

ABBREVIATIONS table with columns for abbreviations and full names. Includes items like AB ANCHOR BOLT, AC ACROUSTIC, AD ACCESS DOOR, etc.

SYMBOLS table with columns for symbols and descriptions. Includes symbols for detail symbols, room numbers, window numbers, door numbers, partition types, revision symbols, break lines, hidden lines, dimension lines, and alignment.

GENERAL NOTES section containing 28 numbered notes regarding construction requirements, site inspection, and coordination.

PROJECT TEAM section listing OWNER (NEVADA COUNTY CONSOLIDATED FIRE DISTRICT), ARCHITECT (RUSSELL DAVIDSON ARCHITECTURE + DESIGN), ELECTRICAL ENGINEER (UPLIGHT ELECTRICAL ENGINEERING, INC.), MECHANICAL ENGINEER (MELAS ENERGY ENGINEERING), and ENERGY ANALYSIS (MELAS ENERGY ENGINEERING).

APPLICABLE CODES section listing various codes such as 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA MECHANICAL CODE, etc.

SCOPE OF WORK section stating PROJECT CONSISTS OF THE FOLLOWING WORK: INTERIOR RENOVATION OF EXISTING FIRE STATION INCLUDES NEW KITCHEN, BATHROOMS AND BEDROOMS.

DEFERRED SUBMITTALS section stating THE FOLLOWING SUBMITTALS WILL BE DEFERRED:

SPECIAL INSPECTIONS section stating THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

PROJECT DATA section including SITE DATA (ADDRESS, A.P.N., ELEVATION, SNOW LOAD, WIND EXPOSURE, CLIMATE ZONE), BUILDING ANALYSIS (OCC. GROUP, CONST. TYPE, FIRE SPRINKLERS), and AREAS (CONDITIONED, UNCONDITIONED, DECK, PATIO).

SHEET INDEX section containing TITLE (T1.0 TITLE SHEET), GENERAL NOTES (G1.0 GENERAL NOTES), EXIT DIAGRAM (G2.1 EXIT & ACCESSIBILITY PLAN), CGBSC (G3.0 CGBSC, G3.1 CGBSC), ACCESSIBILITY DETAILS (G4.0 TYPICAL ACCESSIBILITY DETAILS, G4.1 TYPICAL ACCESSIBILITY DETAILS), and SITE PLAN (A0.1 SITE PLAN).

MECHANICAL (M0.1 HVAC NOTES & SPECIFICATIONS, M1.1 HVAC FLOOR PLAN), PLUMBING (P0.1 PLUMBING NOTES & SPECIFICATIONS, P1.2 PLUMBING FLOOR PLAN), and ELECTRICAL (E1.0 PANEL SCHEDULE, E2.0 POWER & SIGNAL PLAN, E2.1 HVAC POWER PLAN, E3.0 LIGHTING PLAN, E3.1 LIGHTING & CONTROL SCHEDULES, E3.1 ELECTRICAL SPECIFICATIONS).

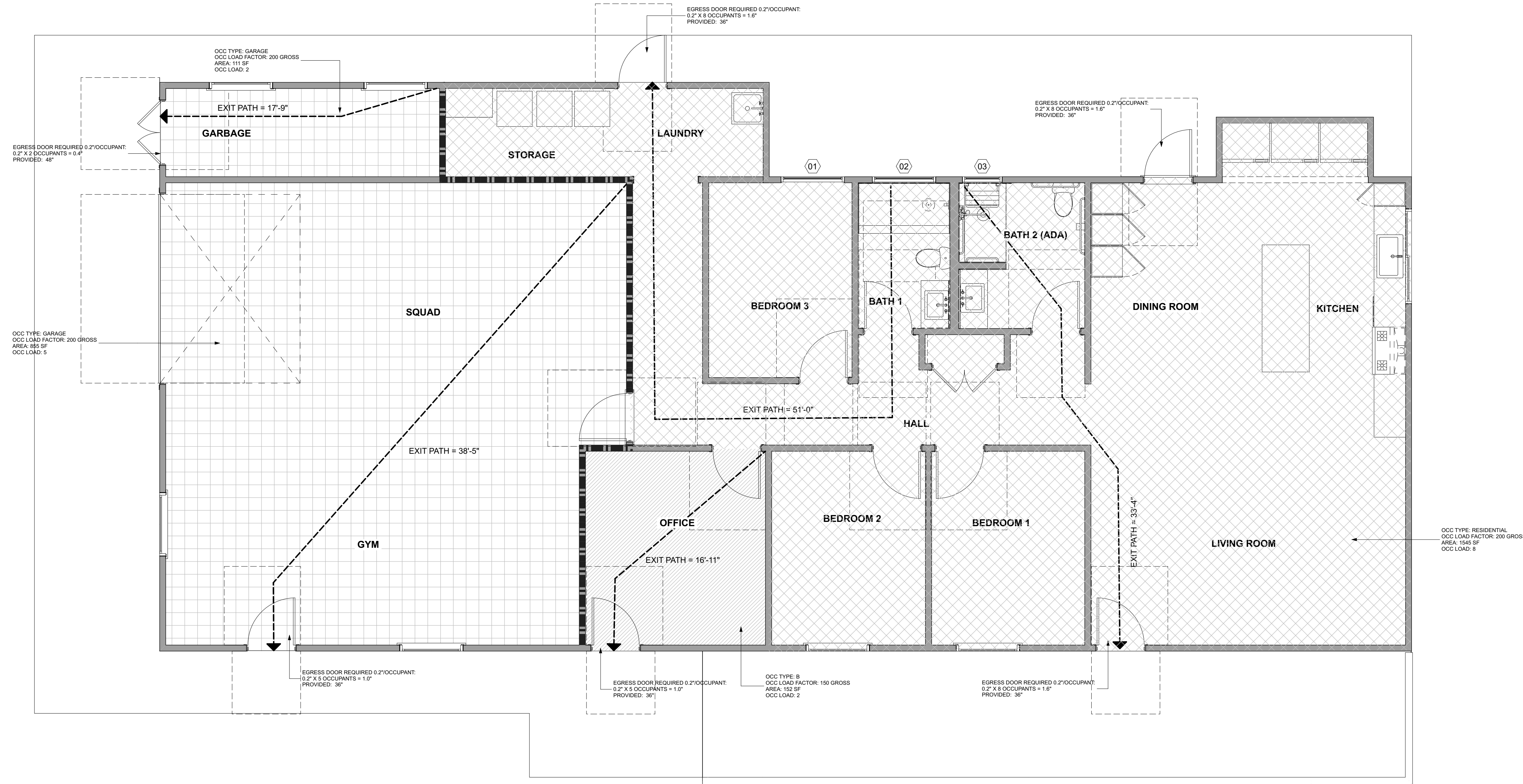
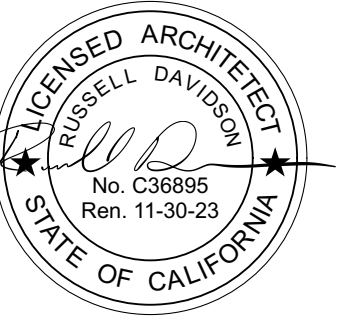
ENLARGED PLANS, INT ELEVATIONS, WALL SECTIONS (A4.0 INTERIOR ELEVATIONS, A4.1 INTERIOR ELEVATIONS), DETAILS (A5.0 TYPICAL WALL ASSEMBLY DETAILS, A5.1 DETAILS, A5.2 MILLWORK DETAILS), and SCHEDULES & DIAGRAMS (A6.0 DOOR & WINDOW SCHEDULES).

VICINITY MAP section containing a map of the project location in Nevada City, CA, showing Banner Lava Cap Rd and surrounding streets.

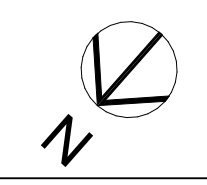
Right side of the sheet containing the RUSSELL DAVIDSON ARCHITECTURE + DESIGN logo, a circular seal, and a vertical title 'STATION 86 RENOVATION'. It also includes a title block with project name, address, APN, and a revision table with columns for ID, NAME, and DATE.

Bottom right corner containing the text 'JOB SET' in large red letters and the sheet title 'T1.0'.

Vertical text on the far left edge: J:\Users\russellrda\1\Dropbox\RDA\1\Dropbox\RDA\1\Projects\Current\2022\18 Station 86\Arch\CAD\Current\Station 86.rvt



1 NEW 1ST FLOOR EXITING PLAN
 SCALE: 1/4" = 1'-0"



OCCUPANCY LEGEND

- RESIDENTIAL (R-3)
- BUSINESS (R-3, ACCESSORY)
- GARAGE (U)

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

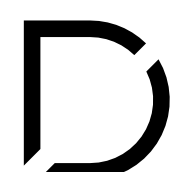
ID	NAME	DATE
1	REV 1	11/8/23

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

EXIT & ACCESSIBILITY PLAN

JOB SET

G2.1



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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3/g ROG).

4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable.

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

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROG in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances.

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT. (Less Water and Less Exempt Compounds in Grams per Liter) ARCHITECTURAL APPLICATIONS VOC LIMIT INDOOR CARPET ADHESIVES 50 CARPET PAD ADHESIVES 50

TABLE 4.504.2 - SEALANT VOC LIMIT. (Less Water and Less Exempt Compounds in Grams per Liter) ARCHITECTURAL VOC LIMIT ARCHITECTURAL 250 MARINE DECK 760

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS. COATING CATEGORY VOC LIMIT FLAT COATINGS 50 NON-FLAT COATINGS 100

- 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT. (Less Water and Less Exempt Compounds in Grams per Liter) SEALANTS VOC LIMIT ARCHITECTURAL 250 MARINE DECK 760

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TABLE 4.504.5 - FORMALDEHYDE LIMITS. MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION PRODUCT CURRENT LIMIT HARDWOOD PLYWOOD VENEER CORE 0.05

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.2, January 2017

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code.

703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. 4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification. 2. Field verification of on-site product containers.

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MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3/g ROG).

REACTIVE ORGANIC COMPOUND (ROG). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature.



STATION 86 RENOVATION 12327 BANNER LAVA CAP ROAD NEVADA CITY, CA 95959 APN: 037-280-016

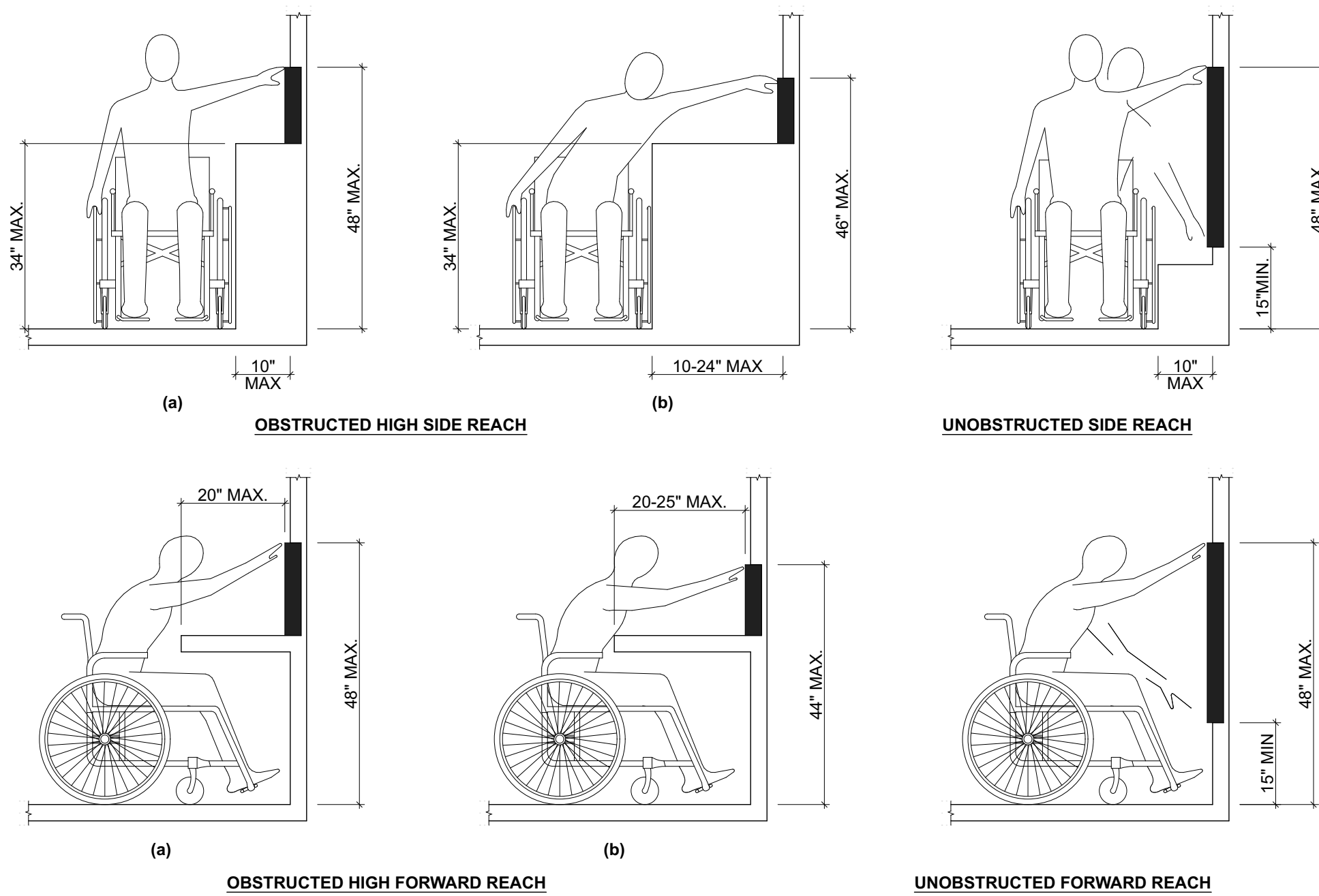
Table with columns: ID, NAME, DATE. Row 1: 1, REV 1, 11/8/23

CGBSC

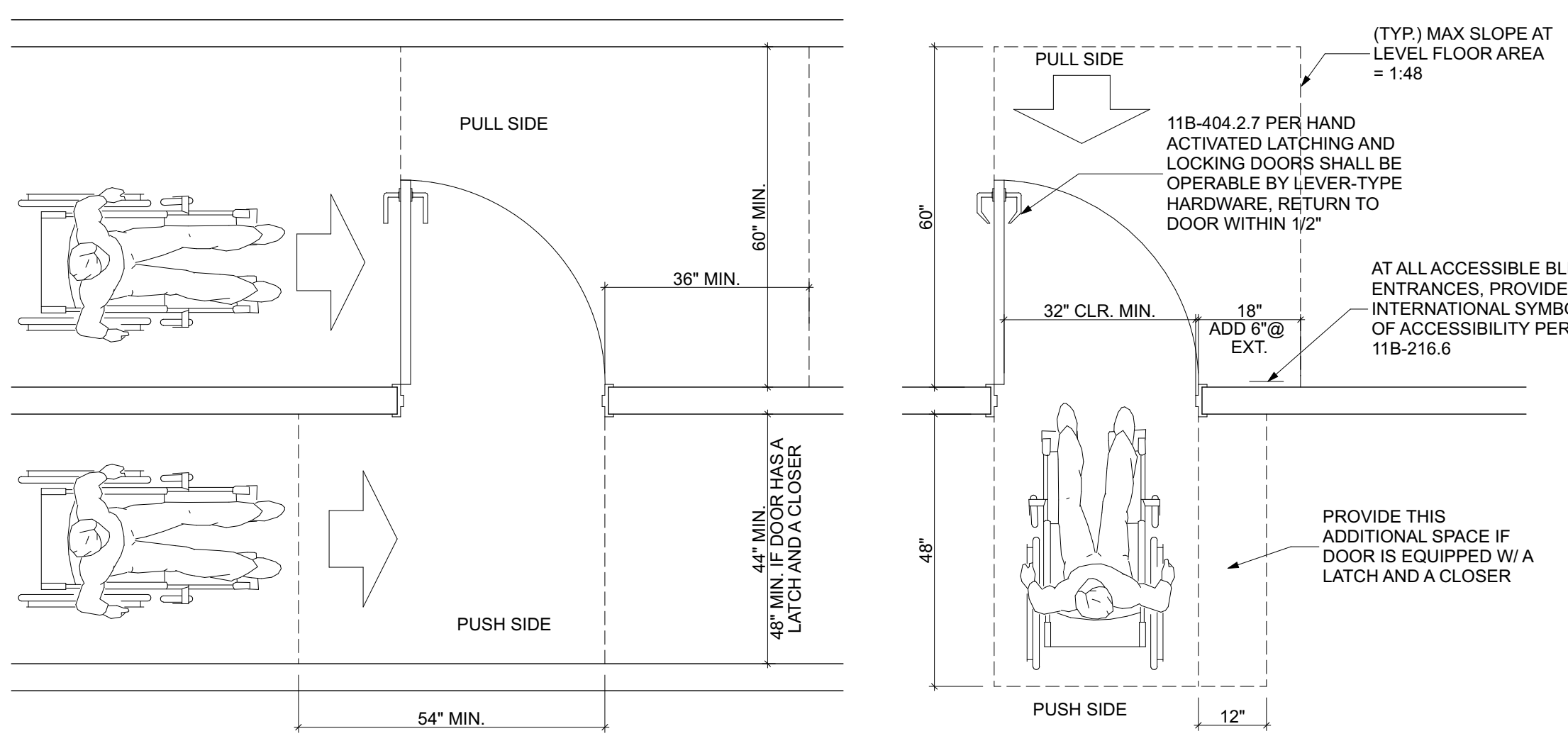


G3.1

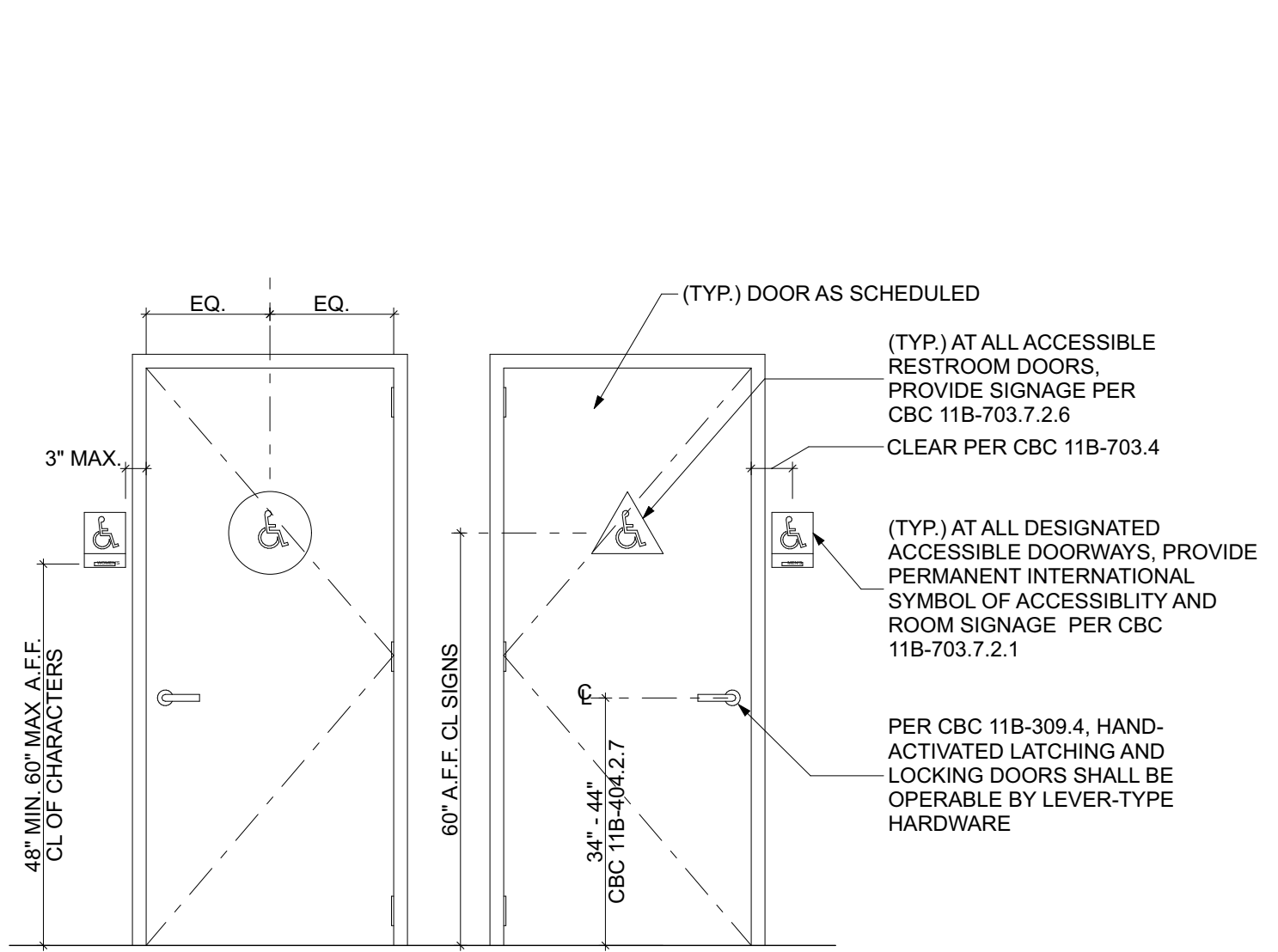
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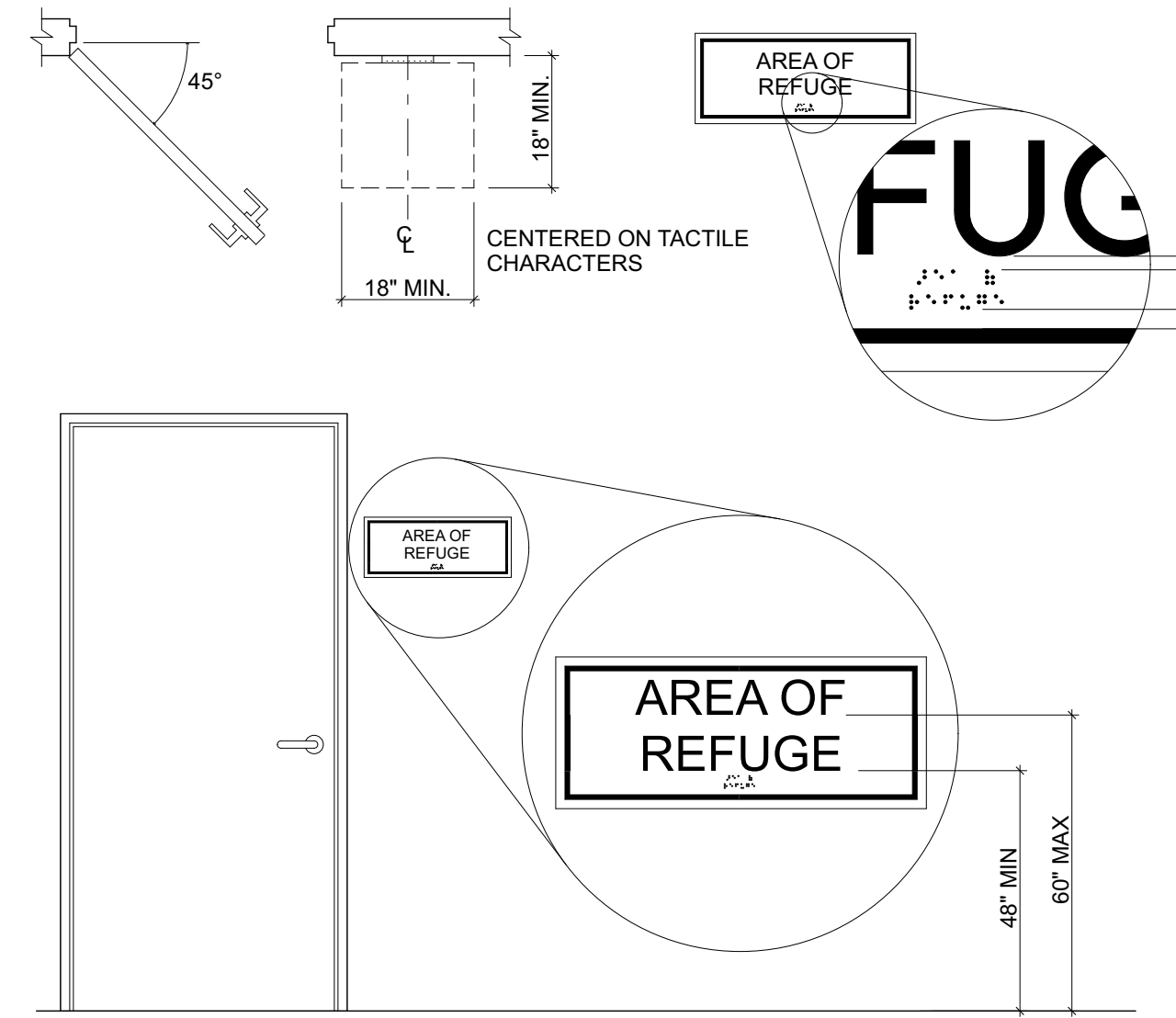
7 FORWARD & SIDE REACH
SCALE: 1/2" = 1'-0"



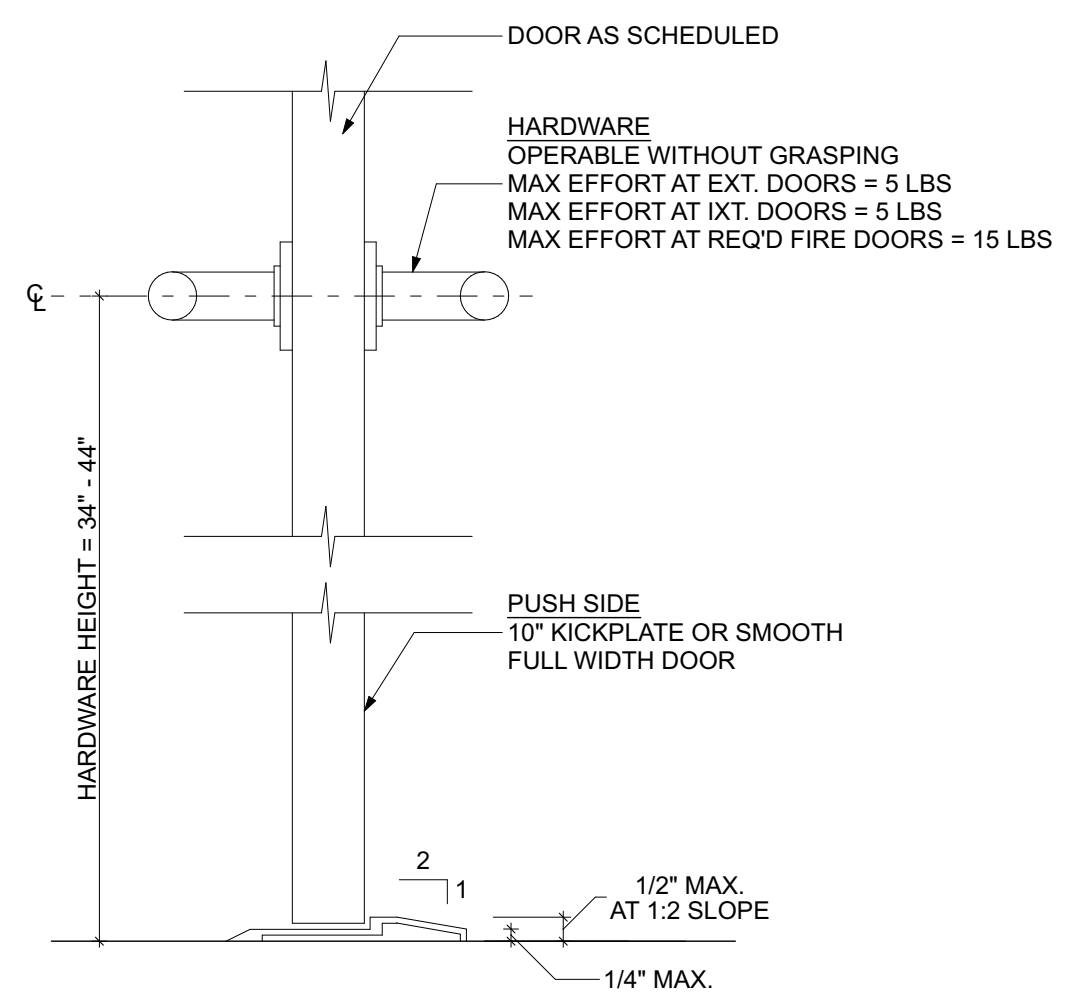
8 LEVEL MANUEVERING CLEARANCE AT DOORS
SCALE: 1/2" = 1'-0"



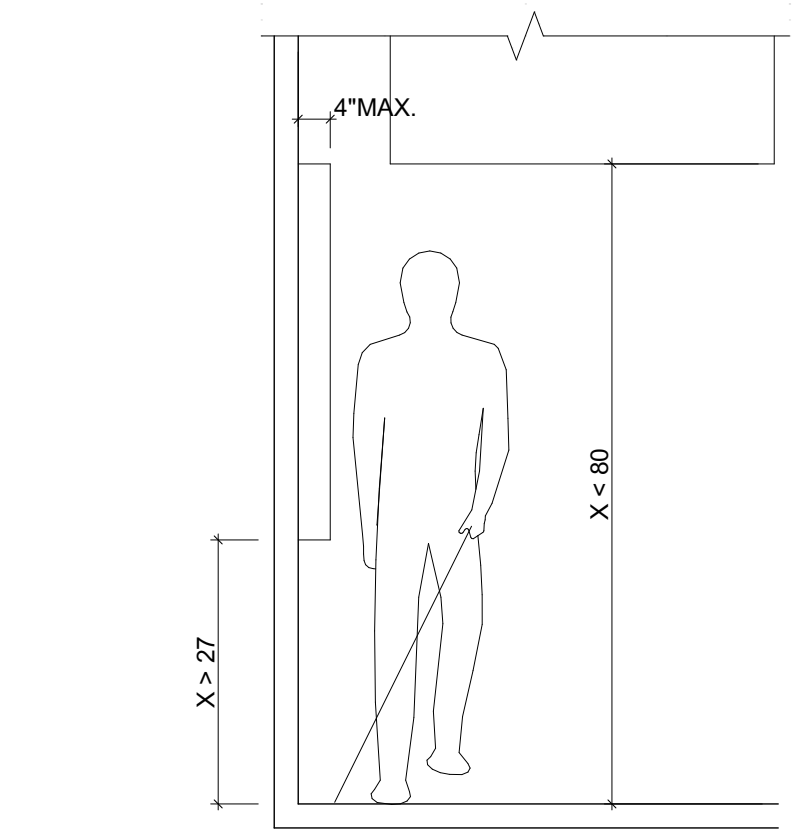
7 DISABLED ACCESS DOOR SIGNAGE
SCALE: 1/2" = 1'-0"



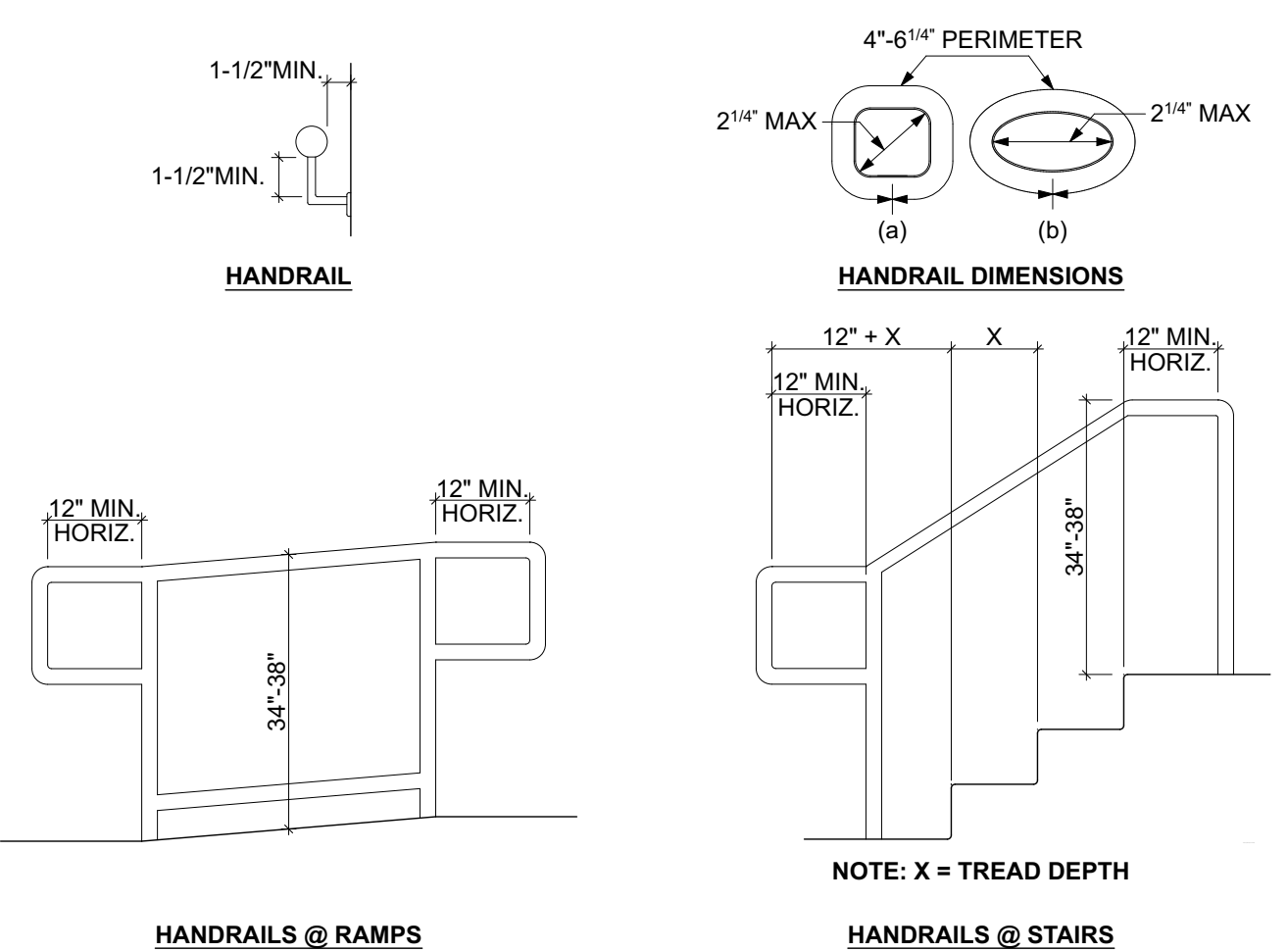
6 TACTILE SIGNAGE
SCALE: 1/2" = 1'-0"



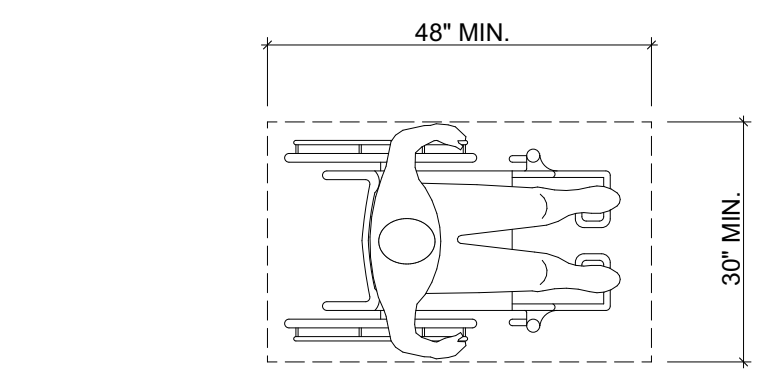
5 DISABLED ACCESS DOOR THRESHOLD
SCALE: 3" = 1'-0"



4 LIMITS OF PROTRUDING OBJECTS
SCALE: 1/2" = 1'-0"



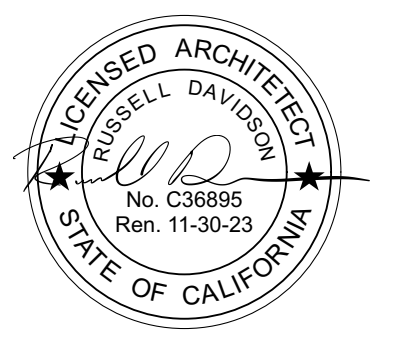
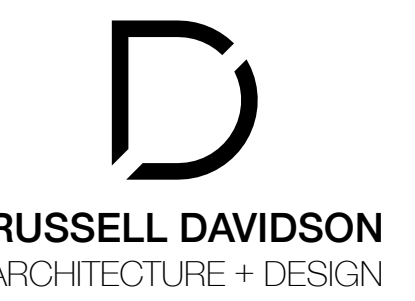
3 HANDRAIL
SCALE: 1/2" = 1'-0"



2 CLEAR FLOOR SPACE
SCALE: 1/2" = 1'-0"

ACCESSIBILITY NOTES:

