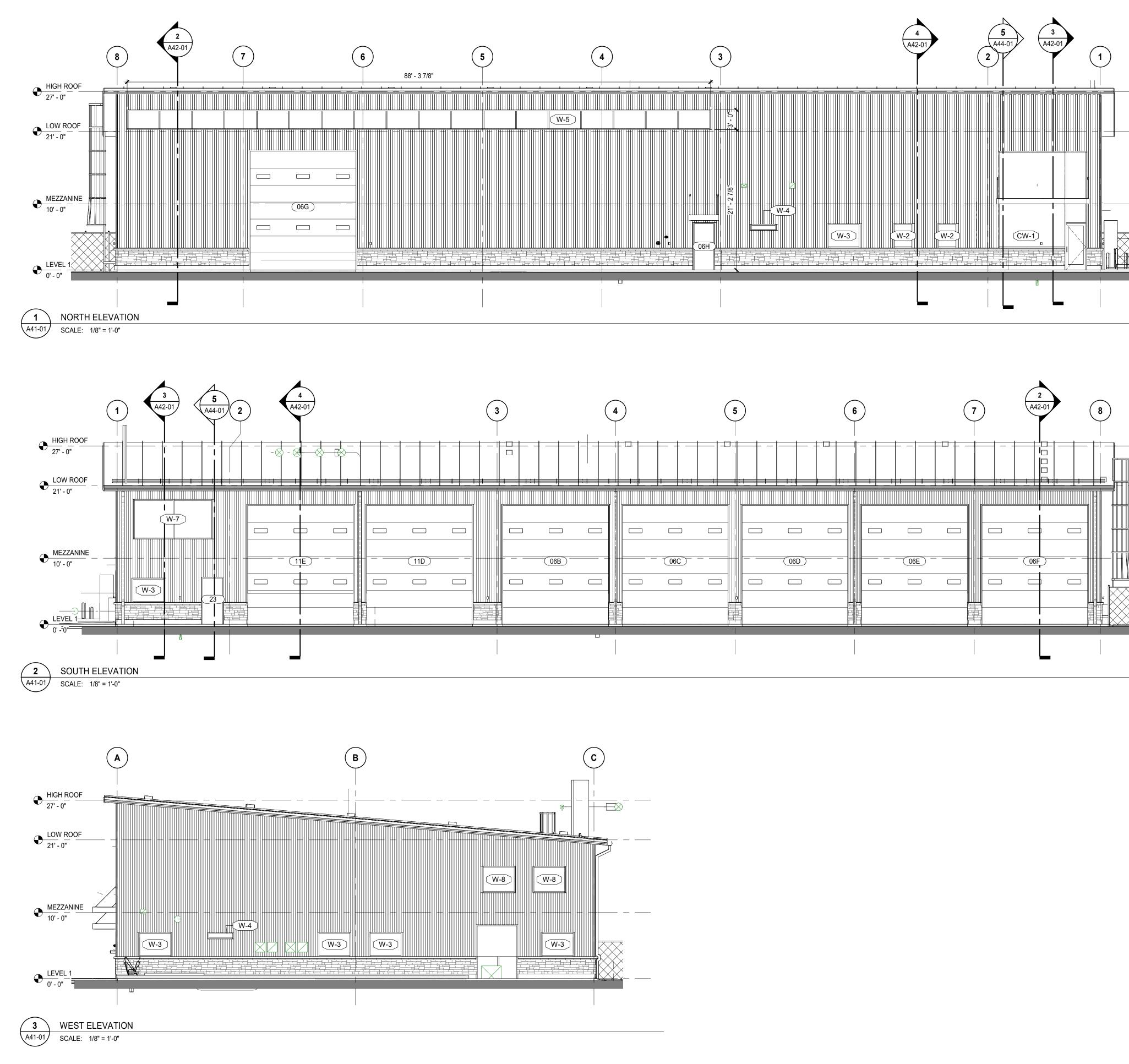
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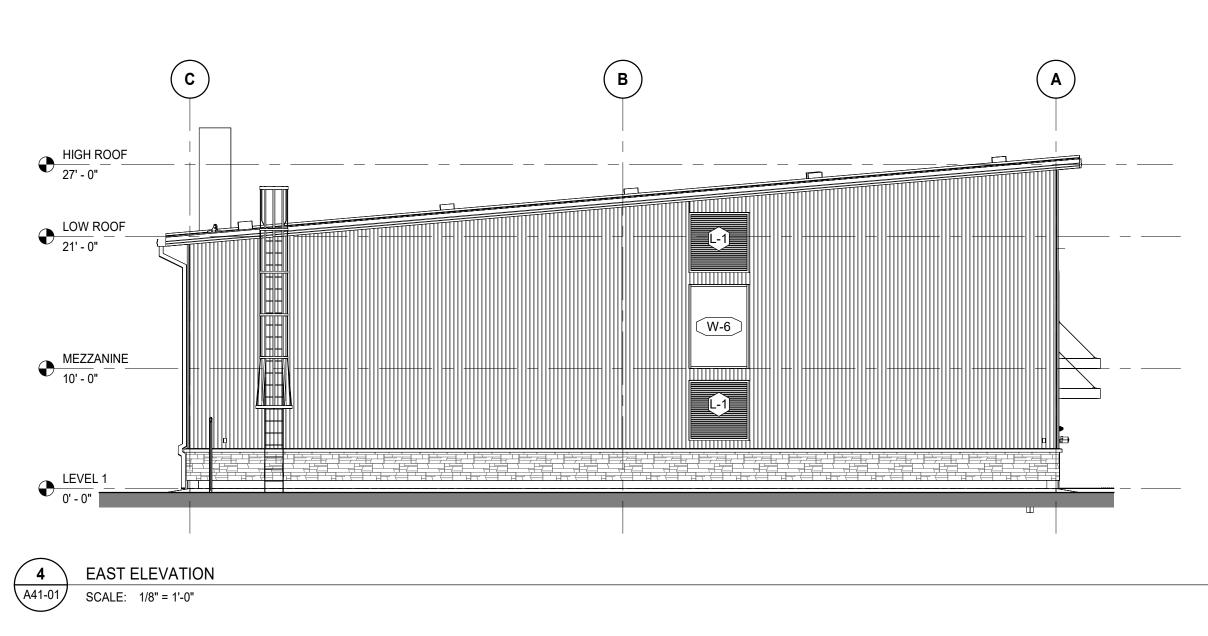
5 TRAINING 02 WEST ELEVATION A40-06 SCALE: 1/2" = 1'-0"

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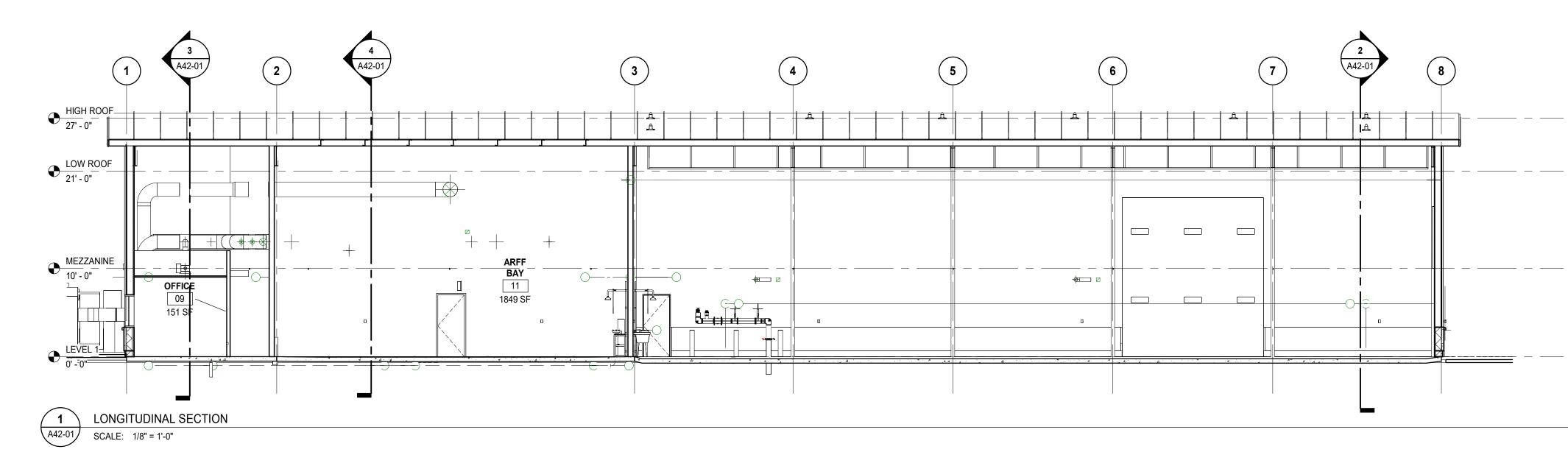


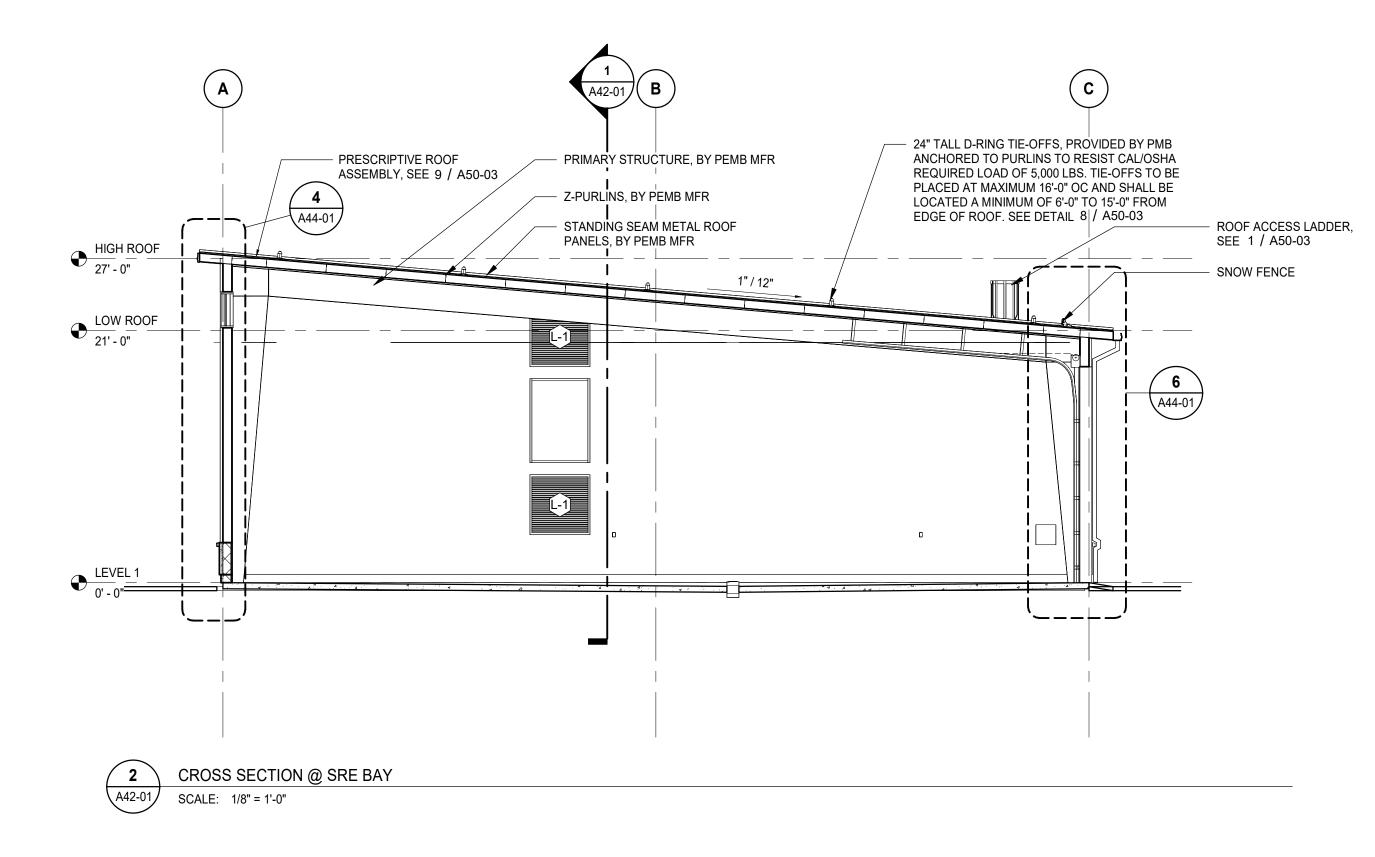


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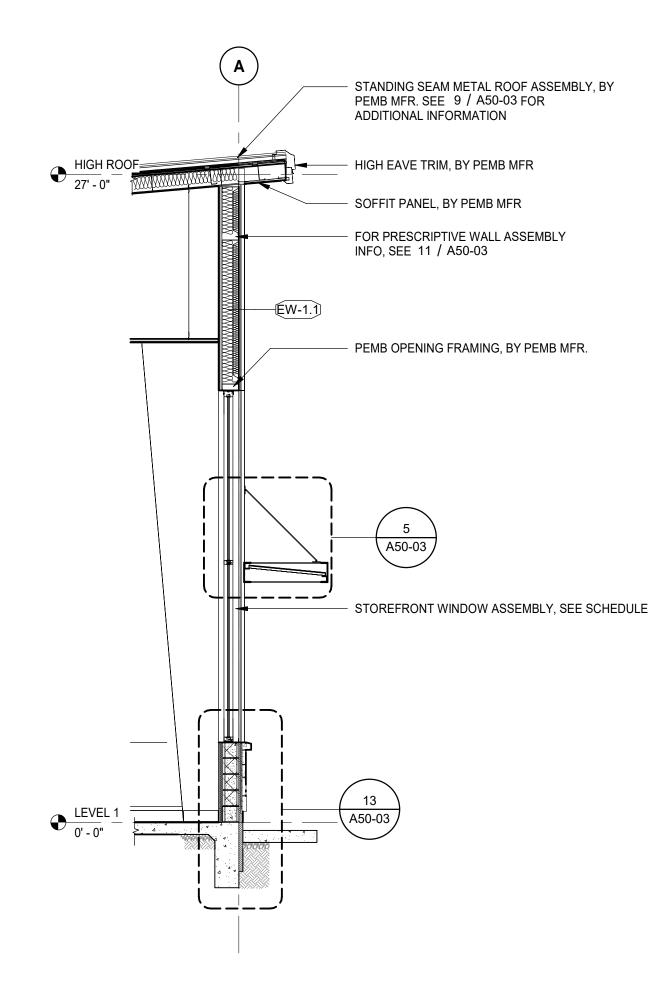
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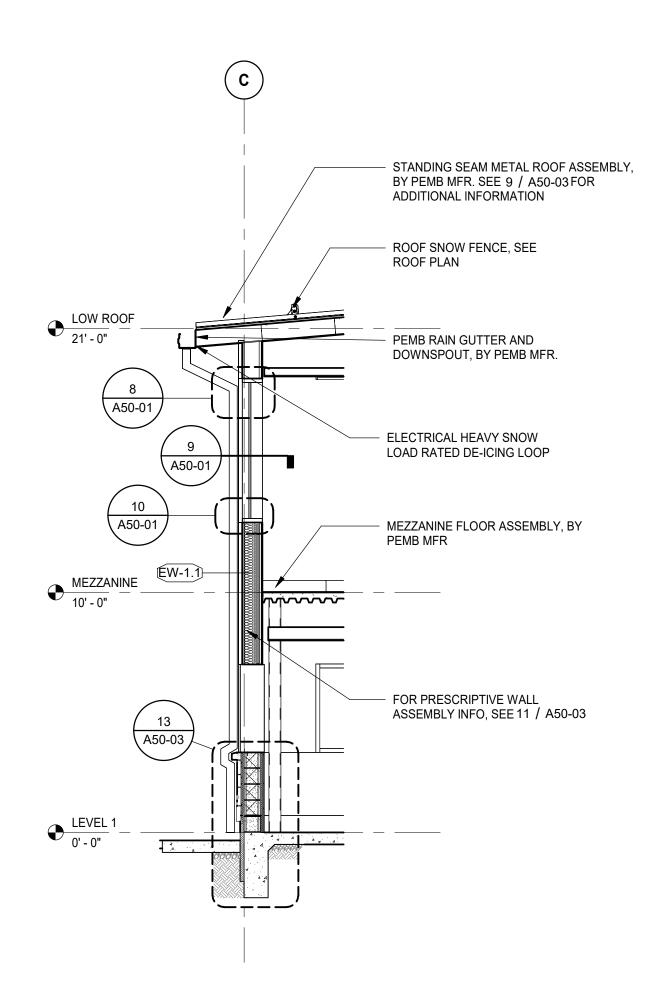
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or Engineer			
Project Compo	nent		
Key Plan			
Consultants Survey:	Brandley Engir	neering	
Civil: Architecture: Structural:	Kimley-Horn NORR	-	
Mechanical: Electrical: Interiors:	NORR NORR		
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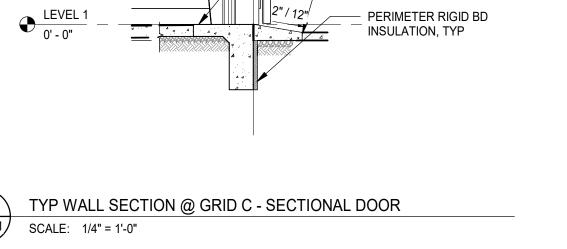
7WALL SECTION @ FRONT ENTRYA44-01SCALE: 1/4" = 1'-0"











ROOF FALL PROTECTION TIE-OFF, SEE 8 / A50-03

STANDING SEAM METAL
 ROOF ASSEMBLY, BY PEMB
 MFR. SEE 9 / A50-03 FOR
 ADDITIONAL INFORMATION

ROOF SNOW FENCE, SEE
 ROOF PLAN

ELECTRICAL HEAVY SNOW
 LOAD RATED DE-ICING LOOP

- PEMB RAIN GUTTER AND

- PEMB SOFFIT PANEL, BY

PEMB MFR.

PEMB MFR.

BEYOND

DOWNSPOUT, BY PEMB MFR.

- PEMB OPENING FRAMING, BY

- PEMB PRIMARY STRUCTURE

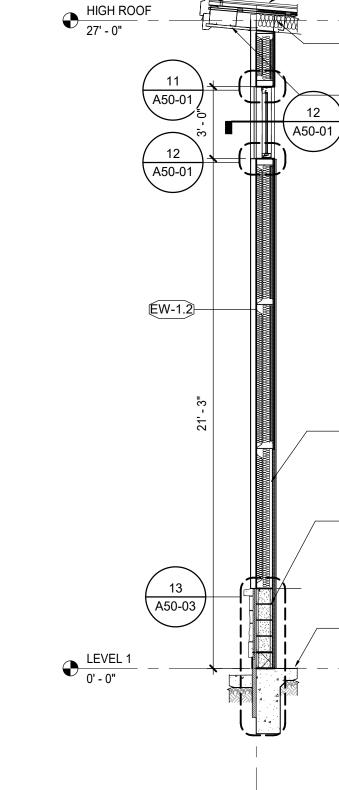
16'WX18'H INSULATED

SECTIONAL DOOR, SEE

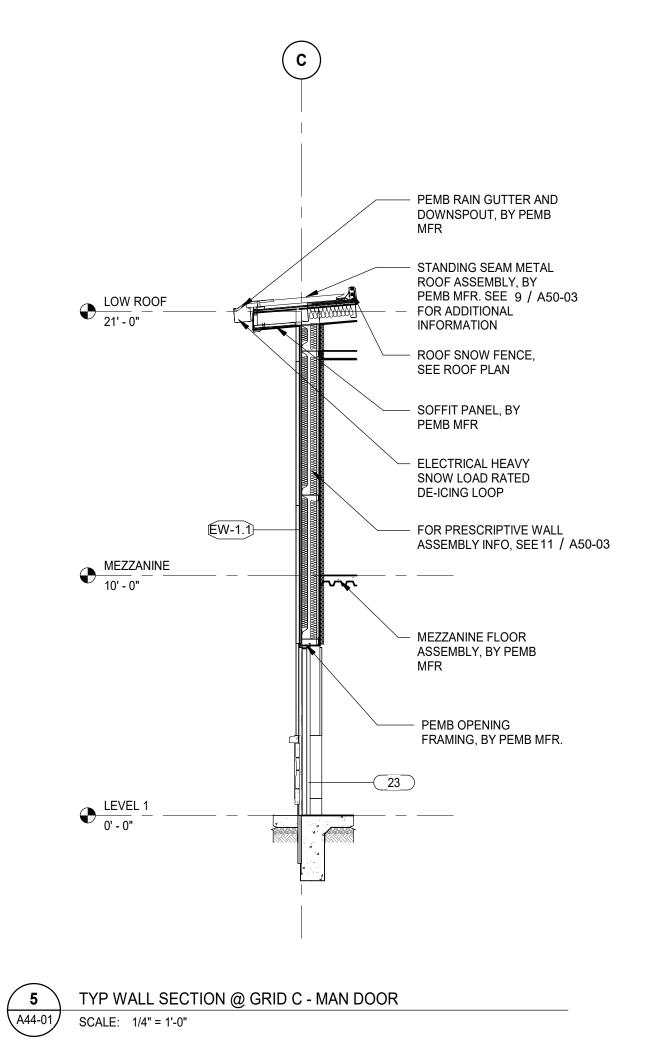
DOOR SCHEDULE

SLAB-ON-GRADE CONCRETE FINISH FLOOR

CONCRETE RAMP, TYP AT SECTIONAL DOOR ENTRY

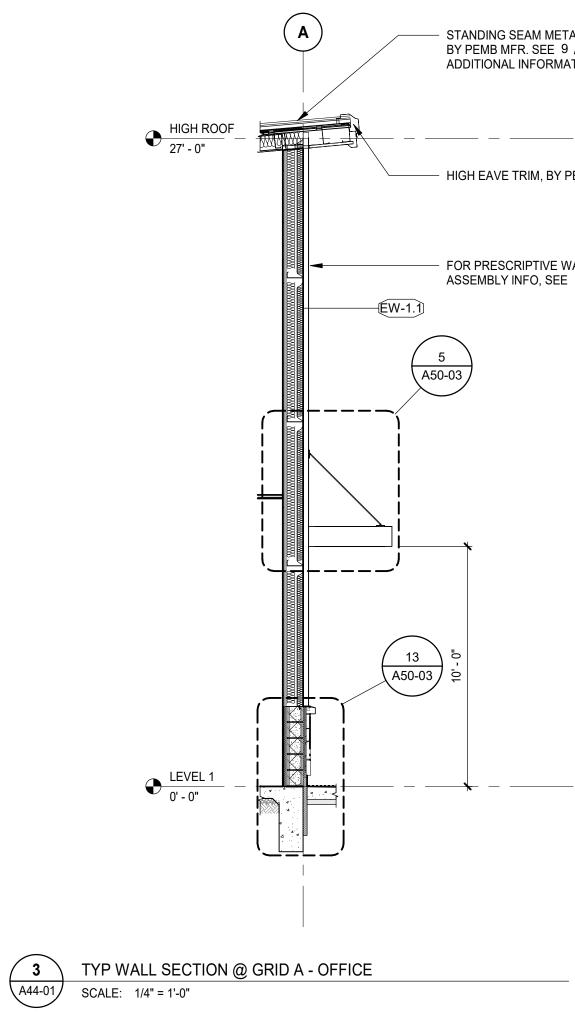


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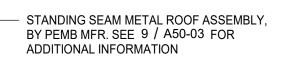
€ LOW ROOF _____



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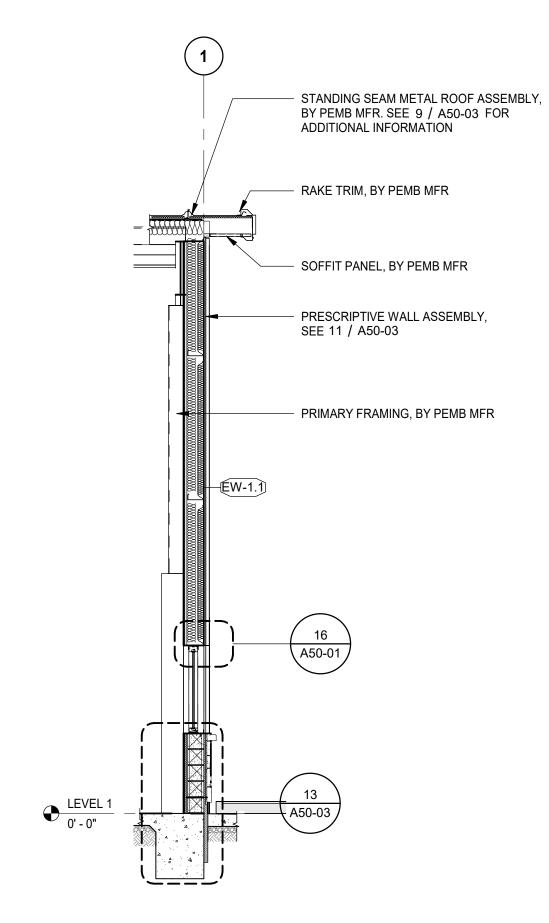
TYP WALL SECTION @ GRID A - SRE BAY 4 A44-01 SCALE: 1/4" = 1'-0"



_____ __ ___ - HIGH EAVE TRIM, BY PEMB MFR

— FOR PRESCRIPTIVE WALL ASSEMBLY INFO, SEE 11 / A50-03

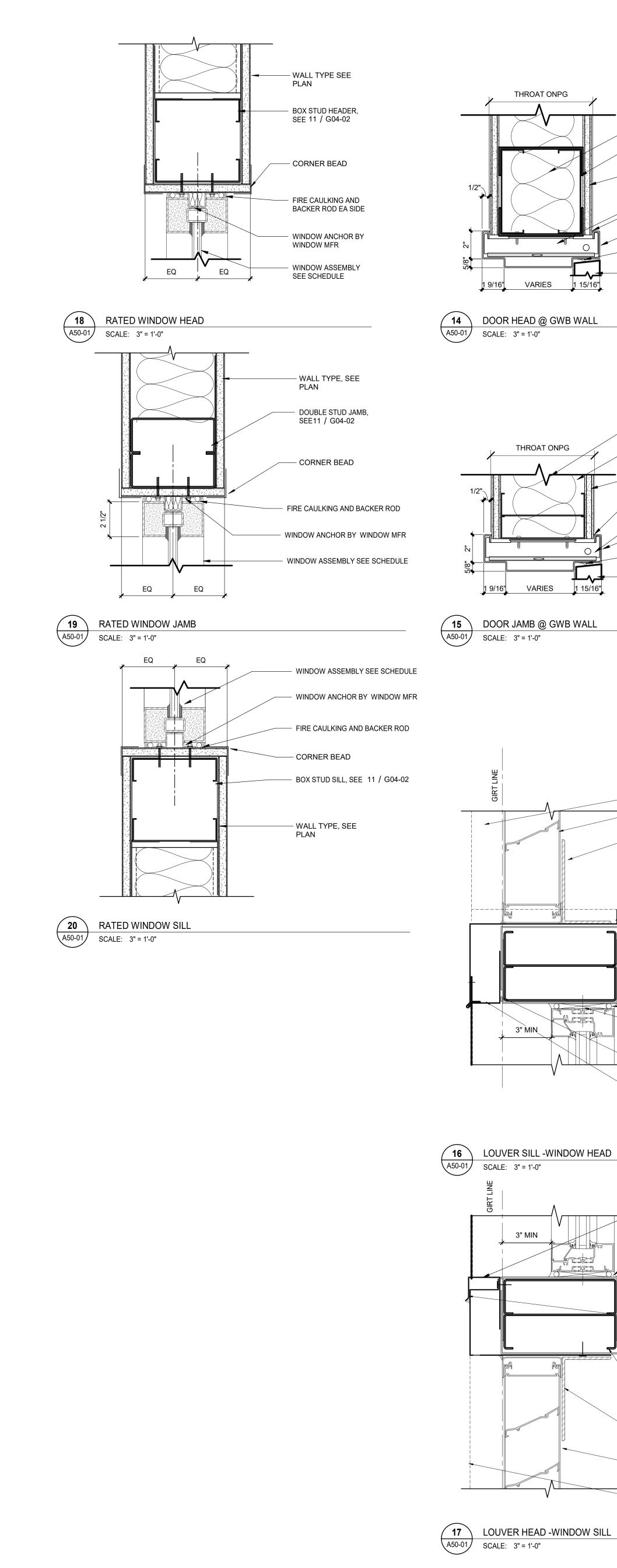
\ A50-03 / 13 A50-03

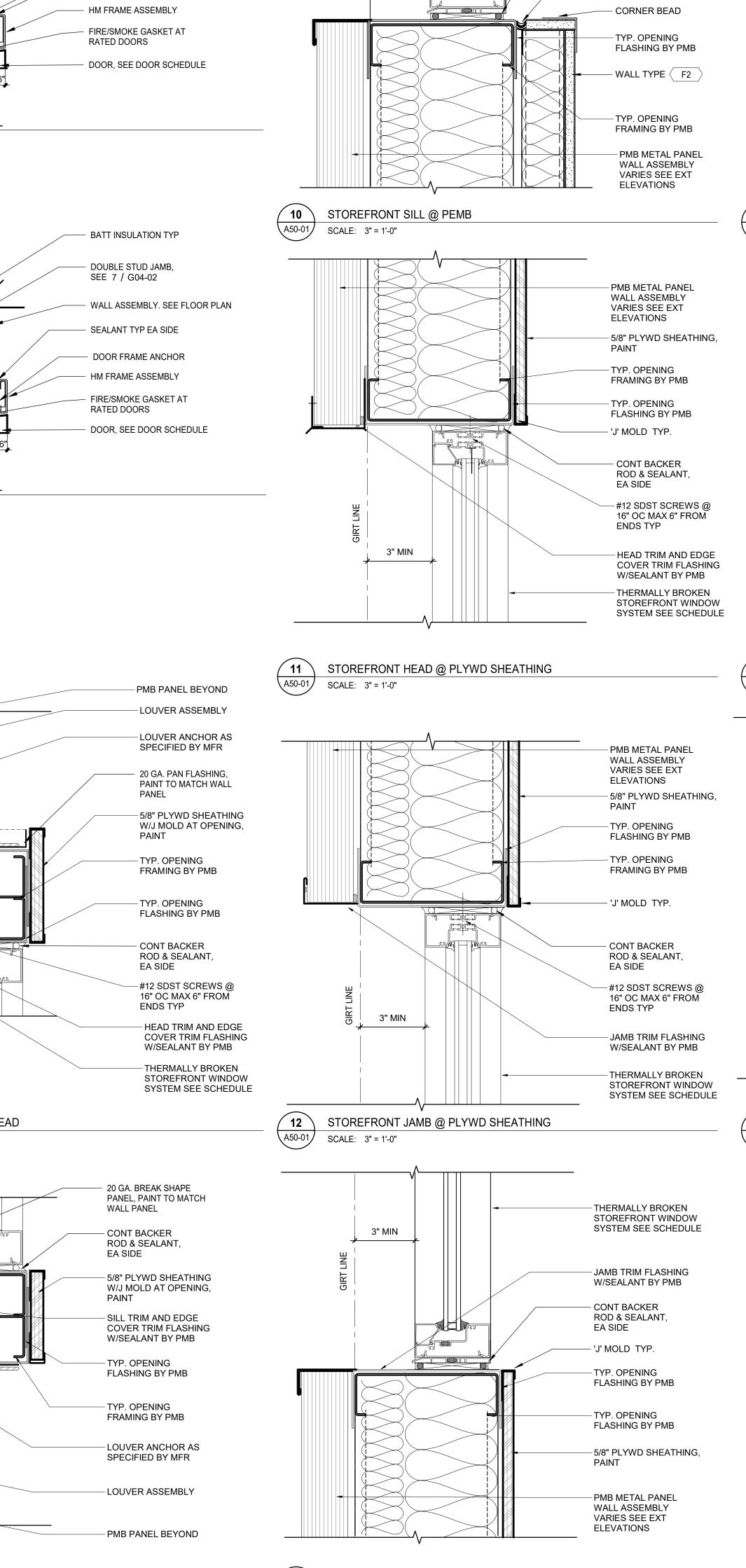


TYP WALL SECTION @ GRID 1 - OFFICE **1** A44-01 SCALE: 1/4" = 1'-0"

(8) – HIGH EAVE TRIM, BY PEMB MFR STANDING SEAM METAL ROOF ASSEMBLY, BY PEMB MFR. SEE 9 / A50-03 FOR ADDITIONAL INFORMATION - STANDING SEAM METAL ROOF PANEL, BY PEMB MFR FOR PRESCRIPTIVE ROOF ASSEMBLY INFO, SEE11 / A50-03 - RAKE TRIM, BY PEMB MFR - SOFFIT PANEL, BY PEMB MFR - SOFFIT PANEL, BY PEMB MFR € LOW ROOF 21' - 0" ____ - FOR PRESCRIPTIVE WALL ASSEMBLY INFO, SEE 11 / A50-03 --EW-1.2 - FOR PRESCRIPTIVE WALL ASSEMBLY INFO, SEE 9 / A50-03 ------ STONE VENEER/ 8" FILLED CMU BLOCK/ 2" RIGID INSULATION BD./ 5/8" PLYWOOD SHEATHING 13 A50-03 FINISH FLOOR, SEE
 STRUCTURAL DRAWINGS ● <u>LEVEL 1</u> 0' - 0" _____ · ^ _ _ _ _ _ **2** A44-01 TYP WALL SECTION @ GRID 8 - SRE BAY SCALE: 1/4" = 1'-0"

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BATT INSULATION TYP

- DOOR FRAME ANCHOR

SEALANT TYP EA SIDE

1 15/16"

- - -

WALL ASSEMBLY. SEE WALL TYPE

BOX STUD HEADER,

SEE 7 / G04-02

13STOREFRONT SILL @ PMB /PLYWD SHEATHINGA50-01SCALE: 3" = 1'-0"

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Page 81 of 168

A50-01 SCALE: 3" = 1'-0"

THERMALLY BROKEN

JAMB TRIM FLASHING

- CONT BACKER ROD &

SEALANT, EA SIDE

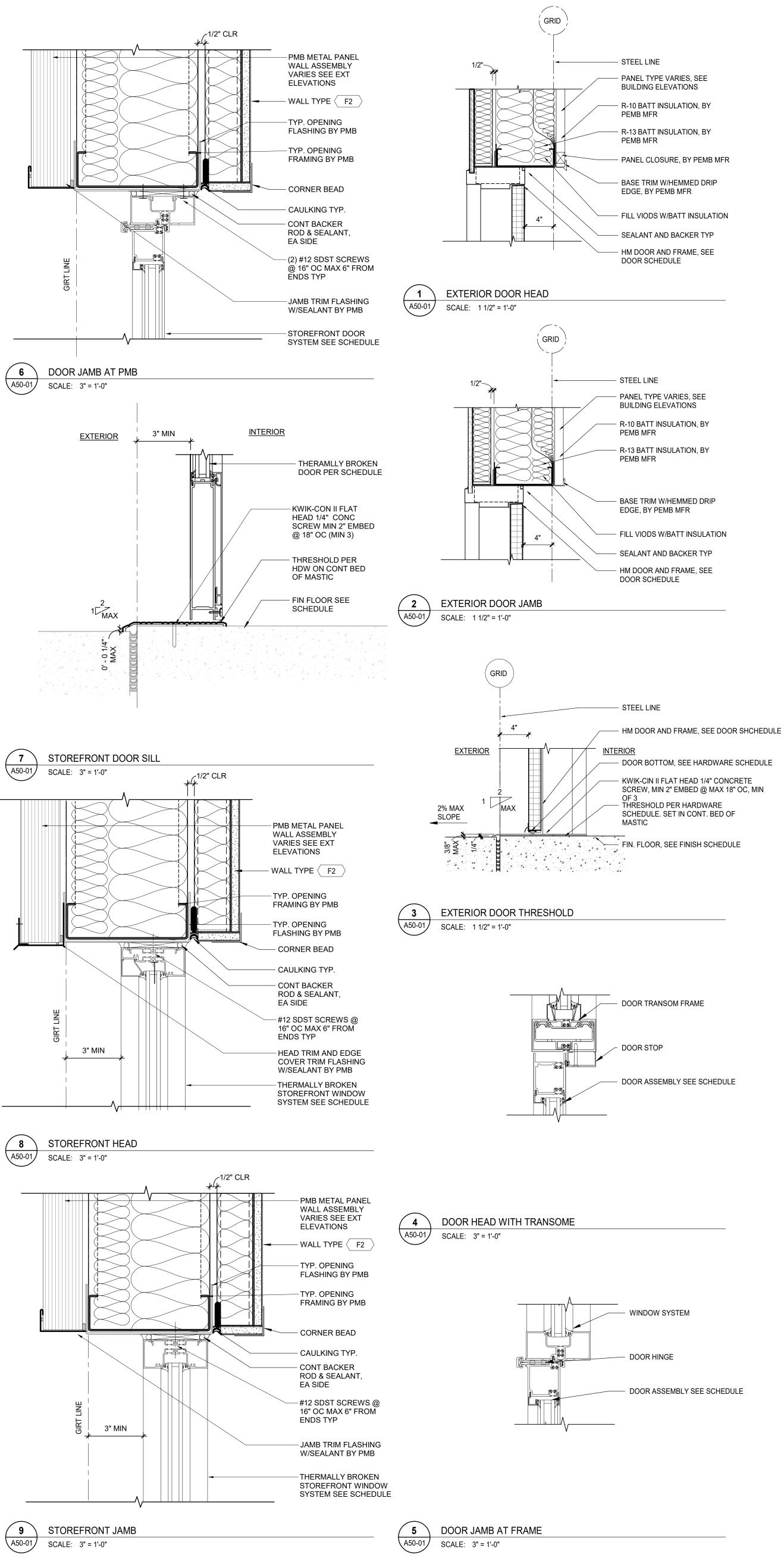
- CAULKING TYP.

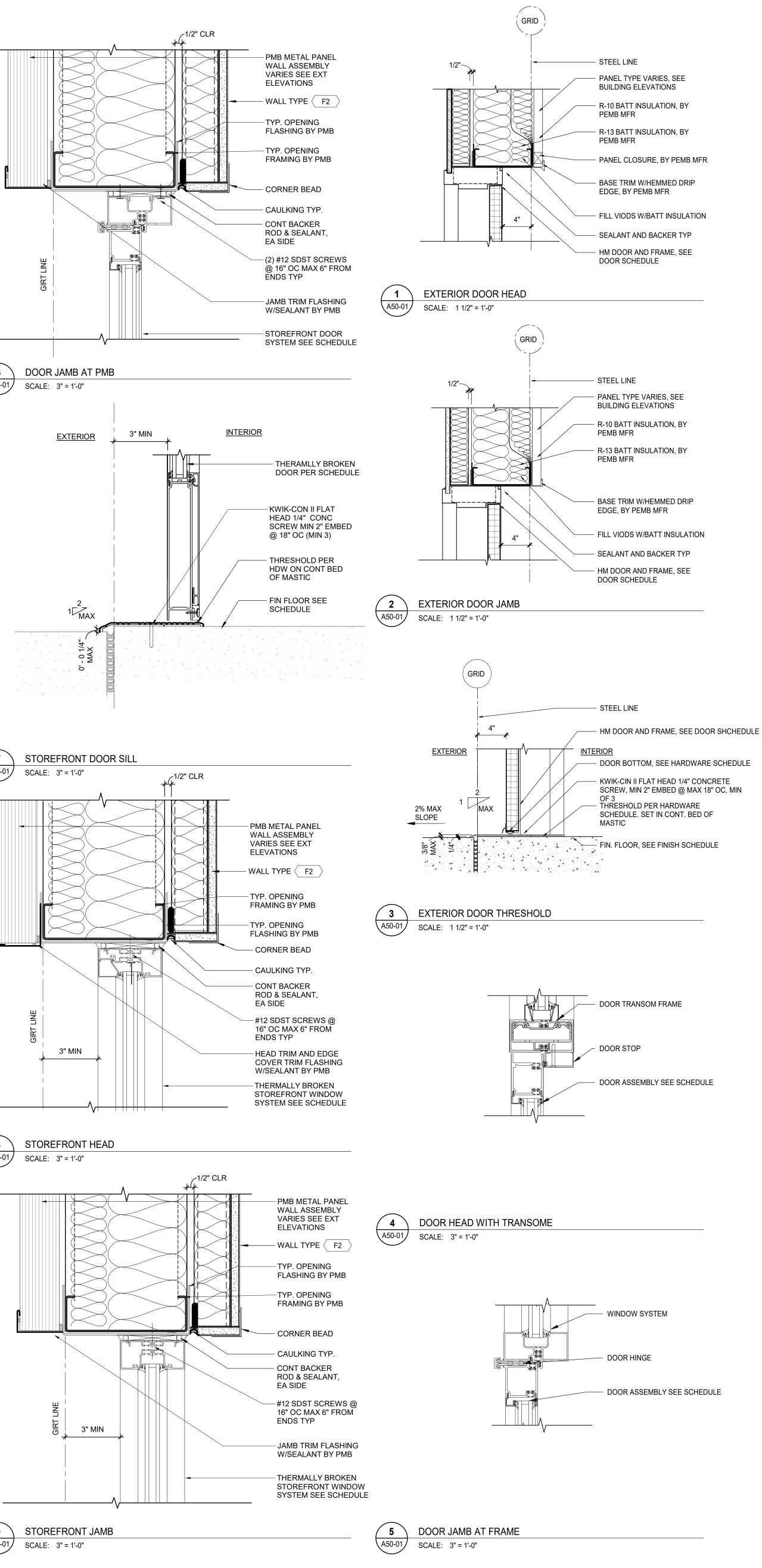
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STOREFRONT WINDOW

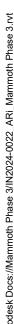
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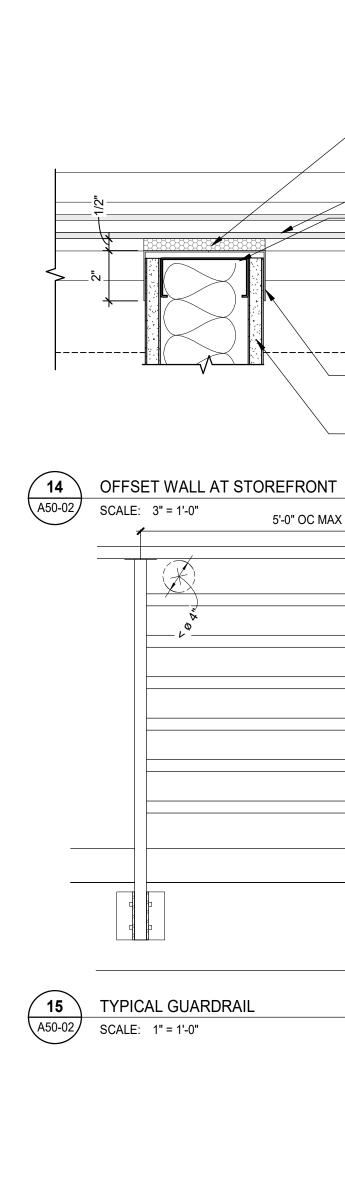
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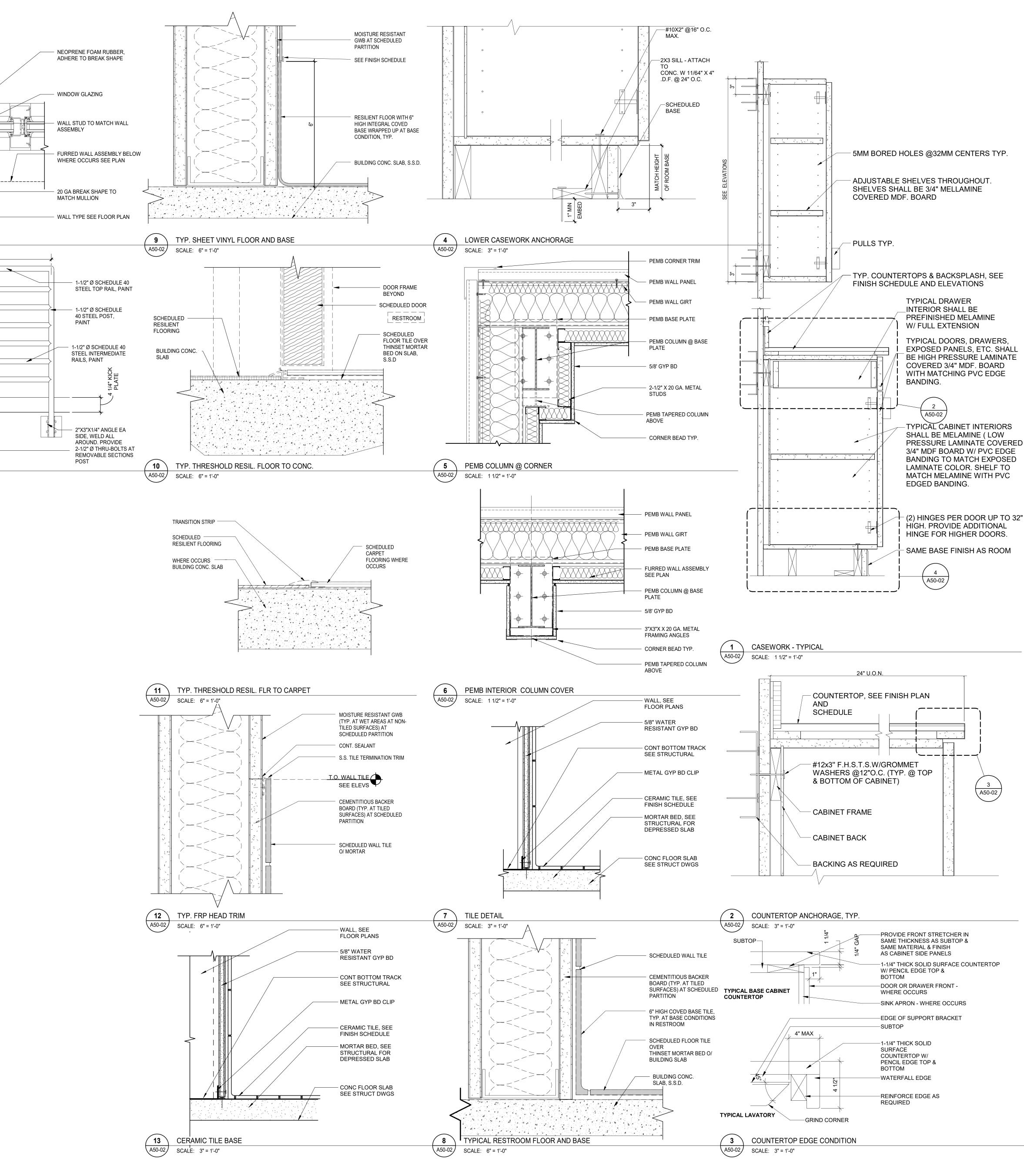




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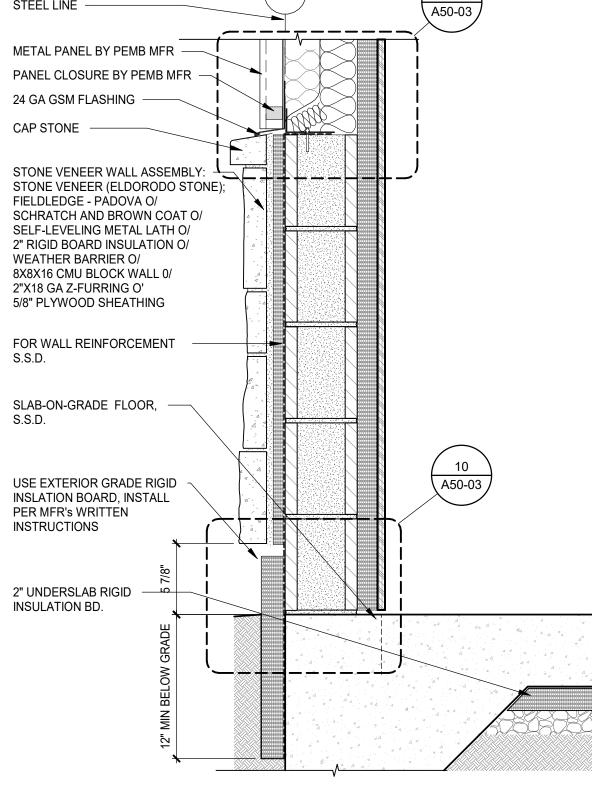




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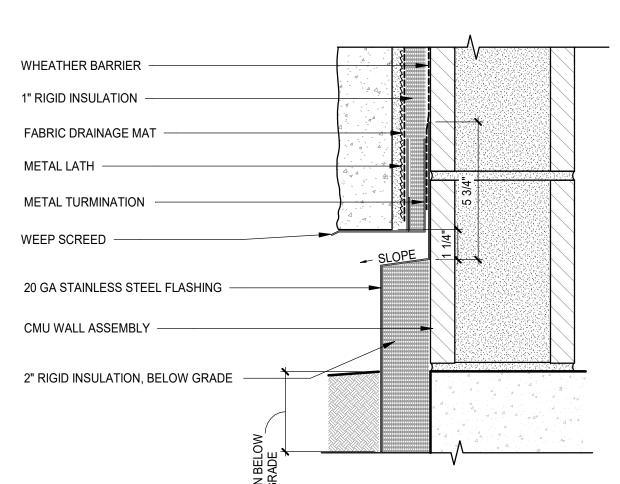


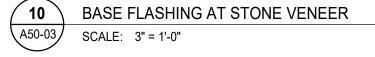


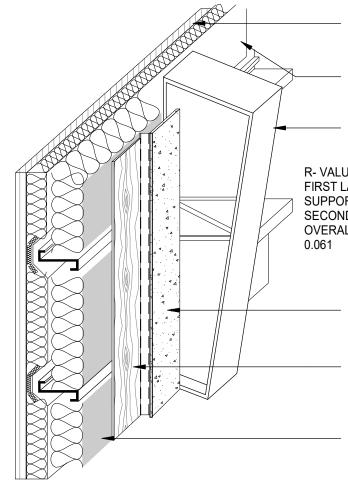
13 EXTERIOR STONE VENEER WALL ASSEMBLY

A50-03 SCALE: 1 1/2" = 1'-0"

12

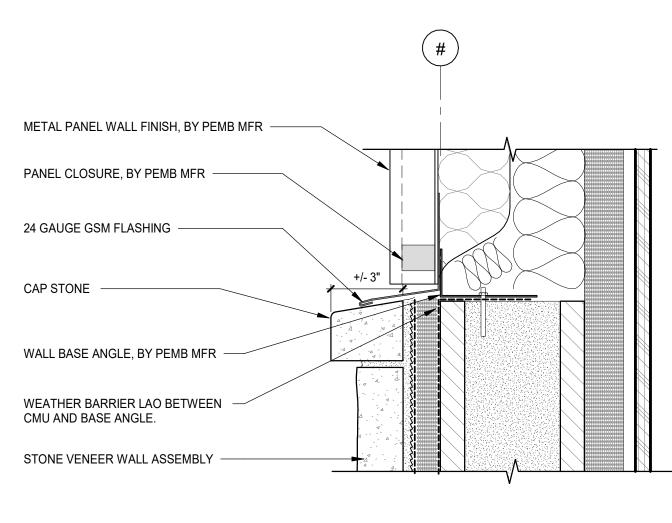








EXTERIOR WALL PRESCRIPTIVE REQUIREMENTS A50-03 SCALE: 1/2" = 1'-0"



12 FLASHING AT CAP STONE A50-03 SCALE: 3" = 1'-0"

METAL PANEL PER EXTERIOR ELEVATIONS

- R-10 INSULATION

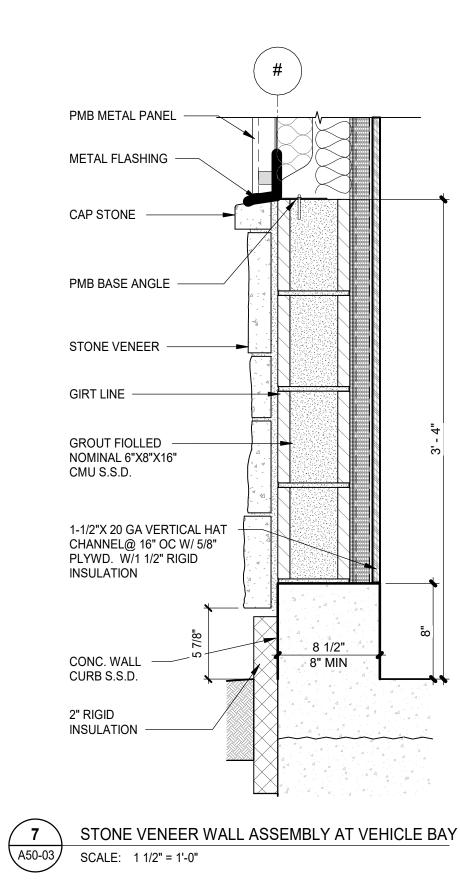
— PMB STRUCTURAL FRAMING

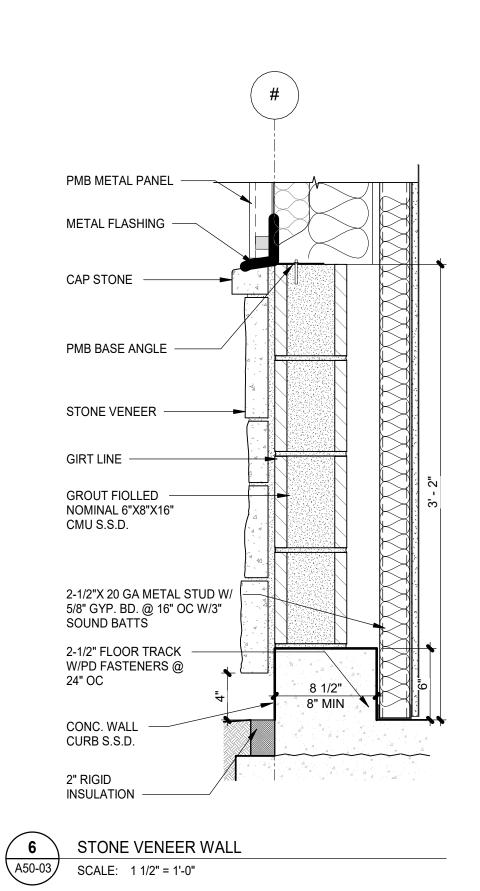
R- VALUE OF INSULATION FOR CLIMATE ZONE 16: FIRST LAYER = R-13 IS BETWEEN THE GIRTS AND SUPPORTED WALL FINISH SECOND LAYER = R-10 IS LAID OUTSIDE OF THE GIRTS OVERALL U-FACTOR:

