



# AGENDA

## Scotts Valley Planning Commission

January 19, 2023

Time: 6:00 PM

|                                                                                                    |                                                                                                                                                                                                                          |                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CITY OF SCOTTS VALLEY</b><br>1 Civic Center Drive<br>Scotts Valley, CA<br>95066<br>831-440-5630 | <b>MEETING LOCATION</b><br>Council Chambers<br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>or Zoom Video Conference:<br><a href="https://us02web.zoom.us/j/88671741298">https://us02web.zoom.us/j/88671741298</a> | <b>POSTING:</b> The agenda was posted on January 13, 2023 at City Hall, SV Parks & Rec, SV Senior Center and online at <a href="http://www.scottsvalley.org">www.scottsvalley.org</a> . |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Public Participation

The meeting will be available in person and on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: <https://us02web.zoom.us/j/88671741298>

You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

### **How to comment via Zoom:**

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.
2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use \*9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

| <b>Appointed Officials</b>                                                                                                                   | <b>City Staff Members</b>                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lori Gentile, Chair<br>Chuck Maffia, Vice Chair<br>David Hodgkin, Commissioner<br>Steven Horlock, Commissioner<br>Shawn Mosley, Commissioner | Taylor Bateman, Community Development Director<br>Liz Golden, Contract Planner<br>Cathie Simonovich, City Clerk<br>Lauren Lambert, Deputy City Clerk |

**Notice regarding Planning Commission Meetings:**

The Planning Commission meets regularly on the 2<sup>nd</sup> Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066. Currently meetings are being held remotely.

**Agenda and Agenda Packet Materials:**

The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City's website: [www.scottsvally.org/AgendaCenter](http://www.scottsvally.org/AgendaCenter)

**CALL TO ORDER**

(The Planning Commission Chair calls the meeting to order.)

**ROLL CALL**

(Planning Department staff conduct roll call of the Planning Commission.)

**PUBLIC COMMENT TIME**

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

**ALTERATIONS TO CONSENT AGENDA**

(The Commission can remove or add items to the Consent Agenda.)

**CONSENT AGENDA**

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

Approve the Action Meeting Minutes from the following meetings:

1. November 17, 2022

**ALTERATIONS TO PUBLIC HEARING AGENDA**

(Commission can remove or add items to the Regular Agenda.)

**PUBLIC HEARING AGENDA**

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. **Proposed Project:** Renewal for Existing Cellular Facility  
**Location:** 2980 El Rancho Drive / APN 024-222-08  
**Planning Permit Application:** Use Permit U22-006  
**Applicant:** Crown Castle  
**Property Owner:** SVMC Properties, LLC

**Project Description:** Consideration of renewal to a Use Permit application for the continues operation of a wireless facility at the above location. The 58-foot cellular monopole located in a Commercial Professional zone.

**Staff Planner:** Liz Golden, Contract Planner, [Lgolden@interwestgrp.com](mailto:Lgolden@interwestgrp.com)

**2. Proposed Project:** Jersey Mike's Subs

**Location:** 235A Mount Hermon Road / APN 021-221-05

**Planning Permit Application:** Use Permit U22-009

**Applicant:** Brett Johanson

**Property Owner:** SLV Select, LP

**Project Description:** Consideration of a Use Permit to allow a 1,124 square foot, Jersey Mike's Subs with seating for on-site consumption, in an existing building in the Scotts Village shopping center located in the Shopping Center Commercial zone.

**Staff Planner:** Olivia Beers, Assistant Planner, [obeers@scottsvally.gov](mailto:obeers@scottsvally.gov)

**ALTERATIONS TO REGULAR AGENDA**

(Commission can remove or add items to the Regular Agenda.)

**REGULAR AGENDA**

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

**DISCUSSION ITEMS AND FUTURE AGENDA ITEMS** (The Planning Commission or Community Development Director may request to schedule items on future agendas.)

**WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY**

**DIRECTOR UPDATES**

(The Community Development Director may provide any department or city updates that are available.)

**ADJOURNMENT**

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.



# Minutes

## Scotts Valley Planning Commission

**Meeting was Remote Access Only**

**Date: November 17, 2022**

**Time: 6:00 PM**

|                                                                                                 |                                                                       |                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CITY OF SCOTTS VALLEY</b><br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>831-440-5630 | <b>MEETING LOCATION</b><br>Zoom Videoconference<br>Remote Access Only | <b>POSTING:</b> The agenda was posted on 11/10/2022, at City Hall and on the Internet at <a href="http://www.scottsvally.org">www.scottsvally.org</a> . |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

| <b>Appointed Officials</b>                                                                                                                   | <b>City Staff Members</b>                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Lori Gentile, Chair<br>Chuck Maffia, Vice Chair<br>David Hodgins, Commissioner<br>Steven Horlock, Commissioner<br>Shawn Mosley, Commissioner | Taylor Bateman, Community Development Director<br>Cathie Simonovich, City Clerk |

**CALL TO ORDER:** 6:01 PM

**ROLL CALL:** Present: Gentile, Hodgins, Maffia, and Mosley  
Absent: Horlock

**PUBLIC COMMENT:** No one came forward

**ALTERATIONS TO CONSENT AGENDA:** None

### **CONSENT AGENDA:**

1. Approve the Action Meeting Minutes from the following meetings:
  - a. September 8, 2022

**M/S: Mafia/Mosley**

To approve the Consent Agenda.

**Carried: 4-0-1**

**Ayes: Gentile, Hodgins, Maffia, and Mosley**

**Noes: None**

**Absent: Horlock**

**ALTERATIONS TO REGULAR AGENDA:** None

### **REGULAR AGENDA:**

1. **Proposed Project:** Dental Office Exterior Remodel & Addition  
**Location:** 4305 Scotts Valley Drive / APN 022-902-06  
**Planning Permit Application:** Design Review DR22-010  
**Applicant & Property Owner:** Nielsen Studios & Dr. Noreen Yoshida  
**Project Description:** Consideration of a Design Review application for an exterior remodel of an existing dental office including a 363 square foot addition located in the Service-Commercial C-S zone.  
**Staff Planner:** Olivia Beers, Assistant Planner, [obeers@scottsvally.org](mailto:obeers@scottsvally.org)

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**Public Comment:** Beatriz Fraia, applicant, and Dr. Noreen Yoshida, property owner, noted that they were available to answer questions.

**M/S: Maffia/Hodgin**

**Carried: 4-0-1**

**Ayes: Gentile, Hodgin, Maffia, and Mosley**

**Noes: None**

**Absent: Horlock**

**DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None**

**WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None**

**DIRECTOR UPDATES: None**

**ADJOURNMENT: 6:15 PM**

**City of Scotts Valley**  
**PLANNING COMMISSION**  
**STAFF REPORT**

**Applicant:** Crown Castle / Global Signal Acquisitions II LLC

**Property Owner:** SVMC Properties LLC

**Application:** Use Permit No. U22-006

**Location:** 2980 El Rancho Road // APN 024-222-08

**General Plan/Zoning:** Commercial Professional (C-P)

**Environmental Status:** Categorically Exempt from CEQA (15303)

**Request:** Consideration of a Use Permit renewal for an existing cellular facility.

**Staff Planner:** Liz Golden, Contract Planner

**STAFF RECOMMENDATION**

It is recommended that the Planning Commission approve the Use Permit application to renew and combine existing Use Permits at the above site.

**PROJECT DESCRIPTION**

The project site consists of an existing 58 foot tall tree type cellular monopole located at 2980 El Rancho Drive (Attachment 1 - Location Map). The tree pole is designed to simulate a Douglas fir tree (also known as a “monopine”). AT&T currently has six antennas at the top of the monopole and sprint has three antennas midway up the monopole. No proposed changes to the cellular facility are proposed at this time.

The applicant is seeking to renew and combine Use Permits which were originally approved for ten years in 1999 by the Planning Commission and renewed in 2012 for an additional ten years.

The approving resolution for the current Use Permit grants an additional 10-year period and combines the two use permits.

### **PUBLIC NOTICE**

On January 5, 2023, public hearing notices were posted at City Hall and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to State law. One comment was received via email (Attachment 4).

### **ATTACHMENTS**

|                                                            |          |
|------------------------------------------------------------|----------|
| <i>Resolution No. _____ to Approve U22-006.....</i>        | <i>3</i> |
| 1. Location Map .....                                      | 7        |
| 2. Plans Showing Existing Conditions - Dated 09/15/22..... | 8        |
| 3. Public Comment - Received 01/09/2023 .....              | 15       |

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING CONDITIONAL USE PERMIT NO. U22-006 TO ALLOW FOR CONTINUED USE OF AN EXISTING CELLULAR FACILITY LOCATED AT 2980 EL RANCHO DRIVE // APN 024-222-08.

WHEREAS, the Planning Department of the City of Scotts Valley has received an application for an extension of Use Permits U99-003 and U02-020.2 and to combine Use Permits No. U99-003 and U02-020.2 to allow for continued use of an existing cellular facility located at 2980 El Rancho Drive // APN 024-222-08; and,

WHEREAS, the project is determined to be categorically exempt from CEQA, Class 3 (Section 15303); and,

WHEREAS, Use Permit No. U99-003 was reviewed and approved by the Planning Commission on June 24, 1999; and,

WHEREAS, Use Permit No. U02-020.2 was reviewed and approved by the Planning Commission on May 15, 2014; and,

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on January 19, 2023.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgement of the City.

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: Use Permit U99-003 & U02-020.2 are amended by this Use Permit No. U22-006.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the Planning Commission staff reports dated January 19, 2023:

1. *The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.* The location of the wireless facility is in a nonresidential district as required by Section 17.46.030 of the Scotts Valley Municipal Code.
2. The establishment, maintenance, or operation of the use or wireless facility will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The operation of the wireless facility will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The site is located in an area of the city of limited residential and commercial use. Visual impacts are mitigated by the use of a tree type cellular monopole, the remoteness of the site, surrounding trees, and required landscaping. Operation of the facility shall comply with all Federal regulations regarding wireless facilities.
3. *The wireless facility is in accordance with the objectives of the zoning ordinance and the purposes of the zoning district in which the site is located.* The tree type cellular monopole blends into the natural environment. The location is more suitable than other potential locations as the site currently exists and co-location of wireless facilities is encouraged by the City.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve extending and combining U99-003 and U02-020.2 Located at El Rancho Drive // APN 024-222-08, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: The Use Permit for the operation of the Cellular facility is extended for an additional 10 years.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 19 day of January, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Lori Gentile, Chair

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Taylor Bateman, Community Development Director

2980 El Rancho Drive  
APN 024-222-08  
U22-006

## **EXHIBIT A**

### **CONDITIONS OF APPROVAL**

#### **STANDARD**

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After Planning Commission approval, the property owner shall sign the Conditions of approval (Exhibit A) agreeing to the Conditions of Approval within 30 days.

#### **PLANNING DEPARTMENT**

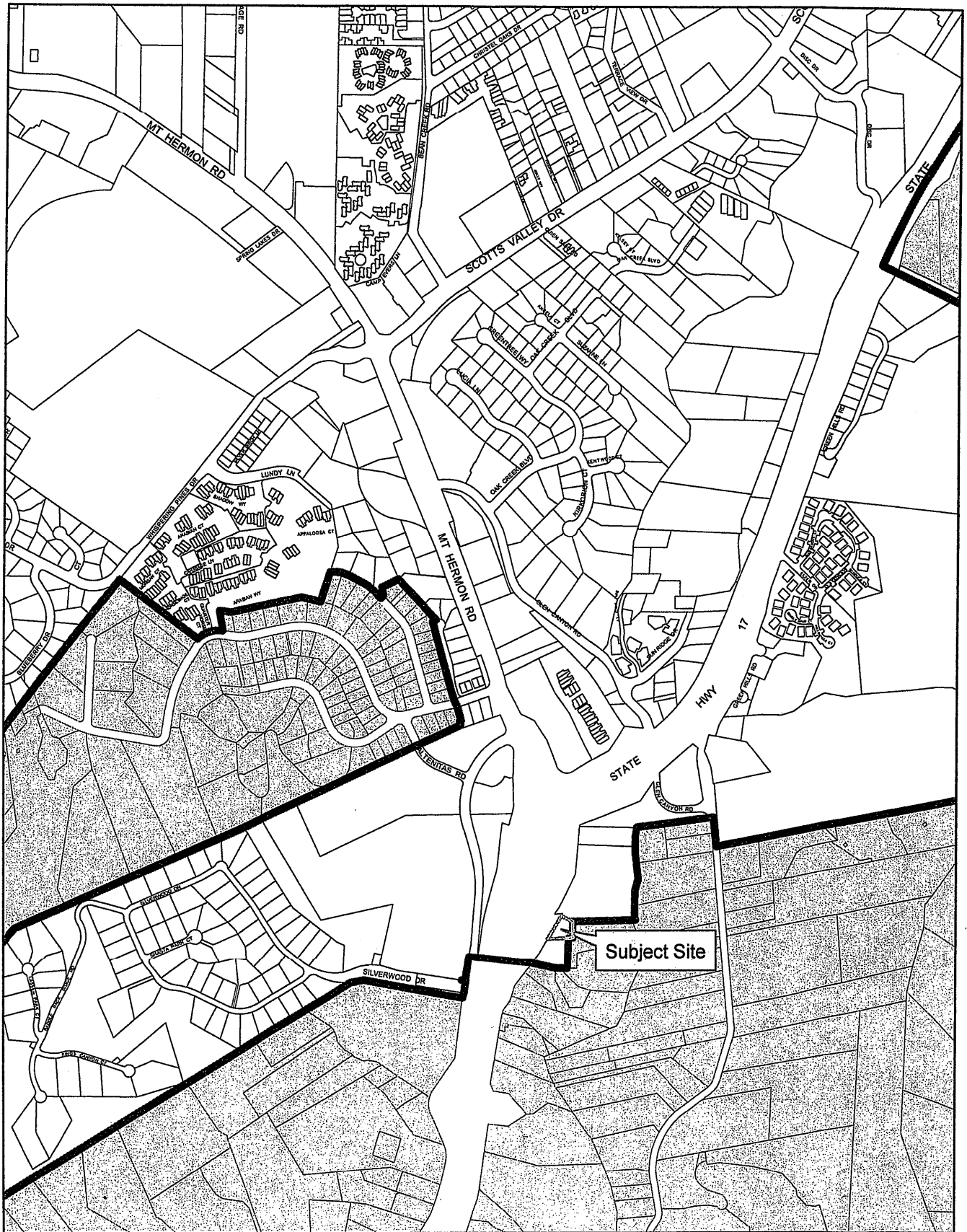
3. Use Permit No. U99-003 and U02-020.2 are combined and all applicable conditions of approval associated with the original Use Permits shall remain in effect.
4. Use Permit No. U22-006 shall expire within ten years of the date of this resolution, unless extended by the Planning Commission.

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Signature of Property Owner

Date

# Location Map



2980 El Rancho Drive



SITE NAME:

SITE TYPE:

TOWER HEIGHT:

SCOTTS VLY MED CNTR/CAMP EVERS  
MONOPINE  
55'-0"

BUSINESS UNIT #:  
SITE ADDRESS:  
COUNTY:  
JURISDICTION:

877226  
2980 EL RANCHO DR.  
SCOTTS VALLEY, CA 95066  
SANTA CRUZ  
CITY OF SCOTTS  
VALLEY

| SITE INFORMATION                    |                                                                        |
|-------------------------------------|------------------------------------------------------------------------|
| CROWN CASTLE USA INC.<br>SITE NAME: | SCOTTS VLY MED CNTR/CAMP EVERS                                         |
| SITE ADDRESS:                       | 2980 EL RANCHO DR.<br>SCOTTS VALLEY, CA 95066                          |
| COUNTY:                             | SANTA CRUZ                                                             |
| MAP/PARCEL #:                       | 024-222-08                                                             |
| AREA OF CONSTRUCTION:               | EXISTING                                                               |
| LATTITUDE:                          | 37.033967                                                              |
| LONGITUDE:                          | -122.020839                                                            |
| LAT/LONG TYPE:                      | NAD83                                                                  |
| GROUND ELEVATION:                   | 650'-4"                                                                |
| CURRENT ZONING:                     | C-P                                                                    |
| JURISDICTION:                       | CITY OF SCOTTS VALLEY                                                  |
| OCCUPANCY CLASSIFICATION:           | U                                                                      |
| TYPE OF CONSTRUCTION:               | IIB                                                                    |
| A.D.A. COMPLIANCE:                  | FACILITY IS UNMANNED AND NOT FOR<br>HUMAN HABITATION                   |
| PROPERTY OWNER:                     | SVMC PROPERTIES LLC<br>16 GRANDVIEW AVE<br>FELTON, CA 95018            |
| TOWER OWNER/APPLICANT:              | CROWN CASTLE<br>4301 HACIENDA DRIVE, SUITE 410<br>PLEASANTON, CA 94588 |
| ELECTRIC PROVIDER:                  | PACIFIC GAS & ELECTRIC<br>800-743-5000                                 |
| TELCO PROVIDER:                     | AT&T MOBILITY<br>611                                                   |

| PROJECT TEAM                                   |                                                                                                                                                                         |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A&E FIRM:                                      | TELCYTE INFRASTRUCTURE SERVICES<br>3450 N HIGLEY RD, SUITE 102<br>MESA, AZ 85215<br>CWOLFE@TELCYTE.COM                                                                  |
| CROWN CASTLE<br>USA INC. DISTRICT<br>CONTACTS: | 4301 HACIENDA DRIVE, SUITE 410<br>PLEASANTON, CA 94588<br>CAMPBELL A&Z, LLC - ENTITLEMENT CONSULTANT<br>MICHAEL J CAMPBELL<br>602-616-8396<br>CAMPBELLAZ1@EARTHLINK.NET |

| DRAWING INDEX                                                                                                                                                                                                                                                                         |                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| SHEET #                                                                                                                                                                                                                                                                               | SHEET DESCRIPTION                |
| T-1                                                                                                                                                                                                                                                                                   | TITLE SHEET                      |
| C-1.1                                                                                                                                                                                                                                                                                 | OVERALL SITE PLAN                |
| C-1.2                                                                                                                                                                                                                                                                                 | SITE PLAN                        |
| C-2                                                                                                                                                                                                                                                                                   | EXISTING ELEVATION               |
| C-3                                                                                                                                                                                                                                                                                   | EXISTING ANTENNA PLAN & SCHEDULE |
| C-4                                                                                                                                                                                                                                                                                   | EXISTING ANTENNA PLAN & SCHEDULE |
| C-5                                                                                                                                                                                                                                                                                   | EXISTING ANTENNA PLAN & SCHEDULE |
|                                                                                                                                                                                                                                                                                       |                                  |
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|                                                                                                                                                                                                                                                                                       |                                  |
| ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22X34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. |                                  |

| PROJECT DESCRIPTION                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------|
| CROWN CASTLE PROPOSES TO RENEW THE USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.                              |
| • NO CHANGES ARE PROPOSED TO THE PROJECT.                                                                                   |
| NOTE:<br>PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER |

LOCATION MAP

FROM SAN FRANCISCO INTERNATIONAL AIRPORT. HEAD NORTHWEST TOWARD US-101 N (0.2 MI). TAKE I-280 S AND CA-85 S TO CA-17 S IN LOS GATOS. TAKE EXIT 11A FROM CA-85 S (42.9 MI). MERGE ONTO US-101 N 1.3 MI. USE THE RIGHT 2 LANES TO TAKE EXIT 423B FOR I-380 W TOWARD SAN BRUNO/INTERSTATE. 280 0.9 MI. CONTINUE ONTO I-380 W 1.0 MI. USE THE LEFT 2 LANES TO TAKE EXIT 5B TO MERGE ONTO I-280 S TOWARD SAN JOSE 31.5 MI. TAKE EXIT 12B TO MERGE ONTO CA-85 S TOWARD GILROY 7.8 MI. USE THE RIGHT LANE TO TAKE EXIT 11A TO MERGE ONTO CA-17 S TOWARD SANTA CRUZ 0.5 MI. FOLLOW CA-17 S TO EL RANCHO DR IN SCOTTS VALLEY (18.7 MI). MERGE ONTO CA-17 S 18.2 MI. TAKE EXIT 3 FOR MOUNT HERMON ROAD 0.2 MI. TURN LEFT ONTO THE RAMP 161 FT. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR CA-17 N/SAN JOSE 0.2 MI. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR EL RANCHO DR 125 FT. TURN LEFT TOWARD EL RANCHO DR 112 FT. TURN LEFT ONTO EL RANCHO DR

| APPLICABLE CODES/REFERENCE DOCUMENTS                                                                                                                                                                                                                      |                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES: |                                   |
| CODE TYPE                                                                                                                                                                                                                                                 | CODE                              |
| BUILDING                                                                                                                                                                                                                                                  | 2019 CBC (2018 IBC W/AMMENDMENTS) |
| MECHANICAL                                                                                                                                                                                                                                                | 2019 CMC (2018 IMC W/AMMENDMENTS) |
| ELECTRICAL                                                                                                                                                                                                                                                | 2019 CEC (2017 NEC W/AMMENDMENTS) |
| FIRE                                                                                                                                                                                                                                                      | 2019 CFC (2018 IFC W/AMMENDMENTS) |
| CALL CALIFORNIA ONE CALL (800) 227-2600<br>CALL 3 WORKING DAYS BEFORE YOU DIG!                                                                                                                                                                            |                                   |

JURISDICTIONAL APPROVAL:

1505 WESTLAKE AVENUE NORTH, SUITE 800  
SEATTLE, WA 98109

3450 N HIGLEY RD - SUITE 102,  
MESA, AZ 85215

BU #: 877226  
SCOTTS VLY MED CNTR/CAMP EVERS  
2980 EL RANCHO DR.  
SCOTTS VALLEY, CA 95066  
EXISTING 55'-0" MONOPINE

| ISSUED FOR: |          |      |             |         |
|-------------|----------|------|-------------|---------|
| REV         | DATE     | DRWN | DESCRIPTION | DES./QA |
| 0           | 09/15/22 | MM   | CUP RENEWAL | JD      |
|             |          |      |             |         |
|             |          |      |             |         |
|             |          |      |             |         |

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER:  
T-1

REVISION:  
0

SITE PLAN DISCLAIMER:  
PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM GOOGLE MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

JURISDICTIONAL APPROVAL:



**CROWN CASTLE**  
1505 WESTLAKE AVENUE NORTH, SUITE 800  
SEATTLE, WA 98109



**TELCYTE**  
INFRASTRUCTURE SERVICES  
3450 N HIGLEY RD - SUITE 102,  
MESA, AZ 85215

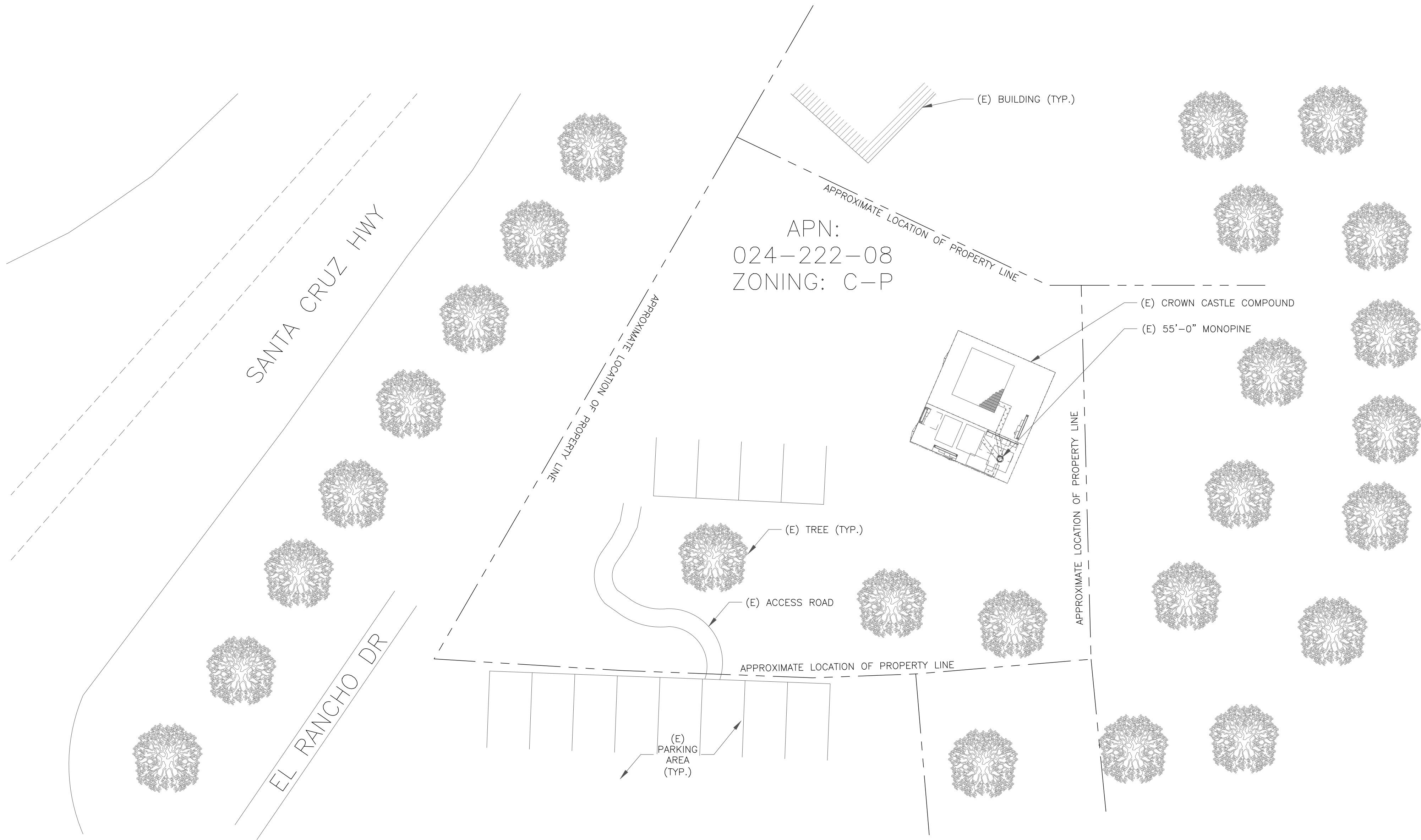
BU #: 877226  
**SCOTT'S VLY MED CNTR/CAMP EVERS**  
2980 EL RANCHO DR.  
SCOTT'S VALLEY, CA 95066  
EXISTING 55'-0" MONOPINE

| ISSUED FOR: |          |      |             |         |
|-------------|----------|------|-------------|---------|
| REV         | DATE     | DRWN | DESCRIPTION | DES./QA |
| 0           | 09/15/22 | MM   | CUP RENEWAL | JD      |
|             |          |      |             |         |
|             |          |      |             |         |

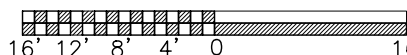
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

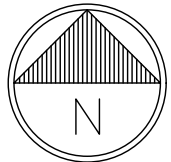
SHEET NUMBER:  
**C-1.1**

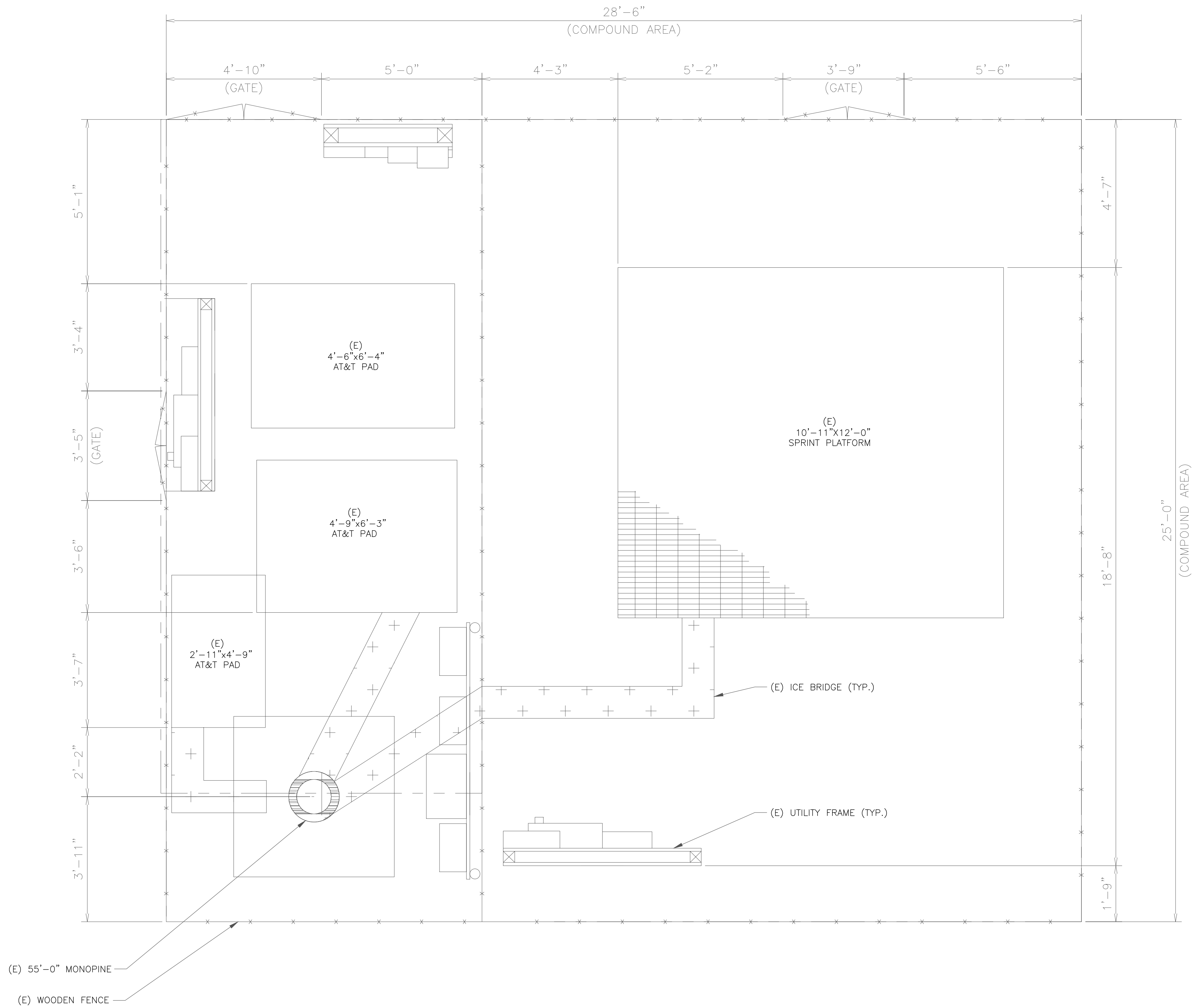
REVISION:  
**0**



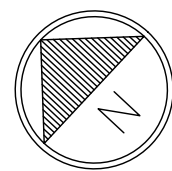
1 OVERALL SITE PLAN

SCALE:  1/16"=1'-0" (FULL SIZE)  
1/32"=1'-0" (11x17)





1 SITE PLAN  
SCALE: 1/2"=1'-0" (FULL SIZE)  
1/4"=1'-0" (11x17)



JURISDICTIONAL APPROVAL:

**CROWN CASTLE**  
1505 WESTLAKE AVENUE NORTH, SUITE 800  
SEATTLE, WA 98109

**TELCYTE**  
INFRASTRUCTURE SERVICES  
3450 N HIGLEY RD - SUITE 102,  
MESA, AZ 85215

BU #: 877226  
**SCOTT'S VLY MED CNTR/CAMP EVERS**  
2980 EL RANCHO DR.  
SCOTT'S VALLEY, CA 95066  
EXISTING 55'-0" MONOPINE

ISSUED FOR:

| REV | DATE     | DRWN | DESCRIPTION | DES./QA |
|-----|----------|------|-------------|---------|
| 0   | 09/15/22 | MM   | CUP RENEWAL | JD      |
|     |          |      |             |         |
|     |          |      |             |         |

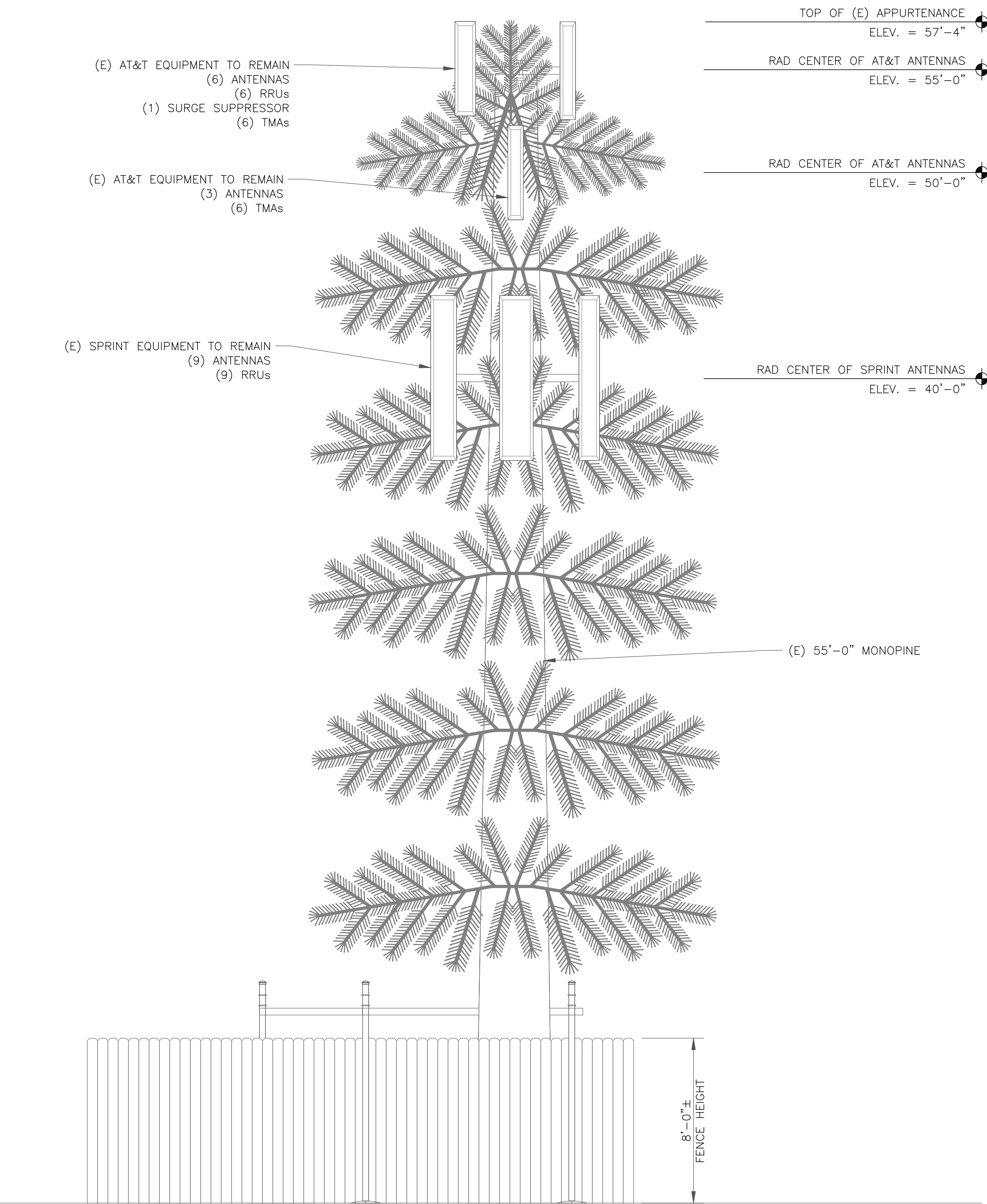
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SHEET NUMBER:

C-1.2

REVISION:

0



1 EXISTING SOUTHWEST ELEVATION  
SCALE: 1/4"=1'-0" (FULL SIZE)  
1/8"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

**CROWN CASTLE**  
1505 WESTLAKE AVENUE NORTH, SUITE 800  
SEATTLE, WA 98109

**TELCYTE**  
INFRASTRUCTURE SERVICES  
3450 N HIGLEY RD - SUITE 102,  
MESA, AZ 85215

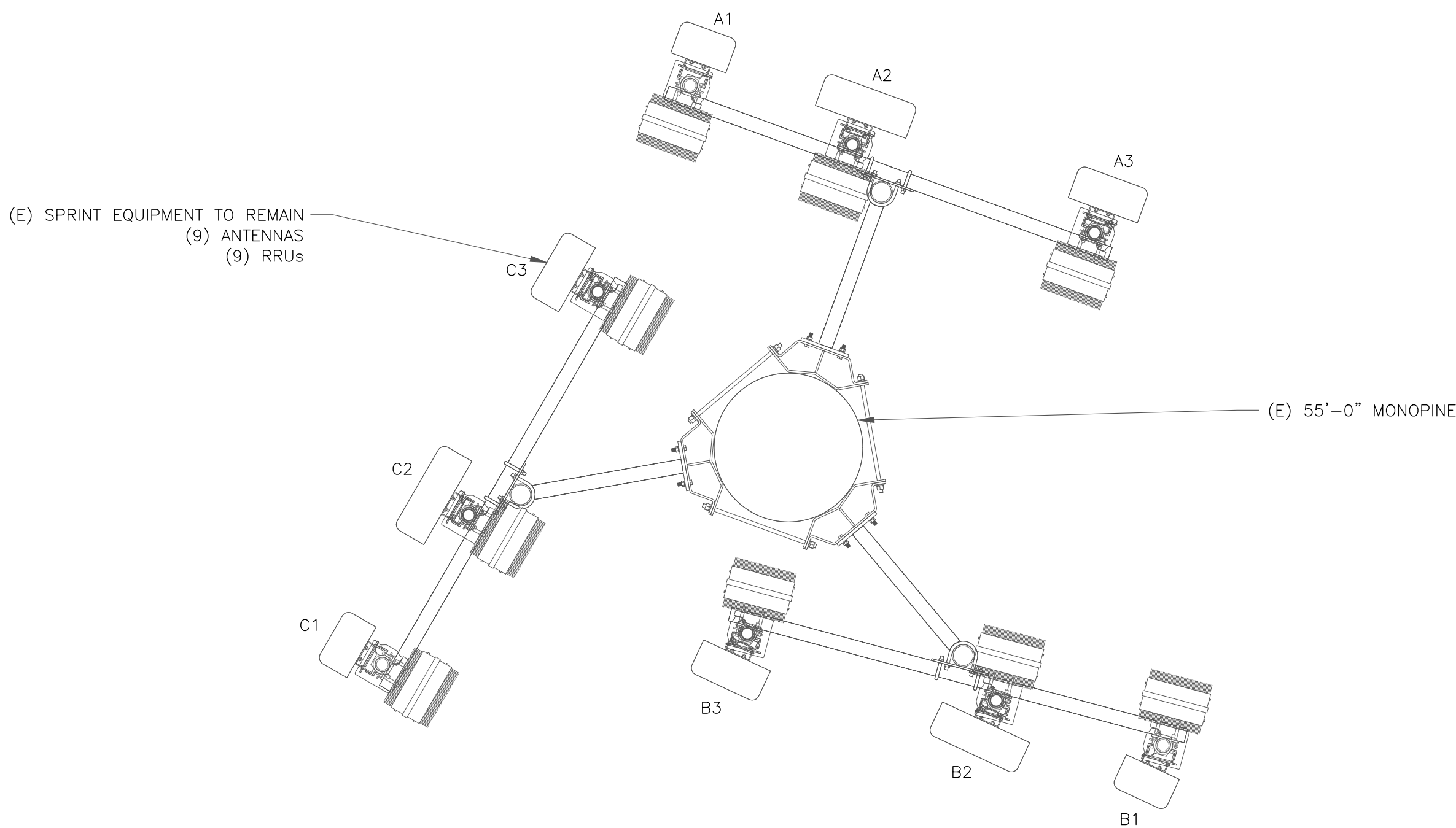
BU #: 877226  
**SCOTT'S VLY MED CNTR/CAMP EVERS**  
2980 EL RANCHO DR.  
SCOTT'S VALLEY, CA 95066  
EXISTING 55'-0" MONOPINE

| ISSUED FOR: |          |      |             |         |
|-------------|----------|------|-------------|---------|
| REV         | DATE     | DRWN | DESCRIPTION | DES./QA |
| 0           | 09/15/22 | MM   | CUP RENEWAL | JD      |
|             |          |      |             |         |
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SHEET NUMBER: **C-2**  
REVISION: **0**

| EQUIPMENT SCHEDULE |         |                                        |         |            |       |                           |          |      |        |                  |              |        |             |        |        |
|--------------------|---------|----------------------------------------|---------|------------|-------|---------------------------|----------|------|--------|------------------|--------------|--------|-------------|--------|--------|
| ALPHA              |         |                                        |         |            |       |                           |          |      |        |                  |              |        |             |        |        |
| POSITION           | ANTENNA |                                        |         |            | RADIO |                           |          | TMA  |        | SURGE PROTECTION |              | CABLES |             |        |        |
|                    | CARRIER | STATUS/MANUFACTURER MODEL              | AZIMUTH | RAD CENTER | QTY.  | STATUS/MODEL              | LOCATION | QTY. | STATUS | QTY.             | STATUS/MODEL | QTY.   | STATUS/TYPE | SIZE   | LENGTH |
| A1                 | SPRINT  | (E) RFS/CELWAVE<br>APXVSP18-C-A20      | 20°     | 40'-0"     | 1     | (E) RADIO 4460 B2/B25 B66 | TOWER    | -    | -      | -                | -            | 1      | HYBRID      | 1-5/8" | 60'-0" |
| A2                 | SPRINT  | (E) RFS/CELWAVE<br>APXVA4L24_43-U-NA20 | 20°     | 40'-0"     | 1     | (E) RRH-P4 PH1            | TOWER    | -    | -      | -                | -            | -      | -           | -      | -      |
| A3                 | SPRINT  | (E) ERICSSON<br>AIR 6419 B41           | 20°     | 40'-0"     | 1     | (E) RADIO 4480            | TOWER    | -    | -      | -                | -            | -      | -           | -      | -      |
|                    |         |                                        |         |            |       |                           |          |      |        |                  |              |        |             |        |        |
| BETA               |         |                                        |         |            |       |                           |          |      |        |                  |              |        |             |        |        |
| B1                 | SPRINT  | (E) KMW<br>ET-X-TS-70-16-62-18-IR-RD   | 205°    | 40'-0"     | 1     | (E) RADIO 4460 B2/B25 B66 | TOWER    | -    | -      | -                | -            | 1      | HYBRID      | 1-5/8" | 60'-0" |
| B2                 | SPRINT  | (E) RFS/CELWAVE<br>APXVA4L24_43-U-NA20 | 205°    | 40'-0"     | 1     | (E) RRH-P4 PH1            | TOWER    | -    | -      | -                | -            | -      | -           | -      | -      |
| B3                 | SPRINT  | (E) ERICSSON<br>AIR 6419 B41           | 205°    | 40'-0"     | 1     | (E) RADIO 4480            | TOWER    | -    | -      | -                | -            | -      | -           | -      | -      |
|                    |         |                                        |         |            |       |                           |          |      |        |                  |              |        |             |        |        |
| GAMMA              |         |                                        |         |            |       |                           |          |      |        |                  |              |        |             |        |        |
| C1                 | SPRINT  | (E) KMW<br>ET-X-TS-70-16-62-18-IR-RD   | 300°    | 40'-0"     | 1     | (E) RADIO 4460 B2/B25 B66 | TOWER    | -    | -      | -                | -            | 1      | HYBRID      | 1-5/8" | 60'-0" |
| C2                 | SPRINT  | (E) RFS/CELWAVE<br>APXVA4L24_43-U-NA20 | 300°    |            | 1     | (E) RRH-P4 PH1            | TOWER    | -    | -      | -                | -            | -      | -           | -      | -      |
| C3                 | SPRINT  | (E) ERICSSON<br>AIR 6419 B41           | 300°    | 40'-0"     | 1     | (E) RADIO 4480            | TOWER    | -    | -      | -                | -            | -      | -           | -      | -      |



1 EXISTING SPRINT ANTENNA PLAN @40'-0"  
SCALE: 1/2"=1'-0" (FULL SIZE)  
1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:



1505 WESTLAKE AVENUE NORTH, SUITE 800  
SEATTLE, WA 98109



TEL CYTE  
INFRASTRUCTURE SERVICES  
3450 N HIGLEY RD - SUITE 102,  
MESA, AZ 85215

BU #: 877226  
SCOTT'S VLY MED CNTR/CAMP  
EVERS  
2980 EL RANCHO DR.  
SCOTT'S VALLEY, CA 95066  
EXISTING 55'-0" MONOPINE

| ISSUED FOR: |          |      |             |         |
|-------------|----------|------|-------------|---------|
| REV         | DATE     | DRWN | DESCRIPTION | DES./QA |
| 0           | 09/15/22 | MM   | CUP RENEWAL | JD      |
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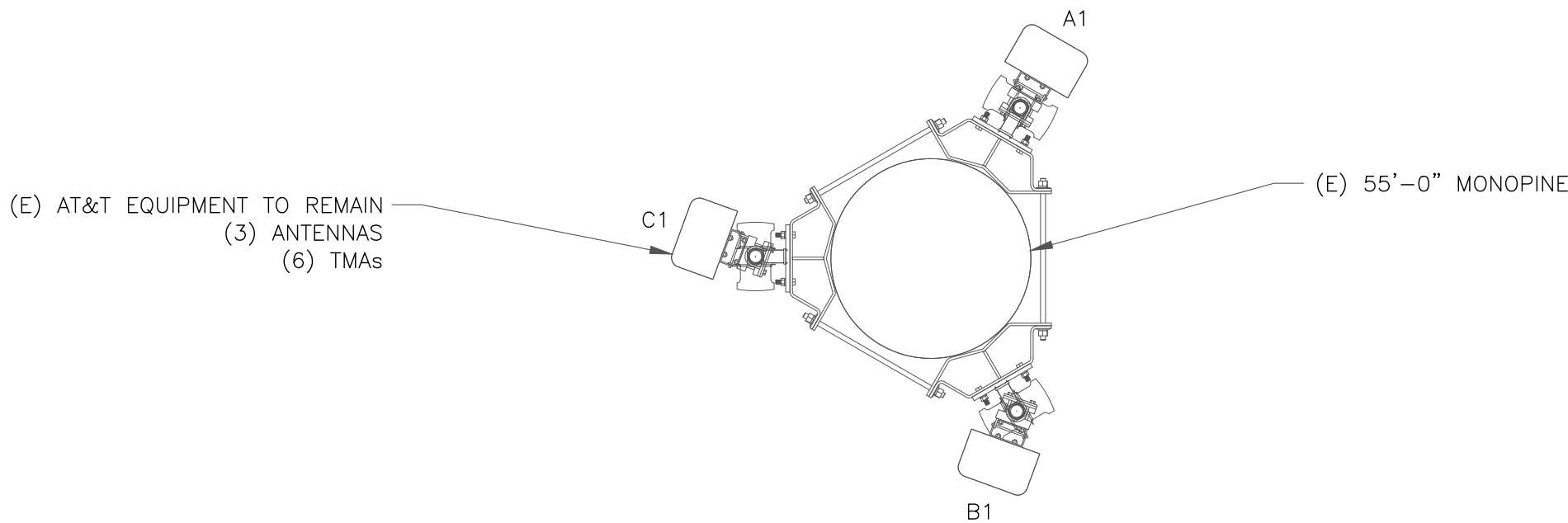
SHEET NUMBER:

C-3

REVISION:

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| EQUIPMENT SCHEDULE |         |                     |         |         |            |      |              |          |      |                  |      |              |      |             |      |        |
|--------------------|---------|---------------------|---------|---------|------------|------|--------------|----------|------|------------------|------|--------------|------|-------------|------|--------|
| ALPHA              |         |                     |         |         |            |      |              |          |      |                  |      |              |      |             |      |        |
| POSITION           | ANTENNA |                     |         |         | RADIO      |      |              | TMA      |      | SURGE PROTECTION |      | CABLES       |      |             |      |        |
|                    | CARRIER | STATUS/MANUFACTURER | MODEL   | AZIMUTH | RAD CENTER | QTY. | STATUS/MODEL | LOCATION | QTY. | STATUS           | QTY. | STATUS/MODEL | QTY. | STATUS/TYPE | SIZE | LENGTH |
| A1                 | AT&T    | (E) ALLCON          | 7250.03 | 30°     | 50'—0"     | —    | —            | —        | 2    | (E) KRY 112 72/2 | —    | —            | 2    | COAX        | 7/8" | 85'—0" |
| BETA               |         |                     |         |         |            |      |              |          |      |                  |      |              |      |             |      |        |
| B1                 | AT&T    | (E) ALLCON          | 7250.03 | 200°    | 50'—0"     | —    | —            | —        | 2    | (E) KRY 112 72/2 | —    | —            | 2    | COAX        | 7/8" | 85'—0" |
| GAMMA              |         |                     |         |         |            |      |              |          |      |                  |      |              |      |             |      |        |
| C1                 | AT&T    | (E) ALLCON          | 7250.03 | 290°    | 50'—0"     | —    | —            | —        | 2    | (E) KRY 112 72/2 | —    | —            | 2    | COAX        | 7/8" | 85'—0" |



1 EXISTING AT&T ANTENNA PLAN @50'-0"  
SCALE: 1/2"=1'-0" (FULL SIZE)  
1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:



**CROWN  
CASTLE**

1505 WESTLAKE AVENUE NORTH, SUITE 800  
SEATTLE, WA 98109



**TEL**CYTE

INFRASTRUCTURE SERVICES

3450 N HIGLEY RD - SUITE 102,  
MESA, AZ 85215

BU #: 877226  
SCOTT'S VLY MED CNTR/CAMP  
EVERS  
2980 EL RANCHO DR.  
SCOTT'S VALLEY, CA 95066  
EXISTING 55'-0" MONOPINE

ISSUED FOR:

| REV | DATE     | DRWN | DESCRIPTION | DES./QA |
|-----|----------|------|-------------|---------|
| 0   | 09/15/22 | MM   | CUP RENEWAL | JD      |
|     |          |      |             |         |
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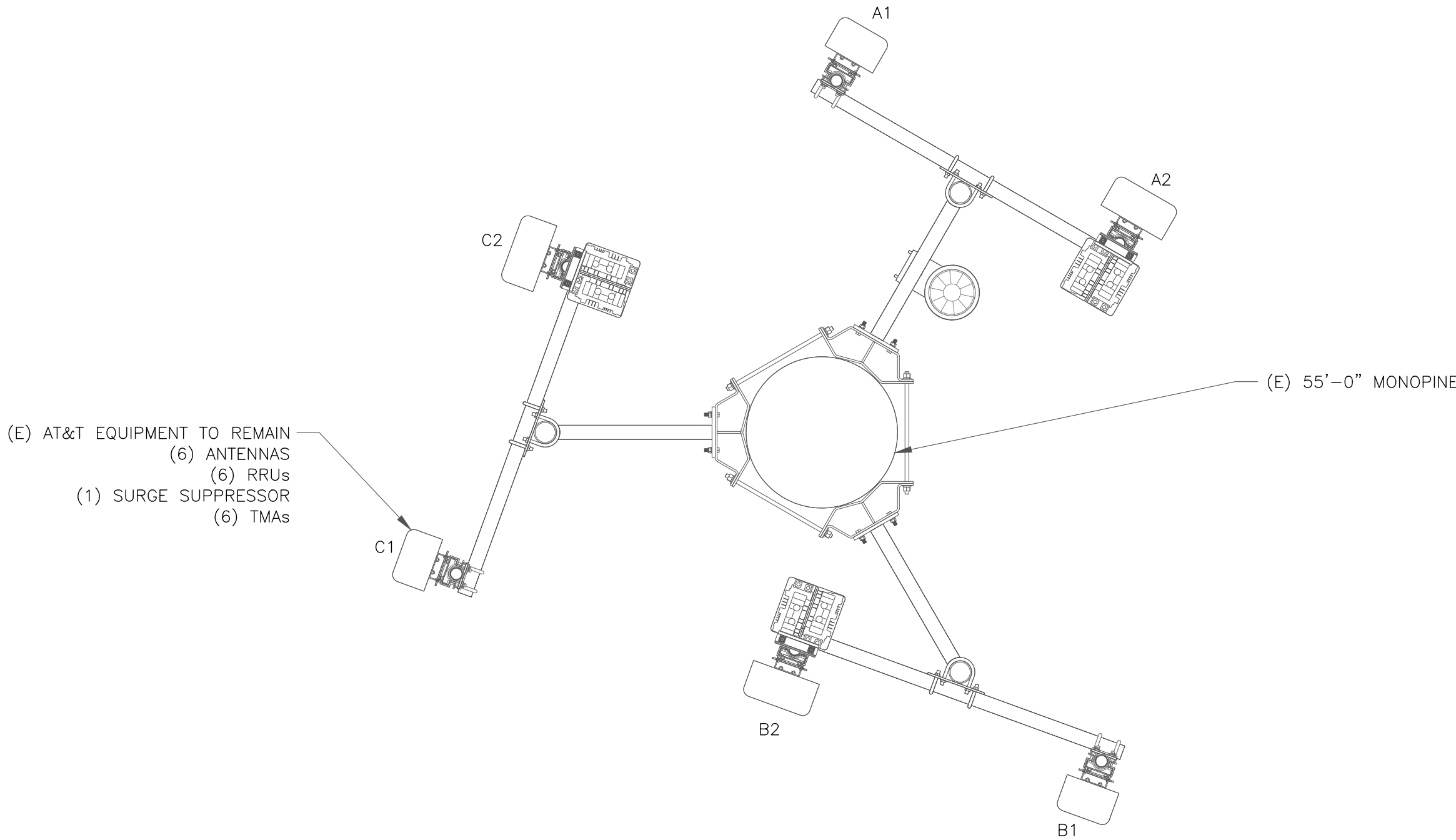
SHEET NUMBER:

C-4

REVISION:

0

| EQUIPMENT SCHEDULE |         |                     |          |         |            |      |              |          |      |                  |      |                               |        |                  |              |        |
|--------------------|---------|---------------------|----------|---------|------------|------|--------------|----------|------|------------------|------|-------------------------------|--------|------------------|--------------|--------|
| ALPHA              |         |                     |          |         |            |      |              |          |      |                  |      |                               |        |                  |              |        |
| POSITION           | ANTENNA |                     |          |         | RADIO      |      |              | TMA      |      | SURGE PROTECTION |      | CABLES                        |        |                  |              |        |
|                    | CARRIER | STATUS/MANUFACTURER | MODEL    | AZIMUTH | RAD CENTER | QTY. | STATUS/MODEL | LOCATION | QTY. | STATUS           | QTY. | STATUS/MODEL                  | QTY.   | STATUS/TYPE      | SIZE         | LENGTH |
| A1                 | AT&T    | (E) KATHREIN        | 742-264  | 30°     | 55'-0"     | -    | -            | -        | -    | -                | -    | -                             | 4      | COAX             | 7/8"         | 85'-0" |
| A2                 | AT&T    | (E) KATHREIN        | 80010864 | 30°     | 55'-0"     | 2    | (E) RRUL-11  | TOWER    | 2    | (E) 860 10025    | 1    | (E) RAYCAP<br>DC6-48-60-18-8F | 1<br>2 | COAX<br>DC TRUNK | 1/4"<br>3/4" | 85'-0" |
|                    |         |                     |          |         |            |      |              |          |      |                  |      |                               |        |                  |              |        |
| BETA               |         |                     |          |         |            |      |              |          |      |                  |      |                               |        |                  |              |        |
| B1                 | AT&T    | (E) KATHREIN        | 742-264  | 200°    | 55'-0"     | -    | -            | -        | -    | -                | -    | -                             | 4      | COAX             | 7/8"         | 85'-0" |
| B2                 | AT&T    | (E) KATHREIN        | 80010864 | 200°    | 55'-0"     | 2    | (E) RRUL-11  | TOWER    | 2    | (E) 860 10025    | -    | -                             | -      | -                | -            | 85'-0" |
|                    |         |                     |          |         |            |      |              |          |      |                  |      |                               |        |                  |              |        |
| GAMMA              |         |                     |          |         |            |      |              |          |      |                  |      |                               |        |                  |              |        |
| C1                 | AT&T    | (E) KATHREIN        | 742-264  | 290°    | 55'-0"     | -    | -            | -        | -    | -                | -    | -                             | 4      | COAX             | 7/8"         | 85'-0" |
| C2                 | AT&T    | (E) KATHREIN        | 80010864 | 290°    | 55'-0"     | 2    | (E) RRUL-11  | TOWER    | 2    | (E) 860 10025    | -    | -                             | 1      | RET              | 5/16"        | 85'-0" |



1 EXISTING AT&T ANTENNA PLAN @55'-0"

SCALE: 1/2"=1'-0" (FULL SIZE)  
1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

**CROWN CASTLE**  
1505 WESTLAKE AVENUE NORTH, SUITE 800  
SEATTLE, WA 98109

**TELCYTE**  
INFRASTRUCTURE SERVICES  
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SHEET NUMBER:

C-5

REVISION:

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**Liz Golden**

---

**From:** Nia Burnham <nialand84@gmail.com>  
**Sent:** Monday, January 9, 2023 12:33 PM  
**To:** planningdepartment@scottsvally.gov  
**Cc:** Liz Golden  
**Subject:** Re: Renewal Permit Application U22-006 for Existing Cellular Facility monopole

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings Scotts Valley Planning Dept,

I am Nia Burnham, property owner and resident at [2996 El Rancho Drive](#) in Scotts Valley. I am writing to express my concerns regarding the Renewal Permit application submitted by Crown Castle for the cellular monopole tower located merely feet from our home at [2980 El Rancho Drive](#).