- A CLEAR OPENING OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
- WHERE THE DOORS ARE LOCATED WITHIN THE ACCESSIBLE ROUTE, THE DOOR LANDING IS REQUIRED TO HAVE A DEPTH CLEARANCE OF 60 INCHES MINIMUM IN THE DIRECTION OF THE DOOR SWING. THE DEPTH CLEARANCE SHALL BE 48 INCHES IN THE OPPOSITE DIRECTION OF DOOR SWING OR:
 - IF APPROACH CAN BE MADE FROM THE LATCH SIDE, THE CLEARANCE DEPTH CAN BE 44 INCHES IF THE DOOR HAS NO CLOSER.
 - IF APPROACH CAN BE MADE FROM THE STRIKE SIDE AND THE DOOR, THE CLEARANCE DEPTH CAN BE 44 INCHES IF IT HAS NEITHER LATCH NOR CLOSER (CBC 1003.3.3.2)
- DOORS SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (I.E. LEVER) CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR AND THE DOOR SHALL HAVE A 10" KICK-PLATE. (CBC 11B-404.2.7, 11B-404.2.10)
- THE FORCE FOR PUSHING OR PULLING OPEN EXTERIORS ACCESSIBLE EGRESS DOORS IS 5 LB. AND 15 LB AT REQUIRED FIRE DOORS. (CBC 11B-404.2.9)
- LANDINGS AT DOORS SHALL BE LEVEL EXCEPT THAT EXTERIOR DOOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4" PER FT (2% SLOPE). (CBC 11B-404.2.4)
- WHEN THE ACCESSIBLE DOOR HAS A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN. (CBC 11B-404.2.8.1)
- WHERE THERE IS A CARPET DOORMAT, ACCESSIBILITY WILL BE MAINTAINED AND THE DOORMAT SHALL BE SECURELY ATTACHED; EXPOSED EDGES SHALL BE FASTENED TO FLOOR SURFACES AND HAVE A TRIM ALONG ENTIRE LENGTH OF THE EXPOSED EDGE. PILE HEIGHT SHALL BE NO MORE THAN 1/2". CHANGES IN LEVEL OF 1/4" MAX SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. (CBC 11B-303 AND CBC 11B-302.2)
- 4" STRIKE SIDE X 60" DEEP CLEARANCE AT EXTERIOR DOORS. THE TOTAL CLEARANCE DIMENSIONS ON THE PULL SIDE OF THE DOOR ARE 60"x60" (36" DOOR WIDTH PLUS 24" SIDE STRIKE). (CBC 11B-404.2.4)
- EXIT DOORS SHALL HAVE WITH AN ILLUMINATED EXIT SIGN AND TACTILE SIGNAGE WITH SPECIAL PROVISIONS PER (CBC 1007.9)
- MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED PER CBC 1008.1.9.4.
- EXIT DOORS ARE TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. HOWEVER, KEY LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT DOOR HAS A DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS. THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE INCH HIGH ON A CONTRASTING BACKGROUND. WHEN UNLOCKED, THE DOOR MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE. (CBC 1008.1.9.3)
- FLOORS AND WALL BASE FINISH MATERIALS, IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES. (CBC 1210.2.1)
- WALLS AND PARTITIONS, WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (CBC 1210.2)
 - DWELLING UNITS AND SLEEPING UNITS.
 - TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NOT MORE THAN ONE WATER CLOSET. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE. (CBC 2010.2)



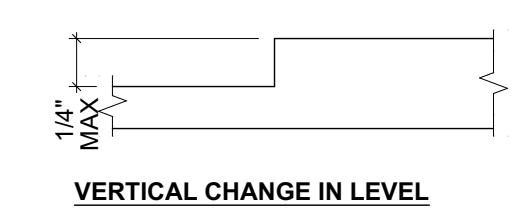
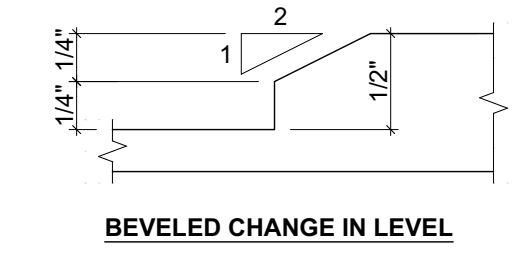
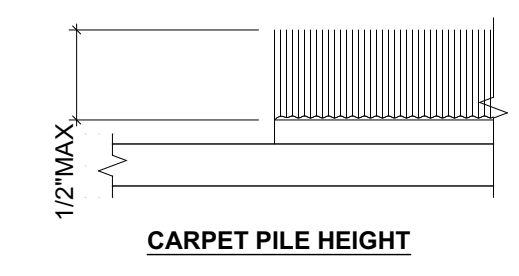
STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
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ID	NAME	DATE
1	REV 1	11/8/23

SUBMITTED:	DATE
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TYPICAL ACCESSIBILITY DETAILS



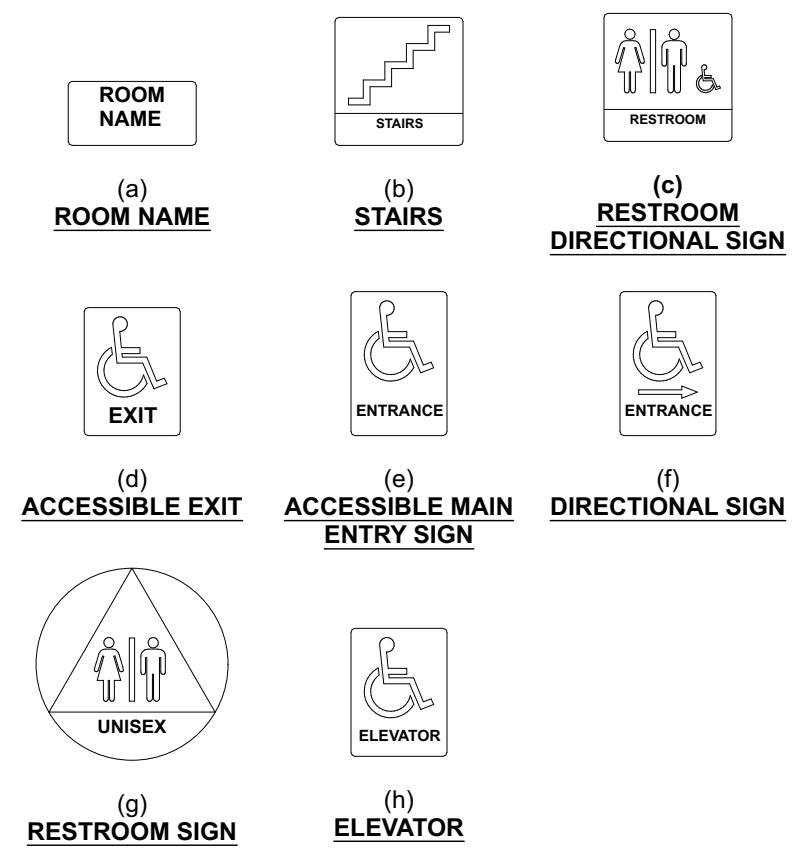
1 VERTICAL CHANGE IN LEVEL
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G4.0

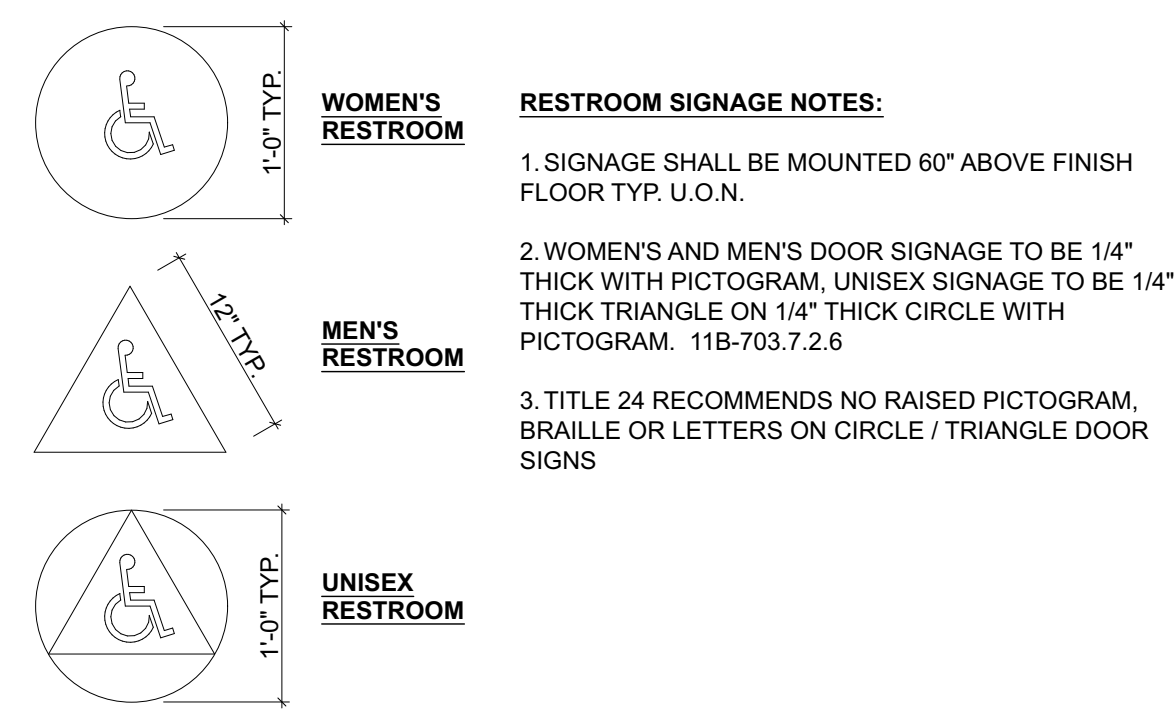
JOB SET

ACCESSIBILITY NOTES:

- ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCRoACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE. (11B-302.9)
- THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE. (11B-604.3.2)
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.2 (11B-604.6)
- TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. (11B-604.7)
- TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404 EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING SPACE WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET. (11B-604.8.1.2)
- A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HANDHELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120 F (49°C) MAXIMUM. (11B-605.6)
- THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH HIGH MAXIMUM IN ACCORDANCE WITH SECTION 11B-303. (11B-605.7)
- SHOWER FLOOR OR GROUND SURFACE, FLOOR OR GROUND SURFACES OF SHOWERS SHALL COMPLY WITH SECTION 11B-302.1 AND SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION WHERE DRAINS ARE PROVIDED. GRATE OPENINGS SHALL BE 1/4 INCH MAXIMUM AND FLUSH WITH THE FLOOR SURFACE. (11B-605.9)
- A SEAT IN A STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SHALL BE A FOLDING TYPE. SHALL BE INSTALLED ON THE SIDE WALL ADJACENT TO THE CONTROLS, AND SHALL EXTEND FROM THE BACK WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. A SEAT IN AN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SHALL BE A FOLDING TYPE. SHALL BE INSTALLED ON THE FRONT WALL OPPOSITE THE BACK WALL, AND SHALL EXTEND FROM THE ADJACENT SIDE WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. THE TOP OF THE SEAT SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FINISH FLOOR. WHEN FOLDED, THE SEAT SHALL EXTEND 6 INCHES MAXIMUM FROM THE MOUNTING WALL. SEATS SHALL COMPLY WITH SECTION 11B-610.3.1 OR 11B-610.3.2. (11B-610.3)
- ALL DIMENSIONS ARE TO FINISHED INTERIOR OR EXTERIOR WALL FINISH. VERIFY IN FIELD.



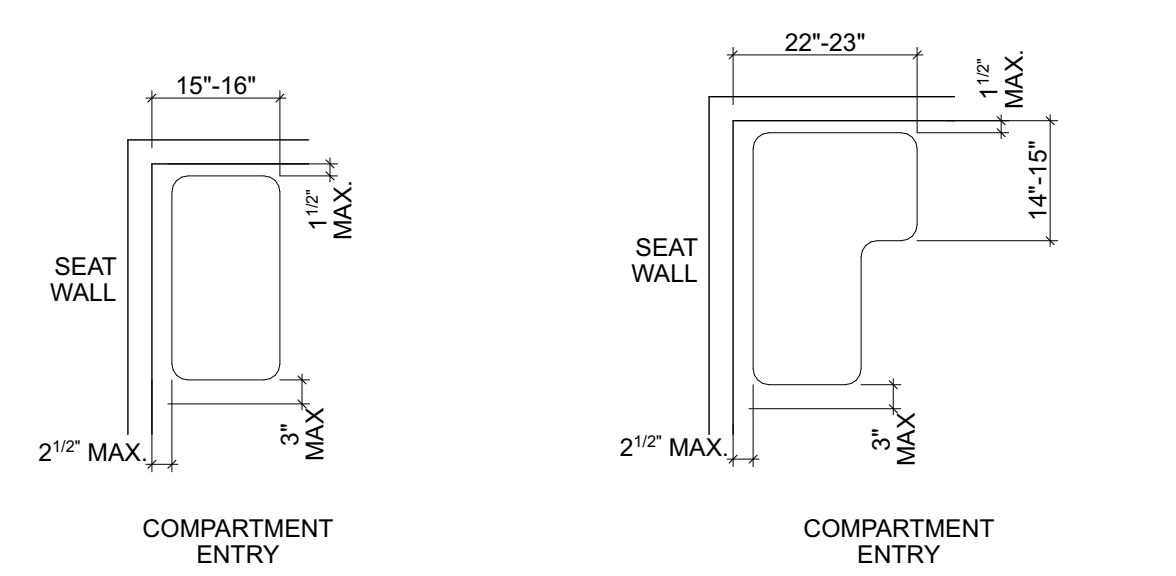
5 ACCESSIBLE SIGNAGE
SCALE: 1" = 1'-0"



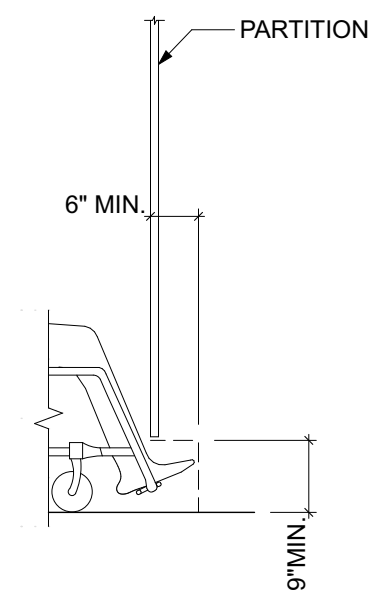
6 (TYP) RESTROOM SIGNAGE
SCALE: 1" = 1'-0"

RESTROOM SIGNAGE NOTES:

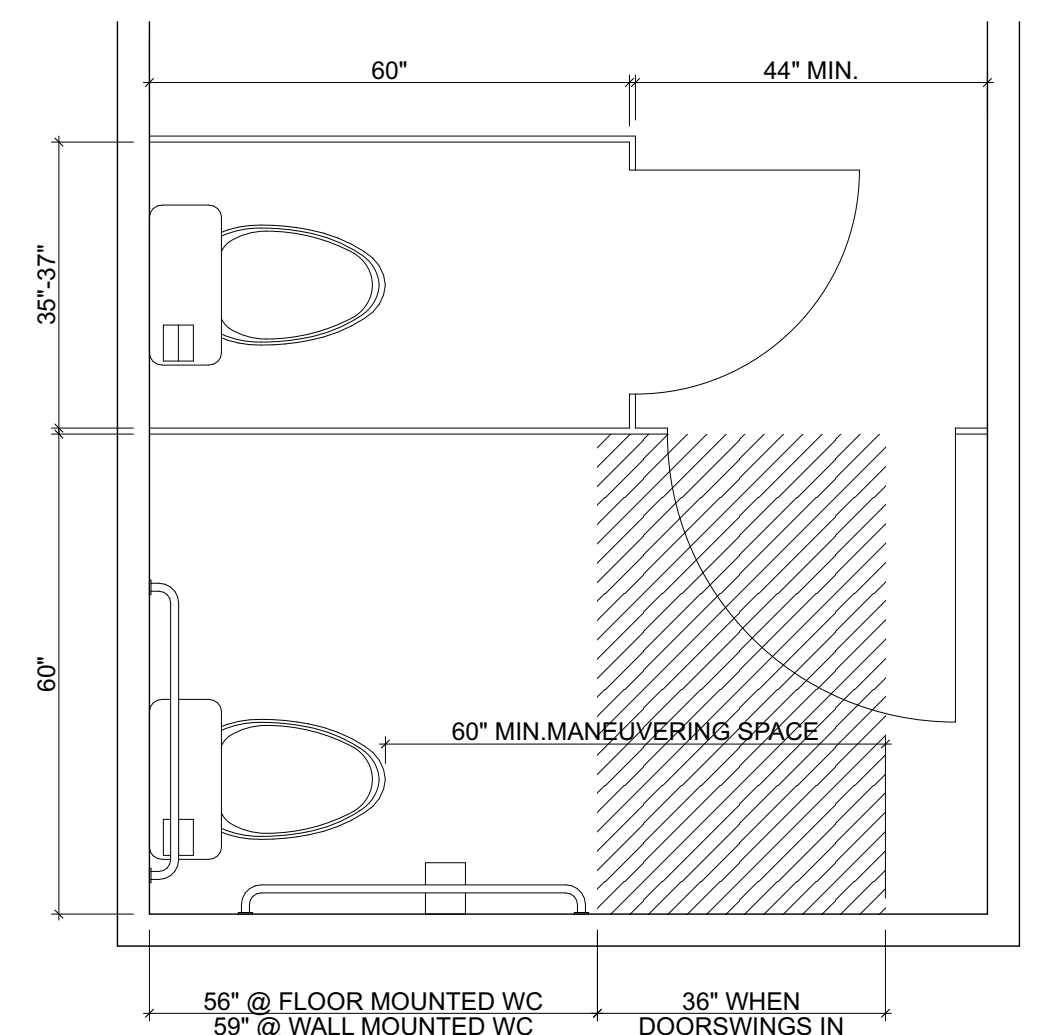
- SIGNAGE SHALL BE MOUNTED 60" ABOVE FINISH FLOOR TYP. U.O.N.
- WOMEN'S AND MEN'S DOOR SIGNAGE TO BE 1/4" THICK WITH PICTOGRAM. UNISEX SIGNAGE TO BE 1/4" THICK TRIANGLE ON 1/4" THICK CIRCLE WITH PICTOGRAM. 11B-703.7.2.6
- TITLE 24 RECOMMENDS NO RAISED PICTOGRAM, BRAILLE OR LETTERS ON CIRCLE / TRIANGLE DOOR SIGNS



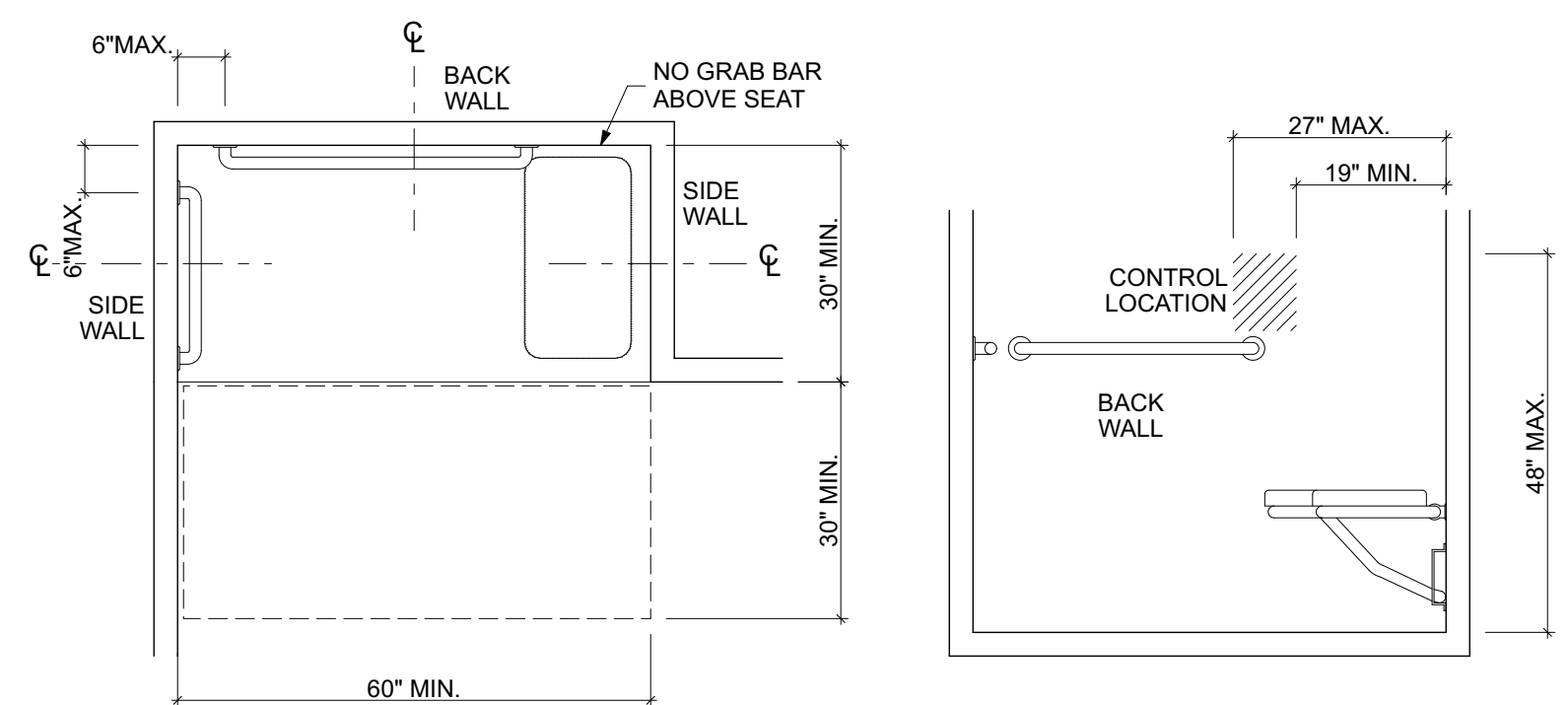
7 SHOWER COMPARTMENT SEAT
SCALE: 1/2" = 1'-0"



8 TOILET COMPARTMENT TOE CLEARANCE
SCALE: 1/2" = 1'-0"

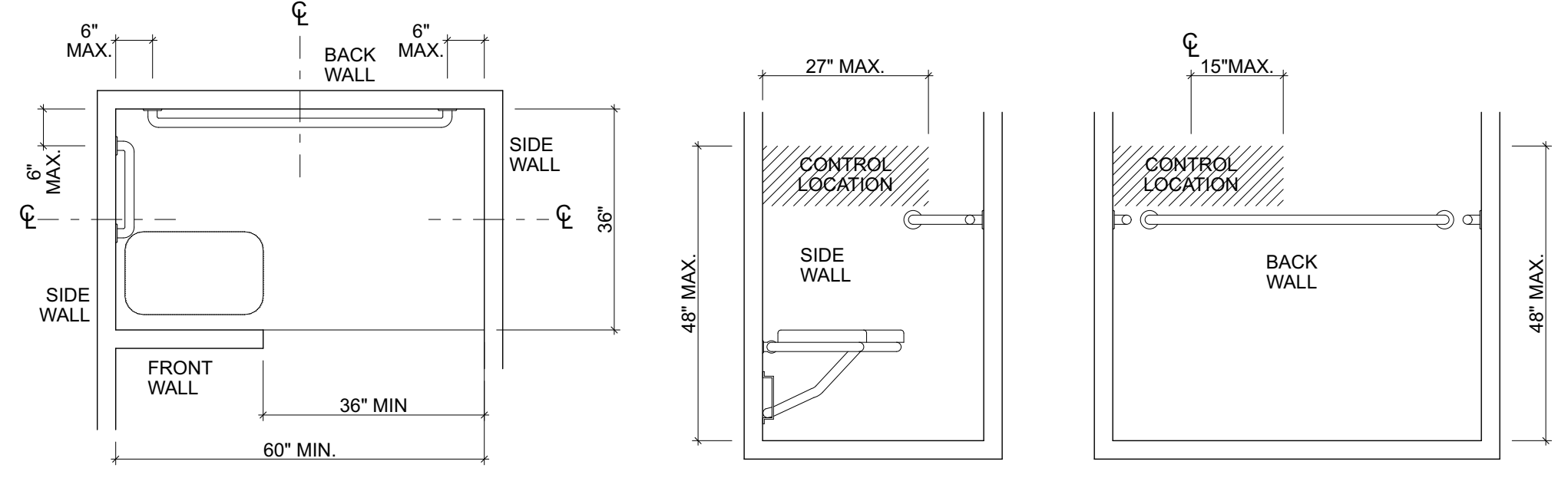


4 (TYP) MULTI-OCCUPANCY RESTROOM
SCALE: 1/2" = 1'-0"



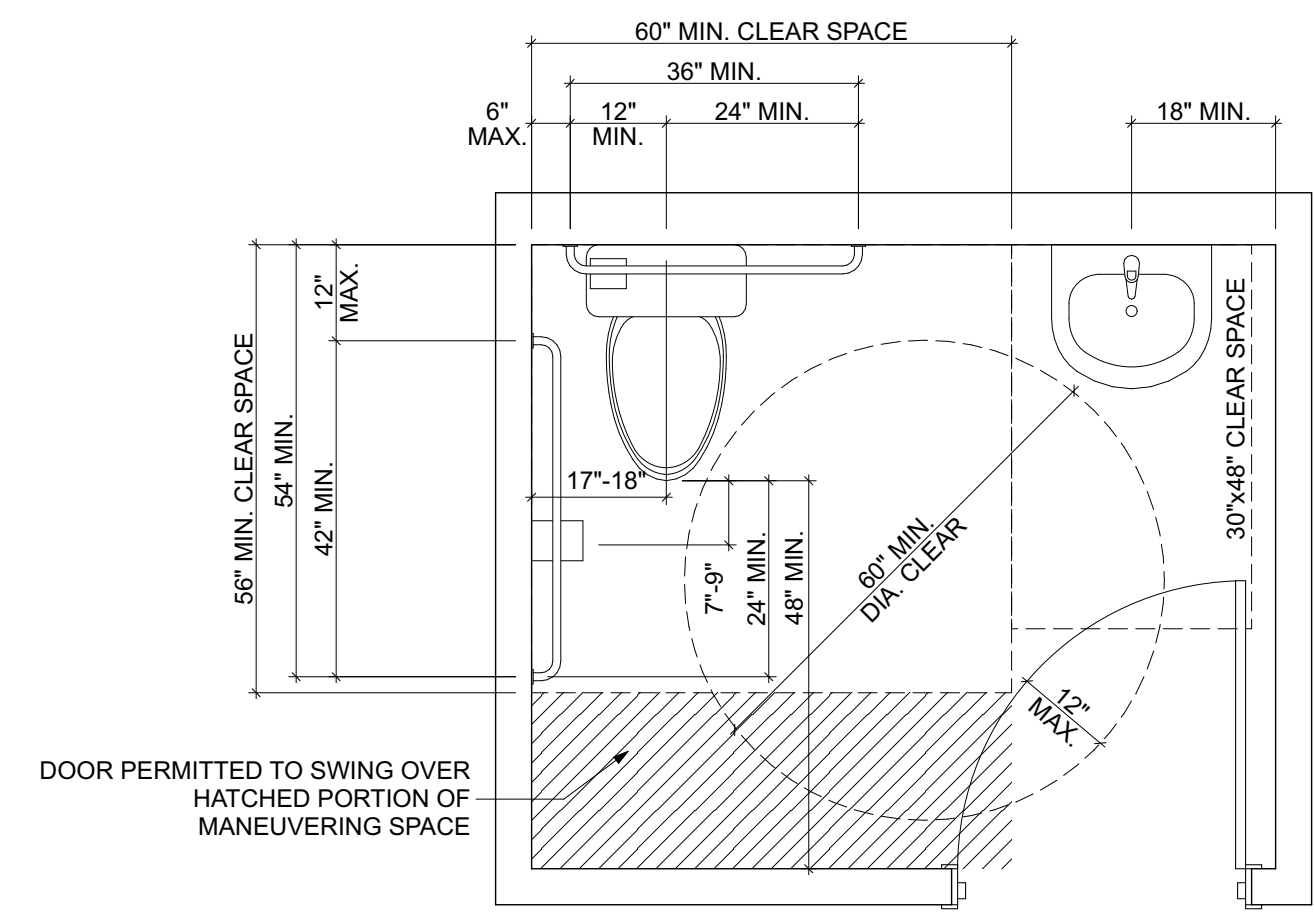
9 ROLL-IN TYPE SHOWER COMPARTMENT
SCALE: 1/2" = 1'-0"

NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

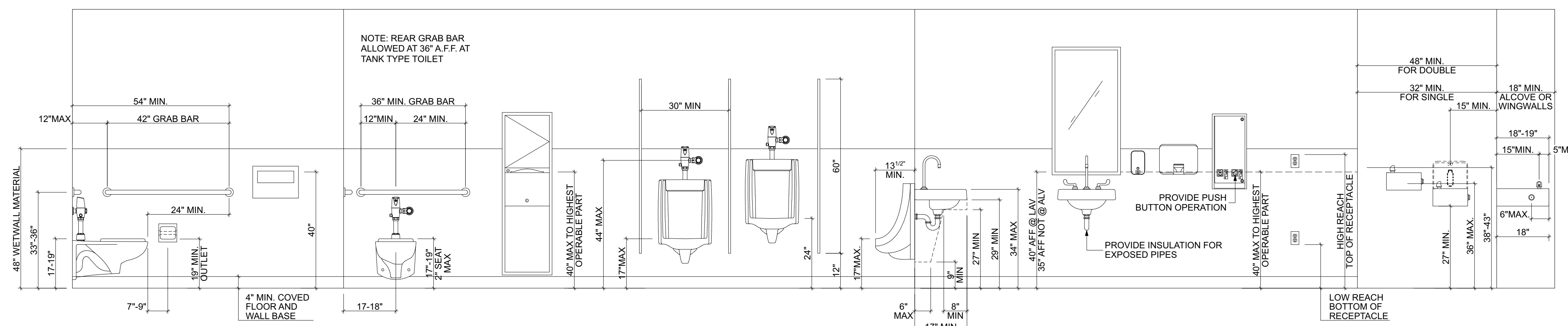


3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT
SCALE: 1/2" = 1'-0"

NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES



2 (TYP) ACCESSIBLE RESTROOM
SCALE: 1/2" = 1'-0"

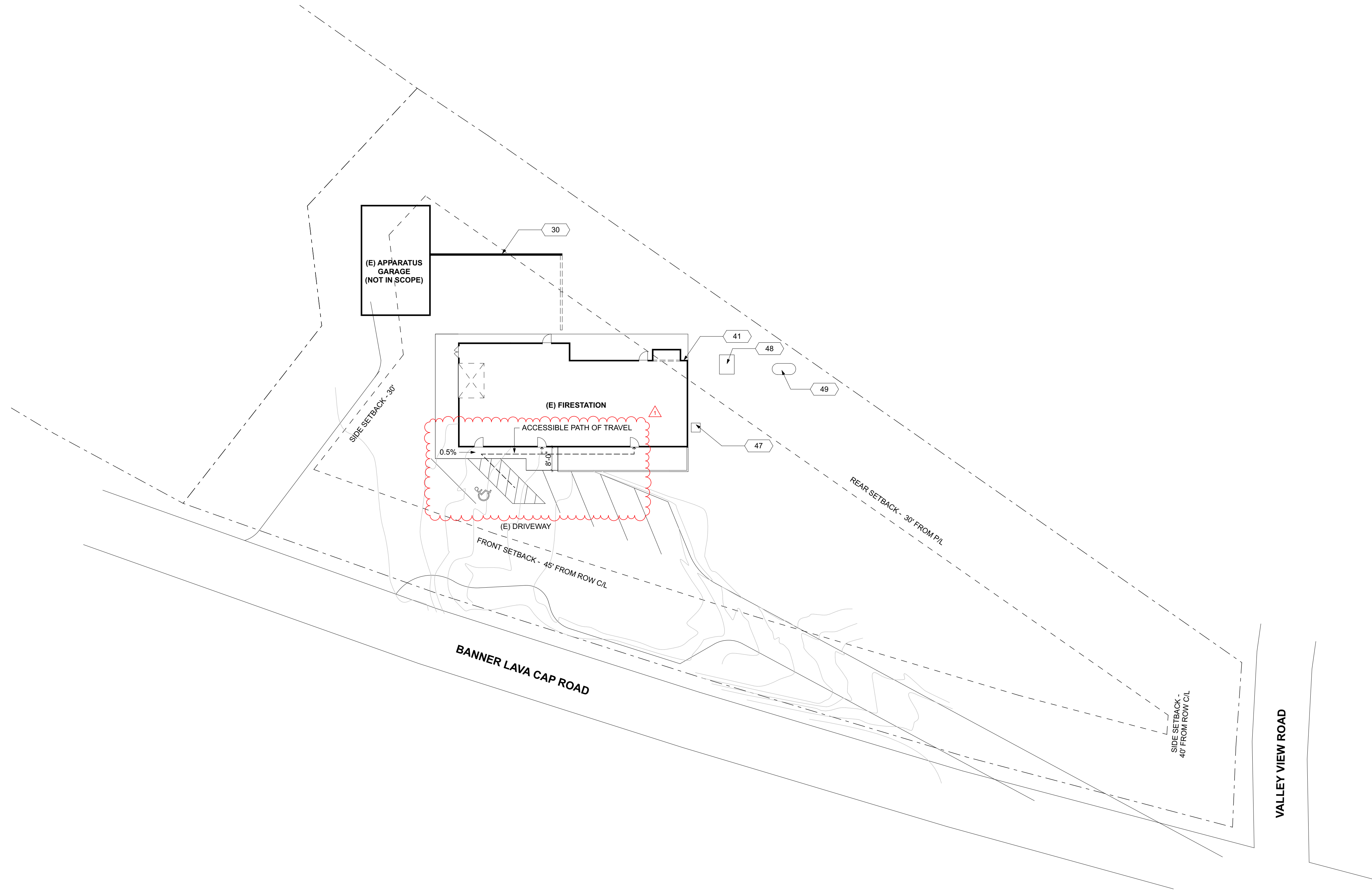
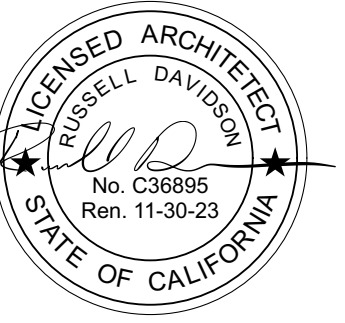


1 FIXTURE MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"

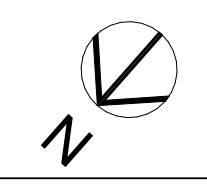
ID	NAME	DATE
1	REV 1	11/8/23

SUBMITTED:	DATE
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CHECKED BY:	RPD
JOB:	---

TYPICAL ACCESSIBILITY DETAILS



1 SITE PLAN
SCALE: 1" = 20'



STATION 86 RENOVATION

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SITE NOTES

- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

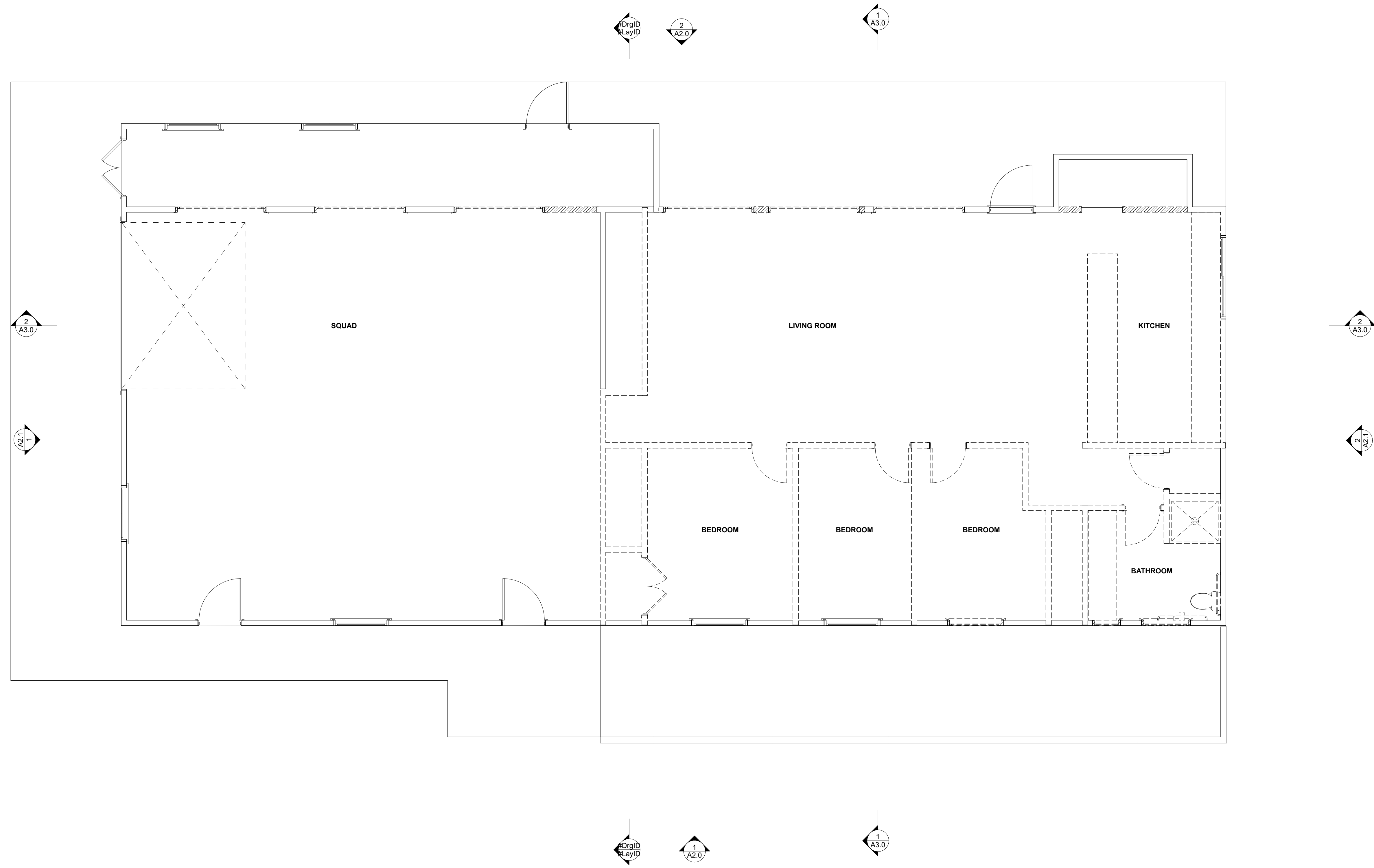
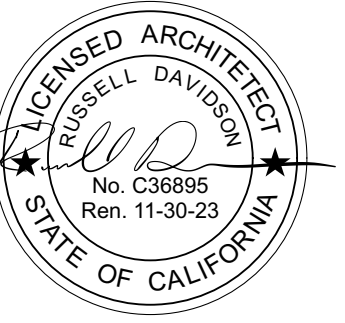
EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
- PROJECT WILL COMPLY WITH LOCAL AHJ STORM WATER REQUIREMENTS.

