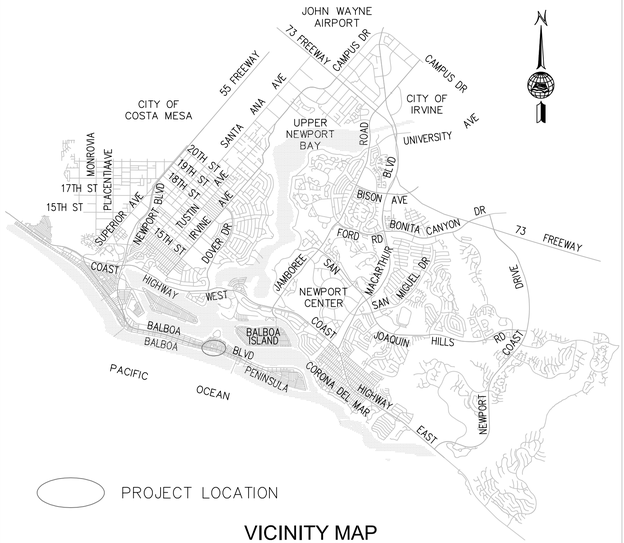


VICINITY MAP

NOT TO SCALE

SYMBOL

- POWER POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER METER
- STREET LIGHT PULL BOX
- TRAFFIC SIGNAL PULL BOX
- STREET LIGHT
- WATER VALVE
- GUY WIRE
- SURVEY MONUMENT
- SIGN
- VAULT VENT
- TREE
- IRRIGATION CONTROL VALVE
- CABLE TV PULL BOX
- CORING LOCATION
- ELECTRICAL MANHOLE
- ELECTRICAL PULL BOX
- BUILDING
- EXISTING CONSTRUCTION
- PROPERTY LINE
- NEW CONSTRUCTION
- CENTERLINE
- SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- TELEPHONE LINE
- CABLEVISION LINE
- SPRINKLER SYSTEM
- FENCE
- BLOCKWALL

ABBREVIATIONS

(IN ADDITION TO GREENBOOK SECTION 1-3.2)

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
ARV	AIR RELIEF VALVE
BC	BEGIN CURVE
BCR	BEGIN CURVE RETURN
BLK	BLOCK
BVC	BEGIN VERTICAL CURVE
CATV	CABLE TV
CF	CURB FACE
CI	CAST IRON
℄	CENTERLINE
CNB	CITY OF NEWPORT BEACH
CL	CLASS
CLR	CLEAR
C&G	CURB AND GUTTER
DWY	DRIVEWAY
E	EAST/ELECTRIC
EC	END CURVE
ECR	END CURVE RETURN
EG	EDGE OF GUTTER
EVC	END VERTICAL CURVE
EXIST	EXISTING
FE	FLANGED END
FG	FINISHED GRADE
FL	FLOW LINE
FLG	FLANGE
FM	FORCE MAIN
G	GAS
GB	GRADE BREAK
GE	GROOVED END
GV	GATE VALVE
IP&T	IRON PIPE AND TAG
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
N	NORTH
NTS	NOT TO SCALE
NO	NUMBER
OG	ORIGINAL GROUND
PE	PLAIN END
PROP	PROPOSED
PB	PULL BOX
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
RT	RIGHT
R/W	RIGHT OF WAY
S	SEWER, SOUTH
SCE	SOUTHERN CALIFORNIA EDISON
SCG	SOUTHERN CALIFORNIA GAS
SCH	SCHEDULE
SCO	SEWER CLEANOUT
SHT	SHEET
SMH	SEWER MANHOLE
STA	STATION
STD	STANDARD
SF	SQUARE FEET
SW	SIDEWALK
SQ	SQUARE
STL	STEEL
T	TELEPHONE
W	WEST/WATER
W/	WITH

LEGEND

LEGEND(S) ARE LOCATED ON EACH SHEET

EMERGENCY TELEPHONE NUMBERS

	DAY	NIGHT
SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200	
SOUTHERN CALIFORNIA EDISON COMPANY	(800) 611-1911	
AT&T TELEPHONE COMPANY	(800) 332-1321	
CITY OF NEWPORT BEACH UTILITIES DEPARTMENT	(949) 644-3011	(949) 644-3717
ORANGE COUNTY SANITATION DISTRICT	(714) 962-2411	
MESA WATER DISTRICT	(949) 631-1200	
SPECTRUM	(833) 949-0036	
COX COMMUNICATIONS	(844) 780-6054	
CROWN CASTLE	(888) 632-0931	
MCI VERIZON BUSINESS	(844) 780-6054	

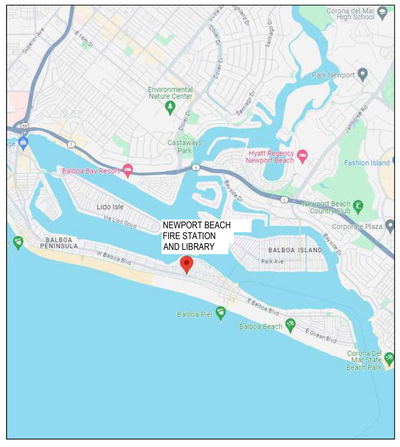
PUBLIC WORKS DEPARTMENT

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

CONTRACT NO. C-8865-1
PROJECT NO. 8865-1

APPROVED: _____ DATE: _____
DAVID A. WEBB, PUBLIC WORKS DIRECTOR

APPROVED: _____ DATE: _____
JAMES M. HOULIHAN, P.E., DEPUTY PWD / CITY ENGINEER



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 2015 EDITION AND SUPPLEMENTS TO DATE, EXCEPT AS OTHERWISE STATED IN THE CITY'S STANDARD SPECIAL PROVISIONS, OR IN THIS CONTRACT'S SPECIAL PROVISIONS.
2. EXISTING UNDERGROUND UTILITIES ARE SHOWN AS PER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
3. ALL EXPOSED CONCRETE SURFACES SHALL CONFORM IN GRADE, COLOR, DIMENSION, AND FINISH TO ADJOINING IMPROVEMENTS, UNLESS NOTED OTHERWISE.
4. P.C.C. SHALL BE CLASS 560-C-3250 UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL ADJUST CITY UTILITIES (e.g. WATER VAULTS, WATER VALVES, SCO, SURVEY MONUMENTS, SEWER AND STORM DRAIN MANHOLES) FRAMES AND COVERS TO FINISHED GRADE PER CITY STANDARDS. ALL OTHER UTILITIES SHALL BE ADJUSTED TO GRADE BY OTHERS.
6. PROPOSED PAVEMENT AND CURB AND GUTTER SHALL JOIN AND MATCH LINE AND GRADE OF EXISTING IMPROVEMENTS UNLESS NOTED OTHERWISE.
7. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL PLACE RESPONSIBILITY OF THE CONTRACTOR FOR CORRECTION.
8. ANY WORK NOT INDICATED ON THE DRAWINGS BUT CALLED FOR IN THE SPECIFICATIONS, OR VICE-VERSA, SHALL BE FURNISHED AND PERFORMED AS THOUGH SPECIFICALLY INDICATED AND CALLED FOR IN BOTH. ANY WORK NOT INSTALLED ACCORDING TO DRAWINGS AND SPECIFICATIONS OR ORDINANCES AND LAWS SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

CONSTRUCTION NOTES

(1) CONSTRUCTION NOTES ARE LOCATED ON EACH SHEET

SHEET INDEX

1. SEE SHEET T-2 TITLE SHEET FOR SHEET INDEX

8865-1

CALL TOLL FREE
1-800-227-2600
BEFORE YOU DIG

BASIS OF BEARINGS:
SEE SURVEY

BENCHMARK:
SEE SURVEY

C:\Users\vrandolph\Downloads\CDAR LOGO.jpg

LICENSED ARCHITECT
JEFFREY A. KATZ
C 018223
REN. 09/30/27
STATE OF CALIFORNIA

APPROVAL RECOMMENDED:	APPROVAL RECOMMENDED:	APPROVAL RECOMMENDED:	APPROVAL RECOMMENDED:
SEAN LEVIN DIRECTOR RECREATION & SENIOR SERVICES	JEFF BOYLES FIRE CHIEF	MELISSA HARTSON LIBRARY SERVICES DIRECTOR	TOM SANDEFUR, P.E. ASSISTANT CITY ENGINEER
DATE:	DATE:	DATE:	DATE:

TITLE SHEET

110 E BALBOA BLVD

CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT

B-4982-S

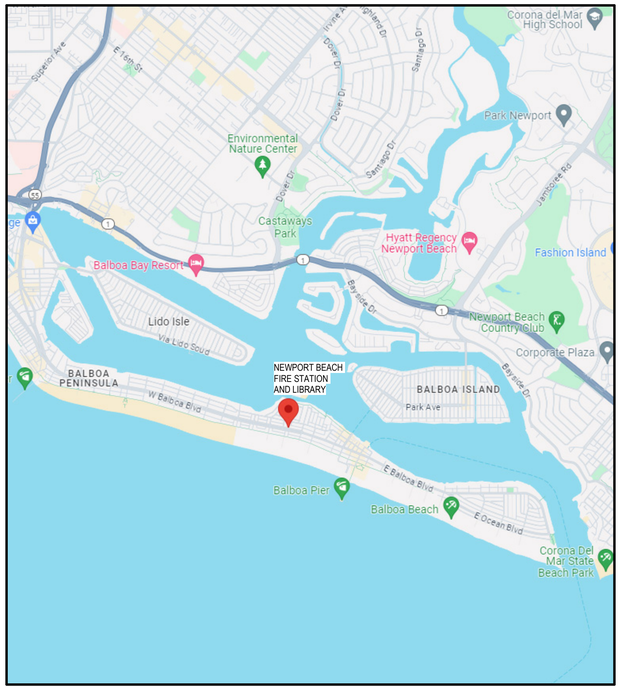
SHEET 1 OF XX

J:_Projects\230101 - Newport Beach FS & Library\BIM\CAD\ARCHITECTURAL\25.03.11_CNB_Title Sheet\25.03.11 - CNB - Title Sheet.dwg 12/09/25 - 4:32pm mrauh

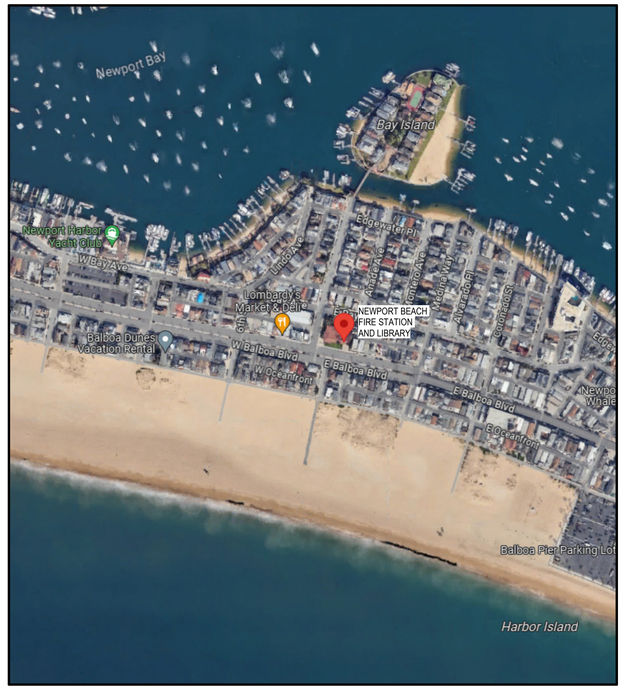
NEWPORT FIRE STATION NO. 1 AND LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH, CA 92661

LOCATION MAP



VICINITY MAP



PROJECT DATA

PROJECT ADDRESS:	110 E BALBOA BLVD NEWPORT BEACH, CA 92661
ASSESSOR'S PARCEL NO.	048-072-24
OWNER:	CITY OF NEWPORT BEACH 100 CIVIC CENTER DRIVE NEWPORT BEACH, CA 92660 (949)644-3200
GOVERNING AGENCY:	CITY OF NEWPORT BEACH 100 CIVIC CENTER DRIVE NEWPORT BEACH, CA 92660 (949)644-3200
GOVERNING CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE NEWPORT BEACH MUNICIPAL CODE
SCOPE OF WORK:	DEMOLITION OF EXISTING 2-STORY FIRE STATION AND LIBRARY. NEW 2-STORY FIRE STATION AND LIBRARY BUILDING
ZONING DISTRICT:	PF - PUBLIC FACILITIES
OCCUPANCY GROUP:	MIXED USE: A-3, B, R-2, S-2
CONSTRUCTION TYPE:	V-B

ALLOWABLE BLDG AREA:

A-3	24,000 S.F.
B	36,000 S.F.
R-2	28,000 S.F.
S-2	54,000 S.F.

ACTUAL BLDG AREA:

	FIRST FLOOR	5,639 S.F.
	SECOND FLOOR	1,381 S.F.
	TOTAL BUILDING AREA (N.S.F.)	7,020 S.F.

ACTUAL AREA:

A-3 ACTUAL:	3,179 S.F.
B ACTUAL:	725 S.F.
R-2 ACTUAL:	2,141 S.F.
S-2 ACTUAL:	2,486 S.F.

SITE AREA:	26,115 S.F. (0.60 ACRES)
FLOOR AREA RATIO:	8,531 G.S.F / 26,115 S.F. 0.33 FAR
NUMBER OF STORIES:	2
MAX BUILDING HEIGHT:	ALLOWABLE (ZONING CODE): 33'-6" [PER RESOLUTION NO. 2024 - 72] ALLOWABLE (BUILDING CODE): 60'-0" [CBC T.504.3] PROPOSED: 30' - 11"
PARKING: PARKING REQUIRED:	PUBLIC: NO REQUIREMENT

PARKING PROVIDED:

PUBLIC PARKING:	ACCESSIBLE PARKING SPACES:	1
	EV ACCESSIBLE PARKING SPACES:	1
	STANDARD PARKING SPACES:	8
	EV- READY STANDARD PARKING SPACES:	3
	STANDARD PARKING SPACES (PRIVATE):	3
	TOTAL:	16

SEPARATE PERMITS

THE FOLLOWING ITEMS REQUIRE SEPARATE PERMITS, WHICH MAY BE ISSUED AT THE SAME TIME AS THE BUILDING PERMIT FOR THE FIRE STATION/LIBRARY.

1. DETACHED TRASH ENCLOSURE, 200 SF. (PERMIT # U2025-0593)
2. CMU SITE WALL, 6'-0" TALL X 82 LF (PERMIT # U2025-0594)
3. FLAGPOLE 30'-0" TALL (PERMIT # U2025-0595)
4. EMERGENCY GENERATOR
5. STOREFRONT, CURTAIN WALL, GLAZING AND SKYLIGHT SYSTEMS
6. FIRE SPRINKLERS
7. APPARATUS BAY (4) FOLD SYSTEMS

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN BLOCK 2, LOTS 11 AND 12 IN BLOCK 1, AND THE EASTERLY 30 FEET LOT 1 IN BLOCK 3, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, ALL IN EAST NEWPORT AS PER MAP ON FILE IN BOOK 3, PAGE 37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

TOGETHER WITH THAT VACATED PORTION OF 1ST STREET AND ALLEY, TITLE TO WHICH WOULD PASS BY THE CONVEYANCE DESCRIBING SAID LOTS AS RECORDED IN RESOLUTION NO. 577, RECORDED FEBRUARY 24, 1931 IN BOOK 360, PAGE 130, RESOLUTION NO. 354, RECORDED FEBRUARY 3, 1931 IN BOOK 458, PAGE 136, RESOLUTION NO. 577, ALSO RECORDED APRIL 10, 1931, IN BOOK 476, PAGE 4 AND RESOLUTION NO 5312, RECORDED SEPTEMBER 29, 1960 IN BOOK 5440, PAGE 45, ALL OF OFFICIAL RECORDS.

PARCEL: 048-072-02 & 048-072-24

DEFERRED SUBMITTALS

1. THIS PROJECT IS TO BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903 OF THE CA FIRE CODE (NFPA 13), INCLUDING SEISMIC BRACING AND HANGERS FOR PIPING 2-1/2" OR GREATER. TO BE PREPARED AND STAMPED BY A CALIFORNIA LICENSED MECHANICAL ENGINEER.
2. FIRE ALARMS
3. UNDERGROUND FIRE LINE
4. PLYMOVENT SYSTEM
5. EV CHARGING STATIONS
6. EXTERIOR STOREFRONT GLASS AND GLAZING SYSTEMS: INCLUDE ATTACHMENTS TO STRUCTURE
7. EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM
8. APPARATUS BAY (4) FOLD SYSTEMS: INCLUDE ATTACHMENTS TO STRUCTURE AND CONFORMANCE TO MAXIMUM ANTICIPATED STORY DRIFT PER A/S0.1

NOTE:
- PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.
- DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

NOTE:
A REGISTERED CALIFORNIA ARCHITECT, CIVIL OR STRUCTURAL ENGINEER SHALL OBSERVE THE WORK OF CONSTRUCTION AND SUBMIT AFFIDAVITS ATTESTING TO THE COMPLIANCE OF THE CONSTRUCTION WITH THE APPROVED CONTRACT DOCUMENTS.

NOTE:
DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE" (DPRC) FOR THE PROJECT ON THE FIRST SHEET OF THE PLANS. THE DPRC IS RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, FOR COMPATIBILITY WITH THE BUILDING DESIGN. (CBC 107.3.4 & NBMC 15.02.010)

JEFF KATZ — DPRC NAME

DPRC NAME

PROJECT TEAM

ARCHITECTURE
COAR DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
San Diego, CA 92123
(619) 698-9177
Contact: Jeff Katz, AIA
jeff@coargroup.com

CIVIL
DELANE ENGINEERING
2812 SANTA MONICA BLVD., SUITE 206
Santa Monica, CA 90404
(310) 299-7857
Contact: Daren Poon
dpoon@delanegroup.com

STRUCTURAL
ZFA STRUCTURAL ENGINEERS
1212 FOURTH STREET, SUITE Z
Santa Rosa, CA 95404
(707) 526-0992
Contact: Luke Wilson
lukew@zfa.com

MECHANICAL
MCPARLANE ENGINEERS
4830 VIEWRIDGE AVENUE, SUITE A
San Diego, CA 92123
(619) 277-9721
Contact: Doug Isaaks, P.E.
disaaks@mcparlane.com

PLUMBING
MCPARLANE ENGINEERS
4830 VIEWRIDGE AVENUE, SUITE A
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ELECTRICAL
ELEN CONSULTING
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San Diego, CA 92123
(619) 550-1085
Contact: Robert Morris
rmorris@elenconsulting.com

LANDSCAPE
PARTERRE
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San Diego, CA 92103
(619) 296-3713
Contact: Patrick O'Connor
patparterre@cox.net

GEOTECHNICAL ENGINEER
GEOCON WEST, INC.
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Irvine, CA 92614
(949) 491-6570
Contact: Jelisa Adams
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LICENSED ARCHITECT
JEFFREY A. KATZ
C-18823
REN. 09/30/27
STATE OF CALIFORNIA

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
℄	CENTERLINE
Φ	DIAMETER OR ROUND
#	POUND OR NUMBER
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST-IRON
CJ	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
C.T.	CERAMIC TILE
DBL.	DOUBLE
DET	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DWR.	DRAWER
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
ELE.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXST.	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL	FLOOR
FLASH	FLASHING
FLUOR.	FLUORESCENT
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
F.S.	FULL SIZE
FT	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
F.F.E.	FINISHED FLOOR ELEVATION
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GLASS	GLASS
GR	GRADE
GYP.	GYPSUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
IRRIG.	IRRIGATION
JT.	JOINT
LAM.	LAMINATED
LAV.	LAVATORY
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
NO.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PC.	PRE-CAST
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD	PLYWOOD
PR.	PAIR
PT.	POINT
P.T.DISP.	PAPER TOWEL DISPENSER
RECP.	RECEPTACLE
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
RS.	RE-SAWN
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
SO.	SOUTH
S.C.	SOLID CORE
S.C.DISP.	SEAT COVER DISPENSER
SCHD.	SCHEDULE
S.DISP.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF OR SHEET
SHR.	SHOWER
SIM	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
ST.STL.	STAINLESS STEEL
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
S.M.	SHEET METAL
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZZO
TG	TEMPERED GLASS
T&G	TONGUE AND GROOVE
THK.	THICK
T.P.	TOP OF PAVEMENT
T.P.DISP.	TOILET PAPER DISPENSER
T.V.	TELEVISION
TYP.	TYPICAL
T.O.	TOP OF
T.O.F.	TOP OF FRAMING
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF SHEATHING
U.O.N.	UNLESS OTHERWISE NOTED
UR	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
V.T.R.	PLUMBING VENT THRU ROOF
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WPJ	WEAKENED PLANE JOINT
WSCT	WAINSCOT
WT.	WEIGHT

GENERAL NOTES

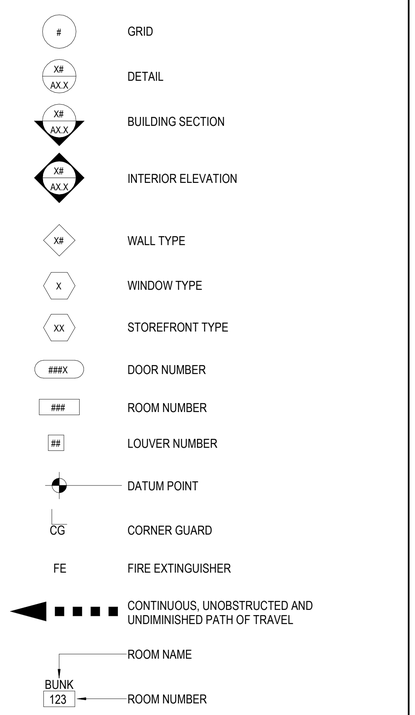
1. DIMENSIONS SHOWN ON THE FLOOR PLANS, SECTIONS AND DETAILS ARE TO FACE OF STUDS, COLUMN GRID LINES AND FACE OF CONCRETE AND BLOCK WALLS, UNLESS OTHERWISE NOTED OR SHOWN.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL ITEMS ARE BASE BID UNLESS OTHERWISE NOTED OR SPECIFIED.
4. ALL DRAIN LINES WITHIN WALLS ARE TO BE WRAPPED IN SOUND INSULATION BATTS.
5. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
6. CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED BY THE PLUMBING, AIR CONDITIONING AND OTHER INSTALLERS, AS REQUIRED BY CODE. ANY ACCESS PANEL IN A FIRE RATED WALL OR CEILING SHALL HAVE THE SAME FIRE RATING AS THE WALL OR CEILING IN WHICH THEY OCCUR.
7. STRUCTURAL AND FIRE RESISTIVE INTEGRITY SHALL BE MAINTAINED AT PENETRATIONS FOR MECHANICAL, PLUMBING, ELECTRICAL, AND COMMUNICATIONS PIPE, DUCT AND CONDUIT AS INDICATED.
8. PROVIDE FIRE BLOCKING AT FLOOR, CEILING AND MID HEIGHT OF WALLS OVER 10'-0".
9. STUCCO, PLASTER AND GYPSUM BOARD SHALL TERMINATE WITH A "J" MOLDING WHERE THE EDGE IS EXPOSED UNLESS NOTED OR SPECIFIED OTHERWISE.
10. A FLOOR OR LANDING NOT MORE THE 1/4" BELOW THE THRESHOLD IS REQUIRED AT EACH SIDE OF AN EXIT DOOR.
11. BRAND OR TRADE NAME, SUBSTITUTIONS OF "EQUALS": REQUESTS FOR SUBSTITUTIONS OF AN ITEM AS AN "EQUAL" TO ANY ITEM INDICATED OR SPECIFIED MUST BE INCLUDED AS A PART OF THE CONTRACTOR'S BID PROPOSAL, AS SPECIFIED IN THE GENERAL CONDITIONS.
12. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE. DO NOT SCALE DRAWINGS.
13. IT SHOULD BE NOTED THAT WHILE EXISTING UTILITY DRAWINGS ARE AVAILABLE, THERE IS NO ASSURANCE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL PROCEED WITH CAUTION TO INSURE THAT ALL UTILITIES ENCOUNTERED, WHETHER OR NOT OF RECORD, SHALL BE PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ALSO TAKE PRECAUTIONS NECESSARY TO PROTECT HIMSELF AND ALL EMPLOYEES FROM INJURY WHICH MAY BE CAUSED BY CONTACT WITH UTILITY SERVICES.
14. GYPSUM BOARD FOR FIRE RATED ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH CBC CHAPTER 7.
15. DOOR HARDWARE SHALL BE LEVER TYPE.
16. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.
17. FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
18. INTERIOR FINISHES SHALL COMPLY WITH THE PROVISIONS OF CBC CHAPTER 8.
19. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
20. ALL REQUIRED PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE BUILDING IS OCCUPIED.
21. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
22. THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF NEWPORT BEACH.
23. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR, AS AMENDED AND ADOPTED BY THE CITY OF NEWPORT BEACH.
24. CONTRACTOR SHALL THOROUGHLY COORDINATE ALL TRADES AS REQUIRED TO COMPLETE ALL WORK INDICATED AND NECESSARY FOR THE PROJECT.
25. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES AND SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION.
26. EXIT SIGNS MUST BE INTERNALLY ILLUMINATED (UFC SEC. 1212.4 & CBC SEC.1006).
27. TWO SEPARATE POWER SUPPLIES SHALL BE PROVIDED FOR EXIT SIGNS PER(CBC SEC. 1006).
28. THE CONTRACTOR SHALL ENFORCE ALL SAFETY MEASURES. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATION.
29. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

    THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND / OR BENCHMARKS WHICH
30. WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEY OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE LAND SURVEYOR'S ACT.
31. CONTRACTOR SHALL REPLACE IN KIND ANY TRAFFIC SENSORS DAMAGED DURING CONSTRUCTION.
32. PENETRATION OF FIRE RESISTIVE WALLS, FLOOR - CEILING ASSEMBLIES AND ROOF - CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 712 AND 713.
33. NO HAZARDOUS MATERIALS WILL BE USED OR STORED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES SHOWN ON CBC TABLE 5003.1.1.
34. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROGRAM OR REMOTE STATION SERVICE OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
35. WORK NOT SPECIFICALLY INDICATED OR SPECIFIED BUT WHICH IS REQUIRED FOR THE COMPLETION OF THE WORK SHALL BE PROVIDED IN THE SAME MANNER AS SIMILAR WORK WHICH IS REQUIRED OR SPECIFIED WITHOUT ADDITIONAL CHARGE.

FIRE NOTES

1. AT LEAST ONE PORTABLE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10BC SHALL BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR (CFC 906, UFC STANDARD 10-1, TITLE 19, SECT. 3.29). SEE PLANS FOR LOCATIONS.
2. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4A20BC SHALL BE PROVIDED OUTSIDE OF EACH MECHANICAL, ELECTRICAL OR BOILER ROOM. (CFC 906, UFC STANDARD 10-1, TITLE 19, SECT. 3.29). SEE PLANS FOR LOCATIONS.
3. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS, BASEMENT PIPE INLETS, AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED BY THE CONTRACTOR TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 901.2)
4. FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH CBC 903.
5. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 100 OR MORE. (CBC 904.3.1, CFC 903.4)
6. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS INCLUDING AUTOMATIC SPRINKLERS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 1001.3)
7. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC 907.
8. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION.
9. ANY TIME A BUILDING IS OCCUPIED THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THEN 1 FOOT-CANDLE AT THE FLOOR LEVEL.
10. EGRESS ILLUMINATION REQUIRES A SOURCE OF EMERGENCY POWER WHEN THE OCCUPANT LOAD IS 100 OR MORE.

SYMBOLS



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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:

230101

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-2

BUILDING OCCUPANCY

CBC CHAPTER 3

OCCUPANCY GROUPS:

A-3	ASSEMBLY
B	BUSINESS
R-2	RESIDENTIAL
S-2	STORAGE

BUILDING CONSTRUCTION

CBC CHAPTERS 5 & 6

OCCUPANCY SEPARATION: MIXED USE, NON-SEPARATED
(508.3.3.2: GROUP R-2 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420)

CONSTRUCTION TYPE: V-B

SPRINKLERED: YES (NFPA 13)

	OCCUPANCY	ALLOWABLE	PROVIDED
CBC TABLE 504.3 HEIGHT - IN FEET	A-3 **	60'-0"	30'-11" *
CBC TABLE 504.4 HEIGHT - NUMBER OF STORIES	A-3 **	2	1
CBC TABLE 506.2 AREA	A-3 (S1)	24,000 SF **	3,179 SF
	B (S1)	36,000 SF	725 SF
	R-2 (S1)	28,000 SF	2,141 SF
	S-2 (S1)	54,000 SF	2,486 SF
TOTAL AREA			8,531 SF

* FROM ESTABLISHED GRADE PLANE
** WORST CASE BASED ON A-3

CBC TABLE 601
FIRE RATING FOR BUILDING ELEMENTS

BUILDING ELEMENT	CONSTRUCTION TYPE	RATING REQUIRED	RATING PROVIDED
PRIMARY STRUCTURAL FRAME	V-B	0	0
BEARING WALLS - EXTERIOR	V-B	0	0
BEARING WALLS - INTERIOR	V-B	0	0
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY STRUCTURAL MEMBERS	V-B	0	0
ROOF CONSTRUCTION & ASSOCIATED SECONDARY STRUCTURAL MEMBERS	V-B	0	0

CBC TABLE 705.5
FIRE RATING FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE

SEPARATION IN FEET	CONSTRUCTION TYPE	BUILDING OCCUPANCY		RATING
X < 5	VB	A, B, R-2, S-2		1
5 ≤ X < 10	VB	A, B, R-2, S-2		1
10 ≤ X < 30	VB	A, B, R-2, S-2		0

CBC CHAPTER 2 DEFINITIONS
FIRE SEPARATION
THE DISTANCE MEASURED FROM THE BUILDING FACE TO ONE OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE.
2. TO THE CENTERLINE OF A STREET, AN ALLEY OR PUBLIC WAY.
3. TO AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE LOT.

EXTERIOR WALL OPENINGS

CBC CHAPTER 7

CBC TABLE 705.8
OPENINGS IN EXTERIOR WALL

SEPARATION IN FEET	DEGREE OF OPENING PROTECTION	ALLOWED	PROVIDED
10 to less than 15	(UNPROTECTED, SPRINKLERED)	45%	4.3%*
15 to less than 20	(UNPROTECTED, SPRINKLERED)	75%	7.4%**
30 or greater	(UNPROTECTED, SPRINKLERED)	NO LIMIT	6.1%***

***EAST EXTERIOR ELEVATION AREA 1:** 557 SF OPENING AREA: 24 SF
****EAST EXTERIOR ELEVATION AREA 2:** 118 SF OPENING AREA: 8.75 SF
*****EAST EXTERIOR ELEVATION AREA 3:** 590 SF OPENING AREA: 36 SF

ROOF ASSEMBLIES

CBC CHAPTER 15

THERMOPLASTIC PLYOLEFIN (TPO), PLYWOOD 3/8", WOOD FRAMED 24" OC, R30 BATT INSULATION
TESTING: TPO: ICC-ES AC75 UL ER10167-01

SHINGLE TYPE
ICC EVALUATION: ES AC438 MANUFACTURER'S: ASTM D3161 - CLASS F WIND RESISTANCE
UL 2218 - CLASS 3 IMPACT RESISTANCE
UL 790 - CLASS A FIRE RESISTANCE

ROOFING REQUIREMENTS: BASIC WIND SPEED: 92 MPH SEE STRUCTURAL SHEET S0.1
WIND EXPOSURE: D SEE STRUCTURAL SHEET S0.1

TYPE OF CONSTRUCTION	MIN. REQUIRED	PROVIDED
V-B	D	A

FIRE PROTECTION

CBC CHAPTER 9

SYSTEM	REQUIRED	PROPOSED	TYPE/CLASS
AUTO. SPRINKLER - A-3	N (903.2.1.3)	Y	NFPA 13
AUTO. SPRINKLER - R-2	Y (903.2.8)	Y	NFPA 13
AUTO. SPRINKLER - S-2	N (903.2.10)	Y	NFPA 13
FIRE ALARM	Y (907.2)	Y	NFPA 72
SMOKE DETECTION	Y (907.2.6.3.3)	Y	NFPA 72

NOTE:
AN APPROVED FIRE ALARM SYSTEM IN NEW STRUCTURES TO BE PROVIDED PER **CFC 907.2**

THE SYSTEM IS TO PROVIDE OCCUPANT NOTIFICATION BY FIRE ALARM SYSTEM IN ACCORDANCE TO **CFC 907.5.1** THROUGH **907.5.2.5.**

ONE MANUAL FIRE ALARM BOX SHALL BE PROVIDED AT APPROVED LOCATIONS TO INITIATE A FIRE ALARM SIGNAL FOR THE FIRE ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES.

THE MANUAL FIRE ALARM BOX IS NOT REQUIRED TO BE INSTALLED WHEN APPROVED BY THE FIRE CODE OFFICIAL.

SHAFTS

CBC CHAPTER 7

SHAFT CONSTRUCTION PER **CBC 713**

NUMBER OF FLOORS	RATING REQUIRED IN HOURS
LESS THAN 4	1 MIN OR NOT LESS THAN RATING OF FLOOR PENETRATED

ADDITIONAL OCCUPANCY REQUIREMENTS

CBC CHAPTER 4

CBC 420.2 GROUP R-2 — **SEPARATION WALLS**
WALLS SEPARATING DWELLING / SLEEPING UNITS AND WALLS SEPARATING THEM FROM OTHER OCCUPANCIES SHALL BE FIRE PARTITIONS PER **CBC 708**

CBC 420.3 GROUP R-2 — **HORIZONTAL SEPARATION**
FLOOR ASSEMBLIES SEPARATING DWELLING / SLEEPING UNITS AND FLOOR ASSEMBLIES SEPARATING THEM FROM OTHER CONTIGUOUS OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES PER **CBC 711**

CBC 708.3 FIRE PARTITIONS — **FIRE-RESISTANCE RATING**
EXCEPTION 2:
DWELLING / SLEEPING UNIT SEPARATIONS IN TYPE VB BUILDINGS SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOUR IN BUILDINGS WITH AN AUTOMATIC SPRINKLER SYSTEM PER **CBC 903.3.1.1**

CBC 711.2.4.3 HORIZONTAL ASSEMBLIES — **HORIZONTAL ASSEMBLIES**
EXCEPTION:
HORIZONTAL ASSEMBLIES SEPARATING DWELLING / SLEEPING UNITS SHALL NOT BE LESS THAN 1/2-HOUR FIRE-RESISTANCE RATED CONSTRUCTION IN A TYPE VB BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER **CBC 903.3.1.1**

INTERIOR FINISHES

CBC CHAPTER 8

CBC TABLE 803.13
INTERIOR WALL AND CEILING FINISHES PROVIDED BY OCCUPANCY

		SPRINKLERED		
GROUP	**CLASS**	INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS	CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS	ROOMS & ENCLOSED SPACES
A-3	CLASS:	B	B	C
B	CLASS:	B	C	C
R-2	CLASS:	C	C	C
S	CLASS:	C	C	C

	FLAME SPREAD INDEX	SMOKE-DEVELOPED INDEX
CLASS A:	0 - 25	0-450
CLASS B:	26 - 75	0-450
CLASS C:	76 - 100	0-450

MEANS OF EGRESS

CBC CHAPTER 10

CBC TABLE 1004.5
OCCUPANT LOADS

OCCUPANCY	AREA & LOAD FACTORS	TOTAL OCCUPANTS
A-3	SEE EGRESS PLANS	112
B	SEE EGRESS PLANS	8
R-2	SEE EGRESS PLANS	13
S-2	SEE EGRESS PLANS	16
TOTAL:		**149**

CBC 1005
EGRESS WIDTH PER OCCUPANT SERVED

STAIRWAYS
MIN. WIDTH REQUIRED PER **CBC 1011.2** = 44"
EXCEPTION: OCCUPANCY LOAD < 50 = 36"
LEVEL 2 OCCUPANTS: 11
SPRINKLERED
0.2" / OCC
0.2" x 13 = 2.6"
PROVIDED: 58"

OTHER EGRESS COMPONENTS
MIN. WIDTH REQUIRED FOR CORRIDORS
PER **CBC TABLE 1020.3** AND **CBC 1024.2** = 44" (OCC ≥ 50)
36" (OCC < 50)

LEVEL 2 OCCUPANTS: 11
SPRINKLERED
0.15" / OCC
0.15" x 13 = 1.95"
PROVIDED: 69"

CBC TABLE 1006.3.2
NUMBER OF EXITS PER STORY

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS PROVIDED
1 - 500	2

CBC TABLE 1020.2
CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED RATING IN HOURS	
		WITHOUT SPRINKLERS	WITH SPRINKLERS
A, B, E, F, M, S, U	GREATER THAN 30	1	0
R-1, R-2, R-3	GREATER THAN 10	NOT PERMITTED	1

ACCESSIBILITY REQUIREMENTS

CBC CHAPTER 11

THE DESIGN COMPLIES WITH CALDAG 2020 & CBC CHAPTER 11B.
DETAILS ARE PROVIDED IN THE T-SERIES SHEETS IN THIS SET.

INTERIOR ENVIRONMENT

CBC CHAPTER 12

OCCUPIED ROOMS:
MECHANICAL VENTILATION PROVIDED PER CALIFORNIA MECHANICAL CODE.

NATURAL LIGHTING: PROVIDED PER **CBC 1204.2** & **1204.2.2**
ARTIFICIAL LIGHTING: PROVIDED PER **CBC 1204.3**, **1204.4,** & **1204.5**

EXTERIOR WALLS

CBC CHAPTER 14

SEE WALL ASSEMBLY INFORMATION ON WALL TYPES SHEETS A4.9-A4.12

EXTERIOR WALLS COMPLY WITH PROVISIONS OF THIS SECTION.

PARKING

NEWPORT BEACH MUNICIPAL CODE, CALGREEN, & CBC CHAPTER 11B

PARKING SPACE REQUIREMENTS:

OCCUPANCY/LAND USE	AREA	VEHICLE	BICYCLE
LIBRARY	2,808 SF / 300 (T 3-10)	13*	2 (ST)
FIRE STATION	5,327 SF	3	4 (LT)
TOTAL PARKING REQUIRED:		15	3 (1 LT & 2 ST)
TOTAL PARKING PROVIDED:		16*	7 (4 LT & 3 ST)

*INCLUDES 3 EV-READY STANDARD SPACES

CBC TABLE 11B-208.2 & TABLE 11B-228.3.2.1

TOTAL PARKING PROVIDED	ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED			
		CAR	VAN	EV	VAN EV
16	1	0	1	0	1

PLUMBING FIXTURE REQUIREMENTS

CPC CHAPTER 4

TABLE CPC 422.1 MINIMUM PLUMBING FACILITIES

LIBRARY

OCCUPANCY			OCCUPANTS		
GROUP	**AREA**	**LOAD FACTOR**	**SUBTOTAL**	**MALE**	**FEMALE**
A-3	2,808	15 / 50 / 100	74.67	38	38
TOTAL:			92	46	46

OCCUPANCY GROUP	WATER CLOSETS				URINALS		LAVATORIES			
	MALE		FEMALE		MALE		MALE		FEMALE	
A-3 M,F = 46	1-100	1	26-50	2	1-100	1	1-200	1	1-100	1
SUBTOTAL:	1		2		1		1		1	
REQUIRED:	1		2		1		1		1	
PROVIDED:	3 UNISEX				0		3 UNISEX			

OCCUPANCY GROUP	SHOWERS		DRINKING FOUNTAINS		SERVICE SINKS	
A-3 M,F = 46	-	-	1 : 1-250	1	-	1
REQUIRED:	-			2		2
PROVIDED:	-			2		2

FIRE STATION

OCCUPANCY			OCCUPANTS		
GROUP	**AREA**	**LOAD FACTOR**	**SUBTOTAL**	**MALE**	**FEMALE**
B	725	50 & 100	8.3		
R-2 DORMS	2,136	200	10.7		
S-2	2,486	200	12.4		
TOTAL:			33	17	17

OCCUPANCY GROUP	WATER CLOSETS				URINALS		LAVATORIES			
	MALE		FEMALE		MALE		MALE		FEMALE	
B M,F = 5	1-50	0.1	1-15	0.33	1-100	0.05	1-75	0.07	1-50	0.1
R-2 M,F = 6	1 : 10	0.6	1 : 8	0.75	1 : 25	0.24	1 : 12	0.5	1 : 12	0.5
S-2 M,F = 7	1-100	0.07	1-100	0.07	-	-	1-200	0.04	1-200	0.04
SUBTOTAL:	0.77		1.15		0.74		0.61		0.64	
REQUIRED:	1		2		1		1		1	
PROVIDED:	3 UNISEX				3 UNISEX		3 UNISEX			

OCCUPANCY GROUP	SHOWERS		DRINKING FOUNTAINS		SERVICE SINKS	
B M,F = 5	-	-	1 : 150	1	-	1
R-2 M,F = 6	1 : 8	1	1 : 150	1	-	1
S-2 M,F = 7	-	-	1 : 1-250	1	-	1
SUBTOTAL:	1		3		3	
REQUIRED:	1		3		3	
PROVIDED:	2		3*		3	

*PER CPC 415.2, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS.

LICENSED ARCHITECT
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:
230101

SHEET TITLE:
CODE SUMMARY

SHEET NUMBER:
T-3

CLEAR FLOOR SPACE FOR WHEELCHAIRS

1. MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30" x 48". MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. FLOOR OR GROUND SPACE FOR WHEEL CHAIRS MAY BE PART OF THE KNEE SPACE AND TOE CLEARANCE REQUIRED UNDER SOME OBJECTS. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE.
2. ALCOVES ARE TO BE 60" WIDE WHEN GREATER THAN 15" DEEP.
3. PROVIDE AN ADDITIONAL 6" WIDTH ON ONE SIDE FOR ALCOVES GREATER THAN 24" DEEP AND DESIGNED FOR FRONT APPROACH.

HAZARDS AND PROTRUDING OBJECTS

1. OBJECTS WITH LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO CIRCULATION PATH.
2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
3. OBJECTS MOUNTED ON POSTS / PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
4. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
5. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80". SUCH GUARDRAILS SHALL BE LOCATED 27" MAX ABOVE FINISHED FLOOR.

PARKING

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE.
2. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4 INCH PER FOOT (2% GRADIENT) IN ANY DIRECTION.
3. DISABLED PARKING SPACES SHALL BE LOCATED SO AS NOT TO REQUIRE USERS TO WHEEL OR WALK BEHIND ANY OTHER NON-DISABLED OR DISABLED PARKING SPACE, OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED.
4. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF ADJACENT ACCESSIBLE ROUTES.
5. PARKING SPACES RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT, IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70" IN AREA AND, WHEN IN THE PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. WHEN NOT IN THE PATH OF TRAVEL SIGNS MAY ALSO BE ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MIN. HEIGHT OF 60" FROM THE PARKING SPACE FINISHED GRADE, GROUND, OR SIDEWALK MEASURED TO THE BOTTOM OF THE SIGN.
6. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE ISA SHALL STATE "MINIMUM FINE $250"
7. VAN ACCESSIBLE SPACES SHOULD BE IDENTIFIED WITH THE ADDITIONAL WORDS "VAN ACCESSIBLE" ON THE SPACE IDENTIFICATION SIGN, ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NEVER LESS THAN ONE, MUST BE VAN ACCESSIBLE.