Firstly, I would like to express that I am **strongly opposed** to renewing the permit to operate this cellular tower. Not only is this structure extremely unsightly and detrimental to surrounding residential property values, but the potentially dangerous health risks involved with such high powered microwave frequency emissions so close to our home raises major concerns for the well being of our family, including our 6 year old daughter. This tower stands literally 100 feet away from our home, in direct line of sight and exposure from our home windows. The surrounding beauty of our mountainous trees and forested landscape are deeply and adversely tainted by this.

I understand that the current location of this structural eye sore is zoned as commercial, however the residential surrounding areas undoubtedly suffer aesthetically, and the potential risks to our health is reason enough to decommission the use of this cellular tower indefinitely.

Thank you very much for your time and consideration in hearing our concerns.

Sincerely,

Nia Burnham

**City of Scotts Valley**  
**PLANNING COMMISSION**  
**STAFF REPORT**

**Applicant:** Brett Johanson / SLV Select, LP

**Property Owner:** Scotts Village LLC

**Applications:** Use Permit No. U22-009

**Location:** 235 Mount Hermon Road / APN: 021-221-05

**General Plan/Zoning:** C-SC (Shopping Center Commercial)

**Environmental Status:** CEQA Categorical Exemption: Section 15301, Class 1 – Existing Facilities

**Request:** Consideration of a Use Permit to allow a 1,124 square foot, Jersey Mike's Subs with seating for on-site consumption, in an existing building in the Scotts Village shopping center located in the Shopping Center Commercial zone.

**Staff Planner:** Olivia Beers, Assistant Planner

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve Use Permit U22-009 by adopting the attached resolution, subject to the conditions in Exhibit A

**PROJECT DESCRIPTION**

The project site is a 1,124 square foot tenant suite, located in the former Cutesy Cupcakes next to Taqueria Los Gallos in the Scotts Village shopping center (location map attached).

The applicant is requesting to operate a Jersey Mike's subs with 14 seats for on-site consumption. The applicant will be doing interior renovations only (plans attached).

The hours of operation will be 10am to 10pm. The applicant is projecting that the busiest hours will be 12pm to 1pm and 5pm to 7pm. The facility is anticipated to have six to eight employees on staff at all times.

## **DISCUSSION**

### **1. Use Permit**

The applicant's proposal to operate a Jersey Mike's Subs with seating falls under the category of a restaurant as defined in the Scotts Valley Municipal Code (SVMC) 17.04.210 as "any eating or drinking establishment having seating capacity which sells or offers for sale to the public any food or drink for immediate human consumption on the premises...". Restaurants are a conditional use in the C-SC zone which require Use Permit approval by the Planning Commission. The permit process evaluates whether the proposed use is appropriate and how any negative impacts to surrounding uses may be avoided or minimized. The surrounding businesses are also food service establishments. Given that there will not be any noise generating equipment, odors, or outdoor seating, staff did not identify any negative impacts of the project on the adjacent businesses or Spring Lakes Mobile Home Park. Therefore, staff believes that the use is appropriate for the site.

### **2. Parking**

This project will require 11 parking spaces based on 466 square feet of public space, and 658 square feet of nonpublic space as shown in the table below:

| <b>Square Footage of Use</b> | <b>Parking Ratio</b> | <b>Spaces Required</b> |
|------------------------------|----------------------|------------------------|
| 466 SF public area           | 1 space per 60 SF    | 7.76 spaces            |
| 658 SF nonpublic area        | 1 space per 250 SF   | 2.63 spaces            |
| 1,124 SF                     | -                    | 11 spaces*             |

\*Per municipal code section 17.44.030(C)(2), one parking space shall be provided for a fraction of one-half or more

Staff did not conduct a parking analysis for the entire Scotts Village Shopping Center as the center is spread out with distinct areas, uses and parking needs. Overall, the center appears to have adequate parking. The lunch hour is typically the busiest time for all shopping centers in Scotts Valley. Staff visited the site during the lunch hour several times and noted that while parking can be limited, the parking lot was never completely full, and it appeared that 11 spaces are typically available.

### **3. Future Signage**

Although signage is not part of this application, the shopping center has a Planned Sign Program (PSP), which provides the specifications for a channel letter sign for this tenant. Recommended conditions require the applicant to obtain a building permit and to comply with the PSP.

**ATTACHMENTS**

|                                             |   |
|---------------------------------------------|---|
| 1. Resolution & Conditions of Approval..... | 4 |
| 2. Location Map .....                       | 8 |
| 3. Tenant Improvement Plans .....           | 9 |

## RESOLUTION NO.

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT No. U22-009 TO ALLOW A 1,124 SQUARE FOOT, RESTAURANT IN AN EXISTING BUILDING LOCATED IN THE SERVICE-COMMERCIAL (C-SC) ZONE AT 235 A MOUNT HERMON ROAD / APN 021-221-05.**

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Brett Johanson for a Use Permit to operate a 1,124 square foot, restaurant in an existing building located in the Shopping Center Commercial (C-SC) zone at 235A Mount Hermon Road / APN 021-221-05.

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is Categorically Exempt from the California Environmental Quality Act, under Section 15301, Class 1, Existing Facilities; and,

WHEREAS, the project was reviewed by the Planning Commission at regularly scheduled and noticed meeting on Thursday, January 19, 2023.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgment of the City.

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings as required by Section 17.50 of the Scotts Valley Municipal Code, and as further clarified in the staff report dated January 19, 2023.

- 1. The location of the restaurant is in accordance with the objectives of the zoning ordinance and the purposes of the zoning district in which the site is located.*** The subject property is located in the City’s C-SC (Shopping Center Commercial) zone where the objective is to create and maintain areas accommodating city-wide and regional service that may be inappropriate in neighborhood or pedestrian-oriented shopping areas. The proposed use is in accordance with this finding, in that the restaurant will occupy a tenant space in a commercial building, which will be compatible with existing commercial uses on the Mount Hermon commercial corridor.

2. ***The establishment, maintenance or operation of the restaurant will not, under any circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed restaurant or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*** The proposed use meets the requirements of this finding in that the restaurant will not have adverse effects on the surrounding land uses or community. Project conditions will require compliance with building and fire codes.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit No. U22-009 to allow a restaurant in the C-SC zone at 235A Mount Hermon Road / APN 021-221-05, subject to conditions set forth in the attached Exhibit A, which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on January 19, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Lori Gentile, Chair

---

Taylor Bateman, Community Development Director

## **EXHIBIT A**

### **CONDITIONS OF APPROVAL** (Numbers 1 - 14)

#### **STANDARD**

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After Planning Commission approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits or operation of the use.
3. All required building permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.

#### **PLANNING DEPARTMENT**

4. The applicant shall comply with the Planned Sign Program of the shopping center and shall obtain building permits prior to installing any signage.

#### **BUILDING DEPARTMENT**

5. All requirements of the Building Department of the City of Scotts Valley shall be met.
8. Applicant shall obtain a building permit(s) and pay appropriate fees before doing any work on the subject property.
9. All structures shall comply with the most current California Energy Commission Standards. (California Energy Code)
10. The plans shall include all required Accessibility Plans and details per 2022 CBC Chapter 11B as appropriate to the Occupancy type.
11. All construction within the City shall be limited to the hours between 8 AM and 6

PM, Monday through Friday, and 9 AM through 5 PM on Saturday. No construction activity is allowed on Sundays.

12. The applicant shall affix a copy of the approving resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.
13. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).
14. All of the following Codes shall be used : 2022 California Building Code (CBC), 2022 California Electrical Code (CEC), 2022 California Plumbing Code (CPC), 2022 California Mechanical Code (CMC), 2022 California Green Building Code (CGBC), 2022 California Energy Code and Scotts Valley Municipal Code as applicable to the permitted construction.

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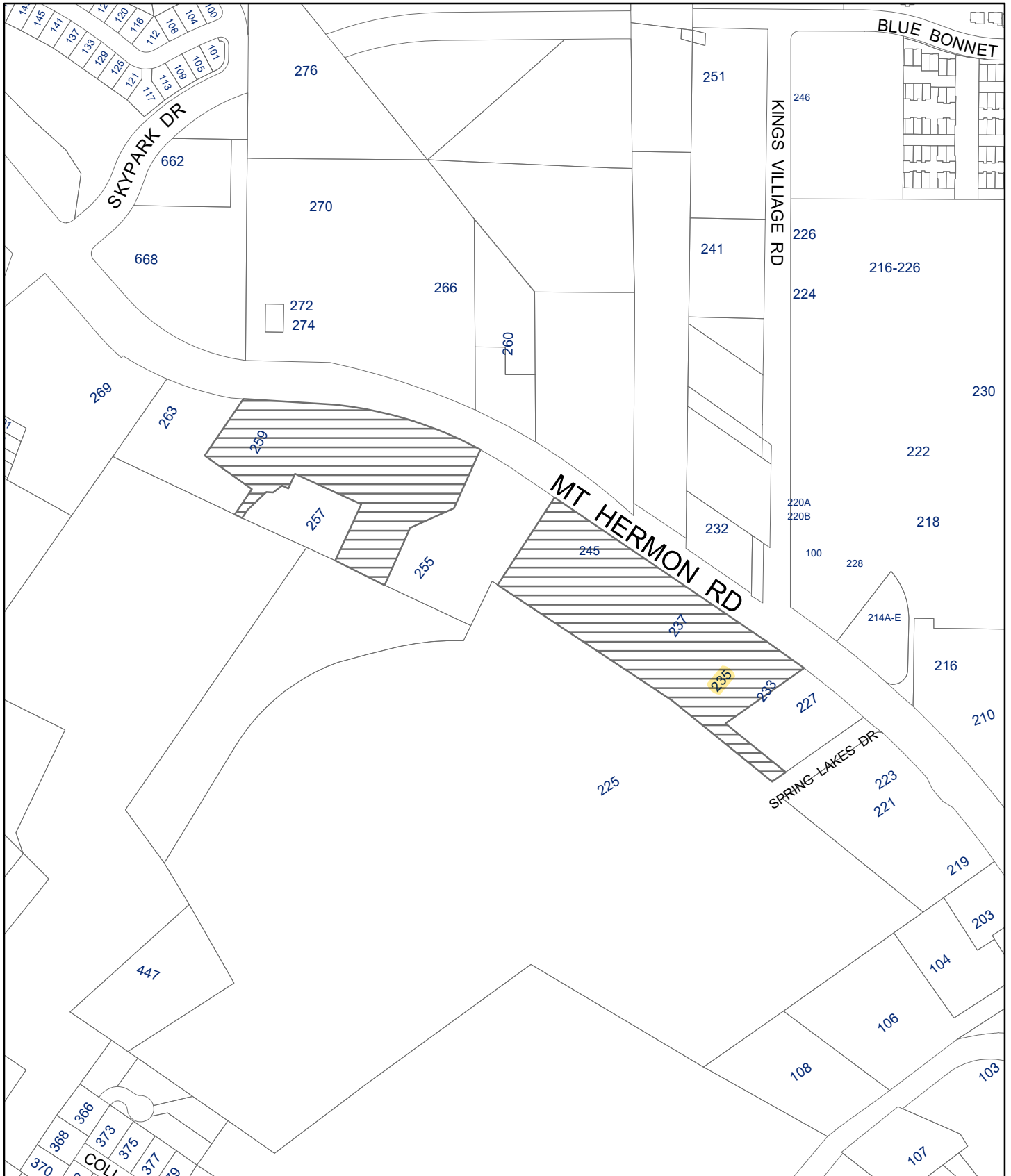
Andrew Giorgianni, Property Owner

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Date

# Location Map

235 Mount Hermon Road / 021-221-05



0 0.125 0.25 Miles

008



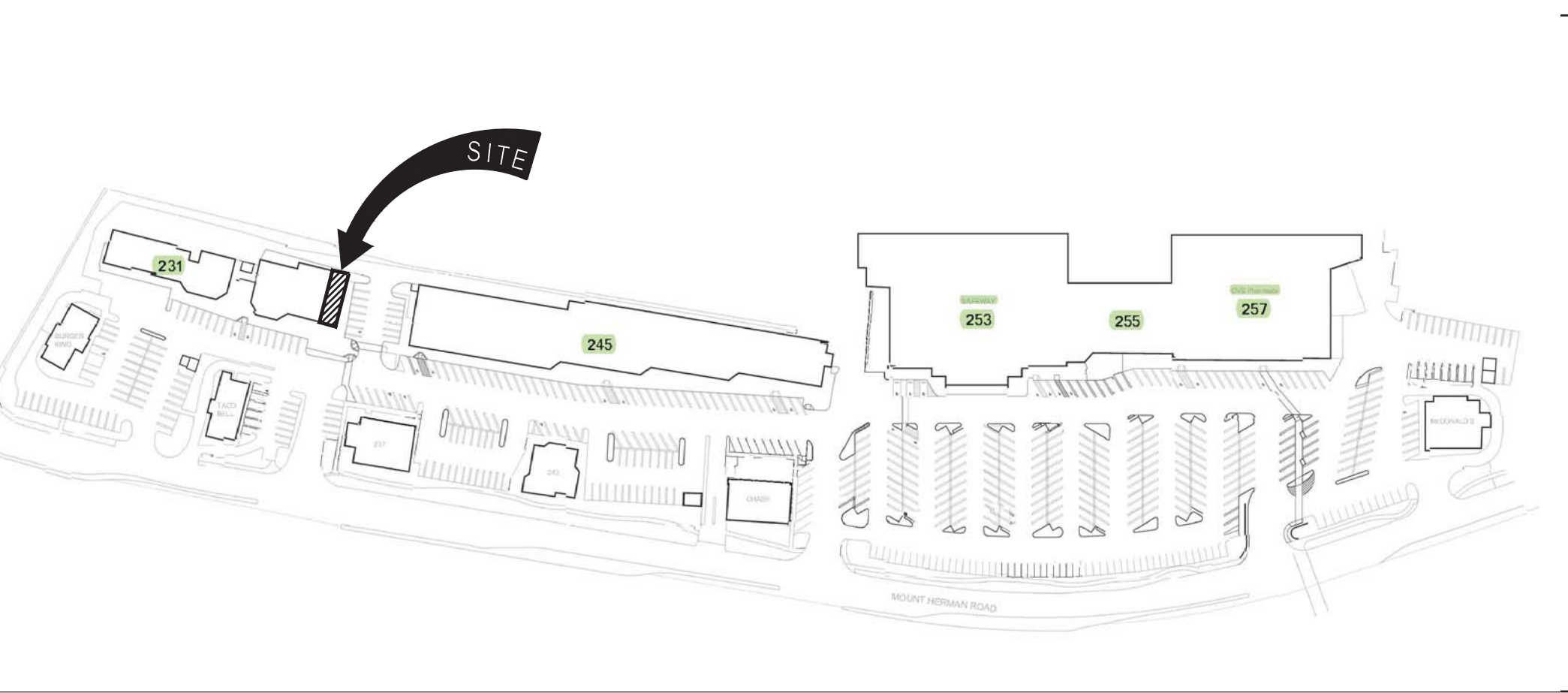
Project Site  
0028

## A PROPOSED TENANT IMPROVEMENT FOR:



235 MOUNT HERMON RD.SUITE A  
SCOTTS VALLEY, CA 95066

SITE PLAN



### EXITING NOTES

- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL.
- ANY ROOMS OR AREAS THAT REQUIRE MORE THAN ONE EXIT SHALL BE PROVIDED WITH EXIT SIGNS CONFORMING TO CURRENT EDITION OF THE C.B.C. MAIN EXTERIOR EXIT DOORS THAT OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXIT DOOR NEED NOT HAVE EXIT SIGNS WHEN APPROVED BY THE BUILDING OFFICIAL.
- WHERE EXIT SIGNS ARE SPECIFIED, ALL SIGNAGE SHALL BE INTERNALLY ILLUMINATED WITH AN INTENSITY OF NOT LESS THAN FIVE FOOT-CANDLES FROM EITHER OF TWO ELECTRIC LAMPS. ALL ILLUMINATED EXIT SIGNS SHALL BE PROVIDED WITH A BATTERY BACKUP.
- EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
- EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH.
- ALL DOORS AND GATES SERVING AS MEANS OF EGRESS SYSTEM AND BEING USED AS A COMPONENT OF A MEANS OF EGRESS SYSTEM SHALL FULLY MEET THE DOOR REQUIREMENTS OF CURRENT EDITION OF THE C.B.C.
- ALL EXIT DOORS SHALL OPEN IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD OF GREATER THAN 50.
- MAINTAIN MINIMUM 44" WIDE AISLES TO ALL EXITS UNLESS NOTED OTHERWISE.
- THE MAXIMUM NUMBER OF REQUIRED EXITS AND THEIR REQUIRED SEPARATION MUST BE MAINTAINED UNTIL EGRESS IS PROVIDED FROM THE STRUCTURE.
- PER CURRENT EDITION OF THE C.B.C. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED ON ALL EXIT DOORS.
- DOORS IN THE MEANS OF EGRESS SYSTEM TO BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- PROVIDE EMERGENCY LIGHTING WITH A BATTERY BACK IN ALL ROOMS OR AREAS WITH AN OCCUPANT LOAD OF MORE THAN 100 OCCUPANTS.
- AT EXIT SIGN LOCATIONS, TACTILE EXIT SIGNS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
  - EACH GRADE-LEVEL EXTERIOR EXIT DOOR IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT"
  - EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
- THE LEVER OF LEVER ACTUATED LATCHES OF LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.
- SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (64 LUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (0.112-1.011, 5.3)
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1.008.1.8.3 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9.1.008.1.9.7.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
  - AISSLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
  - CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1.008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 16 TO 1 SHALL NOT BE EXCEEDED.
- DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITY.

### ACCESSIBILITY NOTES

- HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 34" TO 44" ABOVE THE FLOOR AND TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED. THE MAXIMUM EFFORT TO OPERATE FIRE DOORS MAY BE INCREASED UP TO 15 POUNDS IF ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
- ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90° TO THE CLOSED POSITION.
- MAXIMUM HEIGHT OF THRESHOLD TO BE 1/2", MAXIMUM VERTICAL CHANGE AT EDGE IS 1/4" WITH A MAXIMUM BEVEL OF 45°.
- PROVIDE A 12" EQUILATERAL TRIANGLE (VERTEX POINTING UP) ON DOOR TO MEN'S FACILITIES AND A 12" DIA. CIRCLE ON DOOR TO WOMEN'S FACILITIES. THESE SYMBOLS SHOULD BE OF CONTRASTING COLOR, 1/4" THICK AND CENTERED ON THE DOOR 66".
- PROVIDE MINIMUM CLEARANCE OF 18" FOR INTERIOR DOORS AND 24" FOR EXTERIOR DOORS FROM THE STRIKE EDGE.
- HANDICAP ACCESSIBILITY IS REQUIRED FOR AREA, ENTRANCE AND PATH OF TRAVEL.
- AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS IN CURRENT EDITION OF THE C.B.C.
- WHERE FIXED OR BUILT-IN TABLES, COUNTERS OR SEATS ARE PROVIDED FOR THE PUBLIC, AND IN GENERAL EMPLOYEE AREAS, 5% (BUT NEVER LESS THAN ONE) MUST BE ACCESSIBLE.
- THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" FROM THE FLOOR. WHERE A SINGLE COUNTER CONTAINS MORE THAN ONE TRANSACTION STATION SUCH AS A BANK COUNTER WITH MULTIPLE TELLER WINDOW OR A RETAIL SALES COUNTER WITH MULTIPLE CASH REGISTER STATIONS, AT LEAST 5% (BUT NEVER LESS THAN ONE TYPE OF EACH STATION) SHALL BE LOCATED AT A SECTION OF COUNTER THAT IS AT LEAST 36" LONG AND NO MORE THAN 28" TO 34" HIGH.
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
- THE LEVER OF LEVER ACTUATED LATCHES OF LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2 INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS.
- SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (64 LUX).
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- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
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- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9.1.008.1.9.7.
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- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
  - AISSLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
  - CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
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- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 16 TO 1 SHALL NOT BE EXCEEDED.
- DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITY.

### DEMOLITION NOTES

- REUSE MATERIALS WHEREVER FEASIBLE. ALL TRASH AND UN-REUSABLE MATERIALS CREATED AS A RESULT OF DEMOLITION WORK SHALL BE PROPERLY DISPOSED OF OFF-SITE. CONTRACTOR SHALL VERIFY RESTRICTIONS REGARDING THE DISPOSAL OF CONSTRUCTION DEBRIS PRIOR TO BIDDING.
- NO BURNING OR SMELTING OF MATERIALS CREATED AS A RESULT OF DEMOLITION WILL BE PERMITTED.
- THE CONTRACTOR SHALL MAINTAIN CLEANLINESS THROUGHOUT THE PROJECT AND THE FRONT OF THE SPACE FOR PEDESTRIAN SAFETY.
- DEMOLITION SHALL INCORPORATE THOSE SUBORDINATE ITEMS NOT SHOWN SPECIFICALLY ON THIS PLAN, BUT REQUIRED TO BE REMOVED IN ORDER TO COMPLETE THE PROJECT.
- MINIMIZE DUST TRANSMISSION VIA DUST BARRIERS OF POLYETHYLENE SHEETING.
- IF NECESSARY, CONTRACTOR SHALL GRIND THE EXISTING CONCRETE SLAB AS REQUIRED TO PROVIDE A SMOOTH LEVEL SURFACE AS REQUIRED FOR THE APPLICATION OF THE FLOOR COVERING.

### UNDERGROUND SERVICE ALERT



TWO WORKING DAYS BEFORE YOU DIG  
Section 4216.4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid. For your Dig Alert Identification Number call  
call: TOLL FREE 1-800-227-2500 (Northern California)  
call: TOLL FREE 1-800-422-4133 (Southern California)

### CONSTRUCTION NOTES

- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL OF WIND.
- ALL FUTURE SIGNAGE (SITE/BUILDING) UNDER SEPARATE PERMIT.
- HAZARDOUS MATERIALS WILL NOT BE STORED AND/OR USED WITHIN THIS TENANT IMPROVEMENT WHICH EXCEED THE QUANTITIES ALLOWED BY THE GOVERNING BUILDING/FIRE CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN PROTECTION DURING DEMOLITION AND CONSTRUCTION.

### FIRE PROTECTION NOTES

- ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A MINIMUM CLASS III INTERNATIONAL BUILDING CODE, SECTION 903 FIRE SPREAD RATING AS SPECIFIED BY.
- FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED OR AREA SEPARATION WALLS. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED.
- CONTRACTOR TO PROVIDE SUFFICIENT 2A10BC FIRE EXTINGUISHER SO THAT AN EXTINGUISHER CAN BE REACHED WITHIN 75 FEET OF NORMAL TRAVEL FROM ANY POINT REACHED WITHIN A SUITE. EXTINGUISHER LOCATIONS MAY BE DETERMINED BY FIELD INVESTIGATION.
- ALL INTERIOR VENEER SHALL COMPLY WITH CBC, SECTION 903.
- TENANT SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHALL ALL FINISH SURFACES OF WALL & CEILING MATERIALS SHALL NOT EXCEED A FLAME SPREAD
- RATING OF 200 AND A SMOKE DENSITY RATING OF 450. PROVIDE VENTILATION IN ACCORDANCE WITH CBC SECTION 1003.1.4 OR MECHANICAL VENTILATION.
- IN ACCORDANCE WITH THE CURRENT EDITION OF THE CMC COMPLETE, PLANS AND SPECIFICATIONS FOR FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC
- SPRINKLERS AND WET DRY STANDPIPS; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS; BASEMENT PIPELINES; AND OTHER FIRE PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 14.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
- FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CFC SECTION 903.
- A FIRE EXTINGUISHER LISTED AND LABELED FOR CLASS K FIRES SHALL BE INSTALLED WITHIN 30 FEET OF COMMERCIAL FOOD HEAT PROCESSING EQUIPMENT.
- EMERGENCY PLANS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY SERVICES, 1010 SECOND AVE. 13, SUITE 300, FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY.
- ANY TIME A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- TWO EXIT OR EXIT ACCESS DOORS REQUIRED FOR A, B, E, F, M, U WHEN OCCUPANT LOAD GREATER THAN 40 (CBC 1015.1).
- DOORS MUST SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
- EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, E, I, 2 OR I-2.1 OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE AND ANY GROUP H OCCUPANCY H SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. EXCEPTION: A MAIN EXIT OF A GROUP A, C, C, IN COMPLIANCE WITH CFC SECTION 1008.1.8.3, ITEM 2. (CFC1008.1.9) SHOW DOOR SCHEDULE AND LOCATION ON PLANS.
- ANY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE MAXIMUM CAPACITY OF THE ROOM POSTED ON AN APPROVED SIGN IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM. SHOW DESIGN AND LOCATION ON THE PLANS. (CFC 1004.3)
- PROVIDE ILLUMINATED EXIT SIGNS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL (CBC 1011.1).
- EGRESS ILLUMINATION REQUIRES A SURGE OF EMERGENCY POWER. (CFC 1008.3).
- MAIN EXIT CAN HAVE A DOOR LOCK SIGN ATTACHED. THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS" (CBC SEC. 1008.1.9) - A MAIN EXIT OF A GROUP OCCUPANCY IN COMPLIANCE WITH CBC SEC. 1008.1.3 ITEM 2: IN BUILDINGS IN OCC. GRP. A, OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR/DOORS PERMITTED TO BE EQUIPPED WITH KEY OPERATED LOCKING DEVICES FROM EGRESS SIDE 2.1 - LOCKING DEVICE IS DISTINGUISHABLE AS LOCKED. 2.2 - THE SIGN IS POSTED W/ LETTERS "1" HIGH ON CONTRASTING BACKGROUND.
- SPRINKLERS REQUIRED IF BUSINESS IS OVER 5000 SQ. FT., FIRE AREA HAS AN OCCUPANT LOAD OF 100 OR MORE, FIRE AREA IS LOCATED ON A FLOOR OTHER THAN THE LEVEL OF EXIT DISCHARGE. (CBC SEC. 903.2.1.2)

### GENERAL NOTES

- PROVIDE OUTSIDE GAS SHUTOFF VALVE CONSPICUOUSLY MARKED.
- VENTILATION SHALL COMPLY WITH CURRENT EDITION OF THE C.B.C.
- WATER HEATERS SHALL COMPLY WITH THE GOVERNING PLUMBING CODE FOR THERMAL EXPANSION REQUIREMENTS.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED.
- DECORATIVE MATERIALS AND TRIM INSTALLED IN BUILDINGS GOVERNED BY THE SFM SHALL COMPLY WITH THE PROVISIONS OF CURRENT EDITION OF THE C.B.C.
- PERMANENT AND ACOUSTICAL INSULATION SHALL COMPLY WITH CURRENT EDITION OF THE C.B.C.
- CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS OR IN DISAGREEMENT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING HIS PROPOSAL FOR WORK.
- WALLS TO STRUCTURAL DECK MUST BE THOROUGHLY SEALED AGAINST PENETRATIONS.
- G.C. TO COORDINATE AND PROVIDE ALL BLOCKING FOR EQUIPMENT, MILLWORK, AND FIXTURES.

### ABBREVIATIONS

|       |                    |         |                     |         |                        |
|-------|--------------------|---------|---------------------|---------|------------------------|
| ABV   | ABOVE              | FOS     | FACE OF STUD        | PWM     | PLASTIC LAMINATE       |
| AFF   | ABOVE FINISH FLOOR | FT      | FEET, FOOT          | PLYWOOD |                        |
| ACC   | AIR CONDITIONING   | FIN     | FINISH (ED)         | REF     | REFERENCE              |
| ALUM  | ALUMINUM           | FF      | FIRE FLOOR          | REFR    | REFRIGERATOR           |
| ARCH  | ARCHITECT (URAL)   | FIN     | FINISH              | REMO    | REMOVE (D) (ABLE)      |
| @     | AT                 | FL      | FLOOR (ING)         | REQD    | REQUIRED               |
| BM    | BEAM               | FD      | FLOOR DRAIN         | RESIL   | RESILIENT              |
| BLK   | BLOCK (ING)        | FLUR    | FLOURESCENT         | REV     | REVISION (S) REVISED   |
| BOT   | BOTTOM             | FG      | FUEL GAS            | RM      | ROOM                   |
| BUDG  | BUDGET             | FUR     | FURRED (ING)        | RO      | ROUGH OPENING          |
| CLS   | CEILING            | GYP BRD | GYPSPUM BOARD       | RO      | ROUND                  |
| CIR   | CIRCUIT            | HB      | HUGE BIBB           | SCH     | SCHEDULE               |
| CL    | CLEAR              | HC      | HOLLOW CORE         | SECT    | SECTION                |
| COL   | COLUMN             | HDW     | HARDWARE            | SHT     | SHEET                  |
| CONC  | CONCRETE           | HOWD    | HARDWOOD            | SIM     | SIMILAR                |
| CTR   | COUNTER            | HORIZ   | HORIZONTAL          | SGL     | SINGLE                 |
| CONT  | CONTINUOUS         | HVAC    | HEATING/VENTILATION | SLDG    | SLIDING                |
| CONST | CONSTRUCTION       |         | AIR CONDITIONING    | SC      | SOLID CORE             |
| DDL   | DETAIL             | MFG     | MANUFACTURE (R)     | SPEC    | SPECIFICATION          |
| DIA   | DIAMETER           | MAX     | MAXIMUM             | SS      | STAINLESS STEEL        |
| DIM   | DIMENSION          | MECH    | MECHANICAL          | STO     | STORAGE                |
| DBL   | DOUBLE             | MIN     | MINIMUM             | STR     | STRUCTURAL             |
| DF    | DOUGLAS FIR        | MISC    | MISCELLANEOUS       | SUSP    | SUSPENDED              |
| DOWN  | DOWN               | MULL    | MULLION             | TEL     | TELEPHONE              |
| DR    | DOOR               | NIC     | NOT IN CONTRACT     | THRU    | THROUGH                |
| DWR   | DRAWER             | NTS     | NOT TO SCALE        | TRV     | TRAVEL IN FIELD        |
| DWG   | DRAWING            | NG      | NATURAL GRADE       | VCT     | VINYL COMPOSITION TILE |
| EA    | EACH               | OFF     | OFFICE              | VERT    | VERTICAL               |
| EGB   | ELEG BAND          | OC      | ON CENTER           | VTR     | VERT THRU ROOF         |
| ELEV  | ELEVATION          | OPN     | OPENING             | VTC     | VERT THRU CEILING      |
| EQU   | EQUAL              | OPH     | OPPOSITE HAND       | WI      | WITH                   |
| EQUIP | EQUIPMENT          | OD      | OUTSIDE DIAMETER    | WO      | WITHOUT                |
| (E)   | EXISTING           | PNT     | PAINT (ED)          | WC      | WATER CLOSET           |
| EXP   | EXPOSED            | POL     | POLISHED            | WO      | WOOD                   |
| EXT   | EXTERIOR           | PROJ    | PROJECT             | WOB     | WOOD BASE              |
| EG    | EXTERIOR GRADE     |         |                     | WI      | WROUGHT IRON           |

### PROJECT DIRECTORY

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#### CONTRACTOR

OUT FOR BID

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TEL: -

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#### LANDLORD

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CONTACT: WILLIAM VALAUKA

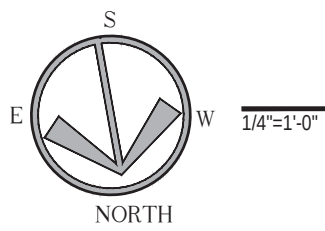
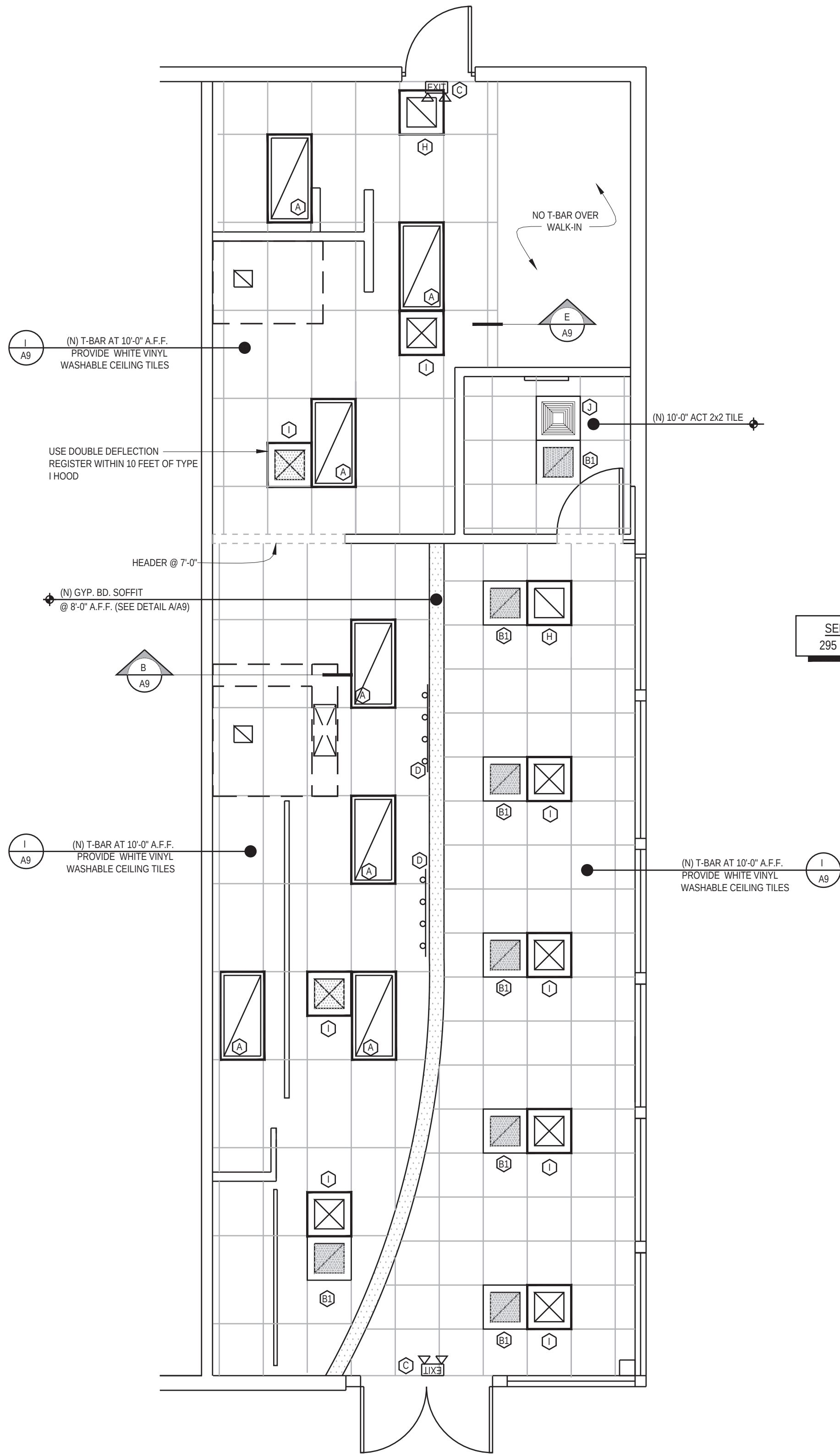
### SCOPE OF WORK

COMMERCIAL TENANT IMPROVEMENT CONSISTING OF INTERIOR PARTITIONS, CEILINGS, FINISHES, MINOR ELECTRICAL (SUBPANELS, LIGHTING, AND RECEPTACLES, MECHANICAL (DUCTWORK, TYPE 1 AND TYPE 2 HOODS), AND PLUMBING (NEW SINKS, AND GAS PIPING), NEW PREFABRICATED WALK-IN COOLER AND MINOR DEMO ALSO PROPOSED.

### RESPONSIBILITY MATRIX

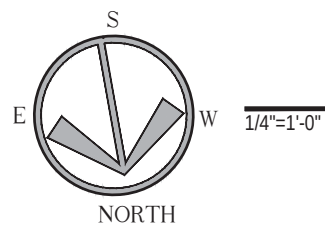
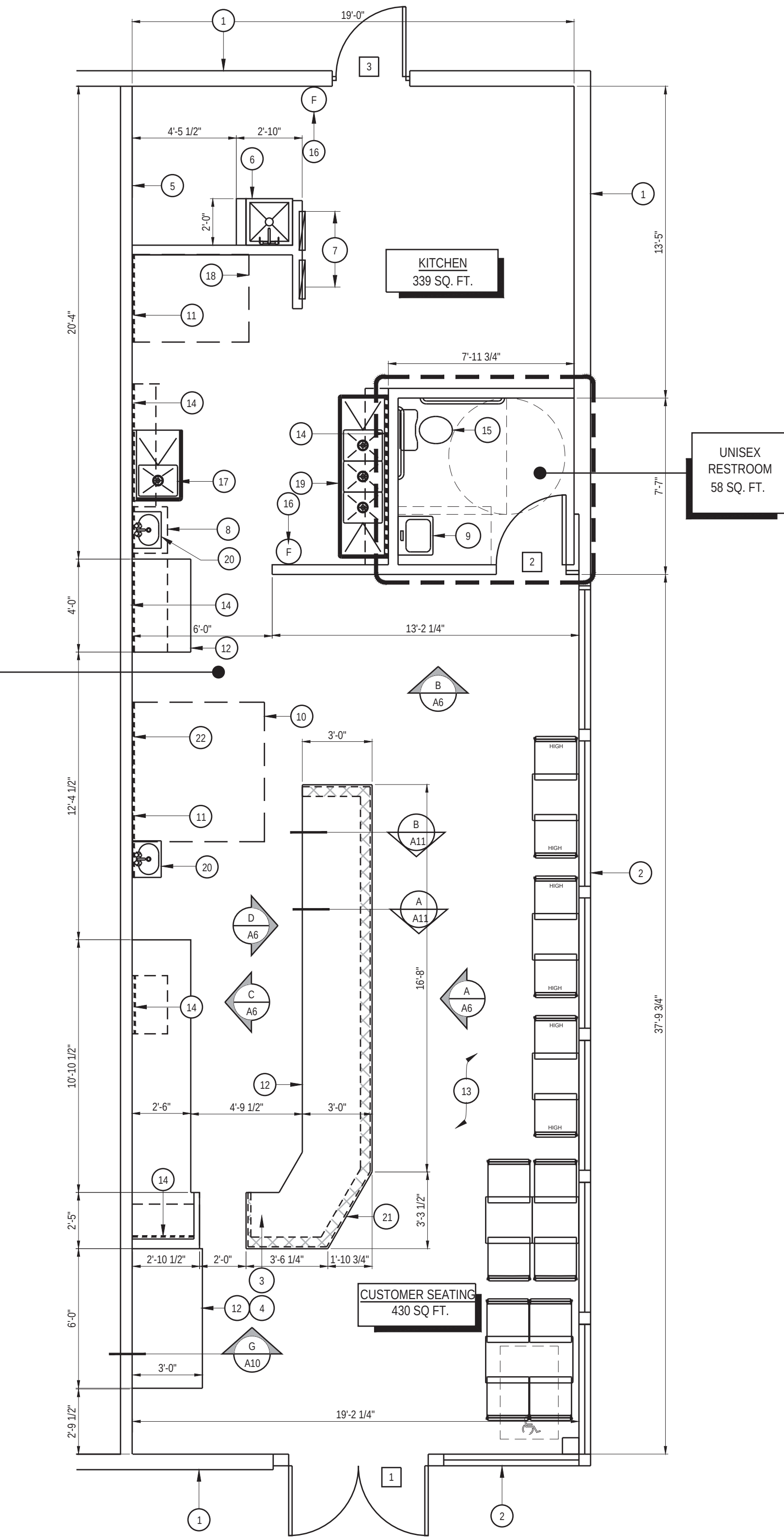
| ITEM                                                              | DESCRIPTION                      | FURNISHED BY | INSTALLED BY | REMARKS                                |
|-------------------------------------------------------------------|----------------------------------|--------------|--------------|----------------------------------------|
| LEGEND: C=CONTRACTOR, LL=LANDLORD, JM=JERSEY MIKES SUBS, V=VENDOR |                                  |              |              |                                        |
| STOREFRONT                                                        |                                  |              |              |                                        |
| 1                                                                 | STRUCTURAL STEEL FRAMING         | LL           | LL           | EXISTING                               |
| 2                                                                 | STOREFRONT GLAZING               | LL           | LL           | EXISTING                               |
| 3                                                                 | STOREFRONT SIGNAGE               | V            | V            |                                        |
| 4                                                                 | CONSTRUCTION BARRICADE           | C            | C            | AS REQUIRED                            |
| 5                                                                 | ENTRANCE DOORS                   | LL           | LL           | EXISTING                               |
| 6                                                                 | ADA SIGNAGE                      | C            | C            |                                        |
| 7                                                                 | WALL FINISH                      | C            | C            | EXISTING                               |
| 8                                                                 | FLOOR FINISH                     | C            | C            | EXISTING                               |
| 9                                                                 | NOW OPEN SIGN                    | JM           | JM           | SEE VENDOR LIST FOR SIGN CO.           |
| 10                                                                | GRAND OPEN SIGN                  | JM           | JM           | SEE VENDOR LIST FOR SIGN CO.           |
| INTERIOR SEATING/SERVICE AREA                                     |                                  |              |              |                                        |
| 1                                                                 | SUSPENDED CEILING                | C            | C            |                                        |
| 2                                                                 | EXPOSED STRUCTURAL COLUMN FINISH | N/A          | N/A          |                                        |
| 3                                                                 | DEMISING WALL STUDS              | LL           | LL           | EXISTING                               |
| 4                                                                 | DEMISING WALL GYP BD             | LL           | LL           | EXISTING                               |
| 5                                                                 | FURRED WALLS                     | C            | C            | AS REQUIRED                            |
| 6                                                                 | CONCRETE CUTTING AND PATCHING    | C            | C            |                                        |
| 7                                                                 | GENERAL LIGHTING (FLOURESCENTS)  | C            | C            |                                        |
| 8                                                                 | DISPLAY LIGHTING                 | C            | C            |                                        |
| 9                                                                 | WALL FINISH                      | C            | C            | SEE FINISH SCHEDULE                    |
| 10                                                                | FLOOR FINISH                     | C            | C            | SEE FINISH SCHEDULE                    |
| KITCHEN/FOOD PREP/STORAGE AREAS                                   |                                  |              |              |                                        |
| 1                                                                 | SUSPENDED CEILING                | C            | C            |                                        |
| 2                                                                 | FLOOR FINISH                     | C            | C            |                                        |
| 3                                                                 | WALL FINISH                      | C            | C            |                                        |
| 4                                                                 | LIGHT FIXTURES                   | C            | C            |                                        |
| 5                                                                 | EQUIPMENT                        | V            | C            |                                        |
| H.V.A.C.                                                          |                                  |              |              |                                        |
| 1                                                                 | AC EQUIPMENT (ROOF TOP UNITS)    | C            | C            | NEW 7.5 TON HEAT PUMP                  |
| 2                                                                 | A.C. WIRE AND CONNECTIONS        | C            | C            |                                        |
| 3                                                                 | DIFFUSERS AND GRILLES            | C            | C            |                                        |
| 4                                                                 | TOILET EXHAUST FAN               | C            | C            |                                        |
| 5                                                                 | THERMOSTATS AND SENSORS          | C            | C            |                                        |
| 6                                                                 | DUCTS                            | C            | C            |                                        |
| 7                                                                 | AIR BALANCE                      | C            | C            |                                        |
| 8                                                                 | DAMPERS                          | C            | C            |                                        |
| PLUMBING                                                          |                                  |              |              |                                        |
| 1                                                                 | WATER METER                      | LL           | LL           | EXISTING                               |
| 2                                                                 | ROUGH IN FOR EQUIPMENT           | C            | C            |                                        |
| 3                                                                 | FINAL CONNECTION                 | C            | C            |                                        |
| 4                                                                 | FLOOR DRAINS                     | C            | C            |                                        |
| 5                                                                 | AC DRAIN                         | C            | C            |                                        |
| 6                                                                 | GAS METER                        | LL/C         | LL/C         | VERIFY OR PROVIDE                      |
| 7                                                                 | GAS PIPING                       | C            | C            | TO NEW FIXTURES FROM METER AS REQUIRED |
| 8                                                                 | RESTROOM FIXTURES                | C            | C            |                                        |
| 9                                                                 | SPRINKLER (MAIN)                 | N/A          | N/A          | EXISTING                               |
| 10                                                                | SPRINKLER HEADS AND BRANCH LINES | N/A          | N/A          |                                        |
| 11                                                                | WATER HEATER                     | C            | C            |                                        |
| 12                                                                | GREASE TRAP                      | C            | C            | NEW                                    |
| ELECTRICAL                                                        |                                  |              |              |                                        |
| 1                                                                 | SERVICE                          | LL           | LL           |                                        |
| 2                                                                 | PANELS                           | LL/C         | LL/C         | 2 EXISTING, 1 NEW                      |
| 3                                                                 | LIGHT FIXTURES/LAMPS             | C            | C            |                                        |
| 4                                                                 | EQUIPMENT ROUGH IN               | C            | C            |                                        |
| 5                                                                 | EQUIPMENT INSTALL                | C            | C            |                                        |
| 6                                                                 | EXIT LIGHT SYSTEM                | C            | C            |                                        |
| 7                                                                 | CONVENIENCE OUTLETS              | C            | C            |                                        |
| 8                                                                 | SECURITY ALARM PHONE JACK        | C            | C            |                                        |
| 9                                                                 | POWER POLE ASSEMBLY              | N/A          | N/A          |                                        |
| 10                                                                | P.O.S. WIRING                    | C            | C            |                                        |
| 11                                                                | TELEPHONE WIRING                 | C            | C            |                                        |
| 12                                                                | TELEPHONE JUNCTION BOX           | C            | C            |                                        |
| 13                                                                | FIRE ALARM                       | C            | C            | AS APPLICABLE                          |
| 14                                                                | STEP DOWN TRANSFORMER            | N/A          | N/A          |                                        |
| RESTROOMS                                                         |                                  |              |              |                                        |
| 1                                                                 | CEILING                          | C            | C            |                                        |
| 2                                                                 | FLOOR COVERING                   | C            | C            | SEE FINISH SCHEDULE                    |
| 3                                                                 | WALL COVERING                    | C            | C            | SEE FINISH SCHEDULE                    |
| 4                                                                 | BASE/WAINSCOT                    | C            | C            | SEE FINISH SCHEDULE                    |
| 5                                                                 | ACCESSORIES                      | C            | C            |                                        |
| 6                                                                 | LIGHT FIXTURES                   | C            | C            |                                        |
| 7                                                                 | ADA SIGNAGE                      | C            | C            |                                        |
| 8                                                                 | MIRRORS                          | C            | C            |                                        |
| GENERAL                                                           |                                  |              |              |                                        |
| 1                                                                 | PYLON SIGN                       | N/A          | N/A          |                                        |
| 2                                                                 | PYLON SIGN PANEL(S)              | N/A          | N/A          |                                        |
| 3                                                                 | STOREFRONT SIGN(S)               | V            | V            |                                        |
| 4                                                                 | TEMPORARY TELEPHONE              | C            | C            |                                        |
| 5                                                                 | DEMOLITION                       | C            | C            | AS REQUIRED                            |
| 6                                                                 | SECURITY SYSTEM                  | V            | V            |                                        |
| 7                                                                 | DOORS AND FRAMES                 | C            | C            | SEE DOOR SCHEDULE                      |
| 8                                                                 | FINISH HARDWARE                  | C            | C            | SEE DOOR SCHEDULE                      |
| 9                                                                 | FIRE ALARM SYSTEM                | C            | C            | AS REQUIRED UNDER SEPARATE PERMIT      |
| 10                                                                | LOCK CORES                       | C            | C            |                                        |
| 11                                                                | FIRE EXTINGUISHERS               | LL           | LL           | EXISTING                               |

| FIXTURE SCHEDULE |          |                                                                                                                                                |         |                       |
|------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------|
| SYMBOL           | NOTATION | DESCRIPTION                                                                                                                                    | LAMP    | MANUF. & CATALOG NO.  |
|                  | A        | 2' x 4' LED LAY-IN W/ACRYLIC LENSES (KITCHEN)                                                                                                  | 49W LED | FSG CAT# FSG-2X4FLPNL |
|                  | B1       | 2' x 2' DIRECT/INDIRECT PARABOLIC (CUSTOMER AREA / RESTROOMS)                                                                                  | 31W LED | FSG CAT# FSG-2X2PLI   |
|                  | C        | LED EMERGENCY EXIT COMBO UNIT                                                                                                                  | 4W      | FSG CAT# FSG-EXEMRW   |
|                  | D        | MOUNT AT 9'-0" AFF. TRACK LIGHTING IN FRONT OF MENU FACES HEADS TOWARDS MENU BOARD. TRACK LIGHTING ABOVE MEAT CASE AND SLICER FACES HEADS DOWN | 9W LED  | FSG CAT# FSG-THL9MW   |
|                  | H        | MECHANICAL RETURN REGISTER                                                                                                                     |         |                       |
|                  | I        | MECHANICAL SUPPLY REGISTER                                                                                                                     |         |                       |
|                  | J        | EXHAUST FAN                                                                                                                                    |         |                       |



REFLECTED CEILING PLAN

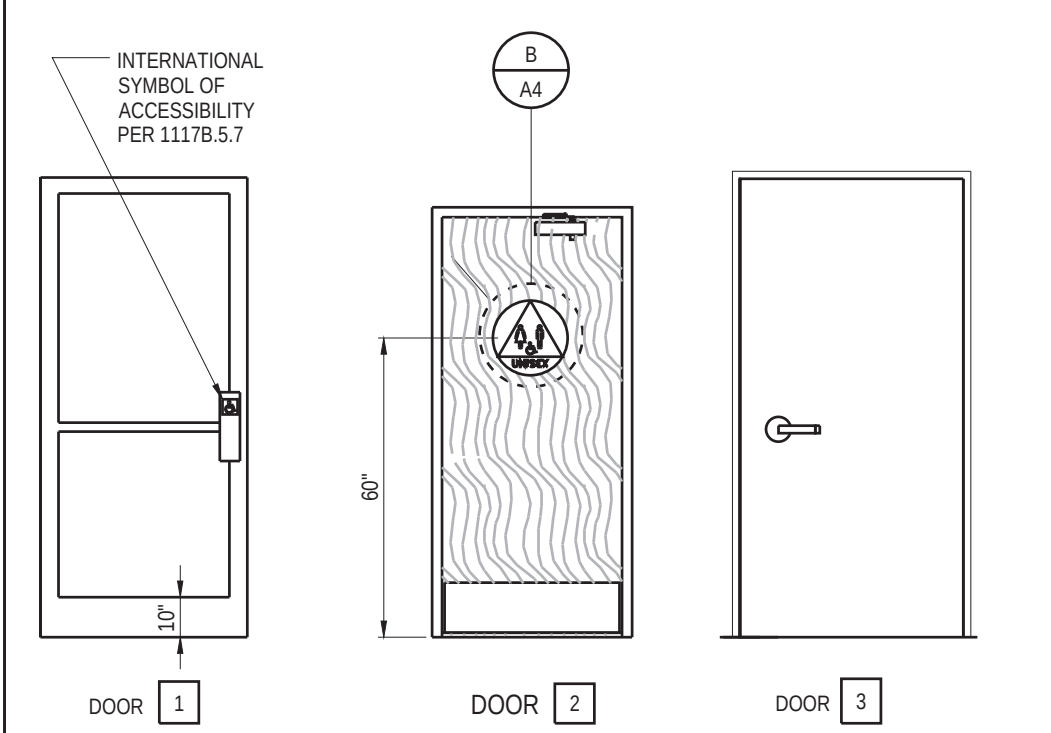
NOTE:  
REFER TO SHEET A5 FOR CEILING FINISHES.



FLOOR PLAN

NOTES:  
1. ALL DOOR CLEARANCES SHALL COMPLY W/ THE REQUIREMENTS OF DETAIL A/A8.  
2. IF NECESSARY, THE CONTRACTOR SHALL GRIND THE EXISTING CONCRETE SLAB AS REQUIRED TO PROVIDE A SMOOTH, LEVEL SURFACE FOR INSTALLATION OF FLOOR TILE.  
3. SEE SHEET A5 FOR FLOOR & WALL FINISHES.  
4. ALL DIMENSIONS SHOWN TO FACE OF STUD, U.N.O.

| DOOR SCHEDULE |                              |                  |                      |                         |          |                     |
|---------------|------------------------------|------------------|----------------------|-------------------------|----------|---------------------|
| SYMBOL        | SIZE / TYPE                  | THICKNESS NUMBER | DOOR MATERIAL        | FRAME MATERIAL / FINISH | HARDWARE | DOOR NOTES          |
| 1             | (E) 6'-0" x 7'-0" STOREFRONT | 1 3/4"           | ALUM / GLASS         | EXISTING                | EXISTING | 1, 2, 3, 4, 5, 6, 7 |
| 2             | (N) 3'-0" x 7'-0" SC WOOD    | 1 3/4"           | PT-5 SOLID CORE WOOD | METAL / PT-3            | MANUF.   | 2, 7, 8             |
| 3             | (E) 3'-0" x 7'-0" METAL CLAD | 1 3/4"           | METAL CLAD           | EXISTING                | EXISTING | 1, 2, 3, 5, 6, 8    |



HARDWARE:  
H1 SCHLAGE S-SERIES LIGHT COMMERCIAL LOCKSETS, JUPITER MODEL 613, SATIN CHROMIUM FINISH. MISCELLANEOUS HARDWARE (BUTTS, ETC.) TO MATCH LOCKSET FINISH.

