

CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 926281200

DEVELOPMENT SERVICES DEPARTMENT

Notice to Proceed and Background Check Clearance Cannabis Business Permit MQ-22-06 Retail Non-storefront (Type 9) Cannabis Business

September 20, 2022

Khoshal Raz
655 Kennedy Street, Suite A
Oakland, CA 94606

Transmitted via email to: khoshal@overlandmgmt.com; alice@linlegalservices.com

RE: 3505 Cadillac Avenue, Building M, Unit 102; OCM Ventures Inc.

Dear Khoshal,

This Notice to Proceed (NTP) indicates that OCM Ventures Inc. has satisfied the initial Cannabis Business Permit application submittal requirements for MQ-22-06 and all listed business owners and officers have successfully passed a preliminary background check. The issuance of this notice shall not confer any rights or entitlements on the applicant nor shall it be deemed an approval of the Cannabis Business Permit.

At this time, you may submit a Conditional Use Permit (CUP) application to operate a cannabis retail non-storefront facility with delivery at the subject location. Please include a copy of this letter with your CUP application.

Please refer to the CUP Submittal Guide for Retail Cannabis Businesses found on the City's website for information regarding the required information. You will not re-submit copies of your security plan and business plan unless you are proposing to make revisions to the documents that were approved in conjunction with this NTP.

Please note that the Cannabis Business Permit must be finalized after the CUP has been approved and all improvements to the facility have been inspected and approved by the City. As part of that process, you will need to submit proof of insurance and demonstrate that all conditions of approval have been satisfied.

Finally, please be advised that the Cannabis Business Permit application shall be subject to denial for failure to comply with any of the provisions of Title 9, Chapter VI of the CMMC or Administrative Regulation 4.2 including, but not limited to the prohibition against any owner, manager, supervisor or employee having a disqualifying criminal offense pursuant to CMMC section 9-495, et seq. This NTP is being issued based on all owners/officers passing the preliminary background checks conducted by the City's consultant HdL. However, one or more owners of this business has not yet passed the live scan background check. Failure to pass the live scan check will result in

Khoshal Raz
MQ-22-06
Page 2

revocation of this NTP and may result in denial of the Cannabis Business Permit application. Nevertheless, in order to avoid having your CUP application placed on the Cannabis Wait List, you must submit the complete CUP application within ten calendar days of the date on this letter. Therefore, the choice to proceed with the CUP application, including paying the non-refundable application fee at this point, is up to you. Should you wish to proceed, please be advised that the applicant assumes all risk associated with moving forward with the next steps in this process before the owner(s) and officer(s) have passed the live scan background checks.

You may contact me at 714-754-5609 or nancy.huynh@costamesaca.gov if you have any questions regarding this Cannabis Business Permit.

Sincerely,

Nancy Huynh
Senior Planner

cc: Scott Drapkin, Assistant Director
Nancy Huynh, Senior Planner
Michelle Halligan, Contract Planner
Justin Arias, Associate Planner
File: MQ-22-06



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OCM VENTURES INC
NON-STOREFRONT RETAIL - DELIVERY
3505 CADILLAC AVENUE SUITE #M-102
COSTA MESA, CA 92626

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REVISIONS	
NO.	DATE
1	02/13/2023
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6	
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24" x 36" SCALE: AS NOTED
PLOT DATE: 2023-03-14
CAD FILE: 22-054_A0.01
JOB NUMBER: 22-054
CHECKED:
DRAWN: CT
STATUS: CD SET

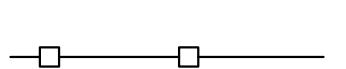
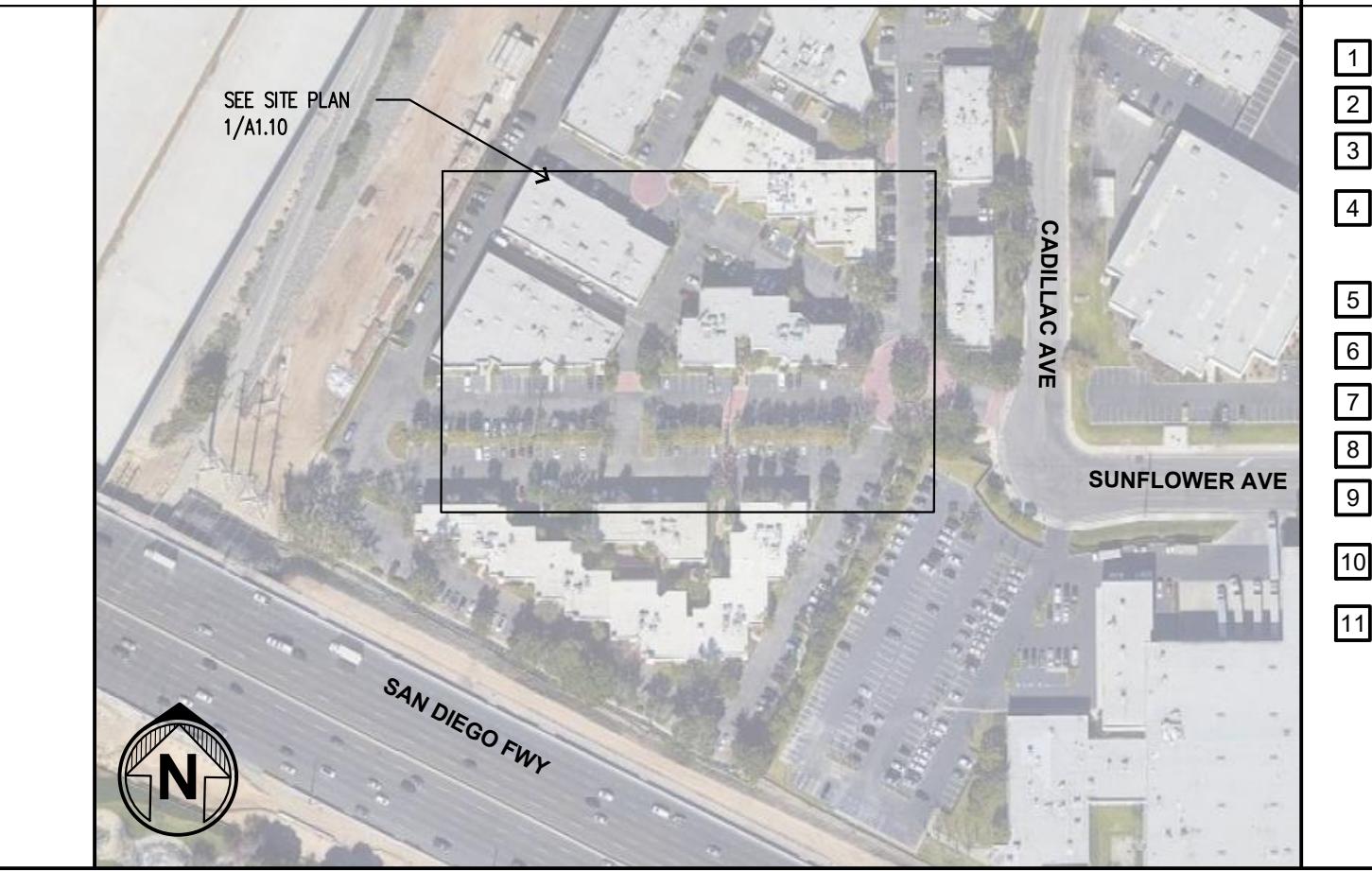
NOTICE TO PROCEED LETTER

A0.02



SITE PLAN

SCALE: 1/32" = 1'-0"

PROJECT TEAM	LEGEND	VICINITY MAP	KEY NOTES
<p>APPLICANT: MAGELLAN ARCHITECTS 10540 TALBERT AVE, SUITE 175 FOUNTAIN VALLEY, CA 92708 PH: (949) 515-9600 CELL: (808) 485-7308 CONTACT: JENELYN SISON jenelyn@magellanarchitects.com</p> <p>CLIENT: OCM VENTURES INC. 655 KENNEDY STREET, SUITE A OAKLAND, CA 94606 PH: (510) 520-7048 PM CONTACT: KHOSHAL RAZ kholshiraz@gmail.com</p>	<p>(E) AREA OF BUILDING IN SCOPE</p>  <p>(E) BUILDING(S) NOT PART OF SCOPE</p>  <p>PROPERTY LINE</p>  <p>EXISTING EGRESS PATH</p>  <p>EXISTING FENCING SURROUNDING PROPERTY</p>  <p>UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES</p> 		<p>1 EXISTING BUILDING TO REMAIN. 2 AREA OF WORK SEE SHEET A2.10 FOR FLOOR PLAN. 3 MAIN ENTRY TO PROJECT. 4 DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. 5 EXISTING TRUNCATED DOMES TO REMAIN. 6 EXISTING PUBLIC RIGHT OF WAY. 7 EXISTING ADA COMPLIANT PARKING TO REMAIN. 8 EXISTING PROPERTY LINE. 9 EXISTING TRASH ENCLOSURE TO REMAIN. 10 UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES. DISTANCE OF THE PATH OF TRAVEL FROM THE VEHICLE TO THE FACILITY IS 101'-4". 11 EXISTING FENCING- CHANLINK, 5 FEET TALL TO REMAIN.</p> <p>GENERAL SITE PLAN NOTE: NO EXTERIOR ALTERATIONS ARE PROPOSED TO THE EXISTING SITE. ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE PARKING HAVE BEEN EVALUATED AND APPEAR TO BE WITHIN COMPLIANCE.</p>

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CAD FILE:	22-054_A1.10
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STATUS:	CD SET

