

GENERAL NOTES

Code Compliance:

All construction shall comply with the latest edition of the Title 24 California Building Standards Code which adopts by reference portions of the International Building Code and all other applicable codes, ordinances, statutes, and regulations including, but not limited to, the following:

Title 24 California Building Standards Code:

2016 California Building Standards Administrative Code
2016 California Elevator Safety Construction Code
2016 California Green Building Standards Code
2016 California Historical Building Code
2016 California Mechanical Code
2016 California Residential Code
2016 California Plumbing Code
2016 California Electrical Code
2016 California Building Code
2016 California Energy Code
2016 California Fire Code

Permits, Fees and Approvals:

The Contractor shall obtain and pay for all permits, licenses, and fees, required by all governing entities as necessary for successful completion of the project with the exception of the general building permit and deputy inspections which will be furnished and paid for by the owner.

The Contractor shall procure all notices and licenses required for the completion of the work. The cost of these notices and licenses is incidental to other items and as such, no additional payment will be made for costs incurred in obtaining the required notices and licenses or in conforming to the requirements thereof.

General Conditions:

The contract documents represent the finished structure. Unless otherwise shown, they do not indicate the method of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures.

Observation visits to the site by field representatives of The Architect shall not include inspections of the protective measures or the construction procedures used by The Contractor. Any support services performed by The Architect during construction shall be distinguished from continuous and detailed inspection services furnished by others. The support services performed by The Architect are performed solely for the purpose of assisting the quality control and in achieving conformance with the contract documents, but they do not guarantee The Contractor's performance and shall not be construed as supervision of construction.

Erosion Control and Best Management Practices:

It shall be the Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the Best Management Practices. If applicable, see the Erosion Control Plan for erosion control measures.

Existing Conditions:

The Contractor shall verify all dimensions, elevations, and any existing conditions at the site before commencing work and report any discrepancies to The Architect prior to starting the work. Any work performed without the authorization of The Architect and Owner shall be corrected by the General Contractor at his own expense and at no expense to the Owner and Architect.

It is The Contractor's responsibility to inspect and examine the work, and to ascertain and evaluate the job conditions, and access the complexities or difficulties to be encountered as not all existing conditions are indicated on the drawings.

Utilities:

The Contractor will be held responsible for the location and the protection of all existing utility lines above and below grade, including but not limited to, electrical, sewer, water, reclaimed water, irrigation, gas, telephone, data etc. In addition, The Contractor shall caution all subcontractors that the site and public right-of-way contains underground utility lines. The drawings show diagrammatically the approximate location of the underground utilities where information is available, but the drawings are not exact as to the quantity, extent or location of such lines. The Contractor shall contact Dig Alert at HYPERLINK "tel:(800)%20227-2600"1.800.227.2600 two working days prior to any excavation.

The Contractor shall record on the Record Drawings, the exact location of all underground utilities encountered, disconnect and cap as required, and repair any damage to existing utilities as a result of the work under this contract. All anticipated interruption of utility services shall be reported to the Owner two days prior to work commencing on said utility.

Demolition:

Demolition drawings, if provided, are for general information only. The Contractor and Sub-Contractors shall review the drawings and existing conditions to define the scope of demolition involved to accomplish the work.

Asbestos Alert:

The Contractor is made aware of, that in buildings or portions thereof constructed prior to 1972, or thereabouts, there is a serious possibility that some existing construction materials may contain asbestos.

If asbestos containing materials, or suspected materials are encountered, The Contractor shall notify The Owner to immediately engage a qualified industrial engineer to inspect the existing materials in the area to be altered or renovated, identify the existing materials containing asbestos, take random samples, submit to a laboratory for tests, and write a report regarding the abatement of existing, if any, asbestos fibers. The Contractor shall not disturb materials containing asbestos until these materials have been positively identified.

Refer to California Department of Industrial Relations.

- Title 8, Section 5208
- Asbestos Federal Code Regulations 006
- EPA title 4, Code of federal regulations Part 6
- EPA 560/5-83-002 asbestos abatement
- EPA 560/5-83-002 guidance for controlling friable asbestos-containing materials in building.

Lead Alert:

The employer or contractor must send notification prior to the start of the job unless: the lead content of the material disturbed is less than 0.5 percent, 5,000 parts per million (weight by weight) or 1.0 mg./cm²; the amount of lead-containing material is less than 100 square feet or 100 linear feet; or the only task is torch cutting or welding for no longer than one hour per shift.

Applicable standards

Title 8, California Code of Regulations, Chapter 4, Subchapter 4, Article 4, Section 1532.1(p)

What's needed

The written notification must be sent in a manner to reach the nearest Cal/OSHA district office at least 24 hours prior to the start of lead work. Urgent and unforeseen work may be reported by phone at the start of the job, but must be followed by written confirmation within 24 hours of the call. There is an annual notification option for employers conducting ongoing lead-related operations and maintenance work on stationary steel structures.

Temporary Protection:

The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal hours of operation.

Damage and Theft:

Any work or materials of one trade damaged by another trade becomes the responsibility of the offending trade. The damaged work shall be repaired or replaced by the original installer and the costs borne by the offender. Any materials stolen from the premises or damaged either before or after installation shall be replaced by The Contractor at no additional cost to The Owner. The General Contractor shall take all necessary precautions such as barricades, guards, etc., as required to prevent damage and theft. Special care shall be taken to protect work in place, materials and equipment stored, etc., from theft and vandalism.

Clean-Up:

The Contractor shall at all times keep the site clean and free of all waste material or rubbish caused by his operations. At the completion of the work, The Contractor shall remove all waste materials and rubbish from and about the project and legally dispose of. All tools, construction equipment, machinery, and surplus materials shall be removed from the site. All demolished and removed materials and fixtures become the property of The Contractor unless otherwise noted.

Waste Management:

The following waste categories, at a minimum, shall be diverted from landfill:

- green waste
- inerts (soil, rock, concrete, masonry, glass)
- clean Mechanical wood, palette wood, plywood, particle board, etc.
- cardboard, paper, packaging
- all metals
- insulation
- gypsum wall board
- carpet and pad
- paint
- plastics: ABS, PVC

Construction waste reduction, disposal and recycling to comply with Section 5.408 of the California Green Building Standards Code.

Construction Waste Management Plan:

Documentation shall be provided to the enforcing agency which demonstrates compliance with section 5.408.2, Items 1-4. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

- Identify the materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
- Determine if materials will be sorted on-site or mixed.
- Identify diversion facilities where material collected will be taken.
- Specify that the amount of materials diverted shall be calculated by weight or volume, but not both.

Certificate of Compliance:

Upon completion of the work, The Contractor shall submit a "Certificate of Compliance" signed by The General Contractor to Department of Building and Safety of the authority having jurisdiction, acting on behalf of The Owner, stating that the work relating to energy standards has been performed and materials have been installed according to plans and specifications.

Documents:

The contract documents include these drawings, the general and supplemental conditions, the specifications, and all addenda, bulletins, and sketches issued prior to and during construction.

The drawings and specifications are divided into separate sections and/or divisions for convenience only and are not intended to limit the areas of work. It is the responsibility of The Contractor to coordinate the work of the trades to complete the project in accordance with the contract requirements.

Refer to the consultant drawings for additional notes that apply. These drawings are not complete until approved by the authority having jurisdiction.

Conflicts:

The Civil, Landscape, Structural, Mechanical, and Electrical drawings are supplementary to The Architectural drawings. It shall be the responsibility of the General Contractor to check with the Architectural drawings before the installation of structural, mechanical, and electrical work. Should there be a discrepancy between the Architectural drawings and the consulting engineer's drawings, it shall be brought to The Architect's attention for clarification prior to beginning work. Any work installed in conflict with any of The Architectural drawings shall be corrected by The General Contractor at his own expense and at no expense to The Owner or Architect.

Symbols and Abbreviations:

All symbols, abbreviations, and material indications used in the drawings are considered to be construction standards. Refer to the symbols and abbreviations key for the Architectural drawings, and each set of consultants drawings separately for interpretation. If The Contractor still has questions regarding their exact meaning, The Contractor shall request The Architect to issue clarification.

Dimensions:

Dimensions shown on the drawings are to gridline, face of stud and face of concrete or concrete block unless noted otherwise. Boxed dimensions are clear dimensions measured from finish to finish, usually indicating a minimum or maximum code required clearance. Alignment takes precedent over dimensions. Verify all dimensions and conditions and notify Architect of any discrepancies.

Elevation Datums:

Finish floor elevations are to top, unless noted otherwise. Carpeting shall not be used as a finish floor elevation. Finish floor elevations are noted in Plans, Sections, and Elevations.

Vertical control is relative to a structure-specific datum elevation. The datum elevation is tied to a site topography elevation. The datum elevation is shown in Section. Ceiling height elevations are from finish floor to bottom of ceiling post or roof rafter.

Details:

Details are intended to show the method and manner of accomplishing the work and are not limited to reference items. Minor modifications may be required to suit the job dimensions or conditions and shall be included as parts of the work.

Scale:

Do not scale drawings. A dimension missing from plans or needed for execution of work shall be clarified or provided by The Architect before the work is installed.

Notes:

Specific notes on details shall apply to similar conditions on all other details, unless noted otherwise, and are not limited to reference items.

Coordination:

The Contractor shall verify all sizes and preparatory work for equipment or work for others and shall coordinate the work of this contract with N.I.C. or work furnished and/or installed by others.

The Contractor shall provide and coordinate the exact dimensions to the sizes and positions of all equipment, mounting, attachments and conduit related to the work. The Contractor shall provide and coordinate the exact dimensions, sizes, and positions of openings in building components necessary for the installation of the work.

All valves, controls, cleanouts, and termination shall be positioned for safe, direct, and easy access. All piping shall be installed for convenient future additions and modifications.

It is The Contractor's responsibility to coordinate all work at the site. The Contractor shall be responsible for the work of his subcontractors and shall anticipate and coordinate all existing and new conditions with work to be performed as part of this contract. Unless brought to the attention of The Architect and Owner prior to starting work, The Contractor shall resolve any conflicts among the work of himself and his subcontractors at no additional expense to The Owner or Architect.

Record Drawings:

The Contractor shall maintain a complete set of drawings at the job site for use in making Record Drawings. Any revisions shall be noted thereon and submitted to the Architect at the completion of the job. A copy of the Record Drawings shall be provided to the Owner.

Operation and Maintenance Manual:

The Contractor shall provide the building owner with a complete operations manual prior to final inspection. The manual shall include a complete set of product operating, maintenance care and warranty instructions and information for all appliances, equipment, and finishes.

Manufacturers Directions:

Where specifications require work to be performed in accordance with manufacturer's directions, the Contractor shall obtain and distribute copies of said directions to The Architect and The Owner before starting the affected part of the work.

Fireblocking:

Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between stories and between the top story and the roof space.

Fireblocking materials shall consist of 2 inches nominal lumber or two thicknesses 1-inch nominal lumber with broken lap joints or one thickness of 12/32 inch wood structural panel with joints back by 23/32 wood structural panel or one thickness of 3/4" Type 2-M particleboard with joints backed by 3/4 inch Type 2-M particle board. Fire blocks may also be of gypsum board, cement fiber board, batts or blankets of mineral or glass fiber, or other approved materials installed in such a manner as to be securely retained in place. Loose-fill insulation material shall not be used as a fire block material. Walls having parallel or staggered studs for sound-transmission control shall have fire blocks of batts or blankets of mineral or glass fiber or other approved flexible material.

Mounting Backing:

The Contractor shall provide mounting backing behind all wall, floor, and ceiling mounted items such as toilet accessories, light fixtures, cabinets, etc., in accordance with these documents, per manufacturer requirements, CBC requirements, and as required for a proper installation.

Exterior Joints:

All exterior joints around window and doorframes, between walls and foundations, between walls and roof, between wall panels, at penetrations of utilities through the envelope shall be sealed, and/or weather-stripped to limit air leakage.

Concrete Embedment:

Prior to pouring any Concrete, the Contractor shall make certain that all embedded items and materials, including the work of other trades, are in place and securely anchored prior to any inspection. All embedded items partially exposed, or with less than the required coverage, shall be of a corrosion resistant finish or material.

Dissimilar Metals:

All dissimilar metals shall be effectively isolated from each other to prevent molecular breakdown. If the Contractor is unsure if isolation is required for a particular detail or condition, notify The Architect for clarification.

Finishes:

All finishes shall comply with requirements of the Building Code and local codes, whichever is most restrictive. All gypsum wall board (GWB) shall be 5/8" thick typically. Use "type x" gypsum board where indicated on the Drawings or as required in areas needing fire-resistive construction.

Use water resistant gypsum wall board (WR GWB), or equivalent, where indicated or required in areas subject to moisture penetration.

Where framed walls and partitions are covered on the interior with plaster, tile, or similar materials and are subjected to water splash, the framing shall be protected with approved waterproofing paper.

Where applicable, box-in all electrical boxes and all recessed ceiling light fixtures with 5/8" "type x" gypsum wall board to maintain the assembly integrity when installed in fire rated assemblies.

Necessary work such as cutting holes, repairing holes, access panel installation, finish repairs, wall texturing, paint touch-up, and telecommunications systems shall be included as a part of the work of this contract. Where matching existing finishes, the new finish shall cover the surface to nearest plane change.

Plumbing: Showers and shower-tub combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. PCP 408.3

Bathtub to have 12" square bathtub access or will use non-slip joint tripper per CPC sec 402.10

Plumbing to be done with type "L" copper or Pex per local ordinance.

ABBREVIATIONS

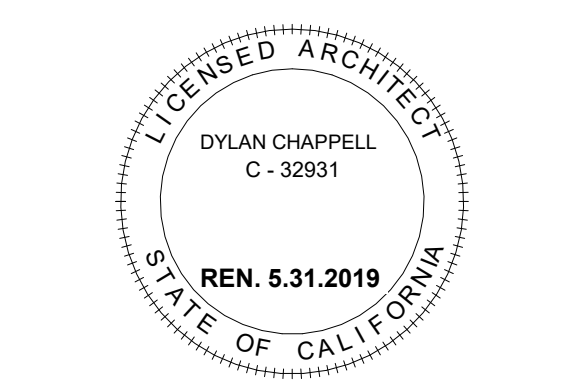
&	and	F.G.	finish grade	PAV.	paving or pavement
@	at	FIN.	finish	PLAM	plastic laminate
A.B.	anchor bolt	FJ	floor joist	PLAS.	plaster
ACT	acoustical ceiling tile	FL	flowline	PLYWD.	plywood
AD.	area drain	FLASH.	flashing	PT.	point
ADJ.	adjustable or adjacent	FLR.	floor	P.T.	pressure treated
A.F.F.	above finish floor	F.O.	face of	PTDF	pressure treated douglas fir
A.F.G.	above finish grade	F.O.B.	face of block	PDRCTD	powder coated
A.F.C.I.	arc fault circuit interrupter	F.O.C.	face of concrete	PTD.	painted
AGGR.	aggregate	F.O.F.	face of finish	PTCL.BD.	particle board
ALUM.	aluminum	F.O.S.	face of stud		
APPROX.	approximate	FP	fireplace	(R)	remove
ARCH.	architectural	FS	finish surface	R.	piser
AC	asphaltic concrete	FT.	foot or feet	RAD.	radius
		FTG.	footing	R.A.	return air
		FURR.	furring	RD.	roof drain
		(F)	future	RDWD.	redwood
		FSR	fire sprinkler riser	REINF.	reinforced
				REQ.	required
		GALV.	galvanized	RM.	room
		G.F.C.I.	ground fault circuit interrupter	R.O.	rough opening
		GL.	glass	(R/S)	remove and save, salvage
		GND.	ground	RS	rough sawn
		GRD.	grade		
		GW.B.	gypsum wall board	S.	south
		GYP.	gypsum	S.A.D.	see architectural drawing
		GM	gas meter	S4S	surfaced four sides
				SCHED.	schedule
		H.T.	height	SERV.	service
		H.B.	nose bibb	RS.	stainless steel
		HNDRL.	handrail	SH.	shelf/shelves
		HORIZ.	horizontal	SHT.	sheet
		HR.	hour	SHTG.	sheathing
		HVAC.	heating, ventilation & air conditioning	SIM.	similar
				SPEC.	specification
		I.D.	inside diameter (DIM.)	SQ.	square
		INSUL.	insulation	SS	stainless steel
		INT.	interior	STC	sound transmission class
				STND.	stained
		JT.	joint	STD.	standard
		JST.	joist	STL	steel
		KIT.	kitchen	STOR.	storage
		K.P.	kick plate	STRUCT.	structural
				T.	toilet
		LAM.	laminate	T	tempered glass
		LB.	pound	T	tread
		LT.	light	T.B.	towel bar
		LAUN.	laundry	TC	top of curb/concrete
				TEL.	telephone
		MATL.	material	TEMP.	temperature
		M.B.	master bedroom	T&G	tounge and groove
		MAX.	maximum	THRES.	threshold
		M.C.	medicine cabinet	T.O.	top of
		MDF	medium density fiberboard	T.O.C.	top of curb/concrete
		MECH.	mechanical	T.P.	top of paving
		MEMB.	membrane	T.O.S.	top of slab/steel
		MFG.	manufacturer	T.O.W.	top of wall
		MIN.	minimum	T.O.P.	top of plate
		MISC.	miscellaneous	TW	top of wall
		MUL.	mullion	TYP.	typical
				U.N.O.	unless noted otherwise
		(N)	new	VERT.	vertical
		N.	north	V.I.F.	verify in field
		N/A	not applicable		
		N.I.C.	not in contract		
		NO. or #	number		
		NOM.	nominal	W.	west
		N.T.S.	nt to scale	W/	with
				WD.	wood
		O.C.	on center	W.H.	water heater
		O.D.	outside diameter (DIM.)	WDW.	window
		O.F.	outside face	W/O	w/out
		OFC.	office	W.P.	waterproof
		OPNG.	opening	W.R.	water resistant
		O/	over		
		O.F.C.I.	owner furnished, contractor installed		
		O.F.O.I.	owner furnished, owner installed		
		ORD	overflow roof drain		
		OVRHD.	overhead		

Symbols

	Datum or Elevation		Window Designation
	Section Callout drawing number sheet where occurs		Door Number
	Elevation Callout drawing number sheet where occurs		Revision
	Detail Callout drawing number sheet where occurs		Align
	Interior Elevation Callout drawing number sheet where occurs drawing directional subtitle		Flush Adjacent Surfaces
	Gridline face of stud or concrete center of steel U.N.O.		Stepped Surfaces indicated amount
			Drawing Note see sheet for note key



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APN:526-0-170-130
EHD SUB SET

PEEBEE & JAY'S
520 N VENTU PARK RD. UNIT 160
THOUSAND OAKS, CA 91320
PEEBEE & JAY'S

REVISION:

No.	Description	Date

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

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

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

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

Commissioning requirements shall include:

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

Exceptions:

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

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

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

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

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

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
 - a. An explanation of the original design intent.
 - b. Equipment and systems to be tested, including the extent of tests.
 - c. Functions to be tested.
 - d. Conditions under which the test shall be performed.
 - e. Measurable criteria for acceptable performance.
4. Commissioning team information
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

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

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

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

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

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

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

5.410.4.1 (Reserved)

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

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

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

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

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

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

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

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

Division 5.5 – ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

ARTERIAL HIGHWAY.
A-WEIGHTED SOUND LEVEL (dBA).
1 BTU/HOUR.
COMMUNITY NOISE EQUIVALENT LEVEL (CNEL).
COMPOSITE WOOD PRODUCTS.
DAY-NIGHT AVERAGE SOUND LEVEL (Ldn).
DECIBEL (dB).
ENERGY EQUIVALENT (NOISE) LEVEL (L_{eq}).
EXPRESSWAY.
FREEWAY.
GLOBAL WARMING POTENTIAL (GWP).
GLOBAL WARMING POTENTIAL VALUE (GWP VALUE).
HIGH-GWP REFRIGERANT.
LONG RADIUS ELBOW.
LOW-GWP REFRIGERANT.
MERV.
MAXIMUM INCREMENTAL REACTIVITY (MIR).
PRODUCT-WEIGHTED MIR (PWMIR).
PSIG.
REACTIVE ORGANIC COMPOUND (ROC).
SCHRADER ACCESS VALVES.
SHORT RADIUS ELBOW.
SUPERMARKET.
VOC.

SECTION 5.503 FIREPLACES

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

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

SECTION 5.504 POLLUTANT CONTROL

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

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of

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

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 ADHESIVE VOC LIMIT^{1,2}

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50

SPECIALTY APPLICATIONS	CURRENT VOC LIMIT
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250

SUBSTRATE SPECIFIC APPLICATIONS	CURRENT VOC LIMIT
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fibreglass	80

1. If an adhesive is used to bond dissimilar substrates together the adhesive with the highest VOC content shall be allowed.
 2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, <http://www.arb.ca.gov/DRODB/SCCARHTM1.R1168.PDF> (1/5/07).

TABLE 5.504.4.2 SEALANT VOC LIMIT

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420

SEALANT PRIMERS	CURRENT VOC LIMIT
Architectural	250
Nongporous	750
Porous	275
Modified bituminous	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.2.1, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

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

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

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

TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}

GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150

SPECIALTY COATINGS	CURRENT LIMIT
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breaker	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire restative coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low-solids coatings ³	120
Magnesium-cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Sealers	750
Clear	550
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tile and tile refinishing coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
 2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
 3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

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

1. Carpet and Rug Institute's Green Label Plus Program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or *Specification 01550*);
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database.

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

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

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

5.504.4.5.1 Early compliance. Reserved.

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

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

TABLE 5.504.4.5 FORMALDEHYDE LIMITS¹

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as listed in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
 2. Thin medium density fiberboard has a maximum thickness of 7/8 inch (8 mm).