- FURRING WALL W SOUND BATTS AND GYP. WALL BOARD SEE FLOOR PLAN

- PLYWOOD SHEATHING SEE FLOOR PLAN

- Z GIRT w/ R13 INSULATION



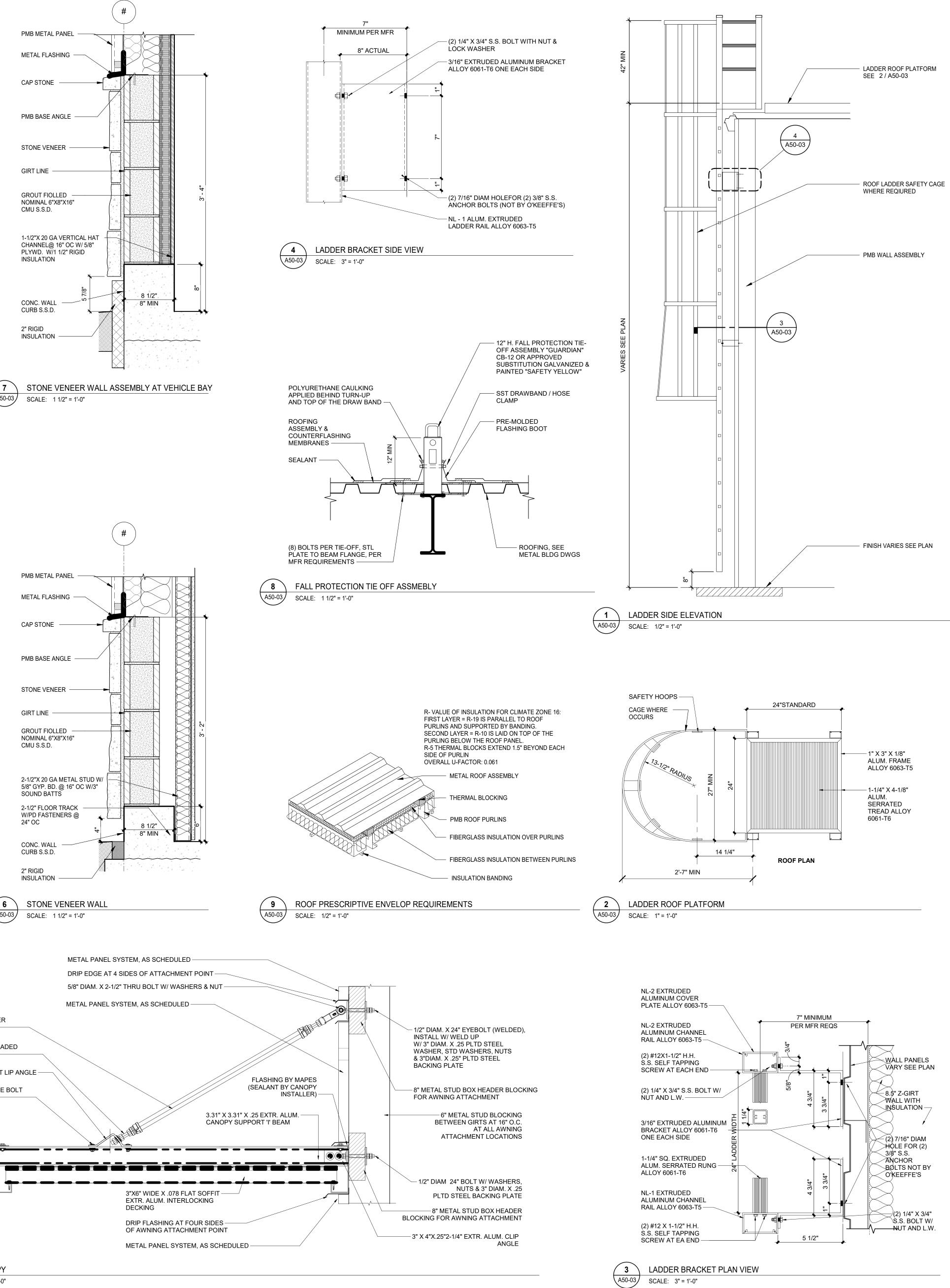


METAL PANEL SYSTEM, AS SCHEDULED -

METAL PANEL SYSTEM, AS SCHEDULED -

DRIP EDGE AT 4 SIDES OF ATTACHMENT POINT -

5/8" DIAM. X 2-1/2" THRU BOLT W/ WASHERS & NUT -



3"X6" WIDE X .078 FLAT SOFFIT -EXTR. ALUM. INTERLOCKING DECKING

DRIP FLASHING AT FOUR SIDES -OF AWNING ATTACHMENT POINT

METAL PANEL SYSTEM, AS SCHEDULED -

METAL CANOPY 5 A50-03/ SCALE: 1 1/2" = 1'-0"

1" X SCH. 40 HANGER

ADJUSTMENT ROD —

ASSMEBLY —

9'-0" A.F.F

5/8" DIAM X 6" THREADED

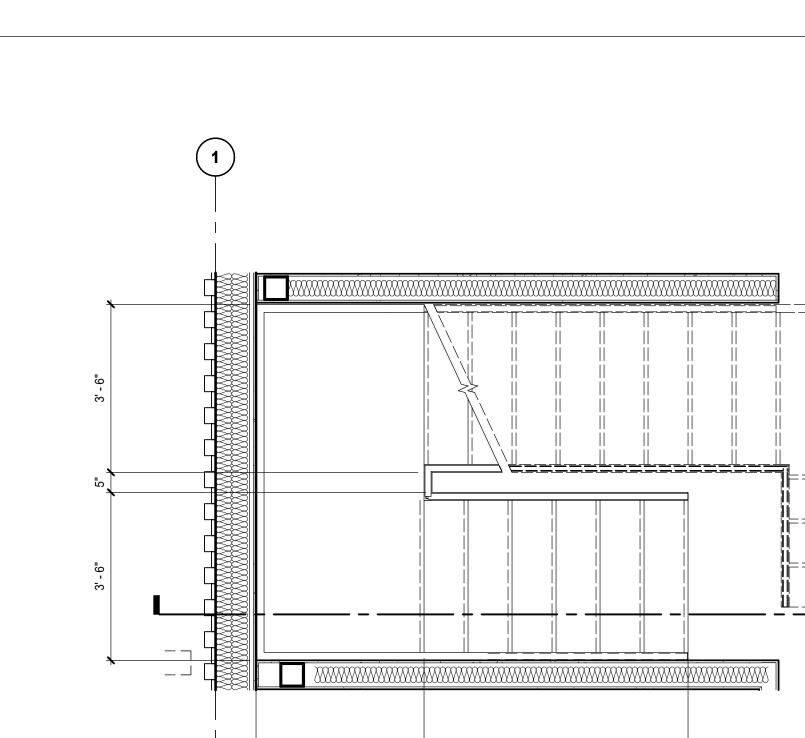
3/8" DIAM. CARRIAGE BOLT

EXTR. ALUM. FRONT LIP ANGLE -

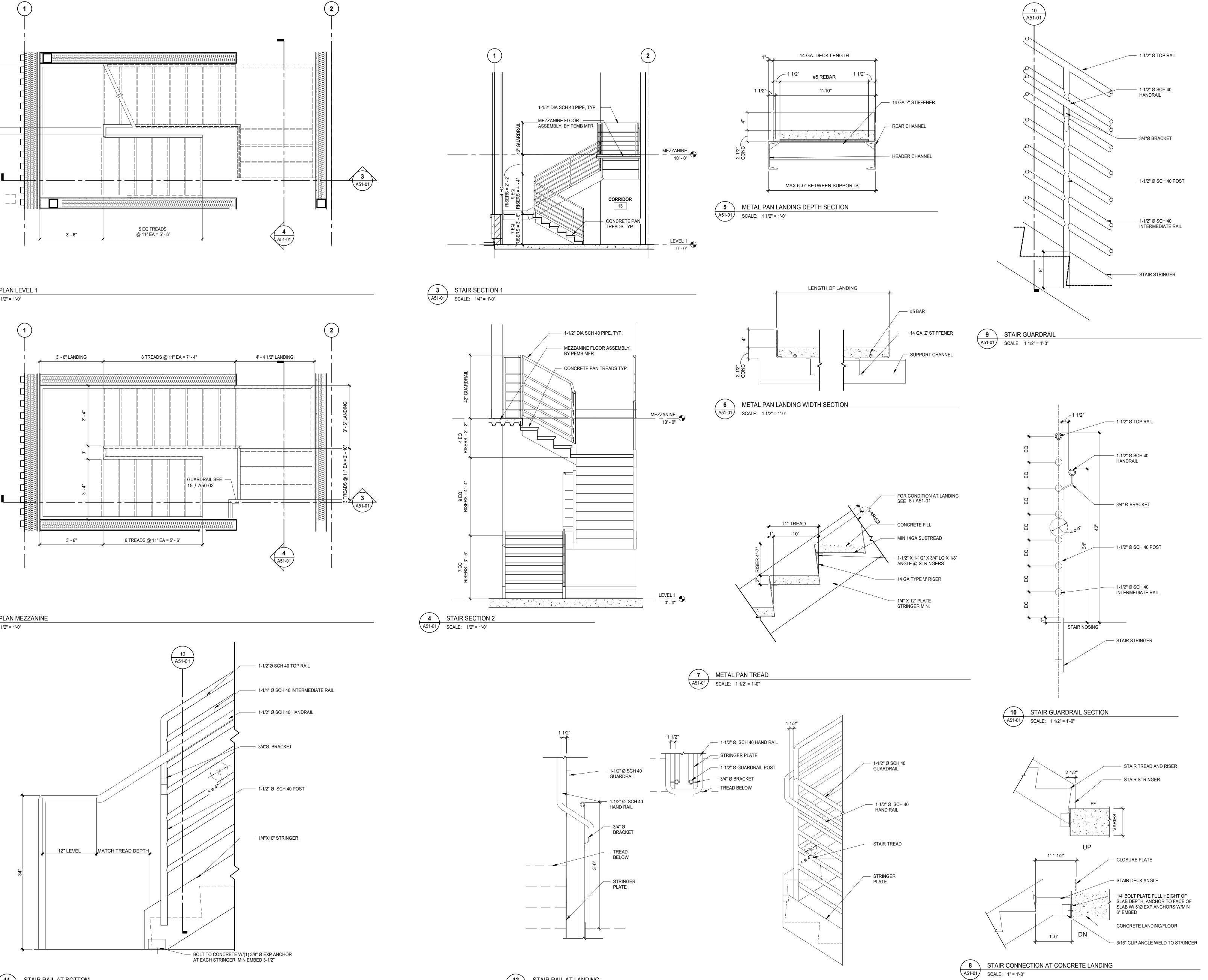
PIPE ASSEMBLY —

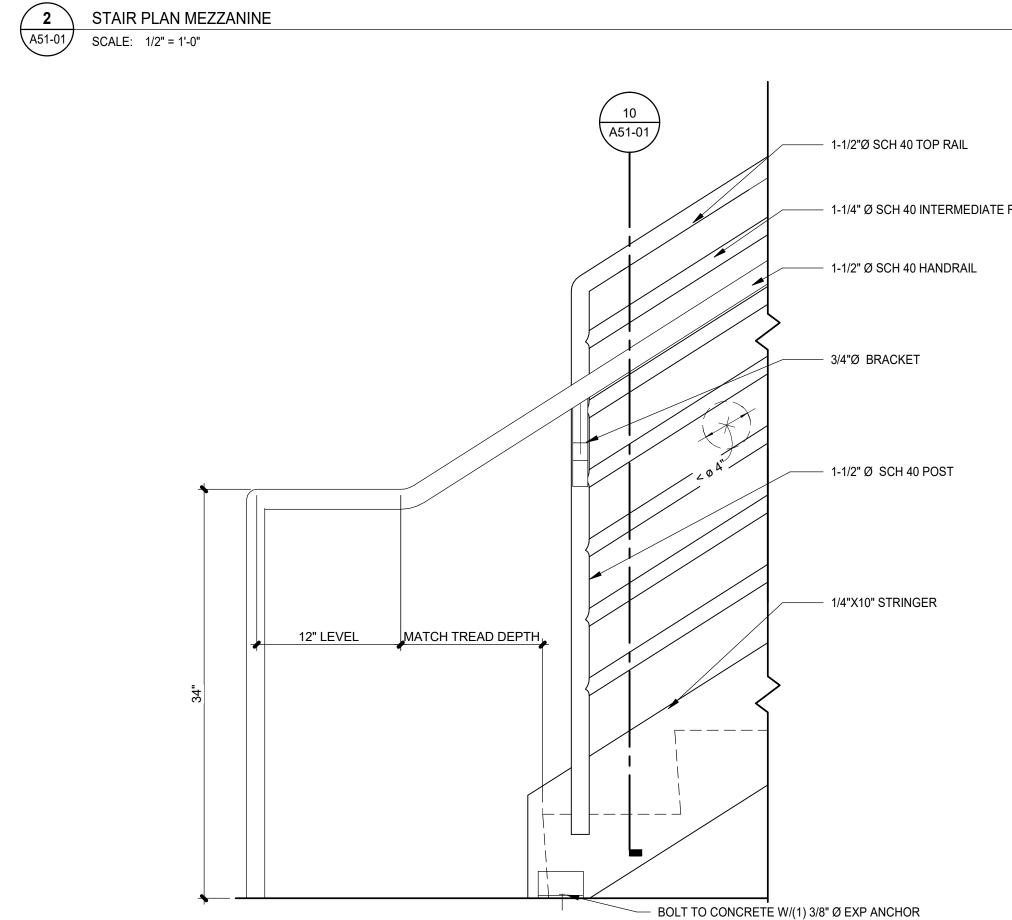
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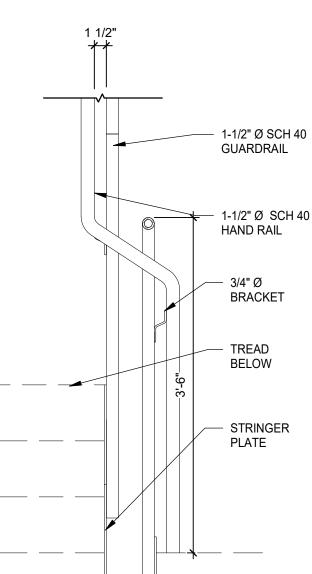


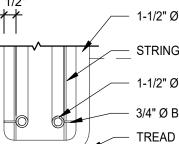










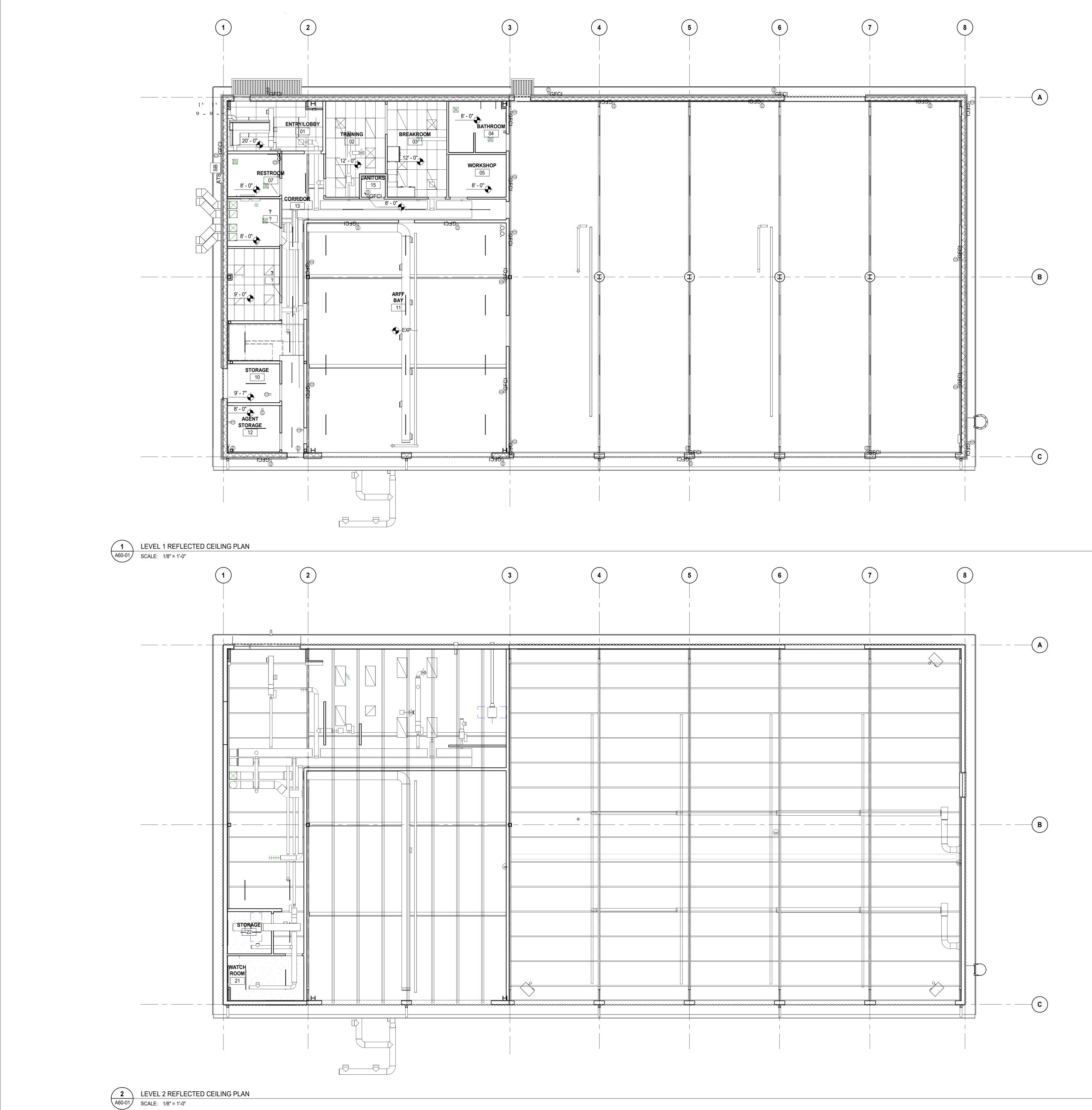




12STAIR RAIL AT LANDINGA51-01SCALE: 1" = 1'-0"

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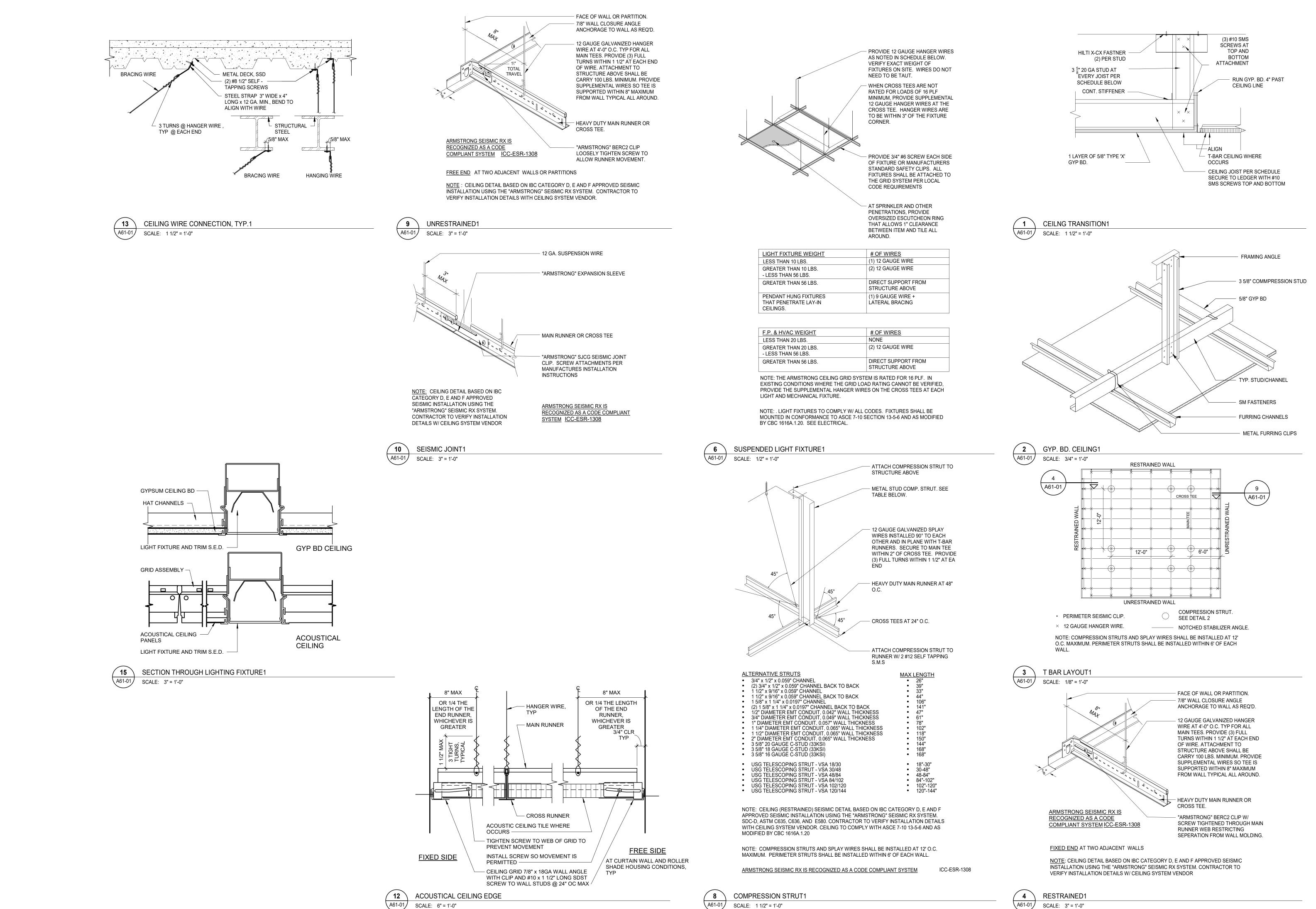


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I. Interpretation of drawings & specifications

- A) For convenience, specifications have been prepared for this project and are arranged in several sections, but such separation shall not be considered as the limits of the work required by any separate trade. The terms and conditions of such limitations are wholly between the contractor and his subcontractors. B) In general, the working details will indicate dimensions, positions and kind of
- construction, and the specifications will indicate qualities and methods. Any work indicated on the working details mentioned but not in the specifications, or vice versa, shall be furnished as though fully set forth in both. Work not particularly detailed, marked, or specified, shall be the same as similar parts that are detailed, marked, or specified. If conflicts occur between drawings and specifications, the most expensive materials or methods will prevail. C) Should an error appear in the working details or specifications or in work done by others affecting this work, the contractor shall notify the architect at once and in writing. If the Contractor proceeds with the work so affected without having given such written notice and without receiving the necessary approval, decision or instruction in writing from the owner, then he shall have no valid claim against the owner, for the cost of so proceeding and shall make good any resulting damage or defect. No verbal approval, decision, or instruction shall be valid or be the basis for any claim against the owner, its officers, employees or agents. The foregoing includes typical errors in the specifications or notational errors in the working details where the interpretation is doubtful or where the error is sufficiently apparent as to place a reasonably prudent contractor on notice that, should he elect to proceed, he is doing so at his own risk.
- 2. Construction shall conform to all applicable codes and regulations. 3. Shop Drawing Note: A) Shop drawings shall be submitted in the form of one reproducible and two copies of each sheet.
- B) The purpose of shop drawing submittals by the Contractor is to demonstrate to the Structural Engineer that he understands the design concept by indicating which materials he intends to furnish and install, and by detailing the fabrication and installation methods he intends to use.
- C) Prior to fabrication, shop drawings shall be submitted for review to the Structural Engineer. Shop drawing submittals shall include, but are not necessarily limited to structural steel, reinforcing steel, glued laminated beams, and pre-fabricated wood roof framing items such as I-joists and trusses. D) Prior to submission the Contractor shall review all submittals for conformance with the contract documents and shall stamp submittals as being "Reviewed for Conformance". E) Shop drawing submittals processed by the Structural Engineer are not change
- orders F) Any detail on the shop drawing that deviates from the contract documents shall clearly be marked with the note "This is a Change". G) Shop drawings or calculations submitted for review that require a third
- resubmittal for re-review shall be billed hourly for such time to the General <u>Contractor.</u> Re-review will not proceed without written approval from the General Contractor for additional engineering review services. 4. Safety Note:
- A) It is the Contractors responsibility to comply with the pertinent sections, as they apply to this project, of the "Construction Safety Orders" issued by the State of California latest edition, and all OSHA requirements. B) The owner and the Structural Engineer do not accept any responsibility for the Contractor's failure to comply with these requirements. C) The Contractor shall be responsible for adequate design and construction of
- all forms and shoring required. 5. The Contractor shall notify the Architect and Structural Engineer where a conflict <u>or a discrepancy occurs between the structural drawings and any other portion of</u> the contract documents or existing field conditions. Such notification shall be given in due time so as not to affect the construction schedule. In case of a conflict between structural drawings and specifications, the more restrictive condition shall take precedence unless written approval has been given for the least restrictive. Contractor shall verify all dimensions with architectural and structural drawings prior to commencing any work.
- 6. Where no specific detail is shown, the construction shall be identical or similar to that indicated for like cases of construction on this project. Should there be any question, contact the Architect and Structural Engineer prior to proceeding. 7. When construction attaches to an existing building, a complete set of drawings of the existing building shall be kept on the job site. Contractor to obtain these
- drawings from the owner. 8. Any substitutions for structural members, hardware, or details shall be reviewed by the Architect and Structural Engineer. Such review will be billed on a time and materials basis to the General Contractor with no guarantee that the substitution will be allowed.
- 9. Do not scale drawings. Contact the Architect or Structural Engineer for any dimensions not shown. 10. These drawings are not complete until reviewed and accepted by the local building
- official and signed by the owner and the Structural Engineer II. All drawings and written material appearing herein constitutes the original and unpublished work of the Structural Engineer and the same may not be duplicated,
- used or disclosed without written consent of the Structural Engineer. 12. The structure shown on these drawings is structurally sound only in its completed form. The stability of this structure depends on the diaphragms and the bracing members shown. The Contractor is to provide for the design and construction of shoring for all earth, forms, concrete, steel, wood, and masonry to resist gravity, earth, wind, seismic, and construction loads. Shoring shall remain in place until all diaphragms and lateral resisting elements are in place in their entirety. Construction materials shall be spread out if placed on framed floors or roofs. Load shall not exceed the design live load per square foot.

Decian Criteria

<u>Design Criteria</u>		
I. Code: 2022 California Buildi	ng Code (CBC)	
2. Design Live Loads:	-	
<u> </u>	<u>Live Load</u>	<u>Remarks</u>
Roof		
A) Flat to < 4:12	Lr = 20 psf	Reducible per code
B) 4:I2 to ≤ I2:I2	Lr = 12-20 psf	Reducible per code
3. Snow Design Parameters:	,	•
Ground Snow Load		Pg = 100 psf
Flat-Roof Snow Load		$P_f = 76 psf$
Snow Exposure Factor		Ce = 0.90
Snow Load Importance	Factor	Is = 1.20
Thermal Factor		Ct = 1.0
4. Wind Design Parameters:		
Basic Design Wind Spe		\vee = 110 mph
Nominal Design Wind sp	eed (3-sec gust)	Vasa = 86 mph
Risk Category		IV
Exposure Category	•••••	C
Internal Pressure Coef	ficient	±0.18
Analysis Method		Directional Procedure
5. Earthquake Design Paramete		
5.1. Seismic Importance i Bials Cata again	Factor	$I_E = 1.5$
Risk Category	0.0	IV 'D'
5.2. Soil Site Classification		レ 'ア'
5.3. Seismic Design Cate		\mathcal{D}
5.4. Mapped Spectral Re	esponse accer	6 17080
A) Short period		$S_{s} = 1.798g$
B) I-sec period		SI = 0.610g
5.6 Design Spectral Res A) Short Period	Sponse Accel	$G_{-2} = 1.134$ c
		$S_{DS} = 1.439g$
B) I-sec period	ting Gustom	SDI = 0.69lg
5.7 Seismic Force Resis	ling syslem	By Others By Others
5.8 Seismic Base Shear	aafficiant	By Others By Others
5.9 Seismic Response Co 5.10 Component Response		By Others By Others
5.10 Component Response		By Others

Foundations

5.11 Analysis Procedure

- I. Foundation design is based on the geotechnical report by Brandley Engineering, dated October 27th, 2022. 2. All building pad preparation and foundation work shall be done in accordance with the requirements of the geotechnical report. Copies of the report may be
- obtained from the engineer upon request
- 3. The Geotechnical Engineer shall observe all footing excavations prior to placement of reinforcing steel and concrete.
- 4. Foundation depths indicated on plans are for estimating purposes only. Actual depths are to be determined by the Geotechnical Engineer on the jobsite as required.
- 5. When structural observation is required, structural engineer shall observe footing reinforcing steel prior to concrete placement. Provide 48 hours notice to
- structural engineer prior to concrete placement. 6. The contractor shall be solely responsible for all excavation procedures including, but not limited to, lagging, shoring and protection of adjacent property, structures, streets, and utilities in accordance with the local building department.
- 7. Foundation type: <u>conventional spread footings</u> Spread footing design values: <u>Allowable Bearing Pressures</u>
 - DL + LL DL + LL + wind or seismic 2,666 psf Lateral Resistance Passive Pressure Coefficient of friction
 - 450 pcf 0.25 Minimum footing dimensions

2,000 psf

depth = 36" width = 36" (spread footings)

Equivalent Lateral Force

Prefabricated Metal Building

- Cold-Formed Steel Structural Members".
- 2. Metal Building Manufacturer (MBM) shall be AISC category 'MB' certified. 3. Drawings, calculations and engineering data on structural sections for all compoñents shall be submitted to the Owner for review prior to fabrication. See Design Criteria Notes for loading information. 4. Calculations and drawings shall be signed by a Civil or Structural Engineer
- registered in the state in which the project is located. 5. Building manufacturer shall provide plan drawing showing column locations and anchor bolt locations prior to fabrication. Anchor bolt sizes, numbers, and locations are to be designed and detailed by MBM. MBM shall furnish required anchor bolts
- and setting templates.
- 6. Contractor shall verify all dimensions with Architectural drawings and MBM column layout prior to foundation construction. 7. All hardware required for connecting building components shall be designed, detailed and provided by building manufacturer.
- 8. Contractor shall provide temporary erection bracing as required. 9. Building designer shall account for the weight of all mechanical equipment in the design of all building components which support such units. 10. Foundation design is based on preliminary evaluation of metal building reactions.

Structural Deferred Submittals

- Deferred submittals shall conform to the 2022 CBC. 2. The following are structural deferred submittal items: A. Prefabricated Metal Building Stairs Sprinklers
- Canopies Foundation Design (Foundation Plan shown for bidding purposes only) Generator Pad sections and/or details, and design calculations stamped and signed by a Professional Engineer licensed in the State of California.
- 3. The submittal shall include but shall not be limited to layout drawing, any necessary
- 4. Submittal documents for deferred submittal items shall be submitted to the Architect or Engineer of Record for review prior to submission to the Building Official. each deferred submittal. documents have been approved by the Building Official.
- 5. Ten working days shall be allowed for the Architect or the Engineer to review 6. The deferred submittal items shall not be installed until their design and submittal
- 7. Deferred submittals shall be made for enough in advance such that no delay in construction occurs.

Lightgavge Metal Framing

- ASTM A653 or ASTM AIOII with minimum yield strength of 33 ksi for 18 ga and lighter and 50 ksi for 16 ga and heavier.
- I. All metal framing shall be formed from corrosion resistant steel conforming to 2. Metal framing shown on the structural drawings shall have channel type sections
- with stiffened flanges. 3. Metal tracks shall be the same gauge as framing which it supports, unless noted otherwise, with minimum flange width of 1/4".
- 4. Galvanized coating must meet the ASTM C955 specification. 5. Factory punch-outs to be located along the centerline of the webs of the members and have a minimum center-to-center spacing of 24". Punch-outs to have a maximum width=1/2", and a maximum length=4". Lightgauge framing members shall be cut such that the minimum distance between the end of the member and the near edge of
- the web punch-out=10". 6. All header members shall be un-punched.

Concrete Masonru

- 1. 28-day compressive strength of concrete masonry (f'm) shall be f'm = 2000psi for all uses. Full masonry stresses are used in design. 2. Concrete block units shall conform to ASTM C-90. Units shall be lightweight with a maximum unit weight of 105 pcf.
- 3. Mortar shall be Type S.
- otherwise on plan
- 5. Compliance with the requirements for the specified compressive strength of masonry, f'm shall be in accordance with section SI.4B of the TMS402/602-16. For unit strength method see table below for required 28-day compressive strength of the concrete block units, grout, and mortar.

required <u>specified f'm</u> <u>co</u> 2000

- 2250 2500
- Unit strength method shall no excess of 2500 psi.
- 40 for #3 and smaller.
- diameters minimum, unless noted otherwise 8. Vertical reinforcing shall be held in position at top and bottom and at intervals not to exceed 200 bar diameters.
- 9. Each vertical bar in walls shall lap 48 diameters with a dowel of the same size extending into the foundation. Carry each dowel to within 3" of the bottom of the foundation and terminate with 90° hook. Dowels shall be straight and plumb. 10. Place all horizontal bars in bond beam units. When 2 bars are used, stagger laps a
- minimum of 5'-O".
- walls, unless noted otherwise on drawings.
- 12. Before block is placed on concrete, thoroughly clean concrete and remove all laitance and loose material. Roughen concrete surface to 46" amplitude. 13. Concrete block masonry shall be built to preserve the unobstructed vertical continuity of the cells. All head and bed joints shall be solidly filled with mortar for a distance in from the face of the unit not less than the thickness of the face shell.
- Bond shall be provided by lapping successive courses or by equivalent mechanical anchoraae. 14. Vertical cells shall have vertical alignment sufficient to maintain a clear unobstructed continuous vertical cell measuring not less than 2"x3".
- 15. Low Lift (lift height up to 5'-4")
- 16. <u>High Lift (lift height greater than 5'-4" and up to 12'-8")</u>
- exceed 32"cc. The cleanouts shall be sealed after inspection and before 17. Thoroughly clean all cells and bond beams of mortar projections, mortar droppings,
- or other foreign material before grouting. 18. All grout shall be thoroughly consolidated by mechanical vibration during placement
- in a manner to provide solidly grouted spaces.

- 22. Use open end block for all stack bond construction.

I. Design and fabrication shall conform to the 2022 California Building Code (CBC), and the latest editions of AISC "Specifications for the Design, Fabrication, and Erection of Structural Steel Buildings", and AISC "Specifications for the Design of

- Final building reactions are to be submitted to the Owner for validation of foundations prior to construction. The foundation design may need to be revised to meet the final building reactions.

- 7. Design properties of metal framing studs, channels & tracks shall conform to (or exceed) the Steel Stud Manufacturer's Association (SSMA) Product Technical Information catalog & ICC Report # ESR-3064P.

4. Grout shall comply with ASTM C476. All cells to fully-grouted unless specified

JUL, AND MORLAR.		
<u>d 28-day compressiv</u>	<u>ve strenqth</u>	
onc block units' (psi)		<u>mortar (psi)</u>
2000 '	2000' min	1800 '
2600	2250 min	1800
3250	2500 min	1800
ot be used for specif	ied compressi	ive strengths in

6. Reinforcing steel shall conform to ASTM A615-grade 60 for #4 and larger, grade 7. All reinforcement shall be continuous. Stagger splices where possible. Lap bars 48

- II. Provide 2-#5 bars (full height of wall at jamb and extending a minimum of 2'-6" past edges of openings at head and sill) each side of all openings and each end of all
- All cells shall be filled solidly with grout. Grout shall be placed in a continuous pour in lifts not exceeding 5'-4" where cleanouts are not provided. All grouting shall be done under the continuous observation of the owner's testing laboratory.
- Cleanout openings shall be provided in the bottom course of wall to be filled at each lift or pour of grout where such lift or pour of grout is in excess of 5'-4" in height. Maximum lift or pour height shall not exceed 12'-8". Cleanouts shall be
- provided at each cell. However, if the course at the bottom of the pour is constructed entirely of inverted open-end bond beam units, cleanout openings need only be provided at reinforced cells. Maximum cleanout spacing shall not
- 19. When grouting is stopped for one hour or longer, horizontal construction joints shall be formed by stopping the pour of grout 1/2" below the top of the uppermost unit. 20. All embedded items (bolts, etc.) shall be securely positioned prior to grouting. Provide a minimum of I" grout around all bolts in masonry. See Typical Details Sheet. 21. Pipes and electrical conduits shall not be embedded in concrete masonry except where specifically approved by the structural engineer.

- Concrete
- I. Structural concrete shall attain 28-day compressive strength as required in note #30. Maximum slump shall not exceed 4
- 2. Concrete mix designs shall be prepared by a registered Civil Engineer, reviewed by Owner's testing laboratory and submitted to the Structural Engineer for review. Selection of concrete mix proportions shall be per ACI 318-14 Section 26.4.3. # 26.4.4.
- 3. Concrete mix design shall conform to technical specification section P-610. 4. Cementitious materials: Cement shall conform to ASTM C-150 type I or II.
- Fly ash shall conform to ASTM C-618. Max quantity of fly ash shall be as given in specs (15% max v.n.o.) 5. Concrete aggregates shall conform to ASTM C-33 for normal weight concrete and
- ASTM C-330 for light weight concrete. 6. Water shall be clean and free from injurious amounts of oils, acids, alkalis, salts,
- organic materials or other substances deleterious to concrete or reinforcement. 7. Non-shrink grout or drypack shall consist of a premixed nonmetallic formula. See note #27 for additional information.
- 8. Reinforcing steel shall conform to ASTM A615-grade 60 for #4 and larger, and ASTM A615-grade 40 for #3 and smaller, except reinforcing steel to be welded shall conform to ASTM A706. Contractor shall submit rebar mill certificates. 9. Welded Wire fabric shall conform to ASTM A-1064.
- 10. All preheating and welding of reinforcing bars shall be done in accordance with AWS DI.4 latest edition and shall be continuously inspected by a qualified laboratory. Contractor shall furnish WPS for all rebar welding to the laboratory. Reinforcing steel shall be fabricated according to "Manual of Standard Practice
- for Reinforced Concrete Construction" 12. Dimensions shown for location of reinforcing are to the face of bars listed and denote clear coverage. Non-prestressed, cast-in-place concrete coverage shall be as follows, u.n.o.:
 - Cast against earth (except slabs) Cast in forms and exposed to earth or weather #6 & larger
 - #5 & smaller Beams & columns (ties)
 - Beams & columns (main reinf) Cast-in-place walls
 - (exterior face & soil side) Cast-in-place walls
 - (interior face #11 & smaller) Tilt-up walls
 - Slabs (on forms) Slabs (on ground)
- 2" clr from top u.n.o. 13. Splices in continuous reinforcement shall be lapped u.n.o., lap bars per note 31 v.n.o.. Splices in adjacent bars shall be greater than 5'-O" apart. Splice continuous bars in soil-bearing grade beams, structural slabs on grade and mat foundations as follows u.n.o.: top bars at centerline of support; bottom bars at mid-span. Splice continuous bars in elevated slabs and beams, etc. as follows u.n.o.: top bars at mid-span; bottom bars at centerline of support. All bars size #14 and larger shall be continuous for full length shown or spliced with mechanical couplers as noted in

see above

see details

- details. Splices in WWF shall overlap 2 squares minimum. 14. The minimum clear spacing between parallel bars in a layer shall not be less than the larger of bar diameter, I", or 33% greater than the maximum aggregate size (nominal), whichever is greatest. This requirement also applies to the clear spacing between different layers of parallel bars and to the clear distance between a
- contact lap splice and adjacent splices or bars. 15. All hooks shall be standard hooks unless otherwise shown or noted. At walls,
- provide hooks at ends of all reinforcing ends, corners and intersections, v.n.o. 16. Provide construction/control joints @ all slabs on grade as noted on plan. Proposed joint plan shall be submitted to the Structural Engineering for approval prior to construction. Concrete surface at construction joints shall be thoroughly cleaned and laitance removed. Where indicated on drawings, roughen concrete surface to ¹/4" amplitude. Concrete may be roughened by chipping the entire
- surface, sand blasting, or raking the surface to provide $\frac{y_4}{4}$ deep deformations. Remove all debris from forms before casting any concrete. 18. Reinforcing, dowels, bolts, anchors, sleeves, etc., to be embedded in concrete shall be securely positioned in forms before placing concrete.
- 19. Pipes and electrical conduits shall not be embedded in structural concrete or concrete fill over metal decking except where specifically approved by the Structural Engineer. 20. Anchor bolts (AB's) cast in concrete or masonry for wall sill and ledger/
- applications shall be headed bolts with cut threads conforming to ASTM A307 or F1554 u.n.o. Refer to "Wood notes" for additional requirements for bolts in contact with pressure treated or fire retardant material. Refer to 'Structural steel' note for requirements for anchor rods cast in concrete for column base plate and steel embed applications.
- 21. Walls shall be cast in horizontal layers of 2'-O" maximum depth. 22. Concrete in walls, piers or columns shall set at least 2 hours before placing concrete in beams, spandrels, or slabs supported thereon. 23. Consolidate concrete placed in forms by mechanical vibrating equipment
- supplemented by hand-spading, rodding or tamping. Use equipment and procedures for consolidation of concrete in accordance with the recommended practices of ACI 309 to suit the type of concrete and project conditions. Concrete shall not be dropped through reinforcing steel (as in walls) so as to cause segregation of aggregates. In such cases hoppers and chutes or trunks of variable lengths shall be used so that the free unconfined fall of concrete shall not exceed 6 feet. 24. Drill through steel columns, beams and plates to pass continuous reinforcing, u.n.o.
- 25. No wood spreaders allowed. No wood stakes allowed in areas to be concreted. 26. Additional reinforcing in precast or tilt-up panels required for lifting stresses shall be supplied by Contractor. 27. Provide #5x47-0" diagonal reinforcing at mid-depth of slab at all re-entrant
- corners typical. This applies to slab on grade, concrete over metal deck, and elevated structural slab conditions. 28. Place non-shrink grout under base plates, sill plates, etc as indicated on the
- drawings. Non-shrink grout shall be Masterflow 928 Grout by Master Builders Technologies or approved equal with a minimum f'c of 7500 psi @ 28 days.
- 29. All saw cutting shall be done after initial set has occurred to avoid tearing or damage by the saw blade, but before initial shrinkage has occurred. 30. Notify Structural Engineer a minimum of 48 hours before placing any concrete. 31. Concrete strength: (max slump = 4")

01. 001101 00	0 00 01		0.011	ip i i						
		Use	f'c	@ 28 days	Aggre	ax egate ze	Densi (lbs/ft		Max WC Ratio	
	All C	oncrete	4	4000 psi	/	"	145		0.45	
32. Develoj	oment i	lengths sha	Шb	pe provided p	per the	e table	below	vnle	ess noted	otherwise.
		Straight	: Ba	ars		With St	andara	l Ho	oks	
	Bar		f'c	\$	Bar		f	6		
	Dar	3000 ps	i	4000 psi	Dar	3000) psi	40	000 psi	
	#3	15"		21"	#3	6	, "		6"	
	#4	29"		25"	#4		"		10"	
	#5	36"		31"	#5	14	¢″		12"	
	#6	43"		37"	#6	17	7"		15"	
	#7	63"		54"	#7	20	2″		17"	
	#8	72"		62"	#8	22			19"	
	#9	80"	_	70"	#9	2			22"	
	#10	89"		78"	#10	28	3″		24"	

33. Concrete finish shall be as required by the airport. A hard trowel finish is desired inside the building. Contractor shall note that the concrete mix requires $2\% \pm 0.5\%$ entrained air for interior hard trowel finish areas. Contractor shall exercise extreme caution so that the finishing operations do not cause surface delamination

#|| 98" | 85" | #|| 3|" | 26"

- or other defects. Any defective surface finish shall be repaired or replaced by the contractor at no cost to the owner. 34. Areas of concrete located outside of the building shall have 5% ± 1.2% air
- entrainment and shall have a broom finish. 35. Concrete slab shall not be constructed and left exposed over the winter. The building shell but be completed and closed in over the slab prior to winter and freezing temperatures to protect the slab from freezing.

Structural Steel

I. Fabrication, erection and materials shall conform to the specifications and standards of the AISC, as contained in the "AISC 360-16 Specifications of Structural Steel Buildings" & the "AISC Manual of Steel Construction", 15th edition

and California Building Code latest edition. 2. Structural steel shall conform to the following specifications, u.n.o.:

Shape	<u>95</u>
Wide Flanges (W, WT)	ASTM A992
Wide Flanges (S, M), Angles (L)	ASTM A572
Channels (C), Misc Channels (MC)	ASTM A36 (<8"), ASTM A992 (<u>></u> 8")
Hollow Structural Steel (HSS)	ASTM A500, Gr. C (Fy = 50 ksi)
Steel Circular Pipes (P)	ASTM A53, Type E or S, Gr. B
Plates \$	Bars
Column Base Plates	ASTM A36
Brace Gusset Plates	ASTM A36
Beam Shear Connection Plates	ASTM A36
Column Continuity Plates	ASTM A572, Gr. 50
Beam Stiffener Plates	ASTM A36
Deck Closure Plates	ASTM A36
Stainless Steel Plates & Bars	ASTM A276
Other	ASTM A36
Nuts, Bolts, Rod	s, & Washers
General Bolts	ASTM F3125, Gr A325-N
Slip Critical Bolts (see note #4 below)	ASTM F3125, Gr A325-SC
High Strength Bolts	ASTM F3I25, Gr A325-N or Gr A490
Machine Bolts (general use)	ASTM A307
Bent & Headed Anchor Bolts	ASTM F1554, Gr. 36, 55, or 105
Partial & Fully Threaded Anchor Rods	ASTM F1554, Gr. 36, 55, or 105
Fully Threaded Rod (general use)	АSTM АЗ6 (АЗОТ Gr. A for ³ /в"Ф)
Welded Shear Connectors	ASTM AI08, Gr. 1015 thru 1020
Welded Threaded Studs	ASTM AIO8, Gr. 1015 thru 1020
Nuts for Bolts & Machine Bolts	ASTM A563
Hardened Washers	ASTM F436
Unhardened Washers	ASTM F844
Plain Washers	ASTM BI8.22.1
Royalad Machana	ACTM RIG 731

Beveled Washers ASTM BI8.23.1 3. Bolted connections shall consist of unfinished bolts per the table above unless noted otherwise. Anchor bolts cast in concrete or masonry shall be headed bolts with cut thread, full diameter body style conforming to ASTM FI554 u.n.o.. Unless noted otherwise, anchor bolts/rods shall be grade 36 except that welded anchor bolts shall be grade 55 per SI Supplementary requirements. All bolted connections and base plates shall have standard cut washers unless noted otherwise. Washers at base plates shall be placed at top and bottom of plate.

- 4. "Slip-critical" bolted connections: A) "Slip-critical" connections (A325-SC design values with special inspection) are required at all braced frame connections, at all connections along chord lines and drag lines (as noted on plans), and u.n.o., at all bolts in oversized or slotted holes.
- B) The special inspector must be present during installation and tightening operation of "slip-critical" connections. 5. All structural steel shall receive minimum of one shop coat of red primer with a minimum dry film thickness of 2.0 mils. Do not shop prime or paint areas to be field welded, fireproofed, galvanized, to receive slip-critical high strength bolts, or to be embedded in concrete. Prior to priming or painting, clean structural steel in accordance with Steel Structures Painting Council (SSPC) recommendations # as
- required by the primer # paint manufacturer. Provide additional painting as noted in the specifications. 6. All structural steel shall be erected plumb and true to line. Temporary bracing shall be installed and shall be left in place until other means are provided to adequately brace the structure. Contractor responsible for reviewing all base plate and support conditions during erection and bracing as required. See AISC
- and OSHA requirements. 7. Place non-shrink grout under all base plates before adding vertical load. See Concrete Notes for non-shrink grout requirements
- 8. Structural steel below grade shall have 3" minimum of concrete cover. 9. Provide $\frac{1}{2}$ " ϕ stitch bolts and ring fills, space at not more than 24" cc for all double anale members
- IO. At wood to steel parallel contact, attach with $\frac{1}{2}$ $^{e}\phi$ welded threaded studs at maximum 32"cc. # 6" from ends of wood member, typical unless noted otherwise. II. Holes for unfinished bolts shall be of the same nominal diameter of the bolt plus $V_{16''}$. Use standard AISC gage and pitch for bolts except as noted otherwise. Holes for anchor bolts embedded in concrete shall be of the same nominal bolt diameter plus
- ³/16" unless noted otherwise. 12. Welding shall be done by the electric arc process in accordance with American Welding Society standards, using only certified welders. All groove welds shall have complete penetration unless noted otherwise. All exposed welds shall be ground smooth. All welding to be done using ETOxx electrodes. In addition, welding of ASTM A572 grade 50 steel and ASTM A992 steel shall be done with electrodes capable of depositing weld metal with a maximum diffusible

hydrogen content of 16m1/100g (Ĥ16). Weld lengths called for on plans are the net effective lengths required. 13. Minimum fillet welds: 3/16" @ t < 1/2"

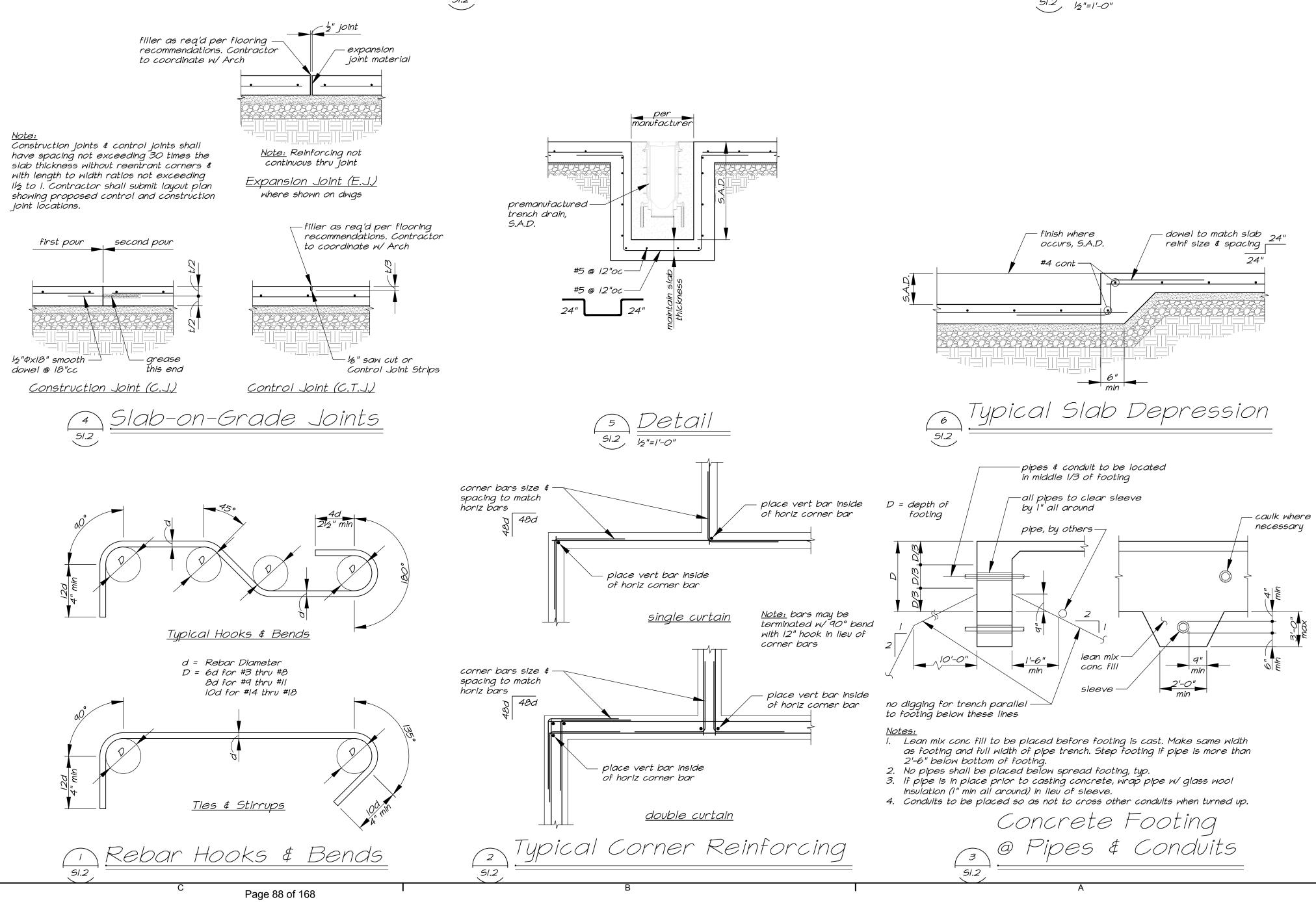
- "/4" @ t < "/4" ⁵/16" @ t > ³/4"
- 14. Welding Procedure Specifications (WPS) for shop and field pre-qualified weld joints and weld joints qualified by test shall be prepared for review prior for fabrication. All welding procedures that meet there requirements of AWS DI.I Sec. 5.I shall be considered as pre-qualified. Qualification testing is required when the depth of a partial penetration or complete penetration weld is 2" or greater 15. Structural steel # fasteners that are permanently exposed to weather shall be
- either primed and painted or hot dipped galvanized in accordance with ASTM A123 # AI53. Repair galvanizing after welding in accordance with ASTM A780. 16. When structural steel & connections will be exposed to view in the completed building, they shall be fabricated, erected & finished in compliance with Architecturally Exposed Structural Steel (AESS) quidelines & Section IO of the AISC 303-22 "Code of Standard Practice for Steel Buildings and Bridges".