SITE PLAN
A1.10

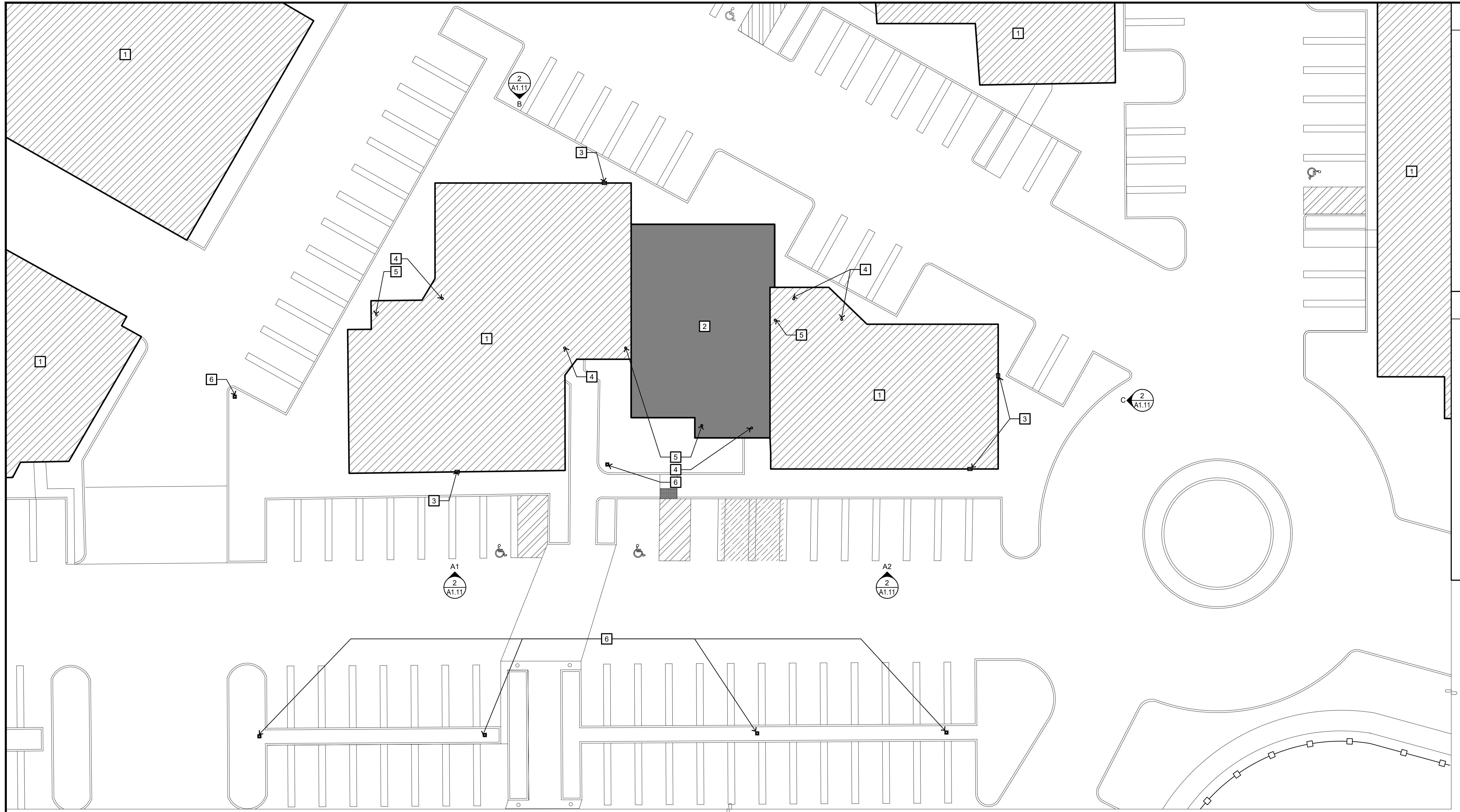


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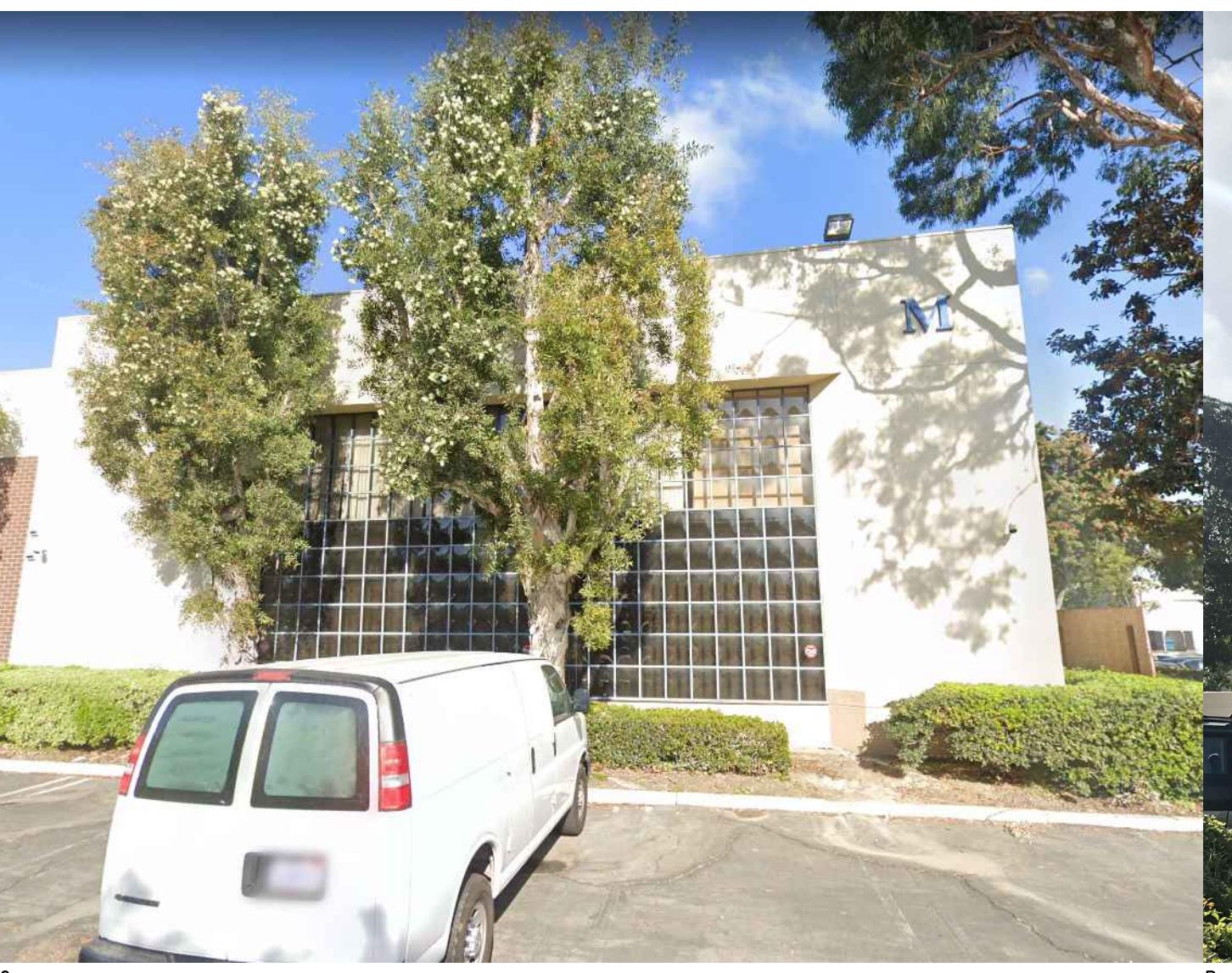
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3505 CADILLAC AVENUE SUITE #M-102
COSTA MESA, CA 92626



1 EXTERIOR LIGHTING PLAN

SCALE: 1/16" = 1'-0"



2 EXISTING FLOOD LIGHTS

N.T.S.

KEY NOTES

- 1 EXISTING BUILDING TO REMAIN.
- 2 AREA OF WORK SEE SHEET A2.10 FOR FLOOR PLAN.
- 3 EXISTING FLOOD LIGHTS AT ROOF. SEE DETAIL 2/A1.10 FOR REFERENCE.
- 4 EXISTING RECESSED DOWNLIGHTING AT FIRST FLOOR AT 107.2" AFF (FRONT OF BUILDING) & 120.4" AFF (BACK OF BUILDING).
- 5 EXISTING RECESSED DOWNLIGHTING ABOVE STAIR LANDING AT 259.3" FROM FIRST FLOOR.
- 6 EXISTING EXTERIOR LIGHT POST.

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EXTERIOR LIGHTING PLAN

A1.11



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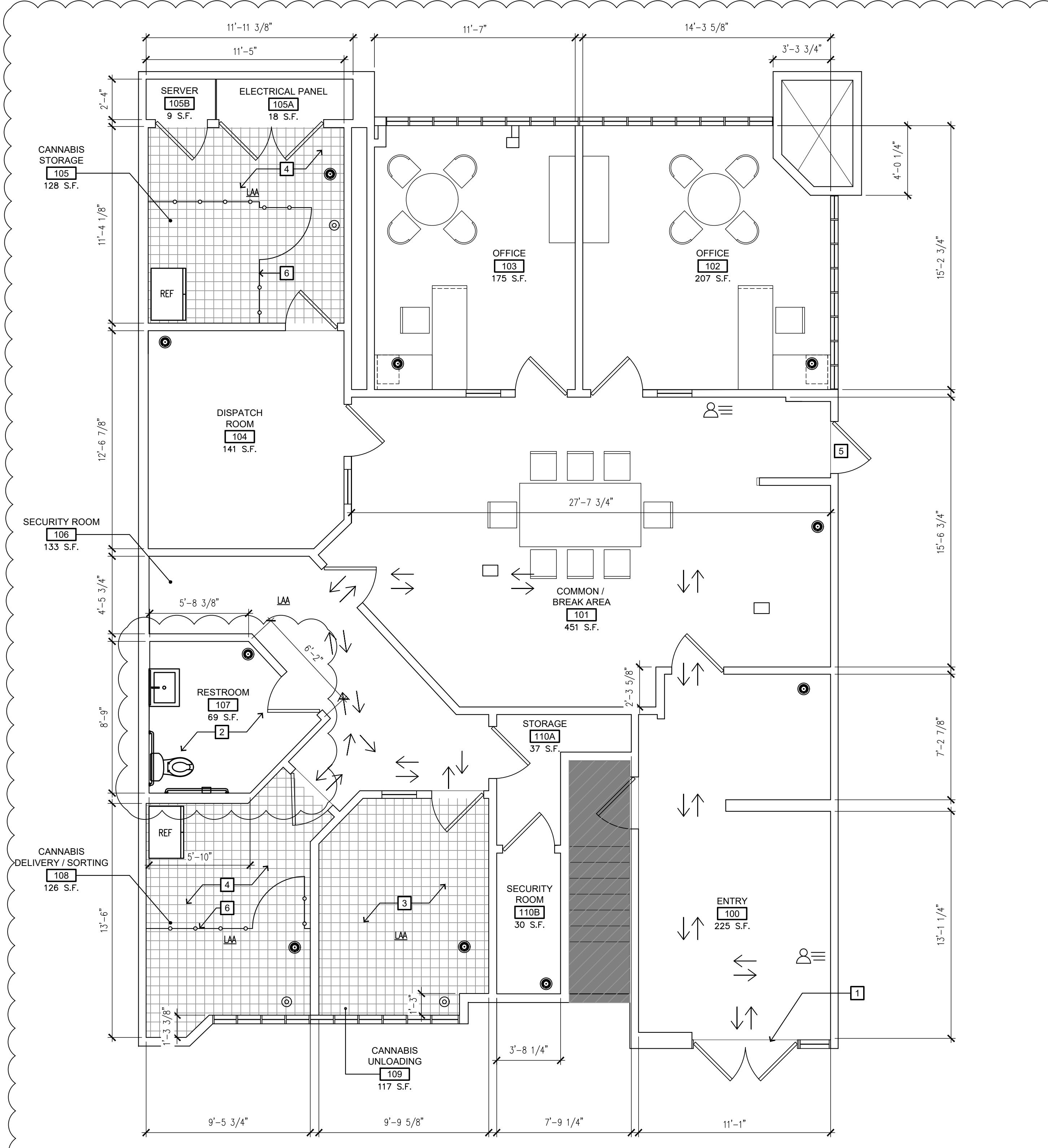
OCM VENTURES INC
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FLOOR PLAN
A2.10



FLOOR PLAN

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

1

LEGEND

- NOT IN CONTRACT
- CANNABIS HANDLING AREA
- DS DROP SAFE
- LAA LIMITED ACCESS AREA
- PATH
- ODOOR SCRUBBER
- ☎ CONTACTS
- SMOKE DETECTOR

KEY NOTES

- 1 MAIN ENTRANCE DOOR EXCLUSIVE CONTROL.
- 2 NEW ADA PLUMBING FIXTURES AND TOILET ACCESSORIES TO BE ADDED.
- 3 LOADING & UNLOADING SHIPMENTS UNLOADING FOR DELIVERIES.
- 4 SECURE PRODUCT STORAGE FOR DELIVERY.
- 5 EXISTING SECURED EXIT ONLY.
- 6 NEW PRODUCT CAGES.

NOTE: CLOUDED AREA HAS BEEN REVISED AND DIFFER FROM PROPOSED FLOOR PLAN PROVIDED DURING THE CBP PROCESS. CHANGES INCLUDE ADDING AN ACCESSIBLE RESTROOM FOR OCM EMPLOYEES. SEE MEP DRAWINGS FOR MORE DETAILS.