NOTES:  
1. PROVIDE DEADBOLT AT ALL EXTERIOR EXIT DOORS. ALL LOCKS TO BE KEYED TO A MASTER KEY. INDIVIDUAL DOOR KEYS AND MASTER KEY SHALL BE PROVIDED TO THE OWNER IN DUPLICATE. FINISH TO MATCH LOCKSET.  
2. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE. MOUNTED 30" TO 44" ABOVE THE FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.  
3. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.  
4. VERIFY OR PROVIDE REQUIRED STOREFRONT HARDWARE IN FIELD.  
5. A FLOOR OR LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF ALL EXTERIOR DOORS.  
6. A SIGN MAY BE PROVIDED AT OR NEAR THE EXIT DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED". THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT.  
7. PROVIDE SELF CLOSER.  
8. MANUFACTURER: ELIASON. IN SUGAR COOKIE, 36" W x 30" H, PART# LWPCF-RH36JMIKE.  
9. EXISTING DOORS WITH CLOSERS - DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT AN OPEN POSITION OF 90 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

- FLOOR PLAN KEY NOTES
- EXISTING EXTERIOR WALL TO REMAIN
  - EXISTING STOREFRONT TO REMAIN. ALL STOREFRONT WINDOWS ARE FIXED
  - ACCESSIBLE CUSTOMER SERVICE COUNTER CASH REGISTER @ 34" A.F.F. MAX.
  - ACCESSIBLE CUSTOMER BEVERAGE CENTER @ 34" A.F.F. MAX.
  - EXISTING DEMISING WALL TO REMAIN.
  - MOP SINK, RACK, AND SHELF W/ WATER HEATER PLATFORM ABOVE. SEE DETAIL G/A8.
  - LOCATION OF EXISTING ELECTRICAL PANELS. SEE 'E' SHEETS.
  - INTERNET MODEM, CABLE, & PHONE SHELF W/ CONDUIT TO P.O.S.
  - LAVATORY
  - LINE OF STAINLESS STEEL EXHAUST HOOD ABOVE COOKING AREA WITH RATED DUCT FIRE WRAP. SEE CEILING PLAN & KITCHEN EQUIPMENT PLANS.
  - LINE OF STAINLESS STEEL WAINSCOT BEHIND COOKING AREA.
  - FULL PLASTIC LAMINATE BASE CABINETS. SEE ELEVATIONS ON SHEET A6.1
  - TENANT'S TABLES AND SEATING. 5% OF SEATING MUST BE ADA ACCESSIBLE AND LOCATED ON THE ACCESSIBLE PATH OF TRAVEL IN THE FACILITY. SEE DETAIL J/A8.
  - PLYWOOD BACKING FOR SHELF ATTACHMENT SHOWN DASHED. SEE DETAIL H/A8.
  - WATER CLOSET
  - AT LEAST ONE FIRE EXTINGUISHER. WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQ. FT. OR PORTION THEREOF ON EACH FLOOR. (CFC SECTION 906)
  - PREP SINK
  - LINE OF THE STAINLESS STEEL EXHAUST HOOD ABOVE BREAD OVEN. SEE CEILING PLAN AND KITCHEN PLAN
  - 3 COMPARTMENT SINK
  - WALL MOUNTED HAND SINK
  - ANGLED COUNTER FACE TO MATCH ANGLED COUNTER TOP
  - VERIFY OR PROVIDE NON COMBUSTIBLE MATERIAL AT HOOD ONLY PER DETAIL G/A9

| FLOOR PLAN WALL LEGEND                                |                                                                                              |         |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------|---------|
|                                                       | NEW INTERIOR NON-RATED PARTITION<br>3 5/8" x 2 5/8" @ 16" O.C. U.N.O.<br>TO 6" ABOVE CEILING | B<br>A8 |
|                                                       | NEW INTERIOR LOW WALL @ 32-3/4" A.F.F.<br>3 5/8" x 20GA @ 16" O.C.                           |         |
|                                                       | EXISTING BEARING/NON-BEARING PARTITIONS TO REMAIN                                            |         |
| NOTE:<br>SEE SHEET A12 FOR ALL METAL STUD CONNECTIONS |                                                                                              |         |

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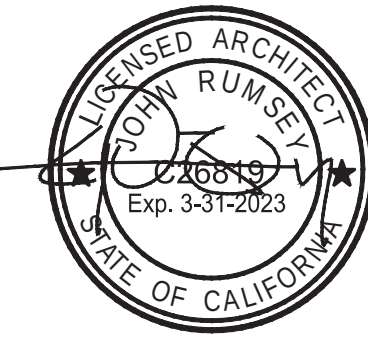
PROJECT

COMMERCIAL TENANT IMPROVEMENT FOR:

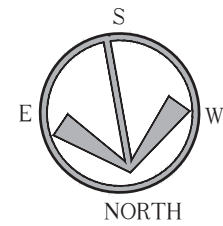
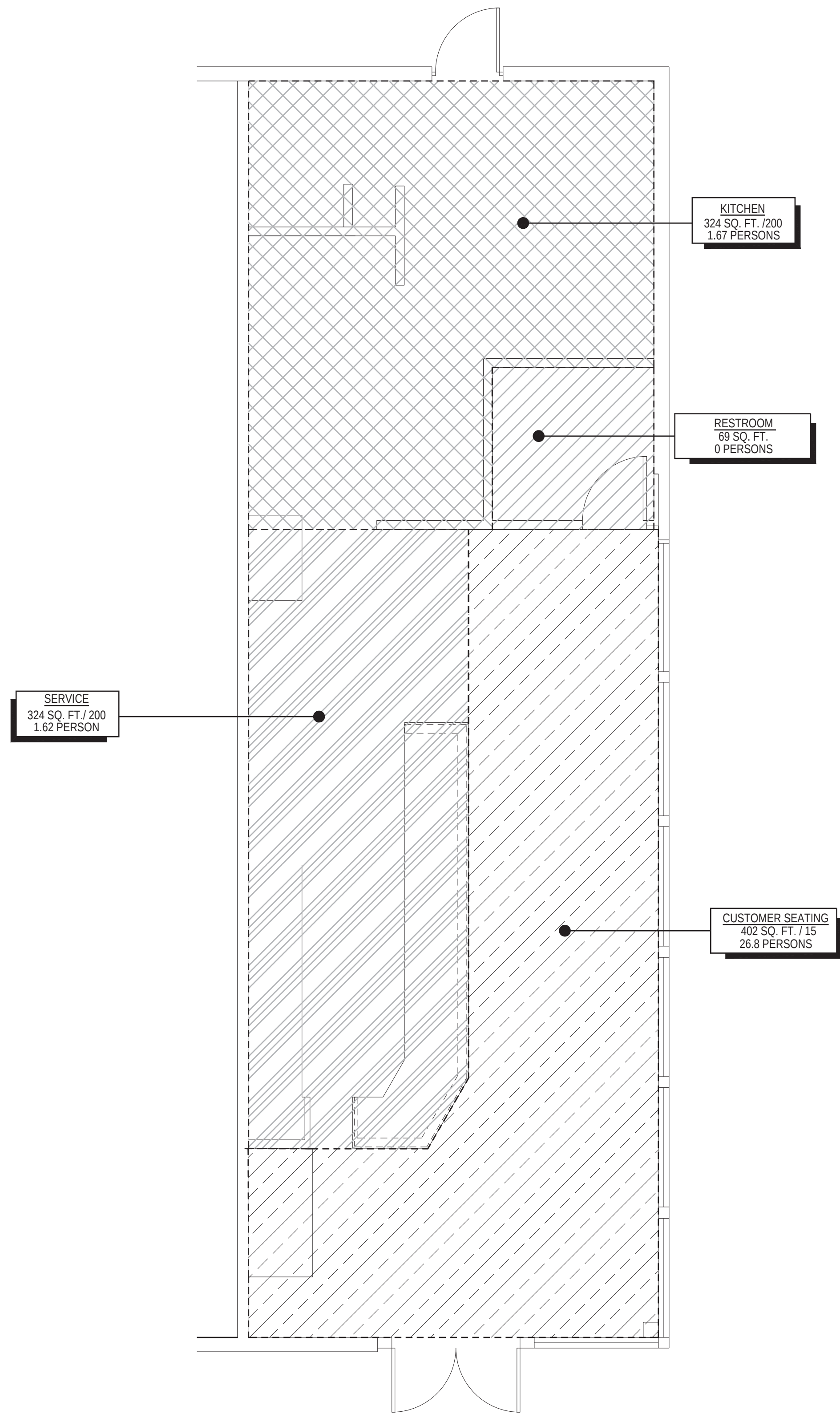
**Jersey Mike's Subs**

235 MOUNT HERMON RD. SUITE A  
SCOTTS VALLEY, CA 95066.

| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |

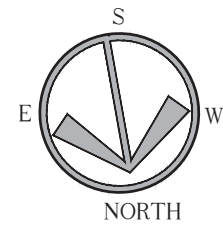
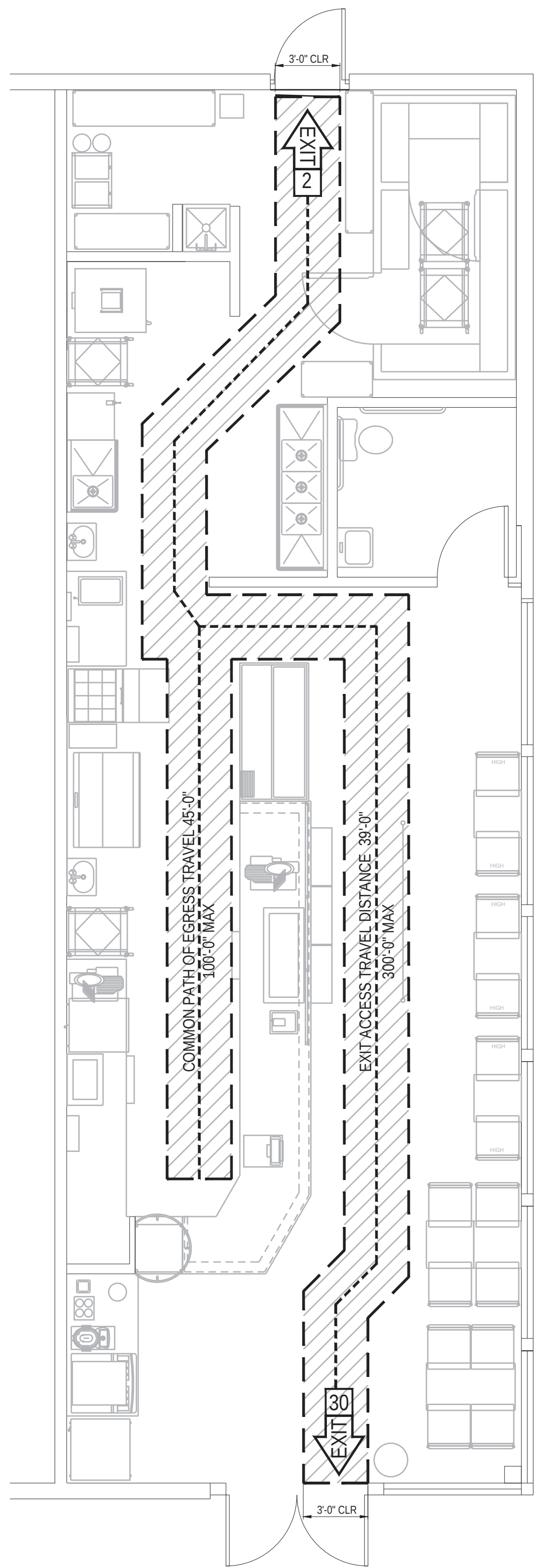


| SHEET TITLE                    |          |                     |
|--------------------------------|----------|---------------------|
| FLOOR & REFLECTED CEILING PLAN |          |                     |
| DATE:                          | 20-10-22 | SCALE: AS NOTED     |
| DRAWN BY:                      | AJJP     | CHECKED BY: JR      |
| CHECKED BY:                    | JR       | SHEET NUMBER: 22174 |
| PROJECT NO:                    | 22174    | 0030                |



OCCUPANT LOAD ANALYSIS PLAN

A



EXIT PLAN

B

ARCHITECT

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PROJECT

COMMERCIAL TENANT IMPROVEMENT FOR:

Jersey Mike's Subs

235 MOUNT HERMON RD. SUITE A  
SCOTTS VALLEY, CA 95066.

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

REGISTERED ARCHITECT  
JOHN RUMSEY  
Exp. 3-31-2023  
STATE OF CALIFORNIA

SHEET TITLE  
EXIT PLAN

DATE: 20-10-22  
DRAWN BY: AJJ/JP  
CHECKED BY: JR  
PROJECT NO: 22174

SCALE: AS NOTED  
SHEET NO: 22174  
SHEET NUMBER: EX1.DWG  
0031

A3.1

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SINGLE ACCOMMODATION TOILETS

Definition: Single-Accommodation Sanitary Facility.  
Single-accommodation sanitary facility is a room that has not more than one of each type of sanitary fixture, is intended for use by only one person at a time, has no partition around the toilet and has a door that can be locked on the inside by the room occupant.

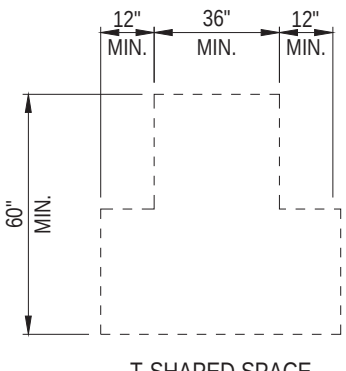
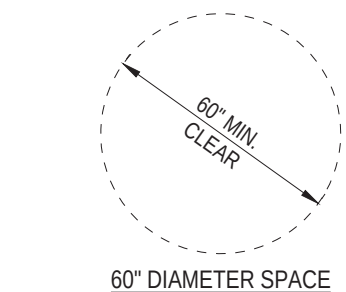
Accessible Fixtures.  
Single-accommodation toilet facilities shall provide one accessible water closet and one accessible lavatory.  
Clear Floor Space at Fixtures.  
Doors shall not swing into the clear floor space required for any fixture.

Accessible Route.  
All doors, features and controls shall be on an accessible route.

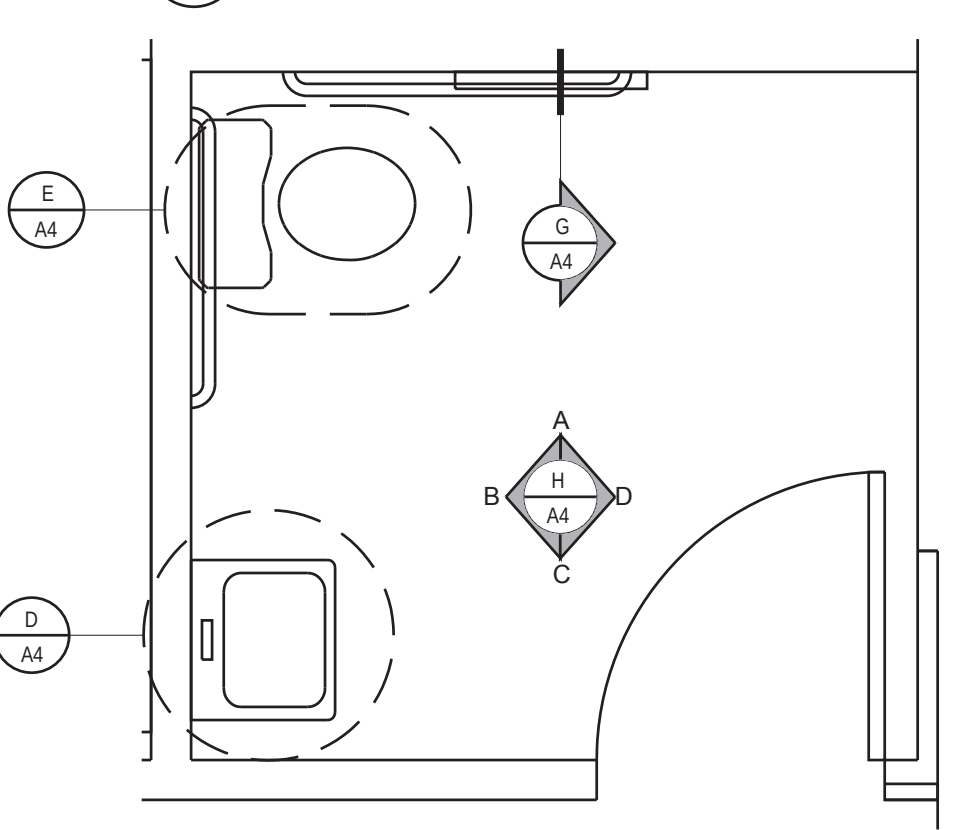
Privacy Latch.

The entrance door to a single-accommodation toilet room shall contain a privacy latch.

- Except at doors, the minimum clear width of the accessible route(s) is 36".
  - When the accessible route makes a 180-degree turn around an obstruction that is less than 48" wide, the clear width is 42" minimum approaching the turn, 48" minimum at the turn and 42" minimum leaving the turn.
  - When the accessible route makes a 180-degree turn around an obstruction that is a minimum of 60" wide, the clear width is 35" minimum approaching the turn, 60" minimum at the turn and 35" minimum leaving the turn.
- The entry door has a privacy latch (push button-lever release recommended).
- The entrance door to the single-accommodation restroom is accessible.
- Sufficient space is provided for a wheelchair measuring 30" wide x 48" long to enter the room and permit the door to close.
- A clear space of sufficient size to inscribe a 60" diameter circle, or a T-shaped clear space, is provided within the sanitary facility room.
  - The clear space is clear of objects from the floor to a height of 27".
  - No door encroaches more than 12" into the required clear space.
- The centerline of the water closet is located at 18" distance from the side-wall or partition.
  - If the water closet IS NOT ADJACENT to another fixture, a minimum 32"-wide clear floor space is provided from the opposite-side wall or partition to the side of the water closet, and extends from the rear wall to the front of the water closet.
  - If the water closet IS ADJACENT to another fixture, a minimum 38"-wide clear floor space is provided from the side of the water closet to the adjacent fixture, and extends from the rear wall to the front of the water closet.
- A minimum 60" wide and 48" deep clear floor space is provided in front of the water closet.
- The top of the toilet seat is 17"-19" from floor surface measured to the top of a maximum 2" high toilet seat.
- The flush valve is on the wide side of the toilet area.
- The flush valve is a maximum of 44" distance above the floor.
- Water closet controls are operable with one hand and do not require tight grasping, pinching or twisting.
- 5lb maximum force is required to operate the flush valve.
- Walls within compartment are smooth, hard and non-absorbent to 48" in height, and are not adversely affected by moisture (Portland cement, concrete, ceramic tile or other approved material).
- Toilet room floor surfaces are smooth, hard and non-absorbent extending upward a minimum of 5" onto walls (Portland cement, concrete, ceramic tile or other approved material).
- Grab bars within the accessible compartment are provided on the side wall closest to the water closet and on the rear wall.
  - The side grab bar's a minimum of 42" in length.
  - The side grab bar begins a maximum of 12" from the rear wall.
  - The front end of the side grab bar is positioned a minimum of 24" in front of the water closet.
  - The front end of the side grab bar is located a minimum of 54" from the rear wall.
  - The side grab bar does not project more than 3" into the required clear floor space.
  - The side grab bar is securely attached and is mounted at 33" to the center of the bar above and parallel to floor.
  - Rear grab bar's a minimum 36" long.
  - The rear grab bar extends from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side.
  - The rear grab bar does not project more than 3" into the required clear floor space.
- The rear grab bar is securely attached and is mounted at 33" to the center of the bar above and parallel to floor (for tank type toilets, 36" may be allowed if tank obstructs placement of bar).
- The space between the rear grab bar and the top of the toilet tank is a minimum of 1-1/2".
- The diameter or width of the gripping surfaces of the grab bar(s) are 1-1/4" to 2" or the shape provides an equivalent gripping surface.
- The clearance between the grab bar(s) and wall is 1-1/2".
- Minimum structural strength of grab bar(s) will support a 250 lb. point load.
- The grab bar(s) and any wall or other surface adjacent to it is free of any sharp or abrasive elements.
- Any edges on the grab bar(s) have a minimum radius of 1/8".
- Grab bars do not rotate within their fittings.
- The toilet paper dispenser is located on the side wall below the grab bar within 7" to 9" of the front edge of the toilet seat.
- The toilet paper dispenser is mounted at a minimum height of 15" from the floor to the centerline of the dispenser.
- The toilet paper dispenser is mounted a maximum distance of 36" from the rear wall to the front of the dispenser.
- The toilet paper dispenser allows for continuous paper flow and does not control delivery.



SINGLE ACCOMMODATION TOILET

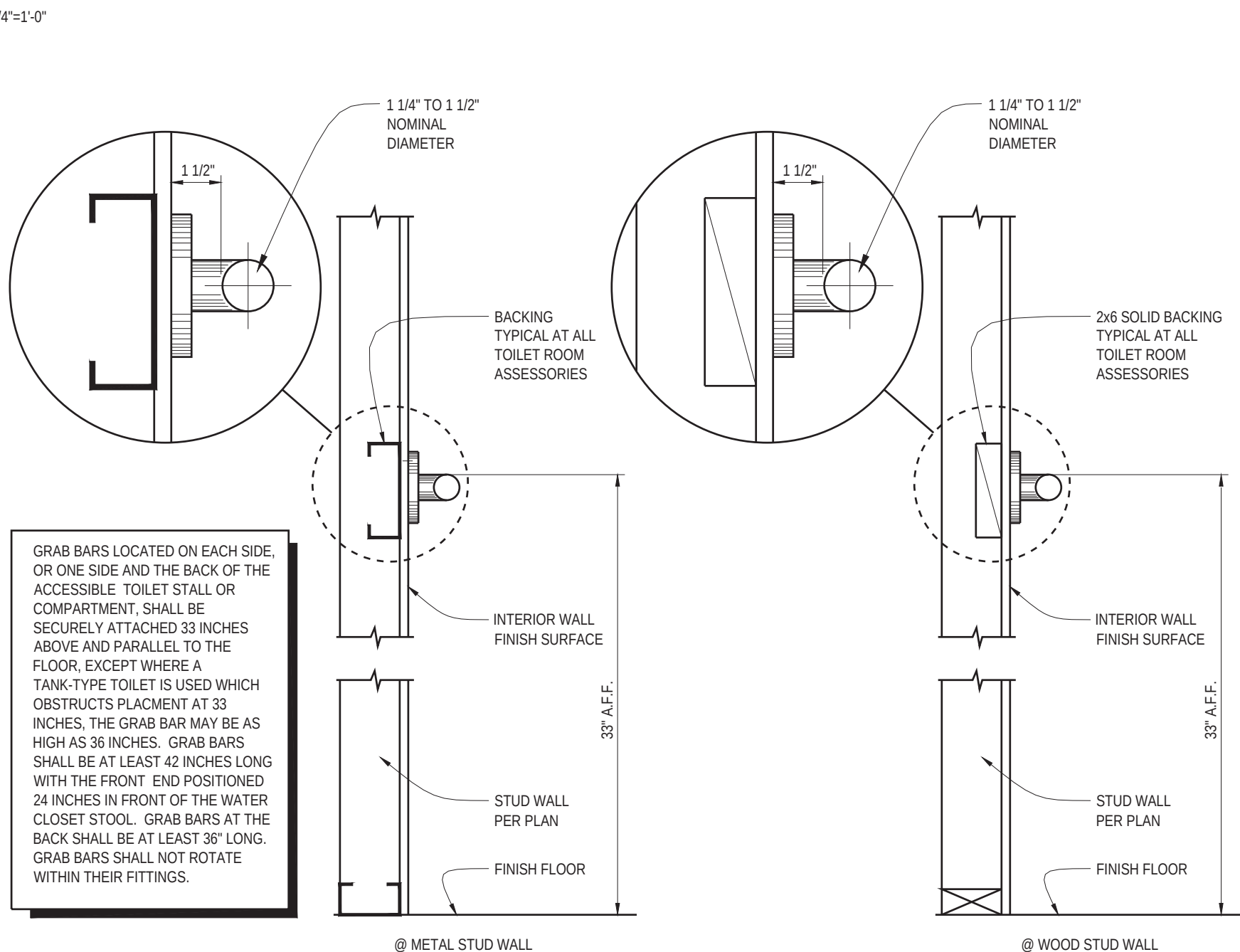


ENLARGED RESTROOM PLAN

- NOTES:
- ALL PLAN VIEW DIMENSIONS ARE TO "STUD WALL SURFACE", U.N.O.
  - WALL TILE (TO 60" AFF) OVER GREEN BOARD SHALL BE PROVIDED ON ALL WALLS, U.N.O.
  - PROVIDE BLOCKING FOR ALL ACCESSORIES AND ANCHOR WITH TOGGLE BOLTS OR LAG SCREWS - NO PLASTIC EXPANSION SHIELDS.
  - PROVIDE WALL BUMPER (ROCKWOOD #400) AT TOILET DOORS WHERE THEY CAN CONTACT WALLS.
  - REFER TO PLUMBING DRAWINGS FOR SPECS OF ALL WATER CLOSETS, LAVATORIES AND URINALS.
  - ALL EXPOSED PIPING TO BE INSULATED AS PER ADA REQUIREMENTS.
  - ALL ITEMS IN THE RESTROOM THAT ARE STATED TO BE PROVIDED BY OWNER ARE TO BE INSTALLED BY G.C., U.N.O.

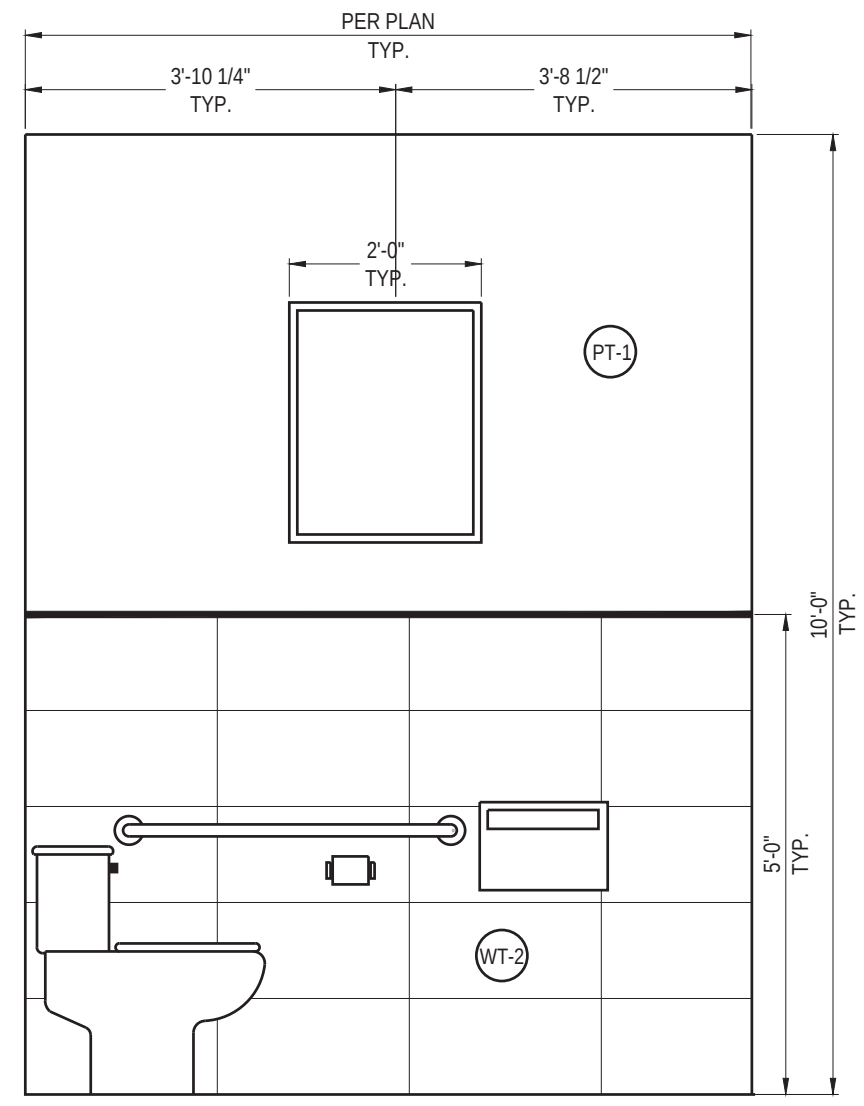
- ACCESSORIES CLEARANCES
- LAVATORIES CLEARANCES
- WATER CLOSET CLEARANCES
- GRAB BAR DETAILS
- NOTE: SEE PLUMBING PLANS & SPECS ON "R" SHEETS FOR RESTROOM FIXTURES SPECS.

SINGLE ACCOMMODATION TOILET ROOM MINIMUM CLEARANCES



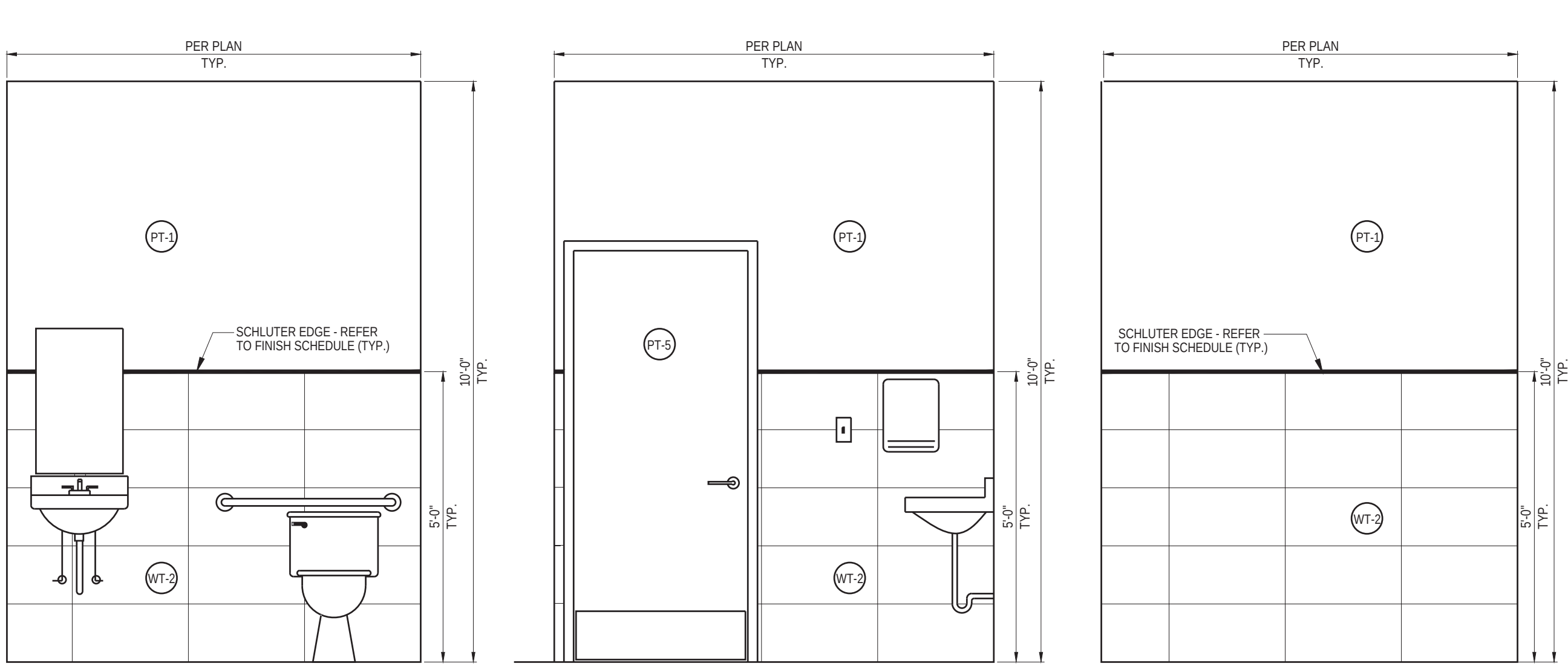
TOILET ROOM GRAB BAR REQUIREMENTS

TOILET ROOM SIGNAGE SPECIFICATIONS



ELEVATION A  
(FOR CLEARANCES SEE DET. A/A4)

WATER CLOSETS CLEARANCES



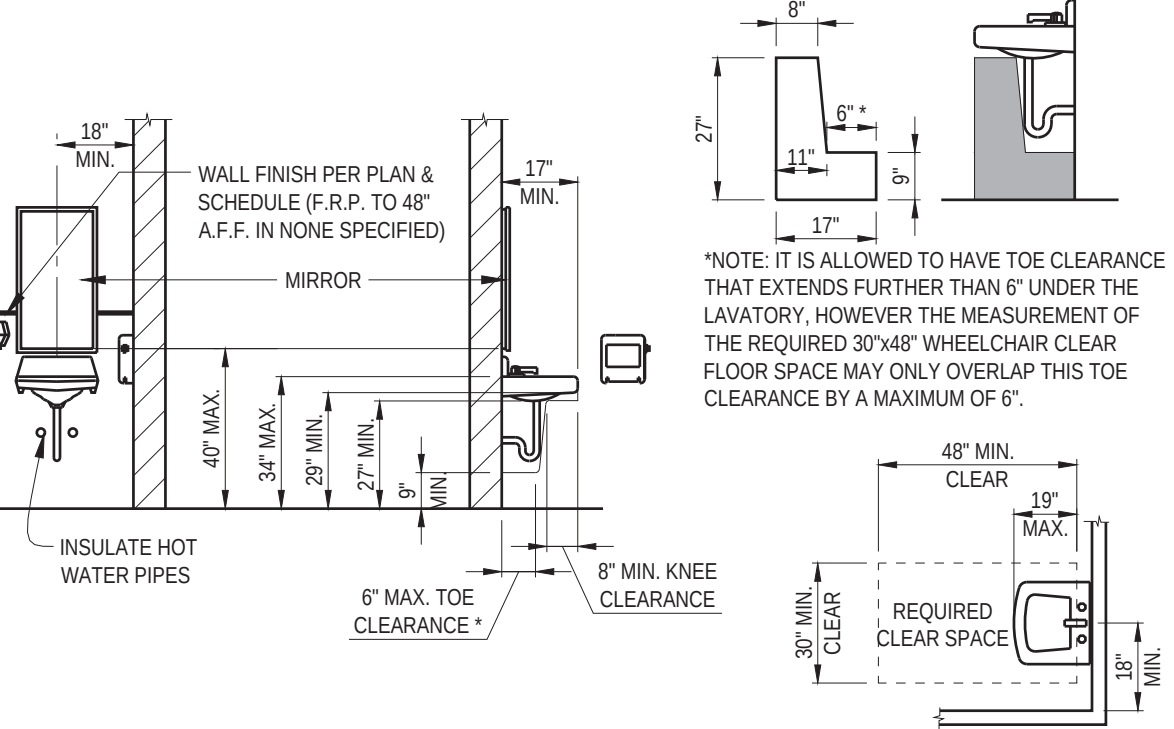
ELEVATION B (FOR CLEARANCES SEE DET. A/A4)  
ELEVATION C (FOR CLEARANCES SEE DET. A/A4)  
ELEVATION D (FOR CLEARANCES SEE DET. A/A4)

NOTE:  
REFER TO SHEET AS FOR COLOR & MATERIAL FINISHES.

RESTROOM INTERIOR ELEVATIONS

LAVATORIES

- ACCESSIBLE FIXTURES:
- If lavatories are provided, five percent (5%), or at least one lavatory, shall comply with the following provisions.
- Minimum 30" x 48" clear space is provided in front of lavatory that allows forward approach.
  - Required clear space adjoins or overlaps an accessible route and extends a maximum of 19" underneath the lavatory.
  - Lavatories adjacent to a sidewall or partition have a minimum 18" distance to the centerline of the fixture.
  - 34" maximum height of rim or counter above floor surface.
  - 29" minimum clearance from bottom of apron to the floor.
  - The accessible lavatory has a minimum 17" of horizontal depth.
  - Knee clearance under front lip is a minimum of 27" high, 30" wide, and extends a minimum of 8" in depth from the front of the lavatory.
  - Toe clearance under lavatory is a minimum of 8" high, 30" wide, and extends a minimum of 17" in depth from the front of the lavatory.
  - The toe clearance is free of equipment or obstructions and extends to a distance no more than 6" from the back wall.
  - Drain and hot water piping is insulated or configured to prevent contact.
  - There are no sharp or abrasive elements under lavatory.
  - Faucets are lever type, push type or electronically controlled mechanisms (preferable).
- NOTE: Self-closing valves must maintain a minimum of 10 seconds open flow.
- m) Faucet controls and operating mechanisms are operable with one hand and do not require tight grasping, pinching or twisting of the wrist.
- n) 5 lb. maximum force required to activate controls



LAVATORIES REQUIREMENTS & CLEARANCES

ACCESSORIES REQUIREMENTS & CLEARANCES

DOOR MOUNTED SIGNAGE

- A rectangle symbol shall be located at entrances to All Gender's toilet and bathing facilities. The rectangle symbol shall be 1/4 inch (6.4 mm) thick and 12 inches (305 mm) in height. The color of the rectangle symbol shall contrast with the color of the door or surface on which the rectangle symbol is mounted, either light on a dark background or dark on a light background.
- The geometric symbols are centered horizontally on the door at a height of 58"-60" above the finish floor or ground surface measured to the center of the symbol.
- The edges of the signs are rounded, chamfered or eased, and any corners have a minimum radius of 1/8".

WALL MOUNTED SIGNAGE

- The restroom identification signage is located on the wall adjacent to the latch side of the door.
- Pictorial symbol signs (pictograms), if utilized in conjunction with verbal (i.e. text) identification, are located directly above the verbal (i.e. text) description and the border dimension of this pictogram is a minimum of 6" in height.
- Tactile characters on signs shall be located 48 inches (1219 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches (1524 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.
- Sign shall be located alongside the door at the latch side. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.
- Letters and numerals are raised 1/32", are sans-serif uppercase characters and are accompanied by Grade 2 Braille. Characters are minimum 5/8" high and a maximum of 2" high. Braille dots are domed or rounded.
- The characters and background of the sign is eggshell, matte, or other non-glare finish and the color and contrast of the sign distinctively contrasts with the color and contrast of the wall.

SYMBOL OF ACCESSIBILITY

- Accessible toilet facilities are identified by the International Symbol of Accessibility. The symbol consists of a white figure on a blue background.

INACCESSIBLE FACILITIES NOTIFICATION

- Inaccessible sanitary facilities have accessible directional signage that indicates the location of the nearest accessible sanitary facilities.

ARCHITECT



3578 30th Street  
San Diego, CA 92104  
V. 619.236.0595  
F. 619.236.0557

CLIENT

BRETT JOHANSON  
SLV SELECT LP

234 SHADOWBROOK RD  
BEN LOMOND CA 95005  
CONTACT: 530-228-9907

PROJECT

COMMERCIAL TENANT IMPROVEMENT FOR:

**Jersey Mike's Subs**

235 MOUNT HERMON RD. SUITE A  
SCOTT'S VALLEY, CA 95066

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|



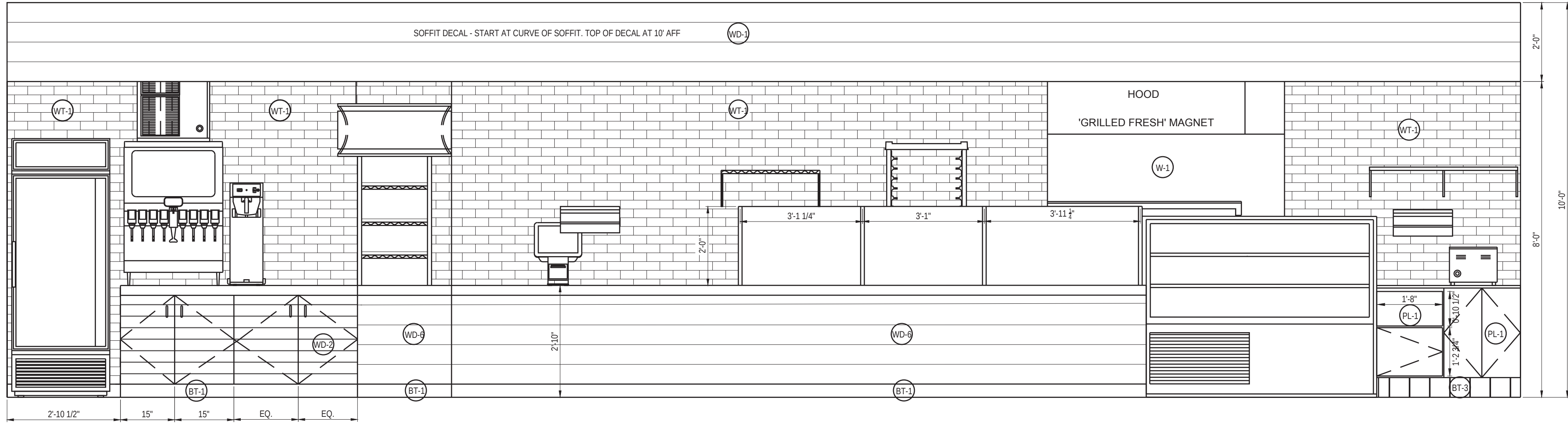
SHEET TITLE

RESTROOM PLANS & DETAILS

|             |          |               |          |
|-------------|----------|---------------|----------|
| DATE:       | 20-10-22 | SCALE:        | AS NOTED |
| DRAWN BY:   | AJJP     | CHECKED BY:   | RR1.DWG  |
| CHECKED BY: | JR       | SHEET NUMBER: |          |
| PROJECT NO: | 22174    |               |          |

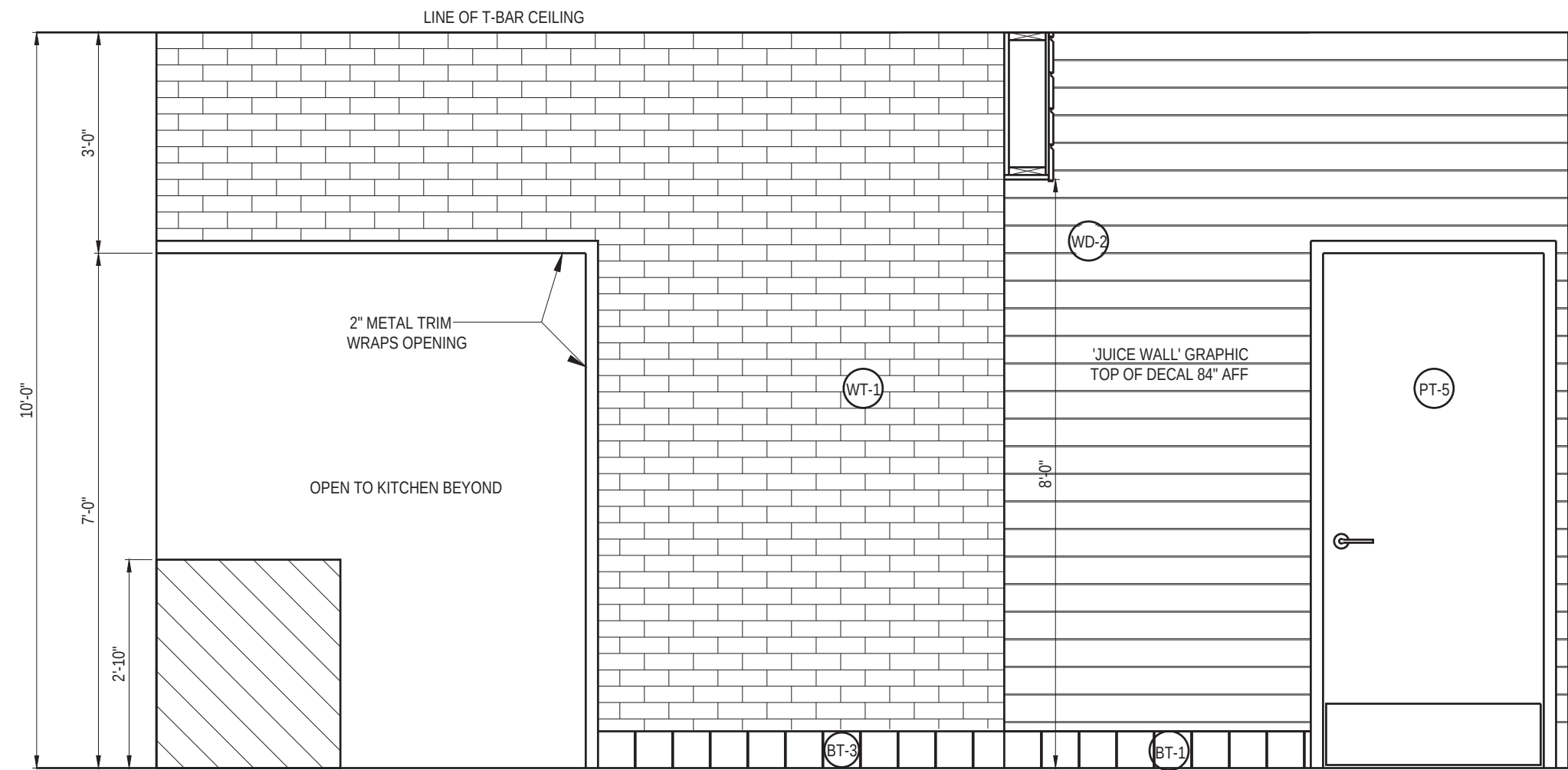
A4



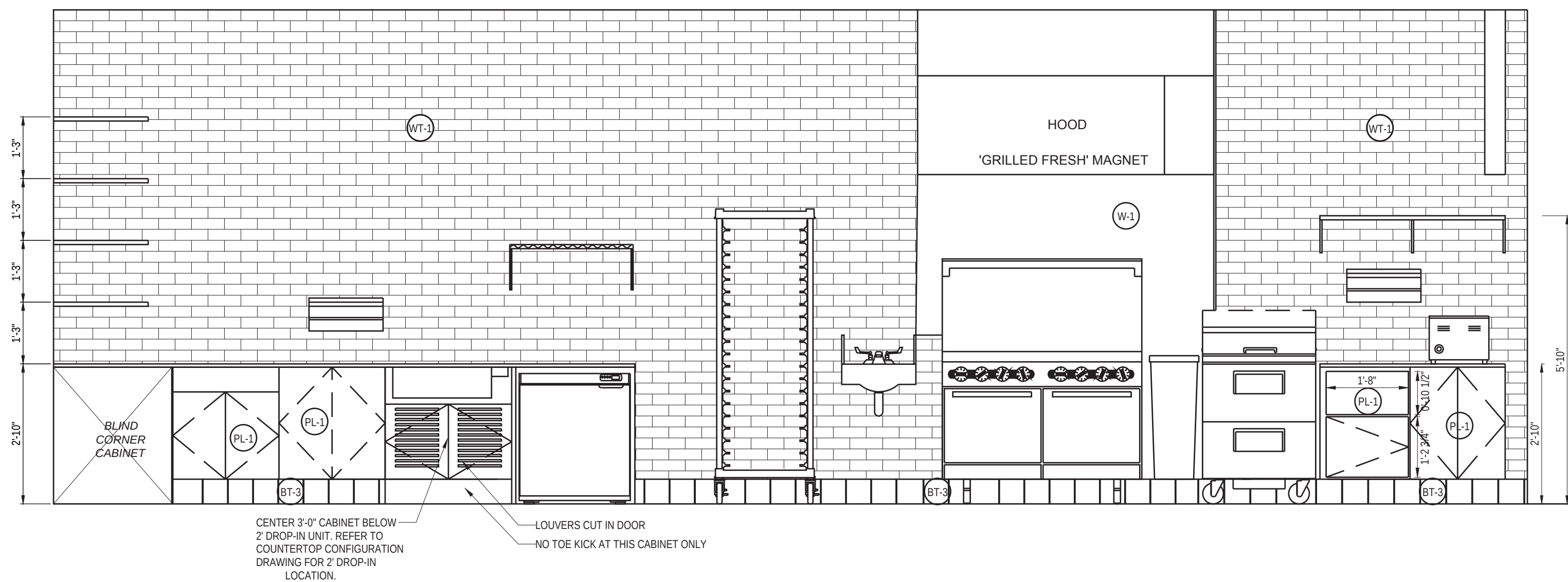


@ SERVICE COUNTER - CUSTOMER SIDE

NOTE:  
ALL NON-STANDARD TILE SIZES  
TO BE CUT IN FIELD.

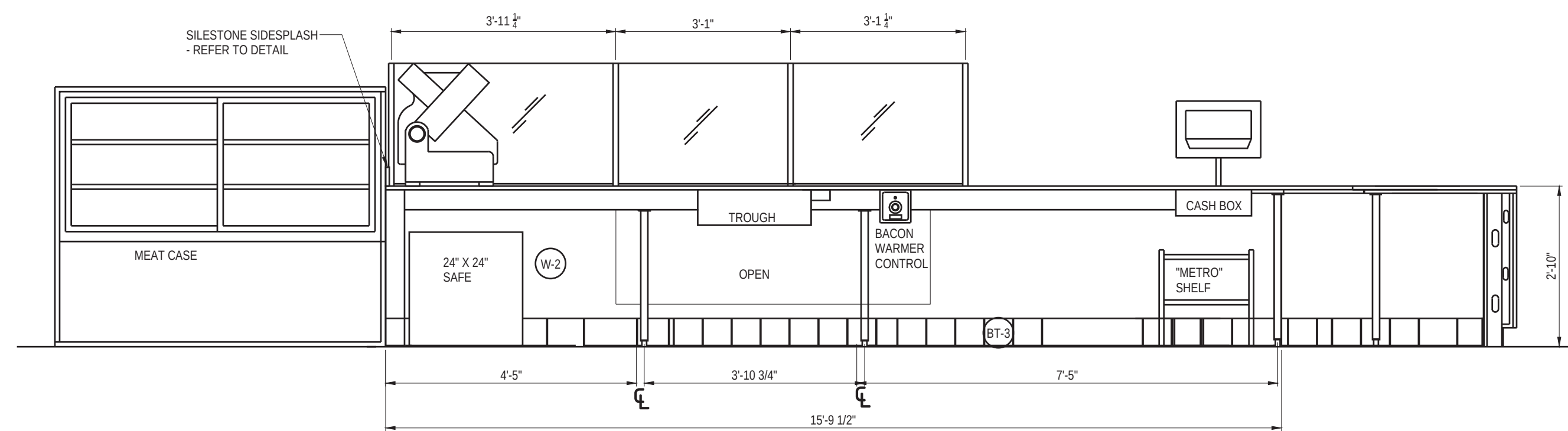


INT. ELEV. @ ACCENT WALL

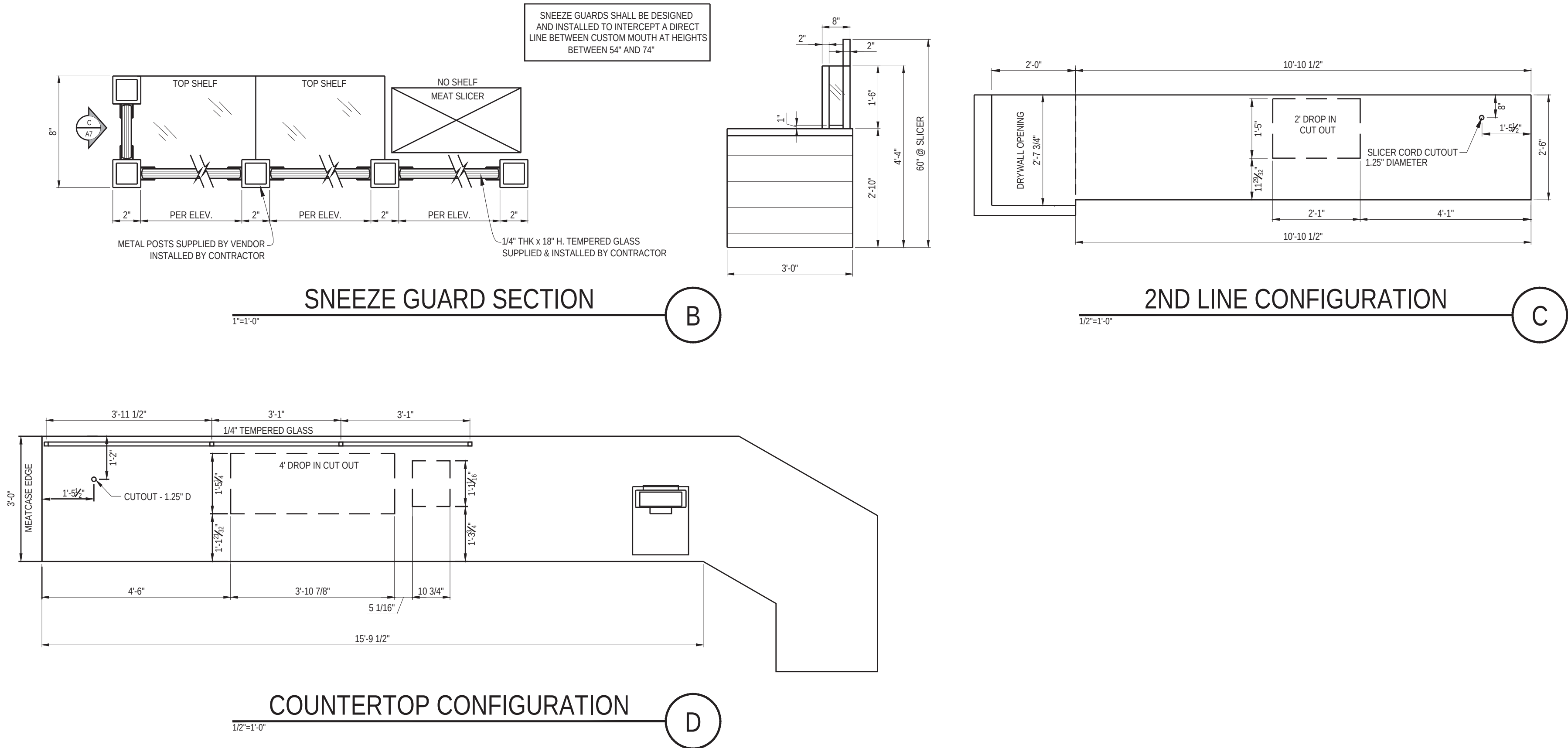
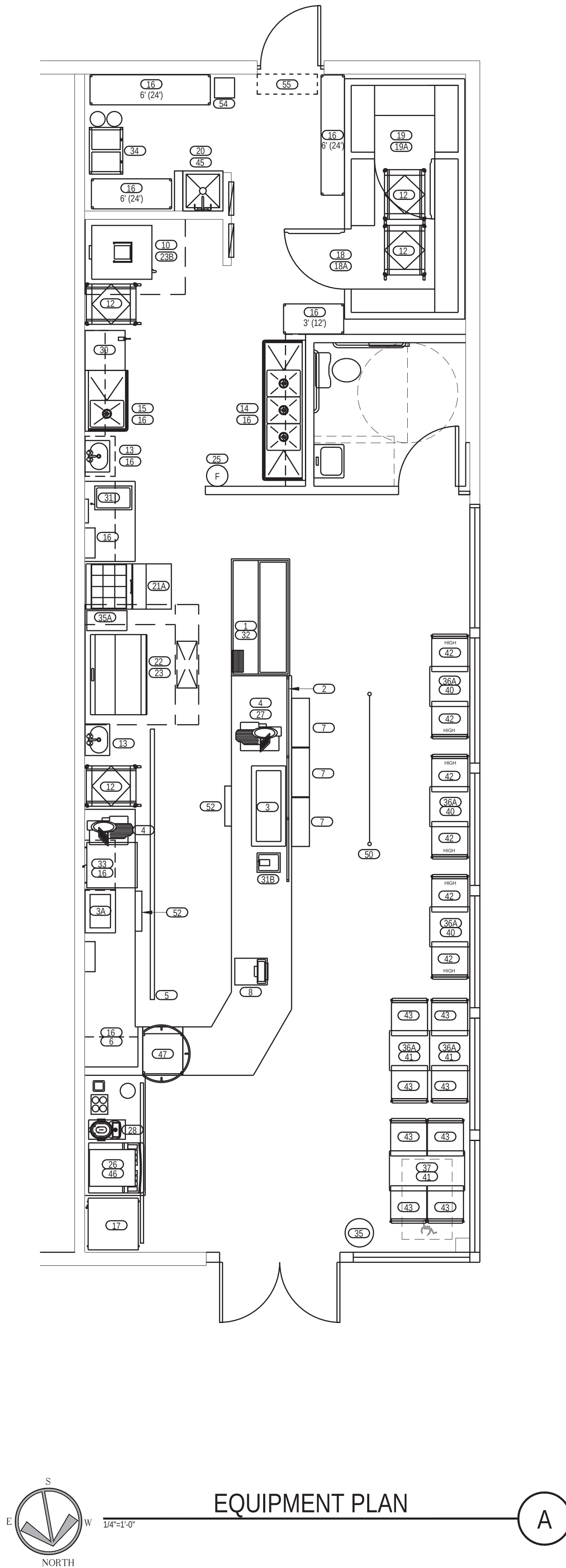


@ FOOD PREP. AREA - EMPLOYEE SIDE

NOTE:  
ALL NON-STANDARD TILE SIZES  
TO BE CUT IN FIELD.