WALKS AND SIDEWALKS

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL WHICH EXCEED 1/4", AND SHALL BE A MINIMUM OF 48" IN WIDTH.
2. SURFACE CROSS SLOPES SHALL NOT EXCEED 2%. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 5%.
3. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2" DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
4. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF RAMPS.
5. WHEN ABRUPT CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THE 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50%), EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
6. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS AND RAMPS.
7. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" x 60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" x 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.
8. WALKS SHALL EXTEND A MINIMUM OF 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
9. WALK AND SIDEWALK SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
10. ABRUPT CHANGES IN LEVEL 4" OR MORE IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY A 6" MIN. HIGH CURB ABOVE WALK SURFACE OR GUARDRAIL W/ 2'-4" CENTERED HIGH GUIDE RAIL

ENTRANCES AND DOORS

1. ALL PRIMARY ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
2. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH ONE STANDARD INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS IDENTIFYING THE LOCATION OF NEAREST ACCESSIBLE ENTRANCE, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
3. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36 INCHES IN WIDTH, AND NOT LESS THAN 80" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE MOUNTED SO THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP, PINCH OR TWIST THE OPENING HARDWARE AND MUST BE OPERABLE WITH ONE HAND.
5. THE OPERABLE PARTS OF LEVER HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE MOUNTED BETWEEN 34" MINIMUM AND 44" MAXIMUM ABOVE THE FLOOR AND NOT REQUIRE MORE THAN 5 POUNDS OF FORCE TO OPERATE.
6. THE FLOOR OR LANDING LENGTH ON EACH SIDE OF AN ENTRANCE OR A PASSAGE DOOR SHALL BE LEVEL AND CLEAR AT LEAST 60" IN THE DIRECTION OF THE DOOR SWING AND AT LEAST 48" OPPOSITE THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE FACE OF THE DOOR IN THE CLOSED POSITION. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24" PAST THE STRIKE EDGE OF THE DOOR FOR DOORS WITH LATCH SIDE APPROACH AND 36" FOR DOORS REQUIRING HINGE SIDE APPROACH. REFER TO DETAIL B3 ON THIS DRAWING FOR ADDITIONAL CLEARANCE REQUIREMENTS.
7. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
8. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION WHERE NARROW FRAME DOORS ARE USED. A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST, SURFACES ALONG THIS AREA MUST BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY KICK PLATES MUST BE CAPPED.
9. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING 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 TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY NOT EXCEED 15 LBS.
10. DOOR CLOSERS REQUIRE AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO 12 DEGREES FROM THE LATCH
11. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT". EACH EXIT DOOR THAT LEADS DIRECTLY TO GRADE-LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP IS IDENTIFIED BY A TACTILE SIGN THAT STATES "EXIT STAIR DOWN," "EXIT RAMP DOWN," "EXIT STAIR UP," OR "EXIT RAMP UP" AS APPROPRIATE. EACH EXIT DOOR THAT LEADS DIRECTLY TO GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR EXIT PASSAGEWAY IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE", EACH ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE". EACH DOOR THROUGH AN HORIZONTAL EXIT IS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "TO EXIT".
12. VISION LIGHTS MUST HAVE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43" MAX. ABOVE FLOOR FINISH.

STAIRS AND STAIRWAYS

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. EVERY STAIRWAY REQUIRED TO BE MORE THAN 88" IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88" OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY WITHIN THE ENTIRE WIDTH OF THE STAIRWAY.
2. THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR SHALL BE MARKED BY A STRIPE OF CLEARLY CONTRASTING COLOR 2" WIDE MINIMUM & 4"WIDE MAXIMUM AND PLACED PARALLEL TO, AND NOT MORE THAN, 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIPE IS TO EXTEND THE FULL WIDTH OF THE STEP. THE STRIPE SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE TREADS OF THE STAIR.
3. WHERE STAIRS OCCUR OUTSIDE OF A BUILDING, THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIPE OF CLEARLY CONTRASTING COLOR 2" WIDE MIN & 4" WIDE MAX, AND PLACED PARALLEL TO, AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OF LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIPE IS TO EXTEND THE FULL WIDTH OF THE STEP. THE STRIPE SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE.
4. ALL STAIR TREAD SURFACES SHALL BE SLIP-RESISTANT.

HANDRAILS ON STAIRS

1. HANDRAILS AT STAIRWAYS SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS.
2. HANDRAILS AT THE TOP OF STAIRWAYS SHALL EXTEND A MINIMUM OF 12" OF LEVEL DISTANCE BEYOND THE TOP NOSING. HANDRAILS AT THE BOTTOM OF STAIRWAYS SHALL EXTEND A MINIMUM OF TREAD WIDTH PLUS 12" BEYOND THE BOTTOM NOSING BEFORE THEY ARE RETURNED. AT THE BOTTOM, THE HANDRAIL SHALL CONTINUE TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FROM THE BOTTOM RISER. THE REMAINDER OF THE EXTENSION IS HORIZONTAL (LEVEL).
3. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE EXTENSION SHALL BE MADE AT RIGHT ANGLES, ON THE FACE OF A RETURNING WALL. WHERE THE STAIRS ARE CONTINUOUS THE HANDRAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING.
4. HANDRAILS SHALL NOT REDUCE THE REQUIRED WIDTH OF STAIR. WHERE HANDRAIL EXTENSIONS PROTRUDE MORE THAN 4 1/2" INTO AN ADJACENT ROUTE OF TRAVEL, PROVIDE CANE-DETECTABLE RAIL AT 27" ABOVE LANDING.
5. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

RAMPS

1. ALL RAMPS USED AS EXITS AND ANY PATH OF TRAVEL HAVING A SLOPE GREATER THAN 1:20 SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. RAMPS SHALL HAVE THE LEAST POSSIBLE SLOPE.
2. PEDESTRIAN RAMPS SHALL HAVE A MINIMUM WIDTH OF 48". RAMPS SERVING AN OCCUPANCY LOAD GREATER THAN 300 SHALL HAVE A MINIMUM WIDTH OF 60".
3. ALL RAMPS IN AREAS ACCESSIBLE TO PERSONS WITH DISABILITIES ON A PATH OF TRAVEL OR SERVING EXITS SHALL HAVE A 1:12 MAXIMUM SLOPE WITH CROSS SLOPES NO GREATER THAN 1:50. LANDINGS NOT TO EXCEED 1:50 IN ANY DIRECTION.
4. INTERMEDIATE LANDINGS OCCURRING AT NO DIRECTION CHANGE TO BE 60" LONG, RAMPS W/ INTERMEDIATE LANDING < OR EQUAL TO 30 DEGREES SHALL BE OF 60" LENGTH AND 60" WIDTH. INTERMEDIATE LANDINGS OCCURRING AT > EQUAL TO 30 DEGREES SHALL BE OF 72" LENGTH AND 60" WIDTH.
5. THE LEVEL LANDING WIDTH OF ANY RAMP SHALL EXTEND 24" PAST THE STRIKE EDGE OF ANY EXTERIOR DOOR OR GATE.
6. DOORS STANDING IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP TO LESS THAN 42" OR THE REQUIRED WIDTH BY MORE THAN 3".
7. HANDRAILS ARE REQUIRED ON RAMPS WHEN THE SLOPE EXCEEDS 1:20 (5%). HANDRAILS AT RAMPS SHALL RUN ALONG BOTH SIDES OF A RAMP, BE CONTINUOUS THE FULL LENGTH, AND EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP SHALL BE 12" MIN.
8. THE HANDRAIL GRIP SURFACE AT RAMPS SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE THE RAMP SURFACE.
9. ALL HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
10. ALL HANDRAILS PROJECTED FROM A WALL SHALL BE MOUNTED WITH A MINIMUM 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
11. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR SHAPE AND SHALL PROVIDE AN EQUIVALENT SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4"MIN. AND 6 1/4" MAX. AND A CROSS SECTION DIMENSION OF 2 1/4" MAX.
12. HANDRAILS CANNOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP MORE THAN 3 1/2" FROM EACH SIDE OF THE RAMP AT THE HANDRAIL HEIGHT.

SANITARY FACILITIES (GENERAL)

1. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32" CLEAR, UNOBSTRUCTED OPENINGS.
2. ALL SINKS, FAUCET CONTROLS, AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
3. LAVATORIES SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18" FROM A WALL OR PARTITION TO THE CENTER OF THE FIXTURE. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM AND/OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FLOOR.

TOILET ROOM FIXTURES AND ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF THE TOILET SEAT.
2. PROVIDE 17" MINIMUM - 18" MAXIMUM FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL.
3. TOILET AND URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE OPEN (WIDE) SIDE OF THE TOILET STALL. TOILET AND URINAL FLUSH CONTROLS SHALL BE NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
4. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30" WIDE BY 48" LONG IN FRONT OF THE URINAL. AT LEAST ONE URINAL WITH 13 1/2" MIN. RIM PROJECTION FROM THE WALL AND A MAXIMUM OF 17" ABOVE THE FLOOR SHALL BE INSTALLED.
5. AMBULATORY STALLS ARE REQUIRED WHERE 6 OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL BE 60" DEEP MIN. AND 35"MIN - 37" MAX WIDE. COMPARTMENT DOORS SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.
6. A CLEAR FLOOR SPACE 30" WIDE BY 48" LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH LAVATORY.
7. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH 27" MINIMUM KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH WITH 8" MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE SAME WIDTH AND A MINIMUM OF 9 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17"-19"MAXIMUM DEEP FROM THE FRONT OF THE LAVATORY.
8. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
9. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL HAVE BOTTOM OF REFLECTIVE SURFACE 40" MAX. ABOVE FINISHED FLOOR; MIRRORS MOUNTED ELSEWHERE SHALL HAVE BOTTOM EDGE OF REFLECTIVE SURFACE 35" MAX. ABOVE FINISHED FLOOR. TOP EDGE OF MIRRORS SHOULD BE 74" HIGH TO BE USEABLE BY AMBULATORY PEOPLE.
10. LOCATE PAPER TOWEL DISPENSERS, SANITARY NAPKIN DISPENSERS, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40" FROM THE FLOOR.
11. LOCATE TOILET TISSUE DISPENSERS ON THE WALL 7-9" FROM THE FRONT OF THE WATER CLOSET TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 19" MIN. ABOVE FINISHED FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
12. DOORS CANNOT SWING INTO THE REQUIRED CLEAR FLOOR SPACE AT ANY FIXTURE OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT. A DOOR, IN ANY POSITION, MAY ENCROACH INTO THE TURNING SPACE BY 12" MAX
13. CLEARANCE AROUND WATER CLOSET SHALL BE 60" WIDE x 56" DEEP PROVIDED IN FRONT OF THE WATER CLOSET, NO OTHER FIXTURES CAN BE LOCATED WITHIN THIS AREA. A MIN. 60" WIDE AND 48" DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
14. SANITARY NAPKIN DISPOSAL UNITS, IF PROVIDED, SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE WALL MOUNTED AND LOCATED ON THE SIDE WALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER. ADJACENT TO THE TOILET PAPER DISPENSER. THE DISPOSAL UNIT SHALL BE LOCATED BELOW THE GRAB BAR WITH THE OPENING OF THE DISPOSAL UNIT 19 INCHES MINIMUM ABOVE THE FINISH FLOOR.

MULTIPLE ACCOMMODATION TOILET ROOMS

1. A CLEAR SPACE, MEASURED FROM THE FLOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE OF A DIAMETER NOT LESS THAN 60 INCHES, OR A T SHAPED SPACE IN ACCORDANCE WITH 11B-304.3.2 SHALL BE PROVIDED.
2. CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL. A 48" LONG CLEAR SPACE IN FRONT OF WATER CLOSET SHALL BE PROVIDED IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET). A 60" LONG CLEAR SPACE SHALL BE PROVIDED IN COMPARTMENT WHEN DOOR IS LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO CLEAR SPACE SPECIFIED ABOVE.
3. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END, AND 34" WHEN LOCATED AT SIDE, WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
4. EXCEPT FOR DOOR OPENINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO ALL WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48" AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.
5. THE WATER CLOSET AND DOOR MANEUVERING CLEARANCE CANNOT OVERLAP IN THE ACCESSIBLE STALL.
6. STALL DOORS TO BE HINGED 4" MAXIMUM OPPOSITE THE WATER CLOSET FOR FRONT OR SIDE OPENING DOORS.
7. STALL DOORS CANNOT SWING INTO THE REQUIRED CLEAR AREA AT THE WATER CLOSET.
8. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH.

GRAB BARS

1. GRAB BARS SHALL BE LOCATED ON ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33" MINIMUM-36" MAXIMUM, MEASURED TO THE TOP OF GRIPING SURFACE, ABOVE AND PARALLEL TO THE FLOOR.
2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" LONG WITH THE FRONT END POSITIONED 54"MINIMUM FROM THE BACK OF THE STALL AND WITH THE FRONT END POSITIONED 24" MINIMUM IN FRONT OF THE WATER CLOSET. THE SIDE GRAB BAR SHALL BE LOCATED 12" MAXIMUM FROM THE REAR WALL. GRAB BARS AT THE BACK SHALL NOT BE LESS THAN 36" LONG AND SHALL EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12" MINIMUM ON ONE SIDE AND 24"MINIMUM ON THE OTHER SIDE.
3. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4"MIN AND 2" MAXIMUM. GRAB BARS WITH NON CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS SECTION DIMENSION OF 2" MAXIMUM AND A PERIMETER DIMENSION OF 4" MIN AND 4.8" MAXIMUM. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".
4. GRAB BARS, AND ANY WALL OR OTHER SURFACE ADJACENT TO IT, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
6. GRAB BARS SHALL BE DESIGNED TO SUPPORT A 250 POUND FORCE.
7. NO OBJECT TO BE MOUNTED WITHIN 1 1/2" BELOW OR 12" ABOVE ANY GRAB BAR.

SIGNAGE

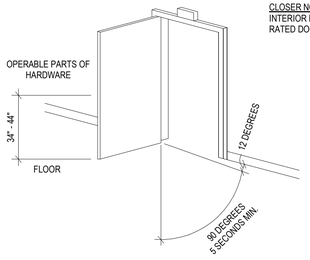
1. BASELINE OF THE HIGHEST LINE OF RAISED CHARACTER TO BE 60" MAXIMUM AND BASELINE OF THE LOWEST BRAILLE CELLS TO BE 48" MINIMUM ABOVE FINISHED FLOOR.
2. TACTILE ROOM IDENTIFICATION SIGNS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. x 18" MIN. CENTERED ON SIGN IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING.

TELEPHONES

1. PROVIDE A 30" X 48" CLEAR SPACE AT TELEPHONE. THE CLEAR SPACE MAY INCLUDE KNEE SPACE UNDER THE TELEPHONE.
2. THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE 48" MAX.
3. TELEPHONES MOUNTED IN A CORNER THAT REQUIRE WHEELCHAIR USERS TO REACH DIAGONALLY SHALL HAVE THE HIGHEST OPERABLE PART NO HIGHER THAN 48" AFF.
4. THE CORD FROM THE TELEPHONE TO THE HANDSET SHALL BE AT LEAST 29" LONG.
5. ALL PUBLIC TELEPHONES SHALL HAVE VOLUME CONTROL AND BE IDENTIFIED WITH APPROPRIATE SIGNAGE
6. TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SERVICE FOR SUCH EQUIPMENT IS AVAILABLE, ALL OPERABLE PARTS, INCLUDING BUT NOT LIMITED TO COIN RETURN, SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE TO ACTIVATE OPERABLE PARTS SHALL NOT EXCEED 5LBS MAX.

ADDITIONAL REQUIREMENTS

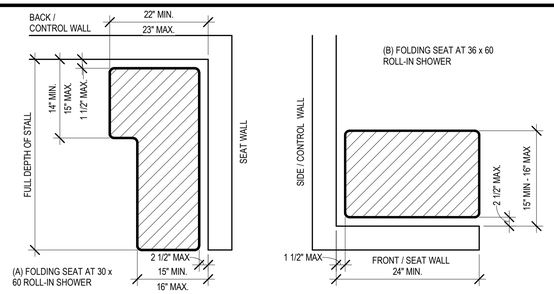
1. THE TOP OF THE BOX OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY OCCUPANTS OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.
2. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.
3. HIGHEST OPERABLE PART OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED NO LESS THAN 42" AND NOT MORE THAN 48" MEASURED VERTICALLY FROM ABOVE THE LEVEL OF THE ADJACENT FLOOR, WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK TO THE HIGHEST POINT OF THE ACTIVATING HANDLE OR LEVER OF THE BOTTOM.
4. INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595C.
5. ALL CONTROLS TO BE 15" MIN. TO 48" MAX., REGARDLESS OF APPROACH. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NO



NOTE:
DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES THE DOOR AT LEAST 5 SECONDS FROM 90 DEGREES TO 12 DEGREES FROM THE LATCH

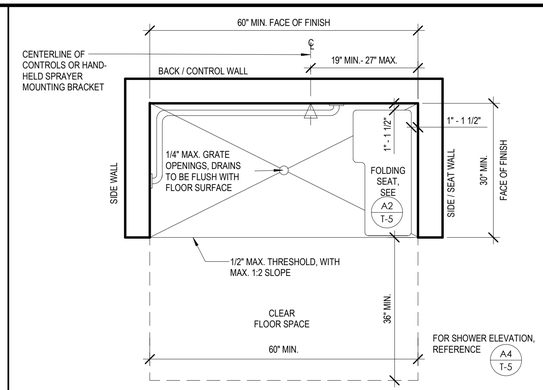
CLOSER NOTE:
INTERIOR DOOR / EXTERIOR DOOR 5 LBS. MAX FIRE RATED DOOR 15 LBS. MAX FORCE TO OPERATE

A1 / T-5 ACCESSIBLE HARDWARE REQUIREMENTS — CBC 11B-404.2.7-2.9
SCALE: 1/4" = 1'-0"

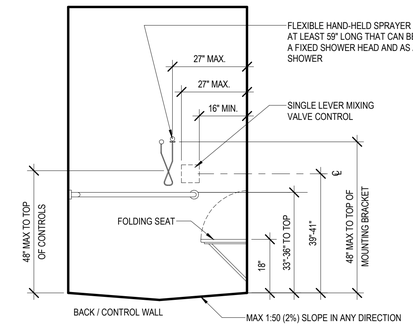


NOTES:
1. WHEN FOLDED, THE SHOWER SEAT DOES NOT EXTEND MORE THAN 6" FROM THE MOUNTING WALL.
2. SHOWER SEAT PROVIDES MINIMUM STRUCTURAL STRENGTH TO SUPPORT A 250 LB. POINT LOAD.
3. GRAB BARS ARE LOCATED ON WALLS ADJACENT TO AND OPPOSITE THE SEAT.
4. CONTINUOUS L-SHAPED GRAB BAR IS PROVIDED ALONG THE WALLS OPPOSITE FROM AND ADJACENT TO THE SEAT (BUT NOT TO EXTEND TO INCLUDED THAT PORTION OF WALL OVER THE SEAT.
5. THE TOP OF THE SEAT SHALL BE 17" MIN. AND 19" MAX. ABOVE FINISH FLOOR.
6. THE SEAT SHALL BE INSTALLED SO THAT IT EXTENDS TO A POINT WITHIN 3" OF THE COMPARTMENT ENTRY.

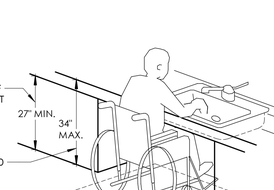
A2 / T-5 SHOWER SEAT — CBC 11B-610.3
SCALE: 1" = 1'-0"



A3 / T-5 ACCESSIBLE 30 X 60 ROLL-IN SHOWER — CBC 11B-608.2.2
SCALE: 3/4" = 1'-0"



A4 / T-5 ACCESSIBLE 30 X 60 ROLL-IN SHOWER - ELEVATION — CBC 11B-608.5.2
SCALE: 1/2" = 1'-0"

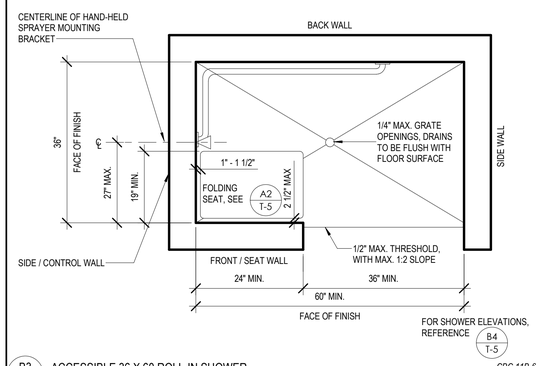


NOTES:
1. DOORS TO THE ACCESSIBLE WATER, CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A SELF CLOSING DEVICE. IF STANDARD COMPARTMENTS ARE USED, PROVIDE SELF CLOSING DEVICES. IF NON-STANDARD COMPARTMENT DOORS
2. ARE USED, PROVIDE CLEARANCE AT THE STRIKE EDGE. REQUIRED CLEAR OPENINGS FOR ACCESSIBLE STALL DOORS ARE AS FOLLOWS - SIDE ENTRY 34" CLEAR MIN - END
3. ENTRY 32" CLEAR MIN. PROVIDE 18x60 DOOR MANEUVERING CLEARANCE ON OUTSWINGING STALL DOORS.
4. U-SHAPED HARDWARE TO BE PROVIDED ON BOTH SIDES OF THE DOOR NEAR THE LATCH.
5. STALL DOOR CANNOT SWING INTO THE REQUIRED CLEAR FLOOR SPACE AT THE WATER CLOSET.
6.

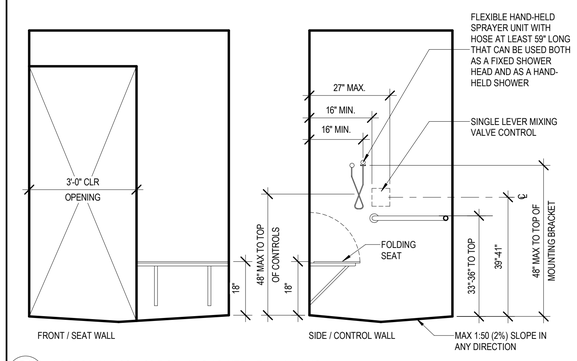
B1 / T-5 TOILET STALL DOOR — CBC 11B-604.8.1.2
SCALE: 1/4" = 1'-0"

NOTE:
THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOORS TO ACCESSIBLE STALLS MUST BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE NEAR THE LATCH. THE LATCH MUST BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE OPERABLE W/ONE HAND AND NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING TO OPERATE

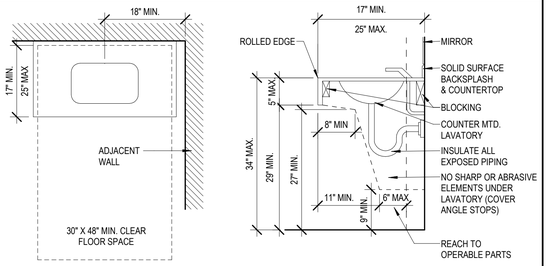
B2 / T-5 TOILET DOOR STALL HARDWARE — CBC 11B-609.6
SCALE: 1/4" = 1'-0"



B3 / T-5 ACCESSIBLE 36 X 60 ROLL-IN SHOWER — CBC 11B-608.2.3
SCALE: 3/4" = 1'-0"

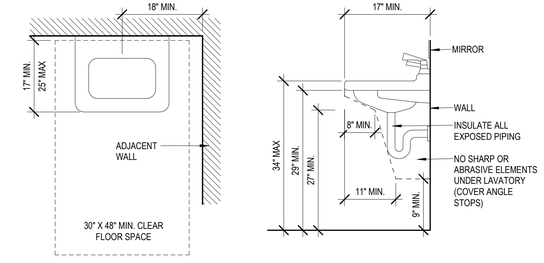


B4 / T-5 ACCESSIBLE 36 X 60 ROLL-IN SHOWER - ELEVATIONS — CBC 11B-608.5.3
SCALE: 1/2" = 1'-0"



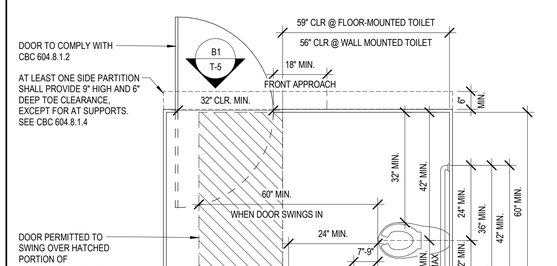
NOTE:
1. THE ACCESSIBLE LAVATORIES SHALL COMPLY WITH THE FOLLOWING:
   A. THE FAUCETS CONTROLS, AND OPERATING MECHANISM ARE:
      1. THE TYPE WHICH DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST & BE OPERABLE W/ONE HAND.
      2. HAS AN OPERATING FORCE OF LESS THAN OR EQUAL TO 5 LBS.
   B. IF SELF-CLOSING VALVES ARE USED, THEY SHALL REMAIN OPEN FOR GREATER THAN 10 SECONDS.
   C. CLEAR FLOOR SPACE NOT TO EXTEND MORE THAN 19" UNDER LAVATORY.

C1 / T-5 COUNTER MOUNTED LAVATORY — CBC 11B-306
SCALE: 3/4" = 1'-0"

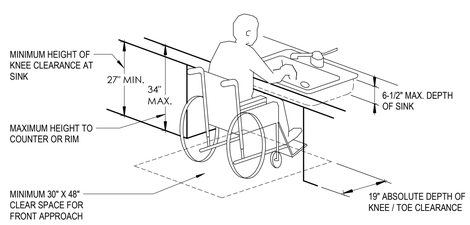


NOTE:
1. THE ACCESSIBLE LAVATORIES SHALL COMPLY WITH THE FOLLOWING:
   A. THE FAUCETS CONTROLS, AND OPERATING MECHANISM ARE:
      1. THE TYPE WHICH DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST & BE OPERABLE W/ONE HAND.
      2. HAS AN OPERATING FORCE OF LESS THAN OR EQUAL TO 5 LBS.
   B. IF SELF-CLOSING VALVES ARE USED, THEY SHALL REMAIN OPEN FOR GREATER THAN 10 SECONDS.
   C. CLEAR FLOOR SPACE NOT TO EXTEND MORE THAN 19" UNDER LAVATORY.

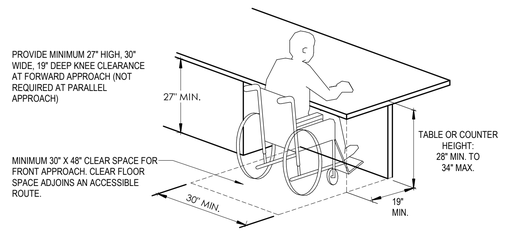
C2 / T-5 WALL MOUNTED LAVATORY — CBC 11B-306
SCALE: 3/4" = 1'-0"



C3 / T-5 TOILET STALL - SIDE OPENING — CBC 11B-604.8
SCALE: 1/2" = 1'-0"

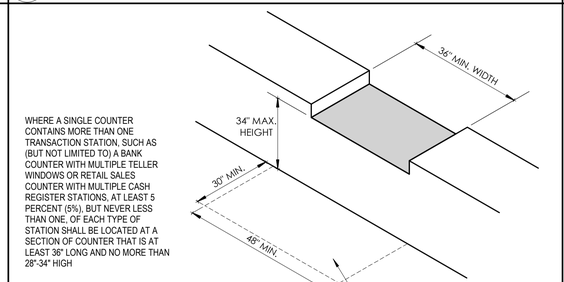


D1 / T-5 ACCESSIBLE SINK — CBC 11B-606
SCALE: N.T.S.



NOTES:
1. WHERE FOOD OR DRINK IS SERVED AT COUNTERS EXCEEDING 34" IN HEIGHT FOR CONSUMPTION BY CUSTOMERS SEATED OR STANDING AT THE COUNTER, A PORTION OF THE MAIN COUNTER WHICH IS 60" MINIMUM IN LENGTH SHALL BE PROVIDED.
2. WHEN A PARALLEL APPROACH IS PROVIDED KNEE CLEARANCE IS NOT REQUIRED.
3. PARALLEL APPROACH IS ALLOWED AT SALES AND SERVICES COUNTERS, NOT DINING AND WORK SURFACES. SEE D3 T-5

D2 / T-5 ACCESSIBLE TABLE OR COUNTER WITH FORWARD APPROACH — CBC 11B-902
SCALE: N.T.S.



NOTE:
1. THE ACCESSIBLE COUNTERS SHALL BE THE SAME DEPTH AS STANDARD COUNTERS
2. PARALLEL APPROACH IS NOT ALLOWED AT DINING AND WORK SURFACES

D3 / T-5 ACCESSIBLE SALES COUNTER WITH PARALLEL APPROACH — CBC 11B-902
SCALE: N.T.S.

LICENSED ARCHITECT
JEFFREY A. KATZ
C-018823
REN. 09/30/27
STATE OF CALIFORNIA

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

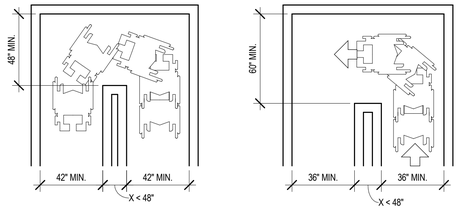
CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

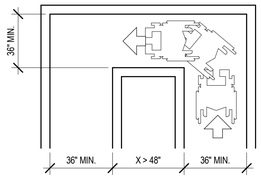
PROJECT NUMBER:
230101

SHEET TITLE:
ACCESSIBILITY DETAILS

SHEET NUMBER:
T-5

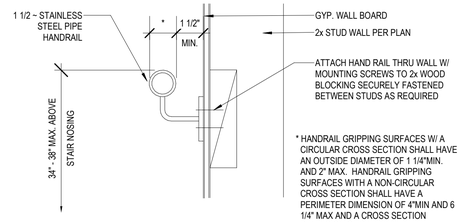


CLEAR WIDTH AT 180 DEGREE TURN WHERE X < 48"

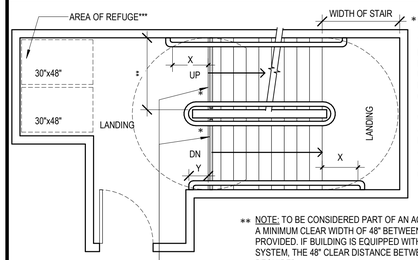


CLEAR WIDTH AT 180 DEGREE TURN WHERE X > 48"

A1 T-6 TURNS AROUND AN OBSTRUCTION — *CBC 11B-403.5.2*
SCALE: NTS



B1 T-6 STAIR HANDRAIL — *CBC 11B-505*
SCALE: 3" = 1'-0"



* NOTE: INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE IS ACCEPTABLE. - (CBC 11B-504.4.1)

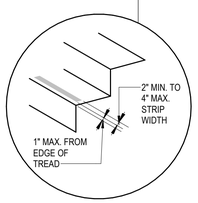
** NOTE: TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A MINIMUM CLEAR WIDTH OF 48" BETWEEN HANDRAILS SHALL BE PROVIDED. IF BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE 48" CLEAR DISTANCE BETWEEN HANDRAILS IS NOT REQUIRED

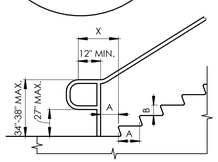
*** NOTE: AREA OF REFUGE NOT REQUIRED IN STAIRWAY IF THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

NOTE: INNER HANDRAILS AT LANDINGS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR PATH OF TRAVEL

X: EXTENSION OF THE HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES TO THE END OF THE LEVEL PORTION OF THE HANDRAIL

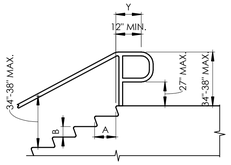
Y: EXTENSION OF HANDRAIL SHALL BE 12" FROM EDGE OF NOSING





EXTENSION AT BOTTOM OF RUN

A - TREAD DEPTH (11" MIN.)
B - RISER HEIGHT (4" MIN., 7" MAX.)
X - THE MINIMUM HANDRAIL EXTENSION OF 12 INCHES PLUS THE WIDTH OF TREAD REQUIRED AT EACH BOTTOM RISER



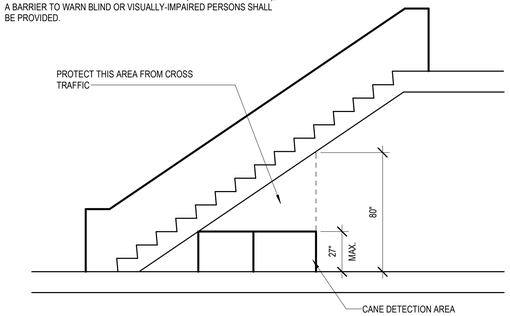
EXTENSION AT TOP OF RUN

A - TREAD DEPTH (11" MIN.)
B - RISER HEIGHT (4" MIN., 7" MAX.)
Y - THE MINIMUM HANDRAIL EXTENSION REQUIRED AT EACH TOP RISER

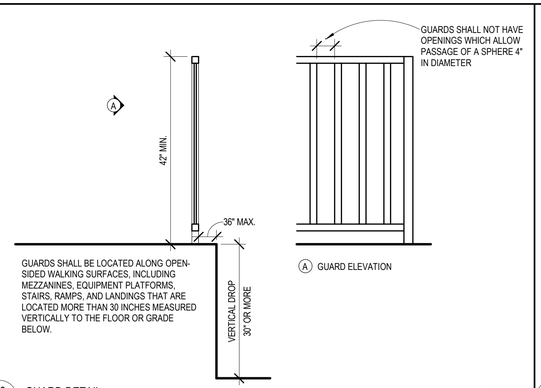
NOTES:
1. HANDRAILS TO BE PROVIDED AT EACH SIDE OF STAIRWAY FLIGHT. HANDRAILS SHALL RETURN SMOOTHLY TO FLOOR, WALL OR POST.
2. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS.
3. ALL TREAD SURFACES AND STRIPING MATERIAL SHALL BE SLIP-RESISTANT.
4. OPEN RISERS ARE NOT PERMITTED.
5. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED 3/8" PER CBC 1011.5.4.

D1 T-6 STAIRWAY TREADS, RISERS AND HANDRAIL EXTENSIONS — *CBC 11B-504*
SCALE: 1/4" = 1'-0"

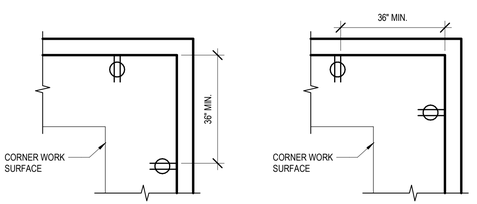
IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80 INCHES (NOMINAL DIMENSION), A BARRIER TO WARN BLIND OR VISUALLY-IMPAIRED PERSONS SHALL BE PROVIDED.



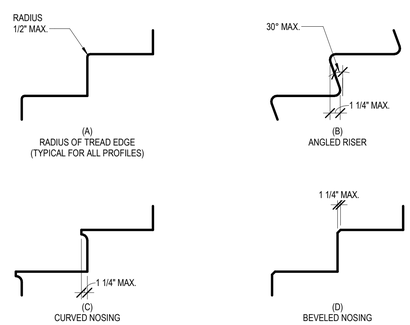
C2 T-6 CANE DETECTION AT OVERHEAD HAZARD — *CBC 11B-307.4*
SCALE: 1/4" = 1'-0"



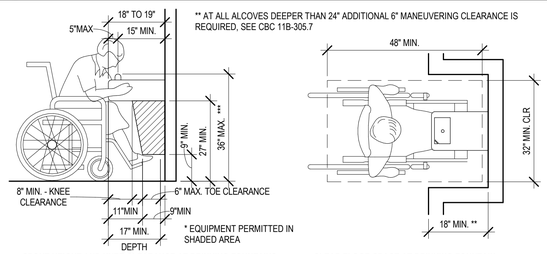
C3 T-6 GUARD DETAIL — *CBC 1015*
SCALE: 3/4" = 1'-0"



C4 T-6 ELECTRICAL RECEPTACLES AT CORNER WORKSURFACES — *CBC 11B-205.1*
SCALE: 1/2" = 1'-0"



D2 T-6 STAIR NOSINGS — *CBC 11B-504.5*
SCALE: 1" = 1'-0"



** AT ALL ALCOVES DEEPER THAN 24" ADDITIONAL 6" MANEUVERING CLEARANCE IS REQUIRED, SEE CBC 11B-305.7

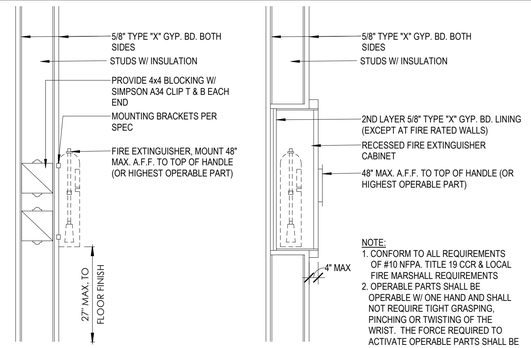
SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS

*** SPOUT HEIGHT FOR STANDING PERSONS SHALL BE 38"HIGH MIN. AND 43"HIGH MAX.

CLEAR FLOOR SPACE AT DRINKING FOUNTAIN ALCOVES

NOTE: THE FLOW OF WATER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT OR SIDE MOUNTED AND LOCATED WITHIN 6" OF THE FRONT EDGE OF THE FOUNTAIN. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN. AND SHALL BE LOCATED 5"MAX FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY FROM THE FRONT. WHERE SPOUTS ARE LESS THAN 3" FROM THE FRONT THE ANGLE OF WATER SHALL BE 30 DEGREES MAX. WHERE SPOUTS ARE BETWEEN 3"-5" FROM FRONT THE ANGLE OF WATER SHALL BE 15 DEGREES MAX.

D3 T-6 DRINKING FOUNTAIN — *CBC 11B-602*
SCALE: 1/2" = 1'-0"



NOTE:
1. CONFORM TO ALL REQUIREMENTS OF #10 NFPA, TITLE 19 CCR & LOCAL FIRE MARSHALL REQUIREMENTS
2. OPERABLE PARTS SHALL BE OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5LBS MAX.

D4 T-6 FIRE EXTINGUISHER CABINET
SCALE: 1" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:

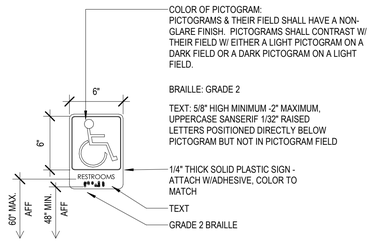
230101

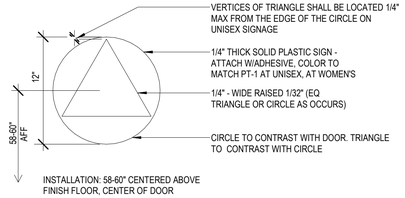
SHEET TITLE:

ACCESSIBILITY DETAILS

SHEET NUMBER:

T-6





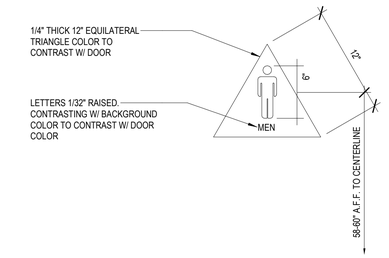
INSTALLATION: 58-60" CENTERED ABOVE FINISH FLOOR, CENTER OF DOOR

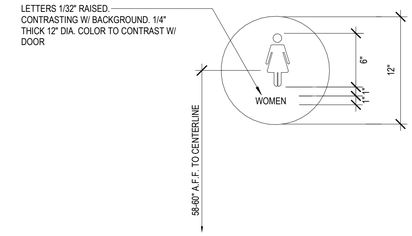
INSTALLATION: SIGNS TO BE INSTALLED SO THAT TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE FINISH FLOOR MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM ABOVE FINISH FLOOR MEASURED FROM THE HIGHEST LINE OF RAISED CHARACTERS.

NOTES:

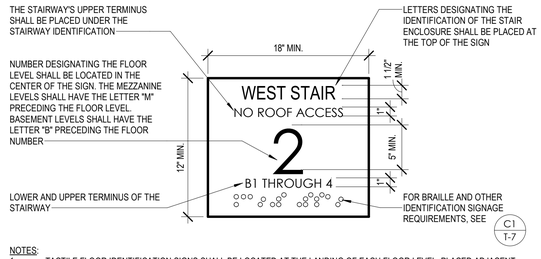
1. PICTOGRAM AND TEXT SHOWN IS FOR UNISEX RESTROOM. AT MEN'S AND WOMEN'S RESTROOM ADJUST PICTOGRAM AND TEXT TO MATCH, SEE A3/T-7.
2. EDGES OF SIGNS SHALL BE ROUNDED, CHAMFERED OR EASED. CORNERS OF SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.

A1 / T-7 RESTROOM SIGNAGE — SCALE: 1 1/2" = 1'-0" — CBC 11B-703.7





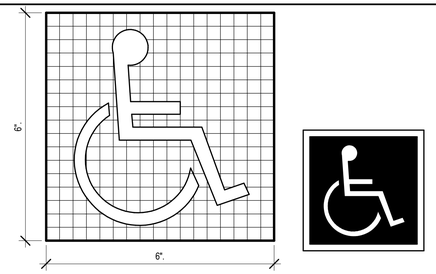
A3 / T-7 DOOR MOUNTED TOILET ROOM SIGNAGE — SCALE: 1 1/2" = 1'-0" — CBC 11B-703.7.2.6



NOTES:

1. TACTILE FLOOR IDENTIFICATION SIGNS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL.
2. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS
3. FOR OTHER SIGNAGE REQUIREMENTS REFERENCE CBC SEC. 11B-703

B1 / T-7 FLOOR IDENTIFICATION SIGNAGE — SCALE: 1 1/2" = 1'-0" — CBC 11B-504.8

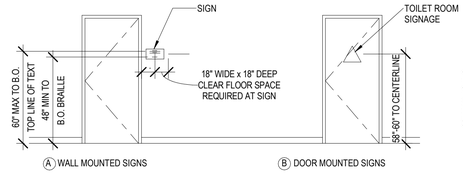


(A) SYMBOL PROPORTIONS (B) DISPLAY CONDITIONS

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR NO.15090 IN FEDERAL STANDARD 595C.