EXHAUST FANS & FILTRATION FAN												
(FILTRATION FAN IS AN OWNER/TENANT PROVIDED ITEM)												
UNIT TAG NO.	MANUFACTURER & MODEL NO.	QTY.	SERVICE	AIR QUANTITY (CFM)	ESP (IN.)	FAN RPM	FAN TYPE	ELECTRICAL		OPERATING WEIGHT (LBS)	REMARKS	
								FAN HP	VOLTAGE (V/PH/Hz)			
EF 1	GREENHECK SP-A110	1	RESTROOM	105	0.25	950	CEILING MOUNTED	18	WATTS	120/1/60	10	PROVIDE CURB-MOUNT ROOF CAP. INTERLOCK WITH LIGHT SWITCH
FF 1	AC INFINITY AI-CLT6	1	SEE PLAN	402	-	-	CEILING SUSPENDED	64	WATTS	120/1/60	20	OWNER/TENANT PROVIDED
FF 2	AC INFINITY AI-CLT6	1	SEE PLAN	402	-	-	CEILING SUSPENDED	64	WATTS	120/1/60	20	OWNER/TENANT PROVIDED

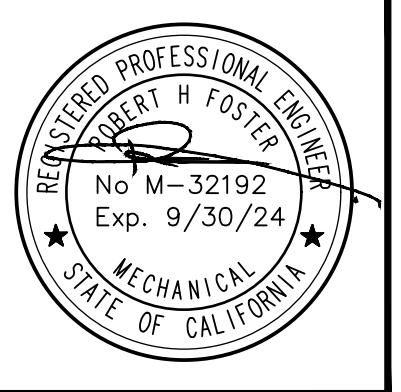
FILTERS										
UNIT TAG NO.	MANUFACTURER & MODEL NO.	CFM CAPACITY	FILTER TYPE	MERV RATING	SIZE L x DIA	REMARKS				
						OWNER/TENANT PROVIDED FOR ODOR CONTROL				
FB 1	VIVOSUN 6"	402	ACTIVATED CARBON WITH PRE-FILTER	-	18"x6"Ø	OWNER/TENANT PROVIDED FOR ODOR CONTROL				
FB 2	VIVOSUN 6"	402	ACTIVATED CARBON WITH PRE-FILTER	-	18"x6"Ø	OWNER/TENANT PROVIDED FOR ODOR CONTROL				

GENERAL NOTES:

1. ALL TYPES OF DUCTWORK SHALL BE CONSTRUCTED, ERECTED & TESTED IN ACCORDANCE WITH LOCAL REGULATIONS & PROCEDURES DETAILED IN THE A.S.H.R.A.E. HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARDS ADOPTED BY S.M.A.C.N.A. ALL DUCTWORK SHALL BE EITHER RECTANGULAR DUCTS OF GALVANIZED STEEL OR PREFABRICATED SPIRAL LOCK-SEAM DUCTS FITTINGS OF GALVANIZED STEEL.
2. DUCT DIMENSIONS ARE NET CLEAR (AIRWAY SIZE), WHERE SOUND INSULATION IS INDICATED ON DRAWINGS THAT IS, AFTER INSULATION HAS BEEN INSTALLED.
3. ALL DRAWINGS SHALL BE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW & OVERALL COORDINATION OF ALL DRAWINGS PRIOR TO ANY CONSTRUCTION, INCLUDING ARCHITECTURAL, STRUCTURAL, AIR CONDITIONING, PLUMBING AND ELECTRICAL, ANY AND ALL DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO THE START OF CONSTRUCTION SO AS TO RECTIFY THE ISSUE. ANY AND ALL WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS AND/OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND NO EXPENSE INCURRED BY THE OWNER.
4. DO NOT SCALE DRAWINGS - ALL DIMENSIONS & EXISTING JOB SITE CONDITIONS SHALL BE CONFIRMED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO BID SUBMITTAL, START OF CONSTRUCTION AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.
5. ALL WORK SHALL COMPLY WITH 2019 CALIFORNIA MECHANICAL CODE, CITY CODES, STATE OF CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND ANY AND ALL OTHER APPLICABLE CODES.
6. ALL SUPPLY & RETURN DUCTWORK SHALL BE INSULATED WITH OWENS/CORNING TYPE 75 FIBERGLASS INSULATION WITH VAPOR BARRIER, & WITH THICKNESS AND MIN. 'R' VALUE AS SPECIFIED ON THE PLANS OR SPECIFICATIONS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DUCT, PIPE AND EQUIPMENT LOCATIONS W/ELECTRICAL, STRUCTURAL, PLUMBING AND ALL OTHER TRADES.
8. ALL CEILING MOUNTED SUPPLY AIR DIFFUSERS ARE 4-WAY THROW UNLESS SHOWN OTHERWISE.
9. MINIMUM OUTDOOR AIR REQUIREMENTS SHALL COMPLY WITH CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 120.1(6).
10. ALL PIPING AND DUCTWORK INSULATION SHALL COMPLY WITH CA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTIONS 120.4 AND SECTIONS 601,602,603,604, AND 605 OF THE C.M.C. STANDARDS.
11. ALL H.V.A.C. CONTROL SYSTEMS SHALL COMPLY WITH CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 120.2 and 140.4.
12. ALL H.V.A.C. EQUIPMENT AND APPLIANCES SHALL COMPLY WITH CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 110.1 & 110.2.
13. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION & SERVICES NECESSARY FOR COMPLETION OF THE WORK. ALL MATERIALS & WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES & GOVERNING REGULATIONS AND SHALL MEET OR EXCEED WITH THE APPROVAL OF THE CITY & STATE FIRE MARSHAL.
14. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROTECTION & PROVIDE REPAIR OF ADJACENT EXISTING SURFACES, AREAS & PROPERTY THAT MAY BE DAMAGED AS A RESULT OF ANY DEMOLITION AND/OR NEW WORK.
15. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES.
16. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF ACCESS & ADDITIONAL ENERGY CONSERVATION NOTES.
17. REFER TO PLUMBING DRAWINGS FOR PRIMARY & SECONDARY CONDENSATE DRAINS.
18. ALL SA & RA OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED SO AS TO PERMIT EASY CONNECTION. COORDINATE DUCTWORK, STRUCTURAL CONDITIONS AND ARCHITECTURAL LAYOUT.
19. ALL A/C UNIT CONDENSATE DRAIN PIPE SHALL BE INSTALLED PER THE PLUMBING PLANS. ALL INTERIOR CONDENSATE DRAIN PIPING SHALL BE INSULATED.
20. CONTRACTOR SHALL VERIFY ALL EXISTING RE-USED EQUIPMENT OR CONTROLS AND PROVIDE REPLACEMENT PARTS INCLUDING BUT NOT LIMITED TO, BELTS, PULLEYS, SHEAVES, FILTERS, WORN PARTS, VAV/VVT DAMPERS AND ALL CONTROL COMPONENTS, AS NEEDED TO BRING A/C UNITS, A/C SYSTEMS AND A/C CONTROLS UP TO FULL OPERATIONAL STATUS.
21. ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH SECTION 304 OF THE 2019 CMC.
22. ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED AND SEISMICALLY BRACED AS PER BUILDING CODE REQUIREMENTS.
23. ALL APPLIANCE, PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE A MINIMUM OF 10 FEET IN A HORIZONTAL DIRECTION, OR A MINIMUM OF 3 FEET ABOVE THE OUTSIDE AIR INTAKE OF HVAC UNITS (OSHPD PROJECTS SHALL BE MIN. 25'-0" AWAY).
24. THERMOSTATS SHALL HAVE THE CAPABILITY OF BEING SET TO MAINTAIN ROOM SPACE TEMPERATURE SET POINTS FROM 55°F TO 85°F, AND SHALL OPERATE THE HEATING AND COOLING IN SEQUENCE. PROVIDE THERMOSTATS THAT CAN BE ADJUSTED FOR A TEMPERATURE RANGE OF UP TO 5°F. BETWEEN FULL HEATING & FULL COOLING BEING SUPPLIED. THERMOSTAT CONTROLS SHALL HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NOT MORE THAN 70°F, AND COOLING AT A TEMPERATURE NOT LESS THAN 78°F.
25. ALL THERMOSTATS SHALL BE MOUNTED 48" AFF SO AS TO BE IN COMPLIANCE WITH A.D.A. REQUIREMENTS.
26. GENERAL CONTRACTOR SHALL COMPLY W/ 2019 CMC SEC. 310 BY PROVIDING SERVICE RECEPTACLE WITHIN 25' OF UNIT.
27. AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHIN BUILDINGS SHALL BE EQUIPPED WITH AUTOMATIC SHUTOFF. CMC 608.1
28. BALANCING VOLUME DAMPERS SHALL BE INSTALLED IN EACH BRANCH DUCT AND IN EACH MAIN DUCT TO ENSURE FOR COMPLETE AIR BALANCING. FURNISH EACH MANUAL VOLUME DAMPER WITH BEARINGS AND AN ADJUSTING DEVICE HAVING A LOCKING MECHANISM. PROVIDE ACCESS PANELS TO VOLUME DAMPERS IF CONCEALED OR INACCESSIBLE THROUGH CEILING OR WALL. WHERE ACCESS PANELS ARE NOT DESIRED, PROVIDE REMOTE CABLE CONTROL DAMPER ASSEMBLIES. ALL VOLUME DAMPERS LOCATED ABOVE INACCESSIBLE CEILINGS SHALL BE PROVIDED WITH EITHER CEILING ACCESS PANELS OR REMOTE CABLE CONTROL DAMPER ASSEMBLY WHETHER OR NOT SHOWN ON THE DRAWINGS.
29. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM, PER 2019 CGSC SECT 5.504.3
30. CONTRACTOR SHALL REFERENCE ALL MECHANICAL DETAILS REGARDLESS IF DETAILS ARE NOTED IN THE PLANS. IF A DETAIL IS NOT REFERENCED ON THE PLAN, CONTRACTOR SHALL FOLLOW MOST RELEVANT DETAIL FOR CONSTRUCTION.
31. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 ENERGY EFFICIENCY STANDARDS (E.E.S.)
32. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTIONS 110.6 AND 110.7 E.E.S.

	MECHANICAL TO FURNISH & INSTALL		POC	POINT OF CONNECTION
	MECHANICAL TO FURNISH ELECTRICAL TO INSTALL		REMOVE	REMOVE EQUIP. OR PIPES WITH HATCHING
	ELECTRICAL TO FURNISH MECHANICAL TO INSTALL		DUCT RISER (R) OR DUCT DROP (D)	DUCT RISER (R) OR DUCT DROP (D)
	ELECTRICAL TO FURNISH & INSTALL		SUPPLY AIR DUCT SECTION	DUCT WITH SOUND INSULATION
	CEILING DIFFUSER		RETURN AIR DUCT SECTION	RETURN AIR DUCT SECTION
	SQUARE NECK SIZE (IN.) CFM		EXHAUST AIR DUCT SECTION	EXHAUST AIR DUCT SECTION
	CEILING DIFFUSER		D.L.U.C.	D.L.U.C. DOOR LOUVER OR UNDERCUT DOOR
	RETURN AIR REGISTER		ROOM THERMOSTAT WITH ZONE NUMBER	ROOM THERMOSTAT WITH ZONE NUMBER
	SQUARE NECK SIZE (IN.) CFM		SENSOR NUMBER WITH ZONE NUMBER	SENSOR NUMBER WITH ZONE NUMBER
	SUPPLY & EXHAUST REGISTER		CARBON DIOXIDE SENSOR NUMBER WITH ZONE NUMBER	CARBON DIOXIDE SENSOR NUMBER WITH ZONE NUMBER
	NECK SIZE (IN. x IN.) CFM		CONDENSER WATER SUPPLY	CONDENSER WATER SUPPLY
	NECK SIZE (IN. x IN.) CFM		CONDENSER WATER RETURN	CONDENSER WATER RETURN
	NECK SIZE (IN. x IN.) CFM		CHILLED WATER SUPPLY	CHILLED WATER SUPPLY
	NECK SIZE (IN. x IN.) CFM		CHILLED WATER RETURN	CHILLED WATER RETURN
	NO. OF SLOTS - WIDTH CFM/FT		HEATING HOT WATER SUPPLY	HEATING HOT WATER SUPPLY
	NO. OF SLOTS - WIDTH CFM/FT		HEATING HOT WATER RETURN	HEATING HOT WATER RETURN
	NO. OF SLOTS - WIDTH CFM/FT		REFRIGERANT LIQUID	REFRIGERANT LIQUID
	NO. OF SLOTS - WIDTH CFM/FT		REFRIGERANT SUCTION	REFRIGERANT SUCTION
	NO. OF SLOTS - WIDTH CFM/FT		REFRIGERANT	REFRIGERANT
	NO. OF SLOTS - WIDTH CFM/FT		AUTOMATIC MOTORIZED DAMPER	AUTOMATIC MOTORIZED DAMPER
	NO. OF SLOTS - WIDTH CFM/FT		VOLUME DAMPER (MANUAL)	VOLUME DAMPER (MANUAL)
	NO. OF SLOTS - WIDTH CFM/FT		COMBINATION SMOKE & FIRE DAMPER	COMBINATION SMOKE & FIRE DAMPER
	NO. OF SLOTS - WIDTH CFM/FT		EXISTING FUSIBLE LINK FIRE DAMPER	EXISTING FUSIBLE LINK FIRE DAMPER
	NO. OF SLOTS - WIDTH CFM/FT		EXISTING COMBINATION SMOKE & FIRE DAMPER	EXISTING COMBINATION SMOKE & FIRE DAMPER
	NO. OF SLOTS - WIDTH CFM/FT		GATE VALVE	GATE VALVE
	NO. OF SLOTS - WIDTH CFM/FT		GLOBE VALVE	GLOBE VALVE
	NO. OF SLOTS - WIDTH CFM/FT		CHECK VALVE	CHECK VALVE
	NO. OF SLOTS - WIDTH CFM/FT		BALL VALVE	BALL VALVE
	NO. OF SLOTS - WIDTH CFM/FT		HEATING HOT WATER SUPPLY	HEATING HOT WATER SUPPLY
	NO. OF SLOTS - WIDTH CFM/FT		HEATING HOT WATER RETURN	HEATING HOT WATER RETURN
	NO. OF SLOTS - WIDTH CFM/FT		REDUCER	REDUCER
	NO. OF SLOTS - WIDTH CFM/FT		STRAINER	STRAINER
	NO. OF SLOTS - WIDTH CFM/FT		UNION	UNION
	NO. OF SLOTS - WIDTH CFM/FT		PRESSURE GAUGE	PRESSURE GAUGE
	NO. OF SLOTS - WIDTH CFM/FT		THERMOMETER	THERMOMETER
	NO. OF SLOTS - WIDTH CFM/FT		AIR VENT VALVE	AIR VENT VALVE
	NO. OF SLOTS - WIDTH CFM/FT		CONTROL VALVE	CONTROL VALVE
	NO. OF SLOTS - WIDTH CFM/FT		PRESSURE REDUCING VALVE	PRESSURE REDUCING VALVE
	NO. OF SLOTS - WIDTH CFM/FT		PRESSURE & TEMPERATURE RELIEF VALVE	PRESSURE & TEMPERATURE RELIEF VALVE
	NO. OF SLOTS - WIDTH CFM/FT		PIPE ANCHOR	PIPE ANCHOR
	NO. OF SLOTS - WIDTH CFM/FT		SMOKE DETECTOR	SMOKE DETECTOR
	NO. OF SLOTS - WIDTH CFM/FT		ACCESS DOOR	ACCESS DOOR
	NO. OF SLOTS - WIDTH CFM/FT		ABOVE FINISHED FLOOR	ABOVE FINISHED FLOOR
	NO. OF SLOTS - WIDTH CFM/FT		ACCESS PANEL	ACCESS PANEL
<				