INT. ELEV. @ EMPLOYEE SIDE



| REFERENCE NO. | QUANTITY | ITEM DESCRIPTION                     | MANUFACTURER          | MODEL NUMBER / SUPPLIER            | EQUIPMENT SCHEDULE |           |             |         |           |            |          |       |            |                   |           |       | REMARKS |                                                                               |
|---------------|----------|--------------------------------------|-----------------------|------------------------------------|--------------------|-----------|-------------|---------|-----------|------------|----------|-------|------------|-------------------|-----------|-------|---------|-------------------------------------------------------------------------------|
|               |          |                                      |                       |                                    | SIZE               |           | CONNECTIONS |         |           |            | PLUMBING |       |            |                   |           |       |         |                                                                               |
|               |          |                                      |                       |                                    | WIDTH              | DEPTH     | HEIGHT      | VOLTAGE | KILOWATTS | HORSEPOWER | AMPS     | PHASE | A.F.F. (N) | COLD WATER        | HOT WATER | WASTE |         | GAS (NBUTH)                                                                   |
| 1             | 6        | MEATCASE                             | HOWARD-MCCRAY         | SC-CDS34N-6-JM / ECO               | 71"                | 34"       | 55"         | 115     |           |            |          |       |            |                   |           |       |         | NSF-7. CONNECTION TO BE HARDWIRED BELOW FRONT COUNTER.                        |
| 1A            | 0        | 4" MEATCASE                          | HOWARD-MCCRAY         | SC-CDS34N-4-JM / ECO               | 48"                | 34"       | 55"         | 115     |           |            |          |       |            |                   |           |       |         | NSF-7. CONNECTION TO BE HARDWIRED BELOW FRONT COUNTER.                        |
| 2             | 1        | SNEEZE GUARD                         | C.R. LAURENCE         | CUSTOM / GC                        |                    |           |             |         |           |            |          |       |            |                   |           |       |         | C.R. LAURENCE 323-588-1281 X 7710 RICARDO BASULTO                             |
| 3             | 1        | 4" DROP IN COLD UNIT                 | DELFIELD              | N8148-EFN / ECO                    | 48.43"             | 18.42"    | 23.26"      | 115     |           |            | 7.5      | 1     | 18         |                   |           |       |         | NO DRAIN REQUIRED                                                             |
| 3A            | 1        | 2" DROP IN COLD UNIT                 | DELFIELD              | N8118-EF / ECO                     | 26.77"             | 18.97"    | 23.25"      | 115     |           |            | 7.5      | 1     | 18         |                   |           |       |         | NO DRAIN REQUIRED                                                             |
| 4             | 2        | FOOD SLICER                          | BIZERBA               | GSP-H33 / ECO                      |                    |           |             | 120     |           |            |          |       |            |                   |           |       |         | OUTLET INSTALLED AT 24" AFF. IN MILLWORK                                      |
| 5             | 1        | MENU BOARD                           | JMFS                  | JMFS / GRAPHICS CO.                |                    |           |             |         |           |            |          |       |            |                   |           |       |         | ORDERED WITH GRAPHICS PACKAGE                                                 |
| 6             | 1        | TELEPHONE                            | VARIES                | VARIES / FRANCHISEE                |                    |           |             |         |           |            |          |       |            |                   |           |       |         | 2 LINE PHONE                                                                  |
| 7             | 3        | CHIP DISPLAY UNIT                    | PEPSI                 |                                    |                    |           |             |         |           |            |          |       |            |                   |           |       |         | CUSTOM METRO SHELVEING 30"H, 12"D, 44"L                                       |
| 8             | 1        | CASH REGISTER                        | INFOSOFT              | UP700 / FRANCHISEE                 |                    |           |             |         |           |            |          |       |            |                   |           |       |         | REGISTER W/ COMM. MODEM, CASH DRAWER, RECEIPT & JOURNAL (2 SETS KEYS)         |
| 9             | 0        |                                      |                       |                                    |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 10            | 1        | BREAD OVEN                           | NU VU                 | QB-E510 AUTOMIST / ECO             | 32.25"             | 36"       | 83.25"      | 208     |           | 29         | 3        | 78    | 1/4"       |                   |           |       |         | AUTO MISTER NOT OPTIONAL. OUTLET INSTALLED AT 78" AFF.                        |
| 11            | 54       | BREAD PAN - ADVANCE                  | WINCO                 | ALXP1826 / SMALLWARES CO.          |                    |           |             |         |           |            |          |       |            |                   |           |       |         | 18 GAUGE SHEET PANS                                                           |
| 12            | 4        | BREAD RACK                           | CAMBRO                | UPR1826RHP / FIVE KIDS GROUP, INC. |                    |           |             |         |           |            |          |       |            |                   |           |       |         | W/ (2) CURTAIN COVERS, WINDOW DISPLAY, ZIPPER                                 |
| 13            | 2        | HAND SINK (WALL MOUNT)               | KRONNE                | WM200-3M / ECO                     |                    |           |             |         |           |            |          |       |            | CHG FK45-4000-RE4 |           |       |         | WALL MOUNT HAND SINK W/ TWO 7.34" SIDE SPLASHES AND FAUCET                    |
| 13A           | 0        | HAND SINK (DROP-IN)                  | NBR                   | DI-110141DLR / ECO                 |                    |           |             |         |           |            |          |       |            | CHG FK45-4000-RE4 |           |       |         | DECK MOUNT HAND SINK WITH ONE 6" END SPLASH, VERIFY QUANTITY                  |
| 14            | 1        | 3 COMP SINK                          | FIVE KIDS GROUP       | FC-3JM-DB                          | 84"                | 25.75"    | 37"         |         |           |            |          |       |            | KL54-8012         |           | YES   |         | CHG KL53-1000-AF4 PRE-RINSE SPRAYER AND D50-7100 LEVER WASTES                 |
| 14A           | 0        | 3 COMP SINK (CORNER)                 | FIVE KIDS GROUP       | FC-3JM24-DB                        |                    |           |             |         |           |            |          |       |            |                   | KL54-8012 |       | YES     | CHG KL53-1000-AF4 PRE-RINSE SPRAYER AND D50-7100 LEVER WASTES                 |
| 15            | 1        | PREP SINK                            | FIVE KIDS GROUP       | FC-1JM-DR                          | 38-1/2"            | 23.75"    | 37"         |         |           |            |          |       |            | CHG KL54-8002     |           | YES   |         | ONE COMPARTMENT SINK WITH DRAIN BOARD                                         |
| 16            | 10       | SHELVEING, WIRE DRY STORAGE          | METRO                 | ECO                                | VARIES             | 18" / 14" | 74.5"       |         |           |            |          |       |            |                   |           |       |         | WALL SHELVEING, 4 TIER COOLER/FREEZER SHELVEING & DRY STORAGE                 |
| 17            | 1        | 1 DOOR PEPSI COOLER                  | PEPSI                 | 1150 / PEPSI                       | 30"                | 29-7/8"   | 78-5/8"     | 115     |           |            |          |       |            |                   |           |       |         |                                                                               |
| 17A           | 0        | 2 DOOR PEPSI COOLER                  | PEPSI                 | 1250 / PEPSI                       |                    |           |             |         |           |            | 7.2      | 1     |            |                   |           |       |         |                                                                               |
| 18            | 1        | NEW WALK-IN COOLER                   | NOR-LAKE COOLERS      | JMT5-6122-1-36-CP / ECO            | 12'                | 6'        | 7'-4"       | 115     |           |            |          |       |            |                   |           |       |         | FLOORLESS, CLOSE COUPLED SYSTEM. FIELD COORDINATE POWER REQUIREMENT.          |
| 18A           | 1        | COOLER CAPSULE PACK                  | NOR-LAKE COOLERS      | CPB075JC-S-4-EV / ECO              |                    |           |             | 208     |           | 8.6        | 1        | BOX   |            |                   |           |       |         | WILL INCLUDE PISTAIL FOR SINGLE PORT CONNECTION - MUST BE HARDWIRED           |
| 19            | 1        | NEW WALK-IN FREEZER                  | NOR-LAKE COOLERS      | COMBO                              |                    |           |             | 115     |           |            |          |       |            |                   |           |       |         | WITH 4" STEP-UP FLOOR PANEL, CLOSE COUPLED SYSTEM                             |
| 19A           | 1        | FREEZER CAPSULE PACK                 | NOR-LAKE COOLERS      | CPH-75JC-S-4-EV / ECO              |                    |           |             | 208     |           |            | 9        | 1     | BOX        |                   |           |       |         | WILL INCLUDE PISTAIL FOR SINGLE PORT CONNECTION - MUST BE HARDWIRED           |
| 20            | 1        | FLOOR MOUNTED MOP SINK               | GC                    |                                    | 24"                | 24"       | 10"         |         |           |            |          |       |            | 1/2"              | 1/2"      | 3"    |         | SHELF WALL MTD. FOR CLEANING SUPPLIES                                         |
| 21            | 0        | SANDWICH UNIT                        | DELFIELD              | D4427-8-JM2 / ECO                  |                    |           |             | 115     |           | 7.2        | 1        |       |            |                   |           |       |         | W/ CASTERS                                                                    |
| 21A           | 1        | MEGATOP SANDWICH UNIT                | ENTREE                | JM-ST17E-2DX / ECO                 |                    |           |             | 115     |           | 7.2        | 1        |       |            |                   |           |       |         | W/ CASTERS                                                                    |
| 22            | 1        | GRIDDLE                              | IMPERIAL              | IR G48T-XB-JM1                     | 48"                | 29"       | 36"         | 120     |           |            |          |       |            |                   |           | 135   |         | W/ CASTERS & QUICK DISCONNECT                                                 |
| 23            | 1        | TYPE I HOOD                          | CAPTIVE AIRE          | ANSUL                              |                    |           |             | 115     |           |            |          |       |            |                   |           |       |         | SHOP DRAWINGS ARE REQUIRED. CONTACT REG32@CAPTIVEAIRE.COM / 301-825-5476      |
| 23A           | 0        | CONDENSATE HOOD                      | CAPTIVE AIRE          | 5424/HB                            |                    |           |             | 115     |           | 11.6       | 1        |       |            |                   |           |       |         | SHOP DRAWINGS ARE REQUIRED. CONTACT REG32@CAPTIVEAIRE.COM / 301-825-5476      |
| 23B           | 1        | CONDENSATE HOOD                      | CAPTIVE AIRE          | 6024/HB                            |                    |           |             | 115     |           | 11.6       | 1        |       |            |                   |           |       |         | SHOP DRAWINGS ARE REQUIRED. CONTACT REG32@CAPTIVEAIRE.COM / 301-825-5476      |
| 24            | 0        | TV W/ MOUNTING BRACKETS              | VARIES                | 42" MONITOR / FRANCHISEE - GC      |                    |           |             |         |           |            |          |       |            |                   |           |       |         | OUTLET @ 102" AFF. WALL BRACKETS REQUIRED                                     |
| 25            | 1        | PORTABLE FIRE EXTINGUISHER           | GC                    |                                    |                    |           |             |         |           |            |          |       |            |                   |           |       |         | WALL MOUNTED                                                                  |
| 26            | 1        | DRINK DISPENSER & ADAPTER KIT        | PEPSI CO.             | IDC215 / PEPSI                     |                    |           |             | 115     |           | 15         | 1        |       | 1/2"       |                   |           | YES   |         | ADAPTOR: 80002957, OUTLET INSTALLED AT 42"                                    |
| 27            | 1        | FLOOR SAFE                           | VARIES                | VARIES / FRANCHISEE                |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 28            | 1        | ICED TEA BREWER/DISPENSER            | BUNN                  | TB3Q / LUZIANNE                    |                    |           |             | 120     |           | 14.4       |          |       |            |                   |           |       |         | 1-800-627-2094, OUTLET INSTALLED AT 42" AFF                                   |
| 29            | 1        | STAINLESS STEEL WORK TABLE 24" X 24" | FIVE KIDS GROUP       | WTS-242-48S-316 / ECO              | 24"                | 24"       | 35.5"       |         |           |            |          |       |            |                   |           |       |         | WITH CASTERS                                                                  |
| 30A           | 0        | BACK LINE PREP TABLE                 | ADVANCE TABCO         | TKMS-368LC-JM                      | 96"                | 34"       | 35.5"       |         |           |            |          |       |            |                   |           |       |         | WITH CASTERS                                                                  |
| 30B           | 0        | STAINLESS STEEL WORK TABLE 30"X30"   | FIVE KIDS GROUP       | WTS-24 -48S-316 / ECO              |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 31            | 0        | STAINLESS STEEL WORK TABLE 24" X "   | FIVE KIDS GROUP       | WTS-24 -48S-316 / ECO              |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 32            | 1        | COUNTER TOP FOOD WARMER              | VOLLRATH              | 71001 MODEL 1001 / SMALLWARES      | 14"                | 22"       | 9.5"        | 120     |           | 5.8        | 1        | 42    |            |                   |           |       |         | OUTLET INSTALLED AT 42"                                                       |
| 33            | 1        | RECESSED BACON WARMER                | MARSHALL              | JM800X / FIVE KIDS GROUP, INC.     |                    |           |             | 120     |           | 3.5        | 1        | 18    |            |                   |           |       |         | NO DRAIN, 1/4"3 CORD WITH NEMA 5-15 PLUG. OUTLET INSTALLED AT 18"             |
| 34            | 1        | COUNTER SCALE                        | CAS                   | ED-30 / ECO                        |                    |           |             |         |           |            |          |       |            |                   |           |       |         | SITS ON MEATCASE                                                              |
| 35            | 1        | UNDER COUNTER DRAWERED REF.          | HOSHIZAKI             | JM-UR27A-D2 / ECO                  |                    |           |             |         |           |            |          |       |            |                   |           |       |         | OUTLET INSTALLED AT 18" AFF. ORDERED WITH LOW PROFILE CASTERS.                |
| 36A           | 0        | UNDER COUNTER REFRIGERATOR           | HOSHIZAKI             | HR24B                              |                    |           |             | 115     |           | 1.15       | 1        | 18    |            |                   |           |       |         | NEMA 5-15P OUTLET INSTALLED AT 18" AFF                                        |
| 37            | 1        | BAG IN BOX SYSTEM                    | PEPSI                 | PEPSI                              |                    |           |             |         |           |            |          |       |            | 84                | 1/2"      |       |         | WATER CONNECTION IS NEEDED FOR THE FILTRATION SYSTEM. OUTLET INSTALLED AT 84" |
| 38            | 1        | REFUSE CONTAINER                     | ALPINE                | 470-65L / SMALLWARES CO.           |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 39            | 1        | SLIM FIT TRASH RECEPTACLE            | RUBBERMAID            | 11" X 20" / SMALLWARES CO.         |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 40            | 0        |                                      |                       |                                    |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 40A           | 5        | TABLE TOPS                           | FIVE KIDS GROUP, INC. | 24" x 24" / FIVE KIDS GROUP, INC.  |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 41            | 1        | TABLE TOPS                           | FIVE KIDS GROUP, INC. | 24" x 45" / FIVE KIDS GROUP, INC.  |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 42            | 0        | BAR COUNTER                          | CONTRACTOR            | GC                                 |                    |           |             |         |           |            |          |       |            |                   |           |       |         | ADA COMPLIANT TABLETOP                                                        |
| 43            | 0        | COMMUNITY TABLE                      | FIVE KIDS GROUP, INC. | 30" X 109" / FIVE KIDS GROUP       |                    |           |             |         |           |            |          |       |            |                   |           |       |         | SEE FURNITURE DETAIL. BUILD ON SITE                                           |
| 44            | 3        | TABLE BASE - HIGH                    | FIVE KIDS GROUP, INC. | BLACK CRINKLE / FIVE KIDS GROUP    |                    |           |             |         |           |            |          |       |            |                   |           |       |         | BUILD SURFBOARD ON SITE. SURFBOARD, ROPE AND 3 LIGHTS SUPPLIED BY CURTIS 1000 |
| 45            | 3        | TABLE BASE - LOW                     | FIVE KIDS GROUP, INC. | BLACK CRINKLE / FIVE KIDS GROUP    |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 46            | 6        | CHAIRS - HIGH                        | FIVE KIDS GROUP, INC. | FIVE KIDS GROUP, INC.              |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 47            | 8        | CHAIRS - LOW                         | FIVE KIDS GROUP, INC. | FIVE KIDS GROUP, INC.              |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 48            | 0        | BANQUETTE SEATING                    | CONTRACTOR            | GC                                 |                    |           |             |         |           |            |          |       |            |                   |           |       |         | SEE FURNITURE DETAIL. BUILD ON SITE                                           |
| 49            | 1        | WATER HEATER                         | BRADFORD WHITE        | LD-50L-3                           |                    |           |             |         |           |            |          |       |            | 3/4"              | 3/4"      |       |         |                                                                               |
| 50            | 1        | ICE MAKER                            | HOSHIZAKI             | KM-S20MAJ / ECO                    |                    |           |             | 115     |           |            |          |       |            |                   |           |       |         | OUTLET INSTALLED AT 42"                                                       |
| 51            | 1        | PICK UP TOWER                        | METRO                 | ECO                                |                    |           |             |         |           |            |          |       |            |                   |           |       |         | CUSTOM METRO SHELVEING 85-1/2"H, 22-1/2"D, 22-1/2"L                           |
| 52            | 0        | NOT USED                             |                       |                                    |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 53            | 0        | JUICE SHELVEING                      | METRO                 | FIVE KIDS GROUP, INC.              |                    |           |             |         |           |            |          |       |            |                   |           |       |         | CUSTOM METRO SHELVEING 7"H, 12" D, 42"L                                       |
| 54            | 0        | JUICE CRATES                         | JMFS                  | FIVE KIDS GROUP, INC.              |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 55            | 1        | STANCHIONS                           | VISIONTRON            | VS301 (BLACK) / FIVE KIDS GROUP    |                    |           |             |         |           |            |          |       |            |                   |           |       |         | WWW.CROWDCONTROLWAREHOUSE.COM, SINGLE LINE 7-5"                               |
| 56            | 0        | CEILING MOUNTED SPEAKERS             | SOURCE 1              | DISTRIBUTORS                       |                    |           |             |         |           |            |          |       |            |                   |           |       |         | 770-977-5774 / 4 UNITS INSTALLED IN DINING ROOM & 1 UNIT IN EACH RESTROOM     |
| 57            | 2        | TROUGH                               | FIVE KIDS GROUP, INC. | ZE, FIVE KIDS GROUP, INC.          |                    |           |             |         |           |            |          |       |            |                   |           |       |         |                                                                               |
| 58            | 0        | BBQ CHANGING TABLE                   | SMALLWARES CO.        |                                    |                    |           |             |         |           |            |          |       |            |                   |           |       |         | 24" LONG X 4" WIDE TROUGH WITH SIDE SQUEEGEE ATTACHMENT                       |
| 59            | 0        | LOCKERS                              | QUALSERV              | DD006402                           |                    |           |             |         |           |            |          |       |            |                   |           |       |         | TYPICALLY ORDERED WHEN REQUIRED BY HEALTH DEPARTMENT                          |
| 60            | 1        | AIR CURTAIN                          | BERNER                | CHC10-1036AA / ECO                 | 36"                | 13"       | 14"         | 120     |           | 6.5        |          |       |            |                   |           |       |         | OUTLET CAN BE INSTALLED AT 80" AFF                                            |

ARCHITECT

MPA ARCHITECTS INC.

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

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San Diego, CA 92104  
V. 619.236.0595  
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CLIENT

BRETT JOHANSON  
SLV SSELECT LP

234 SHADOWBROOK RD  
BEN LOMOND CA 95005  
CONTACT: 530-228-9907

PROJECT

COMMERCIAL TENANT IMPROVEMENT FOR:

Jersey Mike's Subs

235 MOUNT HERMON RD. SUITE A  
SCOTT'S VALLEY, CA 95066.

REVISIONS

| NO. | DESCRIPTION | DATE |
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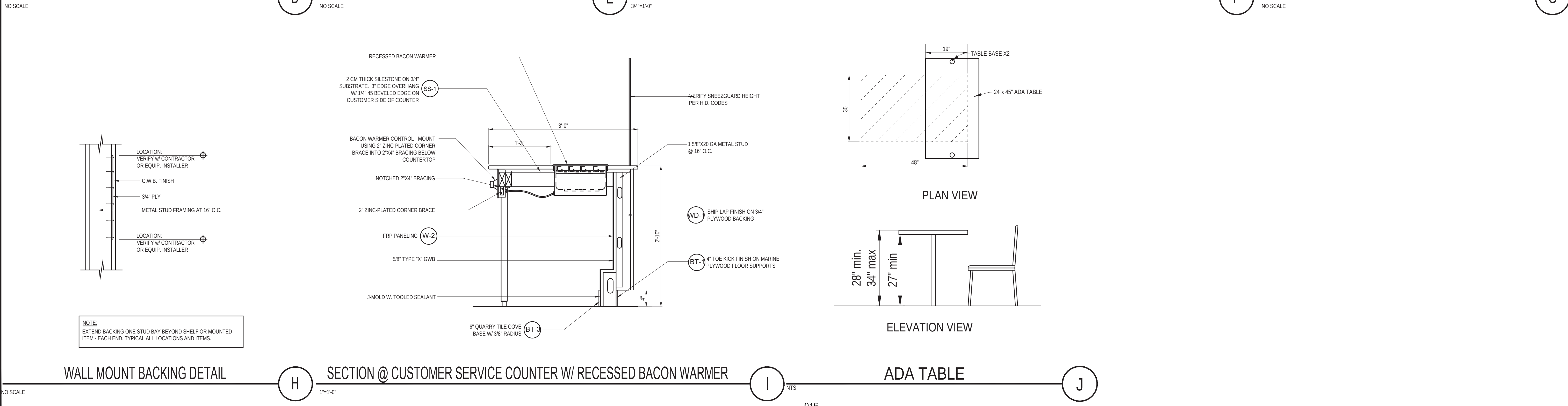
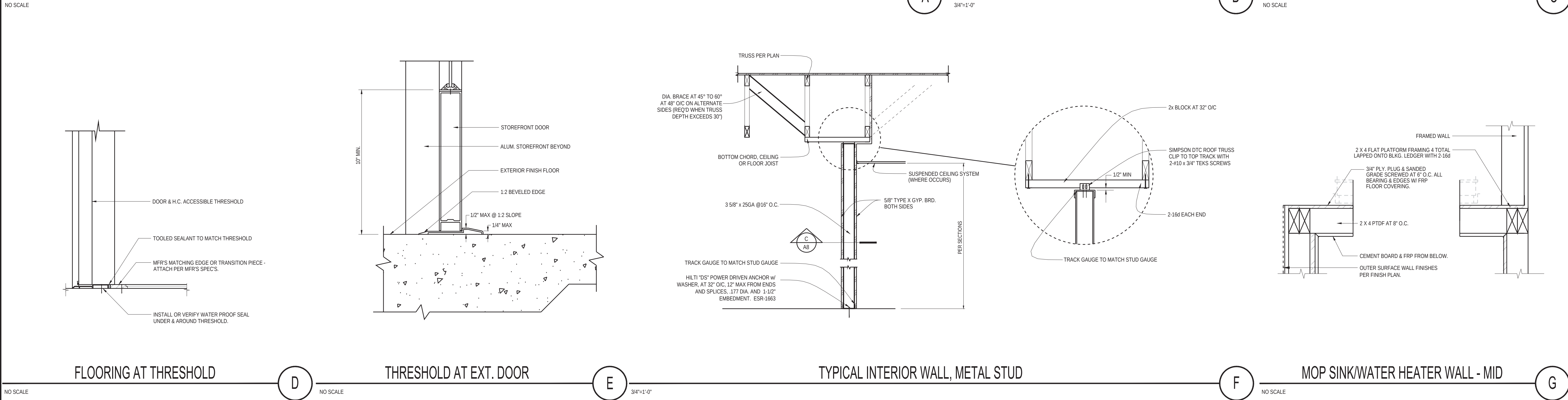
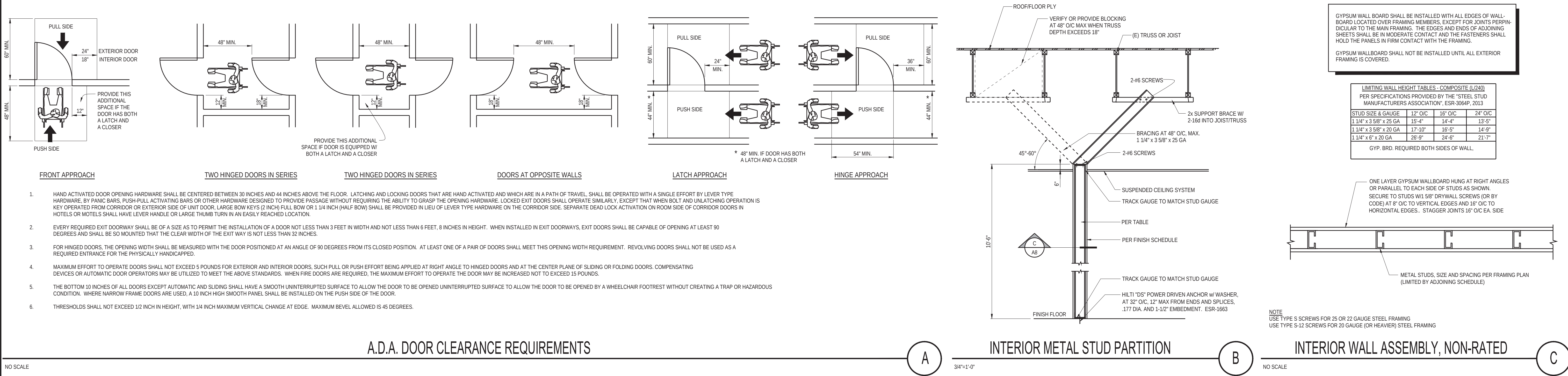
REGISTERED ARCHITECT  
TOM RUMSEY  
No. 12689  
Exp. 3-31-2023  
STATE OF CALIFORNIA

SHEET TITLE  
EQUIPMENT PLAN

DRAWN BY: AJJ/P  
CHECKED BY: JR  
PROJECT NO: 22174

DATE: 20-10-22  
SCALE: AS NOTED  
SHEET NUMBER: 22174  
PROJECT NO: 0035

A7



ARCHITECT

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PROJECT

COMMERCIAL TENANT IMPROVEMENT FOR:

**Jersey Mike's Subs**

235 MOUNT HERMON RD. SUITE A  
SCOTTS VALLEY, CA 95066.

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

SHEET TITLE

**DETAILS**

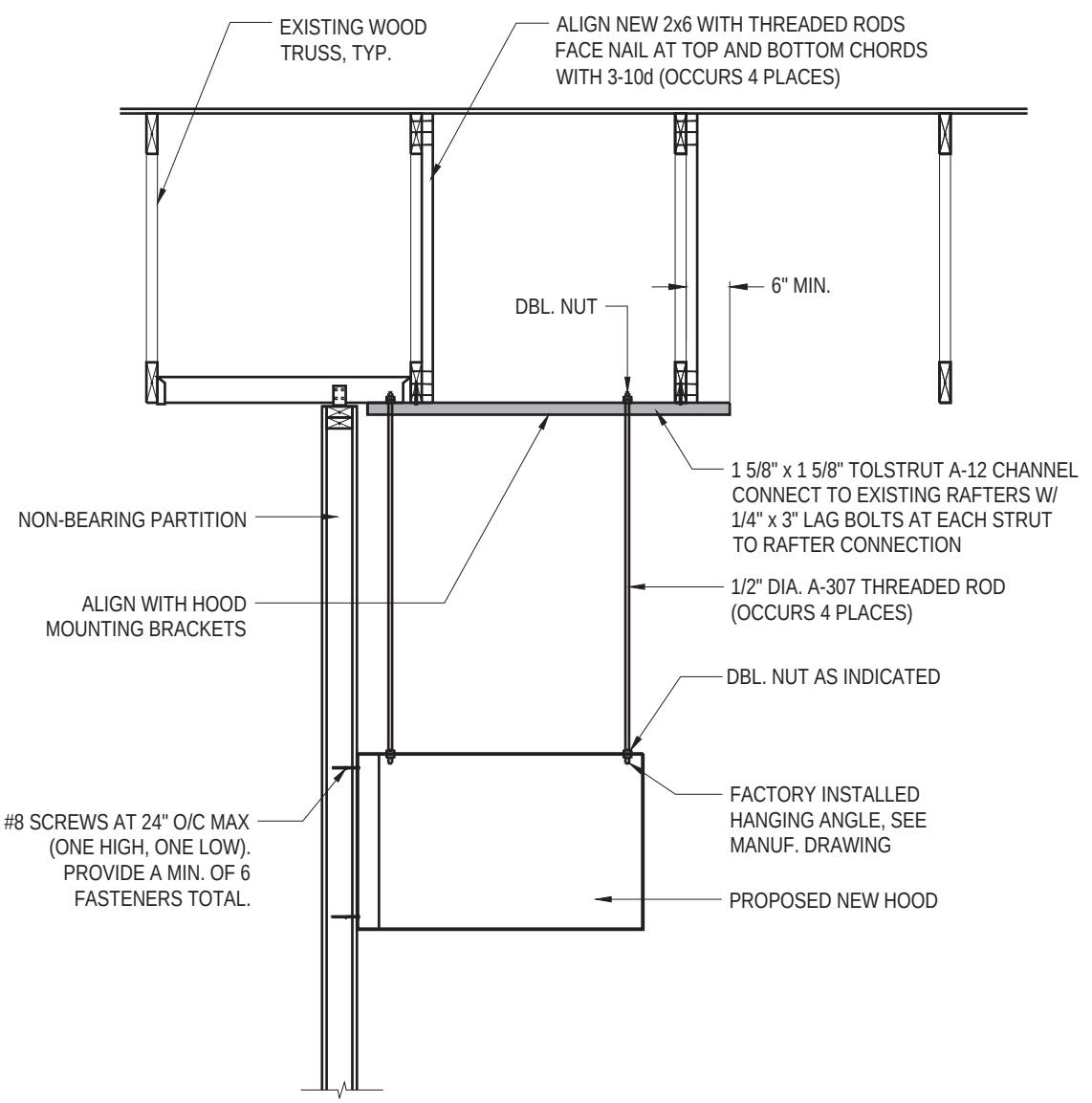
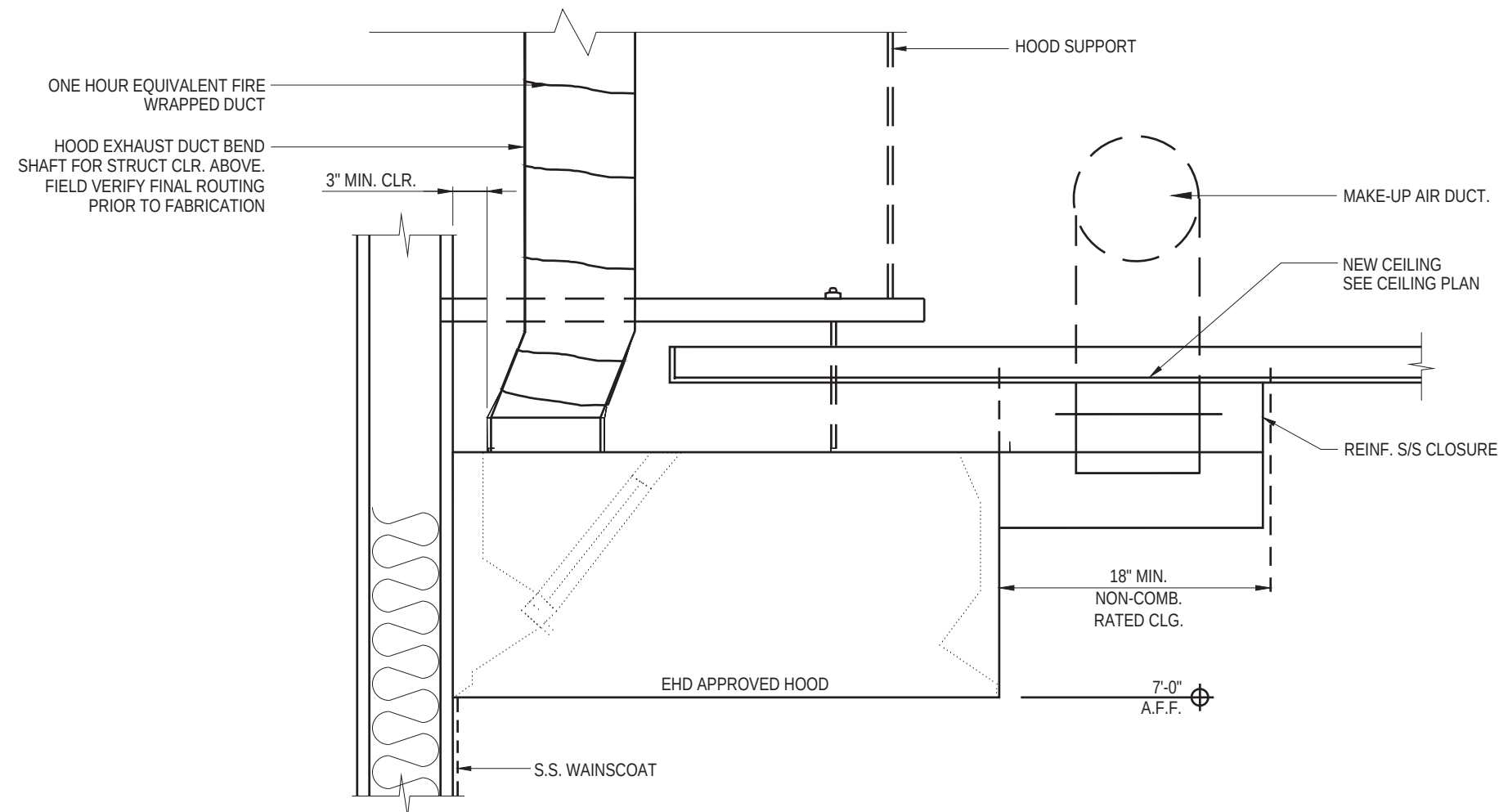
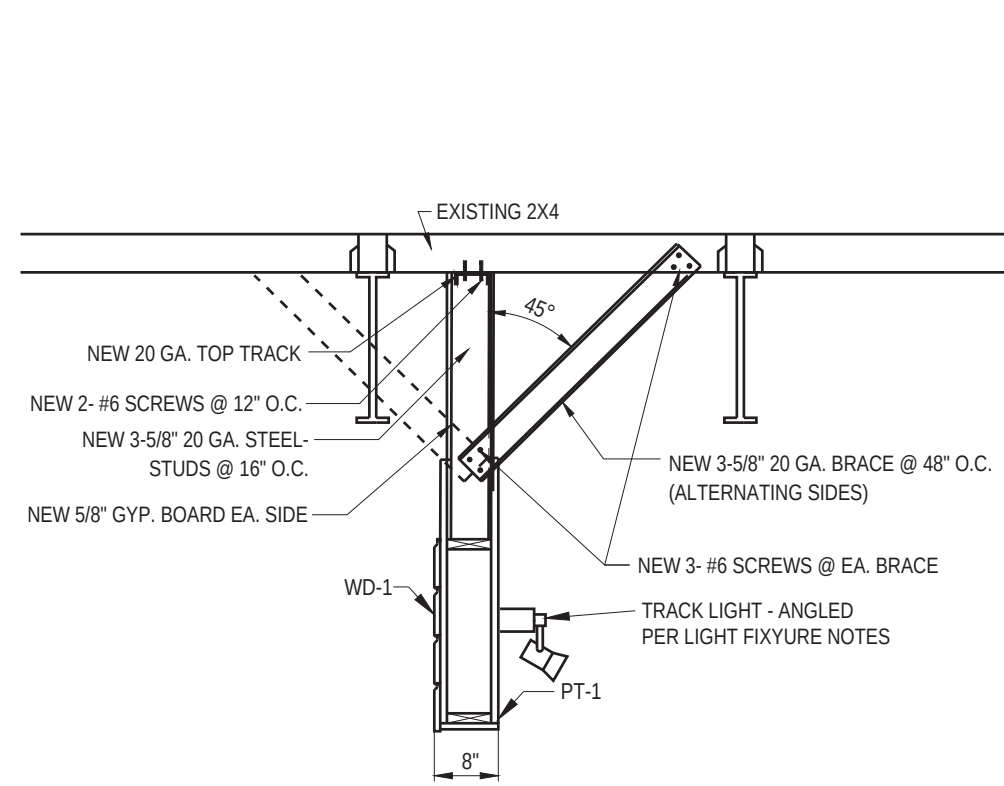
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DRAWN BY: AJJ/JP CAD DRAFTER: 22174 DE1.DWG

CHECKED BY: JR SHEET NUMBER: 0036

PROJECT NO: 22174

**A8**



OVER COUNTER SOFFIT DETAIL

HOOD SECTION

EXHAUST HOOD SUSPENSION SECTION

NOT USED

1-1/2" = 1'0"

A

NO SCALE

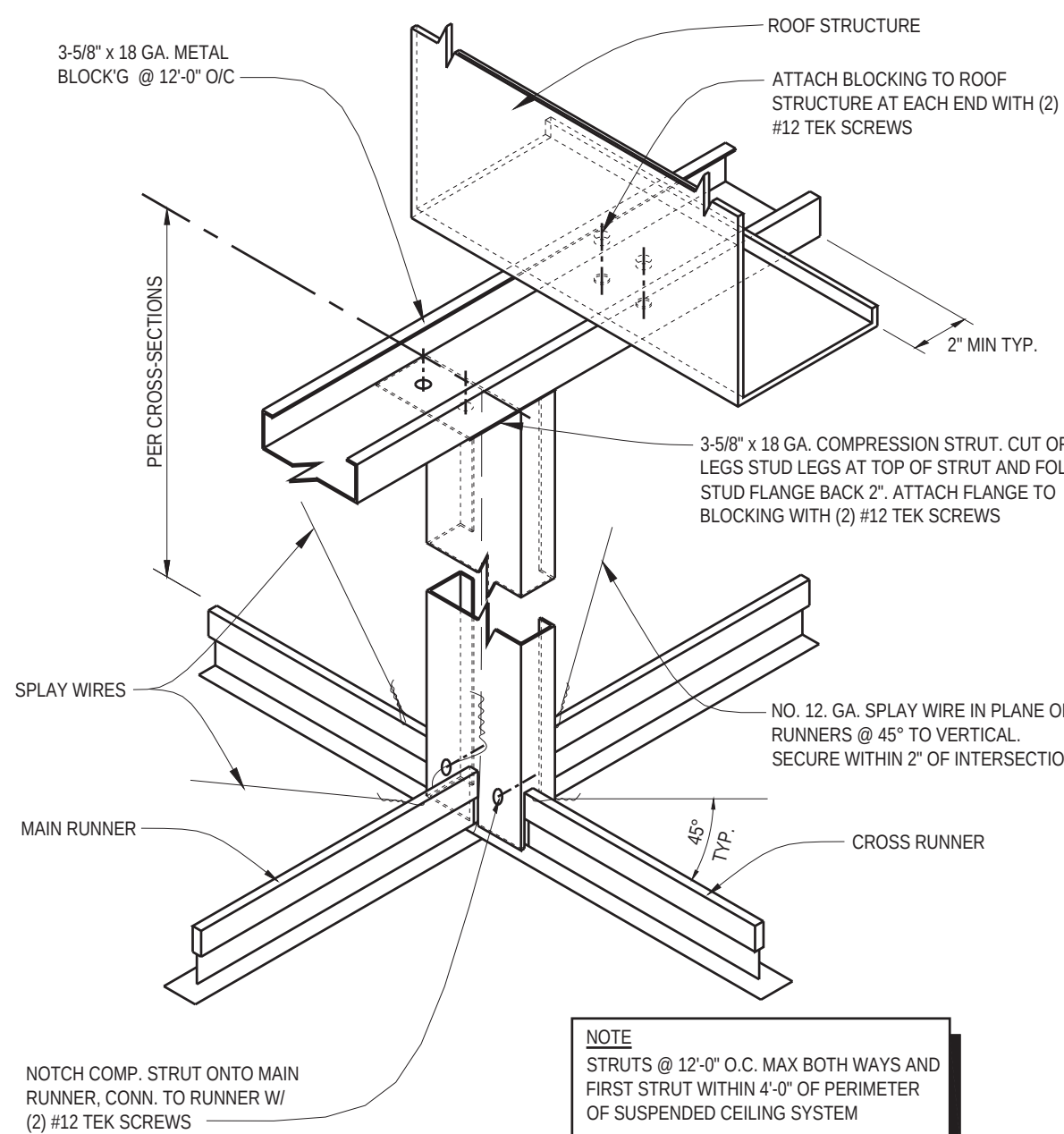
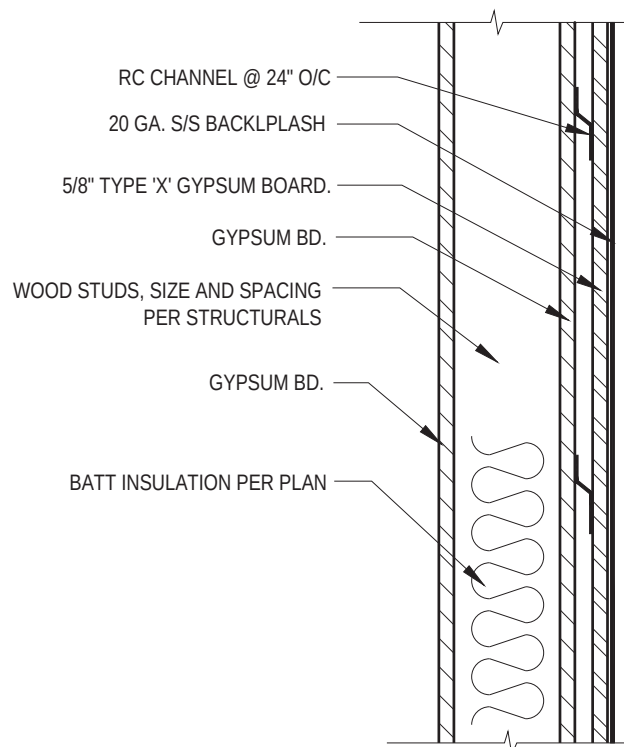
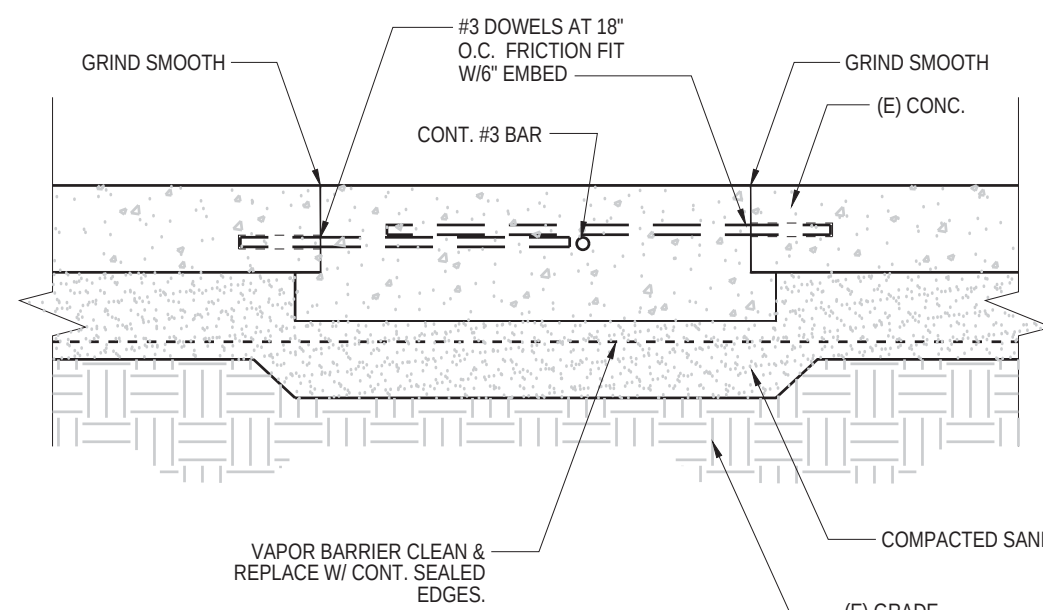
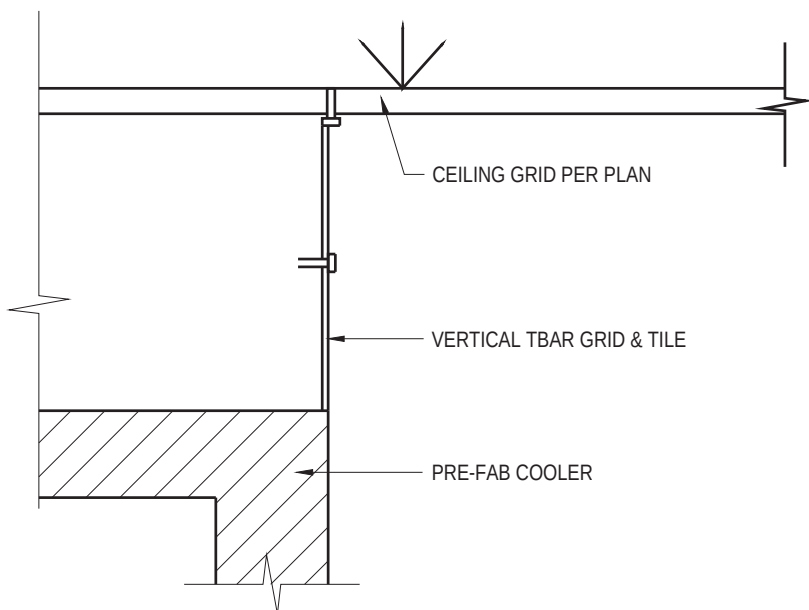
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NO SCALE

C

NO SCALE

D



S.S. CLOSURE AT COOLER TO CLG.

SAW-CUT FLOOR REPLACEMENT

DEMISING WALL AT HOOD

METAL STUD SEISMIC COMPRESSION STRUT DETAIL

NO SCALE

E

NO SCALE

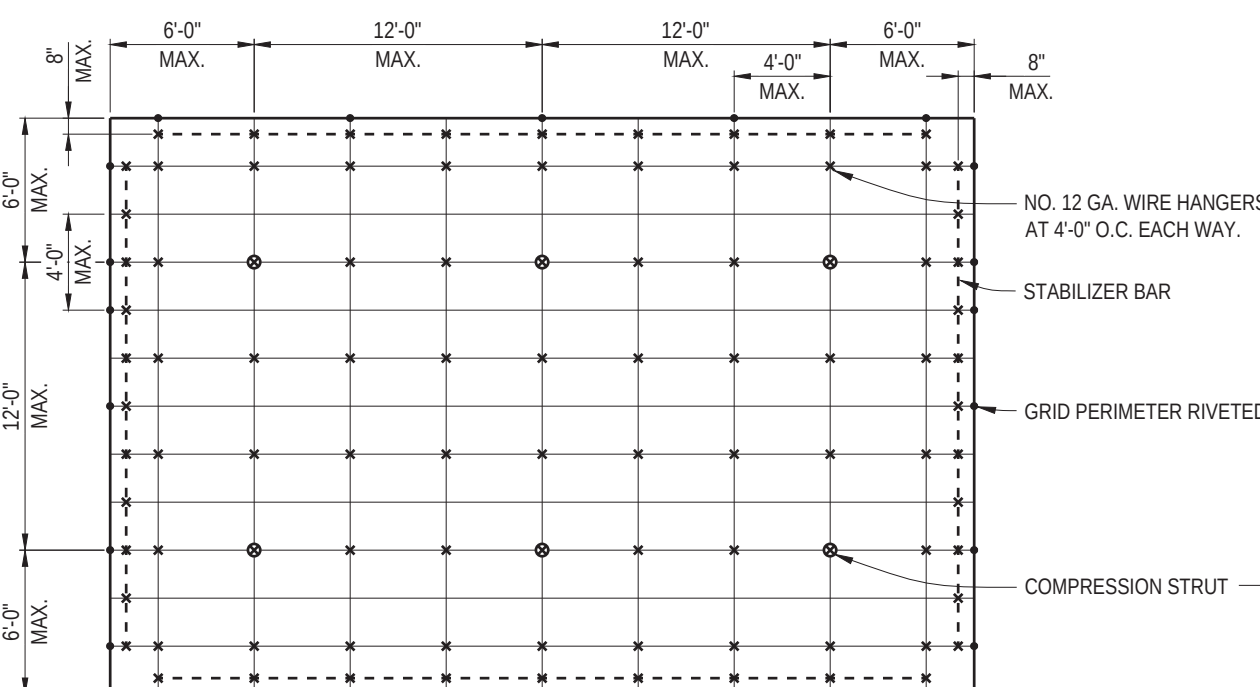
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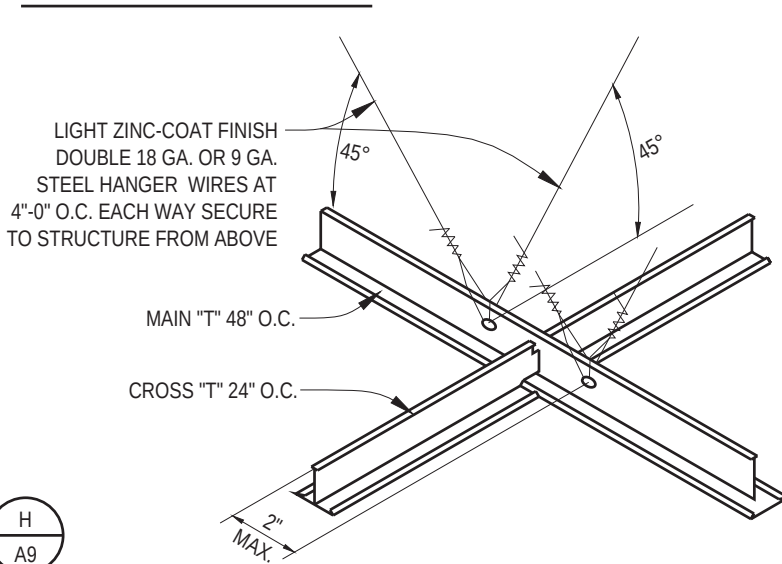
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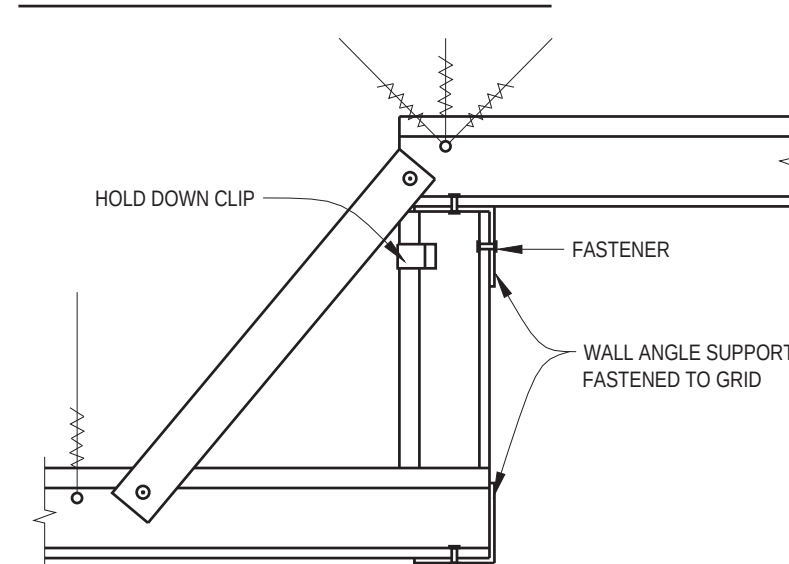
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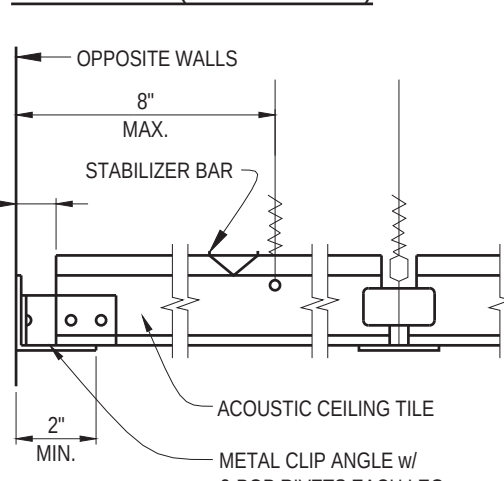
CROSS TEE CONNECTION



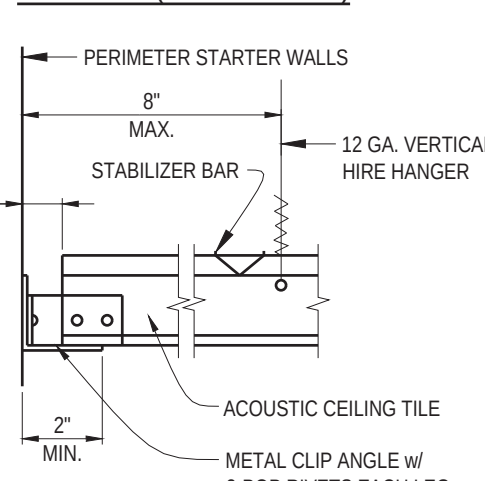
SEISMIC ELEVATION CHANGE BRACING



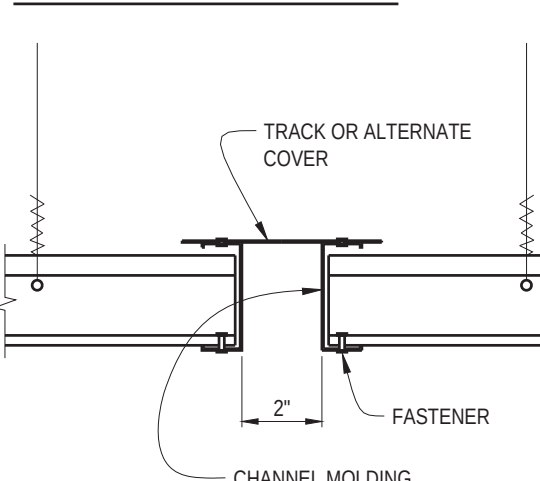
CROSS TEE (RESTRAINED)



MAIN TEE (RESTRAINED)



SEISMIC SEPARATION JOINT



#### GENERAL NOTES

- SUSPENDED ACoustICAL CEILING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM 635, ASTM 636, ASCE 7-10
- SECURE WIRES TO STRUCTURE ABOVE WITH #10 (130) THREADED SCREW OR EQUIVALENT SCREW EYE AT SOLID MEMBERS
- THE SUSPENDED CEILINGS AND LIGHTING SYSTEMS SHALL BE LIMITED TO 6 FEET BELOW THE STRUCTURAL DECK UNLESS THE LATERAL BRACING IS DESIGNED BY A LICENSED ENGINEER OR ARCHITECT.
- POSITIVE BRACING TO THE STRUCTURE SHALL BE PROVIDED AT CHANGES IN THE CEILING PLANE ELEVATION OR AT DISCONTINUITIES IN THE CEILING GRID SYSTEM.
- CABLE TRAYS, ELECTRICAL CONDUITS AND PIPING SHALL BE INDEPENDENTLY SUPPORTED AND INDEPENDENTLY BRACED FROM THE STRUCTURE.
- SPRINKLER HEADS (DROPS) EXCEPT FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES, SHALL BE DESIGNED TO ALLOW FOR FREE MOVEMENT OF THE SPRINKLER PIPES WITH OVERSIZE RINGS, SLEEVES OR ADAPTORS THROUGH THE CEILING TILE. IN ACCORDANCE WITH SECTION 13.5.6.2.2(a) OF ASCE 7, SPRINKLER HEADS PENETRATING FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES SHALL COMPLY WITH CURRENT OF CBC.
- PERIMETER MEMBERS: A MINIMUM WALL ANGLE SIZE OF AT LEAST A TWO INCH HORIZONTAL LEG SHALL BE USED AT PERIMETER WALLS AND INTERIOR FULL HEIGHT PARTITIONS. THE FIRST CEILING TILE SHALL MAINTAIN 3/4" CLEAR FROM THE FINISH WALL SURFACE. AN EQUIVALENT ALTERNATIVE DETAIL THAT WILL PROVIDE SUFFICIENT MOVEMENT DUE TO ANTICIPATED LATERAL BUILDING DISPLACEMENT MAY BE USED IN LIEU OF THE LONG LEG ANGLE SUBJECT TO THE APPROVAL OF THE SUPERINTENDENT OF BUILDING.
- SUSPENDED CEILING ASSEMBLIES LOCATED ALONG MEANS OF EGRESS SERVING AN OCCUPANT LOAD OF 30 OR MORE WHERE THE VERTICAL DISTANCE BETWEEN THE CEILING AND THE STRUCTURAL DECK SHALL COMPLY WITH THE FOLLOWING PROVISIONS:
  - CEILING SUSPENSION SYSTEMS SHALL BE CONNECTED AND BRACED WITH VERTICAL HANGERS ATTACHED DIRECTLY TO THE STRUCTURAL DECK ALONG THE MEANS OF EGRESS SERVING AN OCCUPANT LOAD OF 30 OR MORE AND AT LOBBIES ACCESSORY TO GROUP A OCCUPANCIES. SPACING OF VERTICAL HANGERS SHALL NOT EXCEED 2 FEET ON CENTER ALONG THE ENTIRE LENGTH OF THE SUSPENDED CEILING ASSEMBLY LOCATED ALONG THE MEANS OF EGRESS OR AT THE LOBBY.
  - ALL LAY-IN PANELS SHALL BE SECURED TO THE SUSPENSION CEILING ASSEMBLY WITH TWO HOLD DOWN CLIPS MINIMUM FOR EACH TILE WITHIN A 4-FOOT RADIUS OF THE EXIT LIGHTS AND EXIT SIGNS.
  - INDEPENDENT SUPPORTS AND BRACES SHALL BE PROVIDED FOR LIGHT FIXTURES REQUIRED FOR EXIT ILLUMINATION. POWER SUPPLY FOR EXIT ILLUMINATION SHALL COMPLY WITH THE REQUIREMENTS OF CURRENT OF CBC.
  - SEPARATE SUPPORT FROM THE STRUCTURAL DECK SHALL BE PROVIDED FOR ALL APPENDAGES SUCH AS LIGHT FIXTURES, AIR DIFFUSERS, EXIT SIGNS, AND SIMILAR ELEMENTS.
- RIGID BRACING MAY BE USED INSTEAD OF DIAGONAL SPLAY WIRES. RIGID BRACING MUST LIMIT CEILING MOVEMENT TO LESS THAN 1/4" AT THE POINT OF ATTACHMENT.
- CEILINGS WITHOUT RIGID BRACING MUST HAVE 2 INCHES OVERSIZED TRIM RINGS FOR SPRINKLERS AND OTHER PENETRATIONS, TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.
- IF PARTITIONS ARE ATTACHED TO THE SUSPENDING SYSTEM THEY MUST BE LATERALLY BRACED TO THE BUILDING STRUCTURE.