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

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database; or

4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

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

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly scheduled cleaning of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions:

1. An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting the 2013 *California Energy Code* having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W/ cfm or less at design air flow.
2. Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of *California Building Code*, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures not applicable to low-rise residential occupancies, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.8 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 Carbon dioxide (CO2) monitoring. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the *California Energy Code*, Section 120.1(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 Acoustical control. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

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

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

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

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

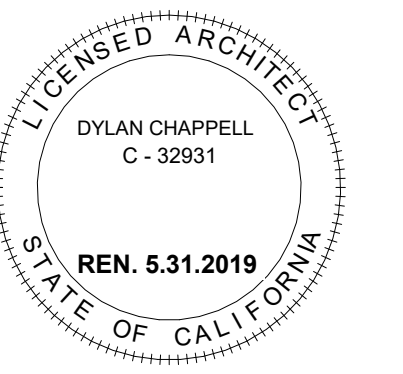
Exceptions:

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

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

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

5.507.4.2 Performance method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or

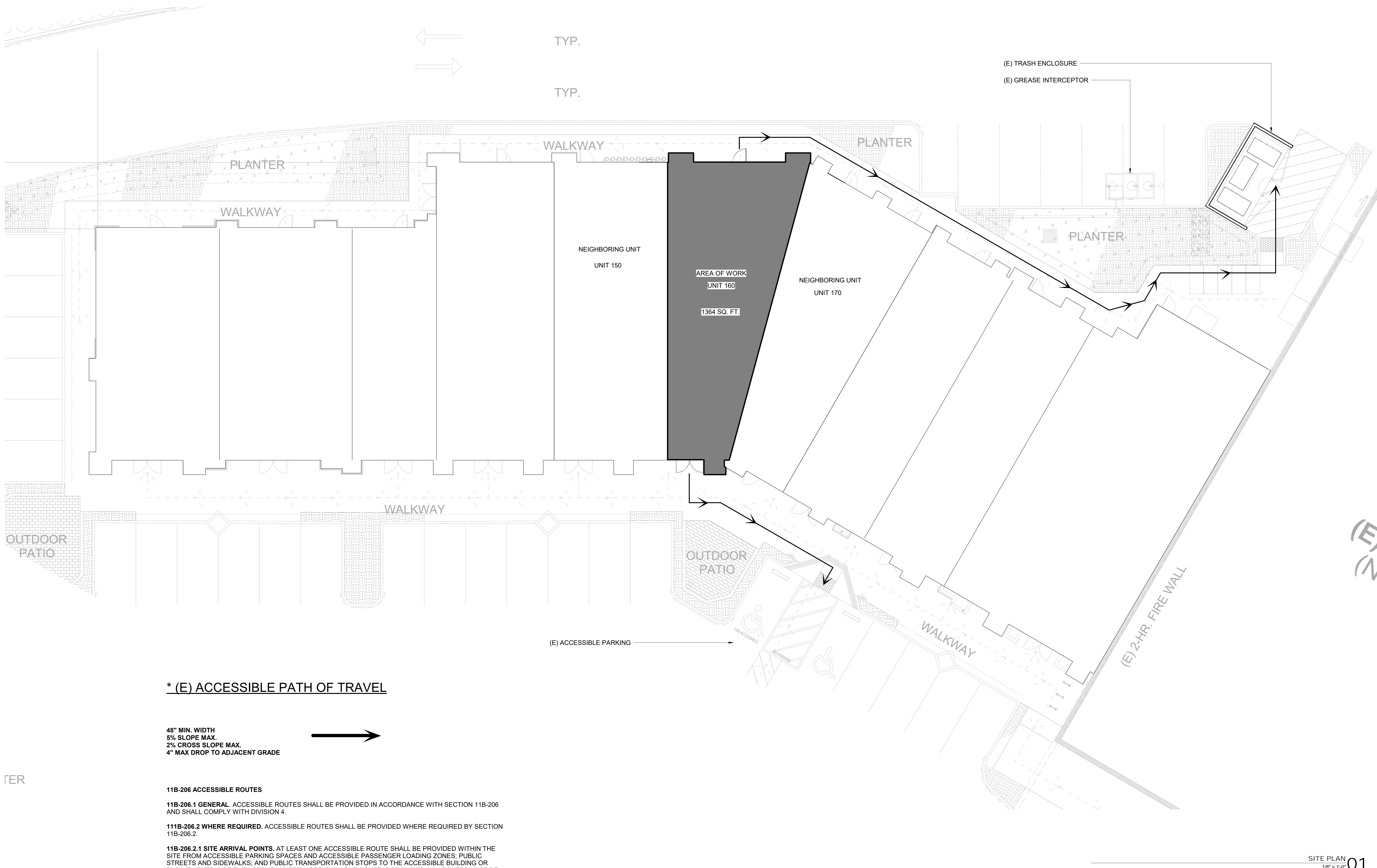


APN: 526-0-170-130
EHD SUB SET

PEEBEE & JAY'S
520 N VENTU PARK RD. UNIT 160
THOUSAND OAKS, CA 91320
PEEBEE & JAY'S

REVISION:

No.	Description	Date



*** (E) ACCESSIBLE PATH OF TRAVEL**

48" MIN. WIDTH
5% SLOPE MAX.
2% CROSS SLOPE MAX.
4" MAX DROP TO ADJACENT GRADE

11B-206 ACCESSIBLE ROUTES

11B-206.1 GENERAL. ACCESSIBLE ROUTES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-206 AND SHALL COMPLY WITH DIVISION 4.

11B-206.2 WHERE REQUIRED. ACCESSIBLE ROUTES SHALL BE PROVIDED WHERE REQUIRED BY SECTION 11B-206.2.

11B-206.2.1 SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.

EXCEPTIONS:

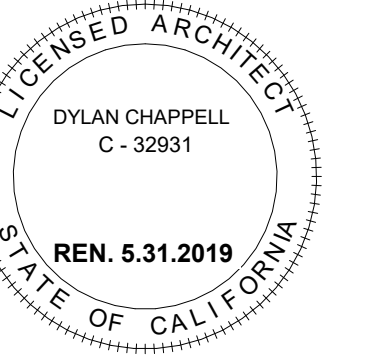
- RESERVED.
- AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.
- GENERAL CIRCULATION PATHS SHALL BE PERMITTED WHEN LOCATED IN CLOSE PROXIMITY TO AN ACCESSIBLE ROUTE.

11B-206.2.2 WITHIN A SITE, AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

*PATH IS LOCATED ON A PIER WHICH HAS AREAS WITH GAPS BETWEEN PLANKS GREATER THAN 1/2 INCHES. THIS DOES NOT COMPLY WITH 11B302.3 AND WILL NOT BE ADDRESSED UNDER THIS PERMIT PER HARSHIP 11B-202.4

SITE PLAN 01
1/8" = 1'-0"

SITEPLAN



APN: 526-0-170-130
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PEEBEE & JAY'S
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THOUSAND OAKS, CA 91320
PEEBEE & JAY'S

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No.	Description	Date



RCP

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T-BAR NOTES

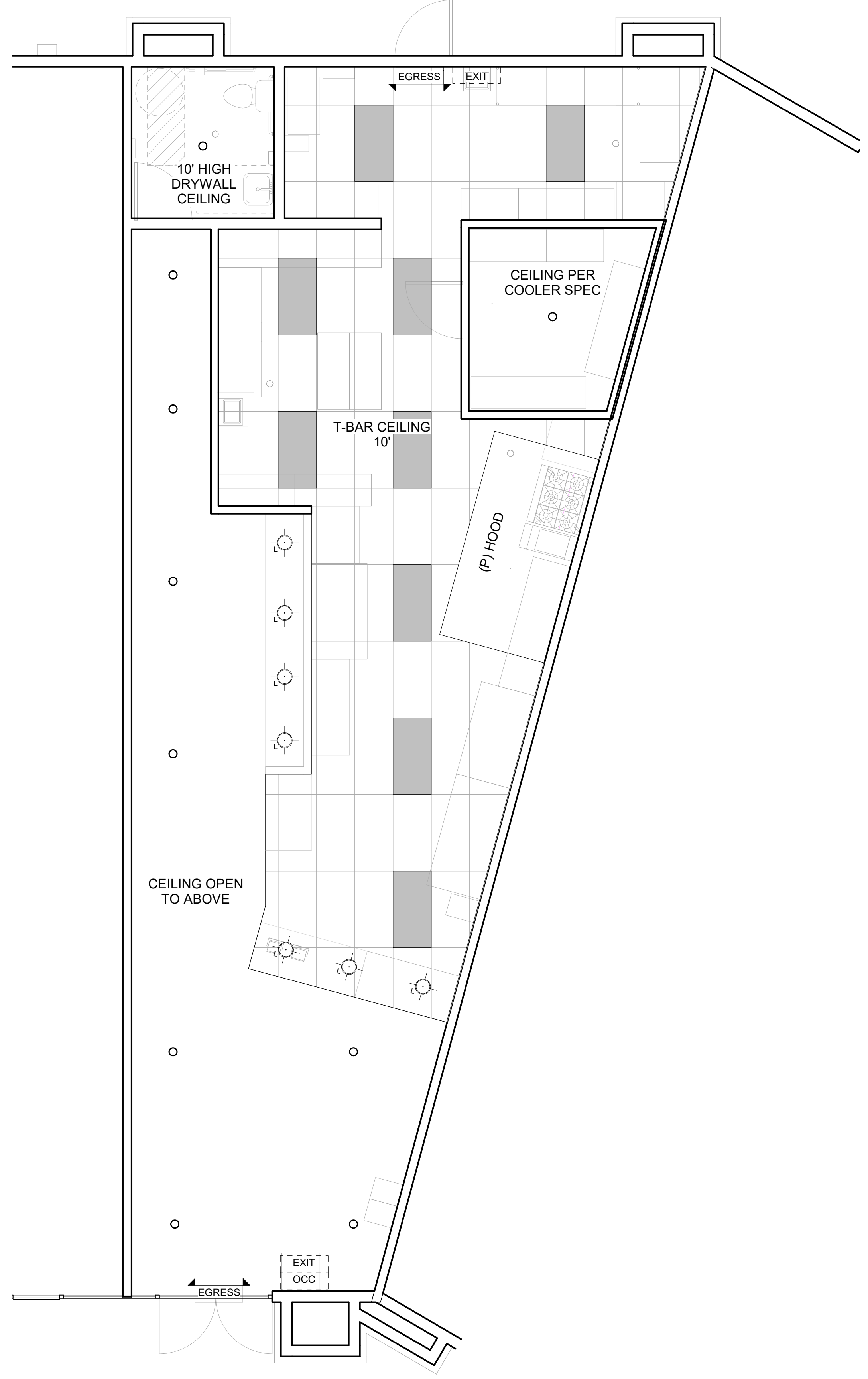
LATERAL BRACING FOR SUSPENDED CEILING MUST BE PROVIDED, WHERE THE CEILING IS NOT SUPPORTED INTERIOR PARTITIONS. CEILING BRACING SHALL BE PROVIDED BY FOUR NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2 INCHES OF THE CROSS RUNNER INTERSECTING AND SPLAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLAN OF THE CEILING. A STRUCTURE ADEQUATE TO RESIST THE VERTICAL COMPONENT FROM LATERAL LOADS) FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS OF THE ROOF OR FLOOR ABOVE. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FT. ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6FT. OF EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. OTHERWISE, PROVIDE A STRUCTURAL DESIGN. [808 CBC]

SUSPENDED CEILINGS IN SEISMIC DESIGN CATEGORIES D, E, AND F SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASTM C835, ASTM C836, AND ASTM E580 SECTION 5 AS MODIFIED BY THE FOLLOWING: [13.5.6.2.2 ASCE 7-10]

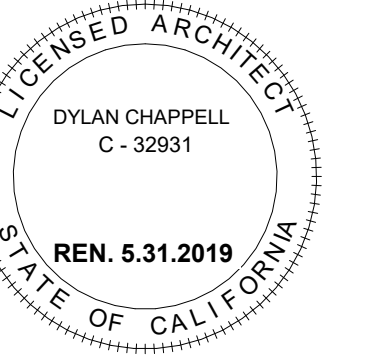
- a. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.
- b. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2 INCHES.
- c. FOR CEILING AREAS EXCEEDING 2500 SQ. FT. A SEISMIC SEPARATION JOIN OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2500 SQ. FT. SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PREFORMED.
- d. SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 INCH OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECTIONS.
- e. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
- f. LIGHT FIXTURES, CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.
- g. SUSPENSION WIRES SHALL NOT BE SMALLER THAN NO. 12 GAUGE SPACED AT 4 FEET ON CENTER.
- h. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1 IN 6 OUT OF PLUMB
- i. THE PERIMETER ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED A MAXIMUM OF 8" FROM WALL.
- j. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6' FROM ALL HORIZONTAL PIPING OR DUCT WORK.

LIGHTING LEGEND

SEE E0.1 & E2.0 FOR LIGHTING PLAN
LIGHTING PER ELECTRIC ENGINEER



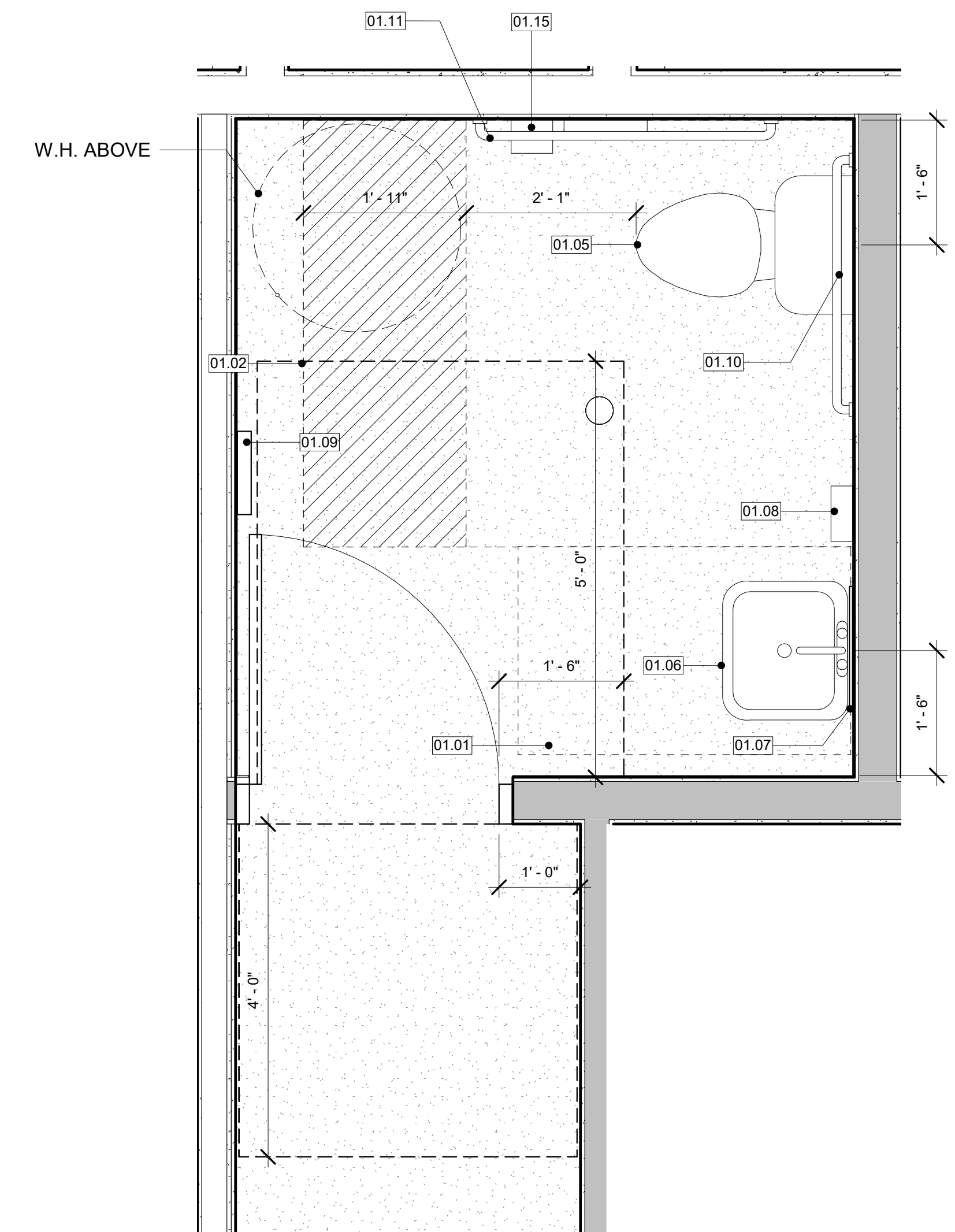
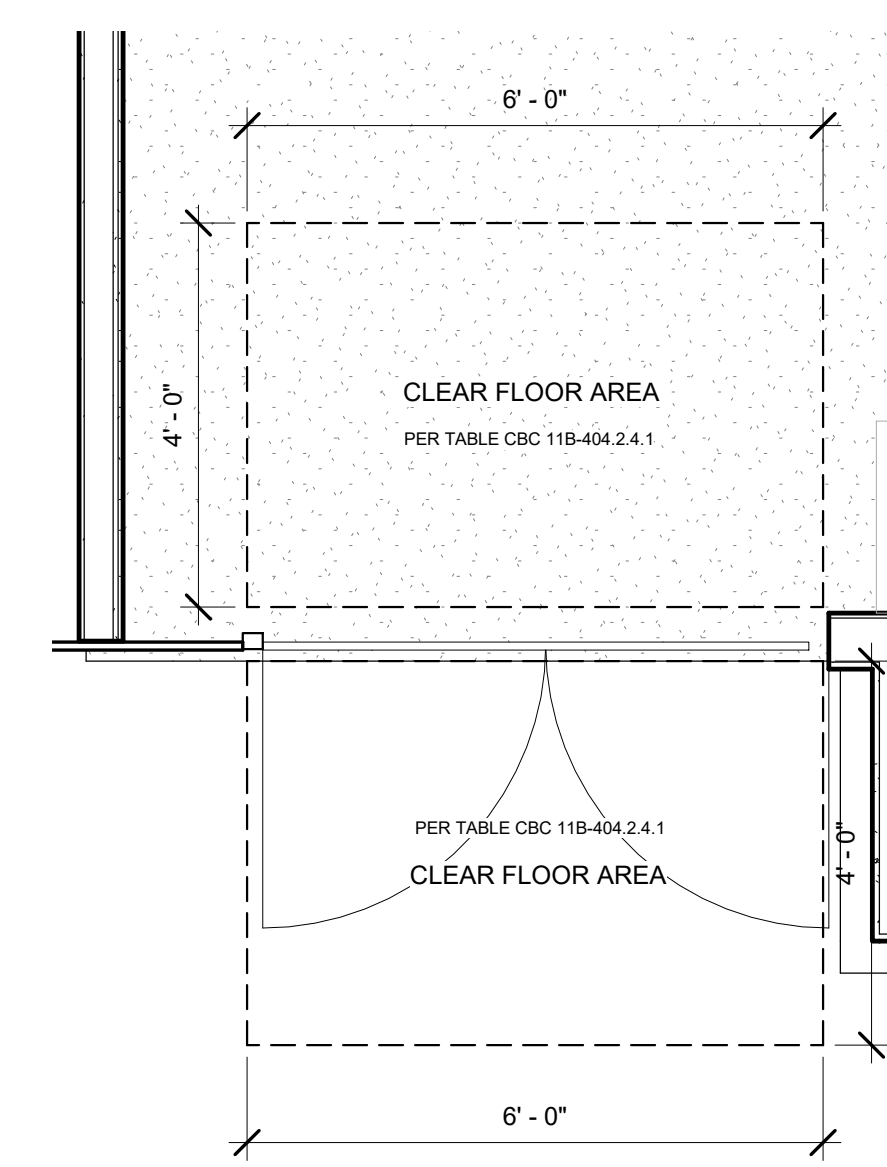
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1/4" = 1'-0"



APN: 526-0-170-130
EHD SUB SET

KEYNOTE LEGEND

- 01.01 CLEAR FLOOR SPACE AT LAVATORY. SEE DETAIL G5.2
- 01.02 CLEAR FLOOR SPACE AT TOILET. SEE DETAIL G5.2
- 01.05 WATER CLOSET ACCESSIBLE FLOOR-MOUNT WITH TOP OF SEAT AT 18" A.F.F., MAX 1.28 GPF, ELONGATED BOWL. SEE SHEET G5.2
- 01.06 LAVATORY WALL-MOUNT WITH SELF-CLOSING METERING FAUCET, MAX 0.4 GPM, MOUNTED WITH RIM AT 34" MAX A.F.F.. SEE ACCESSIBILITY REQUIREMENTS ON SHEET G5.2. INSULATE EXPOSED WATER AND WASTE PIPES BELOW LAV.
- 01.07 MIRROR MOUNTED ABOVE LAVATORY, 18" X 36". SEE MOUNTING HEIGHT REQUIREMENTS ON SHEET G5.2
- 01.08 SOAP DISPENSOR WALL MOUNT SEE MOUNTING HEIGHT REQUIREMENTS ON SHEET G5.2
- 01.09 PAPER TOWEL DISPENSOR SEMI-RECESSED WITH OPERABLE MECHANISM AT 40" A.F.F. MAX AND WASTE RECEPTACLE BELOW. BOBRICK B-3944, 4-1/8" MAX PROJECTION FROM WALL SURFACE.
- 01.10 GRAB BAR HORIZONTAL ; 36" MIN LENGTH . HEIGHT AND LOCATION PER PLAN , AND PER ACCESSIBILITY REQUIREMENTS SHEET G5.2
- 01.11 GRAB BAR HORIZONTAL ; 42" MIN LENGTH . HEIGHT AND LOCATION PER PLAN , AND PER ACCESSIBILITY REQUIREMENTS SHEET G5.2
- 01.15 TOILET PAPER DISPENSOR SEE SHEET G5.2



ENLARGED ENTRY PLAN
1/2" = 1'-0" 02

ENLARGED BATHROOM PLAN
3/4" = 1'-0" 01

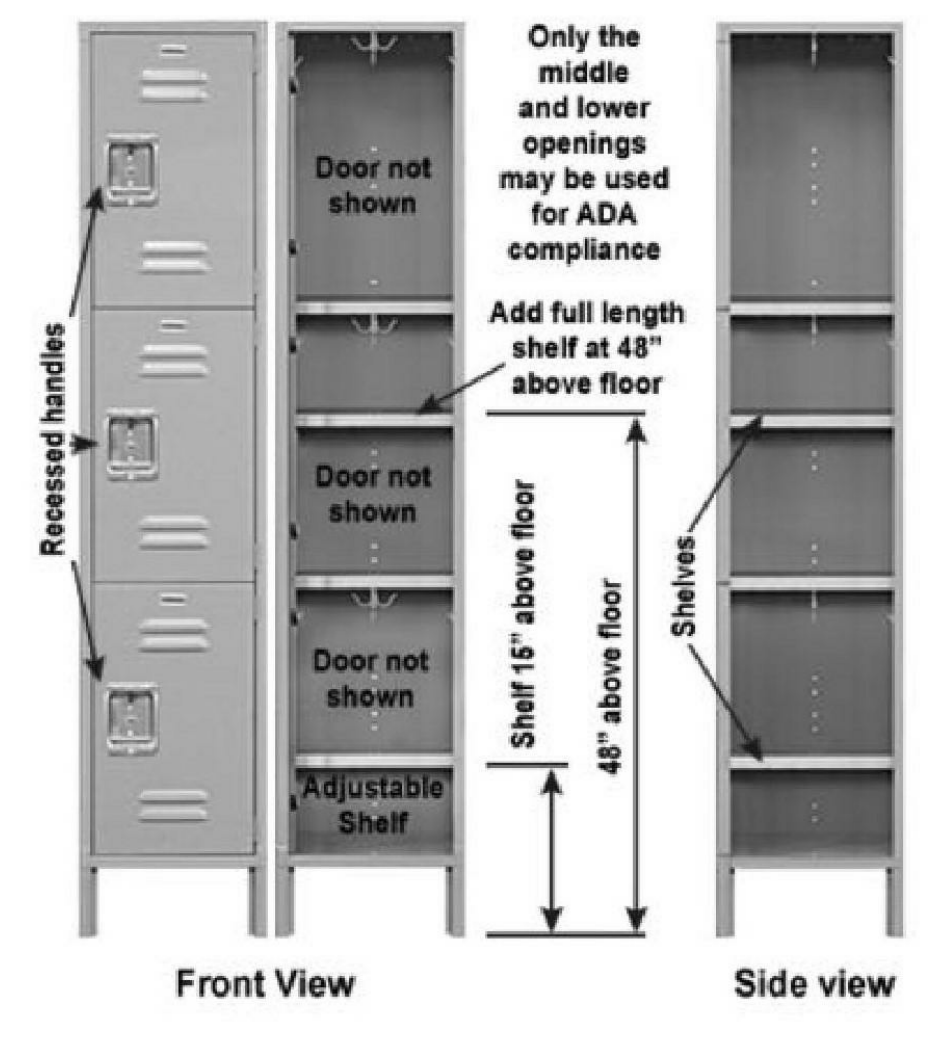
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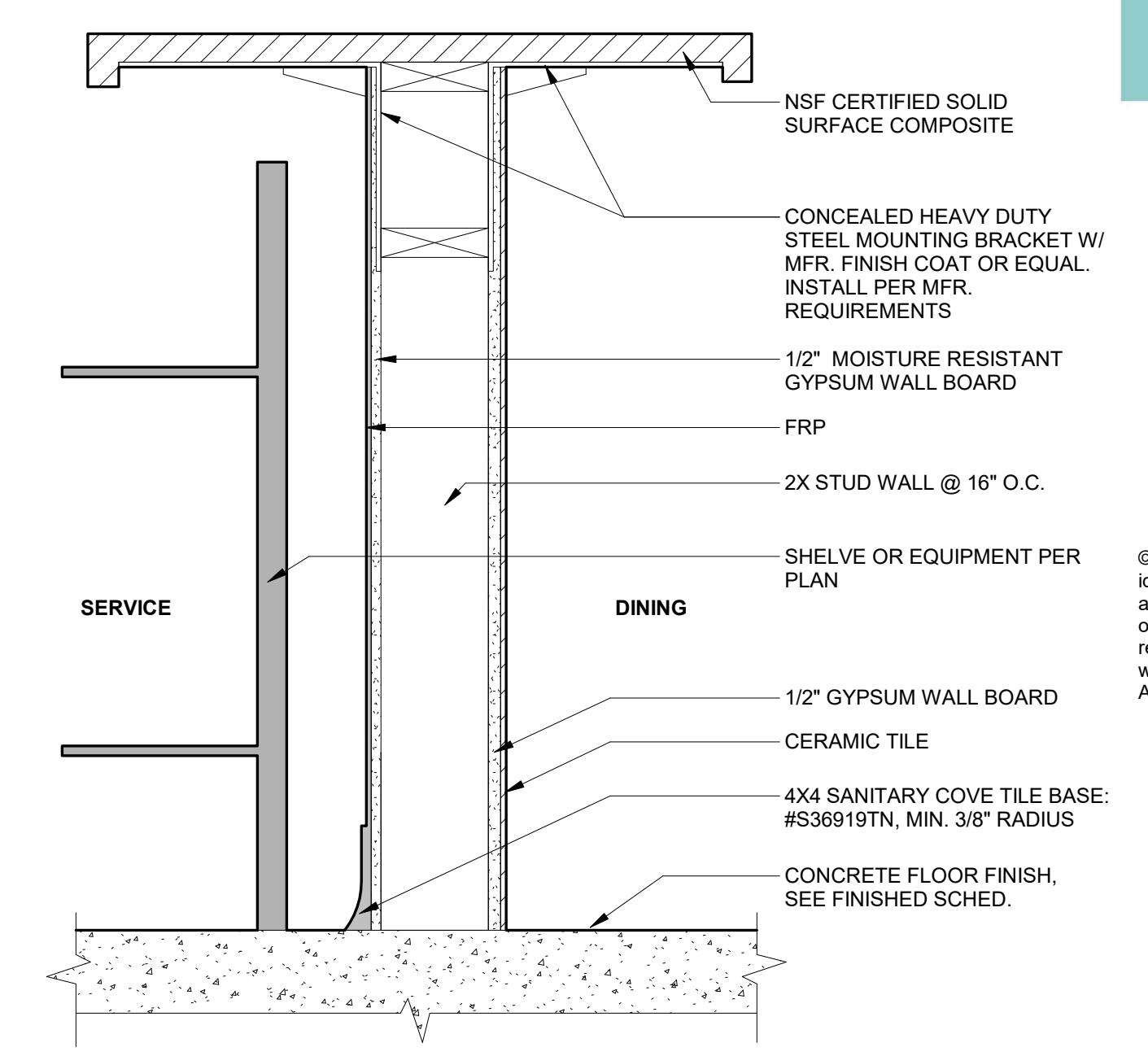
No.	Description	Date