(1) 6" EXHAUST AIR DUCT UP THRU. ROOF.



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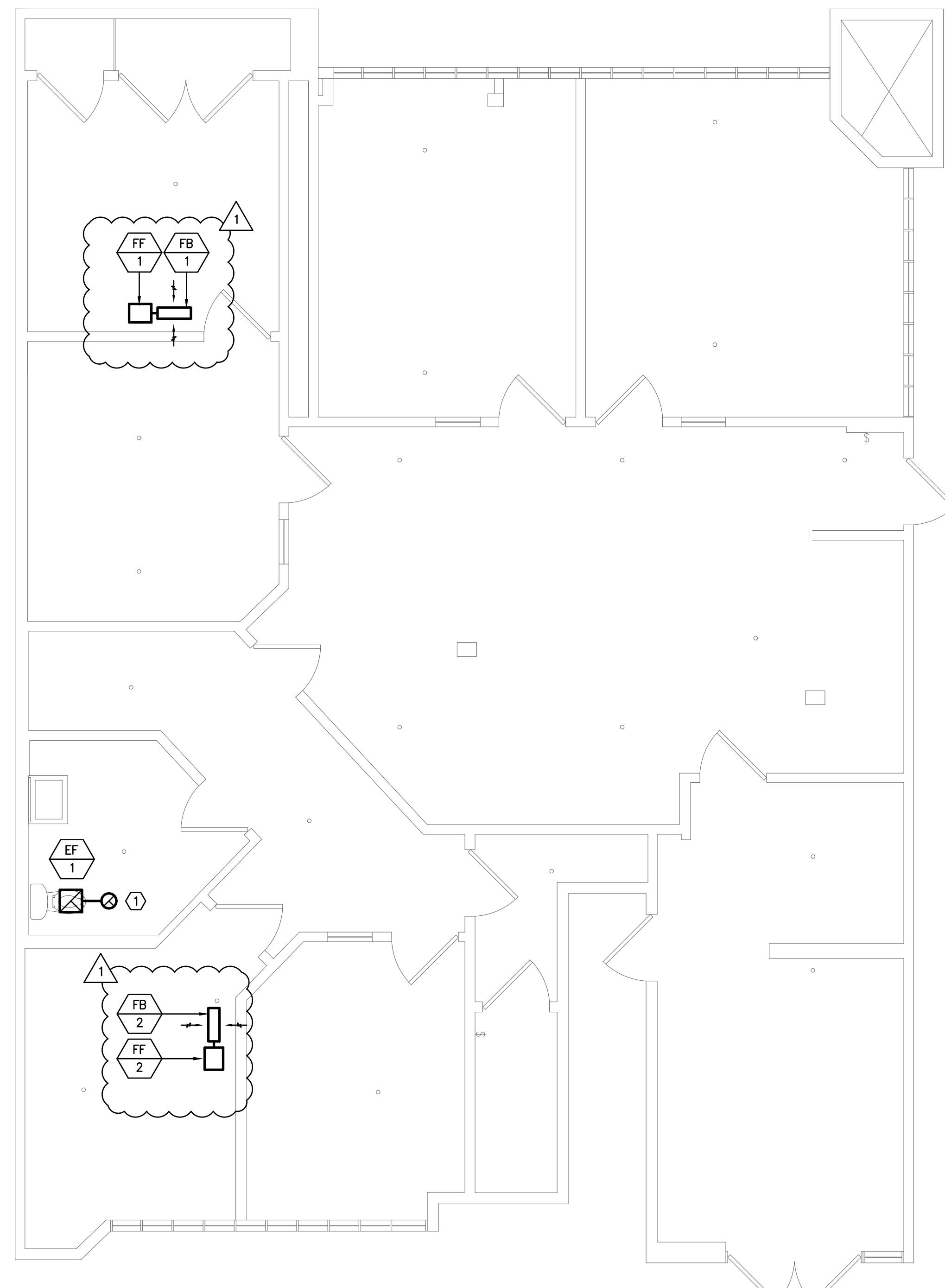
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ISSUE DATES

24" x 36" SCALE:	
PLOT DATE:	2023-02-13
CAD FILE:	
JOB NUMBER:	22-054
CHECKED:	R.F.
DRAWN:	K.P./T.Q.
STATUS:	CD SET

MECHANICAL
FLOOR PLAN

M2.1



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



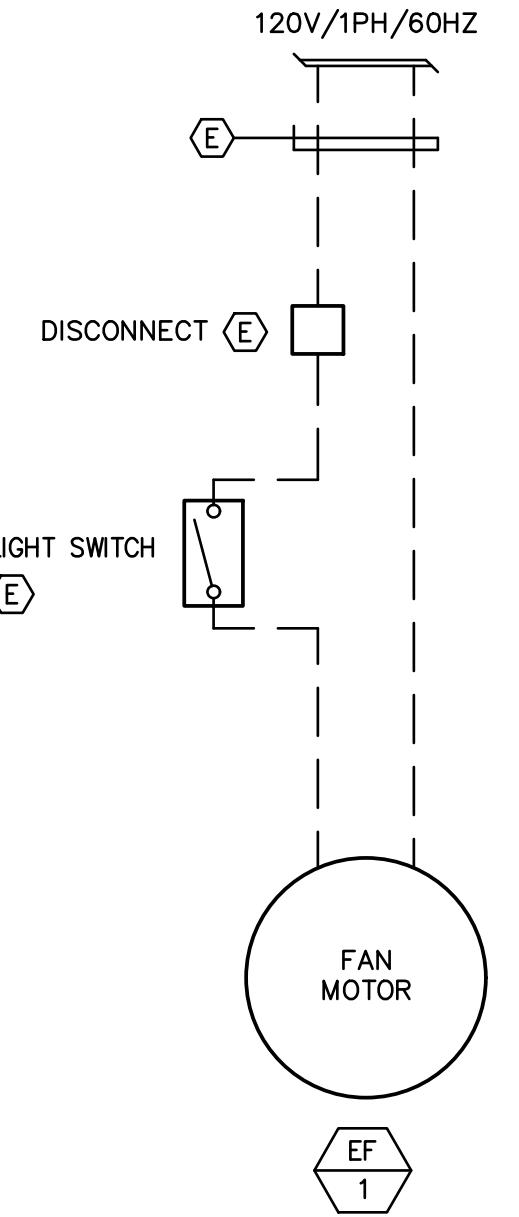
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EXHAUST FAN WIRING SCHEMATIC

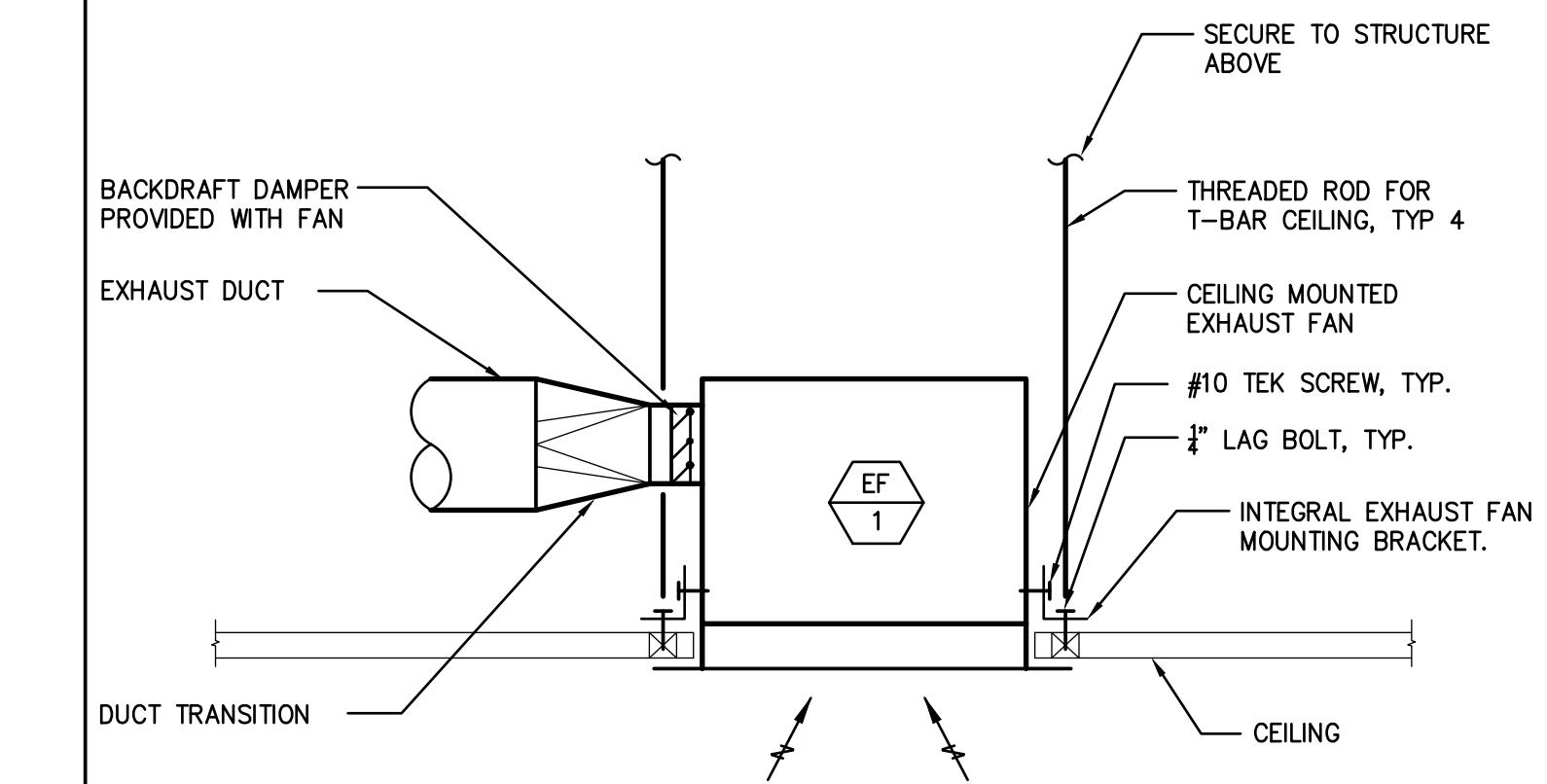
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MECHANICAL
DETAILS