NOTE:
PROVIDE ACCESSIBILITY SIGN AT ALL ACCESSIBLE ENTRANCE DOORS

B2 / T-7 INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE — SCALE: NTS — CBC 11B-703.7.2.1



(A) WALL MOUNTED SIGNS (B) DOOR MOUNTED SIGNS

NOTES:

1. ALL SIGNAGE SHALL CONFORM TO CBC & ADAAG
2. SEE DOOR SCHEDULE FOR LOCATIONS AND TEXT
3. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAF. THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. 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" MINIMUM BY 18" MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AT THE ENTRANCE TO, AND OUTSIDE OF THE ROOM OR SPACE. WHERE PROVIDED, SIGNS IDENTIFYING EXITS SHALL BE LOCATED AT THE EXIT DOOR WHEN APPROACHED IN THE DIRECTION OF EGRESS TRAVEL.

B3 / T-7 SIGNAGE DETAIL — SCALE: 1/4" = 1'-0" — CBC 11B-703.4

WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING, THEY SHALL COMPLY WITH THE FOLLOWING:

1. ***FINISH AND CONTRAST.*** CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
2. ***PROPORTIONS.*** CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".
3. ***RAISED CHARACTERS AND PICTOGRAM SYMBOL SIGNS.*** WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTOGRAMS) ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLLOWING:
   - A. ***CHARACTER STYLE.*** CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
   - B. ***CHARACTER HEIGHT.*** CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".
   - C. ***PICTORIAL SYMBOLS.*** PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MIN. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.
   - D. ***CHARACTER PLACEMENT.*** BRAILLE SHALL BE POSITIONED BELOW CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW ENTIRE TEXT, AND SEPARATED 3/8" MIN. AND 1/2" MAX. FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENTS.
4. ***BRAILLE.*** CONTRACTED GRADE 2 BRAILLE SHALL BE PLACED A MIN. OF 3/8" AND A MAX. OF 1/2" DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTILINED, ALL BRAILLE IS PLACED BELOW ALL LINES OF TACTILE TEXT. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 3/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED 0.025" MIN.- 0.037"MAX. ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS.
5. ***MOUNTING LOCATION AND HEIGHT.*** SIGNS TO BE MOUNTED ON WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT TO BE 48" MINIMUM FROM THE BASELINE OF THE LOWEST BRAILLE CELLS TO 60" MAXIMUM AFF TO THE HIGHEST LINE OF RAISED CHARACTERS. SIGNS TO BE MOUNTED SO AS TO AVOID THE SWING OF A DOOR OR PROTRUDING OBJECT. SEE B-3 / T-7

C1 / T-7 IDENTIFICATION SIGNS — SCALE: NTS — CBC 11B-703

WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND FUNCTIONAL SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH THE FOLLOWING:

1. ***FINISH AND CONTRAST.*** CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
2. ***PROPORTIONS.*** CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM TO 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".
3. ***CHARACTER HEIGHT.*** MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 11B-703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I". SEE C4 / T-7

C2 / T-7 DIRECTIONAL AND INFORMATIONAL SIGNS — SCALE: NTS — CBC 11B-703.5

WHEN SIGNS IDENTIFY, DIRECT TO, OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND SHALL COMPLY WITH THE FOLLOWING:

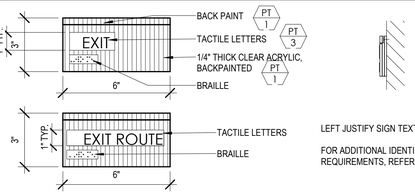
1. ***FINISH AND CONTRAST.*** CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
2. ***SYMBOLS OF ACCESSIBILITY.*** THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. (CBC SEC. 11B-703.7.2.1). SEE SYMBOL ON B2 / T-7

C3 / T-7 ACCESSIBILITY SIGNS — SCALE: NTS — CBC 11B-703

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 72 INCHES	5/8 INCH
	72 INCHES AND GREATER	5/8 INCH PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 72 INCHES
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 180 INCHES	2 INCHES
	180 INCHES AND GREATER	2 INCHES PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 180 INCHES
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCHES
	21 FEET AND GREATER	3 INCHES PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

NOTE:
THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE LETTER "I". LOWER CASE CHARACTERS ARE PERMITTED. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN.

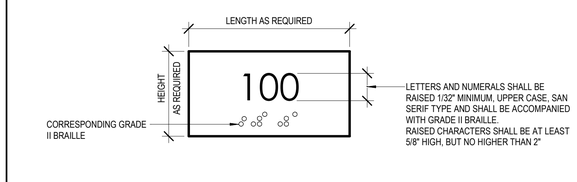
C4 / T-7 VISUAL CHARACTER HEIGHT TABLE — SCALE: NTS — CBC 11B-703.5.5



TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "**EXIT**".
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
   A. "**EXIT STAIR DOWN**" B. "**EXIT RAMP DOWN**"
   C. "**EXIT STAIR UP**" D. "**EXIT RAMP UP**"
3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "**EXIT ROUTE**".
4. EACH EXIT ACCESS DOOR FROM AND INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "**EXIT ROUTE**".
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "**TO EXIT**".
6. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM AND 1/2 INCH (12.7 MM) MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

D3 / T-7 TACTILE EXIT SIGNS — SCALE: 3" = 1'-0" — CBC 11B-216.4



FOR OTHER IDENTIFICATION SIGNAGE REQUIREMENTS, SEE C1 / T-7

NOTES:

1. REFER TO DOOR SCHEDULE FOR SIGN LOCATION AND VERBIAGE. VERIFY ALL TEXT WITH ARCHITECT PRIOR TO FABRICATION.
2. REFER TO SIGNAGE DETAIL ON ARCHITECTURAL SHEETS FOR SPECIFIC SIGN DESIGN, COLORS AND FINISHES.

D4 / T-7 ROOM IDENTIFICATION SIGNAGE — SCALE: 1 1/2" = 1'-0" — CBC 11B-703.5

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

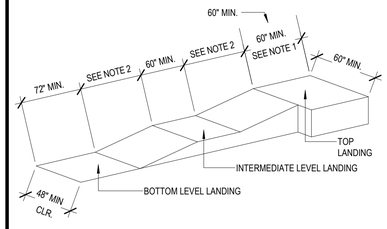
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:
230101

SHEET TITLE:
SIGNAGE ACCESSIBILITY DETAILS

SHEET NUMBER:
T-7

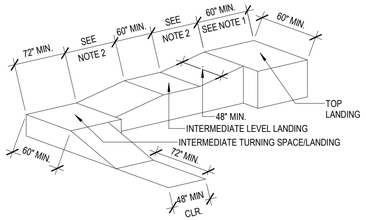
NOTE 1: WHERE DOORS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS WHEN FULLY OPEN SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3". DOORS IN ANY POSITION, SHALL NOT REDUCE THE MIN. DIMENSION OF THE RAMP LANDING TO LESS THAN 42"



SEE B4/T-8 FOR RAMP HANDRAIL

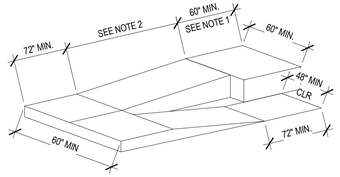
STRAIGHT RAMP RUN

NOTE 2: MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY. MAX RUN 30'-0"
NOTE 3: RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12
NOTE 4: CROSS SLOPE OF RAMPS SHALL NOT BE STEEPER THAN 1:48
NOTE 5: LANDINGS SHALL COMPLY W/ SECTION 11B-405.7 &11B-302. CHANGES IN LEVEL ARE NOT PERMITTED.



NOTE 7: RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 72" MINIMUM BY 72" MINIMUM.

RAMP WITH TURNING PLATFORM (WHEN DIRECTION OF RAMP CHANGES 30 DEGREES OR MORE)

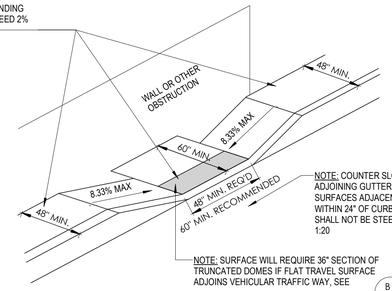


NOTE 8: PROVIDE A LEVEL RESTING AREA 5 FEET IN LENGTH FOR CONTINUOUS GRADIENT WALKS AT INTERVALS OF 400 FEET MAXIMUM

RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM

A1 T-8 RAMP DETAILS — CBC 11B-405
SCALE: N.T.S.

NOTE: SLOPE OF LANDING AREAS DO NOT EXCEED 2% IN ANY DIRECTION

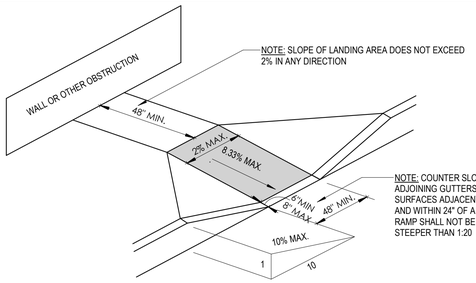


NOTE: COUNTER SLOPES OF ADJOINING GUTTERS & ROAD SURFACES ADJACENT TO AND WITHIN 24" OF A CURB RAMP SHALL NOT BE STEEPER THAN 1:20

NOTE: SURFACE WILL REQUIRE 36" SECTION OF TRUNCATED DOMES IF FLAT TRAVEL SURFACE ADJOINS VEHICULAR TRAFFIC WAY, SEE B1 T-8

NOTES:
1. THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 MAXIMUM.
2. FINISHED SURFACE OF RAMP IS STABLE, FIRM, AND SLIP RESISTANT.
3. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. COUNTER SLOPES SHALL NOT BE STEEPER THAN 1:20 WITHIN 24" OF CURB RAMP.

A3 T-8 PARALLEL CURB RAMP — CBC 11B-406.3
SCALE: N.T.S.



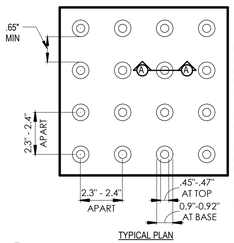
NOTE: COUNTER SLOPES OF ADJOINING GUTTERS & ROAD SURFACES ADJACENT TO AND WITHIN 24" OF A CURB RAMP SHALL NOT BE STEEPER THAN 1:20

NOTES:
1. THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 MAXIMUM.
2. FINISHED SURFACE OF RAMP IS STABLE, FIRM, AND SLIP RESISTANT.
3. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. COUNTER SLOPES SHALL NOT BE STEEPER THAN 1:20 WITHIN 24" OF CURB RAMP.
4. DETECTABLE WARNING SURFACE IS REQUIRED ON SHADED PORTION OF THE RAMP. DETECTABLE WARNINGS SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN (EXCLUDING FLARED SIDES) SEE B1 T-8

A4 T-8 PERPENDICULAR CURB RAMP — CBC 11B-406.2
SCALE: N.T.S.

NOTE 1: DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN-0.92" MAX, TAPERING TO 0.45" MIN-0.47" MAX AT THE TOP, A HEIGHT OF 0.2" AND A CENTER TO CENTER SPACING OF 2.3" MIN-2.4" MAX AND A BASE TO BASE SPACING OF 0.65" MIN MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID. CENTER TO CENTER SPACING OF 1.6" MIN AND 2.4" MAX ACCEPTABLE FOR DOMES IN RADIAL PATTERN.

NOTE 2: THE DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WHETHER LIGHT ON DARK OR DARK ON LIGHT AND 70% MINIMUM WITH ADJACENT WALKING SURFACES. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. CONTRAST SHALL BE DETERMINED BY: CONTRAST=[(B1-B2)/B1] X 100 PERCENT WHERE B1= LIGHT REFLECTANCE VALUE OF THE LIGHTER AREA, AND B2 = LIGHT REFLECTANCE VALUE OF THE DARKER AREA.



TYPICAL PLAN

TYPICAL PLAN SECTION A-A

NOTE 3: IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE.

NOTE 4: DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS33538 OF FEDERAL STANDARD 595C.

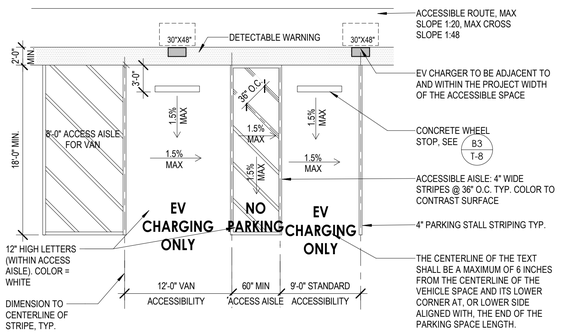
NOTE 5: DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES (914 MM) IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN LESS 2 INCHES (51 MM) MAXIMUM ON EACH SIDE, EXCLUDING ANY FLARED SIDES. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES (152 MM) MINIMUM AND 8 INCHES (203 MM) MAXIMUM FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY.

B1 T-8 DETECTABLE WARNING DETAIL — CBC 11B-705
SCALE: NONE

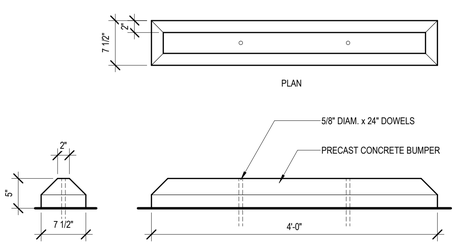
NOTES:
1. WHERE NEW ELECTRICAL VEHICLE CHARGING STATIONS (EVCS) ARE ADDED TO A FACILITY WITH EXISTING, REQUIREMENTS SHALL APPLY ONLY TO EXISTING.
2. DETECTABLE WARNINGS SHALL NOT BE PERMITTED IN VEHICLE SPACES AND ACCESS AISLES
3. WHERE A VEHICLE SPACE SERVING EVCS STATION IS PARALLEL TO THE TRAFFIC FLOW THE LENGTH OF THE VEHICLE SPACE SHALL BE 20'-0" MINIMUM
4. VEHICLE SPACES SERVING STANDARD AND VAN EVCS SHALL HAVE AN ADJACENT ACCESS AISLE.
5. VEHICLE SPACES SERVING AMBULATORY EVCS SHALL BE 120" WIDE MINIMUM AND SHALL NOT BE REQUIRED TO HAVE AN ADJACENT ACCESS AISLE
6. WHERE 5-25 EVCS ARE PROVIDED, ONE VAN ACCESSIBLE EVCS SHALL BE PROVIDED AND IDENTIFIED BY AN ISA
7. EV CHARGERS SHALL BE ADJACENT TO, AND WITHIN THE PROJECTED WIDTH OF, THE VEHICLE SPACE BEING SERVED.

EXCEPTION: WHERE EV CHARGERS ARE SERVING MORE THAN ONE EVCS, THE EV SHALL BE ADJACENT TO, AND WITHIN THE COMBINED PROJECTED WIDTH OF, THE VEHICLE SPACES BEING SERVED. FOR ALTERATIONS AT AN EXISTING FACILITY WHERE AN ACCESSIBLE ROUTE OR GENERAL CIRCULATION PATH IS NOT PROVIDED ADJACENT TO THE HEAD END OF THE VEHICLE SPACE OR ACCESS AISLE, THE EV CHARGER MAY BE LOCATED WITHIN THE PROJECTED WIDTH OF THE ACCESS AISLE 36" MAXIMUM FROM THE HEAD END OF THE SPACE. WHERE VEHICLE SPACE IS PARALLEL TO TRAFFIC FLOW, THE EV CHARGER SHALL BE ADJACENT TO, AND 48" MAXIMUM FROM THE HEAD END OR FOOT END OF THE VEHICLE SPACE OR ACCESS AISLE BEING SERVED

8. VEHICLE SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND VEHICLE SPACES OR PARKING SPACES OTHER THAN THE VEHICLE SPACE IN WHICH THEIR VEHICLE HAS BEEN LEFT TO CHARGE.



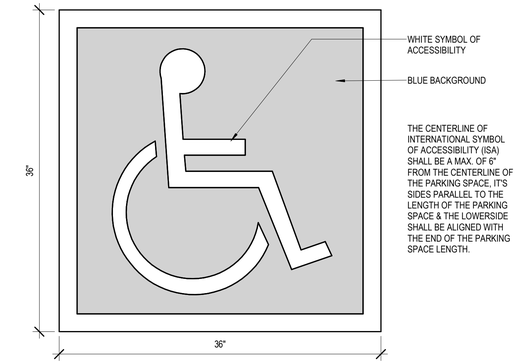
B2 T-8 ELECTRICAL VEHICLE CHARGING STATIONS — CBC 11B-228.3 & 812.6
SCALE: 1/8" = 1'-0"



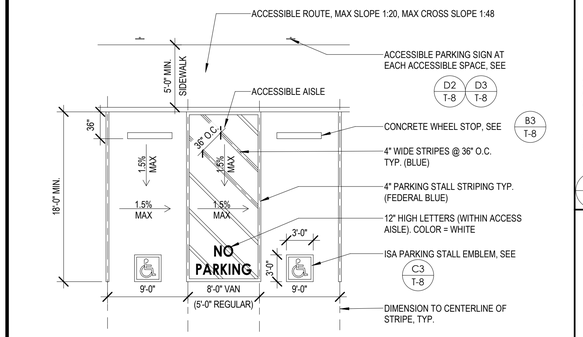
B3 T-8 WHEEL STOP — CBC 11B-502.7.2
SCALE: 1" = 1'-0"

NOTES:
1. HANDRAILS TO BE PROVIDED AT EACH RAMP RUN. HANDRAILS SHALL RETURN SMOOTHLY TO GUARD, WALL OR LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. ALL SURFACES SHALL BE SLIP-RESISTANT.
2. A CURB, 2" HIGH MINIMUM, OR A BARRIER SHALL BE PROVIDED THAT PREVENTS PASSAGE OF A 4" DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4" OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.

B4 T-8 RAMP HANDRAILS AND HANDRAIL EXTENSIONS — CBC 11B-405.8, 405.9
SCALE: NTS

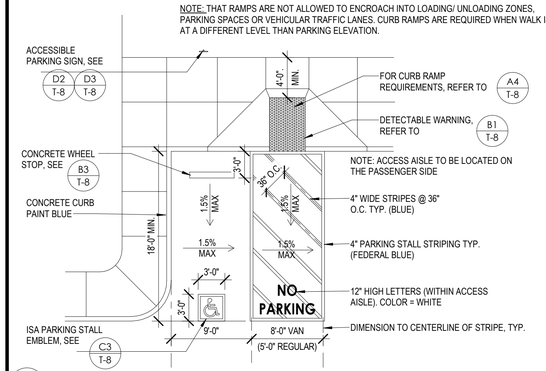


C3 T-8 INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING STALL EMBLEM — CBC 11B-703.7.2.1
SCALE: 1 1/2" = 1'-0"



C1 T-8 ACCESSIBLE PARKING SPACE - DOUBLE — CBC 11B-502
SCALE: 1/8" = 1'-0"

NOTE: THAT RAMPS ARE NOT ALLOWED TO ENCROACH INTO LOADING/ UNLOADING ZONES, PARKING SPACES OR VEHICULAR TRAFFIC LANES. CURB RAMPS ARE REQUIRED WHEN WALK IS AT A DIFFERENT LEVEL THAN PARKING ELEVATION.



D1 T-8 ACCESSIBLE PARKING SPACE - SINGLE — CBC 11B-502
SCALE: 1/8" = 1'-0"

TYPICAL ACCESSIBLE PARKING SIGNAGE

SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA, AND SHALL BE MOUNTED ON A POST SET IN CONCRETE, 80 INCHES FROM THE BOTTOM OF THE SIGN TO FINISHED GRADE. SIGN SHALL BE REFLECTORIZED WITH A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON A DARK BLUE BACKGROUND. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "Minimum Fine $250" SEE D3 T-8

TYPICAL VAN ACCESSIBLE PARKING SIGNAGE

SIGN SHALL BE SAME AS ABOVE, WITH ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SEE D3 T-8

NOTE: A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

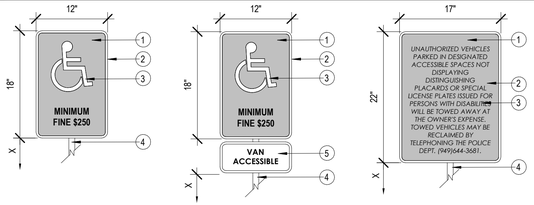
PARKING LOT ACCESSIBILITY SIGNAGE

AN ADDITIONAL SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN ONE INCH IN HEIGHT, AND SHALL CLEARLY AND CONSPICUOUSLY STATE THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT BY TELEPHONING THE POLICE DEPT. (949)644-3581."

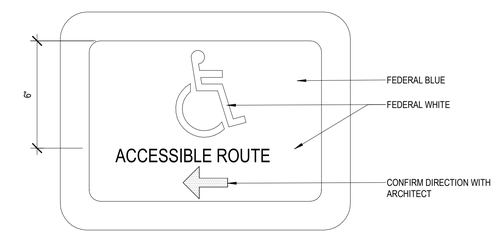
BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. SEE D3 T-8

D2 T-8 PARKING SIGNAGE — CBC 11B-502.6
SCALE: 3" = 1'-0"



X: 60" MIN MEASURED TO BOTTOM OF SIGN
80" MIN IF LOCATED WITHIN AN ACCESSIBLE ROUTE

D3 T-8 ACCESSIBLE PARKING SIGN — CBC 11B-502.6
SCALE: 1" = 1'-0"



SIGN TO BE REFLECTIVE

REFERENCE C3 T-7 FOR ADDITIONAL IDENTIFICATION SIGNAGE REQUIREMENTS.

D4 T-8 ACCESSIBLE ROUTE SIGN — CBC 11B-502.6
SCALE: 3" = 1'-0"

LICENSED ARCHITECT JEFFREY A. KATZ C-18823 REN. 09/30/27 STATE OF CALIFORNIA

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER: 230101

SHEET TITLE: SITE ACCESSIBILITY DETAILS

SHEET NUMBER: T-8

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

CIVIL

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

CIVIL

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

ARCH

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

ARCH

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:

1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

ELEC

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR

CIVIL

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:

1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY
SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS).* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

LICENSED ARCHITECT
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:
230101

SHEET TITLE:
CALGREEN COMPLIANCE

SHEET NUMBER:
T-9

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY [ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.]

Y | N/A | RESPON. PARTY

PLUMB

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

PLUMB

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

PLUMB

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

PLUMB

5.303.3.2 Urinals.

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

PLUMB

5.303.3.3 Showerheads. [BSC-CG]

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

PLUMB

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

PLUMB

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

LAND

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

LAND

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

Y | N/A | RESPON. PARTY

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

ARCH

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

ARCH

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

ARCH

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

ARCH

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

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

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

Y | N/A | RESPON. PARTY

MECH

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

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

Commissioning requirements shall include:

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

Exceptions:

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

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

Informational Notes:

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

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

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

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

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

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

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

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

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

MECH

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

5.410.4.2 (Reserved)

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

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

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

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

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

Y | N/A | RESPON. PARTY

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

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

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

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^{0} Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009)**.**

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added; expressed to hundreths of a gram (g O^{3}/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

ARCH

SECTION 5.503 FIREPLACES

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

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

MECH

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

MECH

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:

230101

SHEET TITLE:

CALGREEN COMPLIANCE

SHEET NUMBER:

T-10

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

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

Y	N/A	RESPON. PARTY
■	■	ARCH

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adheives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

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

Y	N/A	RESPON. PARTY

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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

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

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

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

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

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

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

Y	N/A	RESPON. PARTY

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

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

■	■	ARCH

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

SECTION 5.505 INDOOR MOISTURE CONTROL

■	■	ARCH

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

■	■	MECH

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

■	■	MECH

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

■	■	MECH

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code,* shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

■	■	ARCH

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

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

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

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

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

   Exceptions:

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

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

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

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

■	■	MECH

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

Y	N/A	RESPON. PARTY
■	■	MECH

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
JEFFREY A. KATZ
018223
REN. 09/30/27
STATE OF CALIFORNIA

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9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.695.9177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

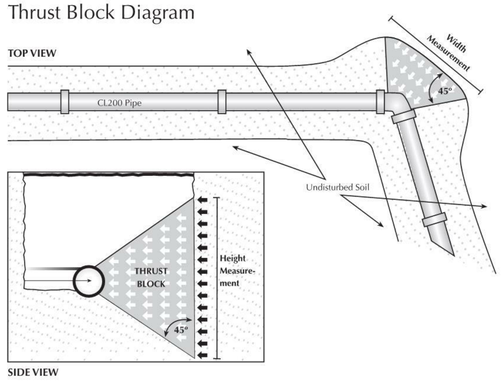
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:
230101

SHEET TITLE:
CALGREEN COMPLIANCE

SHEET NUMBER:
T-11

Thrust Block Diagram



Notes

1. Underground fire service utilities shall be AWWA C-900 Class 200 pipe
2. Pipe joints shall be exposed at the time of hydrostatic test
3. Hydrostatic test shall be 200 psi for 2 hours
4. Tracer wire and tape are required and shall be in accordance with AWWA
5. Thrust blocks shall be Class 560-C-32.50 concrete, unless specified otherwise
6. For thrust block dimensions, see thrust block calculation detail.
7. Pipe shall be buried a minimum of 3 feet
8. Pipe shall be sleeved per NFPA for penetrating foundations
9. Provide an underground pipe certification at the time of the underground final

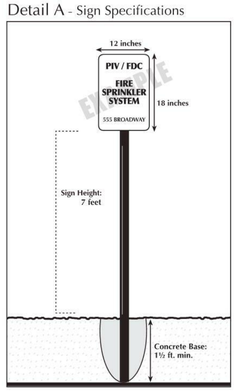
Thrust Block Area Calculations — 6-INCH PIPE

1. Min. Soil Bearing Capacity (PSF) = 1500 2. Min. Working Pressure (PSI) = 200

THRUST FROM NFPA24 TABLE A-8-6.2 A BEND FOR:

DEAD END =	3,739	LB	@ 100 PSI					
FOR 200 PSI =	200 / 100	*	3,739	=	7,478	LB		
Ab =	T/Sb	=	7,478 / 1,500	=	4.99	S.F.		
Ab*S.F. =	4.99	X	1.5	=	7.48	S.F.	USE 3' WIDE X 2.5' HIGH THRUST BLOCK	
90° BEND =	5,288	LB	@ 100 PSI					
FOR 200 PSI =	200 / 100	*	5,288	=	10,576	LB		
Ab =	T/Sb	=	10,576 / 1,500	=	7.05	S.F.		
Ab*S.F. =	7.05	X	1.5	=	10.58	S.F.	USE 4' WIDE X 3' HIGH THRUST BLOCK	
45° BEND =	2,862	LB	@ 100 PSI					
FOR 200 PSI =	200 / 100	*	2,862	=	5,724	LB		
Ab =	T/Sb	=	5,724 / 1,500	=	3.82	S.F.		
Ab*S.F. =	3.82	X	1.5	=	5.72	S.F.	USE 2.5' WIDE X 2.5' HIGH THRUST BLOCK	
22 1/2° BEND =	1,459	LB	@ 100 PSI					
FOR 200 PSI =	200 / 100	*	1,459	=	2,918	LB		
Ab =	T/Sb	=	2,918 / 1,500	=	1.95	S.F.		
Ab*S.F. =	1.95	X	1.5	=	2.92	S.F.	USE 2' WIDE X 1.5' HIGH THRUST BLOCK	
11 1/4° BEND =	733	LB	@ 100 PSI					
FOR 150 PSI =	200 / 100	*	733	=	1,466	LB		
Ab =	T/Sb	=	1,466 / 1,500	=	0.98	S.F.		
Ab*S.F. =	0.98	X	1.5	=	1.47	S.F.	USE 1' WIDE X 1.5' HIGH THRUST BLOCK	

Detail A - Sign Specifications



Sign Specifications

1. Measurements MUST be exact and will be subject to a field inspection
2. Sign shall be .080 gauge aluminum
3. Holes and radii must adhere to FHWA standards
4. Sign support pole: schedule 40, 2-inch galvanized pipe
5. Sign shall be buried in concrete base, buried 1½ feet deep

Detail B - Sign Content

(Specify PIV / FDC or FDC)
1 ½ inch lettering

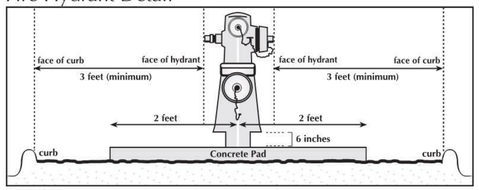
(List the type of system PIV/FDC serves)
1½ inch lettering

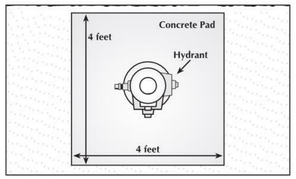
(Address or Address Range)
¾ inch lettering

Sign Lettering

1. Signage letter height: 1½ inches tall; ¾ inch for address line
2. White background with black lettering
3. Sign shall have ASTM Type IV High Intensity reflective sheeting
4. Sign shall be provided with a protective overlay film

Fire Hydrant Detail



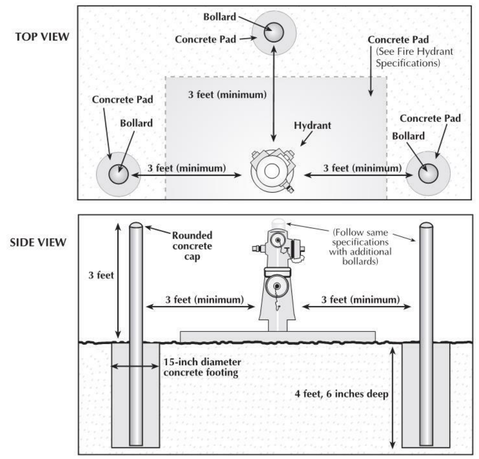


Hydrant Specifications

1. Measurements MUST be exact and will be subject to a field inspection
2. Residential and commercial hydrants must have one 4 inch port and two 2 1/2 inch ports with national standard threads (NST)
3. Industrial fire hydrants must have two 4 inch port and one 2 1/2 inch port with NST
4. Painted (OSHA) yellow
5. Must have concrete pad adhering to the above specifications
6. A blue reflective marker must be in place to identify fire hydrant location
7. Concrete pad must be a minimum of 4 inches thick
8. Base of hydrant must be 6 inches from concrete pad
9. Provide 3-feet (minimum) from the face of the hydrant to the face of the curb (bollards are required if distance is not met)

Water Supply - Bollards

Fire Hydrants / Fire Dept. Connections / Post Indicating Valves

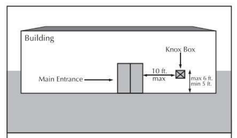


Bollard Specifications

1. Measurements MUST be exact and will be subject to a field inspection
2. Bollards must be 4-inch diameter galvanized steel post (1/4" wall) filled with concrete
3. A blue reflective marker must be in place to identify fire hydrant location
4. Bollards must be coated using safety yellow paint.

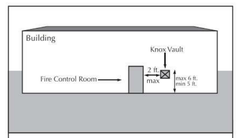
COMMERCIAL KNOX BOX/VAULT REQUIREMENTS

Single Tenant – *For Buildings Equipped with a Fire Control Room*



Main Entrance/Street facing

- Located no further than 10 ft. from main entrance
- Minimum height = 5 ft. / Maximum = 6 ft.
- Knox Box model 3271 (recessed w/ hinged door)



Fire Control Room

- Located no further than 2 ft. from fire control room (at latching side)
- Minimum height = 5 ft. / Maximum = 6 ft.
- Knox Vault Model 4431 (recessed w/ hinged door)

FIRE LANE IDENTIFICATION

Fire Lanes shall be identified in accordance with one of the details below:

Detail A - No Stopping Sign

Notes:

- Signs shall be in accordance with Caltrans/FHWA standard [R26F] *(See page 2)*
- The face of the sign shall be parallel to the roadway
- Spaced at maximum intervals of 50ft on center or fraction thereof
- Signs shall be mounted on posts 7ft above grade or on building as approved
- Signs shall be .080 gauge aluminum
- Signs shall have ASTM Type IV High Intensity reflective sheeting
- Signs shall be provided with a protective overlay film

Detail B - Curb Painting - **Both sides of fire lane unless otherwise approved**

Notes:

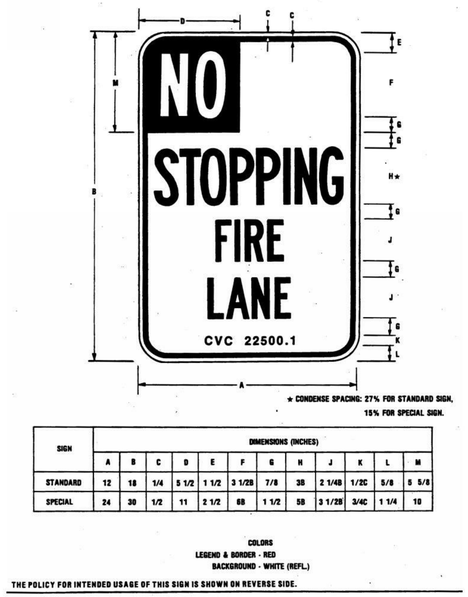
- Entire curb shall be painted red [two coats]
- White lettering - "NO STOPPING - FIRE LANE" [two coats]
- Lettering height - minimum of 4 inches
- Lettering to be on top of designated curbing
- Spaced at maximum intervals of 25ft on center or fraction thereof
- Paint shall be suitable for exterior application and fade resistant

Detail C - Striping (with no curb) - **Both sides of fire lane unless otherwise approved**

Notes:

- Minimum width of this red stripe shall be 8 inches [two coats]
- White lettering - "NO STOPPING - FIRE LANE" [two coats]
- Lettering height - minimum of 6 inches
- Spaced at maximum intervals of 25ft on center or fraction thereof
- Paint shall be suitable for exterior application and fade resistant

NO STOPPING SIGN *Signs shall be in accordance with Caltrans/FHWA standard [R26F]*

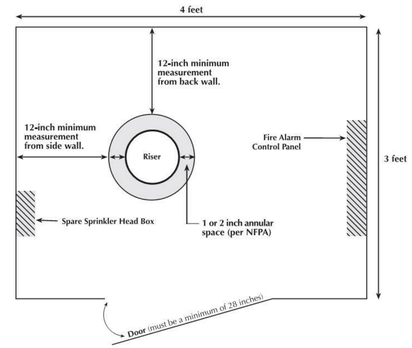


SIGN	DIMENSIONS (INCHES)											
	A	B	C	D	E	F	G	H	J	K	L	M
STANDARD	12	18	1/4	5 1/2	1 1/2	3 1/2B	7/8	3B	2 1/4B	1/2C	5/8	5 5/8
SPECIAL	24	30	1/2	11	2 1/2	6B	1 1/2	5B	3 1/2B	3/4C	1 1/4	10

COLORS
LEGEND & BORDER - RED
BACKGROUND - WHITE (REFL.)

THE POLICY FOR INTENDED USAGE OF THIS SIGN IS SHOWN ON REVERSE SIDE.

Fire Control Room (top view)



Fire Control Room Specifications

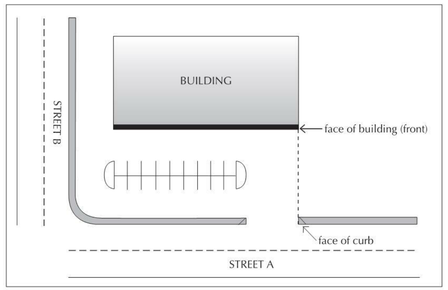
1. Measurements MUST be exact and will be subject to a field inspection.
2. Lighting is required on emergency back-up.
3. Door must be marked "**FIRE CONTROL ROOM**" in 4-inch letters.
4. Fire alarm panel to be located in the Fire Control Room.
5. A Fire Control Room shall be provided for each structure that has an automatic fire sprinkler system.
6. Doors shall exit directly to the exterior of the building and shall not be obstructed by any means.
7. This room shall not be used for any other purpose (i.e. no other non-life safety equipment can be located within this room.

*NOTE: For multiple risers in a room, the room dimension must be no less than 18 inches from appurtunances in all directions (to be approved by Fire Department.)

PREMISE IDENTIFICATION

Building address numbers shall be plainly visible and legible from the street or main access to the building. Numbers shall contrast with their background and comply with the following:

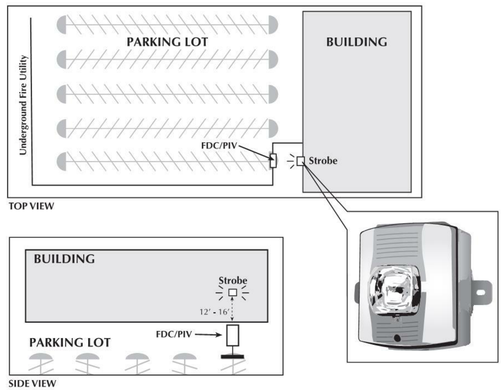
Distance from Building to Face of Curb	Minimum Number Height	Minimum Stroke
0 - 50 feet	6 inches	1 inch
51 - 150 feet	10 inches	1.5 inches
> 151 feet	16 inches	2 inches



Specifications:

- This policy will also apply to monument signs.
- Buildings maybe required to have their address posted in multiple locations.

Exterior Strobe Detail



Strobe Specifications

1. Shall be weatherproof per NEMA 4X
2. Install at a height between 12 - 16 feet above finished grade
3. Strobe shall only be activated upon water flow.
4. The strobe shall be located to create a perpendicular angle with the FDC/PIV
5. Strobe shall be a minimum of 110cd and a strobe only device

LICENSED ARCHITECT
JEFFREY A. KATZ
C-31823
REN. 09/30/27
STATE OF CALIFORNIA

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.695.9177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:

230101

SHEET TITLE:

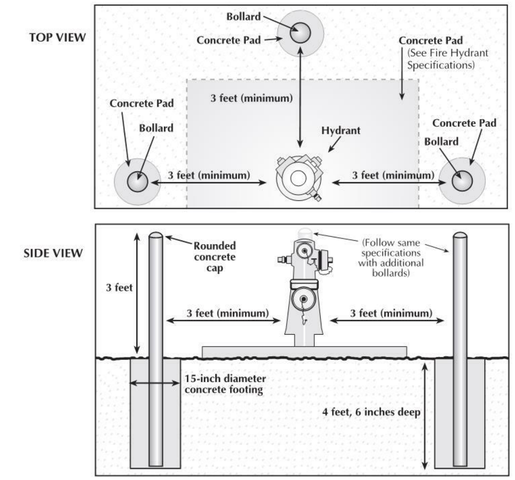
FIRE EXHIBIT

SHEET NUMBER:

T-12

Water Supply - Bollards

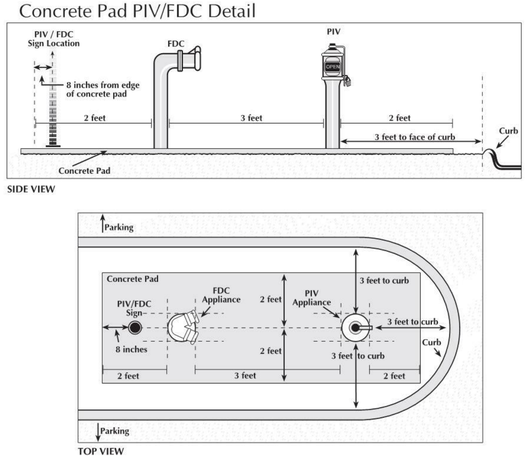
Fire Hydrants / Fire Dept. Connections / Post Indicating Valves



Bollard Specifications

1. Measurements MUST be exact and will be subject to a field inspection
2. Bollards must be 4-inch diameter galvanized steel post (1/4" wall) filled with concrete
3. A blue reflective marker must be in place to identify fire hydrant location
4. Bollards must be coated using safety yellow paint.

Concrete Pad PIV/FDC Detail

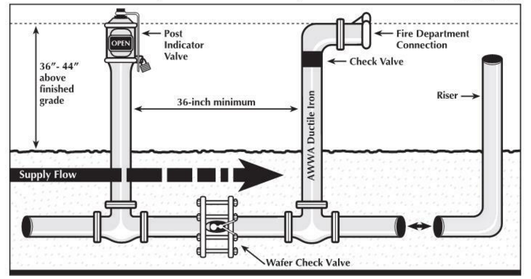


PIV/FDC Specifications

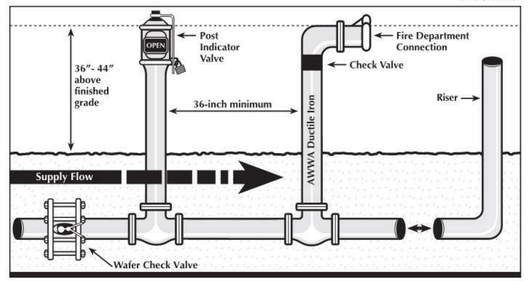
1. Measurements MUST be exact and will be subject to a field inspection
2. Fire Department appliances shall be no closer than 3 feet to the face of the curb
3. Concrete pad must be a minimum of 4 inches thick
4. A blue reflective marker must be in place to identify PIV/FDC location

Wafer Check Operations Policy

Detail A



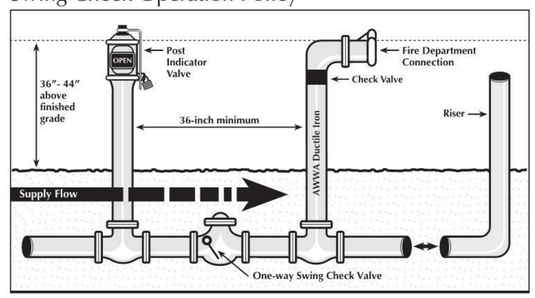
Detail B



Specifications

1. Measurements MUST be exact and will be subject to a field inspection
2. A blue reflective marker must be in place to identify location
3. See CVFD Policy 3104.00

Swing Check Operation Policy



Specifications

1. Measurements MUST be exact and will be subject to a field inspection
2. A blue reflective marker must be in place to identify location
3. See CVFD Policy 3104.00

LICENSED ARCHITECT
JEFFREY A. KATZ
C-31823
REN. 09/30/27
STATE OF CALIFORNIA

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:

230101

SHEET TITLE:

FIRE EXHIBIT

SHEET NUMBER:

T-13

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

CASE NO.: 2025-62

☒ **REQUEST FOR MODIFICATION TO PROVISIONS OF TITLE 9 (FIRE CODE) OR TITLE 15 (BUILDING CODE) OF THE NEWPORT BEACH MUNICIPAL CODE**
(See Reverse for Basis for Approval) (Fee **$316**)

☐ **REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION**
(See Reverse for Basis for Approval) (Fee **$316**)

For above requests, complete Sections 1, 2 & 3 below by printing in ink or typing.