WHERE THE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM, THE FOLLOWING BRACING METHOD SHALL BE USED:

- INSTALLATION OF COMPONENTS:**
- WIRES HANGERS FOR SUSPENDING CARRYING CHANNELS OR MAIN RUNNERS FROM AN EXISTING STRUCTURE SHALL BE A MINIMUM OF NO. 12 GAGE, GALVANIZED, SOFT ANNEALED, MILD STEEL WIRE. EACH ATTACHMENT SHALL BE WITH A MINIMUM OF THREE TURNS IN 3 INCHES.
  - INTERSECTING WEBS AND FLANGES OF STRUCTURAL MEMBERS SHALL FORM ANGLES BETWEEN THEM OF 90 DEGREES +/- 2 DEGREES.
  - CARRYING CHANNELS AND MAIN RUNNERS SHALL BE INSTALLED SO THAT THEY ARE ALL LEVEL TO WITHIN 1/8 INCH IN 12 FEET. LOCAL KINKS OR BENDS SHALL NOT BE MADE IN HANGER WIRES AS A MEANS OF LEVELING CARRYING CHANNELS.
  - CROSS RUNNERS SHALL BE SUPPORTED BY EITHER MAIN RUNNERS OR BY OTHER CROSS RUNNERS NOT WITHIN 1/2 INCH OF THE REQUIRED CENTER DISTANCES.

#### LIGHTING FIXTURES:

- ALL LIGHTING FIXTURES SHALL BE POSITIVELY ATTACHED TO THE SUSPENDED CEILING SYSTEM. THE ATTACHMENT DEVICE SHALL HAVE A CAPACITY OF 100 % OF THE LIGHTING FIXTURE WEIGHT ACTING IN ANY DIRECTION. NO. 12 GAGE HANGERS SHALL BE ATTACHED TO THE GRID MEMBERS WITHIN 3" OF EACH CORNER OF EACH FIXTURE. TANDEM FIXTURES MAY UTILIZE COMMON WIRES.
- LIGHTING FIXTURES WEIGHING LESS THAN 56 POUNDS SHALL HAVE, IN ADDITION TO THE REQUIREMENTS OUTLINED ABOVE, TWO NO. 12 GAGE HANGERS CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE. THESE WIRES MAY BE SLACK.
- LIGHTING FIXTURES WEIGHING 56 POUNDS OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.
- PENDANT/HUNG LIGHTING FIXTURES SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE USING NO. 8 GAGE WIRE OR APPROVED ALTERNATE SUPPORT WITHOUT USING THE CEILING SUSPENSION SYSTEM FOR DIRECT SUPPORT.

#### MECHANICAL:

- CEILING-MOUNTED AIR TERMINALS OR SERVICES WEIGHING LESS THAN 20 POUNDS SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION MAIN RUNNERS OR TO CROSS RUNNERS WITH THE SAME CARRYING CAPACITY AS THE MAIN RUNNERS.
- TERMINALS OR SERVICES WEIGHING 20 POUNDS, BUT NOT MORE THAN 56 POUNDS, IN ADDITION TO THE ABOVE, SHALL HAVE TWO NO. 12 GA. HANGERS CONNECTED FROM THE TERMINAL OR SERVICE TO THE CEILING SYSTEM HANGERS OR TO THE STRUCTURE ABOVE.
- TERMINALS OR SERVICES WEIGHING 56 POUNDS OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.

- VERTICAL HANGERS: SUSPENSION WIRES SHALL NOT BE SMALLER THAN NO. 12 GAGE SPACED AT 4'-0" ON CENTER OR NO. 10 GAGE AT 5'-0" ON CENTER ALONG EACH MAIN RUNNER UNLESS CALCULATIONS JUSTIFYING THE INCREASED SPACING ARE PROVIDED. EACH VERTICAL WIRE SHALL BE ATTACHED TO THE CEILING SUSPENSION MEMBER AND TO THE SUPPORT ABOVE WITH A MINIMUM OF THREE TURNS. ANY CONNECTION DEVICE AT THE SUPPORTING CONSTRUCTION SHALL BE CAPABLE OF CARRYING NOT LESS THAN 100 POUNDS. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1 IN 6 OUT OF PLUMB UNLESS COUNTER SLOPING WIRES ARE PROVIDED. WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPMENT. A TRAPEZE OR EQUIVALENT DEVICE SHALL BE USED WHERE OBSTRUCTIONS PRECLUDE DIRECT SUSPENSION. TRAPEZE SUSPENSIONS SHALL BE A MINIMUM OF BACK TO BACK 1-1/4" COLD-ROLLED CHANNELS FOR SPANS EXCEEDING 48".
- PERIMETER HANGERS: THE TERMINAL ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY A MAXIMUM OF 8" FROM EACH WALL OR CEILING DISCONTINUITY WITH NO. 12 GAGE WIRE OR APPROVED WALL SUPPORT.
  - LATERAL FORCE BRACING: HORIZONTAL RESTRAINTS SHALL BE EFFECTED BY FOUR NO. 12 GAGE WIRES SECURED TO THE MAIN RUNNER WITHIN TWO INCHES OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. A STRUT FASTEN TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCE. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL DESIGN LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.
  - PERIMETER MEMBERS: UNLESS PERIMETER MEMBERS ARE A STRUCTURAL PART OF THE APPROVED SYSTEM, WALL ANGLES OR CHANNELS SHALL BE CONSIDERED AS AESTHETIC CLOSURES AND WITH NO STRUCTURAL VALUE. FOR THE CEILINGS, ENDS OF MAIN RUNNERS AND CROSS MEMBERS SHALL BE TIED TOGETHER TO PREVENT THEIR SPREADING.
  - MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED TO THE PERIMETER MEMBER AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE TWO OTHER WALLS.

## SUSPENDED CEILING SYSTEM, DETAILS AND SPECIFICATIONS

NO SCALE

I

ARCHITECT



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PROJECT



REVISIONS

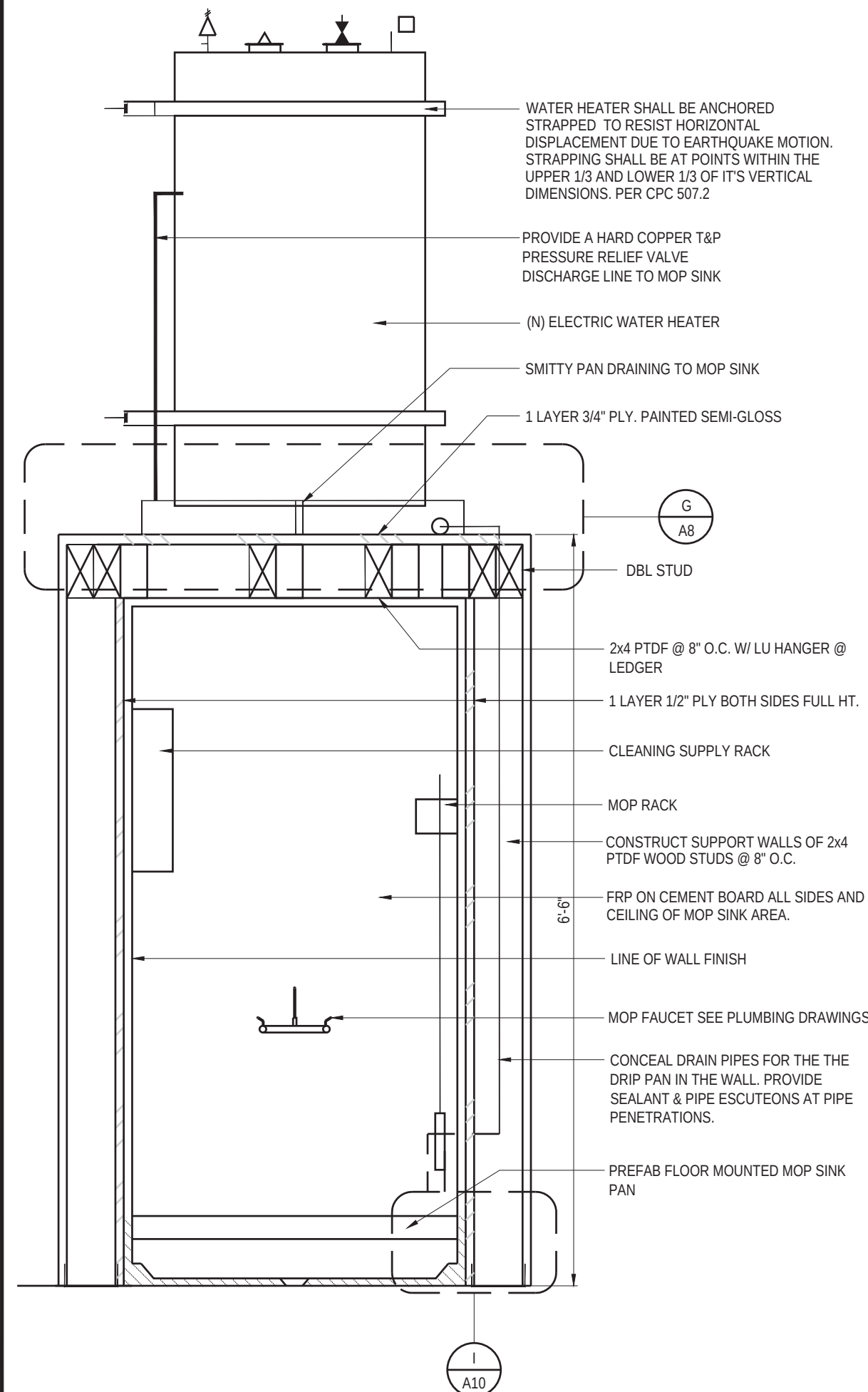
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DETAILS

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| DATE:       | 20-10-22 | SCALE:        | AS NOTED      |
| DRAWN BY:   | AJJP     | CADWASH:      | 22174 DE2.DWG |
| CHECKED BY: | JR       | SHEET NUMBER: |               |
| PROJECT NO: | 22174    |               | A9            |



WATER HEATER SHALL BE ANCHORED STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. PER CPC 507.2

PROVIDE A HARD COPPER T&P PRESSURE RELIEF VALVE DISCHARGE LINE TO MOP SINK

(N) ELECTRIC WATER HEATER

SMITTY PAN DRAINING TO MOP SINK

1 LAYER 3/4" PLY. PAINTED SEMI-GLOSS

DBL STUD

2x4 PTDF @ 8" O.C. W/ LU HANGER @ LEDGER

1 LAYER 1/2" PLY BOTH SIDES FULL HT.

CLEANING SUPPLY RACK

MOP RACK

CONSTRUCT SUPPORT WALLS OF 2x4 PTDF WOOD STUDS @ 8" O.C.

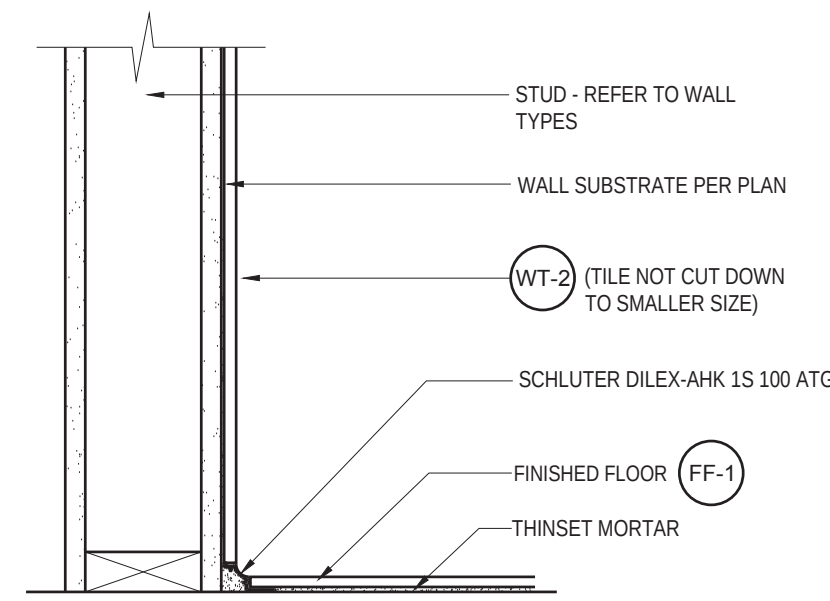
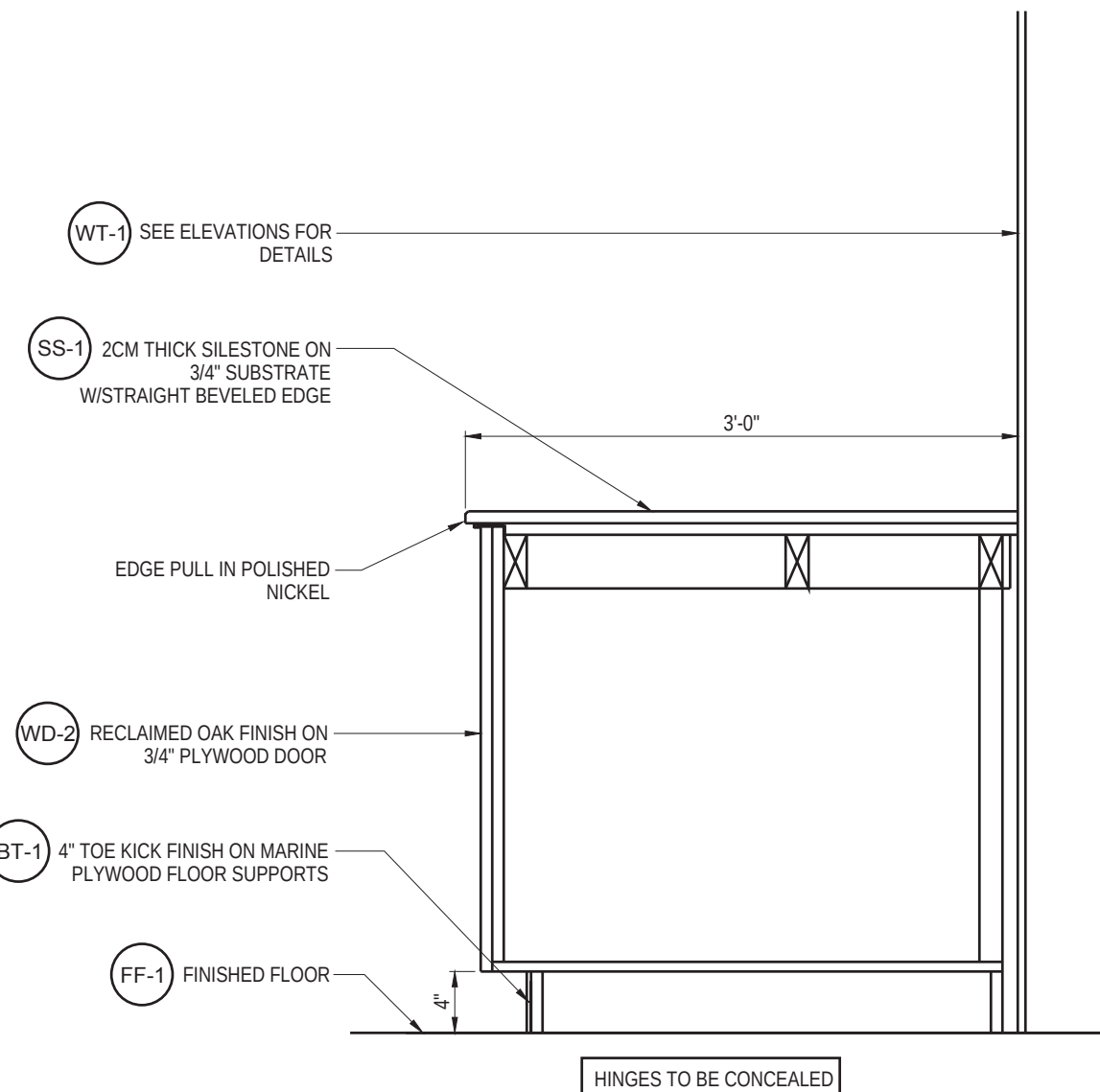
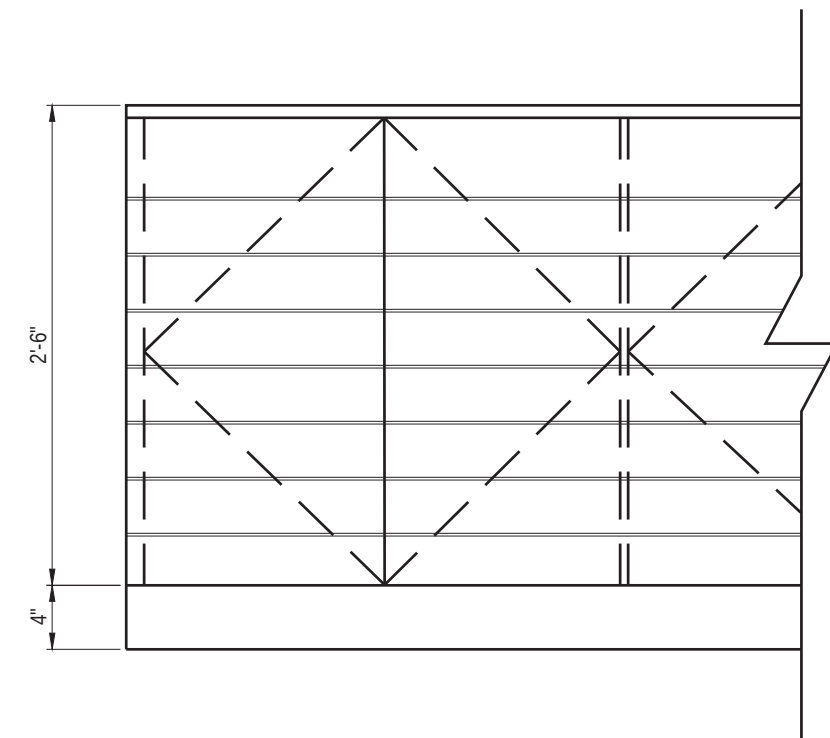
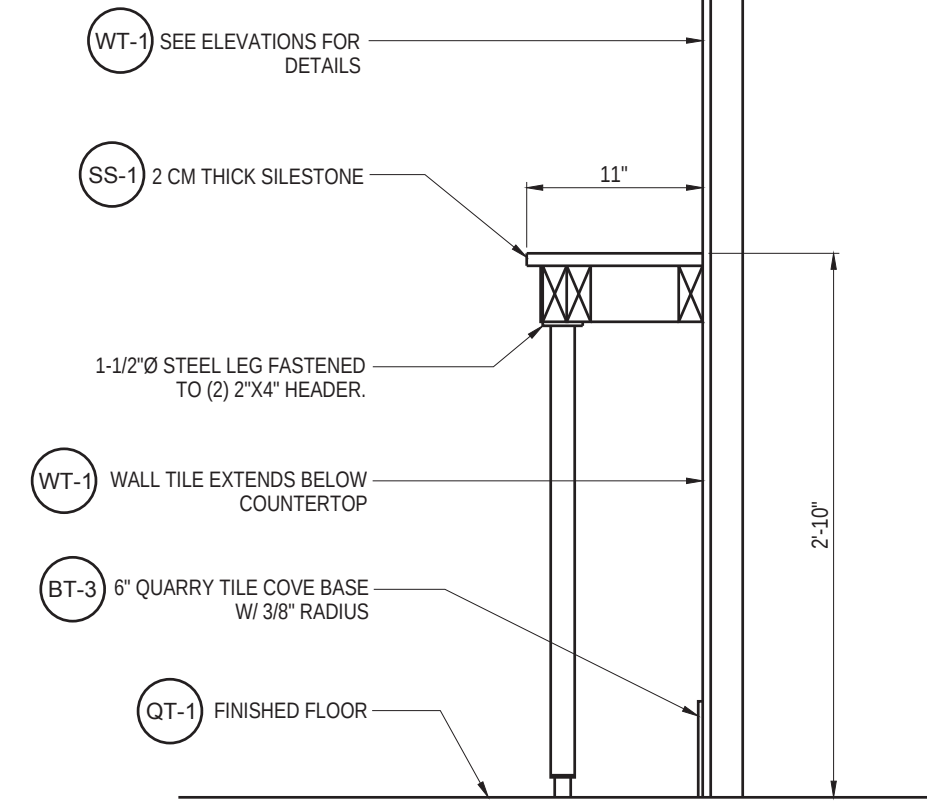
FRP ON CEMENT BOARD ALL SIDES AND CEILING OF MOP SINK AREA.

LINE OF WALL FINISH

MOP FAUCET SEE PLUMBING DRAWINGS

CONCEAL DRAIN PIPES FOR THE THE DRIP PAN IN THE WALL. PROVIDE SEALANT & PIPE ESCUTCHEONS AT PIPE PENETRATIONS.

PREFAB FLOOR MOUNTED MOP SINK PAN



WATER HEATER DETAIL

SECTION AT MEAT/CHEESE CASE

BEVERAGE COUNTER MILLWORK

SECTION AT BEVERAGE COUNTER

COVE PROFILE IN RESTROOM

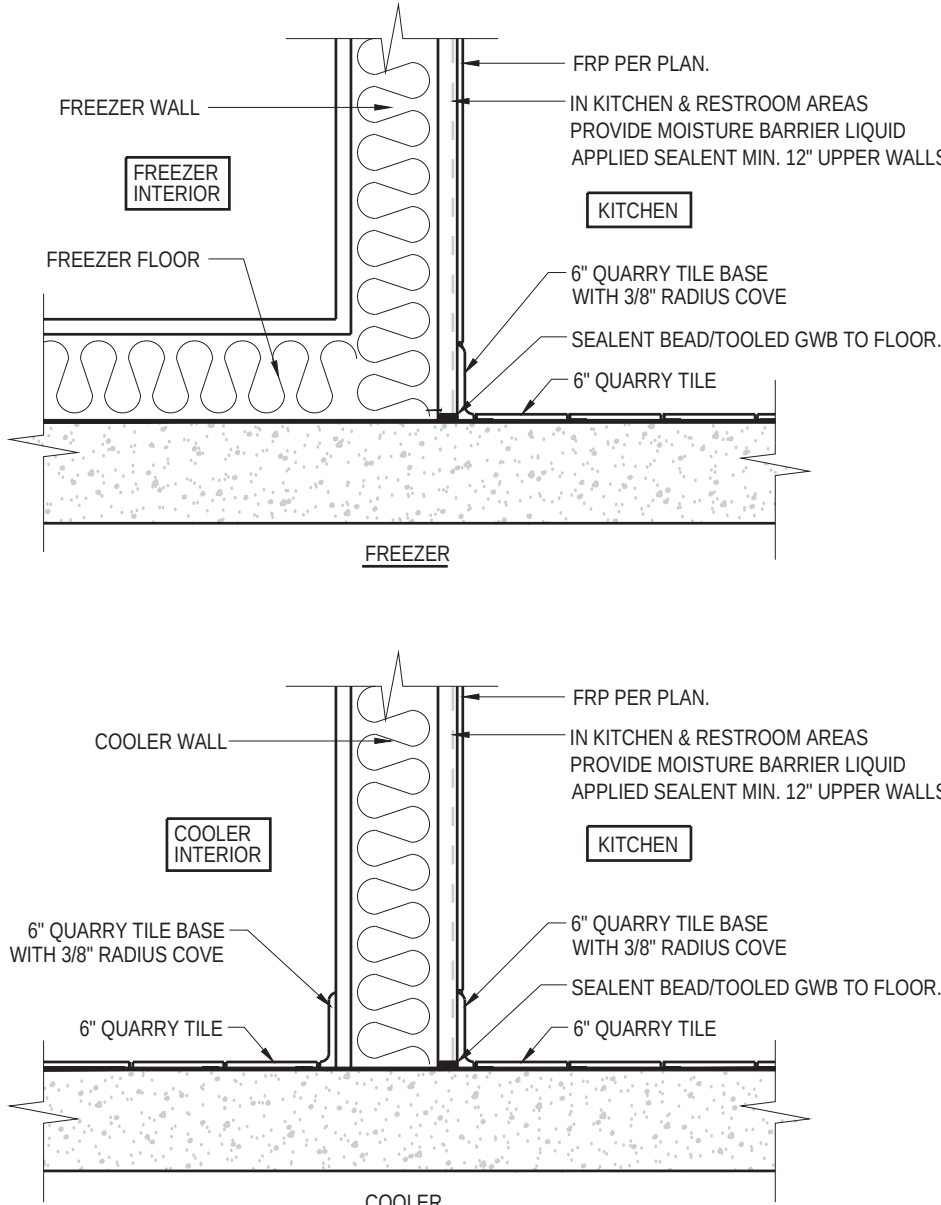
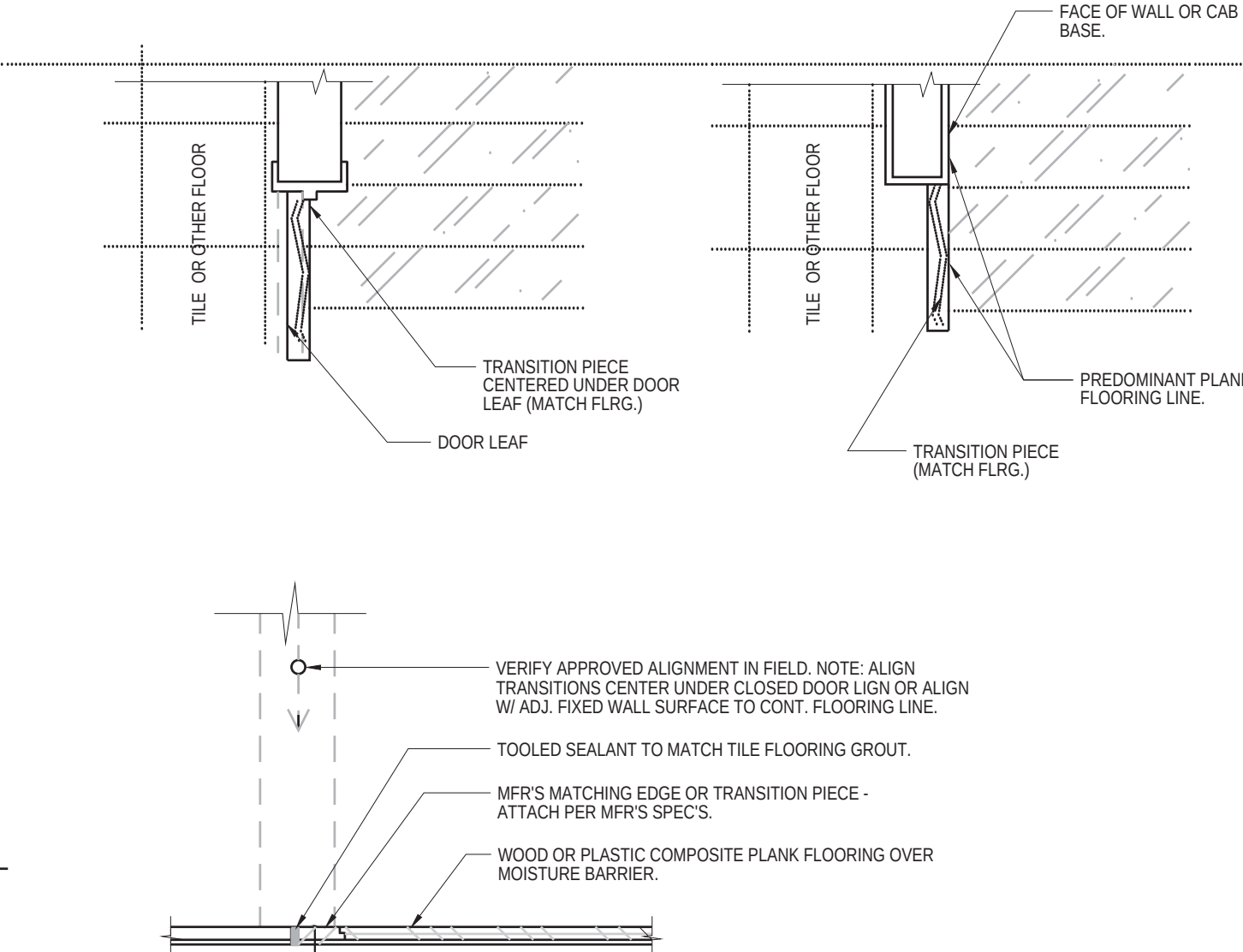
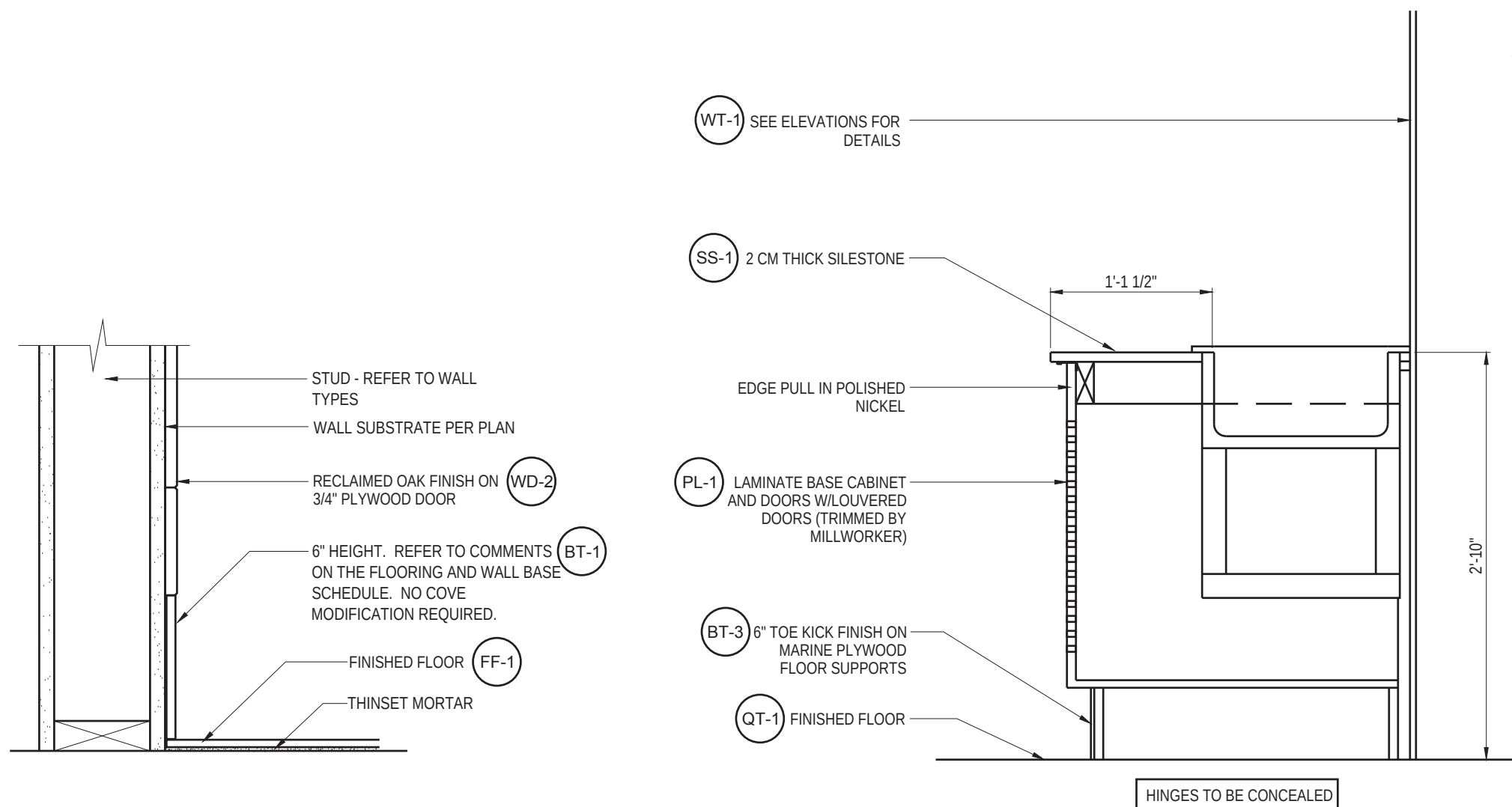
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1"=1'-0"

1"=1'-0"

1"=1'-0"

NO SCALE



WALL BASE PROFILE IN DINING ROOM

SECTION AT 2' DROP IN

FLOORING TRANSITIONS

QUARRY FLOOR / BASE @ WALK-INS

NO SCALE

1"=1'-0"

NO SCALE

NO SCALE

ARCHITECT



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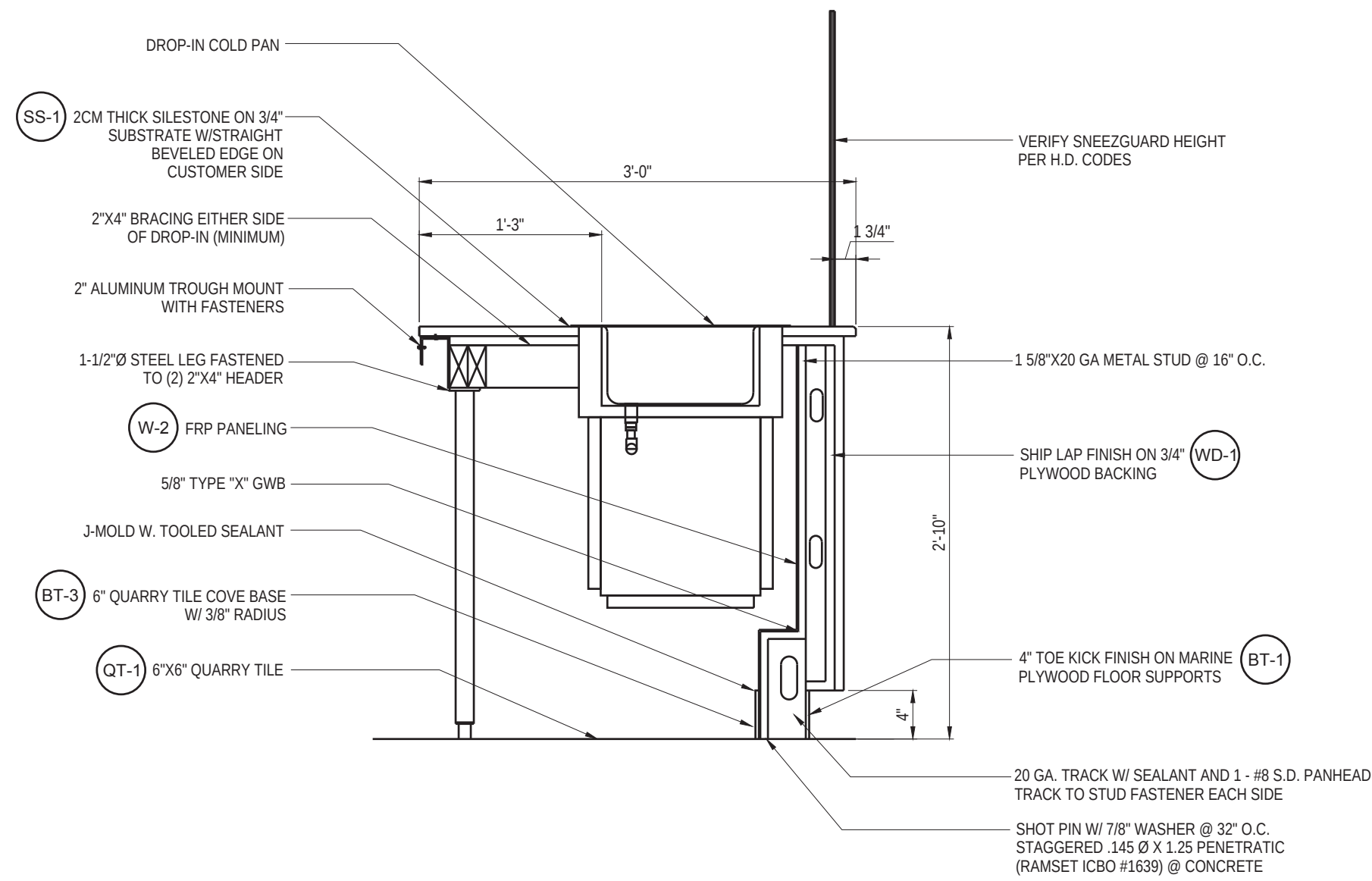
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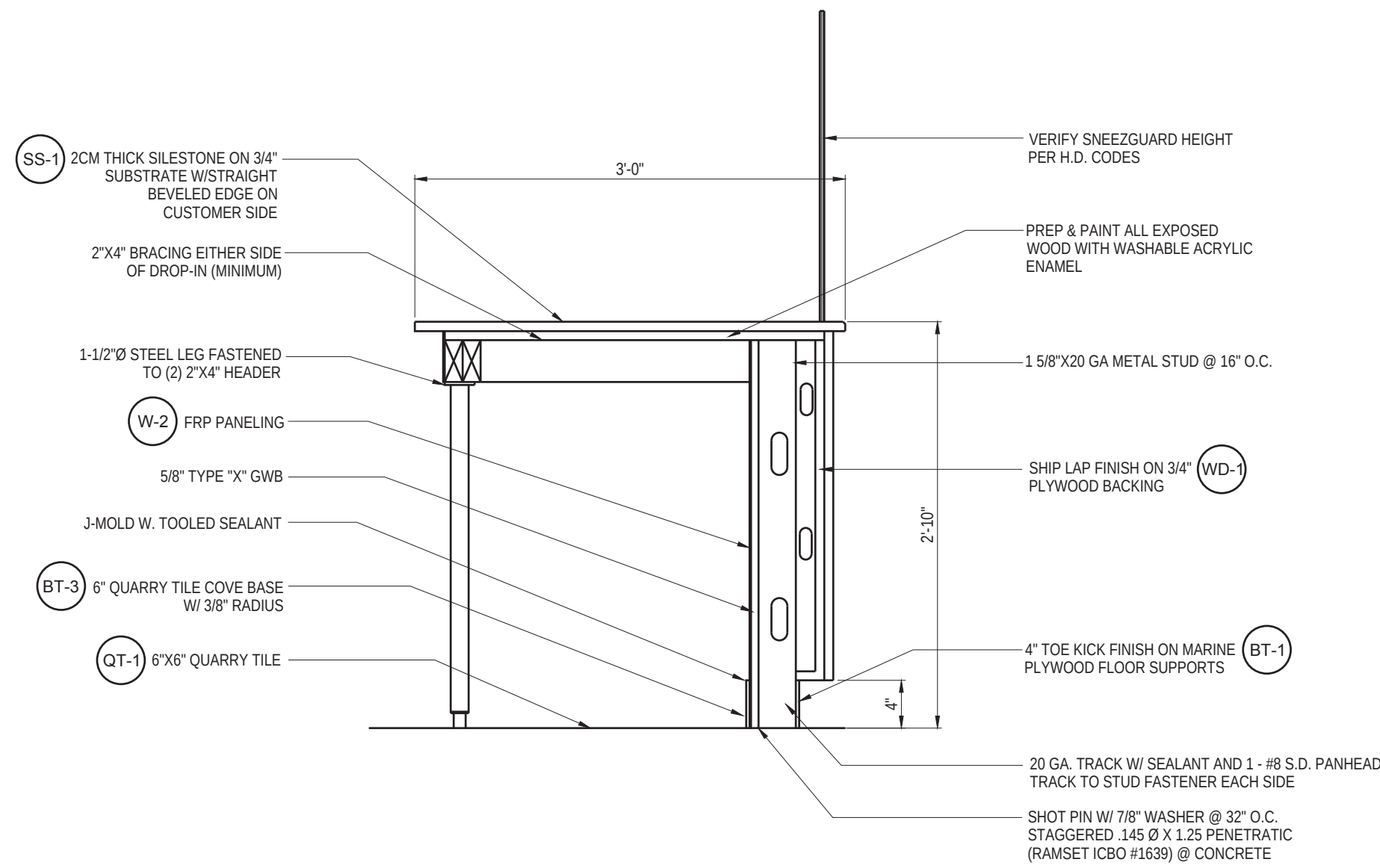
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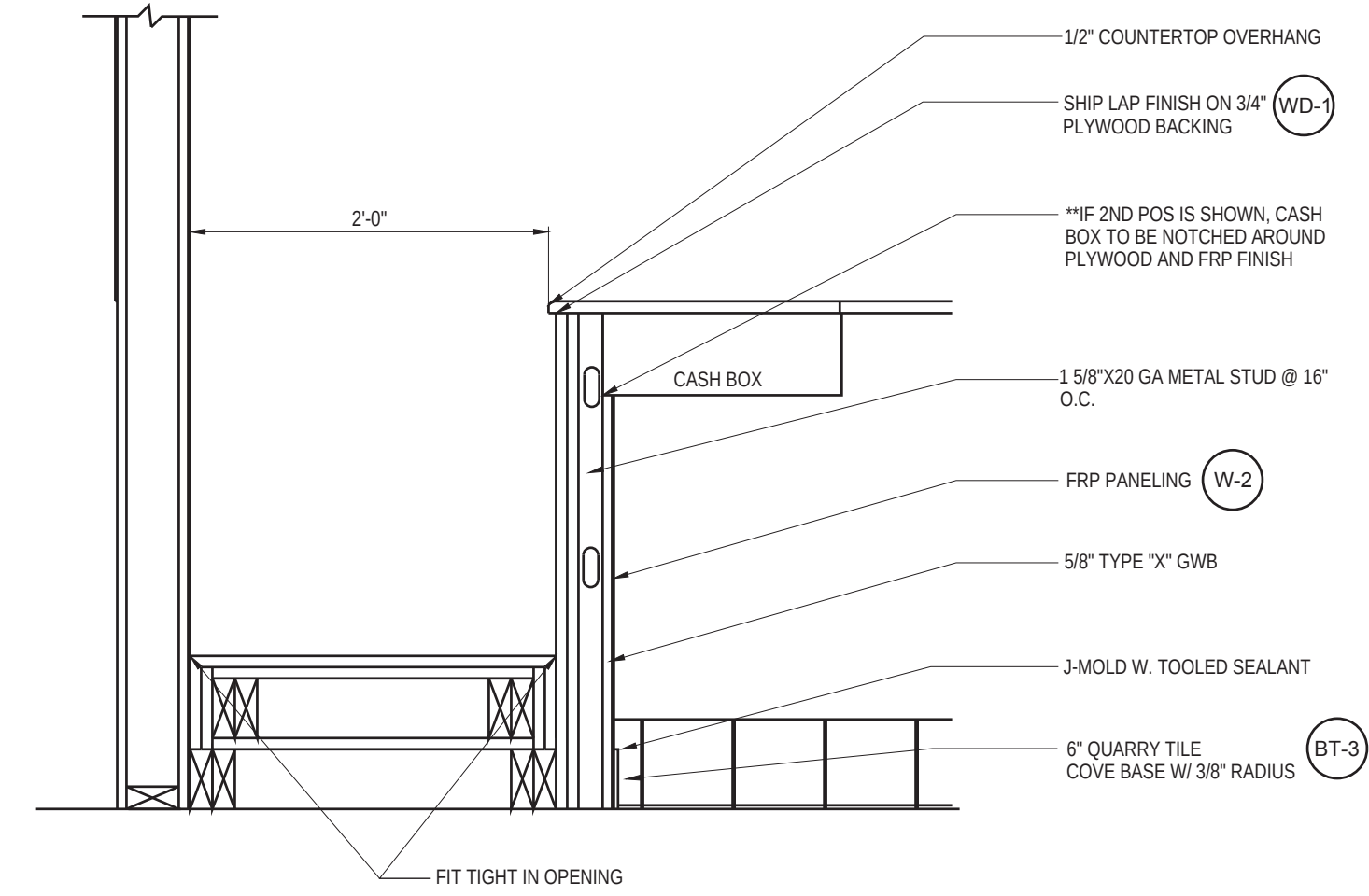
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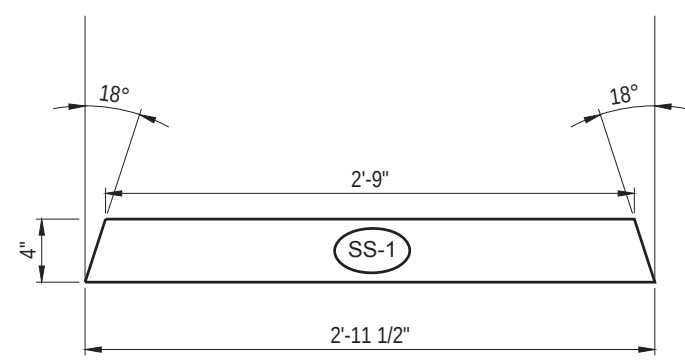
SECTION @ CUSTOMER SERVICE COUNTER W/ DROP IN



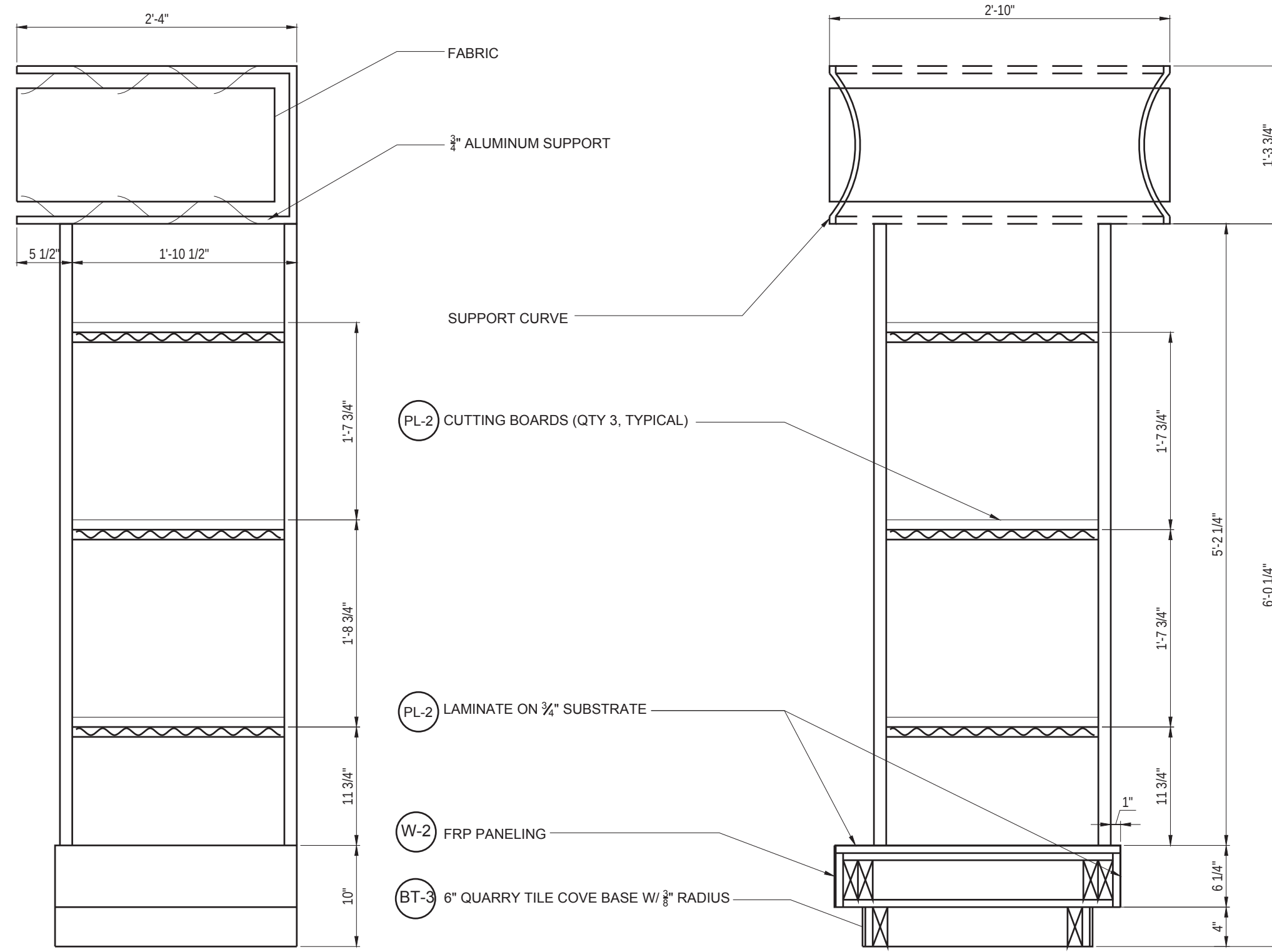
SECTION @ CUSTOMER SERVICE COUNTER



SECTION @ 2ND POS SERVICE COUNTER

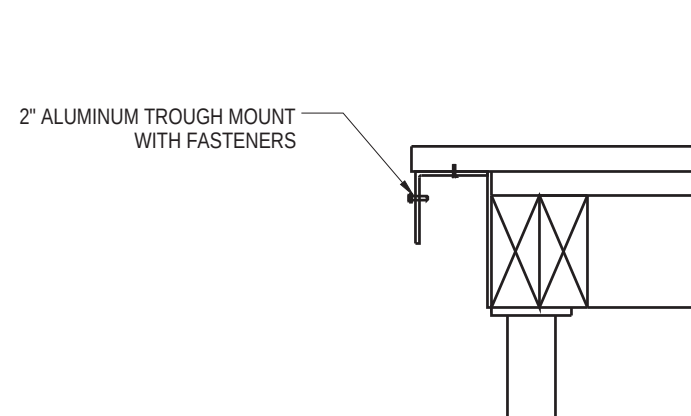


24" PICKUP TOWER ELEVATION

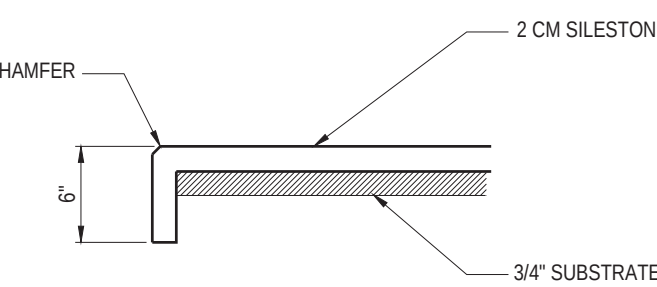


24" PICKUP TOWER SECTION

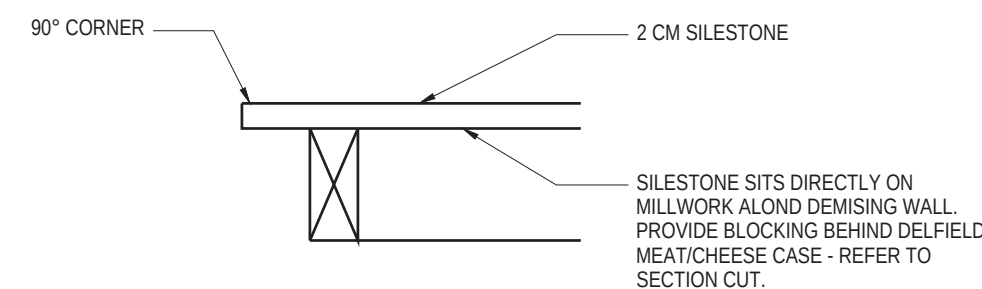
SIDESPLASH ELEVATION @ MEAT CASE



TROUGH ATTACHMENT DETAIL



SILESTONE COUNTERTOP DETAIL AT FRONT LINE AND BEVERAGE COUNTER



SILESTONE COUNTERTOP DETAIL AT KITCHEN AREA COUNTERS

ARCHITECT

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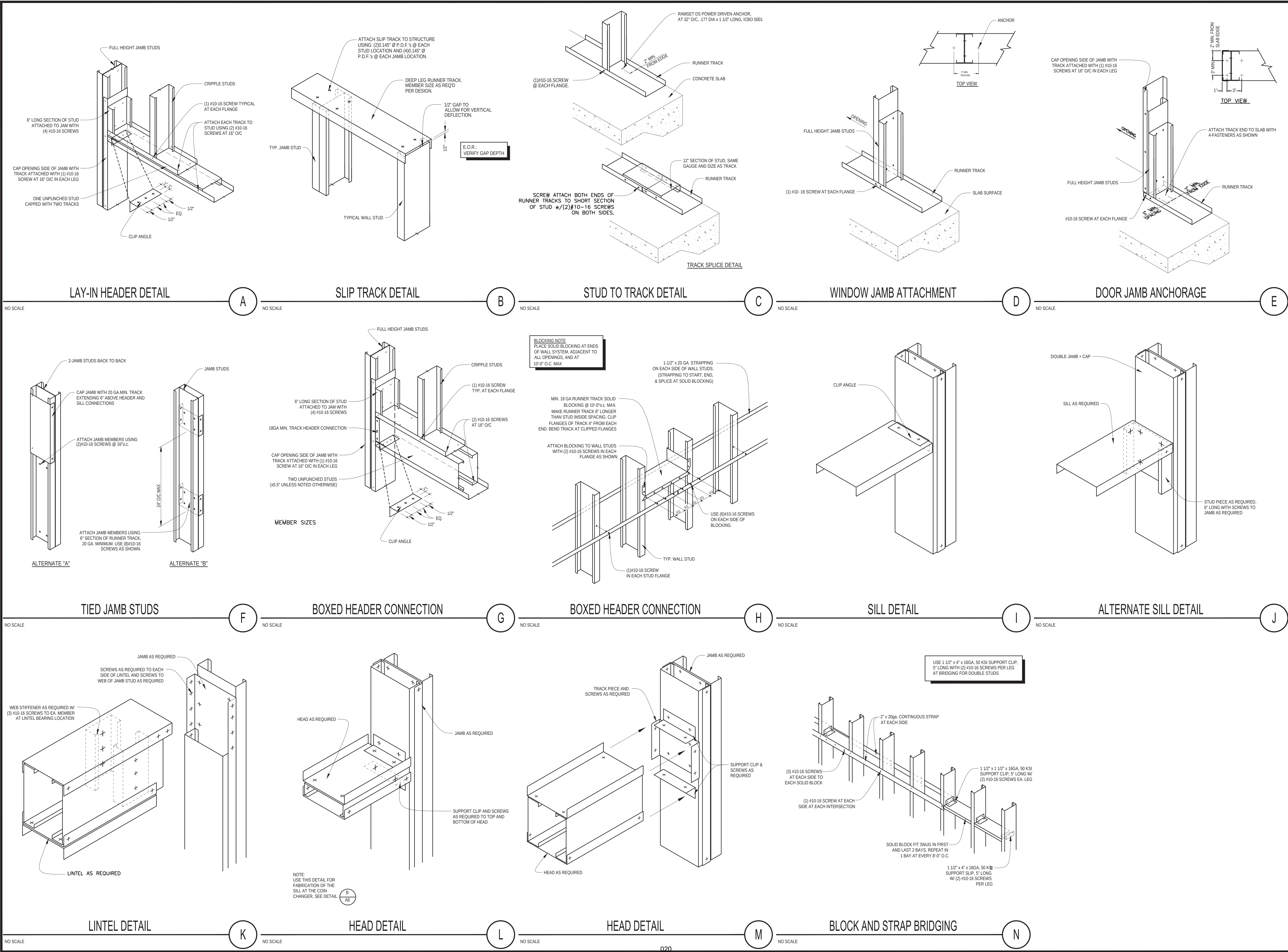
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SHEET TITLE