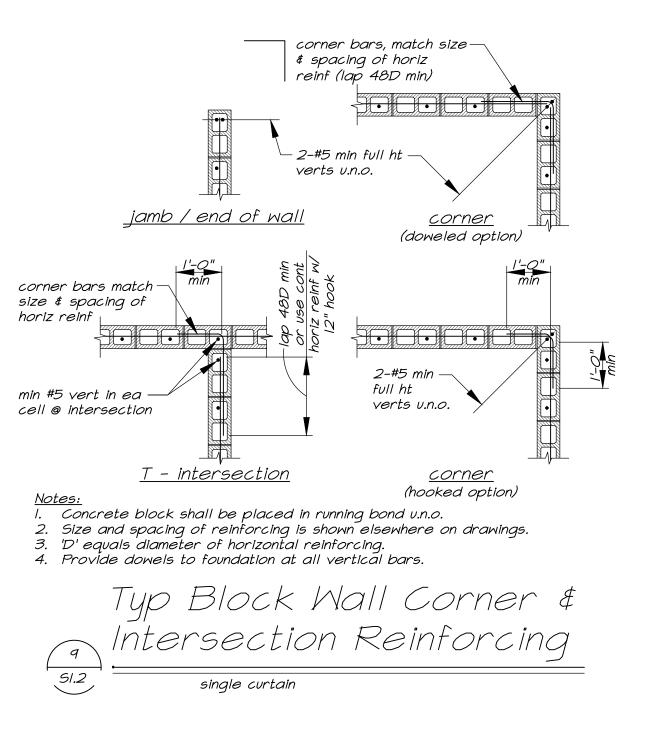
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-		
	This drawing has been prepared solely for the MAMMOTH YOSEMITE AIRPORT and there a representations of any kind made by NORR to with whom NORR has not entered into a contra	re no any party
3	This drawing shall not be used for construction until the seal appearing hereon is signed and d	
	the Architect or Engineer Project Component	
	Key Plan	
_		
	Consultants Survey: Brandley Engineering Civil: Kimley-Horn Architecture: NORR	
	Structural: Bevier Structural Eng Mechanical: NORR Electrical: NORR Interiors: NORR Fire SprinklerSacramento Engineering Consu	ltants
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	The Cannery 1631 Alhambra Blvd., Suite 100	
	Sacramento, CA, US 95816 norr.com 2479 Sunrise Blvd. Gold River, CA 95670 Tel: (916) 631-3030	
-	Fax: (916) 631-8996 Web: www.bevier.net Bevier Job No:240424	
	Project Manager Drawn JON PRICE Project Leader Checked MIKE NOVAK	
	Client MAMMOTH YOSEMIT AIRPORT	E
	Project	
1	MAMMOTH ARFF/SR	
	MAMMOTH, CALIFORNIA Drawing Title	_
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	IN2024-0022 Drawing No. S1.1	
	ARCH E Title Block - v.2023 - Rev (July/2	23) - Copyright @

Te	est i	and Inspections		
<u> </u>		and Inspections shall be provided as required below and sh	all conform	to
 2.	the rea	quirements of 2022 CBC, Chapter 17. st and Inspections shall be performed by a certified special		
Ζ.	an est by the	ablished Testing & Inspection Company, unless noted otherwi Structural Engineer do not constitute inspections and are r	se. Jobsite	visits
З.	The sp	ecial inspection. ecial inspector shall observe the work indicated for conform and construction desurants.	mance with i	the
4.	The sp	ved construction documents. ecial inspector shall furnish inspection reports to the buildin		nt,
	discre	gineer or architect of record, and other designated person pancies shall be brought to the immediate attention of the c	ontractor f	
	depari			-
5.	The sp requiri	ecial inspector shall submit a final signed report stating whe ing special inspection was, to the best of the inspector's kno	ether the wo owledge, in	prk
	confor	mance with the approved construction documents and the ap anship provisions of the 2022 CBC.		
6.	lt is th	e contractor's sole responsibility to see that these tests ar erformed.	nd inspection	ns
7.		ed Tests and Inspections are indicated below with a solid fi	illed rectand	gle
8.	inspect	Jous notation indicates the full-time observation of work req tion by an approved special inspector who is present at the lic notation indicates the intermittent observation of work.		
		<u>Tests & Documentation/Certification Required</u> Note: <u>Coordinate with building department Test & Inspectio</u>	n form.	
	□ A.	Compact fill		
	_	Concrete mix design, cement, aggregates & admixtures		
		Concrete strength f'c test		
	_	Reinforcing steel mill certification Structural steel mill certification		
	_	Structural steel, cold formed steel, and anchor bolt sampling	ng ŧ testing	(if
		not properly identified)		
	🔲 G.	Non-destructive weld test for all complete penetration gro	ove welds	by
		Ultrasonic testing or Radiography		
	$\square H.$	Masonry strength f'm Masonry mortar, grout proportion, aggregates, additives		
	<i>'.</i>	Post installed anchors: Expansion / Epoxy Anchors		
	<u> </u>	High strength bolts, nuts and washers		
	<u> </u>	End-welded studs		
	<u>М</u> .	Buckling Restrained Brace (Load Test)		
	$\square N$.	Beam to column moment connection		
	$\square O.$ $\square P.$	Veneer bond strength test Concrete prestressing tendons and anchorage		
	$\square Q.$	Shotcrete preconstruction test		
	🗌 R.	Shotcrete strength & core test		
	<u> </u>	Prefabricated items		
	$\Box T.$	Test to support alternative designs		
	□ <i>U</i> .	Isolator unit prototype & production testing <u>Verification and Inspection</u> <u>Contir</u>	nuous Pe	eriodic
	A.	STEEL I. Material verification of high-strength bolts, nuts ¢	0	•
		washers	-	
		2. Inspection of high-strength bolting, bearing \$ typical connections	0	
		3. Inspection of Welding Structural Steel: (field/shop) Complete & partial penetration groove welds	0	0
		Multi-pass fillet welds Single-pass fillet welds > ¾"	•	0
		Single-pass fillet welds ≤ ¾" Floor and roof deck welds	00	
		4. Inspection of Steel Frame Joint Details for Compliance with Approved Construction Documents	0	igodol
	□ <i>B</i> .	5. Automatic end-weld stud shear connectors CONCRETE	0	igodol
		I. Concrete Placement	•	0
		 Inspection of reinforcing steel & placement Inspection of anchors cast in concrete 	0	ĕ
		<i>4. Precast concrete attachments & inserts 5. Erection of precast concrete members</i>	0	0
	\Box	WOOD 1. Verify grade and thickness of sheathing	0	•
		 Verify nominal size of framing members at adjoining panel edges 	0	•
		3. Verify nail diameter and length, number of fastener lines, spacing between fasteners in each line and at edge margins	0	•
		4. Verify positive connection of wood members supporting balcony or deck connections to exterior walls prior to concealment	0	•
		MASONRY PLACEMENT & GROUTING Note: refer to TMS 602-16 Tables 3 & 4	0	igodol
		I. Level 2 masonry inspection (Risk Categories I, II, III)		
	E .	2. Level 3 masonry inspection (Category IV, DSA, OSHPD) SOIL (by Geotechnical Engineer)		
		I. Footing excavation 2. Pile/Pier foundation	0	
		3. Material verification below footing4. Excavation verification to proper depth	000	ĕ
		5. Placement and compaction of controlled fill	igodol	
	F.	6. Site preparation prior to placement of controlled fill POST INSTALLED ANCHORS	0	
		l. Expansion anchor installation 2. Epoxy anchor installation		0

Abbreviations

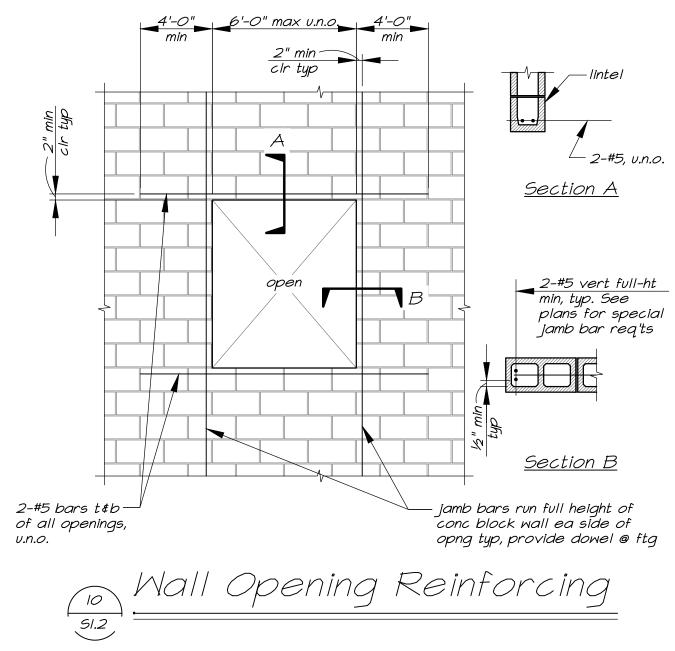
Abbre	<u>eviations</u>			
addl	Additional	114 1.	na lea horizontal	
	Alternate		ng leg horizontal ng leg vertical	
	American Institute of Steel Construction		minated Veneer Lumber	
	American Plywood Association	MBMa		
	American Society for	mfrMa		
,	Testing and Materials	maxMa	ximum	
AWS	American Welding Society	mechMe	echanical	
AB	Anchor bolt	MIMc	alleable iron	
ŧ		minMi		
arch	Architect/Architectural	miscMi	scellaneous	
@		mt1Me		
	Bottom of	N.I.CNc	t in contract	
bm		(n)Ne		
	Bearing	ntsNc	t to scale	
btr	Better		mber or pounds	
btwn	Between	0/O		
	Blocking	0COr	center	
B.S	Both sides	0WJ0p	en web joist	
	Bottom	opngdp	venina	
	Boundary nail	opp	posite	
	Ceiling	Ó.HÓp		
cć	Centér to center	0.dÓI	tside diameter	
<u> 4</u>	Center line		ntial penetration	
c1r		pcpie		
col	Column	PIPI		
СР	Complete Penetration	ply, plywdPl		
	Concrete	pcfPc	ounds per cubic foot	
	Concrete masonry unit		ounds per square foot	
conn	Connection	psiPr	ounds per square inch	
CJ	Construction Joint	PAF Pr	wder Actuated Fasteners	
	Continuous	PTDFPr	essure Treated Douglas Fir	
	Countersink	r, radRa		
CT.J	Control Joint	RDWDRe		
DL	Dead Load	reinfRe		
det		req'dRe	avired	
	Diagonal	rfRa	>ŏf	
dia ⁻	Diameter	R.ORd	vgh opening	
do	Ditto	ФR	ound or diameter	
D.F	Dovglas Fir	schedSc		
db1	Double	5.A.DSe	e architectural drawings	
dn	Down	5.E.DSe	e electrical drawinas -	
awg	Prawing	5.M.D	ee mechanical drawings eet Metal Screws	
ea	Each	5M5Sr	eet Metal Screws	
	Each Face	5D9911	npson Strong-Drive Screw	
	Embedment		elf drilling self	
	Edge Nail	ta	oping screw	
E.M	Each Way	50	ear connector ¾"Φ υ.n.o.)	
	Elevation	shtgSh		
eq		sht"Sh SMS SH	set matal canow	
equip	Equipment	SI'ISSr	eet metal screw	
(<i>e)</i>	Existing	simSii	illur ab on anada	
	Expansion Joint	s.o.gSl		
	Fáce of Concrete	#sc		
	Face of Block	staggSt	agger eu andard	
FM	Face of Masonry	stdSt	ANIAANI A AAI	
	Face of Plywood/Sheathing	stlSt	son ainlace Steel	
rs	Face of Stud	sstlSt	IIII033 JLEEI Iffanan	
fin		stfnrSt		
Г.Г Ес	Finish floor	structSt		
	Finish grade		ructural plywood	
flr		JI™5Li	ructural plywood	
rtg	Footing	Elimm Ci	lge nailing mmetrical	
rna	Foundátion	symmSy TN T	nnou icui na nail	
	Face of	TN TC		
	Framing	t#bTc	o + volloni	
	Galvañized	$t \circ f \qquad \tau_{i}$	p of concrete	
90	Gauge	t.o.f	n of nlate	
	Gluéd-laminated beam	t.o.P	in of Steel	
y.1 han	Grid Line Hanger	t.o.w	of Wall	
hdn	Hanger Header	$t \notin \alpha$ T_{\prime}	nque ‡ Groove	
	Heāder Heicht	TSTU	he Steel	
ht исв	High strength half	typ Ty		
нэр Цаа	High strength bolt Hallow Steel Section	ער ארייין אין אין אין אין אין אין אין אין אין	less noted otherwise	
пээ hv	Hollow Stéel Section Hook	vertVe	ertical	
hk horiz	Horizontal	ver Lve v.i.f	erifu in field	
וטריו <i>ב</i> יייי הא	Horizontal Inside diameter	w/Wi	th	
	Inside diameter	w/inWi	thin	
	Interior	w/oWi		
	Inverted	WSWa		
jst ih	loist hanger	W.P	prkina point	
ןין ה'	Joist hanger		elded headed studs	
L 1t wit	Lag scréw Light weight	WWF W.	elded wire fabric	
1 L. MIL	Ligni weigni Live Load	WCLIB W.	est Coast Lumber	
<u> </u>			pection Bureau	
		1112		



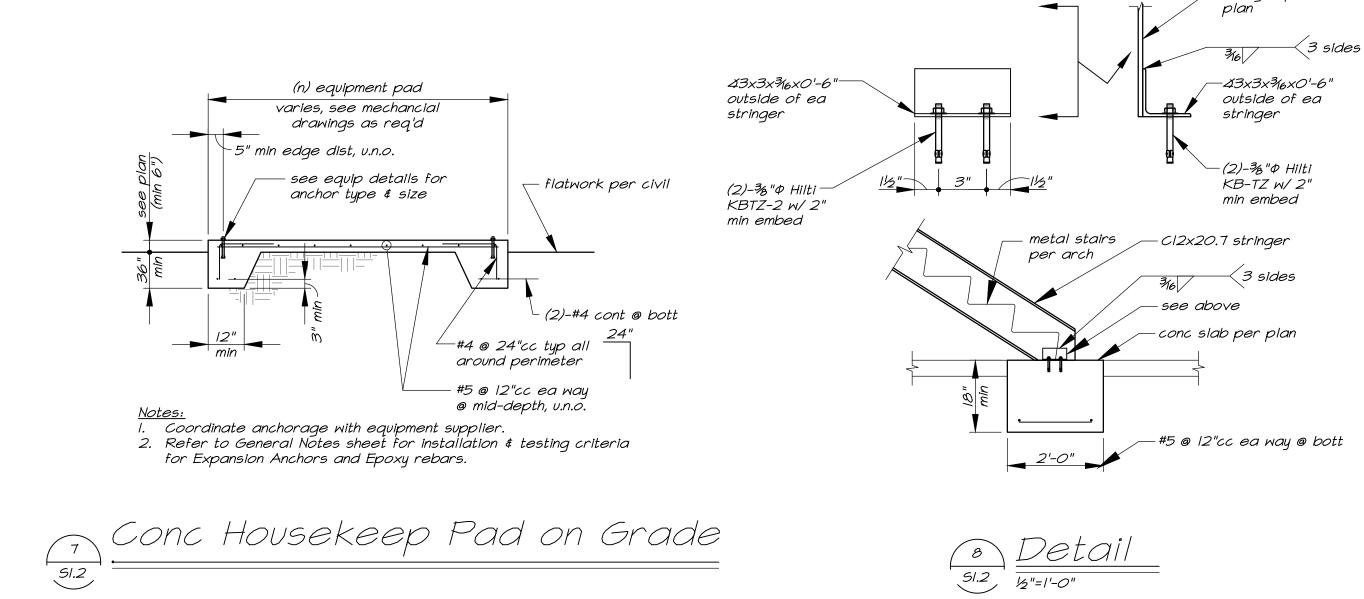


<u>Notes:</u>

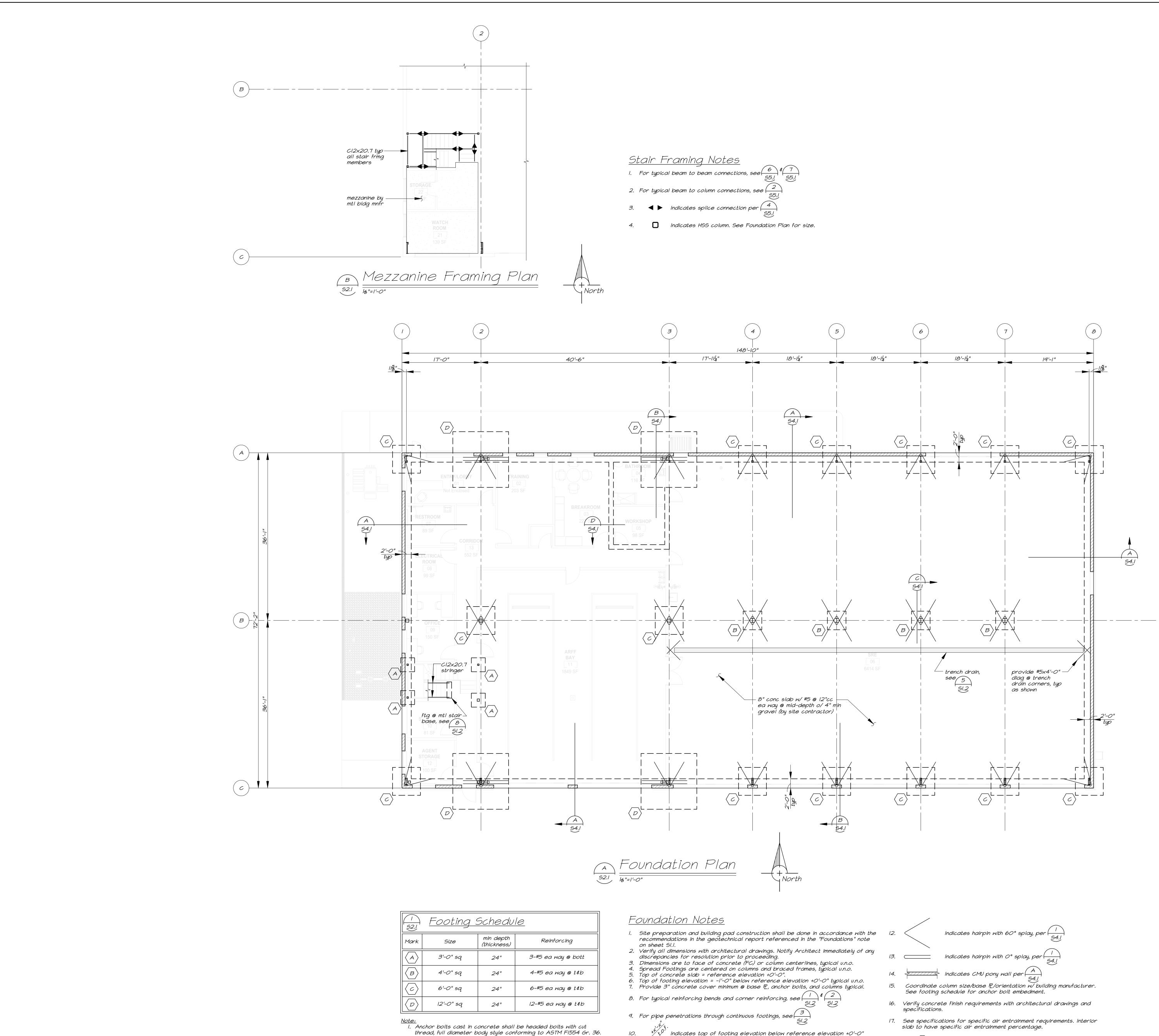
<u>Notes:</u>



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	ISSUED FOR CD Review Set CD Review Set	1 1
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	l not be used for construc earing hereon is signed an ngineer	
Project Componer Key Plan	nt	0
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Civil: Kim Architecture: NO Structural: Bev Mechanical: NO Electrical: NO Interiors: NO	<i>v</i> ier Structural Eng RR RR	onsultants
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Project Manager Project Leader	Drawn JON PRICE Checked	
Client MAMMC AIRPOF	MIKE NOVAK OTH YOSEM RT	
Project MAMMC	OTH ARFF/S	RE
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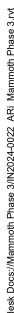
)	Footing S	Schedu	le
Ś	Size	min depth (thickness)	Reinforcing
>	3'-0" sq	24"	3-#5 ea way @ bott
>	4'-0" sq	24"	4-#5 ea way @ t\$b
,	6'-0" sq	24"	6-#5 ea way @ t\$b
,	12'-0" sq	24"	12-#5 ea way @ t\$b

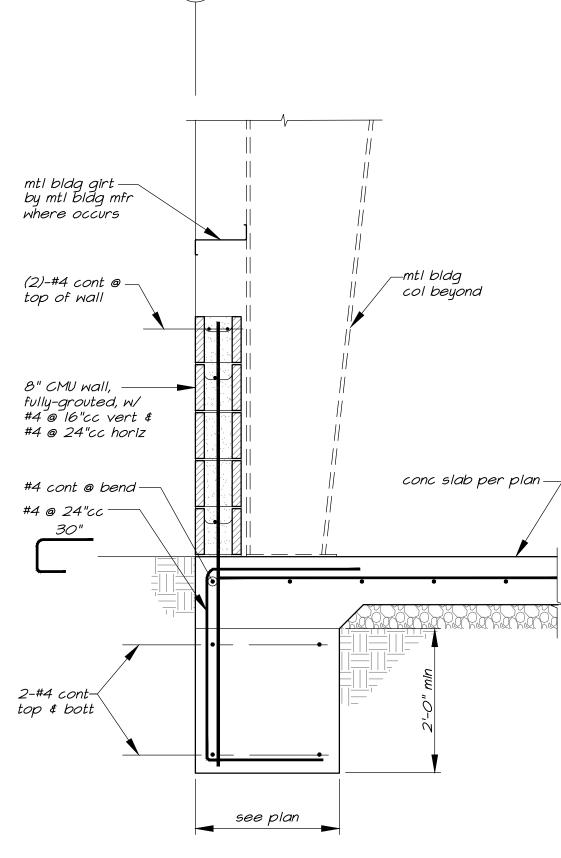
thread, full diameter body style conforming to ASTM F1554 Gr. 36. 2. Coordinate column size/base P/orientation/anchor bolts w/ metal building manufacturer.

- Indicates top of footing elevation below reference elevation +0'-0"
- 11. $\langle x \rangle$ Indicates footing type, see schedule

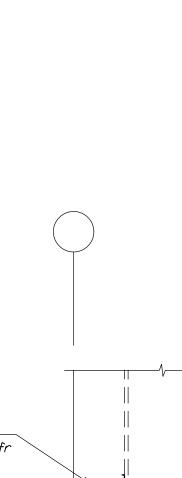


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norr.com	2479	Sunrise Blvd.	
8	Tel: (9 Fax: (River, CA 95670 916) 631-3030 916) 631-8996	
BEV STRUCTURAL ENG		www.bevier.net Job No:240424	
Project Man	ager	Drawn JON PRICE	-
Project Lead	der	Checked MIKE NOVAK	
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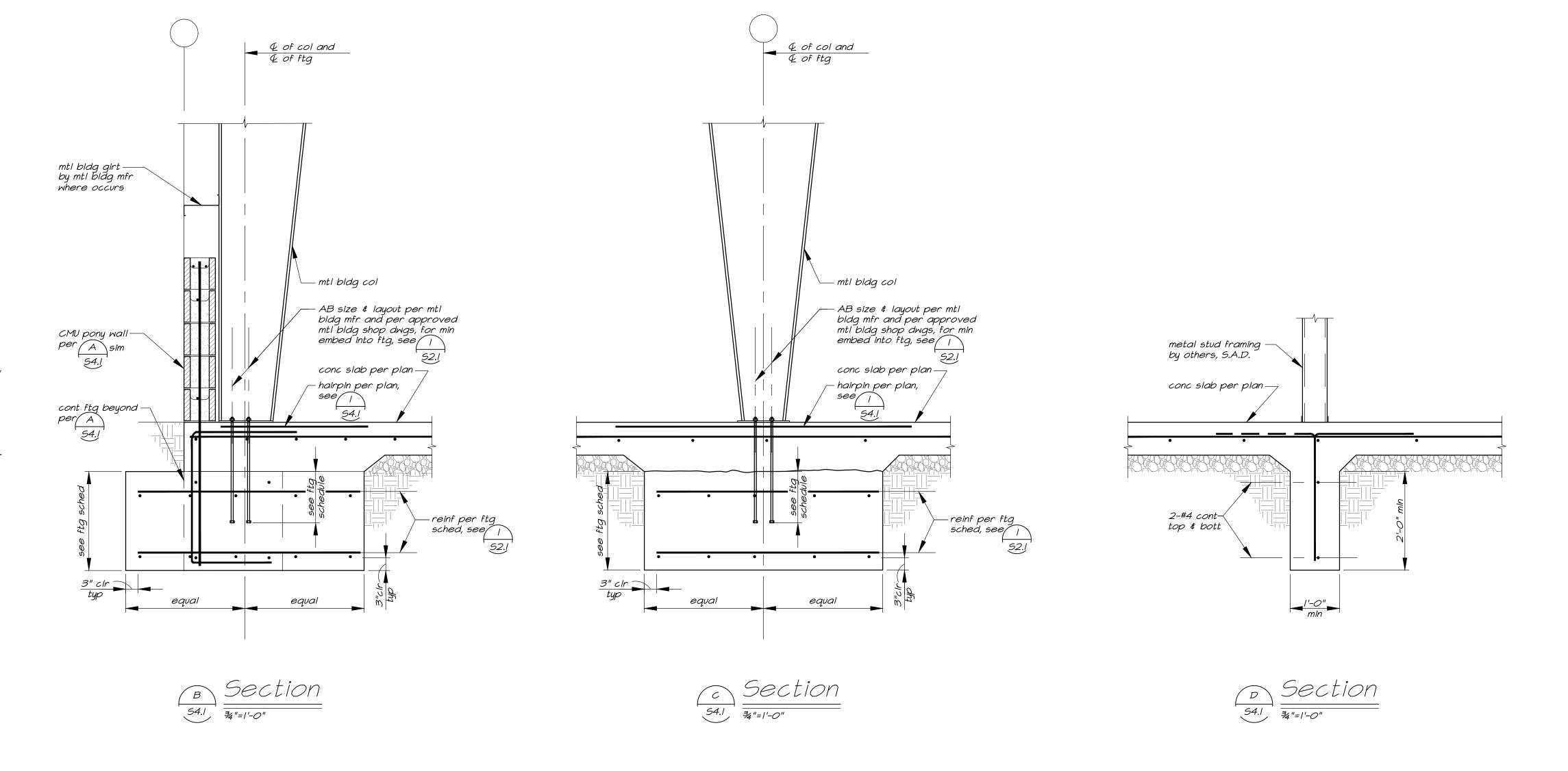


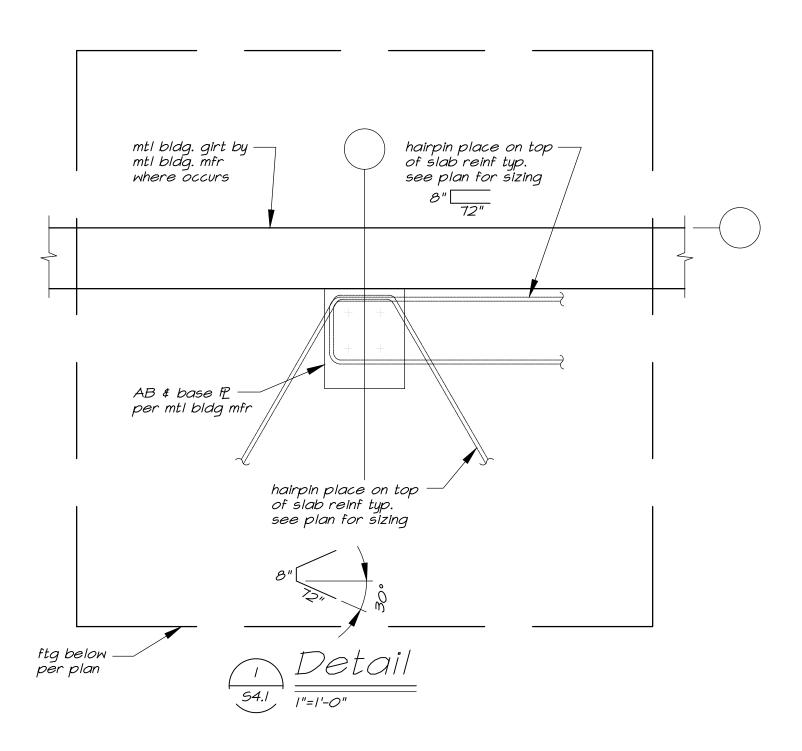










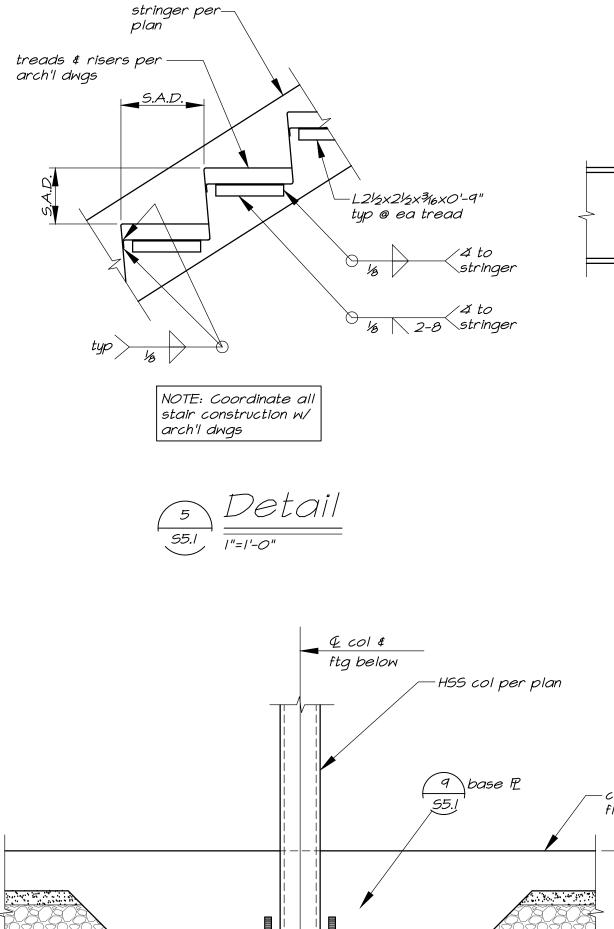


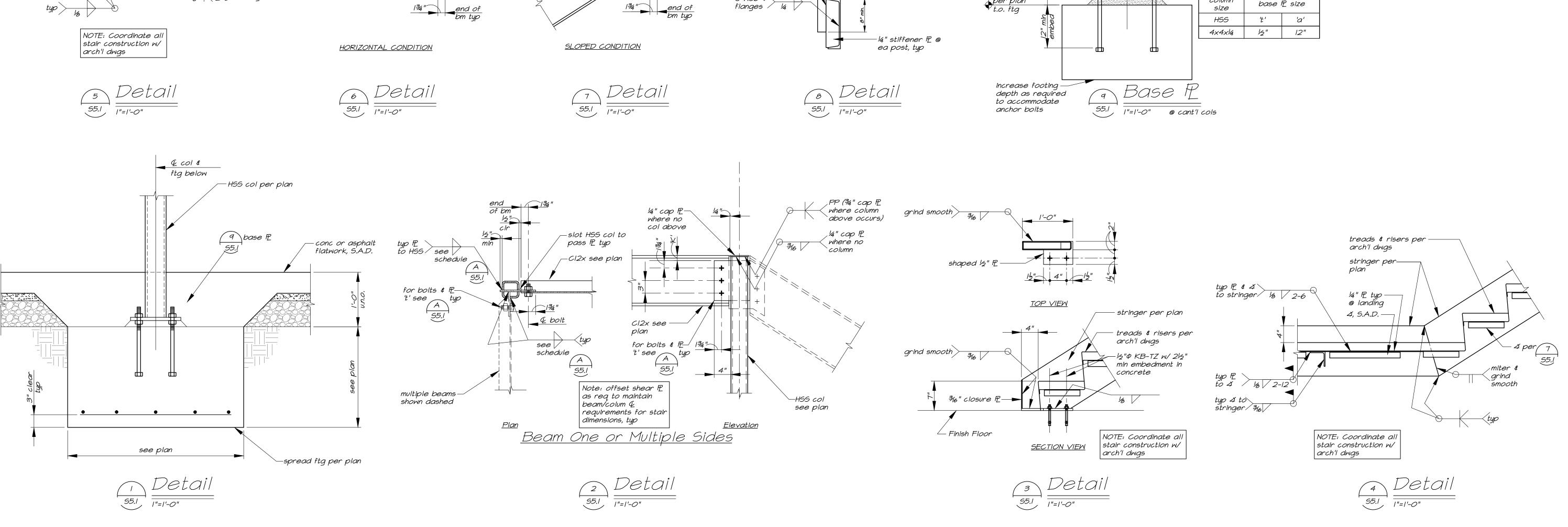
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Project Mana Project Lead		Drawn JON PRICE Checked	
Client		MIKE NOVAK	
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Project			
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	IN2024- S4 .		

bm size	No. & Dia. A325-N Bolts per row, u.n.o.	shear I <u>P</u> thickness	$-\omega$
C6, C8 & CIO	2 - ⁷ /8"Ø	1/4"	1/4"
W8 & WIO	2 - ⁷ /8"Ø	1/4"	1/4"
CI2, WI2 & WI4	3 - ⁷ /8"Ø	5/16"	1/4"
WI6	4 - ⁷ /8"Ø	3/8"	<i>\\</i> 4"
WI8	5 - ⁷ /8"Φ	³ /8"	1/4"
W21	5 - ⁷ /8"Φ	³ /8"	5/16"
W24	6 - ⁷ /8"Ø	1/2"	5/16"
W27	7 - ⁷ /8"Φ	1/2"	5/16"
W3O	7 -7/8"Φ	1/2"	³ /8"
W33	8 - ⁷ /8"Ø	1/2"	³ /8"

<u>Note:</u> I. Use A325-N bolts at connections, typ. A325 SC group A bolts are to be used at specific locations as indicated on framing plans. Use multiple rows of no. & dia. shown in schedule to achieve total number of bolts specified on plans. All slip critical connections shall have full-depth shear plates.

Connection Schedule <u>55.1</u> <u>n.t.s.</u>





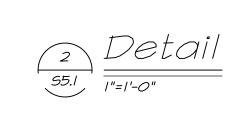
typ > 1/8 > '

@ web \$ flanges > 14

-guardrail post per

— C-channel per plan

arch'l dwgs



134

face of

A 55.1

web

cope flange—

see schedule

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t & b as

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/-see schedule for P2 & bolts

A 55.1

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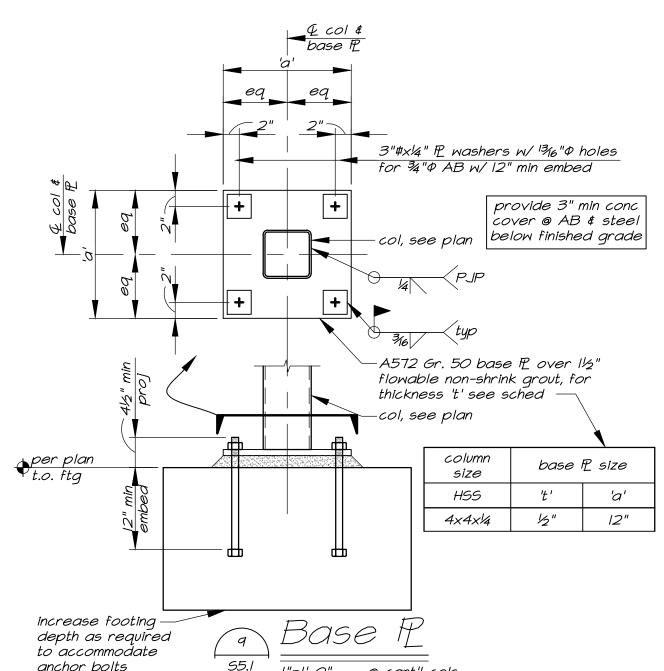
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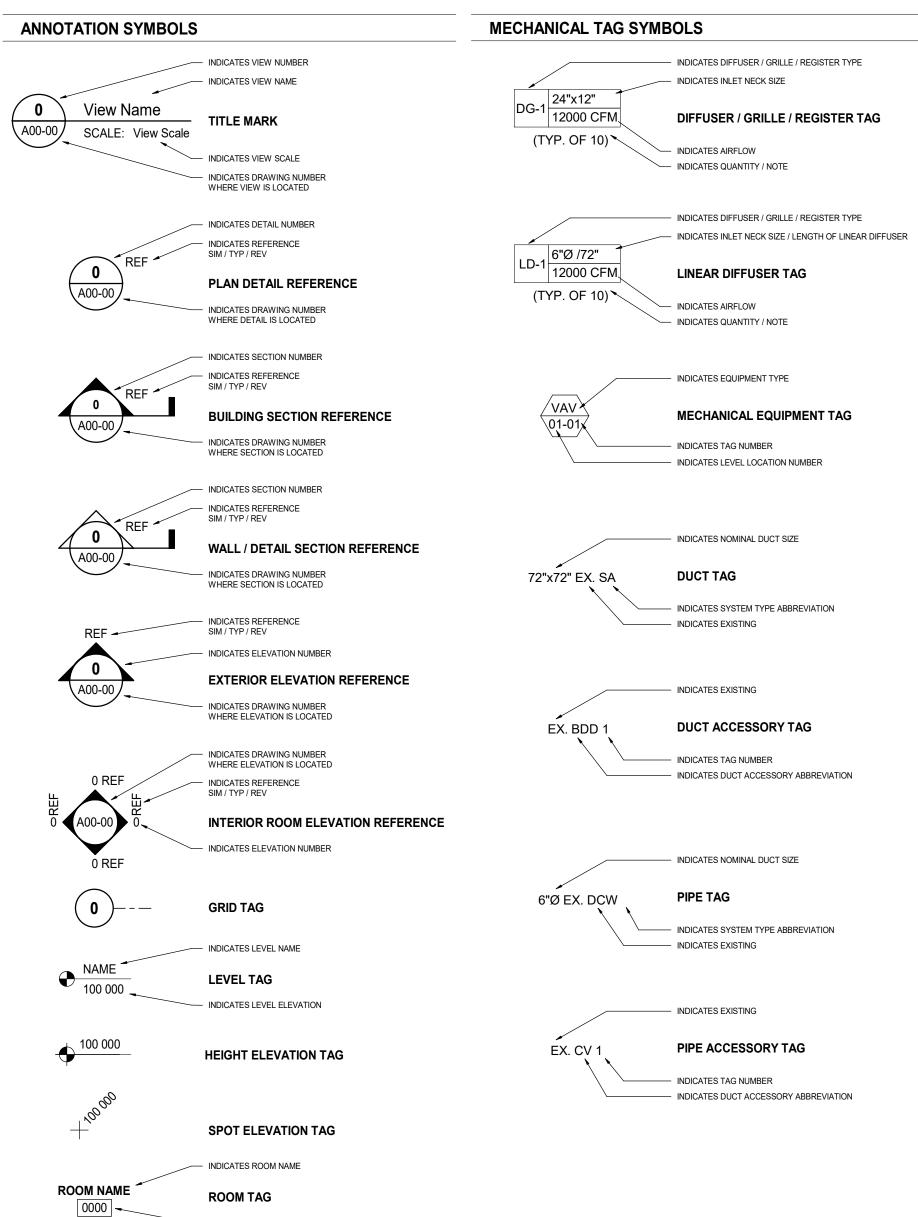
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	Tel: (916) 631-3030 Fax: (916) 631-8996 Web: www.bevier.net	
BEVIER STRUCTURAL ENGINEERING, INC.	Bevier Job No:240424	
Project Manager	Drawn JON PRICE	
Project Leader	Checked MIKE NOVAK	
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MAMMO AIRPOR Project MAMMOTH, CAL Drawing Title DETAILS Scale Project No. IN2 Drawing No.	TH ARFF/SF	

SYMBOL LEGEND



INDICATES ROOM NUMBER

REVISION TAG

NORTH ARROW

00

MECHANICAL TAG LEGEND

ssk Docs://Mammoth Phase 3/IN2024-0022_MEi_Mammoth Phase 3_R23.rvt

ABBREVIATIONS - MECHANICAL

AAV

AC

ACC

ACD

AD

AD

AFF

AFG

AFMS

AHU

ALD

AO

AP

AS

ATC

ATD

AVC

AVG

AVS

AW

ΒT

BAS

BBH

BD

BD

BDD

BFF

BFL

BFP

BHP

BLDG

BOD

BOP

BPB

BSMT

BTUH

BTU

BWV

C/W

CB

CB

CBV

CC

CCT

CF

CFM

СН

CHW

CHWR

CHWS

CL

BI

ARCH

AI

ABBREVIATIONS - MECHANICAL	
AUTOMATIC AIR VENT	ERV
AIR CONDITIONING UNIT AIR COOLED CHILLER	ESH ESP
AUTOMATIC CONTROL DAMPER	ET
ACCESS DOOR AREA DRAIN	EUH EWC
ABOVE FINISHED FLOOR ABOVE FINISHED GRADE	EWF EWSH
AIRFLOW MEASURING STATION	EWT
AIR HANDLING UNIT ANALOG INPUT	EXH
ACOUSTICALLY LINED DUCTWORK ANALOG OUTPUT	F FA
ACCESS PANEL	FAS
ARCHITECT AIR SEPARATOR	FB FC
AUTOMATIC TEMPERATURE CONTROL AIR TERMINAL DEVICE	FCO FCU
AUTOMATIC CONTROL VALVE	FCU FCV
AVERAGE AIR VOLUME TRAVERSE STATION	FD FDC
ACID WASTE	FE FEC
BOILER	FEC
BATH TUB BUILDING AUTOMATIC SYSTEM	FFE FFH
BASE BOARD HEATER	FHC FLEX
BALANCING DAMPER BIDET	FLEX
BACK DRAFT DAMPER BELOW FINISHED FLOOR	FLTR FP
	FPB
BACK FLOW PREVENTOR BREAK HORSEPOWER	FPI FPM
BACKWARD INCLINED BUILDING	FPHB FPWS
BOTTOM OF DUCT	FS
BOTTOM OF PIPE BYPASS BOX	FSD FSU
BASEMENT BRITISH THERMAL UNIT	FT FT/SEC
BRITISH THERMAL UNIT PER HOUR	FTR
BACKWATER VALVE	FU FURN
COMPLETE WITH CHILLED BEAM	FVC
CATCH BASIN	G
CIRCUIT BALANCING VALVE COOLING COIL	GAL GALV
CONDENSATE COOLER TANK CEILING FAN	GC GD
CUBIC FEET PER MINUTE	GM
CHILLER CHILLED WATER	GPH GPM
CHILLED WATER RETURN CHILLED WATER SUPPLY	GW
CENTERLINE	н
CLEAN AGENT PANEL CEILING	H HB
CLEANOUT COLUMN	HC HD
CONCRETE	HD
CONTRACTOR CORRIDOR	HP HP
COOLING WATER RETURN COMPUTER ROOM AIR CONDITIONER	HR HRCH
COOLING WATER SUPPLY	HRV
COOLING TOWER COOLING TOWER BLOW DOWN	HU HW
CONNECT TO EXISTING COMPRESSION TANK	HWR HWS
CONDENSING UNIT	HX
CUBIC FEET CABINET UNIT HEATER	HZ
CONDENSER WATER RETURN CONDENSER WATER SUPPLY	ID IM
	IMWB
DRAIN DRY BULB TEMPERATURE	IN INSUL
DRAIN BOX DRY COOLER	INV IW
DEMAND CONTROL VENTILATION	IVV
DOUBLE CHECK VALVE ASSEMBLY DOMESTIC COLD WATER	JS
DIRECT DIGITAL CONTROL DRINKING FOUNTAIN	KPH KVA
DOOR GRILLE	KW
DUCT HEATER DOMESTIC HOT WATER	KWH
DOMESTIC HOT WATER RECIRCULATION DIGITAL INPUT	L
DIAMETER	L
DIMENSION DOWN (PENETRATES FLOOR SLAB)	L/s LAT
DIGITAL OUTPUT DRAIN OFF VALVE	LB LD
DRY PIPE ALARM VALVE	LF
DIFFERENTIAL PRESSURE SWITCH DOUBLE WIDTH DOUBLE INLET	LPH LPS
DRAWING DOMESTIC WATER HEATER	LVG LWT
DOUBLE WIDTH SINGLE INLET	
DIRECT EXPANSION	M M
EACH EXHAUST AIR	MAU MAV
ENTERING AIR TEMPERATURE	MAX
ELECTRIC CABINET UNIT HEATER ELECTRIC DUCT HEATER	MBH MCA
EMERGENCY EYE WASH	MCC MCD
EXHAUST AIR FAN EFFICIENCY	MD
EXHAUST AIR GRILLE EJECTOR DISCHARGE	MECH MEZZ
ELECTRICAL	MFR
ELEVATION ENERGY MANAGEMENT AND CONTROL SYSTEM	MH MIN
ENTERING ELECTRO-PNEUMATIC SWITCH	ML MM
EQUIPMENT	MS

ABBREVIATIONS - MECHANICAL

ABBREVIATIONS - MECHANICAL	
ENERGY RECOVERY VENTILATOR	MTD
EMERGENCY SHOWER EXTERNAL STATIC PRESSURE	MU
EXPANSION TANK ELECTRIC UNIT HEATER	N/A NC
ELECTRIC WATER COOLER	NC
EMERGENCY EYE FACE WASH EMERGENCY EYE WASH AND SHOWER STATION	NFHB NFWH
ENTERING WATER TEMPERATURE EXHAUST	NG NIC
EXHAUST	NO
FAN FROM ABOVE	NOM NPSH
FIRE ALARM SENSOR	NTS
FROM BELOW FORWARD CURVED	OA
FLOOR CLEANOUT FAN COIL UNIT	OB OBD
FLOW CONTROL VALVE	OFD
FIRE DAMPER FIRE DEPARTMENT CONNECTION	OD OD
FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET	ODP OED
FUNNEL FLOOR DRAIN	OV
FINISHED FLOOR ELEVATION FORCED FLOW HEATER	Р
FIRE HOSE CABINET FLEXIBLE	PAC PACP
FLOOR	PCF
FILTER FIRE PROTECTION	PCHW PCHW
FAN POWERED BOX FINS PER INCH	PD PH
FEET PER MINUTE	PHC
FROST PROOF HOSE BIBB FROST PROOF WALL HYDRANT	PHX PLBG
FLOW SWITCH FIRE & SMOKE DAMPER	PRESS PRV
FIRE SUPRESSION UNIT	PSIA
FEET FEET PER SECOND	PSIG PVC
FINNED TUBE RADIATION	_
FIXTURE UNIT FURNANCE	RA RD
FIRE VALVE CABINET	REQD RET
GAS	RF
GALLONS GALVANIZED	RG RH
GENERAL CONTRACTOR GARBAGE DISPOSAL	RH RLF
GAS METER	RM
GALLONS PER HOUR GALLONS PER MINUTE	RPM RPZA
GREY WATER	RR RTU
HEIGHT	RWL
HUMIDIFIER HOSE BIBB CONNECTION WITH CHAINED CAP	S
HEATING COIL HEAD	SA SAN
HUB DRAIN	SATT
HORSEPOWER HEAT PUMP	SCHW SCHW
HOUR HEAT RECOVERY CHILLER	SCR SD
HEAT RECOVERY VENTILATOR	SD
HUMIDISTAT HOT WATER	SEA SEF
HOT WATER RETURN	SF SH
HOT WATER SUPPLY HEAT EXCHANGER	SH
HERTZ	SP SP
	SPECS
ICE MAKER ICE MAKER WALL BOX	SQ SQFT
INCHES INSULATION	SR SRV
INVERT	SS
INDIRECT WASTE	SS SST
JANITOR SINK	ST STD
KILOMETER PER HOUR	STDB
KILOVOLT AMPERE KILOWATT	STV SUP
KILOWATT HOUR	SV SWDI
LENGTH	SWSI
LITRES LAVATORY	TA
LITRES PER SECOND LEAVING AIR TEMPERATURE	TA TAD
POUND	TB
LINEAR DIFFUSER LINEAR FEET	TD TEMP
LITRES PER HOUR LITRES PER SECOND	TMV TOD
LEAVING	TOP
LEAVING WATER TEMPERATURE	TSP TYP
METER ONE THOUSAND	U
MAKEUP AIR UNIT	U/C
MANUAL AIR VENT MAXIMUM	UH UP
THOUSAND BRITISH THERMAL UNITS PER HOUR MINIMUM CIRCUIT AMPS	V
MOTOR CONTROL CENTER	VAV
MOTORIZED CONTROL DAMPER MANUAL DAMPER	VB VD
MECHANICAL MEZZANINE	VEL VED
MANUFACTURER	VIF
MAN HOLE MINIMUM	VSD
MILLILITRE MILLIMETER	
MOP SINK	

ABBREVIATIONS - MECHANICAL

MTD MU	MOUNTED MAKEUP WATER
N/A NC NFHB NFWH NG NIC NO NOM NPSH NTS	NOT APPLICABLE NOISE CRITERIA NORMALLY CLOSED NON FREEZE HOSE BIBB NON FREEZE WALL HYDRANT NATURAL GAS NOT IN CONTRACT NORMALLY OPEN NOMINAL NET POSITIVE SUCTION HEAD NOT TO SCALE
OA OB OFD OD OD ODP OED OV	OUTSIDE AIR OCTAVE BAND OPPOSED BLADE DAMPER OVERFLOW DRAIN OUTSIDE DIAMETER OUTSIDE DIAMETER OPEN DRIP PROOF OPEN END DUCT OUTLET VELOCITY
P PAC PACP PCF PCHWR PCHWS PD PH PHC PHX PLBG PRESS PRV PSIA PSIG PVC	PUMP PRE-ACTION CABINET PRE-ACTION CONTROL PANEL POUNDS PER CUBIC FOOT PRIMARY CHILLED WATER RETURN PRIMARY CHILLED WATER SUPPLY PRESSURE DROP PHASE PREHEAT COIL PLATE HEAT EXCHANGER PLUMBING PRESSURE PRESSURE REDUCING VALVE POUNDS PER SQUARE INCH ABSOLUTE POUNDS PER SQUARE INCH GUAGE POLYVINYL CHLORIDE
RA RD REQD RET RF RG RH RH RH RLF RM RPM RPZA RR RTU RWL	RETURN AIR ROOF DRAIN REQUIRED RETURN RETURN AIR FAN RETURN AIR GRILLE RELATIVE HUMIDITY REHEAT COIL RELIEF ROOM REVOLUTIONS PER MINUTE REDUCED PRESSURE ZONE ASSEMBLIES RETURN AIR REGISTER ROOF TOP UNIT RAIN WATER LEADER
S SA SAN SATT SCHWR SCHWS SCR SD SD SEA SEF SF SH SL SP SP SPECS SQ SQFT SR SRV SS SST ST STD STDBY SV SV SWDI SWSI	SINK SUPPLY AIR SANITARY PIPE SOUND ATTENUATOR SECONDARY CHILLED WATER RETURN SECONDARY CHILLED WATER SUPPLY SCREEN SMOKE DAMPER SCUPPER DRAIN SANITARY EXHAUST AIR SMOKE EXHAUST FAN SUPPLY AIR FAN SUPPLY AIR FAN SHOWER SILENCER STATIC PRESSURE SUMP PUMP SPECIFICATIONS SQUARE SQUARE FEET SUPPLY AIR REGISTER SAFETY RELIEF VALVE STAINLESS STEEL SERVICE SINK SOIL STACK STORM PIPE STANDARD STACK VENT SUPPLY SUPERVISED VALVE SINGLE WIDTH DOUBLE INLET SINGLE WIDTH DOUBLE INLET
TA TAD TB TD TEMP TMV TOD TOP TSP TYP	TRANSFER AIR TO ABOVE TRANSFER AIR DUCT TO BELOW TRENCH DRAIN TEMPERATURE THERMOSTATIC MIXING VALVE TOP OF DUCT TOP OF PIPE TOTAL STATIC PRESSURE TYPICAL
U U/C UH UP	URINAL UNDER CUT UNIT HEATER UP (PENETRATES FLOOR SLAB)
V VAV VB	VENT PIPE VARIABLE VOLUME BOX

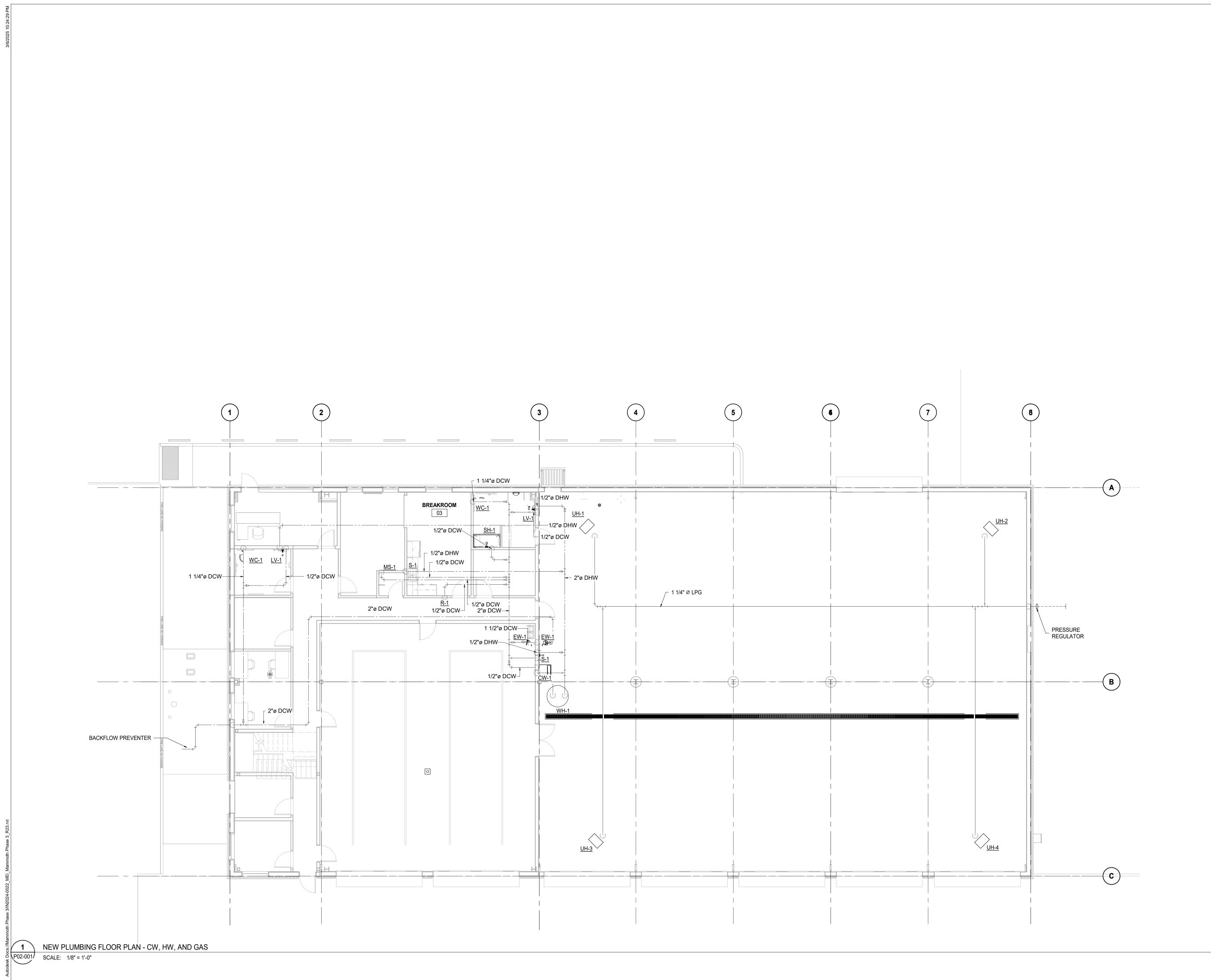
ABBREVIATIONS - MECHANICAL

VST	VENT STACK
VTR	VENT THROUGH ROOF
VVE	VARIABLE VOLUME EXHAUST BOX
W	WIDTH
W&V	WASTE & VENT
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WC	WATER CLOSET
WCO	WALL CLEANOUT
WF	WALL FIN
WFS	WATER FLOW SWITCH
WG	WATER GUAGE
WH	WATER HEATER
WHA	WATER HAMMER ARRESTOR
WM	WATER METER
WMS	WIRE MESH SCREEN
WPAV	WET PIPE ALARM VALVE
WS	WATER SOFTENER
WST	WASTE STACK
(D)	EXISTING TO BE DEMOLISHED
(-)	EXISTING
(ER)	EXISTING TO BE REMOVED
(N)	NEW
(R)	EXISTING TO BE RELOCATED

RELOCATED EXISTING

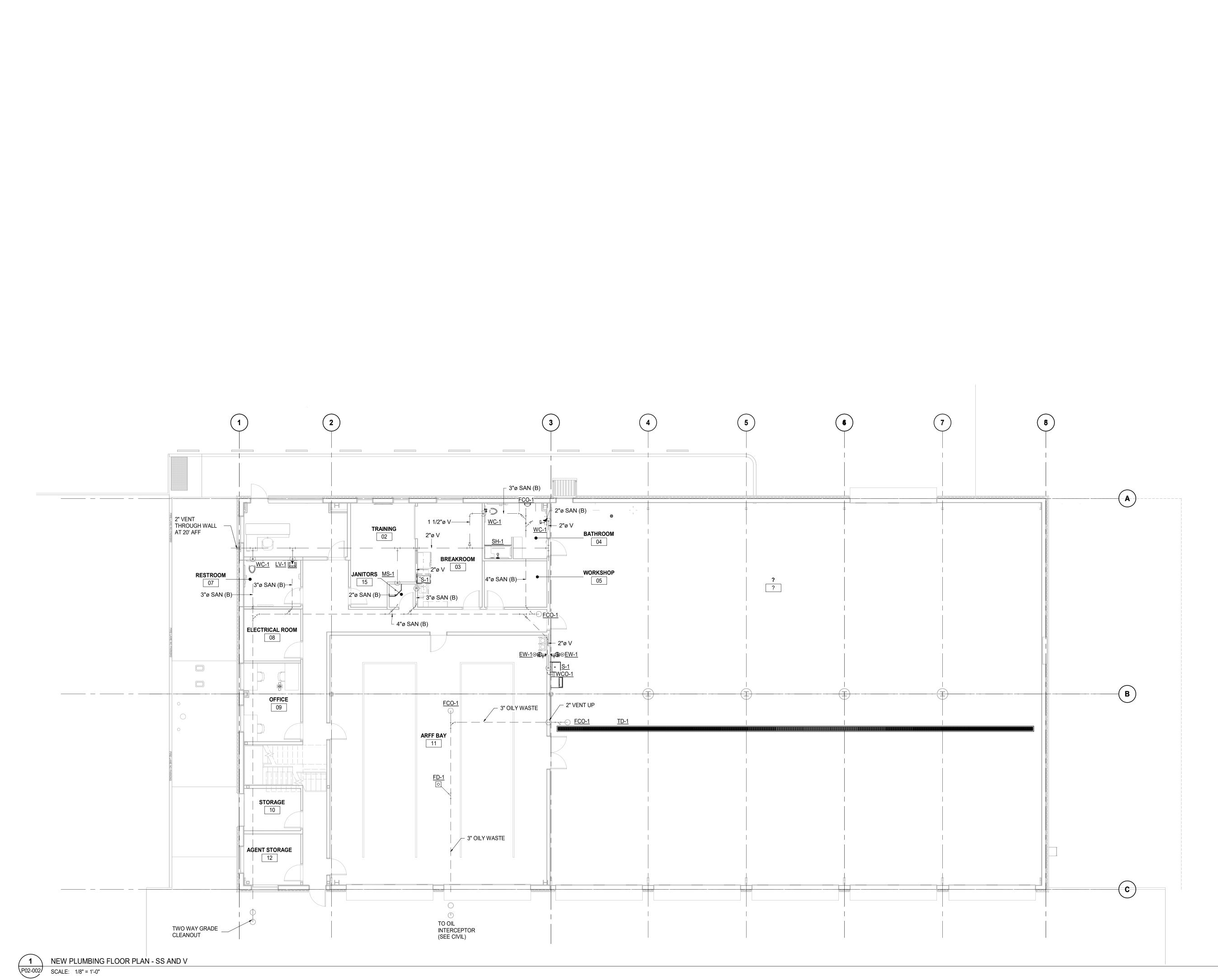
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MAMN	-	YOSEMITE	
-	-	YOSEMITE	
MAMN	-	YOSEMITE	
MAMN AIRPO	DRT	YOSEMITE ARFF/SRE	V
MAMN AIRPO	DRT		2
MAMN AIRPO	ORT IOTH		V
MAMN AIRPO Project MAMNOTH, Drawing Title		ARFF/SRE	V
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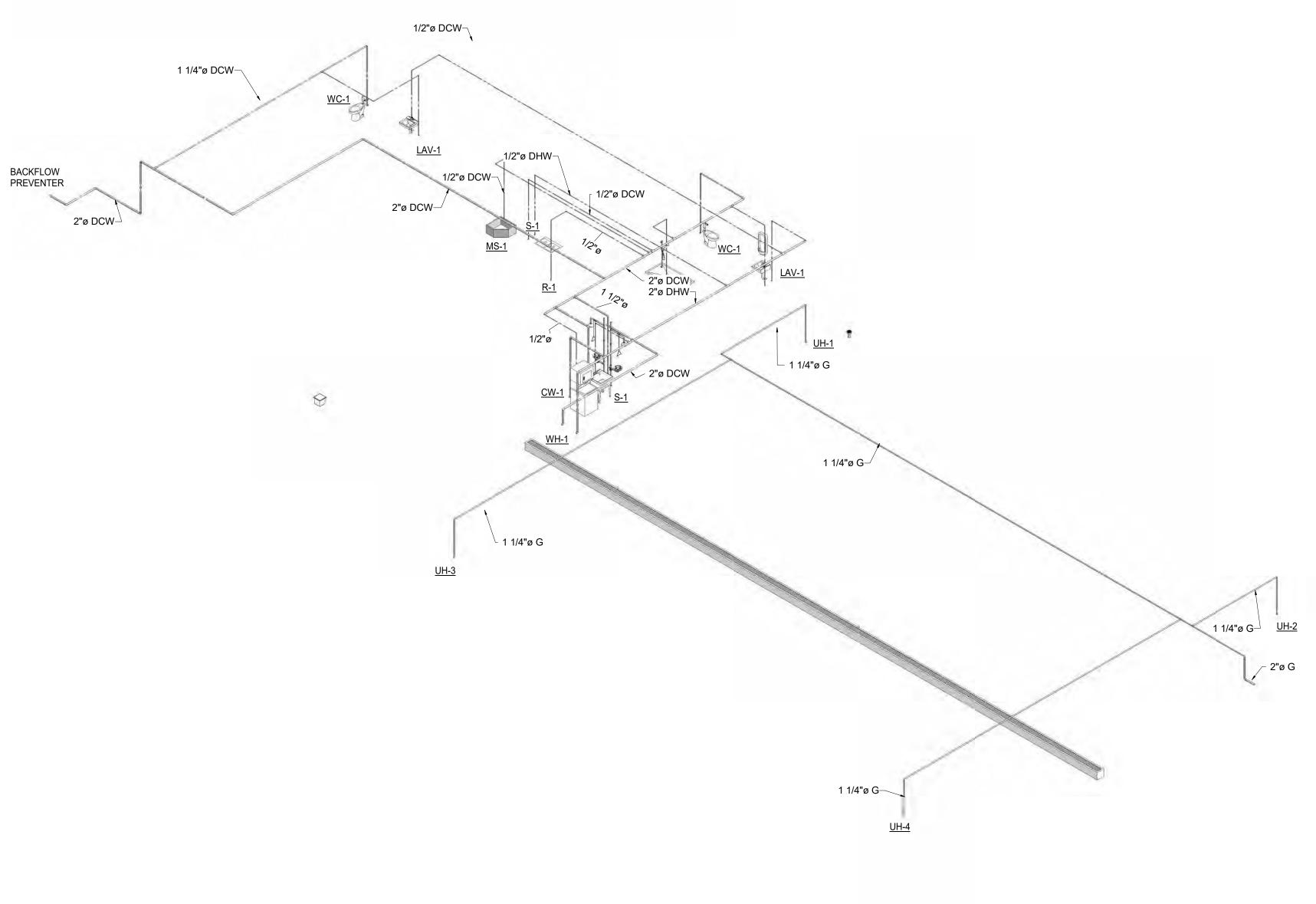