ENLARGED ACCESSIBILITY PLAN

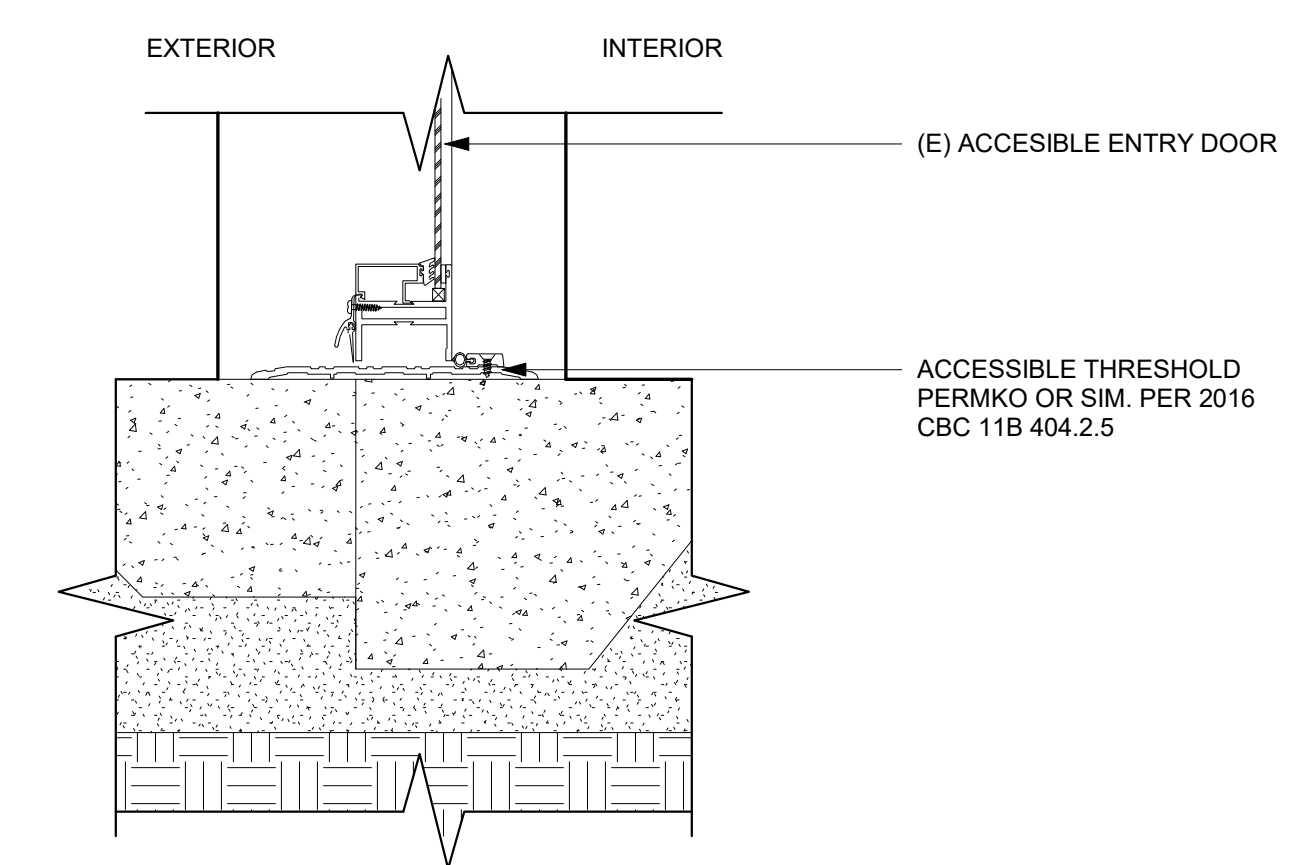
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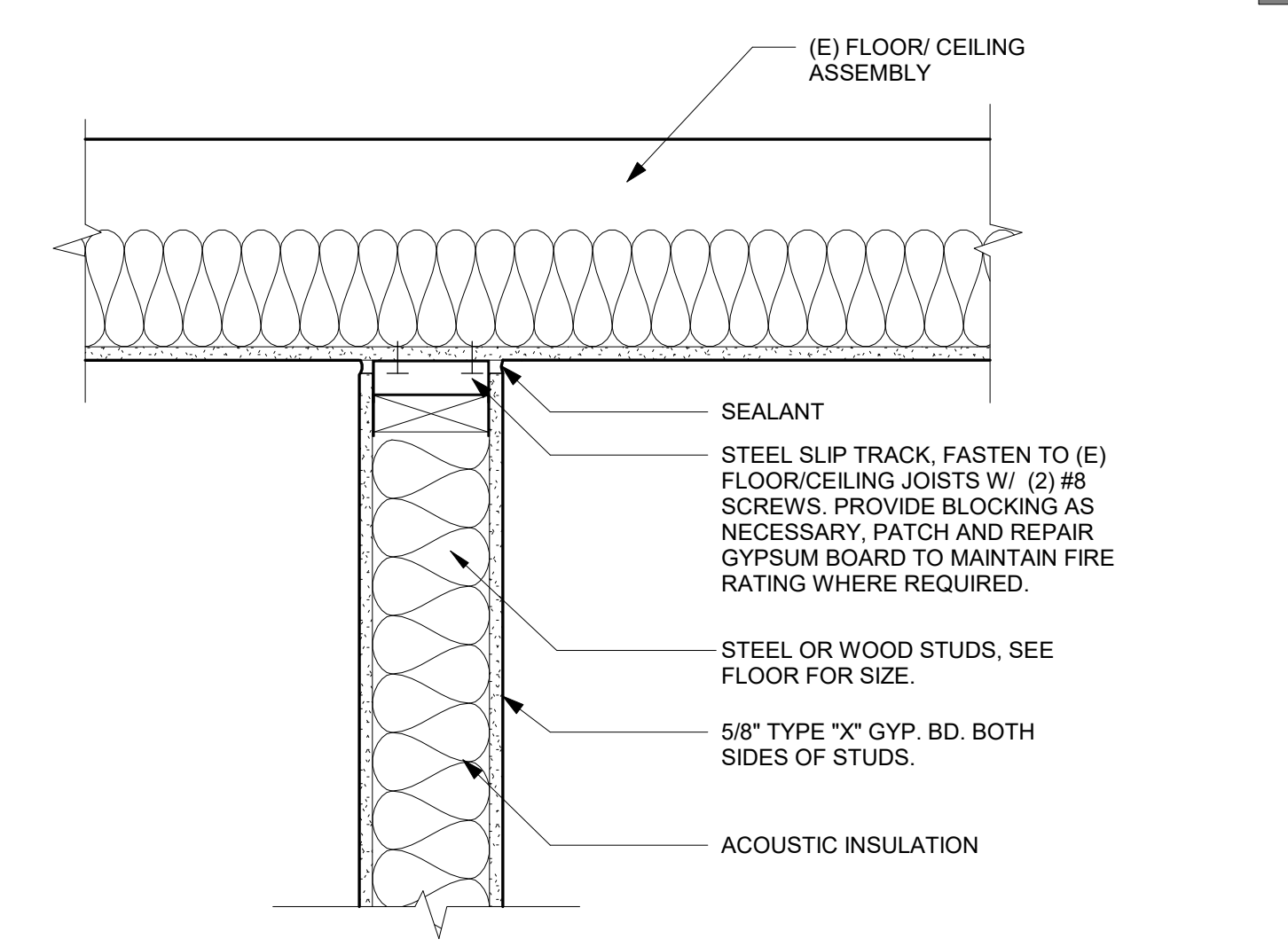
LOCKERS
 1/4" = 1'-0" **07**



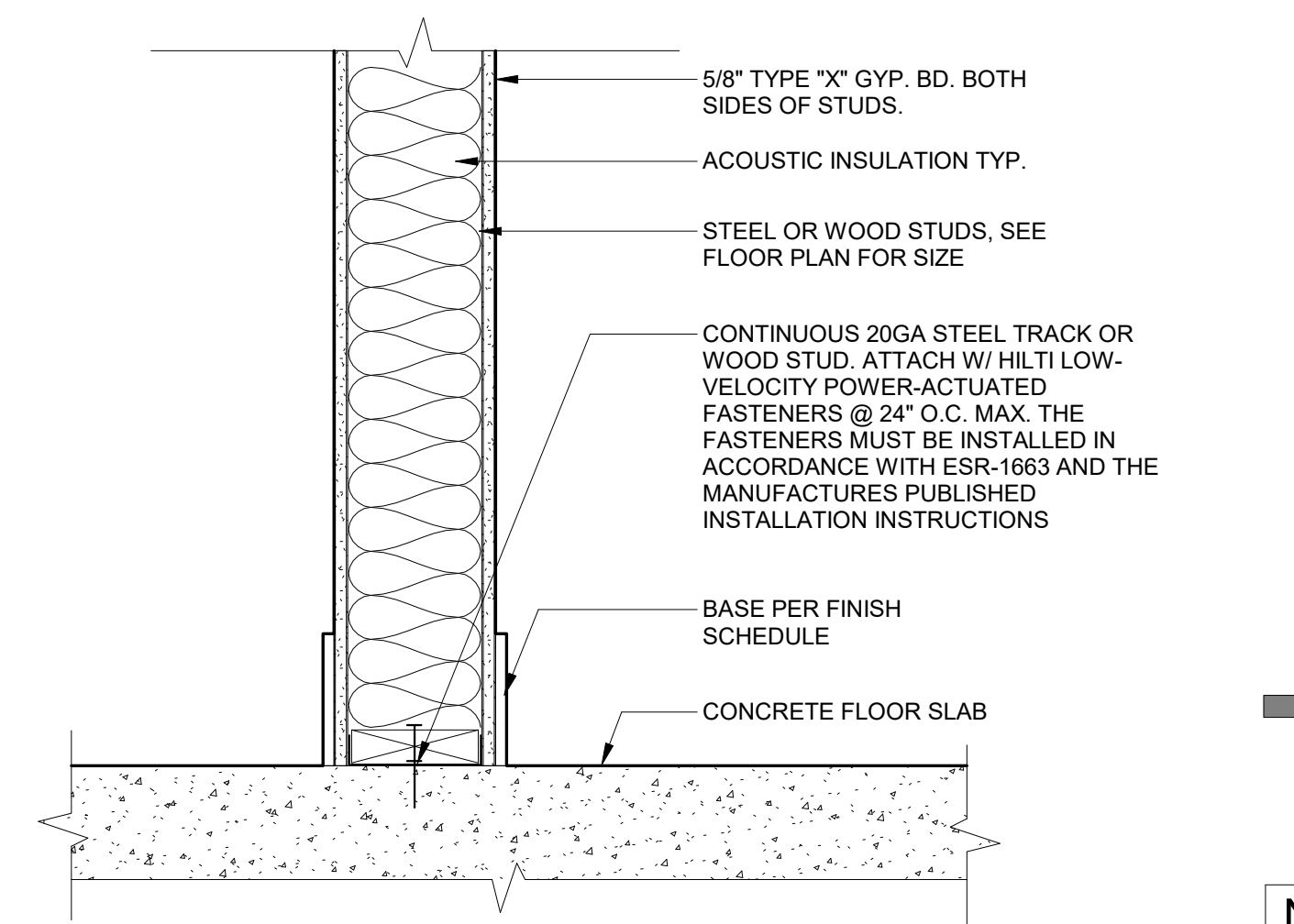
BAR TOP
 1 1/2" = 1'-0" **04**



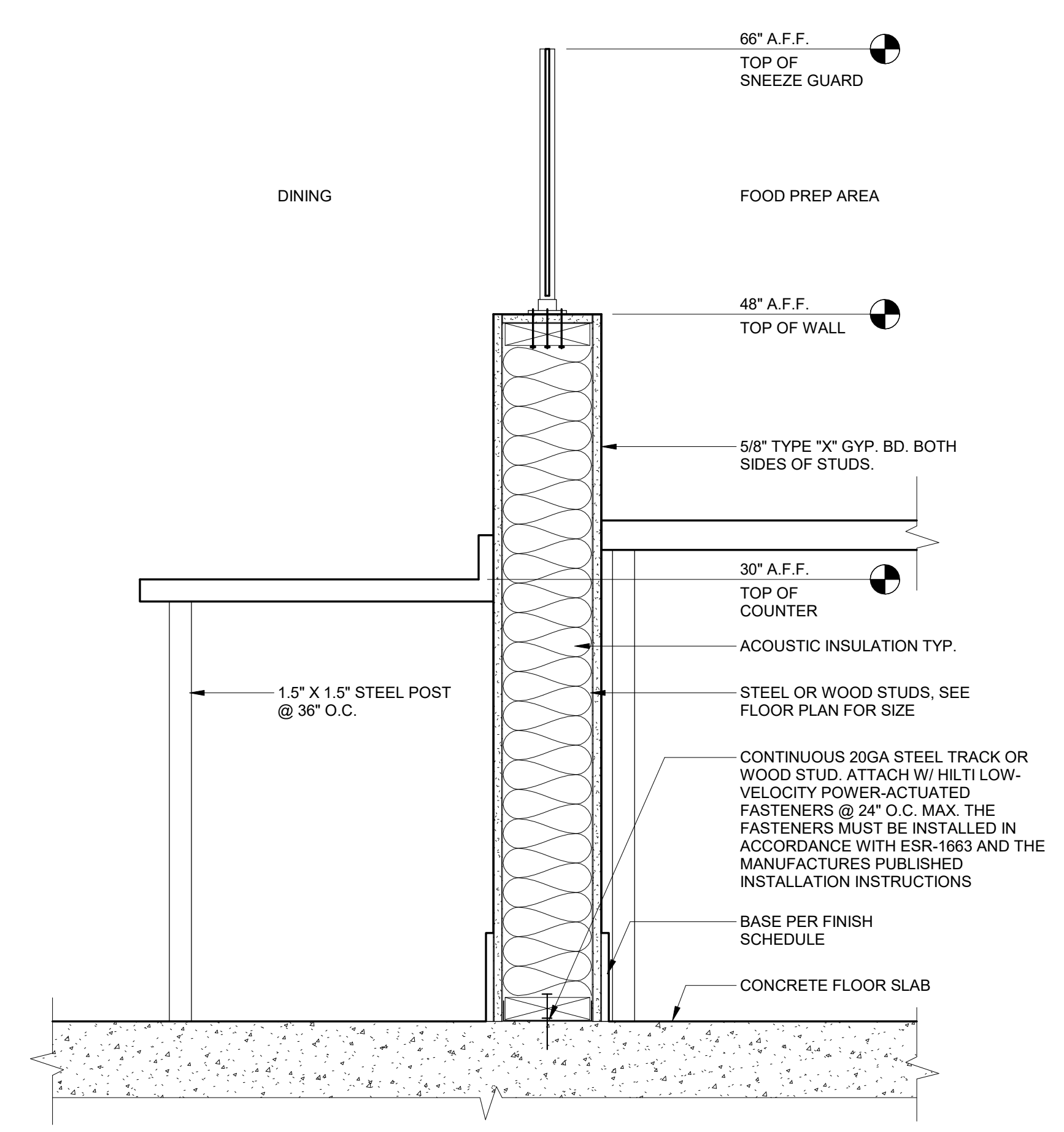
ACCESSIBLE STOREFRONT THRESHOLD
 3" = 1'-0" **06**



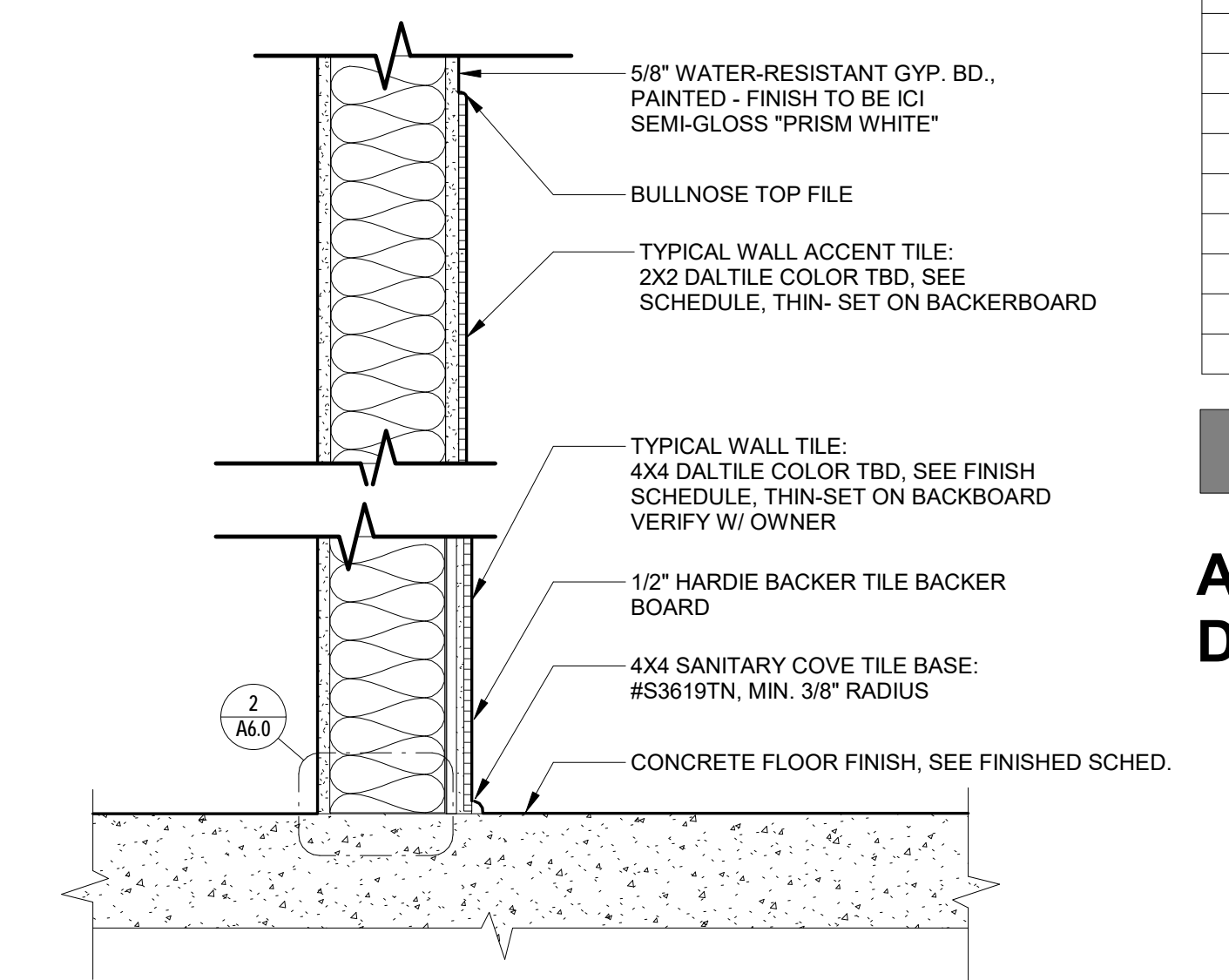
TYP. NON-LOADBEARING PARTITION WALL TOP
 1 1/2" = 1'-0" **03**



TYP. PARTITION WALL BOTTOM
 1 1/2" = 1'-0" **02**



TYP. SNEEZE GUARD AT COUNTER
 1 1/2" = 1'-0" **05**



PARTITION WALL AT RESTROOMS
 1 1/2" = 1'-0" **01**

APN: 526-0-170-130
EHD SUB SET

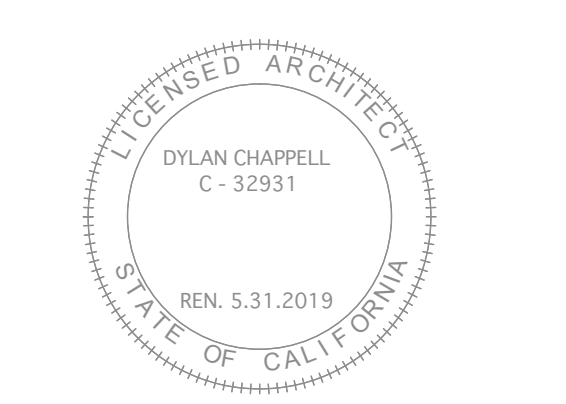
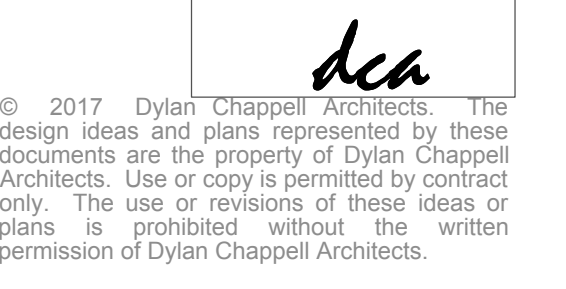
PEEBEE & JAY'S
 520 N VENTU PARK RD. UNIT 160
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PEEBEE & JAY'S

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ARCHITECTURAL DETAILS

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PEEBEE'S 520 N VENTU PARK RD. UNIT 160 NEWBURY PARK, CA 91320

Table with 10 columns and 10 rows, likely a grid for notes or calculations.