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SCALE	AS NOTED
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JOB:	---

SITE PLAN

JOB SET

A0.1

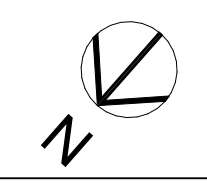


2 1ST FLOOR DEMO PLAN
 SCALE: 1/4" = 1'-0"

STATION 86 RENOVATION

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KEYNOTES

PLAN NOTES

LEGEND

- ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION 4. REFER TO PLANS FOR CLARIFICATION OF DIM.
- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL WINDOW SYMBOL 1 KEYNOTE ELEVATION 'X'-X" MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
- SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.
- ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.
- PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.

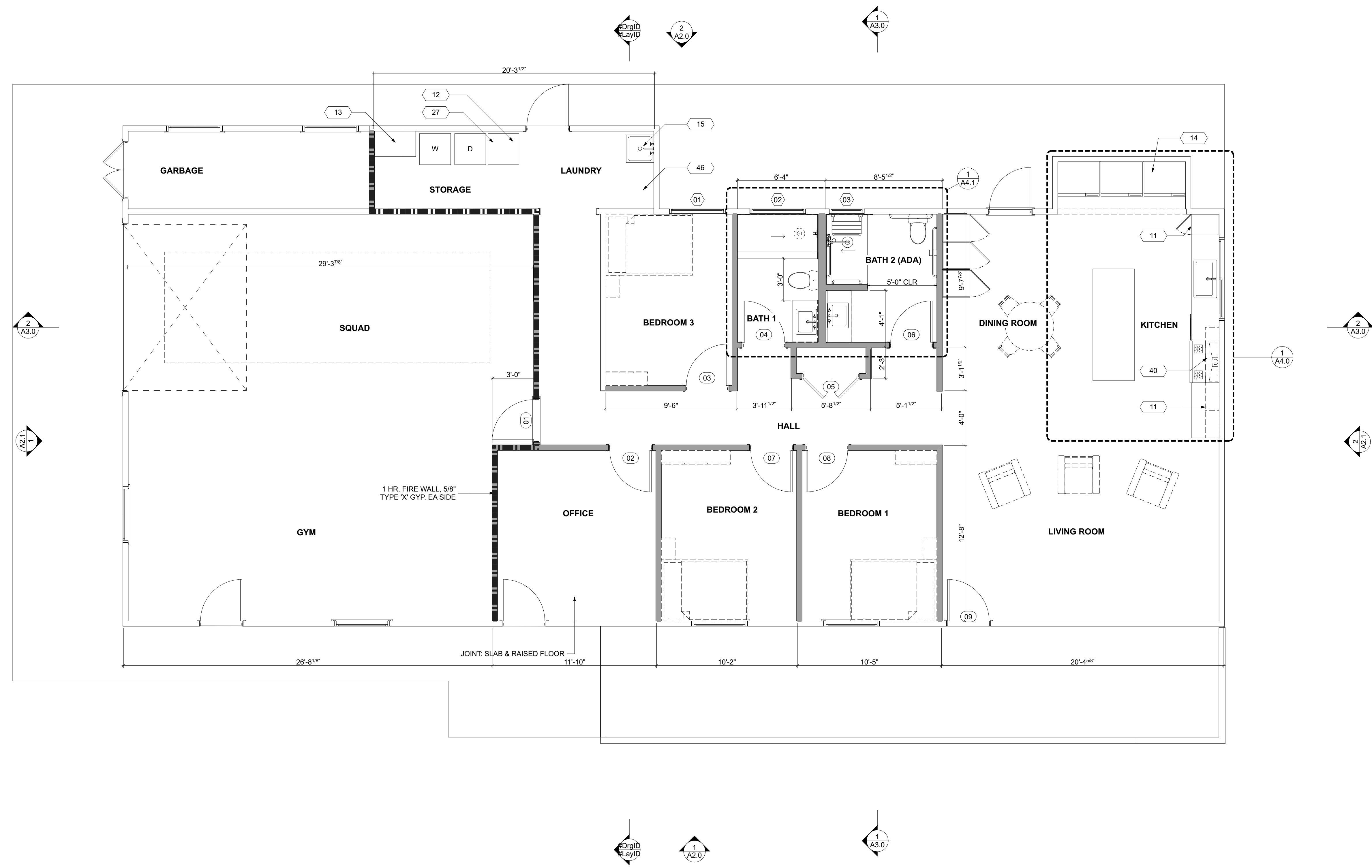
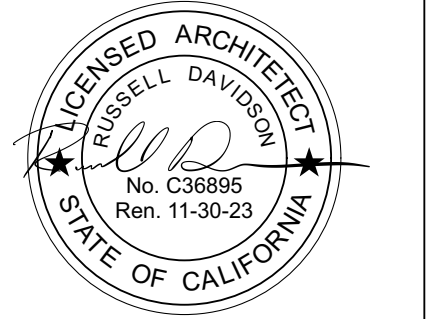
(E) WALL
 WALL TO BE DEMOLISHED

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

EXISTING & DEMOLITION PLANS

JOB SET

A1.0



1 NEW 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES

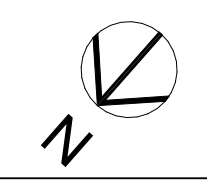
- 11 CASEWORK, S.I.D.
- 12 ICE MACHINE
- 13 COUNTERTOP
- 14 FRIDGE/FREEZER
- 15 UTILITY SINK
- 27 FLOOR DRAIN
- 40 HOOD
- 46 TANKLESS WATER HEATER

PLAN NOTES

1. ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION 4. REFER TO PLANS FOR CLARIFICATION OF DIM.
4. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL WINDOW SYMBOL 1 KEYNOTE ELEVATION 'X'-X' MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
5. SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.
6. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.
7. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
8. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.

LEGEND

- (E) WALL
- (N) WALL



STATION 86 RENOVATION

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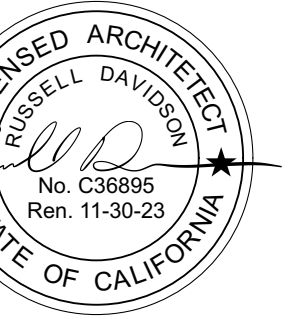
ID	NAME	DATE
1	REV 1	11/8/23

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SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

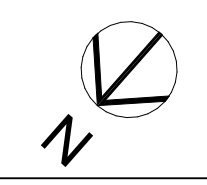
FLOOR PLAN

JOB SET

A1.1



1 1ST FLOOR FINISH PLAN
 SCALE: 1/4" = 1'-0"



LEGEND

- RESIDENTIAL (R-3)
- BUSINESS (R-3, ACC)
- GARAGE (U)

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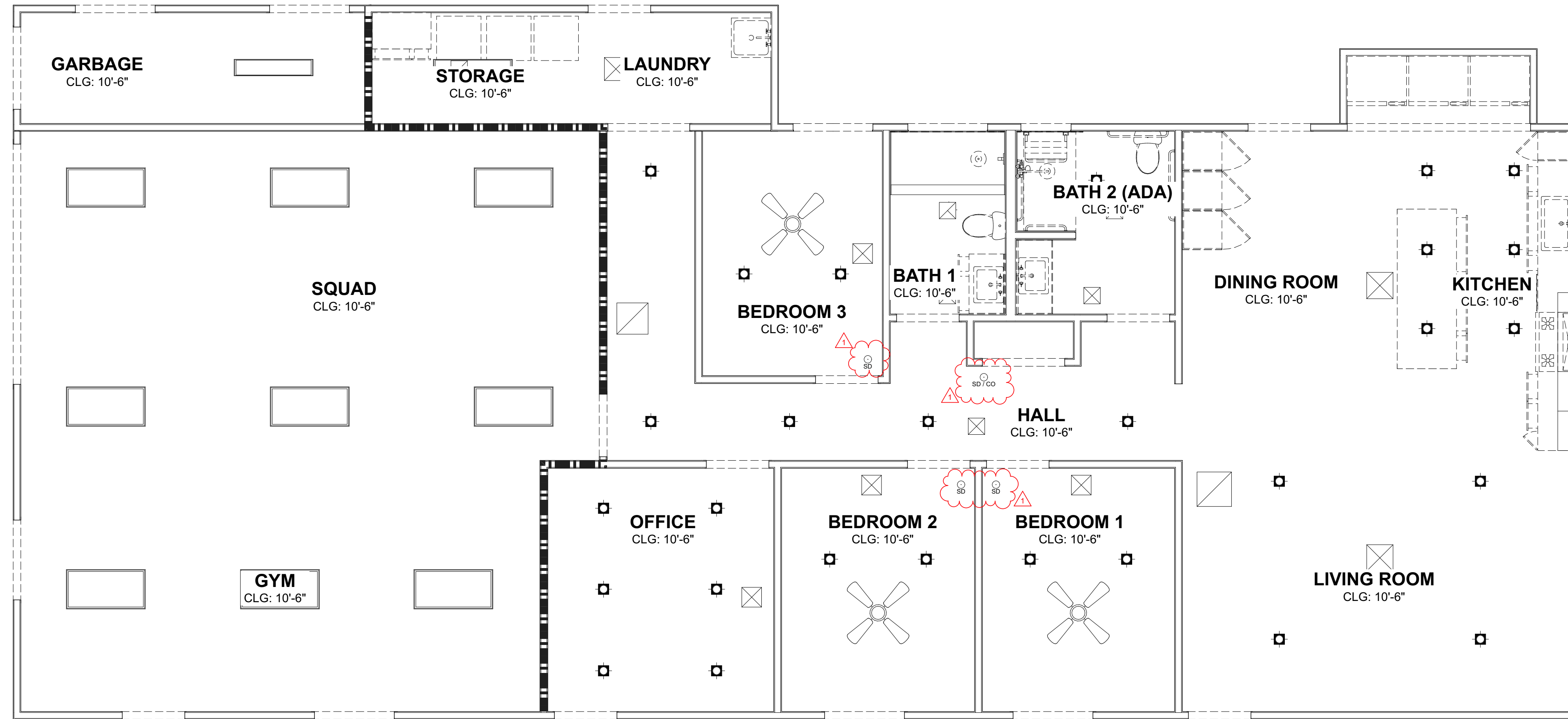
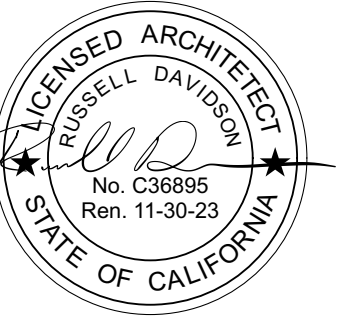
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SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

FINISH FLOOR PLAN

JOB SET

A1.2

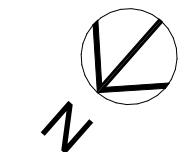


3 1ST FLOOR REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

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KEYNOTES

PLAN NOTES

- WHERE BEAMS, PIPES AND OR OTHER CONSTRUCTION DETAILS PREVENT THE USE OF STANDARD RECESSED FIXTURES, SHALLOW RECESSED FIXTURES SHALL BE USED. (FIXTURE CUTS SHALL BE SUBMITTED FOR APPROVAL BY ARCHITECT OR ENGINEER.)
- THE G.C. AND ELECTRICAL CONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCES OF ALL DUCTWORK, LIGHTING AND OTHER CEILING HEIGHTS SHOWN ON THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION.
- CEILING HEIGHTS SHALL BE AS SHOWN ON ARCHITECTS REFLECTED CEILING PLAN AND ANY DEVIATION FROM HEIGHTS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL
- PRIOR TO CLOSING UP ANY CEILING, ANY PLENUM SYSTEMS (HVAC, PLUMBING & ELECTRICAL) SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY CONTRACTORS, ENGINEERS AND PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
- WHERE CALIFORNIA FRAMING OCCURS PROVIDE MIN. 22" x 30" ACCESS THROUGH EXISTING ROOF SHEATHING.

LEGEND

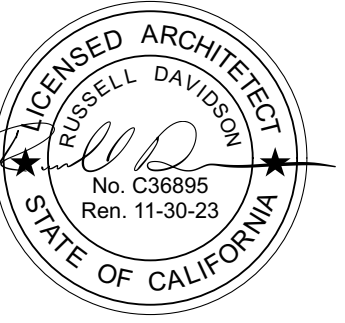
	DUPLEX OUTLET		CO, SMOKE, COMBO DETECTOR
	GFCI DUPLEX OUTLET		HOSE BIB
	OVERHEAD GFCI DUPLEX OUTLET		GAS
	FLOOR OUTLET		ELECTRICAL PANEL
	WATERPROOF DUPLEX OUTLET		FAN / LIGHT COMBO
	220V DUPLEX OUTLET		J-BOX
	SWITCHED DUPLEX OUTLET		RECESSED LIGHT
	SWITCH		WALL MOUNTED LIGHT
	3-WAY SWITCH		WALL MOUNTED MOTION LIGHT
	DIMMER SWITCH		UNDERCOUNTER LIGHT
	VACANCY SWITCH		FLOURESCENT LIGHT
	TV JACK		
	TELEPHONE JACK		

SUBMITTED:	DATE
SCALE	AS NOTED
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CHECKED BY:	RPD
JOB:	---

**REFLECTED
 CEILING PLAN**

A1.3





STATION 86 RENOVATION

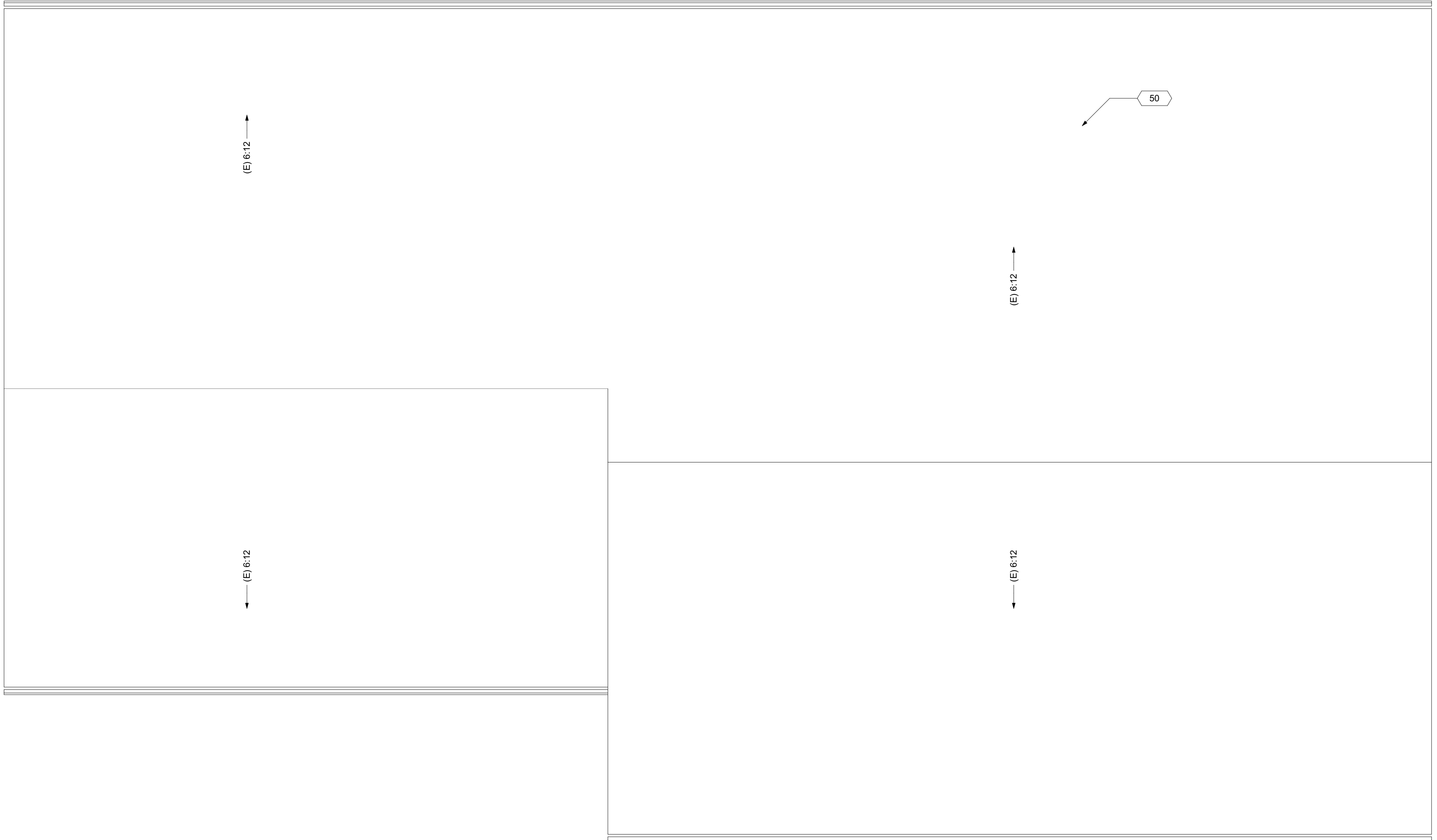
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JOB:	---

ROOF PLAN

A1.4



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

KEYNOTES

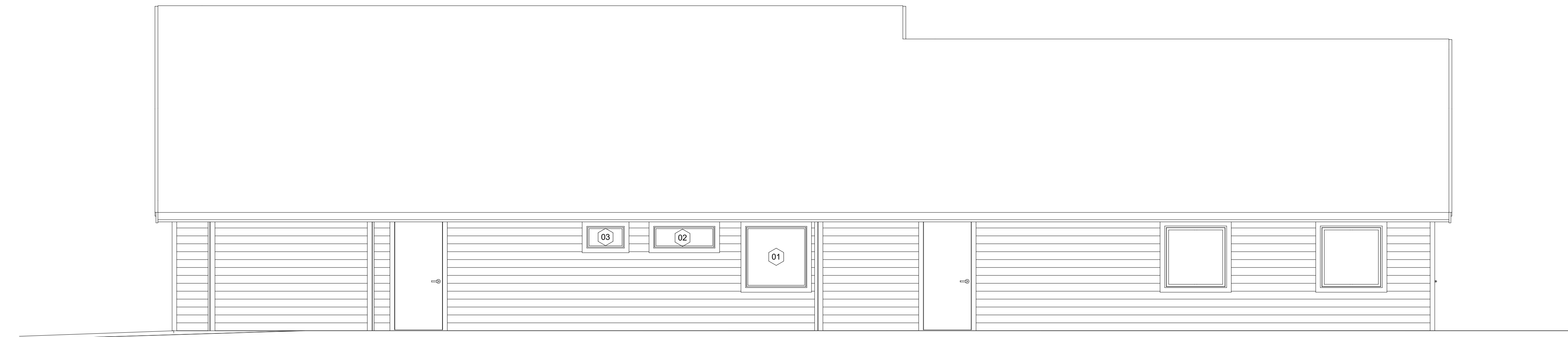
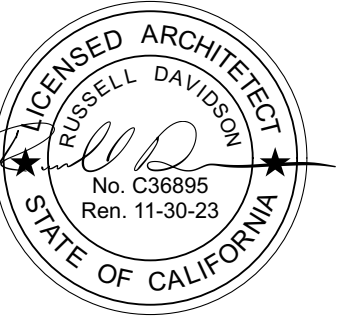
50 (E) COMPOSITION ROOF

PLAN NOTES

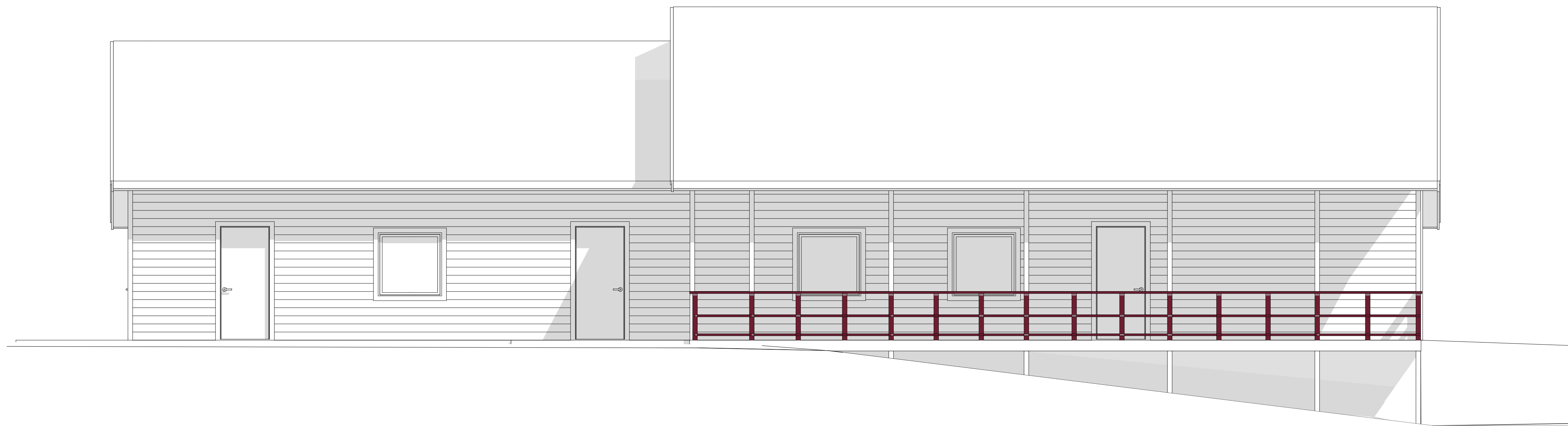
- ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
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- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL WINDOW SYMBOL 1 KEYNOTE ELEVATION 'X-X' MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
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- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.

LEGEND

JOB SET



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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

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KEYNOTES

PLAN NOTES

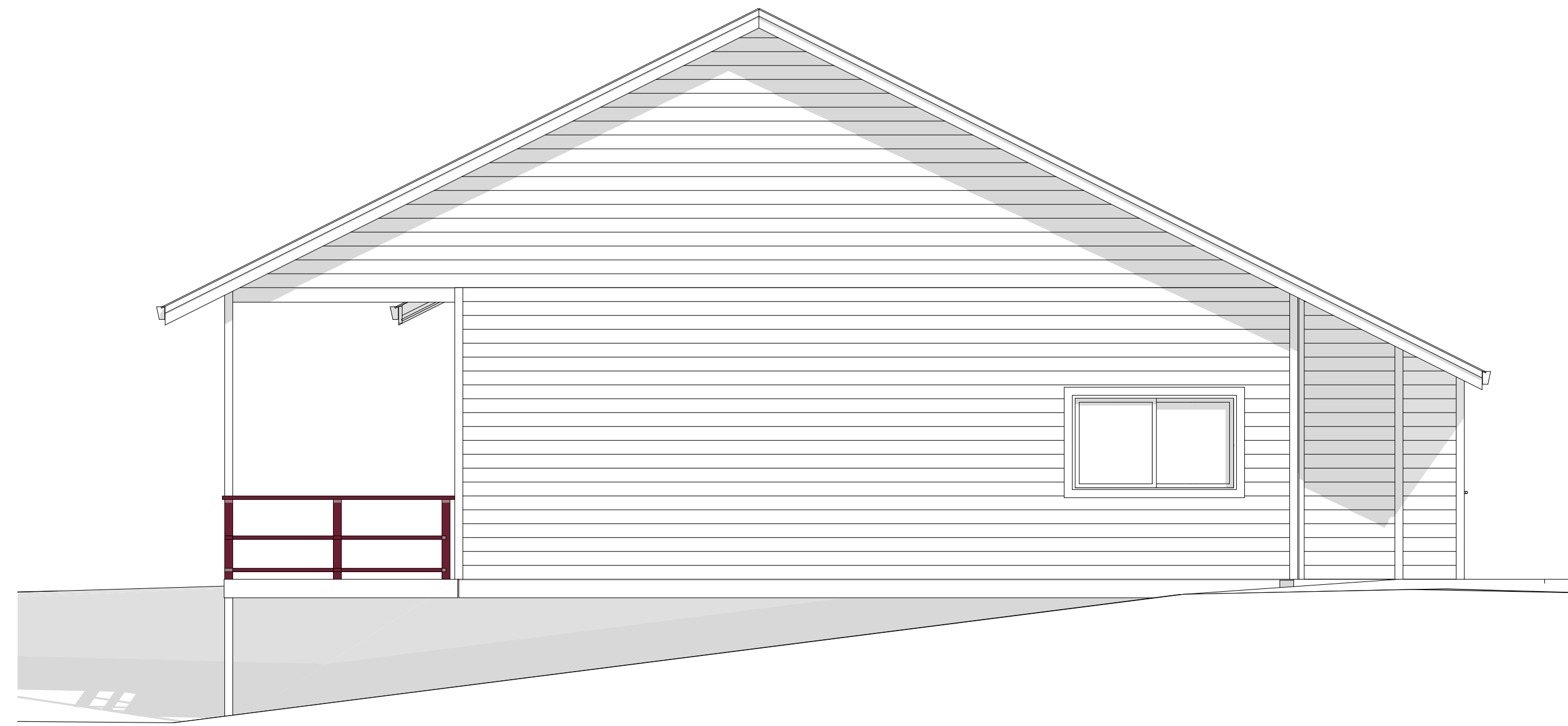
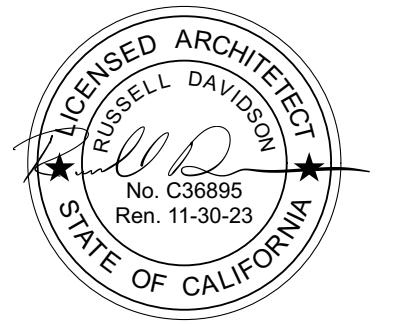
- | | | | | | |
|--|--|---|--|---|--|
| <ol style="list-style-type: none"> 1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS. <ol style="list-style-type: none"> A. FIRE-STOPPING WITH APPROVED MATERIALS B. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING C. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS 2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. 3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS. 4. SKYLIGHTS SHALL BE TEMPERED GLASS. | <ol style="list-style-type: none"> 5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS 6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING: <ol style="list-style-type: none"> A. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST B. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST C. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) | <ol style="list-style-type: none"> 7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING: <ol style="list-style-type: none"> A. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC) <ul style="list-style-type: none"> - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK - NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL. B. IGNITION-RESISTANT MATERIAL 8. PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING: <ol style="list-style-type: none"> A. NON-COMBUSTIBLE MATERIAL B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD D. MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS) | <ol style="list-style-type: none"> 9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING: <ol style="list-style-type: none"> A. NON-COMBUSTIBLE MATERIAL B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD D. MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS) DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING): <ol style="list-style-type: none"> A. NON-COMBUSTIBLE MATERIAL B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD D. APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4) 10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS <ol style="list-style-type: none"> A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4 | <ol style="list-style-type: none"> B. DOOR OVERLAPS ONTO JAMBS AND HEADERS C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING | <ol style="list-style-type: none"> 11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES. 12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING: <ol style="list-style-type: none"> A. NON-COMBUSTIBLE MATERIAL B. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD C. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS |
|--|--|---|--|---|--|

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

BUILDING ELEVATIONS

JOB SET

A2.0



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

KEYNOTES

PLAN NOTES

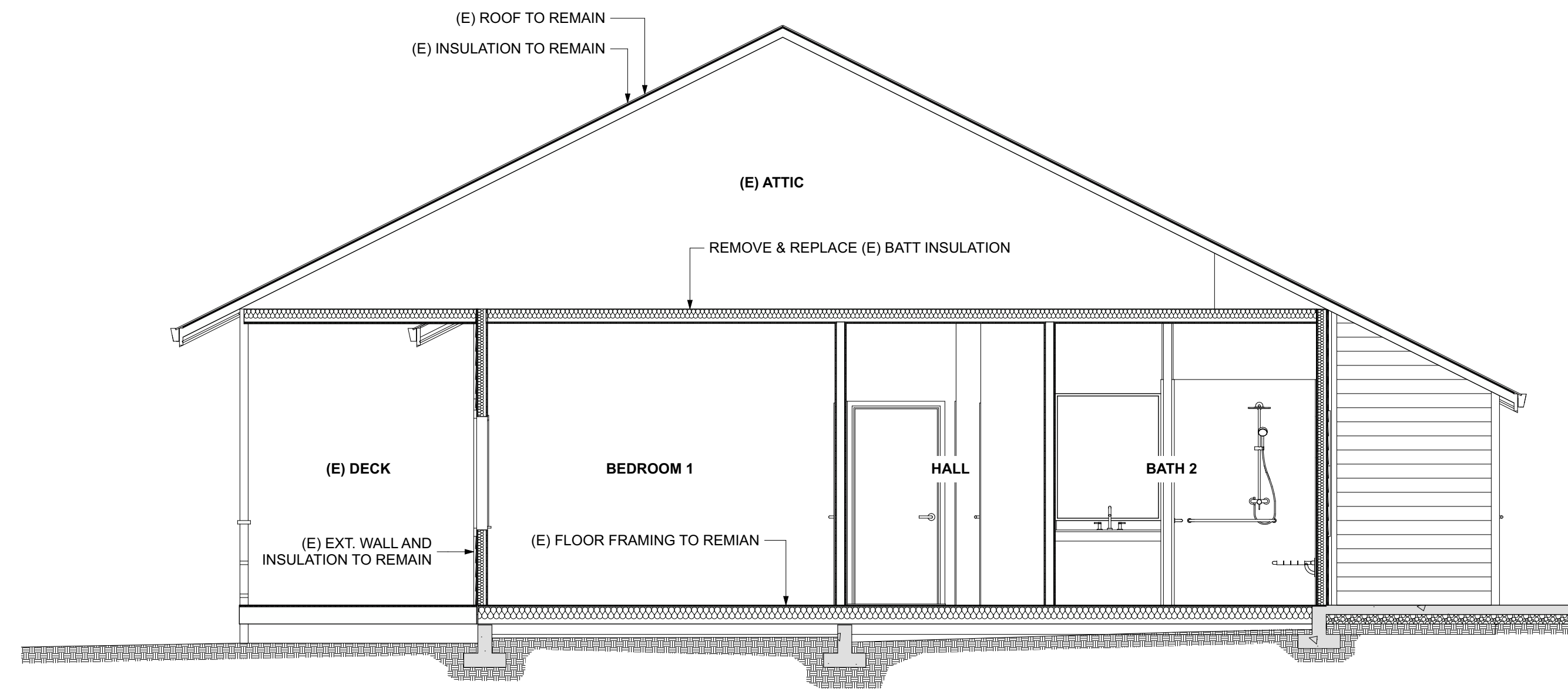
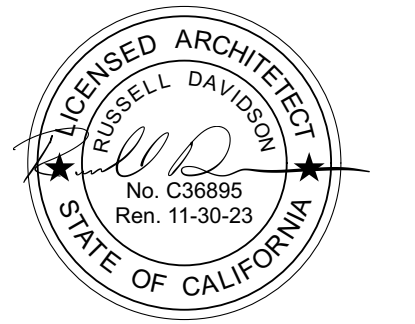
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 - A. FIRE-STOPPING WITH APPROVED MATERIALS
 - B. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - C. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
4. SKYLIGHTS SHALL BE TEMPERED GLASS.
5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - A. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - B. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
 - C. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - A. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
 - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK
 - NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDER, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
 - B. IGNITION-RESISTANT MATERIAL
8. PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
 - A. NON-COMBUSTIBLE MATERIAL
 - B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - D. MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
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 - C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
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 DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
 - A. NON-COMBUSTIBLE MATERIAL
 - B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - D. APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
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 - A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
- B. DOOR OVERLAPS ONTO JAMBS AND HEADERS
- C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
 - A. NON-COMBUSTIBLE MATERIAL
 - B. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - C. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

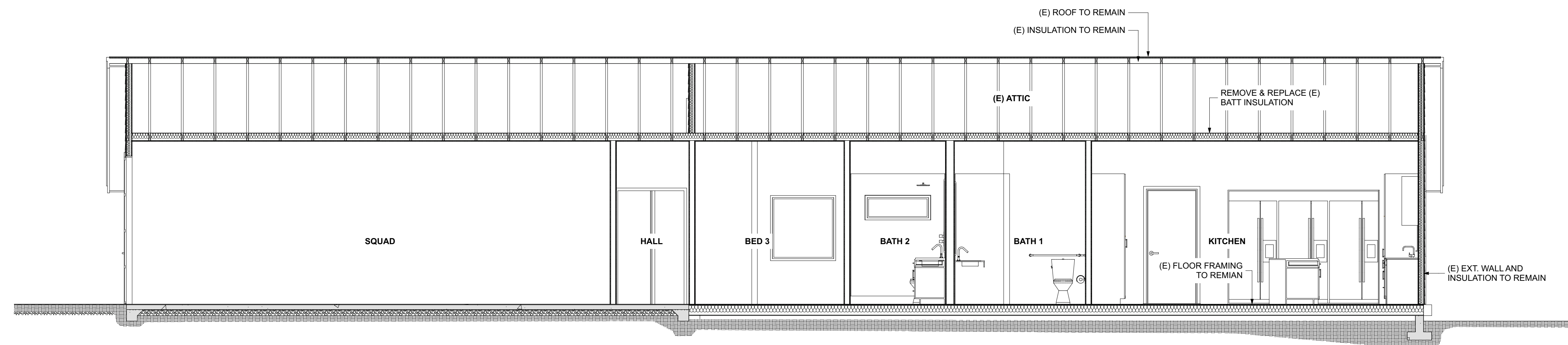
BUILDING ELEVATIONS

JOB SET

A2.1



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



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

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

KEYNOTES	PLAN NOTES
	<p>1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.</p> <p>A. FIRE-STOPPING WITH APPROVED MATERIALS B. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING C. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS</p> <p>2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.</p> <p>3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.</p> <p>4. SKYLIGHTS SHALL BE TEMPERED GLASS.</p> <p>5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS</p> <p>6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING: A. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST B. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST C. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)</p> <p>7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING: A. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC) - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK - NON-COMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDER, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL. B. IGNITION-RESISTANT MATERIAL</p> <p>8. PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING: A. NON-COMBUSTIBLE MATERIAL B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD D. MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)</p> <p>9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING: A. NON-COMBUSTIBLE MATERIAL B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD D. MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)</p> <p>DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING): A. NON-COMBUSTIBLE MATERIAL B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD D. APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)</p> <p>10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4</p> <p>B. DOOR OVERLAPS ONTO JAMBS AND HEADERS C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING</p> <p>11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.</p> <p>12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING: A. NON-COMBUSTIBLE MATERIAL B. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD C. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS</p>