FOR STAFF USE ONLY
Plan Check # XC2025-5052 # of Stories 2
Occupancy Classification B / R-2 (FIRE STATION)
Use of Building FIRE STATION / LIBRARY # of Units -
Project Status PLAN CHECK APPLIED
Construction Type V-B
Verified by DRH
No. of Items 1
Fee due $316
DISTRIBUTION:
☐ Owner ☒ Plan Check DRH
☒ Petitioner ☐ Inspector
☐ Fire ☐ Other

1 JOB ADDRESS:
SITE ADDRESS: 110 Balboa Blvd E, FS1
Owner City of Newport Beach
Address 100 Civic Center Dr
Newport Beach, CA Zip 92660
Daytime Phone (949) 644-3200

PETITIONER
Petitioner Tom Sandefur, P.E.
(Petitioner to be architect or engineer)
Address 100 Civic Center Drive
Newport Beach, CA Zip 92660
Daytime Phone (949) 644-3321
Email: tsandefur@newportbeachca.gov

2 REQUEST: Submit plans if necessary to illustrate request. Additional sheets or data may be attached.
To allow all areas not accessible by the public within Fire Station #1 to be exempted from State and Federal accessibility requirements. All public areas will be made accessible in compliance with CBC Chapter 11B requirements.

3 JUSTIFICATION/FINDINGS OF EQUIVALENCY:

CODE SECTIONS:
CBC 11B-201.1

The National Fire Protection Association (NFPA) Standard 1001 sets professional qualifications for firefighter job expectations. The Job Performance Requirements (JPR's) are based on the duties of professional and volunteer firefighters are expected to perform, including but not limited to the ability to don and remove clothing, use breathing apparatus, the ability to climb ladders, pick up, move, and use tools and equipment, and the ability to work in fire-ground operation areas and confined spaces. The 2019 edition of NFPA 1001 contains information pertaining to the necessary knowledge and skill sets required of firefighters. Fire Station No. 1 is a 24-hour facility with living quarters for on-duty firefighters. Fire Station No. 1 will not have accessible areas for the public on the first floor, including an accessible restroom. However, the entire second floor and of the station is reserved for on-duty "able-body" firefighters only. There is no public function at these areas, and the residential area/living quarters are only for on-duty personnel.

Petitioner's Signature _____ Position Assistant City Engineer
CA Professional Lic. # 64465 Date: 08/14/2025

FOR STAFF USE ONLY

DEPARTMENT ACTION: In accordance with: ☐ CBC 104.11/CFC 104.9 (Alternate materials & methods) ☒ CBC 104.10/CFC 104.8 (CBC Modification)

☒ Concurrence from Fire Code Official is required. ☒ **Approved** ☐ **Disapproved** ☐ Written Comments Attached
By: James Gruesse Date 8/19/2025

☒ Request (DOES) (DOES NOT) lessen any fire protection requirements

☒ Request (DOES) (DOES NOT) lessen the structural integrity

The Request is: ☒ **Granted** ☐ **Denied** ***(See reverse for appeal information)***
☐ **Granted** ***(Ratification required)***

Conditions of Approval:

Signature _____ Position CHIEF BUILDING OFFICIAL Date 02-19-2025
Print Name JAMES GRUESE

APPEAL OF DIVISION ACTION TO THE BUILDING BOARD OF APPEALS (See Reverse)
(Signature, statement of owner or applicant, statement of reasons for appeal and filing fees are required.)

CASHIER RECEIPT NUMBER: N/A (CITY JOB)

Forms/modif 07/29/24

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY GAVIN NEWSOM, GOVERNOR
CALIFORNIA COASTAL COMMISSION
South Coast District Office
301 E. Ocean Blvd., Suite 300
Long Beach, California 90802-4830
(562) 590-5071

COMMISSION NOTIFICATION OF FINAL APPEAL ACTION

February 03, 2026

To: LAURA RODRIGUEZ
CITY OF NEWPORT BEACH
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92660

From: Willie Rounaghi, Coastal Program Analyst

Re: Appeal to the California Coastal Commission of Local Permit # PA2024-0140
PUBLIC WORKS DEPARTMENT, Attn: TOM SANDEFUR

Appellant(s): JIM MOLONEY
Description: Appeal by Friends of the Library of City of Newport Beach decision granting CDP NO. PA2024-0140 for demolition of an existing 3,400 sq. ft. fire station and 4,500 sq. ft. public library for construction of new, 33-ft. tall, 10,900 sq. ft. fire station and public library located at 110 E Balboa Blvd., Newport Beach, Orange County.
Location: 110 E BALBOA BLVD, NEWPORT BEACH, CA 92661, Orange County, (APN(s): 048-072-24)
Local Decision: Approval With Special Conditions

Pursuant to 14 Cal. Code of Regs. Section 13120, please be advised that the California Coastal Commission, on 12/16/2025 took the following final action on this appeal:

A. X No Substantial Issue
B. ___ Approval
C. ___ Approval with Conditions
D. ___ Denial

Any terms and conditions of the local decision remain unchanged where the Commission vote is "No Substantial Issue". Where the Commission vote is for "Approval", "Approval with Conditions", or "Denial" the Commission decision replaces the local coastal permit decision. Approval by the Commission may include conditions; if so, they are attached.

LICENSED ARCHITECT
JEFFREY A. KATZ
C-18823
REN. 09/30/27
STATE OF CALIFORNIA

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.695.5177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

PROJECT NUMBER:
230101

SHEET TITLE:
APPROVAL EXHIBITS

SHEET NUMBER:
T-14

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN BLOCK 2, LOTS 11 AND 12 IN BLOCK 1, AND THE EASTERLY 30 FEET LOT 1 IN BLOCK 3, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, ALL IN EAST NEWPORT AS PER MAP ON FILE IN BOOK 3, PAGE 37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

TOGETHER WITH THAT VACATED PORTION OF 1ST STREET AND ALLEY, TITLE TO WHICH WOULD PASS BY THE CONVEYANCE DESCRIBING SAID LOTS AS RECORDED IN RESOLUTION NO. 577, RECORDED FEBRUARY 24, 1931 IN BOOK 360, PAGE 130, RESOLUTION NO. 354, RECORDED FEBRUARY 3, 1931 IN BOOK 458, PAGE 136, RESOLUTION NO. 577, ALSO RECORDED APRIL 10, 1931, IN BOOK 476, PAGE 4 AND RESOLUTION NO. 5312, RECORDED SEPTEMBER 29, 1960 IN BOOK 5440, PAGE 45, ALL OF OFFICIAL RECORDS.

APN: 048-072-02 AND 048-072-24

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983 PROJECT TO GROUND COORDINATES, CONSTRAINED TO THE ORANGE COUNTY HORIZONTAL CONTROL NETWORK ON THE 2017.50 EPOCH AS PUBLISHED BY THE COUNTY OF ORANGE PUBLIC WORKS. REFERENCED BY STATION(S) "6183R1" & "6093R1". THE COORDINATE VALUES FOR THOSE STATIONS ARE BELOW:

"6183R1"	NORTHING:	2167355.96
	EASTING:	6057301.76
"6093R1"	NORTHING:	2165497.85
	EASTING:	6063411.79

BENCH MARK

BM ID: 1E-122-14 (NAVD 1988) PER ORANGE COUNTY VERTICAL CONTROL DATA SHEETS AS PUBLISHED BY THE COUNTY OF ORANGE PUBLIC WORKS.

DESCRIPTION: 4" ALUMINUM DISK IN SOUTHWEST CORNER OF A 4' CATCH BASIN LOCATED ALONG THE SOUTH SIDE OF WEST BALBOA AVENUE, 133' WEST OF THE CENTERLINE OF 7TH STREET.

ELEV = 9.179 FT

PLANS AND SPECIFICATIONS

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS .

	DESCRIPTION
STANDARD SPECIFICATIONS:	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2015
	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS.
STANDARD DRAWINGS:	DESCRIPTION
	CITY OF NEWPORT BEACH STANDARD DRAWINGS, LATEST EDITION
	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK). LATEST EDITION (TYP)

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UNDERGROUND UTILITIES OR STRUCTURES EXCEPT AS SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

CONTRACTOR TO REVIEW APPROVED SOILS ENGINEERING REPORTS.

CONTRACTOR SHALL PERMANENTLY MONUMENT PROPERTY CORNERS PRIOR TO START OF CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.

GRADING AND GEOTECHNICAL SPECIFICATIONS:

ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A CIVIL ENGINEER OR GEOTECHNICAL ENGINEERING AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED:

PROPOSED BALBOA LIBRARY AND FIRE STATION NO. 1
100 AND 110 EAST BALBOA BOULEVARD, NEWPORT BEACH CA.

APRIL 4, 2024; UPDATED MARCH 6, 2025
PROJECT NO. W1729-88-01

811 Know what's below. Call before you dig.

DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CAUTION:

THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES WITHIN LIMITS OF WORK PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. PRIOR TO POTHOLING, THE CONTRACTOR SHALL PROVIDE THE ENGINEER TWO WORKING DAYS NOTICE TO SURVEY AND VERIFY THE HORIZONTAL/VERTICAL LOCATION OF ALL EXISTING UTILITY CROSSINGS. CHANGES TO THE PROPOSED WET UTILITY ALIGNMENT COULD BE REQUIRED BASED ON THE ACTUAL UTILITY LOCATIONS.

APPROVAL OF CONSULTANTS

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/ GEOLOGIC REPORTS:

SOIL ENGINEERING & GEOLOGIC REPORTS: PROPOSED BALBOA LIBRARY AND FIRE STATION NO. 1
100 AND 110 EAST BALBOA BOULEVARD, NEWPORT BEACH CA.

APRIL 4, 2024; UPDATED MARCH 6, 2025
PROJECT NO. W1729-88-01

BY JELISA ADAMS — PROFESSIONAL ENGINEER — 3092 — G.E.

COMPANY GEOCON

BY GERALD A. KASMAN — R.G.E / ENGINEERING GEOLOGIST — 2251 — G.E. / E.G

COMPANY GEOCON

EARTHWORK QUANTITY:

CUT (CYDS)	FILL (CYDS)	TOTAL GRADING (CYDS)	~~IMPORT~~/EXPORT
300	10	310	290

R+R (CYDS)
1,360

1. GRADING VOLUMES ARE RAW NON-ADJUSTED QUANTITIES
2. FOR PLAN CHECK PURPOSES ONLY

ABBREVIATIONS:

AB	AGGREGATE BASE	GFF	GARAGE FINISH FLOOR
AC	ASPHALTIC CONCRETE OR		
A/C	AIR CONDITIONER	G.P.	GRADING PERMIT
AP	ANGLE POINT	GV	GATE VALVE
APN	ACCESSOR PARCEL NUMBER	HP	HIGH POINT
APP'D	APPROVED	HR	HOUR
AV	AIR VAC	INT	INTERSECTION
AVE	AVENUE	INV	INVERT
BC	BEGINNING OF CURVE	IP	IRON PIPE
BCR	BEGINNING OF CURB RETURN	IPD	INDUSTRIAL PLANNED DEVELOPMENT
BLVD	BOULEVARD		
BMP	BEST MANAGEMENT PRACTICES	IRR	IRRIGATION LINE
BO	BLOW OFF	L	LENGTH
BW	BACK OF WALK	LAT	LATERAL
CA	CALIFORNIA	LDM	LAND DEVELOPMENT MANUAL
CATV	CABLE TELEVISION		
CB	CATCH BASIN	LF	LINEAR FEET
CBC	CALIFORNIA BUILDING CODE	LLC	LIMITED LIABILITY COMPANY
CEG	CERTIFIED ENGINEERING GEOLOGIST	LP	LOW POINT
CF	CURB FACE	LT	LEFT
CFS	CUBIC FEET PER SECOND	M	METER
CLF	CHAIN LINK FENCE	MAX	MAXIMUM
CLR	CLEAR	MH	MANHOLE
CL	CENTER LINE	MR	MISCELLANEOUS RECORDS
CMP	CORRUGATED METAL PIPE	MISC	MISCELLANEOUS
CONC	CONCRETE	MIN	MINIMUM
CY	CUBIC YARDS	N/A	NOT APPLICABLE
DEG	DEGREE	NDW	NON-DOMESTIC WATER
DEPT	DEPARTMENT	NTS	NOT TO SCALE
DG	DECOMPOSED GRANITE	NO	NUMBER
DIST	DISTRICT	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
DR	DRIVE		
DWY	DRIVEWAY		
E	ELECTRICAL	OD	OVERFLOW DRAIN
EC	END CURVE	OR	OFFICIAL RECORDS
ECR	END OF CURB RETURN	OVEREX	OVER EXCAVATION
ED	EDITION	PAR	PARCEL
EL	ELEVATION	PC	PLANNING COMMISION
ESMT	EASEMENT	PCC	PORTLAND CEMENT CONCRETE
EP	EDGE OF PAVEMENT	PIP	PROTECT IN PLACE
E.P.	ENCROACHMENT PERMIT	PL OR ℄	PROPERTY LINE
ETC	ET CETERA	PMB	PROCESSED MISC BASE
EX	EXISTING	PP	POWER POLE
EXP	EXPIRATION	PRC	POINT OF REVERSE CURVE
FDC	FIRE DEPARTMENT CONNECTION	PTDF	PRESSURE TREATED DOUGLAS FIR
		PVMT	PAVEMENT
FD SPK	FOUND SPIKE	R	RADIUS
FF	FINISH FLOOR EL	RCE	REGISTERED CIVIL ENGINEER
FG	FINISHED GRADE	RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT	RD	ROOF DOWNSPOUT
FL	FLOW LINE	REG	REGISTRATION
FR	FIRE RISER	REV	REVISION
FS	FINISHED SURFACE	RT	RIGHT
G	GAS LINE	R/W	RIGHT OF WAY
GB	GRADE BREAK	RW	RECYCLED WATER
S	SLOPE		
SD	STORM DRAIN		
SDMH	STORM DRAIN MANHOLE		
SEC	SECTION		
SMH	SEWER MANHOLE		
SQDF	STORMWATER QUALITY DESIGN FLOW		
SQDV	STORMWATER QUALITY DESIGN VOLUME		
SS	SANITARY SEWER		
SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION		
ST	STREET		
STA	STATION		
S/W	SIDEWALK		
STD	STANDARD		
SLDS	STANDARD LAND DEVELOPMENT SPECIFICATIONS		
SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
SWE	SIDEWALK EASEMENT		
T	TELEPHONE LINE OR TRANSFORMER		
TB	TRACT BOUNDARY		
TC	TOP OF CURB		
TEL	TELEPHONE		
TF	TOP OF FOOTING		
TG	TOP OF GRATE		
TI	TRAFFIC INDEX		
TOP OR TP	TOP OF PIPE		
TOS	TOP OF SLOPE		
TMC	TOP OF MOW CURB		
TW	TOP OF WALL		
TYP	TYPICAL		
VERT	VERTICAL		
VB	VALVE BOX		
VCP	VITRIFIED CLAY PIPE		
W	WIDTH OR WEST		
WTR OR W	WATER		
WM	WATER METER		
WWM	WELDED WIRE MESH		

GOVERNING CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
NEWPORT BEACH MUNICIPAL CODE

SITE ADDRESS:

110 E BALBOA BLVD.
NEWPORT BEACH, CA 92661

VICINITY MAP

NTS

LEGEND:

LINETYPES

- W — WATER MAIN
- S — SEWER MAIN
- SD — STORM DRAIN MAIN
- RW — RECYCLED WATER MAIN
- E — ELECTRICAL LINE
- ABND — ABANDONED
- BLOCK WALL
- 1% MIN FLOW LINE
- GB — GRADE BREAK
- RIGHT OF WAY
- PROPERTY/LOT LINE
- EASEMENT
- CENTERLINE
- FENCE

HATCH PATTERNS

- EX CONCRETE
- NEW CONCRETE
- STORMWATER BMP
- STORMWATER BMP
- NEW AC PAVEMENT
- NEW LANDSCAPE
- NEW CONCRETE; FINISH PER ARCHITECTURAL PLANS
- MEDIAN PAVERS PER LANDSCAPE PLANS
- DETECTABLE WARNING TILES PER ARCHITECTURAL PLANS

SYMBOLS

- HYDRANT OR FDC
- WATER VALVE
- MANHOLE
- STREET SIGN
- THRUST BLOCK
- CAP
- CLEAN OUT
- BACK FLOW
- WATER METER
- RD — ROOF DRAIN
- SITE LIGHTING
- FIRE RISER
- REFLECTIVE MARKER
- DOOR
- WHEEL STOP

SHEET INDEX

C1.0.....GENERAL CIVIL NOTES
C1.1.....GENERAL CIVIL NOTES
C1.2.....DETAILS
C1.3.....DETAILS
C1.4.....DETAILS
C1.5.....DETAILS
C1.6.....EXISTING CONDITIONS PLAN
C2.1.....ROUGH GRADING AND STORM DRAIN PLAN
C2.2.....PRECISE GRADING AND PAVING PLAN
C2.3.....SECTIONS
C3.1.....LID PLAN
C3.2.....LID DETAILS
C4.1.....SEWER AND DOMESTIC WATER PLAN
C4.2.....UTILITY DETAILS
C4.3.....UTILITY DETAILS
C5.1.....HORIZONTAL CONTROL PLAN
C6.1.....EROSION CONTROL PLAN
C6.2.....EROSION CONTROL DETAILS
C7.1.....SUMP PUMP DETAILS
C7.2.....SUMP PUMP DETAILS
C8.1.....RIGHT OF WAY IMPROVEMENT PLAN
C8.2.....RIGHT OF WAY DETAILS
C8.3.....RIGHT OF WAY DETAILS
C8.4.....RIGHT OF WAY DETAILS
C8.5.....RIGHT OF WAY DETAILS
C9.0-9.3.....GEOTECHNICAL RECOMMENDATIONS

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

REGISTERED PROFESSIONAL ENGINEER — JOHN PAUL PHENIX — No. C72279 — Exp. 6/30/26 — CIVIL — STATE OF CALIFORNIA

DELANE ENGINEERING
4909 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: GENERAL CIVIL NOTES

SHEET NUMBER: C1.0

H:\HRD0T\Data\02l0129\CAD\Dlv\Const Docs\129-00-TT.dwg 01/21/2026 01:39:56 PM

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

GENERAL GRADING SPECIFICATIONS

GENERAL

1. All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC), the project soils report and special requirements of the permit.
2. Dust shall be controlled by watering and/or dust palliative.
3. Sanitary facilities shall be maintained on the site during the construction period.
4. Work hours are limited from 7:00 AM to 6:30 PM Monday through Friday; 8:00 AM to 6:00 PM Saturdays; and NO WORK ON SUNDAYS AND HOLIDAYS per section 10-28 of the NBMC.
5. Noise, excavation, delivery and removal shall be controlled per Section 10-28 of the NBMC.
6. The stamped set of approved plans shall be on the job site at all times.
7. Permittee and Contractor are responsible for locating and protecting utilities.
8. Approved shoring, drainage provisions and protective measures must be used to protect adjoining properties during the grading operation.
9. Cesspools and septic tanks shall be abandoned in compliance with the Uniform Plumbing Code and approved by the Building Official.
10. Haul routes for import or export of materials shall be approved by the City Traffic Engineer and procedures shall conform with Chapter 15 of the NBMC.
11. Positive drainage shall be maintained away from all building and slope areas.
12. Failure to request inspections and/or have removable erosion control devices on-site at the appropriate times shall result in a "Stop Work" order.
13. All plastic drainage pipes shall consist of PVC or ABS plastic schedule 40 or SDR 35 or ADS 3000 with glued joints..
14. No paint, plaster, cement, soil, mortar or other residue shall be allowed to enter streets, curbs, gutters or storm drains. All material and waste shall be removed from the site.

EROSION CONTROL

1. Temporary erosion control plans are required from October 15 to May 15.
2. Erosion control devices shall be available on-site between October 15 and May 15.

3. Between October 15 and May 15, erosion control measures shall be in place at the end of each working day whenever the five-day probability of rain exceeds 30 percent. During the remainder of the year, they shall be in place at the end of the working day, whenever the daily rainfall probability exceeds 50 percent.
4. Temporary desilting basins, when required, shall be installed and maintained for the duration of the project.

REQUIRED INSPECTIONS

1. A pre-grading meeting shall be scheduled 48 hours prior to start of grading with the following people present: owner, grading contractor, design civil engineer, soils engineer, geologist, City Building Inspector or their representatives. Required field inspections will be outlined at the meeting.
2. A pre-paving meeting shall be scheduled 48 hours prior to start of the sub-grade preparation for the paving with the following people present: owner, paving contractors, design civil engineer, soils engineer, City Building Inspector or their representatives. Required field inspections will be outlined at the meeting.

GRADING FILLS/CUTS

1. Graded slopes shall be no steeper than 2 horizontal to 1 vertical.
2. Fill slopes shall be compacted to no less than 90 percent relative compaction out to the finished surface.
3. All fills shall be compacted throughout to a minimum of 90 percent relative compaction as determined by ASTM test method 1557, and approved by the soils engineer. Compaction tests shall be performed approximately every two feet in vertical height and of sufficient quantity to attest to the overall compaction effort applied to the fill areas.
4. Areas to receive fill shall be cleared of all vegetation and debris, scarified and approved by the soils engineer prior to placing of the fill.
5. Fills shall be keyed or benched into competent material.
6. All existing fills shall be approved by the soils engineer or removed before any additional fills are added.
7. Any existing irrigation lines and cisterns shall be removed or crushed in place and backfilled and approved by the soils engineer.
8. The engineering geologist and soils engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and determine the presence of, or possibility of future accumulation of, subsurface water or spring flow. If needed, drains will be designed and constructed prior to the placement of fill in each respective canyon.
9. The exact location of the subdrains shall be surveyed in the field for line and grade.
10. ALL trench backfills shall be compacted throughout to a minimum of 90 percent relative compaction, and approved by the soils engineer. The Building Division may require coring of concrete flat work placed over untested backfills to facilitate testing.
11. The stockpiling of excess material shall be approved by the Building Division.
12. Landscaping of all slopes and pads shall be in accordance with Chapter 15 of the NBMC.
13. All cut slopes shall be investigated both during and after grading by an engineering geologist to determine if any stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the engineering geologist shall recommend and submit necessary treatment to the Building Division for approval.

14. Where support or buttressing of cut and natural slopes is determined to be necessary by the engineering geologist and soils engineer, the soils engineer will obtain approval of design, location and calculations from the Building Division prior to construction.
15. The engineering geologist and soils engineer shall inspect and test the construction of all buttress fills and attest to the stability of the slope and adjacent structures upon completion.
16. When cut pads are brought to near grade the engineering geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the engineering geologist and soils engineer, a compacted fill blanket will be placed.
17. The engineering geologist shall perform periodic inspections during grading.
18. Notification of Noncompliance: If, in the course of fulfilling their responsibility, the civil engineer, the soils engineer, the engineering geologist or the testing agency finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Inspector. Recommendations for corrective measures, if necessary, shall be submitted to the Building Department for approval.

DOCUMENTATION

1. An as-built grading plan shall be prepared by the civil engineer including original ground surface elevations, as graded ground surface elevations, lot drainage patterns and locations, and elevations of all surface and subsurface drainage facilities. He/she shall provide written approval that the work was done in accordance with the final approved grading plan and state the number of yards of cut and/or fill moved during the operation.
2. A soils grading report prepared by the soils engineer, including locations and elevation of field density tests. Summaries of field and laboratory results and other substantiated data and comments on any changes made during grading and their effect on the recommendations made in the soils engineering investigation report. He shall provide written approval as to the adequacy of the site for the intended use and completion of work in accordance with the job specifications.
3. A geologic grading report prepared by the engineering geologist, including a final description of the geology of the site, including any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. He/she shall provide written approval as to the adequacy of the site for the intended use as affected by geologic factors.

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SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

REGISTERED PROFESSIONAL ENGINEER — JOHN PAUL PHENIX — No. C72279 — Exp. 6/30/26 — CIVIL — STATE OF CALIFORNIA

DELANE ENGINEERING
4909 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
02-10129

SHEET TITLE:
GENERAL CIVIL NOTES

SHEET NUMBER:
C1.1

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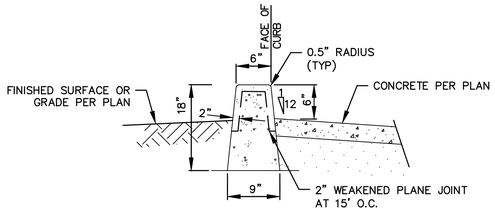
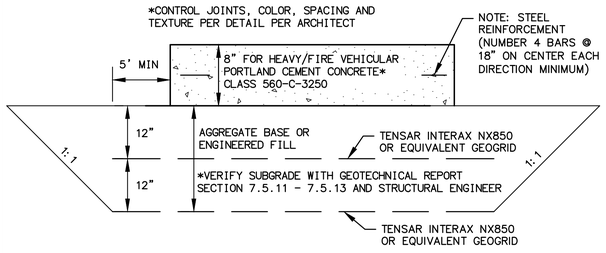


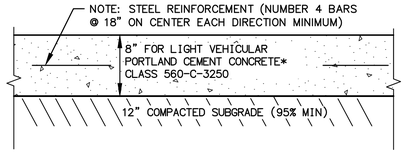
8 FREESTANDING CURB (6")



*SECTION BASED ON AN R-VALUE OF 35. CONTRACTOR TO VERIFY SECTION WITH GEOTECHNICAL ENGINEER.

NOTE: CONTRACTOR SHALL EXCAVATE AND REMOVE EXISTING SOILS TO A DEPTH OF 2-FEET BELOW EXISTING GRADE DIRECTLY BENEATH PROPOSED PAVEMENTS AND LATERALLY A MINIMUM OF 2-FEET BEYOND THE LIMITS OF PROPOSED WALKS AND PAVEMENTS PER GEOTECHNICAL REPORT RECOMMENDATIONS.

7 FIRE TRUCK CONCRETE PAVEMENT SECTION

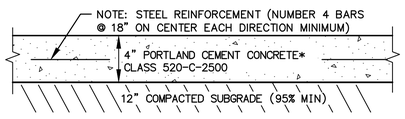


*CONTROL JOINTS, COLOR, SPACING AND TEXTURE PER DETAIL PER ARCHITECT

*SECTION BASED ON AN R-VALUE OF 35. CONTRACTOR TO VERIFY SECTION WITH GEOTECHNICAL ENGINEER.

NOTE: CONTRACTOR SHALL EXCAVATE AND REMOVE EXISTING SOILS TO A DEPTH OF 2-FEET BELOW EXISTING GRADE DIRECTLY BENEATH PROPOSED PAVEMENTS AND LATERALLY A MINIMUM OF 2-FEET BEYOND THE LIMITS OF PROPOSED WALKS AND PAVEMENTS PER GEOTECHNICAL REPORT RECOMMENDATIONS.

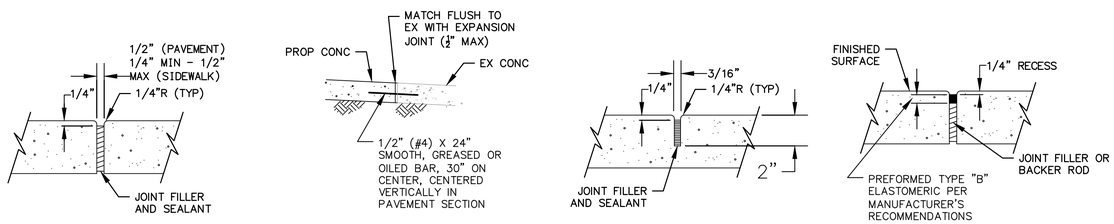
5B LIGHT VEHICULAR CONCRETE PAVEMENT SECTION



*CONTROL JOINTS, COLOR, SPACING AND TEXTURE PER DETAIL PER ARCHITECT

NOTE: CONTRACTOR SHALL EXCAVATE AND REMOVE EXISTING SOILS TO A DEPTH OF 2-FEET BELOW EXISTING GRADE DIRECTLY BENEATH PROPOSED PAVEMENTS AND LATERALLY A MINIMUM OF 2-FEET BEYOND THE LIMITS OF PROPOSED WALKS AND PAVEMENTS PER GEOTECHNICAL REPORT RECOMMENDATIONS.

5A PEDESTRIAN CONCRETE PAVEMENT SECTION

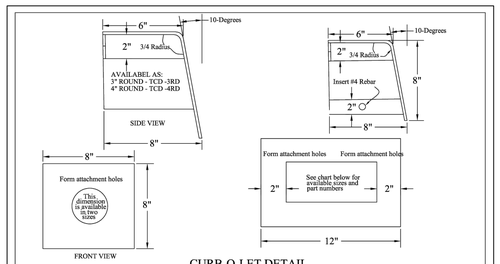


REQUIRED JOINT LOCATIONS

UNLESS OTHERWISE SPECIFIED BY ARCHITECT:

- CONSTRUCT CONTACT OR KEYED JOINT AT CONNECTION TO EXISTING CONCRETE OR END OF POUR.
- CONSTRUCT WEAKENED PLANE JOINTS AT 10-FT MAX INTERVALS BOTH WAYS PER SSPWC 303-5.4.3
- CONSTRUCT EXPANSION JOINTS AT 45-FT MAX INTERVALS BOTH WAYS, AND ADJACENT TO STRUCTURES, PER SSPWC 303-5.4.2
- COORDINATE JOINT LOCATIONS TO ALIGN WITH BUILDING CORNERS, ENDS OF WALLS, AND OTHER STRUCTURES

6 ONSITE CONCRETE JOINTS



CURB-O-LET DETAIL

PRODUCT SPECIFICATION - CURB-O-LET

PRODUCT LIST

ROUND EQUIV.	SIZE	MODEL	(ROOF DRAIN) LABEL MODEL NUMBER	(OVERFLOW DRAIN) LABEL MODEL NUMBER	REMARKS
3"	3" ROUND	TCD-3RD	TCD-3RD-RFD	TCD-3RD-OFD	6"-8" CURB FACE
4"	4" ROUND	TCD-4RD	TCD-4RD-RFD	TCD-4RD-OFD	6"-8" CURB FACE
4"	3"x5"	TCD-35	TCD-35-RFD	TCD-35-OFD	6"-8" CURB FACE
5"	3"x8"	TCD-38	TCD-38-RFD	TCD-38-OFD	6"-8" CURB FACE
6"	3"x12"	TCD-312	TCD-312-RFD	TCD-312-OFD	6"-8" CURB FACE
8"	4"x14"	TCD-414	TCD-414-RFD	TCD-414-OFD	NOTE: 8" CURB FACE ONLY
8"	3"x17"	TCD-317	TCD-317-RFD	TCD-317-OFD	6"-8" CURB FACE
10"	3"x27"	TCD-327	TCD-327-RFD	TCD-327-OFD	6"-8" CURB FACE
10"	4"x22"	TCD-422	TCD-422-RFD	TCD-422-OFD	NOTE: 8" CURB FACE ONLY

ALL CURB-O-LET PRODUCTS ARE MANUFACTURED TO CLOSE TOLERANCES. VERY SLIGHT VARIATIONS IN SIZE ARE POSSIBLE. CURB-O-LET FITS STANDARD 6" AND 8" CURB FACE. EPOXY COATING FINISHES AVAILABLE ON REQUEST.

REV	ZONE	DATE	REVISION DESCRIPTION	BY	CK'D

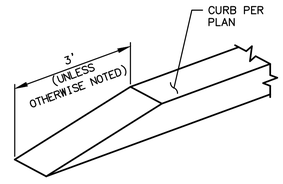
RECTANGULAR STEEL PIPE AND FITTINGS. CURB-O-LET

Curb-O-Let™ Thru The Curb Drain

9421 Monterey Ave. Bellflower, CA. 90706 - Office (714)903-2468

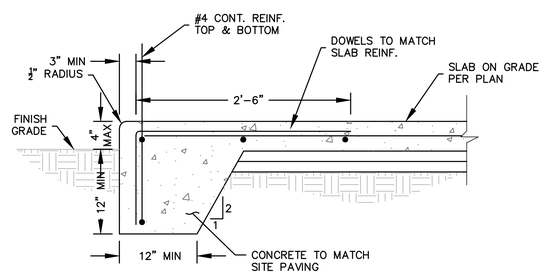
SCALE:	DRAWN BY:	DATE:	CHECKED BY:	APPROVED BY:
NONE	JB	08/18/16	JB	JB

4 CURB-O LET



NOTE TO CONTRACTOR: APPLY CURB TRANSITION TO ALL CURB TERMINATIONS, UNLESS OTHERWISE NOTED ON PLAN

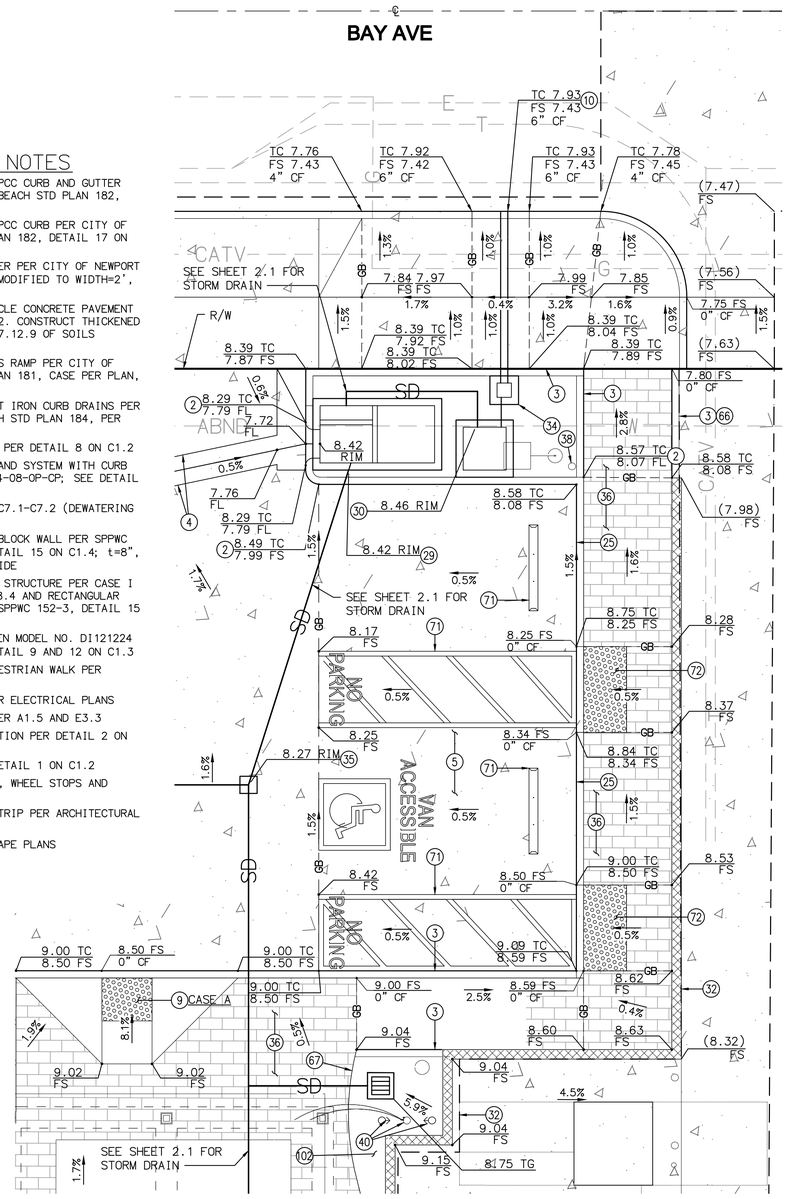
2 CURB TRANSITION



1 THICKENED EDGE

CONSTRUCTION NOTES

2. CONSTRUCT 6" TYPE A PCC CURB AND GUTTER PER CITY OF NEWPORT BEACH STD PLAN 182, DETAIL 17 ON C1.5
3. CONSTRUCT 6" TYPE B PCC CURB PER CITY OF NEWPORT BEACH STD PLAN 182, DETAIL 17 ON C1.5
4. CONSTRUCT CROSS GUTTER PER CITY OF NEWPORT BEACH STD PLAN 185; MODIFIED TO WIDTH=2', PER DETAIL 7 ON C8.3
5. CONSTRUCT LIGHT VEHICLE CONCRETE PAVEMENT PER DETAIL 5B ON C1.2. CONSTRUCT THICKENED EDGE BUTT JOINT PER 7.12.9 OF SOILS REPORT.
9. CONSTRUCT CURB ACCESS RAMP PER CITY OF NEWPORT BEACH STD PLAN 181, CASE PER PLAN, DETAIL 16 ON C1.5
10. CONSTRUCT (2) 3" CAST IRON CURB DRAINS PER CITY OF NEWPORT BEACH STD PLAN 184, PER DETAIL 12 ON C8.3
25. FREESTANDING 6" CURB PER DETAIL 8 ON C1.2
29. CONTECH MODULAR WETLAND SYSTEM WITH CURB INLET; MODEL MWS-L-04-08-OP-CP; SEE DETAIL ON C3.2
30. SUMP PUMP BASIN PER C7.1-C7.2 (DEWATERING MAY BE REQUIRED)
32. REINFORCED CONCRETE BLOCK WALL PER SPPWC 601-5 TYPE 3, PER DETAIL 15 ON C1.4; t=8", H=62", FOOTING=12" WIDE
34. SUMP PUMP TRANSITION STRUCTURE PER CASE I INLET DETAIL 14 ON C8.4 AND RECTANGULAR FRAME AND COVER PER SPPWC 152-3, DETAIL 15 ON C8.4
35. 12" DROP INLET; JENSEN MODEL NO. DI121224 W/SOLID GRATE PER DETAIL 9 AND 12 ON C1.3
36. CONSTRUCT ONSITE PEDESTRIAN WALK PER DETAIL 5A ON C1.2
38. FUTURE EV CHARGER PER ELECTRICAL PLANS
40. FLAGPOLE AND LIGHT PER A1.5 AND E3.3
66. 0" TO 6" CURB TRANSITION PER DETAIL 2 ON C1.2
67. THICKENED EDGE PER DETAIL 1 ON C1.2
71. PARKING LOT STRIPING, WHEEL STOPS AND SIGNAGE PER T-8
72. DETECTABLE WARNING STRIP PER ARCHITECTURAL PLANS
102. LANDSCAPE PER LANDSCAPE PLANS



3 ENLARGED PARKING AREA PLAN SCALE: 1"=5'

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REGISTERED PROFESSIONAL ENGINEER JOHN PAUL PETRICH No. C72279 Exp. 6/30/28 CIVIL STATE OF CALIFORNIA

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4909 MURPHY CANYON ROAD, SUITE 330
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PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: DETAILS

SHEET NUMBER: C1.2

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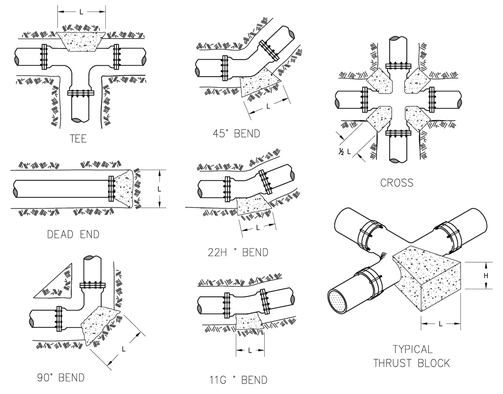


GENERAL NOTES

1. FORCE MAIN PRESSURE TEST SHALL BE PERFORMED IN ACCORD WITH CONCRETE CURING REQUIREMENTS. CONCRETE SHALL BE 560-C-3250.
2. THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL, BACKFILL COMPACTED TO 100% RELATIVE COMPACTION, OR CLASS 100 E 100 SLURRY.
3. BEARING AREAS L x H ARE COMPUTED FOR TEST PRESSURES OF 225 PSI IN MAINS LAID IN A COHESIONLESS SOIL (C=0) WITH INTERNAL ANGLE OF FRICTION OF 37°, A UNIT WEIGHT OF 110 PCF, AND AT LEAST 36" OF COVER.
4. BEARING AREAS L x H SHALL BE APPROVED BY THE ENGINEER WHERE MAINS: (A) BEAR AGAINST WEAKER SOIL THAN DESCRIBED ABOVE, (B) HAVE LESS THAN 36" OF COVER, (C) WILL BE TESTED AT MORE THAN 225 PSI OR (D) ARE NOT REPRESENTED BY A FITTING OR SIZE SHOWN HEREON.
5. L IS APPROXIMATELY EQUAL TO H FOR SMALLER THRUST BLOCKS. L IS GREATER THAN H FOR LARGER THRUST BLOCKS. H SHALL NOT EXCEED TRENCH HEIGHT. SEE STD 106 FOR STANDARD TRENCH DIMENSIONS.
6. ALL DUCTILE IRON FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP PER AWWA STANDARD C105.

THRUST BLOCK BEARING AREA L x H IN SQUARE FEET

FITTING & SIZE	DEAD END	TEE OR CROSS	90° BEND	45° BEND	22H° BEND	11G° BEND
4"	1.7	2.4	2.4	1.3	0.7	0.3
6"	3.7	5.3	5.3	2.9	1.5	0.7
8"	6.7	9.4	9.4	5.1	2.6	1.3
12"	15.0	21.2	21.2	11.5	5.8	2.9
16"	26.6	37.6	37.6	20.4	10.4	5.2
18"	33.7	47.6	47.6	25.8	13.1	6.6
24"	59.9	84.6	84.6	45.8	23.3	11.7
30"	93.6	132.2	132.2	71.5	36.5	18.3

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 510-L-A

APP: CITY ENGINEER — 51568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: M. ELIAS
DATE: 11/3/2020

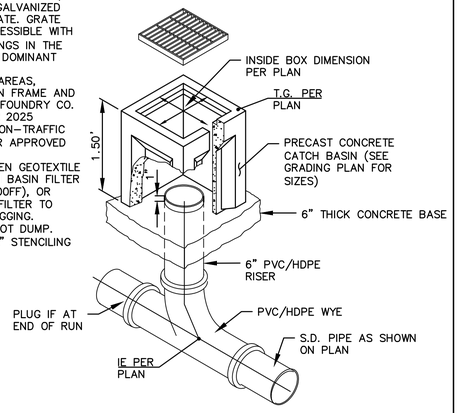
THRUST BLOCKS

STANDARD DRAWING NO. 516-A
SHEET 1 OF 1

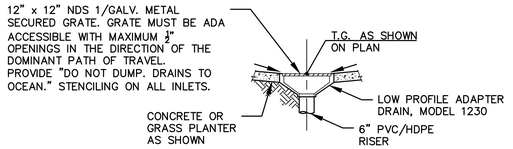
14 THRUST BLOCK DETAIL

INLET GRATE NOTES:

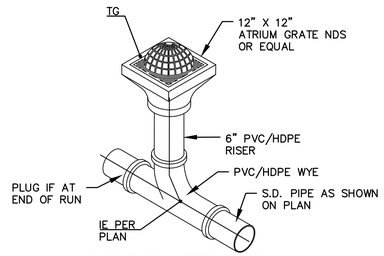
1. IN ALL HARDSCAPE AREAS, PROVIDE SQUARE GALVANIZED STEEL TRAFFIC GRATE. GRATE MUST BE ADA ACCESSIBLE WITH MAXIMUM ½" OPENINGS IN THE DIRECTION OF THE DOMINANT PATH OF TRAVEL.
2. IN LANDSCAPE AREAS, PROVIDE CAST IRON FRAME AND GRATE ALHAMBRA FOUNDRY CO. MODEL A-2010 OR 2025 (BICYCLE PROOF NON-TRAFFIC GRATES) OR OTHER APPROVED EQUAL.
3. INSTALL NONWOVEN GEOTEXTILE NDS BRAND CATCH BASIN FILTER INSERT (PART #1200FF), OR EQUIVALENT. SIZE FILTER TO ACCOUNT FOR CLOGGING.
4. PROVIDE "DO NOT DUMP. DRAINS TO OCEAN." STENCILING ON ALL INLETS.