M4.1

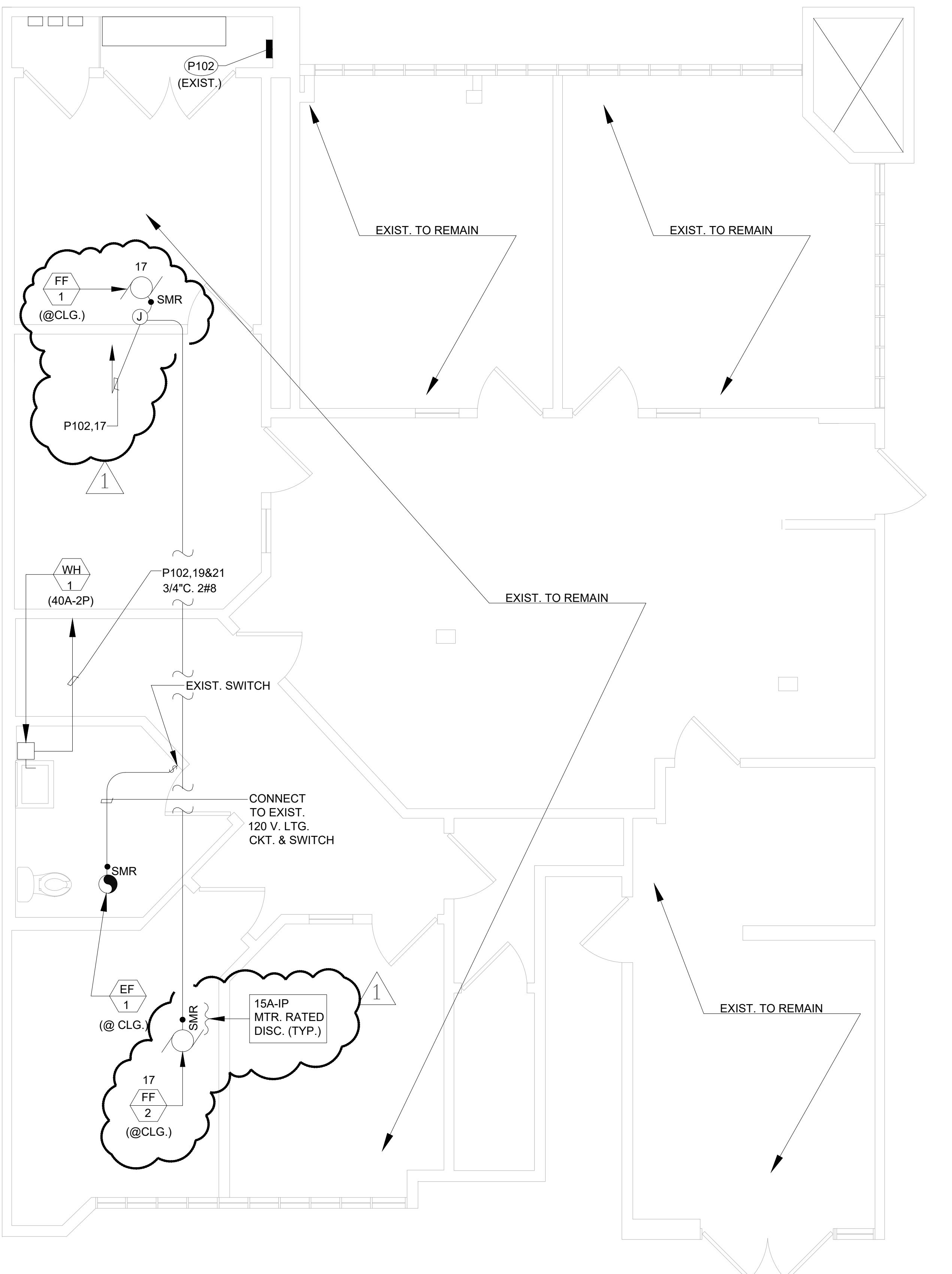


CEILING EXHAUST FAN MOUNTING DETAIL

- 11

- 8

- 5



PANEL 'P102'										LOCATION ELECT. CLOSET										120/208V 3 0 4 W									
MAIN (AMP) MLO										BUS RATING 150A MOUNTING: SURFACE										120/208V 3 0 4 W									
DESCRIPTION	VOLT	AMPS	O	A	O	B	O	C	L	R	E	M	C	CKT	NO	BKR	M	R	C	L	G	O	A	B	O	C	DESCRIPTION		
(E) OFF. RECEPT'S	1080													20-1	1	•											(E) OFF. LIGHTING		
														3		•													
														4															
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														38															
														39															
														40															
														41															
														42															
SUB-TOTAL														OA = 7,140 VA															
														OB = 7,100 VA															
														OC = 4,708 VA															
TOTAL CONNECTED VA	= 18,949													LCL @ 125 %	= 3,800														
TOTAL OTHER LOAD	= 15,149																												
PANEL LOAD	= 19,899																												
FEEDER AMPS	= 55 A																												

NOTES: ① DENOTES EXIST. CB TO REMAIN; ALL OTHERS ARE NEW TO MATCH EXIST. TYPE AND AIC VALUE.



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PLUMBING FIXTURE SCHEDULE

UNIT TAG	DESCRIPTION	CONNECTION SIZES					REMARKS
		TRAP	WASTE	VENT	CW	HW	
WC-1	WATER CLOSET (ADA COMPLIANT)	INT	4"	2"	1"	-	ZURN #Z5561 FLOOR MOUNTED, FLUSH TANK, HET, PRESSURE ASSISTED, ELONGATED BOWL, VITREOUS CHINA, WHITE, 1.1 G.P.F. SEAT: ZURN #Z5955S-EL, OPEN FRONT LESS COVER, WITH STAINLESS STEEL CHECK HINGE. LEVER TO BE PLACED ON DOOR SIDE. ADA COMPLIANT.
L-1	LAVATORY	1½"	2"	1½"	½"	½"	KOHLER "KINGSTON" #K-2007 WALL MOUNTED BATHROOM SINK, ONE FAUCET HOLE. FAUCET: KOHLER "SCULPTED" MODEL #K-13461-CP, DECK MOUNTED, SINGLE HOLE, ABOVE-COUNTER BATTERIES INCLUDED, SENSOR OPERATED, 0.5 GPM, VANDAL RESISTANT AERATOR, POLISHED CHROME. COMPLETE WITH BRASSCRAFT KT SERIES ½ TURN ANGLE STOPS. THERMOSTATIC MIXER LOCATED BELOW SET @ 105F. TAILPIECE AND HOT WATER LINES SHALL BE INSULATED OR COVERED PER CBC 11B-606.5. ASME A112.18.1/CSA B125.1. NSF/ANSI 372. LEAD FREE. OBC, CSA B651 COMPLIANT. ADA COMPLIANT.
WHA-1	WATER HAMMER ARRESTOR	-	-	-	¾"	-	JAY R. SMITH, #5005 "HYDROTROL" STAINLESS STEEL SHOCK ABSORBER.
TP-1	TRAP PRIMER	-	-	-	½"	-	PRECISION PLUMBING PRODUCTS, P2-500, WITH ACCESS PANEL & DISTRIBUTION UNIT DU-4/DU-U AS REQUIRED.
FD-1	FLOOR DRAIN	2"	2"	2"	-	-	JAY R. SMITH, MODEL 2005-Y-A-NB ROUND TOP DRAIN W/ NO-HUB OUTLET.

ELECTRIC WATER HEATER SCHEDULE

TAG NO.	MANUFACTURER & MODEL NO.	LOCATION	SERVICE	STORAGE CAPACITY	ELECTRICAL		REC @ 60° ΔT (GPH)	WATER INLET TEMP °F	WATER OUTLET TEMP °F	OPERATING WEIGHT (LBS)	REMARKS
					KW	V/P/HZ					
WH 1	CHRONOMITE CMI-30L/208	RESTROOM LAVATORY	DOMESTIC HOT WATER	INSTANTANEOUS	6.24	208-1-60	INSTANTANEOUS	60	105	5	UL LISTED. IAPMO LISTED. LEAD FREE. PROVIDE MIXING VALVE AT LAVATORY SET TEMPERATURE OF 105F.

WATER SYSTEM CALCULATION

MAX. STREET PRESSURE AT THE MAIN - 94 P.S.I.
MIN. STREET PRESSURE AT THE MAIN - 89 P.S.I.

TOTAL G.P.M. (FLUSH TANK SYSTEM) - 6 FU
LOSSES:

2" WATER METER (E)	0.3 P.S.I.
1" BACKFLOW PREVENTER - (E) ZURN WILKINS - 975XL2	11.5 P.S.I.
2" PRESSURE REDUCING VALVE - (E) ZURN WILKINS - 500XL	1.5 P.S.I.
STATIC LOSS 12' x .431	5.2 P.S.I.
RESIDUAL PRESSURE	25.0 P.S.I.
TOTAL:	30.2 P.S.I.

PRESSURE AVAILABLE FOR FRICTION LOSS (70 - 30.2) 39.8 P.S.I.

TOTAL DEVELOPED LENGTH OF RUN FROM METER TO GOVERNING FIXTURE (INCLUDING FITTINGS) 368' x 1.2 = 442'

ALLOWABLE AVERAGE LOSS DUE TO FRICTION PER 100' OF PIPE (30.2 x 100') 442' 6.8 P.S.I.

PIPE SIZES BASED ON 5 P.S.I. LOSS PER 100' OR 8 FT. PER SECOND VELOCITY WHICHEVER RESTRICTION IS GREATER.

Fixture Units

QUANTITY	NEW FIXTURE	WATER FIXTURE UNITS	SEWER FIXTURE UNITS
1	WATER CLOSET (FLUSH TANK)	2.5 EACH = 2.5	4 EACH = 4
0	URINAL	VARIES = 0	2 EACH = 0
1	LAVATORY	1 EACH = 1	1 EACH = 1
0	COFFEE MAKER	1/2 EACH = 0	0 EACH = 0
0	SINK	2 EACH = 0	2 EACH = 0
1	FLOOR DRAIN	0 EACH = 0	4 EACH = 4
0	SERVICE SINK	3 EACH = 0	3 EACH = 0
0	REFRIGERATOR	1/2 EACH = 0	0 EACH = 0
1	HOSE BIBB (EXISTING)	VARIES = 2.5	0 EACH = 0
	TOTAL:	6	9

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24"X36" SCALE:	
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JOB NUMBER:	22-054
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PLUMBING SCHEDULES

P0.2

SECTION 15400

PLUMBING

PART 1 - GENERAL

1.01 GENERAL CONDITIONS

THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND DIVISION 1, ARE A PART OF THIS SECTION AND THE CONTRACT FOR THIS WORK AND SHALL APPLY TO THIS SECTION AS FULLY AS IF REPEATED HEREIN.

1.02 SCOPE OF WORK

FURNISH ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND NECESSARY INCIDENTALS FOR THE COMPLETE INSTALLATION OF ALL PLUMBING AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

A. WORK SPECIFIED IN THIS SECTION

1. SANITARY SOIL, WASTE AND VENT SYSTEM.
2. DOMESTIC HOT AND COLD WATER SYSTEMS.
3. GAS SYSTEM.
4. FLOOR SINKS AND FLOOR DRAINS.
5. DOMESTIC WATER HEATERS.
6. FURNISH AND SET ALL SLEEVES FOR PIPES PASSING THROUGH WALLS AND FLOORS.
7. PIPE COVERING, INSULATION AND WRAPPING.
8. EXCAVATION AND BACKFILL.
9. ROUGH-IN AND FINAL CONNECTIONS TO AIR CONDITIONING EQUIPMENT OF GAS AND WATER AND CONDENSATE DRAINS.
10. ROUGH-IN AND FINAL CONNECTIONS TO FIXTURES AND EQUIPMENT FURNISHED UNDER OTHER SECTIONS OF THE SPECIFICATIONS OR BY THE OWNER.
11. ALL PLUMBING FIXTURES, WATER HEATERS, VALVES, AND OTHER MISCELLANEOUS ITEMS OR EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION.
12. SAFING OF ALL PENETRATIONS THROUGH FIRE WALLS AND FLOORS.
13. WATER FOR CONSTRUCTION AND TEMPORARY CONNECTIONS.
14. CATHODIC PROTECTION FOR UNDERGROUND STEEL OR FERROUS PIPING.
15. ROUGH-IN AND FINAL CONNECTIONS FOR ALL ROOF DRAINS AND OVERFLOW DRAINS.