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1		BING	FLOOR	PLAN
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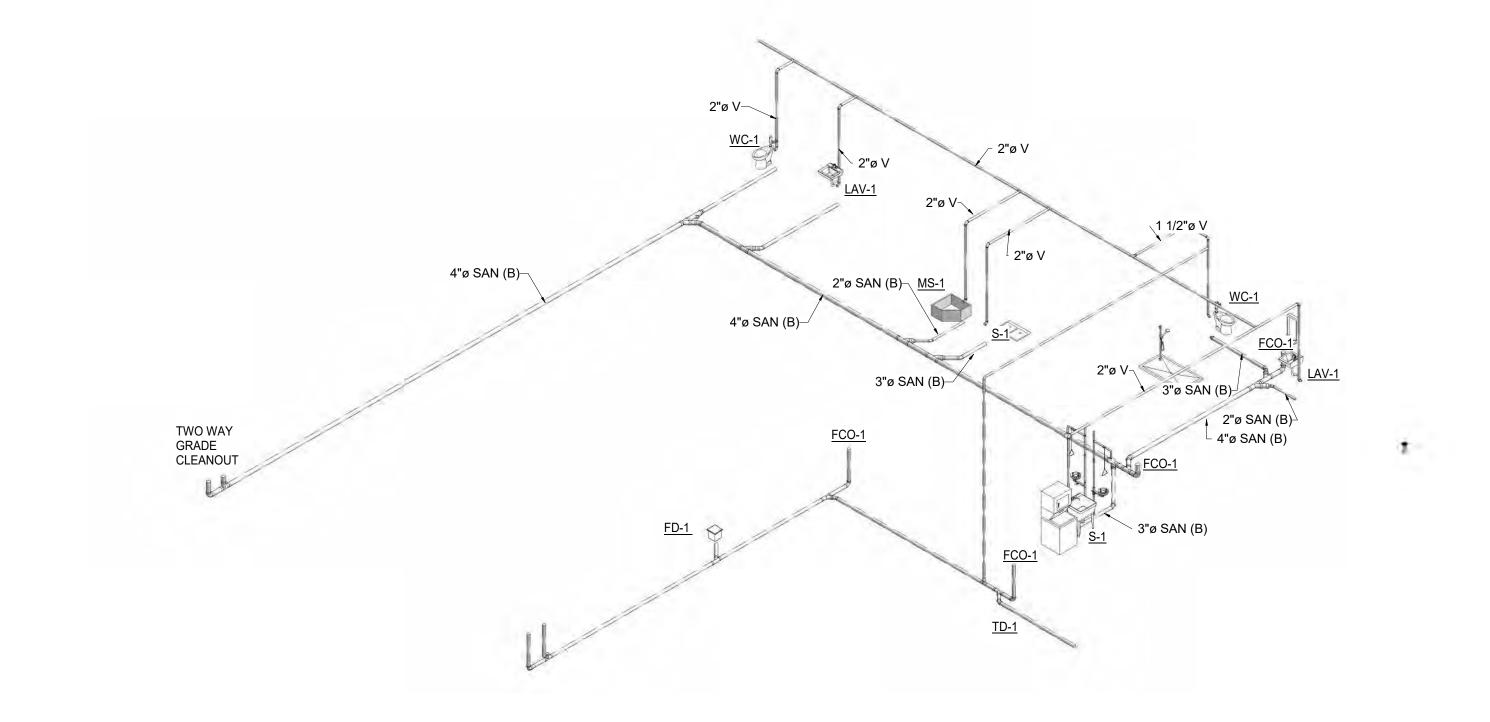
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	This drawing has been prepared solely for the use of MAMMOTH YOSEMITE AIRPORT and there are no representations of any kind made by	
	This drawing shall not be used for construction purpose the seal appearing hereon is signed and dated by the Architect or Engineer	es until
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	Project Manager Drawn	
	MNJLProject LeaderCheckedMNBMS	
	Client MAMMOTH YOSEMITE AIRPORT	K
	Project MAMMOTH ARFF/SRE	2
	MAMMOTH, CA	Σ
1	Drawing Title PLUMBING FLOOR PLA SS AND V	N -
	Scale 1/8" = 1'-0"	1
	Project No. IN2024-0022	
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	Drawing No. P02-002 ARCH D Title Block - v.2023 - Rev (July/23) - Copy	yright © 2023





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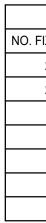




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Project Leader	JL Checked BMS	
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Scale		
Project No.		
Project No.	0022	

		PLUMBING FIXTURE SCHEDULE
TAG	MANUFACTURER	REMARKS AND SPECIFICATIONS
WC-1	ZURN	MODEL Z5561: TWO PIECE PRESSURE-ASSIST FLOOR N
LV-1	ZURN: #Z5110 Z8743-PC GRID STRAINER, Z8700 P-TRAP, Z8946-1- NT ADA TRAP	LAVATORY: VITREOUS CHINA DROP-IN LAVATORY, FAU POLISHED CHROME AERATOR; LESS POP-UP DRAIN AN STRAINER, P-TRAP, ADA TRAP, STOP AND SUPPLY PRO TRUEBRO TEL: (800) 340-5969.
SH-1	-	
S-1	JUST	MODEL J-127 STAINLESS STEEL LAUNDRY TUB WITH LE
EW-1	GUARDIAN EQUIPMENT	MODEL: G1902P EYEWASH COMBINATION EYEWASH AN
FD-1	J.R. SMITH	FLOOR DRAIN MODEL: 2005Y-A, DUCO CAST IRON BOD
WCO-1	J.R SMITH	WALL CLEAN OUT: MODEL 4420 TAPER THREAD LUG W
WH-1	AO SMITH	MODEL: DRE-52-18 GOLD SERIES. ELECTRIC WATER HE LOCATED BEHIND HINGED CONTROL COMPARTMENT.

PLUMBING FIXTURE CONNECTION SIZE SCHEDULE						
-		LINE SIZES				
TAG	FIXTURE TYPE	WASTE	TRAP	VENT	COLD	НОТ
WC-1	WATER CLOSET	3"	-	1/2"	1 1/4"	-
LV-1	LAVATORY	2"	1/2"	1/2"	1/2"	1/2"
LS-1	LAUNDRY SINK	2"	1/2"	1/2"	1/2"	1/2"
MS-1	MOP SINK	2"	1/2"	1/2"	1/2"	1/2"
CW-1	CLOTHES WASHER	2"	1/2"	1/2"	1/2"	1/2"
FD-1	FLOOR DRAIN	2"	1/2"	1/2"	1/2"	1/2"
KS-1	KITCHEN SINK	2"	1/2"	1/2"	1/2"	1/2"



	DRAINAGE FIXTURE UNIT		
NO. FIXTURES	FIXTURE TYPE	FU/FIX	TOTAL F.U
2	WATER CLOSET	4	8
2	LAVATORY	1	2
1	KITCHEN SINK	2	2
1	LAUNDRY SINK	2	2
1	MOP SINK	3	3
1	CLOTHES WASHER	3	3
-	FLOOR DRAIN	2	-
		TOTAL	20

DR MOUNTED FLUSH TANK TOILET. ADA HEIGHT, ELONGATED BOWL, OPEN FRONT SEAT. 1.1 GPF. FAUCET HOLES ON 4" CENTERS, FRONT OVERFLOW; FAUCET: DELTA #501 LF-HGMHDF, WITH RP330 N AND LIFT HOLE IN POLISHED CHROME. 1-1/4" TAILPIECE. PROVIDE 3/8" WALL SUPPLIES WITH GRID PROTECTORS. ALT: FURNISH AND INSTALL "LAVGUARD" #102 TRAP WRAP BY TRUEBRO FOR PF-2H.

LEGS. PROVIDE DELTA 55C1513 WALL-MOUNT FAUCET WITH PULL-DOWN SPRAY HEAD.

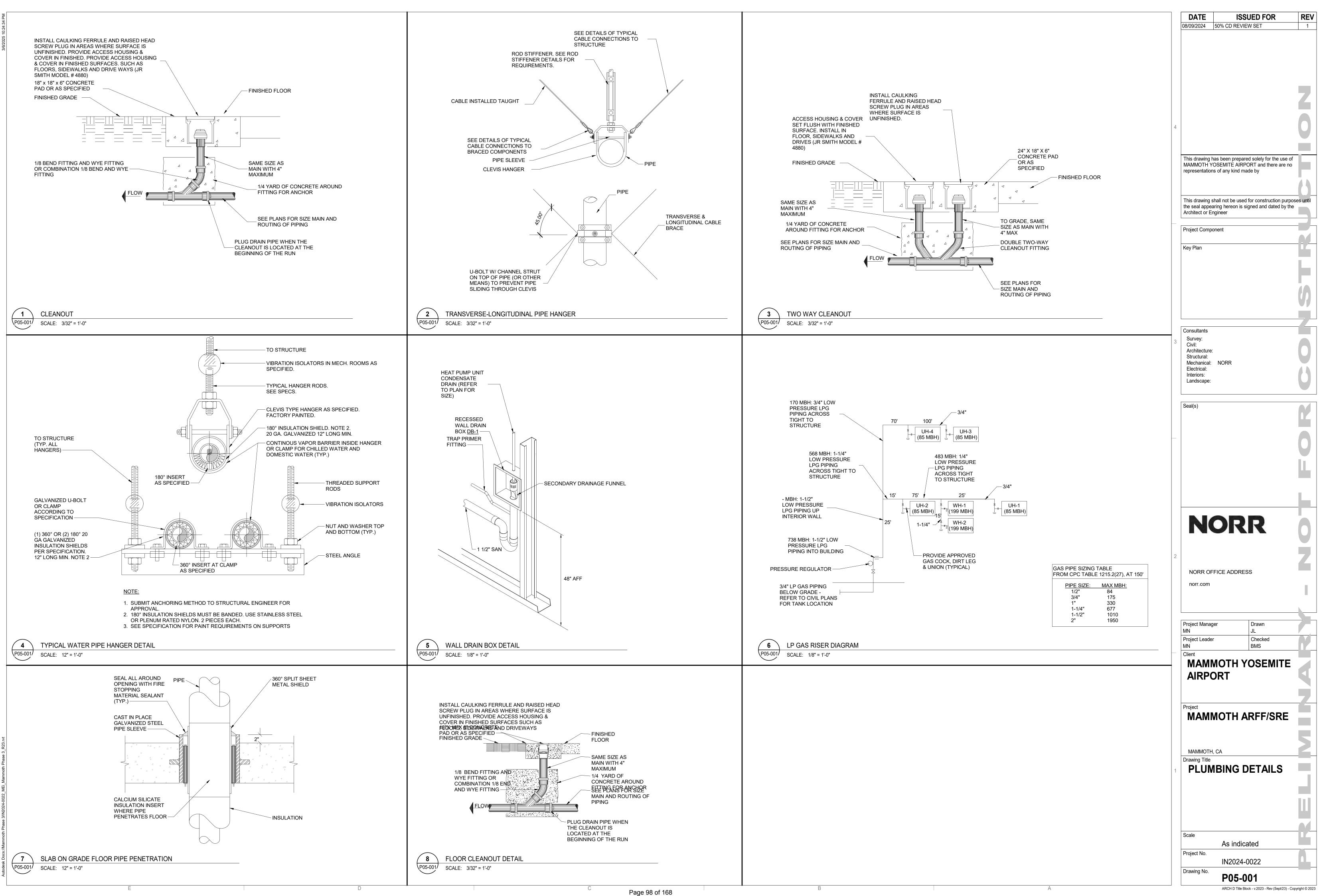
AND EMERGENCY SHOWER.

DDY WITH FLASHING COLLAR, ADJUSTABLE STRAINER AND ROUND TOP.

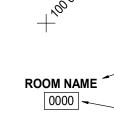
WITH ROUND COVER. HEATER. 50 GALLONS. HEAVY-DUTY INCOLOY SHEATHING ELEMENTS AND TEMPERATURE CONTROLS

WATER SUPPLY FIXTURE UNIT			
IXTURES	FIXTURE TYPE	FU/FIX	TOTAL F.U
2	WATER CLOSET (FV)	5.0	10.0
2	LAVATORY	1.0	2.0
1	LAUNDRY SINK	1.5	1.5
1	MOP SINK	3	3
1	CLOTHES WASHER	4	4
1	KITCHEN SINK	1.5	1.5
		TOTAL	22.0

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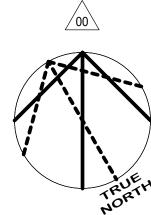
ANNOTATION SYMBOL	S	MECHANICAL TAG SY	MBOLS
	INDICATES VIEW NUMBER		INDICATES DIFFUSER / GRILLE / REGISTER TYPE
		24"x12"	
0 View Name	- TITLE MARK	DG-1 12000 CFM	DIFFUSER / GRILLE / REGISTER TAG
A00-00 SCALE: View Scale	9	(TYP. OF 10)	
	MIDICATES VIEW SCALE		INDICATES AIRFLOW INDICATES QUANTITY / NOTE
	WHERE VIEW IS LOCATED		
	INDICATES DETAIL NUMBER		INDICATES DIFFUSER / GRILLE / REGISTER TYPE
	INDICATES REFERENCE SIM / TYP / REV	6"Ø/72"	INDICATES INLET NECK SIZE / LENGTH OF LINEAR DIFFUSE
0 REF		LD-1 12000 CFM	LINEAR DIFFUSER TAG
(A00-00)_	PLAN DETAIL REFERENCE	(TYP. OF 10)	
	INDICATES DRAWING NUMBER WHERE DETAIL IS LOCATED		
			INDICATES QUANTITY / NOTE
	INDICATES SECTION NUMBER		
	INDICATES REFERENCE SIM / TYP / REV		INDICATES EQUIPMENT TYPE
0 REF		VAV	
A00-00	BUILDING SECTION REFERENCE		MECHANICAL EQUIPMENT TAG
	INDICATES DRAWING NUMBER WHERE SECTION IS LOCATED		INDICATES TAG NUMBER
			INDICATES LEVEL LOCATION NUMBER
	INDICATES SECTION NUMBER		
	INDICATES REFERENCE SIM / TYP / REV		
0 REF			INDICATES NOMINAL DUCT SIZE
A00-00	WALL / DETAIL SECTION REFERENCE		
\smile \sim	WHERE SECTION IS LOCATED	72"x72" EX. SA	DUCT TAG
			INDICATES SYSTEM TYPE ABBREVIATION
REF -	INDICATES REFERENCE SIM / TYP / REV		INDICATES EXISTING
	INDICATES ELEVATION NUMBER		
0	EXTERIOR ELEVATION REFERENCE		
A00-00			INDICATES EXISTING
	WHERE ELEVATION IS LOCATED		
		EX. BDD 1	DUCT ACCESSORY TAG
	INDICATES DRAWING NUMBER WHERE ELEVATION IS LOCATED		INDICATES TAG NUMBER
0 REF	INDICATES REFERENCE SIM / TYP / REV		INDICATES DUCT ACCESSORY ABBREVIATION
	INTERIOR ROOM ELEVATION REFERENCE		
	INDICATES ELEVATION NUMBER		
0 REF			INDICATES NOMINAL DUCT SIZE
		6"Ø EX. DCW	PIPE TAG
0	GRID TAG		
-	INDICATES LEVEL NAME		INDICATES SYSTEM TYPE ABBREVIATION INDICATES EXISTING
NAME	LEVEL TAG		
100 000			
			INDICATES EXISTING



SPOT ELEVATION TAG

INDICATES ROOM NAME ROOM TAG - INDICATES ROOM NUMBER

REVISION TAG



NORTH ARROW

- INDICATES TAG NUMBER

- INDICATES DUCT ACCESSORY ABBREVIATION



EQUIPMENT

ABBREVIATIONS - MECHANICAL

BBREVIATIONS - MECHANICAL	
AUTOMATIC AIR VENT AIR CONDITIONING UNIT AIR COOLED CHILLER AUTOMATIC CONTROL DAMPER ACCESS DOOR AREA DRAIN ABOVE FINISHED FLOOR ABOVE FINISHED FLOOR ABOVE FINISHED GRADE AIRFLOW MEASURING STATION AIR HANDLING UNIT ANALOG INPUT ACCUSTICALLY LINED DUCTWORK ANALOG OUTPUT ACCESS PANEL ARCHITECT AIR SEPARATOR AUTOMATIC TEMPERATURE CONTROL AIR TERMINAL DEVICE AUTOMATIC CONTROL VALVE AVERAGE AIR VOLUME TRAVERSE STATION ACID WASTE	
BOILER BATH TUB BUILDING AUTOMATIC SYSTEM BASE BOARD HEATER BALANCING DAMPER BIDET BACK DRAFT DAMPER BELOW FINISHED FLOOR BOTTLE FILLER BACK FLOW PREVENTOR BREAK HORSEPOWER BACKWARD INCLINED BUILDING BOTTOM OF DUCT BOTTOM OF PIPE BYPASS BOX BASEMENT BRITISH THERMAL UNIT PER HOUR BACKWATER VALVE	
COMPLETE WITH CHILLED BEAM CATCH BASIN CIRCUIT BALANCING VALVE COOLING COIL CONDENSATE COOLER TANK CEILING FAN CUBIC FEET PER MINUTE CHILLER CHILLED WATER CHILLED WATER RETURN CHILLED WATER RETURN CHILLED WATER SUPPLY CENTERLINE CLEAN AGENT PANEL CEILING CLEANOUT COLUMN CONCRETE CONTRACTOR COOLING WATER RETURN COOLING WATER RETURN COOLING WATER SUPPLY COOLING TOWER COOLING TOWER COOLING TOWER COOLING TOWER BLOW DOWN CONNECT TO EXISTING COMPRESSION TANK CONDENSING UNIT CUBIC FEET CABINET UNIT HEATER CONDENSER WATER RETURN CONDENSER WATER SUPPLY	
DRAIN DRY BULB TEMPERATURE DRAIN BOX DRY COOLER DEMAND CONTROL VENTILATION DOUBLE CHECK VALVE ASSEMBLY DOMESTIC COLD WATER DIRECT DIGITAL CONTROL DRINKING FOUNTAIN DOOR GRILLE DUCT HEATER DOMESTIC HOT WATER RECIRCULATION DIGITAL INPUT DIAMETER DIMENSION DOWN (PENETRATES FLOOR SLAB) DIGITAL OUTPUT DRAIN OFF VALVE DIFFERENTIAL PRESSURE SWITCH DOUBLE WIDTH DOUBLE INLET DRAWING DOMESTIC WATER HEATER DOUBLE WIDTH SINGLE INLET DIRECT EXPANSION EACH EXHAUST AIR ENTERING AIR TEMPERATURE ELECTRIC CABINET LINIT HEATER	
ELECTRIC CABINET UNIT HEATER ELECTRIC DUCT HEATER EMERGENCY EYE WASH EXHAUST AIR FAN EFFICIENCY EXHAUST AIR GRILLE EJECTOR DISCHARGE ELECTRICAL ELEVATION ENERGY MANAGEMENT AND CONTROL SYSTEM ENTERING ELECTRO-PNEUMATIC SWITCH EQUIPMENT	

ABBREVIATIONS - MECHANICAL

ERV

ESH

ESP

EUH

EWC

EWF

EWT

EXH

F

FA

FB

FC

FCO FCU

FCV FD

FDC

FFD

FFE

FFH

FHC

FLEX

FLR

FLTR

FP

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LVG LWT

Μ Μ

MAU

MAV

MAX MBH MCA MCC MCD MD

MECH

MEZZ MFR

MH

MIN

ML MM MS

С

KWH

FT

FE FEC

FAS

EWSH

ΕT

ELECTRIC UNIT HEATER ELECTRIC WATER COOLER EMERGENCY EYE FACE WASH ENTRENIS WATER TEMPERATURE EXHAUST FAN FROM ABOVE FIRE ALARM SENSOR FIRE ALARM SENSOR FOROM ABOVE FLOOR CLEANOUT FAN COLLUNIT FLOW CONTROL VALVE FIRE EARMER FIRE EARMENT CONNECTION FIRE EXTINGUISHER FUNEL FLOOR RELAVITON FORMER FORTECTION FIRE EXTINGUISHER CABINET FIRE PER PORTECTION FORD OF MOSE BIBS FLOR FLOOR FLEVATION FORDER PORTECTION FIRE PORTECTION FIRE PORTECTION FIRE SUPROSE DOX FINSHED FLOOR FLAUL HYDRANT FIRE SUPROSE DON FIRE SUPROSESION UNIT FEET PER MINUTE FIRE SUPROSESION UNIT FIRE SUPROSESION UNIT FIRE VALVE CABINET GALLONS GALLONS PER MINUTE	MTD MU
EMERGENCY EVE YAGE WASH EMERGENCY EVE WASH AND SHOWER STATION ENTERING WATER TEMPERATURE EXHAUST FAN FROM ABOVE FIRE ALARM SENSOR FIRE ALARM SENSOR FLOOR CLEANOUT FAN COLLUNT FLOW CONTROL VALVE FIRE DEARATMENT CONNECTION FIRE DEARATMENT CONNECTION FIRE EXTINGUISHER FIRE DEARATMENT CONNECTION FIRE EXTINGUISHER FIRE DEARATMENT CONNECTION FORCED FLOW HEATER FIRE EVENDISHER CABINET FUNNEL FLOOR ALAVITON FORCED FLOW HEATER FIRE POTECTION FORCED FLOW HEATER FIRE POTECTION FORST PROOF HOSE BIBB FROST PROOF WALL HYDRANT FIRE VALVE CABINET FIRE VALVE VALT FIRE VER SECOND FIRE VER FIRE VER FILLAR FIRE VER TEMPERATURE FIRE VER FILLAR VENT MAXINUM CIRCUIT AMPES FIRE VER TIMENT FIRE FIRE FI	N/A NC NC
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FAN COLUNIT FLOW CONTROL VALVE FIRE DAMPER FIRE DAMPER FIRE EXTINGUISHER CABINET FIRE SECOND FLOXE HEATER FIRE HOSE CABINET FIRE HOSE CABINET FIRE POTECTION FIRE POTECTION FIRE POTECTION FIRE POTECTION FIRE PROTECTION FIRE PROFE DOX FINS PER INCH FEET PER MINUTE FIRE SUPPOOF HOSE BIBB FROST PROOF HOSE BIBB FROST PROOF HOSE BIBB FROST PROOF HOSE BIBB FIRE & SMOKE DAMPER FIRE & SMOKE DAMPER FIRE SUPRESSION UNIT FEET PER SECOND FIRE & SUPRESSION UNIT FIRE & SMOKE DAMPER FIRE & SUPRESSION UNIT FURNANCE FIRE VALVE CABINET GAS GALLONS GALLONS GALLONS GALLONS GALLONS PER MINUTE GRENERAL CONTRACTOR GARBAGE DISPOSAL GALLONS PER MINUTE GREY WATER HEIGHT HUMIDFIER HOSE BIBB CONNECTION WITH CHAINED CAP HEATING COIL HEAD AUGNER HEAT PUMP HOUR HEAT RECOVERY CHILLER HEAT RECOVERY VENTILATOR HUMDISTAT HOT WATER RETURN HOT WATER RET	OA
FORCED FLOW HEATER FIRE HOSE CABINET FIRE HOSE CABINET FIRE AND CABINET FILEXIBLE FLOOR FILEXIBLE FLOOR FILEXIBLE FRE SUPORTECTION FILEXIBLE FRE FORTECTION FAN POWERED BOX FINE POWERED BOX FINS PER INCH FET PER MINUTE FROST PROOF WALL HYDRANT FLOW SWITCH FREST PROST PROOF WALL HYDRANT FLOW SWITCH FIRE SUPRESSION UNIT FREST SUPON UNIT FREST PER SECOND FIRE SAURAE CABINET FIRE SUPRESSION UNIT FEET PER SECOND FIXTURE UNIT FURNANCE FIRE VALVE CABINET GAS GALUONS GALVANZED GALONS PER HOUR GALLONS PER MINUTE GREY WATER HEIGHT HUMDIFIER HOSE BIBB CONNECTION WITH CHAINED CAP GALLONS PER MINUTE GREY WATER HEIGHT HUMDISTAT HOT WATER SUPPLY HEAT RECOVERY CHILLER HEAT RET RET RET RET RET RET RET RET RET RE	OB OBD OFD OD OD ODP OED OV
FLOOR FILTER FILTER FILTER FILTER FILTER FILTER FILTER FILTER FILTER FILTER FILTER FILTENCH FILTER FILTENCH FILTER	P PAC
FINNED TUBE RADIATION FIXTURE UNIT FIXTURE UNIT FIXTURE UNIT FIXTURE UNIT FURNANCE FIXE VALVE CABINET GAS GALLONS GALVANIZED GALLONS GALVANIZED GARBAGE DISPOSAL GARBAGE DISPOSAL GARBAGE DISPOSAL GARBAGE DISPOSAL GARBAGE DISPOSAL GAS METER GALLONS PER HOUR GALLONS PER HOUR GALLONS PER MINUTE GREY WATER HEIGHT HUMIDIFIER HOSE BIBB CONNECTION WITH CHAINED CAP HEATING COIL HEAD HOSE BIBB CONNECTION WITH CHAINED CAP HEAT RECOVERY CHILLER HEAT RECOVERY CHILLER HEAT RECOVERY VENTILATOR HUMIDISTAT HOT WATER HOT WATER HOT WATER RETURN HOT WATER SUPPLY HEAT EXCHANGER HERT ICE MAKER INSULATION INVERT INDIRECT WASTE JANITOR SINK KILOWATT HOUR LINERS PER HOUR KILOVATT HOUR LINERS PER HOUR KILOVATT HOUR LINERS PER SECOND LINEAR FEET LITRES PER SECOND LINEAR FEET LITRES PER SECOND LEAVING AR TEMPERATURE MATUR MANUAL AIR VENT MAXIUM IT MANUAL AIR VENT MAXIUM IT HOUNAL CIRCUIT AMPS	PACP PCF PCHW PCHW PD PH PHC PHC PHX PLBG PRV PSIA PSIG PVC
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METER ONE THOUSAND MAKEUP AIR UNIT MANUAL AIR VENT MAXIMUM THOUSAND BRITISH THERMAL UNITS PER HOUR MINIMUM CIRCUIT AMPS	TA TA TAD TB TD TEMP TMV TOD TOP TSP TYP
MINIMUM CIRCUIT AMPS	U U/C UH UP
MOTORIZED CONTROL DAMPER MANUAL DAMPER MECHANICAL MEZZANINE MANUFACTURER	V VAV VD VEL VFD VIF VSD

ABBREVIATIONS - MECHANICAL

MTD MU	MOUNTED MAKEUP WATER
N/A NC NFHB NFWH NG NIC NO NOM NPSH NTS	NOT APPLICABLE NOISE CRITERIA NORMALLY CLOSED NON FREEZE HOSE BIBB NON FREEZE WALL HYDRANT NATURAL GAS NOT IN CONTRACT NORMALLY OPEN NOMINAL NET POSITIVE SUCTION HEAD NOT TO SCALE
OA OBD OFD OD OD ODP OED OV	OUTSIDE AIR OCTAVE BAND OPPOSED BLADE DAMPER OVERFLOW DRAIN OUTSIDE DIAMETER OUTSIDE DIAMETER OPEN DRIP PROOF OPEN END DUCT OUTLET VELOCITY
P PAC PACP PCF PCHWR PCHWS PD PH PHC PHX PLBG PRESS PRV PSIA PSIG PVC	PUMP PRE-ACTION CABINET PRE-ACTION CONTROL PANEL POUNDS PER CUBIC FOOT PRIMARY CHILLED WATER RETURN PRIMARY CHILLED WATER SUPPLY PRESSURE DROP PHASE PREHEAT COIL PLATE HEAT EXCHANGER PLUMBING PRESSURE PRESSURE REDUCING VALVE POUNDS PER SQUARE INCH ABSOLUTE POUNDS PER SQUARE INCH GUAGE POLYVINYL CHLORIDE
RA RD REQD RET RF RG RH RH RLF RM RPM RPZA RP RPZA RR RTU RWL	RETURN AIR ROOF DRAIN REQUIRED RETURN RETURN AIR FAN RETURN AIR GRILLE RELATIVE HUMIDITY REHEAT COIL RELIEF ROOM REVOLUTIONS PER MINUTE REDUCED PRESSURE ZONE ASSEMBLIES RETURN AIR REGISTER ROOF TOP UNIT RAIN WATER LEADER
S SA SAN SATT SCHWR SCHWS SCR SD SD SEA SEF SF SH SL SP SP SPECS SQ SQFT SR SRV SS SST ST STD STDBY STV SUP SV SWDI SWSI	SINK SUPPLY AIR SANITARY PIPE SOUND ATTENUATOR SECONDARY CHILLED WATER RETURN SECONDARY CHILLED WATER SUPPLY SCREN SMOKE DAMPER SCUPPER DRAIN SANITARY EXHAUST AIR SMOKE EXHAUST FAN SUPPLY AIR FAN SUPPLY AIR FAN SHOWER SILENCER STATIC PRESSURE SUMP PUMP SPECIFICATIONS SQUARE SQUARE FEET SUPPLY AIR REGISTER SAFETY RELIEF VALVE STAINLESS STEEL SERVICE SINK SOIL STACK STORM PIPE STANDARD STACK VENT SUPPLY SUPERVISED VALVE SINGLE WIDTH DOUBLE INLET SINGLE WIDTH DOUBLE INLET
TA TAD TB TD TEMP TMV TOD TOP TSP TYP	TRANSFER AIR TO ABOVE TRANSFER AIR DUCT TO BELOW TRENCH DRAIN TEMPERATURE THERMOSTATIC MIXING VALVE TOP OF DUCT TOP OF PIPE TOTAL STATIC PRESSURE TYPICAL
U U/C UH UP	URINAL UNDER CUT UNIT HEATER UP (PENETRATES FLOOR SLAB)
V VAV VB VD VEL VFD VIF VSD	VENT PIPE VARIABLE VOLUME BOX VACUUM BREAKER VOLUME DAMPER VELOCITY VARIABLE FREQUENCY DRIVE VERIFY IN FIELD VARIABLE SPEED DRIVE

ABBREVIATIONS - MECHANICAL

VST	VENT STACK
VTR	VENT THROUGH ROOF
VVE	VARIABLE VOLUME EXHAUST BOX
W	WIDTH
W&V	WASTE & VENT
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WC	WATER CLOSET
WCO	WALL CLEANOUT
WF	WALL FIN
WFS	WATER FLOW SWITCH
WG	WATER GUAGE
WH	WATER HEATER
WHA	WATER HAMMER ARRESTOR
WM	WATER METER
WMS	WIRE MESH SCREEN
WPAV	WET PIPE ALARM VALVE
WS	WATER SOFTENER
WST	WASTE STACK
(D)	EXISTING TO BE DEMOLISHED
(E)	EXISTING
(ER)	EXISTING TO BE REMOVED
(N)	NEW
(R)	EXISTING TO BE RELOCATED
(n -)	

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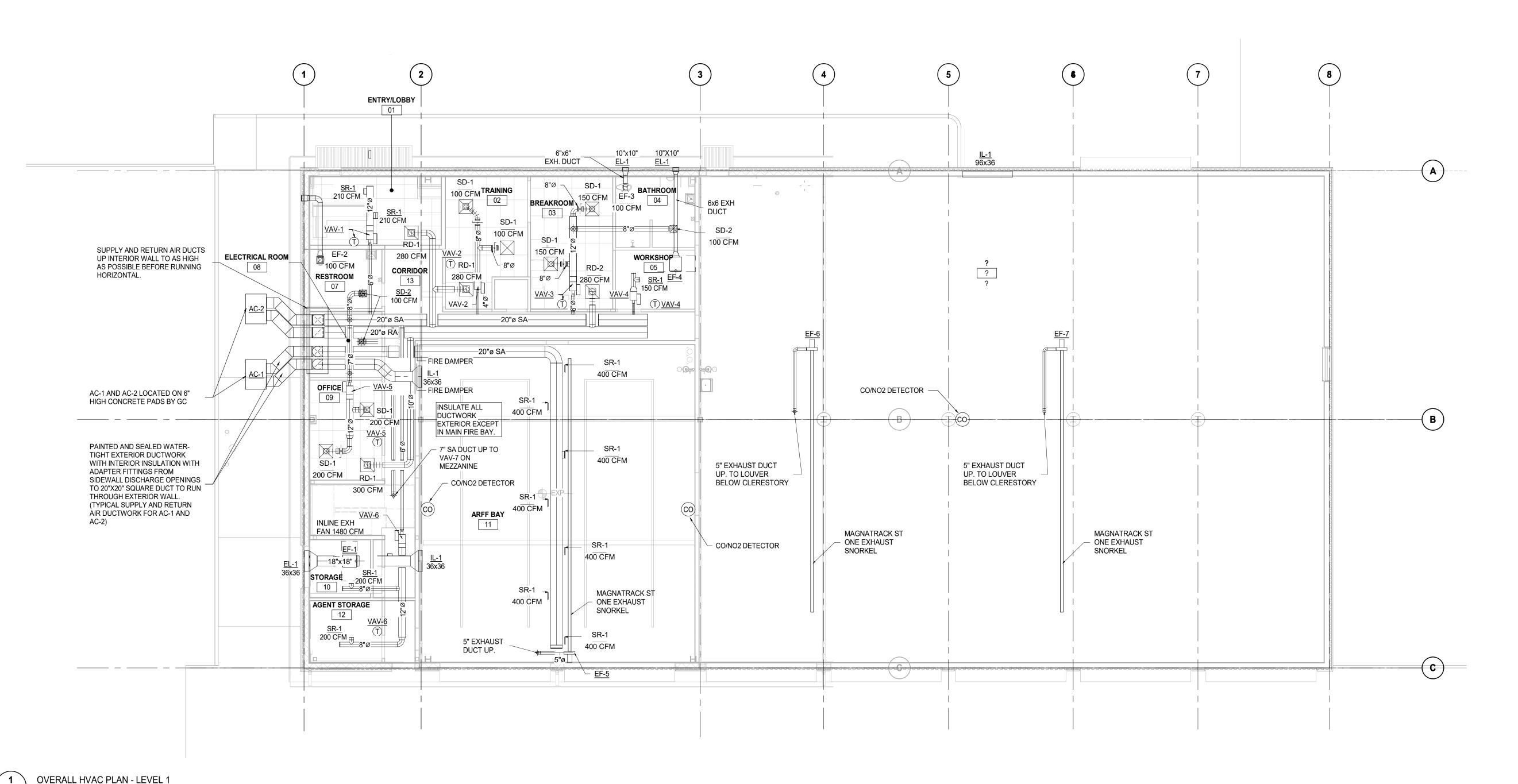
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	SHEET LIST INDEX
M01-001	MECHANICAL NOTES AND LEGEND
M02-001	MECHANICAL FLOOR PLAN
M02-002	MECHANICAL MEZZANINE
M03-001	MECHANICAL SCHEDULES
M04-001	MECHANICAL DETAILS
P01-001	PLUMBING NOTES AND LEGEND
P02-001	PLUMBING FLOOR PLAN - CW, HW AND GA
P02-002	PLUMBING FLOOR PLAN - SS AND V
P03-001	PLUMBING SCHEDULES - CW, HW, AND GA
P03-002	PLUMBING ISOMETRICS - SS AND V
P05-001	PLUMBING SCHEDULES
P06-001	PLUMBING DETAILS

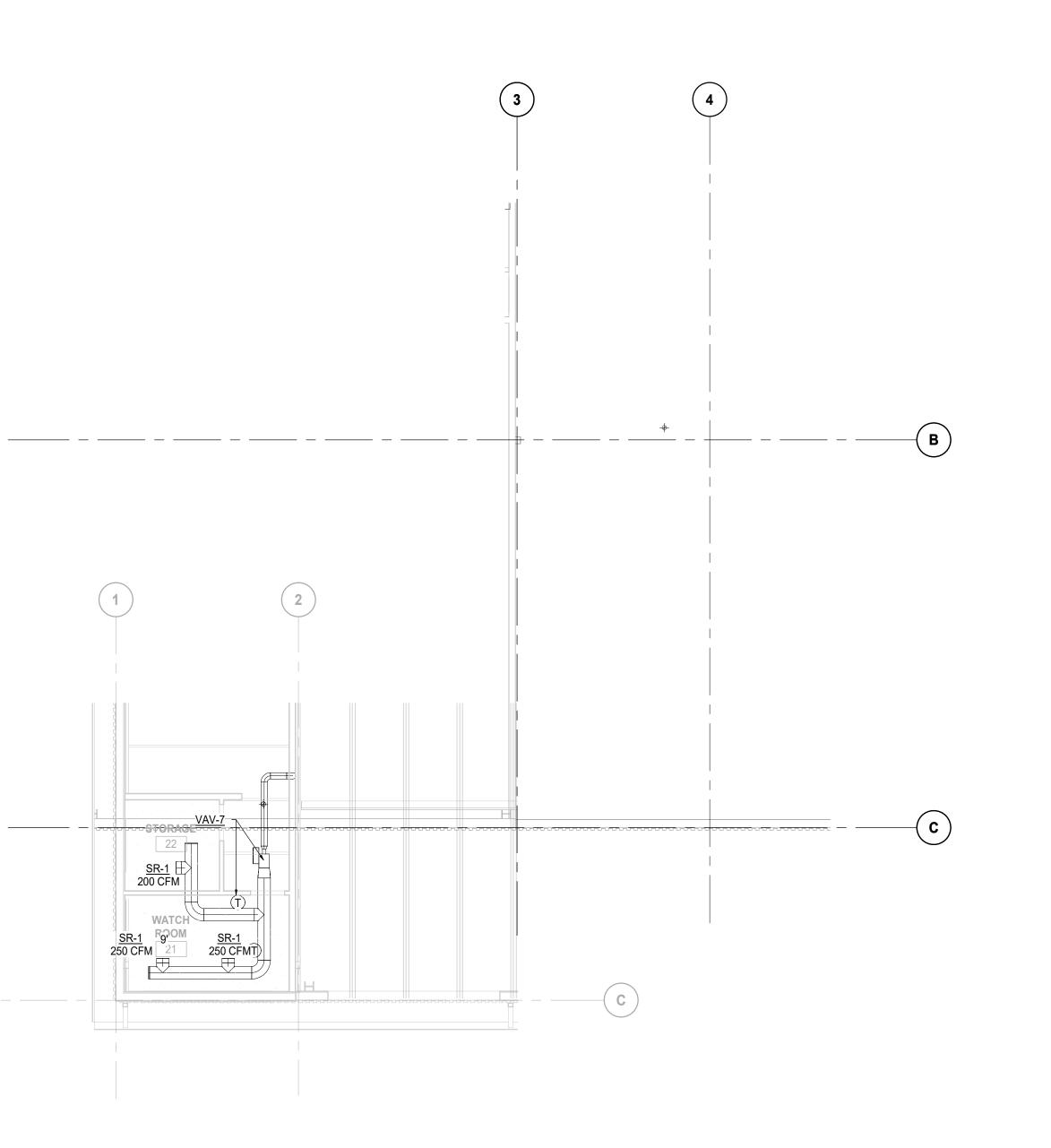


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1OVERALL HVAC PLAN - LEVEL 1M02-001SCALE: 1/8" = 1'-0"

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VARIABLE AIR VOLUME BOX SCHEDULE									
EQUIPMENT TAG	AREA SERVED	UNIT SIZE	MODEL NUMBER	BRAND					
VAV-1	ENTRY/LOBBY	6"	35EC3300L06	CARRIER					
VAV-2	TRAINING	4"	35EC3300L04	CARRIER					
VAV-3	BREAKROOM BATHROOM	6"	35EC3300L06	CARRIER					
VAV-4	WORKSHOP	4"	35EC3300L04	CARRIER					
VAV-5	OFFICE, RR ELECTRIC ROOM	7"	35EC3300L07	CARRIER					
VAV-6	STORAGE AGENT STORAGE	6"	35EC3300L06	CARRIER					
VAV-7	WATCH ROOM STORAGE	7"	35EC3300L07	CARRIER					

EQUIPMENT TAG	MANUFACTURER	MODEL #	CFM	ESP (IN.)	SERVICE ROOM	ELECTRICAL VOLT PHASE	HP	WEIGHT	NOTES
EF-1	GREENHECK	BDF-100	1480		-	120V/1PH	1/60		24/7 OPERATION
EF-2	GREENHECK	CSP-A390-VG	100	0.4	RR 07	120V/1PH	1/60		TURN ON/OFF WITH LIGHT SWITCH
EF-3	GREENHECK	CSP-A390-VG	100	0.4	RR 04	120V/1PH	1/60		TURN ON/OFF WITH LIGHT SWITCH
EF-4	GREENHECK	AER-24-02-0310	100	0.3	-	120V/1PH	1/60		WALL SWITCH
EF-5	NEDERMAN	N24 #14510122	883	-	ARRF BAY 11	208V/1PH	1	37	SEE VE SCHEDULE
EF-6	NEDERMAN	N24 #14510122	883	-	ARRF BAY 11	208V/1PH	1	37	SEE VE SCHEDULE
EF-7	NEDERMAN	N24 #14510122	883	-	ARRF BAY 11	208V/1PH	1	37	SEE VE SCHEDULE

NOTES:

1. PRESSURE INDEPENDENT CONTROL. ALL CONTROLS SHALL BE FACTORY CALIBRATED AND WITHIN THE ABOVE FLOW RANGE.

2. UNIT COMPLETE WITH ATTENTUATOR

VEHICLE EXHAUST EXTRACTION SCHEDULE RAIL MAX TAG EXHAUST LENGTH CAPACITY TEMP (FT) # VEHICLE <u>VE-1</u> 38 600 2 <u>VE-2</u> 600 54 2 <u>VE-3</u> 600 62 2 VEF-1 ---<u>VEF-2</u> ---VEF-3 ---NOTE:

 ALL MODEL NUMBERS ARE NEDERMAN UNLESS OTHERWISE NOTED.
 INCLUDES COMPLETE SYSTEM INCLUDING: HB NOZZLES, OUTLET CONNECTION, RADIO RECEIVER AND TRANSMITTER, EXHAUST FAN WITH VFD.

				LOOVERCOONEL	JOLL		
	TAG	MANUFACTURER	MODEL NUMBER	SIZE			
	<u>IL-1</u>	RUSKIN	ELF375DX	PER PLAN	ALUMINUM DRAINABL DAMPERS		
	<u>EL-1</u>	RUSKIN	ELF375DX	PER PLAN	ALUMINUM DRAINABLI BACKDRAFT DAMPER		
FINISH TO MATCH ADJACENT EXTERIOR WALL SURFACE. PROVIDE INTGRAL 1-1/2" FLANG							

TAG			BTU/HR INPUT		ELECTRICAL				NOTEO	
IAG	MODEL NUMBER	SERVICE ROOM				AMPS HP		CFM	NOTES	
UH - 1,2,3,4	GREENHECK	G-060-DGE117XQD	85,000	79,050	120V/1PH	4.35	1/8	1650		
CONVERSION NEUTRALIZING	PROVIDE WITH FIELD INSTALLED ACCESSORIES FROM MANUFACTURER: VERTICAL DEFLECTOR BLADES, NATURAL GAS TO PROPANE CONVERSION KIT, SINGLE STAGE ROOM THERMOSTAT, CONDENSATE PUMP, CONDENSATE PUMP SUSPENSION KIT, CONDENSATE PH NEUTRALIZING KIT, HORIZONTAL CONCENTRIC VENT KIT. PROVIDE AND INSTALL ON CONTRACTOR-SUPPLIED THREADED ROD SUSPENSION WITH DIAGONAL BRACING.									

PACKAGED GAS/ELECTRIC HVAC UNIT SCHEDULE									
EQUIPMENT TAG			0514		SERVICE	ELECTRICAL	COOLING (TOTAL/	HEATING INPUT/	
	MANUFACTURER	MODEL # CFI	CFM	ESP (IN.)	ROOM	VOLT PHASE	SENSIBLE) MBH	OUTPUT MBH (LPG)	NOTES
AC-1	CARRIER	48GCFJ06A 3M5-0A3A0	2200	1.05	ARFF BAY	208V/3PH	54.9 TC / 47.5 SC	102 IN / 81.6 OUT	2,3,4,5,6,7,8
AC-2	CARRIER	48LCDB08A 3M5-1A3A0	3000	1.2	ALL OTHER ROOMS	208V/3PH	88.6 TC / 56.6 SC	102 IN / 81.6 OUT	1, 2,3,4,5,6,7,8

MODULATING POWER EXHAUST (AC-2 ONLY - AC-1 RELIEF AIR IS VIA EF-1)
 HIGH STATIC BELT DRIVE WITH VFD CONTROLLER

3. LOUVERED HAIL GUARDS 4. HINGED ACCESS PANELS

5. VAV-RTU OPEN CONTROLLER

PROVIDE WITH FIELD-INSTALLED ACCESSORIES:

6. MERV-13 FILTERS

7. HORIZONTAL LOW LEAKAGE ECONOMIZER.
 8. PROPANE AND HIGH ALTITUDE CONVERSION KIT

CONTROLS: PROVIDE DDC CONTROL PANEL IN WATCH ROOM, WITH VAV CONTROLLERS, RTU TEMPERATURE SENSORS, OUTSIDE AIR SENSOR, AND ALL OTHER ACCESSORIES FOR A COMPLETE AND OPERATIONAL SYSTEM.

 1031 L/	AINAGI		LDOLL		
	ELE	CTRICAL	_	MODEL	
VOLT	PHASE	AMP	EXHAUST FAN HP	NUMBER	ACCESSORIES
-	-	-	-	MAGNARAIL	(2) EXTRACTION UNITS
-	-	-	-	MAGNARAIL	(2) EXTRACTION UNITS
-	-	-	-	MAGNARAIL	(2) EXTRACTION UNITS
208	3	16.7	5.5		SUPPORT RAIL
208	3	16.7	5.5		SUPPORT RAIL
208	3	16.7	5.5		SUPPORT RAIL

LOUVER SCHEDULE

SIZE	
PER PLAN	ALUMINUM DRAINABLE INTAKE LOUVER. PROVIDE WITH GRAVITY BACKDRAFT DAMPERS
PER PLAN	ALUMINUM DRAINABLE EXHAUST LOUVER. PROVIDE WITH GRAVITY BACKDRAFT DAMPERS

MODINE UNIT HEATER SCHEDULE

TAG	MANUFACTURER	MODEL NUMBER	SIZE	
<u>SD-1</u>	TITUS	MCD	SEE PLANS	24X24 MODUL
<u>SD-2</u>	TITUS	MCD	SEE PLANS	24X24 MODUL DRYWALL LOO
<u>RD-1</u>	TITUS	PAR	SEE PLANS	
<u>EG-1</u>	TITUS	PAR	SEE PLANS	24X24 MODUL DRYWALL LOO
<u>EG-2</u>	TITUS	PAR	SEE PLANS	12X12 MODUL FRAME FOR D
<u>SR-1</u>	TITUS	300RS	6x6	SIDEWALL SU ADJUSTABLLE

GAS DETECTION MONITOR SCHEDULE

EQUIPMENT		AREA SERVED	ELECTRICAL		PART NUMBER	MODEL	REMARKS
	TAG		VOLT	1		NUMBER	
	CO/NO2	VEHICLE BAYS	120	1	04652-0601-0000	GSM-60	
	NOTE:						

1. ALL MODEL NUMBERS ARE ENMET UNLESS OTHERWISE NOTED. 2. INCLUDES: INSTRUMENT WITH CO AND NO2 SENSORS, WALL MOUNTED ENCLOSURE, LCD DIGITAL DISPLAY, AUDIBLE AND VISUAL ALARMS, INTERNAL MOTORIZED SAMPLE PUMP WITH FLOW SWITCH AND ALARMS, AUXILIARY RELAYS, PARTICLE FILTER, INLET

AND OUTLET PORTS, 4-20ma OUTPUT SENSOR.

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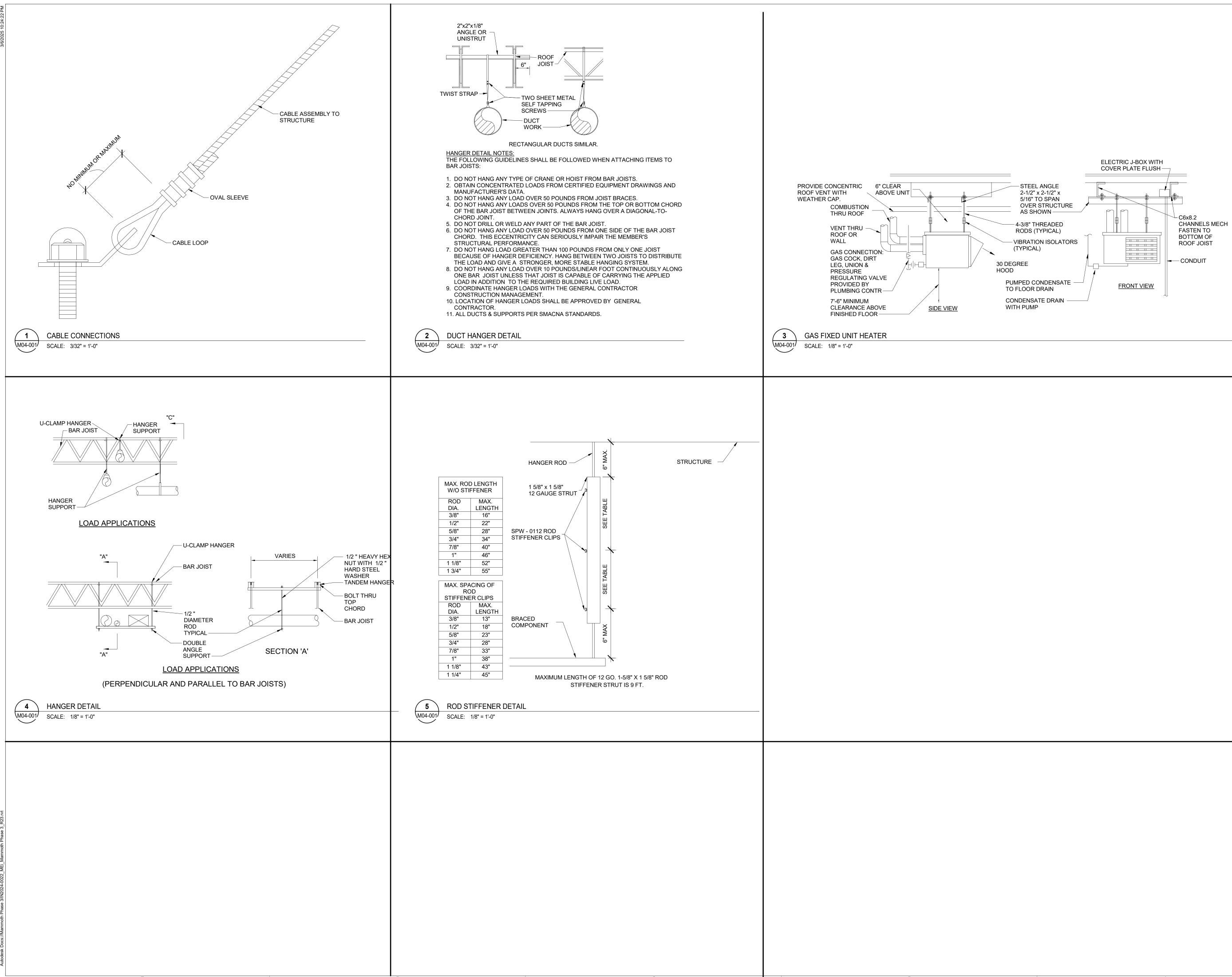
GRILLE/REGISTER/DIFFUSER SCHEDULE

ILE, WITH BORDER TYPE 3 (LAY-IN), 4 WAY ADJUSTABLE CORE JLE, WITH BORDER TYPE 3 (LAY-IN), PROVIDE TRM FRAME FOR OCATIONS

JLE, WITH BORDER TYPE 3 (LAY-IN), PROVIDE TRM FRAME FOR OCATIONS

JLE, WITH BORDER TYPE 1 (SURFACE MOUNT), PROVIDE TRM

SIDEWALL SUPPLY DIFFUSER. DOUBLE DEFLECTION BLADES. PROVIDE FACE-ADJUSTABLLE OPPOSED BLADE DAMPERS.