12 JENSEN CATCH BASIN (BOTTOM CONNECTION)

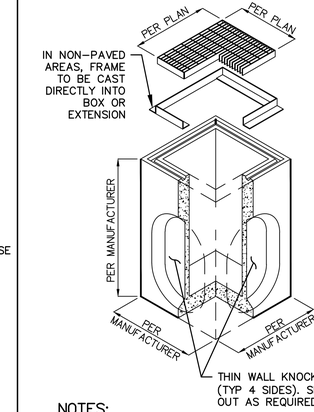


HARDSCAPE AND TURF PLANTER DRAIN



SHRUB PLANTER DRAIN

13 AREA DRAIN



INLET GRATE NOTES:

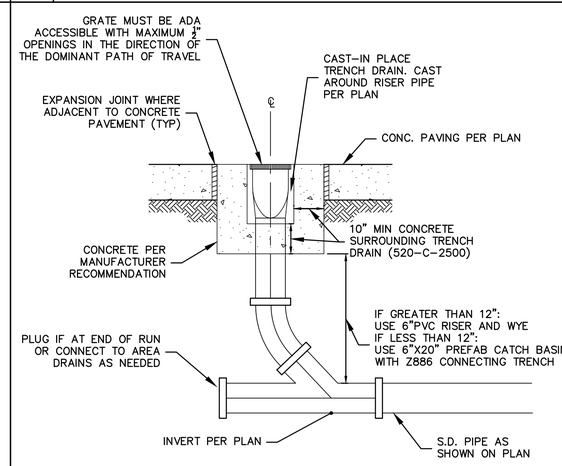
1. IN ALL HARDSCAPE AREAS, PROVIDE SQUARE GALVANIZED STEEL TRAFFIC GRATE. GRATE MUST BE ADA COMPLIANT WITH MAXIMUM ½" OPENINGS IN THE DIRECTION OF THE DOMINANT PATH OF TRAVEL.
2. IN LANDSCAPE AREAS, PROVIDE CAST IRON FRAME AND GRATE ALHAMBRA FOUNDRY CO. MODEL A-2010 OR 2025 (BICYCLE PROOF NON-TRAFFIC GRATES) OR OTHER APPROVED EQUAL.
3. INSTALL NONWOVEN GEOTEXTILE NDS BRAND CATCH BASIN FILTER INSERT (PART #1200FF), OR EQUIVALENT. SIZE FILTER TO ACCOUNT FOR CLOGGING.
4. PROVIDE "DO NOT DUMP. DRAINS TO OCEAN." STENCILING ON ALL INLETS.

BOX SIZE	MAX ALLOWABLE PIPE SIZES
12"X12"	8" PVC
18"X18"	12" HDPE 15" PVC
24"X24"	15" HDPE 18" PVC
36"X36"	24" HDPE
48"X48"	36" HDPE

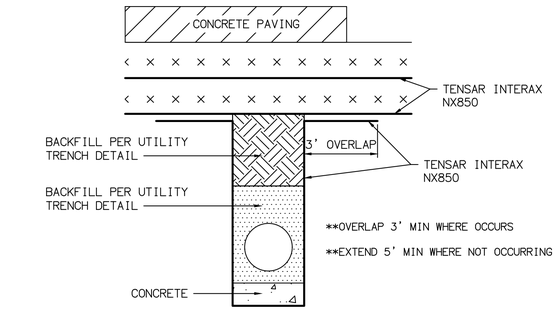
NOTES:

1. FOR LARGER PIPES, THE USE OF THE CONCRETE COLLAR IS OPTIONAL.
2. SEE STORM DRAIN PLANS FOR SIZES.
3. MAY USE SOLID COVER FOR JUNCTION STRUCTURE.

9 JENSEN CATCH BASIN (SIDE CONNECTION)



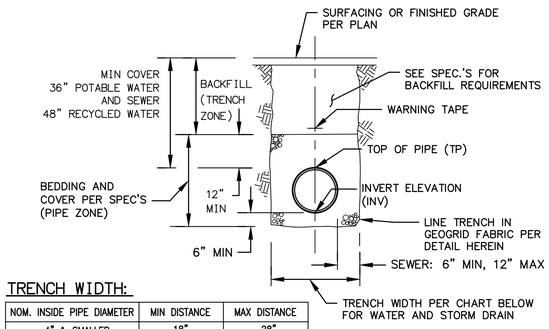
10 HEAVY DUTY TRENCH DRAIN



NOTES:

1. WHERE UTILITIES RUN BEYOND PAVED AREAS, EXTEND TOP OF GEOGRID 5' MINIMUM WHERE NO OVERLAP TO PAVEMENT GEOGRID OCCURS.
2. GEOGRID SHOULD OVERLAP IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. GEOGRID PLACED AT THE BUILDING PAD EXCAVATION BOTTOM FOR ROUGH GRADE MAY NEED TO BE PENETRATED THROUGH FOR INSTALLATION OF UTILITIES; THE CONTRACTOR SHOULD TAKE MEASURES TO PREVENT UNNECESSARY DISTURBANCE WHERE EXCAVATIONS EXTEND THROUGH THE PREVIOUSLY PLACED GEOGRID

17 GEOGRID IN UTILITY TRENCH



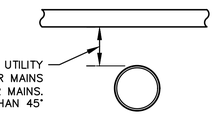
TRENCH WIDTH:

NOM. INSIDE PIPE DIAMETER	MIN DISTANCE	MAX DISTANCE
4" & SMALLER	18"	28"
6"-8"	24"	32"
10"-12"	28"	36"

NOTES:

1. FOR TRENCHING IN EXISTING PAVEMENTS, SEE STANDARD DRAWINGS FOR TRENCH RESURFACING
2. PROVIDE EXCAVATION SHORING PER CAL/OSHA.
3. WHERE UTILITIES CROSS, SEE UTILITY CROSSING DETAIL

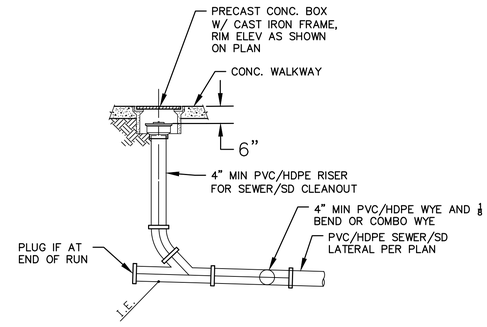
16 UTILITY TRENCH



PROVIDE SLURRY FILL OR SAND CUSHION FOR UTILITY CROSSINGS WITH LESS THAN 6" SEPARATION. SEWER MAINS SHALL CROSS A MINIMUM OF 1' BELOW ALL WATER MAINS. MAINS SHALL CROSS AT AN ANGLE GREATER THAN 45°

WHERE SEWER RUNS OVER WATER LINES, PROVIDE 1-SACK SLURRY ENCASEMENT AROUND WATER LINE FOR 10-FT ON EITHER SIDE OF CROSSING.

15 UTILITY CROSSING



NOTES:

1. CLEANOUT PIPE SIZE SHALL MATCH LATERAL PIPE SIZE, MINIMUM 4".
2. SINGLE CLEANOUTS SHALL BE INSTALLED ON SERVICE LINES AS INDICATED ON PLANS.
3. SINGLE CLEANOUTS SHALL ALWAYS BE ORIENTATED TO FACILITATE CLEANING DOWN STREAM.
4. CLEANOUT COVER SHALL BE MARKED WITH LETTER TO INDICATE SYSTEM, SEWER.

11 SEWER AND STORM DRAIN CLEANOUT AND WYE

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

REGISTERED PROFESSIONAL ENGINEER — JOHN PAUL PHENIX — No. C72279 — Exp. 6/30/26 — CIVIL — STATE OF CALIFORNIA

DELANE ENGINEERING
4909 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: DETAILS

SHEET NUMBER: C1.3

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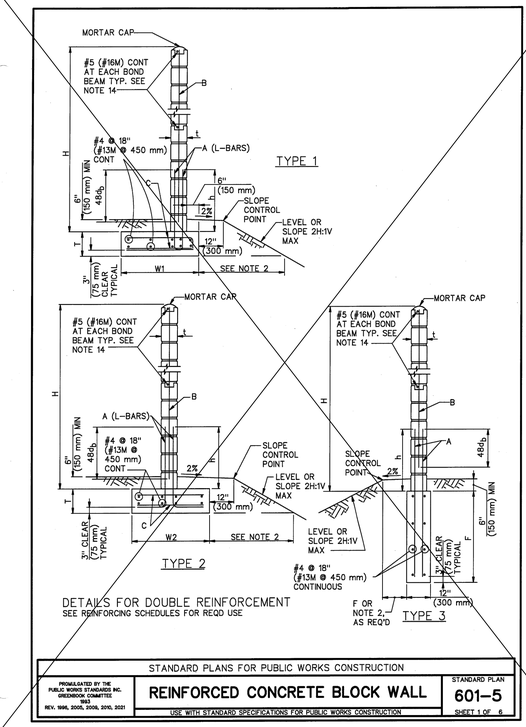


STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

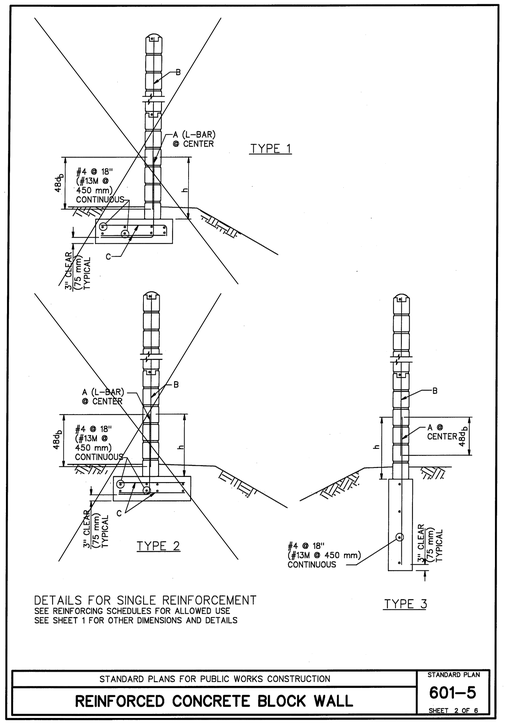
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1953 REV. 1996, 2000, 2006, 2010, 2021

REINFORCED CONCRETE BLOCK WALL

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 601-5

SHEET 1 OF 6

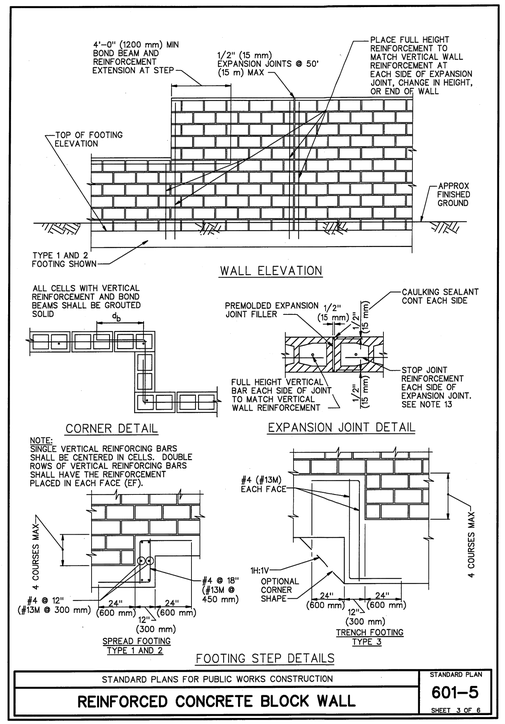


STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

REINFORCED CONCRETE BLOCK WALL

STANDARD PLAN 601-5

SHEET 2 OF 6



STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

REINFORCED CONCRETE BLOCK WALL

STANDARD PLAN 601-5

SHEET 3 OF 6

LATERAL LOAD = 15 PSF (720 Pa)									
STEM		FOOTING				REINFORCING BARS			
						CUTOFF	SPACING, O.C.		
H	t	T	W1 (TYPE 1)	W2 (TYPE 2)	F (TYPE 3)	h	A	B	C
6'-0" (1.8 m)	6" (150 mm)	12" (300 mm)	2'-3" (675 mm)	2'-3" (675 mm)	2'-9" (825 mm)	30" (750 mm)	#4 @ 48"* (#13M@1200*)	#4 @ 48" (#13M@1200)	#4 @ 48" (#13M@1200)
8'-0" (2.4 m)	8" (200 mm)	12" (300 mm)	2'-9" (825 mm)	2'-6" (750 mm)	3'-3" (975 mm)	30" (750 mm)	#4 @ 32"* (#13M@800*)	#4 @ 32" (#13M@800)	#4 @ 32" (#13M@800)
10'-0" (3.0 m)	8" (200 mm)	12" (300 mm)	3'-9" (1125 mm)	3'-0" (900 mm)	3'-9" (1125 mm)	30" (750 mm)	#4 @ 32"EF (#13M@800EF)	#4 @ 32" (#13M@800)	#4 @ 32" (#13M@800)

LATERAL LOAD = 20 PSF (960 Pa)									
STEM		FOOTING				REINFORCING BARS			
						CUTOFF	SPACING, O.C.		
H	t	T	W1 (TYPE 1)	W2 (TYPE 2)	F (TYPE 3)	h	A	B	C
6'-0" (1.8 m)	6" (150 mm)	12" 300 mm	2'-9" (825 mm)	2'-6" (750 mm)	3'-3" (975 mm)	30" (750 mm)	#5 @ 32"* (#16M@800*)	#4 @ 32" (#13M@800)	#4 @ 32" (#13M@800)
8'-0" (2.4 m)	8" (200 mm)	12" 300 mm	3'-3" (975 mm)	3'-0" (900 mm)	3'-9" (1125 mm)	30" (750 mm)	#4 @ 32"EF (#13M@800EF)	#4 @ 32" (#13M@800)	#4 @ 32" (#13M@800)
10'-0" (3.0 m)	8" (200 mm)	12" 300 mm	4'-3" (1275 mm)	3'-6" (1050 mm)	4'-3" (1275 mm)	42" (1050 mm)	#5 @ 32"EF (#16M@800EF)	#4 @ 32" (#13M@800)	#5 @ 32" (#16M@800)

LATERAL LOAD = 25 PSF (1200 Pa)									
STEM		FOOTING				REINFORCING BARS			
						CUTOFF	SPACING, O.C.		
H	t	T	W1 (TYPE 1)	W2 (TYPE 2)	F (TYPE 3)	h	A	B	C
6'-0" (1.8 m)	6" (150 mm)	12" (300 mm)	3'-0" (900 mm)	2'-9" (825 mm)	3'-6" (1050 mm)	30" (750 mm)	#5 @ 16"* (#16M@400*)	#4 @ 32" (#13M@800)	#4 @ 32" (#13M@800)
8'-0" (2.4 m)	8" (200 mm)	12" (300 mm)	3'-9" (1125 mm)	3'-3" (975 mm)	4'-0" (1200 mm)	30" (750 mm)	#4 @ 16"EF (#13M@400EF)	#4 @ 32" (#13M@800)	#4 @ 32" (#13M@800)
10'-0" (3.0 m)	8" (200 mm)	12" (300 mm)	4'-9" (1425 mm)	4'-0" (1200 mm)	4'-9" (1425 mm)	50" (1250 mm)	#5 @ 16"EF (#16M@400EF)	#4 @ 32" (#13M@800)	#5 @ 32" (#16M@800)

NOTES

1. SINGLE VERTICAL REINFORCING BARS SHALL BE CENTERED IN CELL.
2. * FOR SINGLE A-BARS IN FOUNDATION, SEE SHEET 2.
3. DOUBLE ROWS OF VERTICAL REINFORCING WHERE INDICATED SHALL BE PLACED AT EACH FACE (EF).

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

REINFORCED CONCRETE BLOCK WALL

STANDARD PLAN 601-5

SHEET 4 OF 6

DESIGN CRITERIA:

MATERIALS DESIGN DATA:

REINFORCING STEEL ..... fy = 60 KSI (420 MPa)

CONCRETE 28TH-DAY STRENGTH:
FOOTING ..... f 'c = 2,500 PSI (17 MPa)

CONCRETE MASONRY:
PARTIALLY GROUTED ..... f 'm = 1,500 PSI (10 MPa)

DESIGN CODE: ..... GOVERNING BUILDING CODE

DESIGN METHOD:

CONCRETE ..... ULTIMATE STRENGTH METHOD
CONCRETE MASONRY ..... WORKING STRESS METHOD

FOUNDATION:

ALLOWABLE SOIL BEARING PRESSURE ..... 1,000 PSF (48 kPa)
ALLOWABLE LATERAL SOIL BEARING PRESSURE ..... 100 PSF / FT OF DEPTH (157 kPa / m OF DEPTH)
LATERAL SLIDING RESISTANCE AT CONTACT AREA ..... 130 PSF (6.2 kPa) BUT NOT TO EXCEED 0.40 X DL
SOIL DENSITY ..... 110 PCF (1760 kg/m^ 3)
FACTORS OF SAFETY FOR SPREAD FOOTING (BASED ON SERVICE LOAD CONDITIONS):
OVERTURNING ..... 1.75 MINIMUM
SLIDING ..... 1.5 MINIMUM

ONE THIRD INCREASE IS ALLOWED FOR SHORT TERM LOADS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

REINFORCED CONCRETE BLOCK WALL

STANDARD PLAN 601-5

SHEET 5 OF 6

GENERAL NOTES:

1. CONSULT WITH LOCAL GOVERNING AGENCY FOR DETERMINATION OF LATERAL LOAD AND WALL TYPE LISTED IN TABLES, FOR PROJECT-SPECIFIC USE.
2. DISTANCE OF THE FOOTING FROM DESCENDING SLOPE SHALL BE PER LATEST GOVERNING BUILDING CODE OR PER AGENCY REQUIREMENTS.
3. GROUND LINE TO BE AT THE SAME ELEVATION ON BOTH SIDES OF THE WALL. WALL SHALL NOT BE USED TO RETAIN EARTH.
4. USE TABULAR INFORMATION FOR THE NEXT HIGHER H FOR INTERMEDIATE WALL HEIGHTS THAT ARE BETWEEN THE H'S GIVEN.
5. CONCRETE SHALL BE 500-C-2500 (295-C-17) PER SSPWC 201-1.1.2.
6. REINFORCING SHALL BE LAPPED A MINIMUM 48 BAR DIA. GRADE 60 (420M), UNLESS OTHERWISE SPECIFIED, PER SSPWC 201-2 AND 303-4.1.3. JOINT REINFORCING WIRE: ASTM A1064 (A1064M).
7. REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO SSPWC 303-1.
8. FOR TYPE OF BLOCKS, BOND PATTERN AND JOINT FINISH, SEE PROJECT PLANS.
9. MASONRY CONSTRUCTION SHALL CONFORM TO SSPWC 303-4.
10. HOLLOW MASONRY UNITS SHALL BE ASTM C90, TYPE I. NORMAL WEIGHT CONFORMING TO SSPWC 202-2.2.
11. MORTAR AND GROUT SHALL CONFORM TO SSPWC 202-3.
12. PROVIDE FULL MORTAR BED AT THE BOTTOM OF THE FIRST COURSE AND OMIT MORTAR BETWEEN VERTICAL JOINTS OF LOWEST EXPOSED COURSE.
13. WHEN BLOCKS ARE LAID IN STACKED BOND, CONTINUOUS HORIZONTAL JOINT REINFORCEMENT SPACED AT 2'-0" (600 mm) OC SHALL BE PROVIDED IN ADDITION TO THE BOND BEAM REINFORCEMENT PER SSPWC 303-4.1.2. LOCATE REINFORCEMENT IN JOINTS THAT ARE APPROXIMATE MIDPOINT BETWEEN BOND BEAMS.
14. BOND BEAMS SHALL BE PLACED AT TOP OF WALL AND SUBSEQUENTLY SPACED NOT TO EXCEED 4'-0" (1200 mm) O.C. BELOW.
15. ONLY CELLS WITH REINFORCING BARS SHALL BE GROUTED PER SSPWC 303-4.1.3.
16. HORIZONTAL JOINTS SHALL BE TOOLED CONCAVE OR WEATHERED. VERTICAL JOINTS SHALL BE TOOLED CONCAVE OR RAKED. WEATHERED AND RAKED JOINTS ARE NOT PERMITTED FOR SLUMPED BLOCKS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

REINFORCED CONCRETE BLOCK WALL

STANDARD PLAN 601-5

SHEET 6 OF 6

15 REINFORCED BLOCK WALL

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619.698.9177 | www.coargroup.com

REGISTERED PROFESSIONAL ENGINEER JOHN PAUL PHUNG No. C72279 Exp. 6/30/26 CIVIL STATE OF CALIFORNIA

DELANE ENGINEERING
4909 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

DETAILS

SHEET NUMBER:

C1.4

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NOTES

1. IF DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMMODATE RAMP AND 4" MIN PLATFORM (LANDING) AS IN CASE A, THE SIDEWALK MAY BE DEPRESSED LONGITUDINALLY OR MAY BE WIDENED AS IN CASE D.
2. IF SIDEWALK IS LESS THAN 6' WIDE, THE FULL WIDTH OF THE SIDEWALK SHALL BE DEPRESSED AS SHOWN IN CASE C.
3. (NOT USED)
4. (NOT USED)
5. THE PAY LIMITS FOR CURB ACCESS RAMPS SHALL BE AS SHOWN IN DETAIL A.
6. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
7. SIDEWALK AND RAMP THICKNESS, "T", SHALL BE 4" MIN.
8. UTILITY PULL BOXES, MANHOLES, VAULTS AND ALL OTHER UTILITY FACILITIES WITHIN THE BOUNDARIES OF THE CURB RAMP SHALL BE RELOCATED OR ADJUSTED TO GRADE.
9. COUNTERSLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 48" OF THE CURB FLOWLINE SHALL NOT BE STEEPER THAN 1V:20H (5.0%).
10. RAISED TRUNCATED DOMES SHALL BE DARK GRAY IN COLOR AND SHALL BE ADA PAVERS AS MANUFACTURED BY WAUSAU TILE, INC OF WISCONSIN, ADA-2 COLOR A-90 OR APPROVED EQUAL.
11. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 48" WIDE PERPENDICULAR TO THE DIRECTION OF TRAVEL AND EXTEND 36" MINIMUM IN THE DIRECTION OF TRAVEL.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 181-L-C

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

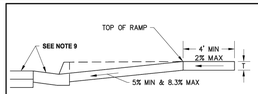
NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

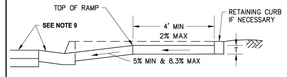
DRAWN: P. KHARAZMI
DATE: 11/3/2020

CURB ACCESS RAMP

STANDARD DRAWING NO. 181
SHEET 3 OF 3

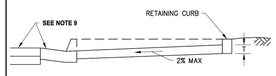


SECTION A-A

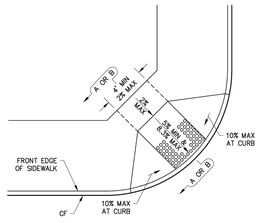


SECTION B-B

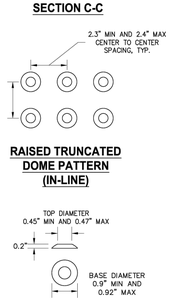
DEPRESS ENTIRE SIDEWALK AS REQUIRED



SECTION C-C



CASE "H"

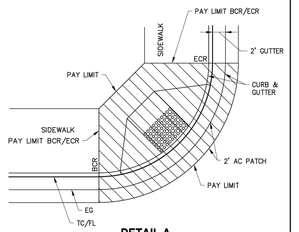


RAISED TRUNCATED DOME PATTERN (IN-LINE)

RAISED TRUNCATED DOME

NOTES:

1. CURB AND GUTTER WILL BE POURED FIRST AND RAMP THE FOLLOWING DAY TO CREATE COLD JOINT.
2. LOCATIONS WITH CROSS GUTTER SHALL HAVE SPANDREL REPLACED.
3. PARKWAY LANDSCAPE AND IRRIGATION SHALL BE MODIFIED IN KIND.



DETAIL A
CURB RAMP PAY LIMIT

FORMER CITY STANDARD PLAN NUMBERS (2004 EDITION): STD 181-L-A, STD 181-L-B AND STD 181-L-D

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

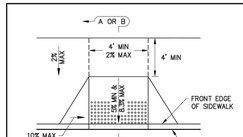
NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

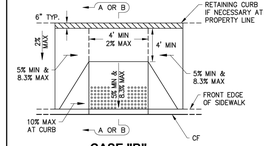
DRAWN: P. KHARAZMI
DATE: 11/3/2020

CURB ACCESS RAMP

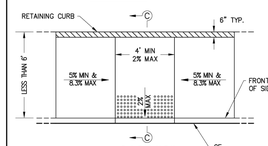
STANDARD DRAWING NO. 181
SHEET 2 OF 3



CASE "A"

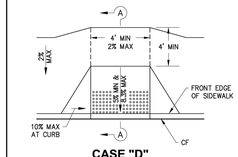


CASE "B"

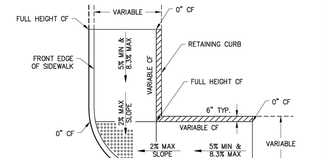


CASE "C"

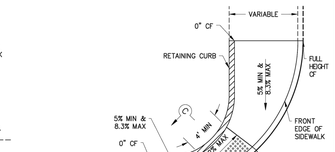
USE WHEN SIDEWALK IS LESS THAN 6' WIDE



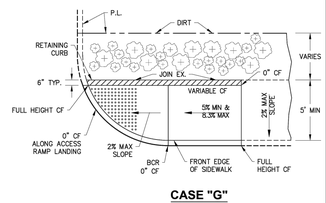
CASE "D"



CASE "E"



CASE "F"



CASE "G"

FORMER CITY STANDARD PLAN NUMBERS (2004 EDITION): STD 181-L-A AND STD 181-L-B

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

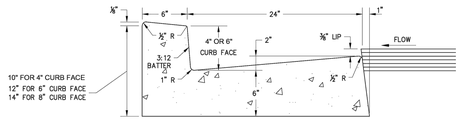
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI
DATE: 11/3/2020

CURB ACCESS RAMP

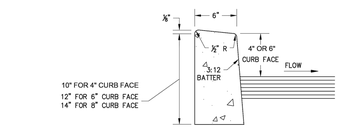
STANDARD DRAWING NO. 181
SHEET 1 OF 3

16 CURB ACCESS RAMP



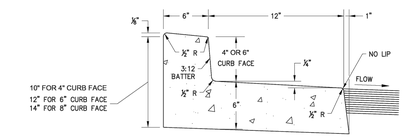
TYPE A PCC CURB AND GUTTER

CURB HEIGHT SHALL BE 4" OR 6" AS INDICATED BY CURB GRADES PER PLAN.



TYPE B PCC CURB

CURB HEIGHT SHALL BE 4" OR 6" AS INDICATED BY CURB GRADES PER PLAN.



TYPE C PCC CURB AND GUTTER

CURB HEIGHT SHALL BE 4" OR 6" AS INDICATED BY CURB GRADES PER PLAN.

NOTES:

1. GUTTER SURFACE WITHIN 4" OF FLOW LINE SHALL BE GIVEN A STEEL TROWEL. (APPLIES TO TYPE "A" CURB AND GUTTER).
2. PREFORMED ⅜" THICK EXPANSION FILLER SHALL BE INSTALLED IN ALL TYPES OF CURB AT THE BC AND EC OF RETURNS, AT INTERVALS OF 60' BETWEEN RETURNS AND AT THE ENDS OF DRIVEWAYS. SIMILAR EXPANSION JOINTS SHALL BE INSTALLED IN ALL GUTTERS ADJOINING CURB. WEAKENED PLANE JOINTS SHALL BE FORMED AT INTERVALS OF 20' BETWEEN RETURNS. (APPLIES TO TYPES "A", "B", "C", AND "F" CURBS AND GUTTERS).
3. IN SUPER ELEVATED SECTIONS THE GUTTER SLOPE SHALL FOLLOW THE CROSS SLOPE OF THE STREET PAVEMENT. (APPLIES TO TYPE "C" CURB AND GUTTER).
4. CONCRETE SHALL BE 560-C-3250.

FORMER CITY STANDARD PLAN NUMBERS (2004 EDITION): STD 182-L AND STD 183-L

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI
DATE: 11/3/2020

STANDARD CURB SECTIONS TYPE A, B, & C

STANDARD DRAWING NO. 182
SHEET 1 OF 1

17 CURB SECTIONS (MODIFIED FOR CURB HEIGHT)

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REGISTERED PROFESSIONAL ENGINEER — JOHN PAUL PHENIX — No. C72279 Exp. 6/30/26 — CIVIL — STATE OF CALIFORNIA

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PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: DETAILS

SHEET NUMBER: C1.5

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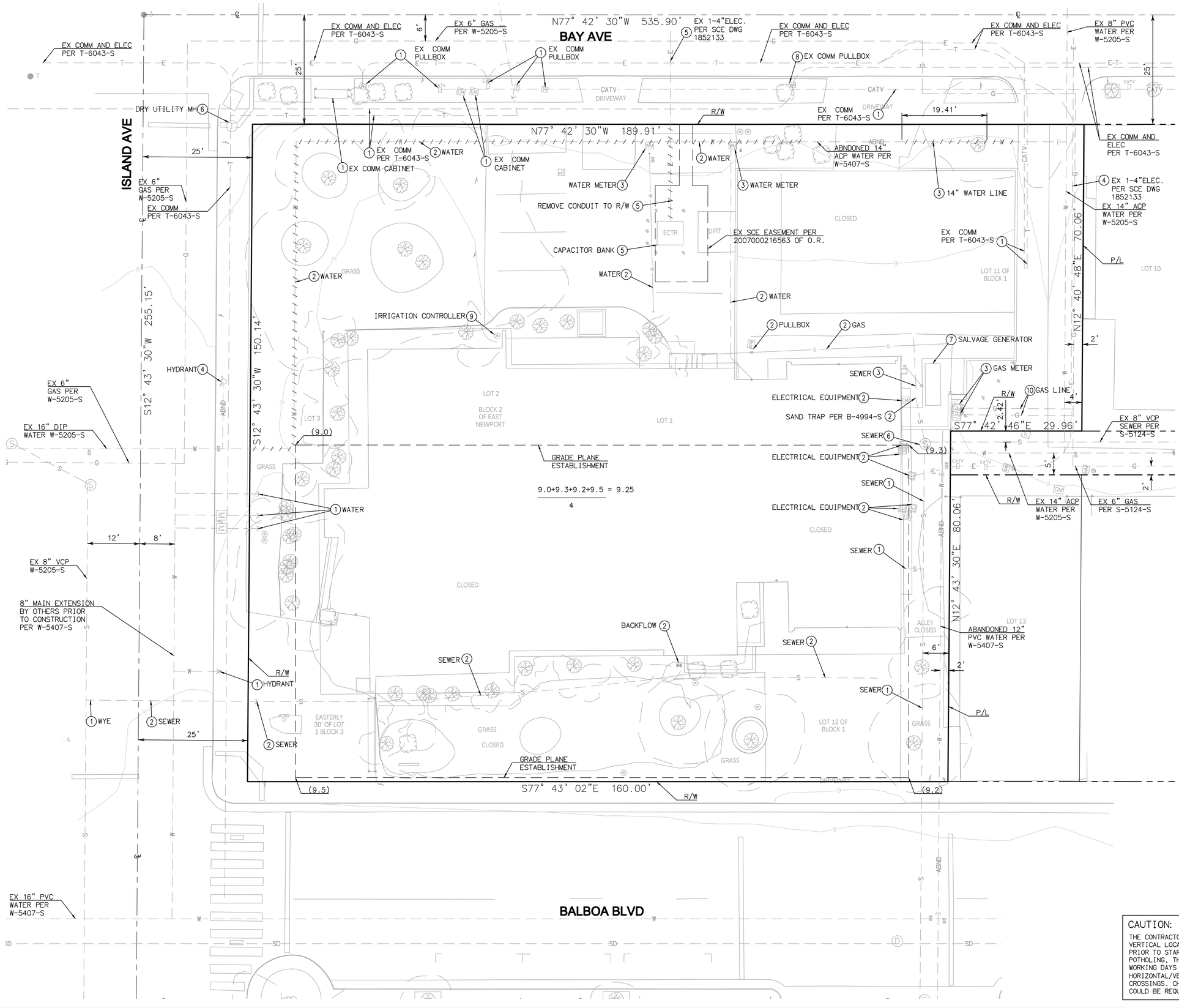

NOTE TO CONTRACTOR:

1. REMOVE ALL SHRUBS, PLANTS, TURF, STUMPS AND ROOTS ONSITE PER SPECS.
2. REFER TO ARCHITECTURAL PLAN A1.1 FOR OVERVIEW OF SURFACE DEMOLITION.

CONSTRUCTION NOTES

1. PROTECT IN PLACE
2. DEMO
3. REMOVE AND CAP
4. PER ELECTRICAL PLAN E1.1
5. PER SCE PLANS
6. ADJUST TO GRADE
7. PER ELECTRICAL PLANS
8. RELOCATE PULLBOX PER STREET IMPROVEMENT PLAN. SEE ELECTRICAL PLAN E1.1 FOR CONDUIT AND ALL ELECTRICAL/COMMUNICATION RELOCATIONS
9. REMOVE AND KEEP; SEE LANDSCAPE PLANS FOR MORE INFORMATION
10. NEW GAS SERVICE TO BE PROVIDED BY SOCAL GAS (PROVIDER) TO PROPOSED METER. SEE PLUMBING PLANS FOR PROPOSED METER LOCATION.

811 Know what's below. Call before you dig.

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CAUTION:

THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES WITHIN LIMITS OF WORK PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. PRIOR TO POTHOLING, THE CONTRACTOR SHALL PROVIDE THE ENGINEER TWO WORKING DAYS NOTICE TO SURVEY AND VERIFY THE HORIZONTAL/VERTICAL LOCATION OF ALL EXISTING UTILITY CROSSINGS. CHANGES TO THE PROPOSED WET UTILITY ALIGNMENT COULD BE REQUIRED BASED ON THE ACTUAL UTILITY LOCATIONS.

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: EXISTING CONDITIONS PLAN

SHEET NUMBER: C1.6

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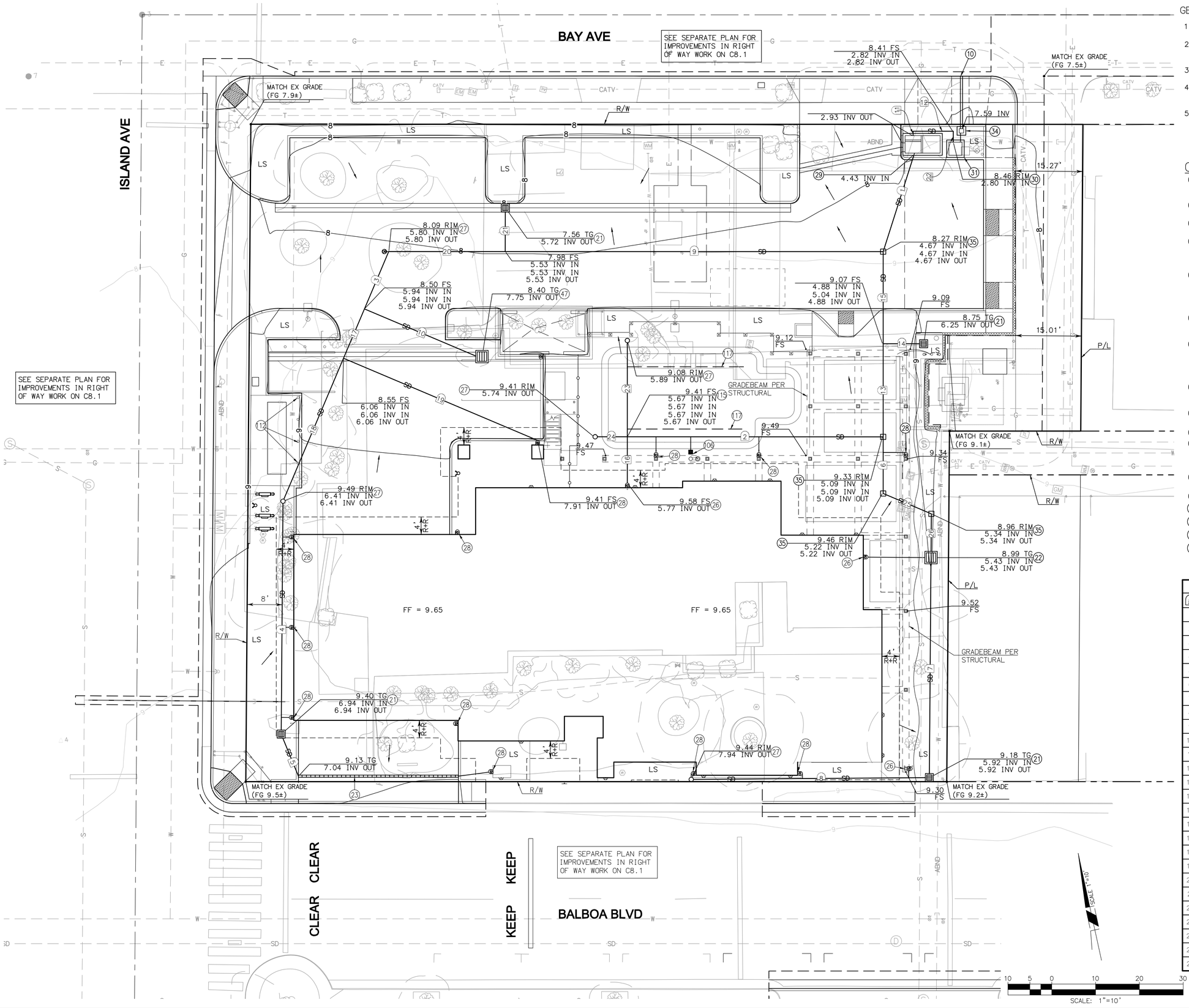

GENERAL INFORMATION:

1. PIPE FITTINGS (WYES, ELBOWS, ANG PTS) PER MANUFACTURER'S RECOMMENDATION
2. SURFACE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. SEE PRECISE GRADING SHEET C2.2 FOR SPECIFIC DETAILS ON SURFACE IMPROVEMENTS
3. FOUNDATION AND GRADE BEAMS SHOWN FOR REFERENCE ONLY
4. SHALLOW GROUNDWATER. DEWATERING MAY BE REQUIRED PER GEOTECHNICAL RECOMMENDATIONS
5. SEE SPECIFICATIONS SECTION 312000 AND DETAILS SHEET C1.3 FOR UTILITY TRENCHING AND BACKFILL

CONSTRUCTION NOTES

(10) CONSTRUCT (2) 3" CAST IRON CURB DRAINS PER CITY OF NEWPORT BEACH STD PLAN 184, PER DETAIL 12 ON C8.3

(21) 12" DROP INLET; JENSEN MODEL NO. DI121224 PER DETAIL 9 AND 12 ON C1.3

(22) 24" DROP INLET; JENSEN MODEL NO. DI242448 PER DETAIL 9 AND 12 ON C1.3

(23) INSTALL 8" S200K ACO POWERDRAIN AND FILTER WITH HEAVY TRAFFIC RATED (LOAD CLASS F) AND ADA COMPLIANT GRATE PER DETAIL 10 ON C1.3

(26) ROOF DOWNSPOUT PER ARCHITECT OR PLUMBING PLAN. HARD PLUMB ROOF DOWNSPOUT TO STORM DRAIN SYSTEM (36" COVER WHERE DOWNSPOUTS PASS UNDER GRADE BEAMS); MATCH DOWNSPOUT EQUIVALENT SIZE (4" MINIMUM @S=0.0100)

(27) STORM DRAIN CLEANOUT AND WYE PER DETAIL 11 ON C1.3. VALVE BOX COVER AND RISER PER CITY OF NEWPORT BEACH STD PLAN 513

(28) ROOF DOWNSPOUT PER ARCHITECT OR PLUMBING PLAN. HARD PLUMB ROOF DOWNSPOUT TO STORM DRAIN SYSTEM (18" COVER UNLESS NOTED OTHERWISE); MATCH DOWNSPOUT EQUIVALENT SIZE (4" MINIMUM @S=0.0100)

(29) CONTECH MODULAR WETLAND SYSTEM WITH CURB INLET; MODEL MWS-L-04-08-OP-CP; SEE DETAIL ON C3.2

(30) SUMP PUMP BASIN PER C7.1-C7.2 (DEWATERING MAY BE REQUIRED)

(31) 2" SCH-80 FORCE LINE

(34) SUMP PUMP TRANSITION STRUCTURE PER CASE I INLET DETAIL 14 ON C8.4 AND RECTANGULAR FRAME AND COVER PER SPPWC 152-3, DETAIL 15 ON C8.4

(35) 12" DROP INLET; JENSEN MODEL NO. DI121224 W/SOLID GRATE PER DETAIL 9 AND 12 ON C1.3

(47) FOX DRAIN PER PLUMBING PLAN P3.1

(106) 12" AREA DRAIN PER DETAIL 13 ON C1.3

(112) BOLLARDS PER ARCHITECTURAL PLANS

(115) DOUBLE WYE'S

(117) SUBDRAIN PER LANDSCAPE PLANS

STORM DRAIN				
#	BEARING	Size	Length	Slope
1	S29°54'54"W	8.00" PVC	23.08	1.03%
2	N77°42'30"W	6.00" PVC	58.39	1.00%
3	S35°13'30"W	6.00" PVC	14.21	1.00%
4	S12°43'30"W	6.00" PVC	52.62	1.00%
5	S10°03'30"E	6.00" PVC	9.81	1.00%
6	S12°17'30"W	6.00" PVC	12.93	1.00%
7	S12°42'45"W	6.00" PVC	48.76	1.00%
8	N78°09'18"W	6.00" PVC	53.83	3.76%
9	N77°42'30"W	6.00" PVC	86.26	1.00%
10	S54°46'30"E	6.00" PVC	28.08	6.49%
11	N12°17'30"E	6.00" PVC	1.00	1.00%
12	S77°42'30"E	6.00" PVC	9.17	1.00%
13	S12°17'30"W	8.00" PVC	21.26	1.00%
14	S77°42'30"E	4.00" PVC	8.83	13.07%
15	S12°17'30"W	8.00" PVC	21.03	1.00%
16	S12°16'55"W	6.00" PVC	10.50	1.00%
17	S35°13'30"W	6.00" PVC	12.25	1.00%
18	S35°13'30"W	6.00" PVC	35.36	1.00%
19	S54°46'30"E	6.00" PVC	48.16	3.84%
20	N77°42'30"W	6.00" PVC	26.61	1.00%
21	N12°17'30"E	6.00" PVC	9.51	2.00%
22	S12°17'30"W	6.00" PVC	2.50	1.00%
23	N12°16'58"E	6.00" PVC	21.91	1.00%
24	N77°42'48"W	6.00" PVC	7.27	1.00%
25	S54°47'20"E	6.00" PVC	11.94	1.00%
26	S12°42'40"W	6.00" PVC	9.00	1.00%