PEEBEE'S LIGHTING COMPLIANCE FORMS E0.2

Form for INDOOR LIGHTING - CERTIFICATE OF COMPLIANCE (Page 4 of 6). Includes sections for General Information, Lighting Compliance Documents, Declaration of Required Certificates of Acceptance, and Installed Portable Luminaires in Offices.

Form for INDOOR LIGHTING - LIGHTING CONTROLS (Page 2 of 3). Includes sections for Mandatory Lighting Control Declaration Statements and Mandatory and Prescriptive Indoor Lighting Control Schedule.

Form for INDOOR LIGHTING POWER ALLOWANCE (Page 3 of 4). Includes sections for Summary Totals of Lighting Power Allowances and Area Category Method Additional Lighting Wattage Allowance.

Form for INDOOR LIGHTING - CERTIFICATE OF COMPLIANCE (Page 3 of 6). Includes sections for Declaration of Required Certificates of Acceptance and Indoor Lighting Schedule and Field Inspection Checklist.

Form for INDOOR LIGHTING - LIGHTING CONTROLS (Page 1 of 3). Includes sections for Mandatory Lighting Control Declaration Statements and Control Requirements.

Form for INDOOR LIGHTING POWER ALLOWANCE (Page 2 of 4). Includes sections for Summary Totals of Lighting Power Allowances and Area Category Method General Lighting Power Allowance.

Form for INDOOR LIGHTING - CERTIFICATE OF COMPLIANCE (Page 2 of 6). Includes sections for Summary of Allowed Lighting Power and Declaration of Required Certificates of Installation.

Form for INDOOR LIGHTING - CERTIFICATE OF COMPLIANCE (Page 5 of 6). Includes sections for Documentation Author's Declaration Statement and Responsible Person's Declaration Statement.

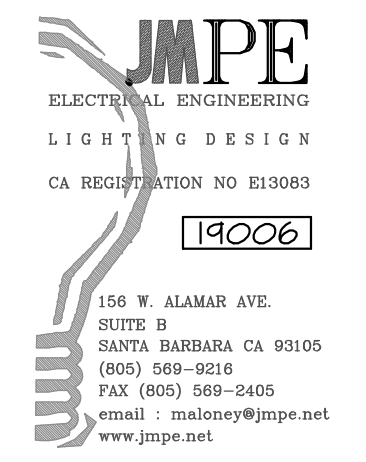
Form for INDOOR LIGHTING POWER ALLOWANCE (Page 1 of 4). Includes sections for Summary Totals of Lighting Power Allowances and Area Category Method Total Lighting Power Allowances.

Form for INDOOR LIGHTING - CERTIFICATE OF COMPLIANCE (Page 1 of 6). Includes sections for General Information and Lighting Compliance Documents.

Form for INDOOR LIGHTING - CERTIFICATE OF COMPLIANCE (Page 5 of 6). Includes sections for Documentation Author's Declaration Statement and Responsible Person's Declaration Statement.

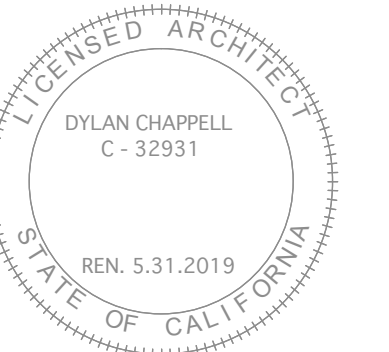
Form for INDOOR LIGHTING - LIGHTING CONTROLS (Page 3 of 3). Includes sections for Documentation Author's Declaration Statement and Responsible Person's Declaration Statement.

Form for INDOOR LIGHTING POWER ALLOWANCE (Page 4 of 4). Includes sections for Documentation Author's Declaration Statement and Responsible Person's Declaration Statement.





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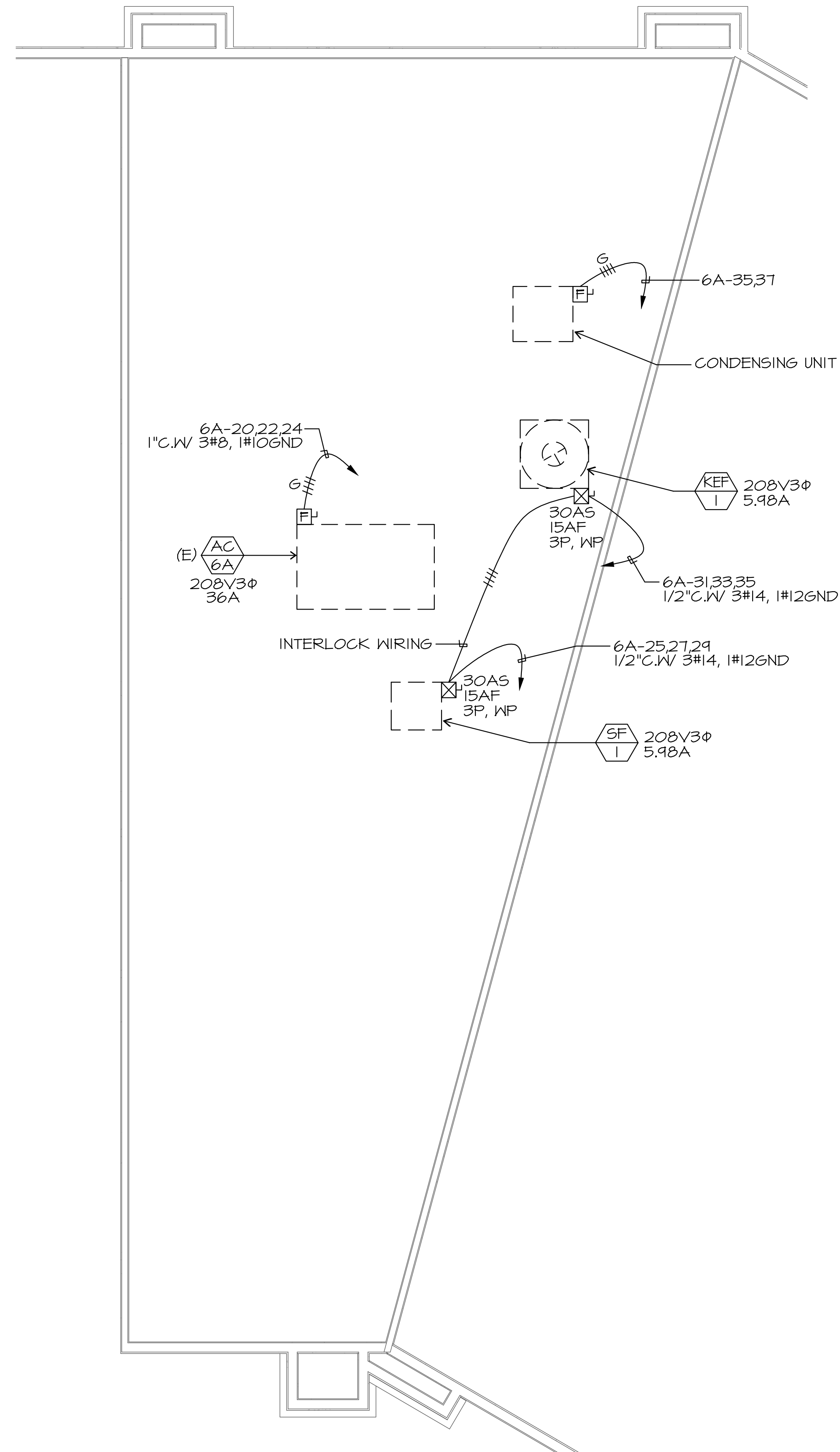


APN: 526-0-170-130 EHD SUB SET

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520 N VENTU PARK RD. UNIT 160
NEWBURY PARK, CA 91320
PEEBEE'S

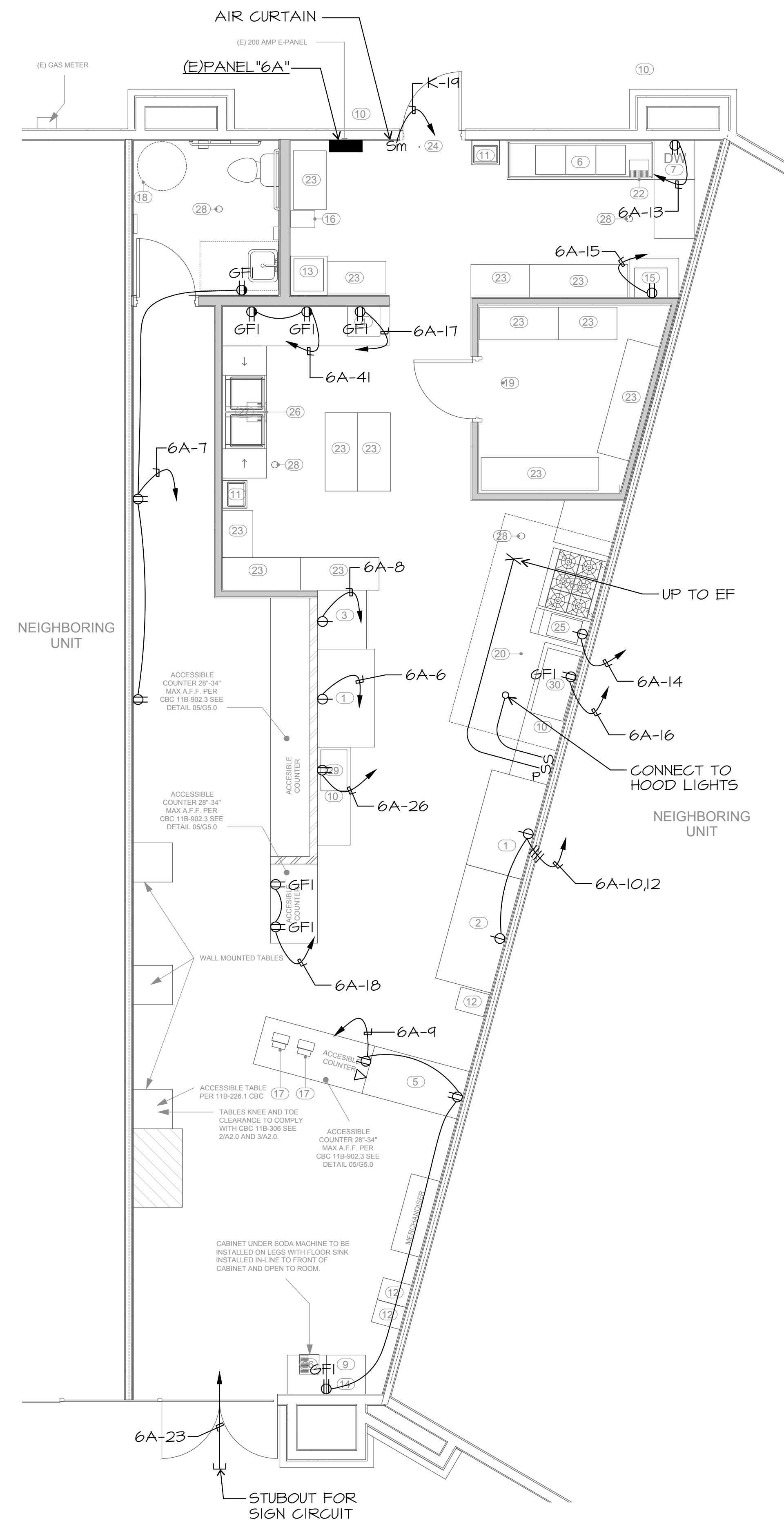
POWER PLAN & ELECTRICAL ROOF PLAN

E1.0



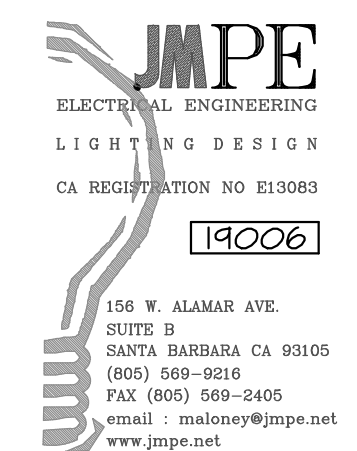
ELECTRICAL ROOF PLAN

SCALE: 1/4" = 1'-0" [Scale bar showing 0, 1, 2, 3, 4 feet]



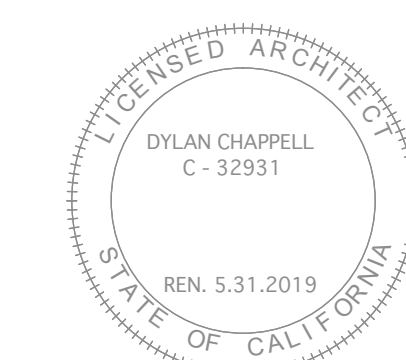
POWER PLAN

SCALE: 1/4" = 1'-0" [Scale bar showing 0, 1, 2, 3, 4 feet]



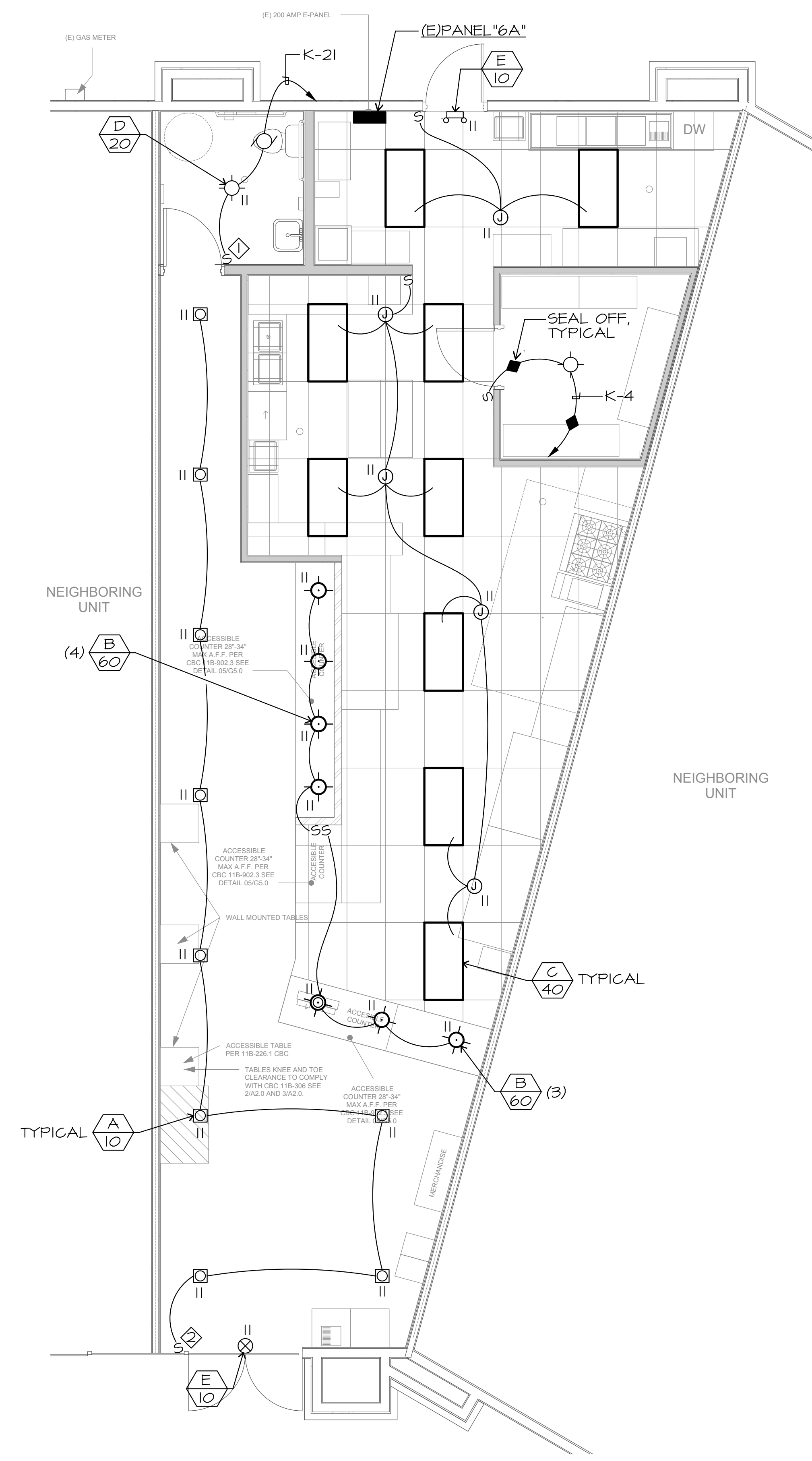


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LIGHTING NOTES

- ◇ SENSOR SWITCH #NSD-2P-PDT-FAN
- ◇ DIMMER PER LAMP

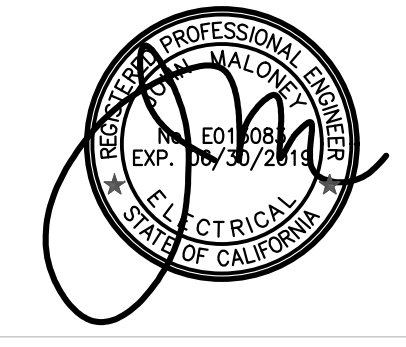
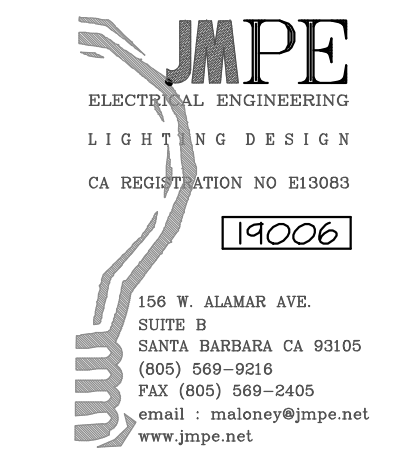


LIGHTING PLAN

SCALE: 1/4" = 1'-0" 0 1 2 3 4 6

APN:526-0-170-130
EHD SUB SET

PEEBEE'S
520 N VENTU PARK RD. UNIT 160
NEWBURY PARK, CA 91320
PEEBEE'S



LIGHTING PLAN

E2.0

GENERAL NOTES

- (A) OUTSIDE AIR INTAKE SHALL BE A MINIMUM OF 10' AWAY OR 3' BELOW ANY EXHAUST TERMINATIONS, VENTS OR FLUES.
- (B) TOILET EXHAUST SHALL TERMINATE A MINIMUM OF 3' FROM PROPERTY LINE AND 3' FROM ANY OPENINGS INTO BUILDING.
- (C) PROVIDE MANUAL VOLUME DAMPERS IN ALL SUPPLY, RETURN AND MAKE UP AIR DUCTS. PROVIDE APPROPRIATE ACCESS DOOR(S) AS REQUIRED.
- (D) PERMANENT ROOF ACCESS WITH LADDER IS IN ELECTRICAL ROOM.

KEF-1 AND SF-1 SHALL BE ELECTRICALLY INTERLOCKED USING MANUFACTURERS SUPPLIED DEMAND CONTROL PANEL FOR SIMULTANEOUS OPERATION. SEE KITCHEN DRAWINGS FOR DETAILS.

REFERENCE NOTES

- ① EXISTING NOMINAL 5 TON PACKAGED HEATING AND COOLING UNIT ON THE ROOF TO REMAIN.
- ② SET MINIMUM OUTSIDE AIR TO 425 CFM.
- ③ 6"Ø EXHAUST AIR DUCT UP THROUGH THE ROOF. FLASH AND SEAL WEATHERTIGHT.
- ④ 14"Ø TYPE 1 16 GA. WELDED LIQUID TIGHT EXHAUST AIR DUCT UP.
- ⑤ OUTLINE OF TYPE 1 HOOD.
- ⑥ 20" X 10" MAKE UP AIR DUCT CONNECT TO PLENUM, ADJUST TO 585 CFM.
- ⑦ 20" X 10" MAKE UP AIR DUCT CONNECT TO PLENUM, ADJUST TO 590 CFM.
- ⑧ 12" X 14" MAKE UP AIR DUCT UP.
- ⑨ ROUTE EXPOSED DUCT TIGHT TO STRUCTURE.
- ⑩ PROVIDE 1" DOOR UNDERCUT FOR MAKE UP AIR.