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| CHECKED BY: | JR       | SHEET NUMBER: |               |
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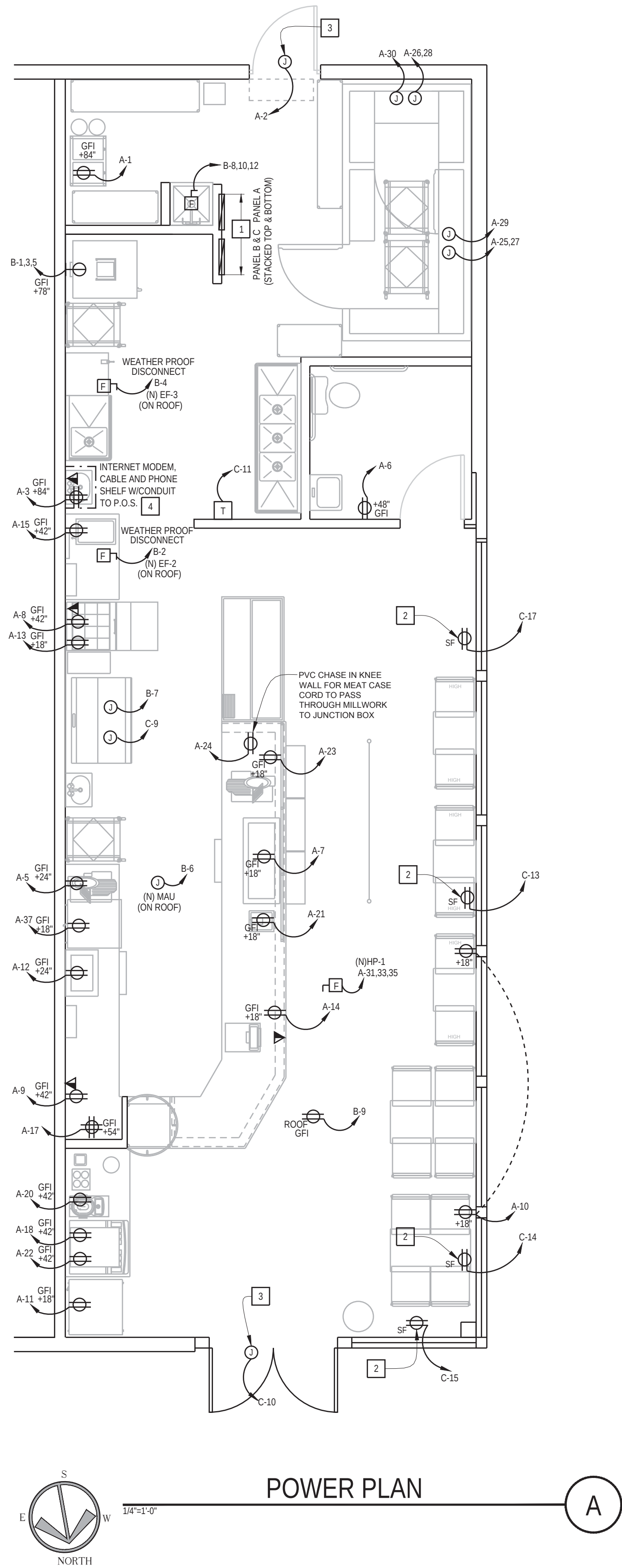
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SHEET TITLE

DETAILS

|             |          |               |               |
|-------------|----------|---------------|---------------|
| DATE:       | 20-10-22 | SCALE:        | AS NOTED      |
| DRAWN BY:   | AJJP     | CHECKED BY:   | 22174 DES.DWG |
| CHECKED BY: | JR       | SHEET NUMBER: | 12            |
| PROJECT NO: | 22174    | DATE:         | 04/04         |



POWER PLAN

SINGLE LINE DIAGRAM

NO SCALE

| PANEL: A                                      |         | 200                  | AMP BUS | UNIT: JERSEY MIKES | TYPE: MAIN LUGS ONLY              |         |
|-----------------------------------------------|---------|----------------------|---------|--------------------|-----------------------------------|---------|
| EXISTING                                      |         | 120/208V             | 3Ø, 4W  | SQ.FT.             | FLUSH MOUNTED                     |         |
| CKT.                                          | CIRCUIT | LOAD WATTS           |         |                    | CIRCUIT DESCRIPTION               | REMARKS |
| NO.                                           | BREAKER | BUS "A"              | BUS "B" | BUS "C"            |                                   |         |
| 1                                             | 20A 1P  | 500                  |         |                    | BAG IN BOX                        |         |
| 2                                             | 20A 1P  | 900                  |         |                    | AIR CURTAIN                       |         |
| 3                                             | 20A 1P  |                      | 360     |                    | PHONE EQUIPMENT                   |         |
| 4                                             | 20A 1P  |                      | 100     |                    | DUCT DETECTOR                     |         |
| 5                                             | 20A 1P  |                      | 360     |                    | RECEPTACLE SLICER 1               |         |
| 6                                             | 20A 1P  |                      | 360     |                    | RESTROOM RECEPTACLE               |         |
| 7                                             | 20A 1P  | 504                  |         |                    | RECEPTACLE COLD PAN 1             |         |
| 8                                             | 20A 1P  | 360                  |         |                    | FUTURE PRINTER                    |         |
| 9                                             | 20A 1P  |                      | 180     |                    | TELEPHONE                         |         |
| 10                                            | 20A 1P  |                      | 900     |                    | CONVENIENCE OUTLETS (180w/ OUTLET |         |
| 11                                            | 20A 1P  |                      | 936     |                    | REFRIGERATED COOLER 1             |         |
| 12                                            | 20A 1P  |                      | 504     |                    | RECEPTACLE COLD PAN 2             |         |
| 13                                            | 20A 1P  | 828                  |         |                    | SANDWICH UNIT                     |         |
| 14                                            | 20A 1P  | 500                  |         |                    | P.O.S. CASH REGISTER              |         |
| 15                                            | 20A 1P  |                      | 1200    |                    | COOK WARMER                       |         |
| 16                                            | 20A 1P  |                      | 0       |                    | SPARE                             |         |
| 17                                            | 20A 1P  |                      | 360     |                    | FUTURE PRINTER                    |         |
| 18                                            | 20A 1P  |                      | 1404    |                    | ICE MAKER                         |         |
| 19                                            | 20A 1P  | 0                    |         |                    | SPARE                             |         |
| 20                                            | 20A 1P  | 1728                 |         |                    | ICE TEA DISPENSER                 |         |
| 21                                            | 20A 1P  |                      | 825     |                    | BACON WARMER                      |         |
| 22                                            | 20A 1P  |                      | 1116    |                    | DRINK DISPENSER                   |         |
| 23                                            | 20A 1P  |                      | 360     |                    | RECEPTACLE SLICER 2               |         |
| 24                                            | 20A 1P  |                      | 1440    |                    | REFRIGERATED DISPLAY CASE         |         |
| 25                                            | 20A 2P  | 894                  |         |                    | WALK-IN COOLER                    |         |
| 26                                            | 20A 2P  | 894                  |         |                    | WALK-IN FREEZER                   |         |
| 27                                            |         |                      | 894     |                    | PART OF CK-25                     |         |
| 28                                            |         |                      | 894     |                    | PART OF CK-26                     |         |
| 29                                            | 20A 1P  |                      | 276     |                    | COOLER FAN                        |         |
| 30                                            | 20A 1P  |                      | 276     |                    | FREEZER FAN                       |         |
| 31                                            | 50A 3P  | 4683                 |         |                    | (N) HP-1                          | HVAC    |
| 32                                            | 60A 3P  | 3600                 |         |                    | PANEL C                           |         |
| 33                                            |         | 4693                 |         |                    | PART OF CK-31                     |         |
| 34                                            |         | 2939                 |         |                    | PART OF CK-32                     | HVAC    |
| 35                                            |         |                      | 4693    |                    | PART OF CK-31                     |         |
| 36                                            |         |                      | 3339    |                    | PART OF CK-32                     | HVAC    |
| 37                                            | 20A 1P  |                      | 360     |                    | UNDERCOUNTER REFRIGERATOR         |         |
| 38                                            | 100A 3P | 8967                 |         |                    | SUB PANEL B                       |         |
| 39                                            | 20A 1P  | 0                    |         |                    | SPARE                             |         |
| 40                                            |         |                      | 7761    |                    | PART OF CK-38                     |         |
| 41                                            | 20A 1P  |                      | 0       |                    | SPARE                             |         |
| 42                                            |         |                      |         | 6356               | PART OF CK-38                     |         |
| MAIN                                          |         | 24368                | 22222   | 22664              | 69254 WATTS                       |         |
| TOTAL = 69.3                                  |         | KW @120/280V 3Ø, 4W= |         | 192.37 AMPS        |                                   |         |
| REMARKS:                                      |         |                      |         |                    |                                   |         |
| LCL= TOTALLED AT 125% FOR LIGHTING CONT. LOAD |         |                      |         |                    |                                   |         |
| SWD= PROVIDE SWITCHING TYPE CIRCUIT BREAKERS  |         |                      |         |                    |                                   |         |
| PC= PROVIDE PHOTOCELL CONTROL                 |         |                      |         |                    |                                   |         |
| HVAC= HVAC LOADS TOTALLED AT 125%             |         |                      |         |                    |                                   |         |
| E= EXISTING BREAKER                           |         |                      |         |                    |                                   |         |

| PANEL B                                       |         | 100 AMP BUS          | UNIT: JERSEY MIKES |            | TYPE: MAIN LUGS ONLY |             |
|-----------------------------------------------|---------|----------------------|--------------------|------------|----------------------|-------------|
| EXISTING                                      |         | 120/208V             | 3Ø, 4W             | SQ.FT.     | FLUSH MOUNTED        |             |
| CKT.                                          | CIRCUIT | LOAD WATTS           |                    |            | CIRCUIT DESCRIPTION  | REMARKS     |
| NO.                                           | BREAKER | BUS "A"              | BUS "B"            | BUS "C"    |                      |             |
| 2                                             | 40A 3P  | 3850                 |                    |            | BREAD OVEN           |             |
| 2                                             | 20A 1P  | 1334                 |                    |            | EF-2                 |             |
| 3                                             |         |                      | 3850               |            | PART OF CK-1         |             |
| 4                                             | 20A 1P  |                      | 218                |            | EF-3                 |             |
| 5                                             |         |                      | 3850               |            | PART OF CK-1         |             |
| 6                                             | 20A 1P  |                      | 1173               |            | MAU                  |             |
| 7                                             | 20A 1P  | 450                  |                    |            | HOOD EXHAUST         |             |
| 8                                             | 40A 1P  | 3333                 |                    |            | WATER HEATER         |             |
| 9                                             | 20A 1P  |                      | 360                |            | ROOF GFI             |             |
| 10                                            |         |                      | 3333               |            | PART OF CK-8         |             |
| 11                                            | 20A 1P  |                      | 0                  |            | SPARE                |             |
| 12                                            |         |                      | 3333               |            | PART OF CK-8         |             |
| 13                                            |         |                      |                    |            |                      |             |
| 14                                            |         |                      |                    |            |                      |             |
| 15                                            |         |                      |                    |            |                      |             |
| 16                                            |         |                      |                    |            |                      |             |
| 17                                            |         |                      |                    |            |                      |             |
| 18                                            |         |                      |                    |            |                      |             |
| 19                                            |         |                      |                    |            |                      |             |
| 20                                            |         |                      |                    |            |                      |             |
| 21                                            |         |                      |                    |            |                      |             |
| 22                                            |         |                      |                    |            |                      |             |
| 23                                            |         |                      |                    |            |                      |             |
| 24                                            |         |                      |                    |            |                      |             |
| MAIN                                          |         | LUGS ONLY            | 8967               | 7761       | 8356                 | 25084 WATTS |
| TOTAL = 25.1                                  |         | KW @120/280V 3Ø, 4W= |                    | 69.68 AMPS |                      |             |
| REMARKS:                                      |         |                      |                    |            |                      |             |
| LCL= TOTALLED AT 125% FOR LIGHTING CONT. LOAD |         |                      |                    |            |                      |             |
| SWD= PROVIDE SWITCHING TYPE CIRCUIT BREAKERS  |         |                      |                    |            |                      |             |
| PC= PROVIDE PHOTOCELL CONTROL                 |         |                      |                    |            |                      |             |
| HVAC= HVAC LOADS TOTALLED AT 125%             |         |                      |                    |            |                      |             |
| E= EXISTING BREAKER                           |         |                      |                    |            |                      |             |

| PANEL C                                       |         | 60 AMP BUS<br>120/208V 3Ø, 4W |         | UNIT: JERSEY MIKES<br>SQ.FT. |                          | TYPE: MAIN LUGS ONLY<br>FLUSH MOUNTED |
|-----------------------------------------------|---------|-------------------------------|---------|------------------------------|--------------------------|---------------------------------------|
| CKT.                                          | CIRCUIT | LOAD WATTS                    |         |                              | CIRCUIT DESCRIPTION      | REMARKS                               |
| NO.                                           | BREAKER | BUS "A"                       | BUS "B" | BUS "C"                      |                          |                                       |
| 1                                             | 20A 1P  | 100                           |         |                              | RESTROOM LIGHT & FAN     | LCL                                   |
| 2                                             | 20A 1P  | 500                           |         |                              | DAYLIGHT SENSOR          |                                       |
| 3                                             | 20A 1P  |                               | 279     |                              | LIGHTING DINING DAYLIGHT | LCL                                   |
| 4                                             | 20A 1P  |                               | 360     |                              | LIGHTING TRACK           | LCL                                   |
| 5                                             | 20A 1P  |                               |         | 1200                         | SIGNAGE                  | LCL                                   |
| 6                                             | 20A 1P  |                               |         | 429                          | LIGHTING KITCHEN         |                                       |
| 7                                             | 20A 1P  | 0                             |         |                              | SPARE                    | LCL                                   |
| 8                                             | 20A 1P  | 0                             |         |                              | LIGHTING DINING          | LCL                                   |
| 9                                             | 20A 1P  |                               | 800     |                              | HOOD LIGHT               |                                       |
| 10                                            | 20A 1P  |                               | 0       |                              | SPARE                    |                                       |
| 11                                            | 20A 1P  |                               |         | 200                          | TIMECLOCK                |                                       |
| 12                                            | 20A 1P  |                               |         | 10                           | EMERGENCY LIGHTING       |                                       |
| 13                                            | 20A 1P  | 1500                          |         |                              | SF RECEPTACLE            |                                       |
| 14                                            | 20A 1P  | 1500                          |         |                              | SF RECEPTACLE            |                                       |
| 15                                            | 20A 1P  |                               | 1500    |                              | SF RECEPTACLE            |                                       |
| 16                                            | 20A 1P  |                               | 0       | 1500                         | SF RECEPTACLE            |                                       |
| 17                                            | 20A 1P  |                               |         |                              |                          |                                       |
| 18                                            |         |                               |         |                              |                          |                                       |
| 19                                            |         |                               |         |                              |                          |                                       |
| 20                                            |         |                               |         |                              |                          |                                       |
| 21                                            |         |                               |         |                              |                          |                                       |
| 22                                            |         |                               |         |                              |                          |                                       |
| 23                                            |         |                               |         |                              |                          |                                       |
| 24                                            |         |                               |         |                              |                          |                                       |
| MAIN LUGS ONLY                                |         | 3600                          | 2939    | 3339                         | 9878 WATTS               |                                       |
| TOTAL @120/280V 3Ø, 4W=                       |         |                               |         | 27.44                        | AMPS                     |                                       |
| REMARKS:                                      |         |                               |         |                              |                          |                                       |
| LCL= TOTALLED AT 125% FOR LIGHTING CONT. LOAD |         |                               |         |                              |                          |                                       |
| SWD= PROVIDE SWITCHING TYPE CIRCUIT BREAKERS  |         |                               |         |                              |                          |                                       |
| PC= PROVIDE PHOTOCELL CONTROL                 |         |                               |         |                              |                          |                                       |
| HVAC= HVAC LOADS TOTALLED AT 125%             |         |                               |         |                              |                          |                                       |
| E= EXISTING BREAKER                           |         |                               |         |                              |                          |                                       |

- FIELD VERIFY ALL CONDITIONS**
- DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.
  - THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.
  - BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES. THE PLANS AND SPECIFICATIONS NOT WITHSTANDING, THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.
- GENERAL POWER NOTES**
- REFER TO MECHANICAL PLAN FOR LOCATION OF MECHANICAL EQUIPMENT. FIELD VERIFY EXACT LOCATIONS. PROVIDE AND INSTALL ALL CONVENIENCE RECEPTACLES, SAFETY SWITCHES, WIRING, OR OTHER EQUIPMENT TO ENSURE A COMPLETE & OPERABLE HVAC SYSTEM.
  - ALL CEILING MOUNTED RECEPTACLE COVERPLATES IN WHITE CEILING SHALL BE WHITE IN COLOR.
  - ALL WALL MOUNTED RECEPTACLES, SWITCHES, AND COVERPLATES SHALL BE WHITE IN COLOR.
  - CONDUIT FOR DATA/TELEPHONE OUTLETS SHALL HAVE 90° BENDS. IF THE CONDUIT RUN REQUIRES MORE THAN THREE 90° BENDS, PROVIDE A FULL JUNCTION BOX AFTER EACH SET OF THREE 90° BENDS.
  - LABEL ALL COVERPLATES ON INSIDE FACE OF PLATE WITH CIRCUIT NUMBER AND PANEL DESIGNATION. I.E. "1-1". CIRCUIT SHALL BE WRITTEN WITH PERMANENT MARKER IN A CONTRASTING COLOR.
  - (IF APPLICABLE) REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF RECEPTACLES, DATA/TELEPHONE OUTLETS AND OTHER DEVICES.
- CONSTRUCTION SAFETY**
- THE ELECTRICAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC., AND TO PREVENT HAZARD TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY THIS OR ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

- ELECTRICAL POWER NOTES**
- ELECTRICAL SERVICE EQUIPMENT:**  
(1) PROVIDE TIME CLOCK AND MISC. EQUIPMENT AS REQUIRED IN GENERAL NOTES & SPECIFICATIONS.  
(2) PROVIDE CLEARANCE FOR PANEL PER NEC 110-29(a).
  - SHOW WINDOW RECEPTACLE - CEILING:**  
(1) RECEPTACLES AND COVERPLATES WITH AN "SF" DESIGNATION SHALL BE MOUNTED ON CEILING AT STOREFRONT PARALLEL TO STOREFRONT GLASS. COORDINATE LOCATION WITH LOCAL ARCHITECTURAL ELEMENTS. CIRCUIT TO PANEL AS INDICATED. WIRE THROUGH CEC LIGHTING SCHEMATIC & TIME CLOCK
  - EXTERIOR SIGNAGE:**  
DEDICATED CIRCUIT USED TO POWER WATER PROOF J-BOX FOR STOREFRONT SIGN. ELECTRICAL CONTRACTOR SHALL INSTALL LOCK ON DEDICATED CIRCUIT BREAKER THAT MUST BE CAPABLE OF BEING LOCKED IN THE OPEN POSITION IN ORDER TO COMPLY WITH DISCONNECT REQUIREMENTS PER NEC SECTION 800.6. CIRCUIT SHALL NOT SHARE NEUTRAL OR GROUND WITH ANY OTHER EQUIPMENT. VERIFY OR PROVIDE TIME CLOCK.
  - PHONE EQUIPMENT**  
PROVIDE 3/4" PLYWOOD BACKBOARD FOR ELECTRICAL AND TELEPHONE EQUIPMENT. SIZE & SECURE AS REQUIRED. FIELD VERIFY EXACT LOCATION OF LANDLORD TELEPHONE SERVICE STUB-IN AND EXTEND AS REQUIRED FOR VENDORS CONNECTION TO TENANT TELEPHONE EQUIPMENT.
- POWER PLAN SHEET NOTES**
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE HIS/HER WORK.
  - THE ELECTRICAL DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF THE WORK TO BE ACCOMPLISHED AND AS SUCH SHOULD NOT BE INTERPRETED TO INDICATE ANY WORK, EQUIPMENT OR OR MATERIAL THAT IS CONTRARY TO THE N.E.C. OR ANY OTHER GOVERNING CODES OR ORDINANCES.
  - MAIN METERING AND DISTRIBUTION GEAR SHALL COMPLY WITH SERVING UTILITY COMPANY, N.E.C., U.L., AND ALL LOCAL GOVERNING AGENCIES PRIOR TO INSTALLATION OF SAID EQUIPMENT.
  - ALL ELECTRICAL WORK SHALL COMPLY WITH ALL N.E.C., U.L., AND ALL OTHER LOCAL GOVERNING ORDINANCES AND CODES HAVING LEGAL JURISDICTION.
  - THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF SERVICE POINTS WITH THE SERVING UTILITY COMPANY AND COMPLY WITH ALL REQUIREMENTS OF SERVING COMPANY. VERIFY SERVING VOLTAGE REQUIREMENTS AND NOTIFY ALL TRADES OF SERVING VOLTAGE.
  - ALL SYSTEMS AND EQUIPMENT GROUNDS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL CODE REQUIREMENTS.
  - THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL H.V.A.C. EQUIPMENT AND SHALL FURNISH AND INSTALL ALL CONDUCTORS AND CONDUIT TO ALL EQUIPMENT AND CONTROLS. CONTRACTOR SHALL MAKE ALL NECESSARY CONNECTIONS AS REQUIRED FOR A COMPLETE WORKING SYSTEM. CONTRACTOR SHALL VERIFY ALL SIZES & ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION.
  - CONTRACTOR SHALL VERIFY INTERRUPTING CAPACITIES WITH SERVING UTILITY COMPANY AND PROVIDE ALL SWITCH GEAR AS REQUIRED FOR THEIR DRAWINGS.
  - CONTRACTOR SHALL VERIFY AND INCLUDE IN BID ALL SERVICE COSTS THAT MAY BE REQUIRED BY THE SERVING UTILITY COMPANY.
  - CONTRACTOR SHALL VERIFY THE SIZE, NUMBER AND LOCATION OF ALL PRIMARY AND SECONDARY CONDUIT WITH THE LOCAL SERVING UTILITY.
  - CONTRACTOR SHALL VERIFY WITH THE SERVING UTILITY COMPANY THE LOCATION, SIZE AND MINIMUM CLEARANCE REQUIREMENTS FOR ALL TRANSFORMERS OR SIMILAR EQUIPMENT.
  - THE CONTRACTOR SHALL PROVIDE AND INSTALL STARTER AND/OR DISCONNECTS ON ALL EQUIPMENT WITHOUT FACTORY MOUNTED SAFETY DEVICES AND SHALL BE RESPONSIBLE FOR FLEX CONNECTIONS TO ALL EQUIPMENT FROM J-BOXES AS INDICATED ON PLANS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. THIS EQUIPMENT INCLUDES BUT IS NOT LIMITED TO ALL MOTORS, CONTROLLERS AND PILOT DEVICES AS SUPPLIED BY OTHERS.
  - ALL WIRE #10 AND LARGER SHALL BE COPPER THW RATED 75°.
  - ALL WIRE SMALLER THAN #10 SHALL BE COPPER THW RATED 60°.
  - FUSES AND CIRCUIT BREAKERS SHALL COMPLY WITH SERVING UTILITY COMPANY INTERRUPTING CAPACITY REQUIREMENTS.
  - TELEPHONE SYSTEM IS SCHEMATIC ONLY AND SHALL BE INSTALLED PER OWNERS REQUIREMENTS.
  - MOUNT ALL SWITCHES AT 48" A.F.F. UNLESS OTHERWISE NOTED.
  - MOUNT ALL WALL OUTLETS AT 15" A.F.F. UNLESS OTHERWISE NOTED.
  - SWITCHBOARD AS A COMPLETE UNIT SHALL BE U.L. RATED BY MANUFACTURE FOR THE AVAILABLE FAULT CURRENT OF 42,000 AMPS I.C., U.N.O.
  - BREAKERS IN ALL SUB-PANELS SHALL BE U.L. RATED FOR A MINIMUM OF 10,000 AMPS ICA OR PER SERVING UTILITY COMPANY.
  - PLASTIC PIPE APPROVED FOR UNDERGROUND USE MAY BE USED WHERE ALLOWED BY GOVERNING BUILDING AUTHORITY.
  - PROVIDE CONDUIT W/ PULL CORD FROM MAIN TELEPHONE JUNCTION BOX TO SERVING TELEPHONE COMPANY'S P.O.C. (VERIFY REQUIREMENTS WITH SERVING TELEPHONE COMPANY).
  - THE MAXIMUM HEIGHT OF ALL PROPOSED ELECTRICAL SWITCH GEAR IS 7'-0", U.N.O.
  - EACH SIGN AND OUTLINE LIGHTING SYSTEM, OR FEEDER CIRCUIT OR BRANCH CIRCUIT SUPPLYING A SIGN OR OUTLINE LIGHTING SYSTEM, SHALL BE CONTROLLED BY AN EXTERNALLY OPERABLE SWITCH OR CIRCUIT BREAKER THAT WILL OPEN ALL UNGROUNDED CONDUCTORS.
  - OVERCURRENT DEVICE ENCLOSURES WILL BE IDENTIFIED AS SERIES-RATED AND LABELED IN ACCORDANCE WITH NEC 110-22.
  - THE OVERCURRENT DEVICES SHALL BE AIC RATED PER MANUFACTURERS LABELING OF THE ELECTRICAL EQUIPMENT.
  - EXISTING CONDITIONS SHOWN ARE BASED ON AS-BUILT INFORMATION PROVIDED BY THE OWNER AND LIMITED FIELD VERIFICATION. CONTRACTOR SHALL ADJUST FOR ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - ALL NEW POWER AND LIGHTING CONDUITS ON THIS PROJECT SHALL INCLUDE AN INSULATED GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS NOTED OR PER NEC WHERE NOT NOTED. THIS GROUNDING CONDUCTOR SHALL BE PROVIDED REGARDLESS OF THE TYPE OF CONDUIT USED.
  - SEE "R" SHEETS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS APPLICABLE TO THE ELECTRICAL SYSTEM.
  - ALL SWITCHES SHALL BE RATED TO ACCOMMODATE THE EQUIPMENT BEING SERVED.
  - VERIFY EXACT LOCATIONS OF NEW EQUIPMENT, ETC. WITH OWNER. PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO RELOCATE ANY EQUIPMENT IN ANY DIRECTION (10'-0" MAXIMUM) WITHOUT CHANGE IN CONTRACT PRIOR TO INSTALLATION.
  - ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMPERE RECEPTACLES INSTALLED IN KITCHENS SHALL HAVE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
  - CONDUITS ENTERING/LEAVING COOLERS AND FREEZERS SHALL BE SEALED.

| ELECTRICAL DEVICE LEGEND                                                                                                                                                              |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| SYMBOL                                                                                                                                                                                | DESCRIPTION                                                                         |
|                                                                                                                                                                                       | WIRED JUNCTION BOX 18"                                                              |
|                                                                                                                                                                                       | 50A RECEPTACLE                                                                      |
|                                                                                                                                                                                       | 30A 250V RECEPTACLE                                                                 |
|                                                                                                                                                                                       | STORE FRONT RECEPTACLE, 3 WIRE GRD. TYPE, 20A 18"                                   |
|                                                                                                                                                                                       | DUPLEX RECEPTACLE, 3 WIRE GRD. TYPE, 20A 18"                                        |
|                                                                                                                                                                                       | DUPLEX RECEPTACLE, WEATHERPROOF, 20A 18"                                            |
|                                                                                                                                                                                       | GROUND FAULT PROTECTED DUPLEX RECEPTACLE, 20A                                       |
|                                                                                                                                                                                       | QUADRUPLEX WALL RECEPTACLE, 20A AS REQUIRED                                         |
|                                                                                                                                                                                       | LOW VOLTAGE BUZZER TRANSFORMER 48"                                                  |
|                                                                                                                                                                                       | TOGGLE SWITCH - SINGLE, 3-WAY & 4-WAY                                               |
|                                                                                                                                                                                       | SINGLE POLE SWITCH WITH OCCUPANCY SENSOR                                            |
|                                                                                                                                                                                       | 0-10V DIMMER SWITCH 1500W                                                           |
|                                                                                                                                                                                       | LED DIMMER SWITCH                                                                   |
|                                                                                                                                                                                       | TELEPHONE OUTLET 18"                                                                |
|                                                                                                                                                                                       | TELEDATA OUTLET 48"                                                                 |
|                                                                                                                                                                                       | CABLE OUTLET 102"                                                                   |
|                                                                                                                                                                                       | NON FUSED DISCONNECT SWITCH RATED TO ACCOMMODATE EQUIPMENT BEING SERVED AS REQUIRED |
|                                                                                                                                                                                       | MAGNETIC MOTOR STARTER AS REQUIRED                                                  |
|                                                                                                                                                                                       | COMBINATION STARTER/SAFETY SWITCH AS REQUIRED                                       |
|                                                                                                                                                                                       | MOTOR OUTLET - 1 PHASE AS REQUIRED                                                  |
|                                                                                                                                                                                       | MOTOR OUTLET - 3 PHASE AS REQUIRED                                                  |
|                                                                                                                                                                                       | SYSTEM SMOKE DETECTOR CEILING MTD.                                                  |
| NOTE:                                                                                                                                                                                 |                                                                                     |
| IN HANDICAPPED AREAS, THE RECEPTACLES AND TELEPHONE OUTLETS SHALL BE MOUNTED AT 24" A.F.F.; THE TOGGLE SWITCHES, THERMOSTATS AND MANUAL MOTOR STARTERS SHALL BE MOUNTED AT 42" A.F.F. |                                                                                     |

ARCHITECT

**MPA ARCHITECTS INC.**

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

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CLIENT

**BRETT JOHANSON**  
SLV SLEECT LP

234 SHADOWBROOK RD  
BEN LOMOND CA 95005  
CONTACT: 530-228-9907

PROJECT

**Jersey Mike's Subs**

235 MOUNT HERMON RD. SUITE A  
SCOTT'S VALLEY, CA 95066

REVISIONS

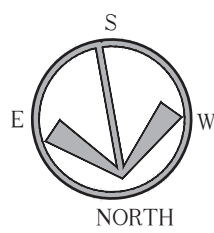
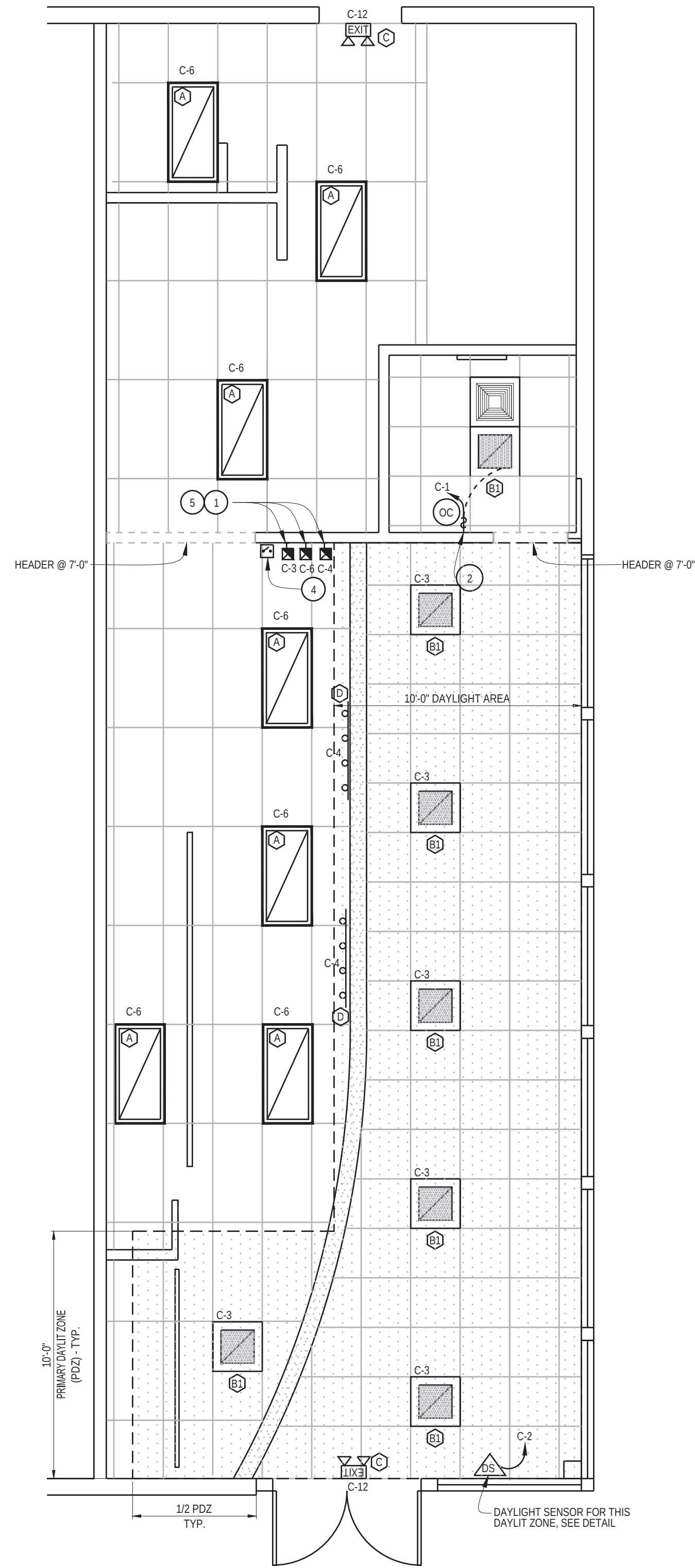
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

SHEET TITLE

**POWER PLAN & PANEL SCHEDULES**

DATE: 20-10-22 SCALE: AS NOTED  
DRAWN BY: AJJ/P SHEET NUMBER: 22174 ET1.DWG  
CHECKED BY: JR PROJECT NO: 22174

**E1**



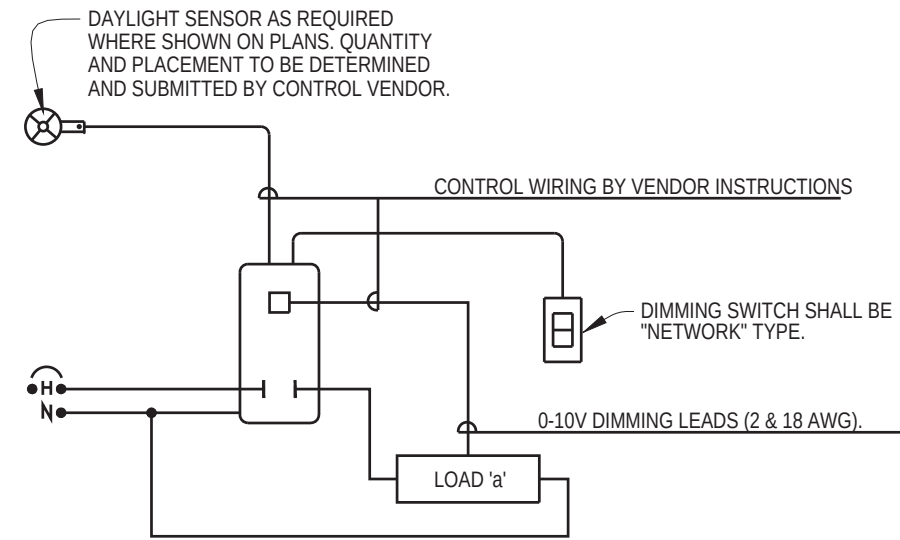
LIGHTING PLAN

A

NOTE:

1. IF EXISTING LIGHTING FIXTURES ARE BEING REUSED, THEY MUST BE CLEANED TO "LIKE-NEW" CONDITION
2. VERIFY SWITCH LOCATIONS w/ TENANT PRIOR TO INSTALLATION

DAYLIGHT SENSOR APPLICATION DETAIL



AUTOMATIC DAYLIGHT CONTROL REQUIREMENTS

CEC, SECTION 130.1(d)

| DAYLIGHT AREA (SQ.FT.) | # OF FIXTURES | WATT / FIXTURE | * TOTAL WATTS | * AUTOMATIC DAYLIGHT CONTROLS REQ'D |
|------------------------|---------------|----------------|---------------|-------------------------------------|
| 460                    | 6             | 31             | 186W (> 120W) | YES                                 |

\* PER CEC, SECTION 130.1(d) - EXCEPTION 1: AUTOMATIC DAYLIGHT ZONE CONTROLS ARE NOT REQUIRED IN ROOMS IN WHICH THE COMBINED TOTAL INSTALLED GENERAL LIGHTING POWER IN THE SKYLIGHT DAYLIT ZONE AND PRIMARY SIDELIT DAYLIT ZONE IS LESS THAN 120W.

ELECTRICAL LIGHTING NOTES

1. LIGHTING CIRCUIT:  
(1) CIRCUIT VIA MASTER LIGHTING DIMMER SWITCH BANK
2. RESTROOM SWITCH:
3. EXHAUST FAN:  
(1) 120V EXHAUST FAN SWITCHED WITH LOCAL LIGHTING CIRCUIT. VERIFY OR PROVIDE DISCONNECT AS REQUIRED.
4. 2 HOUR OVERRIDE TIMER SWITCH:  
AS REQUIRED BY T24. SEE INTERIOR LIGHTING CONTROL DIAGRAM.
5. MASTER LIGHTING SWITCHBANK:  
(1) PROVIDE GANGED SWITCH LOCATION FOR LOCAL LIGHTING SWITCHES. PROVIDE UNDER COMMON FACEPLATE OR MULTIPLE FACEPLATES OF EQUAL WIDTHS.

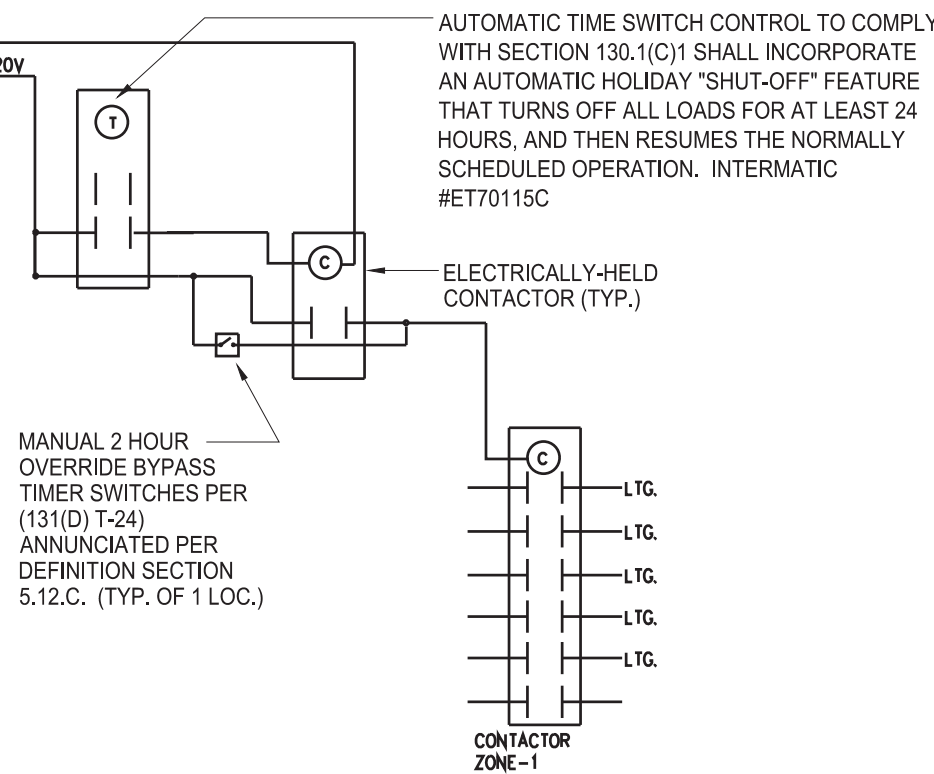
LIGHTING PLAN SHEET NOTES

1. LIGHTING SHALL BE CIRCUITED EXACTLY AS SHOWN ON PLANS
2. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION AND QUANTITY OF LIGHTING FIXTURES
3. EMERGENCY AND EXIT LIGHTS SHALL BE INSTALLED AND CIRCUITED PER THE LATEST NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES. ALL EMERGENCY AND EXIT FIXTURES SHALL BE DUAL VOLTAGE (120/277 VOLT INPUT) WITH BATTERY BACKUP
4. CONTRACTOR IS RESPONSIBLE FOR ALL REFLECTED CEILING PLAN NOTES ON ARCHITECTURAL DRAWINGS
5. PROVIDE SEPARATE CORNER HANGERS ON ALL SUSPENDED LIGHTING FIXTURES AND SECURELY FASTEN TO STRUCTURE ABOVE

FIXTURE SCHEDULE

| SYMBOL | NOTATION | DESCRIPTION                                                                                                                                    | LAMP    | MANUF. & CATALOG NO.  |
|--------|----------|------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------|
|        | A        | 2' x 4' LED LAY-IN W/ACRYLIC LENSES (KITCHEN)                                                                                                  | 49W LED | FSG CAT# FSG-2X4FLPNL |
|        | B1       | 2' x 2' DIRECT/INDIRECT PARABOLIC (CUSTOMER AREA / RESTROOMS)                                                                                  | 31W LED | FSG CAT# FSG-2X2PLI   |
|        | C        | LED EMERGENCY EXIT COMBO UNIT                                                                                                                  | 4W      | FSG CAT# FSG-EXEMRWH  |
|        | D        | MOUNT AT 9'-0" AFF. TRACK LIGHTING IN FRONT OF MENU FACES HEADS TOWARDS MENU BOARD. TRACK LIGHTING ABOVE MEAT CASE AND SLICER FACES HEADS DOWN | 9W LED  | FSG CAT#FSG-THL9MW    |

INTERIOR LIGHTING CONTROL DIAGRAM



ARCHITECT



3578 30th Street  
San Diego, CA 92104  
V. 619.236.0595  
F. 619.236.0557

CLIENT

BRETT JOHANSON  
SLV SSELECT LP

234 SHADOWBROOK RD  
BEN LOMOND CA 95005  
CONTACT: 530-228-9907

PROJECT

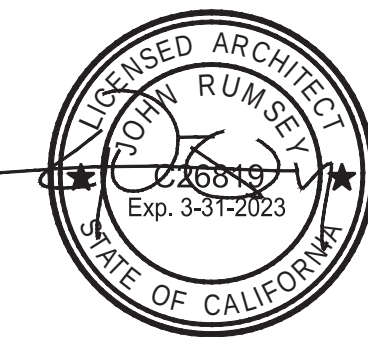
COMMERCIAL TENANT IMPROVEMENT FOR:

**Jersey Mike's Subs**

235 MOUNT HERMON RD. SUITE A  
SCOTTS VALLEY, CA 95066.

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|



SHEET TITLE

LIGHTING PLANS

|             |          |               |               |
|-------------|----------|---------------|---------------|
| DATE:       | 20-10-22 | SCALE:        | AS NOTED      |
| DRAWN BY:   | AJJ/P    | CAD/DATE:     | 22174 ET2.DWG |
| CHECKED BY: | JR       | SHEET NUMBER: |               |
| PROJECT NO: | 22174    |               | 0042          |

**BUILDING ENERGY ANALYSIS REPORT**

**PROJECT:**  
Jersey Mikes Scotts Valley  
Suite A, 235 Mount Hermon Rd.,  
Scotts Valley, CA 95066

**Project Designer:**  
MPA ARCHITECTS, INC.  
3578 30TH ST.  
SAN DIEGO, CA 92104

**Report Prepared by:**  
Viranchi Shah  
MPA Architects, Inc.  
3578 30TH ST.  
SAN DIEGO, CA 92104

**Job Number:**  
22174|\_

**Date:**  
10/20/2022

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards.

This program developed by EnergySoft Software - [www.energysoft.com](http://www.energysoft.com).

| TABLE OF CONTENTS                             |    |
|-----------------------------------------------|----|
| Cover Page                                    | 1  |
| Table of Contents                             | 2  |
| Form NRCC-LTI-E Indoor Lighting               | 3  |
| Form NRCC-MCH-E Mechanical Systems            | 11 |
| HVAC System Heating and Cooling Loads Summary | 20 |

**NEW CHT-1**

**CERTIFICATE OF COMPLIANCE**

This document is used to demonstrate compliance with requirements in §160.9, §110.12(c), §130.0, §130.1, §140.6, and §141.00(b) for indoor lighting sculptures using the prescriptive path.

Project Name: Henry Miles Scotts Valley Report Page: 1 of 8  
 Project Address: Suite A, 235 Mount Hermann Rd. Date Prepared: 10/20/2022

**NEW CHT-1**

**CERTIFICATE OF COMPLIANCE**

This document is used to demonstrate compliance with requirements in §160.9, §110.12(c), §130.0, §130.1, §140.6, and §141.00(b) for indoor lighting sculptures using the prescriptive path.