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3	Consultants Survey:			
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	Mechanical: Electrical: Interiors:	NORR		Ä
	Landscape:			U
	Seal(s)			
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	norr.com			
	Project Manag	jer	Drawn	
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1	Drawing Title		AL DETAIL	.S
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		M04-	-001 Block - v.2023 - Rev (Sept/23)	Converset @ 000

SYMBOL L ANNOTATION

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С

SYMBOL LEGEND		4	BBREVIATIONS - ELECTRICAL
ANNOTATION SYMBOLS		А	AMPERE
	- INDICATES VIEW NUMBER - INDICATES VIEW NAME	AC ACT	ABOVE COUNTER ALTERNATING CURRENT, ARMOR-CLAD
0 View Name	TITLE MARK	ADD	ADDENDUM
A00-00 SCALE: View Scale	- INDICATES VIEW SCALE	AF AFF	AMPERES, FRAME (BREAKER RATING) ABOVE FINISHED FLOOR
	- INDICATES DRAWING NUMBER WHERE VIEW IS LOCATED	AFG	ABOVE FINISHED GRADE
	- INDICATES DETAIL NUMBER	AG AIC	ABOVE GROUND AMPERE INTERRUPTING SHORT
REF	- INDICATES REFERENCE SIM / TYP / REV		CIRCUIT CURRENT
0 (A00-00)	PLAN DETAIL REFERENCE	AL AM	ALUMINUM AMMETER
\smile	- INDICATES DRAWING NUMBER WHERE DETAIL IS LOCATED	APPRO X	APPROXIMATE
	- INDICATES SECTION NUMBER - INDICATES REFERENCE	ARCH	ARCHITECTURAL
0 REF	SIM / TYP / REV	AS ASR	AMMETER SWITCH AUTOMATIC SPRINKLER RISER
A00-00	BUILDING SECTION REFERENCE	AT	AMPERE TRIP (BREAKER SETTING)
	WHERE SECTION IS LOCATED	ATS AUX	AUTOMATIC TRANSFER SWITCH AUXILIARY
REF	- INDICATES SECTION NUMBER - INDICATES REFERENCE SIM / TYP / REV	AV AWG	AUDIO-VISUAL AMERICAN WIRE GAUGE
0 REF	WALL / DETAIL SECTION REFERENCE	AWG	AMERICAN WIRE GAUGE
	- INDICATES DRAWING NUMBER WHERE SECTION IS LOCATED	BAS BC	BUILDING AUTOMATION SYSTEM BOTTOM CHORD
REF -	- INDICATES REFERENCE SIM / TYP / REV	BD	BUS DUCT
	- INDICATES ELEVATION NUMBER	BLDG	BUILDING
A00-00	EXTERIOR ELEVATION REFERENCE	C CAS	CONDUIT CONTROLLED ACCESS SYSTEM
	WHERE ELEVATION IS LOCATED	СВ	CIRCUIT BREAKER
0 REF	- INDICATES DRAWING NUMBER WHERE ELEVATION IS LOCATED	CCTV CKT	CLOSED CIRCUIT TELEVISION CIRCUIT
REF	- INDICATES REFERENCE SIM / TYP / REV	CLF	CURRENT LIMITING FUSE
0 400-00 0	INTERIOR ROOM ELEVATION REFERENCE	CLG COAX	CEILING COAXIAL CABLE
0 REF		COL CONT	COLUMN CONTINUATION (CONTINUOUS)
0	GRID TAG	СР	CONTROL PANEL
	- INDICATES LEVEL NAME	СТ СТВ	CURRENT TRANSFORMER CURRENT TEST BLOCK
● NAME 100 000		CU	COPPER
	- INDICATES LEVEL ELEVATION	DC	DIRECT CURRENT
	HEIGHT ELEVATION TAG	DEG DEPT	DEGREE DEPARTMENT
+10000		DET	DETAIL
+	SPOT ELEVATION TAG	DIA DISC	DIAMETER DISCONNECT
	- INDICATES ROOM NAME	DN	DOWN
	ROOM TAG	DT DWG	DOUBLE THROW DRAWING
\wedge		EA	EACH
	REVISION TAG	EDP	EMERGENCY POWER DISTRIBUTION
52		EF	PANEL EXHAUST FAN
		EL ELEC	ELEVATION ELECTRIC (ELECTRICAL)
	NORTH ARROW	ELP	EMERGENCY LIGHTING PANEL
RUEN		ELR EM	END-OF-LINE RESISTOR EMERGENCY
TRUEH		EMCC	EMERGENCY MOTOR CONTROL CENTER
		EMS	ENERGY MANAGEMENT SYSTEM
SYMBOL LEGEND		EMT EPO	ELECTRICAL METALLIC TUBING EMERGENCY POWER OFF
ELECTRICAL TAG ANNO	TATION SYMBOLS	EQPT ERP	EQUIPMENT EMERGENCY RECEPTACLE PANEL
	- INDICATES EQUIPMENT TYPE	EUH EWC	ELECTRIC UNIT HEATER ELECTRIC WATER COOLER
GEN	ELECTRICAL EQUIPMENT TAG	_	
01-01	- INDICATES TAG NUMBER	FA FAA	FIRE ALARM FIRE ALARM ANNUNCIATOR PANEL
	- INDICATES LEVEL LOCATION NUMBER	FACP FB	
		FDR	FLOOR BOX (AT JB) FEEDER
	- INDICATES EQUIPMENT TYPE	FIN FLR	FINISH FLOOR
VAV 01-01	MECHANICAL EQUIPMENT TAG	FPT	FURNITURE POKE-THRU (AT JB)
	- INDICATES TAG NUMBER - INDICATES LEVEL LOCATION NUMBER	FU FUT	FUSE FUTURE
		FWB	FURNITURE WALL BOX (AT JB)
		G	
		GFB GEN	GROUND FAULT BREAKER GENERATOR
		GFI/GFC I	GROUND FAULT CIRCUIT
		GRS	GALVANIZED RIGID STEEL
		HID	HIGH INTENSITY DISCHARGE
		HOR HP	HORIZONTAL HORSEPOWER
		HPS	HIGH PRESSURE SODIUM
		HT HTR	HEIGHT HEATER
		HV HVAC	HIGH VOLTAGE HEATING VENTILATING AND AIR
		110710	CONDITIONING
		IAC	INTERLOCKING ARMOR CABLE
		IC INC	INTERCOM INCANDESCENT, INCORPORATE
		INV	INVERT ELEVATION
		ISC	INTERRUPTING SHORT CIRCUIT CURRENT
		ISN	ISOLATED NEUTRAL
		JB	JUNCTION BOX
		kcmil	THOUSAND CIRCULAR MIL(S) (MCM)
		kV kVA	KILOVOLT KILOVOLT-AMPERES
		kVAR	KILOVOLT-AMPERES REACTIVE
		kW kWH	KILOWATT KILOWATT-HOUR
		LA	LIGHTING ARRESTOR
		LDP	LIGHTING DISTRIBUTION PANEL
		LP LT	LIGHTING PANEL LIGHT
		LTG LV	LIGHTING LOW VOLTAGE
		М	METER

NICC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MEZZ	MEZZANINE
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE, METAL HALIDE, MOUNTIN HEIGHT
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
МО	MOTOR OPERATED
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
MV	MEDIUM VOLTAGE
Ν	NEUTRAL, NORMAL
NC	NORMALLY CLOSED
NEMA	NATIONAL ELECTRICAL
	MANUFACTORER'S ASSOCIATION
NF	NOT FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN, NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER-FURNISHED,
_	CONTRACTOR-INSTALLED
OFF	OFFICE
OL	OVERLOAD
OPNG	OPENING
OS	OCCUPANCY SENSOR

ABBREVIATIONS - ELECTRICAL

MA MILLIAMPERE

MC METAL-CLAD (CABLE)

MCB MAIN CIRCUIT BREAKER MCC MOTOR CONTROL CENTER

MAX MAXIMUM

00	OCCOLANCE SENSOR
PLUMB	POLE PUBLIC ADDRESS SYSTEM PULL BOX POWER DISTRIBUTION PANEL POWER FACTOR PHASE POST INDICATOR PILOT LIGHT PLUMBING PANEL POWER PANEL PAIR PRIMARY PULL SWITCH POTENTIAL TRANSFORMER POLYVINYL CHLORIDE POWER
	REMOTE CONTROL RECEPTACLE RIGID METAL CONDUIT RECEPTACLE PANEL RIGID STEEL CONDUIT
SFB SHLD SHT SIG SP SPEC SPKR SS ST STP/OS STP/OS STRUCT SUBST SW SWBD SWBD SWGR	SMOKE DETECTOR SECONDARY SURFACE FLOOR BOX SHIELDED SHEET SIGNAL SINGLE POLE SPECIFICATION SPEAKER SECTION SWITCH SINGLE THROW SHIELDED TWISTED PAIR SHIELDED TWISTED PAIR W/ OVERALL SHIELD STRUCTURAL SUBSTATION SWITCH SWITCHBOARD SWITCHGEAR SYSTEM
T TB TEL TL TOS TRP TYP	THERMOSTAT THERMAL BREAKER TELEPHONE TWIST LOCK TOP OF STEEL POWER FACTOR TRANSDUCER TYPICAL
UG UH UON	UNDERGROUND UNIT HEATER UNLESS OTHERWISE NOTED

UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
UTP	UNSHIELDED TWISTED PAIR
UTP/OS	UNSHIELDED TWISTED PAIR W/ OVERALL SHIELD
V	VOLT OR VOLTAGE
VD	VOICE-DATA
VERT	VERTICAL
VIF	VERIFY IN FIELD
VM	VOLTMETER
VP	VAPOR PROOF
VS	VOLTMETER SWITCH
VTR	VOLTAGE TRANSDUCER
W	WATT

W/ W/O WH WHD WP WR	WITH WITHOUT WATT-HOUR METER WATT-HOUR DEMAND METER WEATHER PROOF WELDING RECEPTACLE
XFMR XP	TRANSFORMER EXPLOSION PROOF
(E)	EXISTING FIXTURE/EQUIPMENT TO REMAIN
(ER)	EXISTING FIXTURE/EQUIPMENT TO BE RELOCATED
(N)	NEW (DEVICE)
(R)	EXISTING FIXTURE/EQUIPMENT TO BE REMOVED
(RE)	RELOCATED EXISTING FIXTURE/EQUIPMENT

DRAWING LIST - ELECTRICAL

E01-01 E02-01 E03-01 E10-01	DRAWING LIST & LEGENDS SITE PLAN SINGLE LINES LEVEL 1 OVERALL POWER PLAN
E10-01	LEVEL 1 OVERALL POWER PLAN
E20-01	LEVEL 1 OVERALL LIGHTING PLAN

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Project No.

Drawing No.

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E01-01

DATE ISSUED FOR REV

BRANCH PANEL: PANEL A

LOCATION: RESTROOM 07 SUPPLY FROM:

VOLTS: 120/208 Wye **PHASES:** 3

A.I.C. RATING: 65k MAINS TYPE:

00	TE	S	
10		.0	•

NOTES	:	MOUNTING: Surface ENCLOSURE: Type 1					WIRES:	4					BUS RATING: 400 A MCB RATING: 400 A			
скт	16	CIRCUIT DESCRIPTION	TPID	POLE	٨	VA)	B (VA)	C	VA)		TRIP	CIRCUIT DESC		.G	СКТ
1		EXTERIOR GFCI RECEPT.	20 A	1	900	720	5(0(<u>v</u> ,	1		EXTERIOR GFCI RECEPT			2
3		SRE GARAGE GFCI RECEPT.	20 A	1	300	120	720	540			1		ENTRY/LOBBY RECEPT.			4
5		RESTROOM/ELEC. RM. GFCI RECPT.	20 A	1			120	040	720	900	1		OFFICE RECEPT.			6
7		STORAGE RECEPT.	20 A	1	720	900			120	000	1		TRAINING RECEPT.			8
9		BREAKROOM RECEPT.	20 A	1	120	000	720	180			1		REFRIGERATOR RECEPT			10
11		COUNTERTOP GFCI RECEPT.	20 A	1			120	100	360	180	1		JANITOR GFCI RECEPT.			12
13		WORKSHOP RECEPT.	20 A	1	540	1080			000	100	1		ARFF BAY GFCI RECEPT.			14
15		SRE GARAGE GFCI RECPT.	20 A	1	040	1000	1260	1080			1	-	MEZZANINE/WATCHROOI			16
17		BATHROOM GFCI RECEPT	20 A	1			1200	1000	180	680	<u> </u>	2077				18
19		LEVEL 1 LIGHTING	20 A	1	883	0			100	000	3	100 A	GEN PANEL		F	20
21		LEVEL 1 LIGHTING	20 A	1	000		574	0			Ĭ	1007	CENTIANEE			22
23		LEVEL 1 LIGHTING	20 A	1				0	480	960	1	20 A	LEVEL 1 LIGHTING			24
25		LEVEL 1 LIGHTING	20 A	1	240	288			100		1		EXTERIOR LIGHTING			26
27			2071		2.10	200					· ·	2071				28
29										0	1	20 A	SPARE			30
31		SPARE	20 A	1	0	0					1		SPARE			32
33		SPARE	20 A	1			0	0			1		SPARE			34
35		SPARE	20 A	1					0		1		SPACE			36
37		SPACE		1							1		SPACE			38
39		SPACE		1							1		SPACE			40
41		SPACE		1							1		SPACE			42
			I	LOAD:	627	1 VA	507	4 VA	446	0 VA	-					
				AMPS:		3 A		3 A		7 A						
LEGEN	ח (ו	G).				577		,,,	01	7						
	-	JLT BREAKER, E - EXISTING BREAKER, EL	EVICTI			BDEVK				BDEAK						
NOTES		SET BREAKER, E - EXISTING BREAKER, EL	- LAISTI			DIVEAN	LIN, U - V		TAULI	DIVEAN	LIN, L -					
NULES	-												PANEL	TOTALS		
													TOTAL CONN. LOAD:	15805 VA		
													TOTAL CONN.:	44 A		
														1		

BRANCH PANEL: PANEL B

LOCATION: RESTROOM 07 SUPPLY FROM: MOUNTING: Surface ENCLOSURE: Type 1

VOLTS: 120/208 Wye **PHASES:** 3 WIRES: 4

A.I.C. RATING: 65k MAINS TYPE: BUS RATING: 400 A MCB RATING: 400 A

NOTES:

СКТ	LG	CIRCUIT DESCRIPTION	TRIP	POLE	Α(VA)	В (VA)	C (VA)	POLE	TRIP	CIRCUIT DESCR
1		VAV-9	20 A	1	0	0					1	20 A	EF-11
3		VAV-6	20 A	1			0	0					
5									0	0	3	50 A	AC-2
7		AC-1	50 A	3	0	0							
9]						0						
11													
13													
15													
17													
19													
21													
23													
25													
27													
29													
31													
33													
35													
37													
39													
41													
			I	LOAD:	0	VA	0	VA	0	VA			
				AMPS:	0	А	0	А	0	Α	_		

A - ARC FAULT BREAKER, E - EXISTING BREAKER, EL - EXISTING LOAD AND BREAKER, G - GROUND FAULT BREAKER, L - LOCKED-ON BREAKER, S - SHU PANEL NOTES:

TOTAL CONN. LOAI
TOTAL CONN

IOTES:		LOCATION: SUPPLY FROM: PANEL A MOUNTING: Recessed ENCLOSURE: Type 1				Р	VOLTS: HASES: WIRES:	3	3 Wye				A.I.C. RATING: 14k MAINS TYPE: BUS RATING: 100 A MCB RATING: MLO
скт	LG	CIRCUIT DESCRIPTION	TRIP	POLE	Δ (VA)	B	VA)	C	VA)	POLE	TRIP	CIRCUIT DESCRIP
1		GENERATOR BATTERY CHARGER	20 A	1	500	180	(1		WP GFCI RECEPTACLE
3		SPARE	20 A	1	000	100	0	0			1		SPARE
5		SPARE	20 A	1				Ŭ	0	0	1		SPARE
7		SPACE		1							1		SPACE
9		SPACE		1							1		SPACE
11		SPACE		1							1		SPACE
13		SPACE		1							1		SPACE
15		SPACE		1							1		SPACE
17		SPACE		1							1		SPACE
19		SPACE		1							1		SPACE
21		SPACE		1							1		SPACE
23		SPACE		1							1		SPACE
25		SPACE		1							1		SPACE
27		SPACE		1							1		SPACE
29		SPACE		1							1		SPACE
			L	OAD:	680	VA	0	VA	0	VA			1
			A	MPS:	6	А	0	Α	0	A			

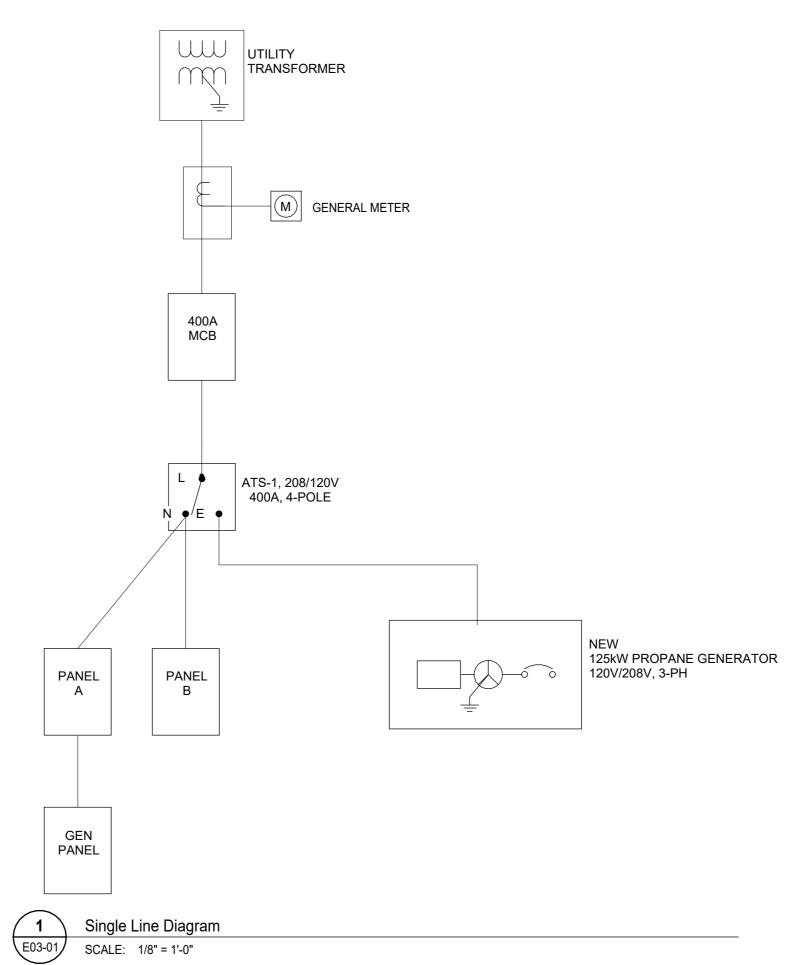
CRIPTION		OVT
CRIPTION	LG	СКТ
		2
		4
		6
		8
		10
		12
		14
		16
		18
		20
		22
		24
		26
		28
		30
		32
		34
		36
		38
		40
		42

IUI	NT TRIP BREAKER						
L.	L TOTALS						
D:	0 VA						
1.:	0 A						

L.		
CRIPTION	LG	СКТ
		2 4
		4
		6
		8
		10
		12
		14
		16
		18
		20
		22
		24
		26
		28
		30

TRIP BREAKER TALS

0 VA



	LIGHTING FIXTURE SCHEDULE												
LIGHT FIXTURE TAG	DESCRIPTION	MANUFACTURER	MANUFACTURER	INITIAL COLOR TEMPERATURE	MOUNTING	REMARKS							
A1	2X4 LED SWITCHABLE LUMEN FLAT PANEL	LITHONIA LIGHTING	CPANL-2X4-AL06-SWW7-M2	4000 K	RECESSED								
A2	2X2 LED SWITCHABLE LUMEN FLAT PANEL	LITHONIA LIGHTING	CPANL-2X2-AL01-SWW7-M4	4000 K	RECESSED								
B1	48" LOW-PROFILE LED STRIP LIGHT	LITHONIA LIGHTING	ZL1N-L48-3500LM-FST-MVOLT-40K-80CRI-WH	3500 K	MOUNTED								
B2	24" LOW-PROFILE LED STRIP LIGHT	LITHONIA LIGHTING	ZL1N-L24-3500LM-FST-MVOLT-40K-80CRI-WH	3500 K	MOUNTED								
W1	WPX LED WALL PACK	LITHONIA LIGHTING	WPX1-LED-P2-40K-MVOLT-DDBXD-M4	2900 K	MOUNTED								
X1	LED QUANTUM EXIT SIGNS	LITHONIA LIGHTING	LQM-S-W-3-R-120/277-M6		MOUNTED								

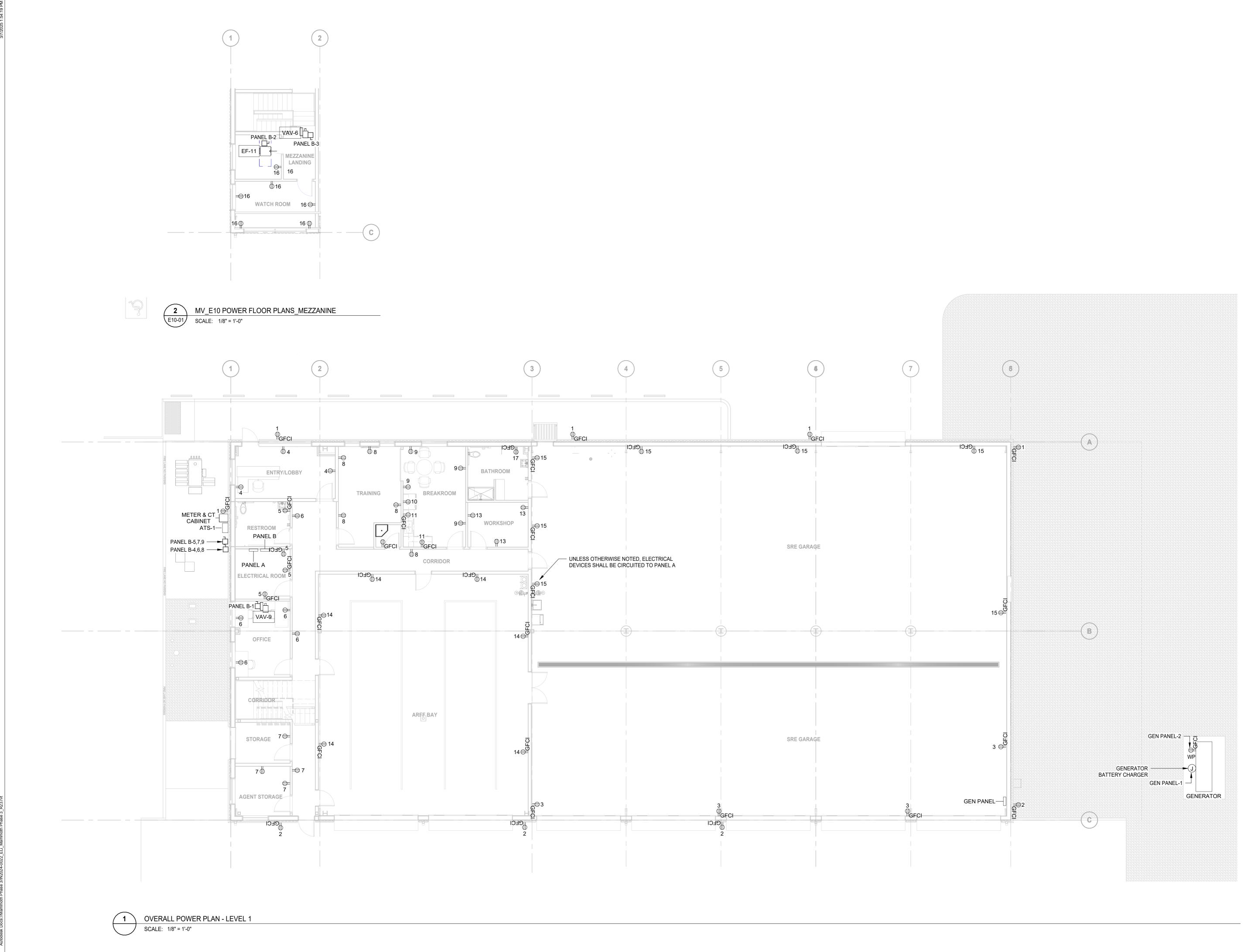
CIRCUIT C	<u>ONDUIT & CONI</u>	DUCTOR SCH	EDULE
FUSE/CIRCUIT	PHASE/NEUTRAL		
BREAKER - AMP/POLE	(NOTE 3)	GROUND	CONDUIT
15A/1P & 20A/1P	2 - 12 AWG	1 - 12 AWG	3/4"
15A/2P & 20A/2P	2 OR 3 - 12 AWG	1 - 12 AWG	3/4"
15A/3P & 20A/3P	3 OR 4 - 12 AWG	1 - 12 AWG	3/4"
25A/1P & 30A/1P	2 - 10 AWG	1 - 10 AWG	3/4"
25A/2P & 30A/2P	2 OR 3 - 10 AWG	1 - 10 AWG	3/4"
25A/3P & 30A/3P	3 OR 4 - 10 AWG	1 - 10 AWG	3/4"
35A/1P & 40A/1P	2 - 8 AWG	1 - 10 AWG	3/4"
35A/2P & 40A/2P	2 OR 3 - 8 AWG	1 - 10 AWG	3/4"
35A/3P & 40A/3P	3 OR 4 - 8 AWG	1 - 10 AWG	3/4"
40A/1P & 45A/1P	2 - 8 AWG	1 - 10 AWG	3/4"
40A/2P & 45A/2P	2 OR 3 - 8 AWG	1 - 10 AWG	3/4"
40A/3P & 45A/3P	3 OR 4 - 8 AWG	1 - 10 AWG	3/4"
60A/1P	2 - 6 AWG	1 - 10 AWG	3/4"
60A/2P	2 OR 3 - 6 AWG	1 - 10 AWG	3/4"
60/3P	3 OR 4 - 6 AWG	1 - 10 AWG	1"
70A/1P	2 - 4 AWG	1 - 8 AWG	1"
70A/2P	2 OR 3 - 4 AWG	1 - 8 AWG	1"
70A/3P	3 OR 4 - 4 AWG	1 - 8 AWG	1 1/4"
80A/2P	2 OR 3 - 4 AWG	1 - 8 AWG	1"
80A/3P	3 OR 4 - 4 AWG	1 - 8 AWG	1 1/4"
90A/2P	2 OR 3 - 3 AWG	1 - 8 AWG	1 1/4"
90A/3P	3 OR 4 - 3 AWG	1 - 8 AWG	1 1/4"
100A/2P	2 OR 3 - 3 AWG	1 - 8 AWG	1 1/4"
100A/3P	3 OR 4 - 3 AWG	1 - 8 AWG	1 1/4"
110A/2P	2 OR 3 - 2 AWG	1 - 6 AWG	1 1/4"
110A/3P	3 OR 4 - 2 AWG	1 - 6 AWG	1 1/4"
125A/2P	2 OR 3 - 1 AWG	1 - 6 AWG	1 1/4"
125A/3P	3 OR 4 - 1 AWG	1 - 6 AWG	1 1/2"
150A/2P	2 OR 3 - 1/0 AWG	1 - 6 AWG	1 1/2"
150A/3P	3 OR 4 - 1/0 AWG	1 - 6 AWG	2"
175A/2P	2 OR 3 - 2/0 AWG	1 - 6 AWG	2"
175A/3P	3 OR 4 - 2/0 AWG	1 - 6 AWG	2"
200A/2P	2 OR 3 - 3/0 AWG	1 - 6 AWG	2"
200A/3P	3 OR 4 - 3/0 AWG	1 - 6 AWG	2"
225A/2P	2 OR 3 - 4/0 AWG	1 - 4 AWG	2"
225A/3P	3 OR 4 - 4/0 AWG	1 - 4 AWG	2 1/2"
250A/2P	2 OR 3 - 250 MCM	1 - 4 AWG	2 1/2"
250A/3P	3 OR 4 - 250 MCM	1 - 4 AWG	3"
300A/2P	2 OR 3 - 350 MCM	1 - 3 AWG	3"
300A/3P	3 OR 4 - 350 MCM	1 - 3 AWG	3"
350A/2P	2 OR 3 - 500 MCM	1 - 3 AWG	3 1/2"
350A/3P	3 OR 4 - 500 MCM	1 - 3 AWG	3 1/2"
400A/2P	2 OR 3 - 500 MCM	1 - 3 AWG	3 1/2"
400/3P	3 OR 4 - 500 MCM	1 - 3 AWG	3 1/2"

NOTES: 1. PROVIDE CIRCUIT CONDUCTOR AND CONDUIT SIZES INDICATED ABOVE UNLESS OTHERWISE NOTED. 2. CONDUCTOR SIZING BASED UPON 75C THWN INSULATED COPPER

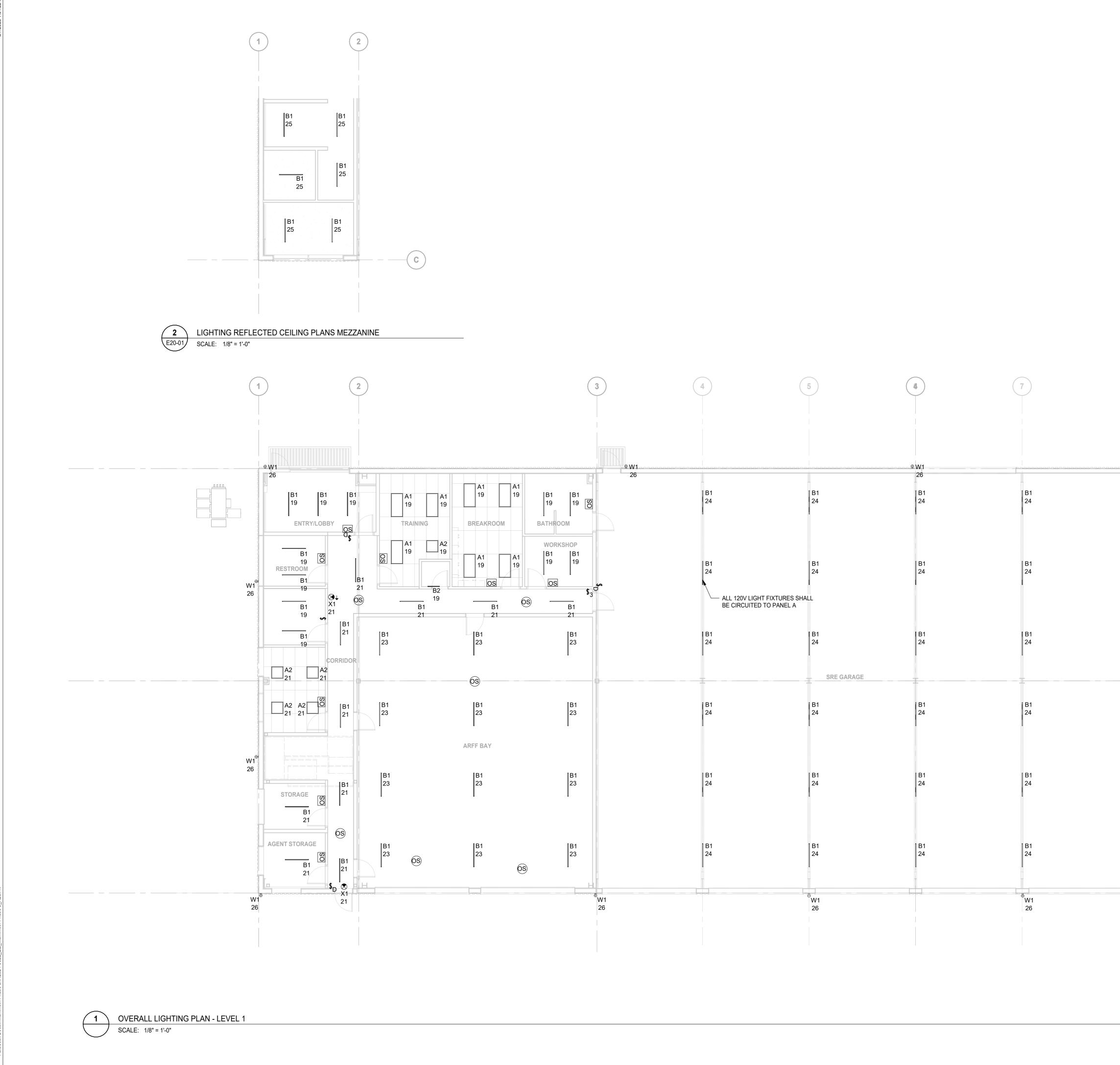
CONDUCTOR. 3. FOR TWO AND THREE POLE CIRCUITS PROVIDE NEUTRAL CONDUCTOR IF REQUIRED BY EQUIPMENT SERVED.

DATE	ISSUED FOR	REV
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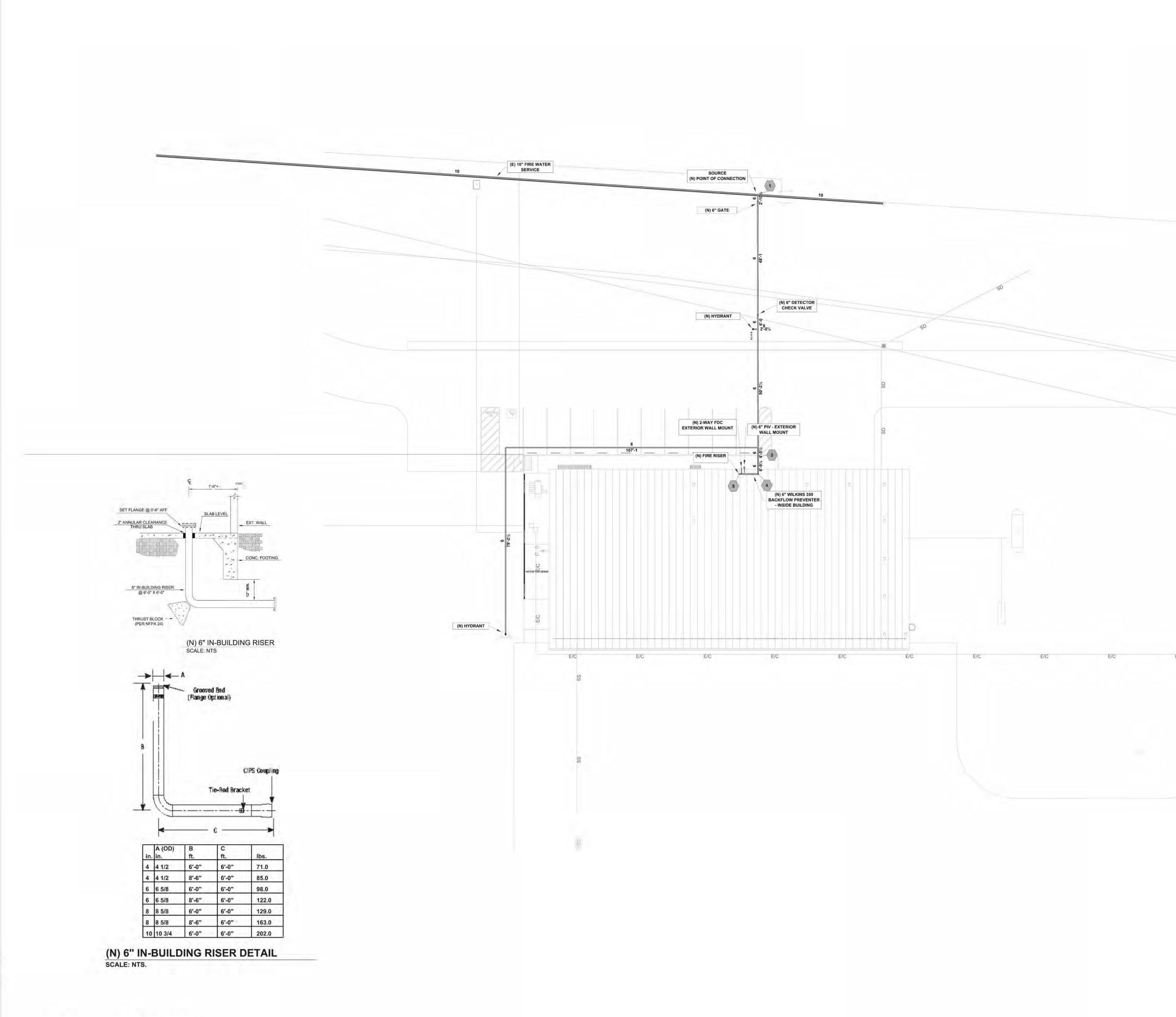


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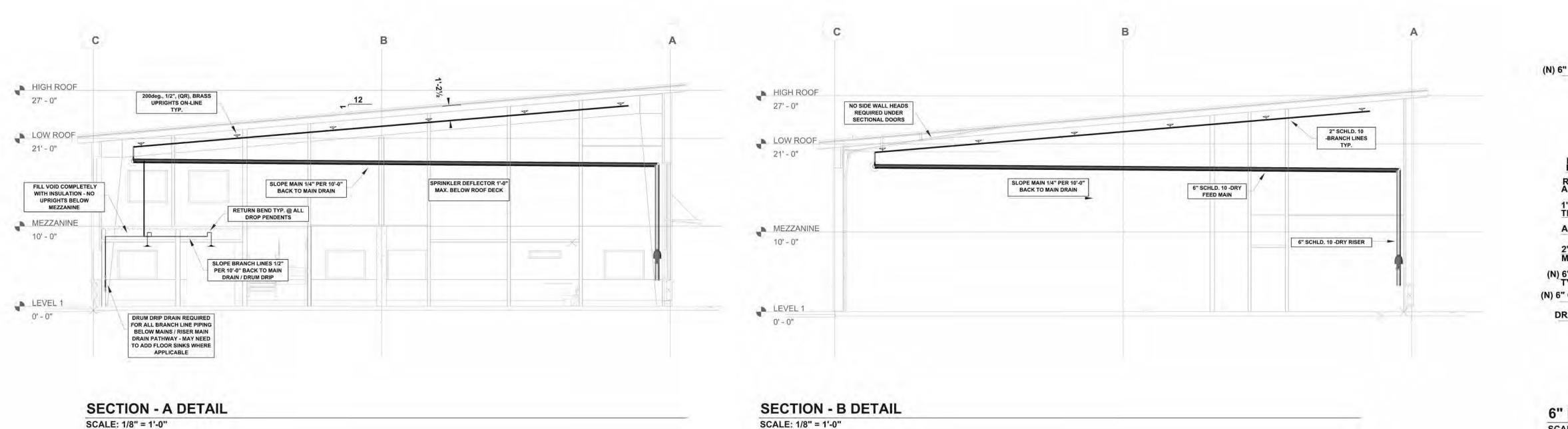
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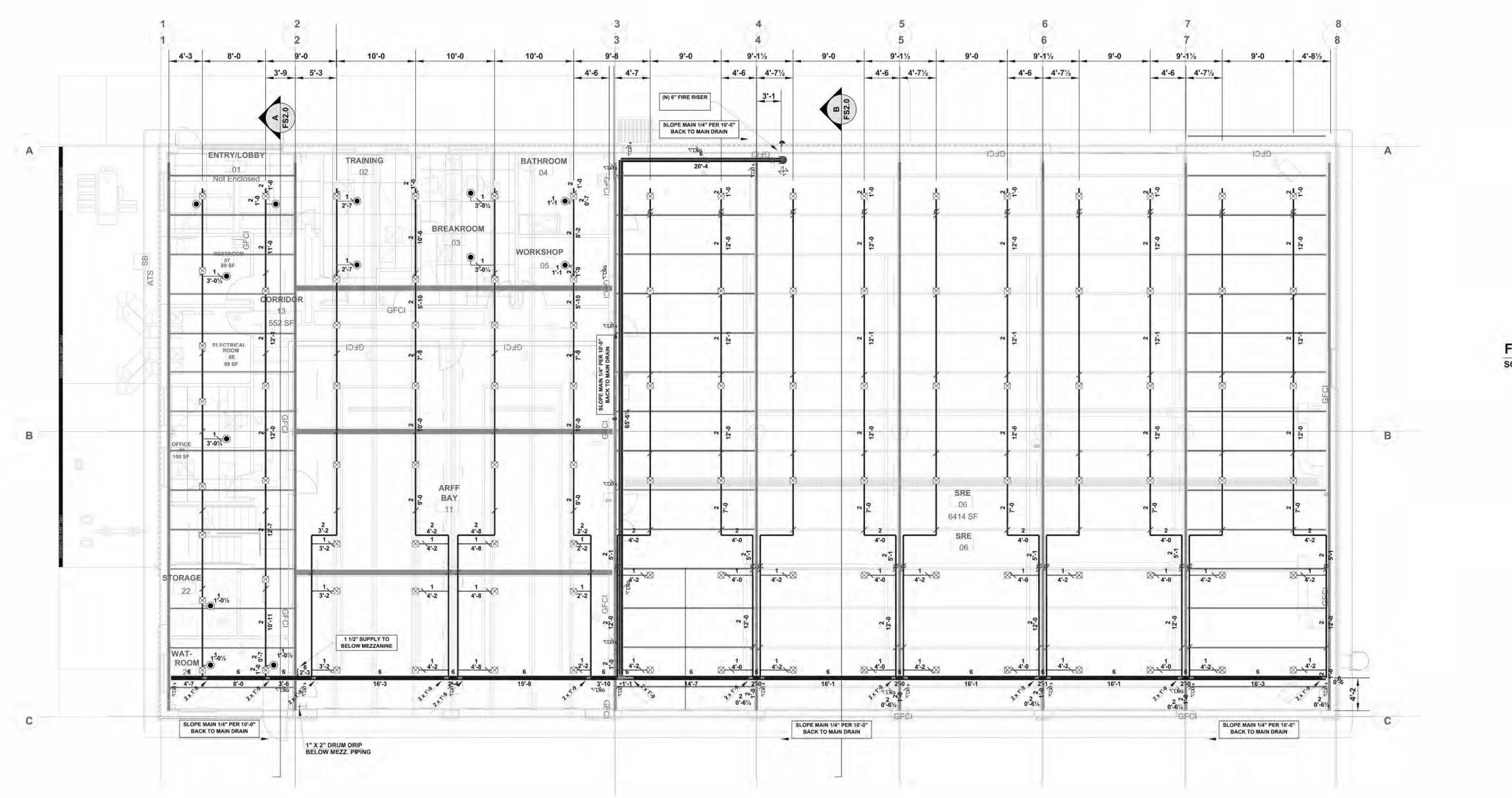


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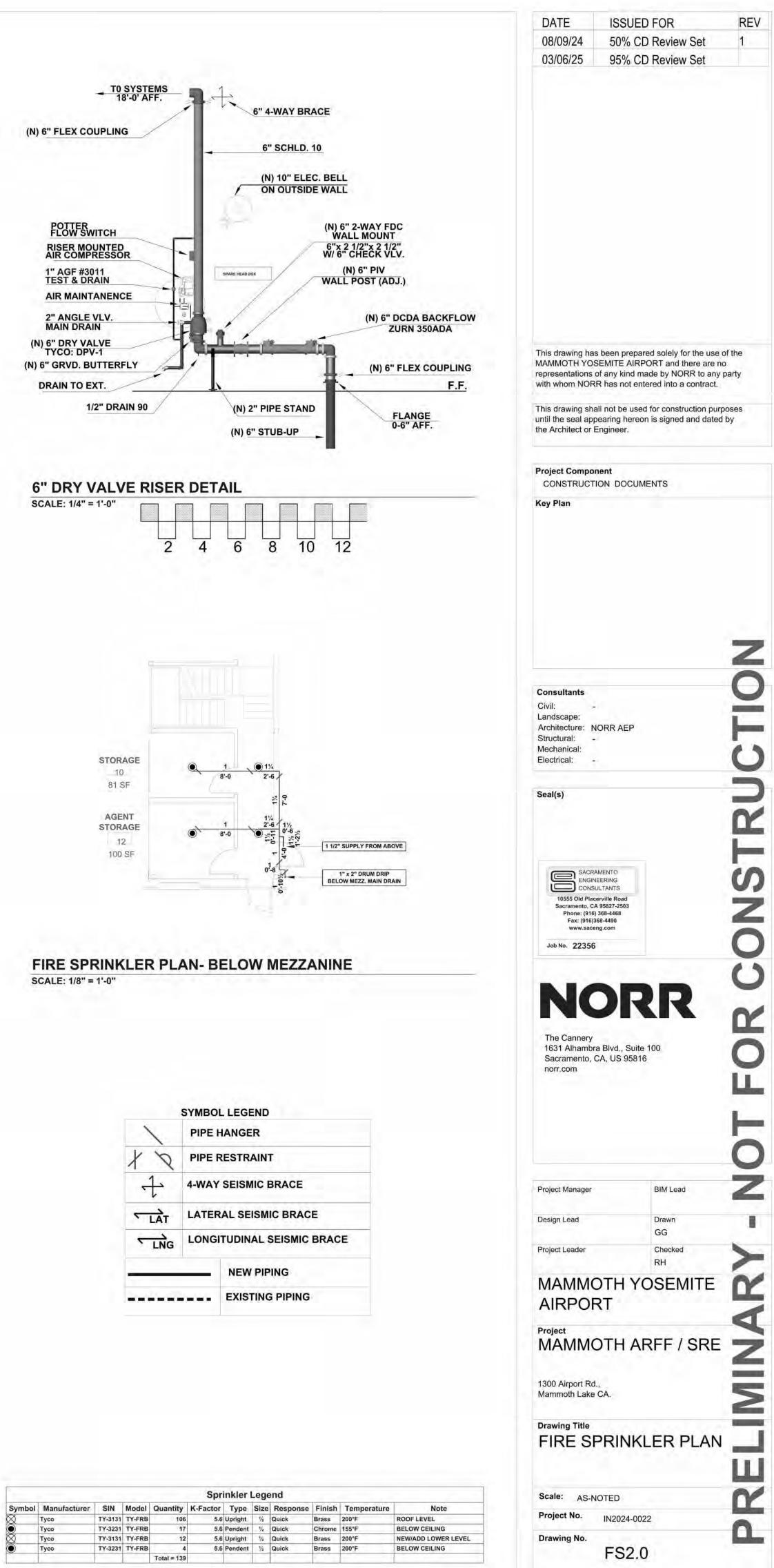


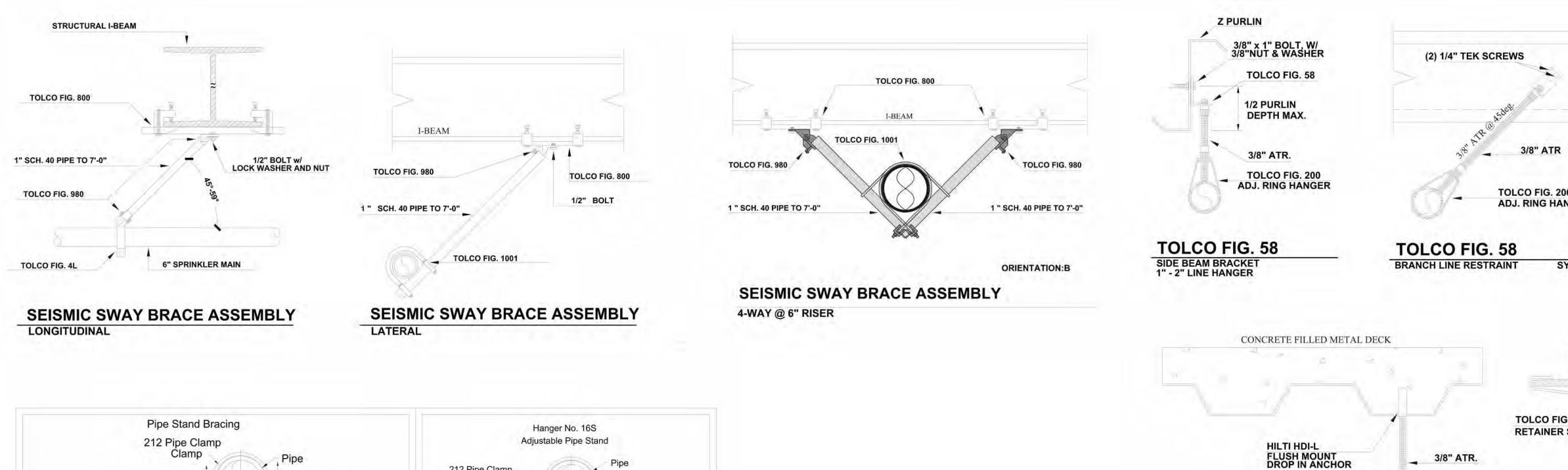


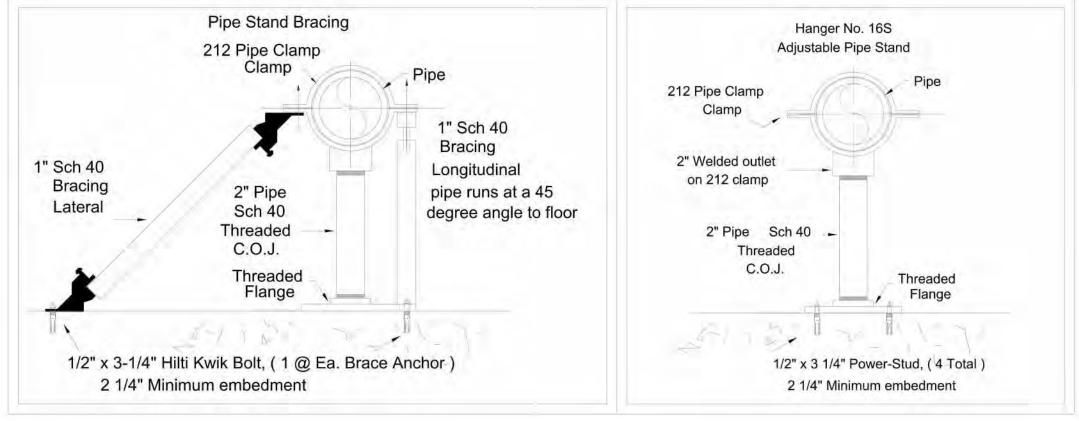
FIRE SPRINKLER PLAN

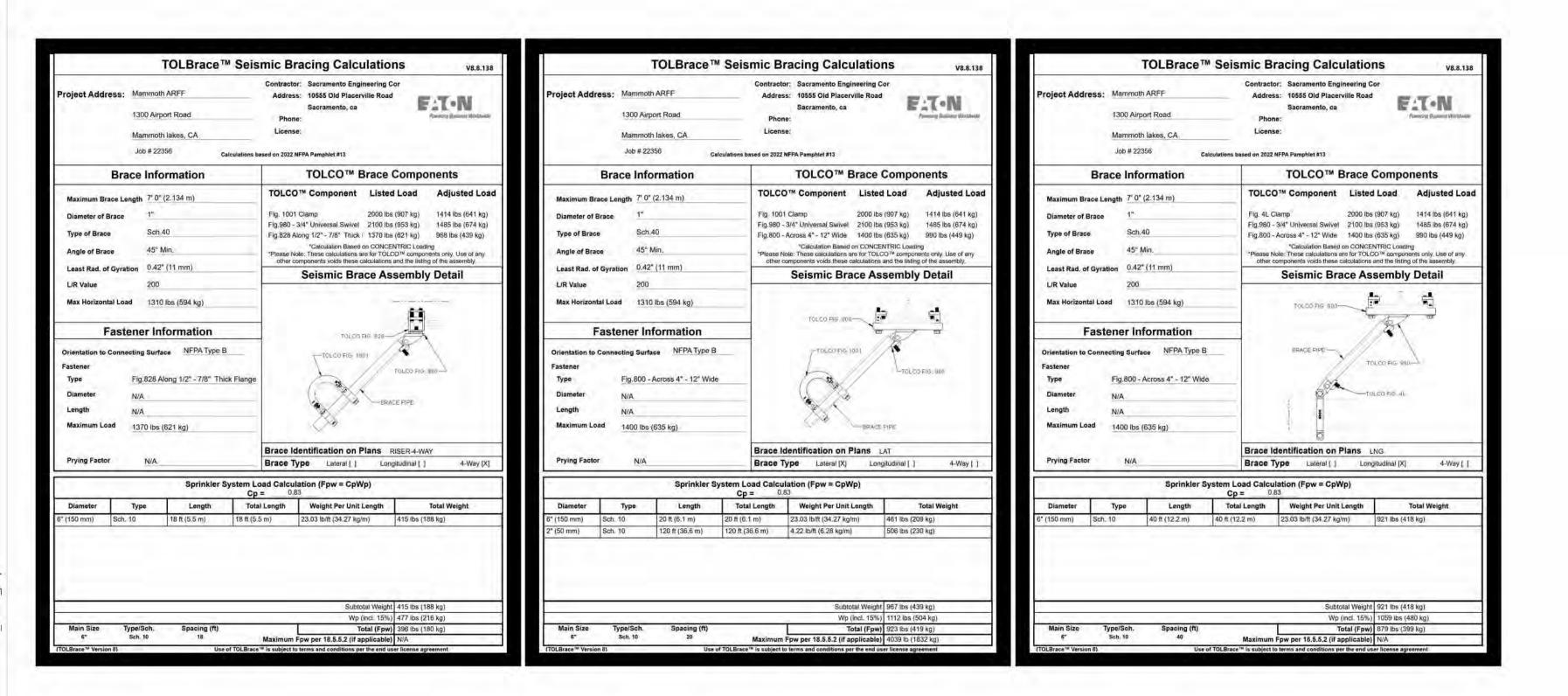
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TOLCO FIG. 200 ADJ. RING HANGER 3/8" ATR.

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FLUSH MOUNT DROP IN ANCHOR SUPPORTING UP TO 4" PIPE

TOL BOTTO 6" MAIN

NFPA 13 2022 TABLE 17.4.2.1 (a)	1	1 ^{1/4}	11/2	2	21/2	3	31/2	4	5	6	8
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HANGING NOTE:

PER 2022 NFPA 13 SEC. 17.4.3.2.1 THERE SHALL NOT BE LESS THAN ONE HANGER FOR EACH SECTION OF HANGERS FOR MAINS SHALL BE IN ACCORDANCE WITH TABLE 17.4.2.1(a) OR BETWEEN EACH BRANCH LINE WHICHEVER IS THE LESSER DIMENSION. PER NFPA 13 2022, SEC. 17.4.4.1

FIRE SPRINKLER GENERAL NOTES

1. THIS PROJECT DESIGN IS FOR A NEW STEEL CONS STORAGE.

2. FIRE SPRINKLER SYSTEM SHALL BE DESIGNED IN FORLIGHT HAZARD AND ORDINARY GRP. 2 HAZARD AREA FOR ORDINARY HAZARD GROUP 2 OCCUPANC

- 3. PIPING TYPE SHALL BE SCHLD. 10 FOR GROOVED/ SHALL BE BLACK, UL LISTED AND APPROVED FOR F
- 4. HANGERS SHALL BE INSTALLED IN ACCORDANCE
- 5. SEISMIC BRACING SHALL BE DESIGNED IN ACCOR
- 6. BRANCH LINE RESTRAINTS SHALL BE INSTALLED I
- 7. THIS FIRE SPRINKLER SYSTEM IS A DRY PIPE SYS
- 8. SYSTEMS SHALL BE HYDRO-STATICALLY TESTED 9. 24 HOUR SUPERVISION BY A CENTRAL STATION S
- 10. ALL ELECTRICAL, PAINTING OF PIPE, ACCESS P
- 11. ALL DROP SPRINKLER HEADS SHALL BE INSTALL
- 12. ALL PENETRATIONS OF RATED ASSEMBLIES SHA DETAILS FOR FIRE STOPPING TO BE SUBMITTED TO
- 13. ALL MECHANICAL TEE FITTINGS, (IF USED), SHAL
- 14. ALL SPRINKLERS SHALL BE NEW, UL LISTED AND
- 15. LOW POINTS OF THE SYSTEM SHALL BE PROVIDE
- 16. ALL AUXILIARY DRAINS SHALL USE A 1" X 2" X 1"

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TOLCO FIG. 51 SIDE BEAM BRACKET		
YMBOL: 6" MAIN HANGER		
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TOLCO FIG. 200 ADJ. RING HANGER TOLCO FIG. 20	00	
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Attachment C



DATE:	April 6, 2022
FROM:	Town of Mammoth Lakes Community and Economic Development Department
RE:	Addendum to Environmental Impact Report for Mammoth Yosemite Airport Terminal Area Development Project Improvements (SCH #2019100384)

This memo constitutes an addendum to the Environmental Impact Report for the Mammoth Yosemite Airport Terminal Area Development Project (TADP) Improvements. The Town Council certified the EIR on October 6, 2021. Since certification of the EIR, the Town determined that the Aircraft Rescue and Fire Fighting (ARFF) facility requires minor design changes. Those changes are intended to improve facility efficiency and provide additional space for airport operations. The proposed location of the ARFF facility does not change. Proposed changes to the EIR's description of the ARFF are shown in Table 1 below and in the attached Exhibit A:

TADP Approved	TADP Proposed Revision
ARFF Building: footprint 8,400 sq. ft.	ARFF Building: footprint 10,350 sq. ft.
Apron and parking: approximately 3,300 sq.yds.	Apron and parking: approximately 3,900 sq. yds.
Access Road: approximately 800 feet	Access Roads: 1,700 feet
Leach Field: Not specific to ARFF	Leach Field: For ARFF only

Table 1: Comparison of Approved vs. Proposed ARFF Descriptions

The modified ARFF facility, apron and parking area, and access road are located within the original approved project area. The access road has been lengthened, but this involves repaving an existing road to serve the ARFF facility. A sanitary leach field was originally proposed near the passenger terminal building; it is now proposed adjacent to the ARFF facility. Based upon a groundwater study, the proposed leach field would be downgradient of two water wells which serve the airport.

CEQA Guidelines Section 15162 states that when an EIR has been certified for a project, no subsequent EIR need be prepared for that project unless the Lead Agency (the Town in this case) determines one of the following:

- Substantial changes in the project or with respect to the circumstances under which the project is undertaken will require major revisions to the EIR due to new or more severe environmental impacts, or
- New information that was not known and could not have been known at the time the EIR was certified indicates new or more severe project environmental impacts.