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MOON ENGINEERING
 Consulting Mechanical Engineers
 1304 E. Main St, Ste F
 Ventura California 93001
 (805) 653-5215



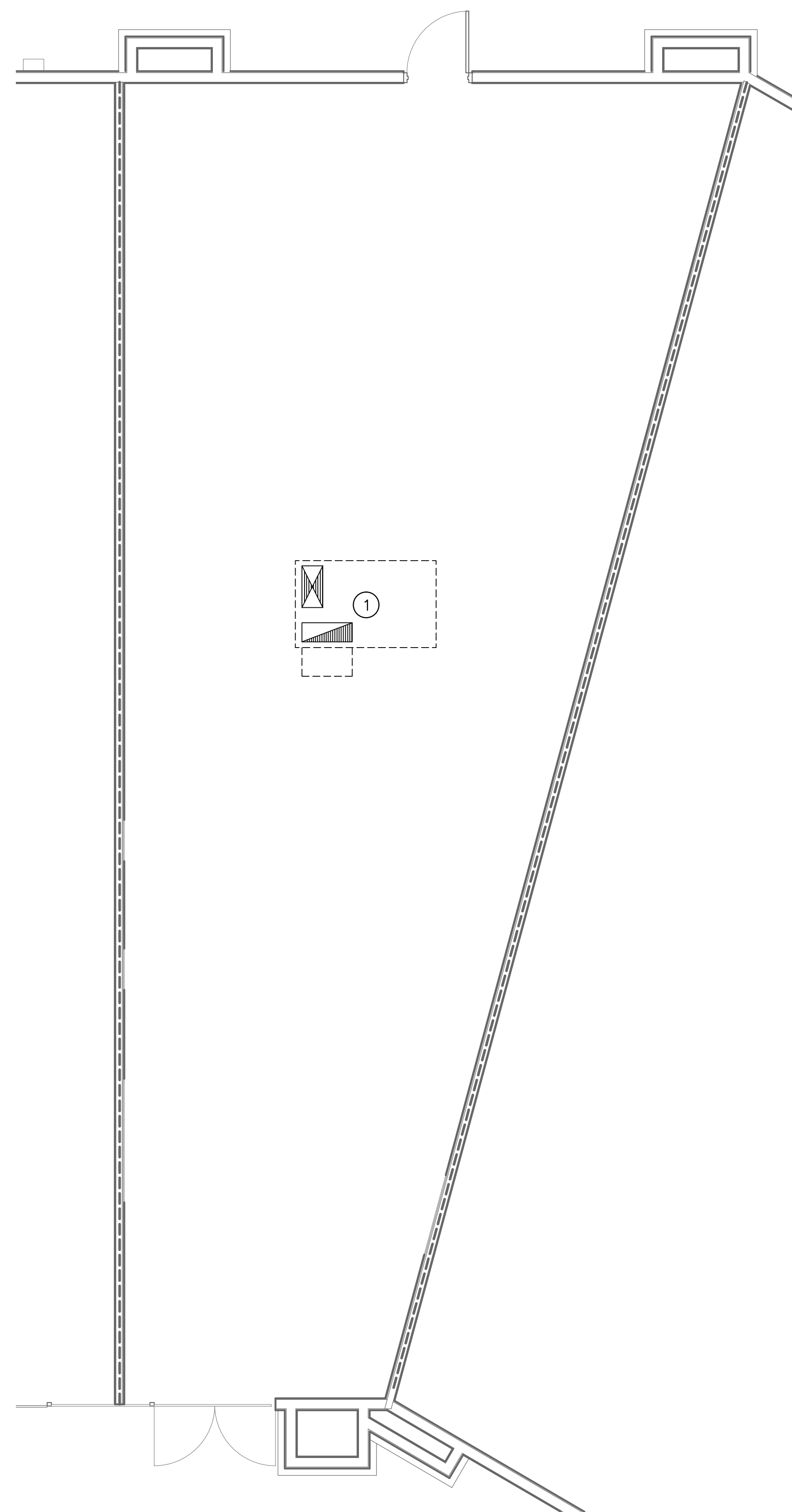
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PROJECT TITLE:
 TENANT IMPROVEMENT FOR:
PEEBEE'S

520 N. VENTU PARK ROAD, UNIT 160
 NEWBURY PARK, CA 91320
 PROJECT NUMBER:
19001-00

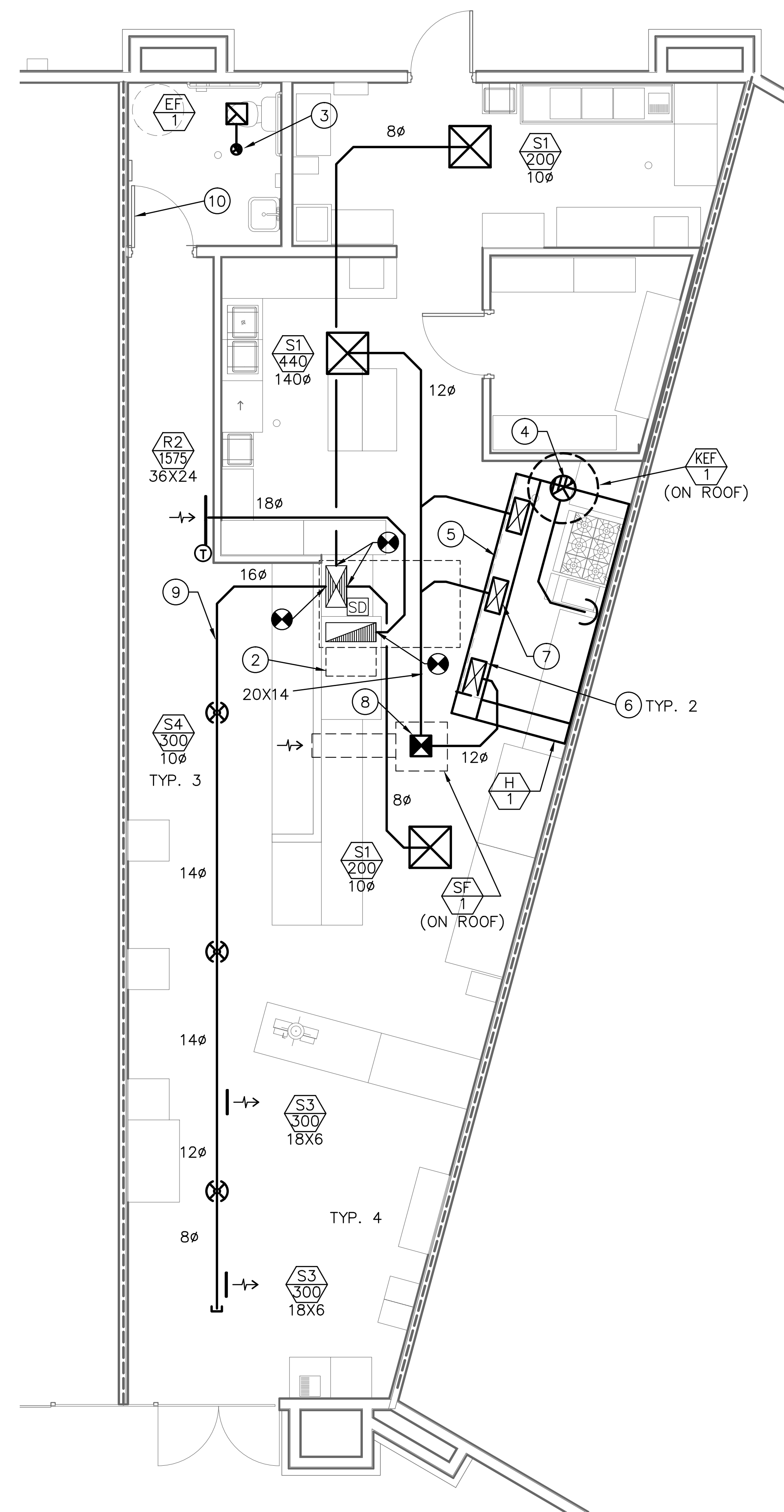
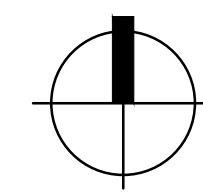
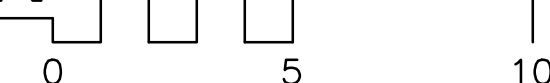
SHEET TITLE:
EXISTING PLAN AND FLOOR PLAN

SHEET NUMBER:
M2
 DATE:
12 FEB 2019



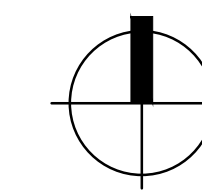
EXISTING PLAN

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



FLOOR PLAN

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



TITLE 24 ENERGY COMPLIANCE DOCUMENTATION

STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION
NRC-PLB-01-E (REVISED 01/18)
CERTIFICATE OF COMPLIANCE
Water Heating System General Information
Project Name: **TI FOR PEEBEE & J** Date Prepared: **1/22/2019**

A. Mechanical Ventilation and Reheat

Room	Area (sq ft)	Volume (cu ft)	ACH	Supply Air (cfm)	Return Air (cfm)	Supply Air Temp (°F)	Return Air Temp (°F)	Supply Air Humidity Ratio (lb/lb)	Return Air Humidity Ratio (lb/lb)	Supply Air Enthalpy (Btu/lb)	Return Air Enthalpy (Btu/lb)	Supply Air Sensible Heat (Btu/hr)	Return Air Sensible Heat (Btu/hr)	Supply Air Latent Heat (Btu/hr)	Return Air Latent Heat (Btu/hr)	Supply Air Total Heat (Btu/hr)	Return Air Total Heat (Btu/hr)	Supply Air Total Heat (kW)	Return Air Total Heat (kW)	
DINING	570	0.50	285	14.6	15.0	219														
KITCHEN/PREF	654	0.15	88	1.3	30.0	38														
BATH/ETC.	144	0.15	22	0.7	30.0	22														
Totals																				

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance May 2016

STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION
NRC-PLB-01-E (REVISED 01/18)
CERTIFICATE OF COMPLIANCE
Mechanical Ventilation and Reheat
Project Name: **TI FOR PEEBEE & J** Date Prepared: **1/22/2019**

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: **Timothy Moon P.E.** Signature Date: **1/22/2019**

Company: **Moon Engineering, Inc.** Address: **1304 E. Main Street, Ste. F, Ventura, CA 93001** Phone: **805-653-5215**

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for approval with this building permit application.
- I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the enforcement agency at occupancy.

Responsible Designer Name: **TIM MOON** Signature Date: **1/22/2019**

Company: **MOON ENGINEERING, INC.** Address: **1304 EAST MAIN STREET, STE. F, VENTURA, CA 93001** License: **M2282** Phone: **(805) 653-5215**

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance May 2016

STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION
NRC-PLB-01-E (REVISED 01/18)
CERTIFICATE OF COMPLIANCE
Water Heating System General Information
Project Name: **TI FOR PEEBEE & J** Date Prepared: **2/4/2019**

A. GENERAL INFORMATION/SYSTEM INFORMATION

01 Water Heater System Name: **Rinnai REU-KBD3237FFUD-US**

02 Water Heater System Configuration: **Non-Central**

03 Water Heater System Type: **Non-Central**

04 Building Type: **Non-Central**

05 Total Number of Water Heaters in Systems: **2**

06 Central DHW Distribution Type: **n/a**

07 Dwelling Unit DHW Distribution Type: **Standard**

B. WATER HEATER INFORMATION

Each water heater type requires a separate compliance document.

01 Water Heater Type: **Small Instantaneous Gas**

02 Fuel Type: **Gas Fired**

03 Manufacture Name: **Rinnai REU-KBD3237FFUD-US**

04 Model Number: **n/a**

05 Number of Identical Water Heaters: **2**

06 Installed Water Heater System Efficiency: **0.95**

07 Required Minimum Efficiency: **0.95**

08 Standby Loss, Percent or Standby Loss Total: **0.000**

09 Rated Input: **199,000**

10 Pilot Energy: **0**

11 Water Heater Tank Storage Volume: **0**

12 Exterior Insulation on Water Heater: **0**

13 Volume of Supplemental Storage: **0**

14 Internal Insulation on Supplemental Storage: **0**

15 Exterior Insulation on Supplemental Storage: **0**

C. PLUMBING COMPLIANCE FORMS & WORKSHEETS

Check box if worksheet is included.

YES	NO	Doc/Worksheet #	Title
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-PLB-01-E	Certificate of Compliance, Declaration. Required on plans for all submittals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCI-PLB-01-E	Certificate of Installation. Required on plans for all submittals.
<input type="checkbox"/>	<input type="checkbox"/>	NRCI-PLB-02-E	Certificate of Installation, required on central systems in high-rise residential, hotel/motel application.
<input type="checkbox"/>	<input type="checkbox"/>	NRCI-PLB-03-E	Certificate of Installation, required on single dwelling unit systems in high-rise residential, hotel/motel application.
<input type="checkbox"/>	<input type="checkbox"/>	NRCI-PLB-21-H	Certificate of Installation, required on HERS verified central systems in high-rise residential, hotel/motel application.
<input type="checkbox"/>	<input type="checkbox"/>	NRCI-PLB-22-H	Certificate of Installation, required on HERS verified single dwelling unit systems in high-rise residential, hotel/motel application.
<input type="checkbox"/>	<input type="checkbox"/>	NRCI-STH-01-E	Certificate of Installation, required on any solar water heating.

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance January 2016

STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION
NRC-PLB-01-E (REVISED 01/18)
CERTIFICATE OF COMPLIANCE
Water Heating System General Information
Project Name: **TI FOR PEEBEE & J** Date Prepared: **2/4/2019**

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CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance January 2016

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CONSULTANT:

PROJECT TITLE:
**TENANT IMPROVEMENT FOR:
PEEBEE'S**

PROJECT NUMBER:
19001-00

SHEET TITLE:
TITLE 24 ENERGY COMPLIANCE FORMS

SHEET NUMBER:
M4

DATE:
12 FEB 2019

REVISION:

No.	Description	Date

REVISIONS

NO.	DESCRIPTION	DATE

Los Angeles Office
1810 14th St Suite 214, Santa Monica, CA 90404 PHONE: (818) 876-6505 FAX: (818) 747-6538 EMAIL: reg@caplive.com

CAPTIVE AIRE
www.caplive.com

PEEBEE'S - Newbury Park, CA
520 N Ventu Park Blvd, Unit 160
NEWBURY PARK, CA, 91320

DATE: 1/23/2019
DWG.#: 3691686
DRAWN BY: AJB - 81
SCALE: NOT TO SCALE
SPECIFICATION

SHEET NO.
1 of 3

HOOD INFORMATION - Job#3691686

HOOD NO.	TAG	MODEL	LENGTH	MAX COOKING TEMP.	TOTAL EXH. CFM	EXHAUST PLENUM RISER(S)	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG.	END TO END	ROW	HOOD NO.	TAG	TYPE	QTY.	HEIGHT	LENGTH	QTY.	LIGHT(S)	TYPE	WIRE GUARD	LOCATION	SIZE	FIRE SYSTEM	ELECTRICAL	SWITCHES	FIRE SYSTEM PIPING	HOOD HANGING WGT
1		S424 ND-2-PSP-F	11' 0"	450 Deg	2200	WIDTH 4' LENG 14' HEIGHT 2200	2058	-0.935*	1760	430 SS Where Exposed	ALONE	1		Captrate Solo Filter	8	20"	16'	4	L55 Series E26	ND	Right	12'x54"x24"	Ansul R102	3.0	SC-31110FP	1 Light 1 Fan	YES	757 LBS

HOOD OPTIONS

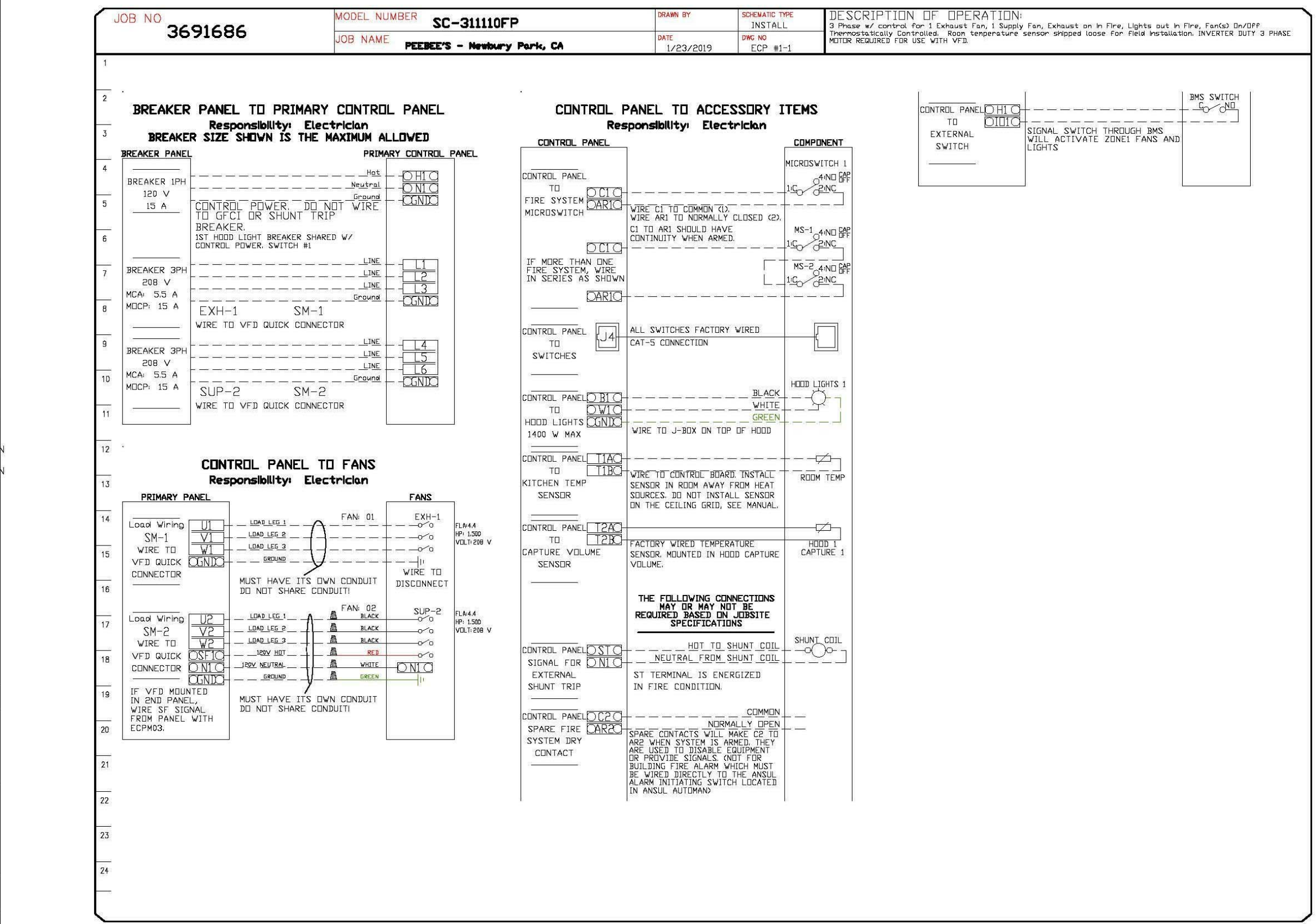
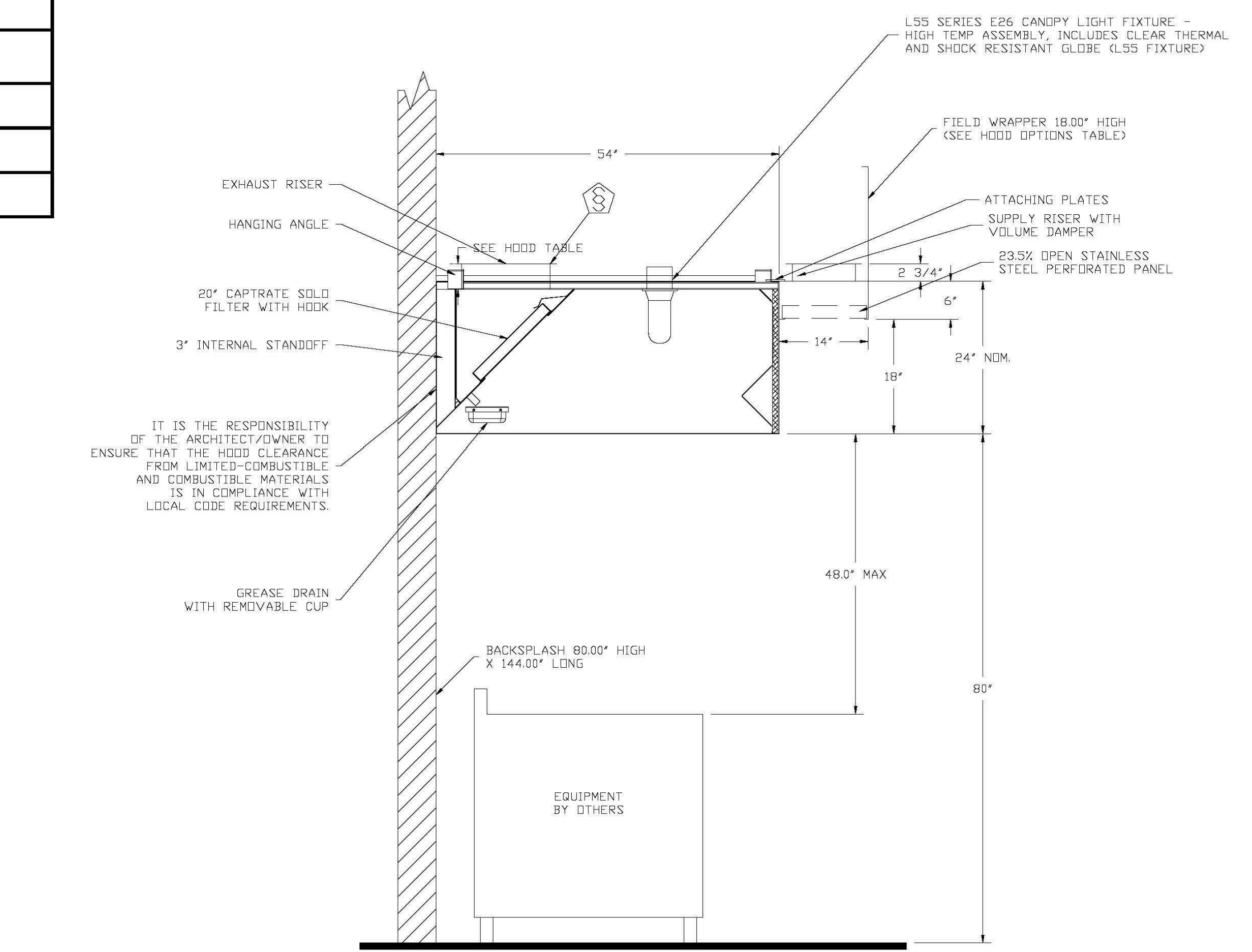
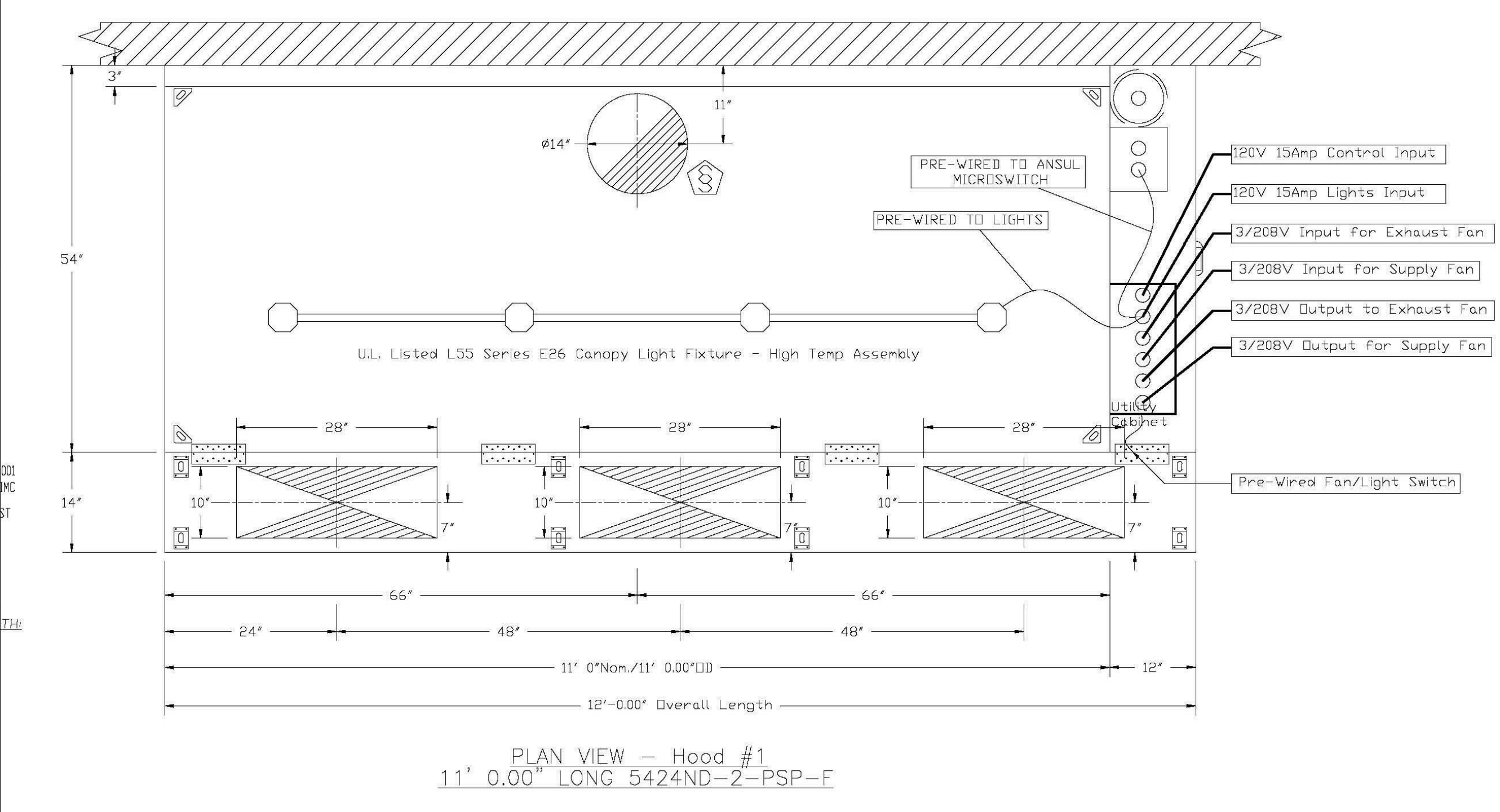
HOOD NO.	TAG	OPTION
1		FIELD WRAPPER 18.00" High Front, Left, Right BACKSPASH 80.00" High X 144.00" Long 430 SS Vertical RISER SENSOR INSTALL 6IN PLEN