B. RELATED WORK IN OTHER SECTIONS

1. CUTTING AND PATCHING AS SPECIFIED IN SECTION 01000.

1.03 QUALITY ASSURANCE

A. CODES AND STANDARDS

1. ALL ITEMS INDICATED ON SITE, ARCHITECTURAL OR MECHANICAL DRAWINGS ARE TO BE PROVIDED COMPLETE FROM POINT OF CONNECTION TO FINISHED FIXTURE IN ACCORDANCE WITH GOVERNING AUTHORITY REQUIREMENTS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK IN VIOLATION OF GOVERNING CODES.
2. IN ADDITION TO THE REQUIREMENTS OF ALL GOVERNING CODES, ORDINANCES AND AGENCIES, CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:
 - a. CALIFORNIA BUILDING CODE, 2019 EDITION.
 - b. CALIFORNIA PLUMBING CODE, 2019 EDITION.
 - c. STATE FIRE MARSHAL.
 - d. CALIFORNIA ADMINISTRATIVE CODE.
 - e. ALL OTHER REGULATORY AGENCIES HAVING JURISDICTION OVER THIS WORK.
 - f. GUARANTEES: FURNISH A WRITTEN GUARANTEE FORM REQUIRED UNDER DIVISION 1, AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR ONE YEAR. GUARANTEE SHALL INCLUDE REPAIR OF DAMAGE TO, OR REPLACEMENT (IF SO REQUIRED) OF ANY PART OF PREMISES CAUSED BY WATER.

1.04 SUBMITTALS

- A. MANUFACTURER'S LITERATURE: WITHIN 35 DAYS AFTER AWARD OF CONTRACT AND BEFORE ANY OF THE MATERIALS OF THIS SECTION ARE DELIVERED TO THE JOB SITE, SUBMIT SEVEN COMPLETE BROCHURES OF ALL MATERIALS AND EQUIPMENT, PER DIVISION 1 OF THE SPECIFICATIONS.
- B. OTHER SUBMITTALS
 1. SHOP DRAWINGS.
 2. STERILIZATION TEST REPORT.
 3. TEST DATA.
- C. OPERATION AND MAINTENANCE INSTRUCTIONS: DELIVER TO ARCHITECT TWO COMPLETE SETS IN BOUND BOOKLET FORM OF WRITTEN OPERATING AND MAINTENANCE INSTRUCTIONS AND BROCHURES FOR EQUIPMENT SPECIFIED IN THIS SECTION. FULLY INSTRUCT OWNER'S OPERATING PERSONNEL AND DEMONSTRATE PERFORMANCE, OPERATION AND MAINTENANCE OF EQUIPMENT. AMOUNT OF TIME ALLOCATED FOR SAID INSTRUCTION AND DEMONSTRATIONS OF EQUIPMENT AND SYSTEMS SHALL BE PART OF THESE OBLIGATIONS. ONE ADDITIONAL SET OF APPROVED INSTRUCTIONS SHALL BE SUITABLY FRAMED BEHIND GLASS AND MOUNTED AS DIRECTED.
- D. RECORD DRAWINGS: KEEP AN ACCURATE DIMENSIONED RECORD OF AS-BUILT LOCATIONS AND ELEVATIONS, AS REFERRED TO APPROVED BASE DATUM, OF BURIED CONCEALED LINES, MANHOLES, CLEANOUTS, VALVES, PLUGGED TEES, CAPPED ENDS, AND OF WORK WHICH IS INSTALLED DIFFERENT FROM THAT INDICATED.

1.05 PRODUCT HANDLING

- A. PROTECTION: TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING, AND AFTER INSTALLATION.
- B. REPLACEMENTS: IN THE EVENT OF DAMAGE, IMMEDIATELY REPAIR ALL DAMAGED AND DEFECTIVE WORK TO THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

1.06 MISCELLANEOUS

- A. EXAMINATION OF THE SITE: EXERCISE CARE IN EXAMINING THE SITE AND COORDINATE ALL WORK INDICATED ON THE DRAWINGS WITH EXISTING CONDITIONS. REPORT TO ARCHITECT IN WRITING CONDITIONS THAT WILL PREVENT PROPER PROVISIONS OF THIS WORK. VERIFY DEPTH AND LOCATION OF ALL SERVICE LINES WITH SERVICING COMPANIES HAVING JURISDICTION BEFORE EXCAVATING. BY SUBMISSION OF THE BID, THE CONTRACTOR WARRANTS THAT HE HAS HAS FAMILIARIZED HIMSELF WITH THE EXISTING CONDITIONS AND WILL PERFORM ALL WORK AS REQUIRED FOR HOOKUP AND AS REQUIRED BY THE CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER.
- B. PERMITS AND FEES: ARRANGE AND PAY FOR ALL PERMITS, INSPECTIONS AND FEES REQUIRED BY ALL GOVERNING AGENCIES. DELIVER ALL CERTIFICATES TO OWNER THROUGH THE ARCHITECT.
- C. SERVICE CONNECTIONS: MAKE ALL NECESSARY ARRANGEMENTS WITH APPLICABLE UTILITY COMPANY FOR CONNECTION TO EXISTING SERVICE LINES. PAY ALL FEES ASSOCIATED WITH WORK INCLUDING METERS AND HOOKUP CHARGE, UTILITY ASSESSMENT FEES, IF ANY, WILL BE PAID BY THE OWNER.
- D. DRAWINGS: COORDINATE ALL SPACE REQUIREMENTS WITH OTHER TRADES. DRAWINGS INDICATE DESIRED LOCATION AND ARRANGEMENT OF PIPING, EQUIPMENT, AND OTHER ITEMS AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE.

PART 2 - PRODUCTS

2.01 GENERAL

A. PIPE SLEEVES AND WRAPPING: PROVIDE POLISHED CHROMIUM PLATED AND BRASS SET SCREW FLANGES WHERE PIPING PASSES THROUGH WALLS, FLOORS, CEILING, AND PARTITIONS. FINISHED POSITION OF SLEEVES INCLUDING FLANGES ON PIPING FIXTURES. ALL SLEEVES IN CONCEALED AND EXTERIOR WALLS SHALL BE 20 GA. GALVANIZED IRON. ONE INCH O.D. LARGER THAN THE PIPE, CAULKED IF BELOW GRADE IN A MOISTUREPROOF MANNER. ALL PIPES PENETRATING THROUGH FIRE WALLS AND FLOORS SHALL BE PROPERLY SAFED WITH DOW CORNING 3-6548 SILICONE RTV FOAM, HILTI, HYDROFLAME, OR EQUAL. INSTALL PER MANUFACTURER'S DIRECTION.

B. PIPE IDENTIFICATION

1. PIPING IDENTIFICATION PER ANSI AND OSHA STANDARDS: EACH INDIVIDUAL PIPELINE SHALL BE MARKED FOR QUICK AND EASY IDENTIFICATION AS TO CONTENTS AND CHARACTER OF MATERIAL CARRIED IN THE PIPES BY SET ON SNA OR STR MARKER.
2. MARKERS SHALL BE INSTALLED AND SPACED AT NOT MORE THAN 8 FT. INTERVALS AND SO LOCATED THAT MARKERS SHALL BE VISIBLE WHERE PIPING SYSTEM IS EXPOSED.

3. COLOR SCHEME SHALL BE APPROVED. BASE COLOR FOR MARKERS SHALL BE AS FOLLOWS:

DOMESTIC HOT WATER	-	YELLOW
DOMESTIC COLD WATER	-	GREEN
FUEL GAS	-	YELLOW
SANITARY SEWER	-	GREEN
SANITARY VENT	-	GREEN
STORM DRAINS	-	GREEN
CONDENSATE DRAIN	-	BLUE

C. ONE MARKER SHALL BE INSTALLED AT EACH SIDE OF VALVES, SPECIAL FITTINGS AND AT BRANCH TAKE-OFF. IN FURRED SPACES INSTALL ONE BAND 2 FT. ABOVE FLOOR AND 19 IN. BELOW CEILING LINE.

D. FURNISH TWO IDENTIFICATION CHARTS COMPLETE WITH GLASS AND FRAME SHOWING LIST OF MATERIALS CARRIED IN THE PIPING SYSTEM, CLASSIFIED BY NATURE OF ITS CONTENTS AND RESPECTIVE IDENTIFYING COLORS.

E. MATERIALS: MATERIALS WHEN NOT OTHERWISE DEFINITELY SPECIFIED SHALL CONFORM TO THE APPLICABLE ASTM, ASME, AGA, AND ASA STANDARDS.

F. EQUAL MATERIALS AND SUBSTITUTIONS: IN ADDITION TO MANUFACTURERS SPECIFIED, THE FOLLOWING SHALL ALSO BE CONSIDERED EQUAL, PROVIDED CORRESPONDING MODELS MEET SPECIFIED REQUIREMENTS. EQUIVALENT SUBSTITUTED EQUIPMENT NAMED HEREIN SHALL BE SUBMITTED TO ARCHITECT.

ITEM	MANUFACTURER
SOLDERS:	HANDY & HARMAN, LUCAS-MILHAUPT
CLEANOUTS:	ZURN
VALVES:	WALWORTH, MILWAUKEE, NIBCO
PIPE HANGERS & SUPPORTS:	GRINNELL, FEE & MASON, B-LINE
ACCESS PANELS:	MILCOR
GAS VENTS:	METALBESTOS, AMERIVENT
INSULATION:	MANVILLE, OWENS-CORNING,
PLUMBING FIXTURES:	AMERICAN STANDARD
TOILET SEATS:	OLSONITE #95
DRAINS & FLOOR SINKS:	ZURN, SMITH
BACKFLOW PREVENTERS:	NEPTUNE, HERSEY, FEBCO
WATER PRESSURE REDUCING VALVES:	BAILEY, WILKINS, WATTS
PRESSURE GAUGES:	MARSH, MARSHALLTOWN, TRERICE
WATER HEATERS:	AMERICAN, STATE, LOCHINVAR
SOIL PIPE:	TYLER, AB & I, CHARLOTTE

2.02 PIPE AND FITTING SCHEDULE

- A. SOIL, WASTE, VENT AND STORM DRAIN PIPING TO BE SERVICE WEIGHT NO-HUB CAST IRON PIPE AND FITTINGS CISPI-301, AND ALL OTHER TO BE A.B.S. PIPE AND FITTINGS. MANUFACTURED BY AB & I, TYLER, OR CHARLOTTE.
- B. DOMESTIC HOT AND COLD WATER PIPING ABOVE GROUND: TYPE L HARD-DRAWN COPPER TUBE, ASTM B88, AND WROUGHT COPPER FITTINGS, ANSI B16.22.
- C. DOMESTIC COLD WATER PIPING BELOW GROUND AND OUTSIDE THE BUILDING
 1. 3 IN. AND SMALLER: TYPE K HARD-DRAWN COPPER TUBE, ASTM B88, AND WROUGHT COPPER FITTINGS ANSI B16.22, SOLDER JOINT TYPE (REFER TO PARAGRAPH "PIPE WRAPPING" HEREIN).
 2. INDIRECT AND CONDENSATE DRAINS: TYPE M COPPER TUBE, ASTM B88 AND WROUGHT COPPER FITTINGS, ANSI B16.22, SOLDER JOINT TYPE.
- E. GAS PIPING
 1. 2 IN. AND SMALLER ABOVE GROUND: SCHEDULE 40 BLACK STEEL PIPE, ASTM A-135, A-795, WITH CLASS 150 WOB BLACK FITTINGS.
 2. BELOW GROUND: PLEXCO PE2406 POLYETHYLENE PIPING SYSTEMS WITH ELECTRIC FUSION SOCKET FUSION JOINTS. PROVIDE #12 ELECTRIC TRACER COPPER WIRE, SPIRAL WRAPPED AROUND PIPE. BACKFILL WITH CLEAN SAND 4" AROUND PIPE.