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PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

ROUGH GRADING AND STORM DRAIN PLAN

SHEET NUMBER:

C2.1

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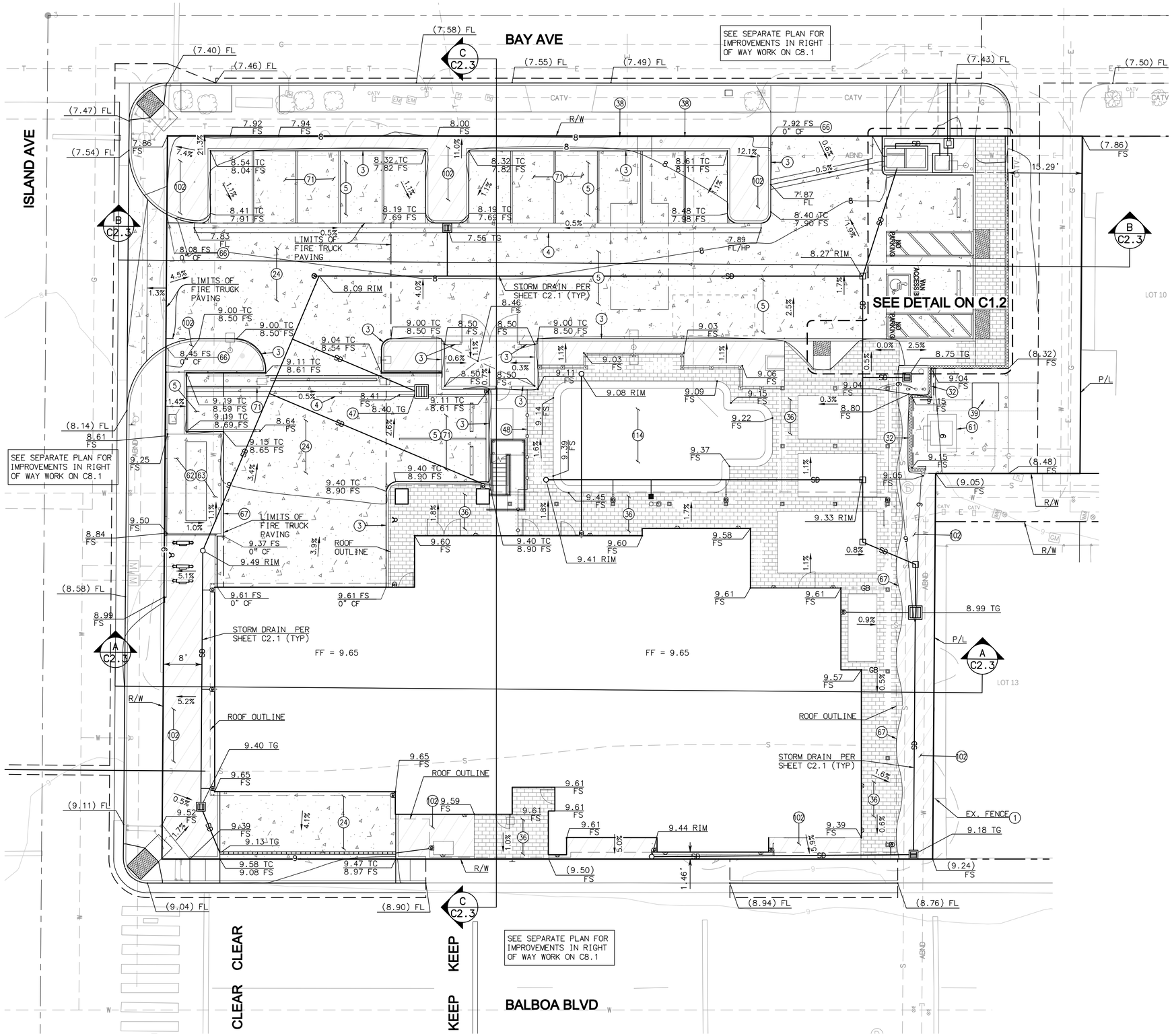

LEGEND

- EX CONCRETE
- NEW AC PAVEMENT
- NEW CONCRETE
- NEW LANDSCAPE
- NEW CONCRETE; FINISH PER ARCHITECTURAL PLANS

CONSTRUCTION NOTES

1. PROTECT IN PLACE
3. CONSTRUCT 6" TYPE B PCC CURB PER CITY OF NEWPORT BEACH STD PLAN 182, DETAIL 17 ON C1.5
4. CONSTRUCT CROSS GUTTER PER CITY OF NEWPORT BEACH STD PLAN 185; MODIFIED TO WIDTH=2', PER DETAIL 7 ON C8.3
5. CONSTRUCT LIGHT VEHICLE CONCRETE PAVEMENT PER DETAIL 5B ON C1.2. CONSTRUCT THICKENED EDGE BUTT JOINT PER 7.12.9 OF SOILS REPORT.
24. CONSTRUCT FIRE TRUCK CONCRETE PAVEMENT PER DETAIL ON C1.2. CONSTRUCT THICKENED EDGE BUTT JOINT PER 7.12.9 OF SOILS REPORT.
32. REINFORCED CONCRETE BLOCK WALL PER SPPWC 601-5 TYPE 3, PER DETAIL 15 ON C1.4; t=8", H=62", FOOTING=12" WIDE
36. CONSTRUCT ONSITE PEDESTRIAN WALK PER DETAIL 5A ON C1.2
38. FUTURE EV CHARGER PER ELECTRICAL PLANS
39. CAPACITOR BANK PER SCE PLANS
47. FOX DRAIN PER PLUMBING PLAN P3.1
48. FENCE PER ARCHITECTURAL PLANS
61. TRANSFORMER PER ELECTRICAL PLANS
62. GENERATOR PER ELECTRICAL PLANS
63. PAD PER STRUCTURAL PLANS
66. 0" TO 6" CURB TRANSITION PER DETAIL 2 ON C1.2
67. THICKENED EDGE PER DETAIL 1 ON C1.2
71. PARKING LOT STRIPING, WHEEL STOPS AND SIGNAGE PER T-8
102. LANDSCAPE PER LANDSCAPE PLANS
114. PLAYGROUND SECTION PER LANDSCAPE PLANS. SLOPE SUBGRADE TO DRAIN TO FRENCH DRAINS

SCALE: 1"=10'

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CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

PRECISE GRADING AND PAVING PLAN

SHEET NUMBER:

C2.2

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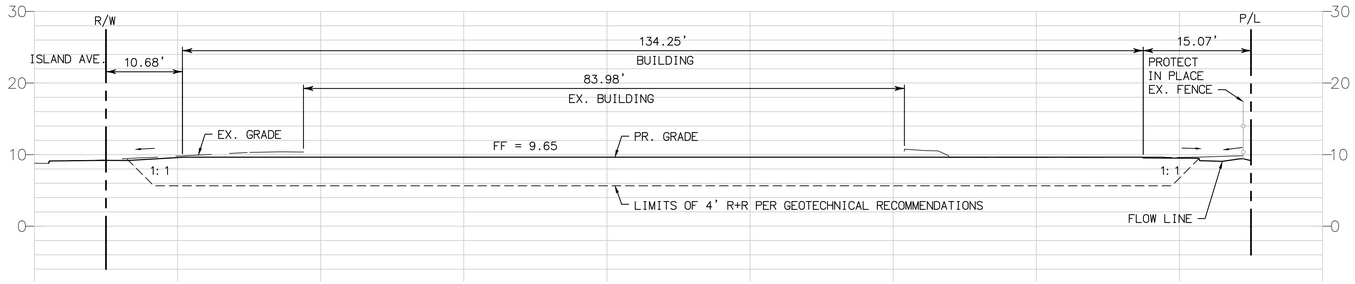
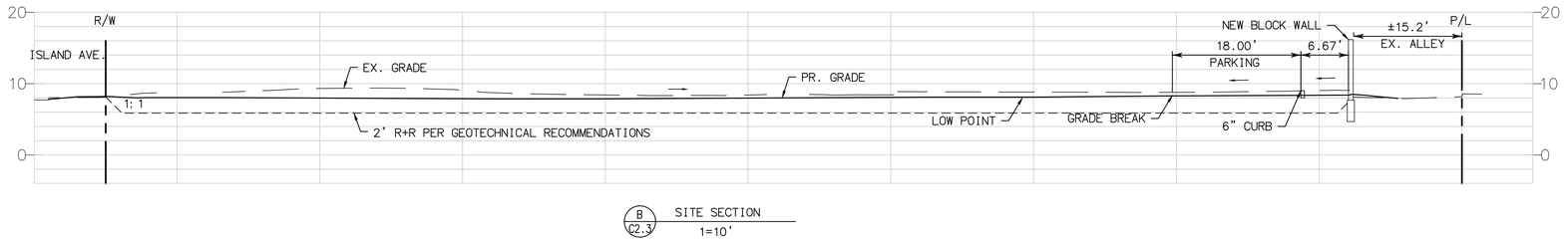
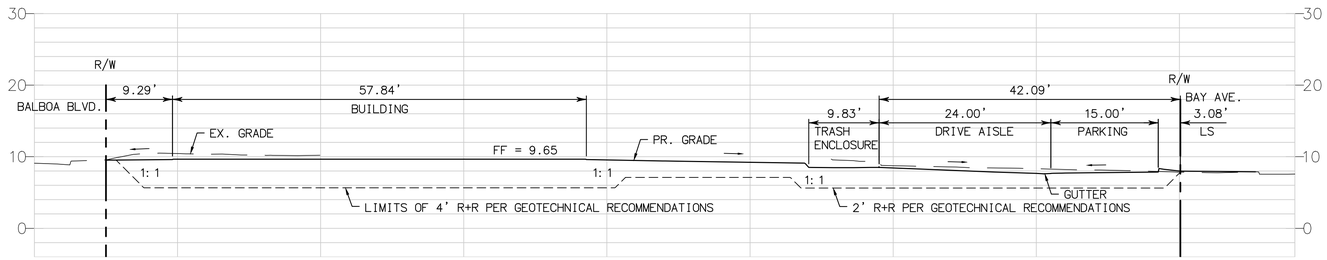


A C2.3 SITE SECTION
1=10'



B C2.3 SITE SECTION
1=10'



C C2.3 SITE SECTION
1=10'

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CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

SECTIONS

SHEET NUMBER:

C2.3

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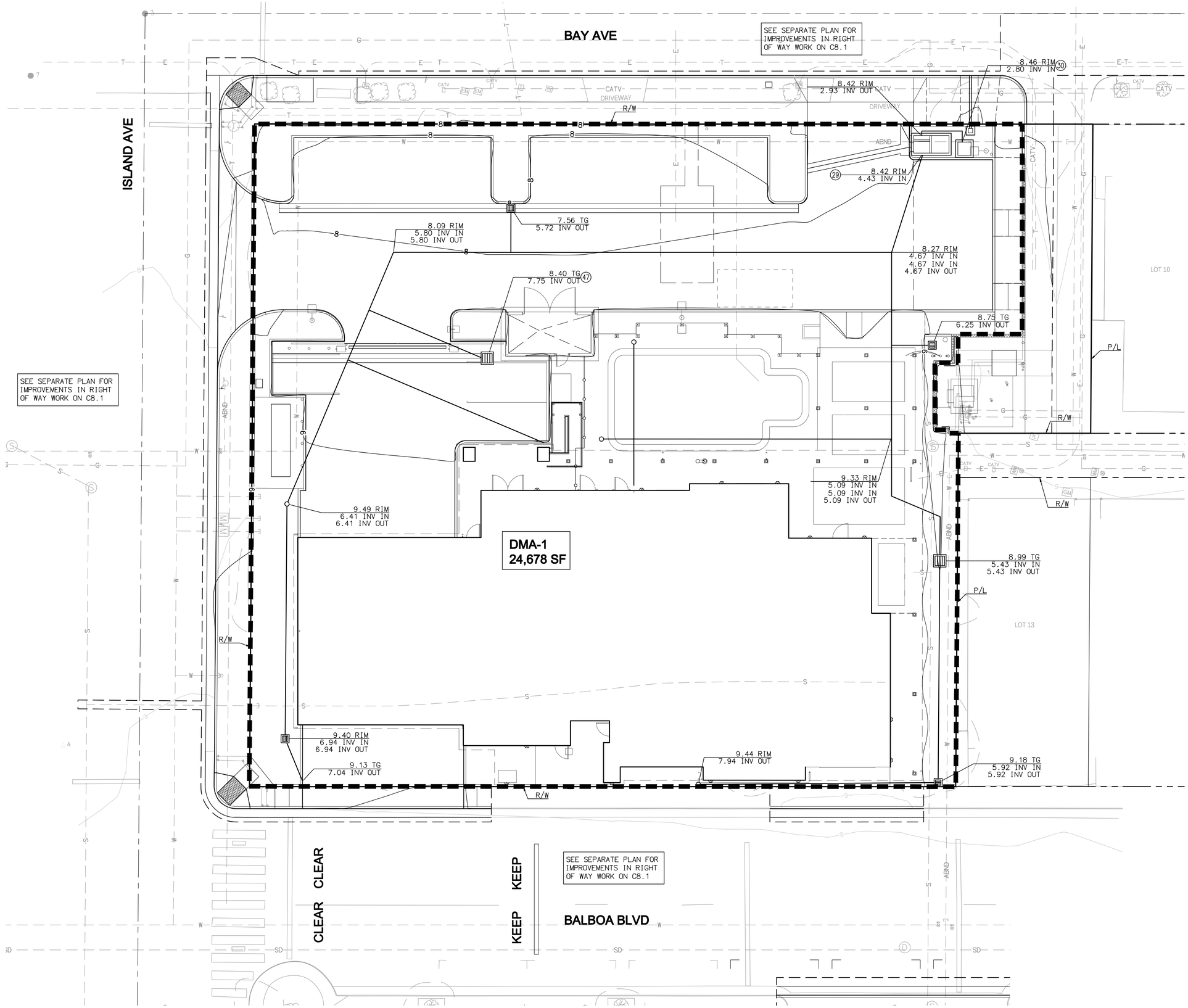

CONSTRUCTION NOTES

29 CONTECH MODULAR WETLAND SYSTEM WITH CURB INLET; MODEL MWS-L-04-08-OP-CP; SEE DETAIL ON C3.2

30 SUMP PUMP BASIN PER C7.1-C7.2 (DEWATERING MAY BE REQUIRED)

47 FOX DRAIN PER PLUMBING PLAN P3.1

SCALE 1"=10'

10 5 0 10 20 30

SCALE: 1"=10'

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CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

LID PLAN

SHEET NUMBER:

C3.1

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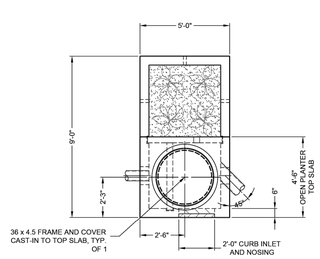
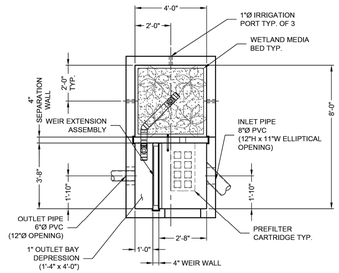


PLAN VIEW



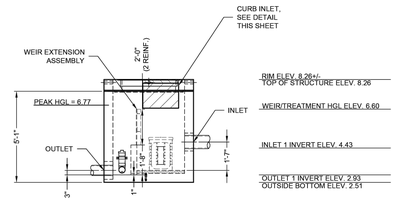
PLAN VIEW
TOP SLAB NOT SHOWN

SITE DESIGN DATA	
WATER QUALITY FLOW (CFS)	0.12
PEAK FLOW RATE (CFS)	1.30
RETURN PERIOD (YRS)	10
MAXIMUM POLLUTANT DENSITY (PREFILTER) (GPM/SF)	3.0
PREFILTER LOADING RATE (GPM/SF)	2.10
WETLAND MEDIA LOADING RATE (GPM/SF)	1.00
MEDIA OPERATING HEAD (FT)	3.53
SURFACE LOADING	PEDESTRIAN
GROUNDWATER ELEVATION*	2.93

*GROUNDWATER ELEVATION IS ASSUMED. EOR TO PROVIDE IF KNOWN

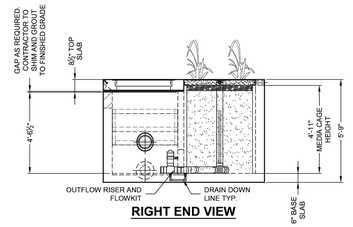
STRUCTURE DETAILS	
NUMBER OF DELIVERED PIECES (DOES NOT INCLUDE GRADE RINGS/RISERS)	2
MAXIMUM FOOTPRINT	9.00' x 5.00'
DELIVERED HEAVIEST PICK*	14475 LB.
TOP SLAB	2325 LB.
BASE SECTION	14475 LB.

*BASE SECTION SHIPPED WITH INTERNAL WALLS INSTALLED



ELEVATION VIEW*

*MEDIA CASTINGS, IF REQUIRED, NOT SHOWN



RIGHT END VIEW

RVRSD
6505 / 000000
LAYOUT 6
MWS-L-4-8-R
7.24 TS
0.58 TIW

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MARK	DATE	REVISION DESCRIPTION	BY

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A QUIKRETE COMPANY
398 Via El Centro, Oceanside, CA 92058
855-566-3938

WETLANDS
FOR PATENT INFORMATION, SEE CONTECHES.COM/IP

CONTECH
PROPOSAL
DRAWING

MODULAR WETLANDS MWSL0408OP-CP - 820683-15
NEWPORT BEACH FIRE STATION
NEWPORT BEACH, CA
SITE DESIGNATION: MWS UNIT

PROJECT NO.	SEQ. No.	DATE
820683	15	7/22/2025
DESIGNED: GS	DRAWN: GS	
CHECKED: XXX	APPROVED: GS	
SHEET NO.: 1 OF 1		

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CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
02-10129

SHEET TITLE:
LID DETAILS

SHEET NUMBER:
C3.2

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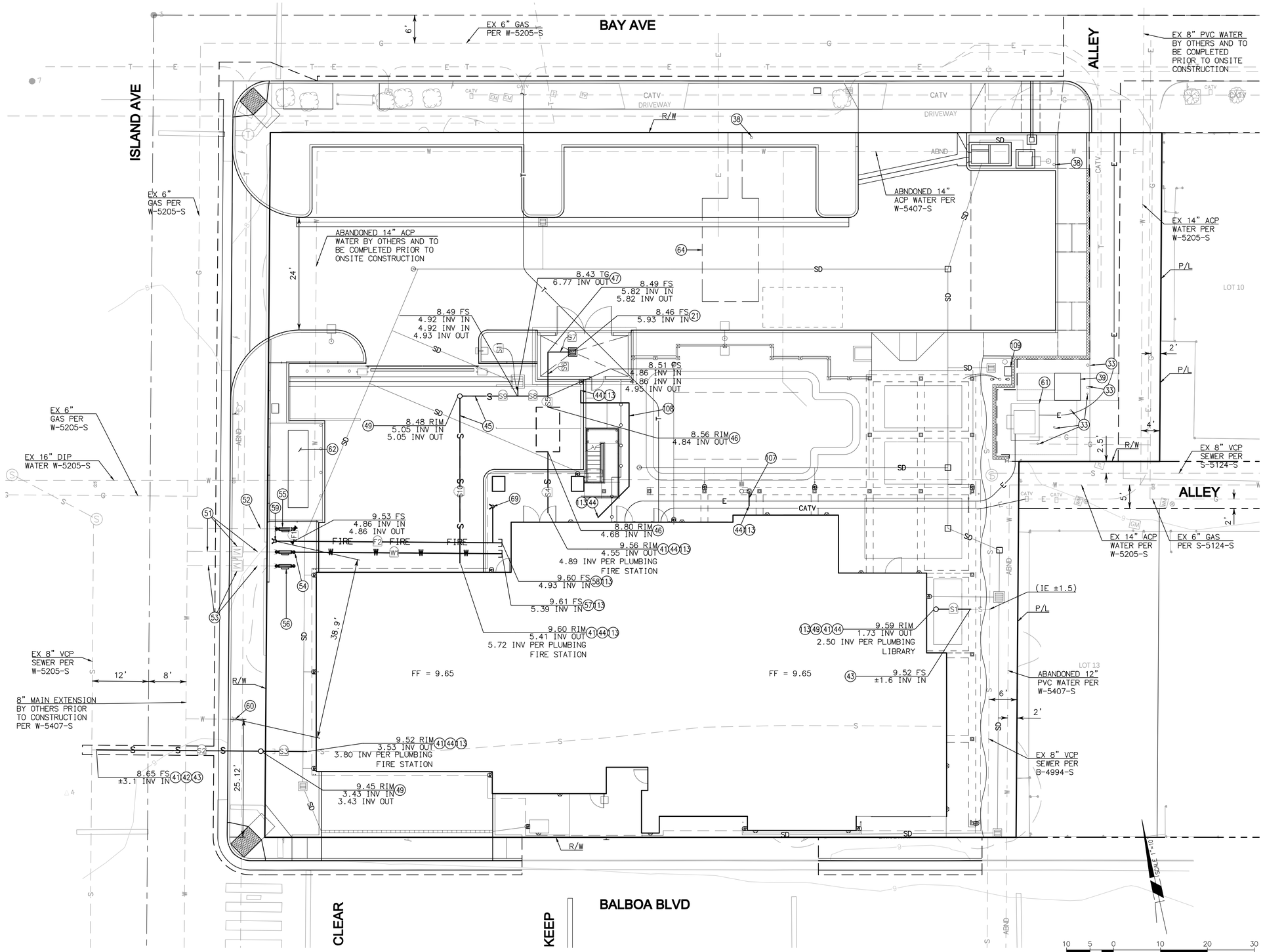

CONSTRUCTION NOTES

21. 12" DROP INLET; JENSEN MODEL NO. DI121224 PER DETAIL 9 AND 12 ON C1.3
33. REMOVABLE BOLLARD PER SCE PLANS
38. FUTURE EV CHARGER PER ELECTRICAL PLANS
39. CAPACITOR BANK PER SCE PLANS
41. 4" SDR-35 SEWER, S=0.0100 MINIMUM UNLESS OTHERWISE NOTED. PIPE BEDDING PER CITY OF NEWPORT BEACH STD PLAN 323
42. CONSTRUCT SEWER LATERAL WITH CLEANOUT PER CITY OF NEWPORT BEACH STD PLAN 406, DETAIL 2 ON C4.2. SEE RIGHT OF WAY IMPROVEMENT PLAN FOR TRENCH RESURFACING
43. JOIN TO EXISTING SEWER; VERIFY INVERT IN FIELD
44. CONTINUATION PER PLUMBING PLANS
45. BUILDING SEWER PER PLUMBING PLANS
46. SAND OIL FILTER PER PLUMBING PLAN P3.1
47. FOX DRAIN PER PLUMBING PLAN P3.1
49. SEWER CLEANOUT PER DETAIL 11 ON C1.3
51. EX. 1.5" DOMESTIC WATER METER AND 2" SERVICE BY CITY OF NEWPORT BEACH COMPLETED PRIOR TO START OF ONSITE CONSTRUCTION
52. EX. 6" FIRE SERVICE. PIPE BEDDING PER STD 323 BY CITY OF NEWPORT BEACH COMPLETED PRIOR TO START OF ONSITE CONSTRUCTION. CONFIRM FINAL SIZING WITH FIRE PROTECTION ENGINEER
53. EX. 1" IRRIGATION METER AND 1" SERVICE BY CITY OF NEWPORT BEACH COMPLETED PRIOR TO START OF ONSITE CONSTRUCTION
54. 2" DOMESTIC WATER BACKFLOW PER CITY OF NEWPORT BEACH STD PLAN 519-A, DETAIL 2 ON C4.2. INSTALL STRONGBOX GREEN POWDER COATED COVER, MODEL SBBC - 45CR PER DETAIL 1 ON C4.2
55. INSTALL 6" FIRE DCDA BACKFLOW PER CITY OF NEWPORT BEACH STD PLAN 518, DETAIL 3 ON C4.2. CONFIRM FINAL SIZING WITH FIRE PROTECTION ENGINEER
56. INSTALL 1.5" IRRIGATION BACKFLOW PER CITY OF NEWPORT BEACH STD PLAN 519-A, DETAIL 3 ON C4.2. CONTINUATION PER IRRIGATION PLANS
57. 2.5" DOMESTIC WATER. PIPE BEDDING PER CITY OF NEWPORT BEACH STD PLAN 323. SEE PLUMBING PLANS FOR CONTINUATION
58. 6" FIRE C-900, CL 305 DR-14 PVC FIRE LINE AND FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. THRUST BLOCK PER CITY OF NEWPORT BEACH STD PLAN 516-A. CONFIRM FINAL SIZING WITH FIRE PROTECTION ENGINEER
59. INSTALL SWING CHECK AND FDC W/(2) 2.5" INLETS PER DETAIL 5 ON C4.3 AND CITY OF NEWPORT BEACH FIRE STANDARD
60. EX. FIRE HYDRANT TO BE CONSTRUCTED BY CITY OF NEWPORT BEACH PRIOR TO START OF ONSITE CONSTRUCTION
61. TRANSFORMER PER ELECTRICAL PLANS
62. GENERATOR PER ELECTRICAL PLANS
64. EX. SCE EQUIPMENT AND EASEMENTS TO BE REMOVED/QUITCLAIMED PER ELECTRICAL PLANS
69. INSTALL 2.5" UTILITY YARD HYDRANT WITH THREADED GALVANIZED RISER, VALVE, AND MALE OUTLET ON 3'X3' CONCRETE PAD
107. 1/2" SCH-80 DOMESTIC WATER LINE
108. 3/4" SCH-80 DOMESTIC WATER LINE
109. GAS METER SHOWN FOR REFERENCE ONLY; SEE PLUMBING PLANS
113. FLEXIBLE CONNECTIONS PER PLUMBING PLANS

SEWER				
#	BEARING	Size	Length	Slope
S1	N77°42'30"W	4.00" PVC	7.35	2.00%
S2	S77°16'20"E	4.00" PVC	34.92	1.00%
S3	S77°17'05"E	4.00" PVC	9.73	1.00%
S4	N12°16'58"E	4.00" PVC	13.00	1.00%
S5	N12°16'58"E	4.00" PVC	2.36	1.00%
S6	N12°16'58"E	2.00" PVC	9.43	9.35%
S7	S77°42'30"E	2.00" PVC	5.28	2.00%
S8	N77°43'02"W	4.00" PVC	6.39	1.00%
S9	N77°43'02"W	4.00" PVC	12.28	1.00%
S10	S12°16'58"W	4.00" PVC	35.46	1.00%
S11	N12°16'41"E	4.00" PVC	2.72	92.33%

GENERAL INFORMATION:

1. PROJECT IS LOCATED IN PRESSURE ZONE 1 (GRAVITY FED).
2. LOW PRESSURE = 65 PSI
   HIGH PRESSURE = 70 PSI
   PER NEWPORT BEACH ON 8/19/2024
3. DRY UTILITY INFORMATION SHOWN FOR REFERENCE ONLY; SEE ELECTRICAL AND PLUMBING PLANS
4. PIPE FITTINGS (WYES, ELBOWS, ANG PTS) PER MANUFACTURER'S RECOMMENDATION
5. SHALLOW GROUNDWATER. DEWATERING MAY BE REQUIRED PER GEOTECHNICAL RECOMMENDATIONS
6. SEE SPECIFICATION SECTION 312000 AND DETAILS SHEET C1.3 FOR UTILITY TRENCHING AND BACKFILL

FIRE				
#	BEARING	Size	Length	Slope
F1	S12°43'30"W	6.00" PVC	1.12	0.00%
F2	S77°16'30"E	6.00" PVC	43.59	0.16%

WATER				
#	BEARING	Size	Length	Slope
W1	S77°16'30"E	2.50" PVC SCH-80	44.37	0.14%

CAUTION:

THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES WITHIN LIMITS OF WORK PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. PRIOR TO POTHOLING, THE CONTRACTOR SHALL PROVIDE THE ENGINEER TWO WORKING DAYS NOTICE TO SURVEY AND VERIFY THE HORIZONTAL/VERTICAL LOCATION OF ALL EXISTING UTILITY CROSSINGS. CHANGES TO THE PROPOSED WET UTILITY ALIGNMENT COULD BE REQUIRED BASED ON THE ACTUAL UTILITY LOCATIONS.

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
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REGISTERED PROFESSIONAL ENGINEER JOHN PAUL PHENIX No. C72279 Exp. 6/30/26 CIVIL STATE OF CALIFORNIA

DELANE ENGINEERING
4909 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: SEWER AND DOMESTIC WATER PLAN

SHEET NUMBER: C4.1

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Smooth Touch™ Front Entry Cage

	Width	Height	Depth
SBBC-22CR	23"	28"	18"
SBBC-30CR	30"	28"	18"
SBBC-45CR	45"	28"	18"

Note: For inside dimensions, see Backflow Cover Sizing Chart on pages 28-29.

- Powder coated with a polyester TGIC coating
- Stainless steel hardware
- Patented locking system accepts padlock
- Minimal surface area deters graffiti
- ASSE 1060 Rated
- 1 year limited warranty

SPECIFICATIONS ON PAGE 36

Smooth Touch™ Clamshell Entry Cage

	Width	Height	Depth
SBBC-40CR	45"	39"	26"
SBBC-60CR	61"	39"	26"
SBBC-75CR	78"	39"	26"

Note: For inside dimensions, see Backflow Cover Sizing Chart on pages 28-29.

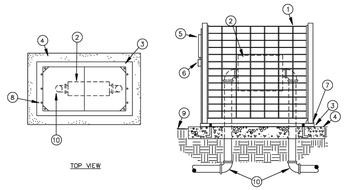
- Powder coated with a polyester TGIC coating
- Stainless steel hardware
- Patented locking system accepts padlock
- Minimal surface area deters graffiti
- ASSE 1060 Rated
- 1 year limited warranty

SPECIFICATIONS ON PAGE 37

INSTALLATION DETAILS

SMOOTH TOUCH™ FRONT ENTRY CAGE

MODELS: SBBC–22CR, SBBC–30CR, SBBC–45CR



1. Smooth Touch Backflow Cover
2. Backflow Preventer
3. Anchor Base Mount
4. Poured Concrete Base – 6" min. thickness extend 4" beyond outside of enclosure
5. Enclosure Locking Swing Door (door mounted to anchor base)
6. Padlock Protective Cover
7. Enclosure Swivel Point – attached to mounting base in 6 places
8. Enclosure Mounting Base Studs 3/8" x 3/4"
9. Finish Grade
10. Water Service Inlet Piping

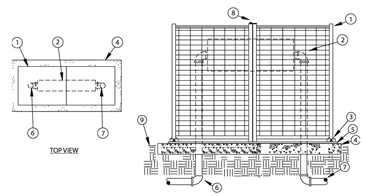
SPECIFICATIONS

This backflow cage is a vandal and weather resistant enclosure formed from cold rolled steel tubing and rod that is powder coated with a polyester TGIC coating having a minimum thickness of 2.5 mils. All locking and mounting hardware is manufactured entirely of stainless steel. The frame of the enclosure is constructed of 1-1/4 inch tubing, including the drop-down door which inserts into the open end of the frame. The top, sides and end panels are constructed of vertical (3/16 inch thick) and horizontal (1/8 inch thick) rods that are welded together to form a grid pattern with 1 x 2inch rectangular openings. The grid is then welded onto the tube frame with half inch welds placed no more than 4 inches apart. The mounting base uses four 3/8 inch L-bolts that are to be secured a minimum of 2 inches deep into the concrete pad. The backflow cage remains bolted to the base in both open and closed positions. To open, the enclosure door drops down and the body lifts open, pivoting from the back edge mounted to the base. When closed, the concealed locking tab has a 7/16 inch hole to secure the enclosure and door with a padlock. This cage is ASSE 1060 Class III rated.

INSTALLATION DETAILS

SMOOTH TOUCH™ CLAMSHELL ENTRY CAGE

MODELS: SBBC–40CR, SBBC–60CR, SBBC–75CR

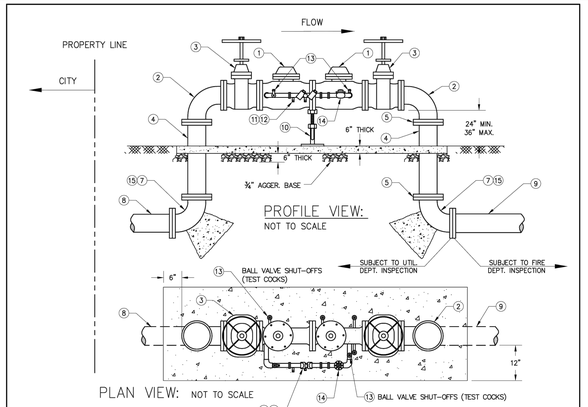


1. Smooth Touch Backflow Cover
2. Backflow Preventer
3. Secured Swivel Mounting Plates
4. Poured Concrete Base – 6" minimum thickness – extend 4" beyond outside of enclosure
5. SBBC Mounting Base – fastened or anchor bolted to concrete
6. Water Service Outlet Piping
7. Water Service Inlet Piping
8. Padlock Locking Hasp
9. Finish Grade

SPECIFICATIONS

This backflow cage is a vandal and weather resistant enclosure formed from cold rolled steel tubing and rod that is powder coated with a polyester TGIC coating having a minimum thickness of 2.5 mils. All locking and mounting hardware is manufactured entirely of stainless steel. The frame of the enclosure is constructed of 1-1/4 inch tubing. The top, sides, and end panels are constructed of vertical (3/16 inch thick) and horizontal (1/8 inch thick) rods that are welded together to form a grid pattern with 1 x 2 inch rectangular openings. Anchor bolts should be submerged into concrete a minimum of 2 inches, positioning the enclosure 1-1/2 inches above the surface of concrete for drainage purposes. The center split design allows enclosure sides to flip up, pivoting on the mounting hardware at each end. Vandal proof brackets and a pad-lockable hasp ensures maximum security while cage is closed. This cage is ASSE 1060 Class III rated.

1 BACKFLOW ENCLOSURE



CONSTRUCTION NOTES

1. APPROVED DOUBLE CHECK DETECTOR ASSEMBLY. REFER TO UNIVERSITY OF SOUTHERN CALIFORNIA APPROVED LIST.
2. LONG RADIUS 90° BEND, FE x FE, CEMENT LINED D.I.
3. RESILIENT WEDGE GATE VALVE, OS & Y W/FLANGED ENDS.
4. D.I.P. MORTAR LINED SPOOL PIECE (FE).
5. 150 LB. ANSI RATED FLANGE. FABRICATED INTEGRALLY WITH SPOOL.
6. 6" THICK CONCRETE SLAB. REINFORCED WITH W1.4 x W1.4 WELD WIRE MESH. CONCRETE SHALL BE C-560-3250 MIX.
7. LONG RADIUS 90'BEND, CEMENT LINED D.I., FE x FE OR FE x MJ ENDS W/ RETAINER GLANDS.
8. C-900 PVC CLASS 200.
9. CONSUMER PIPING AWWA APPROVED POTABLE WATER PIPE MATERIAL, C-900 PVC CLASS 200.
10. ADJUSTABLE PIPE SUPPORT PER STD 521.
11. BYPASS DOUBLE, SPRING LOADED, POPPET CHECK VALVE ASSEMBLY WITH MULTIPLE TEST COCKS.
12. ASSEMBLY MUST BE MATCHED TO THE MAIN LINE ASSEMBLY TO PROVIDE LOWER HEAD LOSS.
13. BRONZE BODY, RUBBER SEATED BALL VALVE SHUT-OFF WITH LEVER OPERATOR.
14. MAGNETIC DRIVE, LOW HEAD LOSS, BYPASS METER CAPABLE OF READING FLOWS FROM ⅛ TO 20 GPM. REGISTER SHALL RECORD FLOWS IN UNITS OF CUBIC FEET. MUELLER/HERSEY AMI METER.
15. INSTALL THRUST BLOCK PER STD 516-A.

GENERAL NOTES

1. ALL ABOVE GRADE PIPING SHALL BE PAINTED WITH AN ALKYD ENAMEL PAINT SYSTEM CONSISTING OF A 2 MIL PRIMER COAT AND TWO (2) COATS OF 2 MILS (EACH) HIGH GLOSS ENAMEL. COLOR SHALL BE DETERMINED BY THE UTILITIES DEPARTMENT.
2. ALL BELOW GRADE DUCTILE IRON FITTINGS SHALL BE C-110. ALL BELOW GRADE DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN ACCORDANCE WITH AWWA STANDARDS IN AN 8 MIL POLYETHYLENE WRAP.
3. ALL FLANGE BOLTS SHALL BE TYPE 316 STAINLESS STEEL. MECHANICAL JOINT BOLTS SHALL BE MANUFACTURED FROM EITHER MALLEABLE IRON OR SELF-WEATHERING CORTEN STEEL.
4. REDUCED PRESSURE BACKFLOW ASSEMBLY MAY BE REQUIRED AT THE DIRECTION OF THE UTILITIES DEPARTMENT.
5. 10-GAUGE TRAGING WIRE MUST BE USED FOR ALL C-900 APPLICATIONS.

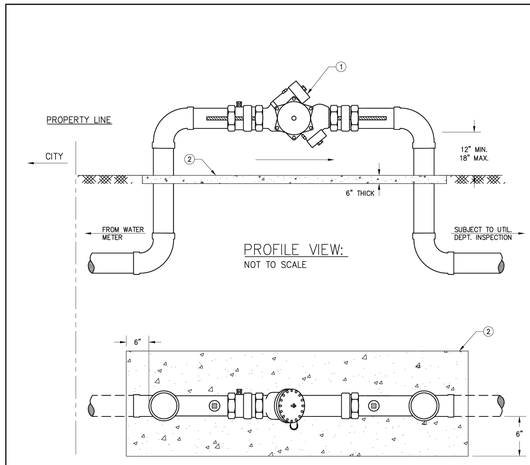
FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 517-L

APP.	CITY ENGINEER	51568 RCE	11/24/2020 DATE	NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: M. ELIAS	3" AND LARGER DOUBLE CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY	STANDARD DRAWING NO. 518
DATE: 11/3/2020		SHEET 1 OF 1

4 DOUBLE CHECK DETECTOR ASSEMBLY



CONSTRUCTION NOTES

1. REDUCED PRESSURE PRINCIPAL BACKFLOW AND DOUBLE CHECK PREVENTION ASSEMBLY. DEVICE SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC) FOUNDATION FOR THE CROSS-CONNECTION AND HYDRAULIC RESEARCH APPROVED LIST (WWW.USC.EDU/DEPT/FCCCHR/LIST.HTML).
2. 6" THICK CONCRETE PAD, WHERE INSTALLATION IS NOT WITHIN A CONCRETE AREA. REINFORCED WITH W1.4 X W1.4 WELD WIRE MESH. CONCRETE MIX SHALL BE 560-C-3250.

GENERAL NOTES

1. ALL BACKFLOW PREVENTION DEVICES SHALL BE LOCATED ABOVE GROUND, AND INSTALLED AS CLOSE AS PRACTICAL TO THE WATER METER AND SHALL BE INSTALLED IN A LOCATION THAT IS READILY ACCESSIBLE FOR TESING AND MAINTENANCE AS APPROVED BY THE UTILITIES DEPARTMENT. BACKFLOW DEVICES SHALL NOT BE INSTALLED ON CITY PROPERTY.
2. IMMEDIATELY AFTER INSTALLATION, RELOCATION OR REPAIR, ALL BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED TESTER APPROVED BY THE CITY. NO SERVICE SHALL BE TURNED ON UNTIL THE DEVICE IS TESTED AND CERTIFIED AFTER INSTALLATION.
3. RISERS AND TUBING SHALL BE TYPE "K" RIGID COPPER AND ALL FITTINGS SHALL BE SOLDER-JOINT TYPE (OR THREADED BRASS) PER UNIFORM PLUMBING CODE.
4. CITY MAY REQUIRE AN APPROVED ENCLOSURE AROUND BACKFLOW.

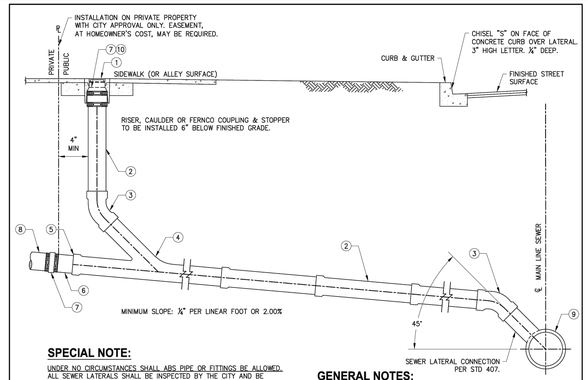
FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 520-L-A

APP.	CITY ENGINEER	51568 RCE	11/24/2020 DATE	NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: M. ELIAS	1" THROUGH 2" REDUCED PRESSURE PRINCIPLE AND DOUBLE CHECK BACKFLOW DEVICE	STANDARD DRAWING NO. 519-A
DATE: 11/3/2020		SHEET 1 OF 1

3 REDUCED PRESSURE PRINCIPLE ASSEMBLY



SPECIAL NOTE:

UNDER NO CIRCUMSTANCES SHALL ABS PIPE OR FITTINGS BE ALLOWED. ALL SEWER LATERALS SHALL BE INSPECTED BY THE CITY AND BE REPLACED TO MEET CURRENT CITY STANDARDS IF NECESSARY.