MECHANICAL AIR BALANCE

TOTAL HOOD EXHAUST	2200 CFM
HOOD MUA VIA PSP	1760 CFM
DEDICATED MUA VIA DIFFUSER	440 CFM
REMAINDER FROM HVAC	0 CFM

PERFORATED SUPPLY PLENUM(S)

HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	MUA	LENG.	DIA.	CFM	S.P.
1		Front	144"	14"	6"	MUA	10"	28"	585	0.159"	
						MUA	10"	28"	585	0.159"	
						MUA	10"	28"	585	0.159"	



ELECTRICAL PACKAGE - Job#3691686

NO.	TAG	PACKAGE #	LOCATION	SWITCHES	QUANTITY	OPTION	FANS CONTROLLED
1		SC-31110FP	Utility Cabinet Right	LOCATION: Utility Cabinet Right QUANTITY: 1 Light	1 Light	Smart Controls Thermostatic Control	TYPE: 1 HR. VOLT FLA Exhaust 3 1500 208 4.4 Supply 3 1500 208 4.4

Captrate Grease-Stop Solo Filter

RESISTANCE VS. AIRFLOW

Filter Detail CAPTRATE

EXHAUST CFM=LENGTH OF HOOD X CFM/LIN.FT. (LOAD)
SUPPLY CFM=EXHAUST CFM X PERCENTAGE REQUIRED
TOTAL DUCT AREA=144 X (FPM)²
DUCT LENGTH= DUCT DEPTH
GREASE-STOP SOLO FILTER IS ETL LISTED UNDER FILE NUMBER 306494-001 AND COMPLIES WITH UL346 STANDARD, NSF STANDARD #2, NFPA 96 AND IBC CAPTIVE-AIRE VENTILATOR DUCT SIZES ARE CALCULATED USING AN EXHAUST VELOCITY OF 1600-1800 FPM AND A SUPPLY VELOCITY OF 3000 FPM PLEASE CONSULT FACTORY FOR MAXIMUM ALLOWABLE DUCT SIZES

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH:

- NFPA 96B
- I.B.C.A. #93-16
- LCB.G. 24416
- SBCCI PST & ESI NO. 93137
- ETL LISTED 305480A-001
- LOS ANGELES REFERRED
- ETL IS LISTED TO U.S. STANDARDS

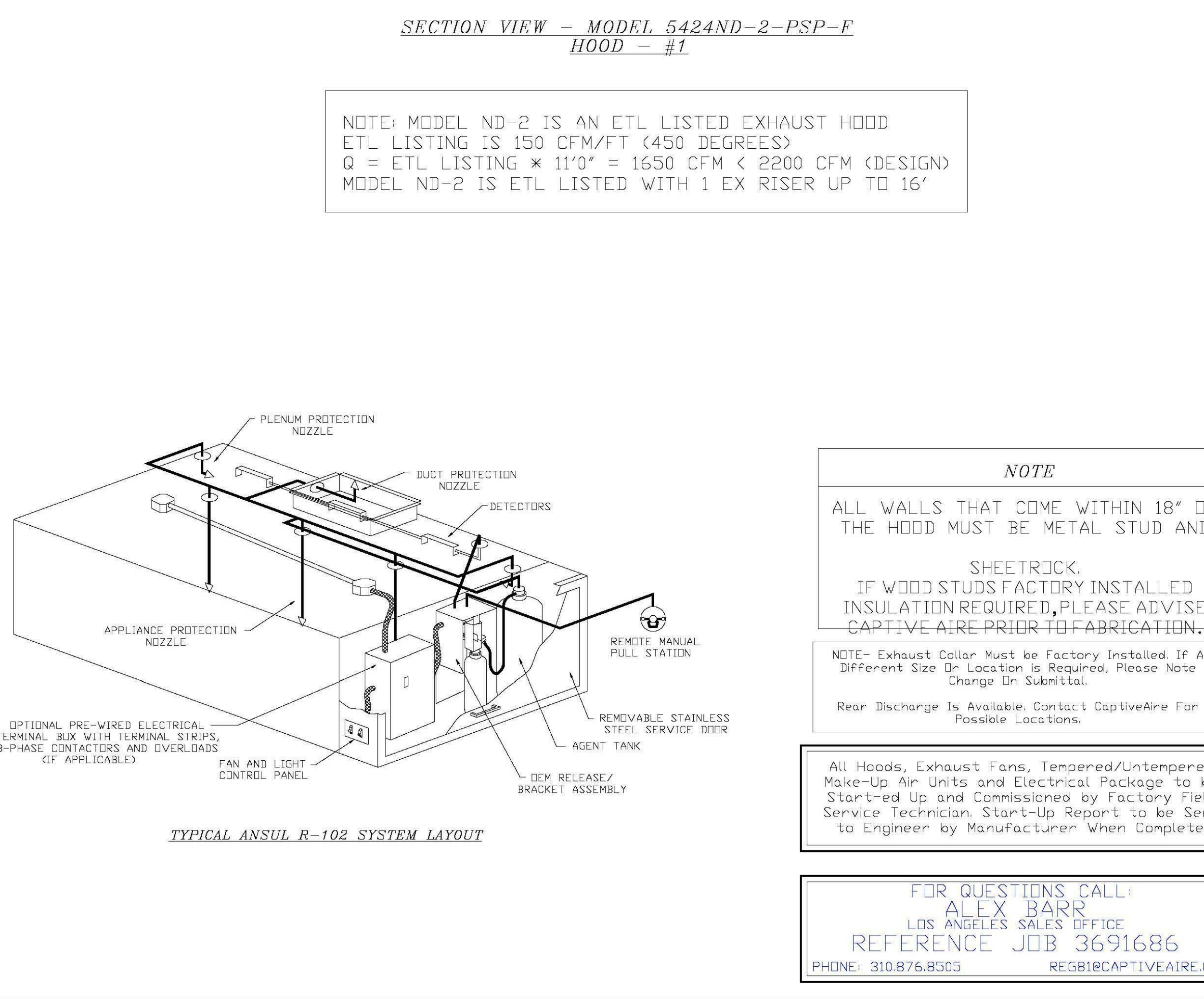
BUILDING CODES

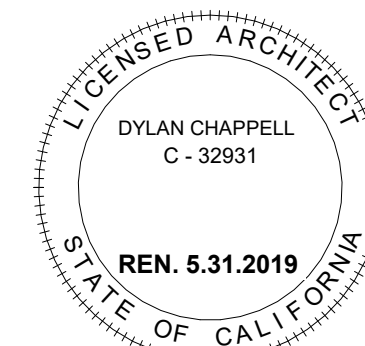
ND-2 HANGING ANGLE DETAIL

HANGING ANGLES WILL BE LOCATED IN THE FOLLOWING LOCATIONS FOR WALL CANOPIES

HOOD STYLE	DIM FROM REAR	DIM FROM FRONT (24" High Hood)	DIM FROM FRONT (30" High Hood)
Wall Exhaust Only	4.166"	2.25"	2.25"
Wall Exhaust With MUA	4.166"	2.25"	2.25"
Back Shelf Exhaust Only	4.166"	2.25"	2.25"
Back Shelf Exhaust With MUA	4.166"	2.25"	2.25"
Condensate	2.25"	2.25"	2.25"

HANGING ANGLE LOCATIONS





APN:526-0-170-130
EHD SUB SET

PEEBEE & JAY'S
520 N VENTU PARK RD. UNIT 160
THOUSAND OAKS, CA 91320
PEEBEE & JAY'S

REVISIONS

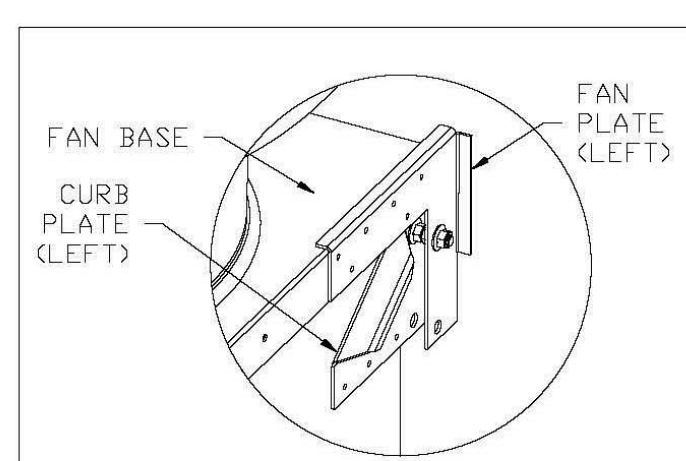
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Los Angeles Office
1810 14th St. Suite 214, Santa Monica, CA 90404
PHONE: (310) 876-8905 FAX: (310) 747-5639 EMAIL: reg@caplive.com

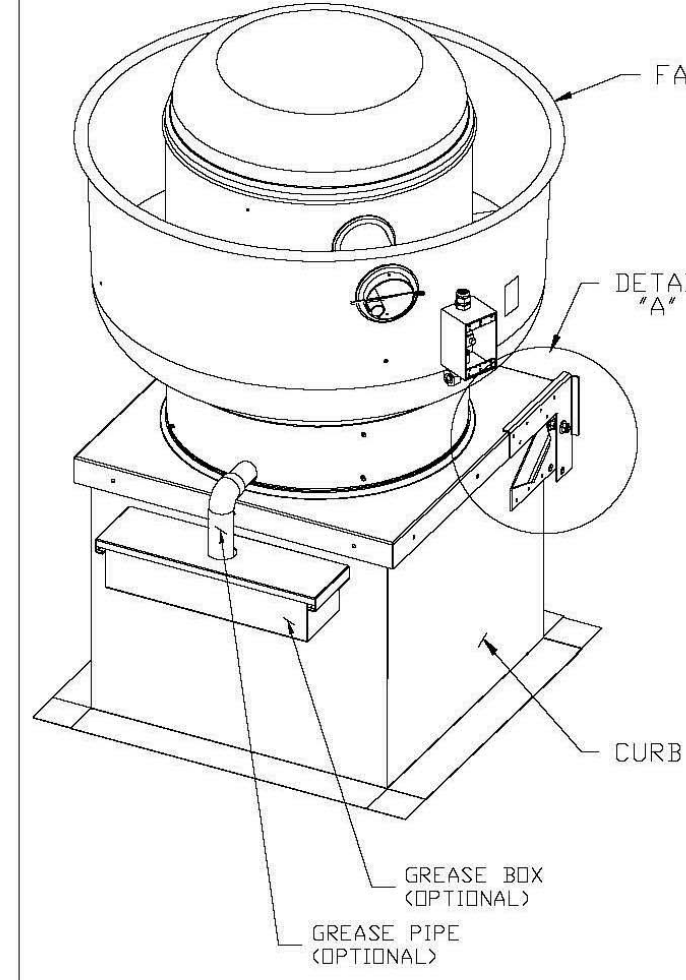
PEEBEE'S - Newbury Park, CA
520 N Ventu Park Blvd, Unit 160
NEWBURY PARK, CA, 91320

DATE: 1/23/2019
DWG.#: 3691686
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SCALE: NOT TO SCALE
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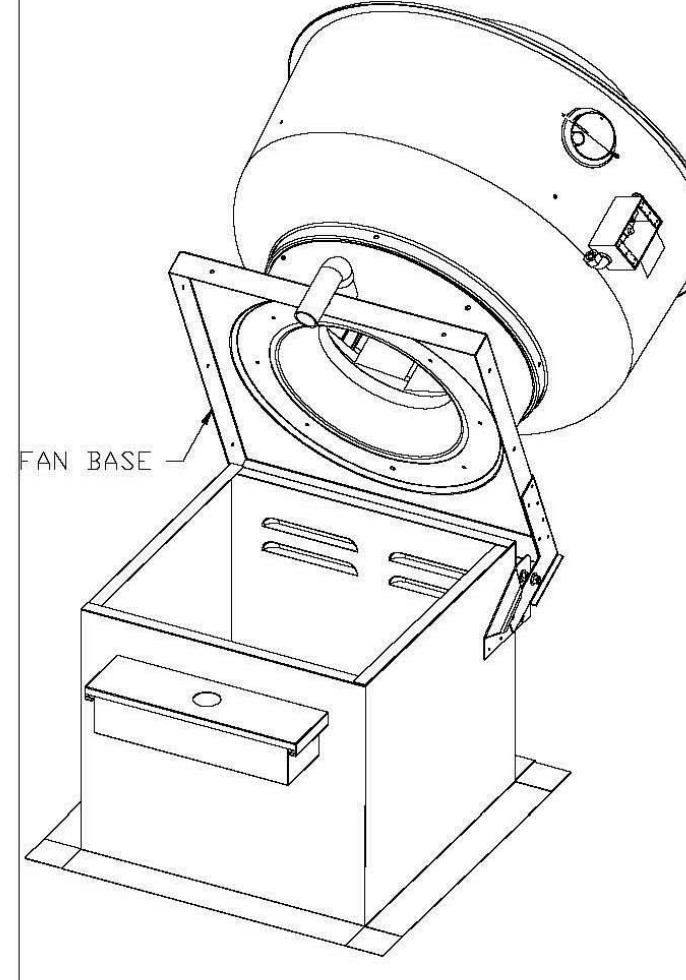
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2 of 3



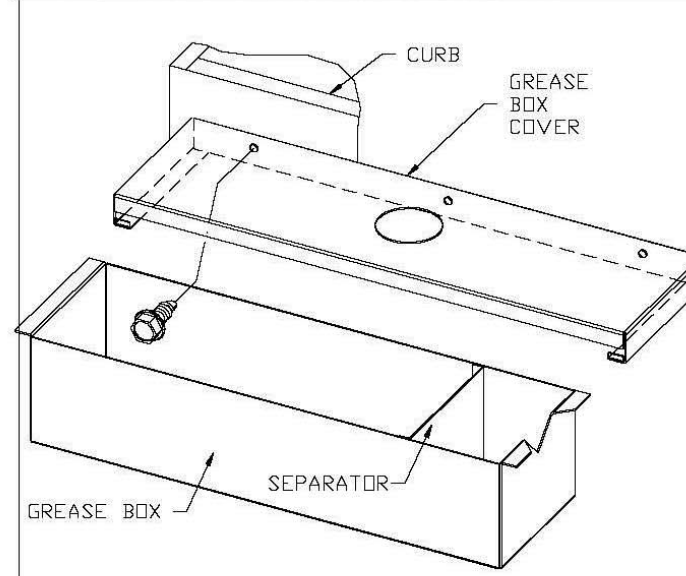
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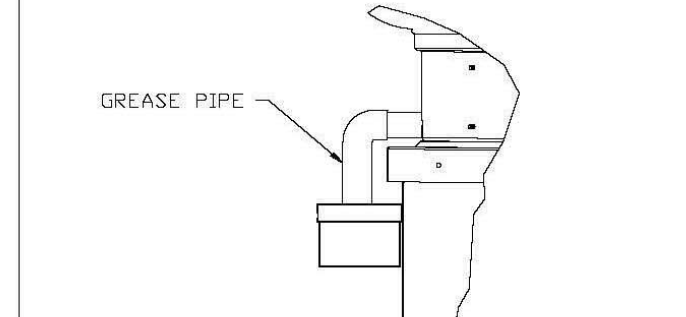
FAN IN CLOSED POSITION



FAN IN OPEN POSITION



ATTENTION: INSTALLER SHOULD SUPPLY ENOUGH ELECTRICAL CORD TO LET FAN MAKE COMPLETE SWING.



GREASE BOX INSTALLATION

- A PRE-WIRED ELECTRICAL CONTROL PACKAGE SHALL BE PROVIDED TO OPERATE THE HOOD LIGHTS AND FAN.
- PACKAGE SHALL CONSIST OF SWITCH PANEL WITH LIGHT SWITCHES AND RED-LIGHTED FAN SWITCH(ES), STARTER/CONTROLS ASSEMBLY FOR EACH FAN(S), NUMBERED NUTS/DRIFT TERMINAL STRIPS, AND A TERMINAL FOR DOUBLE-SEAL FIRE SYSTEM MICROSWITCH CONNECTION.
- ONE RELAY IS WIRED TO MICROSWITCH (ON FIRE SYSTEM) FOR SUPPLY FAN SHUTDOWN AND OTHER RELAY FOR ADDITIONAL FIRE SYSTEM ACTIVATED DRY CONTACTS.
- ELECTRICAL CONDUIT (RIGID OR FLEXIBLE) SHALL BE CONNECTED TO THE NUMBERED TERMINAL(S). CONDUIT TERMINAL (PRE-WIRED PACKAGE AND PANEL) SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR.

ELECTRICAL PACKAGE NOTES

EXHAUST FAN INFORMATION - Job#3691686

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS.)	SONES
1		DUI8DHFA	2200	1.500	1190	1.500	0.8510	3	208	4.4	508 FPM	16.3	15.1

MUA FAN INFORMATION - Job#3691686

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES
2		A1-15D	15MF-1-MOD	A1	-	2200	0.500	1978	1.500	1.2510	3	208	4.4	270	27

FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - Grease Box
		1 - Fan Base Ceramic Seal - Ship Loose - For Grease Ducts
2		1 - Separate 120V Wiring Package (Required and used only For DCV or Rewire with VFD) - Three Phase Only

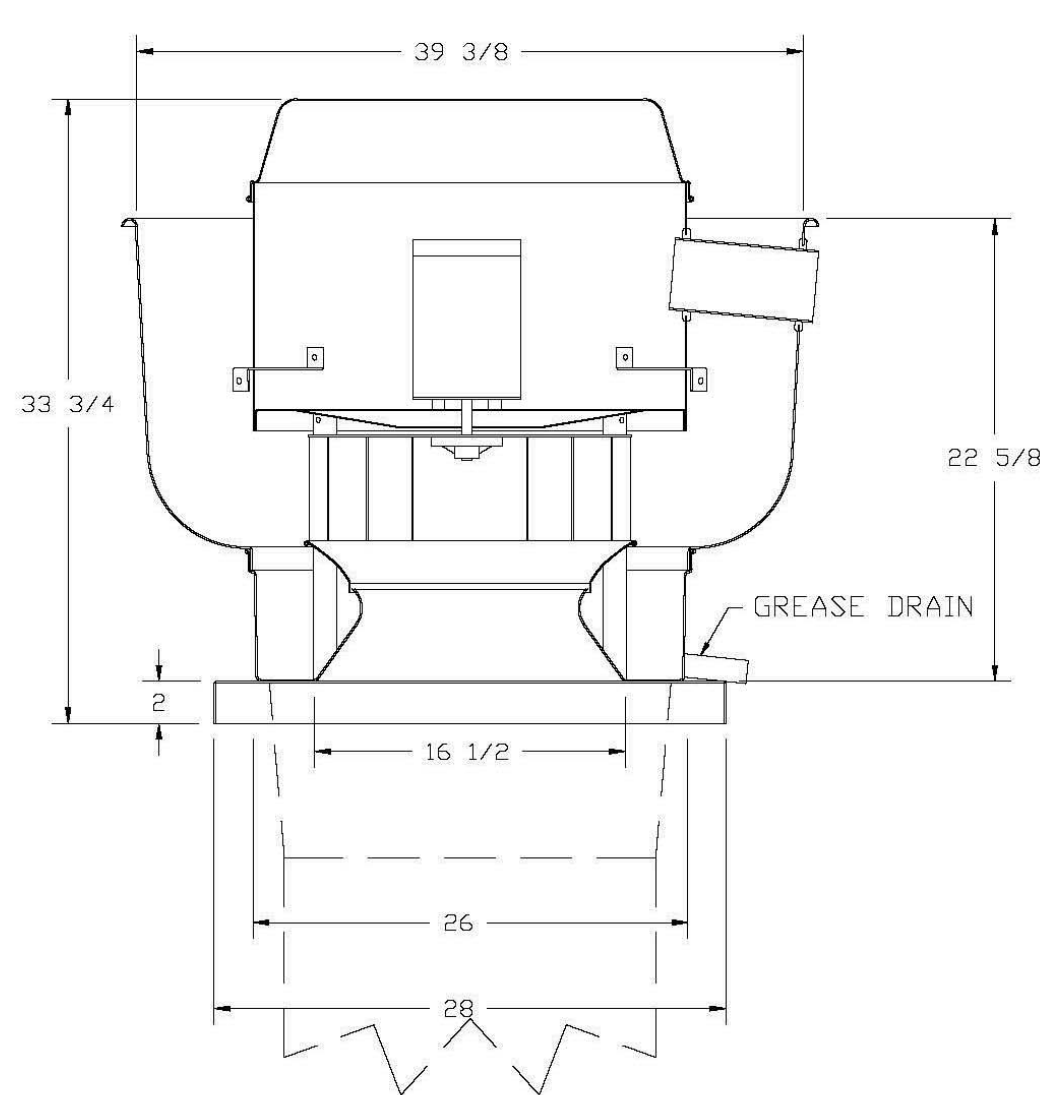
CURB ASSEMBLIES

NO.	DN	FAN	WEIGHT	ITEM	SIZE
1	#	1	41 LBS	Curb	26.500"W x 26.500"L x 20.000"H Vented Hinged
2	#	2	29 LBS	Curb	21.000"W x 21.000"L x 15.000"H

- FAN #2 A1-15D - SUPPLY FAN
 1. UNTEMPERED SUPPLY UNIT WITH 15" DIRECT DRIVE FAN IN SIZE #1 HOUSING
 2. INTAKE HOOD WITH EZ FILTERS
 3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT
 4. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM DCV TO MUA SWITCH.

NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE UNLESS OTHERWISE SPECIFIED. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT. SUGGESTED STRAIGHT DUCT SIZE IS 14" x 14" x 48" LONG.