Project Name: Henry Miles Scotts Valley Report Page: 1 of 8  
 Project Address: Suite A, 235 Mount Hermann Rd. Date Prepared: 10/20/2022

**A. GENERAL INFORMATION**

|                                                            |               |                                                      |       |
|------------------------------------------------------------|---------------|------------------------------------------------------|-------|
| Q1 Project Location (city)                                 | Scotts Valley | Q4 Total Conditioned Floor Area (ft <sup>2</sup> )   | 1,064 |
| Q2 Climate Zone                                            | 3             | Q5 Total Unconditioned Floor Area (ft <sup>2</sup> ) | 58    |
| Q3 Occupancy Types Within Project (select all that apply): |               | Q6 # of Stories (Habitable Above Grade)              | 1     |

• Support Areas   • See Table I

**B. PROJECT SCOPE**

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §160.6 or §141.00(b) for alterations.

| Scope of Work                                                 | Conditioned Spaces   |                         | Unconditioned Spaces |                         |
|---------------------------------------------------------------|----------------------|-------------------------|----------------------|-------------------------|
|                                                               | 01                   | 02                      | 03                   | 05                      |
| My Project Consists of (check all that apply):                | Calculation Method   | Area (ft <sup>2</sup> ) | Calculation Method   | Area (ft <sup>2</sup> ) |
| <input type="checkbox"/> New Lighting System                  |                      |                         |                      |                         |
| <input type="checkbox"/> New Lighting System - Parking Garage |                      |                         |                      |                         |
| <input checked="" type="checkbox"/> Altered Lighting System   | Area Category Method | 1064                    | Area Category Method | 58                      |
| <b>Total Area of Work (ft<sup>2</sup>)</b>                    |                      | 1064                    |                      | 58                      |

|                                  |                               |                              |                    |
|----------------------------------|-------------------------------|------------------------------|--------------------|
| STATE OF CALIFORNIA              |                               |                              |                    |
| <b>Indoor Lighting</b>           |                               |                              |                    |
| NRCC-LTL-E                       |                               | CALIFORNIA ENERGY COMMISSION |                    |
| <b>CERTIFICATE OF COMPLIANCE</b> |                               | <b>NRCC-LTL-E</b>            |                    |
| <b>Project Name:</b>             | Jersey Mike's Scotts Valley   | <b>Report Page:</b>          | <b>Page 5 of 8</b> |
| <b>Project Address:</b>          | Suite A, 235 Mount Hermon Rd. | <b>Date Prepared:</b>        | 10/20/2022         |

|                                                                                                                                                                                                                                                      |  |                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------|
| <p>*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.<br/> EX: Conference 1: Primary/Shiftlight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(a)(2)</p> |  | 13                                      |
| <p>Customer Seating      Connected load&lt;0.5W/ Sq.ft</p> <p>Restroom &amp; Hallway      Area is &lt;150 Sqft</p>                                                                                                                                   |  | <p>Plan Sheet Showing Daylit Zones:</p> |

Each area complying using the Complete Building or Area Category Methods per §140.6(b) are included in this table. Column D6 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

| Conditioned Spaces  |                                                          |                         |            |                         |                                   |     |
|---------------------|----------------------------------------------------------|-------------------------|------------|-------------------------|-----------------------------------|-----|
| 01                  | 02                                                       | 03                      | 04         | 05                      | 06                                |     |
| Area Description    | Complete Building or Area Category Primary Function Area | Allowed Density (W/ft²) | Area (ft²) | Allowed Wattage (Watts) | Additional Allowance / Adjustment |     |
|                     |                                                          |                         |            |                         | Area Category                     | PAF |
| Kitchen and Service | Kitchen/ Food Preparation Area                           | 0.95                    | 634        | 602.3                   | No                                | No  |
| Customer Seating    | Cafeteria/Fastfood                                       | 0.4                     | 430        | 172                     | No                                | No  |

| Unconditioned Spaces |                                                          | TOTALS:                             |                         | 1,064                   | 774.3                             | See Tables I, or P for detail |  |
|----------------------|----------------------------------------------------------|-------------------------------------|-------------------------|-------------------------|-----------------------------------|-------------------------------|--|
| 01                   | 02                                                       | 03                                  | 04                      | 05                      | 06                                |                               |  |
| Area Description     | Complete Building or Area Category Primary Function Area | Allowed Density (W/H <sup>2</sup> ) | Area (ft <sup>2</sup> ) | Allowed Wattage (Watts) | Additional Allowance / Adjustment |                               |  |
|                      |                                                          |                                     |                         |                         | Area Category                     | PAF                           |  |
| Restroom             | Restrooms                                                | 0.65                                | 58                      | 37.7                    | No                                | No                            |  |
| TOTALS:              |                                                          |                                     | 58                      | 37.7                    | See Tables I, or P for detail     |                               |  |

*This section does not apply to this project.*

|                                                                                                                                                                                                                                                           |  |                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------|--|
| STATE OF CALIFORNIA                                                                                                                                                                                                                                       |  | CALIFORNIA ENERGY COMMISSION |  |
| <b>Mechanical Systems</b>                                                                                                                                                                                                                                 |  |                              |  |
| NRCC-MCH-6                                                                                                                                                                                                                                                |  | NRCC-MCH-6                   |  |
| <b>CERTIFICATE OF COMPLIANCE</b>                                                                                                                                                                                                                          |  |                              |  |
| This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in <u>§140.6</u> , or <u>§141.0(b)2</u> for alterations. |  |                              |  |

|    |                                                          |                                                     |                                                      |                                                         |             |
|----|----------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------|---------------------------------------------------------|-------------|
| 01 | Project Location (city)                                  | Scotts Valley                                       | 04                                                   | Total Conditioned Floor Area                            | 1064        |
| 02 | Climate Zone                                             | 3                                                   | 05                                                   | Total Unconditioned Floor Area                          | 58          |
| 03 | Occupancy Types Within Project:                          |                                                     | 06                                                   | # of Stories (Habitable Above Grade)                    | 1           |
|    | <input type="checkbox"/> Office (B)                      | <input type="checkbox"/> Retail (M)                 |                                                      | <input type="checkbox"/> Non-refrigerated Warehouse (S) |             |
|    | <input type="checkbox"/> Hotel/ Motel Guest Rooms (R-1)  | <input type="checkbox"/> School (E)                 |                                                      | <input type="checkbox"/> Healthcare Facility (I)        |             |
|    | <input type="checkbox"/> High-Rise Residential (R-2/R-3) | <input type="checkbox"/> Relocatable Class Bldg (E) | <input checked="" type="checkbox"/> Other (write in) |                                                         | See Table J |

| This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §410.6, or §410.6D2 for alterations. |                                                          |                                           |                          |                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------|--------------------------|-----------------------------------------------|
|                                                                                                                                                                                                                        | 01                                                       | 02                                        | 03                       |                                               |
|                                                                                                                                                                                                                        | Air System(s)                                            | Wet System Components                     |                          | Dry System Components                         |
| 03                                                                                                                                                                                                                     | Heating Air System                                       | <input type="checkbox"/> Water Economizer | <input type="checkbox"/> | Air Economizer                                |
| 03                                                                                                                                                                                                                     | Cooling Air System                                       | <input type="checkbox"/> Pumps            | <input type="checkbox"/> | Electric Resistance Heat                      |
|                                                                                                                                                                                                                        | Mechanical Controls                                      | <input type="checkbox"/> Systems Piping   | <input type="checkbox"/> | Gas Systems                                   |
| 03                                                                                                                                                                                                                     | Mechanical Controls (existing to remain, altered or new) | <input type="checkbox"/> Cooling Towers   | <input type="checkbox"/> | Ductwork (existing to remain, altered or new) |
|                                                                                                                                                                                                                        |                                                          | <input type="checkbox"/> Chillers         | <input type="checkbox"/> | Ventilation                                   |
|                                                                                                                                                                                                                        |                                                          | <input type="checkbox"/> Boilers          | <input type="checkbox"/> | Zonal Systems/ Terminal Boxes                 |

|                                                               |                                  |
|---------------------------------------------------------------|----------------------------------|
| CALIFORNIA ENERGY COMMISSION                                  |                                  |
| WEC-01                                                        |                                  |
| PROJECT NAME: Jerry's Miles Scotts Valley <b>Report Page:</b> |                                  |
| (Page 2 of 2)                                                 |                                  |
| PROJECT ADDRESS: Suite A, 235 Mount Herman Rd.                | <b>Date Prepared:</b> 10/20/2023 |

### C. COMPLIANCE RESULTS

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

| Allowed Lighting Power by <u>\$160.60/b</u> (Watts)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |                          |                   |                   | Adjusted Lighting Power by <u>\$160.60/b</u> (Watts) |    |     | Compliance Results |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------|-------------------|-------------------|------------------------------------------------------|----|-----|--------------------|----------|---------------|--------------------------|----------|-------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------|----------------|---------------|---------------|---------------|-------------|------------------------------|-------|-------------------|-------------------|-------------------|---------------|---------------|---------------|
| 01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 02                           | 03                       | 04                | 05                | 06                                                   | 07 | 08  | 09                 |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Lighting in conditioned and unconditioned spaces must not be in compliance per <u>\$160.60/b</u> if</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Complete</th> <th>Area Category</th> <th>Area Category Additional</th> <th>Tailored</th> <th>Total</th> </tr> <tr> <td><u>\$160.60/b</u></td> <td><u>\$160.60/b</u></td> <td><u>\$160.60/b</u></td> <td><u>\$160.60/b</u></td> <td><u>\$160.60/b</u></td> </tr> <tr> <td>(See Table II)</td> <td>(See Table II)</td> <td>(See Table I)</td> <td>(See Table K)</td> <td>(See Table L)</td> </tr> </table> </div> <div style="width: 5%; text-align: center;">=</div> <div style="width: 45%;"> <p>Total Designed (Watts)</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Adjustments</th> <th>PAF Lighting Control Credits</th> <th>Total</th> </tr> <tr> <td><u>\$160.60/b</u></td> <td><u>\$160.60/b</u></td> <td><u>\$160.60/b</u></td> </tr> <tr> <td>(See Table P)</td> <td>(See Table P)</td> <td>(See Table Q)</td> </tr> </table> </div> </div> |                              |                          |                   |                   |                                                      |    |     |                    | Complete | Area Category | Area Category Additional | Tailored | Total | <u>\$160.60/b</u> | <u>\$160.60/b</u> | <u>\$160.60/b</u> | <u>\$160.60/b</u> | <u>\$160.60/b</u> | (See Table II) | (See Table II) | (See Table I) | (See Table K) | (See Table L) | Adjustments | PAF Lighting Control Credits | Total | <u>\$160.60/b</u> | <u>\$160.60/b</u> | <u>\$160.60/b</u> | (See Table P) | (See Table P) | (See Table Q) |
| Complete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Area Category                | Area Category Additional | Tailored          | Total             |                                                      |    |     |                    |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |
| <u>\$160.60/b</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <u>\$160.60/b</u>            | <u>\$160.60/b</u>        | <u>\$160.60/b</u> | <u>\$160.60/b</u> |                                                      |    |     |                    |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |
| (See Table II)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | (See Table II)               | (See Table I)            | (See Table K)     | (See Table L)     |                                                      |    |     |                    |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |
| Adjustments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PAF Lighting Control Credits | Total                    |                   |                   |                                                      |    |     |                    |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |
| <u>\$160.60/b</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <u>\$160.60/b</u>            | <u>\$160.60/b</u>        |                   |                   |                                                      |    |     |                    |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |
| (See Table P)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (See Table P)                | (See Table Q)            |                   |                   |                                                      |    |     |                    |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |
| Conditioned                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 774.3                        | 0                        | 0                 | 774.3             | 597                                                  | 0  | 597 | COMPLIES           |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |
| Unconditioned                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 37.7                         | 0                        | 0                 | 37.7              | 31                                                   | 0  | 31  | COMPLIES           |          |               |                          |          |       |                   |                   |                   |                   |                   |                |                |               |               |               |             |                              |       |                   |                   |                   |               |               |               |

Rated Power Fraction Compliance (See Table H for details)  
 Fraction Compliance (See Table G for details)

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

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

*This table includes all permanent designed lighting and all portable lighting in offices.*

| Designed Wattage: Conditioned Spaces |                        |                         |                               |                     |                           |                            |                                           |              |                                                             |
|--------------------------------------|------------------------|-------------------------|-------------------------------|---------------------|---------------------------|----------------------------|-------------------------------------------|--------------|-------------------------------------------------------------|
| 01                                   | 02                     | 03                      | 04                            | 05                  | 06                        | 07                         | 08                                        | 09           | 10                                                          |
| Name or Item Tag                     | Complete Description   | Modular (Track) Fixture | Small Aperture & Color Change | Watts per Luminaire | How is Wattage determined | Total Number of Luminaires | Excluded per <a href="#">§140.6(a)(3)</a> | Design Watts | Field Inspector                                             |
| A                                    | 2x4 Flat Panel LED_49W | (No)                    | No                            | 49                  | Mfr. Spec                 | 7                          | No                                        | 343          | <input type="checkbox"/> Pass <input type="checkbox"/> Fail |

|                                  |                               |                              |               |
|----------------------------------|-------------------------------|------------------------------|---------------|
| STATE OF CALIFORNIA              |                               | CALIFORNIA ENERGY COMMISSION |               |
| <b>Indoor Lighting</b>           |                               |                              |               |
| NRCC-TITLE                       |                               | NRCC-TITLE                   |               |
| <b>CERTIFICATE OF COMPLIANCE</b> |                               | <b>NRCC-TITLE</b>            |               |
| Project Name:                    | Jersey Miles Scotts Valley    | Report Page:                 | (Page 6 of 6) |
| Project Address:                 | Suite A, 235 Mount Hermon Rd. | Date Prepared:               | 10/20/2021    |

*This section does not apply to this project.*

*This section does not apply to this project.*

*This section does not apply to this project.*

*This section does not apply to this project.*

*This section does not apply to this project.*

This section does not apply to this project.

This section does not apply to this project.

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|                                  |                               |                              |                      |
|----------------------------------|-------------------------------|------------------------------|----------------------|
| STATE OF CALIFORNIA              |                               | CALIFORNIA ENERGY COMMISSION |                      |
| <b>Mechanical Systems</b>        |                               |                              |                      |
| NRCC-ARCHIE                      |                               |                              |                      |
| <b>CERTIFICATE OF COMPLIANCE</b> |                               | <b>NRCC-MCH-</b>             |                      |
| <b>Project Name:</b>             | Jersey Miles Scotts Valley    | <b>Report Page:</b>          | <b>(Page 2 of 5)</b> |
| <b>Project Address:</b>          | Suite A, 235 Mount Hermon Rd. | <b>Date Prepared:</b>        | <b>10/20/2022</b>    |

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES

| NOT COMPLY or COMPLIES with Exceptional Conditions <sup>1</sup> refer to Table D <sub>0</sub> , or the table indicated as not compliant for guidance. |               |                                            |  |                    |     |           |     |                 |     |                         |     |                                      |     |                                       |     |                                |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------|--|--------------------|-----|-----------|-----|-----------------|-----|-------------------------|-----|--------------------------------------|-----|---------------------------------------|-----|--------------------------------|-------------------|
| 01                                                                                                                                                    |               | 02                                         |  | 03                 |     | 04        |     | 05              |     | 06                      |     | 07                                   |     | 08                                    |     | 09                             |                   |
| System Summary                                                                                                                                        | AND           | Pumps<br>\$110.0/<br>\$110.0/<br>\$140.0/4 |  | Fans/<br>Economics | AND | Economics |     | System Controls | AND | Ventilation<br>\$120.0/ |     | Terminal Box Controls<br>\$140.0/414 |     | Distribution<br>\$120.0/<br>\$140.0/4 | AND | Cooling Towers<br>\$110.0/2414 |                   |
| (See Table I)                                                                                                                                         | (See Table G) |                                            |  | (See Table H)      |     |           |     | (See Table I)   |     |                         |     | (See Table K)                        |     | (See Table L)                         |     | (See Table M)                  | Compliance Result |
| Yes                                                                                                                                                   | AND           |                                            |  | AND                | YES | AND       | Yes | AND             | Yes | AND                     | Yes | AND                                  | Yes | AND                                   | Yes | AND                            | COMPLIES          |
| Mandatory Measures Compliance (See Table C for Details)                                                                                               |               |                                            |  |                    |     |           |     |                 |     |                         |     |                                      |     |                                       |     |                                |                   |
|                                                                                                                                                       |               |                                            |  |                    |     |           |     |                 |     |                         |     |                                      |     | COMPLIES                              |     |                                |                   |

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

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

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

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SLV SLELECT LP

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SCOTT'S VALLEY CA 95066

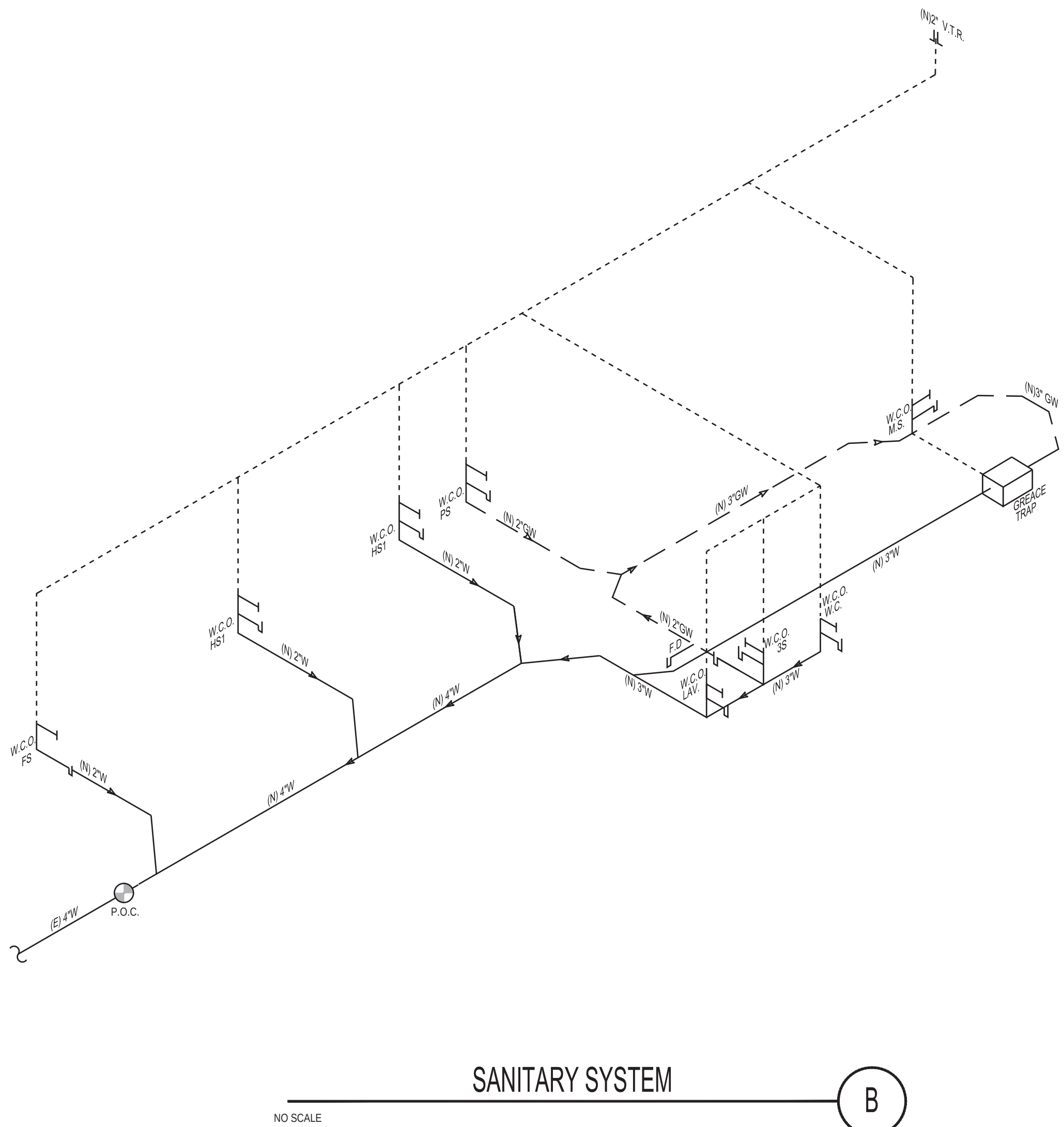
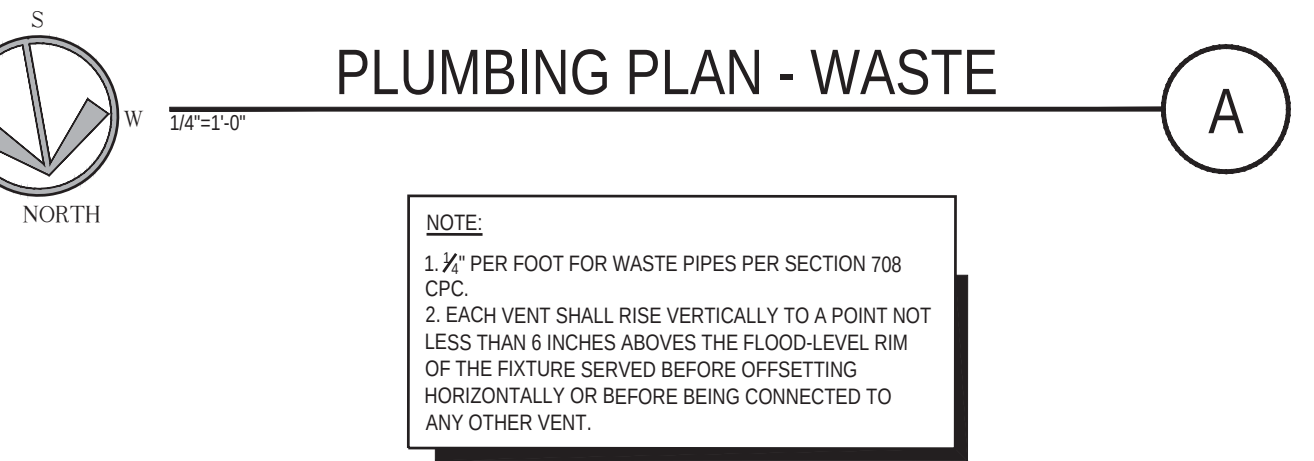
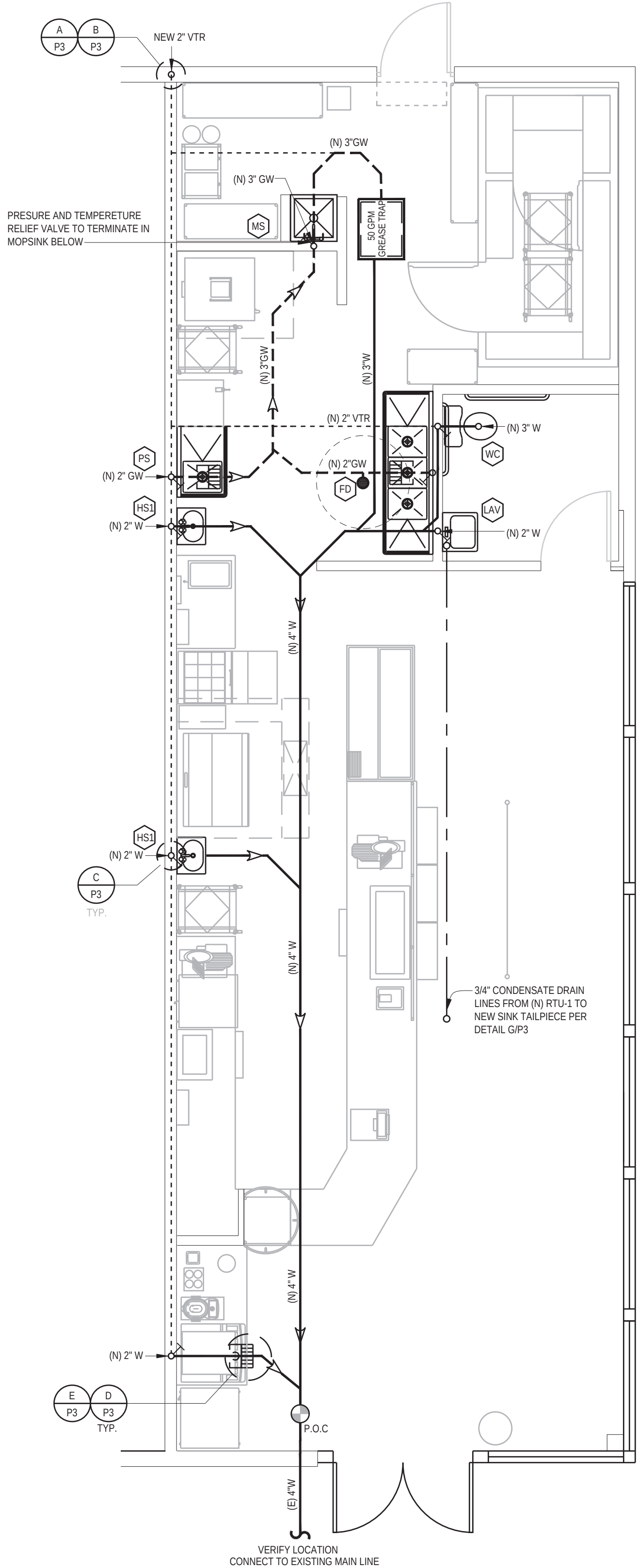
## NO

| NO. | DESCRIPTION | DATE |
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# TITLE 24 ENERGY ANALYSIS

|             |          |               |                |
|-------------|----------|---------------|----------------|
| DATE:       | 20-10-22 | SCALE:        | AS NOTED       |
| DRAWN BY:   | AJ/JP    | DATABASE:     | 22174 T24a.DWG |
| CHECKED BY: | JR       | SHEET NUMBER: | T24a.          |
| PROJECT NO: | 22174    |               |                |





|                                                                                                                                                                                                                                                                                                                                      |                    |                                                                                                                                                                                                                |     |        |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|-----------------|
| <b>Step 1: Flow rate to grease interceptor</b><br>Fixture flow rate: (cu in / 231) = gal x 0.75 / 2 min = 2 min flow rate                                                                                                                                                                                                            |                    |                                                                                                                                                                                                                |     |        |                 |
| NAME                                                                                                                                                                                                                                                                                                                                 | TYPE               | DIMENSIONS                                                                                                                                                                                                     | QTY | CU IN  | FLOW RATE       |
| 3 Comp                                                                                                                                                                                                                                                                                                                               | 3 Compartment Sink | 16" x 20" x 14" (3)                                                                                                                                                                                            | 1   | 13,440 | 21.82 GPM       |
| Hand sink                                                                                                                                                                                                                                                                                                                            | Hand Sink          | 10" x 14" x 5"                                                                                                                                                                                                 | 2   | 1,400  | 2.26 GPM        |
| Mop sink                                                                                                                                                                                                                                                                                                                             | Mop sink           | 24" x 24" x 10"                                                                                                                                                                                                | 1   | 5,760  | 9.35 GPM        |
| Prep sink                                                                                                                                                                                                                                                                                                                            | Prep Sink One Bowl | 16" x 20" x 14"                                                                                                                                                                                                | 1   | 4,480  | 7.27 GPM        |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                         |                    |                                                                                                                                                                                                                |     |        | <b>40.7 GPM</b> |
| <b>Step 2: Grease Production</b><br>Servings per day x Grease production value x Days between pump-outs = Grease output<br>Number of meals served per day: 250<br>Grease production value: 0.005 lbs per serving (Sandwich Shop: Low / No flatware)<br>Days between pump-outs: 90 days<br><b>250 x 0.005 x 90 = 112.5 lbs of FOG</b> |                    |                                                                                                                                                                                                                |     |        |                 |
| <b>SCHIER MODEL</b>                                                                                                                                                                                                                                                                                                                  |                    | <b>Description:</b> Polyethylene Grease Interceptor<br><b>Dimensions:</b> Length: 35", Width: 23", Height: 13.75"<br><b>Flow Rates/Grease Capacities:</b> 50 GPM / 127.6 lbs<br><b>Liquid Capacity:</b> 20 gal |     |        |                 |
| <b>GB2</b>                                                                                                                                                                                                                                                                                                                           |                    |                                                                                                                                                                                                                |     |        |                 |

| SIZING HYDROMECHANICAL GREASE INTERCEPTOR USING FIXTURE CAPACITY |                  |              |                                                             |                |
|------------------------------------------------------------------|------------------|--------------|-------------------------------------------------------------|----------------|
| FIXTURES                                                         | COMPARTMENT SIZE | COMPARTMENTS | CALCULATION                                                 | LOAD (GALLONS) |
| PREP SINK                                                        | 16" x 20" x 14"  | 1            | 16" x 20" x 14" / 231 = 19.39 GAL (.75 FILL FACTOR) = 14.54 | 14.54          |
| MOP SINK                                                         | 24" x 24" x 10"  | 1            | 24" x 24" x 10" / 231 = 24.93 GAL (.75 FILL FACTOR) = 18.7  | 18.7           |
| DISHWASHING SINK                                                 | 18" x 24" x 14"  | 3            | 18" x 24" x 14" / 231 = 26.18 GAL (.75 FILL FACTOR) = 19.63 | 58.89          |
| TOTAL LOAD (GALLONS)                                             |                  |              |                                                             | 92.13          |
| SIZE OF GREASE INTERCEPTOR TWO-MINUTE DRAIN PERIOD (GPM)         |                  |              |                                                             | 50 GPM         |
| SIZED PER 2013 CPC 104.4.2.1                                     |                  |              |                                                             |                |

| MATERIAL SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                |                            |                          |                 |                                       |                                                                            |                                      |                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------|----------------------------|--------------------------|-----------------|---------------------------------------|----------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------|
| SERVICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PIPE MATERIAL & WEIGHT | TYPE OF JOINTS | PRESSURE FITTINGS MATERIAL | SHUT-OFF RATINGS PSI-SwP | VALVE           | SERVICE                               | PIPE MATERIAL & WEIGHT                                                     | TYPE OF JOINTS                       | VALVE                                            |
| COLD WATER ABOVE GROUND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | COPPER L TUBE          | SOLDERED       | CAST BRONZE WROUGHT COPPER | 125                      | BALL GATE CHECK | WASTE, SOIL & ROOF DRAINS BELOW GRADE | SCHEDULE 40 ABS                                                            | SOLVENT-WELD                         | N/A                                              |
| COLD WATER BELOW GROUND TO 5' OUTSIDE                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | COPPER K TUBE          | BRAZED         | CAST BRONZE WROUGHT COPPER | 125                      | BALL GATE       | WASTE, SOIL & ROOF DRAINS ABOVE GRADE | SCHEDULE 40 ABS                                                            | SOLVENT-WELD                         | N/A                                              |
| COLD WATER BELOW GROUND BEYOND 5'                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SCHEDULE 80 PVC        | SOLVENT-WELD   | PVC                        | 125                      | GATE            | VENT                                  | SCHEDULE 40 ABS                                                            | SOLVENT-WELD                         | N/A                                              |
| HOT WATER ABOVE GROUND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COPPER L TUBE          | SOLDERED       | CAST BRONZE WROUGHT COPPER | 125                      | BALL GATE       | FUEL GAS                              | STEEL 40, BLACK STEEL 40, BLACK POLYETHYLENE PIPING STAINLESS STEEL TUBING | SCREWED WELDED PER MANUF. PER MANUF. | MALL IRON STEEL WELD PER MANUF. STAINLESS TUBING |
| VENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SCHEDULE 40 ABS        | SOLVENT-WELD   | ABS                        | N/A                      | N/A             |                                       |                                                                            |                                      |                                                  |
| NOTES:<br>THE USE OF ABS WASTE PIPE AND/OR PEX WATER PIPING IS ACCEPTABLE HOWEVER, PRIOR TO BIDDING OR INSTALLING THESE COMPONENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE USE OF THESE MATERIALS IS ACCEPTABLE WITH THE LOCAL GOVERNING AUTHORITY.<br>INSULATION<br>ALL HOT WATER MAINS, EXCEPT RUN-OUTS TO FIXTURES, BUT INCLUDING HOT WATER SUPPLY AND TRAP AT HANDICAPPED LAVATORIES, SHALL BE INSULATED WITH 3/4" THICK, SNAP ON FIBERGLASS INSULATION WITH CANVAS JACKET, 4.5 MINIMUM. |                        |                |                            |                          |                 |                                       |                                                                            |                                      |                                                  |

- PLUMBING SHEET NOTES
- THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS NECESSARY TO COMPLETE HISHER WORK.
  - THESE DRAWINGS ARE DIAGRAMMATIC AND HAVE BEEN PREPARED TO SUGGEST POSSIBLE SIZE, ROUTES, LOCATION AND TERMINATION OF PLUMBING PIPING AND EQUIPMENT AS REQUIRED TO CONFORM TO APPLICABLE CODES. IT IS NOT THE INTENTION OF THE PLAN PREPARE TO LIMIT THE METHODOLOGY AND/OR MATERIALS UTILIZED BY THE PLUMBING CONTRACTOR WHEN ALTERNATE METHODOLOGY AND/OR MATERIALS COMPLY WITH ALL CODES AND ORDINANCES GOVERNING THIS JURISDICTION.
  - THESE DRAWINGS HAVE BEEN DEVELOPED FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD VERIFY ALL FIELD CONDITIONS, DIMENSIONS, CLEARANCES, LOCATION OF EXISTING UTILITIES, ETC. PRIOR TO BIDDING. FABRICATION, OR INSTALLATION, DO NOT SCALE FROM THESE DRAWINGS. COORDINATE ALL STUB-UPS AND CONNECTIONS WITH MANUFACTURER INSTALLATION DATA.
  - IS THE PLUMBING CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING BUT NOT LIMITED TO METER LOCATIONS, LATERAL LOCATIONS/DEPTH AND PROPOSED POINT OF CONNECTIONS.
  - ALL PIPING AND EQUIPMENT SHALL COMPLY WITH THE LATEST IAPMO STANDARDS AND ALL APPLICABLE BUILDING CODES, LOCAL OR OTHERWISE.
  - WASTE PIPING SHALL BE PITCHED AT A MINIMUM OF 1/4" PER FOOT WHERE POSSIBLE. PIPING GREATER THAN 4 INCHES IN DIAMETER ONLY, MAY BE PITCHED AT A MINIMUM OF 1/8" PER FOOT, AS REQUIRED, WITH THE APPROVAL OF THE ADMINISTRATIVE AUTHORITY.
  - ALL EQUIPMENT GIVING OFF WASTE OR CONDENSATE ARE REQUIRED TO DRAIN INTO FLOOR SINKS WITH A LEGAL AIR GAP OR APPROVED BACKFLOW PREVENTION DEVICE.
  - THE CONTRACTOR SHALL INSTALL A PRESSURE REDUCING STATION WHERE WATER PRESSURE TO BUILDING EXCEEDS 70 P.S.I.G.
  - ALL FIXTURES SHALL BE SECURELY ATTACHED TO SUPPORTING SURFACES AS SPECIFIED AND SHALL BE PLUMBED AND LEVELED.
  - WALL HUNG FIXTURES SHALL BE SECURELY ATTACHED TO WOOD BLOCKING.
  - AIR CHAMBERS SHALL BE PROVIDED FOR EACH FIXTURE AT HOT AND COLD WATER CONNECTIONS.
  - HOT WATER PIPING SHALL BE INSULATED WITH FIBERGLASS PIPE INSULATION WITH A VAPOR BARRIER, AS REQUIRED FOR LOCAL WEATHER CONDITIONS TO PREVENT EXCESSIVE ENERGY LOSS. USE MIN. 1 INCH INSULATION ON HOT WATER PIPING.
  - ALL PIPING SHALL BE PRESSURE TESTED TO THE APPROVAL OF THE ADMINISTRATIVE AUTHORITY AND MINIMUM STANDARDS AS FOLLOWS. SANITARY PIPING: MIN. WATER PRESSURE 5 PSI FOR 15 MINUTES WATER PIPING: MIN. WATER PRESSURE 120 PSI FOR 15 MINUTES
  - COLD AND HOT WATER PIPING TO FIXTURES SHALL BE THOROUGHLY FLUSHED AND RINSED PRIOR TO PLACING IN SERVICE.
  - SANITARIAL SINK FAUCETS SHALL BE PROTECTED W/ AN APPROVED BACKFLOW PREVENTION DEVICE.
  - CONNECTIONS BETWEEN COPPER OR BRASS PIPING AND FERROUS MATERIALS SHALL BE MADE WITH APPROVED DIELECTRIC COUPLINGS.
  - PROVISIONS FOR EXPANSION SHALL BE INSTALLED WHERE NECESSARY PER THE CALIFORNIA PLUMBING CODE.
  - HOT AND COLD WATER PIPING SHALL BE INSTALLED A MINIMUM OF 12" APART WHERE PIPING IS PARALLEL.
  - ALL ROOF PENETRATIONS SHALL BE FLASHED AND COUNTER FLASHED TO ENSURE A DURABLE WATERPROOF MEMBRANE.
  - ALL PIPING SHALL BE SUPPORTED AT THE MINIMUM INTERVALS SHOWN BELOW:

|              |                 |
|--------------|-----------------|
| SIZE         | SUPPORT SPACING |
| 1/2"         | 6'-0" O.C.      |
| 3/4"         | 8'-0" O.C.      |
| 1"           | 8'-0" O.C.      |
| LARGER SIZES | 10'-0" O.C.     |
  - ALL FLOOR, WALL OR GROUND CLEANOUTS SHALL BE INSTALLED IN A MANNER THAT PROVIDES SUFFICIENT SPACE FOR SERVICE AND IS IN COMPLETE COMPLIANCE WITH ALL GOVERNING CODES.
  - ALL HOSE BIBS SHALL BE PROVIDED WITH VACUUM BREAKERS AND MOUNTED 18 INCHES ABOVE THE FINISHED FLOOR LEVEL. ALL BIBBS SHALL BE FLUSH MOUNTED W/ LOCKABLE COVERS.
  - SANITARY AND POTABLE WATER PIPING SHALL NOT BE INSTALLED WITHIN THE SAME TRENCH EXCEPT WHEN ALLOWABLE BY THE GOVERNING AUTHORITY.
  - ALL FLOOR MOUNTED SANITARY CLEANOUTS SHALL HAVE SKID RESISTANT COVER PLATES
  - WHERE HOT WATER IS NOT PROVIDED TO LAVATORY, HOT WATER SUPPLY LINE SHALL INSTALLED AND CAPPED IN ATTIC SPACE. INSULATE PER TITLE 24 REQUIREMENTS
  - LAVATORY FAUCETS IN RESTROOMS SHALL BE THE SELF CLOSING TYPE
  - WATER HEATER / BOILER IS ON THE CALIFORNIA ENERGY COMMISSION (C.E.C.) LIST. PROVIDE EXPANSION TANK OR APPROVED METHOD OF RELIEVING PRESSURE (608.3 C.E.C.)
  - INSTALLATION OF SOIL OR OIL DRAIN PIPES FOR FOOD HANDLING ESTABLISHMENTS WILL COMPLY WITH SECTION 318.0 CPC
  - A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC
  - WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 510.5 CPC
  - CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN THE INFORMATION BULLETIN 103)
  - ALL WORK AND MATERIAL SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITIES. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES. IN THE EVENT OF CONFLICT BETWEEN THE CODE REQUIREMENTS AND THE DRAWINGS OR SPECIFICATIONS THE MOST STRINGENT SHALL PREVAIL.
  - COORDINATE PLUMBING INSTALLATION AMONG TRADES TO AVOID INTERFERENCES.
  - CONTRACTOR SHALL NOT PASS SANITARY, DOMESTIC WATER, VENT PIPING OR ANY OTHER TYPE OF PLUMBING DIRECTLY OVER ANY ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR TO MAINTAIN ANY REQUIRED CLEARANCES.
  - INSULATE ALL ABOVE GROUND DOMESTIC WATER PER SPECIFICATIONS.
  - THE CONTRACTOR SHALL FURNISH ALL LABOR, INSTALL ALL MATERIAL AND EQUIPMENT AND INCLUDE SERVICES AND INCIDENTALS TO THE INSTALLATION OF WORK INVOLVED FOR A COMPLETE AND OPERATING FACILITY.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ASSEMBLING ANY EQUIPMENT SHIPPED IN SECTIONS, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS, INSPECTIONS, AND PAY ALL FEES REQUIRED FOR THIS JOB.
  - THE PIPING SYSTEM SHALL BE ARRANGED SO AS TO PREVENT WATER HAMMER. EACH ISOLATED FIXTURE SHALL HAVE A WATER HAMMER ARRESTOR ON THE WATER CONNECTION. ALL GROUPS OF FIXTURES SHALL CONNECT TO A WATER BRANCH WHICH SHALL LAND WITH A FULL SIZE WATER HAMMER ARRESTOR.
  - THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL STANDARD 1/2"x3/8" COMPRESSION ANGLE STOPS ON ALL WATER LINES UNLESS ANOTHER TYPE OF VALVE IS SPECIFIED.
  - SANITARY SEWER AND VENT PIPING SHALL BE SCHEDULE 40 PVC UNLESS LOCATED IN AN HVAC RETURN PLENUM. SANITARY AND VENT PIPING LOCATED IN AN HVAC RETURN PLENUM TO BE CAST IRON.
  - ALL VENTS TO PENETRATE THROUGH ROOF (VTR) AND SHALL EXTEND A MINIMUM OF 12" ABOVE ROOF AND SHALL TERMINATE A MINIMUM OF 10'-0" FROM ALL OUTSIDE AIR INTAKES.
  - ALL ROOF PENETRATIONS FOR PLUMBING PIPING SHALL BE MADE IN ACCORDANCE WITH ROOF SYSTEM MANUFACTURER GUIDELINES. COORDINATE WITH ARCHITECT.
  - COPPER PIPING JOINTS SHALL BE SOLDERED USING SOLDER FILLER METAL (ASTM B-32) 95.5 TIN/ANTIMONY.
  - ALL PENETRATIONS THROUGH MASONRY WALLS WILL BE CORE DRILLED AND SLEEVED.

|                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. SLEEVES ARE REQUIRED WHERE A PIPE PASSES THROUGH A WALL OR FLOOR. PIPES PASSING THROUGH A WALL OR FLOOR MUST BE INDIVIDUALLY SLEEVED UNLESS APPROVED BY ARCHITECT.                                |
| B. SLEEVES SHALL FINISH FLUSH WITH THE WALL FINISH AND SHALL FINISH 1/4" ABOVE FINISH FLOOR.                                                                                                         |
| C. SLEEVES SHALL BE AS FOLLOWS: <ul style="list-style-type: none"><li>THROUGH MASONRY WALLS - GALVANIZED STEEL PIPE</li><li>THROUGH PARTITIONS AND FLOOR - 22 GAUGE GALVANIZED SHEET METAL</li></ul> |
  - ALL FLOOR DRAINS, FLOOR SINKS, AND HUB DRAINS SHALL BE INSTALLED WITH A TRAP PRIMER CONNECTION AND PROVIDED WITH A TRAP PRIMER. TO BE "PRECISION PLUMBING PRODUCTS" (PRIMERITE PR-500) OR EQUIVALENT. USE DISTRIBUTION BLOCKS AS REQUIRED. TRAP PRIMERS SHALL BE LOCATED TO FACILITATE EASE OF MAINTENANCE. TRAP GUARD FLOOR DRAIN INSERTS, BY PROSET, ARE AN APPROVED SUBSTITUTION IF APPROVED BY LOCAL JURISDICTION AND OWNER.
  - GAS SERVICE CONNECTION LOCATION(S) SHOWN ON ENGINEERING DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE FROM THE CIVIL ENGINEER. GAS CONTRACTOR IS TO CONFIRM THE GAS SERVICE CONNECTION LOCATION(S) WITH THE GAS COMPANY PROVIDING SERVICE PRIOR TO CONSTRUCTION. GAS CONTRACTOR SHALL COORDINATE THE GAS PIPING SERVICE LOCATION WITH THE SITE CONTRACTOR.
  - PORTIONS OF FUEL GAS PIPING INSTALLED IN CONCEALED LOCATIONS SHALL NOT HAVE UNIONS, TUBING FITTINGS, RIGHT AND LEFT COUPLINGS, BUSHINGS, COMPRESSION COUPLINGS AND SWING JOINTS MADE BY COMBINATIONS OF FITTINGS OR OTHERWISE THE FUEL GAS PIPING MUST BE SLEEVED AND THE SLEEVE MUST VENT TO ATMOSPHERE. VENTING OF THE SLEEVE SHALL BE ACCOMPLISHED TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
  - ALL GAS PIPING INSTALLED OUTDOORS SHALL BE ELEVATED NOT LESS THAN 31/2" ABOVE GROUND AND WHERE INSTALLED ACROSS ROOF SURFACES, SHALL BE ELEVATED NOT LESS THAN 31/2" ABOVE THE ROOF SURFACE. PAINT GAS PIPE.
  - LABEL ALL PIPING PER ANSI STANDARDS.

| PLUMBING LEGEND             |       |                                |            |        |                                         |
|-----------------------------|-------|--------------------------------|------------|--------|-----------------------------------------|
| SYMBOL                      | ABBR. | DESCRIPTION                    | SYMBOL     | ABBR.  | DESCRIPTION                             |
| — IW —                      | IW    | WASTE PIPING BEL. F.F. OR GRD. | — IW —     | IW     | INDIRECT WASTE PIPING                   |
| — W —                       | W     | WASTE PIPING ABV. F.F. OR GRD. | — GV —     | GV     | GATE VALVE                              |
| — V —                       | V     | VENT PIPING BEL. F.F. OR GRD.  | — CV —     | CV     | CHECK VALVE                             |
| — V —                       | V     | VENT PIPING ABV. F.F. OR GRD.  | — OS&Y —   | OS&Y   | OUTSIDE SCREW & YOKE VALVE              |
| — CW —                      | CW    | COLD WATER PIPING              | — GC —     | GC     | GAS COCK                                |
| — HW —                      | HW    | HOT WATER PIPING               | — PTV —    | PTV    | PRESS., TEMP., & RELIEF VALVE           |
| — HWR —                     | HWR   | HOT WATER RETURN PIPING        | — SOV —    | SOV    | SHUT-OFF VALVE                          |
| — G —                       | G     | FUEL GAS PIPING                | — U —      | U      | UNION                                   |
| — RISE IN PIPE —            |       |                                | — HB —     | HB     | HOSE BIBB                               |
| — DROP IN PIPE —            |       |                                | — BFP —    | BFP    | BACK FLOW PREVENTION ASSY.              |
| — TEE UP —                  |       |                                | — PRV —    | PRV    | PRESS. REDUCING VALVE                   |
| — TEE DOWN —                |       |                                | — AIP —    | AIP    | ACCESS PANEL                            |
| — DIRECTION OF FLOW —       |       |                                | — C.I. —   | C.I.   | CAST IRON                               |
| — DIRECTION OF SLOPE DOWN — |       |                                | — FE —     | FE     | FIRE EXTINGUISHER                       |
| — FCO —                     | FCO   | FLOOR CLEAN OUT                | — POC —    | POC    | POINT OF CONN.                          |
| — COTG —                    | COTG  | CLEAN OUT TO GRADE             | — VTR —    | VTR    | VENT THRU ROOF                          |
| — CO —                      | CO    | CLEAN OUT                      | — WH —     | WH     | WATER HEATER                            |
| — DSP —                     | DSP   | DRY STANDPIPE PIPING           | — WM —     | WM     | WATER METER (UTILITY COMPANY METER)     |
| — WSP —                     | WSP   | WET STANDPIPE PIPING           | — P.W.M. — | P.W.M. | PRIVATE "IN LINE" WATER METERING DEVICE |

ARCHITECT

**MPA ARCHITECTS INC.**

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MEMBER AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

**BRETT JOHANSON**  
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234 SHADOWBROOK RD  
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CONTACT: 530-228-9907

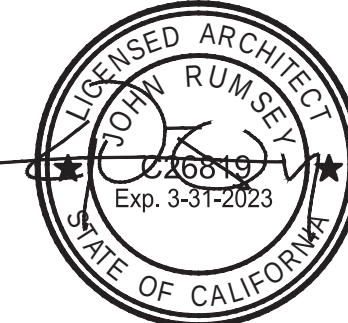
PROJECT

**Jersey Mike's Subs**

235 MOUNT HERMON RD. SUITE A  
SCOTTS VALLEY, CA 95066

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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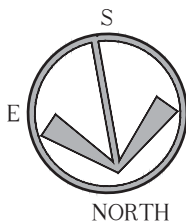
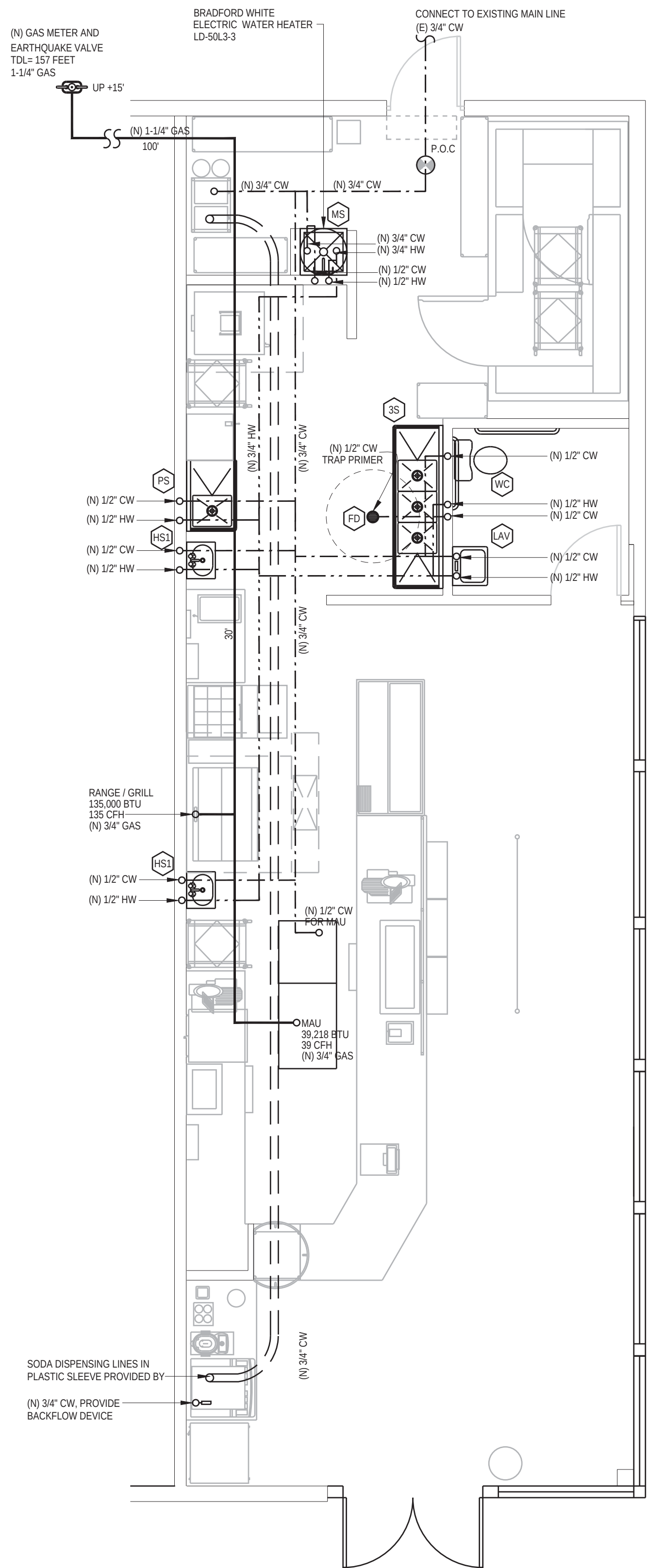


SHEET TITLE

**PLUMBING PLAN - WASTE**

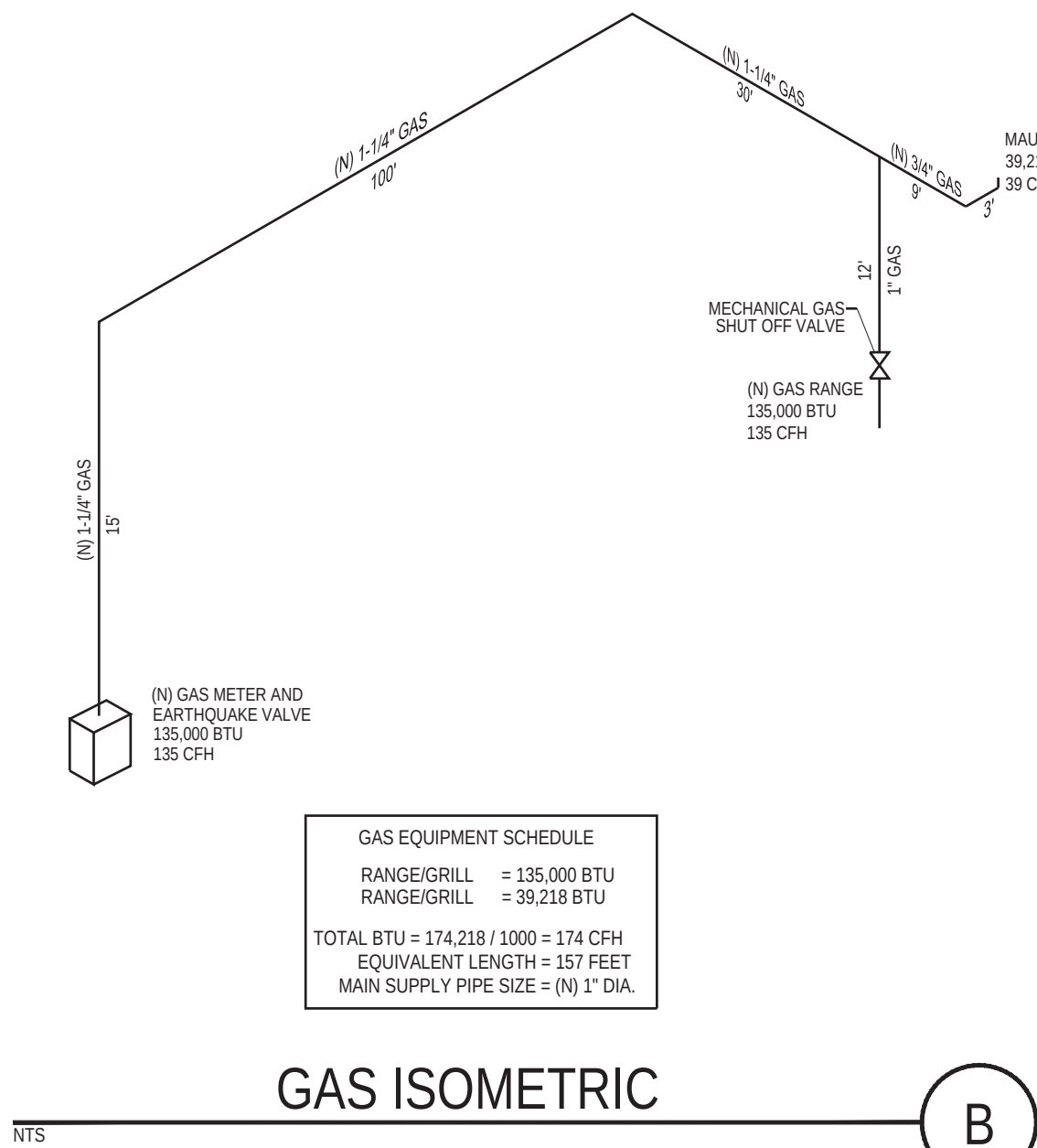
DATE: 20-10-22 SCALE: AS NOTED  
DRAWN BY: AJJP DATE: 22174 PL1.DWG  
CHECKED BY: JR SHEET NUMBER:  
PROJECT NO: 22174

**P1**



PLUMBING PLAN - WATER & GAS

A



GAS ISOMETRIC

B

| GAS EQUIPMENT SCHEDULE               |               |
|--------------------------------------|---------------|
| RANGE/GRILL                          | = 135,000 BTU |
| RANGE/GRILL                          | = 39,218 BTU  |
| TOTAL BTU = 174,218 / 1000 = 174 CFH |               |
| EQUIVALENT LENGTH = 157 FEET         |               |
| MAIN SUPPLY PIPE SIZE = (N) 1" DIA.  |               |

MATERIAL SCHEDULE

| SERVICE                               | PIPE MATERIAL & WEIGHT | TYPE OF JOINTS | PRESSURE FITTINGS MATERIAL | SHUT-OFF RATINGS PSI-SWP | VALVE           | SERVICE                               | PIPE MATERIAL & WEIGHT                              | TYPE OF JOINTS            | PRESSURE FITTINGS MATERIAL                       | SHUT-OFF RATINGS PSI-SWP | VALVE                     |
|---------------------------------------|------------------------|----------------|----------------------------|--------------------------|-----------------|---------------------------------------|-----------------------------------------------------|---------------------------|--------------------------------------------------|--------------------------|---------------------------|
| COLD WATER ABOVE GROUND               | COPPER L TUBE          | SOLDERED       | CAST BRONZE WROUGHT COPPER | 125                      | BALL GATE CHECK | WASTE, SOIL & ROOF DRAINS BELOW GRADE | SCHEDULE 40 ABS                                     | SOLVENT-WELD              | ABS                                              | N/A                      | N/A                       |
| COLD WATER BELOW GROUND TO 5' OUTSIDE | COPPER K TUBE          | BRAZED         | CAST BRONZE WROUGHT COPPER | 125                      | BALL GATE       | WASTE, SOIL & ROOF DRAINS ABOVE GRADE | SCHEDULE 40 ABS                                     | SOLVENT-WELD              | ABS                                              | N/A                      | N/A                       |
| COLD WATER BELOW GROUND BEYOND 5'     | SCHEDULE 80 PVC        | SOLVENT-WELD   | PVC                        | 125                      | GATE            | VENT                                  | SCHEDULE 40 ABS                                     | SOLVENT-WELD              | ABS                                              | N/A                      | N/A                       |
| HOT WATER ABOVE GROUND                | COPPER L TUBE          | SOLDERED       | CAST BRONZE WROUGHT COPPER | 125                      | BALL GATE       | FUEL GAS                              | STEEL 40, BLACK STEEL 40, BLACK POLYETHYLENE PIPING | SCREWED WELDED PER MANUF. | MALL IRON STEEL WELD PER MANUF. STAINLESS TUBING | 150 PER MANUF.           | SQR. HEAD COCK PER MANUF. |
| VENT                                  | SCHEDULE 40 ABS        | SOLVENT-WELD   | ABS                        | N/A                      | N/A             |                                       |                                                     |                           |                                                  |                          |                           |

NOTES:  
THE USE OF ABS WASTE PIPE AND/OR PEX WATER PIPING IS ACCEPTABLE HOWEVER, PRIOR TO BIDDING OR INSTALLING THESE COMPONENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE USE OF THESE MATERIALS IS ACCEPTABLE WITH THE LOCAL GOVERNING AUTHORITY.  
INSULATION  
ALL HOT WATER MAINS, EXCEPT RUN-OUTS TO FIXTURES, BUT INCLUDING HOT WATER SUPPLY AND TRAP AT HANDICAPPED LAVATORIES, SHALL BE INSULATED WITH 3/4" THICK, SNAP ON FIBERGLASS INSULATION WITH CANVAS JACKET, 4.5 MINIMUM.

| WATER SUPPLY FIXTURE UNIT (WSFU) |                      |                                                 |        |             | (CPC, TABLE 610.3 & 610.4) |  |
|----------------------------------|----------------------|-------------------------------------------------|--------|-------------|----------------------------|--|
| SYMBOL                           | APPLIANCES, FIXTURES | MFG. MODEL NO.                                  | PUBLIC | # (N) FIXT. | TOTAL                      |  |
| WC                               | WATER CLOSET         | KOHLER CIMARRON COMFORT HEIGHT 1.28 GPH         | 2.5    | 1           | 2.5                        |  |
| LAV                              | LAVATORY             | AMERICAN STANDARD LUCERNE NOT TO EXCEED 2.2 GPM | 1.0    | 1           | 1                          |  |
| HSI                              | HAND SINK            | WALL MOUNTED CHG FS17D14005JM                   | 1.0    | 2           | 2                          |  |
| PS                               | PREP SINK            | ADVANCE TABCOCHG FC-1JM18-DL                    | 3.0    | 1           | 3                          |  |
| 3S                               | 3 COMP. SINK         | ADVANCE TABCOCHG FC-3JM24-DB                    | 3.0    | 1           | 3                          |  |
| MS                               | MOP SINK             | MUSTEE 65M                                      | 3.0    | 1           | 3                          |  |
| TOTAL                            |                      |                                                 |        |             | 14.5                       |  |

- GAS PIPING SCHEDULE
- GAS PIPE BELOW GRADE OUTSIDE BLDG. - SCHEDULE 40 GALVANIZED STEEL PIPE AND FITTINGS WITH TWO LAYERS 4" KRAFT PAPER OR APPROVED WEIGHT PLASTIC PIPE AND FITTINGS
  - GAS PIPE ABOVE GRADE OUTSIDE BUILDING - SCHEDULE 40 GALVANIZED STEEL PIPE AND FITTINGS
  - GAS PIPE ABOVE GROUND INSIDE BLDG. - SCHEDULE 40 BLACK STEEP PIPE WITH M.I. FITTINGS
  - VALVES: ROCKWELL-NORDSTROM LUBRICATED PLUG COCKS.
  - PLUMBING CONTRACTOR SHALL VERIFY LOCATION OF GAS METERS WITH SERVING UTILITY COMPANY

| WATER HEATER SIZING CALCULATION                                                                                                                                                                                                  |                     |                            |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------|-----|
| FIXTURES                                                                                                                                                                                                                         | ASSUME / QUANTITIES | HOURLY DEMAND              | GPH |
| HAND SINK                                                                                                                                                                                                                        | (3)                 | 5 GALLONS PER SINK         | 15  |
| PREP SINK                                                                                                                                                                                                                        | (1)                 | 5 GALLONS PER SINK         | 5   |
| 3 COMP. SINK                                                                                                                                                                                                                     | (1)                 | 14 GALLONS PER COMPARTMENT | 42  |
| MOP SINK                                                                                                                                                                                                                         | (1)                 | 15 GALLONS PER SINK        | 15  |
| TOTAL                                                                                                                                                                                                                            |                     |                            | 77  |
| KW INPUT = $\frac{GPH \times RISE \times 8.33}{THERMAL EFFICIENCY \times 3412 BTU / KW}$ KW INPUT = $\frac{77 \times 60 \times 8.33}{98 \times 3412}$ KW INPUT = $\frac{38,484}{3343}$ KW INPUT = 11.51                          |                     |                            |     |
| *KW INPUT = 11.51 x 80% = 9.21 KW                                                                                                                                                                                                |                     |                            |     |
| *10 KW PROVIDED                                                                                                                                                                                                                  |                     |                            |     |
| *FOR FOOD FACILITIES THAT USE ONLY SINGLE-SERVICE EATING AND DRINKING UTENSILS, OR DON'T USE UTENSILS AT ALL, THE WATER HEATER SHALL HAVE A RECOVERY RATE EQUAL TO OR GREATER THAN 80% OF THE COMPUTED HOT WATER DEMAND, IN GPH. |                     |                            |     |
| ELECTRIC LOWBOY                                                                                                                                                                                                                  |                     |                            |     |

| WATER PIPE SIZING LEGEND |          |               |      |            |                      |
|--------------------------|----------|---------------|------|------------|----------------------|
| PIPE SIZE                | GPM FLOW | FIXTURE UNITS | TANK | VALVE      | PRESS. LOSS PSI/100' |
| 1/2"                     | 3        | 3             |      | Ø          | 5.0                  |
| 3/4"                     | 7        | 6             |      | Ø          | 2.5                  |
| 1"                       | 14       | 18            |      | F.V. CONN. | 4.4                  |
| 1 1/4"                   | 23       | 28            |      |            | 3.5                  |
| 1 1/2"                   | 32       | 58            |      | 15         | 4.0                  |
| 2"                       | 63       | 190           |      | 85         | 3.7                  |
| 2 1/2"                   | 120      | 479           |      | 365        | 3.5                  |
| 3"                       | 165      | 719           |      | 8          | 2.9                  |
| 4"                       | 300      | 1755          |      | 8          | 2.2                  |

- MANDATORY MEASURES (SERVICE WATER HEATING SYSTEMS)
- THE FOLLOWING SERVICE WATER HEATING SYSTEMS AND EQUIPMENT MAY BE INSTALLED ONLY IF THE MANUFACTURER HAS CERTIFIED THAT THE EQUIPMENT MEETS OR EXCEEDS ALL APPLICABLE EFFICIENCY REQUIREMENTS LISTED IN 115 OF THE ENERGY EFFICIENCY STANDARDS:  
OIL-FIRED STORAGE TYPES GREATER THAN 105,000 BTU/HR  
OIL-FIRED NON-STORAGE TYPES GREATER THAN 210,000 BTU/HR  
GAS-FIRED NON-STORAGE TYPES GREATER THAN 200,000 BTU/HR.
  - UNFIRED SERVICE WATER HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL HAVE EITHER EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12 INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16 OR SUFFICIENT INSULATION SO THAT THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80 F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR/RSF.
  - IF A CIRCULATING HOT WATER SYSTEM IS INSTALLED, IT SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OFF THE CIRCULATING PUMP(S) WHEN HOT WATER IS NOT REQUIRED IS NOT REQUIRED.
  - LAVATORIES IN RESTROOMS OF PUBLIC FACILITIES SHALL BE EQUIPPED WITH:  
a. OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 0.5 GALLONS PER MINUTE.  
b. FOOT ACTUATED CONTROL VALVES, AND OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 0.75 GALLONS PER MINUTE.  
c. PROXIMITY SENSOR ACTUATED CONTROL VALVES, AND OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 0.75 GALLONS PER MINUTE.  
d. SELF-CLOSING VALVES, AND OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 2.2 GALLONS PER MINUTE, AND 0.25 GALLONS/CYCLE (CIRCULATING SYSTEM).  
e. SELF-CLOSING VALVES, AND OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 2.2 GALLONS PER MINUTE, AND 0.50 GALLONS/CYCLE (NON-CIRCULATING SYSTEM).  
f. SELF-CLOSING VALVES, AND OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 2.2 GALLONS PER MINUTE, AND 0.75 GALLONS/CYCLE (FOOT SWITCHES AND PROXIMITY SENSOR CONTROLS).  
g. LAVATORIES IN RESTROOMS OF PUBLIC FACILITIES SHALL BE EQUIPPED WITH CONTROLS TO LIMIT THE OUTLET TEMPERATURE TO 110 F.