2.03 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.04 CHECK VALVES

2.05 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.06 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.07 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.08 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.09 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.10 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.11 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.12 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.13 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.14 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.15 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

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2.64 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)

2.65 MATERIALS FOR JOINTS, FITTINGS AND VALVES (CONT.)



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SPECIFICATIONS
P0.4

PART 3 - EXECUTION (CONT.)

3.06 CLEANOUTS

- A. PROVIDE CLEANOUTS WHERE INDICATED AND REQUIRED. UNLESS OTHERWISE INDICATED, CLEANOUTS SHALL BE ACCESSIBLE WITH EXTENSIONS TO GRADE, TO OUTSIDE OF BUILDINGS, OR TO FLOORS ABOVE AS INDICATED OR REQUIRED. DO NOT LOCATE CLEANOUTS IN PUBLIC LOBBIES AND PUBLIC CORRIDORS UNLESS APPROVED BY ARCHITECT.
- B. MEMBRANES: WHERE WATERPROOFING MEMBRANE OCCURS UNDER FLOOR, BRING MEMBRANE TO CLEANOUT WITHOUT PUNCTURING, AND PERMANENTLY ANCHOR TO INTEGRAL ANCHORING FLANGE WITH A HEAVY CAST-IRON CLAMPING COLLAR AND RUSTPROOFED BOLTS.
- C. COVERS: SET CLEANOUT COVERS WITH ALL FINISHED WALL, FLOOR OR GRADE. IN ALL CASES SECURELY ANCHOR BY MEANS OF INTEGRAL LUGS AND BOLTS. WHERE SURFACING MATERIAL SUCH AS RESILIENT COVERING IS SPECIFIED, ASCERTAIN THICKNESS BEING USED AND SET CLEANOUT TOP SO FINISHED FLOOR IS SMOOTH.
- D. USE ACORN 3500 THREAD COMPOUND.

3.07 ACCESS BOXES AND PANELS

- A. PROVIDE VALVE BOXES FOR VALVES LOCATED BELOW GRADE. PROVIDE METAL ACCESS PANELS OF SIZE AND TYPE HEREINBEFORE SPECIFIED FOR VALVES OR SHOCK ABSORBERS LOCATED IN CONCEALED AREAS.
- B. ACCESS BOXES AND PANELS: SET FLUSH WITH FINISHED WALL, FLOOR OR CEILING. THOSE IN FINISHED WALLS SHALL HAVE DOOR OR PLATE REMOVED DURING CONSTRUCTION OR BE OTHERWISE SUITABLY PROTECTED TO PROTECT FINISH.
- C. OUTSIDE GENERAL SERVICE ACCESS BOXES: PROVIDE WITH METAL, ASBESTOS CEMENT, OR CLAY PIPE SLEEVE EXTENSIONS WHERE ADDED DEPTH IS NECESSARY. DO NOT LOCATE BOXES IN PUBLIC WALKS, DRIVEWAYS OR COVERED PASSAGES UNLESS INDICATED.

3.08 WRAPPING FOR BURIED STEEL AND COPPER PIPING

- A. ALL BURIED STEEL PIPE SHALL BE FACTORY COATED WITH PLEXCO 20 MIL HIGH DENSITY POLYETHYLENE COATING (YELLOW COLOR). FINISHED COATING SHALL HAVE CONTINUOUS IMPRINTING OF COATING TYPE AND APPLICATOR AND PIPE TYPE AND MANUFACTURER. ALL FITTINGS AND FIELD JOINTS OF BURIED STEEL PIPING SHALL BE CLEANED, PRIMED THEN FULLY PROTECTED BY WRAPPING WITH TWO SEPARATE WRAPPINGS (EACH HALF LAPPED) OF 0.010 X2 IN. WIDE PRESSURE SENSITIVE POLYVINYL TAPE EQUIVALENT TO JOHNSMANVILLE "TRANTEX". ALL FITTING AND JOINT WRAPPING SHALL OVERLAP PIPE WRAPPING A MINIMUM OF 2 IN.
- B. AFFIDAVIT: DELIVER COATED PIPE TO JOBSITE ACCOMPANIED BY APPLICATOR'S AFFIDAVIT CERTIFYING THAT WRAPPED PIPE HAS BEEN GIVEN HIGH VOLTAGE HOLIDAY DETECTOR TEST AND THAT PIPE WAS FREE OF HOLIDAYS WHEN PIPE WAS SHIPPED FROM APPLICATOR'S YARD.
- C. FIELD JOINTS: TEST FIELD APPLICATIONS FOR HOLIDAYS BY A HIGH VOLTAGE HOLIDAY TEST METHOD IN ARCHITECT'S PRESENCE.
- D. DAMAGE: HANDLE WRAPPED PIPING WITH EXTREME CARE TO AVOID DAMAGE. REPAIR AND RETEST MARRED OR DAMAGED PIPE WRAPPING.
- E. INSTALL CATHODIC PROTECTION FOR STEEL OR FERROUS PIPING PER CORROSION ENGINEER'S RECOMMENDATIONS AND/OR APPLICATOR CONTRACTOR FAMILIAR WITH CATHODIC PROTECTION HAVING A MINIMUM OF 5 YEARS EXPERIENCE IN THE FABRICATION AND INSTALLATION OF CATHODIC PROTECTION.
- F. COPPER TUBING, PIPE WRAP SAME AS FOR FIELD WRAP STEEL FITTINGS, NO HOLIDAY TEST REQUIRED. BACKFILL WITH ALKALIZED CLEAN SAND.
- G. BACKFILL STEEL AND COPPER PIPING WITH CLEAN ALKALIZED SAND (1/2 SACK LIME PER CUBIC YARD OF SAND) A MINIMUM OF 4 INCHES ALL AROUND PIPE AND FITTINGS.

3.09 PROTECTION FOR UNDERGROUND DUCTILE AND CAST-IRON PIPE AND FITTINGS

WRAP ALL PIPE AND FITTINGS WITH 10 MIL PVC PIPE TAPE AND PRIME PER MANUFACTURER'S DIRECTIONS, OR INSTALL IN 8 MIL POLYETHYLENE ENCASING IN ACCORDANCE WITH ANSI/AWWA STANDARD C105/A215-82. BED AND BACKFILL WITH CLEAN ALKALIZED SAND.

3.10 EXCAVATION AND BACKFILLING

PERFORM EXCAVATION AND BACKFILLING REQUIRED WORK UNDER THIS SECTION UNLESS OTHERWISE SPECIFIED. CONFORM TO REQUIREMENTS OF DIVISION 2 AND OF PUBLIC AUTHORITIES HAVING JURISDICTION.

3.11 SPECIALTY ITEMS

INSTALL AS INDICATED ON THE DRAWINGS, AS HEREIN SPECIFIED, AND AS RECOMMENDED BY MANUFACTURER.

3.12 STERILIZATION

STERILIZE EACH UNIT OF WATER SUPPLY AND DISTRIBUTION SYSTEM WITH LIQUID CHLORIDE OR HYPOCHLORIDE BEFORE ACCEPTANCE FOR OPERATION IN ACCORDANCE WITH AWWA C601, "STANDARD FOR DISINFECTING WATER MAINS". WORK SHALL BE DONE BY CONTRACTOR, AND, UNLESS OTHERWISE REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION, SHALL CONFORM TO THE FOLLOWING:

- A. MATERIALS
 - 1. LIQUID CHLORINE: U.S. ARMY SPECIFICATION 4-1.
 - 2. HYPOCHLORIDE: LIQUID SHALL CONFORM TO FED. SPEC. O-C-11RA (INT. 4).
- B. METHOD: AMOUNT OF CHLORINE SHALL PROVIDE A DOSAGE OF 50 PPM MINIMUM. INTRODUCE CHLORINATING MATERIALS INTO LINES AND DISTRIBUTION SYSTEM IN APPROVED MANNER. AFTER A CONTACT PERIOD OF 24 HOURS MINIMUM DURING WHICH PERIOD CHLORINE RESIDUAL SHALL BE MAINTAINED AT 5 PPM MINIMUM, FLUSH OUT SYSTEM WITH CLEAN WATER UNTIL RESIDUAL CONTENT IS NOT GREATER THAN 0.2 PPM. FLUSH ENTIRE SYSTEM OPEN AND CLOSE VALVES IN LINES BEING STERILIZED SEVERAL TIMES DURING CONTACT PERIOD.
- C. TEST REPORTS: FURNISH ONE COPY OF TEST REPORT OF COMPLETE AND ADEQUATE STERILIZATION TO ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK. CERTIFICATES SHALL BEAR SIGNATURE OF AN OFFICIAL OF LABORATORY RESPONSIBLE FOR TEST. COST OF TESTING LABORATORY SERVICES SHALL BE INCLUDED IN THIS SUBCONTRACT.

3.13 TESTS

- A. PERFORM TESTS TO ARCHITECT'S SATISFACTION. MAKE TESTS IN PRESENCE OF ARCHITECT AND AT A TIME SUITABLE TO HIM IF REQUESTED. FURNISH NECESSARY LABOR AND EQUIPMENT AND BEAR COSTS FOR TESTING. COST OF REPLACING AND/OR REPAIRING DAMAGE RESULTING THEREFROM SHALL BE BORNE BY THIS CONTRACTOR. SHOULD THE CONTRACTOR REFUSE OR NEGLECT TO MAKE TESTS NECESSARY TO SATISFY THE ARCHITECT THAT REQUIREMENT OF SPECIFICATIONS AND DRAWINGS ARE MET, SUCH TESTS MAY BE MADE BY AN INDEPENDENT TESTING COMPANY AND THE CONTRACTOR CHARGED FOR ALL EXPENSES.

B. HYDROSTATIC TESTS: MAKE BY COMPLETELY FILLING PIPING SYSTEM WITH WATER AND ELIMINATING ACCUMULATIONS OF AIR SO THAT LEAKAGE, NO MATTER HOW SMALL, WILL BE APPARENT ON TESTING GAUGE IMMEDIATELY. MAINTAIN PRESSURE UNTIL PIPE UNDER TEST HAS BEEN EXAMINED, BUT IN NO CASE LESS THAN 24 HOURS. TEST SYSTEMS AT THE FOLLOWING PRESSURE:

SYSTEM	TEST PRESSURE
DOMESTIC COLD WATER	150 PSIG
DOMESTIC HOT WATER	150 PSIG

C. SANITARY SOIL, WASTE, VENT SYSTEM TESTS: BEFORE INSTALLATION OF FIXTURES, CAP END OF SYSTEM LINES WITH WATER 10' ABOVE THE SECTION BEING TESTED (INCLUDING VENTS) AND ALLOW TO STAND FOR AT LEAST FIFTEEN (15) MINUTES BEFORE INSPECTION STARTS. MAKE TESTS IN SECTIONS IF NECESSARY OR CONVENIENT. HOWEVER, INCLUDE INTERCONNECTIONS BETWEEN NEW SECTIONS AND PREVIOUSLY TESTED SECTIONS IN THE NEW TEST.

D. ROOF DRAINAGE SYSTEM: TEST AS SPECIFIED FOR SANITARY SYSTEM.

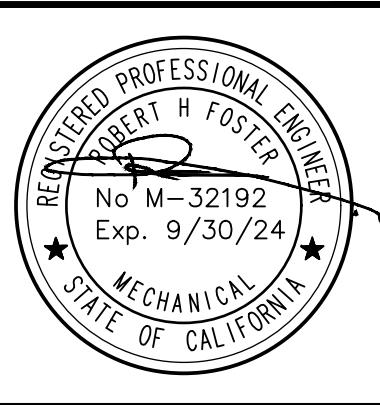
E. GAS SYSTEMS: TEST GAS SYSTEM WITH COMPRESSED AIR AT 10 PSI FOR SIX HOURS OR LONGER AS DIRECTED BY THE ADMINISTRATIVE AUTHORITY TO PROVIDE A TIGHT SEAL WITHOUT LEAKS. USE PRESSURE RECORDER TO RECORD PRESSURE OF ALL LINES FOR THE DURATION OF TEST.