CONSTRUCTION NOTES:

1. INSTALL SEWER CLEANOUT COVER PER APPLICABLE PORTIONS OF STD 513. TRIANGULAR COVER WITH "S" ON TOP.
2. 4" (OR 6") VCP (OR SDR-35 PVC) SEWER PIPE WITH GASKET, INTEGRAL BELL AND SPIGOT JOINTS.
3. 4" (OR 6") VCP (OR SDR-35 PVC) 45° BEND.
4. 4"x4" (OR 6"x6") VCP (OR SDR-35 PVC) WYE BRANCH FITTING.
5. 4" (OR 6") ABS STOPPER (WHERE LATERALS ARE STUBBED).
6. 4" (OR 6") SHORT PIECE, VCP (OR SDR-35 PVC), 6" LONG.
7. 4" (OR 6") RUBBER MECHANICAL BANDED SEAL CLAMP. MISSION CLAY ADJUSTABLE REPAIR COUPLING (TYPE 2) OR CITY-APPROVED EQUAL.
8. 4" (OR 6") PRIVATE SEWER PIPE.
9. 8"x4" (OR 6") WHY BRANCH FITTING. VCP OR SDR-35 PVC.
10. INSTALL ABS STOPPER IN RUBBER COUPLING. USE MISSION CLAY PRODUCTS STOPPER OR APPROVED EQUAL.
11. SIDEWALK REPLACEMENT SHALL BE IN FULL PANEL.

GENERAL NOTES:

1. FOR SLOPE LESS THAN ¼" PER FOOT, A 6" LATERAL SHALL BE USED WITH A MINIMUM SLOPE = ⅛" PER FOOT.
2. CLEANOUT MAY BE INSTALLED ON PRIVATE PROPERTY SIDE OF PROPERTY LINE AT SPECIAL REQUEST BY HOMEOWNER AND APPROVAL BY CITY.
3. SEWER CLEANOUT COVERS SHALL BE BROOKS PRODUCTS NO. 4TT OR J&R NO. 41 MARKED SEWER.
4. CLEANOUT COVERS PLACED IN SIDEWALKS MAY BE BROOKES PRODUCTS NO. 1-RS AND NO. 1-R (CONCRETE COVER) OR J&R NO. 1-R BY SPECIAL PERMISSION ONLY.
5. SEWER CLEANOUT RISER PIPE MATERIAL SHALL BE VCP WHEN EXISTING SEWER MAIN IS VCP AND SDR-35 PVC PIPE SHALL BE USED WHEN THE SEWER MAIN IS PVC.
6. PVC SHALL BE SDR-35 PER ASTM 3034.
7. SEWER PIPE AND FITTINGS SHALL BE BEDDED WITH ¾" CRUSHED ROCK MATERIAL PER STD 323. IN AREAS OF GROUND WATER OR TIDE WATER, ¾" CRUSHED ROCK SHALL BE USED.
8. USE GENERAL NOTES #1 & #2 FROM STD 407.
9. SADDLE TYPE CONNECTIONS TO SEWER MAINS ARE PROHIBITED, EXCEPT BY SPECIAL PERMISSION FROM THE CITY.
10. GLUE OR SOLVENT JOINTS ARE PROHIBITED.
11. CCTV OF EXISTING LATERAL WILL BE REQUIRED WHEN USING THE ALTERNATIVE SET-UP.
12. IF SERVICED BY OTHER AGENCY, MUST USE AGENCY'S STANDARD.
13. LATERAL SIZE (4" OR 6") SHALL MATCH EXISTING LATERAL SIZES ASSOCIATED WITH CONNECTION.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 406-L

APP.	CITY ENGINEER	51568 RCE	11/24/2020 DATE	NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI	SEWER LATERAL WITH CLEANOUT	STANDARD DRAWING NO. 406
DATE: 11/3/2020		SHEET 1 OF 1

2 SEWER CLEANOUT

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REGISTERED PROFESSIONAL ENGINEER
JOHN PAUL PHENIX
No. C72279
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

DELANE ENGINEERING
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SAN DIEGO, CA 92123
PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C4.2

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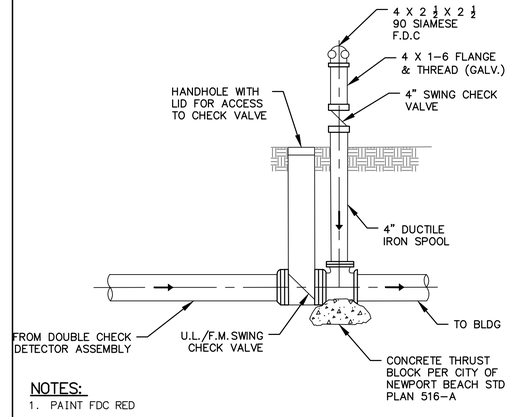

NOTES:

1. PAINT FDC RED

5 FDC AND SWING CHECK

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C4.3

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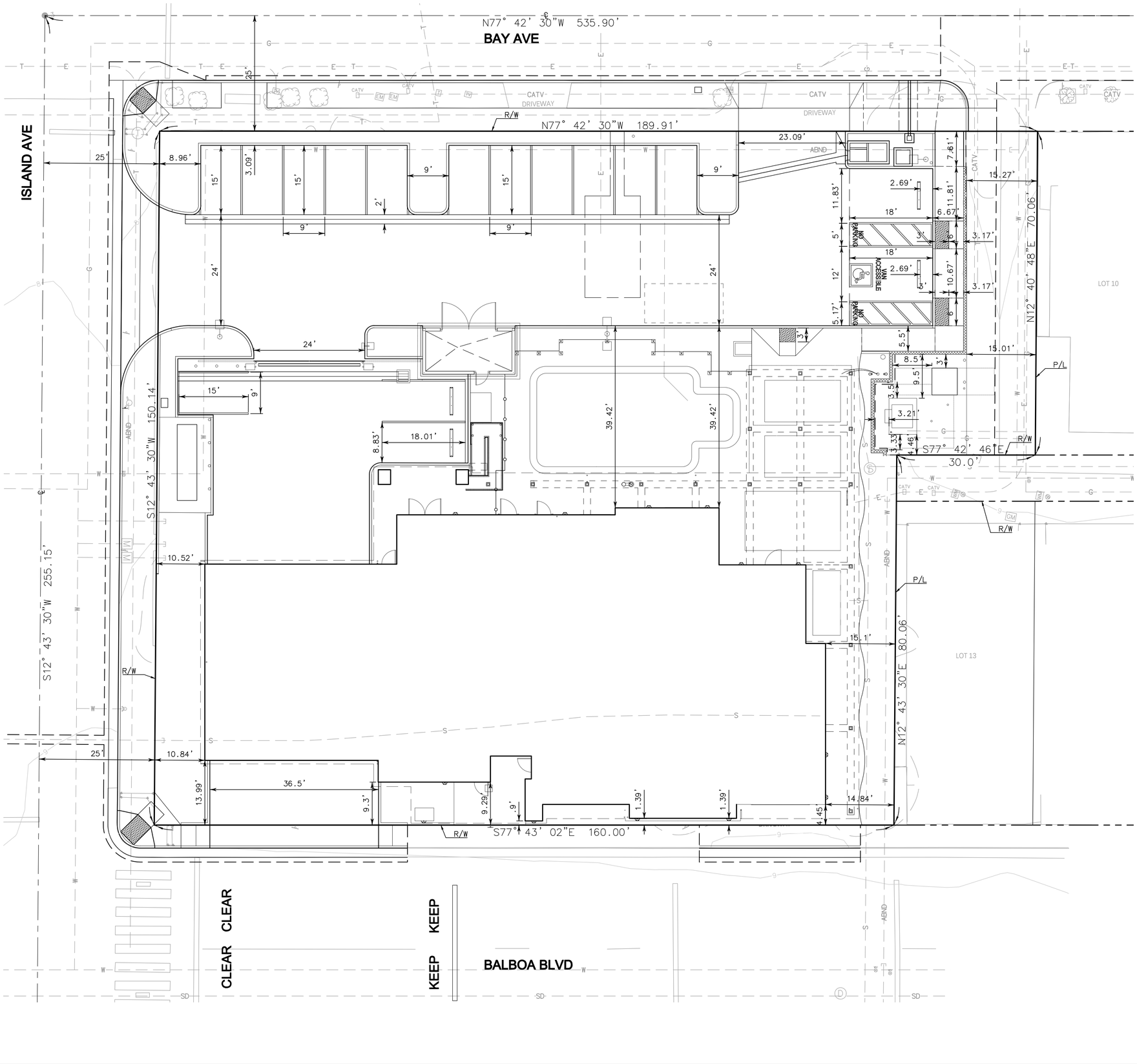

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PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

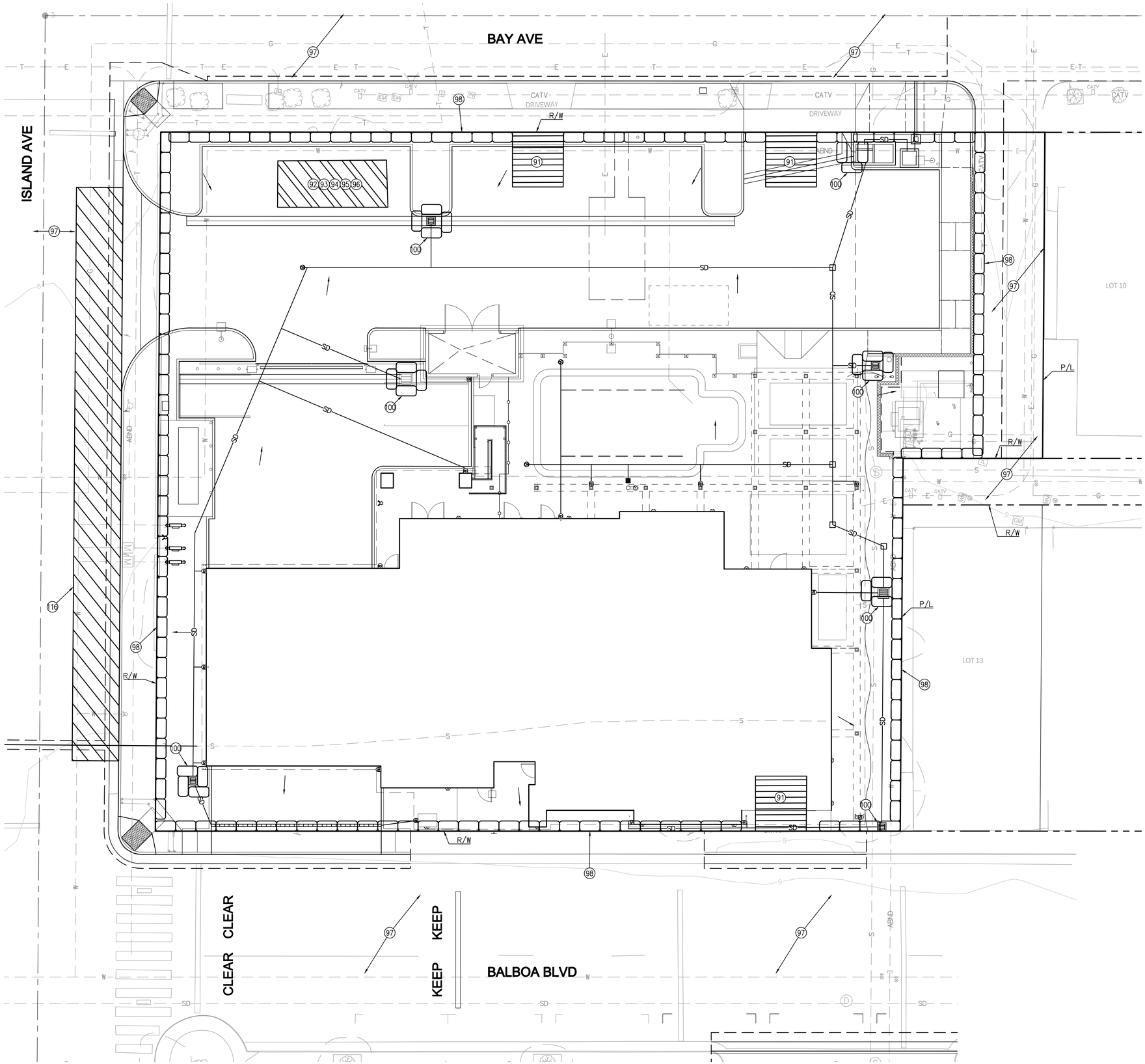
02-10129

SHEET TITLE:

HORIZONTAL CONTROL PLAN

SHEET NUMBER:

C5.1



LEGEND:

FIBER ROLL (SE-5) AND/OR GRAVEL BAGS

FLOW DIRECTION

CONSTRUCTION ENTRANCE

CONSTRUCTION NOTES

(91) INSTALL STABILIZED CONSTRUCTION ENTRANCE, TC-1 PER CALIFORNIA STORM WATER HANDBOOK, LATEST EDITION. LOCATION PER PLAN.

(92) INSTALL CONSTRUCTION MATERIAL DELIVERY AND STORAGE, WM-1 PER CALIFORNIA STORM WATER HANDBOOK, LATEST EDITION. LOCATION PER PLAN.

(93) INSTALL CONCRETE WASTE MANAGEMENT AREA, WM-8 PER CALIFORNIA STORM WATER HANDBOOK, LATEST EDITION. LOCATION PER PLAN.

(94) PROVIDE PORTABLE TOILET WITH SECONDARY CONTAINMENT, WM-9 PER CALIFORNIA STORM WATER BMP HANDBOOK, LATEST EDITION.

(95) PROVIDE COVERED TRASH BIN.

(96) PROVIDE SPILL KIT, WM-4 PER CALIFORNIA STORM WATER BMP HANDBOOK, LATEST EDITION.

(97) PROVIDE STREET SWEEPING, SE-7 PER CALIFORNIA STORM WATER BMP HANDBOOK, LATEST EDITION.

(98) INSTALL FIBER ROLL AND/OR GRAVEL BAGS BARRIER, SE-5 AND OR SE-6 PER CALIFORNIA STORM WATER BMP HANDBOOK, LATEST EDITION.

(100) INSTALL CATCH BASIN/ INLET PROTECTION, SE-10 PER CALIFORNIA STORM WATER BMP HANDBOOK, LATEST EDITION.

(116) CONTRACTOR AND CONSTRUCTION MANAGEMENT TRAILERS. CONTRACTOR TO OBTAIN TRAFFIC CONTROL PERMIT FOR MAINTANING TWO-WAY TRAFFIC ON ISLAND AVENUE AND OBSERVE REQUIRED SIGHT DISTANCE FROM INTERSECTIONS

SCALE: 1"=10'

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SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

REGISTERED PROFESSIONAL ENGINEER
JOHN PAUL PHENIX
No. C72279
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

DELANE ENGINEERING
4909 MURPHY CANYON ROAD, SUITE 330
SAN DIEGO, CA 92123
PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: EROSION CONTROL DETAILS

SHEET NUMBER: C6.1

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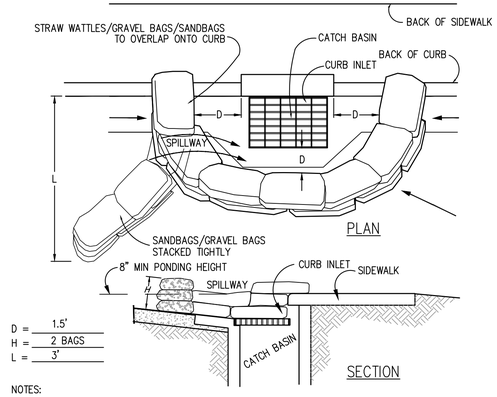
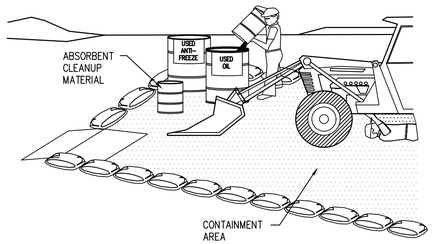
A CATCH BASIN/INLET PROTECTION (SE-10)



NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

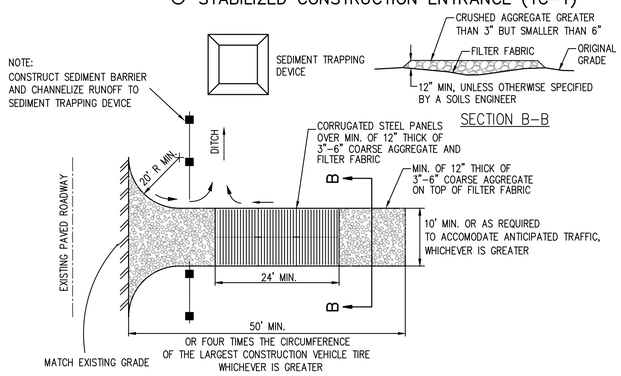
B EQUIPMENT REPAIR/MAINTENANCE (NS-10)



NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.
8. REFER ALSO TO BMP NS-8 AND NS-10 FROM 2023 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

C STABILIZED CONSTRUCTION ENTRANCE (TC-1)



NOTES:

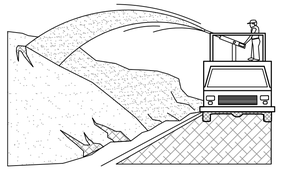
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE (SE-7)

NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

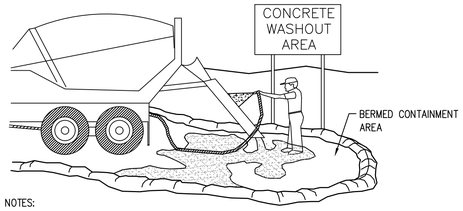
D EROSION CONTROL (EC-4)



NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE (14 DAYS OR MORE) DISTURBED AREAS YEAR ROUND AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/ FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.
8. FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2023 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION..

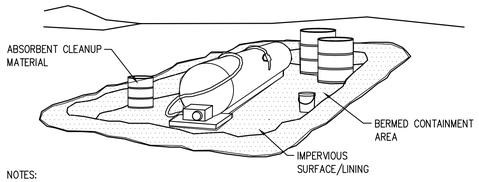
E CONCRETE WASTE MANAGEMENT (WM-8)



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2023 CALIFORNIA CONSTRUCTION BMP HANDBOOK

F VEHICLE/EQUIPMENT FUELING (NS-9)



NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.
3. REFER ALSO TO BMP NS-9 FROM 2023 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

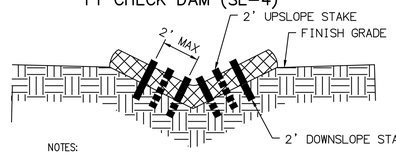
G MATERIAL STORAGE AND DELIVERY (WM-1)

APPLY BMP WM-1 FROM THE 2023 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

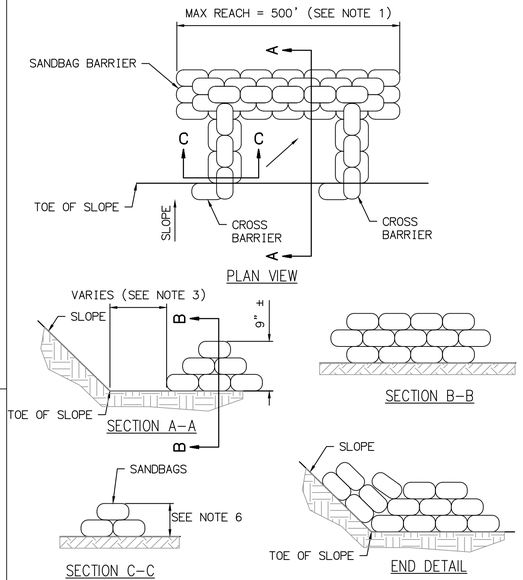
H CHECK DAM (SE-4)



NOTES:

1. USE MINIMUM 12 IN DIAMETER WATTLE
2. USED 2 FT WOODED STAKES WITH A 2-IN BY 2-IN NOMINAL CROSS-SECTION
3. INSTALL MINIMUM 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES
4. INSTALL AT 100 FT INTERVALS STARTING AT 10 FEET FROM OUTFALL

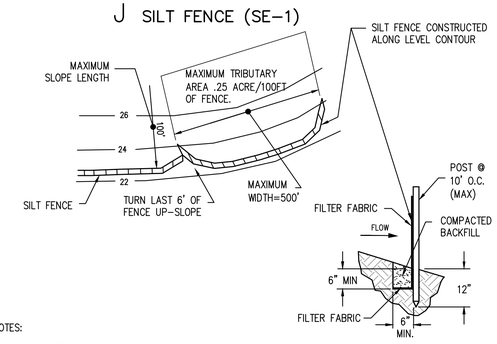
I SANDBAG DETAIL (SE-8)



NOTES:

1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/2 THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
2. PLACE SANDBAGS TIGHTLY.
3. DIMENSION MAY VARY TO FIT FIELD CONDITION.
4. SANDBAG BARRIER SHALL BE A MINIMUM OF 3 BAGS HIGH.
5. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
6. CROSS BARRIERS SHALL BE A MIN OF 1/2 AND A MAX OF 2/3 THE HEIGHT OF THE LINEAR BARRIER.
7. SANDBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.

J SILT FENCE (SE-1)



NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2023 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

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PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

EROSION CONTROL DETAILS

SHEET NUMBER:

C6.2

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ENLARGED SUMP PUMP TO CURB DETAIL

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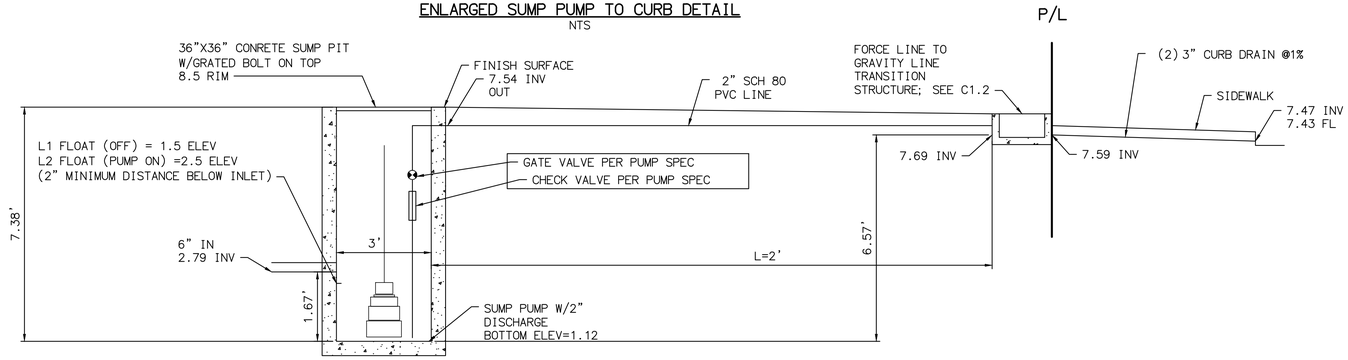


mainline sales inc.

Zoeller Company

System Head Curve and Pump Selection Tool

ZOELLER PUMP COMPANY
Zoeller Family of Water Solutions®

Static Head Information	
Static Head - elevation difference from low water to outfall	10.0 feet
System high point above outfall?	No

Friction Head Information		
Pipe		
How many different pipes in the system (not counting laterals)?	1	
Pipe 1 Length	15 feet	
Pipe 1 Size	2	inches
Pipe 1 Class	SCH 40	
Pipe 2 Length		
Pipe 2 Size		
Pipe 2 Class		
Pipe 3 Length		
Pipe 3 Size		
Pipe 3 Class		
Pressurized Laterals?	No	
How many are routed at once?		
Length of one lateral		
Size of lateral		
Class of lateral		

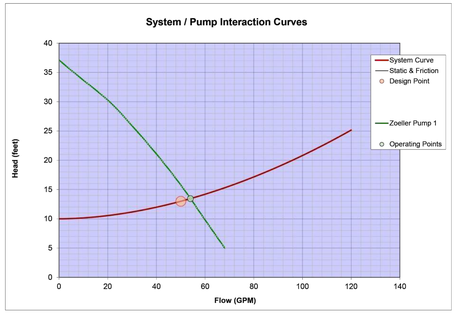
Fittings & Discharge Assemblies

Type	Size		Quantity	Flow
90 Elbow	2	inches	6	100 %
45 Elbow	2	inches	0	100 %
Tee (branch flow)	2	inches	1	100 %
Gate Valve (full open)	2	inches	1	100 %
Check Valve	2	inches	1	100 %

Special Friction Considerations		
Weep Hole	Yes	3/16"
Add-In Friction		
Automatic Multizone Valve?	No	
Pressure Filter?	No	

Operating Head Information		
System Type	Non-Pressurized	Specify Flow Requirement?
Pressure Required		Yes
Number of Orifices		
Size of Orifices		
Orifice Coefficient		
Spider Valve Orifice Sizes		
Data originates from Spider Valve		
Sizing Tab?		

Factors and Coefficients		
Hazen-Williams C Factor	150	
Discharge Coefficient (Cd)	0.61	
Lateral Design Mode	Off	



Flow Requirement: 50 GPM

NOTE: THE DISPLAYED PUMP CURVES HAVE BEEN ADJUSTED TO ACCOUNT FOR THE EFFECT OF THE WEEP HOLE

60 Hz	Frequency

Operating Points

Zoeller Pump Company Pumps

Zoeller Pump 1	N152, 0.4hp, 60Hz	54.6 GPM @ 13.0'

Design Point: 50.0 GPM @ 12.6 ' TDH

Curve Zoom Range: 120 GPM

Project Data		Notes:
Project Name	Newport Beach Fire Station	SP-1 & SP-2 (DP7JD2AM)
Project Address	ISSUE 1	
Contact Info:	Darren Poon - Delane Group 310-266-7807 DPoon@DelaneGroup.com	

Note: Basin proposed is based upon a maximum 12" inlet depth below grade, any inlet depth greater than 12" and the corresponding basin would need to have added equal depth rounded up to the closest foot.

Note: The installer will need to bush up from the proposed pumps 1.5" FNPT vertical discharge to the requested 2" at the pump.

Version 4.50

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Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

ZOELLER PUMP COMPANY

SECTION: 2.15.080
FM2784
1017
Supersedes
0315

TECHNICAL DATA SHEET

DOSE-MATE SERIES

Models ~~151~~, 152, ~~153~~ Effluent Pumps

PRODUCT SPECIFICATIONS

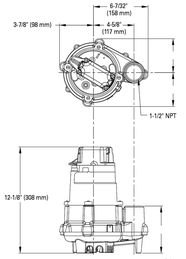
MOTOR	Horse Power	~~1/3 (151)~~, 4/10 (152), ~~1/2 (153)~~
	Voltage	115 or ~~230~~
	Phase	1 Ph
	Hertz	60 Hz
	RPM	3450
	Type	Permanent split capacitor
	Insulation	Class B
	Amps	3.0 - 10.5
PUMP	Operation	***Automatic*** or nonautomatic
	Discharge Size	1-1/2" NPT
	Solids Handling	1/2" (12 mm), 3/4" (19 mm) spherical solids
	Cord Length	20' (6 m)
	Cord Type	UL listed power cord
	Max. Head	44' (13.4 m)
	Max. Flow Rate	77 GPM (291 LPM)
	Max. Operating Temp.	130 °F (54 °C)
	Cooling	Oil filled
	Motor Protection	Auto reset thermal overload
MATERIALS	Cap	Cast iron
	Motor Housing	Cast iron
	Pump Housing	Cast iron
	Base	Plastic or cast iron
	Upper Bearing	Sleeve bearing
	Lower Bearing	Ball bearing
	Mechanical Seals	Carbon and ceramic
	Impeller Type	Non-clogging vortex
	Impeller	Engineered thermoplastic
	Hardware	Stainless steel
	Motor Shaft	AISI 1215 steel
	Gasket	Neoprene

NOTE: The sizing of effluent systems normally requires variable level float(s) controls and properly sized basins to achieve required pumping cycles or dosing timers with nonautomatic pumps.

NOTE: See model comparison chart for specific details.

Tested to UL Standard UL778 and Certified to CSA Standard C22.2 No. 108

MODELS 152 & 153



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SHEET NUMBER:

C7.1

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Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

ZOELLER PUMP COMPANY

MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
TEL: (502) 778-2731 • 1 (800) 928-PUMP • *FAX:* (502) 774-3624

Visit our web site:
zoellerpumps.com

SECTION: 2.60.010
FM0217
0414
Supersedes
0114

THE "FULL-FLOW" UNICHECKS

- Vertical or horizontal installation
- Full-flow design, no restrictions
- Stops backflow of water
- Standard, 1¼", 1½", 2", 3" female NPT pipe
- Neoprene polyester reinforced flapper, smooth edge design with cast iron and noncorrosive metal backing plates & stainless steel fastener
- Corrosion-resistant powder coated epoxy finish
- Rated at 50 PSI (115 feet of head) at 130°F
- Stainless steel bolts
- 1 per carton
- Weight: 30-0163, 7.5 lbs.; 30-0164, 7.5 lbs.; 30-0152, 10 lbs.; 30-0160, 18 lbs.
- Suitable for installation below basin cover

30-0152	**2" CAST IRON NPT**
~~***30-0160***~~	~~**3" CAST IRON NPT**~~

30-0160 Pictured

Outside dimensions
6 ¼" W x 6 ¼" W x 8" H

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Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

ZOELLER PUMP COMPANY

MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
TEL: (502) 778-2731 • 1 (800) 928-PUMP • *FAX:* (502) 774-3624

Visit our web site:
zoellerpumps.com

SECTION: 2.50.100
FM0477
0714
Supersedes
0314

SWITCH-MATE PIGGYBACK VARIABLE LEVEL FLOAT SWITCH (VLFS)

- Converts nonautomatic pump to automatic pump.
- Simple installation.
- Adjustable/Variable level.
- Standard 15' and 20' SJOW CPE cord with molded plug. 10-0055 and 10-0065 - 10' cord standard.
- Float is constructed of durable PVC/polypropylene encasing variable level switch.
- Standard - normally open (NO) ("pumps down").
- Maximum operating temperature for 10-0748 - 120°F (49°C). All other switches - 140°F (60°C).
- Float is omnidirectional (no "UP" side).
- Includes mounting clamp.
- Designed for EFFLUENT, SEWAGE and DEWATERING applications.
- Variable level float switch, for use in 18" minimum diameter basins.
- Vertical piggyback float switch. Ideal for narrow diameter basins. 6½" maximum cycle range.
- Use recommendation chart for switch selection.

SINGLE PIGGYBACK VARIABLE LEVEL FLOAT SWITCH

13 Amp Maximum
Normally Open (NO)

10-0055 - 115V - 10'
10-0034 - 115V - 15'
10-0035 - 230V - 15'
10-0063 - 115V - 20'
10-0706 - 230V - 20'

Canadian Standards Association approval available.

Note: All variable level float switches in this section are mechanically activated and do not contain mercury.

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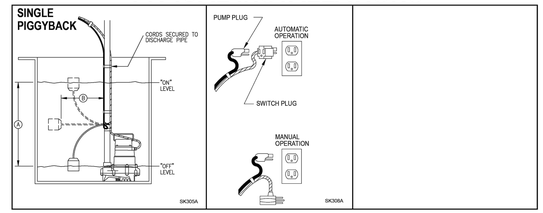
TYPICAL INSTALLATIONS



PIGGYBACK VARIABLE LEVEL FLOAT SWITCH RECOMMENDATIONS FOR ZOELLER COMPANY PUMPS

SWITCH MODEL NO.	SWITCH SPECIFICATIONS	PUMPING RANGE	USE WITH ZOELLER PUMP MODEL NUMBERS
		6" Min. 36" Max.	"N" Models - 53, 55, 57, 59, 98, 137, 139, 140, 151, 152, 153 264, 266, 267, 268 & 282 (See Note 2).
10-0063	20' Cord, Single Piggyback 115V, 1 PH, 13A		
10-0032	15' Cord, Single Piggyback 115V, 1 PH, 15A	6" Min. 36" Max.	"N" Models - 161, 163, 270 & 292 (See Note 2).
10-0705	20' Cord, Single Piggyback 115V, 1 PH, 15A		
10-1964	15' Cord, Double Piggyback 115V, 1 PH, 13A	3" Min. 48" Max.	"N" Models - 53, 55, 57, 59, 98, 137, 139, 140, 264, 266, 267, 268, & 282 (See Note 2).
10-0035	15' Cord, Single Piggyback 230V, 1 PH, 13A	6" Min. 36" Max.	"E" Models - 53, 55, 57, 59, 98, 137, 139, 140, 151, 152, 153, 161, 163, 165, 185, 264, 266, 267, 268, 270, 282, 284 & 293 (See Note 2). "I" Models - 137, 139, 161, 163, 165, 185, 266, 267, 268, 282, 284, 293 (See Note 2).
10-0706	20' Cord, Single Piggyback 230V, 1 PH, 13A		
10-0033	15' Cord, Single Piggyback 230V, 1 PH, 15A	6" Min. 36" Max.	"E" Models - 186, 188, 294, 404 & 820 (See Note 2). "I" Model - 404.
10-0559	20' Cord, Single Piggyback 230V, 1 PH, 15A		
10-1965	15' Cord, Double Piggyback 230V, 1 PH, 13A	3" Min. 48" Max.	"E" Models - 53, 55, 57, 59, 98, 137, 139, 140, 161, 163, 165, 185, 264, 266, 267, 268, 270, 282, 284 & 293 (See Note 2). "I" Models - 137, 139, 161, 163, 165, 185, 266, 267, 268, 282, 284 & 293 (See Note 2).
10-0748	25' Cord, Wired in Pump Switch 115V or 230V, 1 PH, 20A (See Note 3).	9" Min. 24" Max.	"E" Models - 189, 295 & 405 (See Note 2). "I" Models - 188, 189, 294, 295, 405 & 820 (See Note 2).

Notes:
1) "I" models -188, 189, 294, 295, 405 use the single piggyback type only with a 10-0125 Simplex Pump Control Box.
2) Remove plug if present and use with "Junction Box" 10-0002 when field wiring is required.
3) Maximum operating temperature for 10-0748 - 120°F (49°C); all other switches - 140°F (60°C).
4) For Duplex Systems, use with appropriate panel (See FM0712). For Simplex Systems, use with appropriate panel (See FM1228).

⚠ CAUTION
All installation of controls, protection devices and wiring should be done by a qualified licensed electrician. All electrical and safety codes should be followed including the most recent National Electrical Code (NEC) and the Occupational Safety and Health Act (OSHA).

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PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
02-10129

SHEET TITLE:
SUMP PUMP DETAILS

SHEET NUMBER:
C7.2

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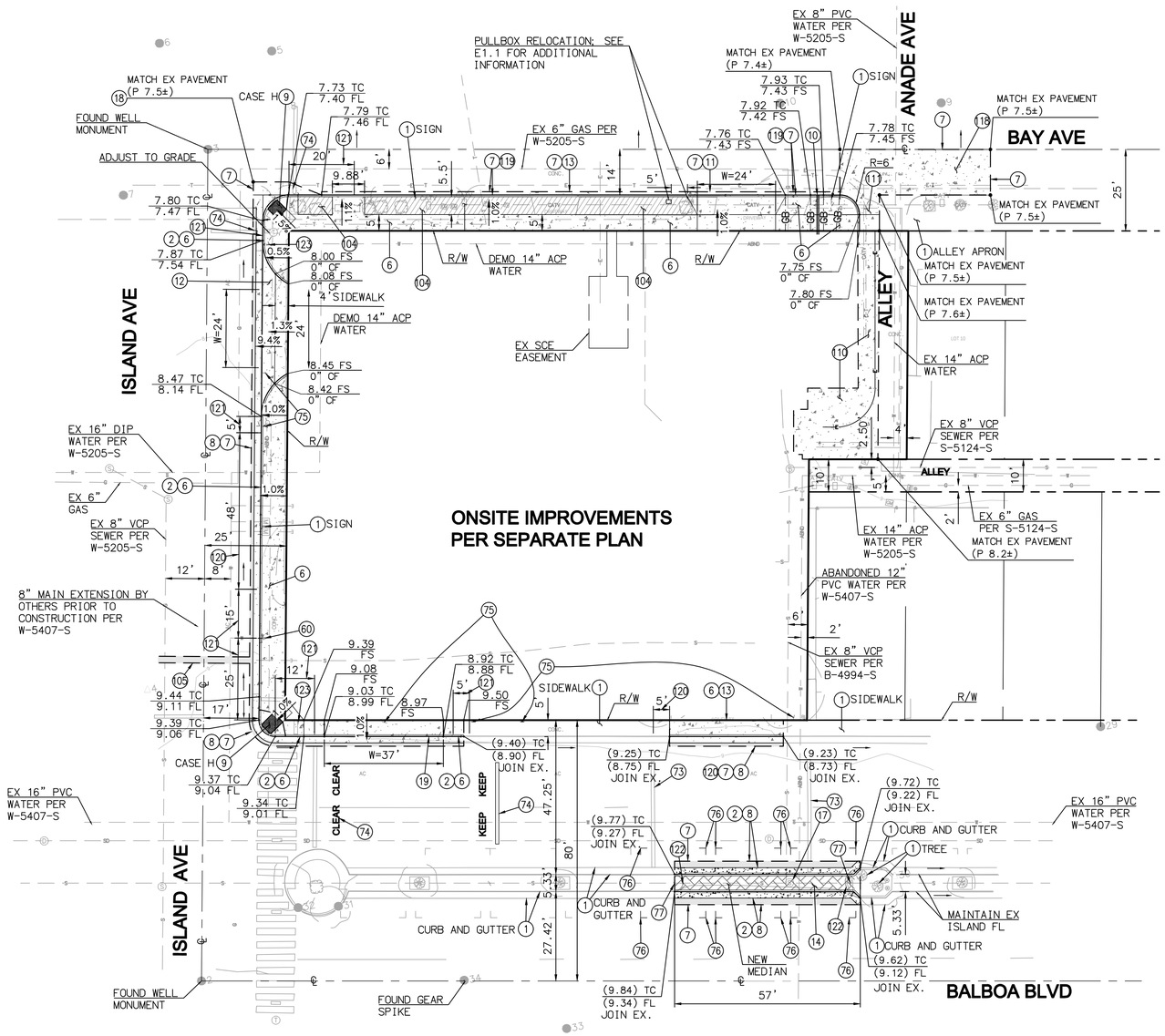
NOTE: CONTRACTOR SHALL EXCAVATE AND REMOVE EXISTING SOILS TO A DEPTH OF 2-FEET BELOW EXISTING GRADE DIRECTLY BENEATH PROPOSED PAVEMENTS AND LATERALLY A MINIMUM OF 2-FEET BEYOND THE LIMITS OF PROPOSED WALKS AND PAVEMENTS PER GEOTECHNICAL REPORT RECOMMENDATIONS.



PAVING FINISH SCHEDULE

PAVING TYPE	DESCRIPTION (PRIMARY LOCATION(S))	COLOR	PATTERN	FINISH	JOINT
(A)	PERMEABLE CONCRETE PAVER AQUA-VIA BY ACKER-STONE (AT BALBOA BLVD. MEDIANS)	CATINA BLEND	RUNNING BOND (PARALLEL TO CURB EDGE)	TM GRIND	SAND FILLED

FOR PAVING SECTIONS AND REINFORCING, REFER TO CITY STANDARD DETAILS.

LEGEND

- EX CONCRETE
- NEW AC PAVEMENT
- NEW CONCRETE
- NEW LANDSCAPE
- MEDIAN PAVERS

GENERAL NOTES:

1. PLANTING AND IRRIGATION PLANS PER LANDSCAPE PLANS.
2. ALL DRY UTILITY WORK BY OTHERS.

CONSTRUCTION NOTES

(1) PROTECT IN PLACE
(2) CONSTRUCT TYPE A PCC CURB AND GUTTER PER CITY OF NEWPORT BEACH STD PLAN 182, DETAIL 17 ON C1.5
(6) CONSTRUCT 4" CONCRETE SIDEWALK PER CITY OF NEWPORT BEACH STD PLAN 180, DETAIL 5 ON C8.2
(7) SAWCUT AND JOIN
(8) FULL DEPTH AC REPLACEMENT AND ASPHALT RESTORATION, DETAIL 1 ON C8.2
(9) CONSTRUCT CURB ACCESS RAMP PER CITY OF NEWPORT BEACH STD PLAN 181, CASE PER PLAN, DETAIL 16 ON C1.5
(10) CONSTRUCT (2) 3" CAST IRON CURB DRAINS PER CITY OF NEWPORT BEACH STD PLAN 184, PER DETAIL 12 ON C8.3
(11) CONSTRUCT DRIVEWAY PER CITY OF NEWPORT BEACH STD PLAN 160, PER DETAIL 3 ON C8.2
(12) CONSTRUCT DRIVEWAY PER CITY OF NEWPORT BEACH STD PLAN 161, PER DETAIL 4 ON C8.2
(13) CONSTRUCT PLUG FOR ABANDONDED DRIVEWAY PER CITY OF NEWPORT BEACH STD PLAN 165, PER DETAIL 5 ON C8.2
(14) INSTALL DECORATIVE PAVERS TO MATCH EXISTING PER PAVING SCHEDULE ON C8.1, AND DETAIL 18 AND 19 ON C8.5
(17) RAISE MANHOLE TO GRADE PER CITY OF NEWPORT BEACH STD PLAN 321, PER DETAIL 8 ON C8.3
(18) CONSTRUCT 8' CROSS GUTTER PER CITY OF NEWPORT BEACH STD PLAN 185, PER DETAIL 7 ON C8.3
(19) CONSTRUCT DEPRESSED DRIVEWAY PER MODIFIED CITY OF NEWPORT BEACH STD PLAN 160, PER DETAIL 3 ON C8.2
(60) EX. FIRE HYDRANT TO BE CONSTRUCTED BY CITY OF NEWPORT BEACH PRIOR TO START OF ONSITE CONSTRUCTION
(73) REMOVE EX. STOP BAR AND LETTERING
(74) NEW STOP BAR/LETTERING PER SPPWC 171-0 AND 172-0, PER DETAIL 10 AND 11 ON C8.3
(75) RELOCATE POST/SIGN PER CITY OF NEWPORT BEACH STD PLAN 924, PER DETAIL 9 ON C8.3
(76) NEW PARKING STRIPING
(77) PROTECT POST; REMOVE R3-4 SIGN
(104) GRADE ONLY
(105) TRENCH RESURFACING PER CITY OF NEWPORT BEACH STD PLAN 106-A AND 106-C, PER DETAIL 1 AND 2 ON C8.2
(110) JOINT TO JOINT TRENCH RESURFACING PER CITY OF NEWPORT BEACH STD PLAN 106-A, DETAIL 1 ON C8.2. SEE SCE ELECTRICAL PLANS
(111) CONSTRUCT ALLEY APPROACH TYPE A PER CITY OF NEWPORT BEACH STD PLAN 142, DETAIL 13 ON C8.4
(118) DEMO AND REPLACE PCC STREET FOR SCE WORK TO NEAREST JOINT PER CITY OF NEWPORT BEACH STD PLAN 106A (DETAIL 1, SHEET 18), 108 (DETAIL 16, SHEET 20) AND 109 (DETAIL 17, SHEET 20) FOLLOWING ELECTRICAL WORK PER ELECTRICAL PLANS E1.1.
(119) CONSTRUCT TYPE C PCC CURB PER CITY OF NEWPORT BEACH STD PLAN 182, DETAIL 17 ON C1.5
(120) STRIPE CURB GREEN PER CITY OF NEWPORT MC 12.48.040
(121) STRIPE CURB RED PER CITY OF NEWPORT MC 12.48.040
(122) DEMO CURB AT BCR AND WITHIN LIMITS OF PROPOSED WORK
(123) SALVAGE AND REPLACE EXISTING STREET SIGN IN SAME LOCATION WITH NEW UNISTRUT BASE PER CITY OF NEWPORT BEACH STD PLAN 924, PER DETAIL 9 ON C8.3

Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CAUTION:
THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES WITHIN LIMITS OF WORK PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. PRIOR TO POTHOLING, THE CONTRACTOR SHALL PROVIDE THE ENGINEER TWO WORKING DAYS NOTICE TO SURVEY AND VERIFY THE HORIZONTAL/VERTICAL LOCATION OF ALL EXISTING UTILITY CROSSINGS. CHANGES TO THE PROPOSED WET UTILITY ALIGNMENT COULD BE REQUIRED BASED ON THE ACTUAL UTILITY LOCATIONS.