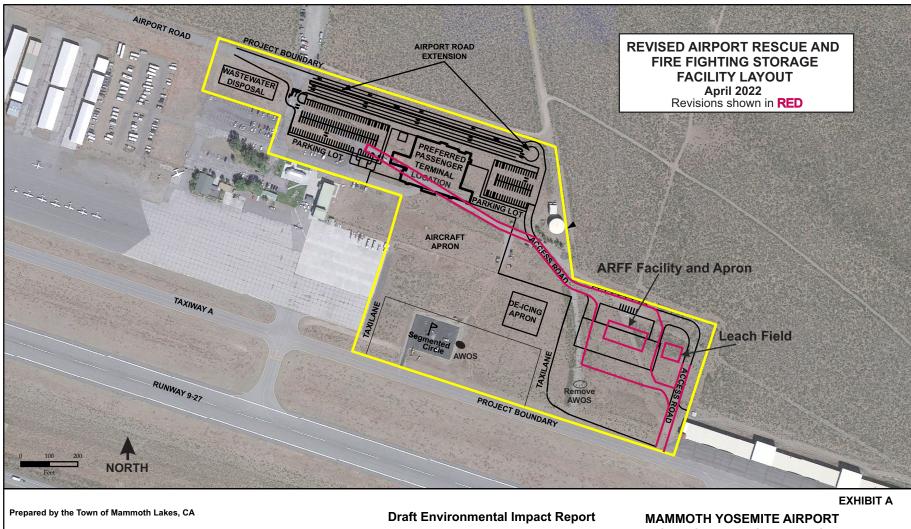


If neither of the above conditions apply, then an addendum to the certified EIR may be prepared in accordance with CEQA Guidelines Section 15164.

As noted above, the proposed location of the modified ARFF facility has not changed. Environmental data and analyses presented in the certified EIR remain valid with respect to the modified ARFF, and there are no significant new circumstances or information relevant to environmental concerns or bearing on the proposed ARFF modifications or their potential environmental impacts. All improvements would occur within the existing developed area of the airport; no new undeveloped areas outside the airport would be for the modified ARFF. The proposed ARFF facility footprint and apron were extensively surveyed for environmental sensitivities in the EIR. The lengthened access road would be a reconstruction of an existing, but degraded, asphaltic surface. As noted, the proposed leach field location is downgradient of existing water wells; therefore, groundwater from these wells would not be subject to potential contamination.

Mitigation requirements of the certified EIR pertinent to the proposed ARFF modifications would be the same as for the approved ARFF. Surface disturbance impacts associated with the modified ARFF are the same as those identified in the certified EIR, and the proposed project revision would not require additional mitigation measures. The Town is required to obtain approval from the Mono County Department of Environmental Health for construction of the leach field.

This addendum describes minor technical changes to the certified EIR regarding the ARFF facility. Based upon the information provided above and in Exhibit A, the Town concludes that the proposed ARFF modifications would not involve new or more severe environmental impacts compared to those identified in the certified EIR. Therefore, the analysis and conclusions in the certified EIR remain valid for the proposed ARFF modification, and no subsequent EIR needs to be prepared.



Project Layout From: Mammoth Yosemite Airport Terminal Area Development Plan, January 2017/April 2022 Image Source: Google, Sept. 2019 Draft Environmental Impact Report Terminal Area Development Project Proposed Project MAMMOTH YOSEMITE AIRPORT TOWN OF MAMMOTH LAKES November 2021 Revised April 2022

Planning and Economic Development Commission Agenda Action Sheet

<u>Title</u>: Consideration of Major Design Review 24-008 and Administrative Permit 25-001, for the Mammoth Hospital North Wing Replacement project located in the Public/Quasi-Public (P/QP) zoning district. The project consists of construction of a 60,788 square foot hospital building to replace the existing acute care medical services building in compliance with California's seismic retrofitting requirements. The project is exempt from further environmental review pursuant to State CEQA Guidelines §15302(a). Applicant/ Property Owner: Mark Lind, COO for Mammoth Hospital / Southern Mono Healthcare District

Commission Meeting Date: 4/9/2025

Prepared by: Kim Cooke, Senior Planner

Recommended Motion: Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Municipal Code findings, and approving Design Review 24-008 and Administrative Permit 25-001 with conditions as recommended by staff

Summary: The Mammoth Hospital North Wing Replacement project consists of the construction of a new 60,788 square foot acute care medical services building and associated site improvements for parking, sidewalk, landscape, solid waste disposal, and utility areas. The building is designed as a steel brace & concrete structure, which is reviewed and permitted by the State Department of Health Care Access and Information (HCAI), rather than the Town's Building Division.

The application narrative submitted by Mammoth Hospital describes the project as being necessary to comply with the seismic retrofit requirements under Senate Bill 1953, also known as the Hospital Seismic Retrofit Program. Senate Bill 1953 requires acute care hospitals like Mammoth Hospital to redesign and construct their facilities to ensure they remain operational and can withstand a major earthquake or other seismic event. General acute care hospitals like Mammoth Hospital must submit to the Department of Health Care Access and Information (HCAI) by 2026, all construction documents showing how Mammoth Hospital will achieve SB 1953 compliance; obtain by 2028 all building permits needed for achieving compliance; and complete by 2030 all construction needed to achieve compliance.



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: April 9, 2025

AGENDA TITLE: Consideration of Major Design Review 24-008 and Administrative Permit 25-001, for the Mammoth Hospital North Wing Replacement project located in the Public/Quasi-Public (P/QP) zoning district. The project consists of construction of a 60,788 square foot hospital building to replace the existing acute care medical services building in compliance with California's seismic retrofitting requirements. The project is exempt from further environmental review pursuant to State CEQA Guidelines §15302(a).

Applicant/ Property Owner: Mark Lind, COO for Mammoth Hospital / Southern Mono Healthcare District

REQUESTING DEPARTMENT: Community & Economic Development Nolan Bobroff, Community and Economic Development Director

Kim Cooke, Senior Planner

OBJECTIVE:

- 1. Hear Staff and Applicant presentations
- 2. Planning & Economic Development Commission (PEDC) discussion
- 3. PEDC action to:
 - a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Municipal Code findings, and approving Design Review 24-008 and Administrative Permit 25-001 with conditions as recommended by staff;
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution

SUMMARY:

Proposal: The proposed Mammoth Hospital North Wing Replacement project consists of construction of a 2-story, 60,788 square foot acute care hospital building and associated site improvements. **Project Name:** Mammoth Hospital North Wing Replacement Project Location: 185 Sierra Park Road (APN: 035-010-065-000) Size of Property: 2.2 acres Zoning: Public and Quasi-Public (P-QP) General Plan: Institutional Public (IP) Exempt from further environmental review pursuant to State CEQA Guidelines **Environmental Review:** §15302(a) – Replacement or Reconstruction as applicable to the replacement of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

KEY ISSUES:

1. Does the proposed project meet the Design Review criteria and required findings pursuant to MC Chapter 17.88?

- 2. Does the proposed project meet the Administrative Permit review criteria and required findings pursuant to MC Chapter 17.84 (Administrative Permits) and Chapter 17.44 (Alternative Parking Provisions)?
- 3. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The project site is located at 185 Sierra Park Road in the Public and Quasi-Public (P-QP) zoning district. The property is approximately 2 acres in size and is part of the larger 9.35-acre Mammoth Hospital campus. The western half of the property is currently developed with a 96-space parking lot that serves Mammoth Hospital, and the proposed acute care hospital structure will be located on the eastern portion of the property that is currently undeveloped.

A Major Design Review application for the Mammoth Hospital North Wing Replacement project was submitted to the Planning Division on October 28, 2024. A ministerial Lot Line Adjustment application was submitted on the same day, to merge the project site with the larger hospital campus parcel. The Lot Line Adjustment application is being processed separately from the Design Review and Administrative Perit applications due to the ministerial nature of that application.

Staff provided the applicant team with review comments on December 14, 2024, which included a request for a parking analysis applicable to the entire hospital campus. Staff informed the applicant team that an Administrative Permit application would be required in addition to the Design Review application in order to allow the proposed use as well as a parking reduction for the required number of off-street parking spaces. An Administrative Permit application was received by the Town on January 27, 2025, for the proposed hospital use and a reduction of 17% of the required on-site parking.

The application narrative submitted by Mammoth Hospital describes the project as being necessary to comply with the seismic retrofit requirements under Senate Bill 1953, also known as the Hospital Seismic Retrofit Program. Senate Bill 1953 requires acute care hospitals like Mammoth Hospital to redesign and construct their facilities to ensure they remain operational and can withstand a major earthquake or other seismic event. General acute care hospitals like Mammoth Hospital Near Access and Information (HCAI) by 2026, all construction documents showing how Mammoth Hospital will achieve SB 1953 compliance; obtain by 2028 all building permits needed for achieving compliance; and complete by 2030 all construction needed to achieve compliance.

As part of the Major Design Review process, projects that are deemed significant by the Community and Economic Development Department also require review by the Advisory Design Panel (ADP) prior to review and decision by the PEDC. The role of the ADP is to provide impartial and professional advice to Town staff and the PEDC on site planning and building design based to improve project conformance with the Town Design Guidelines. A meeting with the Advisory Design Panel (ADP) was held on March 5, 2025, and is discussed in greater detail in the project analysis section of this report.

I. PROJECT PROPOSAL

The Mammoth Hospital North Wing Replacement project consists of the construction of a new 60,788 square foot acute care medical services building and associated site improvements for parking, sidewalk, landscape, solid waste disposal, and utility areas. The building is designed as a steel brace & concrete structure, which is reviewed and permitted by the State Department of Health Care Access and Information (HCAI), rather than the Town's Building Division.

The structure is two stories with 29,967 square feet of floor area on the first level and 28,496 square feet of floor area on the second level. The project does not result in a significant change in capacity for acute care patients in

that the inpatient bed count is proposed to increase from 15 beds to 18 beds. Additionally, the new hospital Building "F" will offer the same services as offered in the existing hospital building "A," including inpatient and outpatient acute care, endoscopy, non-anesthetized medical procedures, phlebotomy, dietary, IT, admitting and post anesthesia care, laboratory services, among other services. The application narrative states that the proposed project intends to modernize the hospital campus to comply with current clinical and seismic safety requirements and does not intend to add any significant patient capacity. Therefore, a marginal increase in staff would be expected to change from 60 employees and staff to 64 employees and staff.

The new hospital building site is situated at a lower elevation compared with the existing hospital elevation, which puts the second level of the proposed North Wing building at the same elevation as the existing single-story hospital building, allowing direct patient and personnel circulation between the two structures via two walkway bridges. The West bridge will be used for public circulation and the East bridge will contain two paths, one for PACU connection and a separate service path. The bridge connections are depicted on the site plan **Figure 1** below.

The existing parking lot located on the east side of the property will be reconfigured to create through access to Tavern Road and a new patient drop-off loop at the front entrance to the hospital building. The existing vehicular access from Sierra Park Road will be maintained. The number of parking spaces within the existing parking lot will be reduced from 96 spaces to 42 spaces as part of the proposed project. To allow for this reduction in the required off-street parking, the applicant team has applied for an Administrative Permit pursuant to Zoning Code Section 17.44.040 – *Alternative Parking Provisions*, which can permit a reduction in off-street parking that does not exceed 25% of the required number of spaces. The Alternative Parking Provisions of the Zoning Code require that the review authority make one additional finding for approval that demonstrates how the implementation of transportation demand management measures will continue to reduce the need for on-site parking on an ongoing basis.

The perimeter setback areas of the site are proposed to be permanently landscaped with trees and plants that include native, drought tolerant species, that are appropriate to the Mammoth Lakes region. Landscape areas will also be used to store snow however, the applicant has provided a snow hauling plan which will be recorded on the property title and will commit Mammoth Hospital to permanently haul snow off-site in accordance with Town standards.



FIGURE 1: SITE PLAN

Page 118 of 168

Existing Site and Surrounding Land Uses

The project site is shown in **Figure 2**. The 2.2-acre parcel is located in the Public and Quasi-Public (P-QP) zoning district and functions as part of the larger 9.35-acre Mammoth Hospital Campus. The surrounding uses include other Public and Quasi-Public uses such as the Mono County government building. Commercial uses, and multi-family residential condominiums are located across the street on Sierra Park Road and a recreational RV campground abuts the site on the east side.



FIGURE 2: PROJECT SITE AERIAL VIEW

Location	Zoning*	Land Use	Notes / Special Considerations
North	P-QP	Tavern Road and Mono County government building	Two new vehicle access locations connect from the project site to Tavern Road
South	P-QP	Mammoth Hospital	The project parcel is being merged with the existing Hospital campus parcel via LLA
East	P-QP	Mammoth Mountain RV Park /Campground	None
West	OMR	Sierra Park Road and Multi-Tenant Commercial condominiums (Tavern Business Park)	None

*P-QP = Public and Quasi-Public Zone; OMR = Old Mammoth Road Commercial Zone

General Plan Consistency:

The General Plan land use designation for the site is Institutional Public (IP). This designation allows for institutional uses such as schools, hospitals, governmental offices and facilities, museums, and related uses.

The project is consistent with the following General Plan Vision Statements as described in Table 2:

Table 2: General Plan Vision Statement Conformance

General Plan Vision Statement	Explanation of Project Conformance
"Being a great place to live and work"	The project will improve public safety infrastructure by modernizing the hospital facilities available to the community and the general public to comply with current clinical and seismic safety requirements. The project also supports local construction jobs and hospital employees.
"Being a premier year-round resort community"	The project supports the Town as a premier year- round resort community by providing essential medical services to the community and visitors who sustain injuries while recreating.

The project is consistent with the following General Plan goals, policies, and actions as described in **Table 4**:

Table 4: General Plan Conformance with Goals, Policies, and Actions

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
Policy C.2.L: Create visually interesting and aesthetically pleasing built environment by requiring all development to incorporate the highest quality of architecture and thoughtful site design and planning.	The project incorporates design features and architectural detail that provides a high-quality appearance and incorporates thoughtful site planning and design while providing adequate space for acute care hospital operations.
Policy C.2.V: Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.	Building height and massing are similar to the heights and massing of the adjacent Mono County Administrative Offices to the north and the existing hospital structures located south of the project site.
Policy C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The project incorporates high quality building materials that achieve a design that is compatible with the surrounding buildings and mountain resort setting.
Action M.16.3.1: Work with Mammoth Unified School District, Mammoth Mountain Ski Area, Mammoth Hospital and others to develop and implement incentives to encourage vehicle trip reductions.	The project will implement transportation demand management strategies and make alternative travel information available to employees. The Town is also partnering with Mammoth Hospital to provide a new bus shelter and bus turnout located at the front of the property.

Policy S.1.B.: Support adequate hospital, paramedic	The project provides improved public safety
and other health facilities	infrastructure by modernizing the hospital facilities to
	current clinical and seismic safety standards.

Zoning Code Consistency:

The Public and Quasi-Public (P-QP) zone is a special purpose zoning district intended to permit adequate identification of areas reserved and developed for public uses, to provide for educational and cultural activities and facilities, to provide for expansion of their operations or change in use, to identify and preserve areas of historic and community significance for the enjoyment of future generations.

Hospital land uses are classified as a "service" use within the allowable land use table for the P-QP zone and require Administrative Permit approval. The service use designation also determines the applicable parking ratio for the proposed use which requires a larger parking ratio of 4 spaces per 1,000 square feet of gross leasable area compared to similar service uses located in the commercial zoning districts, which are required to provide 3 spaces per 1,000 square feet of gross leasable area. **Figure 3** depicts the applicable parking ratio standard for comparison.

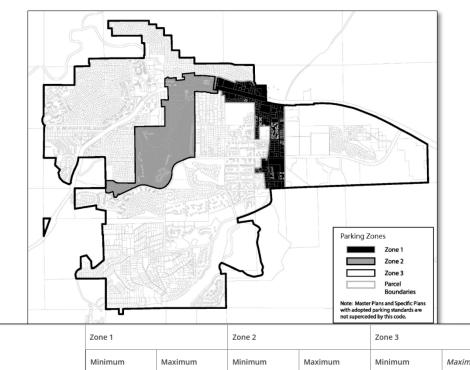


FIGURE 3: APPLICABLE PARKING STANDARDS

	肥いの			not supe	erceded by this code.		
Land Use	Zone 1	Zone 1		Zone 2		Zone 3	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	
Industrial, manufacturing, and processing use classifications (spaces/1,000 sf gross leasable area)	N/A	N/A	N/A	N/A	1.6	4.0	
Retail use classifications (except restaurant) (spaces/1,000 sf gross leasable area)	3.0	7.0	3.5	7.5	4.0	8.0	
Restaurant (spaces/1,000 sf gross leasable area)	6.6	9.0	11.2	13.5	12.5	15.0	
Service use classifications (except lodging) (spaces/1,000 sf gross leasable area)	3.0	6.0	3.5	6.5	4.0	7.0	
Lodging (spaces/room)	1.0	1.5	1.0	1.5	1.0	1.5	
All other nonresidential uses	Shall be establishe	d by special review ar	nd approved by the re	eview authority			

The Municipal Code requires all Design Review Applications demonstrate consistency with the applicable standards and requirements of the Municipal Code, the General Plan and any applicable specific plan or master plan, the Town of Mammoth Lakes Design Guidelines, and any other requirements associated with previous or existing planning or zoning approvals for the site. The applicable General Plan and Zoning Code development standards are outlined in **Table 3**.

Table 3: Zoning Consistency

General Information					
General Plan: Institutional Public (IP)		Specific Plan: N/A			
Zoning: Public and Quasi-Public (P-QP)		Overlay Zone/District/Master Plan: N/A			
Existing Land Use: Vacant		Permit(s) Required for Use: Design Review and Administrative Permit			
Development Standards					
Standard	Required	Proposed	Complies?		
Setbacks					
Front yard (feet)	20 feet	>200-feet	Yes		
North side yard (feet)	20 feet	39.45 feet	Yes		
South side yard (feet)	20 feet	N/A. Lot Merger approval in progress	Yes		
Rear yard (feet)	20 feet	22.69 feet	Yes		
Lot Coverage	The MC does not establish a lot coverage limitation for the P-QP zone.		N/A		
Building Height	The MC does not establish a maximum building height for the P-QP zone; however, the majority of the structure is 35-feet tall with two tower elements that reach 48-feet in height.		N/A		
Snow Storage	60% of parking and driveway area (17,873 sq.ft.)	Approximately 12,300 sf	No, a snow management plan will be required as a condition of approval.		
Parking Spaces	390 spaces Off-street parking facilities shall be provided for each use as prescribed for similar uses.	325 spaces	Yes, a 17% reduction is allowed with approval of an Administrative Permit application.		

Advisory Design Panel Review

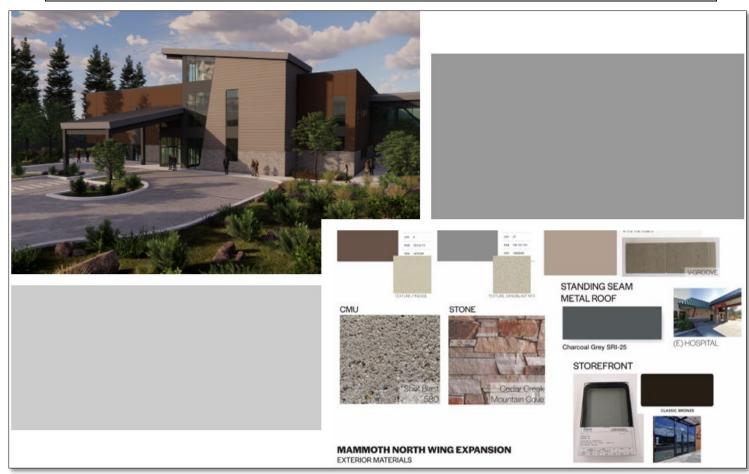
The Advisory Design Panel reviewed the project plans on March 5, 2025. The ADP provided consensus comments regarding the building and site design, and they are summarized below:

ADP Consensus Comments – 3/5/25

- The slope of the covered entry roof should be designed so that it does not shed snow into a pedestrian walkway.
- The proposed cultured stone base material should be replaced with natural stone material because cultured stone tends to crumble in our climate.
- Preservation two additional Jeffrey Pine trees located in the rear setback area should be incorporated into the site design.
- ADP members agreed that if the consensus comments are addressed the project would be ready for consideration by the PEDC.

Design changes in response to ADP comments:

- The handicap spaces were relocated on the site to avoid the accessible path of travel passing under the entry roof. The entry roof is now positioned to shed snow into a planter area. The relocation of the handicap parking spaces also improves the accessible path of travel and avoids the need to cross a vehicle drive aisle.
- The cultured stone material was replaced with a natural stone material that is regionally appropriate.
- The applicant team has agreed to try to preserve the two Jeffrey Pine trees located in the rear setback area with an option to provide a 2:1 replacement of the trees if they cannot be preserved due to grading work.



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II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Design Review criteria and required findings pursuant to MC Chapter 17.88?

Design Review is required per MC §17.88.020. The purpose of Design Review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and to ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and visually harmonious with surrounding development.

Below is staff's analysis of the project's consistency with the Design Review criteria. Staff finds that the proposed site layout and building design has met the overall intent of the Design Review criteria.

Design Review Criteria:

To obtain design review approval, projects must satisfy these criteria to the extent they apply:

A. The site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.

The site plan and building design have been reviewed for consistency with the Town Design Guidelines and was reviewed by the Town's Advisory Design Panel (ADP) on March 5, 2025. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the applicable Design Guidelines.

The project design was revised in response to the ADP comments and successfully improved the site design and functionality of the building. The changes made in response to ADP recommendations include the replacement of a cultured stone base material with natural stone material, relocation of handicap parking spaces and path of travel to avoid passing under a snow shed condition at the covered entry roof and to avoid passing through a vehicle drive aisle. ADP also recommended preserving two additional Jeffrey Pine trees located in the rear setback of the property if feasible.

Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that integrates with other buildings located on the hospital campus as well as the Mono County government building located north of the property. The building design complements the desired aesthetic character of a mountain resort community and provides pedestrian connectivity to Town sidewalks and a planned bus shelter location at the front of the property.

B. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of commercial districts and nearby residential neighborhoods.

The proposed streetscape includes the addition of sidewalk connections to existing Town sidewalks for pedestrian access. An area located at the front of the property will be dedicated to the Town for the construction of a new bus shelter. These improvements will foster the ability for hospital employees and community members to access the hospital campus by bus, bicycle, and on foot.

C. Parking areas are located, designed and developed to foster and implement the planned mobility system for the area; buffer surrounding land uses; minimize visibility; prevent conflicts between vehicles and pedestrians and cyclists; minimize stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.

Access to the site will be taken from Sierra Park Road and Tavern Road, and to the extent feasible, the building and parking lot is oriented to take advantage of solar exposure and avoid shadows. Pedestrian

and vehicle circulation have been designed to minimize conflicts and provide functional access to the hospital entrance. The project incorporates a future bus shelter location on the hospital property frontage in a location that was coordinated with the Town's engineering staff in order to implement the planned improvements to the mobility system for the area.

D. Down-directed and shielded lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, minimize light pollution and trespass, and avoid creating glare.

Conformance with Municipal Code lighting standards is included as a condition of approval for this project. Exterior light pollution and trespass will be minimized through the use of exterior downward-directed and shielded lighting.

E. Landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.

The site design features 27,893 square feet of landscape area which frames the project site on all sides and includes permanent irrigation. The proposed plantings utilize native species and other species included on the Town's recommended plant list. The selected plant materials are low water use species that can thrive in the Mammoth Lakes climate.

Non-public areas of the site will be hydroseeded with a combination of native grass and wildflower seed mixes to provide erosion control. The project preserves three (3) existing Jeffrey Pine trees with a diameter at breast height (DBH) of 12 inches or greater. The applicant team has indicated that they will try to preserve two (2) additional Jeffrey Pine trees over 12 inches DBH located in the rear setback area as recommended by ADP, and a condition of approval is included to require a 2:1 replacement of the trees identified on the tree disposition plan as #25 and #27 in case they cannot be preserved. The placement of boulders amongst the landscape areas combined with the use of native plant species promotes a natural aesthetic that relates the proposed building to the surrounding landscape.

KEY ISSUE #2: Does the proposed project meet the Administrative Permit criteria and required findings pursuant to MC Chapter 17.88 and 17.44?

A. The proposed use is consistent with all applicable sections of the general plan and this chapter and is consistent with any applicable specific plan or master plan;

The proposed acute care hospital use is consistent with all applicable sections of the general plan and zoning code because hospital uses are permitted within the P-QP zoning district with approval of an Administrative Permit and adherence to the applicable development standards.

Additionally, this Administrative Permit is requested to permit a 17 percent reduction in the required number of off-street parking spaces as part of the project entitlement, which may be permitted pursuant to Municipal Code Section 17.44.040 - Alternative Parking Provisions. With approval of the requested reduction in off-street parking, the proposed use will be consistent will all applicable sections of the zoning code including development standards for projects in the P-QP zoning district.

B. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety nor be materially injurious to properties or improvements in the vicinity;

The proposed use will be occupied and operated in such a way that will not be detrimental to the health and safety of the surrounding community nor injurious to properties or improvements in the vicinity because the project is located amongst other existing hospital buildings south of the project site and the adjacent properties at the north side of the property are comprised of multiple government buildings that feature similar building height and massing. The proposed hospital building will provide improved public health and safety infrastructure for the community by modernizing the hospital campus to comply with current clinical and seismic safety requirements.

C. Any other findings the Director deems necessary to support approval or denial of the proposed use.

The Alternative Parking Provisions of Municipal Code Section 17.44.040 allows the review authority to grant a parking reduction that does not exceed 25 percent of the required parking for a specific use subject to approval of an Administrative Permit. In this instance, the applicant requests a 17 percent reduction of the required number of off-street parking spaces for the Mammoth Hospital North Wing Replacement Project in order to account for the shared parking areas provided throughout the hospital campus.

The request to allow a reduction in the required parking is based on the fact that the hospital campus is subject to a larger parking ratio than other similar uses because the property is located in Parking Area 3 instead of Parking Area 1, which applies to all properties located on the west side of Sierra Park Road. The Zoning Code defines the Parking Areas as follows:

- Parking zone 1. Includes the downtown and Old Mammoth Road commercial zoning districts, which represent the areas of Town with the highest concentration of mixed-use development and multi-modal accessibility, thereby reducing parking demand. Therefore, parking requirements in this zone are the lowest.
- Parking zone 3. Represents all other areas within Town, except where parking standards have been established through a master plan or specific plan.

The distinction between Parking zones 1 and 3 is based on the concentration of mixed-use development and multi-modal accessibility, which the zoning code asserts will reduce parking demand. Since the hospital campus is located on the perimeter of Parking zone 3 and is in close proximity to commercial and multi-family residential land uses, multi-modal accessibility infrastructure exists on both sides of Sierra Park Road by way of public transit stops, public sidewalks, and connection to the Town's multi-use paths. In addition to the existing multi-modal infrastructure, the project includes an area of land located at the front of the property which will be dedicated to the Town for construction of a bus shelter. The project design also includes the installation of new bike racks located near the entrance to the proposed hospital building.

The parking study submitted for the hospital campus accounts for all existing and proposed parking spaces and provides a breakdown of each building area along with the total square footage of leasable area, which excludes common areas such as elevators, stair wells, bathrooms, shared hallways, and lobbies. The applicable parking ratio for the hospital campus results in a total requirement of 390 parking spaces including the proposed hospital building. A total of 325 parking spaces are proposed. By comparison, if Parking zone 1 was applied to properties on both sides of Sierra Park Road the required number of parking spaces would be 293 and the project would be considered to have sufficient off-street parking with 325 parking spaces.

The requested 17% reduction of the required number of off-street parking spaces is justified in this case because multi-modal accessibility infrastructure currently connects the hospital campus to other parts of the Town and additional improvements are planned to provide new multi-modal amenities such as a new bus shelter location at the front of the property and convenient bicycle parking.

D. Implementation of transportation demand management measures will continue to reduce the need for on-site parking on an ongoing basis.

The project will implement transportation demand management measures by providing convenient bicycle parking options including exterior bike racks and bike lockers as well as partnering with the Town to dedicate an area of the site for the location of a new bus shelter which will be constructed at the front of the property.

Alternative travel information will be made available to employees and residents consistent with Municipal Code Chapter 17.44.050 – *Transportation Demand Management*. At a minimum, information will be provided regarding carpooling/vanpooling information if available; transit schedules and route information; Information on air pollution and alternatives to driving to work alone; Bicycle route and facility information, including local bicycle maps, locations of nearest bicycle racks or locker storage

facilities, and bicycle safety information; and Information on walking to work, pedestrian safety, and walking shoe information.

KEY ISSUE #3: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Staff have determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15302(a), *Replacement or Reconstruction*, because this specific categorical exemption is applicable to replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

Under the Class 2 exemption, a project is exempt from CEQA if it involves a "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced" (Cal. Code Regs., tit. 14, § 15302.) The Class 2 CEQA Exemption applies if the project (1) replaces or reconstructs an existing facility, (2) is located on the same site as the existing facility, (3) has the substantially same purpose as the existing facility, and (4) has the substantially same capacity as the existing facility. The proposed Project meets all four criteria.

None of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption. Therefore, since the project meets all the criteria pursuant to CEQA Guidelines Section 15302(a), no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

Agency/Public Comments

Staff routed the application to the following local agencies for review: Mammoth Lakes Fire Protection District (MLFPD), Mammoth Community Water District (MCWD). Comments received from MCWD were provided to the applicant for informational purposes.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Design Review 24-008, and Administrative Permit AP 25-001, with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Resolution No. PEDC 2025-05 Attachment B: Architectural Plans Attachment C: Civil Plans

Attachment A

Recording Requested by and)When Recorded Mail To:)))Town of Mammoth Lakes)Community & Economic Development Department)P.O. Box 1609)Mammoth Lakes, CA 93546)

Recordation fee exempt per Government Code §27383 Space Above for Recorder's Use

RESOLUTION NO. PEDC 2025-05

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING DESIGN REVIEW 24-008 AND ADMINISTRATIVE PERMIT 25-001 APPROVING THE MAMMOTH HOSPITAL NORTH WING REPLACEMENT PROJECT LOCATED AT 185 SIERRA PARK ROAD

(APN: 035-010-065-000)

WHEREAS, a request for consideration of a Design Review was filed by the applicant, Mark Lind on behalf of the Southern Mono Healthcare District, to allow for the construction of a 2-story, 60,788 square foot acute care hospital building and associated site improvements in accordance with Section 17.32.100 (Public and Quasi-Public Zone), Chapter 17.88 (Design Review), Chapter 17.84 (Administrative Permits), and Chapter 17.44 (Alternative Parking Provisions) of the Town of Mammoth Lakes Municipal Code for property located within the Public and Quasi-Public (P-QP) zoning district at 185 Sierra Park Road; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

- 1. The staff report to the Planning and Economic Development Commission with exhibits;
- 2. The General Plan, Municipal Code, Design Review Guidelines, and associated Land Use Maps;
- 3. Oral evidence submitted at the hearing;
- 4. Written evidence submitted at the hearing;
- 5. Project plans consisting of:
 - a. Architectural Plan Set dated received April 2, 2025; and
 - b. Civil Plan Set dated received April 2, 2025.

NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS.

I. CEQA.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15302(a), *Replacement or Reconstruction*, because this specific categorical exemption is applicable to replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

Under the Class 2 exemption, a project is exempt from CEQA if it involves a "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced" (Cal. Code Regs., tit. 14, § 15302.) The Class 2 CEQA Exemption applies if the project (1) replaces or reconstructs an existing facility, (2) is located on the same site as the existing facility, (3) has the substantially same purpose as the existing facility, and (4) has the substantially same capacity as the existing facility. The proposed Project meets all four criteria.

None of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption. Therefore, since the project meets all the criteria pursuant to CEQA Guidelines Section 15302(a), no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR DESIGN REVIEW PERMIT (Municipal Code Section 17.88.060)

1. The project is consistent with the applicable standards and requirements of the Municipal Code.

The project is consistent with the applicable standards and requirements of the Zoning Code because the project complies with all applicable regulations of the Public and Quasi-Public (P-QP) zone, including, but not limited to setbacks, landscaping, snow storage, and parking.

2. The project is consistent with the General Plan and any applicable specific plan or master plan.

The proposed project is consistent with the 2007 General Plan land use designation for the site, which is designated as Institutional Public (IP). The IP designation allows for *"institutional uses such as schools, hospitals, governmental offices and facilities, museums, and related uses…"* (General Plan, Pg. L-5). The project proposes the construction of a new acute care hospital building which is consistent with the anticipated land uses in the IP land use area as described in the General Plan. There is no specific plan or master plan applicable to the project.

3. The project is consistent with the Town of Mammoth Lakes Design Guidelines.

The project is consistent with the Town Design Guidelines in that the building design provides variation and visual interest through the incorporation of varying roof heights, wall offsets, and attractive window arrangements in a variety of window shapes and sizes. The project utilizes several materials, textures, and colors, which include a natural stone material applied up to approximately 8-feet in height around the base of the structure in public facing areas. The color palette incorporates building colors that are recommended by the Town Design Guidelines to blend with the natural surroundings.

- 4. The project is consistent with the following additional Design Criteria (Zoning Code §17.88.050):
 - a. The site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.

The site plan and building design have been reviewed for consistency with the Town Design Guidelines and was reviewed by the Town's Advisory Design Panel (ADP) on March 5, 2025. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the applicable Design Guidelines.

The project design was revised in response to the ADP comments and successfully improved the site design and functionality of the building. The changes made in response to ADP recommendations include the replacement of a cultured stone base material with natural stone material, relocation of handicap parking spaces and path of travel to avoid passing under a snow shed condition at the covered entry roof and to avoid passing through a vehicle drive aisle. ADP also recommended preserving two additional Jeffrey Pine trees located in the rear setback of the property if feasible. Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that integrates with other buildings located on the hospital campus as well as the Mono County government building located north of the property. The building design complements the desired aesthetic character of a mountain resort community and provides pedestrian connectivity to Town sidewalks and a planned bus shelter location at the front of the property.

b. The design of streetscapes of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of commercial districts and nearby residential neighborhoods

The proposed streetscape includes the addition of sidewalk connections to existing Town sidewalks for pedestrian access. An area located at the front of the property will be dedicated to the Town for the construction of a new bus shelter. These improvements will foster the ability for hospital employees and community members to access the hospital campus by bus, bicycle and on foot.

c. Parking areas are located, designed and developed to foster and implement the planned mobility system for the area; buffer surrounding land uses; minimize visibility; prevent conflicts between vehicles and pedestrians and cyclists; minimize stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.

Access to the site will be taken from Sierra Park Road and Tavern Road, and to the extent feasible, the building and parking lot is oriented to take advantage of solar exposure and avoid shadows. Pedestrian and vehicle circulation have been designed

to minimize conflicts and provide functional access to the hospital entrance. The project incorporates a future bus shelter location on the hospital property frontage in a location that was coordinated with the Town's engineering staff in order to implement the planned improvements to the mobility system for the area.

The project provides 12,300 square feet of snow storage area, and a snow management plan is required as a condition of approval.

d. Down-directed and shielded lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, minimize light pollution and trespass, and avoid creating glare.

Conformance with Municipal Code lighting standards is included as a condition of approval for this project. Exterior light pollution and trespass will be minimized through the use of exterior downward-directed and shielded lighting.

e. Landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.

The site design features 27,893 square feet of landscape area which frames the project site on all sides and includes permanent irrigation. The proposed plantings utilize native species and other species included on the Town's recommended plant list. The selected plant materials are low water use species that can thrive in the Mammoth Lakes climate.

Non-public areas of the site will be hydroseeded with a combination of native grass and wildflower seed mixes to provide erosion control. The project preserves three (3) existing Jeffrey Pine trees with a diameter at breast height (DBH) of 12 inches or greater. The applicant team has indicated that they will try to preserve two (2) additional Jeffrey Pine trees over 12 inches DBH located in the rear setback area as recommended by ADP, and a condition of approval is included to require a 2:1 replacement of the trees identified on the tree disposition plan as #25 and #27 in case they cannot be preserved. The placement of boulders amongst the landscape areas combined with the use of native plant species promotes a natural aesthetic that relates the proposed building to the surrounding landscape.

proposed project preserves 11 trees with a diameter at breast height (DBH) of 12 inches or greater. The project also consists of 3,787 square feet of landscaped areas.

5. The project is consistent with any approved tentative map, use permit, variance, or other planning or zoning approval that the project required.

The project is consistent with the associated Administrative Permit findings for approval. The Administrative Permit is required to permit the proposed hospital use pursuant to the P-QP allowable land use standards and is also required to permit the requested 17 percent reduction in the required off-street parking spaces. The project is also consistent Lot Line Adjustment application (LLA) 24-004 which merges the project parcel with the larger hospital campus parcel.

B. FINDINGS FOR ADMINISTRATIVE PERMIT (Municipal Code Section 17.88 and 17.44)

1. The proposed use is consistent with all applicable sections of the general plan and this chapter and is consistent with any applicable specific plan or master plan;

The proposed acute care hospital use is consistent with all applicable sections of the general plan and zoning code because hospital uses are permitted within the P-QP zoning district with approval of an Administrative Permit and adherence to the applicable development standards.

Additionally, this Administrative Permit is requested to permit a 17 percent reduction in the required number of off-street parking spaces as part of the project entitlement, which may be permitted pursuant to Municipal Code Section 17.44.040 - Alternative Parking Provisions. With approval of the requested reduction in off-street parking, the proposed use will be consistent will all applicable sections of the zoning code including development standards for projects in the P-QP zoning district.

2. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety nor be materially injurious to properties or improvements in the vicinity;

The proposed use will be occupied and operated in such a way that will not be detrimental to the health and safety of the surrounding community nor injurious to properties or improvements in the vicinity because the project is located amongst other existing hospital buildings south of the project site and the adjacent properties at the north side of the property are comprised of multiple government buildings that feature similar building height and massing. The proposed hospital building will provide improved public health and safety infrastructure for the community by modernizing the hospital campus to comply with current clinical and seismic safety requirements.

3. Any other findings the Director deems necessary to support approval or denial of the proposed use.

The Alternative Parking Provisions of Municipal Code Section 17.44.040 allows the review authority to grant a parking reduction that does not exceed 25 percent of the required parking for a specific use subject to approval of an Administrative Permit. In this instance, the applicant requests a 17 percent reduction of the required number of off-street parking spaces for the Mammoth Hospital North Wing Replacement Project in order to account for the shared parking areas provided throughout the hospital campus.

The request to allow a reduction in the required parking is based on the fact that the hospital campus is subject to a larger parking ratio than other similar uses because the property is located in Parking Area 3 instead of Parking Area 1, which applies to all properties located on the west side of Sierra Park Road. The Zoning Code defines the Parking Areas as follows:

- Parking zone 1. Includes the downtown and Old Mammoth Road commercial zoning districts, which represent the areas of Town with the highest concentration of mixed-use development and multi-modal accessibility, thereby reducing parking demand. Therefore, parking requirements in this zone are the lowest.
- Parking zone 3. Represents all other areas within Town, except where parking standards have been established through a master plan or specific plan.

The distinction between Parking zones 1 and 3 is based on the concentration of mixeduse development and multi-modal accessibility, which the zoning code asserts will reduce parking demand. Since the hospital campus is located on the perimeter of Parking zone 3 and is in close proximity to commercial and multi-family residential land uses, multi-modal accessibility infrastructure exists on both sides of Sierra Park Road by way of public transit stops, public sidewalks, and connection to the Town's multi-use paths. In addition to the existing multi-modal infrastructure, the project includes an area of land located at the front of the property which will be dedicated to the Town for construction of a bus shelter. The project design also includes the installation of new bike racks located near the entrance to the proposed hospital building.

The parking study submitted for the hospital campus accounts for all existing and proposed parking spaces and provides a breakdown of each building area along with the total square footage of leasable area, which excludes common areas such as elevators, stair wells, bathrooms, shared hallways, and lobbies. The applicable parking ratio for the hospital campus results in a total requirement of 390 parking spaces including the proposed hospital building. A total of 325 parking spaces are proposed. By comparison, if Parking zone 1 was applied to properties on both sides of Sierra Park Road the required number of parking spaces would be 293 and the project would be considered to have sufficient off-street parking with 325 parking spaces.

The requested 17% reduction of the required number of off-street parking spaces is justified in this case because multi-modal accessibility infrastructure currently connects the hospital campus to other parts of the Town and additional improvements are planned to provide new multi-modal amenities such as a new bus shelter location at the front of the property and convenient bicycle parking.

4. Implementation of transportation demand management measures will continue to reduce the need for on-site parking on an ongoing basis.

The project will implement transportation demand management measures by providing convenient bicycle parking options including exterior bike racks and bike lockers as well as partnering with the Town to dedicate an area of the site for the location of a new bus shelter which will be constructed at the front of the property.

Alternative travel information will be made available to employees and residents consistent with Municipal Code Chapter 17.44.050 – *Transportation Demand Management*. At a minimum, information will be provided regarding carpooling/vanpooling information if available; transit schedules and route information; Information on air pollution and alternatives to driving to work alone; Bicycle route and facility information, including local bicycle maps, locations of nearest bicycle racks or locker storage facilities, and bicycle safety information; and Information on walking to work, pedestrian safety, and walking shoe information.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

The Planning and Economic Development Commission hereby takes the following actions:

- 1. Finds that this project is exempt from further environmental review under CEQA pursuant to State CEQA Guidelines §15302 (a); and
- 2. Approves Design Review 24-008 and Administrative Permit 25-001 subject to the following conditions:

(SEE EXHIBIT "A"); and

3. Directs staff to file a Notice of Exemption.

PASSED AND ADOPTED this 9th day of April 2024, by the following vote, to wit:

AYES: NAYS: ABSENT: ABSTAIN: RECUSED:

ATTEST:

Nolan Bobroff, Community and Economic Development Director Michael Vanderhurst Chair of the Mammoth Lakes Planning and Economic Development Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

Resolution No. PEDC 2025-05 Page 8 of 13

APPLICANT:

I, Mark Lind, authorized representative for the Southern Mono Healthcare District, the applicant and property owner, do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

Mark Lind, Mammoth Hospital COO (Notary Required)

}

Date:	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Mono

On	_, before me,	,	Notary
			•

Public, personally appeared ______, who

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT "A" Resolution No. PEDC 2025-05 Case No. DR 24-008 and AP 25-001

PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

- 1. This approval authorizes the following: Project design of the Mammoth Hospital North Wing Replacement Project on the 2.2-acre parcel identified as Assessor Parcel No. 035-010-065-000, as shown in the Architectural and Civil Plan Sets, dated received on April 2, 2025.
- 2. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.
- 3. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
- 4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
- 5. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials, except for firewood, is prohibited. Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
- 6. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
- 7. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
- 8. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.
- 9. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of this permit.
- 10. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on this project processing account.
- 11. Where compliance with the conditions of approval or applicant initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant

shall pay all outstanding costs for the processing of this application.

- 12. The approved site and building plans shall be adhered to and maintained for the duration of the permit.
- 13. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
- 14. Prior to issuance of a grading or building permit, the applicant shall obtain a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
- 15. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense.
- 16. All exterior lighting shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds. Accent lighting is permitted as described in Municipal Code Section 17.36.030.F.6. This shall be verified prior to issuance of a certificate of occupancy.
- 17. A final landscape documentation package shall be required prior to issuance of a certificate of occupancy. Said landscape documentation package shall conform with the requirements identified in Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations). The aggregate landscape area is defined as the total horizontal surface area dedicated to plant installation and irrigation plus the wet surface of any decorative water features. The landscape area for shrubs and trees shall be determined using the shrub/tree mature growth diameter or drip line. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes outside of planted areas. Landscape area does not include undisturbed areas with established non-irrigated vegetation, or landscaping that is exempt pursuant to Municipal Code Section 17.40.020.D.

If the project qualifies for an exemption from the landscape documentation requirements pursuant to Municipal Code Section 17.40.020.D, the Water Efficient Landscape Ordinance Exemption form shall be completed by the property owner and the completed form shall be submitted to the Town prior to issuance of a certificate of occupancy.

- 18. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
- 19. Proposed water and sewer connections require a Connection Permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
- 20. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.
- 21. A certificate of occupancy is required for all future tenant improvements within the subject

structure. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.

22. Zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.

SPECIAL PLANNING CONDITIONS

- 23. Pursuant to the Federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3503.5, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey, except as otherwise provided by FGC or any regulation made pursuant thereto. Completion of a nesting bird survey by a biologist with relevant qualifications within three days of initiation of site disturbance is recommended for projects that have the potential to disturb suitable nesting habitat, which may include riparian vegetation, mature trees, snags, and structures.
- 24. The applicant shall make reasonable efforts to preserve the existing Jeffrey Pine Trees labeled #25 and #27 on the tree disposition plan sheet. If these trees cannot be preserved due to root disturbance, the trees shall be replaced on a 2:1 basis with a 24" box size of the same species. Replacement trees shall be planted in the same general location as the removed trees.
- 25. Prior to commencing construction work, the applicant shall submit a parking and construction staging plan to the Town for approval by the Community and Economic Development Director.
- 26. The applicant shall provide a plan that identifies bike locker locations for a minimum of 14 bicycles and exterior bike racks that can accommodate a minimum of 2 bicycles.
- 27. The applicant shall make alternative travel information available to employees and residents consistent with Municipal Code Chapter 17.44.050 *Transportation Demand Management*. At a minimum, information will be provided regarding carpooling/vanpooling information if available; transit schedules and route information; Information on air pollution and alternatives to driving to work alone; Bicycle route and facility information, including local bicycle maps, locations of nearest bicycle racks or locker storage facilities, and bicycle safety information; and Information on walking to work, pedestrian safety, and walking shoe information.
- 28. All exterior wood products shall comply with the Wildland Urban Interface (WUI) construction materials requirements certified by the State Fire Marshal's Office and be in compliance with Chapter 7A of the 2016 California Building Code. Plywood or OSB sheeting shall be a minimum of one-half inch thickness with approved siding material placed over top.
- 29. Prior to issuance of a grading permit, applicant shall submit a snow removal/storage management plan for the hauling of snow in accordance with Municipal Code Section 17.36.110.B(3)(a) to the Community and Economic Development Department and Public Works Department for approval. The plan shall be in the form of a recorded document mutually agreed to between the property owner and the Town and shall describe features such as, but not limited to, location of snow storage areas, the method of snow hauling, frequency of pick-ups, pick-up areas, haul routes, hours of hauling operations, and snow deposit areas. The plan shall include provisions stating that snow and ice shall be removed daily and pedestrian areas shall be maintained in a safe condition. The plan shall also include methods to address potential cornice and ice falling onto pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice build-up include plowing,

application of cindering, and potential of heat-traced pavement.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

- 30. Nothing in the approval of this project shall be construed to allow for the deviation, adjustment, variance or non-conformance of any Municipal Code or ordinance, or of any local, State, or federal standard, policy, regulation or law, unless specifically provided for herein.
- 31. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
- 32. Applicant is responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth Lakes area. This shall include submittal of a Report of Waste Discharge, if applicable.
- 33. If the project would disturb more than one acre, Applicant is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit shall be approved by the State Water Resources Control Board and Waste Discharger Identification (WDID) number issued prior to the issuance of a grading permit or building permit.
- 34. All new utility lines within, adjacent to, or serving the site shall be placed underground.
- 35. The site grading design and all building construction shall conform to State and federal disabled access regulations.
- 36. Landscaping and irrigation systems within the project area and within the project shall be maintained by property owner.
- 37. An encroachment permit or a letter of exemption shall be obtained from the Engineering Services Division of the Town prior to construction within the public right-of-way in accordance with Chapter 12.04 of the Municipal Code. Encroachment permit applicant shall include a traffic control plan as applicable.
- 38. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials both on-site and off-site, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Public Works Director for work outside hours allowed. Identified haul routes shall avoid residential areas to the maximum extent practical. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town.
- 39. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.

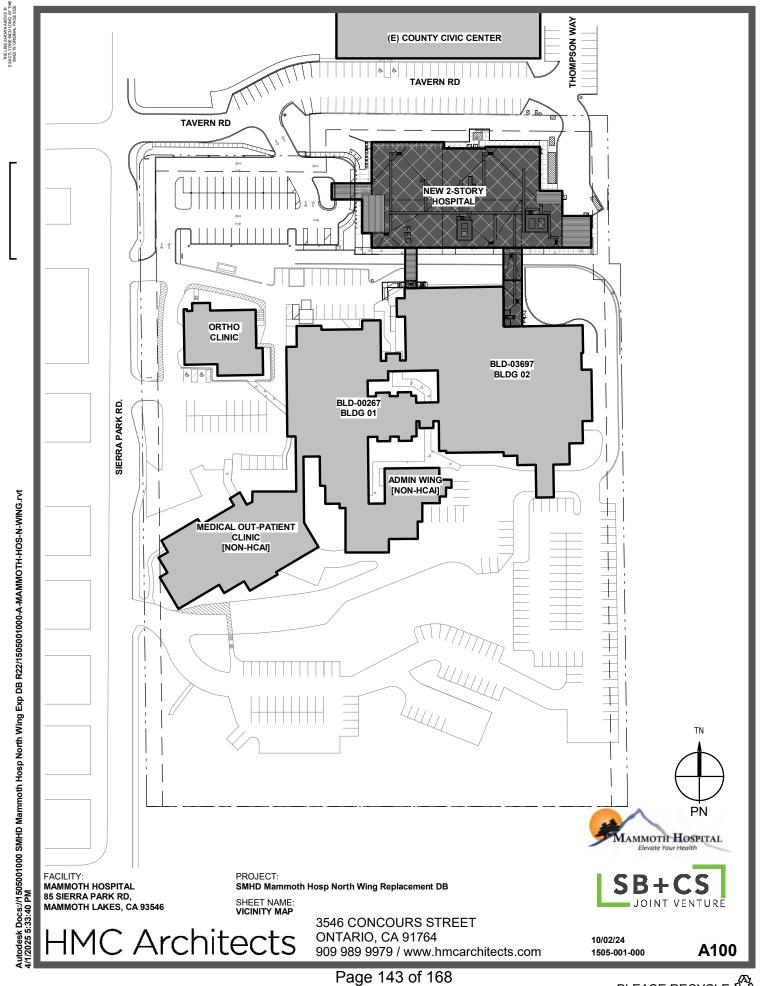
SPECIAL ENGINEERING CONDITIONS

40. Prior to issuance of a grading or building permit, applicant shall submit a snow removal/storage management plan for the hauling of snow in accordance with Municipal Code Section 17.36.110.B(3)(a) to the Community and Economic Development Department and Public Works Department for approval. The plan shall be in the form of a

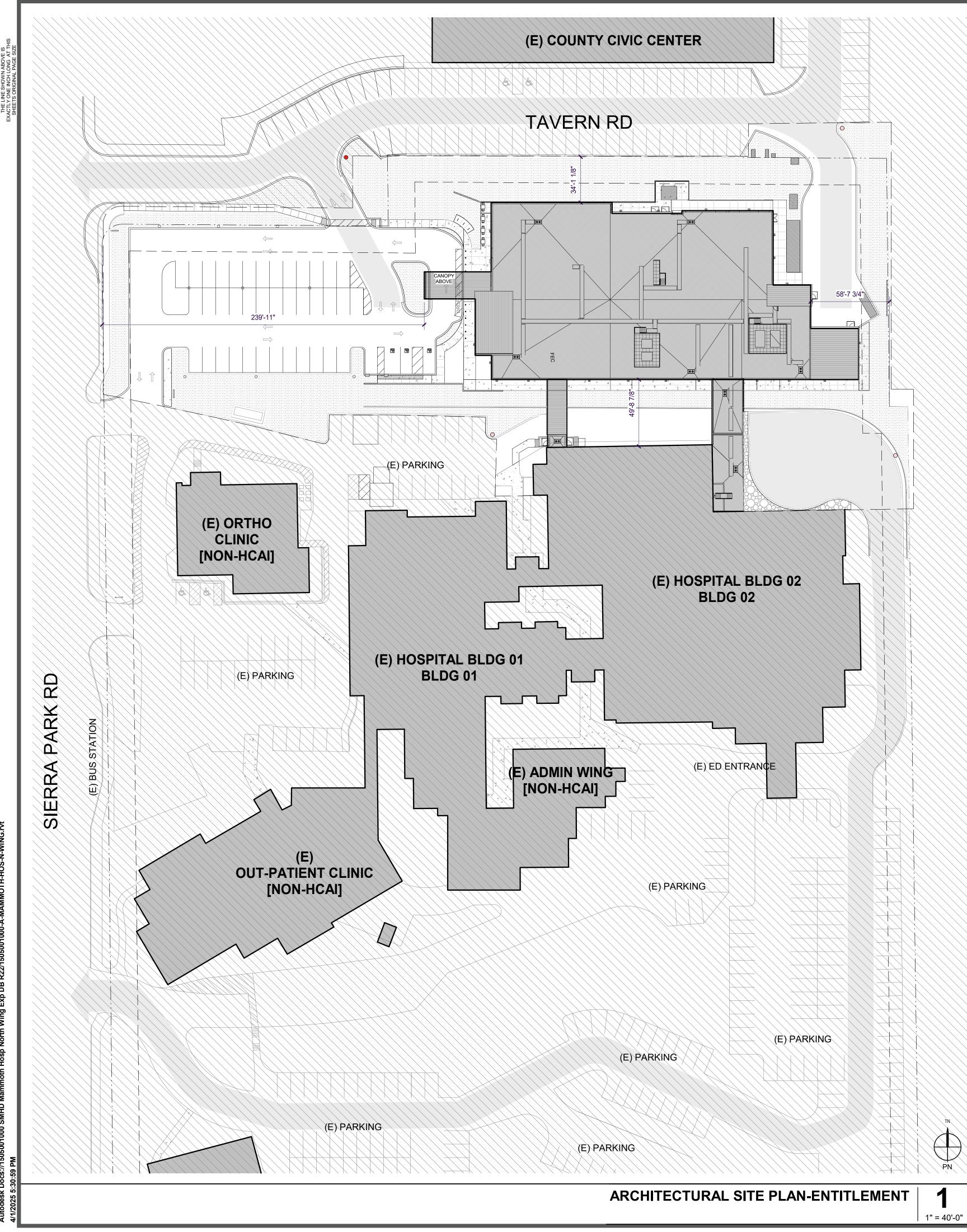
recorded document mutually agreed to between the property owner and the Town and shall describe features such as, but not limited to, location of snow storage areas, the method of snow hauling, frequency of pick-ups, pick-up areas, haul routes, hours of hauling operations, and snow deposit areas. The plan shall include provisions stating that snow and ice shall be removed daily and pedestrian areas shall be maintained in a safe condition. The plan shall also include methods to address potential cornice and ice falling onto pedestrian and vehicular areas and methods to address hazardous snow and ice build-up on pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice build-up include plowing, application of cindering, and potential of heat-traced pavement.

- 41. Applicant shall provide onsite stormwater retention for all new and reconstructed impervious areas. The design of the retention systems shall conform to the Municipal Code, Town Standards and Storm Drainage Design Manual, and shall be included in the grading plans.
- 42. Prior to the issuance of certificate of occupancy, Town shall vacate portions of the existing 10 foot wide easement for snow purposes at the northerly property line adjacent to Parcel A-1.
- 43. Prior to the issuance of certificate of occupancy, Property Owner shall execute a nonexclusive easement agreement with the Town, in the form of a recorded document mutually agreed to between the Property Owner and the Town, for the purposes of snow storage, for a width of 10 feet along to the northerly and westerly property lines of Parcel A-1 along Tavern Road.
- 44. Prior to the issuance of certificate of occupancy, Town owner shall vacate either a portion or the entirety, if a new easement is formed, of the 50-foot-wide easement along the westerly property line along Sierra Park Road, such that a 20 foot wide non-exclusive easement remains.
- 45. If the 50 foot wide easement along the westerly property line along Sierra Park Road is completely vacated, then prior to the issuance of certificate of occupancy, Property Owner shall execute a non-exclusive easement agreement with the Town, in the form of a recorded document mutually agreed to between the Property Owner and the Town, for the purposes of street, drainage, sidewalk, transit shelter, snow storage, utility & landscaping, for a width of 20 feet adjacent to the westerly property line along Sierra Park Road.
- 46. Property Owner shall be responsible for 50% of the cost to construct public improvements consisting of a transit shelter on Sierra Park Road along the western property line, in conformance with Town Standards and acceptable to the Public Works Director. Property Owner shall coordinate with the Town to either construct the transit shelter themselves and request reimbursement from the Town or execute a reimbursement agreement with the Town to cover the Town's cost of construction.
- 47. Prior to issuance of certificate of occupancy, Property Owner shall execute an encroachment agreement with the Town, in the form of a recorded document mutually agreed to between the Property Owner and the Town, for any private facilities located within the public right-of-way, including but not limited to landscaping, irrigation systems, sidewalks, signage, etc.
- 48. Property Owner shall construct public improvements consisting of a pedestrian sidewalk along the southern side of Tavern Road between the property and Sierra Park Road, in conformance with Town Standards and acceptable to the Public Works Director. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval.