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

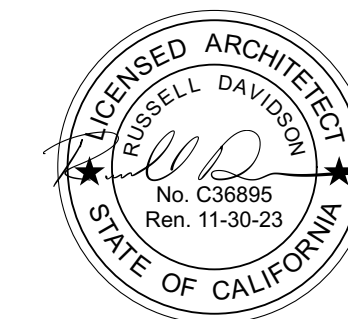
BUILDING SECTIONS

JOB SET

A3.0



RUSSELL DAVIDSON
ARCHITECTURE + DESIGN



STATION 86 RENOVATION

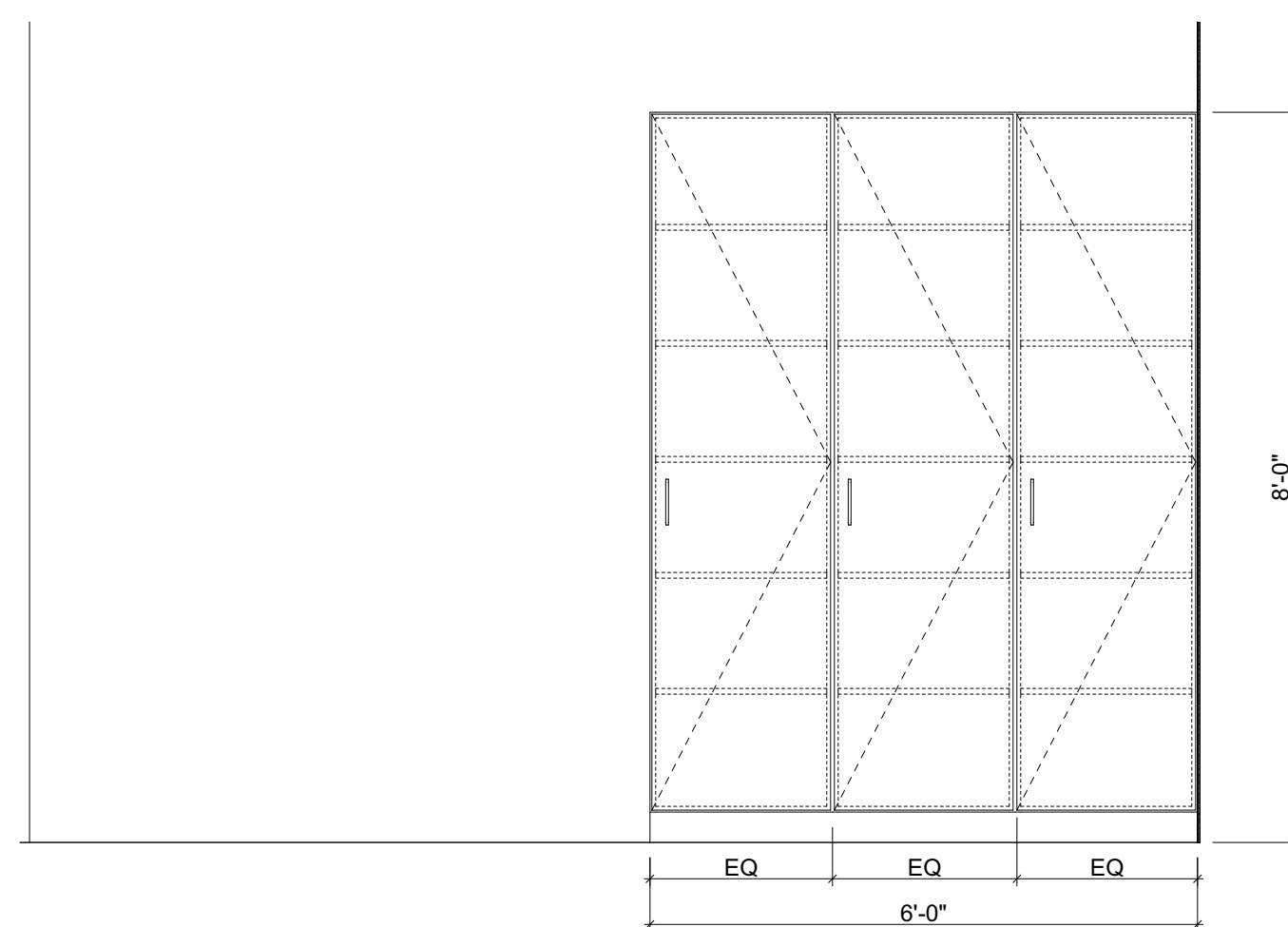
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959
APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

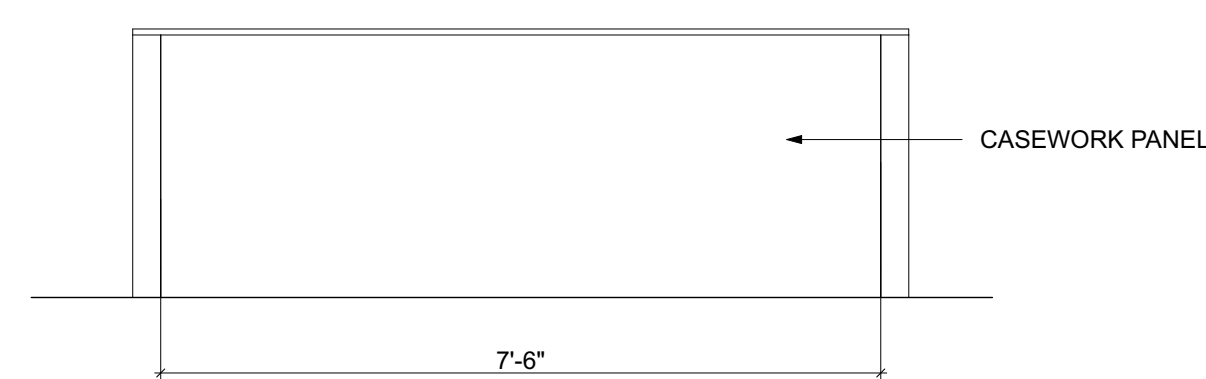
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SCALE:	AS NOTED
DRAWN BY:	RPD
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JOB:	---

INTERIOR
ELEVATIONS

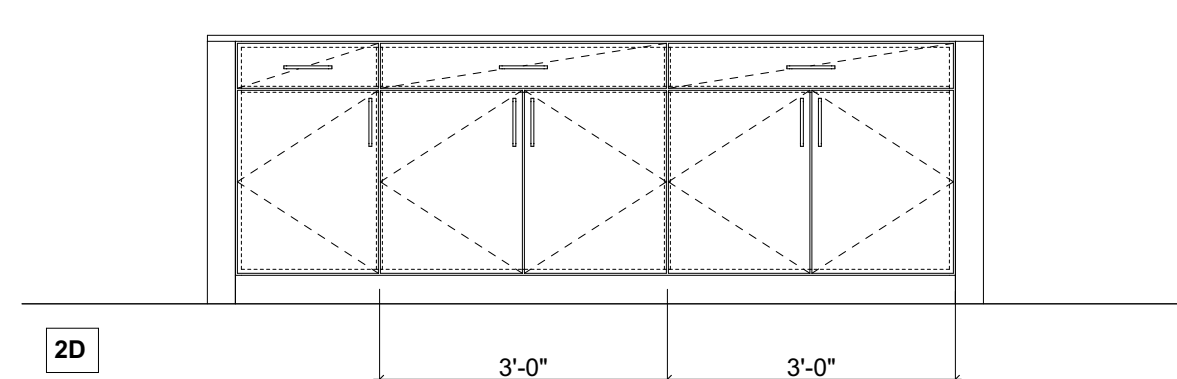
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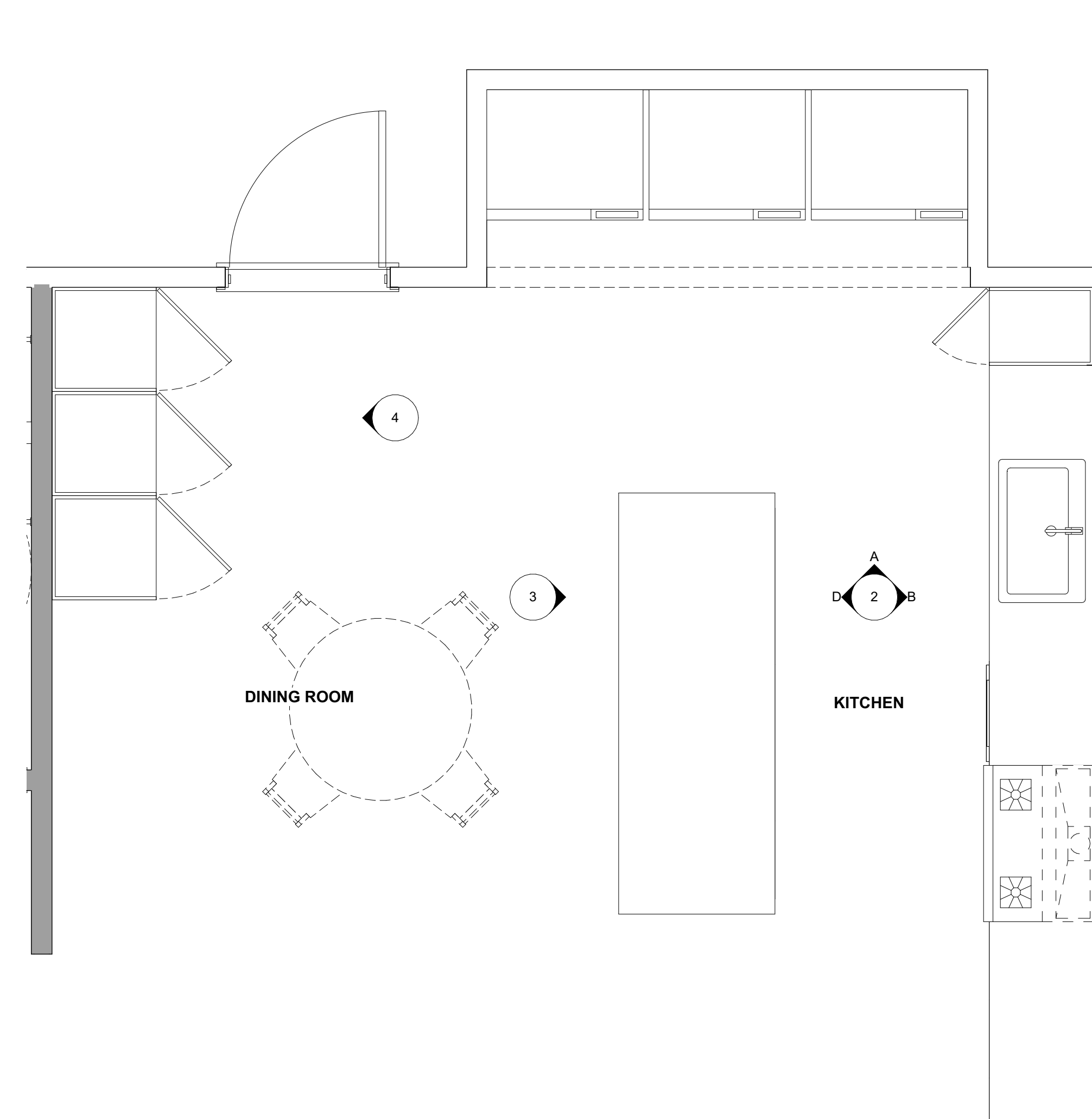
4 DINING ROOM
SCALE: 1/2" = 1'-0"



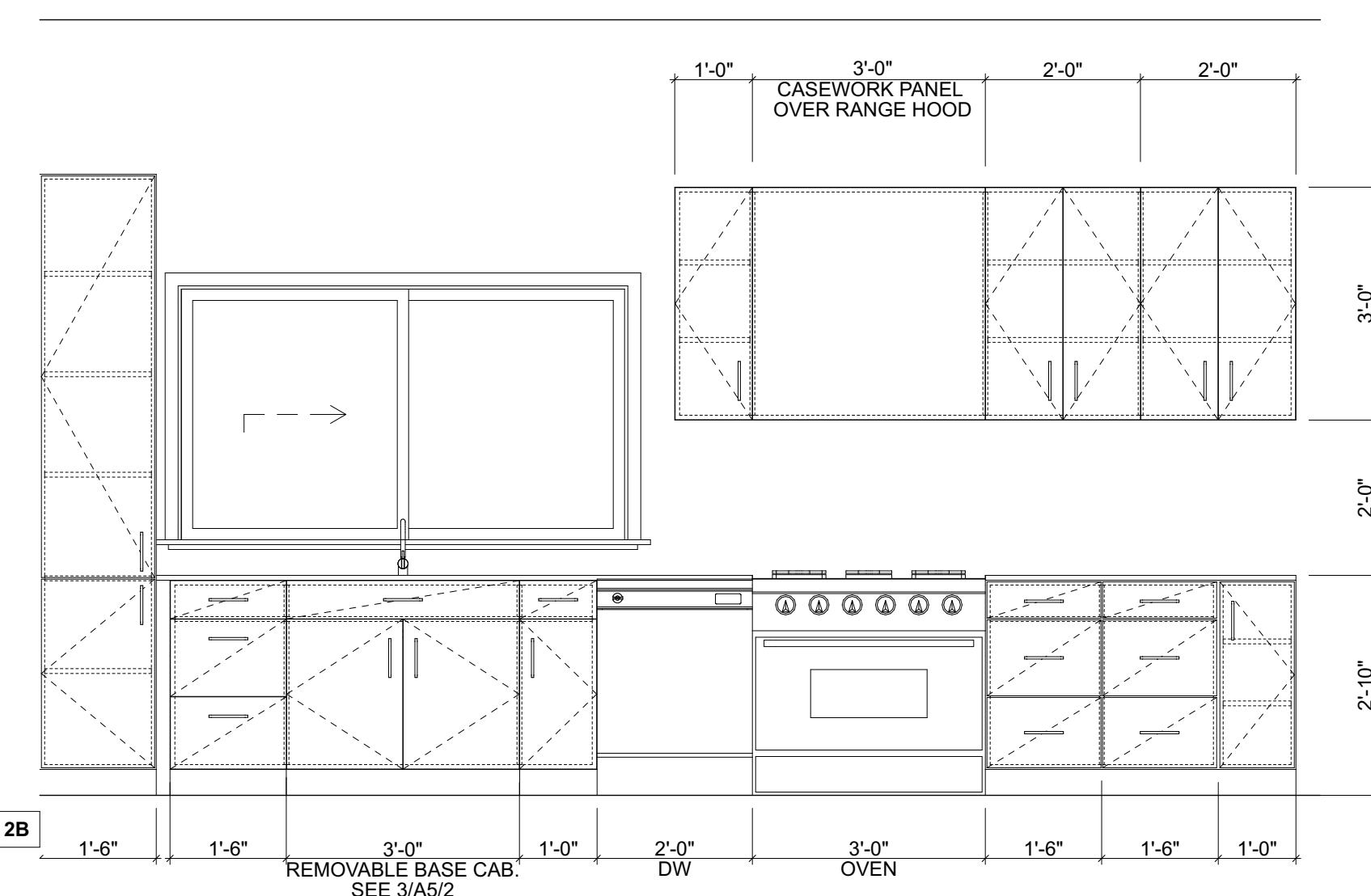
3 KITCHEN
SCALE: 1/2" = 1'-0"



2D

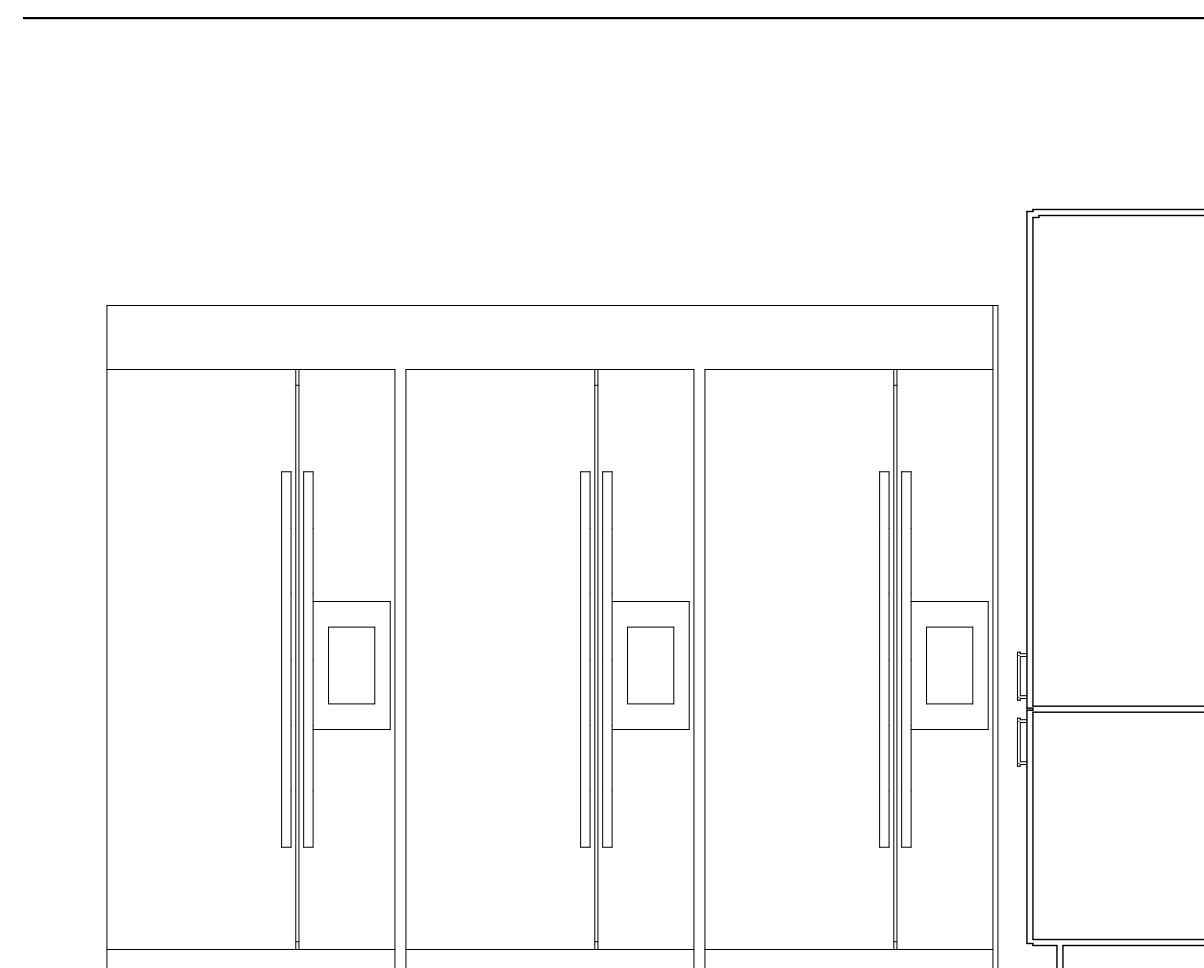


1 ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"



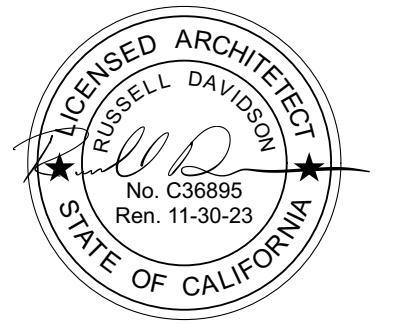
2B

2 KITCHEN
SCALE: 1/2" = 1'-0"



2A

JOB SET



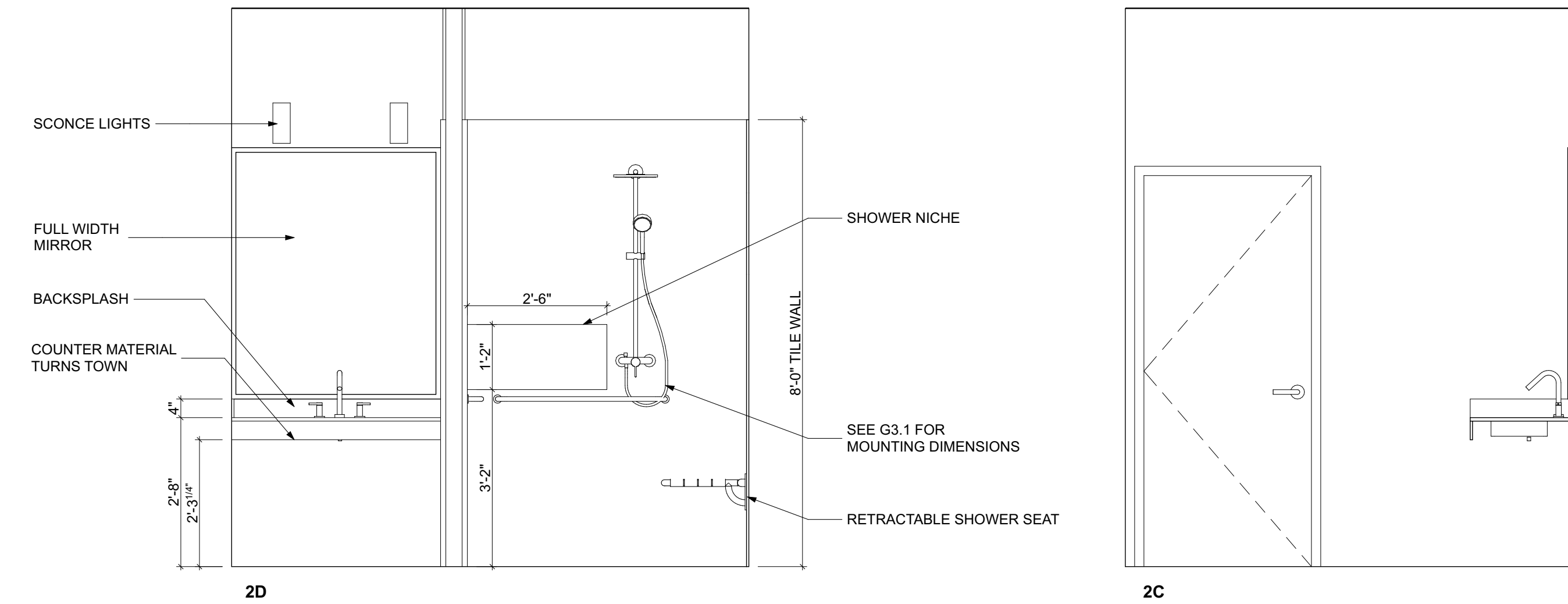
STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

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1	REV 1	11/8/23

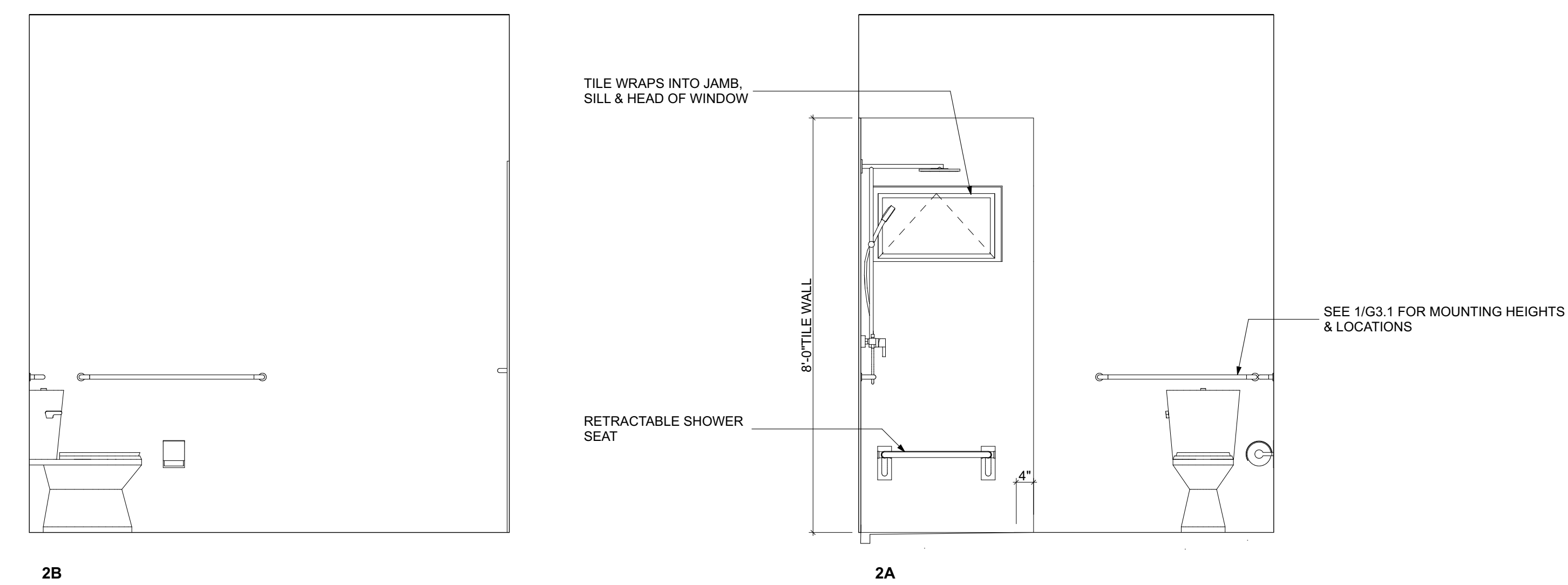
INTERIOR ELEVATIONS

A4.1



2D

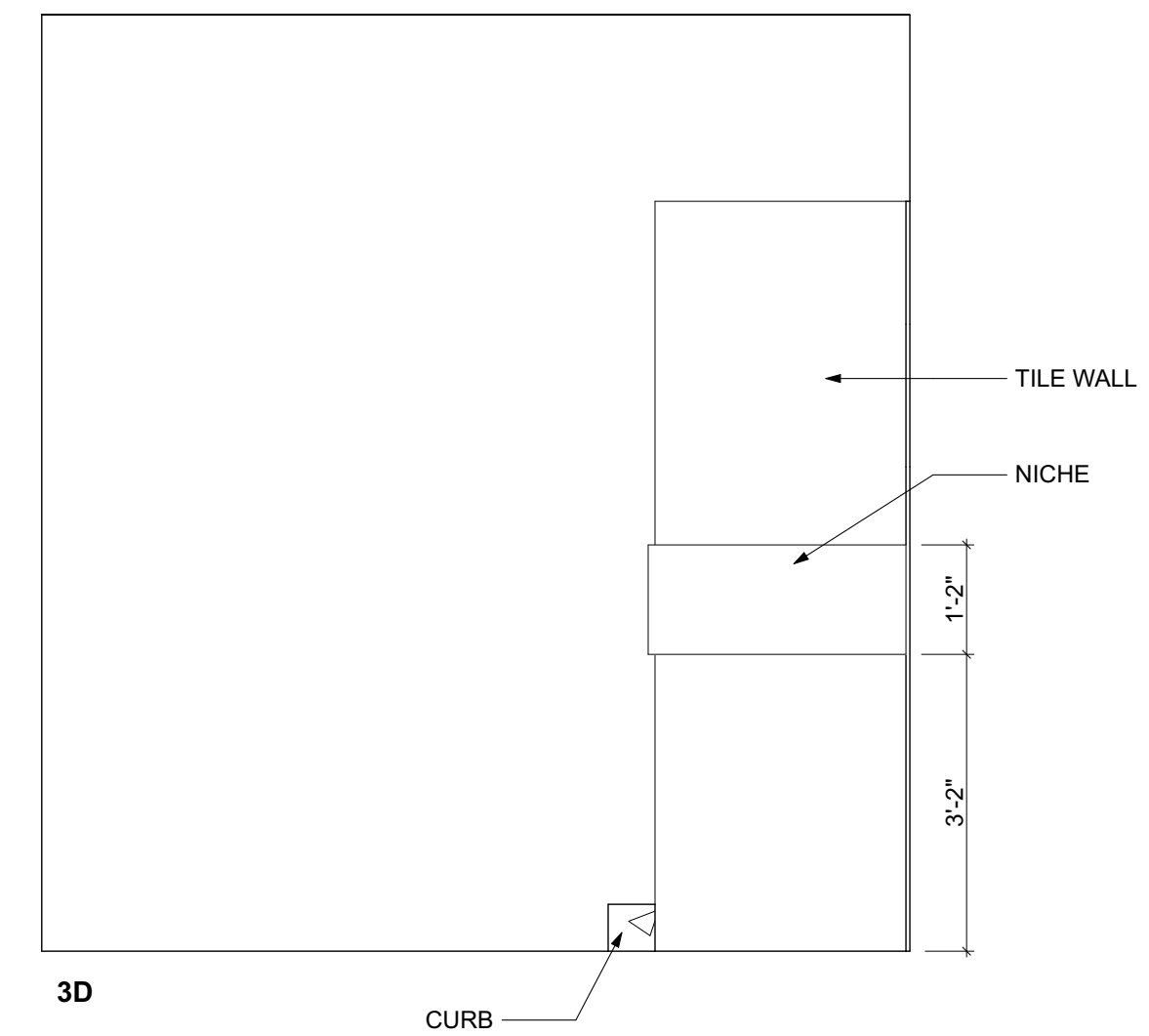
2C



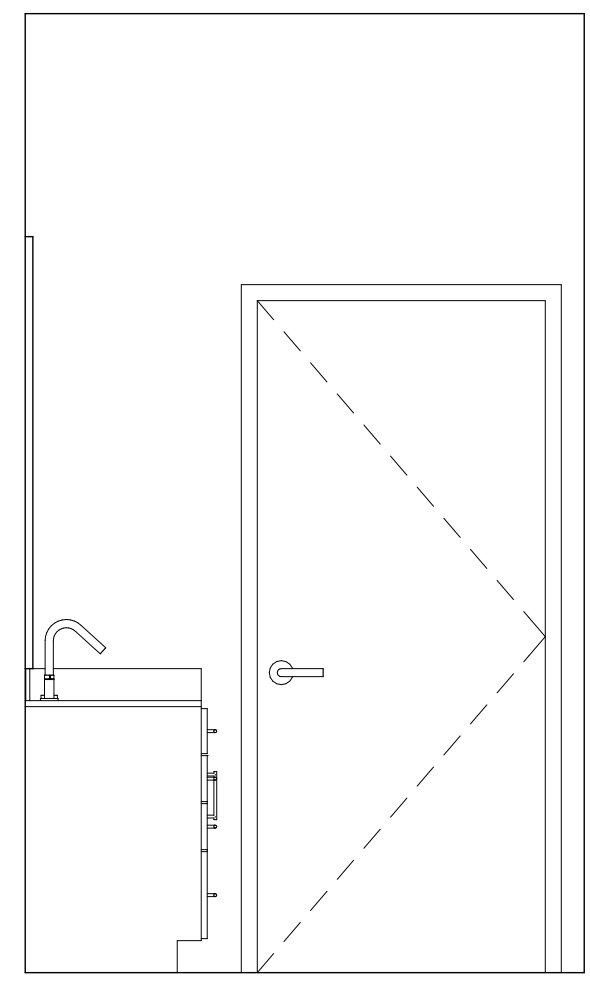
2B

2A

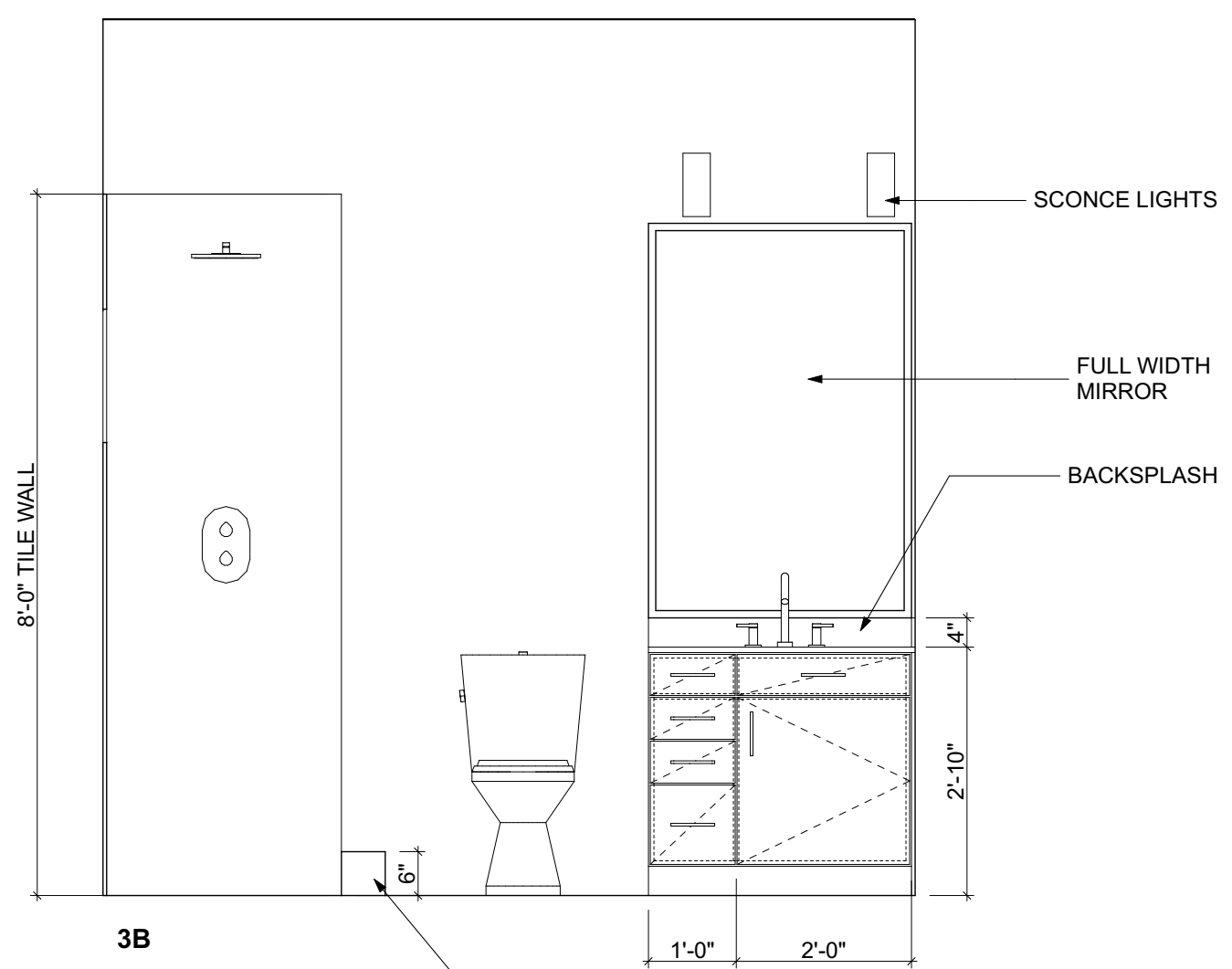
2 BATH 2 (ADA)
 SCALE: 1/2" = 1'-0"