F. REPAIR ALL LEAKAGES AND RETEST AS REQUIRED.

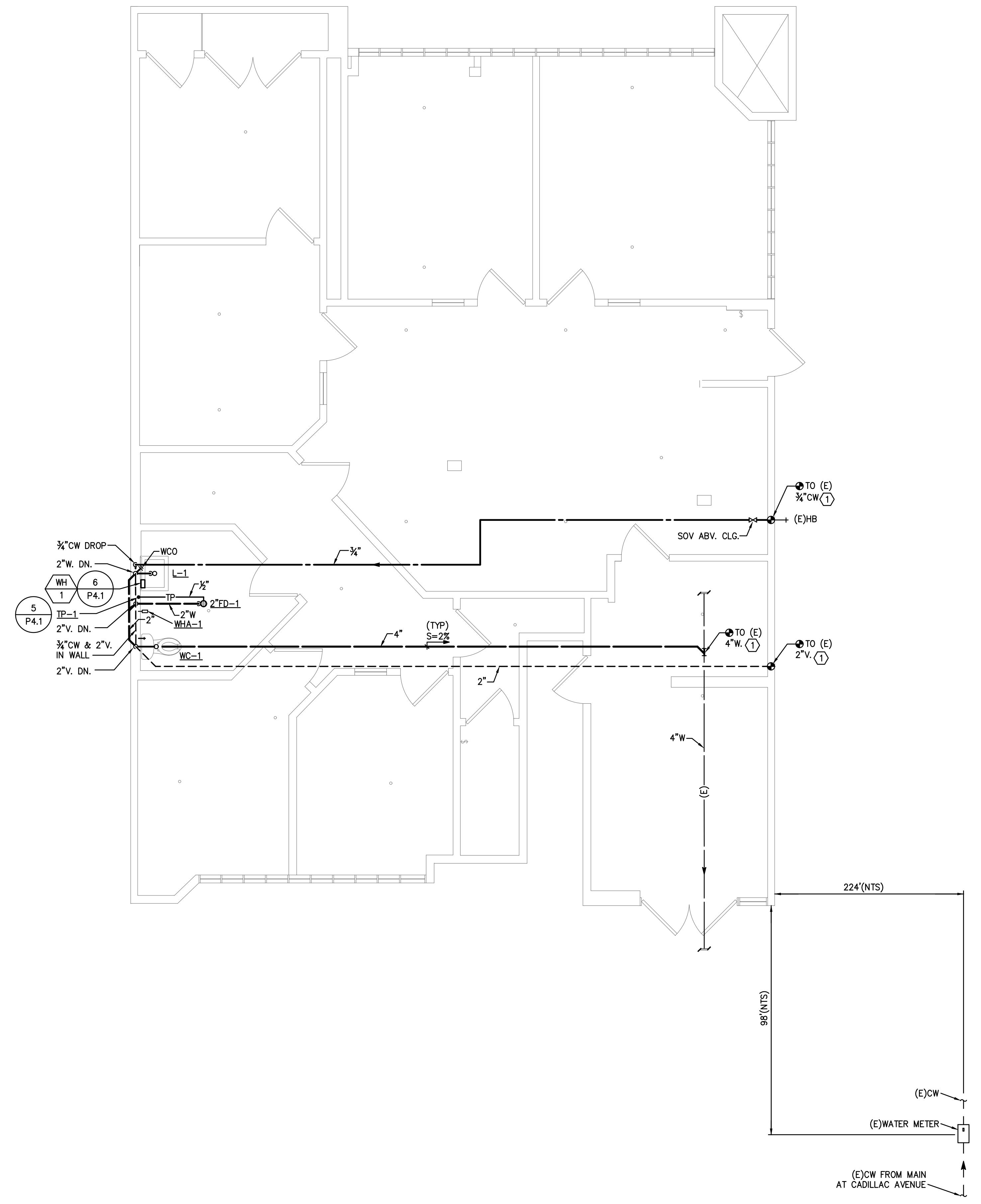
3.14 ADJUSTING

UPON COMPLETION OF WORK AND AFTER CLEANING OF SYSTEM, FIXTURES AND EQUIPMENT, AND AUTOMATIC PARTS, PLUMBING SYSTEM SHALL BE CAREFULLY ADJUSTED FOR NORMAL OPERATION. ALL FLUSH VALVES AND FIXTURE STOPS SHALL BE CHECKED FOR PROPER OPERATION AND FINAL ADJUSTMENT.

END OF SECTION



① CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.



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PLUMBING FLOOR PLAN

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CAD FILE:
JOB NUMBER: 22-054
CHECKED: R.F.
DRAWN: K.P. /T.C.

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P2.1



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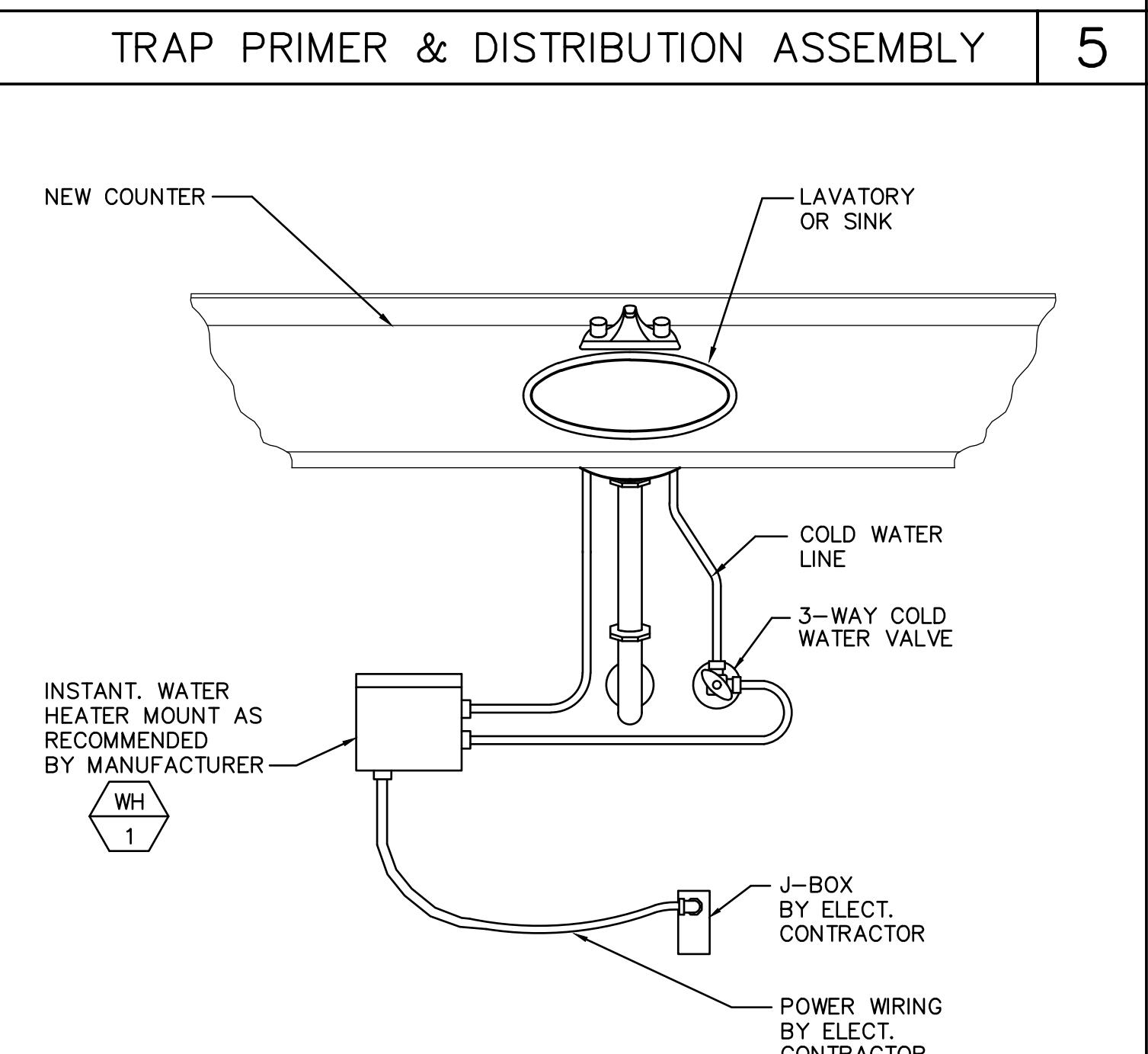
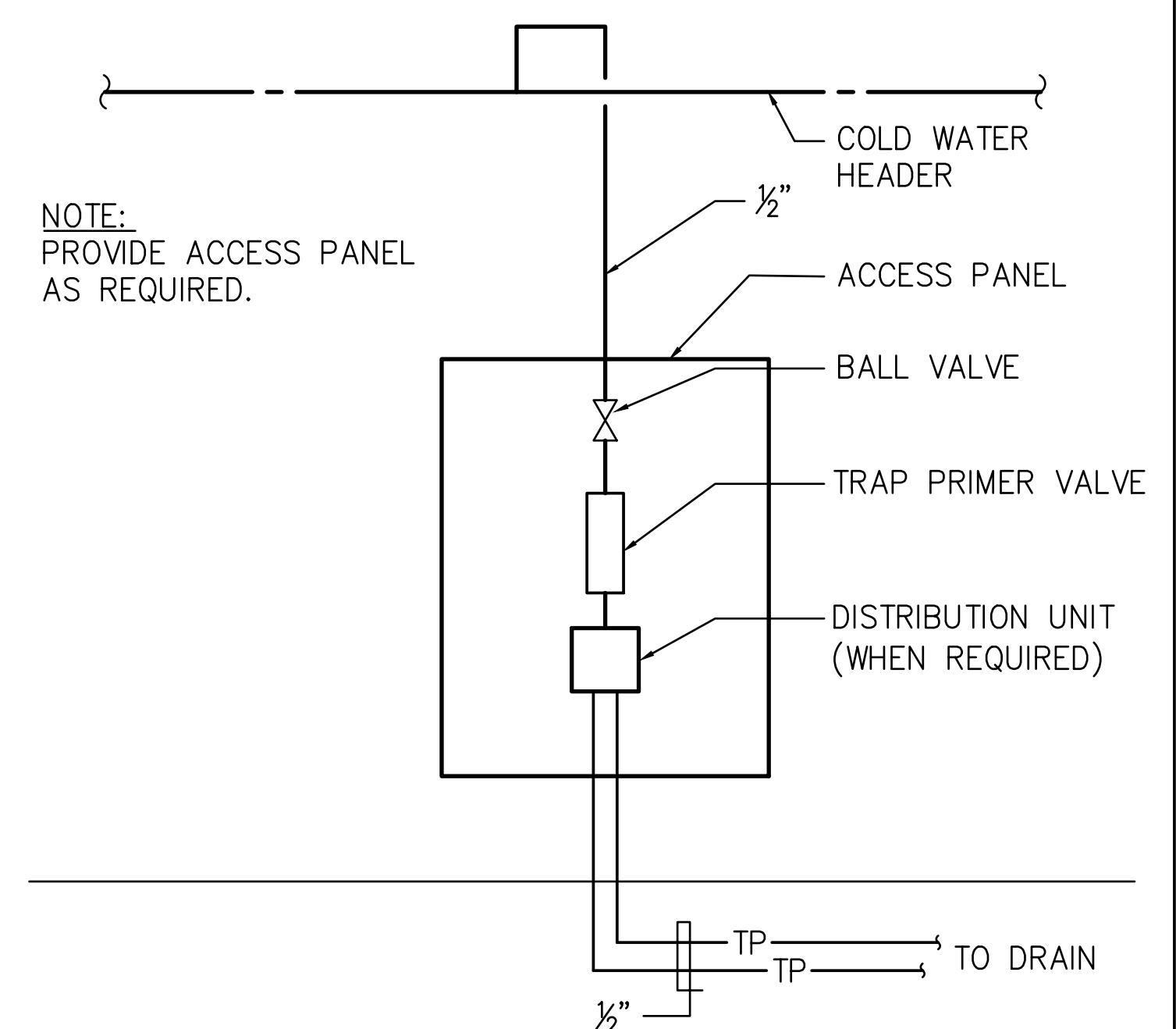
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-15-

INSTANTANEOUS WATER HEATER

6

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