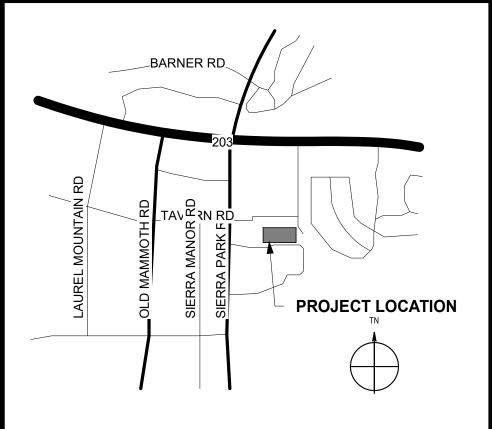
Attachment B



PLEASE RECYCLE



VICINITY MAP



SITE STATUS

50'-10"

ZONING: PUBLIC AND QUASI PUBLIC ZONE

PROJECT ADDRESS: 85 SIERRA PARK RD., MAMMOTH LAKES, CA 93546

BUILDING OCCUPANCY TYPE: I-2, MIXED USE WITH GROUP A & B & S

BUILDING AREA: HOSPITAL NORTH WING ADDITION AREA: 60,900 SF **BUILDING HEIGHT:**

CONSTRUCTION TYPE: TYPE I-B, FULLY SPRINKLERED UNLIMITED PER CBC TABLE 506.2 MAX. 180 FEET PER CBC TABLE 504.2

NUMBER OF STORIES: 2-STORIES (BUILDING REPLACMENT ONLY), NO BASEMENT PARKING CALCULATION:

PARKING CALCULATION:	
REGULAR PARKING STALLS PROVIDED:	38 STALLS
ADA PARKING STALLS PROVIDED:	3 STALLS
EV PARKING STALLS PROVIDED:	2 STALLS
(1 IS ACCOUNTED FOR IN ADA)	
TOTAL PARKING STALLS PROVIDED:	42 STALLS
SEE MORE DETAILS ON SHEET C6. CIVIL DRAV	VING.
	-
LANDSCAPE AREA RATIO:	
LANDSCAPE AREA:	38,056 SF
LOT AREA:	96,400 SF (2.21 ACRES)
FLOOR AREA RATIO:	
	20.067 SE

1ST FLOOR: 2ND FLOOR: BRIDGES:	29,967 SF 28,496 SF 2,325 SF
TOTAL:	60,788 SF
FLOOR AREA RATIO:	(60,788 SF / 96,400 SF) X 100%= 63.06%

LEGEND

----- PROPERTY LINE

SCOPE OF WORK AREA

NON SCOPE OF WORK AREA



DATE

AGENCY APPROVAL:

ISSUE

 Δ **DESCRIPTION**

FACILITY:

MAMMOTH HOSPITAL 85 SIERRA PARK RD, MAMMOTH LAKES, CA 93546

PROJECT: SMHD Mammoth Hosp North Wing Replacement DB

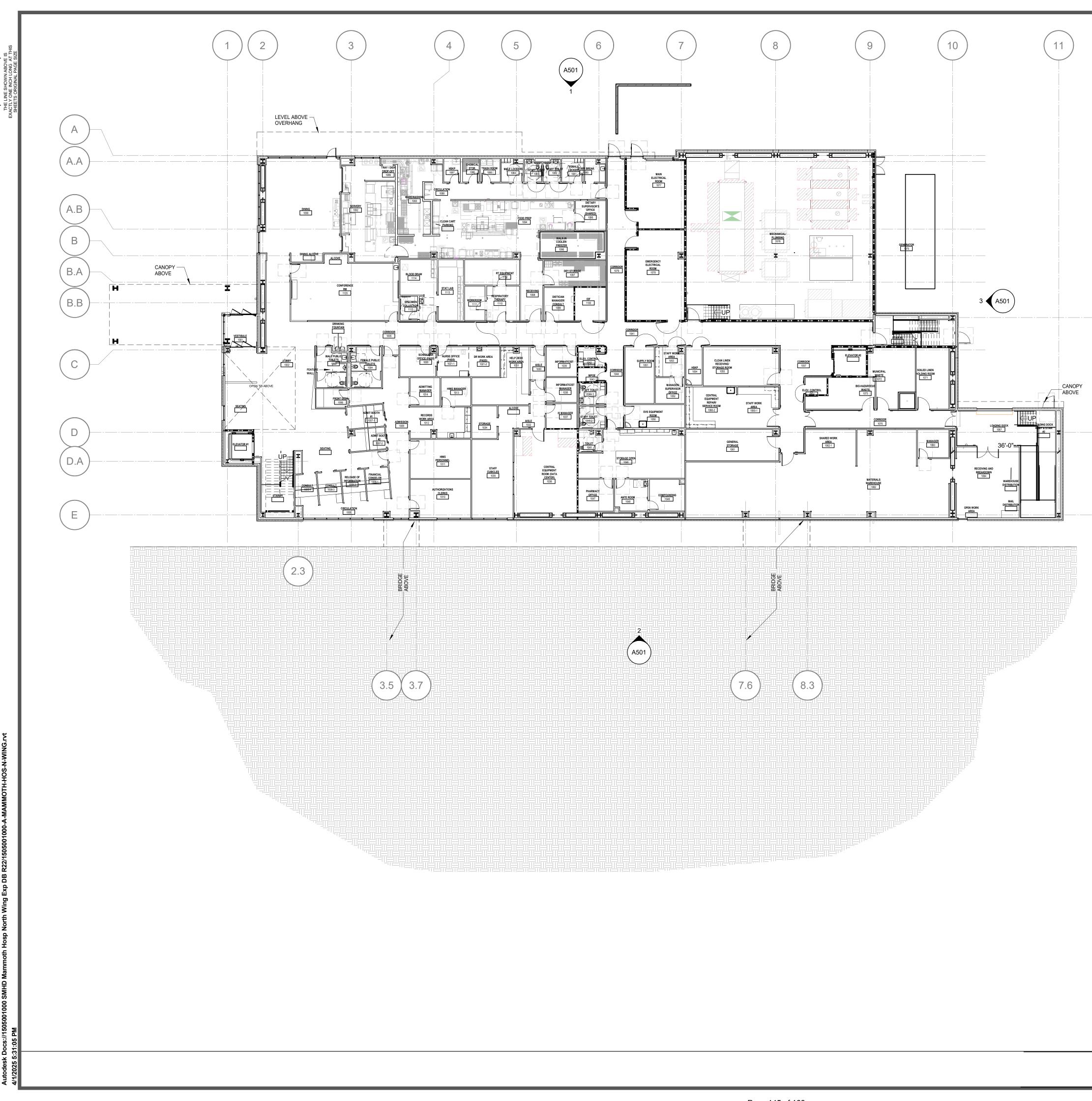
SHEET NAME: SITE PLAN

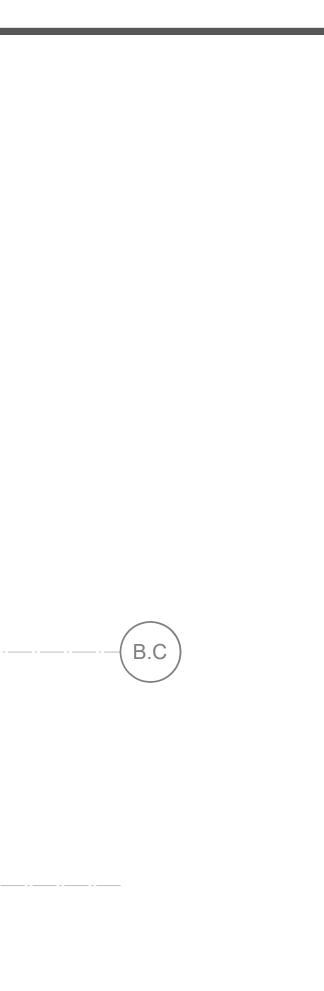
ENTITLEMENT

DATE: 10/02/24

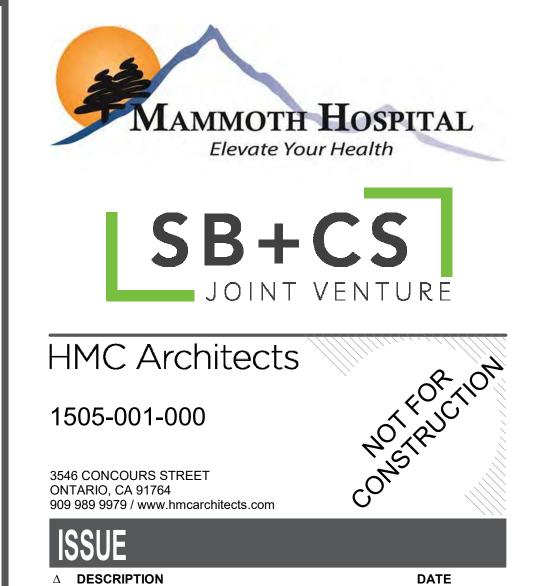
SHEET:

CLIENT PROJ NO:









AGENCY APPROVAL:

FACILITY:

MAMMOTH HOSPITAL 85 SIERRA PARK RD, MAMMOTH LAKES, CA 93546

PROJECT: SMHD Mammoth Hosp North Wing Replacement DB

SHEET NAME: FLOOR PLAN - 1ST FLOOR

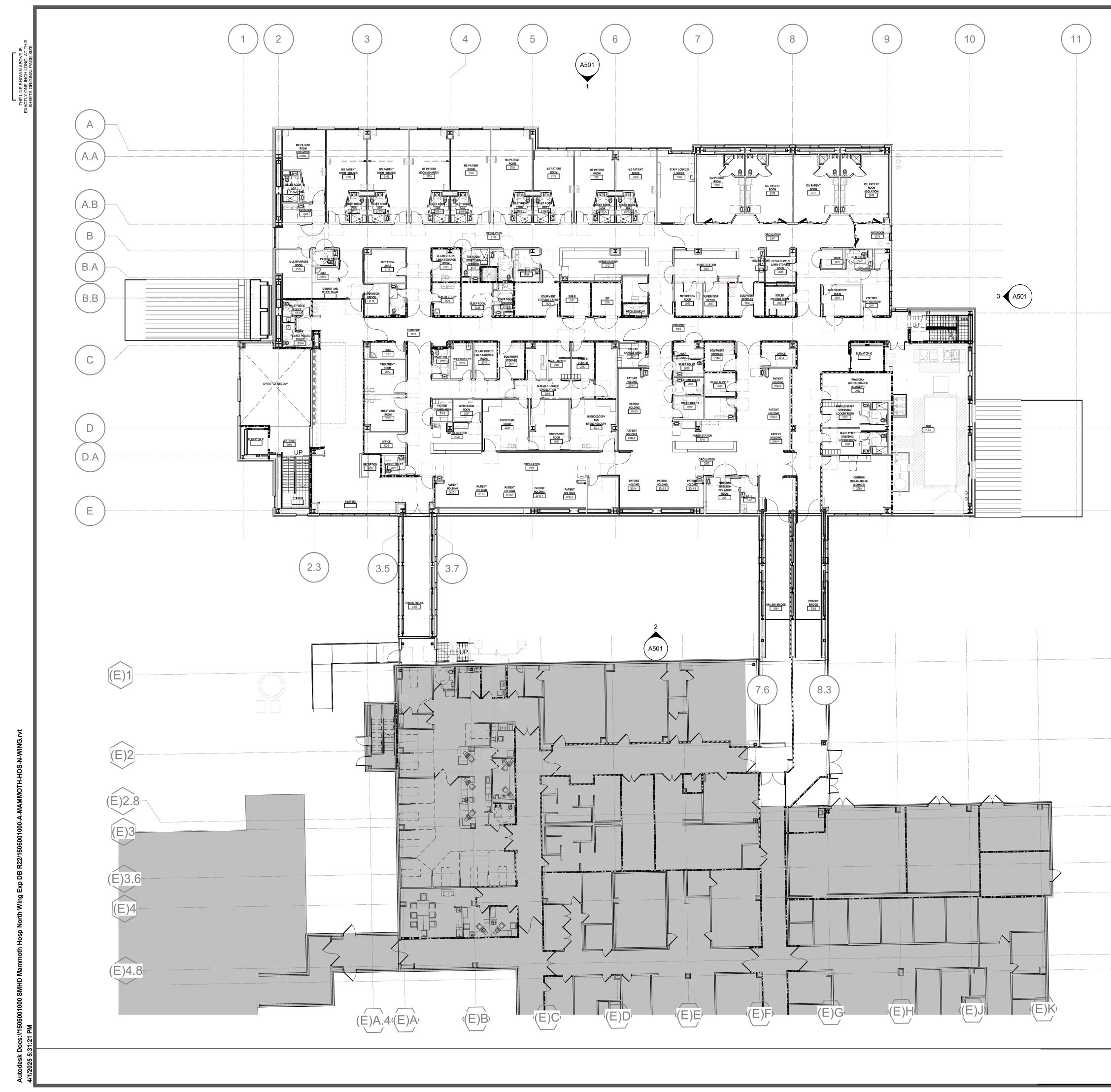
ENTITLEMENT

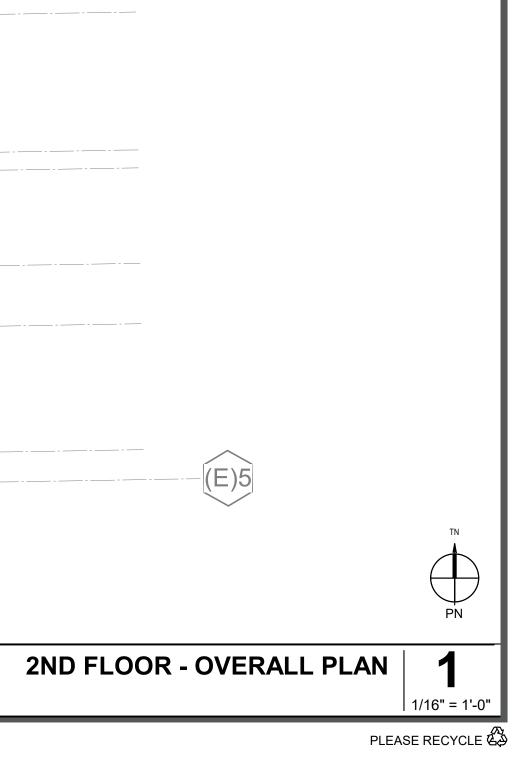
DATE: 10/02/24

SHEET:

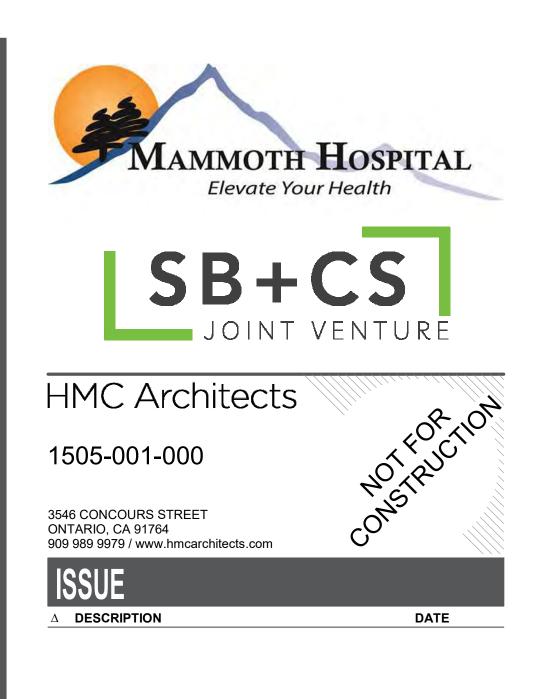
CLIENT PROJ NO:







(B.C)



AGENCY APPROVAL:

FACILITY: MAMMOTH HOSPITAL 85 SIERRA PARK RD, MAMMOTH LAKES, CA 93546

PROJECT: SMHD Mammoth Hosp North Wing Replacement DB

SHEET NAME: FLOOR PLAN - 2ND FLOOR

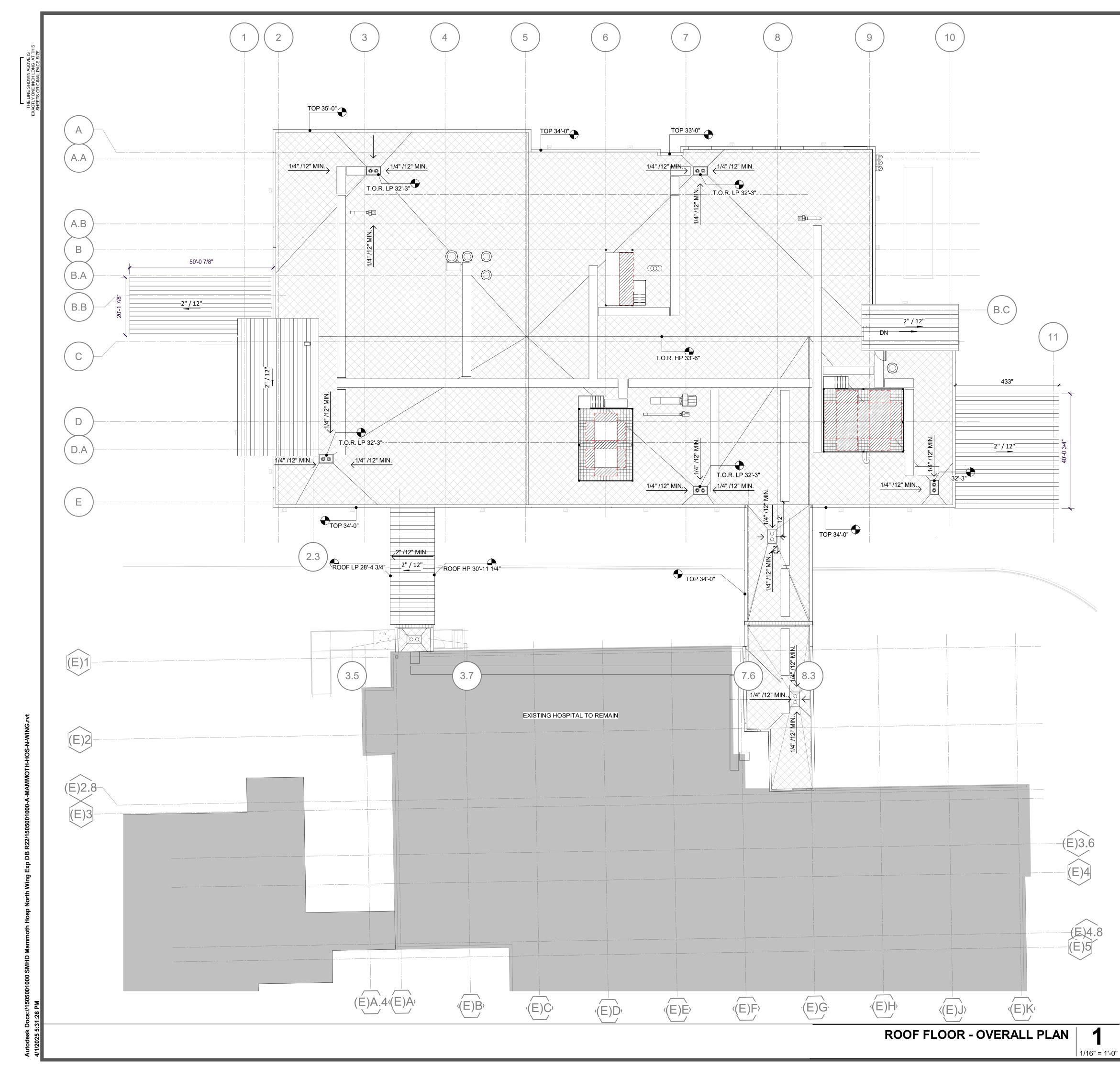
ENTITLEMENT

DATE: 10/02/24

SHEET:

CLIENT PROJ NO:

A202



LEGEND . WALKPADS |/ \| |/ \| |2___ ROOF HATCH (N) SINGLE-PLY ROOFING MEMBRANE SYSTEM PER MFR AND SPECIFICATION (N) STANDING SEAM METAL ROOFING PER MFR AND SPECIFICATION EQUIPMENT PAD, SEE STRUCTURAL DRAWINGS ROOF CRICKET - TAPERED RIGID INSULATION, MIN. SLOPE 1/4" PER FOOT ROOF DRAIN - REFER TO DETAIL FOR WATERPROOFING, AND PLUMBING DRAWINGS. pq= = = = = SEISMIC JOINT - REFER TO STRUCTURAL DRAWINGS. PROJECT AREA NOT IN SCOPE



AGENCY APPROVAL:

FACILITY:

MAMMOTH HOSPITAL 85 SIERRA PARK RD, MAMMOTH LAKES, CA 93546

PROJECT: SMHD Mammoth Hosp North Wing Replacement DB

SHEET NAME: ROOF PLAN - ROOF LEVEL

ENTITLEMENT

DATE: 01/21/25

SHEET:

CLIENT PROJ NO:







FACILITY: MAMMOTH HOSPITAL 85 SIERRA PARK RD, MAMMOTH LAKES, CA 93546

PROJECT: SMHD Mammoth Hosp North Wing Replacement DB

SHEET NAME: ELEVATIONS

ENTITLEMENT

DATE: 10/02/24

SHEET:

CLIENT PROJ NO:









LEGEND

HARDIE PANEL: CUPPA COFFEE, 1076-4, V- GROOVE
EIFS: DARK BROWN, DRYVIT 186 CHOCOLATE CHIP, FINESSE FINISH
EIFS: GREY, DRYVIT 618 ANTIQUE GRAY, SANDBLAST NTX
STONE VENEER: CEDAR CREEK STONE, LEDGE COLLECTION MOUNTAIN COVE
CMU: BASALITE SHOT BLAST, 580 (GREY/WARM BROWN)
STANDING SEAM METAL ROOF: CHARCOAL GREY, SRI-25, SLR-16-0
COMPOSITE PANEL W/ DIRECT APPLIED FINISH SYTEM: T-CLEAR PROGUARD WITH STO CONCRETE 30 FINISH
PAINTED STEEL: DARK BRONZE, TO MATCH MULLIONS
MULLIONS: CLASSIC BRONZE
GLAZING: 1" SOLARBAN 90 (2) OPTIGRAY + CLEAR
SPANDRAL: 1" INSULATED METAL PANEL, DARK BRONZE
LOUVERS:RSH-5700 (COLOR:SILVER GRAY)

AGENCY APPROVAL:

FACILITY: MAMMOTH HOSPITAL 85 SIERRA PARK RD, MAMMOTH LAKES, CA 93546

PROJECT: SMHD Mammoth Hosp North Wing Replacement DB

SHEET NAME: **RENDERING**

ENTITLEMENT

DATE: **10/02/24** SHEET: CLIENT PROJ NO:

A502

RENDERING

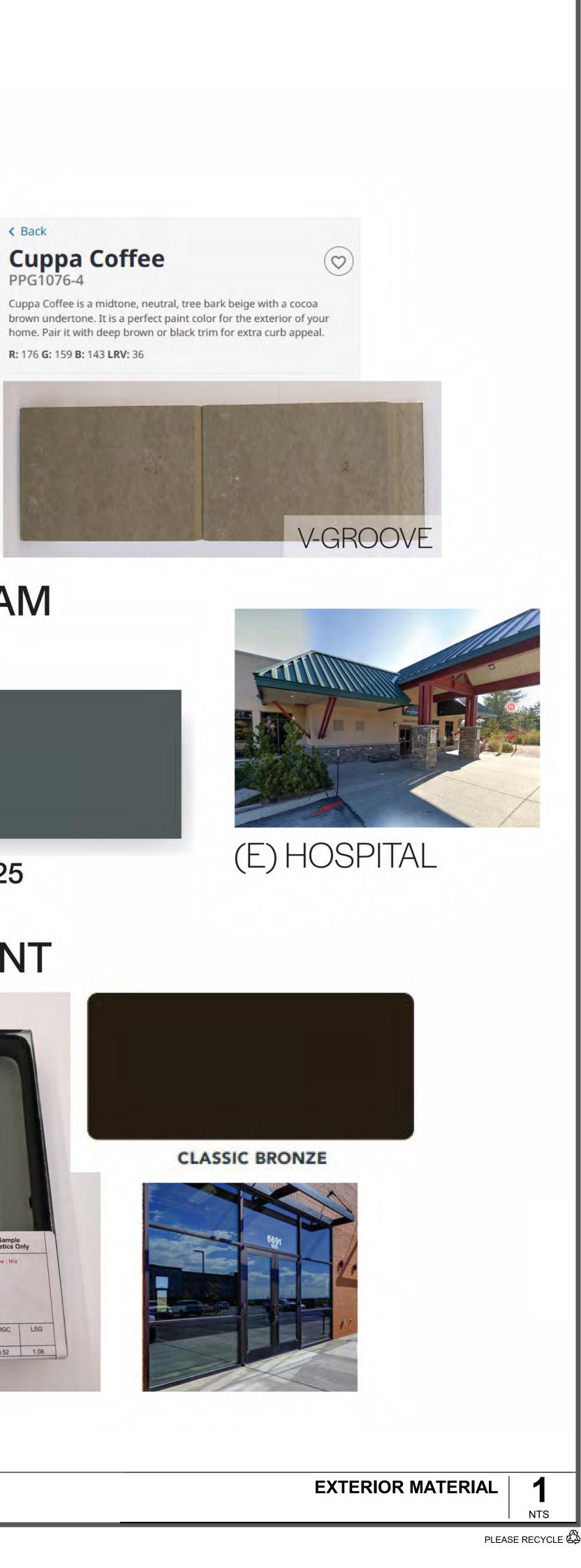
PLEASE RECYCLE

NTS



HARDIE PANEL





STANDING SEAM METAL ROOF

Charcoal Grey SRI-25

STOREFRONT





AGENCY APPROVAL:

FACILITY: MAMMOTH HOSPITAL 85 SIERRA PARK RD, MAMMOTH LAKES, CA 93546

PROJECT: SMHD Mammoth Hosp North Wing Replacement DB

SHEET NAME: **EXTERIOR MATERIAL BOARD**

ENTITLEMENT

DATE: 10/02/24

SHEET:

CLIENT PROJ NO:

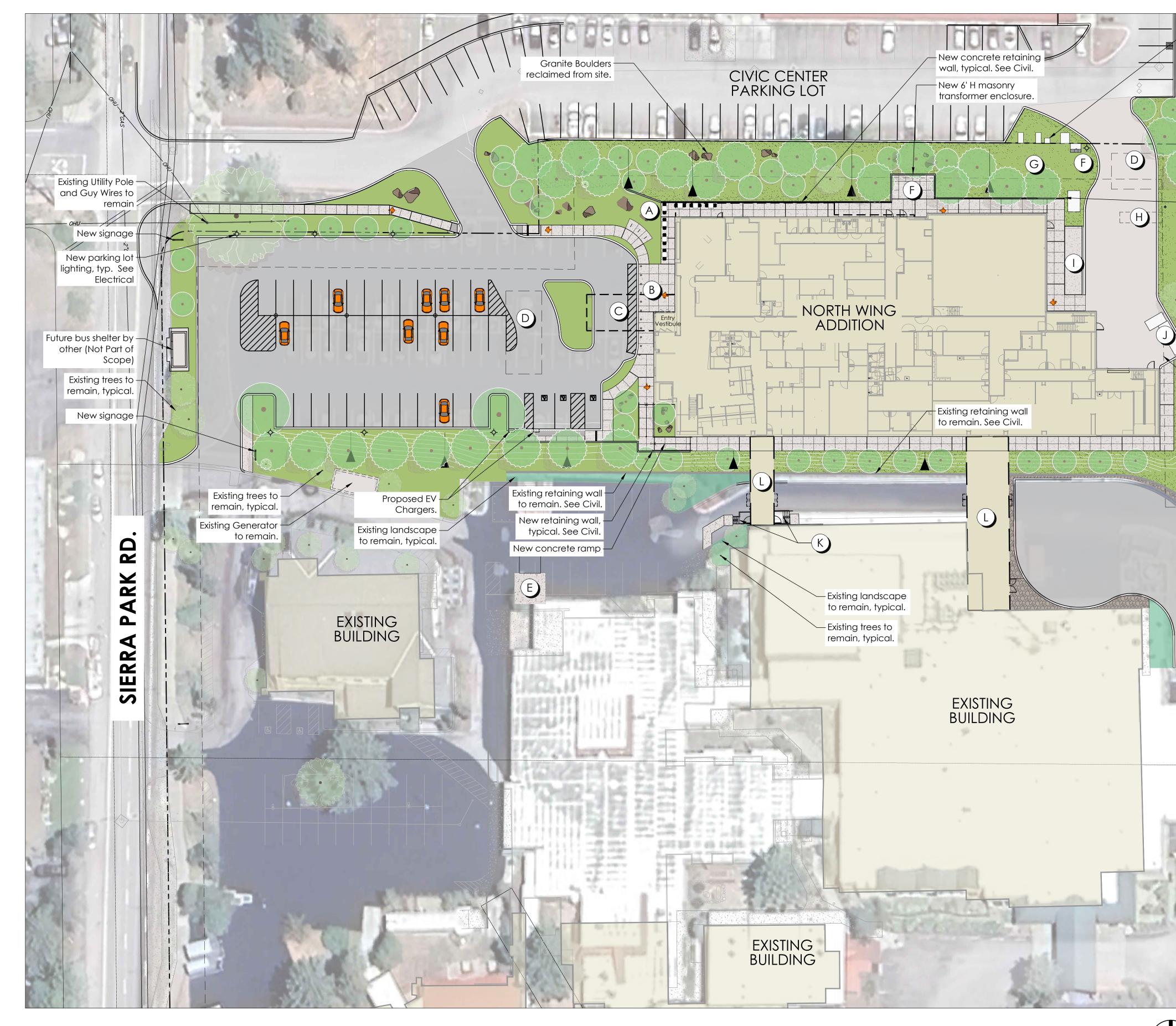
A50.



VIEW FROM NEIGHBOR

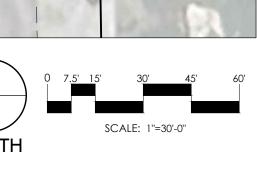
MAMMOTH HOSPITAL NORT WING EXPANSION







	LANDSCAPE SITE LEGEND	Department of Health Care Access and Information for this project is: AGENCY
 New irrigation POC. Meter and Backflow Preventer. 	Asphalt Paving	APPROVAL:
	Standard gray concrete with light wash-off "Top-Cast" finish.	REVIEWING AGENCIES STAMP HERE
73	Granite Boulders Reclaimed from Site.	
	 Moveable Tables & Chairs Owner furnished, owner installed. 	
	42" Tall Guard Rail Painted Steel.	
New retaining wall, typical. See Civil.	Coniferous Site Trees See Candidate Plant List.	
	Deciduous Broadleaf Site Trees See Candidate Plant List.	FOUNDATION
and the second second	Existing Site Trees To be Protected in Place.	
— Existing trees to remain, typical.	Site Planting See Candidate Plant List.	HMC Architects
MA CONTRACTOR	Erosion Control Hydroseed Mix See Candidate Plant List for Representative Species.	NOTRUCT
- Setback	Cobble groundcover	3546 CONCOURS STREET ONTARIO, CA 91764 909 989 9979 / www.hmcarchitects.com
	A Staff Overlook Patio See Enlargement Next Sheet.	A DESCRIPTION DATE
the String	B Canopy at Vehicular Drop-off Zone	90% SD Package 05/09/2 100% SD Package 02/21/2
	C Patient Drop-Off & Security Bollards	100% SD Package Rev. 03/28/2
	D Underground Storm Water Retention Tanks See Civil.	
	E Oxygen Storage Tank	
	F Electrical equipment	
	G Grease Interceptor	
	H Sewer storage	
	() Generator	
	J Trash compactor	
	K Painted steel staircase	
	D Bridge connection to existing building	
in L		NOTES



Representative Site Tree Planting



Representative Hydroseeded Planting

CONSULTANT:



KEY PLAN:

FACILITY: MAMMOTH HOSPITAL

PROJECT: EXPANSION

SHEET NAME:



DATE: 03/28/2025 SHEET:



QUAD PROJ NO: 24-2692

NOT FOR CONSTRUCTION

SMHD MAMMOTH HOSPITAL NORTH WING

85 SIERRA PARK RD., MAMMOTH LAKES, CA 93546



DATE 05/09/24 02/21/25

03/28/25

LOP TIO









Jeffery Pine



Quaking Aspen



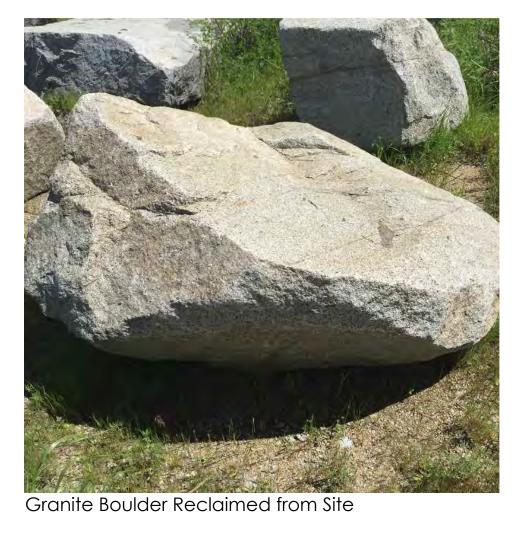
Flowering Crabapple



Representative Entry and Site Planting



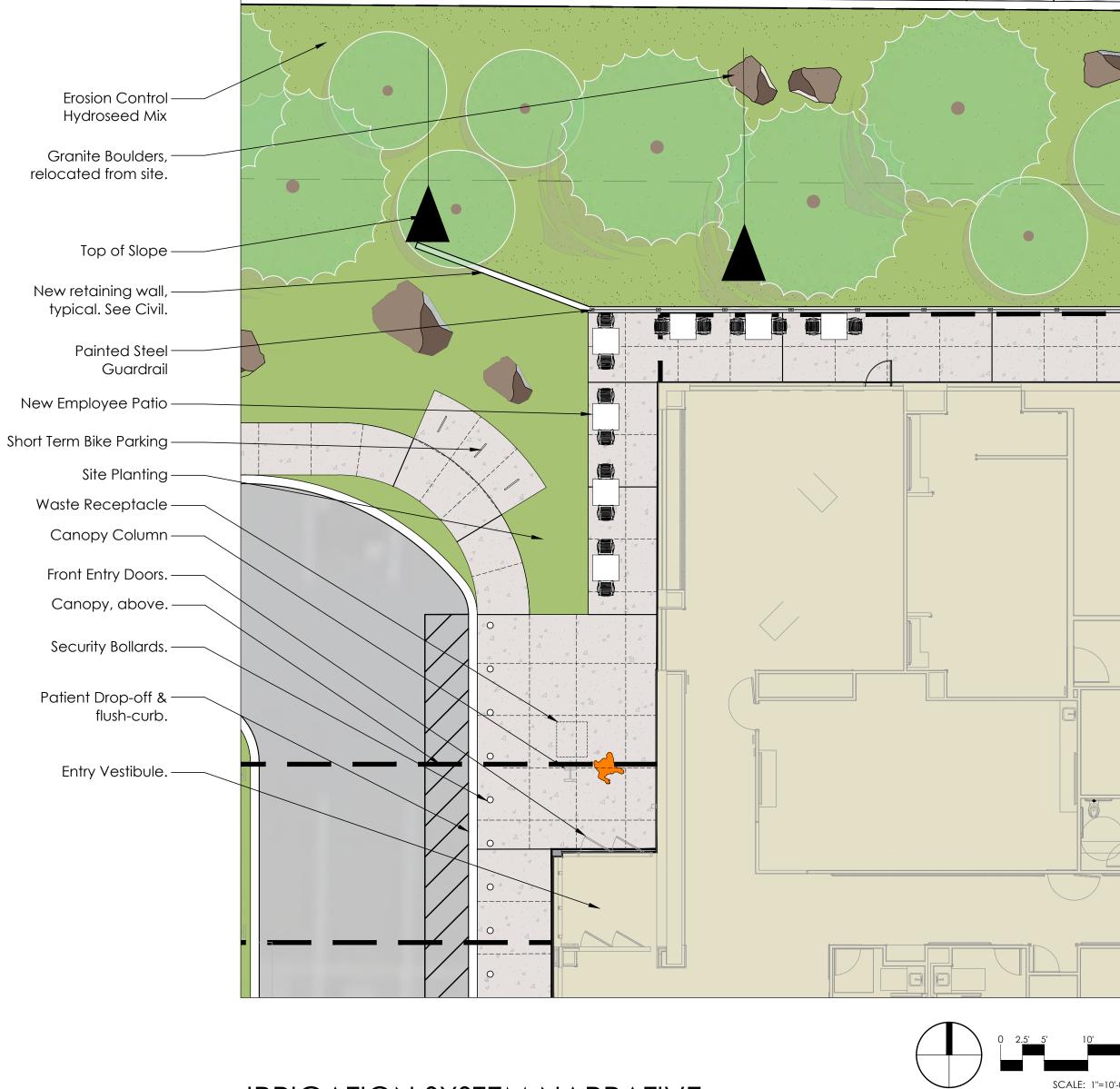
Representative Hydroseeded Planting





Cobble Groundcover

STAFF OVERLOOK PATIO ENLARGEMENT

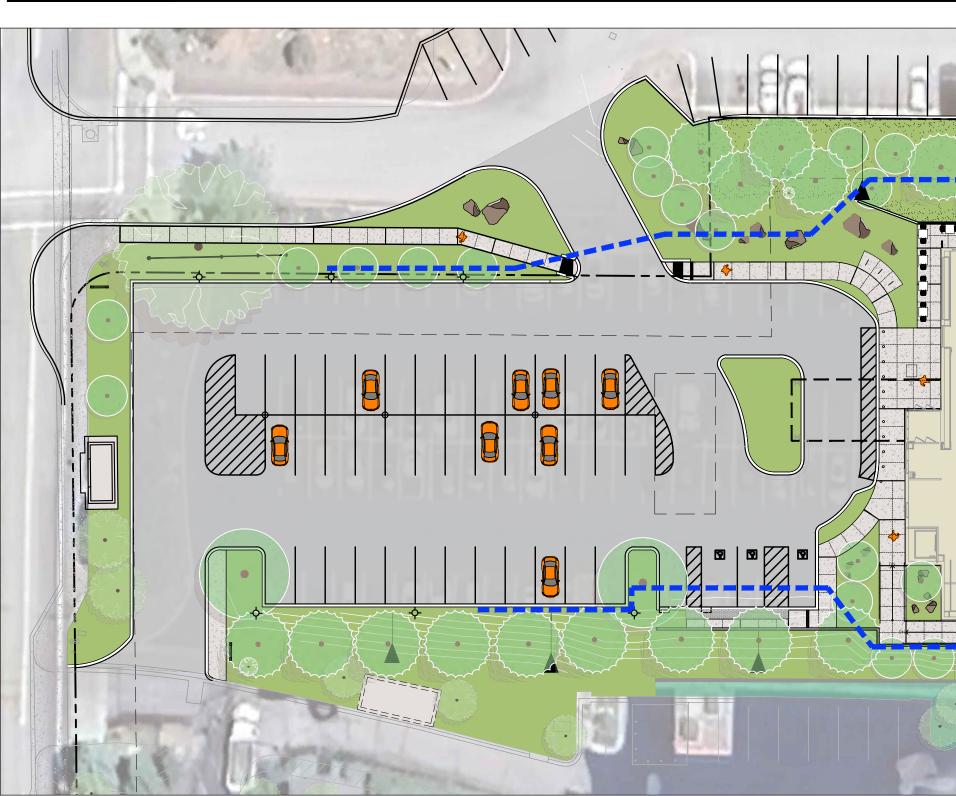


IRRIGATION SYSTEM NARRATIVE

The project irrigation system will utilize high-efficiency irrigation equipment consistent with the Owner's Irrigation Standards. The new irrigation system will connect to a new irrigation water meter and backflow preventer on a municipal water line. Backflow preventer to include freeze protection blanket and caged "Hot Box" enclosure. A new irrigation master valve, flow sensor and manual shut off valve will be located downstream of the point of connection. The irrigation system will be operated by new "Smart" Irrigation Controller. The new controller will include flow sensing with automatic shutdown capabilities, automatic ET data schedule adjustments and automatic rain shut off. Shrub and groundcover areas will be irrigated with a "Netafim" type sub-surface in-line drip irrigation system. Drip system will include manual flush valves for winterizing the system. Drip lines will include built-in check valves to eliminate low-head drainage and pressure compensating emitters for consistent application of water. Trees will be irrigated with deep watering tree bubblers (2 bubblers per tree), operated on a valve independent from those operating shrub and ground cover irrigation. Non-Irrigated hydroseeded areas may include a temporary establishment irrigation system, depending on a summer-time installation. Additional irrigation equipment to be furnished will include quick coupling valves, gate valves, remote control valves, filters for drip irrigation valves, spare wire stubs, pressure regulators as required and drip system indicators. The irrigation design will comply with the State's Model Water Efficient Landscape Ordinance (MWELO) requirements.

Given the initial fire flow testing information from 4 years ago, static pressure at the hydrant south of the proposed expansion (FF2 static pressure was measured at 130 PSI), it is not anticipated that a booster pump will be needed for the irrigation system, but existing static pressure shall be verified prior to construction to confirm.

IRRIGATION PLAN



NORTH

				The type of approval to be issued by the Department of Health Care Access and Informatic for this project is:
	CANDIDATE PLANT Botanical Name	Common Name	Size Notes	AGENCY APPROVAL:
	Site Trees			REVI
	<u>Coniferous Trees:</u> Pinus jeffreyi	Jeffery Pine	24" Box Native	
	Deciduous Broadleaf Trees	—		
	Populus tremuloides Malus floribunda	Quaking Aspen Flowering Crabapple	24" Box Native 24" Box	
	Gymnocladus dioica	Kentucky Coffee Tree		
	Existing Site Trees to Rei	main		МАММОТН I
	Shrubs/Perennials/Ground Covers	s & Grasses		FOUNDA
	Site Planting Berberis thunbergii	Japanese Barberry	5 Gal.	
	Cotoneaster horizontalis Forsythia x intermedia	Rockspray Cotoneaster Forsythia	5 Gal. 5 Gal.	HMC Architects
	Nepeta x faasenii 'Walker's Low' Pinus mugo var. mugo	Catmint Dwarf Mugo Pine	1 Gal. 5 Gal.	
	Syringa vulgaris Viburnum opulus 'Nana'	Common Lilac Dwarf Cranberry Bush	5 Gal. 5 Gal.	
		Break Clambolly Bosh		3546 CONCOURS STREET ONTARIO, CA 91764 909 989 9979 / www.hmcarchitects.com
	Erosion Control Hydroseed Mix (N Grass Hydroseed Mix (represen	on-Irrigated) tative species*)		ISSUE
	<u>Species Name</u> Bromus carinatus	<u>Common Name</u> Native California Brome		 △ DESCRIPTION 90% SD Package
	Elymus glaucus Hordeum californicum Festuca idahoensis	Blue Wildrye California Barley Idaho Fescue		100% SD Package 100% SD Package Rev.
	Stipa pulchra Poa secunda	Purple Needlegrass Native Pine Bluegrass		
	Wildflower Hydroseed Mix (re	epresentative species*)		
	<u>Species Name</u> Achillea millefolium Asclepias fasciculatum	<u>Common Name</u> Yarrow Western Milkweed		
	Ceanothus cordulatus Ceanothus velutinus	Mountain White Thorn Tobacco Brush		
	Eriogonum fasciculatum Eriogonum nudum Eriogonum umbellatum	California Buckwheat Naked Buckwheat Sulphur Buckwheat		
	Eriophyllum Ianatum Eschscholzia californica Lupinus albicaulis	Wooly Sunflower California Poppy White Stemmed Lupine		
	Lupinus argenteus Lupinus formosus	Silvery Lupine Western Lupine		
15' 20'	Sisyrinchium bellum	Blue-Eyed Grass		
0'-0"	*Plants indicated per category are r will be developed according to Ma Plant species selection will include lo in addition to long-term maintainab	epresentative species. The pl mmoth Lakes Recommended www.ater-use & maintenance	anting plan Plant List. requirements	
			ons.	
	PLANTING NARRAT Site Planting	IVE		
	Site plantings will utilize plant species approved by List. Chosen species planted on site will blend with selected for their low water and maintenance rec	n the surrounding landscape. Plants	will be	
	climate, and will be sited and spaced per mature to provide visual access into and through the site, mountain landscape. Plantings will be arranged in	growth rates. Planting areas will be while providing views to the surrour	designed Iding	
	the building and entries and decrease in density f Non-public areas of the site will be hydroseeded t	urther away from the building and ϵ		NOTES
			New irrigation POC. Meter and Backflow	
			Preventer.	
LIAND			New irrigation controller.	CONSULTANT:
			New irrigation	
) Dull Sul Jun		mainline.	landscape architecture and s a c r a m e n t o s a
				916.441.2129 www.quad
				KEY PLAN:
				FACILITY: MAMMOTH HOSPITAL
				85 SIERRA PARK RD., MAMMOTH LAKES, CA 93546
				PROJECT:
				SMHD MAMMOTH HOSPITAL NOR EXPANSION
	E			PATIO ENLARGEMENT, CANDIDA PLANTING & IRRIGATION NARRAT
			NOT TO SCALE	NOT FOR CONSTRU
				DATE: 03/28/2025 QU
		NORTH		SHEET:



QUAD PROJ NO: 24-2692

OR CONSTRUCTION

ARGEMENT, CANDIDATE PLANT PALETTE, & IRRIGATION NARRATIVE

MOTH HOSPITAL NORTH WING



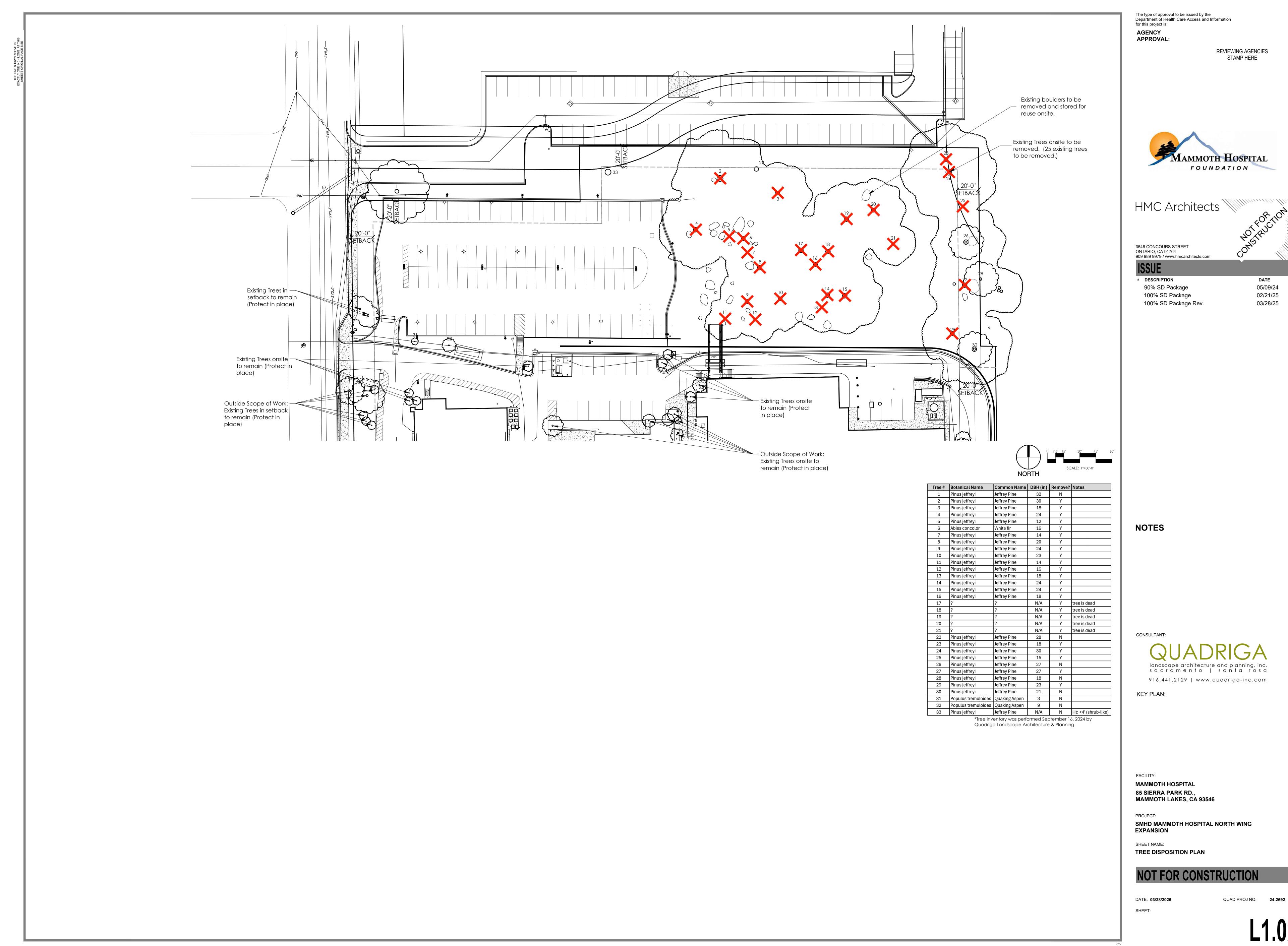
DATE 05/09/24

02/21/25

03/28/25



REVIEWING AGENCIES STAMP HERE





Attachment C

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE

PROJECT DESCRIPTION

• CONSTRUCTION OF HOSPITAL WING REPLACEMENT (BLDG F) AND ASSOCIATED

SITEWORK • MINOR RENOVATION OF HCAI BLD-03697 BLDG E

BUILDING INFORMATION

HCAI BLD BLDG F, NORTH WING CONSTRUCTION TYPE = 1A NUMBER OF STORIES = 2 OCCUPANCY GROUP = I-2, B, F-1, S-1 BUILDING IS FULLY SPRINKLERED THROUGHOUT

PROJECT BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS AN NGS FIRST CLASS I MONUMENT, A 3" BRASS DISC STAMPED "CASA 1956" BY COAST AND GEODETIC SURVEY, SET IN THE TOP OF A CONCRETE POST THAT EXTENDS 1.0 FOOT ABOVE GROUND, LOCATED 3.5 MILES EASTERLY ALONG STATE HIGHWAY 203 FROM THE POST OFFICE IN MAMMOTH LAKES, 137.8 FEET NORTHWEST OF THE CENTER OF THE INTERSECTION OF THE HIGHWAY AND OLD US HIGHWAY 395, 16.4 FEET NORTH OF UTILITY POLE NUMBER 1789235E, 7.5 FEET NORTHWEST OF UTILITY POLE NUMBER 1789236E, AND 3.6 FEET EAST OF A WITNESS POST.