FAN #1 DUI8DHFA - EXHAUST FAN



FEATURES:

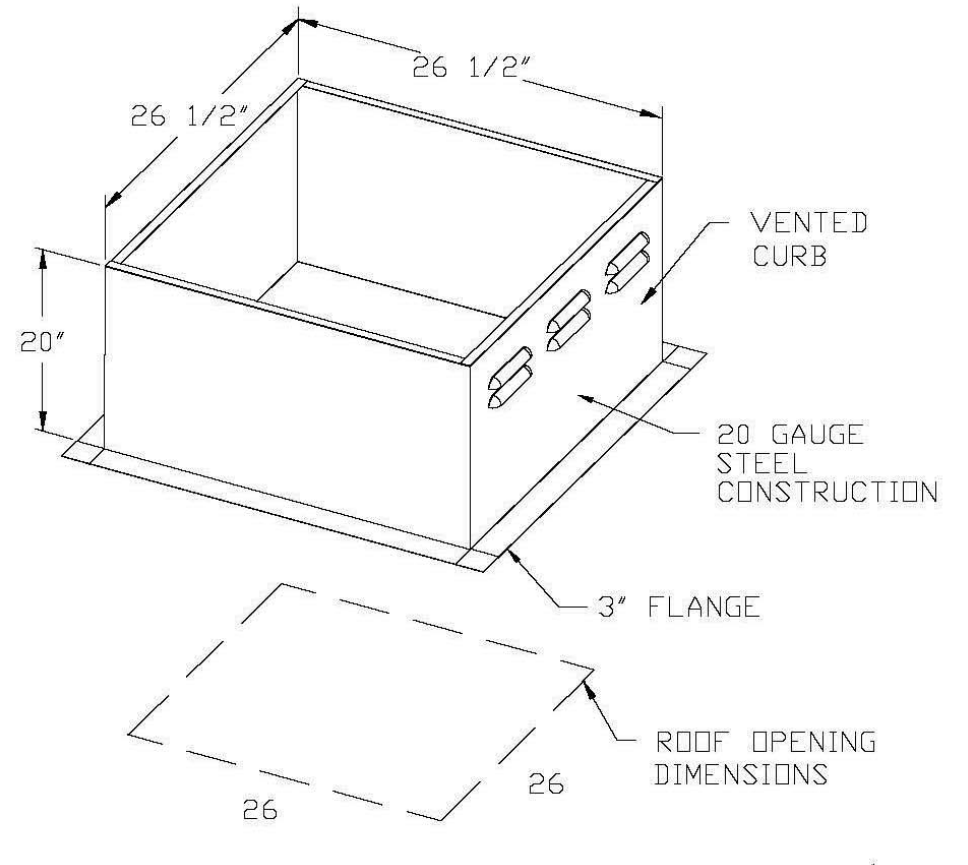
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS)
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL76B AND ULC-S645
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
 EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DEGRADING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

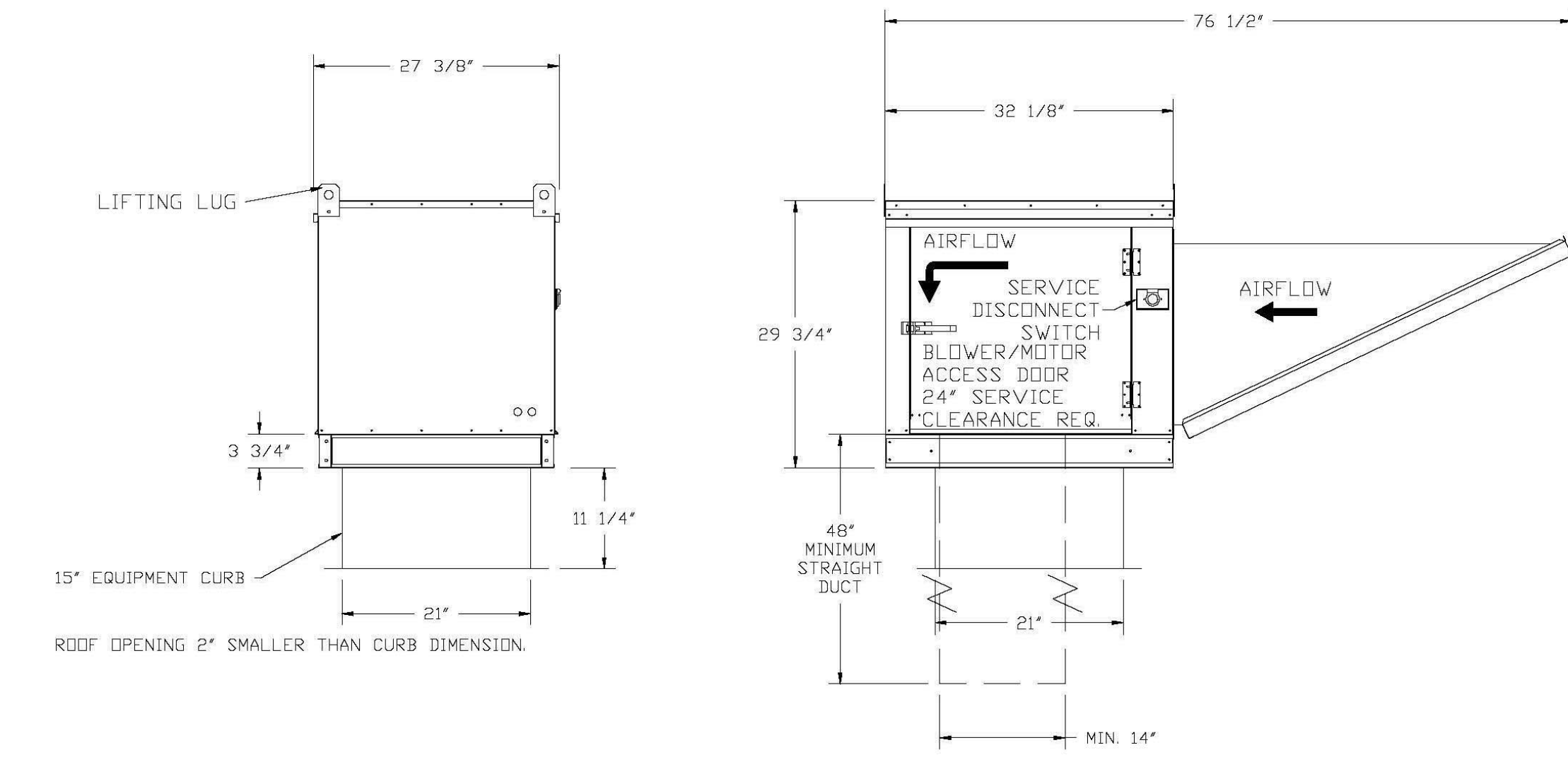
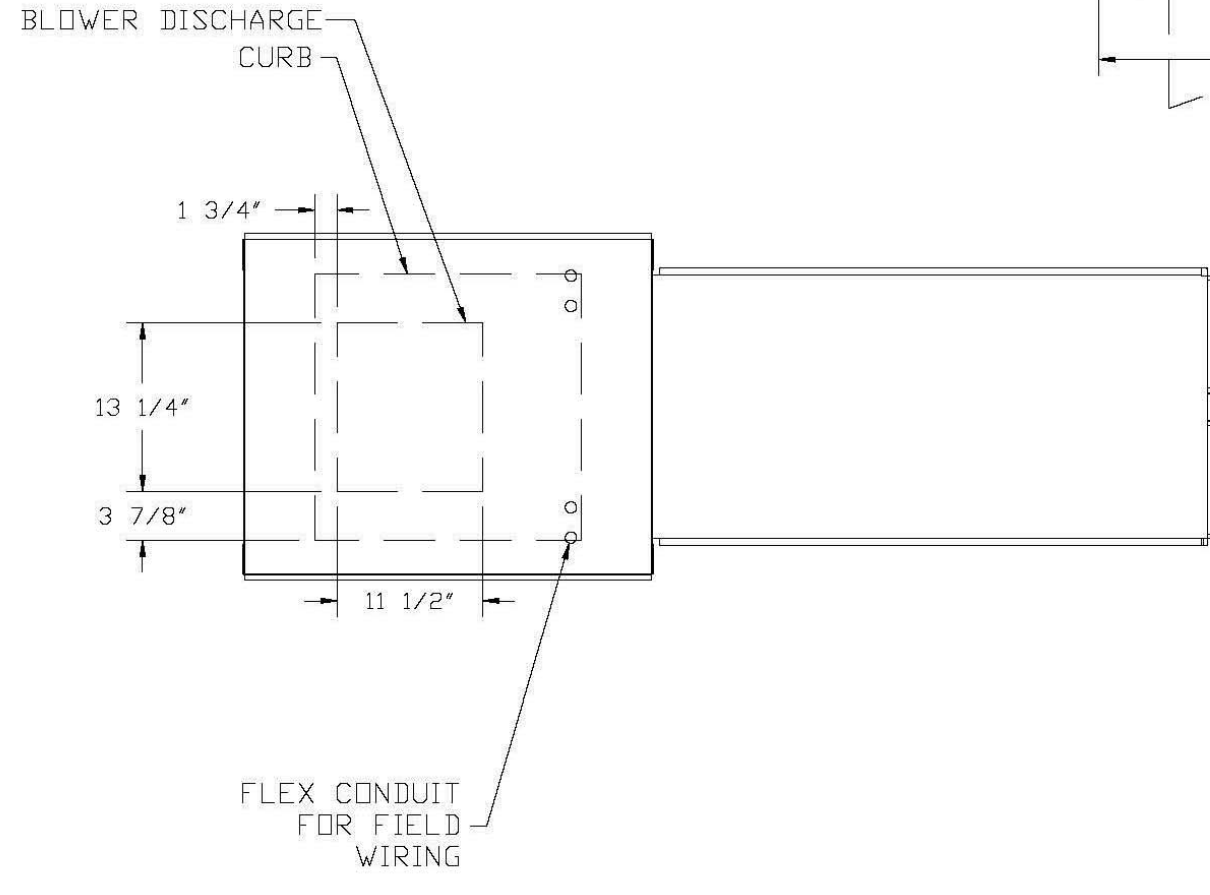
ABNORMAL FLARE-UP TEST
 EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX
- FAN BASE CERAMIC SEAL - SHIP LOOSE - FOR GREASE DUCTS.

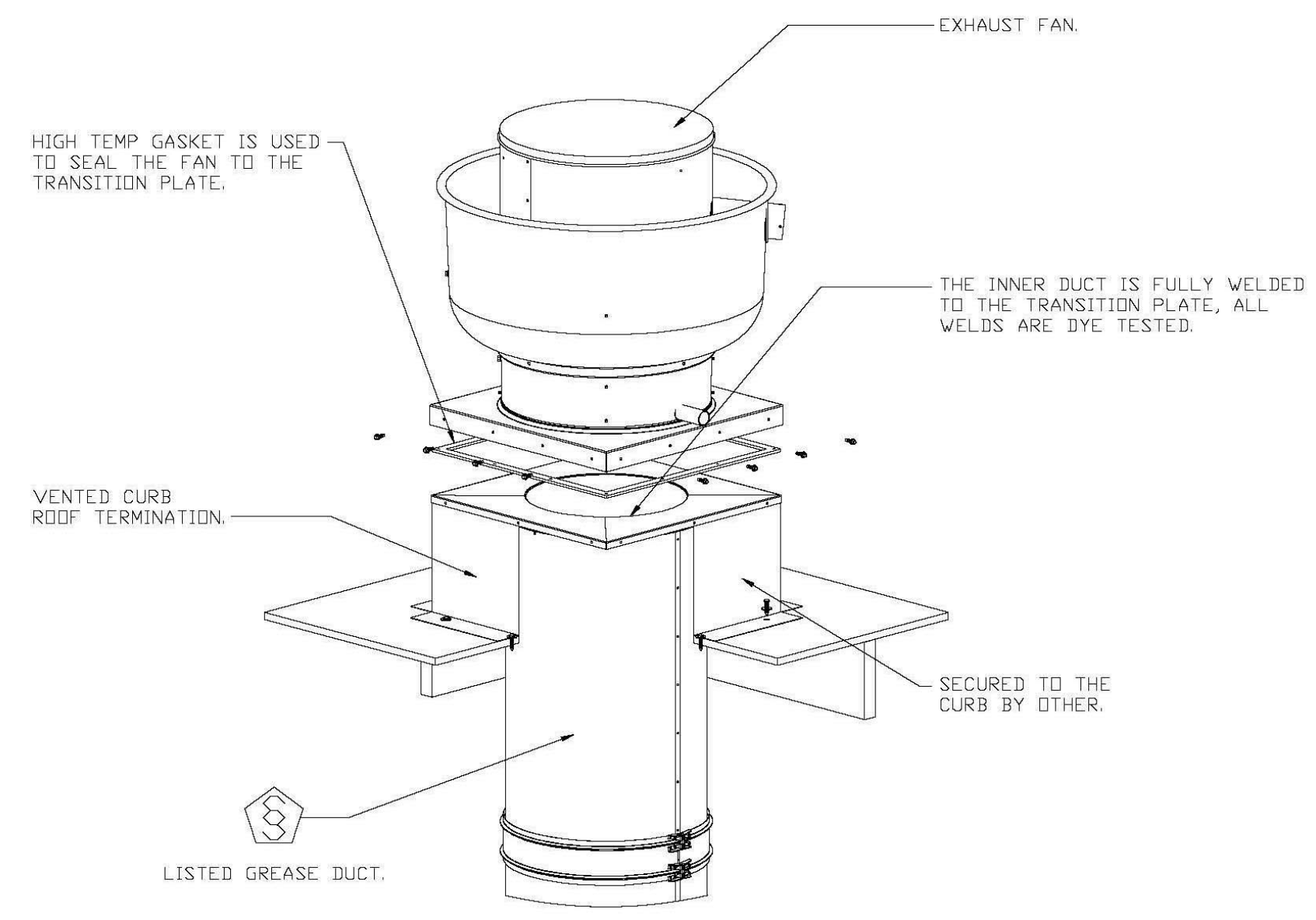


PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.
 SPECIFY PITCH
 EXAMPLE: 7/12 PITCH = 30° SLOPE



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:
 EXAMPLE: 7/12 PITCH = 30° SLOPE



PLUMBING SPECIFICATION

OBTAIN AND PAY FOR ALL PERMITS, FEES, CONNECTION CHARGES, AND TEMPORARY SERVICE CHARGES REQUIRED FOR EXECUTION OF WORK.

MATERIALS AND INSTALLATION SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.

COORDINATE FIELD DETAILS WITH OTHER TRADES TO AVOID CONSTRUCTION DELAYS AND MAINTAIN REQUIRED CLEARANCES.

DRAWINGS SHOW PIPE DIAGRAMMATICALLY.

ADHERE TO DRAWINGS AS CLOSELY AS POSSIBLE IN LAYING OUT WORK.

VARY RUN OF PIPING, AND MAKE OFFSETS DURING PROGRESS OF WORK AS REQUIRED TO MEET STRUCTURAL AND OTHER INTERFERENCES AS APPROVED BY ARCHITECT.

EXACT LOCATION OF PLUMBING FIXTURES SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS.

VERIFY AND COORDINATE LOCATION OF ALL PLUMBING LINES WITH DUCTWORK AND ELECTRICAL SERVICES.

ALL VENTS THROUGH ROOF SHALL BE 10'-0" REMOVED FROM ALL AIR INTAKES, WINDOWS, AND OPENINGS INTO THE BUILDING. TIE VENTS TOGETHER SO THAT A MINIMUM NUMBER TERMINATE THROUGH THE ROOF.

INSTALL ALL HOT WATER PIPING WITH 1 INCH THICK FIBERGLASS INSULATION WITH FACTORY JACKET AND "ZESTON" FITTINGS.

ROUGH-IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL BE VALVED.

INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.

PIPING SHALL NOT PASS THROUGH FOOTINGS. ALL PIPES SHALL BE RUN ABOVE FOOTING, UNLESS OTHERWISE SHOWN ON PLANS. SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS.

ALL WATER PIPING BELOW GRADE THAT IS UNDER PRESSURE SHALL HAVE A MINIMUM COVER OF 30".

EXTEND ALL CONDENSATE AND INDIRECT DRAIN LINES FROM EQUIPMENT TO FLOOR SINKS OR OTHER APPROVED FIXTURES.

TERMINATE ALL WATER AND GAS ROUGH-INS WITH SHUT-OFF VALVES BEFORE CONNECTING TO EQUIPMENT AND FIXTURES.

CUTTING, WHEN REQUIRED, SHALL BE SUBJECT TO APPROVAL BY ARCHITECT.

BIND SUBMITTAL IN BOOKLET FORM. SUBMIT SHOP DRAWINGS, BROCHURES AS FOLLOWS:

- PIPE FITTINGS AND INSULATION.
- FIXTURES AND EQUIPMENT.
- VALVES.

SEAL PIPES PASSING THROUGH FIRE RATED WALLS WITH APPROVED FIRE STOP MATERIAL.

PIPE AND FITTINGS SHALL BE AS FOLLOWS:

SERVICE	SIZE	SPECIFICATIONS
GAS	ALL	SCHEDULE 40 BLACK SEAMLESS STEEL, ASTM A106 OR A53, GRADE A OR B. FITTINGS: 150 LB. BLACK MALLEABLE IRON, SCREWED, ASTM A338.
VENT	ALL	SCHEDULE 40 GALVANIZED BUTT WELD STEEL, ASTM A120. FITTINGS: 150 LB. GALVANIZED SCREWED; OR SCH. 40 PVC DWV PIPE AND FITTINGS WITH CEMENT WELDED JOINTS.
CW, HW, CA	ALL	COPPER TUBING TYPE L ASTM B88. FITTINGS: CAST BRONZE OR WROUGHT COPPER SOLDER.
PROCESS CHILLED WATER	ALL	SCH. 80 CPVC PIPE AND FITTINGS CONFORMING TO ASTM D 1874 WITH HEAVY-BODIED CEMENT WELDED JOINTS OR EQUIVALENT FOR TEMPERATURE AND FLUID.
DOMESTIC WASTE	ALL	HUBLESS CAST IRON SERVICE WEIGHT PIPE AND FITTINGS WITH NEOPRENE COUPLINGS AND CORRUGATED STAINLESS STEEL BANDS; OR SCH. 40 PVC DWV PIPE AND FITTINGS WITH CEMENT WELDED JOINTS (OUTSIDE OR BELOW GRADE).

HANGERS AND SUPPORTS SHALL BE DESIGNED TO SUPPORT WEIGHT OF PIPE, WEIGHT OF FLUID, AND WEIGHT OF PIPE INSULATION.

PROVIDE EACH HANGER OR CLAMP WITH AN ISOLATION MATERIAL, HAVING A METAL BACKING, TO ISOLATE SOUND VIBRATION AND ELECTROLYSIS. ISOLATOR NOT REQUIRED FOR SOIL, WASTE, VENT OR FUEL GAS PIPING.

INSULATED PIPING SHALL HAVE A SADDLE INSTALLED AT EACH HANGER OR SUPPORT. SIZE SADDLES FOR PIPE DIAMETER AND FOR INSULATION THICKNESS.

FURNISH ALL MATERIALS AND COORDINATE INSTALLATION OF FLASHING AND COUNTERFLASHING FOR ALL ROOF PENETRATIONS FOR VENTS, PIPES, AND FLUES.

PURGE ALL WATER AND GAS LINES BEFORE FINAL INSPECTION.

TEST ALL WATER SYSTEMS AT HYDROSTATIC PRESSURE OF NOT LESS THAN 150 PSIG, WITH 5 PSIG PERMISSIBLE DROP AT END OF FOUR HOURS.


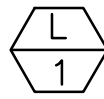






FILL ENTIRE WASTE AND VENT SYSTEM WITH WATER TO LEVEL OF HIGHEST VENT STACK. SYSTEM SHALL HOLD WATER FOR TWO HOURS.

TEST FUEL GAS PIPING WITH AIR AT A PRESSURE OF NOT LESS THAN 10 PSIG FOR A MINIMUM OF 15 MINUTES WITH NO PERCEPTIBLE DROP IN PRESSURE.

UPON COMPLETION OF WORK, ALL CHANGES SHALL BE NOTED ON A NEW SET OF PRINTS AND DELIVERED TO THE ARCHITECT.

TESTS MUST BE PERFORMED AND SYSTEMS APPROVED PRIOR TO PAINTING, COVERING, INSULATING, FURRING, OR CONCEALING PIPING.

PLUMBING FIXTURE SCHEDULE

	WATER CLOSET (ADA COMPLIANT/T24ACC), "KOHLER" MODEL K-HIGHLINE MODEL K-3658, VITREOUS CHINA, FLOOR MOUNT, 1.28 GALLON FLUSH TANK (PRESSURE LITE), ELONGATED BOWL, 17" RIM HEIGHT, OPEN FRONT SEAT (WHITE).
	LAVATORY (ADA COMPLIANT/T24ACC), "KOHLER" MODEL K-2907, VITREOUS CHINA, COUNTER MOUNT, "SLOAN" MODEL #EAF-275-ISM, ELECTRONIC SOLAR POWERED BARRIER-FREE FAUCET WITH THERMOSTATIC MIXING VALVE, 0.5 GPM FLOW RATE, SUPPLY WITH CHROME PLATED GRID DRAIN, CHROME PLATED P-TRAP, BRASS SUPPLY STOPS, AND "BROCAR PRODUCTS, INC." TRAP WRAP KIT C500R.
	HAND SINK, REFER TO ARCH PLANS FOR ALL KITCHEN PLBG FIXTURES. EACH SINK FAUCET SHALL BE MAX 0.4 GPM IN ACCORDANCE WITH CPC.
	3-COMP SINK, REFER TO ARCH PLANS FOR ALL KITCHEN PLBG FIXTURES. EACH SINK FAUCET SHALL BE MAX 1.5 GPM IN ACCORDANCE WITH CPC.
	PREP SINK, REFER TO ARCH PLANS FOR ALL KITCHEN PLBG FIXTURES. EACH SINK FAUCET SHALL BE MAX 1.5 GPM IN ACCORDANCE WITH CPC.
	SERVICE SINK, REFER TO ARCH PLANS FOR ALL KITCHEN PLBG FIXTURES. EACH SINK FAUCET SHALL BE MAX 1.5 GPM IN ACCORDANCE WITH CPC.
	FLOOR SINK, "JR SMITH" MODEL 3100, COMPLETE WITH DOME BOTTOM STRAINER, 1/2 GRATE, SUPPLY WITH P-TRAP.
	FLOOR DRAIN, "JR SMITH" MODEL 2005, ROUND TOP WITH P-TRAP AND TRAP PRIMER FITTING, SIZE 2".

SCOPE OF WORK

FIELD VERIFY (E)CONDITIONS AND (E)PIPING FOR SIZE, ELEVATION, AND LOCATION. INSTALL NEW TOILET ROOM FIXTURES AND KITCHEN FIXTURES, BY EXTENDING (E)WASTE, (E)GREASE WASTE, (E)VENT, (E)CW, (E)GAS PIPING SYSTEMS AS SHOWN.

CAL GREEN CODE

FOR ALL NEW EQUIPMENT AN OPERATION AND SYSTEMS MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION. PROVIDE TESTING AND ADJUSTMENT FOR HVAC AND PLBG SYSTEMS PER 2016 CAL GREEN CODE.

FIXTURE WATER FLOW RATES

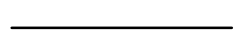
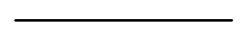

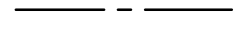
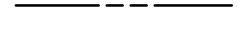

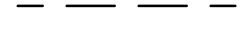
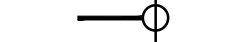
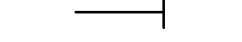



RESIDENTIAL		NON-RESIDENTIAL	
FIXTURE	FLOW	FIXTURE	FLOW
WATER CLOSET	1.28 GPF	WATER CLOSET	1.28 GPF
LAVATORY	1.2 GPM	URINAL	0.125 GPF
SINK	1.5 GPM	LAVATORY	0.4 GPM*
SHOWER	1.8 GPM	SINK	1.5 GPM
		SHOWER	1.8 GPM

* MAX. 0.25 DURATION

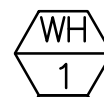
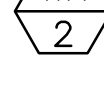
MINIMUM CONNECTION SIZES

FIXTURE	S/W	VENT	DRAIN	COLD WATER	HOT WATER
WATER CLOSET (FLUSH TANK)	4"	2"	-	1/2"	-
LAV/SINK	2"	1-1/2"	-	1/2"	1/2"
FLOOR SINK	2"	1-1/2"	-	-	-

LEGEND

SYMBOL	ABREV	DESCRIPTION
	CD	CONDENSATE DRAIN PIPE
	FS	FIRE SPRINKLER PIPE
	G	GAS PIPE
	CW	COLD WATER PIPE
	HW	HOT WATER PIPE
	W	SANITARY SOIL OR WASTE PIPE
	V	VENT PIPE
	FCO	FLOOR CLEAN OUT
	CO	DRAIN CLEAN OUT
	WCO	WALL CLEAN OUT
		POINT OF CONNECTION
	SOV	SHUT OFF VALVE

PLUMBING EQUIPMENT SCHEDULE

	WATER HEATER, "RINNAI" MODEL RUR98I, GAS FIRED TANKLESS, 199 MBH INPUT, 7.0 GPM AT 55°F TEMP RISE. COMPLETE WITH INTERNAL RECIRC PUMP AND PROGRAM CYCLE. ROUTE 3"PVC FLUE VENT AND COMBUSTION AIR INTAKE TO OUTSIDE IN ACCORDANCE WITH MFR'S REQUIREMENTS. INSTALL T&P RELIEF VALVE ON HW SUPPLY WITH DRAIN TO THE OUTSIDE.
	TRAP PRIMER, "PPP INC." MODEL PR-500 WITH DISTRIBUTION UNIT AS REQUIRED FOR QUANTITY OF TRAPS SERVED. LOCATE BEHIND ACCESS DOOR IN WALL ADJACENT TO FLOOR DRAINS AT REC. BLDG.
	WATER HAMMER ARRESTOR, "PPP INC." SC SERIES, LOCATE AT END OF MAIN LINE SERVING TOILET ROOMS, FULL SIZE OF LINE SERVING TOILET ROOMS. INSTALL IN PLBG WALL BEHIND LOCKABLE ACCESS DOOR.