- PLUMBING SHEET NOTES
- THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS NECESSARY TO COMPLETE HIS/HER WORK.
  - THESE DRAWINGS ARE DIAGRAMMATIC AND HAVE BEEN PREPARED TO SUGGEST POSSIBLE SIZE, ROUTES, LOCATION AND TERMINATION OF PLUMBING PIPING AND EQUIPMENT AS REQUIRED TO CONFORM TO APPLICABLE CODES. IT IS NOT THE INTENTION OF THE PLAN PREPARER TO LIMIT THE METHODOLOGY AND/OR MATERIALS UTILIZED BY THE PLUMBING CONTRACTOR WHEN ALTERNATE METHODOLOGY AND/OR MATERIALS COMPLY WITH ALL CODES AND ORDINANCES GOVERNING THIS JURISDICTION.
  - IT IS THE PLUMBING CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING BUT NOT LIMITED TO METER LOCATIONS, LATERAL LOCATIONS/DEPTH AND PROPOSED POINT OF CONNECTIONS.
  - ALL PIPING AND EQUIPMENT SHALL COMPLY WITH THE LATEST IFPMO STANDARDS AND ALL APPLICABLE BUILDING CODES, LOCAL OR OTHERWISE.
  - WASTE PIPING SHALL BE FITTED AT A MINIMUM OF 1/4" PER FOOT WHERE POSSIBLE. PIPING GREATER THAN 4 INCHES IN DIAMETER ONLY, MAY BE FITTED AT A MINIMUM OF 1/8" PER FOOT, AS REQUIRED, WITH THE APPROVAL OF THE ADMINISTRATIVE AUTHORITY.
  - ALL EQUIPMENT GIVING OFF WASTE OR CONDENSATE ARE REQUIRED TO DRAIN INTO FLOOR SINKS WITH A LEGAL AIR GAP OR APPROVED BACKFLOW PREVENTION DEVICE.
  - THE CONTRACTOR SHALL INSTALL A PRESSURE REDUCING STATION WHERE WATER PRESSURE TO BUILDING EXCEEDS 70 P.S.I.G.
  - ALL FIXTURES SHALL BE SECURELY ATTACHED TO SUPPORTING SURFACES AS SPECIFIED AND SHALL BE PLUMBED AND LEVELED.
  - WALL HUNG FIXTURES SHALL BE SECURELY ATTACHED TO WOOD BLOCKING.
  - AIR CHAMBERS SHALL BE PROVIDED FOR EACH FIXTURE AT HOT AND COLD WATER CONNECTIONS.
  - HOT WATER PIPING SHALL BE INSULATED WITH FIBERGLASS PIPE INSULATION WITH A VAPOR BARRIER, AS REQUIRED FOR LOCAL WEATHER CONDITIONS TO PREVENT EXCESSIVE ENERGY LOSS. USE MIN. 1 INCH INSULATION ON HOT WATER PIPING.
  - ALL PIPING SHALL BE PRESSURE TESTED TO THE APPROVAL OF THE ADMINISTRATIVE AUTHORITY AND MINIMUM STANDARDS AS FOLLOWS: SANITARY PIPING: MIN. WATER PRESSURE 5 PSI FOR 15 MINUTES WATER PIPING: MIN. WATER PRESSURE 120 PSI FOR 15 MINUTES
  - COLD AND HOT WATER PIPING TO FIXTURES SHALL BE THOROUGHLY FLUSHED AND RINSED PRIOR TO PLACING IN SERVICE.
  - SANITARY SINK FAUCETS SHALL BE PROTECTED W/ AN APPROVED BACKFLOW PREVENTION DEVICE.
  - CONNECTIONS BETWEEN COPPER OR BRASS PIPING AND FERROUS MATERIALS SHALL BE MADE WITH APPROVED DIELECTRIC COUPLINGS.
  - PROVISIONS FOR EXPANSION SHALL BE INSTALLED WHERE NECESSARY PER THE UNIFORM PLUMBING CODE.
  - HOT AND COLD WATER PIPING SHALL BE INSTALLED A MINIMUM OF 12" APART WHERE PIPING IS PARALLEL.
  - ALL ROOF PENETRATIONS SHALL BE FLASHED AND COUNTER FLASHED TO ENSURE A DURABLE WATERPROOF MEMBRANE.
  - ALL PIPING SHALL BE SUPPORTED AT THE MINIMUM INTERVALS SHOWN BELOW:  
SIZE SUPPORT SPACING  
1/2" 6 FEET O/C  
3/4" 8 FEET O/C  
1" 8 FEET O/C  
LARGER SIZES 10 FEET O/C
  - ALL FLOOR, WALL OR GROUND CLEANOUTS SHALL BE INSTALLED IN A MANNER THAT PROVIDES SUFFICIENT SPACE FOR SEVILLE AND IS IN COMPLETE COMPLIANCE WITH ALL GOVERNING CODES.
  - PLUMBING CONTRACTOR SHALL REVIEW ALL KITCHEN EQUIPMENT DRAWINGS AND MAKE ALL REQUIRED CONNECTION OF SERVICES TO EACH UNIT.
  - ALL HOSE BIBS SHALL BE PROVIDED WITH VACUUM BREAKERS AND MOUNTED 18 INCHES ABOVE THE FINISHED FLOOR LEVEL. ALL BIBS SHALL BE FLUSH MOUNTED W/ LOCKABLE COVERS.
  - SANITARY AND POTABLE WATER PIPING SHALL NOT BE INSTALLED WITHIN THE SAME TRENCH EXCEPT WHEN ALLOWABLE BY THE GOVERNING AUTHORITY.
  - ALL FLOOR MOUNTED SANITARY CLEANOUTS SHALL HAVE SKID RESISTANT COVER PLATES
  - WHERE HOT WATER IS NOT PROVIDED TO LAVATORY, HOT WATER SUPPLY LINE SHALL INSTALLED AND CAPPED IN ATTIC SPACE. INSULATE PER TITLE 24 REQUIREMENTS.
  - LAVATORY FAUCETS IN RESTROOM S SHALL BE THE SELF CLOSING TYPE AND NOT EXCEED A WATER FLOW OF 0.20 GAL/USE
  - WATER HEATER / BOILER IS ON THE CALIFORNIA ENERGY COMMISSION (C.E.C.) LIST. PROVIDE EXPANSION TANK OR APPROVED METHOD OF RELIEVING PRESSURE (608.3 C.E.C.)
  - INSTALLATION OF SOIL OR DRAIN PIPES IN FOOD HANDLING ESTABLISHMENTS WILL COMPLY WITH SECTION 318.0 C.P.C.
  - BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
  - ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
  - A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHELL SHALL COMPLY WITH SECTION 808.5 C.P.C.
  - PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE FOR NEW WATER HEATER PER SECTION 608.3 C.P.C.

| PLUMBING LEGEND |        |                                         |
|-----------------|--------|-----------------------------------------|
| SYMBOL          | ABBR.  | DESCRIPTION                             |
| ---             | W      | WASTE PIPING BEL. F.F. OR GRD.          |
| ---             | W      | WASTE PIPING ABV. F.F. OR GRD.          |
| ---             | V      | VENT PIPING BEL. F.F. OR GRD.           |
| ---             | V      | VENT PIPING ABV. F.F. OR GRD.           |
| ---             | CW     | COLD WATER PIPING                       |
| ---             | HW     | HOT WATER PIPING                        |
| ---             | HWR    | HOT WATER RETURN PIPING                 |
| ---             | G      | FUEL GAS PIPING                         |
| ---             | -      | RISE IN PIPE                            |
| ---             | -      | DROP IN PIPE                            |
| ---             | -      | TEE UP                                  |
| ---             | -      | TEE DOWN                                |
| ---             | -      | DIRECTION OF FLOW                       |
| ---             | -      | DIRECTION OF SLOPE DOWN                 |
| ---             | FCO    | FLOOR CLEAN OUT                         |
| ---             | COTG   | CLEAN OUT TO GRADE                      |
| ---             | CO     | CLEAN OUT                               |
| ---             | DSP    | DRY STANDPIPE PIPING                    |
| ---             | WSP    | WET STANDPIPE PIPING                    |
| ---             | IW     | INDIRECT WASTE PIPING                   |
| ---             | GV     | GATE VALVE                              |
| ---             | CV     | CHECK VALVE                             |
| ---             | OS&Y   | OUTSIDE SCREW & YOKE VALVE              |
| ---             | GC     | GAS COCK                                |
| ---             | PTV    | PRESS., TEMP., AND RELIEF VALVE         |
| ---             | SOV    | SHUT-OFF VALVE                          |
| ---             | U      | UNION                                   |
| ---             | HB     | HOSE BIBB                               |
| ---             | BFP    | BACK FLOW PREVENTION ASSY.              |
| ---             | PRV    | PRESS. REDUCING VALVE                   |
| ---             | AP     | ACCESS PANEL                            |
| ---             | C.B.   | CATCH BASIN                             |
| ---             | C.I.   | CAST IRON                               |
| ---             | FE     | FIRE EXTINGUISHER                       |
| ---             | POC    | POINT OF CONN.                          |
| ---             | VTR    | VENT THRU ROOF                          |
| ---             | WH     | WATER HEATER                            |
| ---             | WM     | WATER METER (UTILITY COMPANY METER)     |
| ---             | P.W.M. | PRIVATE "IN LINE" WATER METERING DEVICE |

ARCHITECT



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CLIENT

BRETT JOHANSON  
SLV SELECT LP

234 SHADOWBROOK RD  
BEN LOMOND CA 95005  
CONTACT: 530-228-9907

PROJECT

COMMERCIAL TENANT IMPROVEMENT FOR:



235 MOUNT HERMON RD. SUITE A  
SCOTTS VALLEY, CA 95066

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

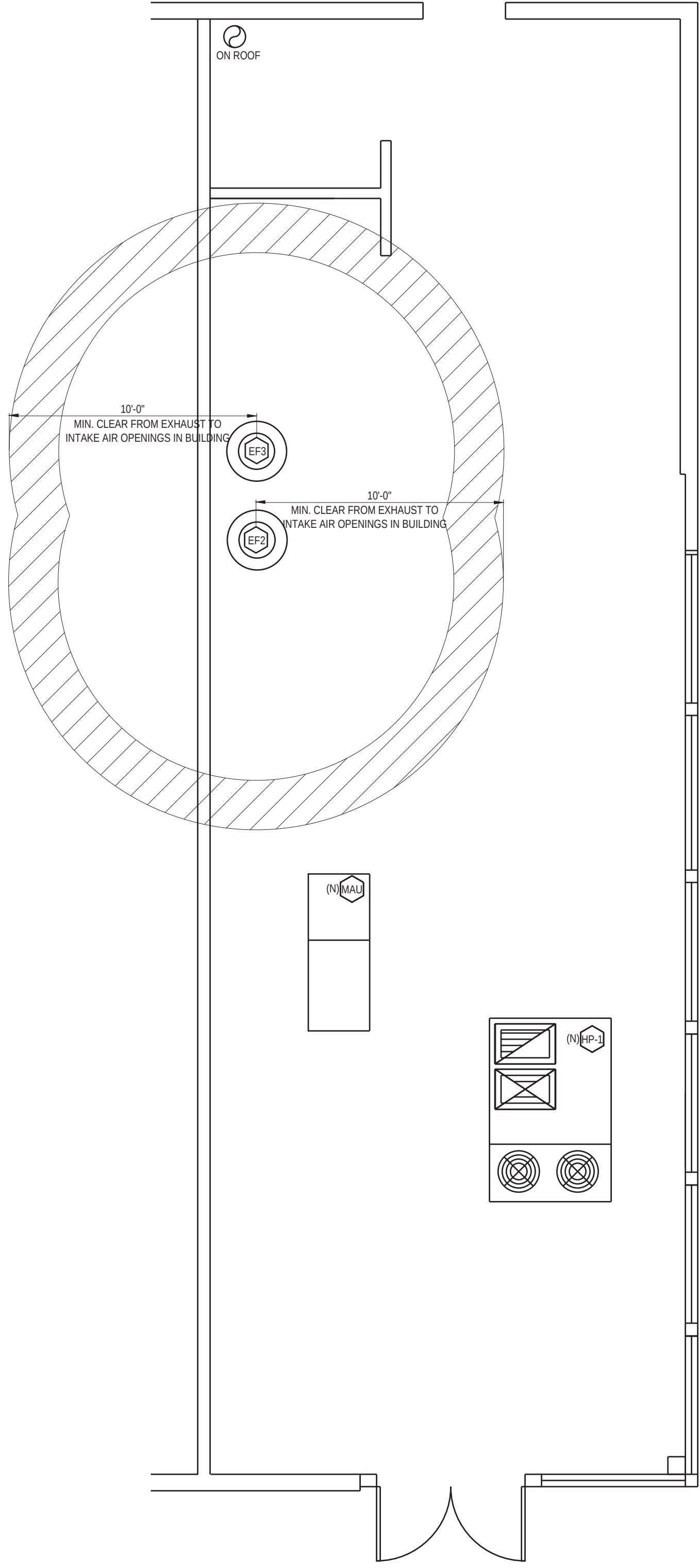


SHEET TITLE

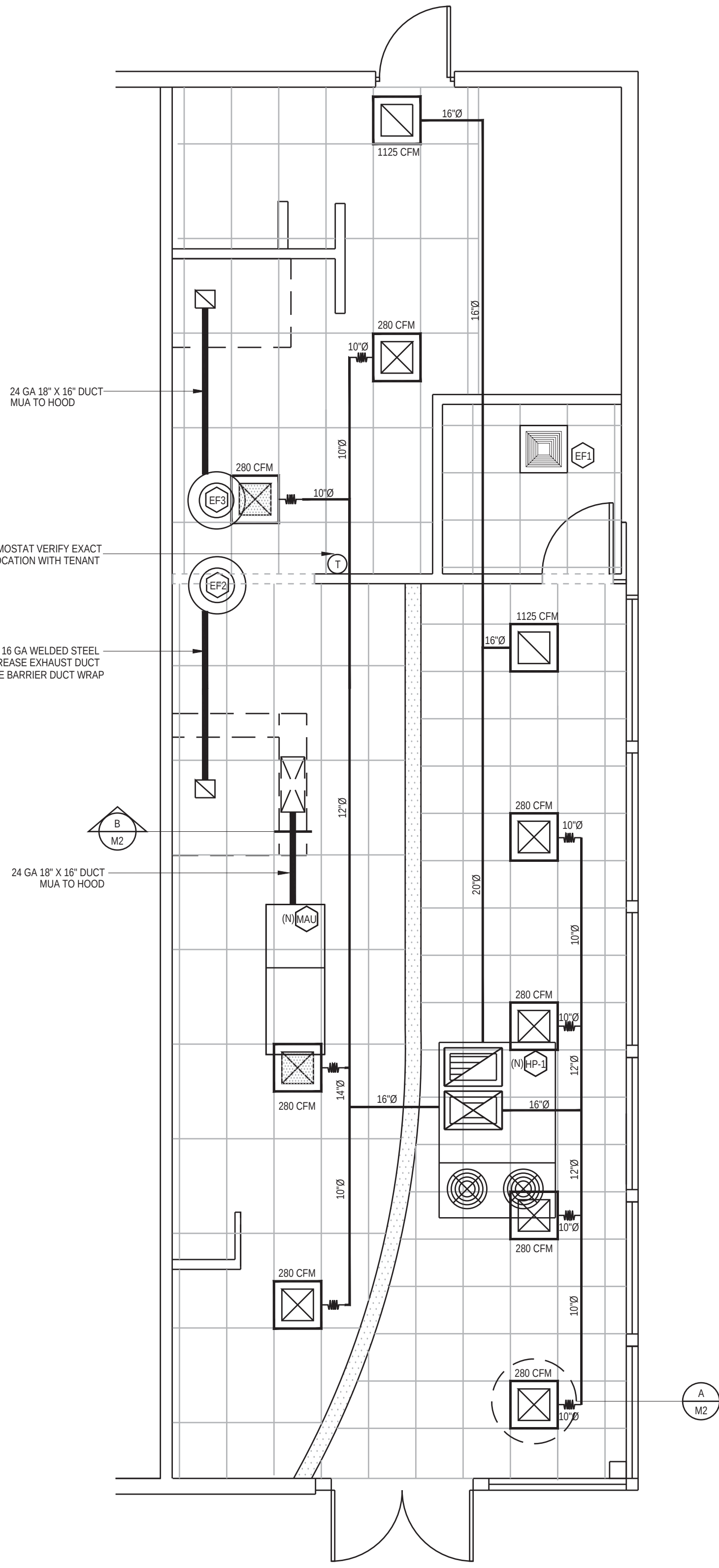
PLUMBING PLAN -  
WATER & GAS

|             |          |               |          |
|-------------|----------|---------------|----------|
| DATE:       | 20-10-22 | SCALE:        | AS NOTED |
| DRAWN BY:   | AJJP     | CHECKED BY:   | PL2 DWG  |
| CHECKED BY: | JR       | SHEET NUMBER: |          |
| PROJECT NO: | 22174    |               | P2       |





MECHANICAL ROOF/ FRAMING PLAN



MECHANICAL PLAN

| AIR BALANCE SUMMARY |                   |                  |                  |                   |                      |
|---------------------|-------------------|------------------|------------------|-------------------|----------------------|
| UNIT                | OUTSIDE AIR (CFM) | SUPPLY AIR (CFM) | RETURN AIR (CFM) | EXHAUST AIR (CFM) | BUILDING TOTAL (CFM) |
| (N) HP-1            | 750               | 2250             | 1800             |                   | +750                 |
| EF-1                |                   |                  |                  | 95                | -95                  |
| EF-2                |                   |                  |                  | 1000              | -1000                |
| EF-3                |                   |                  |                  | 375               | -375                 |
| MUA-1               | 750               | 750              |                  |                   | +750                 |
| TOTAL               | 1500              | 3000             | 1800             | 1470              | +30                  |

SPACE IS +30 CFM POSITIVE. THE BALANCING CONTRACTOR SHALL VERIFY THAT THE BUILDING PRESSURE IS BETWEEN 0.28

KITCHEN EXHAUST CALCULATIONS

1000 CFM / 1833 FPM (\*) = 0.54 S.F.  
10" ROUND DUCT = 0.54 S.F.  
@ 10" ROUND DUCT, 1000 CFM (0.54 S.F. = 1851 FPM  
1851 FPM (560 FPM & <2900 FPM = MEETS CODE)

| HEAT PUMP SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |                  |           |         |                           |     |     |                      |               |             |             |                          |                     |     |              |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------|-----------|---------|---------------------------|-----|-----|----------------------|---------------|-------------|-------------|--------------------------|---------------------|-----|--------------|---------|
| SYMBOL                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NOMINAL TONS | MODEL NUMBER     | RATED CFM | OSA CFM | NOMINAL VOLTAGE (V-PH-HZ) | FLA | MCA | SUPPLY FAN MOTOR BHP | MAX FUSE SIZE | COOLING     |             |                          | HEATING (HIGH TEMP) |     | WEIGHT (LBS) | REMARKS |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |                  |           |         |                           |     |     |                      |               | TOTAL (MBH) | SENS. (MBH) | EER <sup>1</sup> / I EER | CAPACITY (MBH)      | COP |              |         |
| (N)  HP-1                                                                                                                                                                                                                                                                                                                                                                  | 7.5          | CARRIER 50TC-D08 | 3000      | 750     | 208-3-60                  |     | 39  |                      | 50            | 83          | 66          | 11.2 /13                 |                     | 3.3 | 705          |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |                  |           |         |                           |     |     |                      |               |             |             |                          |                     |     |              |         |
| FOOTNOTES: <sup>1</sup> "SEER" APPLIES ONLY TO UNITS w/ CAPACITY OF 60,000 Btu/h OR LESS. "EER" APPLIES ONLY TO UNITS w/ CAPACITY OF MORE THAN 60,000 Btu/h<br><sup>2</sup> "HSPF" APPLIES ONLY TO UNITS w/ CAPACITY OF 60,000 Btu/h OR LESS. "COP" APPLIES ONLY TO UNITS w/ CAPACITY OF MORE THAN 60,000 Btu/h<br>* FUSE OR HEATING, AIR CONDITIONING & REFRIGERATION CIRCUIT BREAKER<br>*** PROVIDE AN ECONOMIZER IN EVERY COOLING UNIT EXCEEDING 2,500 CFM |              |                  |           |         |                           |     |     |                      |               |             |             |                          |                     |     |              |         |
| LEGEND: FLA ..... FULL LOAD AMPS MCA ..... MINIMUM CIRCUIT AMPS IFM ..... INDOOR FAN MOTOR NEC ..... NATIONAL ELECTRICAL CODE<br>OFM ..... OUTDOOR FAN MOTOR MOCF ..... MAXIMUM OVERCURRENT PROTECTION LRA ..... LOCKED ROTOR AMPS RLA ..... RATED LOAD AMPS<br>COP ..... COEFFICIENT OF PERFORMANCE EER ..... ENERGY EFFICIENCY RATIO IPLV ..... INTEGRATED PART-LOAD VALUES SEER ..... SEASONAL ENERGY EFFICIENCY RATIO                                     |              |                  |           |         |                           |     |     |                      |               |             |             |                          |                     |     |              |         |

| EXHAUST FAN SCHEDULE |          |                         |                       |      |      |            |       |       |         |                  |        |          |                  |                                                                                                                                                      |
|----------------------|----------|-------------------------|-----------------------|------|------|------------|-------|-------|---------|------------------|--------|----------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL               | QUANTITY | LOCATION                | MANUF. MODEL          | CFM  | EXT  | ELECTRICAL |       |       | OPTIONS |                  | WEIGHT | CONTROLS | REMARKS          |                                                                                                                                                      |
|                      |          |                         |                       |      |      | H.P.       | VOLTS | PHASE | AMPS    | BACKDRAFT DAMPER |        |          |                  | BIRD SCREEN                                                                                                                                          |
| (N) EF1              | 1        | RESTROOM                | BROAN # L100 OR EQUAL | 95   | .10" | 1/25       | 120   | 1     | -       | YES              | YES    | 23 LBS.  | SWITCH w/ LIGHTS |                                                                                                                                                      |
| (N) EF2              | 1        | KITCHEN EXHAUST HOOD    | CAPTIVEAIRE # DUS0HFA | 1000 | .5   | 115        | 1     | 2.9   | NO      | YES              |        | 77 LBS.  |                  | W/ HOOD SWITCH INTERLOCK W/ MAU. FURNISHED BY F.S.E.C. - INSTALLED BY M.C.                                                                           |
| (N) EF3              | 1        | BREAD OVEN EXHAUST HOOD | CAPTIVEAIRE # DUS3HFA | 375  | .18  | 115        | 1     | 1.9   | YES     | YES              |        | 54 LBS.  |                  | W/ HOOD SWITCH INTERLOCK W/ HP-1. FURNISHED BY F.S.E.C. - INSTALLED BY M.C. EXHAUST FAN TO BE INTERLOCKED w/ HP-1 THAT SERVES THE BACK KITCHEN AREA. |

| MAKE UP AIR UNIT SCHEDULE |                             |                      |                |     |        |      |                               |
|---------------------------|-----------------------------|----------------------|----------------|-----|--------|------|-------------------------------|
| MARK                      | LOCATION                    | MANUFACTURER/ MODEL  | CONFIG.        | CFM | % O.A. | ESP  | CONTROLS                      |
| (N) MAU-1                 | MAKEUP AIR FOR EXHAUST HOOD | CAPTIVEAIRE / A1-G10 | SIDE DISCHARGE | 750 | 100%   | 0.50 | WIGAS GRIDDELE & EXHAUST HOOD |

WEIGHT 433 LBS. REMARKS ELECTRICAL INTERLOCK BETWEEN MAKEUP AIR AND EXHAUST SHALL BE PROVIDED

#### SHEET NOTES

- IT IS THE MECHANICAL CONTRACTORS RESPONSIBILITY TO OBTAIN ALL PERMITS REQUIRED FOR THE COMPLETION OF HISHER WORK.
- THESE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF WORK TO BE ACCOMPLISHED AND AS SUCH ARE NOT INTENDED TO SHOW ALL REQUIRED OFFSETS OF PIPING AND DUCT WORK. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT SO AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS AND MAINTAIN HEADROOM AND PASSAGEWAYS.
- EQUIPMENT INDICATED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND EQUIPMENT LOCATIONS.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
- ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL APPLICABLE CODES. CONDENSATE CONTROL SHALL BE PROVIDED AS INDICATED BY THE UNIFORM MECHANICAL CODE, CURRENT EDITION
- ALL DUCTWORK AND EQUIPMENT SHALL COMPLY WITH THE LATEST SMACNA STANDARDS AND ALL APPLICABLE BUILDING CODES.
- WHENEVER OBSTRUCTIONS REQUIRE A CHANGE IN DUCT SHAPE, MAINTAIN EQUIVALENT AREAS. ALL SIZES SHOWN ON THE DRAWING ARE NET DIMENSIONS. FORCED AIR UNITS SHALL BE ISOLATED FROM DUCTING WITH CANVAS VIBRATION COLLARS WHERE APPROPRIATE.
- THE HEATING AND COOLING THERMOSTATS SHALL HAVE A SEPARATE FAN SWITCH TO PROVIDE AIR CIRCULATION WHEN CONDITIONING IS NOT REQUIRED. ALL DISTRIBUTION SYSTEMS SHALL BE PROPERLY BALANCED TO REQUIRED AIR FLOW QUANTITIES.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING & INSTALLING ANY FIRE DAMPERS AS REQUIRED BY BUILDING OR FIRE DEPARTMENT ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LINE AND LOW VOLTAGE CONDUIT, LINE VOLTAGE WIRING, OVERLOAD PROTECTION, DISCONNECTS AND STARTERS AND FINAL CONNECTIONS TO EQUIPMENT. LOW VOLTAGE BY MECHANICAL CONTRACTOR.
- MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT DUCTS, GRILLS, REGISTERS, CONTROLS, THERMOSTATS AND CONDENSATE LINES NECESSARY TO COMPLETE THE JOB. CONTRACTOR SHALL CHALK MARK HIGH AND LOW VOLTAGE ELECTRICAL CONDUIT POINTS OF PENETRATION TO MATCH AIR CONDITIONING UNIT REQUIREMENTS ON THE SHEATHING. WHEN FLASHING IS INSTALLED ON SHEATHING BEFORE ROOFING IS STARTED. CONTRACTOR SHALL ALSO MARK THE GAS AND CONDENSATE PIPING POINTS OF PENETRATION OF THE ROOF SHEATHING.
- CONTRACTOR SHALL START, TEST AND ADJUST ALL SYSTEMS FOR THE PROPER WORKING OF THE SYSTEM TO THE SATISFACTION OF THE OWNER AND TENANT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIAL START UP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ROOMS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F. AT A POINT THREE FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
- ALL ROOF MOUNTED EQUIPMENT OF 400 POUNDS OR MORE SHALL NOT BE PLACED ON THE ROOF WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTURAL GROUP.
- EVERY GAS BURNING APPLIANCE UNLESS APPROVED BY A NATIONALLY RECOGNIZED TESTING AGENCY FOR UNVENTED USE, SHALL BE CONNECTED TO AN EFFECTIVE FLUE OR VENT LEADING TO OUTSIDE AIR. SUCH FLUE OR VENT SHALL NOT BE LESS IN SIZE THAT THE VENT COLLAR ON THE APPLIANCE. PROVIDE BACKDRAFT DAMPERS IN ALL FAN SYSTEMS EXHAUSTING AIR FROM THE ENERGY ENVELOPE.
- ALL HEATING AND COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE ALL JOINTS AND SEAMS SEALED AND SHALL BE INSULATED WITH A MINIMUM OF 1 FOOT THICK (0.6 POUNDS PER CUBIC FOOT) FIBROUS INSULATION.
- EACH HVAC SYSTEM SHALL BE EQUIPPED WITH AT LEAST ONE AUTOMATIC DEVICE FOR REDUCING HVAC ENERGY USE DURING PERIODS OF NON USE OR ALTERNATE USES OF THE BUILDING SPACES OR ZONES SERVED BY THE SYSTEM. (I.E. PROGRAMMABLE THERMOSTAT).
- EACH SYSTEM SHALL BE ABLE TO MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55 DEGREES F. TO 85 DEGREES F. TWO OR MORE REPLACEABLE FIXED SET POINT DEVICES SHALL BE PERMITTED IF INSTALLED SO AS TO MAINTAIN SPACE TEMPERATURE SET POINTS IN THE ZONE THAT THEY CONTROL.
- EACH SYSTEM SHALL BE ABLE TO PROVIDE SEQUENTIAL TEMPERATURE CONTROL FOR HEATING AND COOLING CAPACITY IN EACH ZONE, IF BOTH HEATING AND COOLING ARE PROVIDED.
- EACH SYSTEM SHALL PROVIDE A RANGE OF TEMPERATURES UP TO 10 DEGREES F. IN WHICH NO HEATING HEATING OR COOLING IS PROVIDED TO THE SPACE, IF THE HVAC SYSTEM BOTH HEATING AND COOLING CAPABILITY.
- EACH SYSTEM SHALL BE ABLE TO TERMINATE ALL HEATING AT 70 DEGREES F. OR LESS.
- ON MECHANICAL VENTILATION SUPPLY & EXHAUST SYSTEMS CAPABLE OF MOVING MORE THAN 5000 CFM OF AIR, AUTOMATIC DAMPERS INTERLOCKED AND CLOSED ON FAN SHUTDOWN SHALL BE PROVIDED, ON GRAVITY VENTILATING SYSTEMS, EITHER AUTOMATIC OR READILY ACCESSIBLE MANUALLY OPERATED DAMPERS IN ALL OPENINGS TO THE OUTSIDE, OTHER THAN COMBUSTION AIR OPENINGS, SHALL BE PROVIDED.
- AIR MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2,000 CU. FT. PER MINUTE TO ENCLOSED SPACES WITHIN BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF. AUTOMATIC SHUTOFF SHALL BE ACCOMPLISHED BY INTERRUPTING THE POWER SOURCE OF THE AIR-MOVING EQUIPMENT UPON DETECTION OF SMOKE IN THE MAIN SUPPLY-AIR DUCT SERVED BY SUCH EQUIPMENT. WHERE FIRE DETECTION OR ALARM SYSTEMS ARE PROVIDED FOR THE BUILDING, THE SMOKE DETECTORS REQUIRED SHALL BE SUPERVISED BY SUCH SYSTEMS. AUTOMATIC SHUT-OFF IS NOT REQUIRED WHEN ALL OCCUPIED ROOMS SERVED BY THE AIR-HANDLING EQUIPMENT HAVE DIRECT EXIT TO THE EXTERIOR AND THE TRAVEL DISTANCE DOES NOT EXCEED 100 FEET.
- INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 120.4 - 2013 B.E.E.S.
- ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 120.4 - 2013 B.E.E.S. AND TABLE 6-6A AND 6-6B OF CMC.
- ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 120.2 B.E.E.S
- ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTIONS 120.5 - 2013 B.E.E.S.
- DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 110.6 - 2013 B.E.E.S
- INSULATING MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, SECTION 2-5312.
- HVAC DUCTS SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED IN ACCORDANCE WITH CHAPTER 4-10 OF THE "CALIFORNIA STATE MECHANICAL CODE", WHICH WHOLLY ADOPTS THE "UNIFORM MECHANICAL CODE".
- HVAC EQUIPMENT REQUIRING CERTIFICATION, AS IDENTIFIED IN THE CALIFORNIA TO COMPLY WITH THE CALIFORNIA ENERGY COMMISSIONS APPLIANCE EFFICIENCY STANDARDS. CERTIFICATES OF COMPLIANCE SHALL BE PROVIDED AS PART OF THE EQUIPMENT SUBMITTALS.
- HVAC SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, SECTION 2-5317 AND 2-5316.
- DOORS AND WINDOWS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, SECTION 2-5317.
- EACH SYSTEM SHALL BE ABLE TO TERMINATE ALL COOLING AT 70 DEGREES F. OR MORE. EXCEPTION: EXCEPTION: MULTIPLE ZONE HVAC SYSTEMS REQUIRING CONCURRENT HEATING OPERATION OF INDEPENDENT HEATING AND COOLING SYSTEMS NEED NOT COMPLY WITH SECTION 2-5315(A) 4, 2-5315(A) 5, AND 2-5315(A) 6.
- CERTIFICATE OF ACCEPTANCE (MECH-2A AND ENV-2A) AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.

#### MANDATORY MEASURES

- INSTALLED INSULATING MATERIAL SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTIONS 1712 AND 1713 OF THE UBC.
- ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
- SITE CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS).
- MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER PER 2-5316(B). AFTER JULY 1, 1993, MANUFACTURED PENETRATION PRODUCTS MUST BE LABELED FOR U-VALUE ACCORDING TO NFRC PROCEDURES.
- ANY APPLIANCE FOR WHICH THERE IS A CALIFORNIA STANDARD ESTABLISHED IN THE APPLIANCE EFFICIENCY STANDARDS MAY BE INSTALLED ONLY IF THE MANUFACTURER HAS CERTIFIED TO THE COMMISSION, AS SPECIFIED IN THOSE REGULATIONS, THAT THE APPLIANCE COMPLIES WITH THE APPLICABLE STANDARD FOR THAT APPLIANCE. INCLUDED ARE ROOM AIR CONDITIONERS, CENTRAL AIR CONDITIONING HEAT PUMPS (REGARDLESS OF CAPACITY, EXCEPT THAT REQUIREMENTS FOR CENTRAL AIR CONDITIONING HEAT PUMPS WITH COOLING CAPACITY OF 135,000 BTU/HR OR MORE APPLY TO HEATING PERFORMANCE BUT NOT COOLING PERFORMANCE), OTHER CENTRAL AIR CONDITIONERS WITH A COOLING CAPACITY LESS THAN 135,000 BTU/HR, FAN TYPE CENTRAL FURNACES WITH INPUT RATE LESS THAN 400,000 BTU/HR, BOILERS, WALL FURNACES, FLOOR FURNACES, ROOM HEATERS UNIT HEATERS, AND DUCT FURNACES SHALL HAVE BEEN CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION BY ITS MANUFACTURER TO COMPLY WITH THE APPLIANCE EFFICIENCY STANDARDS.
- THE FOLLOWING SPACE CONDITIONING EQUIPMENT MAY BE INSTALLED ONLY IF THE MANUFACTURER HAS CERTIFIED THAT THE EQUIPMENT MEETS OR EXCEEDS ALL APPLICABLE EFFICIENCY REQUIREMENTS LISTED IN 1112 OF THE ENERGY STANDARDS
  - ALL AIR CONDITIONERS AND HEAT PUMPS GREATER THAN 135,000 BTUHR
  - ALL WATER CHILLERS
  - ALL GAS-FIRED BOILERS GREATER THAN 300,000 BTUHR
  - ALL OIL-FIRED BOILERS GREATER THAN 225,000 BTUHR FAN TYPE CENTRAL FURNACES SHALL NOT HAVE A PILOT LIGHT.
- PIPING, EXCEPT THOSE CONVEYING FLUIDS AT TEMPERATURES BETWEEN 60 F AND 105 F, OR WITHIN HVAC EQUIPMENT, SHALL BE INSULATED IN ACCORDANCE WITH THE STANDARDS
- AIR HANDLING DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, SEALED, AND INSULATED AS PROVIDED IN CHAPTER 10 OF THE UNIFORM MECHANICAL CODE.
- EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH AN AUTOMATIC TIME SWITCH WITH AN ACCESSIBLE MANUAL OVERRIDE THAT ALLOWS OPERATION OF THE SYSTEM DURING OFF-HOURS FOR UP TO 4 HOURS. THE TIME SWITCH SHALL BE CAPABLE OF PROGRAMMING DIFFERENT SCHEDULES FOR WEEKDAYS AND WEEKENDS, INCORPORATE AN AUTOMATIC HOLIDAY "SHUT-OFF" FEATURE THAT TURNS OFF ALL LOADS FOR AT LEAST 24 HOURS, THEN RESUMES THE NORMALLY SCHEDULED OPERATION, AND HAS PROGRAM BACKUP CAPABILITIES THAT PREVENT THE LOSS OF THE DEVICES PROGRAM AND TIME SETTING FOR AT LEAST 10 HOURS IF POWER IS INTERRUPTED.
- EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH AN OCCUPANCY SENSOR TO CONTROL THE OPERATING PERIOD OF THE SYSTEM.
- EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH A 4-HOUR TIMER THAT CAN BE MANUALLY OPERATED TO CONTROL THE OPERATING PERIOD OF THE SYSTEM.
- EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS THAT TEMPORARILY RESTART AND TEMPORARILY OPERATE THE SYSTEM AS REQUIRED TO MAINTAIN A SETBACK HEATING THERMOSTAT SETPOINT.
- EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS THAT TEMPORARILY RESTART AND TEMPORARILY OPERATE THE SYSTEM AS REQUIRED TO MAINTAIN A SETBACK COOLING THERMOSTAT SETPOINT.
- EACH SPACE CONDITIONING SYSTEM SERVING MULTIPLE ZONES WITH A COMBINED CONDITIONED FLOOR AREA MORE THAN 25,000 SQUARE FEET SHALL BE PROVIDED WITH ISOLATION ZONES. EACH ZONE SHALL NOT EXCEED 25,000 SQUARE FEET; SHALL BE PROVIDED WITH ISOLATION DEVICES, SUCH AS VALVES OR DAMPERS, THAT ALLOW THE SUPPLY OF HEATING OR COOLING TO BE SETBACK OR SHUT OFF INDEPENDENTLY OF OTHER ISOLATION AREAS; AND SHALL BE CONTROLLED BY A TIME CONTROL DEVICE AS DESCRIBED ABOVE.
- EACH SPACE CONDITIONING ZONE SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE. WHERE USED TO CONTROL HEATING, THE CONTROL SHALL BE ADJUSTABLE DOWN TO 55 F OR LOWER. FOR COOLING, THE CONTROL SHALL BE ADJUSTABLE UP TO 85 F OR HIGHER. WHERE USED TO CONTROL BOTH HEATING AND COOLING, THE CONTROL SHALL BE CAPABLE OF PROVIDING A DEAD BAND OF AT LEAST 5 F WITHIN WHICH THE SUPPLY OF HEATING AND COOLING IS SHUT OFF OR REDUCED TO A MINIMUM.
- THERMOSTATS SHALL HAVE NUMERIC SETPOINTS IN F.
- THERMOSTATS SHALL HAVE ADJUSTABLE SETPOINT STOPS ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL.
- HEAT PUMPS SHALL BE INSTALLED WITH CONTROLS TO PREVENT ELECTRIC RESISTANCE SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PUMP ALONE. ELECTRIC RESISTANCE SUPPLEMENTARY HEATER OPERATION IS PERMITTED DURING TRANSIENT PERIODS, SUCH AS START-UPS & FOLLOWING ROOM THERMOSTAT SETPOINT ADVANCE. WHEN CONTROLS ARE PROVIDED WHICH USE PREFERENTIAL RATE CONTROL, INTELLIGENT RECOVERY, STAGING RAMPING, OR SIMILAR CONTROL MECHANISMS DESIGNED TO PRECLUDE THE UNNECESSARY OPERATION OF SUPPLEMENTARY HEATING DURING THE RECOVERY PERIOD, SUPPLEMENTARY HEATER OPERATION IS ALSO PERMITTED DURING DEFROST.
- CONTROLS SHALL BE PROVIDED TO ALLOW OUTSIDE AIR DAMPERS OR DEVICES TO BE OPERATED AT THE VENTILATION RATES AS SPECIFIED IN THESE PLANS.
- GRAVITY OR AUTOMATIC DAMPERS INTERLOCKED AND CLOSED ON FAN SHUTDOWN SHALL BE PROVIDED ON THE OUTSIDE AIR INTAKES AND DISCHARGES OF ALL SPACE CONDITIONING AND EXHAUST SYSTEMS.
- ALL GRAVITY VENTILATING SYSTEMS SHALL BE PROVIDED WITH AUTOMATIC OR READILY ACCESSIBLE MANUALLY OPERATED DAMPERS IN ALL OPENINGS TO THE OUTSIDE, EXCEPT FOR COMBUSTION AIR OPENINGS.
- AIR BALANCING: ALL SPACE CONDITIONING AND VENTILATION SYSTEMS SHALL BE BALANCED TO THE QUANTITIES SPECIFIED IN THESE PLANS, IN ACCORDANCE WITH THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB) PROCEDURAL STANDARDS (1993), OR ASSOCIATED AIR BALANCE COUNCIL (AABC) NATIONAL STANDARDS (1996).
- OUTSIDE AIR CERTIFICATION: THE SYSTEM SHALL PROVIDE THE MINIMUM OUTSIDE AIR AS SHOWN ON THE MECHANICAL DRAWINGS, AND SHALL BE MEASURED AND CERTIFIED BY THE INSTALLING LICENSED C-20 MECHANICAL CONTRACTOR.

ENVELOPE, EQUIPMENT AND SYSTEMS EFFICIENCY CONTROLS AND VENTILATION

ARCHITECT

MPA ARCHITECTS INC.

3578 30th Street  
San Diego, CA 92104  
V. 619.236.0595  
F. 619.236.0557

CLIENT

BRETT JOHANSON  
SLV SELECT LP

234 SHADOWBROOK RD  
BEN LOMOND CA 95005  
CONTACT: 530-228-9907

PROJECT

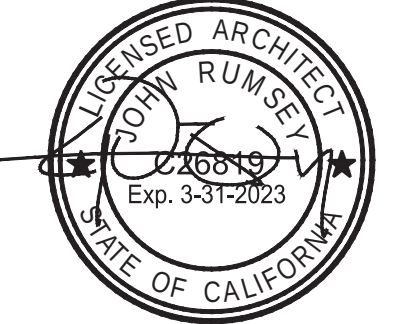
COMMERCIAL TENANT IMPROVEMENT FOR:

Jersey Mike's Subs

235 MOUNT HERMON RD. SUITE A  
SCOTT'S VALLEY, CA 95066.

REVISIONS

NO. DESCRIPTION DATE



SHEET TITLE

MECHANICAL PLAN

DRAWN BY: AJLP  
CHECKED BY: JR  
PROJECT NO: 22174  
SCALE: AS NOTED  
SHEET NUMBER: 0048  
DATE: 20-10-22  
CADD: 22174 ME1.DWG



## DIFFUSER/DUCT DETAIL



NO SCALE

E

**MPA ARCHITECTS INC.**

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

COMMERCIAL TENANT IMPROVEMENT FOR:



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|



## MECHANICAL DETAILS

|             |          |               |                  |
|-------------|----------|---------------|------------------|
| TE:         | 20-10-22 | SCALE:        | AS NOTED         |
| WORN BY:    | AJJJP    | DATABASE:     | 2217#2163ME2.DWG |
| CHECKED BY: | JR       | SHEET NUMBER: | M2               |
| PROJECT NO: | 22174    |               | 0049             |





# FIRE SYSTEM/INSTALLATION DETAILS

**Stainless Steel Backsplash and Sidesplash**

Backsplash is to be manufactured from #3 or #4 finish 3/8 of the same gauge and material as the hoods. It will be supplied with Botton strips and end strips as needed to close all seams and edges.

**Botton Strip Detail**

**FIELD WRAPPER**

**TYPICAL ANSUL R-102 SYSTEM LAYOUT**

**VERIFY GAS VALVE SIZE**

\_\_\_\_\_

## CAPTIVEAIR

|                            |               |
|----------------------------|---------------|
| JOB Jersey Mike's Subs     |               |
| LOCATION Scotts Valley, CA |               |
| DATE 10-31-2022            | JOB # 5705921 |
| DWG # DRAWN BY JH-32       |               |
| REV. SCALE Not To Scale    |               |

# FIRE SYSTEM/INSTALLATION DETAILS

HOOD # 1 (RIGHT UC 75% MAU) MODEL: ND-2PSP-F SIZE: 54"x24"  
LENGTH 5' 0"

HOOD FRONT

**NOTES**

- FIELD PIPE DROPS AS SHOWN
- SLEEVING, ELBOWS, TEES, AND NOZZLES SUPPLIED BY CAS.
- RE-LOCATE NOZZLES IF FLOW PATTERN IS BLOCKED BY SHELVEING, SALAMANDERS, ETC.
- MAXIMUM 9 ELBOWS IN SUPPLY LINE.
- MINIMUM 72 INCHES OF AGENT LINE FROM TANK TO FIRST NOZZLE
- COVERING A RANGE, FRYER, OR WOK TO REFLECT GENERAL PIPING REQUIREMENTS.
- IF APPLICABLE, PRE-PIPED CHARBROILER DROPS ARE SHIPPED LOOSE.
- FACTORY PIPING EXTENDS A MAXIMUM OF 6" ABOVE THE TOP OF THE HOOD.

- APPLIANCE DIMENSIONS LISTED REPRESENT THE COOKING SURFACE SIZE, NOT THE OVERALL APPLIANCE SIZE.

- THIS FIRE SYSTEM COMPLIES WITH U.L. 300 REQUIREMENTS.

ANSUL OVERLAPPING COVERAGE: 24"  
NEAR FRONT  
48.00" L x 24.00" D

**JOB NAME:** JERSEY MIKE'S

**SYSTEM SIZE:** ANSUL 3.0 TOTAL FP REQUIRED: 6.

**HOOD # 1:** 1/2" 0.00" LONG x 54" WIDE x 24" HIGH.

**RISER # 1:** 10" DIA.

**HOOD # 1:** METAL BLOW-OFF CAPS INCLUDED.

**LEGEND - FIRE CABINET ANSUL SYSTEM**

|      |                                 |
|------|---------------------------------|
| 1A   | 1.5 GALLON TANK                 |
| 1B   | 3 GALLON TANK                   |
| 2    | OEM AUTOMAN RELEASE             |
| 3    | OEM REGULATED RELEASE           |
| 4    | OEM REGULATED ACTUATOR          |
| 5    | ANSULEX LIQUID AGENT (3 GAL.)   |
| 6    | ANSULEX LIQUID AGENT (1.5 GAL.) |
| 7    | CARTRIDGE (101-20)              |
| 8    | CARTRIDGE (101-10)              |
| 9    | CARTRIDGE (101-30)              |
| 9A   | CARTRIDGE (LT-A-101-30)         |
| 9B   | DOUBLE TANK CARTRIDGE           |
| 10   | TEST LINK                       |
| 11   | DOUBLE MICROSWITCH              |
| 12   | HOSE ASSEMBLY                   |
| 1100 | DUCT NOZZLE (430913)            |
| 2W   | DUCT NOZZLE (419337)            |
| 1W   | NOZZLE ASSEMBLY (419336)        |
| 1F   | NOZZLE ASSEMBLY (419333)        |
| 1N   | NOZZLE ASSEMBLY (419335)        |
| 1/2N | NOZZLE ASSEMBLY (419334)        |
| 3N   | NOZZLE ASSEMBLY (419338)        |
| 245  | NOZZLE ASSEMBLY (419340)        |
| 230  | NOZZLE ASSEMBLY (419339)        |
| 2120 | NOZZLE ASSEMBLY (419343)        |
| 290  | NOZZLE ASSEMBLY (419342)        |
| 260  | NOZZLE ASSEMBLY (419341)        |
| 28   | DETECTOR BRACKET                |
| 29   | LOW TEMP FUSIBLE LINK           |
| 30   | HIGH TEMP FUSIBLE LINK          |
| MGV  | MECHANICAL GAS VALVE            |
| EGV  | ELECTRICAL GAS VALVE            |
| 34   | REMOTE MANUAL PULL STATION      |
| S    | SWIVEL ADAPTOR                  |

# WIRING – FREEZE DRAIN KIT

| Evaporative Cooler Wiring |           | J201 Jersey Mike's Subs |
|---------------------------|-----------|-------------------------|
| DRAWING NUMBER            | SHIP DATE | MODEL <b>076</b>        |

| Component Identification |                             |
|--------------------------|-----------------------------|
| Label                    | Location                    |
| 25401                    | Thermostat (1)              |
| 25402                    | On/Off Switch (1)           |
| 74-1                     | Sump Timer (1)              |
| 1A-21                    | Internal Interval Valve (1) |

| WIRING                                                                                 |                                                                                                                                          |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| ———— ON/OFF FIELD WIRING<br>- - - - - CONTROL INTERNAL WIRING<br>- - - - - WATER VALVE | BR - BLACK<br>BL - BLUE<br>BK - BROWN<br>GR - GREEN<br>WH - WHITE<br>YL - YELLOW<br>GN - GREEN<br>LT - LIGHT<br>PU - PURPLE<br>PK - PINK |

## CAPTIVE WIRE

|                            |  |          |              |
|----------------------------|--|----------|--------------|
| JOB Jersey Mike's Subs     |  |          |              |
| LOCATION Scotts Valley, CA |  |          |              |
| DATE 10-31-2022            |  | JOB #    | 5705921      |
| DWG #                      |  | DRAWN BY | JH-32        |
| REV.                       |  | SCALE    | Not To Scale |

# ANSUL APPLIANCE PROTECTION DETAILS

SECTION VIEW - MODEL 6424ND-2-PSP-F  
HOOD - #1

DUCT NOZZLE AND  
PLENUM SPRAY BAR LOCATION

| JOB      |                    |
|----------|--------------------|
| LOCATION | Jersey Mike's Subs |
| DATE     | 10-31-2022         |
| DWG #    | JOB #              |
| REV.     | DRAWN BY JH-32     |
|          | SCALE Not To Scale |

CLIENT

234 SHADOWBROOK RD  
BEN LOMOND CA 95005  
CONTACT: 530-228-9907

PROJECT

COMMERCIAL TENANT IMPROVEMENT FOR:

**Jersey Mike's Subs**

235 MOUNT HERMON RD. SUITE A  
SCOTTS VALLEY, CA 95066.

## REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

SHEET TITLE

## HOOD SHEETS

|       |          |        |          |
|-------|----------|--------|----------|
| DATE: | 20-10-22 | SCALE: | AS NOTED |
|-------|----------|--------|----------|

|           |      |       |       |        |
|-----------|------|-------|-------|--------|
| DRAWN BY: | AJJP | DATE: | 22174 | H2.DWG |
|-----------|------|-------|-------|--------|

|             |    |    |
|-------------|----|----|
| PROJECT NO. | JR | H3 |
|-------------|----|----|

10052