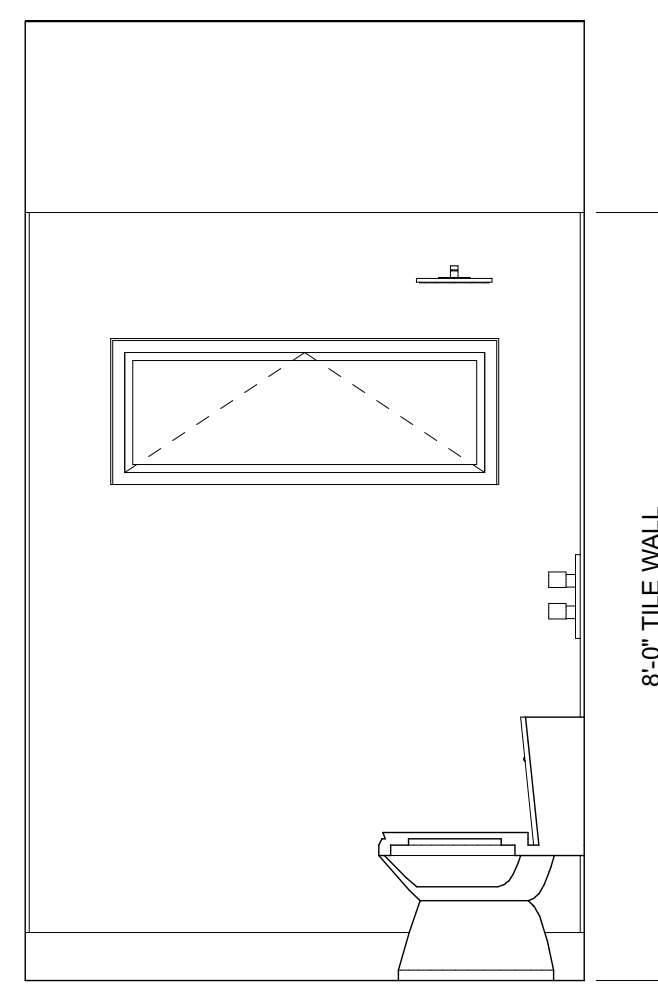
3D



3C

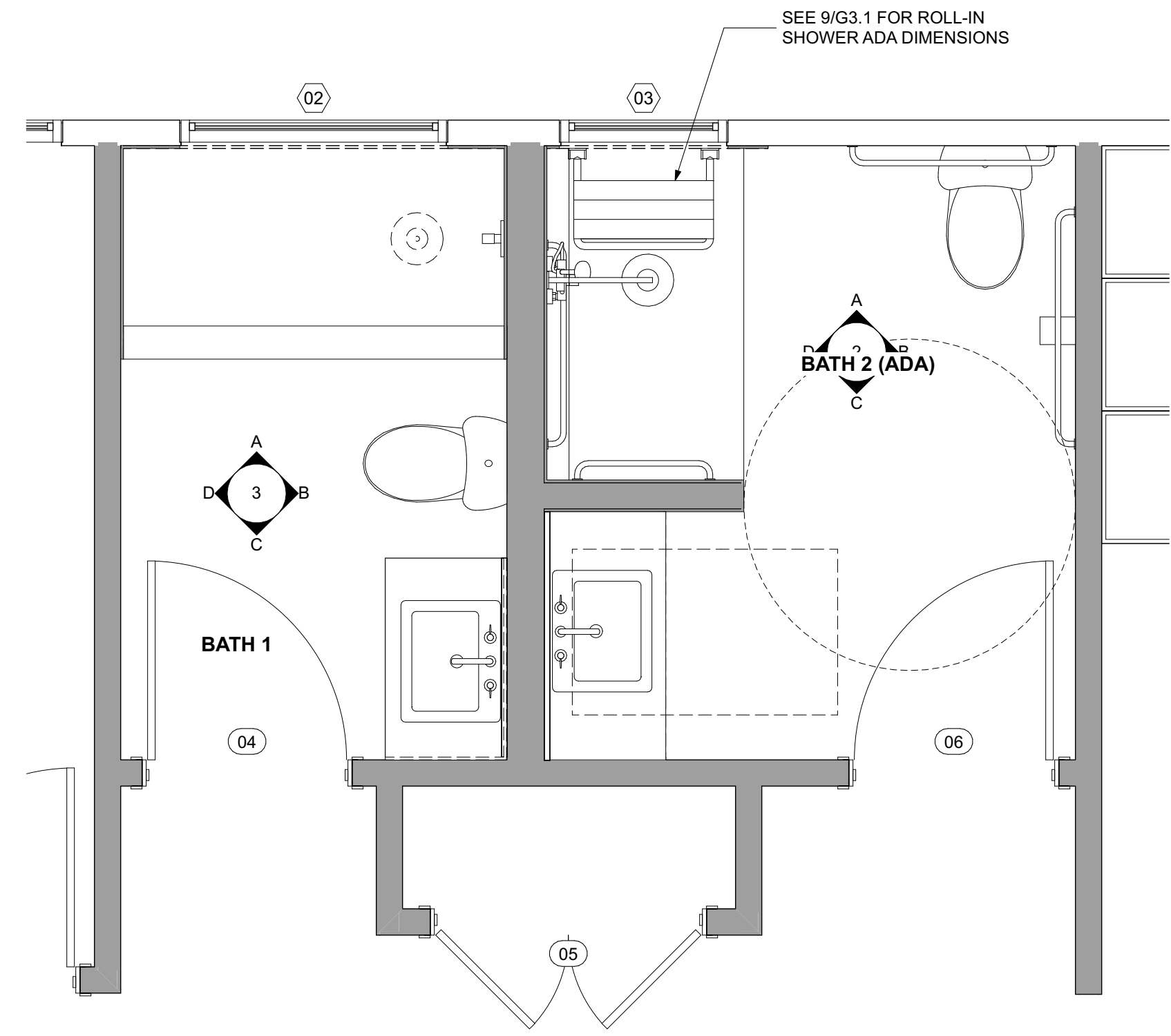


3B



3A

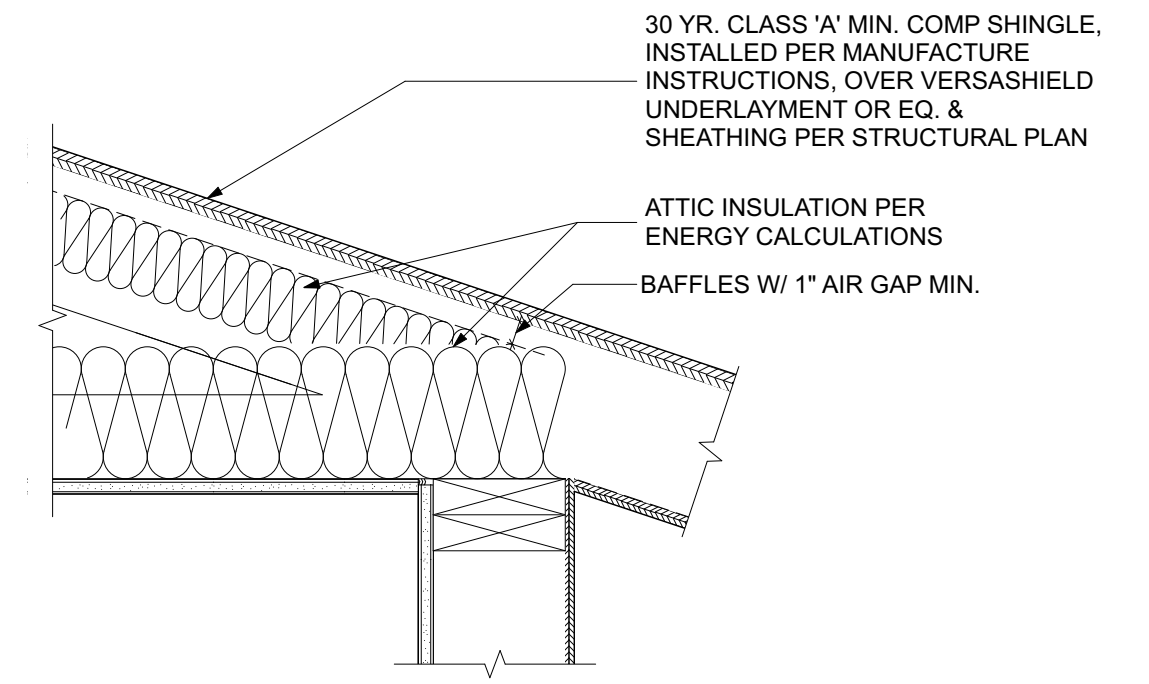
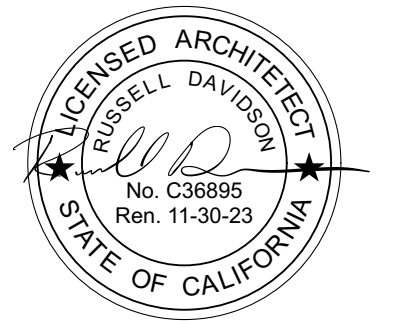
3 BATH 1
 SCALE: 1/2" = 1'-0"



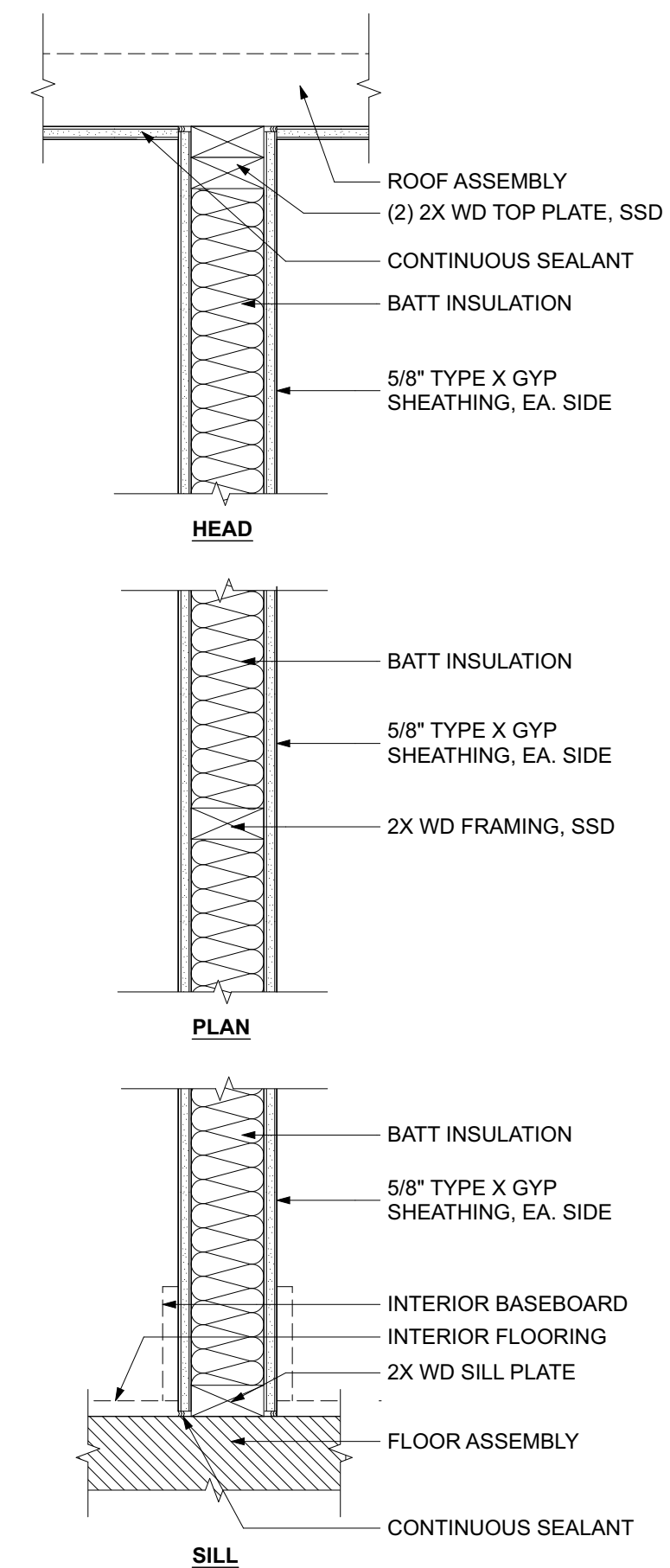
1 ENLARGED BATHROOM PLAN
 SCALE: 1/2" = 1'-0"

JOB SET

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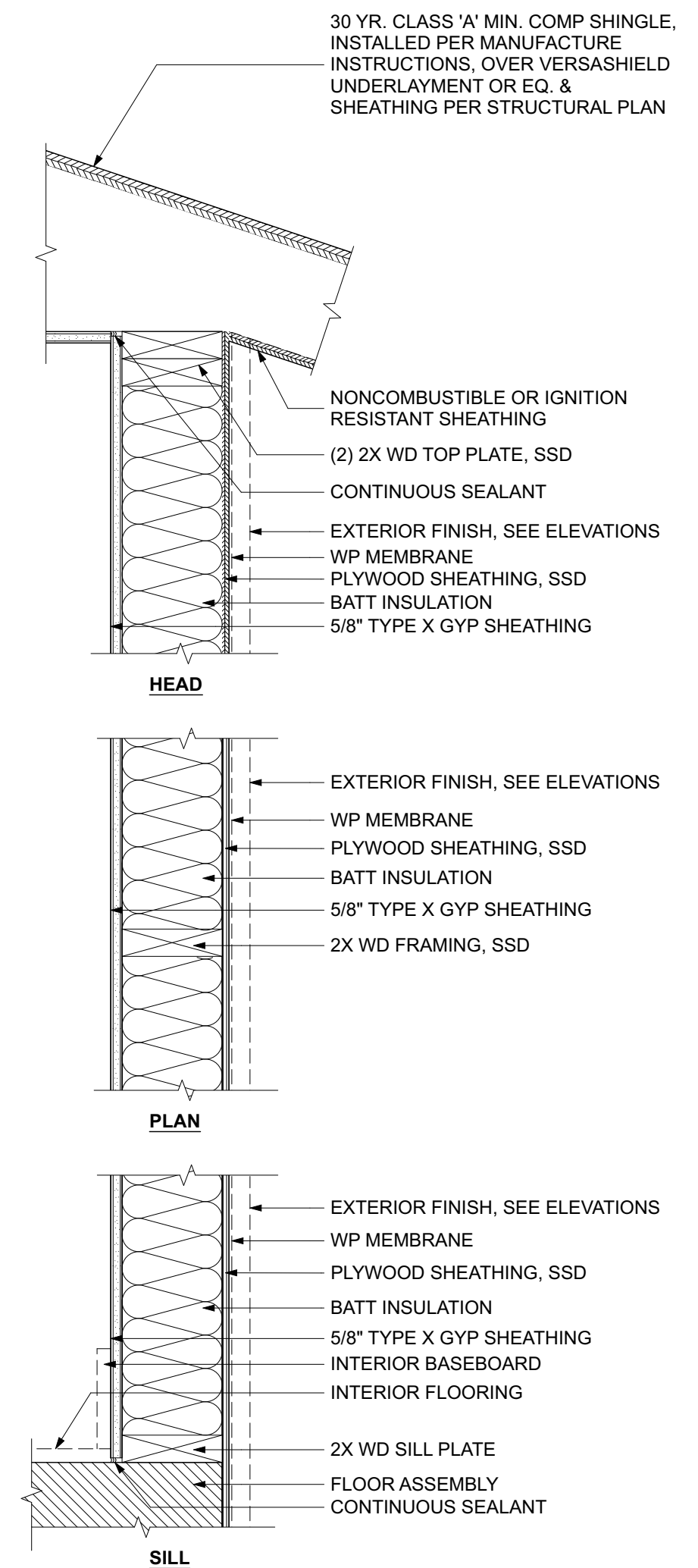


16 ROOF ASSEMBLY
 SCALE: 1 1/2" = 1'-0"



INTERIOR WALL TYPE 1

2 INTERIOR WALL ASSEMBLY
 SCALE: 1 1/2" = 1'-0"



EXTERIOR WALL TYPE 1

1 EXTERIOR WALL ASSEMBLY
 SCALE: 1 1/2" = 1'-0"

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

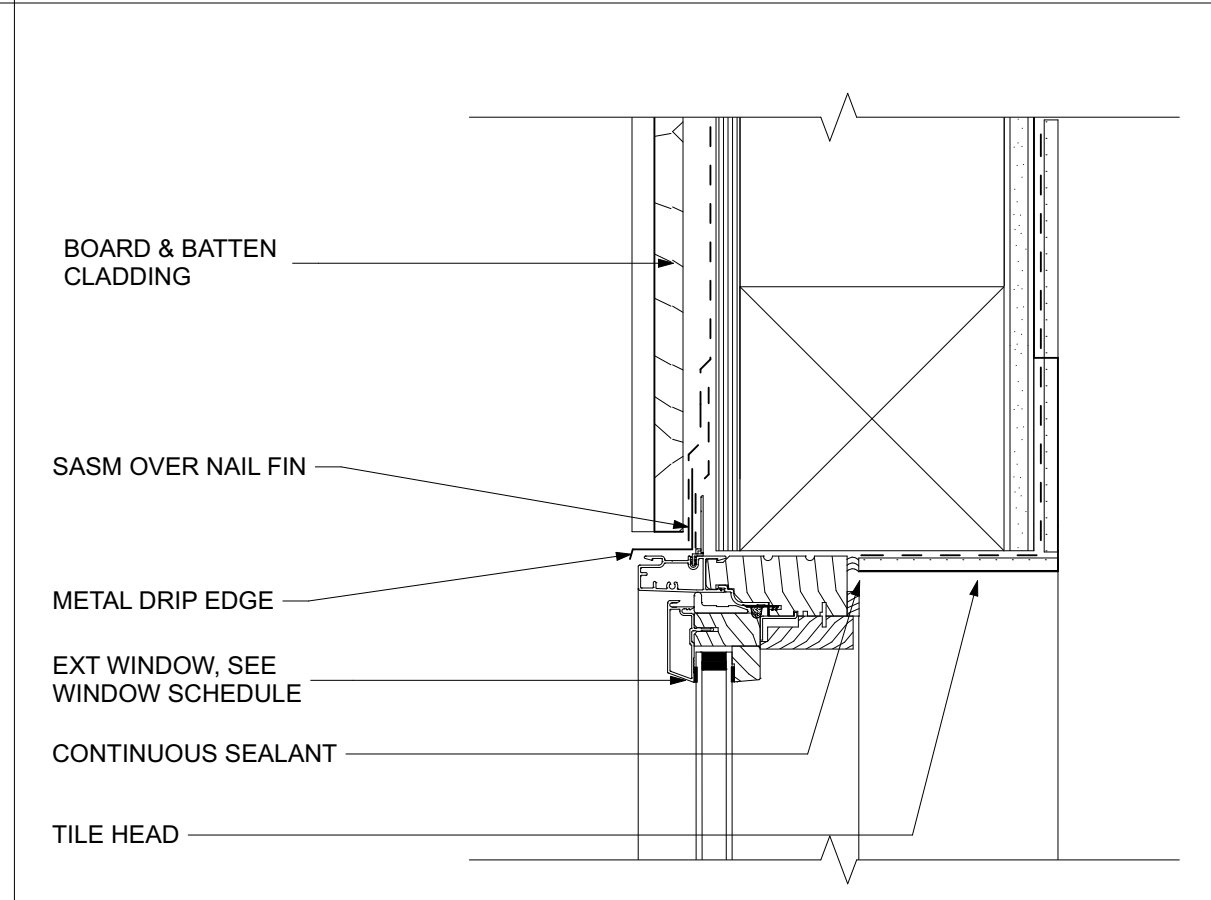
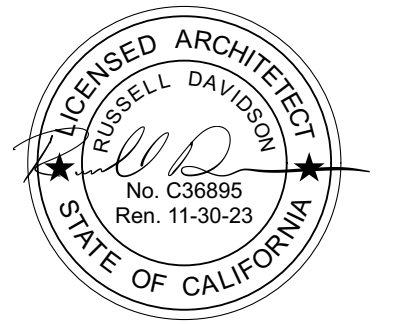
ID	NAME	DATE
		11/8/23

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

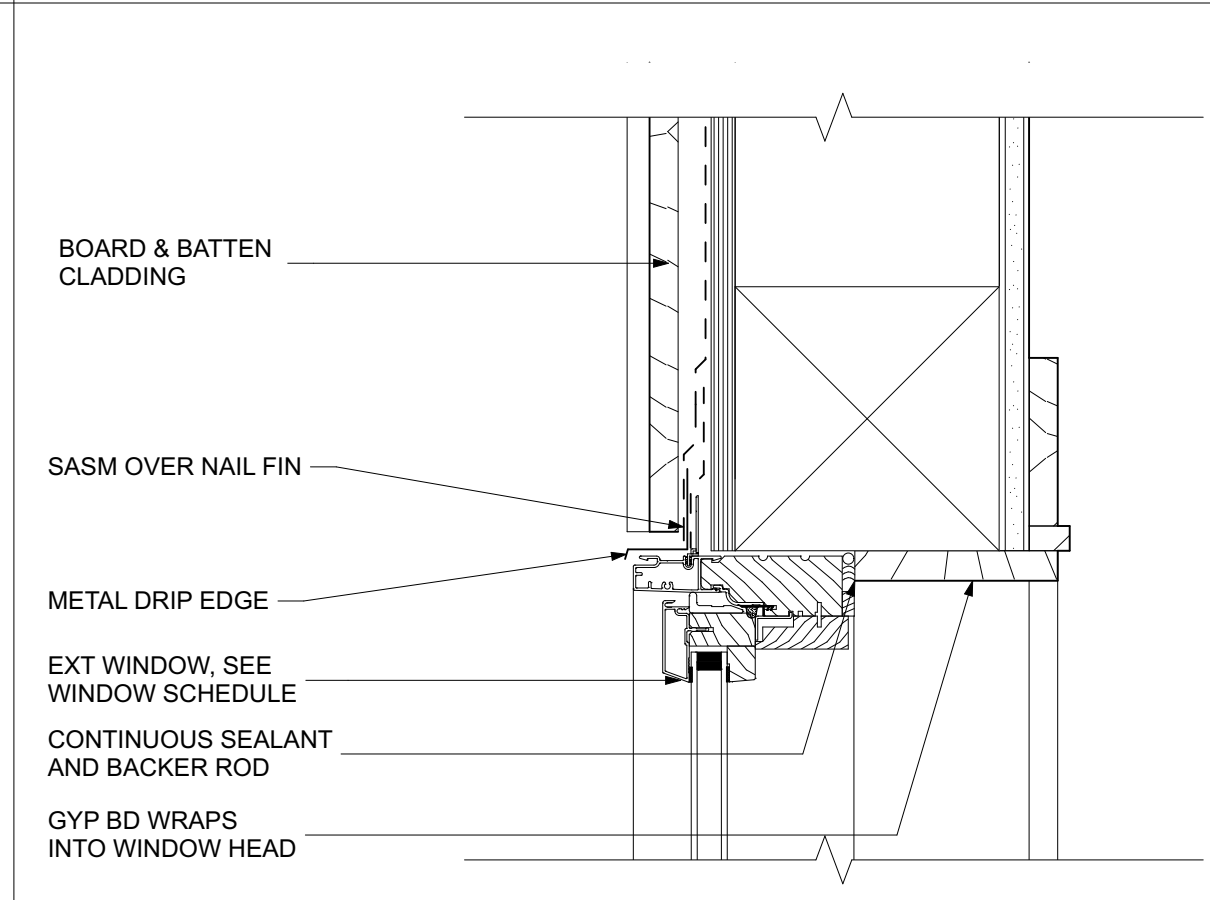
**TYPICAL WALL
 ASSEMBLY
 DETAILS**

A5.0

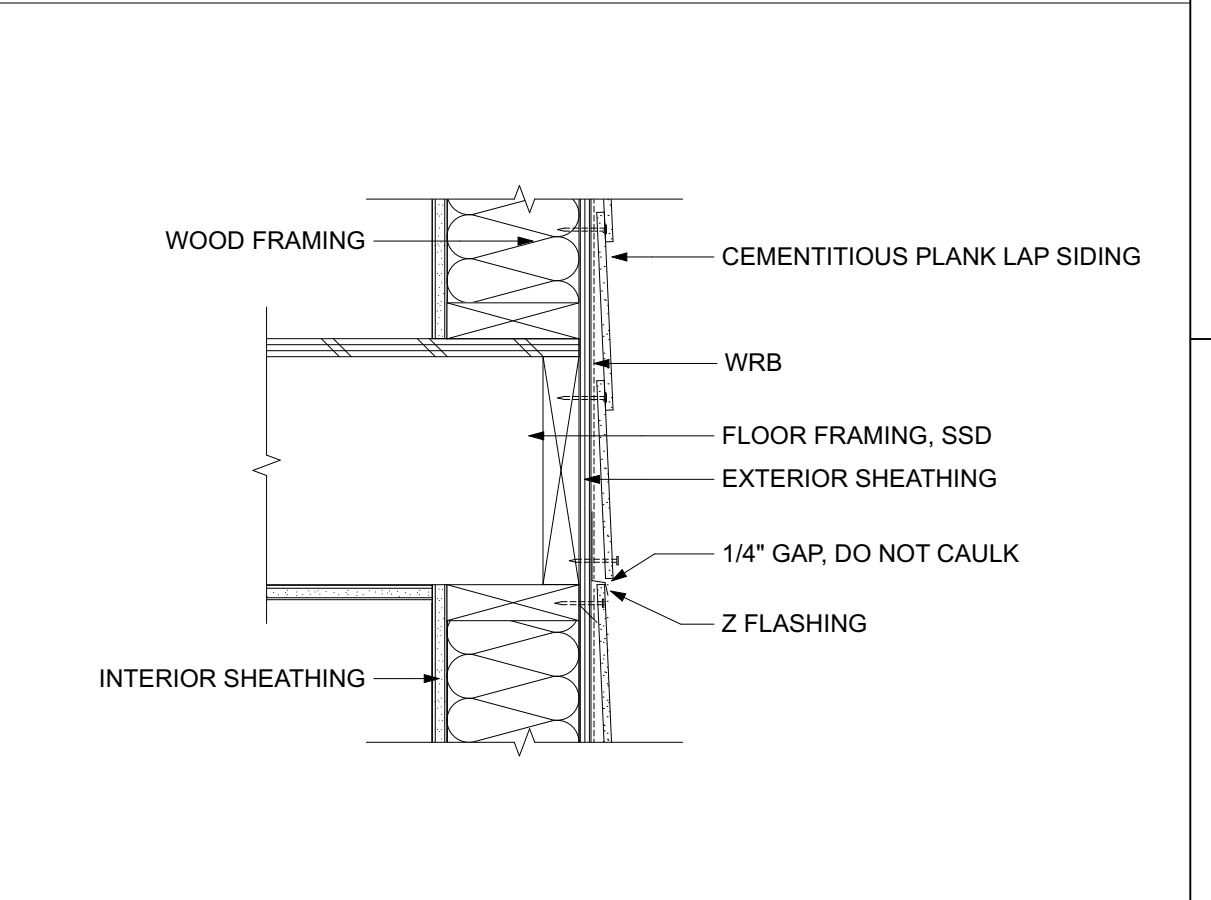
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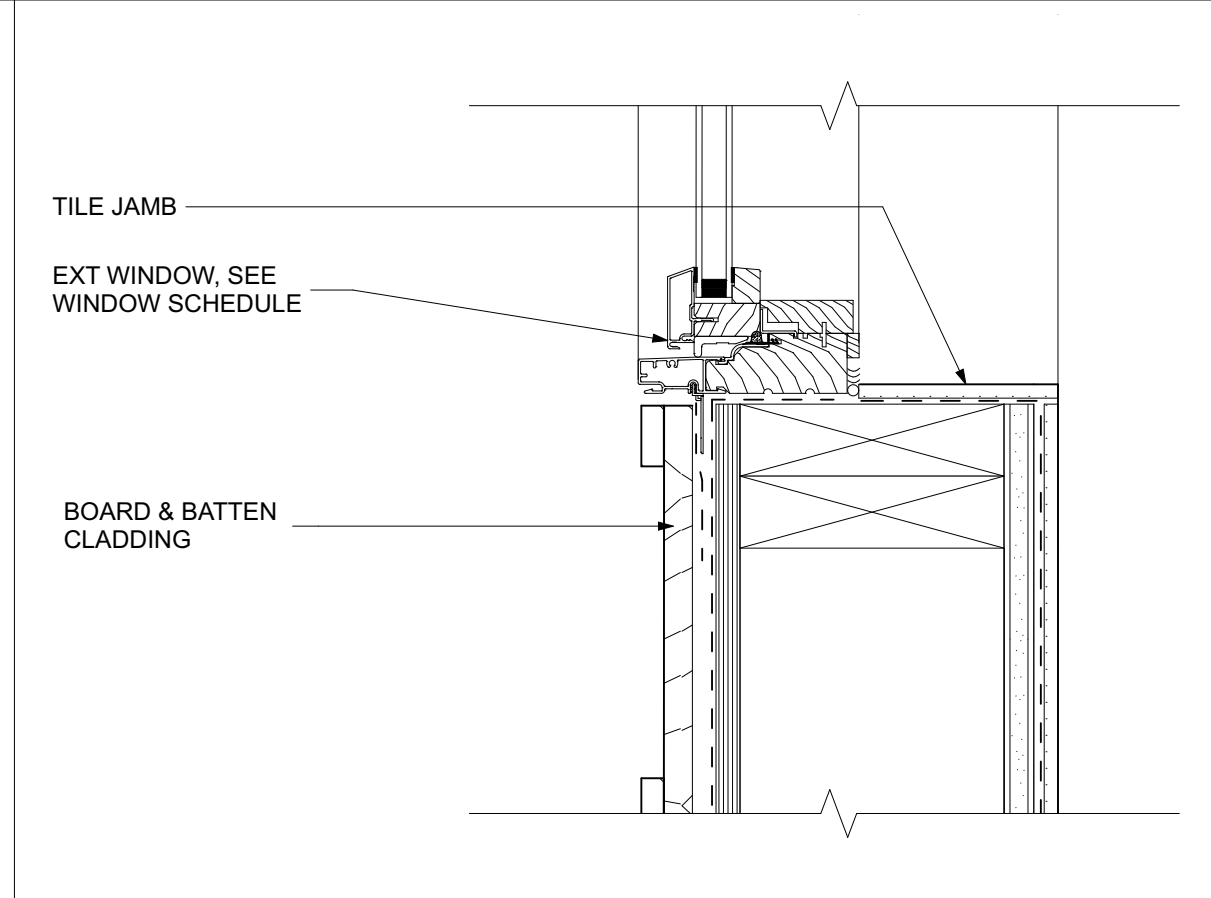
14 WINDOW HEAD, BATHROOM
 SCALE: 3" = 1'-0"



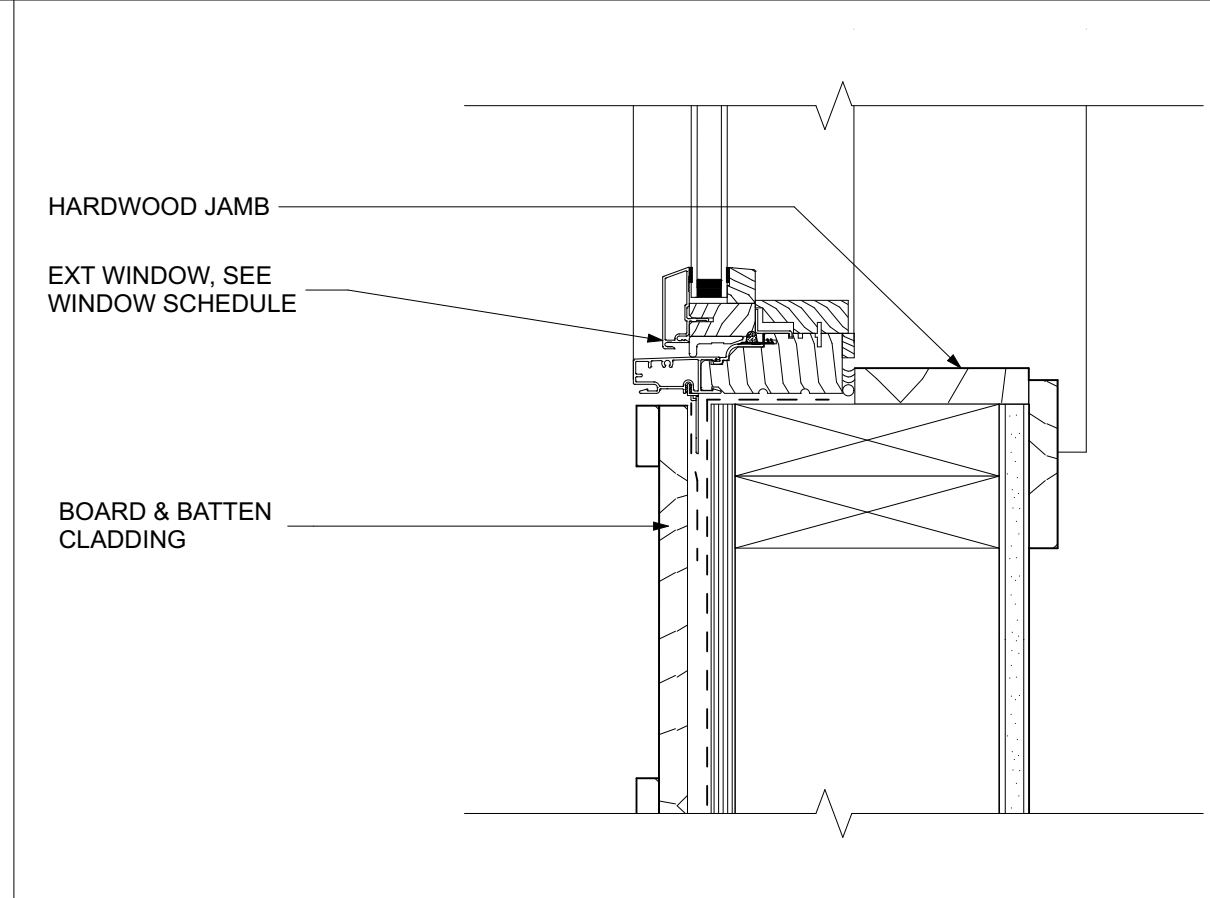
13 WINDOW HEAD, TYP.
 SCALE: 3" = 1'-0"



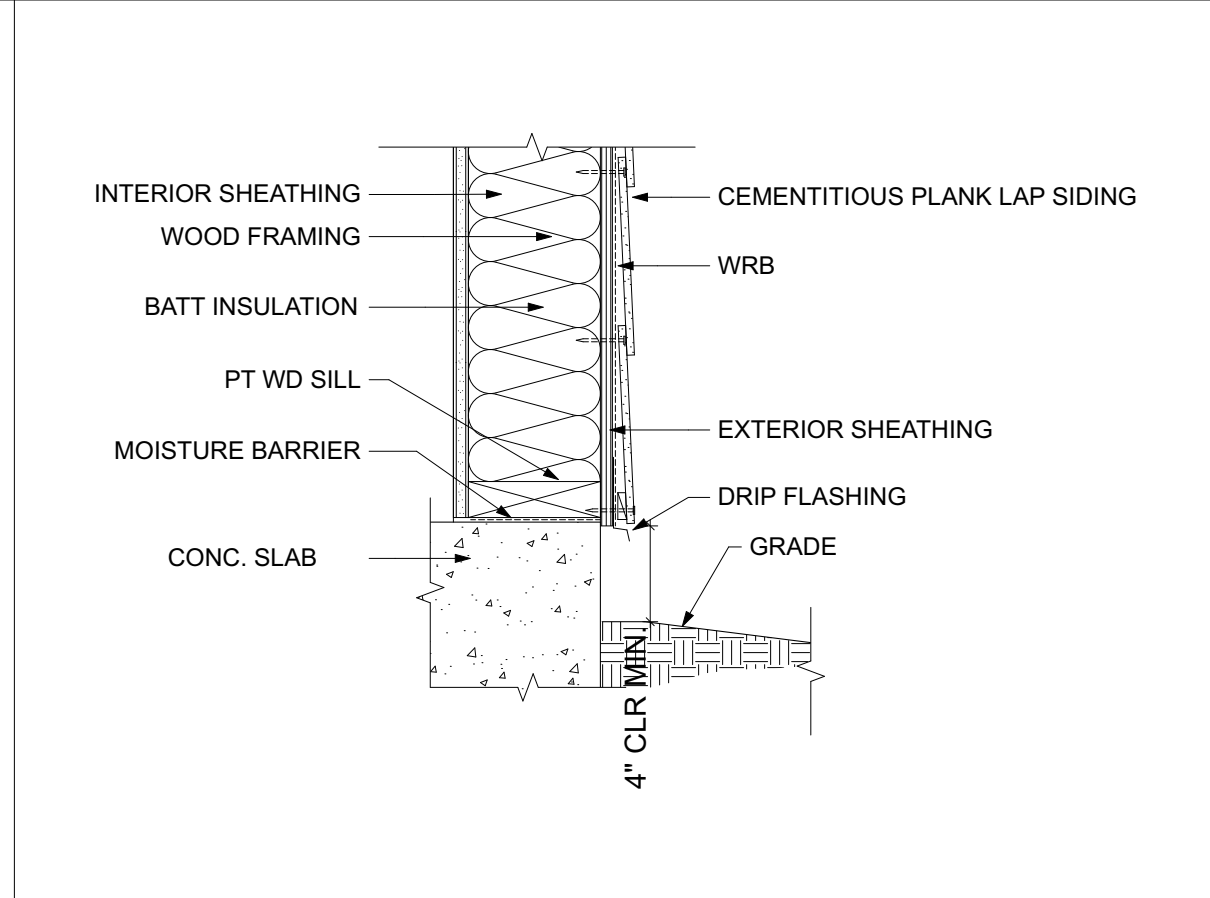
11 CEMENTITIOUS CLADDING @ FLOOR TRANSITION
 SCALE: 1 1/2" = 1'-0"



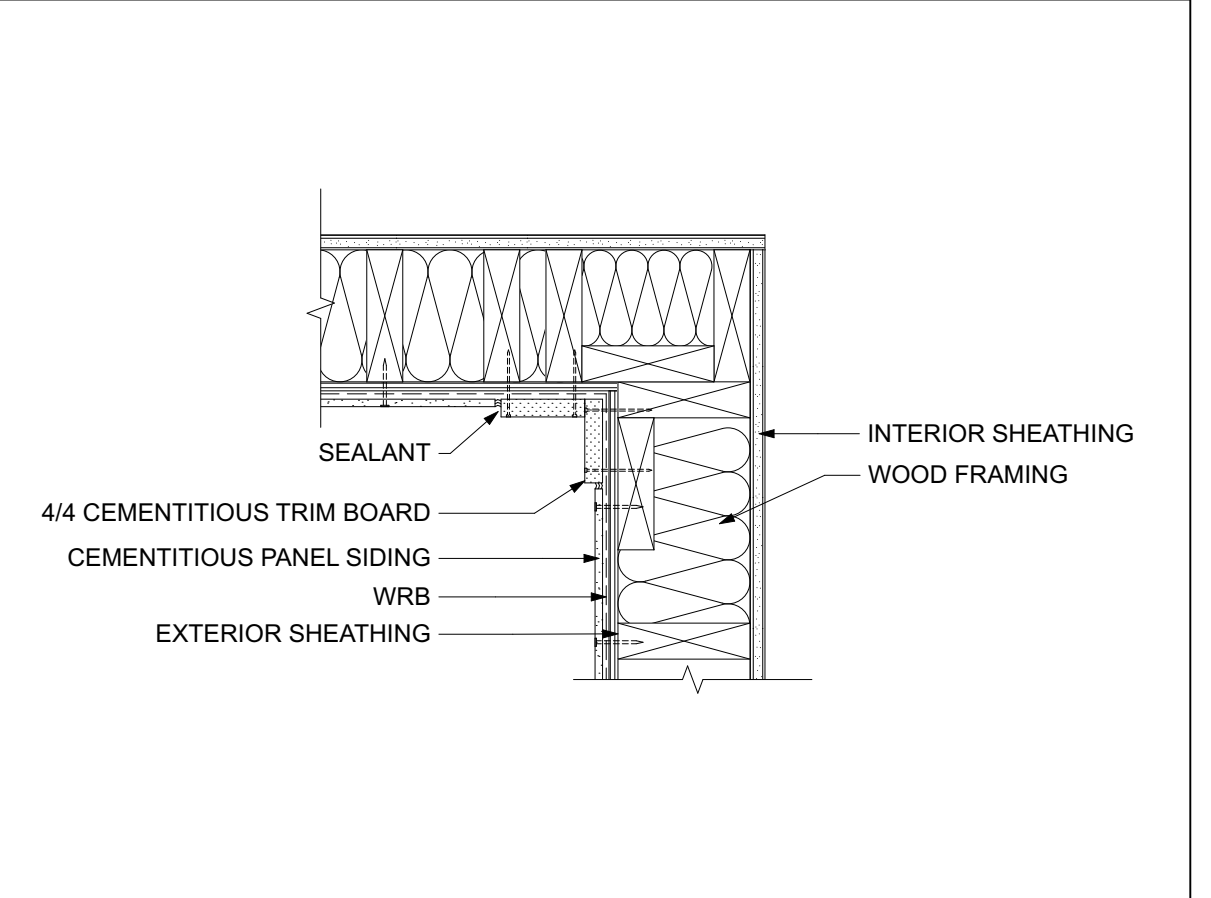
9 WINDOW JAMB, BATHROOM
 SCALE: 3" = 1'-0"