WATER CALC

WATER:

EACH BLDG QUANTITY	FIXTURE	FIXTURE UNITS CW	TOTAL UNITS CW
1	WATER CLOSET	2.5	= 2.5
1	LAV	1	= 1
2	HAND SINK	1	= 2
2	SINK	2	= 4
1	SERVICE SINK	2	= 2
1	WASHER	4	= 4
TOTAL			= 16

PLBG FIXTURES = 16 FU = 12 GPM; (E)3" WM 1-1/2" TENANT SUPPLY

PRESSURE AVAILABLE = 100 PSI; 60 PSI REG.

PRESSURE AT BLDG	= 60 PSI
LOSS THRU METER	= 2 PSI
LOSS THRU BACKFLOW DEVICE	= - PSI
LOSS THRU PRV	= 5 PSI
ELEVATION LOSS = 7 FT X 0.43	= 3 PSI
RESIDUAL PRESSURE (FLUSH TANK)	= 10 PSI
PRESSURE AVAILABLE FOR LOSS	= 40 PSI

FRICITION LOSS/100 FT = 40 PSI/100 FT
FRICITION LOSS = 40 PSI/100 FT X 250 FT = 16 PSI

(E) WATER METER SIZE = 3"
(E)WATER SUPPLY SIZE = 1-1/2"

PIPE SIZE	PIPE SCHEDULE (FU)			COLD WATER	
	F.T.	F.V.	HW	GPM	FPS
1/2"	5	-	3	4	6
3/4"	16	-	9	12	8
1"	31	-	17	20	8
1-1/4"	56	-	29	31	8
1-1/2"	104	-	48	44	8

GENERAL NOTES

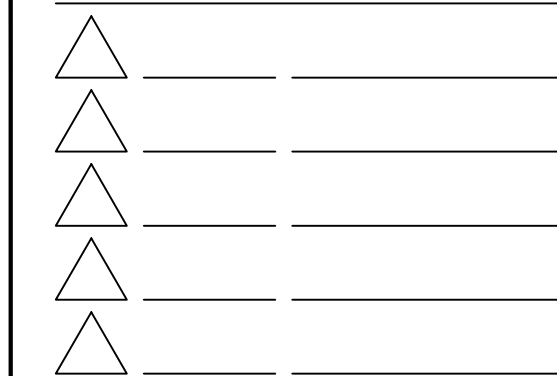
- COORDINATE ARRANGEMENTS FOR THE UTILITIES REQUIRED. PAY ALL COSTS INVOLVED IN OBTAINING THE SERVICES.
- INSTALL PIPING BELOW GRADE IN TRENCH CONFORMING TO SECTIONS 315, 609, 718, AND 720 OF CPC, 2016 EDITION.
- DISINFECT POTABLE WATER PIPING IN ACCORDANCE WITH SECTION 609.9 OF CPC, 2016 EDITION.
- FIELD VERIFY EXISTING PIPING SYSTEMS FOR SIZE, LOCATION, AND INVERT ELEVATION.
- A LICENSED PLUMBING CONTRACTOR SHALL DETERMINE WHETHER ANY BLDG SEWER DRAINS ARE LOWER THEN THE NEAREST UP STREAM MANHOLE RIM HEIGHT. IF LOWER, A BACKWATER VALVE SHALL BE INSTALLED TO THE SEWER LATERAL IN ACCORDANCE WITH CITY OF NEWBURY PARK CONSTRUCTION STD'S.

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REVISIONS:

NO. DATE: DESCRIPTION:



Consulting Mechanical Engineer
1304 E. Main St. Ste F
Ventura California 93001
(805) 653-5215



CONSULTANT:

PROJECT TITLE:

TENANT IMPROVEMENT FOR:

PEEBEE'S

520 N. VENTU PARK ROAD, UNIT 160
NEWBURY PARK, CA 91320

PROJECT NUMBER:

19001-00

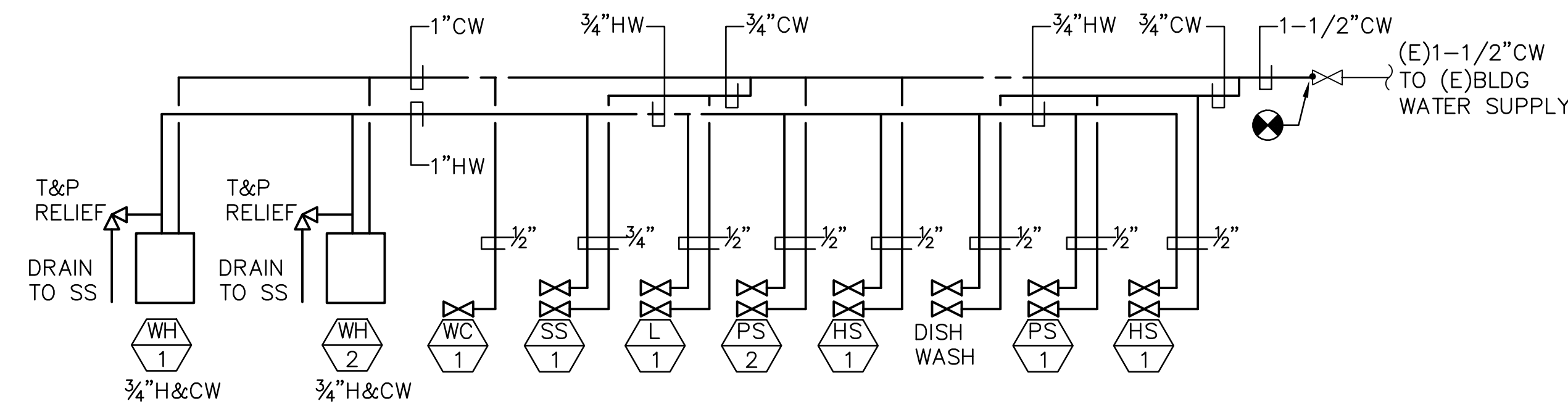
SHEET TITLE:

LEGEND,
SCHEDULES,
NOTES AND
DETAIL

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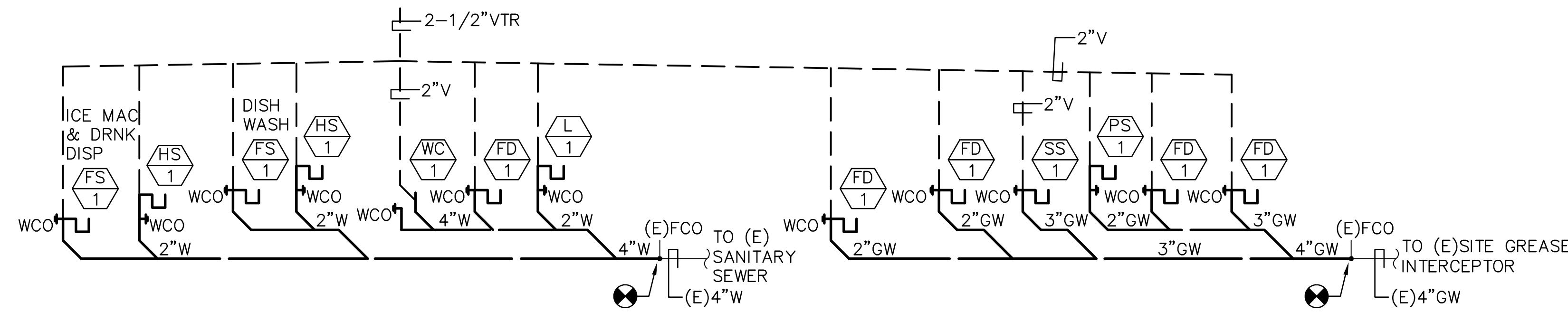
P1

DATE: 12 FEB 2019



WATER PIPING RISER DIAGRAM

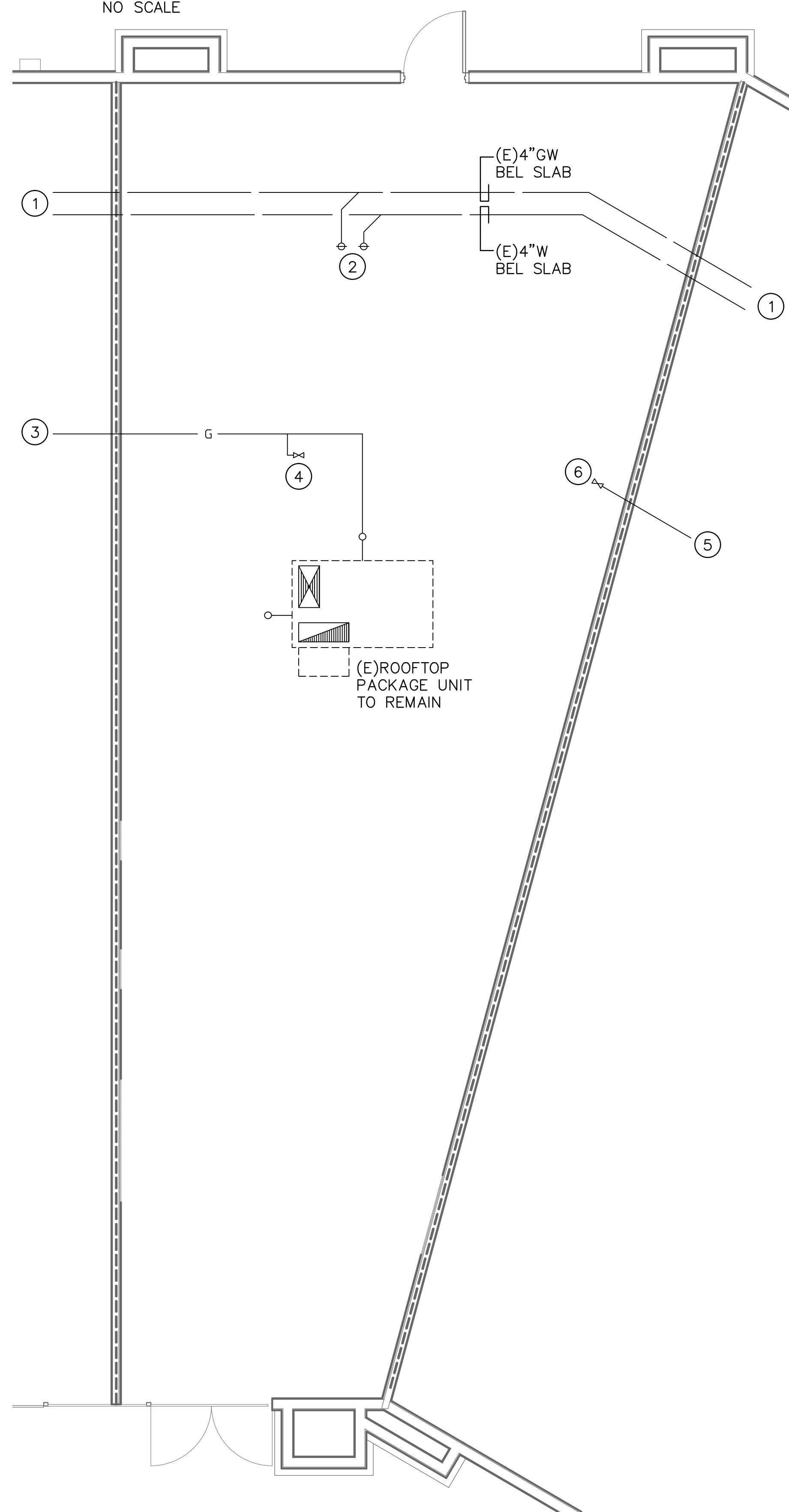
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WASTE AND VENT PIPING RISER DIAGRAM

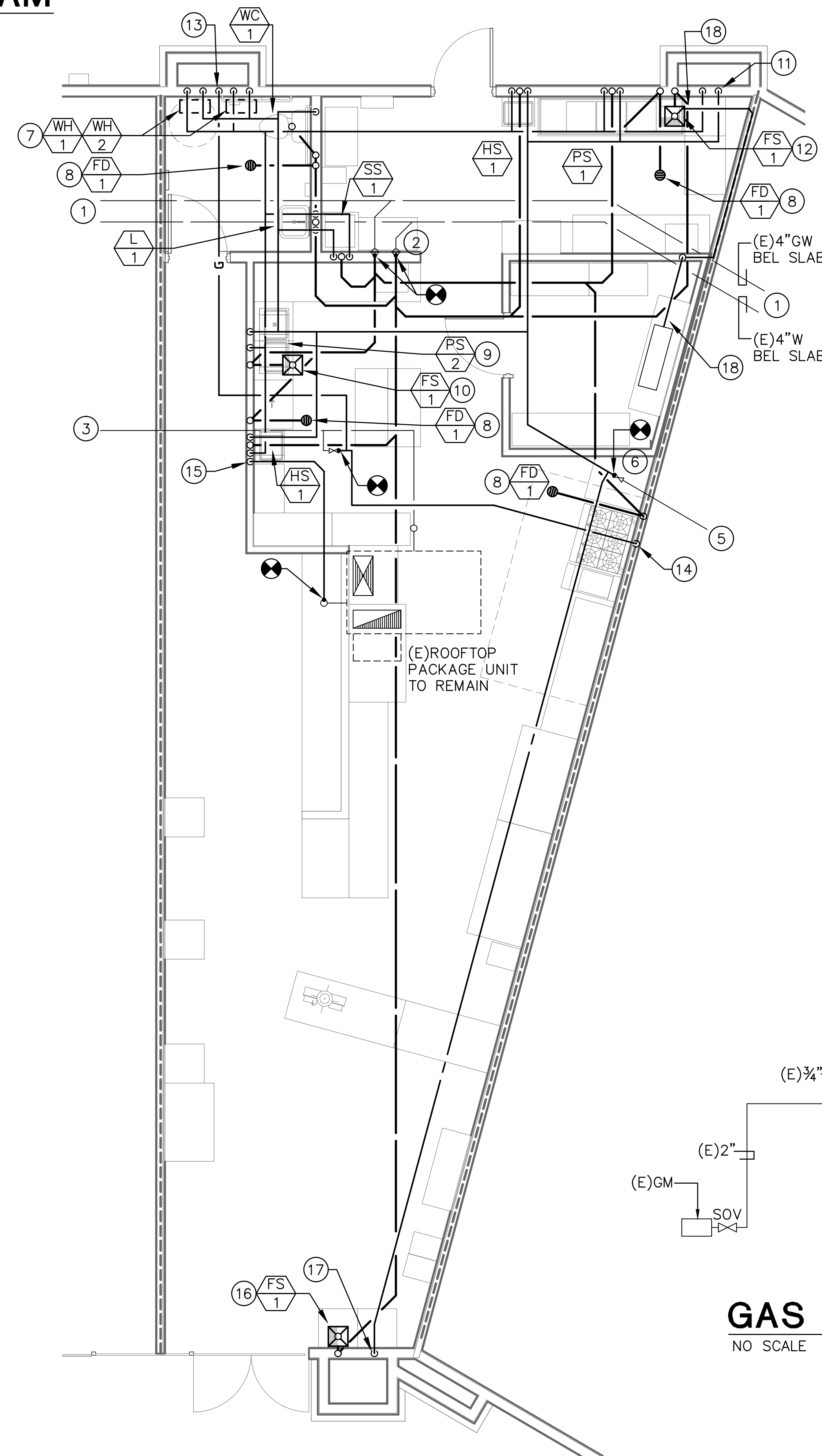
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NOTE: SLOPE ALL DRAIN PIPING AT MINIMUM 1/4" PER FOOT



EXISTING PLAN

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



FLOOR PLAN

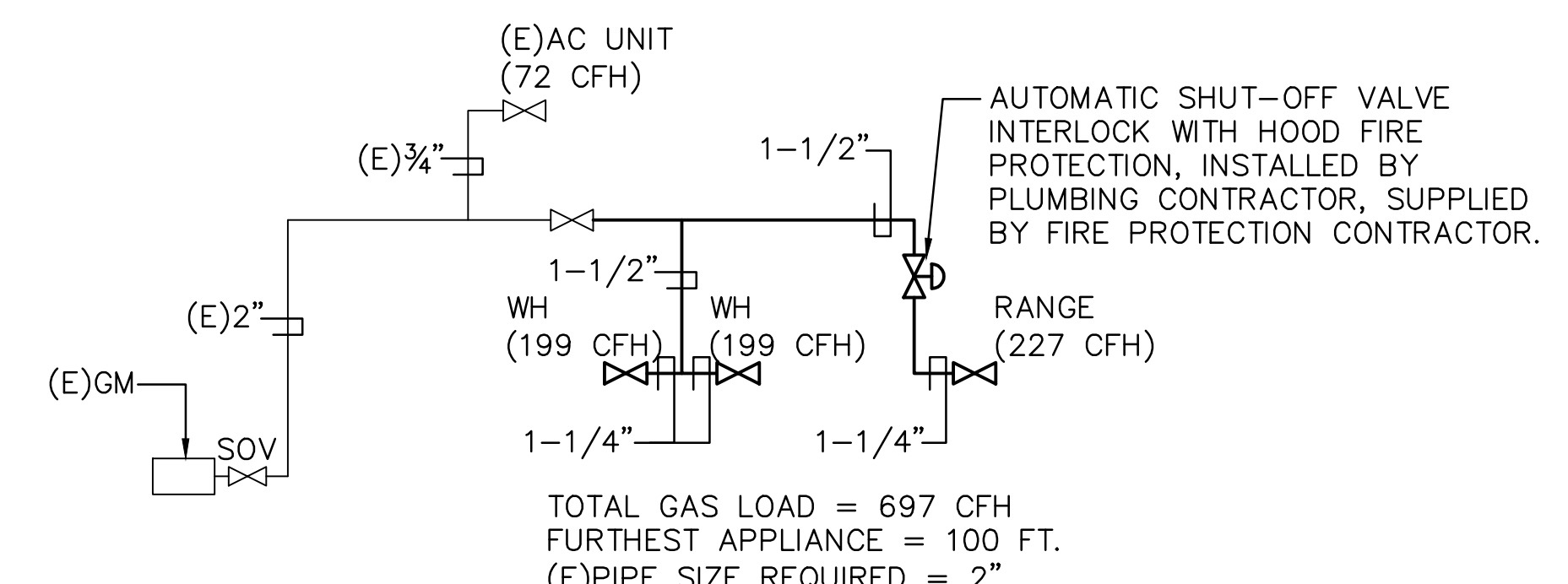
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- (A) REFER TO MINIMUM CONNECTION SIZE TABLE ON SHEET P1 FOR INDIVIDUAL FIXTURE PIPE SIZES.
- (B) REFER TO WASTE & VENT PIPING RISER DIAGRAM, WATER PIPING RISER DIAGRAM, AND GAS PIPING RISER DIAGRAM FOR PIPE SIZES.

REFERENCE NOTES

- (1) (E)4"GW AND (E)4"W BELOW SLAB TO ADJACENT TENANTS.
- (2) (E)4"GW AND (E)4"W CLEANOUT FOR THIS TENANT SPACE.
- (3) (E)2"G BACK TO DEDICATED GM FOR THIS TENANT SPACE.
- (4) (E)2"G STUBOUT WITH SOV.
- (5) (E)1-1/2"CW BACK TO DEDICATED WM FOR THIS TENANT SPACE.
- (6) (E)1-1/2"CW STUBOUT WITH SOV.
- (7) INSTALL GAS FIRED TANKLESS WATER HEATERS ABOVE TOILET ROOM ON A MAINTENANCE PLATFORM IN ACCORDANCE WITH MFR'S REQUIREMENTS. REFER TO ARCH PLANS FOR ACCESS TO PLATFORM. INSTALL T&P RELIEF VALVE ON HW DISCHARGE OF EACH WH WITH 3/4"DRAIN TO SERVICE SINK. INSTALL WITH DRIP PAN UNDER EACH WH WITH DRAIN TO SERVICE SINK. ROUTE PVC FLUE VENT AND COMBUSTION AIR PIPING UP THRU ROOF WITH CONCENTRIC FITTING. ROUTE FLUE VENT CONDENSATE DRAIN TO SERVICE SINK.
- (8) ROUTE CW SUPPLY TO FLOOR DRAIN P-TRAP FROM TRAP PRIMING DEVICE. LOCATE TRAP PRIMER IN WALL BEHIND ACCESS DOOR.
- (9) INSTALL PREP SINK WITH 2"DRAIN TO FLOOR SINK.
- (10) INSTALL FLOOR SINK WITH 2"GW & 1-1/2"V. ROUTE PREP SINK DRAIN TO FLOOR SINK.
- (11) ROUTE 3/4"H&CW TO DISHWASHER WITH BACKFLOW DEVICE.
- (12) INSTALL FLOOR SINK WITH 2"GW & 1-1/2"V. ROUTE DISHWASHER DRAIN TO FLOOR SINK.
- (13) ROUTE GAS PIPE DOWN TO WH'S. CONNECT TO WH'S WITH SEDIMENT TRAP, FLEXIBLE PIPE CONNECTORS, AND SOV.
- (14) ROUTE GAS PIPE DOWN TO COOKING APPLIANCES. CONNECT TO APPLIANCES WITH SEDIMENT TRAP, FLEXIBLE PIPE CONNECTORS, AND SOV.
- (15) ROUTE 3/4"COPPER CONDENSATE DRAIN FROM (E)ROOFTOP AC UNIT TO HAND SINK TAILPIECE.
- (16) INSTALL FLOOR SINK WITH 2"GW & 1-1/2"V. ROUTE 3/4"COPPER CONDENSATE DRAIN FROM ICE MAC AND DRINK DISPENSER DRAIN TO FLOOR SINK.
- (17) INSTALL CW SUPPLY TO ICE MAC WITH BACKFLOW DEVICE. INSTALL CW SUPPLY TO DRINK DISPENSER WITH REDUCE PRESSURE BACKFLOW DEVICE. INSTALL FUNNEL DRAIN UNDER BACKFLOW DEVICE WITH DRAIN TO FLOOR SINK.
- (18) ROUTE 3/4"COPPER CONDENSATE DRAIN FROM WALKIN FAN COIL UNIT WITH P-TRAP AND VENT TO FLOOR SINK.



GAS PIPING RISER DIAGRAM

NO SCALE

TOTAL GAS LOAD = 697 CFH
 FURTHEST APPLIANCE = 100 FT.
 (E)PIPE SIZE REQUIRED = 2"

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REVISIONS:

NO.	DATE	DESCRIPTION
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CONSULTANT:

PROJECT TITLE:
 TENANT IMPROVEMENT FOR:

PEEBEE'S

520 N. VENTU PARK ROAD, UNIT 160
 NEWBURY PARK, CA 91320

PROJECT NUMBER:
19001-00

SHEET TITLE:

EXISTING PLAN AND FLOOR PLAN

SHEET NUMBER:

P2

DATE:
12 FEB 2019