ELE VA TION: 7255.19

DATUM: NAVD88

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CALIFORNIA REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM 83, ZONE 3, NAD 83, EPOCH 2017.50, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) 'P630' AND 'P634' BEING NORTH 14° 27' 56" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

CIVIL ENGINEER

EXCEL ENGINEERING 440 STATE PLACE ESCONDIDO, CA 92029 P. (760) 745–8118

OWNER

MAMMOTH HOSPITAL 85 SIERRA PARK RD MAMMOTH LAKES, CA 93546 CONTACT – MARK LIND MARK.LIND@MAMMOTHHOSPITAL.COM P. (760) 924–4021

SOILS REPORT

"GEOLOGIC HAZARDS AND GEOTECHNICAL ENGINEERING REPORT" BY NV5 NV5 JOB NO. 5641.00.001 DATED NOVEMBER 5, 2021

UTILITIES

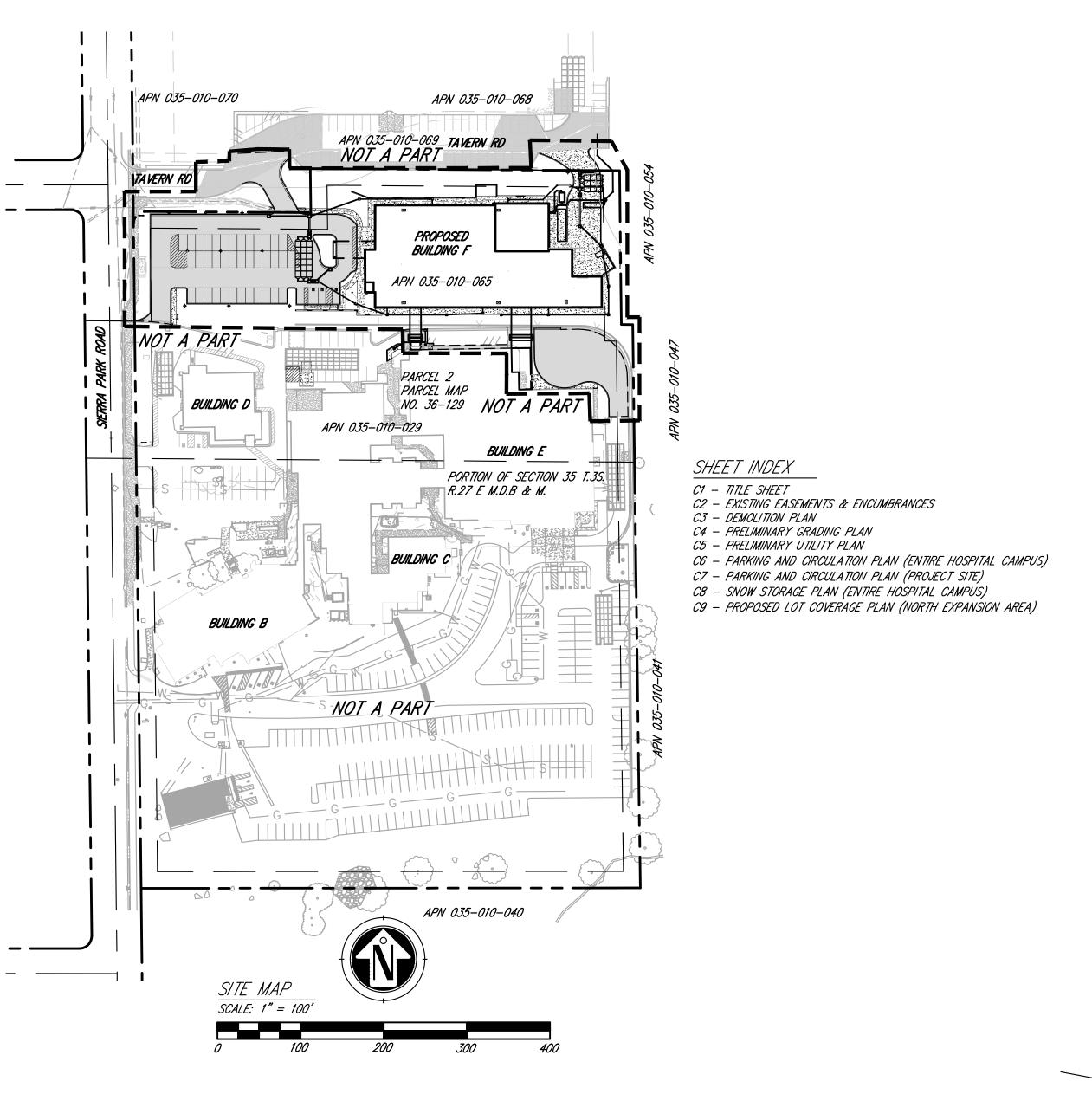
WATER/SEWER – MAMMOTH COMMUNITY WATER DISTRICT ELECTRICITY – SOUTHERN CALIFORNIA EDISON TELECOMMUNICATIONS/INTERNET – FRONTIER GAS – AMERIGAS STORM DRAIN – TOWN OF MAMMOTH LAKES

PRELIMINARY EARTHWORK QUANTITIES

CUT – 10,350 CY FILL – 1,275 CY EXPORT/IMPORT – EXPORT 9,075 CY

- * ROCK LOSS (CY OF EXPECTED ROCK WASTE MATERIAL) 10% * SOIL LOSS DURING OVER – EXCAVATION 15%
- * SOIL LOSS FOR ROCKS 10%

SITE DEVELOPMENT PLAN FOR MAMMOTH HOSPITAL – NORTH WING REPLACEMENT IN THE TOWN OF MAMMOTH LAKES, CA

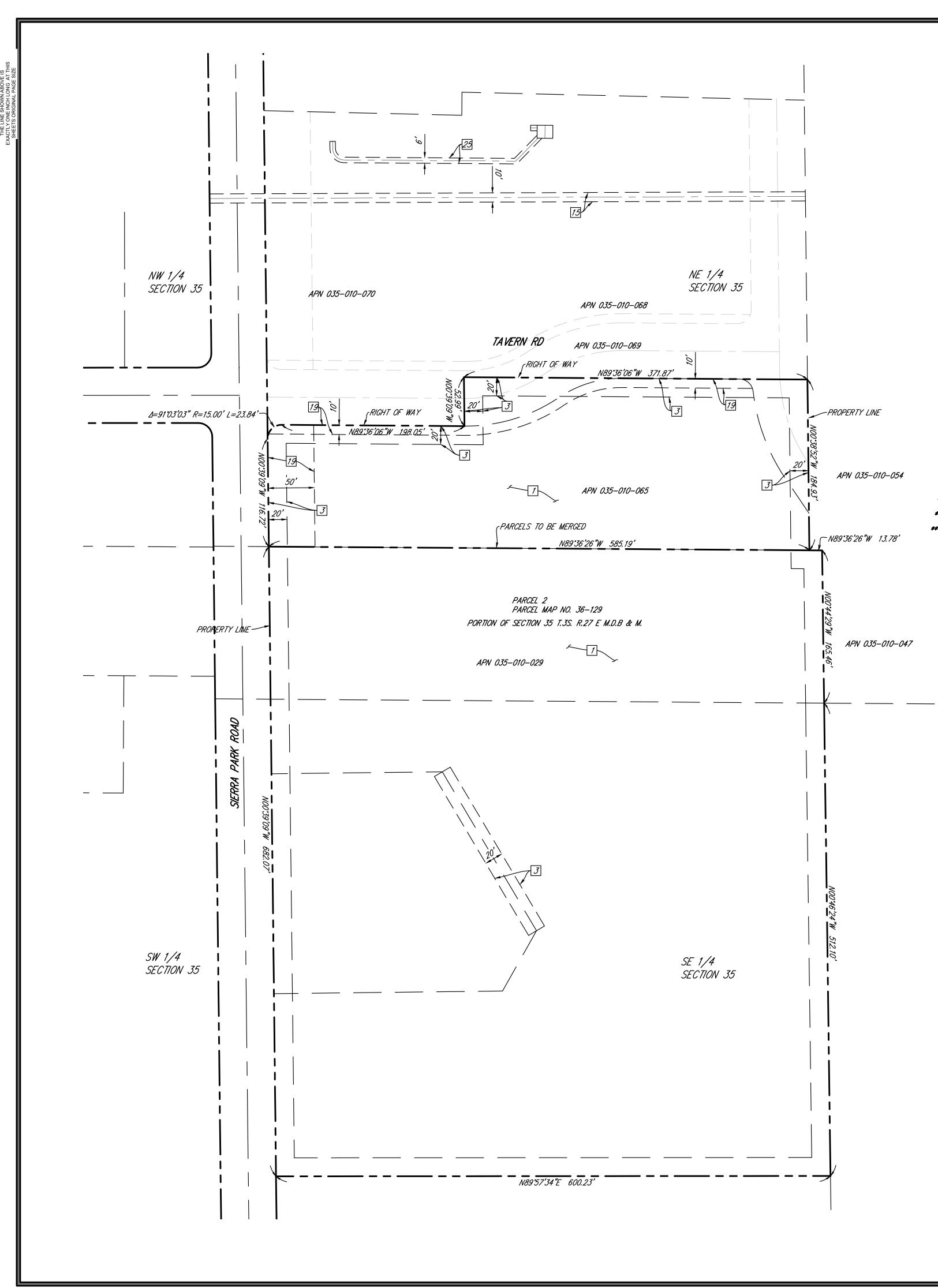


TAVER

S<u>IERRA</u>

MERIDIAN

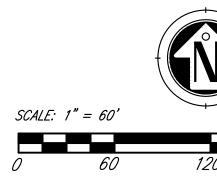
			OTH HOSPITAL
LEGEND			
	PROPERTY LINE / RIGHT OF WAY		+CS
— — (100) — — E	EXISTING MAJOR CONTOUR		TCJ
— — (101) — — E	EXISTING MINOR CONTOUR	JOI	INT VENTURE
(100) P	PROPOSED MAJOR CONTOUR		
(101) P	PROPOSED MINOR CONTOUR	HMC Archite	cts
W W E	EXISTING WATER LINE		LOK LIN
S S <i>E</i>	EXISTING SEWER LINE	1505-001-000	JA AND
—SD <i>E</i>	EXISTING STORM DRAIN LINE	3546 CONCOURS STREET	cts
TVTV <i>E</i>	EXISTING TELECOM / TV LINE	ONTARIO, CA 91764 909 989 9979 / www.hmcarchitocts.c	
G G <i>E</i>	EXISTING GAS LINE	ISSUE	
—— E ——— E ——— <i>E</i>	EXISTING ELECTRIC LINE		DATE
OHE <i>E</i>	EXISTING OVERHEAD ELECTRIC LINE		
	EXISTING UNDERGROUND STORMWATER RETENTION SYSTEM		
— w — — w — P	PROPOSED WATER LINE		
— F — F — <i>F</i>	PROPOSED FIRE LINE		
— s — _ s — _ P	PROPOSED SEWER LINE		
	PROPOSED STORM DRAIN LINE		
	PROPOSED UNDERGROUND		
	STORMWATER RETENTION SYSTEM	PROJECT ARCHITECT OF a.) Is not the preparer of this docume	
F	PROPOSED SD CATCH BASIN/INLET	b.) Has reviewed this document and be in general conformance with the c	found it to
/	PROPOSED CONCRETE CURB		5 1 5
		CONSULTANT:	PREPARED & SUBMITTE
<i>P</i>	PROPOSED CONCRETE CURB & GUTTER		T D. DET CA
<i>F</i>	PROPOSED STRIPING		o. 45629
P</th <th>PROPOSED CONCRETE SIDEWALK</th> <th><u>ENGINEERING</u> \\ ★\ ■</th> <th>xp. 12-31-26</th>	PROPOSED CONCRETE SIDEWALK	<u>ENGINEERING</u> \\ ★\ ■	xp. 12-31-26
	PROPOSED AC PARKING/DRIVE	LAND PLANNING •ENGINEERING • SURVEYING 440 STATE PLACE, ESCONDIDO, CA 92029 PH (760)745–8118 FX (760)745–1890	OF CALIFORMERT D. DENTIN
		AGENCY APPROVAL:	
57 5R203	MAIN ST SR203		
	MAY X		and Information
RD TA VERI	Y AM NOSS	APPROVAL:	And Information HCAI NO: I241865-26-
HAMMOTH RD CB	MAY X	APPROVAL:	- NORTH WING REPLACEN
TAVERI DU HUONNYA DU DU HUONNYA DU DU	X KM NOSAMOHI	APPROVAL:	HCAI NO: 1241865-26- - NORTH WING REPLACEN TOWN OF MAMMOTH LAKE 3546 REVIEW
CD TAVERI CHANA DARK KD SIERRA PARK RD CADA	X KM NOSAMOHI	APPROVAL:	HCAI NO: 1241865-26- - NORTH WING REPLACEN TOWN OF MAMMOTH LAKE 3546 REVIEW
RD TAVERI OUD WAMNOLH BARK BD SIEBERA PARK RD SIEPERA PARK RD	W RD SITE	APPROVAL:	HCAI NO: 1241865-26-(- NORTH WING REPLACEN TOWN OF MAMMOTH LAKE 3546
RD TAVERI UNIVITY MAP	W RD SITE	APPROVAL: The type of approval to be issued by Department of Health Care Access a for this project is: FACILITY: MAMMOTH HOSPITAL - SIERRA PARK ROAD, T MONO COUNTY, CA 93 PROJECT: MAJOR DESIGN F SITE DEVELOPME SHEET NAME: TITLE SHEET ENTITLE SHEET ENTITLE SHEET	HCAI NO: 1241865-26-(- NORTH WING REPLACEN TOWN OF MAMMOTH LAKE 3546
RD TAVERI D D D D D D D D D D D D D D D D D D D	W RD SITE	APPROVAL: The type of approval to be issued by Department of Health Care Access a for this project is: FACILITY: MAMMOTH HOSPITAL - SIERRA PARK ROAD, T MONO COUNTY, CA 93 PROJECT: MAJOR DESIGN F SITE DEVELOPME SHEET NAME: TITLE SHEET ENTITLE SHEET FAC NO.: 14304 DATE: 3/24/2025	HCAI NO: 1241865-26- HCAI NO: 1241865-26- NORTH WING REPLACEN TOWN OF MAMMOTH LAKE 3546 REVIEW INT PLANS
RD TAVERI UNIVITY MAP	W RD SITE	APPROVAL: The type of approval to be issued by Department of Health Care Access a for this project is: FACILITY: MAMMOTH HOSPITAL - SIERRA PARK ROAD, T MONO COUNTY, CA 93 PROJECT: MAJOR DESIGN F SITE DEVELOPME SHEET NAME: TITLE SHEET ENTITLE SHEET ENTITLE SHEET	HCAI NO: I241865-26- - NORTH WING REPLACEN TOWN OF MAMMOTH LAKE 3546 REVIEW INT PLANS BLDG NO.: BLD-06859
RD TAVERI UNIVITY MAP	W RD SITE	APPROVAL: The type of approval to be issued by Department of Health Care Access a for this project is: FACILITY: MAMMOTH HOSPITAL - SIERRA PARK ROAD, T MONO COUNTY, CA 93 PROJECT: MAJOR DESIGN F SITE DEVELOPME SHEET NAME: TITLE SHEET ENTITLE SHEET FAC NO.: 14304 DATE: 3/24/2025	HCAI NO: I241865-26- - NORTH WING REPLACEN TOWN OF MAMMOTH LAKE 3546 REVIEW INT PLANS BLDG NO.: BLD-06859

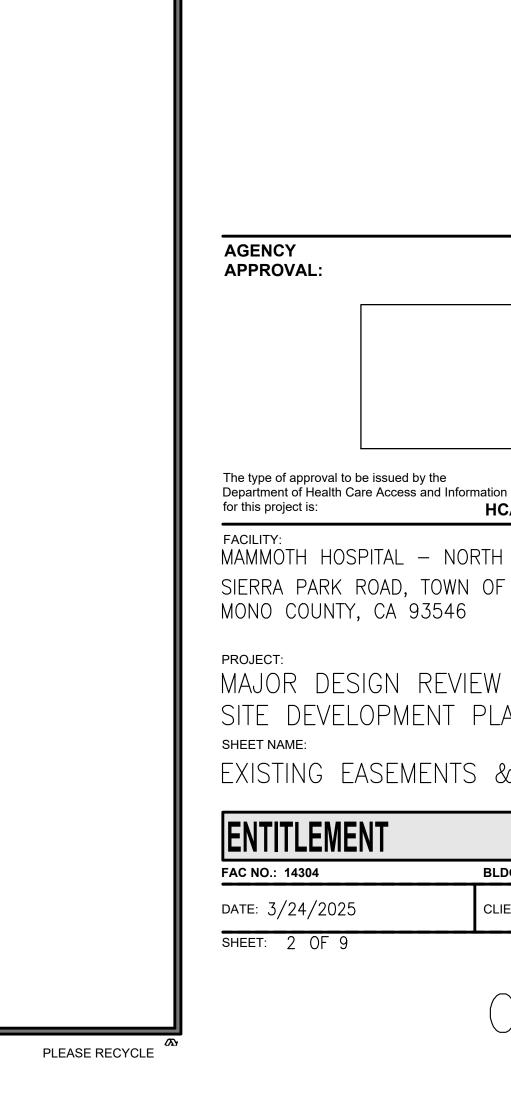


EASEMENT/ENCLIMBRANCES TABLE

PTR NO.	#	DATE REC.	DOC. NO.	BENEFICIARY	NATURE OF DOCUMENT	PLOT/NO PLOT	DISPOSITION
NO. 4	1	SEP. 24, 1976	BOOK 207, PG 444 O.R.	EASTERN SIERRA DEVELOPMENT CORP.	LAND PATENT	NO PLOT	TO REMAIN
NO. 5	2	JAN. 04, 1977	BOOK 215, PG 152 O.R.	SOUTHERN CALIFORNIA EDISON COMPANY	PUBLIC UTILITIES	NO PLOT	TO REMAIN
NO. 6	3	FEB. 1, 1985	PM 36-129	TOWN OF MAMMOTH LAKES	BUILDING SETBACK	PLOT	TO REMAIN
NO. 8	4	MAY 09, 1997	BOOK 0764, PG 073 O.R.	CERTIFICATE OF COMPLIANCE	LAND	NO PLOT	TO REMAIN
NO. 9	5	AUG. 11, 2003	INST. #2003008582 O.R.	LA SALLE BANK NATIONAL ASSOCIATION	LEASEHOLD	NO PLOT	TO REMAIN
NO. 10	6	AUG. 11, 2003	INST. #2003008583 O.R.	SOUTHERN MONO HEALTHCARE DISTRICT	SUB-LEASEHOLD	NO PLOT	TO REMAIN
NO. 12	7	JAN. 31, 2006	INST. #2006000933 O.R.	LA SALLE BANK NATIONAL ASSOCIATION	LEASEHOLD	NO PLOT	TO REMAIN
NO. 13	8	JAN. 31, 2006	INST. #2006000934 O.R.	SOUTHERN MONO HEALTHCARE DISTRICT	SUB-LEASEHOLD	NO PLOT	TO REMAIN
NO. 14	9	APR. 04, 2006	INST. #2006002504 O.R.	SOUTHERN MONO HEALTHCARE DISTRICT	LEASEHOLD	NO PLOT	TO REMAIN
NO. 15	10	APR. 04, 2006	INST. #2006002505 O.R.	SOUTHERN MONO HEALTHCARE DISTRICT	SUB-LEASEHOLD	NO PLOT	TO REMAIN
NO. 16	11	AUG. 21, 2006	INST. #2006006192 O.R.	MAMMOTH HOSPITAL	PLANNING APPROVAL	NO PLOT	TO REMAIN
NO. 17	12	JUL. 27, 2007	INST. #2007005246 O.R.	SCS FLOORING SYSTEMS- PLAINTIFF	COURT CASE	NO PLOT	PENDING ACTION
NO. 20	13	APR. 27, 2023	INST. #2023000910 O.R.	THE MAMMOTH HOSPITAL	PLANNING APPROVAL	NO PLOT	TO REMAIN
NO. 21	14	NOV. 09, 2007	INST. #2007007311 O.R.	SOUTHERN MONO HEALTHCARE DISTRICT	LAND PATENT	NO PLOT	TO REMAIN
NO. 24	15	NOV. 09, 2007	INST. #2007007321 O.R.	NPG CABLE COMPANY	PUBLIC UTILITIES	PLOT	TO REMAIN
NO. 25	16	JUN. 03, 2008	INST. #2008002788 O.R.	TOWN OF MAMMOTH LAKES	USE PERMIT	NO PLOT	TO REMAIN
NO. 27	17	FEB. 03, 2010	INST. #2010000505 O.R.	TOWN OF MAMMOTH LAKES	USE PERMIT	NO PLOT	TO REMAIN
NO. 29	18	JAN. 20, 2011	INST. #2011000380 O.R.	TOWN OF MAMMOTH LAKES	USE PERMIT	NO PLOT	TO REMAIN
NO. 30	19	JUN. 27, 2013	INST. #2013003600 O.R.	TOWN OF MAMMOTH LAKES	STREET, DRAINAGE, SIDEWALK, BUS STOP, SNOW STORAGE, UTILITY & LANDSCAPE	PLOT	TO BE VACATED
NO. 32	20	JUN. 27, 2013	INST. #2013003601 O.R.	TOWN OF MAMMOTH LAKES & SOUTHERN MONO HEALTHCARE DISTRICT	RECIPROCAL EASEMENT	NO PLOT	TO BE REVISED
NO. 34	21	AUG. 03, 2015	INST. #2015002932 O.R.	MAMMOTH LAKES MUNICIPAL SERVICE CORP.	LEASE AGREEMENT	NO PLOT	TO REMAIN
NO. 35	22	AUG. 03, 2015	INST. #2015002933 O.R.	MAMMOTH LAKES MUNICIPAL SERVICE CORP.	LEASE AGREEMENT	NO PLOT	TO REMAIN
NO. 36	23	AUG. 03, 2015	INST. #2015002934 O.R.	MAMMOTH LAKES MUNICIPAL SERVICE CORP.	LEASE AGREEMENT	NO PLOT	TO REMAIN
NO. 37	24	FEB. 16, 2016	INST. #2016000526 O.R.	TOWN OF MAMMOTH LAKES	USE PERMIT	NO PLOT	TO REMAIN
NO. 38	25	APR. 04, 2017	INST. #2017001247 O.R.	SOUTHERN CALIFORNIA EDISON COMPANY	PUBLIC UTILITIES	PLOT	TO REMAIN

NOTE: *AND AS AMENDED IN THAT CERTAIN FIRST AMENDMENT TO ASSIGNMENT AGREEMENT RECORDED NOVEMBER 20, 2018, INST. #2018004390 O.R. **AND AS AMENDED IN THAT CERTAIN FIRST AMENDMENT TO ASSIGNMENT AGREEMENT RECORDED NOVEMBER 20, 2018, INST. #2018004391 O.R. ***AND AS AMENDED IN THAT CERTAIN FIRST AMENDMENT TO ASSIGNMENT AGREEMENT RECORDED NOVEMBER 20, 2018, INST. #2018004392 O.R.



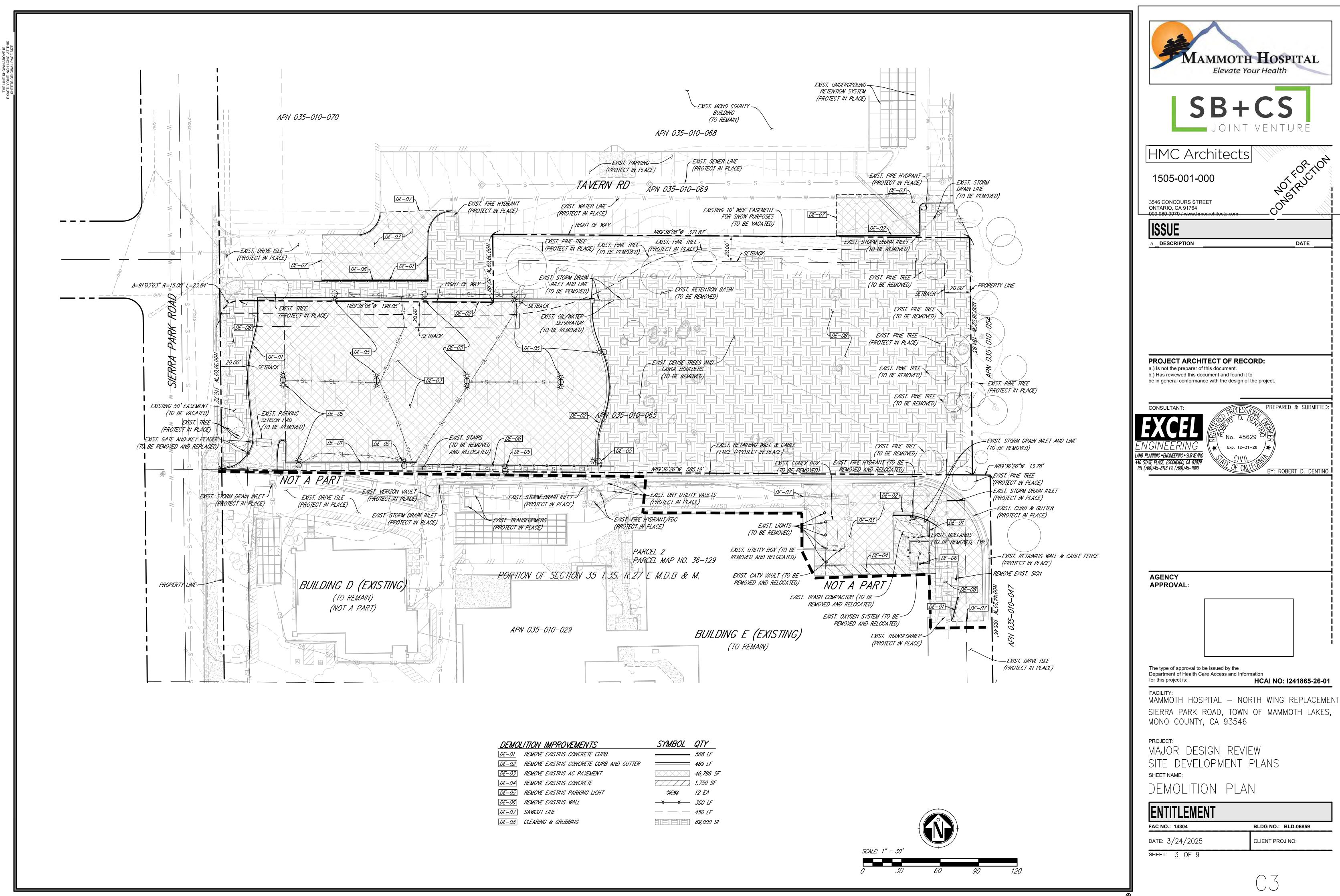


MAMMOTH HOSPITAL Elevate Your Health SB JOINT VENTURE HMC Architects 1505-001-000 3546 CONCOURS STREET ONTARIO, CA 91764 909 989 9979 / \ ISSUE Δ **DESCRIPTION** DATE PROJECT ARCHITECT OF RECORD: a.) Is not the preparer of this document. b.) Has reviewed this document and found it to be in general conformance with the design of the project. PREPARED & SUBMITTED CONSULTANT: 45629 NGINEERING Exp. 12-31-26 LAND PLANNING •ENGINEERING • SURVEYING C/VIL OF CALLED 440 STATE PLACE, ESCONDIDO, CA 92029 PH (760)745–8118 FX (760)745–1890 BY: ROBERT D. DENTINO The type of approval to be issued by the Department of Health Care Access and Information for this project is: **HCA** HCAI NO: I241865-26-01 MAMMOTH HOSPITAL - NORTH WING REPLACEMENT SIERRA PARK ROAD, TOWN OF MAMMOTH LAKES, MAJOR DESIGN REVIEW SITE DEVELOPMENT PLANS

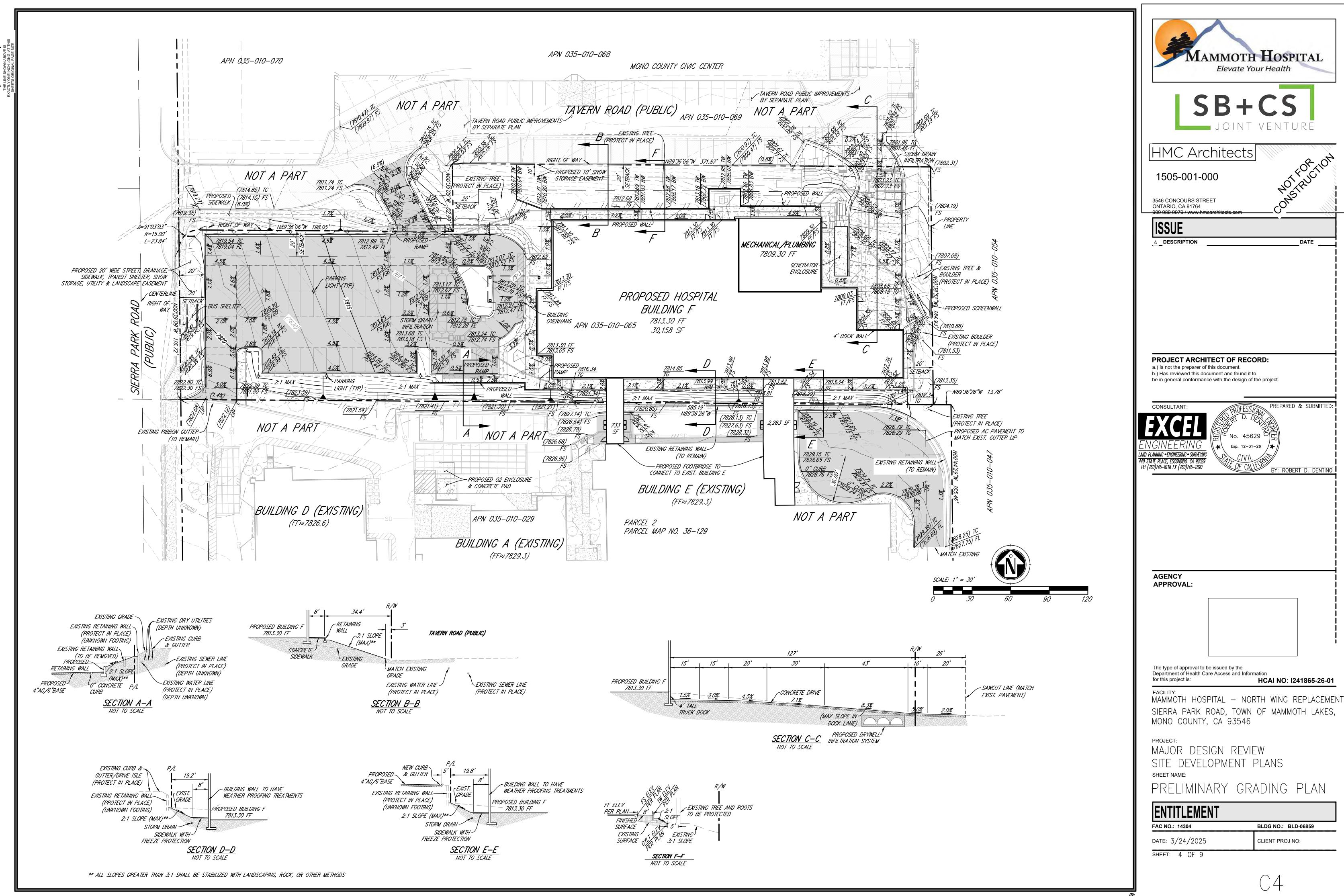
EXISTING EASEMENTS & ENCUMBRANCES

FAC NO.: 14304	BLDG NO.: BLD-06859
date: 3/24/2025	CLIENT PROJ NO:
SHEET: 2 OF 9	

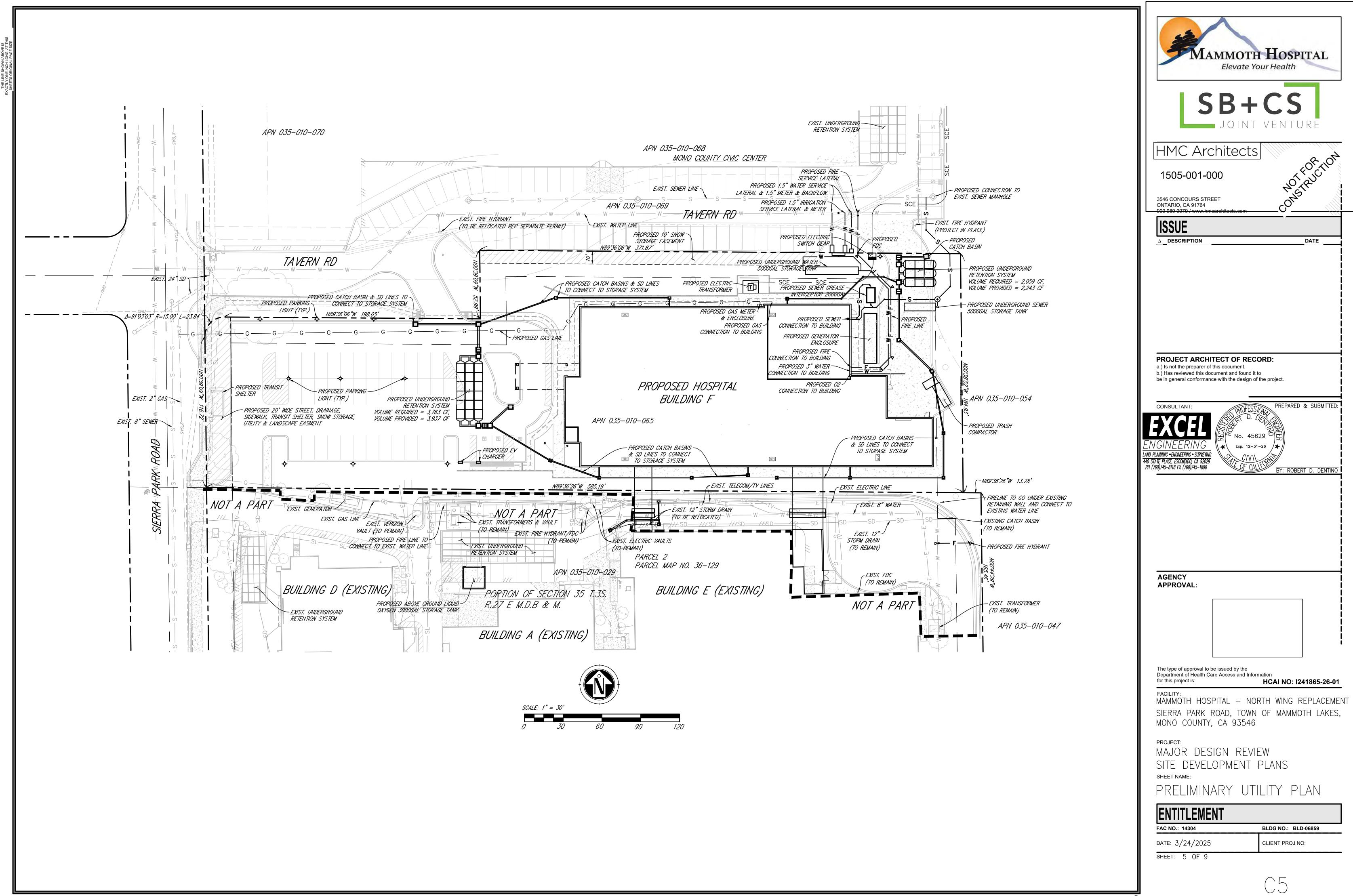


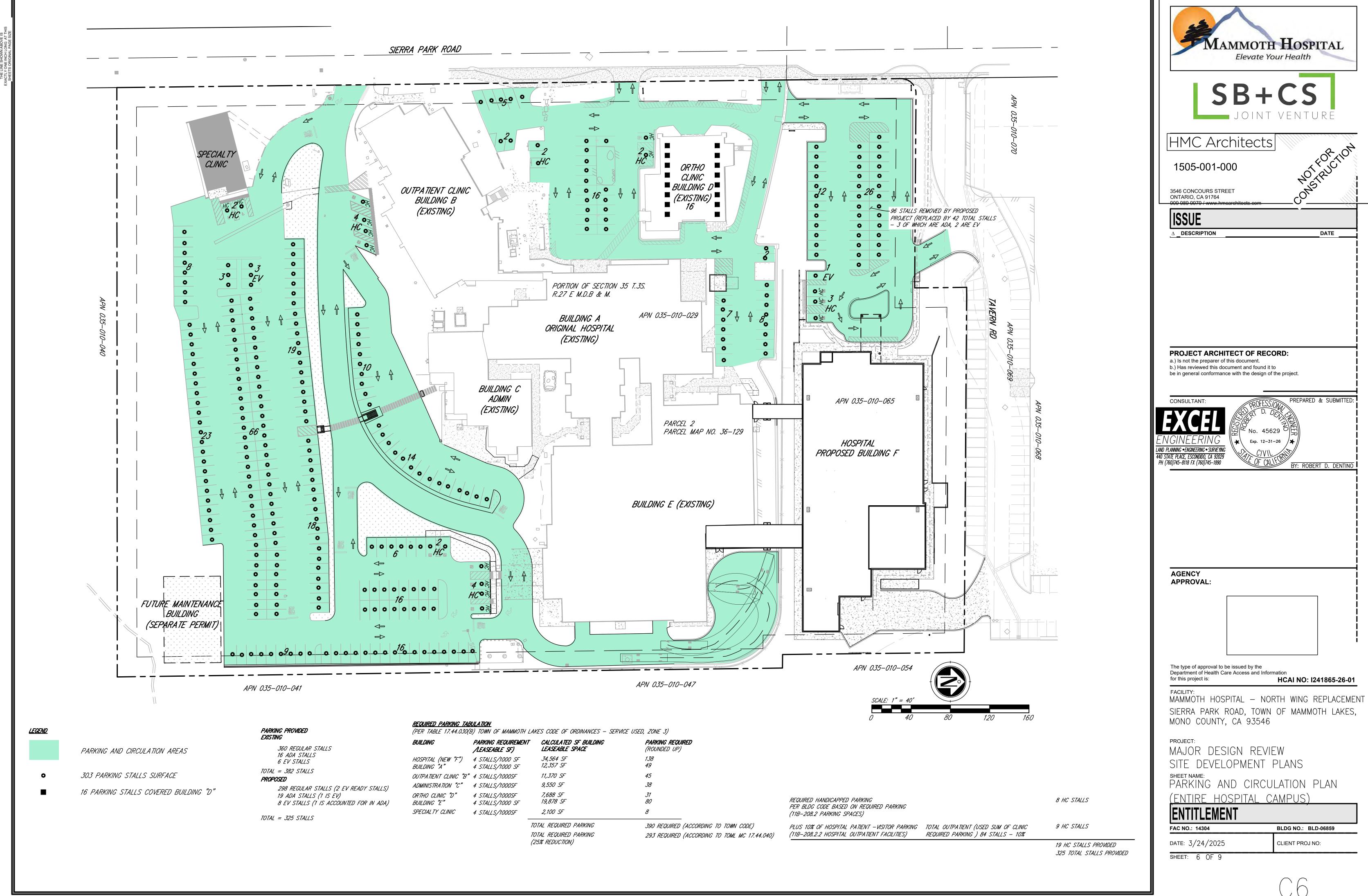


	LITION IMPROVEMENTS	SYMBOL	QTY
DE-01	REMOVE EXISTING CONCRETE CURB		568 LF
DE-02	REMOVE EXISTING CONCRETE CURB AND GUTTER		489 LF
DE-03	REMOVE EXISTING AC PAVEMENT	$\times \times \times \times \times$	46,796 SF
DE-04	REMOVE EXISTING CONCRETE		1,750 SF
DE-05	REMOVE EXISTING PARKING LIGHT	* * 0*	12 EA
DE-06	REMOVE EXISTING WALL	<u> </u>	350 LF
DE-07	SAWCUT LINE		450 LF
DE-08	CLEARING & GRUBBING		69,000 SF

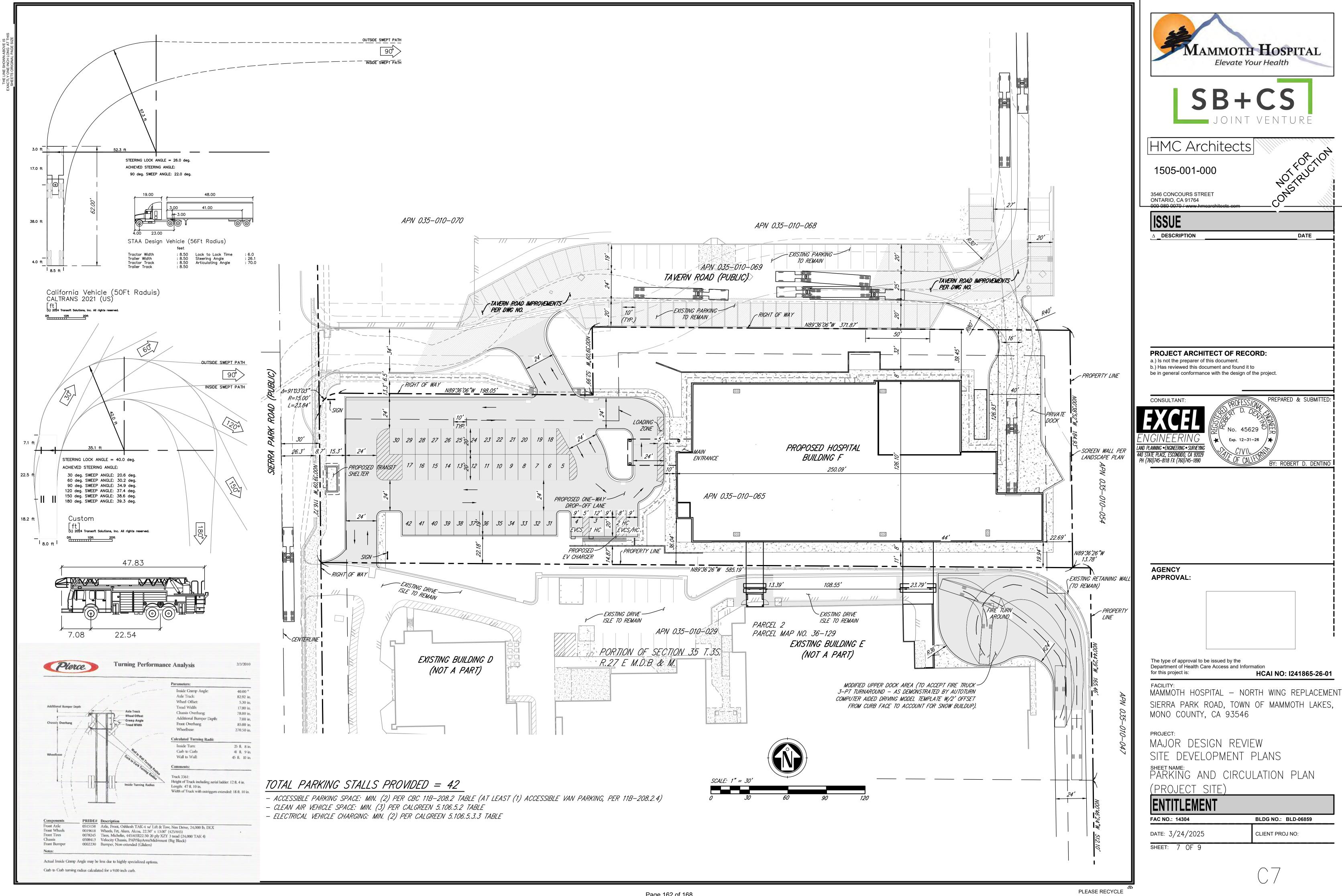


PLEASE RECYCLE

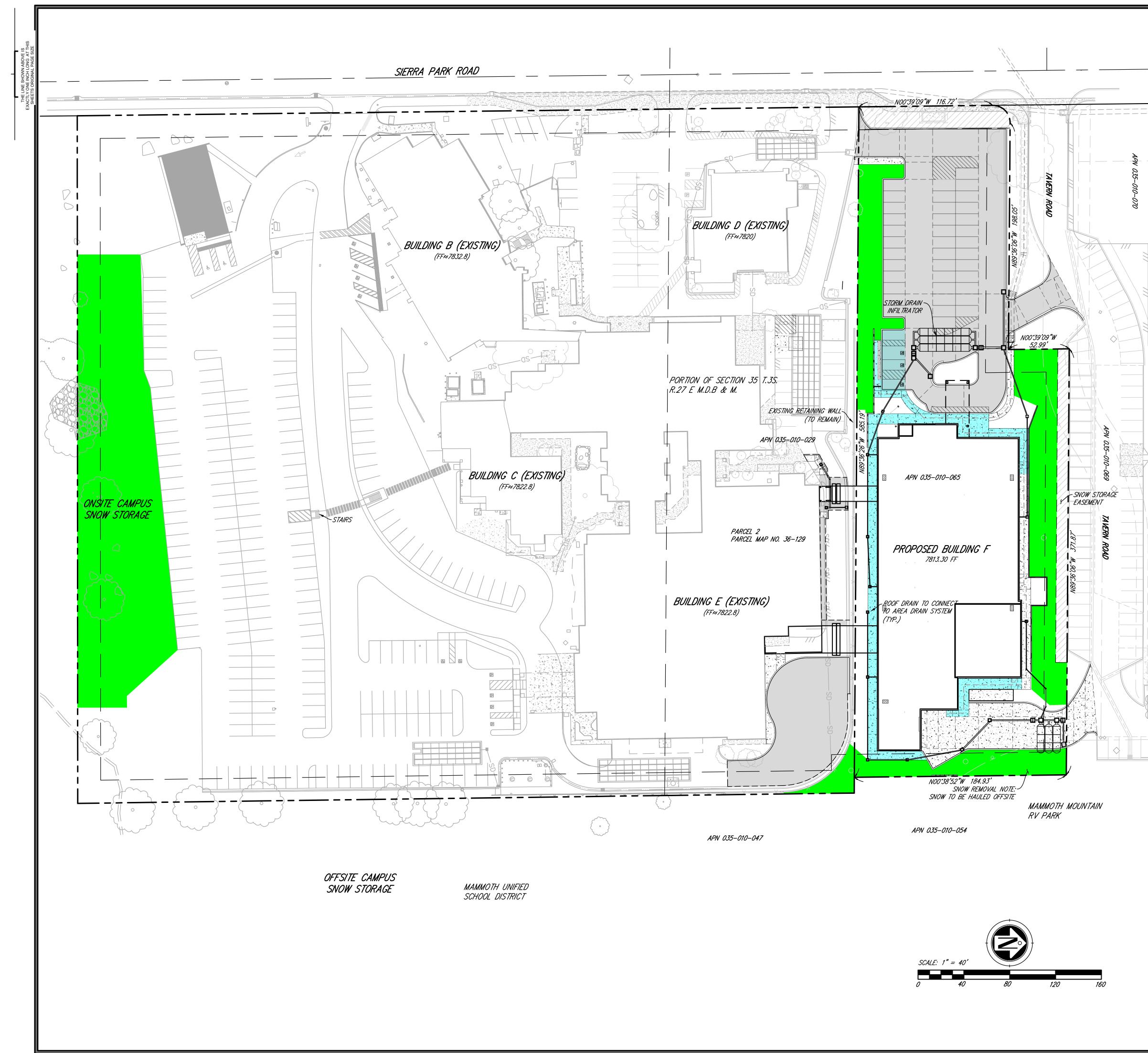




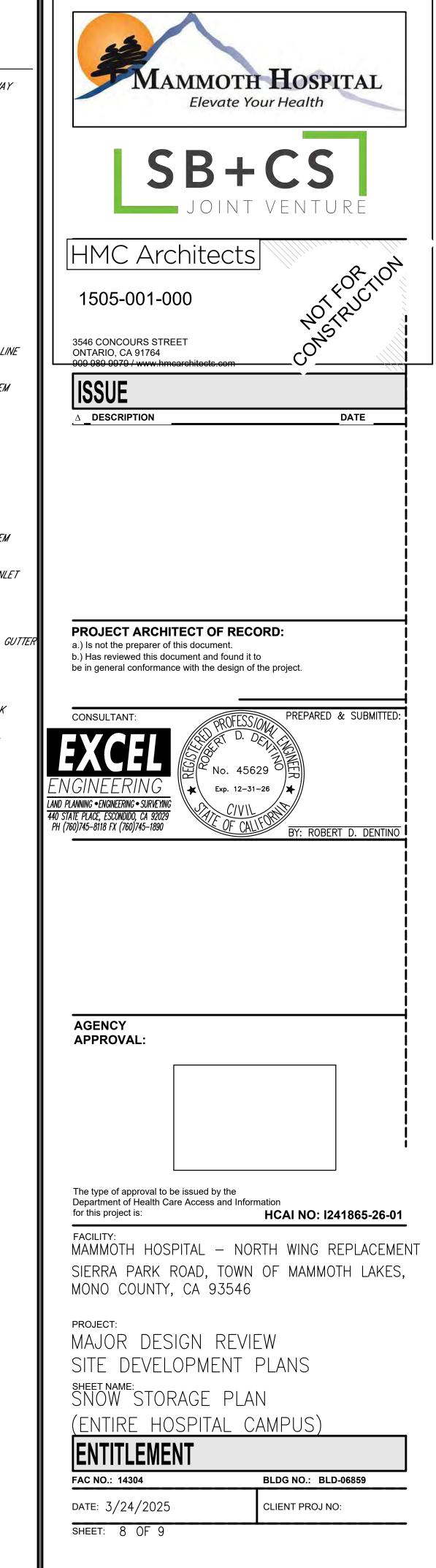
030(1	B) TOWN OF MAMMOTH I	LAKES CODE OF ORDINANCES - SERVIO	CE USED, ZONE 3)	
	PARKING REQUIREMENT /LEASEABLE SF)	CALCULATED SF BUILDING LEASEABLE SPACE	PARKING REQUIRED (ROUNDED UP)	
")	4 STALLS/1000 SF 4 STALLS/1000 SF	34,564 SF 12,357 SF	138 49	
<i>"B"</i>	4 STALLS/1000SF	11,370 SF	45	
~ <i>"</i>	4 STALLS/1000SF	9,550 SF	38	
	4 STALLS/1000SF 4 STALLS/1000 SF	7,688 SF 19,878 SF	31 80	REQUIRED HANDICAPPED PARKING PER BLDG CODE BASED ON REQUIRED PARKING
	4 STALLS/1000SF	2,100 SF	8	(11B–208.2 PARKING SPACES)
	-	TOTAL REQUIRED PARKING	390 REQUIRED (ACCORDING TO TOWN CODE)	PLUS 10% OF HOSPITAL PATIENT – VISITOR PARKING TOTAL OUT



Page 162 of 168

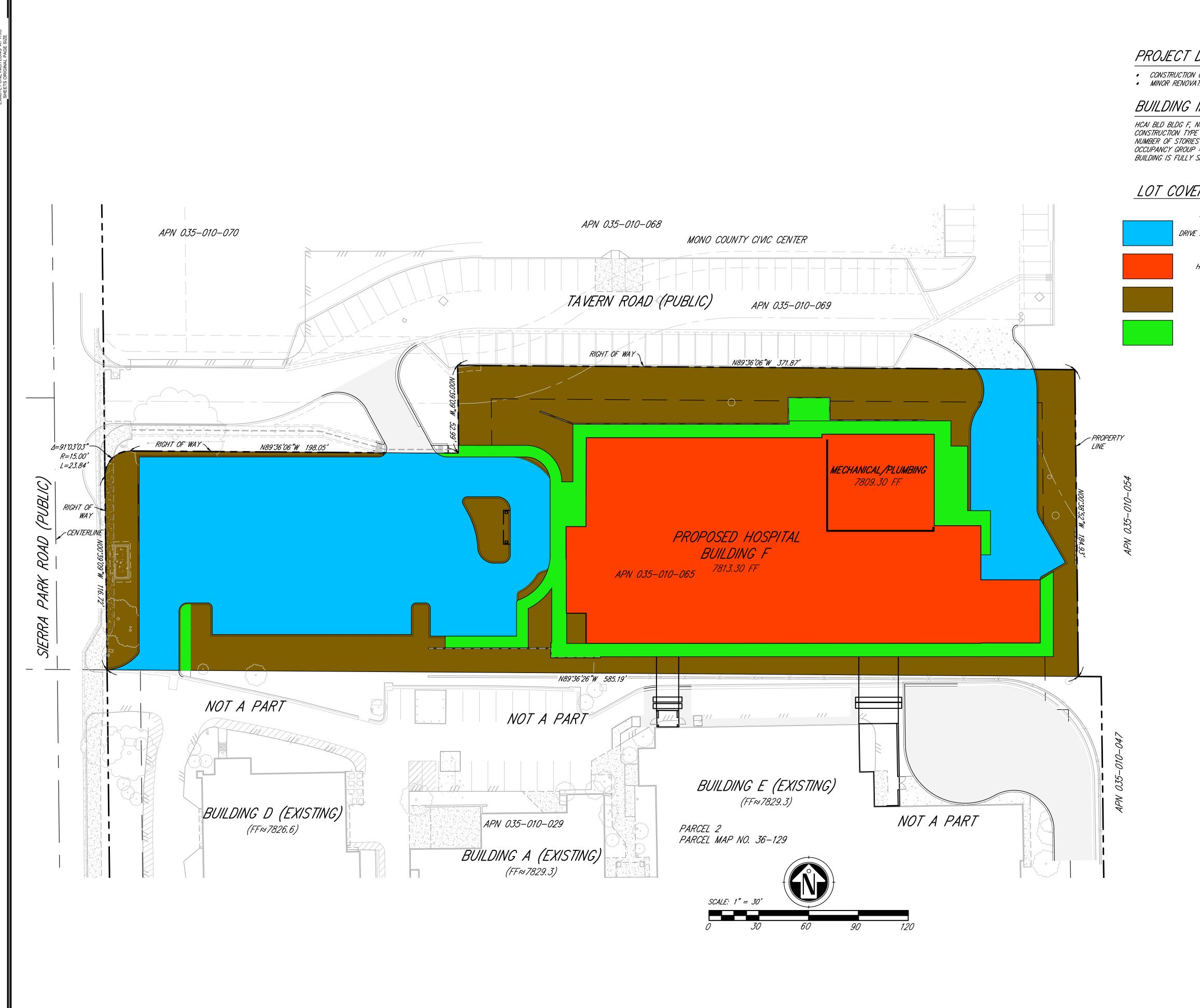


	PROPERTY LINE / RIGHT OF WAY
— — (100) — —	EXISTING MAJOR CONTOUR
— — (101) — —	EXISTING MINOR CONTOUR
(100) ———	PROPOSED MAJOR CONTOUR
(101)	PROPOSED MINOR CONTOUR
W W	EXISTING WATER LINE
S S	EXISTING SEWER LINE
SDSD	EXISTING STORM DRAIN LINE
TVTV	EXISTING TELECOM / TV LINE
—— G —— G ——	EXISTING GAS LINE
—— E —— E ——	EXISTING ELECTRIC LINE
OHE	EXISTING OVERHEAD ELECTRIC LIN
	EXISTING UNDERGROUND STORMWATER RETENTION SYSTEM
— w —	PROPOSED WATER LINE
— F — F —	PROPOSED FIRE LINE
— s — s —	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED UNDERGROUND STORMWATER RETENTION SYSTEM
	PROPOSED SD CATCH BASIN/INLE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE CURB & GU
	PROPOSED STRIPING
</td <td>PROPOSED CONCRETE SIDEWALK</td>	PROPOSED CONCRETE SIDEWALK
	PROPOSED AC PARKING/DRIVE
	SNOW MELT SYSTEM AREAS
	SNOW STORAGE AREAS



PLEASE RECYCLE

C8



CONSTRUCTION OF NEW HOSPITAL ADDITIONS (BLDG F) AND ASSOCIATED SITEWORK
 MINOR RENOVATION OF HCAI BLD-03697 BLDG E

HCAI BLD BLDG F, NORTH WING CONSTRUCTION TYPE = 1A NUMBER OF STORIES = 2 OCCUPANCY GROUP = 1–2, B, F–1, S–1 BUILDING IS FULLY SPRINKLERED THROUGHOUT

PROJECT DESCRIPTION

BUILDING INFORMATION

LOT COVERAGE SUMMARY:

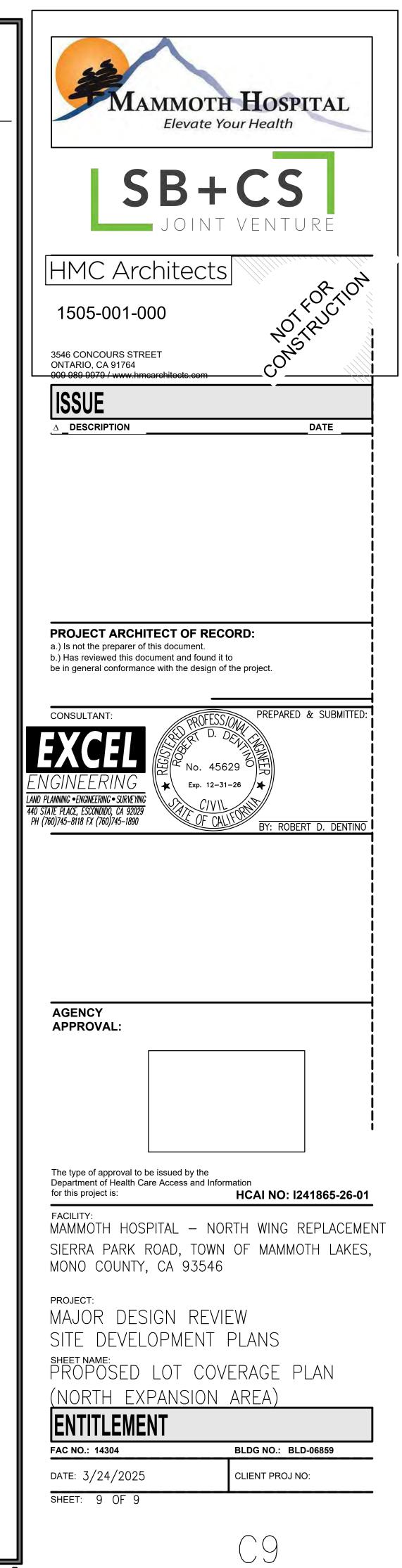
TOTAL LOT AREA: 96,866.72 SF

DRIVE AISLE & PARKING: 29,789.48 SF 30.8% COVERAGE

> HOSPITAL BUILDING: 30,157.83 SF 31.1% COVERAGE

> > LANDSCAPE: 27,893.03 SF 28.8% COVERAGE

> > > SIDEWALK: 9,026.38 SF 9.3% COVERAGE





Town of Mammoth Lakes Planning and Economic Development Commission

Minutes of Special Meeting

March 18, 2025, 9:00 a.m. 437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

1. <u>CALL TO ORDER</u>

Commissioner Greg Eckert attended the meeting remotely from the following location: Unit 1-A, 2 Avenida Lorenzo, La Salina, Baja California Norte, Mexico.

The Chair called the meeting to order at 9:01 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

Commissioner Fleming announced that pursuant to Government Code Section 54953(f)(2), she would be participating in today's meeting remotely for "Just Cause" due to needing to be in Southern California for a medical appointment for an existing medical issue.

2. <u>PLEDGE OF ALLEGIANCE</u>

Public Works Director Haislip Hayes led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

4. PUBLIC HEARINGS

4.1 <u>Consideration of the Amended and Restated Snowcreek</u>

Development Agreement for property located within the Snowcreek VII and VIII project sites within the Snowcreek Master Plan area. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report and the Snowcreek VII Mitigated Negative Declaration.

The Chair opened the public hearing at 9:04 a.m.

Community and Economic Development Director Nolan Bobroff gave a presentation outlining the information in the staff report. There was discussion among members of the Commission and staff.

Due to technical issues Commissioner Eckert was not on the meeting from 9:40 a.m. to 9:46 a.m.

Chuck Lande, applicant, thanked everyone for their consideration and offered to answer questions.

Mike McCarthy, Mammoth Lakes Fire Protection District, said that they had met with the developer regarding a fire break around Town. There was discussion among members of the Commission and Mr. McCarthy.

Garrett Higerd, District Engineer with the Mammoth Community Water District (MCWD), said that the developer was supposed to use recycled water to the maximum extent feasible and for now there was an interim agreement with MCWD to use raw water for two years while the other system was implemented. There was discussion among members of the Commission and Mr. Higerd.

PUBLIC COMMENT:

Ted Carleton, The Sheet, asked questions about the deed restricted units. Mr. Bobroff responded.

Tom Hodges, Vice President of Development at Mammoth Mountain Ski Area, said that they had operated Mr. Lande's golf course last summer in conjunction with Sierra Star, it was successful, and they will likely continue that in the future.

Meredith Stevenson spoke in opposition to the project.

The Chair closed the public hearing at 10:01 a.m.

There was discussion among members of the Commission and staff.

Moved by Commissioner Greg Eckert Seconded by Vice Chair Dawn Vereuck

Adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and recommending to the Town Council approval of the Amended and Restated Snowcreek Development Agreement as recommended by staff.

For (5): Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

4.2 <u>Consideration of Unmet Transit Needs within the Town of Mammoth</u> <u>Lakes for FY 25/26.</u>

The Chair opened the public hearing at 10:18 a.m.

Public Works Director Haislip Hayes outlined the information in the staff report. There was discussion among members of the Commission and staff.

With no members of the public coming forward to speak, the Chair closed the public hearing at 10:22 a.m.

5. <u>CONSENT AGENDA</u>

Moved by Commissioner Greg Eckert Seconded by Vice Chair Dawn Vereuck

Approve the Consent Agenda.

For (5): Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

5.1 Approve the minutes of the regular meeting of February 12, 2025.

5.2 Approve the minutes of the regular meeting of March 12, 2025.

6. <u>COMMISSIONER REPORTS</u>

Vice Chair Vereuck attended the Advisory Design Panel meeting.

Chair Vanderhurst spoke about the recent Elevation Week held in Mammoth. Chair Vanderhurst thanked Commissioner Eckert for his years of service on the Commission.

7. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff thanked Commissioner Eckert for his service on the Commission and outlined the timeline for Commissioner Eckert's replacement. Mr. Bobroff gave an update regarding current construction projects in Town. There was discussion among members of the Commission and staff.

Chair Vanderhurst noted that they were trying to set up a joint workshop with the Chamber of Commerce.

8. ADJOURNMENT

The Commission adjourned the meeting at 10:31 a.m.

Jamie Gray, Town Clerk