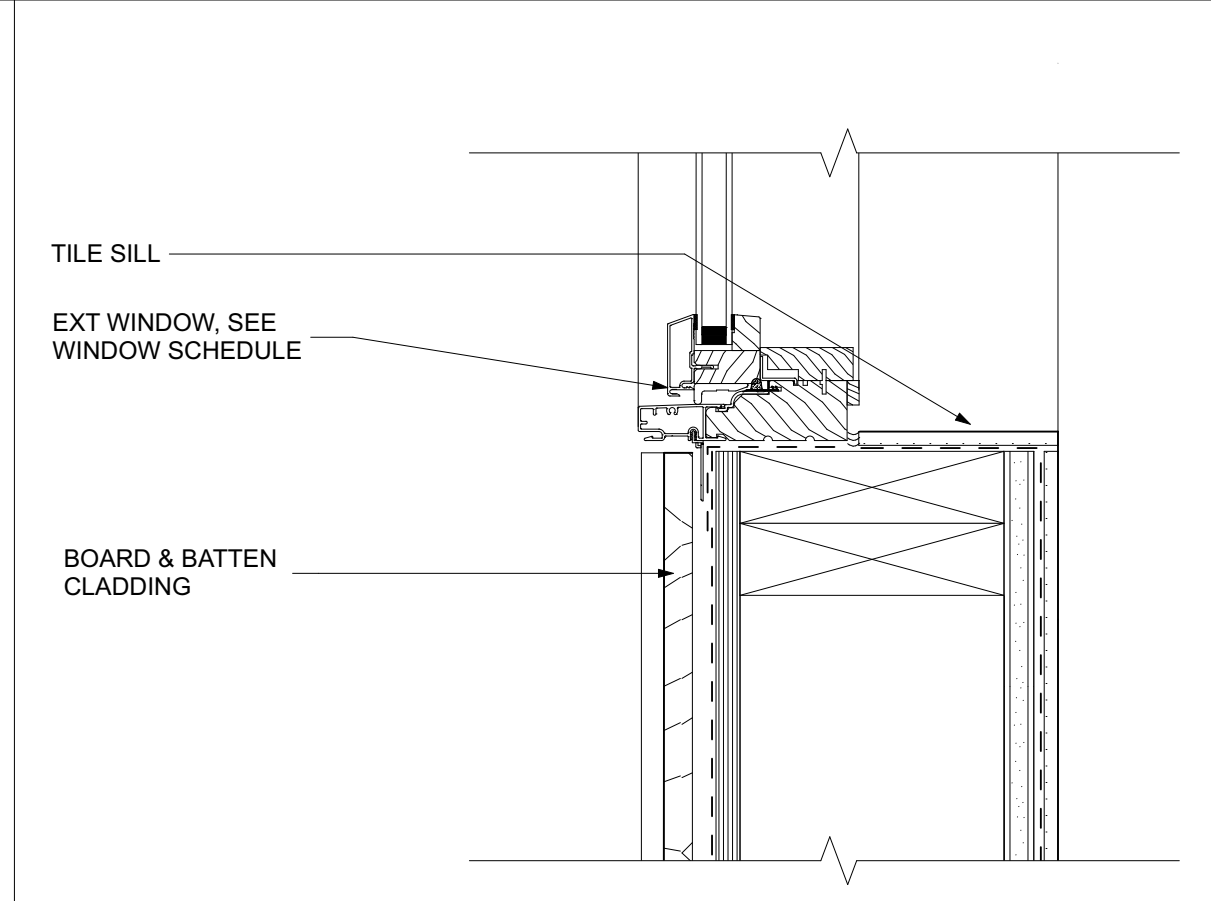
8 WINDOW JAMB, TYP.
 SCALE: 3" = 1'-0"



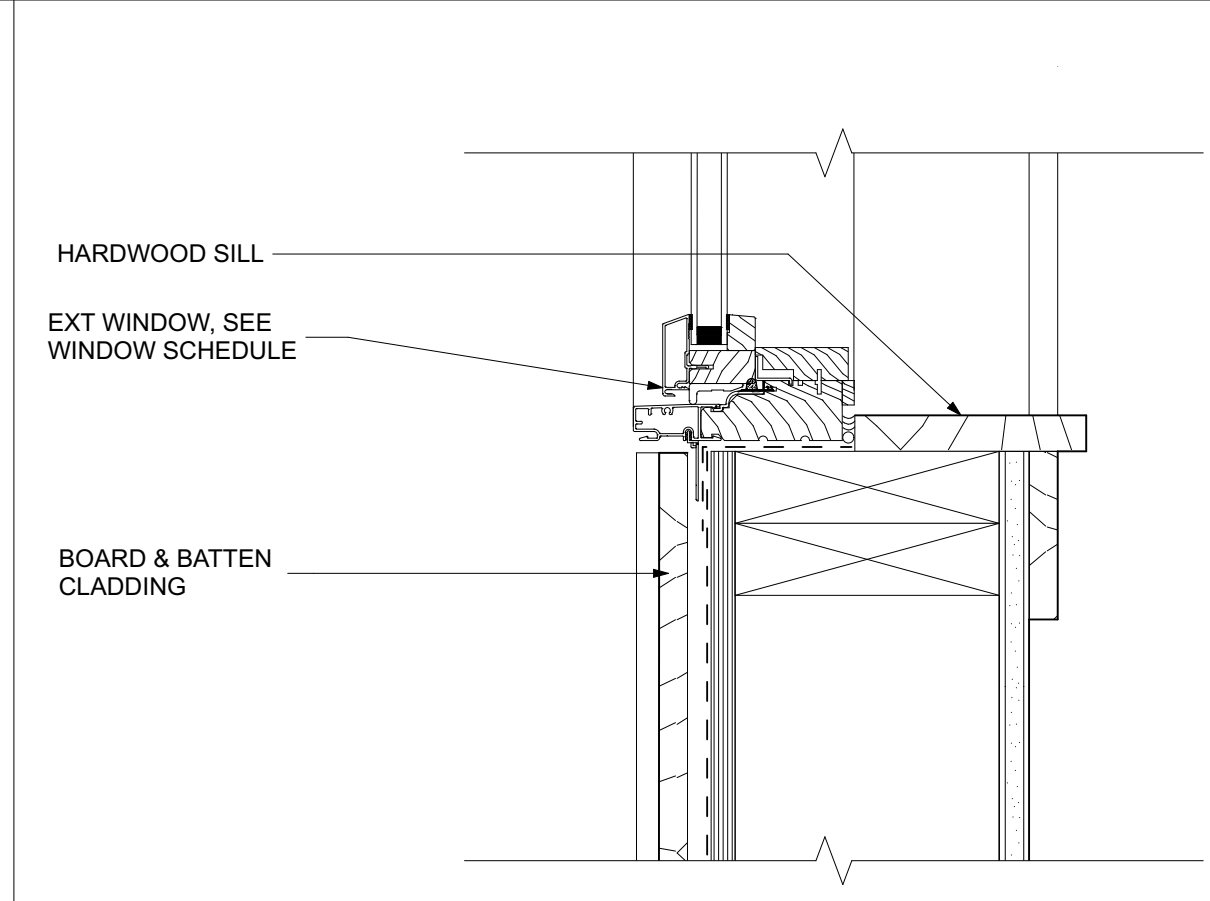
7 EXTERIOR SILL @ CONC. SLAB
 SCALE: 1 1/2" = 1'-0"



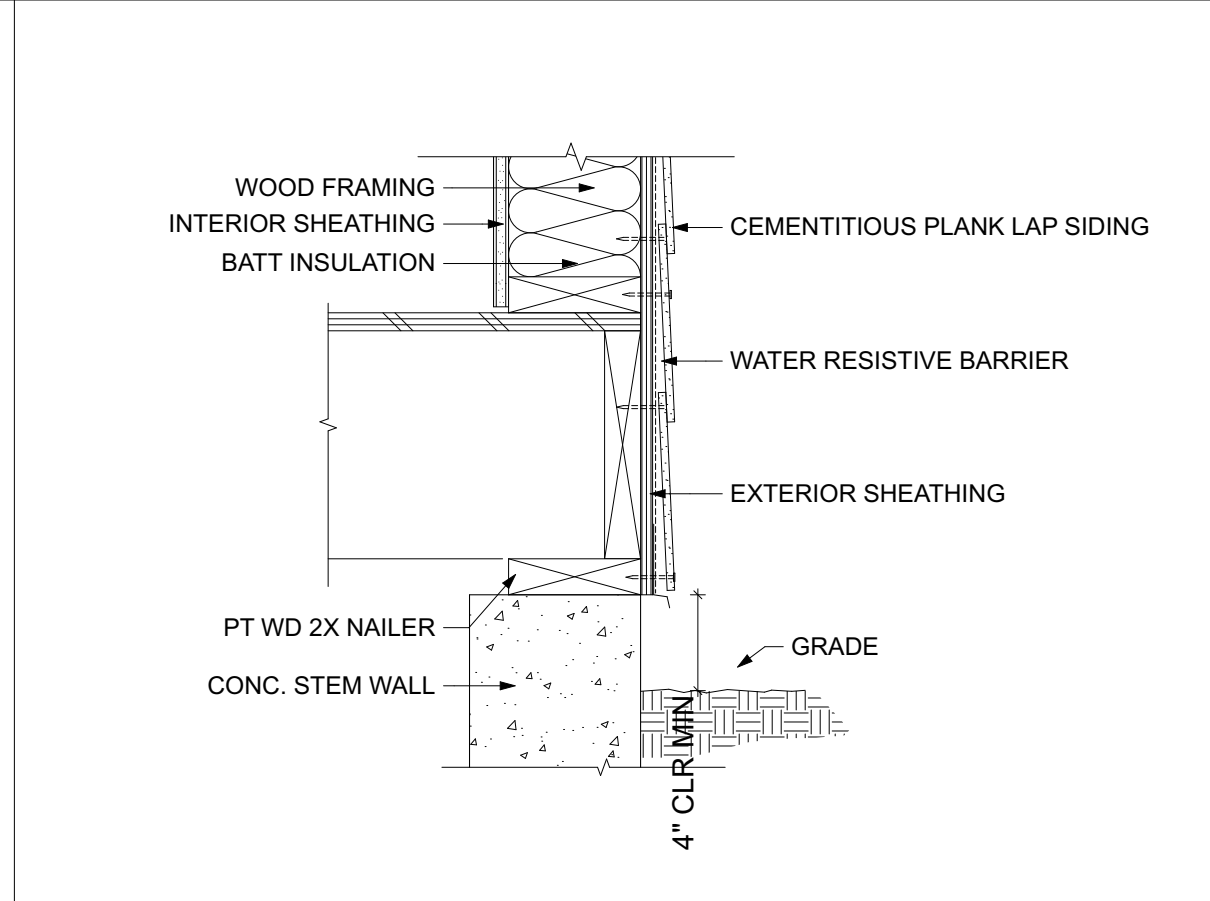
6 CEMENTITIOUS CLADDING @ INSIDE CORNER
 SCALE: 1 1/2" = 1'-0"



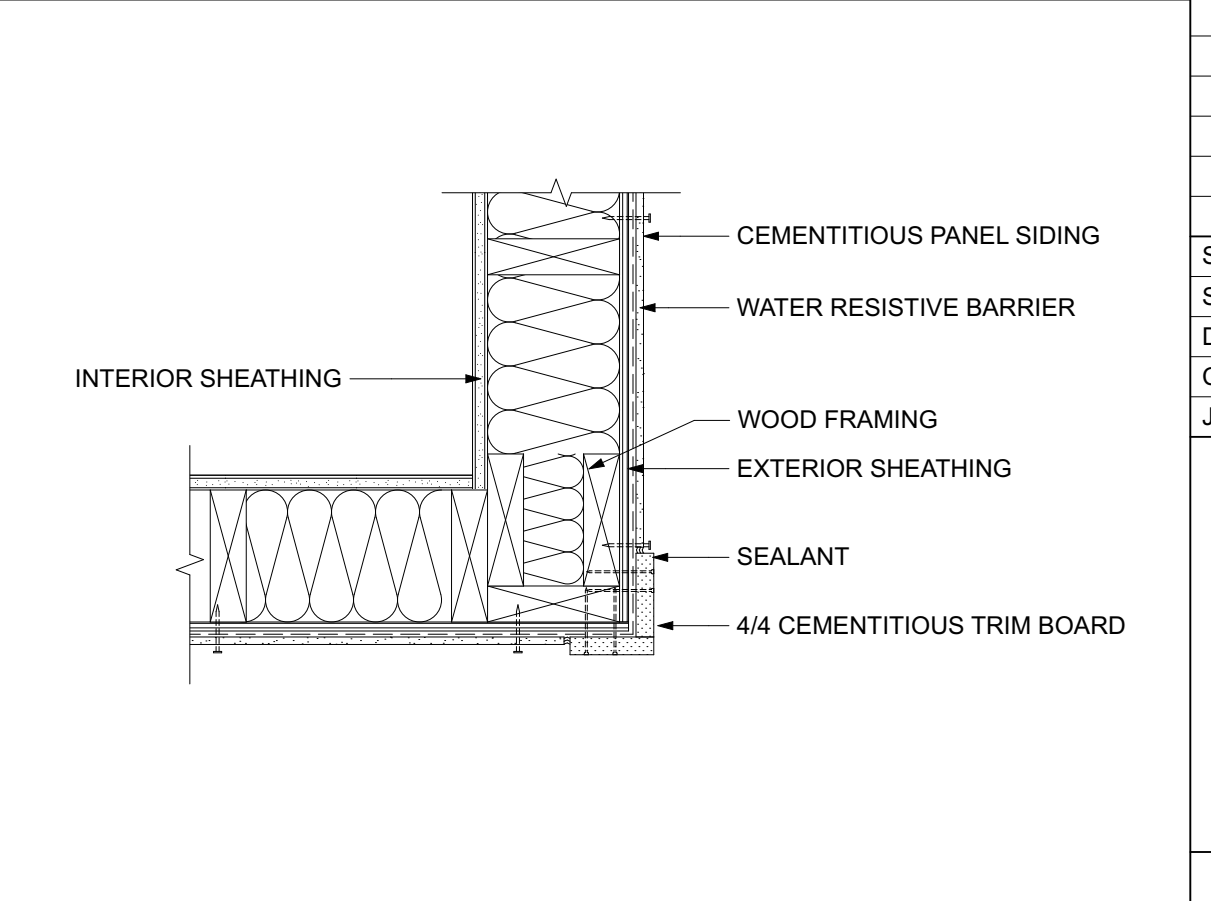
4 WINDOW SILL, BATHROOM
 SCALE: 3" = 1'-0"



3 WINDOW SILL, TYP.
 SCALE: 3" = 1'-0"



2 EXTERIOR SILL @ CONC. STEM WALL
 SCALE: 1 1/2" = 1'-0"



1 CEMENTITIOUS CLADDING @ OUTSIDE CORNER
 SCALE: 1 1/2" = 1'-0"

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

ID	NAME	DATE
		11/8/23

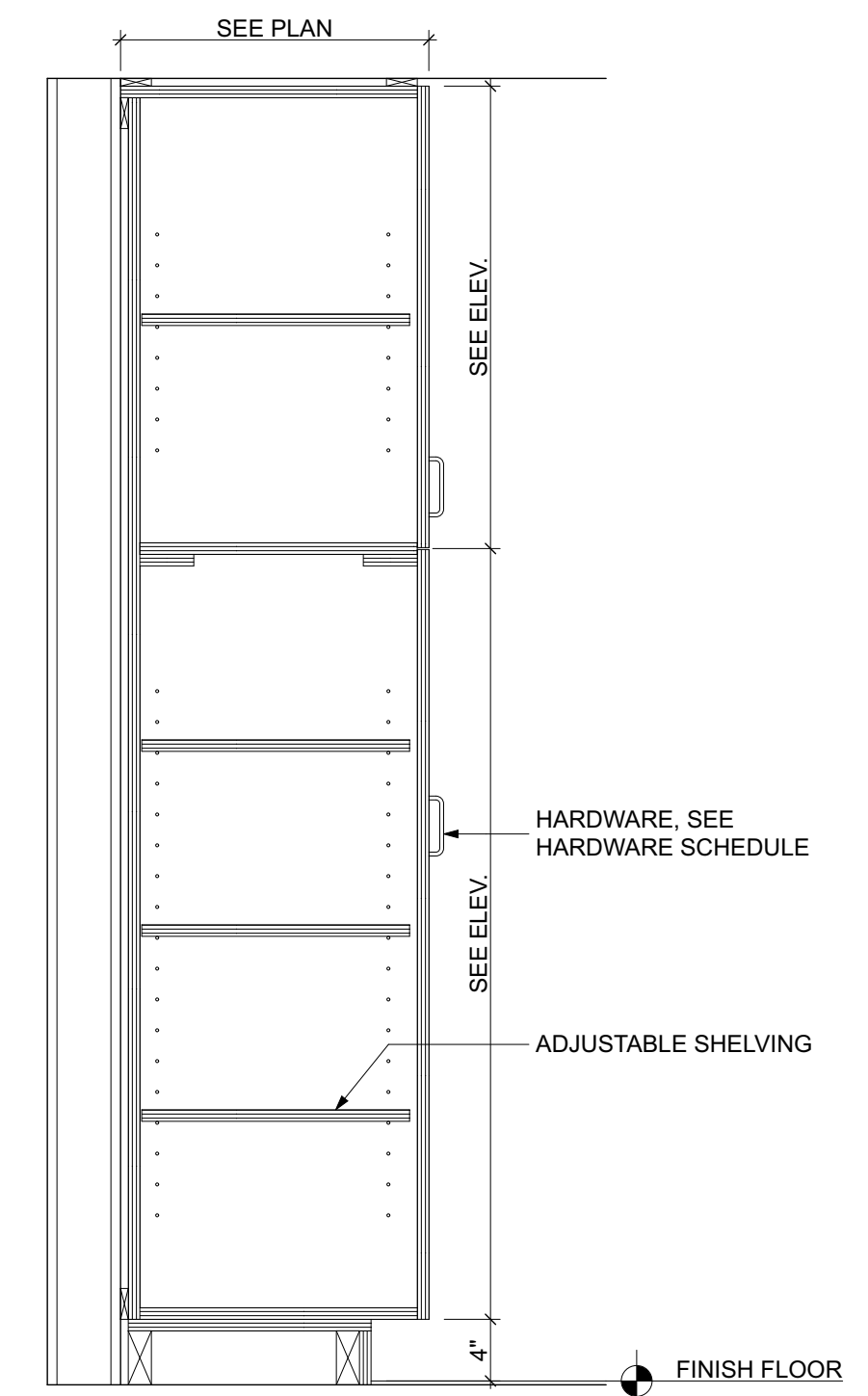
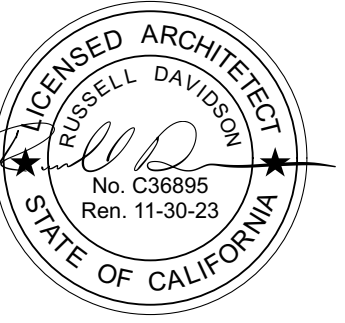
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JOB:	---

DETAILS

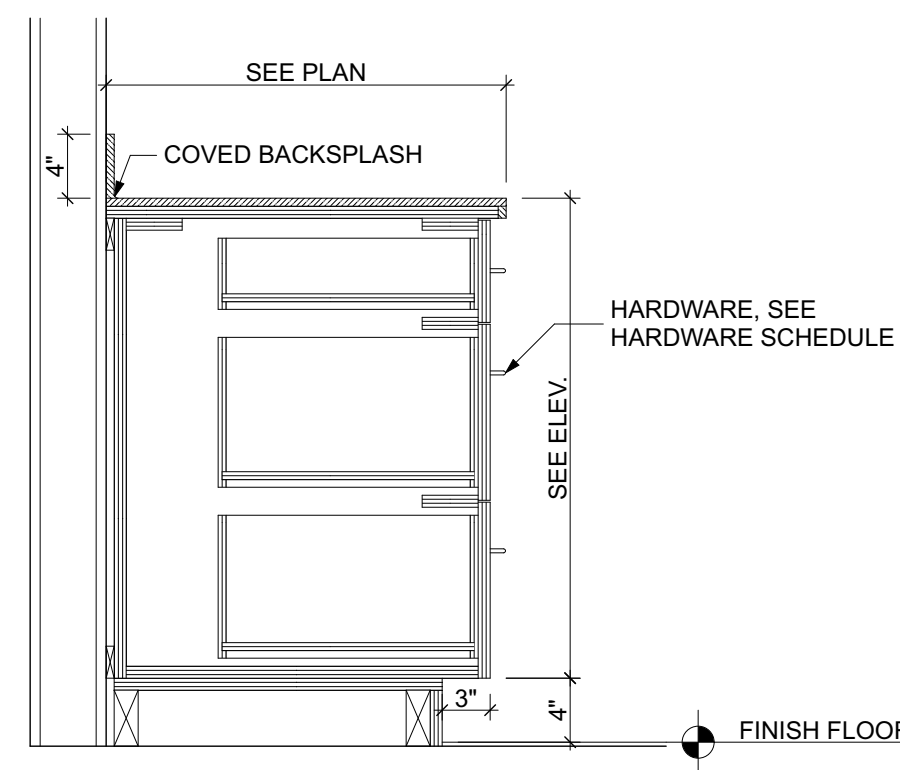
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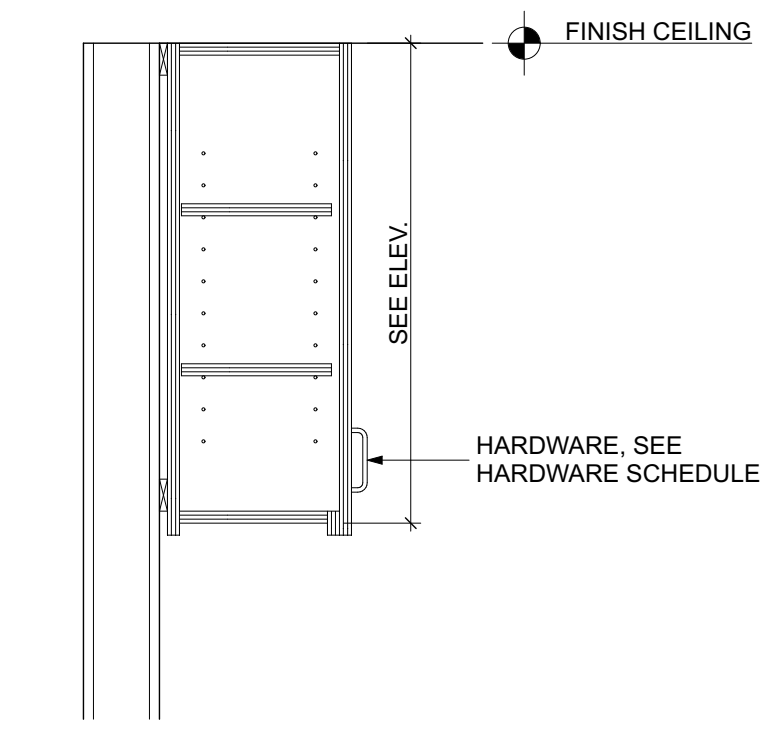
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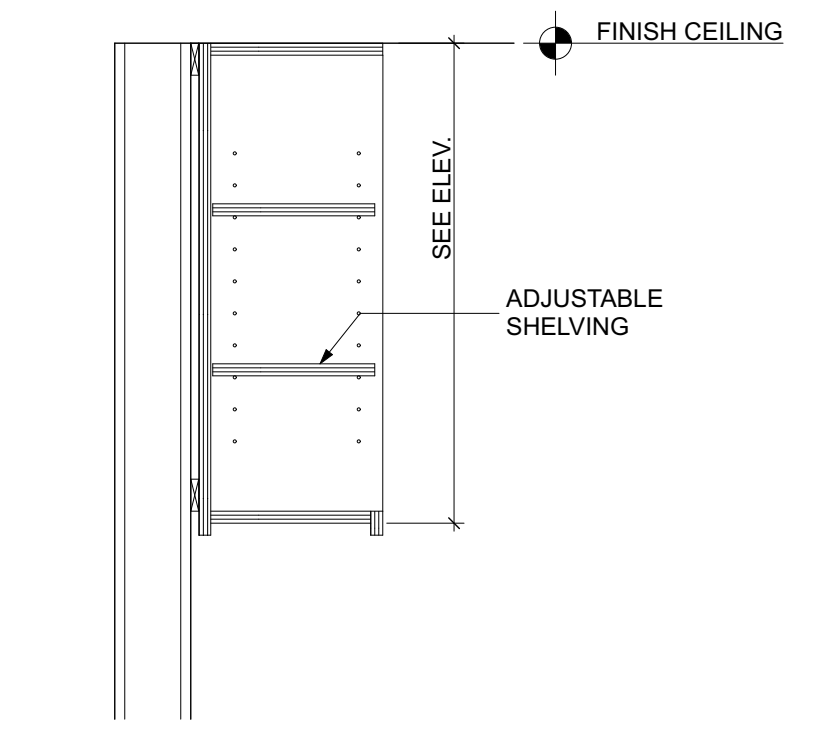
9 FULL HEIGHT STORAGE
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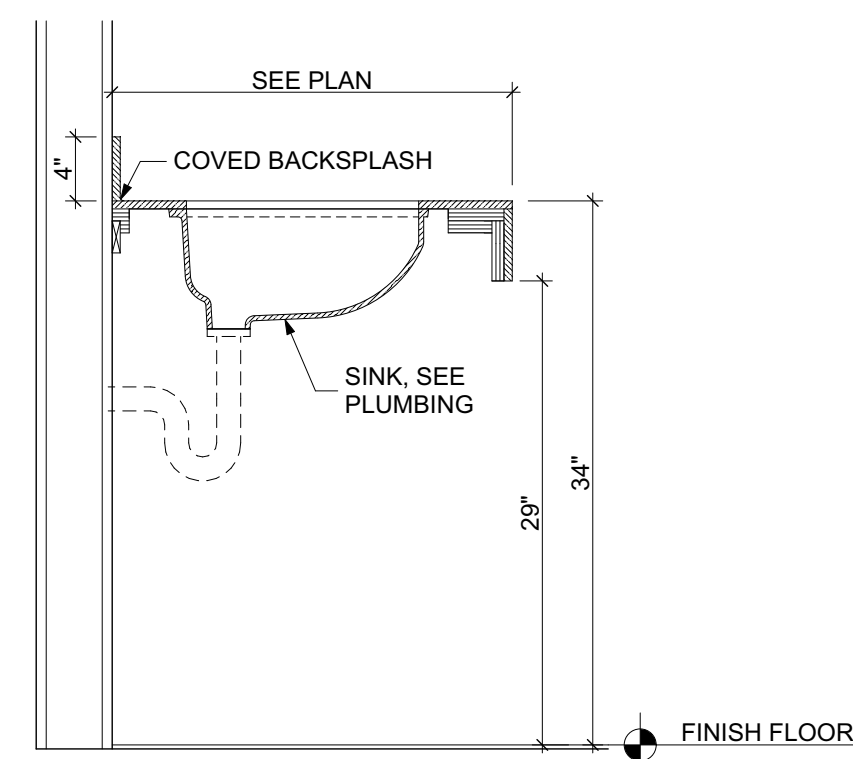
8 DRAWER BASE
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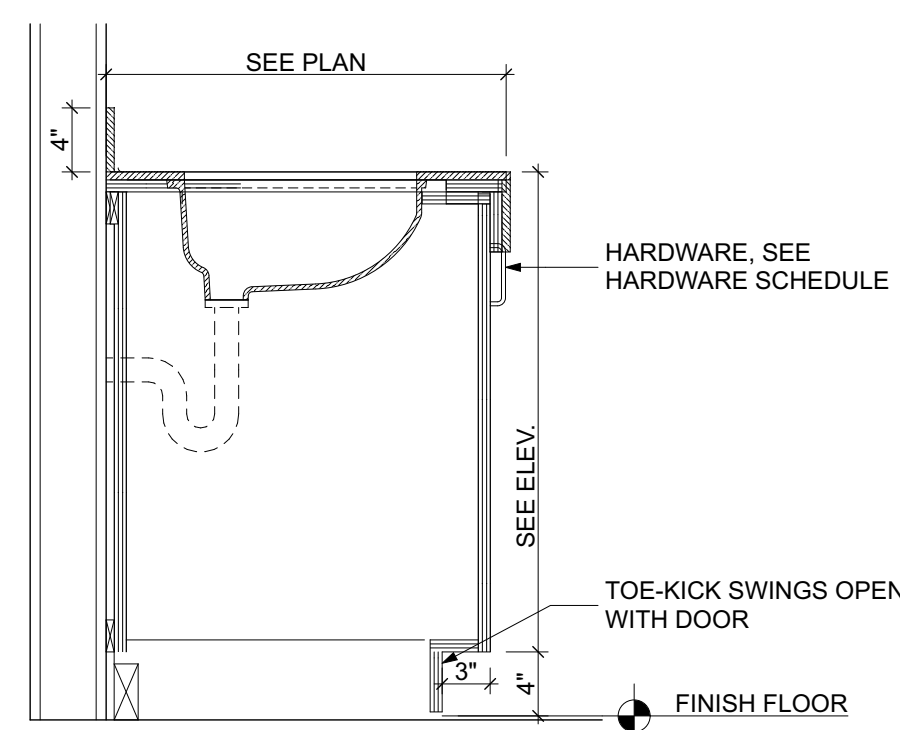
6 UPPER CABINET
 SCALE: 1" = 1'-0"



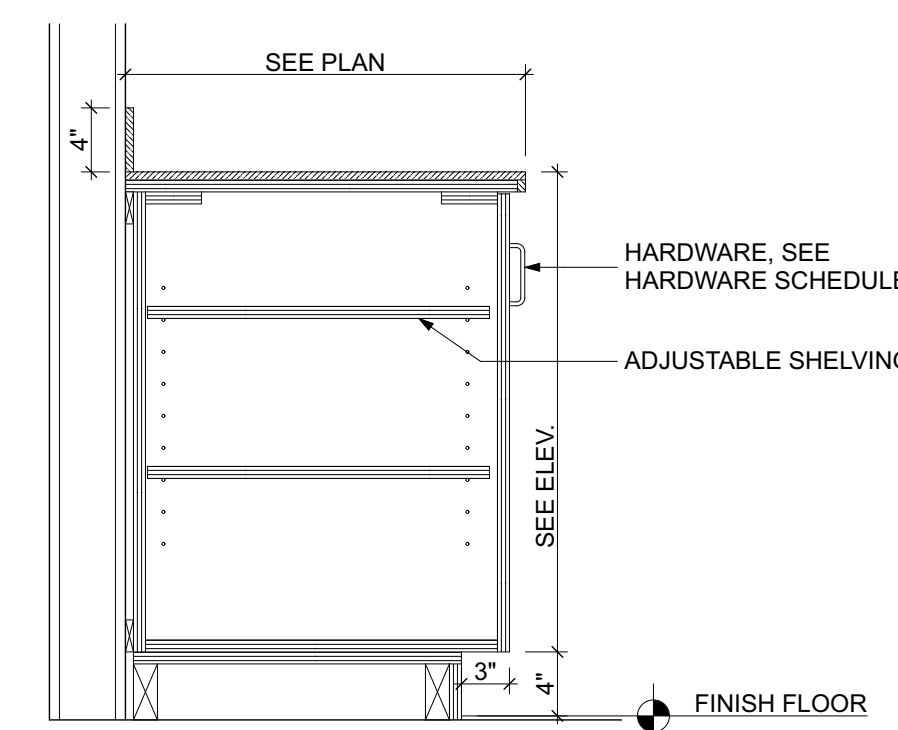
5 OPEN SHELVING
 SCALE: 1" = 1'-0"



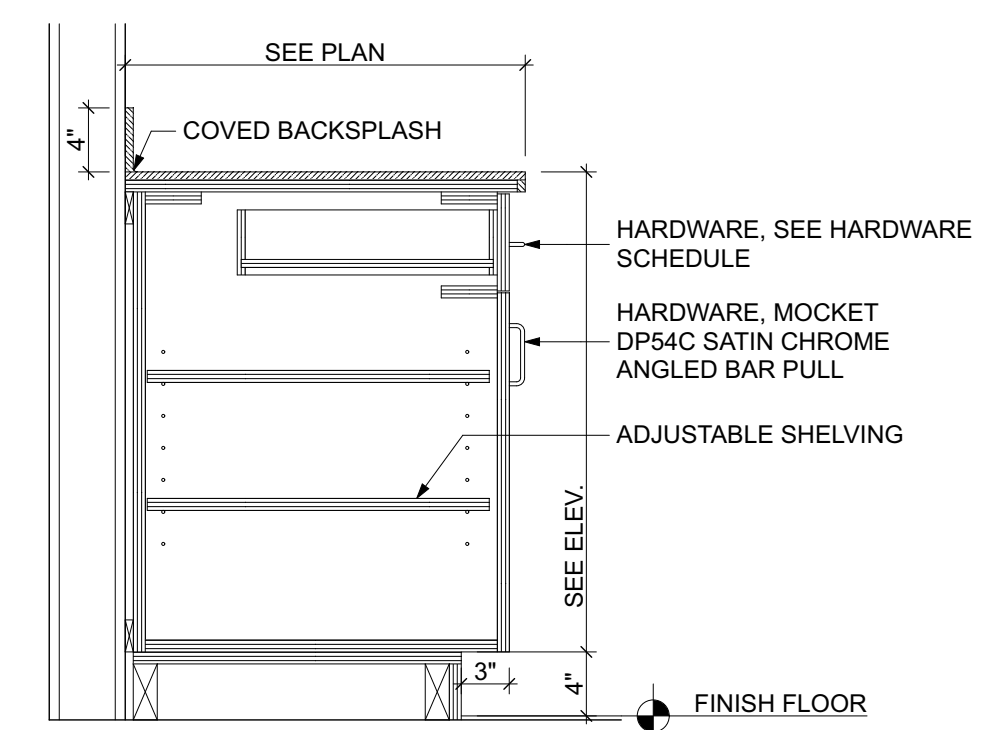
4 LAVATORY
 SCALE: 1" = 1'-0"



3 ROLL UNDER CABINET
 SCALE: 1" = 1'-0"



2 DOOR BASE
 SCALE: 1" = 1'-0"



1 DOOR & DRAWER
 SCALE: 1" = 1'-0"

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

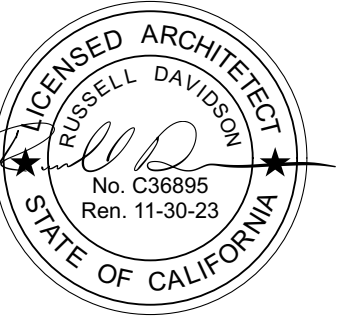
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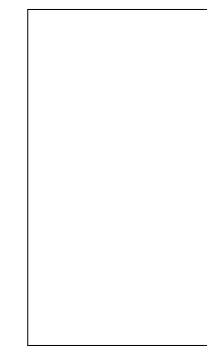
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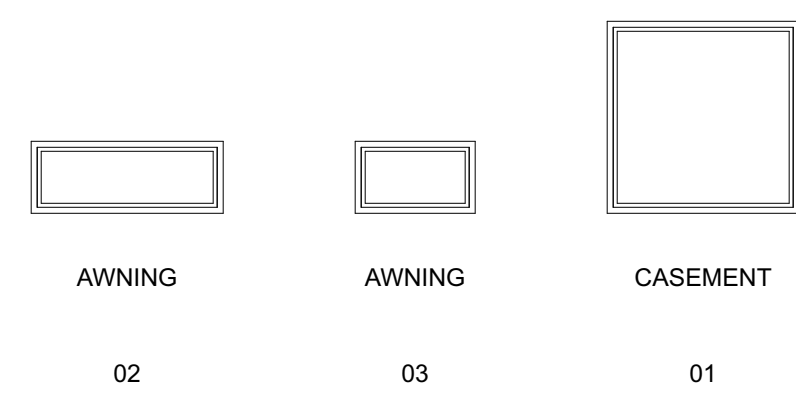
DOOR SCHEDULE														
DOOR #	LOCATION	TYPE	EXPOSURE	W	H	TH	MFG	MODEL	MATERIAL	FINISH	HARDWARE	CLOSER	FIRE RATING	REMARKS
01	SQUAD		INT	3'-0"	7'-0"	1/2"				PTD	TYPE 2	Y	45 MIN.	
02	OFFICE		INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
03	BEDROOM 3		INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
04	BATH 1		INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
05	HALL		INT	4'-0"	7'-0"	1/2"			SCWD	PTD	TYPE 4	N		
06	BATH 2 (ADA)		INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
07	BEDROOM 2		INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
08	BEDROOM 1		INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
09	LIVING ROOM		EXT	3'-0"	7'-0"	1/2"	ANDERSEN	STRAIGHTLINE #334	SCWD/GLASS	FACTORY	TYPE 1	N		



00, 01, 02, 03, 04, 05, ...

2 DOOR TYPES
 SCALE: 1" = 1'-0"

WINDOW SCHEDULE							
ID	TYPE	LOCATION	W	H	MFG	FRAME MATL	REMARKS
01	CASEMENT	BEDROOM 3	4'-0"	4'-0"	ANDERSEN		
02	AWNING	BATH 1	4'-0"	1'-6"	ANDERSEN		
03	AWNING	BATH 2 (ADA)	2'-6"	1'-6"	ANDERSEN		



1 WINDOW TYPES
 SCALE: 1" = 1'-0"

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

DOOR NOTES

- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 11/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

WINDOW NOTES

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 30 OR GREATER.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
 - THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
 - THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH ONE TEMPERED PANE. HAVE A FIRE RESISTANT RATING OF 20 MINUTES. SEE THE REQUIREMENTS OF M 12-9.2.

SUBMITTED:	DATE
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DOOR & WINDOW SCHEDULES

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JOB SET

HVAC LEGEND	
	12"x6" SUPPLY DIFFUSER SIZE AND FLOW RATE LISTED. ARROWS INDICATE THROW PATTERN.
	24"x10" RETURN GRILLE, SIZE AND FLOW RATE LISTED.
	4"x10" CEILING EXHAUST GRILLE, SIZE AND FLOW RATE LISTED.
	RECTANGULAR SUPPLY AIR CROSS SECTION
	RECTANGULAR RETURN AIR CROSS SECTION
	RECTANGULAR EXHAUST AIR CROSS SECTION
	THERMOSTAT
	BALANCING DAMPER
	RIGID DUCT
	FLEXIBLE DUCT
	EQUIPMENT TAG
AC	ABOVE CEILING
HP	HEAT PUMP
FC	FAN COIL UNIT
CFM	CUBIC FEET PER MINUTE
EF	EXHAUST FAN
SA	SUPPLY AIR
RA	RETURN AIR
EA	EXHAUST AIR
OA	OUTSIDE AIR

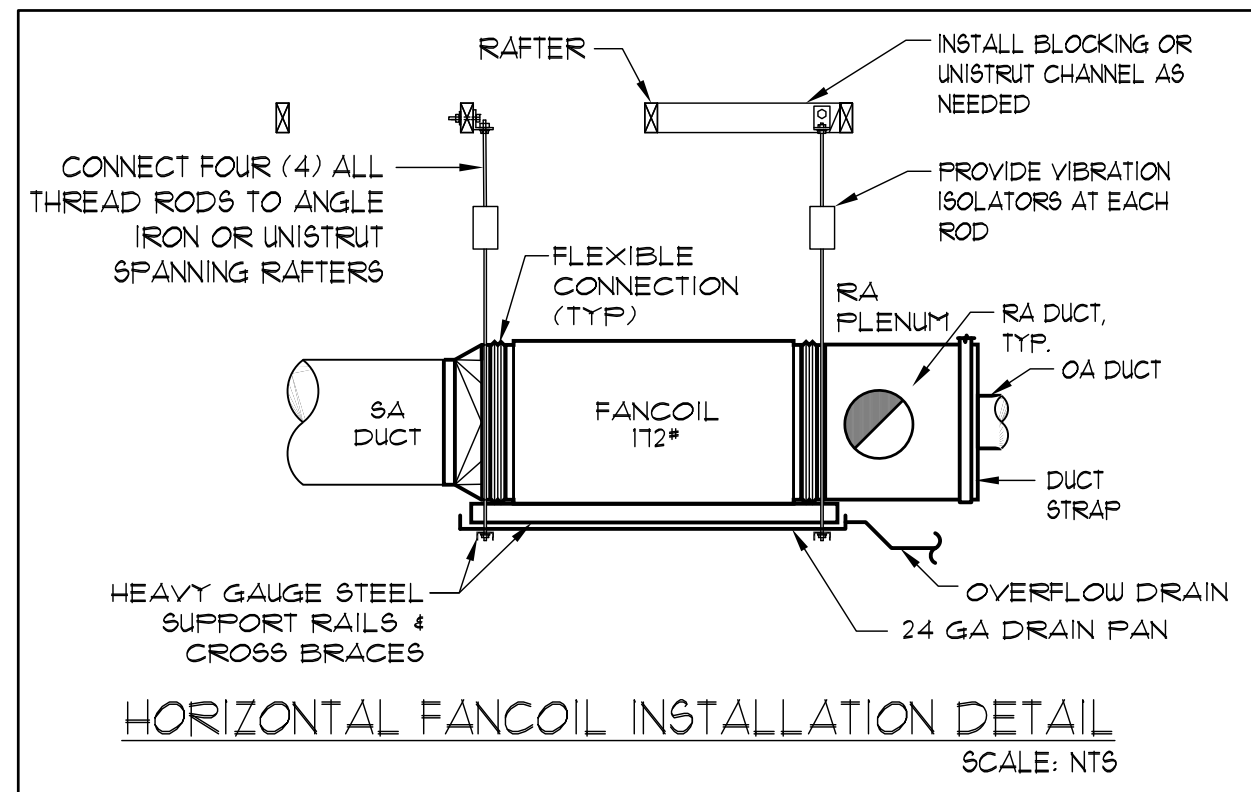
HVAC NOTES

- SCOPE OF WORK**
 - REMOVE EXISTING FURNACE AND CONDENSING UNIT.
 - REMOVE EXISTING DUCTING, DIFFUSERS AND GRILLES.
 - PATCH SURFACES WHERE REGISTERS AND GRILLES HAVE BEEN REMOVED. PATCH TO MATCH EXISTING CONDITION.
 - ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS DISCOVERED DURING DEMOLITION SHALL BE BROUGHT TO THE ARCHITECT AND ENGINEER'S ATTENTION TO REVISE PLANS AS NECESSARY.
 - INSTALL NEW INVERTER DRIVEN VARIABLE SPEED HEAT PUMP AS INDICATED ON PLANS.
 - INSTALL NEW EXHAUST FANS.
 - INSTALL ALL NEW DUCTING.
 - FURNISH AND INSTALL ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR A COMPLETE INSTALLATION OF HVAC WORK INDICATED ON THE DRAWINGS. ALSO PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN REASONABLY BE INFERRED OR TAKEN AS BELONGING TO THE WORK AND NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
 - IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO ASSURE ALL MECHANICAL SYSTEMS FUNCTION PROPERLY, SAFELY, AND MEET ALL LOCAL, STATE AND REGIONAL CODES.
 - ALL WORK SHALL CONFORM TO THE ACCEPTED STANDARDS OF THE TRADE. THE ENGINEER IS TO BE NOTIFIED IF ANY SUBSTITUTIONS ARE SEEN TO BE NECESSARY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF EQUIPMENT INDICATED TO BE REMOVED, UNLESS OTHERWISE INSTRUCTED BY THE OWNER. EXISTING REFRIGERANT SHALL BE RECLAIMED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE 1990 CLEAN AIR ACT AMENDMENT.
 - THE CONTRACTOR SHALL PARTICIPATE IN BID WALK-THRU AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. BIDS SHALL BE ADJUSTED TO ACCOMMODATE ANY EXISTING CONDITIONS WHICH ARE NOT SHOWN ON PLANS AND ARE VISIBLE DURING WALK-THRU. ANY AND ALL DEVIATIONS FROM PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- CONTROLS - GENERAL**
- THE VENTILATION SYSTEM SHALL BE WIRED TO OPERATE CONTINUOUSLY DURING OCCUPIED HOURS. DURING UNOCCUPIED HOURS THE UNIT SHALL CYCLE ON AND OFF WITH A DEMAND FOR HEATING AND COOLING.
 - ROOM THERMOSTATS SHALL BE PROGRAMMABLE WITH 5-1-1 DAY PROGRAMMING AND 24-HOUR HEATING AND COOLING SETBACK CAPABILITY.
 - THERMOSTATS SHALL HAVE DEMAND RESPONSIVE CAPABILITIES IN ACCORDANCE WITH CEC SECTION 10212(A). ALL THERMOSTATS MUST BE CERTIFIED OPEN/DRIVE 2.0A OR OPEN/DRIVE 2.0B VIRTUAL END NODE (VEN) CAPABLE AND BE CAPABLE OF COMMUNICATING WITH THE VEN USING A WIRED OR WIRELESS BIDIRECTIONAL COMMUNICATION PATHWAY.
- ETHERMOSTATS SHALL BE INSTALLED WHERE INDICATED ON PLANS, 48 INCHES ABOVE FINISHED FLOOR LEVEL.**
- INSTALLING SUB-CONTRACTOR SHALL PROVIDE ENGINEER WITH COMPLETE CONTROL SCHEMATIC INCLUDING SUBMITTALS FOR EACH COMPONENT.
 - LOW VOLTAGE WIRING FOR CONTROLS AND SENSORS IS THE RESPONSIBILITY OF THE MECHANICAL/HVAC CONTRACTOR. ALL CONDUIT PULLS (AND LOW VOLTAGE WIRING INSTALLATION) IS TO BE COORDINATED WITH ELECTRICAL CONTRACTOR DURING CONSTRUCTION.
 - AIR DIFFUSERS AND RETURN/EXHAUST GRILLES SHALL BE SHOEMAKER, OR EQUAL. PROPOSED MODEL NUMBERS FOR DIFFERENT APPLICATIONS ARE AS FOLLOWS:

APPLICATION	MODEL #	REMARKS
CLG GYPSUM SUPPLY	MA (W/OBD)	MODULAR CORE THROW PATTERN INDICATED
CLG GYPSUM RETURN	915	HORIZONTAL BAR FIXED BLADE
CLG GYPSUM EXHAUST	600	EGGCRATE GRILLE
EXTERIOR LOUVER	4525	STORM RESISTANT, DRAINABLE BLADE EXTERIOR LOUVER WITH BIRDSCREEN
 - FOR THE EXACT LOCATION OF DIFFUSERS AND GRILLES REFER TO ARCHITECTURAL REFLECTED CEILING PLAN.
 - PROVIDE CAM-FARR, 2 INCH DEEP, MERV-13 FILTERS IN RETURN AIR FLENUM OF AIR HANDLERS. INSTALL DOWNSTREAM OF RETURN AIR AND FRESH AIR INTAKE.
 - OUTSIDE AIR INTAKE SHALL BE A MINIMUM OF 10 FEET AWAY OR 3 FEET BELOW EXHAUST AIR DISCHARGE OR PLUMBING VENTS. COVER AIR INTAKE WITH 1" MESH WIRE.
 - SLOPE ALL CONDENSATE LINES AT 1/4" PER FOOT. PRIMARY CONDENSATE SHALL TERMINATE OUTSIDE A MINIMUM OF 6" ABOVE GRADE WITH A DOWNWARD ELBOW OR INDIRECTLY TO APPROVED PLUMBING FIXTURE. SECONDARY CONDENSATE SHALL TERMINATE IN A CONSPICUOUS LOCATION. PIPING SHALL BE 3/4" SCHEDULE 40 FVC UNLESS OTHERWISE NOTED.
 - DUCT MATERIAL AND SEALING:**
 - DUCTING IN CONCEALED LOCATION SHALL BE GALVANIZED SHEET METAL. PRE-INSULATED FLEX DUCT MAY BE USED AS LEADERS (5' MAX.) TO AND FROM AIR TERMINALS. PER CMC 03.4.1, DUCT SHALL BE MANUFACTURED IN ACCORDANCE WITH CHAPT. 6 OF THE 2022 CMC AND SMACNA GUIDELINES.
 - PRE-INSULATED FLEX DUCT SHALL HAVE AN R-VALUE = 8.0.
 - FACTORY-FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL181.
 - METAL TO METAL JOINTS SHALL BE SEALED WITH MASTIC SEALANT TO PROVIDE AIRTIGHT PROTECTION PRIOR TO INSULATION. APPLY SEALANT ACCORDING TO MANUFACTURER'S RECOMMENDATION.
 - INNER LINING OF FLEX DUCTING SHALL BE SECURELY FASTENED WITH A FAN DUCT STRAP. THE EXTERIOR LINING (INSULATION) SHALL BE SECURELY TAPED TO THE SHEET METAL FITTING.
 - WHERE TURNS AND/OR TRANSITIONS EXCEED 45 DEGREES USE SHEET METAL FITTINGS AND ELBOWS. PROVIDE SHEET METAL SLEEVES FOR ALL SPLICES.
 - CORRUGATED ALUMINUM FLEX DUCT SHALL NOT BE ALLOWED.
 - ALL TAPES AND MASTIC SEALANTS SHALL COMPLY WITH UL181, UL 181A, OR UL181B.
 - INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 15 DEGREES DIVERGENCE WHEREVER POSSIBLE. DIVERGENCE UPSTREAM OF EQUIPMENT SHALL NOT EXCEED 20 DEGREES; CONVERGENCE DOWNSTREAM SHALL NOT EXCEED 30 DEGREES.
 - SUPPORTS AND HANGERS FOR DUCTING SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA MECHANICAL CODE AND IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. DUCTS SHALL BE SUPPORTED AT EACH CHANGE OF DIRECTION, SUPPORTS AND 8' INTERVALS (MIN.).
 - WRAP ALL UNLINED CONCEALED SUPPLY AND RETURN DUCTS WITH O.C. FIBERGLASS DUCT WRAP OR JM MICROLITE, 2" THICK AND 1" PER CUBIC FOOT DENSITY. WRAP INSULATION ENTIRELY AROUND DUCT AND WIRE SECURELY IN PLACE WITH #6 WIRE 12" O.C. ON EACH SIDE OF STANDING SEAM AND OVER INSULATION JOINT. LAP ALL INSULATION JOINTS 3" MIN. INSULATE DUCTS TIGHT AGAINST OTHER WORK BEFORE HANGING IN PLACE.
 - DUCTS WITHIN 5 FEET OF AIR MOVING DEVICE SHALL BE LINED ON THE INTERIOR WITH 1" QUENS CORNING TYPE 150 AEROFLEX, OR EQUAL. MATERIAL HAS A 'K' OF 0.28 (BTU/HR-FT-F').
 - AT TIME OF ROUGH INSTALLATION OR DURING STORAGE OF THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HVAC SYSTEM, ALL DUCTING AND RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
 - AIR DISTRIBUTION SYSTEM SHALL BE BALANCED WITH AN APPROVED AND CALIBRATED AIR FLOW MEASURING DEVICE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB). PROVIDE INDICATED AIR FLOW RATES (WITHIN ±5%). PROVIDE OWNER WITH COMPLETE AIR BALANCE REPORT.
 - NO DUCTED OR NON-DUCTED AIR MOVING DEVICE SHALL TERMINATE IN ATTIC.
 - INSULATE CONDENSATE LINE WITH ARMSTRONG® 1/2" WALL THICKNESS "DG TUBO-SLIT", COND=0.23 (BTU-IN/HR-F) AT 15°F IN ACCORDANCE WITH ASTM C 111 OR C 518 WITH THIRD PARTY TESTING SUPERVISION.

MELAS ENERGY ENGINEERING

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HVAC EQUIPMENT SCHEDULE

SYMBOL	AREA SERVED	COOLING			HEATING		FAN		ELECT.							REMARKS	
		TOTAL (BTU/HR)	SENSIBLE (BTU/HR)	COIL EDB/EWB (°F)	HIGH INPUT/OUTPUT (BTU/HR)	DB (°F)	CFM	S.P. (WC)	O.A. (CFM)	VOLTAGE	MCA	COMP. LRA	FUSE/MOCP	MFR & MODEL NO.	WEIGHT (LBS)		EFFICIENCY
FC-1	FIRE STATION	47,000	38,500	80/63	54,000	47	1,485	0.8	375	208/230 V. 1 PHASE	5.63	---	15	MITSUBISHI # PVFY-P54NAMU-E1	172	---	MULTI-POISE FANCOIL, INSTALL IN HORIZONTAL POSITION DIMENSIONS: W=21-5/8", H=21", L=54-1/4" SUSPEND FAN FROM ROOF FRAMING L=13-3/8", W=9-1/2", H=7-7/8", 6" DUCT CONNECTION
HP-1	FIRE STATION	47,000	38,500	80/63	54,000	47	---	---	---	208/230 V. 1 PHASE	36	---	50	MITSUBISHI # MKZ-SM60NAM	302	HSPF = 10.7 SEER = 17.8 EER = 11.1	GROUND MOUNTED OUTDOOR HEAT PUMP SOUND - 46 DBA DIMENSIONS: W=41-11/32", D=18", H=52-11/16"

NOTES:
1. INSTALL EQUIPMENT ACCORDING TO MANUFACTURER'S RECOMMENDATION.

EXHAUST FAN SCHEDULE

SYMBOL	QTY.	AREA SERVED	DESCRIPTION	CFM	S.P. (WC)	RPM	ELECT.			MFR & MODEL NO.	WEIGHT (LBS)	SONES	REMARKS
							VOLTAGE	BHP	WATTS				
EF-1	1	LAUNDRY	IN-LINE EXHAUST FAN	200	0.4	---	115 V. 1 PHASE	---	53.2	PANASONIC WHISPERLINE™ FV-20-NLF1	19.1	1.2	UNIT HAS BUILT-IN BACKDRAFT DAMPER FAN SHALL BE ENERGIZED BY FAN IN FC-1 SUSPEND FAN FROM ROOF FRAMING
EF-2	1	BATH 1	CEILING CABINET FAN	110	0.25	---	115 V. 1 PHASE	---	12.5	PANASONIC WHISPERGREENFIT™ FV-0511VF1	11.2	1.2	UNIT HAS BUILT-IN BACKDRAFT DAMPER EXHAUST FAN SHALL HAVE 6" DUCT CONNECTION FAN HAS 3 HIGH SPEED SETTINGS: 50, 80, OR 110 CFM FAN SHALL BE ENERGIZED BY ROOM LIGHT SWITCH
EF-3	1	BATH 2	CEILING CABINET FAN	110	0.25	---	115 V. 1 PHASE	---	12.5	PANASONIC WHISPERGREENFIT™ FV-0511VF1	11.2	1.2	UNIT HAS BUILT-IN BACKDRAFT DAMPER EXHAUST FAN SHALL HAVE 6" DUCT CONNECTION FAN HAS 3 HIGH SPEED SETTINGS: 50, 80, OR 110 CFM FAN SHALL BE ENERGIZED BY ROOM LIGHT SWITCH

NOTES:
(1) INSTALL/MOUNT EXHAUST FANS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
(2) FIELD LOCATE DUCT TERMINATIONS FOR EXHAUST FANS. THEY SHALL NOT TERMINATE IN ATTIC OR WITHIN 3 FEET OF OPERABLE DOOR OR WINDOW.

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959

HVAC NOTES AND SPECIFICATIONS

Project Title:

Project Location:

Sheet Title:

Revisions:

No.	Date:	By:	Description:
-	-	-	-
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Plot Date: 9/11/2023

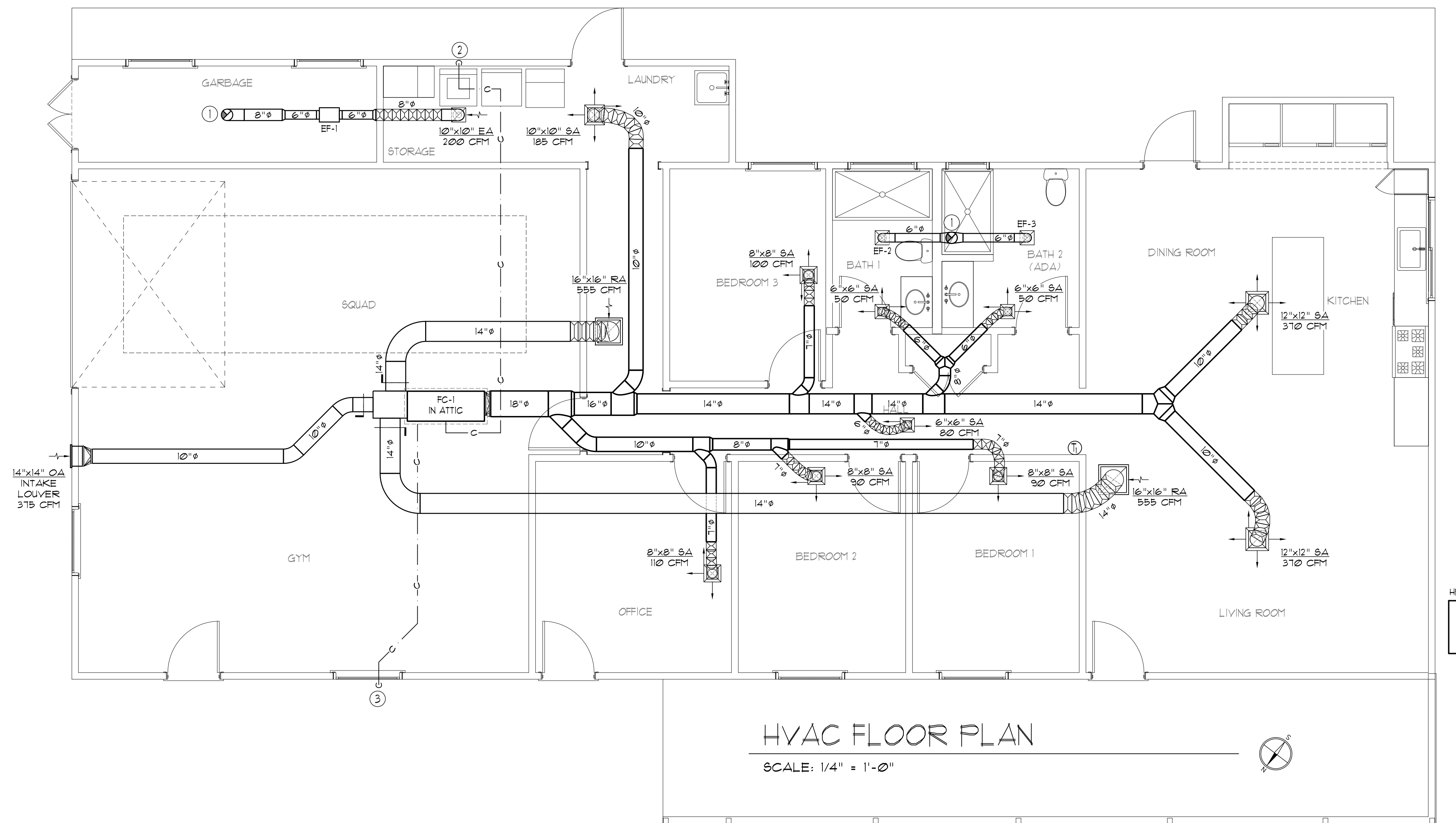
Job #: 23-235

Scale: as noted

Date 1st Issued: 9-11-2023

Sheet Number: M0.1

JOB SET



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

KEYED NOTES

- 8" EA DUCT THROUGH ROOF TO GREENHECK GRABER RELIEF HOOD
- TERMINATE PRIMARY CONDENSATE INDIRECTLY TO WASHER WALL BOX DRAIN
- TERMINATE SECONDARY CONDENSATE WITH DOWNWARD ELBOW OVER WINDOW AT EXTERIOR SOFFIT

STATION 86 RENOVATION
 12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
HVAC FLOOR PLAN

Project Title:
 Project Location:
 Sheet Title:

Revisions:

No.	Date:	By:	Description:
-	-	-	-
-	-	-	-

Plot Date:	9/11/2023
Job #	23-235
Scale	as noted
Date 1st Issued	9-11-2023
Sheet Number	M1.1

JOB SET

PIPE MATERIAL SCHEDULE

SANITARY WASTE & VENTING MATERIALS

- (A) DRAINAGE WASTE AND VENT PIPING SHALL BE SCHEDULE 40 A53 DRIVING NO HUB CAST IRON OR OTHER APPROVED MATERIAL HAVING A SMOOTH AND UNIFORM BORE. FITTINGS SHALL BE MADE OF SIMILAR MATERIAL.
- EXCEPTION:
- NO HUB CAST IRON SHALL BE USED WHERE SLOPE OF WASTE LINE IS LESS THAN 1/4" PER FOOT, OR WHERE WASTE PIPING IS ROUTED BETWEEN FLOORS OR RISERS IN WALLS.
- (A) VENT PIPING SHALL EXTEND 12 INCHES ABOVE THE ROOF (MIN.) AND SHALL BE FLASHED WITH GALVANIZED ROOF JACKS AND RUBBER WATERPROOF VENT COLLARS. THE MINIMUM VENT SIZE AT VENT EXTENSION THROUGH ROOF SHALL BE 3" (MIN.) TO PREVENT FROST/SNOW CLOSURE. THE CHANGE IN DIAMETER SHALL BE MADE INSIDE THE BUILDING AT LEAST ONE (1) FOOT BELOW THE ROOF. VENTS SHALL BE PLACED ADJACENT TO UPPER RIDGE OF ROOF AND SHALL BE PROTECTED BY "MURPHY SPLITTER" OR METAL FORMED CRICKET APPROVED BY ADMINISTRATIVE AUTHORITY.

POTABLE WATER PIPING

- (A) SCHEDULE 40 P.V.C. PIPE MEETING THE REQUIREMENTS OF ASTM D 1785 MAY BE USED FOR COLD WATER DISTRIBUTION OUTSIDE THE BUILDING. FITTINGS SHALL BE IN COMPLIANCE ASTM 2464.
- (B) WATER PIPE AND FITTINGS SHALL BE TYPE K COPPER, ASTM B88. COPPER PIPING SHALL BE JOINED WITH VIEGA® PRESS FITTING. ALL MATERIAL USED WITHIN THE WATER SUPPLY SYSTEM, EXCEPT VALVES AND SIMILAR DEVICES, SHALL BE OF SIMILAR MATERIAL, EXCEPT WHERE OTHERWISE APPROVED BY THE ADMINISTRATIVE AUTHORITY.
- (C) ALL PIPING 2" AND SMALLER MAY BE NON-BARRIER PEX TUBING BY UPONOR®, VIEGA®, OR EQUAL. PEX TUBING SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F876-08 AND F877. FITTINGS SHALL BE ZERO LEAD FITTINGS MEETING THE REQUIREMENTS OF ASTM F1807. PEX PIPING SHALL MEET THE REQUIREMENTS OF SECTION 60412 OF THE 2016 CPC. POTABLE PEX PIPING PLACED IN SOIL SHALL BE SLEEVED WITH IN ACCORDANCE WITH TABLE 6041 (FOOTNOTE 2). THE FOLLOWING ARE EXCEPTIONS TO THE USE OF PEX PIPING:
- PIPING WITHIN 18 INCHES OF WATER HEATER SHALL BE TYPE L COPPER.

FUEL GAS PIPING

- (A) SCHEDULE 40 BLACK STEEL PIPE, ASTM A53, SCHEDULE 40 BLACK, WITH MALLEABLE IRON OR FORGED STEEL FITTINGS, SCREWED (THROUGH 2"). PROVIDE GAS COCK, DIRT LEG AND UNION AT EACH CONNECTION. GAS PIPING SHALL NOT BE BURIED BELOW SLAB UNLESS SPECIFICALLY INDICATED ON PLANS AND MEETING THE REQUIREMENTS OF CPC SECTION 1211.6.
- (B) BURIED GAS PIPING MAY BE BLACK STEEL PIPE WITH FACTORY WRAPPED PLASTIC COVER AS APPROVED BY LOCAL ADMINISTRATIVE AUTHORITY. ASTM A53, SCHEDULE 40 BLACK, WITH MALLEABLE IRON OR FORGED STEEL FITTINGS, SCREWED (THROUGH 2").

PLUMBING NOTES

1. SCOPE OF WORK

- REMOVE ONE BATHROOM AND ADD TWO (2) NEW BATHROOMS.
 - REVISED PLUMBING IN KITCHEN.
 - REFER TO ARCHITECTURAL DEMOLITION PLANS FOR PLUMBING FIXTURES TO BE REMOVED.
 - REPLACE EXISTING WATER HEATER WITH NEW ON-DEMAND WATER HEATERS.
 - FIELD VERIFY PIPING CONFIGURATION. ANY ALTERATION FROM WHAT IS INDICATED ON PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
 - REMOVE EXISTING PIPING NOT SHOWN TO BE REUSED ON PLANS.
2. ALL WATER AND WASTE PLUMBING INSTALLATION WORK AND ALL PLUMBING MATERIALS SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE.
3. IT IS THE INSTALLING CONTRACTORS' RESPONSIBILITY TO ASSURE ALL MECHANICAL SYSTEMS FUNCTION PROPERLY, SAFELY, AND MEET ALL LOCAL, STATE AND REGIONAL CODES.
4. ALL WORK SHALL CONFORM TO THE ACCEPTED STANDARDS OF THE TRADE. THE ENGINEER IS TO BE NOTIFIED IF ANY SUBSTITUTIONS ARE SEEN TO BE NECESSARY.
5. HOT AND COLD-WATER PIPE SIZING IS BASED ON CHART A 105.1 OF THE 2022 CPC AT THE FRICTION LOSS PER 100 FT INDICATED ON WATER AND WASTE SERVICE CALCULATIONS.
6. GAS PIPING SIZED ACCORDING TO TABLE 1216.2(1) OF THE 2022 CPC. PIPE SIZING FOR NATURAL GAS LESS THAN 2 PSI WITH PRESSURE DROP = 0.5 IN.W.C.
- DISTANCE FROM METER TO FURTHEST APPLIANCE = 65 FEET.
 - FITTING EQUIVALENT LENGTH = 40 FEET.
 - USE 125 FEET ROW IN TABLE 1216.2(1).
7. PROVIDE SHUTOFF VALVES OR STOPS AT EACH CONNECTION. AT GAS CONNECTIONS, PROVIDE GAS COCK, DIRT LEG, UNION AND FLEX CONNECTION.
8. CONTRACTOR SHALL PARTICIPATE IN BID WALK-THRU AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. BIDS SHALL BE ADJUSTED TO ACCOMMODATE ANY EXISTING CONDITIONS WHICH ARE NOT SHOWN ON PLANS AND ARE VISIBLE DURING WALK-THRU. ANY AND ALL DEVIATIONS FROM PLANS SHALL BE BROUGHT TO THE ENGINEERS' ATTENTION.
9. CONTRACTOR SHALL VERIFY SITE DIMENSIONS, NO CHANGE ORDERS WILL BE ALLOWED FOR CONDITIONS WHICH COULD BE VERIFIED BEFORE CONSTRUCTION.
10. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES. NO CHANGE ORDERS WILL BE ALLOWED FOR ITEMS THAT COULD HAVE BEEN COORDINATED IN THE FIELD.

11. PLUMBING FIXTURES NOT SPECIFIED ON PLANS SHALL BE SELECTED BY INSTALLING SUB-CONTRACTOR AND SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL. FIXTURES SHALL MEET 2022 CPC AND CAL-GREEN CODES. MAXIMUM FLOW RATES SHALL BE AS FOLLOWS:

- SINKS 1.8 GPM
- LAVATORIES (RESIDENTIAL) 1.2 GPM
- LAVATORIES (COMMERCIAL) 0.5 GPM
- SHOWERS 1.8 GPM
- WATER CLOSETS 1.25 GPF
- URINALS 0.125 GPF
- METERING FAUCETS 0.25 GAL/CYCLE

12. FURNISH AND INSTALL ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR A COMPLETE INSTALLATION OF PLUMBING WORK INDICATED ON THE DRAWINGS. PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN REASONABLY BE INFERRED OR TAKEN AS BELONGING TO THE WORK AND NECESSARY TO PROVIDE THE COMPLETE SYSTEM.

13. PROVIDE ALL NECESSARY PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED UNDER OTHER DIVISIONS OR SECTION OR BY OWNERS. PROVIDE SHUTOFF VALVES OR STOPS AT EACH CONNECTION.
14. PIPING IS TO BE FIELD LOCATED IN SUCH A WAY AS TO AVOID OBSTACLES, MEET CALIFORNIA PLUMBING CODE (CPC) REQUIREMENTS AND ALLOW SERVICE CLEARANCE TO AREAS AND EQUIPMENT THAT MAY REQUIRE SERVICING.
15. ALL HORIZONTAL WASTE / VENT PIPES SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT. IF EXISTING INVERT ELEVATION DOES NOT FOR 1/4" PER FOOT, 1/8" PER FOOT WILL BE ALLOWED WITH THE WASTE PIPING UPSIZED.

16. HORIZONTAL VENT PIPE SHALL BE SO GRADED AND CONNECTED AS TO DRIP BACK BY GRAVITY TO THE DRAINPIPE IT SERVES PER 2022 CPC 905.2. VENT PIPE SHALL TERMINATE A MINIMUM OF 10 FEET FROM FRESH AIR INTAKE.

17. INSULATE ALL POTABLE HOT WATER SUPPLY & RETURN PIPING WITH K-FLEX 1/2" WALL THICKNESS INSUL-TUBE® OR EQUAL. CONDUCTIVITY = 0.23 (BTU-IN/HR-FT) AT 75°F IN NON-CONDITIONED SPACE, IN ACCORDANCE WITH ASTM G111 OR CBS.

18. FOR EXACT LOCATION OF PLUMBING FIXTURES AND MOUNTING HEIGHTS, SEE ARCHITECTURAL ELEVATIONS.

19. PIPING SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH CHAPTER 3 OF THE 2022 CPC WITH SUPERSTRUT HANGERS, OR EQUAL. PROVIDE ISOLATORS AT ALL HANGERS WHERE PIPING IS NOT INSULATED.

20. TRAP PRIMERS SHALL BE PROVIDED FOR ALL FLOOR DRAINS.

21. CLEANOUTS IN FIRE RATED WALLS SHALL HAVE BOTH METAL BODY AND COVER CONSISTENT WITH PIPE MATERIAL SCHEDULE.

22. PLUMBING VENTS SHALL BE AT LEAST 10' FROM OR 3' ABOVE ANY DOOR, OPENABLE WINDOW, MECHANICAL AIR INTAKE, OR OTHER INLETS INTO THE BUILDING PER CPC 906.2.

23. DISINFECTION OF WATER SYSTEM

- PRIOR TO FINAL INSPECTION, CLEAN AND DISINFECT DOMESTIC HOT AND COLD-WATER PIPING CONNECTED TO DOMESTIC WATER MAINS.
- PIPING SHALL BE STERILIZED WITH A MIXTURE OF 2 POUNDS CHLORINATED LIME TO EACH 1000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE).
- RETAIN THE MIXTURE IN PIPES 24 HOURS AND FLUSH IT THOROUGHLY WITH POTABLE WATER PRIOR TO PLACING IT IN SERVICE.
- PERFORM ALL WORK PER AWWA STANDARD PROCEDURES FOR DISINFECTING WATER MAINS AND AS REQUIRED BY LOCAL BUILDING AND HEALTH DEPARTMENT CODES.

24. GAS PIPE TESTING

- ALL TESTING SHALL BE IN COMPLIANCE WITH SECTION 1316 OF THE 2010 CALIFORNIA MECHANICAL CODE.
- TEST ALL NEW PIPING AT FOUR (4) TIMES THE WORKING PRESSURE BUT NOT LESS THAN 3 PSIG FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS. ANY LOSS IN PRESSURE DURING THAT TIME PERIOD WILL BE SEEN AS A LEAK IN THE SYSTEM. CONNECTIONS BETWEEN NEW PIPING AND EXISTING PIPING SHALL BE TESTED USING SOAP AND WATER OR OTHER APPROVED LEAK-DETECTING FLUID.
- ALL JOINTS AND WELDS SHALL BE LEFT EXPOSED FOR EXAMINATION DURING TEST.
- REPAIR ANY LEAKS FOUND BY REMAKING THE JOINT. DO NOT USE CAULKING OR SIMILAR METHODS TO CORRECT LEAKS. AFTER LEAKS ARE REPAIRED, AGAIN TEST THAT PORTION OF THE SYSTEM AS DESCRIBED ABOVE.

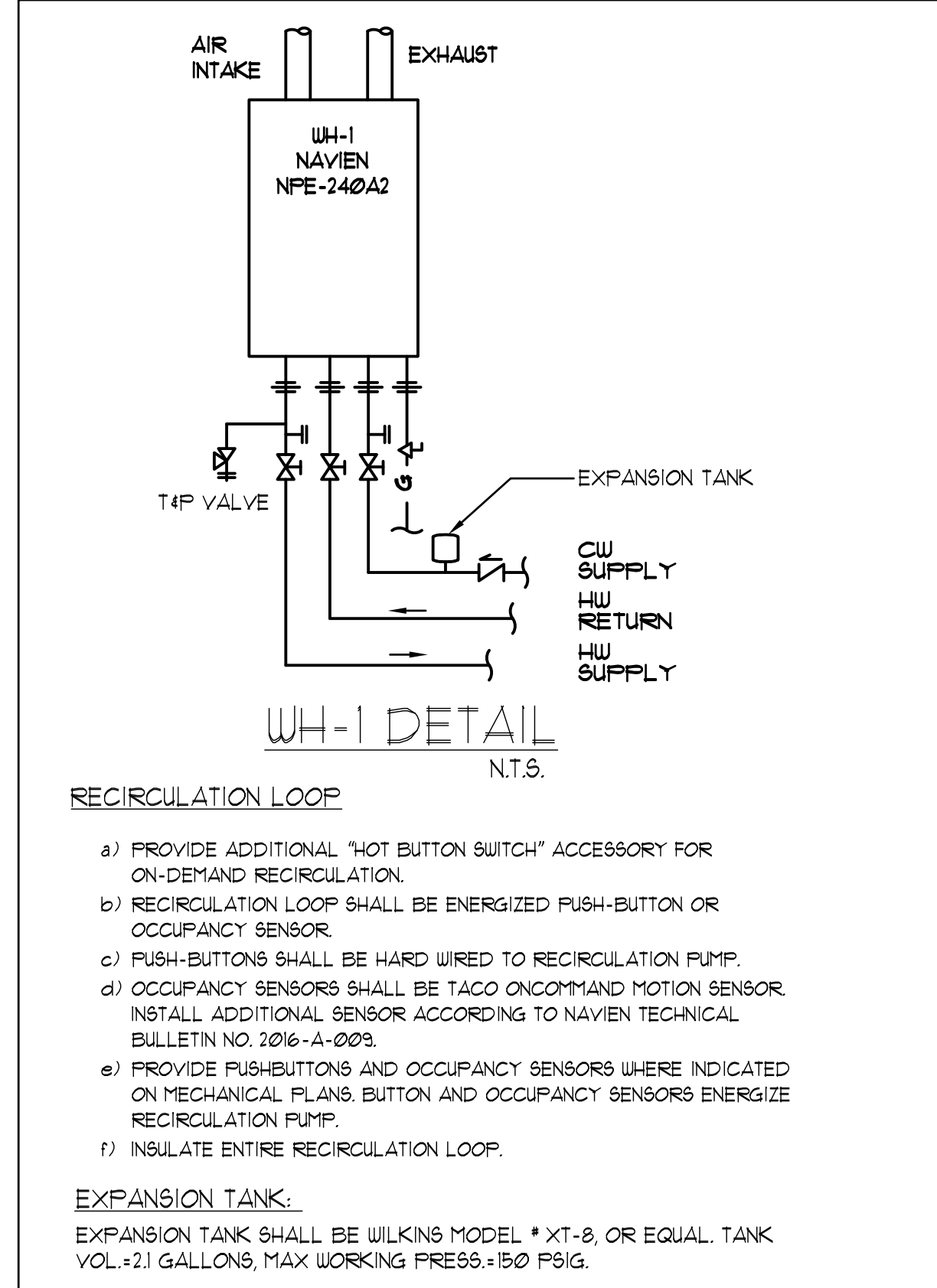
25. TESTING OF PIPING

- (A) ALL PIPING SHALL TESTED AT COMPLETION OF ROUGH-IN. TEST IN ACCORDANCE WITH THE FOLLOWING SCHEDULE TO SHOW NO LOSS IN PRESSURE OR VISIBLE LEAKS AFTER A MINIMUM DURATION OF FOUR (4) HOURS AT THE TEST PRESSURE INDICATED.
- (B) ISOLATE FROM THE SYSTEM ALL EQUIPMENT WHICH MAY BE DAMAGED BY TEST PRESSURE. TEST SCHEDULE AS FOLLOWS:

SYSTEM TESTED	TEST PRESSURE PSIG	TEST WITH
ALL SOIL, WASTE, DRAIN AND VENT PIPING WITHIN BUILDINGS.	FILL WITH WATER TO TOP OF HIGHEST JOINT IN SYSTEM. ALLOW TO STAND 2 HOURS OR LONGER AS DIRECTED BY INSPECTOR.	WATER
ALL HOT TEMPERED AND COLD PIPING.	150 PSIG	

PLUMBING SYMBOLS AND LEGEND

AC	ABOVE CEILING
UC	UNDER COUNTER
BF	BELOW FLOOR
BS	BELOW SLAB
BG	BELOW GROUND
IW	IN WALL
SM	SURFACE MOUNT
VR	VENT RISER
VTR	VENT THRU ROOF
WD,R	WASTE DROP, RISER
GW	GREASE WASTE
WH	WATER HEATER (SEE SCHEDULE)
CWRD	COLD WATER RISER DROP
HWRD	HOT WATER RISER DROP
HURT	HOT WATER RETURN
WCO, GCO	WALL CLEANOUT, GRADE CLEANOUT
P.O.C.	POINT OF CONNECTION
FS	FLOOR SINK
	CLEANOUT
	COLD WATER PIPING
	HOT WATER PIPING
	HOT WATER RETURN PIPING
	SANITARY WASTE PIPING
	VENT PIPING
	INDIRECT WASTE LINE
	SHUT OFF VALVE (SOV.) (LINE SIZED)
	GAS PIPING SIZE INDICATED
	GAS FLOW IN KBTU/HR INDICATED IN PARENTHESES
	GAS REGULATOR
	GAS SHUT-OFF BIBB



PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MFG. & MODEL No.	NOTES
FS	FLOOR SINK	J.R. SMITH 320-Y02	ENAMEL 3/4 GRATE, 2"Ø NO-HUB OUTLET
WCO	WALL CLEANOUT	ZURN Z-1468	ROUND STAINLESS STEEL WALL ACCESS COVER WITH BRONZE RAISED HEX HEAD PLUG

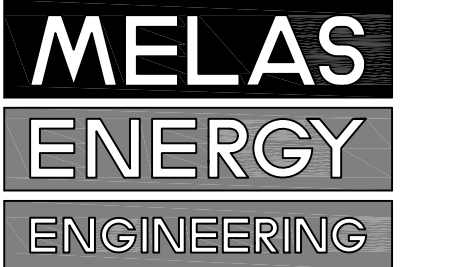
NOTE: SEE ARCHITECTURAL PLANS FOR OTHER PLUMBING FIXTURE SPECIFICATIONS

PLUMBING EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MFG. & MODEL No.	SPECIFICATIONS	ACCESSORIES
WH-1	NPE SERIES TANKLESS GAS WATER HEATER	NAVIEN NPE-240A2	TANKLESS WATER HEATER, UEF=0.95 RECOVERY = 5.8 GPM AT 67°F RISE INPUT = 13,300 - 199,900 BTU/HR DIMENSIONS: 17.3"W x 13.2"D x 27.4" HT POWER: 120V, 350W, 4A	1. PROVIDE 2" PVC INTAKE AND EXHAUST VENTS TROUGH ROOF 2. PROVIDE HARDWIRED PUSH BUTTONS AND OCCUPANCY SENSORS TO ENERGIZE RECIRCULATION PUMP, LOCATION OF CONTROLS INDICATED ON PLANS. 4. DRAIN T&P TO EXTERIOR PER CODE 5. DRAIN CONDENSATE INDIRECTLY TO MOP SINK

WATER AND WASTE SERVICE CALCULATIONS STATION 86

Fixtures	Quantity	Fixture Units (Ea.)		D.H.W. (GPH)		D.H.W. (GPH)
		Water	Waste	Water	Waste	
Water Closet FT	2	2.5	4	0	5	8
Lavatory	2	1	1	6	2	12
Shower	2	2	3	30	4	60
Washer/Lau Sink	1	4	3	30	4	30
Dishwasher	1	2	3	30	2	30
Mop Sink	1	3	3	30	3	30
Kitchen Sink	1	1.5	3	30	1.5	30
Hose Bibb (1st)	1	2.5	0	0	2.5	0
Hose Bibbs (Each Additional)	3	1	0	0	3	0
Total	14				27	192
Hot Water FU's		16.5 X 0.75 =		12.3 (9 GPM)		
Peak Flow =	20	(GPM)		(Ref. Chart A-3 2022 CPC)		
Pressure Available at Site				65 psi		
Pressure Booster				0 psi		
Total Available Pressure				65 psi		
3/4" Meter Loss at 20 GPM				5.1 psi		
Elevation Rise (Ft)	10 FT			4.3 psi		
Backflow Preventer Loss				10 psi		
Required Residual Pressure required for WC				15 psi		
Equivalent pipe length from meter to most remote fixture				200 ft		
Friction Loss Available Pressure				30.6 psi		
Maximum Allowable Friction Loss (psi/100FT)				15.3		
Minimum required water pipe size (inches)				1		
Minimum required waste pipe size (inches)				3		
Piping Outside the Building -				Sched. 40 VC		
Piping downstream of SOV -				PEX		



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STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959

PLUMBING NOTES AND SPECIFICATIONS

Project Title:

Project Location:

Sheet Title:

Revisions:

No.	Date:	By:	Description:
-	-	-	-
-	-	-	-
-	-	-	-

Plot Date: 9/11/2023

Job # 23-235

Scale as noted

Date 1st Issued 9-11-2023

Sheet Number P0.1

JOB SET

NEW EXISTING		"1A"		AIC: X	
VOLTAGE: 120/240V-1Ø-3W		MOUNTING: X		MAIN: MLO	
BUS:		LOCATION: X			
LOAD DESCRIPTION	VOLT-AMPERES	CB	BUS	CB	VOLT-AMPERES
	#A	#B	A B	#A	#B
1 X	X				
3					
5 X					
7					
9					
11					
13					
15					
17					
SUBTOTAL	X	X		X	X
TOTAL VOLT-AMPERES/PHASE: ØA = X		ØB = X			
TOTAL PANEL VOLT-AMPERES: X				AMPS = X	

NEW EXISTING		"1B"		AIC: EXISTING	
VOLTAGE: 120/240V-1Ø-3W		MOUNTING: X		MAIN: MLO	
BUS:		LOCATION: X			
LOAD DESCRIPTION	VOLT-AMPERES	CB	BUS	CB	VOLT-AMPERES
	#A	#B	A B	#A	#B
1 X	X				
3					
5 X					
7					
9					
11					
13					
15					
17					
SUBTOTAL	X	X		X	X
TOTAL VOLT-AMPERES/PHASE: ØA = X		ØB = X			
TOTAL PANEL VOLT-AMPERES: X				AMPS = X	

NEW EXISTING		"1C"		AIC: EXISTING	
VOLTAGE: 120/240V-1Ø-3W		MOUNTING: X		MAIN: MLO	
BUS:		LOCATION: X			
LOAD DESCRIPTION	VOLT-AMPERES	CB	BUS	CB	VOLT-AMPERES
	#A	#B	A B	#A	#B
1 X	X				
3					
5 X					
7					
9					
11					
13					
15					
17					
SUBTOTAL	X	X		X	X
TOTAL VOLT-AMPERES/PHASE: ØA = X		ØB = X			
TOTAL PANEL VOLT-AMPERES: X				AMPS = X	

GENERAL NOTES

- ELECTRICAL CONTRACTOR SHALL VERIFY ALL ONSITE UTILITY REQUIREMENTS WITH THE ELECTRIC UTILITY AND THE TELEPHONE COMPANY PRIOR TO SUBMITTING A BID. INCLUDE ALL PULLBOXES, CONDUITS, SPLICEBOXES, TRANSFORMER PAD, TERMINAL BOXES, RISERS, TRENCHING, ETC. AS REQUIRED FOR COMPLETE AND OPERATIONAL UTILITY SERVICES, WHETHER INDICATED ON DRAWINGS OR NOT. VERIFY POINT OF SERVICE FEEDS WITH UTILITY COMPANIES AT JOBSITE.
- PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOBSITE AND THOROUGHLY EXAMINE ALL EXISTING CONDITIONS WHICH MAY AFFECT THE WORK. NO ADDITIONAL COSTS WILL BE CONSIDERED FOR CONTRACTOR'S FAILURE TO DO SO. REPORT ANY DISCREPANCIES OR PROBLEMS ENCOUNTERED TO ARCHITECT.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. **DO NOT SCALE FROM ELECTRICAL DRAWINGS.**
- CONTRACTOR SHALL INSTALL A #14 AWG OR 3/16" POLYETHYLENE PULL LINE IN ALL EMPTY CONDUITS.
- PROVIDE WEATHERPROOF CAPS ON ALL ENDS OF CONDUITS TERMINATED OUTSIDE OF BUILDING. STAKE AND RECORD ALL CONDUIT LOCATIONS. PLACE AN ELECTRONIC MARKER FOR ALL STUB OUTS.
- THE CALCULATED AVAILABLE FAULT CURRENT THAT COULD BE PROVIDED TO THE SERVICE EQUIPMENT SHALL BE FIELD MARKED AS REQUIRED BY NEC 110.24(A).
- FIRE SEAL ALL FIRE WALL PENETRATIONS FOR CONDUITS WITH AN APPROVED FIRE SEALANT AFTER CONDUIT INSTALLATION. FIRE SEAL SHALL PROVIDE EQUAL FIRE RATING AS WALL.
- ELECTRICAL EQUIPMENT SHALL BE LISTED OR CERTIFIED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
- NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE INDOOR/OUTDOOR ELECTRICAL EQUIPMENT.
- PROVIDE AND MAINTAIN REQUIRED WORK SPACE, ACCESS TO WORK SPACE, AND HEAD ROOM ABOUT ELECTRICAL EQUIPMENT PER TABLE 110.34(A).

ELECTRICAL NOTES

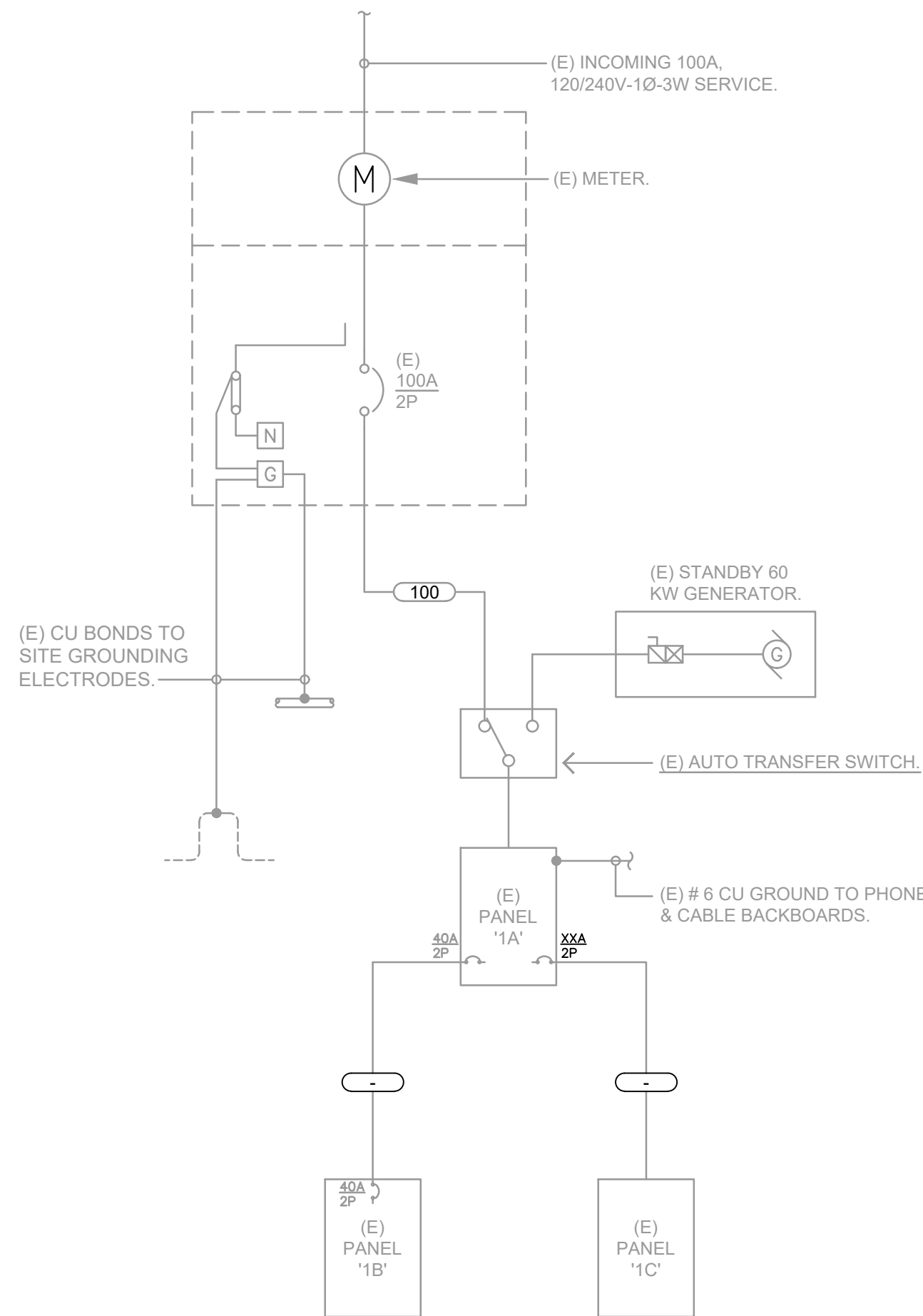
- LOADS SHOWN IN PANEL SCHEDULES ARE TAKEN FROM (E) PANEL SCHEDULES. E.C. TO FIELD VERIFY BREAKERS & CIRCUITING.
- PROVIDE UPDATED TYPEWRITTEN PANEL SCHEDULES SHOWING NEW/EXISTING/SPACE/SPARES.
- PANEL FEEDERS SHALL BE FIELD VERIFIED. E.C. TO PERFORM CODE MANDATED 30-DAY TEST TO VERIFY FEEDER LOADING & ISSUE RESULTS TO ARCHITECT & E.E.
- CONNECT NEW LOADS TO SPARE BREAKERS RESULTING FROM DEMO WORK.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL THOROUGHLY REVIEW THESE ELECTRICAL CONSTRUCTION DOCUMENTS PRIOR TO PREPARING A BID FOR THE ELECTRICAL WORK SHOWN. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING ELECTRICAL SERVICES AND CONNECTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES FOUND PRIOR TO BID. BY SUBMITTING A BID FOR THE ELECTRICAL WORK, THE ELECTRICAL CONTRACTOR IS AFFIRMING THAT THE REQUIRED FIELD VERIFICATION OF EXISTING CONDITIONS HAS BEEN COMPLETED AND ASSUMES FULL RESPONSIBILITY FOR CONFLICTS FOUND AFTER THE AWARD OF THE ELECTRICAL CONTRACT. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED FOR CONFLICTS AND/OR DISCREPANCIES FOUND TO EXIST AFTER THE AWARD OF THE ELECTRICAL CONTRACT.

SYMBOL LIST

- ☐ RECESSED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- STRIPLIGHT
- RECESSED FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ⊗ EXIT LIGHT - CEILING MOUNTED WITH ARROWS AS SHOWN
- ⊗ EXIT LIGHT - WALL MOUNTED WITH ARROWS AS SHOWN
- ⊞ EMERGENCY LIGHTING FIXTURE - SURFACE MOUNTED
- \$ SINGLE POLE TOGGLE SWITCH, ⊙ +44" UNO
- \$2 TWO POLE TOGGLE SWITCH, ⊙ +44" UNO
- \$3 THREE-WAY TOGGLE SWITCH, ⊙ +44" UNO
- \$0 DIMMER SWITCH, ⊙ +44" UNO
- \$K KEY OPERATED SINGLE POLE TOGGLE SWITCH, ⊙ +44" UNO
- ⊗ WALL / CEILING MOUNTED OCCUPANCY SENSOR
- ⊗ FIXTURE TAG; LETTER INDICATES TYPE
- ⊗ JUNCTION BOX, SIZE & TYPE AS INDICATED OR AS REQUIRED
- ⊗ 15 AMP 125V 3W NEMA 5-15R DUPLEX RECEPTACLE, ⊙ +18" UNO
- ⊗ DEDICATED, 15 AMP 125V 3W NEMA 5-15R DUPLEX RECEPTACLE, ⊙ +18" UNO
- ⊗ SWITCHED, 15 AMP 125V 3W NEMA 5-15R DUPLEX RECEPTACLE, ⊙ +18" UNO
- ⊗ 15 AMP 125V 3W NEMA 5-15R DOUBLE DUPLEX RECEPTACLE, ⊙ +18" UNO
- \$W MOTOR RATED SINGLE POLE SWITCH, ⊙ UNIT UNO
- NON-FUSED DISCONNECT SWITCH
- ⊞ CIRCUIT BREAKER DISCONNECT SWITCH
- ⊞ FUSED DISCONNECT SWITCH, SIZE PER UNIT LABEL
- ⊗ MOTOR, N.I.E.S. CONNECT AS REQUIRED, NUMBER INDICATES HP
- ⊗ CONTROL EQUIPMENT, N.I.E.S. CONNECT AS REQUIRED
- ▭ PANELBOARD - SEE SCHEDULE
- ⊞ MAIN SWITCHBOARD OR MOTOR CONTROL CENTER, SEE ONE LINE DIAGRAM
- ▼ TELEPHONE OUTLET, 4" SQ. BOX w/ SINGLE DEVICE RING & PLATE ⊙ +18" UNO
- ▼ DATA OUTLET, 4" SQ. BOX w/ SINGLE DEVICE RING & PLATE ⊙ +18" UNO
- ▼ COMBINATION PHONE/DATA OUTLET, 4" SQ. BOX w/ SINGLE DEVICE RING & PLATE ⊙ +18" UNO
- ⊞ TELEPHONE TERMINAL BACKBOARD; 4' x 8' x 3/4" PLYWOOD OR AS NOTED w/ DOUBLE DUPLEX RECEPTACLE & 1 #6 GND
- CONDUIT RUN CONCEALED BELOW FLOOR OR FINISHED GRADE
- CONDUIT CONCEALED IN CEILING OR WALL
- HOMERUN TO RESPECTIVE PANEL OR TERMINAL CABINET
- CONDUIT RISER - UP
- CONDUIT RISER - DOWN
- BRANCH CIRCUIT WITHOUT FURTHER DESIGNATION INDICATES A 2 #12 WIRE CIRCUIT
ADDITIONAL NO. OF #12; —||—, 3 #12; —||—, 2 #12 & 1 #12 GND; —||—, 5 #12 & 1 #12 GND; ETC. OTHER WIRE SIZES; —||—, 2 #10 & 1 #12 GND; —||—, 3 #4 & 1 #8 GND; ETC.
- MT EMPTY CONDUIT WITH PULLSTRING
- EL EMERGENCY LIGHT
- NL NIGHT LIGHT
- (E) EXISTING
- C. CONDUIT
- WP WEATHERPROOF
- DT DUAL-TECH
- OR OVERRIDE
- PIR PASSIVE INFRARED
- ⊗ SMOKE DETECTOR
- ⊞ FACP FIRE ALARM CONTROL PANEL
- NIES NOT IN ELECTRICAL SECTION OF THESE PLANS & SPECIFICATIONS
- UNO UNLESS NOTED OTHERWISE
- ⊞ FLAG NOTE SHOWN ON SAME SHEET
- ⊞ SECTION DESIGNATION; TOP LETTER INDICATES SECTION, BOTTOM LETTER/NUMBER INDICATES SHEET
- ⊞ DETAIL DESIGNATION; TOP NUMBER INDICATES DETAIL, BOTTOM LETTER/NUMBER INDICATES SHEET
- ⊞ MECHANICAL & PLUMBING EQUIPMENT DESIGNATION
- ⊞ SPECIAL OUTLET. SEE PLANS FOR SPECIFICATION



1 (E) ONE-LINE DIAGRAM
SCALE: NONE



STATION 86 RENOVATION
 12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

ID	NAME	DATE

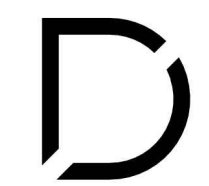
SUBMITTED: DATE
 SCALE: AS NOTED
 DRAWN BY: JLUJP
 CHECKED BY: JP
 JOB: 23025

ONE-LINE & PANEL SCHEDULES

E1.0

JOB SET

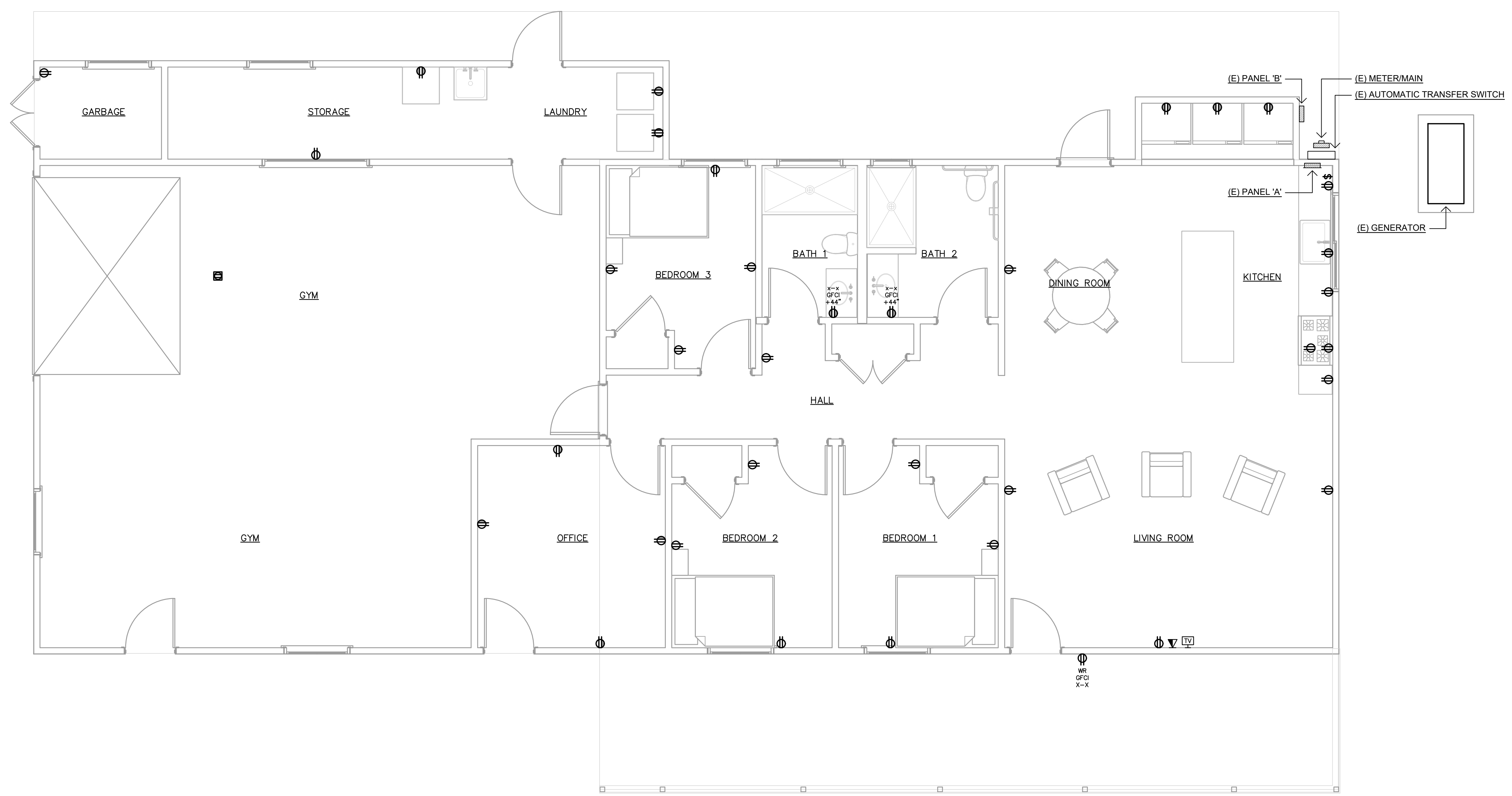
These drawings and written material appearing herein are the property of Up-Light Electrical Engineering, Inc. and may not be duplicated, used or disclosed without the written consent of Up-Light Electrical Engineering, Inc.



RUSSELL DAVIDSON
ARCHITECTURE + DESIGN



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

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959
APN: 037-280-016

ID	NAME	DATE

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	JLJP
CHECKED BY:	JP
JOB:	23025

POWER & SIGNAL PLAN

E2.0

JOB SET

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ELECTRICAL SPECIFICATIONS

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PART 1 GENERAL

1.01 WORK INCLUDED

- A. All labor, tools, and materials necessary to install, test, and place in operation complete and functional electrical systems, as shown on the plans and described herein.
- B. Secure all permits and pay all fees necessary for the execution and completion of this work.

1.02 DRAWINGS

The electrical layouts are generally diagrammatic. The location of outlets and equipment are approximate unless dimensioned. The exact locations and routing of conduits shall be governed by structural conditions and physical interferences and by the location of electrical terminations of equipment.

1.03 QUALITY ASSURANCE

- A. All work shall be in full accordance with the latest edition of the National Electrical Code, all local, state, and federal codes, and with the requirements of the serving utility companies.
- B. All electrical materials used on this project shall be best possible grade of their kinds, new, free from defects and, unless otherwise specifically noted, shall conform to applicable standards of National Electrical Manufacturers Association, the American National Standards Institute and Underwriters Laboratories, Inc. Each article of a kind shall be the standard product of a single manufacturer.
- C. Specific brand names and catalog numbers are used to describe materials in order to establish standards of performance and quality. The decision of the Architect shall govern as to what materials may be substituted, but the burden of proof as to the equivalency of any proposed substitution shall be upon the Contractor.

1.04 SUBMITTALS

Submit to the Architect a complete list of materials and equipment stating manufacturer's names, catalog numbers, etc. No materials shall be installed until final approval is given.

Guarantee all work for one year from date of acceptance against all defects in material, equipment and workmanship.

PART 2 PRODUCTS

2.01 RACEWAYS

- A. Rigid Steel Conduit: Galvanized, complying with specifications UL-6, ANSI C80.1, Federal WW-C-58IE or latest revisions.
- B. Intermediate Metallic Conduit (IMC): Galvanized, complying with specifications UL 1242, Federal WW-C-58IE of latest revisions.
- C. Electrical Metallic Tubing (EMT): Galvanized, complying with specifications UL 797, ANSI C.80.3, Federal WW-C-563 or latest revisions.
- D. Polyvinylchloride Conduit (PVC): Minimum Schedule 40.
- E. Steel Flexible Conduit: Galvanized interlocking spirally wound steel.
- F. Steel Liquidtight Flexible Conduit: Liquidtight, non-metallic, sunlight resistant jacket over flexible metal core.
- G. Electrical Non-Metallic Tubing (ENT): A non-metallic pliable corrugated raceway, resistant to moisture and chemicals.

2.02 RACEWAY FITTINGS

- A. Rigid Steel Conduit and IMC:
 1. Galvanized, waterproof, and threaded type.
- B. Electrical Metallic Tubing:
 1. Galvanized steel
 2. Die cast
 3. Compression ring type
 4. Set screw type
- C. Polyvinylchloride and ENT:
 1. PVC Schedule 40, cemented type.
- D. Metallic Flexible Conduit:
 1. Galvanized, clamp, type, and approved for grounding.
- E. Liquidtight Flexible Metal Conduit:
 1. Galvanized, screw in type, approved for grounding.

2.03 WIRE AND CABLE

- A. Plainly marked with UL label, gauge, voltage and insulation type.
- B. General Wiring: 600V type "TW" of "THHN" Copper, minimum size #12 AWG.
- C. Feeders: 600V type "THW" Aluminum, or as shown on plans.

2.04 DEVICES

- A. Wall switches: "AC" rated, heavy duty, quiet type, rated 20 amperes at 120 volts AC. Special switches as noted.
- B. Convenience outlets: Rated 15 amperes at 120 volts AC, 3-wire groundable type, Leviton #5262 duplex or #5261 single. Special outlets shall be as noted on plans.
- C. Plates: Supply for all outlet or junction boxes, flush or surface. Two or more gangs in box shall have gang plates. Color of box covers to be selected by Architect.

PART 3 EXECUTION & APPLICATION

3.01 RACEWAY APPLICATION

- A. Rigid Steel Conduit and IMC:
 1. May be exposed, concealed, installed underground, or in concrete.
 2. Shall be installed per the designation on the plans.
- B. Electrical Metallic Tubing:
 1. Shall be concealed in protected attic spaces, or hollow stud spaces.
 2. May be exposed in mechanical and electrical rooms where designated on the plans.
- C. Polyvinylchloride Conduit:
 1. Shall be a minimum of 3/4".
 2. Shall only be installed beneath grade or in concrete.
 3. A Maximum of 4 feet of exposed or concealed PVC may extend from grade or the concrete slab to the bottom of a switchboard, panelboard, device box, or similar equipment in electrical rooms only.
 4. A maximum of 18 inches of PVC may extend from the concrete slab to the first device box when concealed in a stud space.
 5. PVC shall not be installed in fire rated areas or where subject to mechanical damage.
- D. Flexible Steel Conduit:
 1. May be used in interior, dry, and non-hazardous locations only.
 2. Shall be used in lengths no longer than 3 feet for motors and other equipment requiring flexible connections.
 3. Shall be used in lengths no longer than 6 feet for connection of light fixtures.
- E. Liquidtight Metallic Flexible Conduit:
 1. Shall be used as indicated in item "D" above for damp or wet locations.
- F. Electrical Non-Metallic Tubing:
 1. May be installed in buildings not exceeding three stories.
 2. Shall be concealed in walls, ceilings, and floors having a minimum finish rating of 15 minutes.
 3. Shall not be installed in fire rated and assembly areas.

3.02 RACEWAY INSTALLATION

- A. Rigid or intermediate metal conduit shall have threads filled with conductive sealant before screwing into fittings.
- B. Entire electrical raceway system shall form a continuous metallic electrical conductor from service point to every outlet, and shall be grounded by connection to main service ground conductor.
- C. Install conduit runs exposed to view parallel or at right angles to structural members, walls or building lines.
- D. Close open ends of conduit with factory made conduit seals during construction. Examine inside of each piece of conduit just before installation and remove any dirt or foreign objects.
- E. Support conduit with one-hole malleable factory made pipe straps, fastened with screws; nails shall not be used.

3.03 WIRE INSTALLATION

- A. Make joints, splices, taps and connections of conductors with solderless connectors.
- B. Provide grounding and bonding in accordance with applicable codes and regulations.
- C. Connect all air conditioning motors to conduit systems with sections of flexible conduit to facilitate removal of motor. Use approved fittings only.

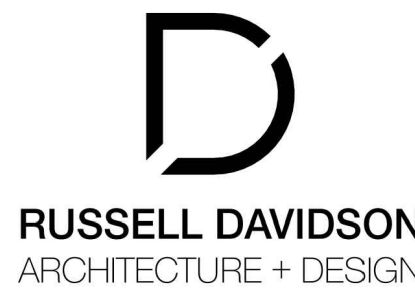
3.04 LIGHTING FIXTURE INSTALLATION

- A. Install fixtures complete with all necessary connectors and brackets. Remove all labels except UL label from exposed parts of fixtures. Clean fixtures upon project completion.
- B. Where structural members or mechanical equipment prevent installation of fixtures as shown, resulting layout shall be symmetrical within ceiling space and approved by the Architect.
- C. Install lamps of proper type.

3.05 TESTS

Test all systems upon completion of work to demonstrate that the equipment furnished and installed as connected functions electrically in the manner required.

END OF SPECIFICATION



STATION 86 RENOVATION

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JOB:	23025

ELECTRICAL SPECIFICATIONS

JOB SET

E4.0

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

C. COMPLIANCE RESULTS. Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements.

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

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

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS). Space Conditioning System Information table with columns O1-O6.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

G. PUMPS. Table with columns O1-O9 for Name, Item Tag, Equipment Category, etc.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

H. FAN SYSTEMS & AIR ECONOMIZERS. Table with columns O1-O11 for System Name, HVAC, Quantity, etc.

FOOTNOTES: Fans serving spaces with design background noise goals below NC35. Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow...

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

H. EXHAUST AIR HEAT RECOVERY 140.4(i), 170.2(c)(4). Table with columns O1-O11 for Fan System Name, City, Hours of Operation, etc.

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

Table with columns O1-O9 for System Name, System Zoning, Conditioned Floor Area, etc.

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

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

J. VENTILATION AND INDOOR AIR QUALITY. Table with columns O1-O9 for System Name, HVAC, Quantity, etc.

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Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

K. VENTILATION AND INDOOR AIR QUALITY. Table with columns O1-O11 for Dining Room, Kitchen, Office, Bedrooms, Halls, etc.

FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/space. Air filtration requirements apply to the following three system types per 120.1(c)(1A): space conditioning systems utilizing ducts to supply air to occupiable space...

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

L. DISTRIBUTION (DUCTWORK AND PIPING). Table with columns O1 for Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.

M. COOLING TOWERS. This section does not apply to this project.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

L. DISTRIBUTION (DUCTWORK AND PIPING). Table with columns O1-O11 for Dwelling Units, etc.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION. Selections have been made based on information provided in previous tables of this document.

O. MANDATORY MEASURES DOCUMENTATION LOCATION. Table with columns O1-O2 for Compliance with Mandatory Measures documented through MCH.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION. There are no NRCV forms required for this project.

Q. DOCUMENTATION AUTHOR'S DECLARATION STATEMENT. I certify that this Certificate of Compliance documentation is accurate and complete.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

Mechanical Systems - NRC-MCH-4. Project Name: Station 86 Mechanical Compliance. Report Date: 9/11/2023.

L. DISTRIBUTION (DUCTWORK AND PIPING). Table with columns O1-O11 for Dwelling Units, etc.

M. COOLING TOWERS. This section does not apply to this project.

ENERGY FEATURES SUMMARY. SCOPE: MECHANICAL EQUIPMENT AND DUCTWORK ALTERATION. SPECIAL FEATURES: NONE.

MELAS ENERGY ENGINEERING. 541 UREN STREET, NEVADA CITY, CA 95959. PHONE (530) 265-2492. FAX (530) 265-2273.



STATION 86 RENOVATION. 12337 BANNER LAVA CAP ROAD, NEVADA CITY, CA 95959. TITLE-24 ENERGY REPORT NONRESIDENTIAL MECHANICAL COMPLIANCE. Project Title: Station 86 Renovation. Job # 23-235. Scale N/A. Issued By 9/11/2023. Sheet Number T24-1.

JOB SET