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: RIGHT OF WAY IMPROVEMENT PLAN

SHEET NUMBER: C8.1

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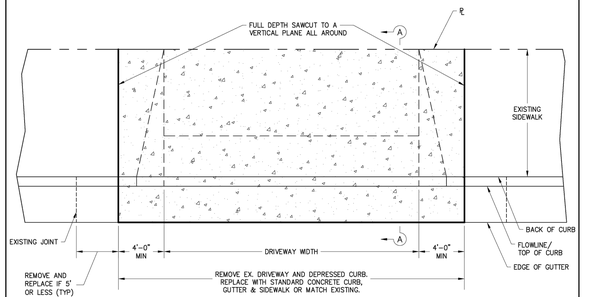
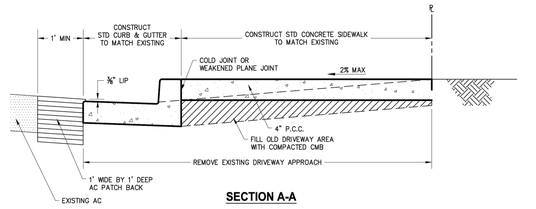


PLAN



SECTION A-A

NOTE:

1. CONCRETE SHALL BE 560-C-3250.

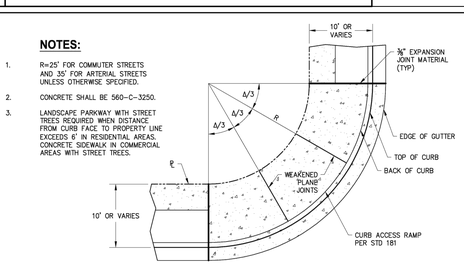
FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 165-L

APP.	CITY ENGINEER	S1568 RCE	11/24/2020 DATE	NO.	DATE	DESCRIPTION OF REVISIONS

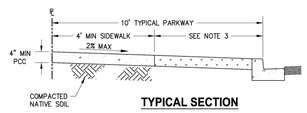
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI	PLUG FOR ABANDONED DRIVEWAY	STANDARD DRAWING NO. 165
DATE: 11/3/2020		SHEET 1 OF 1

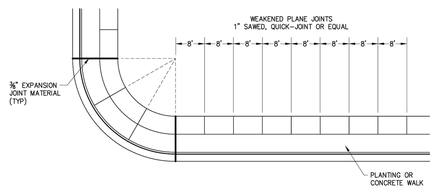
5 PLUG FOR ABANDONED DRIVEWAY



CURB RETURN AREA



TYPICAL SECTION



WEAKENED PLANE JOINTS & EXPANSION JOINTS

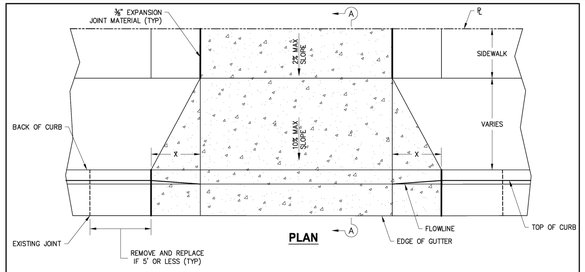
FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 180-L

APP.	CITY ENGINEER	S1568 RCE	11/24/2020 DATE	NO.	DATE	DESCRIPTION OF REVISIONS

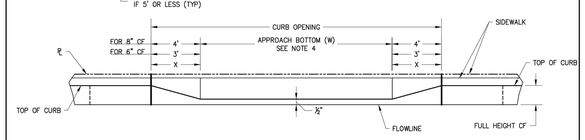
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI	SIDEWALK DETAIL	STANDARD DRAWING NO. 180
DATE: 11/3/2020		SHEET 1 OF 1

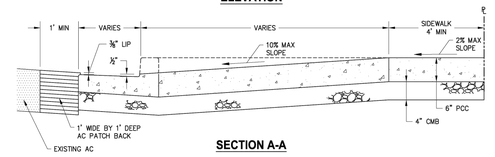
6 SIDEWALK DETAIL



PLAN



ELEVATION



SECTION A-A

NOTES:

1. WHEN REMOVING EXISTING SIDEWALK AND CURB AND GUTTER, SAWCUT AND REMOVE TO NEAREST EXISTING JOINT WITHIN 5 FEET BEYOND CURB OPENING.
2. SLOPED "X" AREAS AND SLOPE DRIVEWAYS SHALL HAVE A COARSE BROOM FINISH.
3. CONCRETE SHALL BE 560-C-3250.
4. "W" SHALL BE MINIMUM OF 24 FEET AND A MAXIMUM OF 35 FEET.

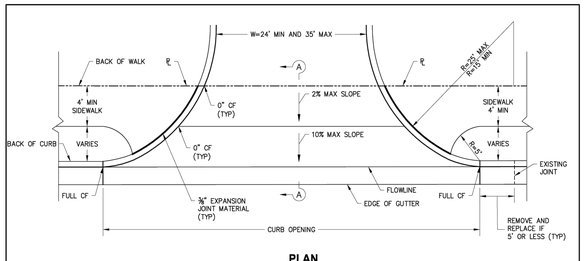
FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 160-L-A

APP.	CITY ENGINEER	S1568 RCE	11/24/2020 DATE	NO.	DATE	DESCRIPTION OF REVISIONS

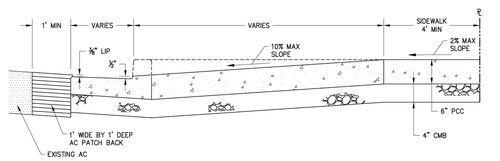
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI	COMMERCIAL DRIVEWAY APPROACH TYPE I	STANDARD DRAWING NO. 160
DATE: 11/3/2020		SHEET 1 OF 1

3 COMMERCIAL DRIVEWAY APPROACH



PLAN



SECTION A-A

NOTES:

1. WHEN REMOVING EXISTING SIDEWALK AND CURB AND GUTTER, SAWCUT AND REMOVE TO NEAREST EXISTING JOINT WITHIN 5 FEET BEYOND CURB OPENING.
2. SLOPED "X" AREAS AND SLOPE DRIVEWAYS SHALL HAVE A COARSE BROOM FINISH.
3. CONCRETE SHALL BE 560-C-3250.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 161-L

APP.	CITY ENGINEER	S1568 RCE	11/24/2020 DATE	NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

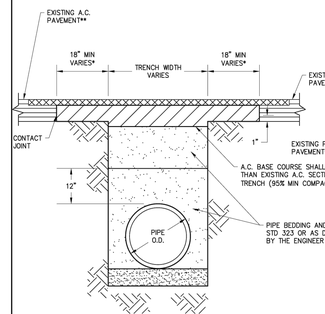
DRAWN: P. KHARAZMI	COMMERCIAL DRIVEWAY APPROACH TYPE II	STANDARD DRAWING NO. 161
DATE: 11/3/2020		SHEET 1 OF 1

4 COMMERCIAL DRIVEWAY APPROACH

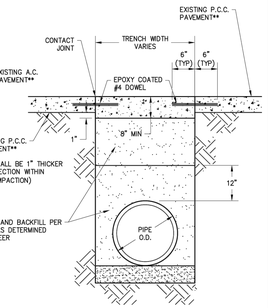
TYPES OF PAVEMENT REPLACEMENT

1. TRENCH RESURFACING IN PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE PER STANDARD SPECIFICATIONS SECTION 306-13, EXCEPT THAT CONCRETE SHALL BE 8" THICK MINIMUM CLASS 560-C-3250 AND #4 DOWEL, 18" O.C. WITH EPOXY COATING.
2. TRENCH RESURFACING IN ASPHALT CONCRETE PAVEMENT SHALL BE PER STANDARD SPECIFICATIONS SECTION 306-13, EXCEPT THAT:
   - A. ASPHALT CONCRETE SHALL BE PLACED IN LIFTS NOT TO EXCEED 4" THICK.
   - B. APPLY TACK COAT AND FEATHER NEW PAVEMENT AS NECESSARY TO SEAL THE CONTACT JOINT AND ELIMINATE PAVEMENT DEPRESSIONS WITHIN 1' OF THE CONTACT JOINT.
   - *C. COLD PLANE EXISTING PAVEMENT (1" BELOW EXISTING A.C. SECTION). EXACT WIDTH TO BE DETERMINED BY THE FIELD ENGINEER.

** NO PIECES LESS THAN 5' WIDE BETWEEN PATCH AND NEAREST JOINT OR CURB AND GUTTER, REFER TO STD 106-B.



ASPHALT TRENCH RESTORATION



CONCRETE TRENCH RESTORATION

NOTE:

STREETS/ALLEYS RECENTLY SLURRY SEALED, OVERLAID, OR RECONSTRUCTED SHALL REQUIRE EXTENSIVE PAVEMENT RESTORATION PER STD 106-D.

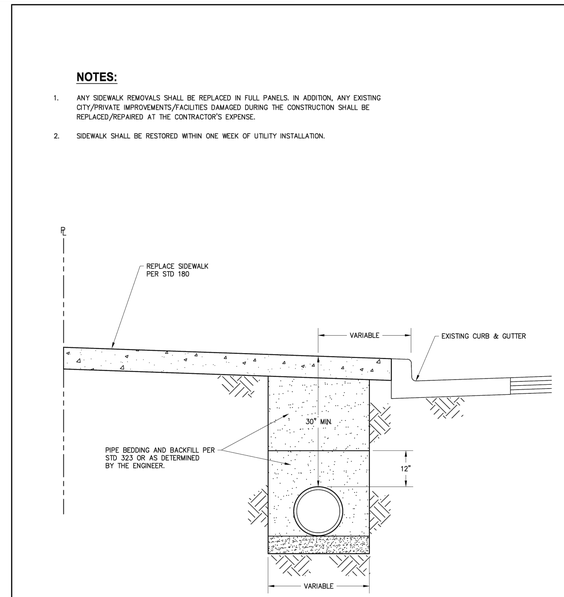
FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 105-L-B

APP.	CITY ENGINEER	S1568 RCE	11/24/2020 DATE	NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI	TRENCH RESURFACING	STANDARD DRAWING NO. 106-A
DATE: 11/5/2020		SHEET 1 OF 1

1 TRENCH RESURFACING



FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 105-L-D

APP.	CITY ENGINEER	S1568 RCE	11/24/2020 DATE	NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI	PARKWAY UTILITY TRENCH DETAIL	STANDARD DRAWING NO. 106-C
DATE: 11/3/2020		SHEET 1 OF 1

2 PARKWAY UTILITY TRENCH DETAIL

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PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE:

RIGHT OF WAY DETAILS

SHEET NUMBER:

C8.2

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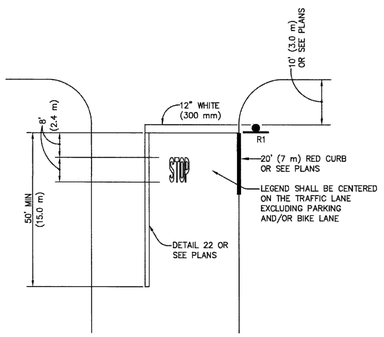


STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 2011

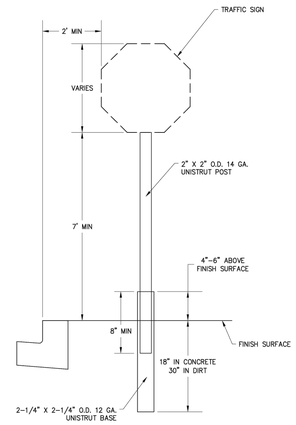
STOP AND STOP BAR

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 172–0

SHEET 1 OF 1

11 STOP AND STOP BAR



TYPICAL SIGN INSTALLATION

NOTES:

1. SIGN SHALL BE STANDARD SIZE PER THE CALIFORNIA MUTCD UNLESS OTHERWISE SHOWN. SIGN SHALL BE MADE OF ALUMINUM (0.08 INCH THICKNESS).
2. REFLECTIVE SHEETING SHALL BE 3M HIGH INTENSITY PRISMATIC (TYPE 4) OR GREATER, OR APPROVED EQUAL.
3. NEW SIGN POSTS SHALL BE 14 GAUGE, 2 INCH SQUARE (O.D.) UNISTRUT INSTALLED INTO A 12 GAUGE, 2–1/4 INCH UNISTRUT (O.D.) BASE. UNISTRUT BASE SHALL BE INSTALLED AT A DEPTH OF 18 INCHES IN CONCRETE AND 30 INCHES IN DIRT. CONTRACTOR SHALL USA LOCATION PRIOR TO INSTALLING SIGN.
4. SIGN MOUNTING HARDWARE AND BRACKETS SHALL BE 3/8 INCH STAINLESS STEEL. ANTI–SEIZE LUBRICANT SHALL BE APPLIED TO MOUNTING HARDWARE PRIOR TO INSTALLATION.
5. SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF 7 FEET UNLESS OTHERWISE SHOWN ON PLANS. LOCATION OF SIGNS SHOWN ON PLANS IS APPROXIMATE AND SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI

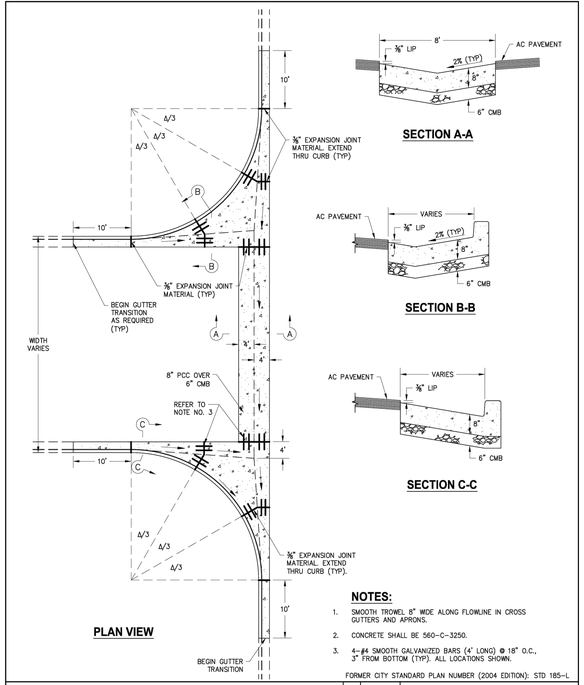
DATE: 11/3/2020

TYPICAL TRAFFIC SIGN INSTALLATION

STANDARD DRAWING NO. 924

SHEET 1 OF 1

9 TRAFFIC SIGN INSTALLATION



PLAN VIEW

NOTES:

1. SMOOTH TROWEL 8" WIDE ALONG FLOWLINE IN CROSS GUTTERS AND APRONS.
2. CONCRETE SHALL BE 560–C–3250.
3. 4–#4 SMOOTH GALVANIZED BARS (4' LONG) @ 18" O.C., 3" FROM BOTTOM (TYP). ALL LOCATIONS SHOWN.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 185–L

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI

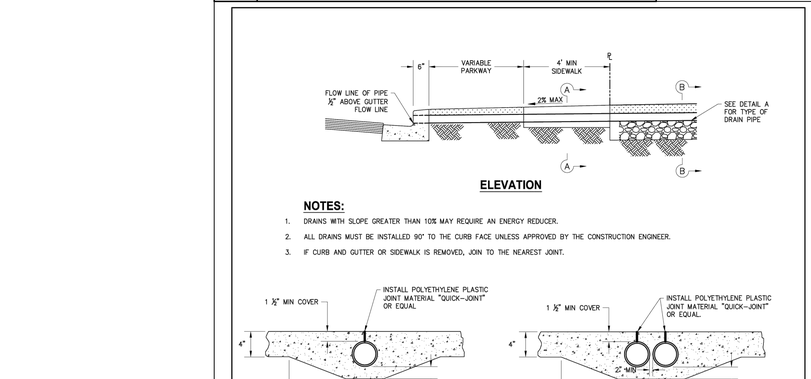
DATE: 11/3/2020

STANDARD CROSS GUTTER 8 FEET WIDE

STANDARD DRAWING NO. 185

SHEET 1 OF 1

7 CROSS GUTTER



FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 184–L

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI

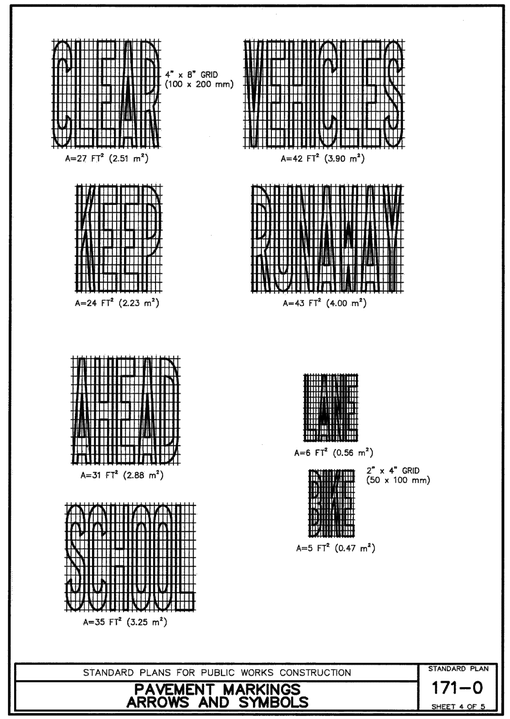
DATE: 11/3/2020

PRIVATE DRAINS THROUGH CURB

STANDARD DRAWING NO. 184

SHEET 1 OF 1

12 CURB DRAIN



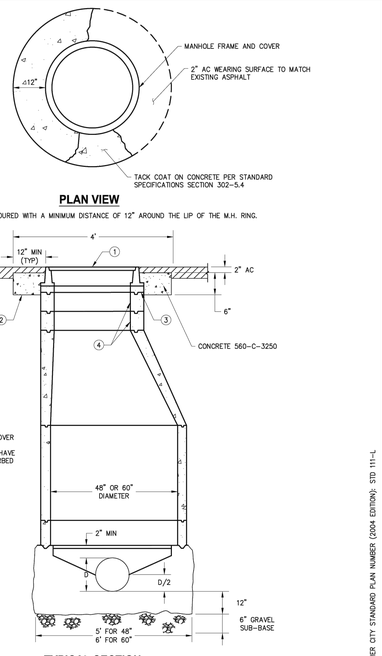
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

PAVEMENT MARKINGS ARROWS AND SYMBOLS

STANDARD PLAN 171–0

SHEET 4 OF 5

10 PAVEMENT MARKINGS



FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 111–L

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI

DATE: 11/3/2020

MANHOLE ADJUSTMENT DETAIL

STANDARD DRAWING NO. 321

SHEET 1 OF 1

8 MANHOLE ADJUSTMENT DETAIL

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REGISTERED PROFESSIONAL ENGINEER — JOHN PAUL PHENIX — No. C72279 Exp. 6/30/26 — CIVIL — STATE OF CALIFORNIA

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PHONE: 619.787.5566
WWW.DELANEENGINEERING.COM
PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE:

RIGHT OF WAY DETAILS

SHEET NUMBER:

C8.3

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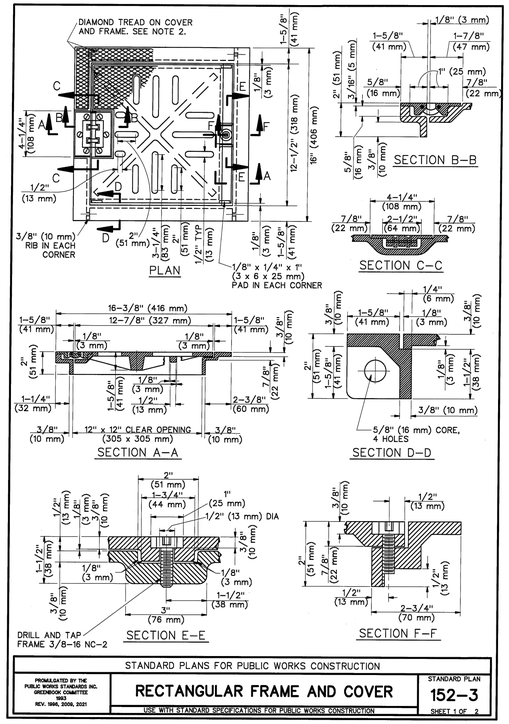


STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1992 REV. 1996, 2006, 2021

RECTANGULAR FRAME AND COVER

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

STANDARD PLAN 152–3 SHEET 1 OF 2

NOTES

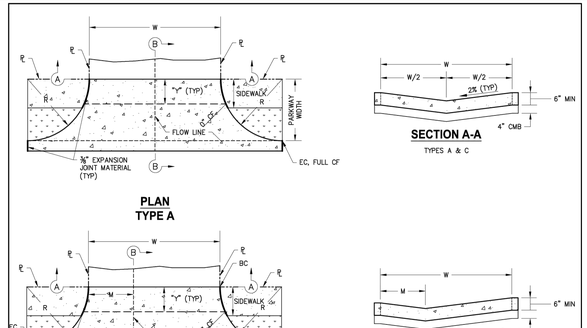
1. FRAME AND COVER SHALL BE CAST IRON.
2. A PLAIN 1/4" (6 mm) BORDER SHALL BE TYPICAL FOR ALL BORDERS ON FRAME AND COVER.
3. ALL CASTING RADII SHALL BE 1/4" (6 mm) UNLESS OTHERWISE SHOWN.
4. WEIGHT OF FRAME AND COVER SHALL BE 43 LBS (19.5 kg).
5. USE ONE 3/8"–16x1" STAINLESS STEEL SOCKET CAP SCREW. APPLY HIGH ADHESIVE, OPEN GEAR GREASE TO THREADED PORTION PRIOR TO INSERTION.
6. USE 4" x 4" (102 mm x 102 mm) CAST ALUMINUM LINK HINGE WITH SST PIN FOR 180° OPENING.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

RECTANGULAR FRAME AND COVER

STANDARD PLAN 152–3 SHEET 2 OF 2

15 RECTANGULAR FRAME AND COVER



NOTES:

1. THE RADIUS OF THE CURB RETURN SHALL NOT BE GREATER THAN 10 FEET.
2. CONCRETE SURFACE 6" ON EACH SIDE OF A FLOW LINE SHALL HAVE A STEEL TROWEL FINISH EXCEPT BETWEEN THE PROPERTY LINE AND THE GUTTER.
3. "M" SHALL BE EQUAL TO W/5, BUT NOT LESS THAN 2 FEET.
4. "Y" SHALL BE A MINIMUM OF 4 FEET.
5. CONCRETE SHALL BE 560–C–3250 UNLESS OTHERWISE SPECIFIED.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 142–L

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

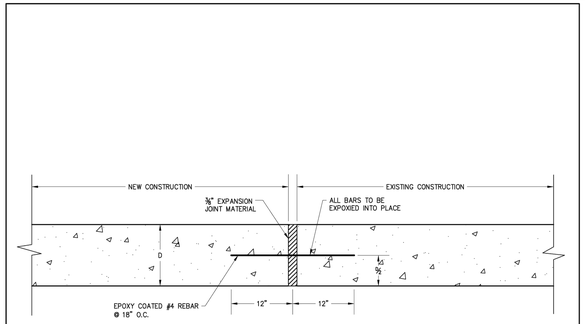
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI
DATE: 11/3/2020

ALLEY APPROACHES TYPES A, B, AND C

STANDARD DRAWING NO. 142 SHEET 1 OF 1

13 ALLEY INTERSECTION



NOTE:

1. "D" IS THE DESIGN THICKNESS OF P.C.C. PAVEMENT.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 108–L

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

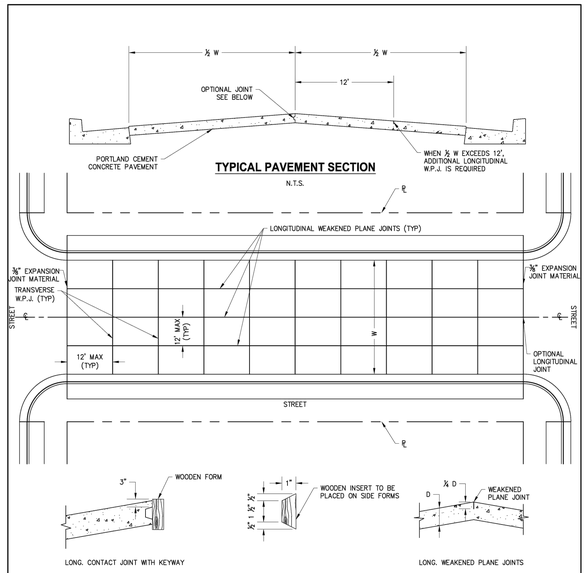
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI
DATE: 11/3/2020

P.C.C. PAVEMENT CONTACT JOINTS

STANDARD DRAWING NO. 108 SHEET 1 OF 1

16 PCC PAVEMENT CONTACT JOINTS



NOTES:

1. WEAKENED PLANE JOINTS SHALL BE POLYETHYLENE PLASTIC JOINT MATERIAL (QUICK–JOINT), SAWCUT OR EQUAL.
2. TRANSVERSE WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT INTERVALS OF 12 FEET MAX AND SHALL BE AT LEAST 5 FEET FROM ANY TRANSVERSE CONTACT JOINT.
2. TRANSVERSE W.P.J. SHALL BE SAWCUT. TOOLED JOINTS ARE NOT PERMITTED.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 109–L

APP. CITY ENGINEER — S1568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

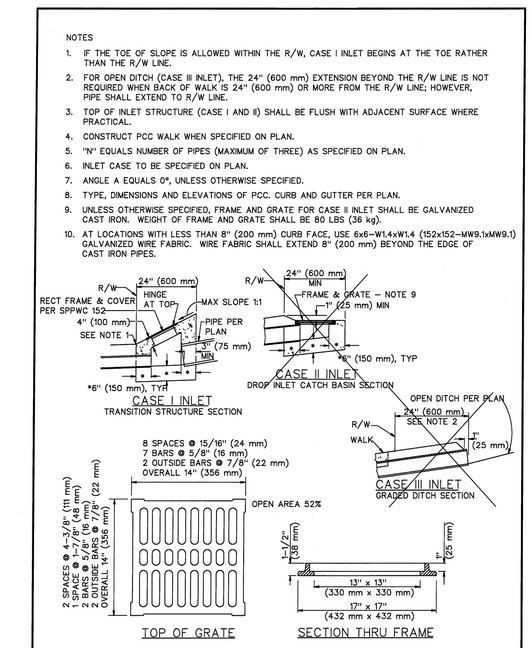
CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI
DATE: 11/3/2020

PLACEMENT OF JOINTS IN P.C.C. STREET PAVEMENT

STANDARD DRAWING NO. 109 SHEET 1 OF 1

17 PLACEMENT OF JOINTS IN PCC STREET



NOTES

1. IF THE TOE OF SLOPE IS ALLOWED WITHIN THE R/W, CASE I INLET BEGINS AT THE TOE RATHER THAN THE R/W LINE.
2. FOR OPEN DITCH (CASE III INLET), THE 24" (600 mm) EXTENSION BEYOND THE R/W LINE IS NOT REQUIRED WHEN BACK OF WALK IS 24" (600 mm) OR MORE FROM THE R/W LINE; HOWEVER, PIPE SHALL EXTEND TO R/W LINE.
3. TOP OF INLET STRUCTURE (CASE I AND II) SHALL BE FLUSH WITH ADJACENT SURFACE WHERE PRACTICAL.
4. CONSTRUCT PCC WALK WHEN SPECIFIED ON PLAN.
5. "N" EQUALS NUMBER OF PIPES (MAXIMUM OF THREE) AS SPECIFIED ON PLAN.
6. INLET CASE TO BE SPECIFIED ON PLAN.
7. ANGLE A EQUALS 0°, UNLESS OTHERWISE SPECIFIED.
8. TYPE, DIMENSIONS AND ELEVATIONS OF PCC. CURB AND GUTTER PER PLAN.
9. UNLESS OTHERWISE SPECIFIED, FRAME AND GRATE FOR CASE II INLET SHALL BE GALVANIZED CAST IRON. WEIGHT OF FRAME AND GRATE SHALL BE 80 LBS (36 kg).
10. AT LOCATIONS WITH LESS THAN 8" (200 mm) CURB FACE, USE 6x6–W1.4xW1.4 (152x152–MW9.1xMW9.1) GALVANIZED WIRE FABRIC. WIRE FABRIC SHALL EXTEND 8" (200 mm) BEYOND THE EDGE OF CAST IRON PIPES.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

CURB DRAIN

STANDARD PLAN 150–4 SHEET 2 OF 2

14 CURB DRAIN

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PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: RIGHT OF WAY DETAILS

SHEET NUMBER: C8.4

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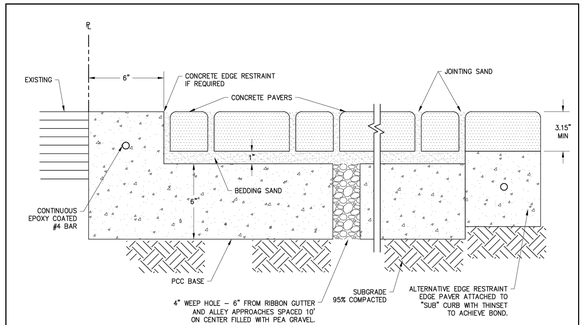


TABLE 1
GRADATION FOR BEDDING SAND (ASTM C 33)

SIEVE SIZE	PERCENT PASSING, BY WEIGHT
9.5 MM (3/8-IN)	100
4.75 MM (NO. 4)	95 TO 100
2.36 MM (NO. 8)	80 TO 100
1.18 MM (NO. 16)	50 TO 85
0.60 MM (NO. 30)	25 TO 60
0.30 MM (NO. 50)	5 TO 30
0.15 MM (NO. 100)	0 TO 10
0.075 MM (NO. 200)	LESS THAN 3

TABLE 2
GRADATION FOR JOINTING SAND (ASTM C 144)

	PERCENT PASSING, BY WEIGHT	
SIEVE SIZE	NATURAL SAND	MANUFACTURED SAND
4.75 MM (NO. 4)	100	100
2.36 MM (NO. 8)	95 TO 100	95 TO 100
1.18 MM (NO. 16)	70 TO 100	70 TO 100
0.60 MM (NO. 30)	40 TO 75	40 TO 75
0.30 MM (NO. 50)	10 TO 35	20 TO 40
0.15 MM (NO. 100)	2 TO 15	10 TO 25
0.075 MM (NO. 200)	0 TO 5	0 TO 10

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 144-L (SHEET 1 OF 2)

APP. CITY ENGINEER — 51568 RCE — 11/24/2020 DATE

NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI
DATE: 11/3/2020

ALLEY INTERLOCKING CONCRETE PAVEMENT SECTION

STANDARD DRAWING NO. 144 SHEET 1 OF 2

19 ALLEY INTERLOCKING CONCRETE PAVER

NOTES:

1. SUB GRADE SHALL BE COMPACTED NATIVE MATERIALS TO AT LEAST 90% PER ASTM D 1557. THE EFFECTIVE DEPTH OF COMPACTION SHALL BE AT LEAST THE TOP 12 INCHES.
2. CONCRETE BASE SHALL BE CLASS 560-C-3250 P.C.C.
3. PAVERS SHALL ABUT A STRAIGHT EDGE OF EXISTING P.C.C. OR A.C.; OTHERWISE P.C.C. EDGE RESTRAINTS ARE REQUIRED ALONG THE PERIMETER OF THE PAVERS. CONCRETE EDGE REINFORCED WITH A CONTINUOUS EPOXY COATED #4 BAR AS SHOWN IN THE STANDARD DRAWING. THE INSIDE FACE OF THE EDGE RESTRAINT SHALL BE VERTICAL. EDGE RESTRAINTS SHALL HAVE 1/2-INCH RADI AT THE TOP CORNERS.
4. PAVERS SHALL BE CONSTRUCTED WITH CONCRETE AND SHALL CONFORM TO ASTM C 1272 SPECIFICATION FOR HEAVY VEHICULAR PAVING BRICK.
5. THE MINIMUM PAVER THICKNESS, EXCLUSIVE OF ANY CHAMFERS, SHALL BE 3.15 INCHES (80 MM). THE RATIO OF MAXIMUM PAVER LENGTH TO THICKNESS SHALL BE LESS THAN 3 TO 1. THE MAXIMUM ALLOWABLE CHAMFER SHALL BE 3/8-INCH.
6. PAVER COLOR AND LAYOUT PATTERN SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
7. PAVER PIECE CUT SMALLER THAN 2-INCH X 2-INCH WILL NOT BE ACCEPTED.
8. TOP OF PAVERS SHALL CONFORM TO FINAL DESIGN ELEVATIONS TO THE TOLERANCE SPECIFIED BY THE ENGINEER.
9. IF THE LONGITUDINAL FLOWLINE GRADE IN THE ALLEY IS LESS THAN 0.5 PERCENT, THEN A 2-FOOT WIDE (MINIMUM) GUTTER, 8-INCHES THICK, SHALL BE CONSTRUCTED.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 144-L (SHEET 2 OF 2)

APP. CITY ENGINEER — 51568 RCE — 11/24/2020 DATE

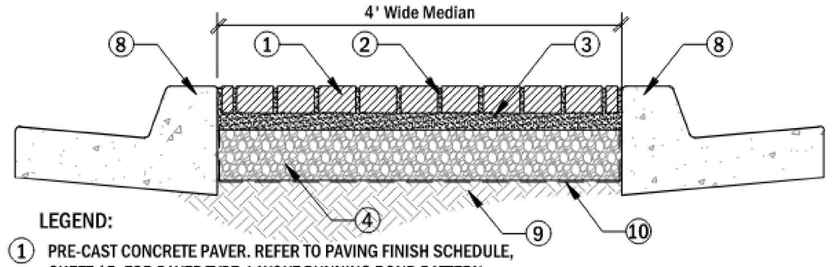
NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: P. KHARAZMI
DATE: 11/3/2020

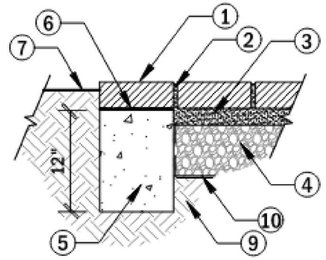
ALLEY INTERLOCKING CONCRETE PAVEMENT SECTION

STANDARD DRAWING NO. 144 SHEET 2 OF 2



LEGEND:

1. PRE-CAST CONCRETE PAVER. REFER TO PAVING FINISH SCHEDULE, SHEET 15, FOR PAVER TYPE. LAYOUT RUNNING BOND PATTERN PARALLEL TO CURB EDGE.
2. SAND FILLED JOINTS
3. 2" THICK BEDDING SAND
4. 6" THICK NO. 57 STONE OPEN-GRADED BASE
5. 6" MIN. WIDTH X 12" DEPTH CONCRETE FOOTING
6. PAVER ADJACENT TO PLANTER AREA TO BE MORTARED ONTO CONCRETE FOOTING
7. PLANTER AREA WITHIN MEDIAN
8. CURB AT MEDIAN
9. COMPACTED SUBGRADE
10. GEOTEXTILE FABRIC



PAVER EDGE CONDITION WHEN PAVER IS NOT ADJACENT TO CURB

18 PAVER DETAIL

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REGISTERED PROFESSIONAL ENGINEER — JOHN PAUL PHENIX — No. C72279 Exp. 6/30/26 — CIVIL — STATE OF CALIFORNIA

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PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 02-10129

SHEET TITLE: RIGHT OF WAY DETAILS

SHEET NUMBER: C8.5

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7. CONCLUSIONS AND RECOMMENDATIONS

7.1 General

7.1.1 It is our opinion that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed project provided the recommendations presented herein are followed and implemented during design and construction.

7.1.2 Up to 3 feet of existing artificial fill was encountered during the site investigation. The existing fill encountered is believed to be the result of past grading and construction activities at the site. Deeper fill may exist in other areas of the site that were not directly explored. It is our opinion that the existing fill, in its present condition, is not suitable for direct support of proposed foundations or slabs. The existing fill and site soils are suitable for re-use as engineered fill provided the recommendations in the *Grading* section of this report are followed (see Section 7.5).

7.1.3 Groundwater was encountered at a depth of 6 feet below existing ground surface. Given the proximity of the site to the coastline, the depth to groundwater is likely also influenced by tidal fluctuations. Based on these considerations, groundwater should be anticipated during construction. If groundwater is encountered, temporary dewatering measures will be required to mitigate groundwater during excavation. Recommendations for temporary dewatering are discussed in Section 7.4 of this report.

7.1.4 The enclosed liquefaction settlement analysis indicates that the site soils could be susceptible to approximately 1.1 inches of total settlement as a result of the Maximum Considered Earthquake peak ground acceleration (⅓PGA_M). Differential settlement at the foundation level is anticipated to be less than ½ inch over a distance of 30 feet. The foundation design recommendations presented herein are intended to reduce the effects of settlement on proposed improvements.

7.1.5 The foundation system for the proposed structure must be able to provide sufficient support for the structure and reduce the effects of differential settlement resulting from a liquefaction event. Based on these considerations, it is recommended that the proposed structures be supported on a reinforced concrete mat foundation deriving support on a blanket of newly placed engineered fill. Recommendations for the design of a mat foundation system are provided in Section 7.7 of this report.

7.1.6 It is recommended that the upper 4 feet of existing earth materials within the building footprint areas be excavated and properly compacted for foundation and slab support. Deeper excavations should be conducted as needed to remove any encountered fill or soft soils as necessary at the direction of the Geotechnical Engineer (a representative of Geocon). The excavation should extend laterally a minimum distance of 3 feet beyond the building footprint areas, including building appurtenances, or a distance equal to the depth of fill below the foundation, whichever is greater. The limits of existing fill and/or soft soil removal will be verified by the Geocon representative during site grading activities. Recommendations for earthwork are provided in the *Grading* section of this report (see Section 7.5).

7.1.7 Where the recommended lateral over-excavation cannot be performed, such as adjacent to property lines, the lateral component of the mat foundation design can rely solely on friction between the bottom of the mat and the underlying subgrade soils. The mat should not utilize passive pressure along the perimeter unless foundations are bounded by and in direct contact with newly placed engineered fill.

7.1.8 It should be noted that implementation of the recommendations presented herein is not intended to completely prevent damage to the structure during the occurrence of strong ground shaking as a result of nearby earthquakes. It is intended that the structure be designed in such a way that the amount of damage incurred as a result of strong ground shaking be minimized.

7.1.9 It is recommended that flexible utility connections be utilized for all rigid utilities to minimize or prevent damage to utilities from minor differential movements.

7.1.10 All excavations must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon). Prior to placing any fill, the excavation bottom must be proof-rolled in the presence of the Geotechnical Engineer (a representative of Geocon West, Inc.).

7.1.11 The eolian and dune deposits exposed at the excavation bottom will likely be very moist and could be subject to excessive pumping. Operation of rubber tire equipment on the subgrade soils may cause excessive disturbance of the soils. Excavation activities to establish the finished subgrade elevation must be conducted carefully and methodically to avoid excessive disturbance to the subgrade. Stabilization of the bottom of the excavation may be required in order to provide a firm working surface upon which heavy equipment can operate. Recommendations for bottom stabilization and earthwork are provided in the *Grading* section of this report (see Section 7.5).

7.1.12 Stable excavations for the recommended grading can be achieved with sloping measures where property line setbacks allow. However, if excavations in close proximity to an adjacent property line and/or structure are required, special excavation measures will be necessary in order to maintain lateral support of offsite improvements. Excavation recommendations are provided in the *Temporary Excavations* section of this report (Section 7.15).

7.1.13 Foundations for small outlying structures, such as block walls up to 6 feet high, planter walls or trash enclosures, which will not be tied to the proposed structure, may be supported on conventional foundations bearing on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and proper compaction cannot be performed, foundations may derive support in the undisturbed eolian and dune deposits, and should be deepened as necessary to maintain a minimum 12-inch embedment into the recommended bearing materials. If the soils exposed in the excavation bottom are soft or loose, compaction of the soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved in writing by a Geocon representative.

7.1.14 Where new paving is to be placed, it is recommended that all existing fill soils and soft soils be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of all existing fill in the area of new paving is not required, however, paving constructed over existing uncertified fill or unsuitable soils may experience increased settlement and/or cracking and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper 12 inches of soil should be scarified and properly compacted. Paving recommendations are provided in the *Preliminary Pavement Recommendations* section of this report (see Section 7.12).

7.1.15 In order to provide increased protection of apparatus driveways and paving after strong ground shaking as a result of nearby earthquakes, it is recommended that the project structural engineer design a slab that is capable of tolerating a differential settlement of approximately ½ inch over a distance of 30 feet. Alternatively, consideration should be given to the use of a blanket of geogrid reinforced fill below proposed apparatus driveways and paving. The geogrid reinforced engineered fill blanket will provide a ductile sublayer that can accommodate earthquake-induced ground displacement and reduce the displacements transferred to the pavement. Recommendations for placement of geogrid reinforced engineered fill and for paving are provided in Sections 7.4 and 7.12, respectively.

7.1.16 If used, it is recommended that a minimum 2-foot-thick blanket of geogrid reinforced engineered fill be placed below the proposed apparatus driveways and paving. Geogrid can be spaced at 12-inch intervals vertically within the blanket reinforced engineered fill. The material used within the geogrid reinforced engineered fill zone should consist of select backfill material with a fines content of less than 15 percent. The existing onsite soil may be suitable for use with the geogrid reinforcement zone; however, additional testing should be performed prior to the start of construction to confirm this. Imported material consisting of soils with less than 15 percent fines content, crushed concrete (2-inches or less), and crushed miscellaneous base (CMB) are acceptable for use as engineered fill within the geogrid reinforced engineered fill.

7.1.17 Based on the relatively high nature of groundwater at the subject site, infiltration of stormwater into the ground is not feasible and is not recommended for this development. It is suggested that stormwater be retained, filtered and discharged in accordance with the requirements of the local governing agency.

7.1.18 Once the design and foundation loading configuration for the proposed structure proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Based on the final foundation loading configurations, the potential for settlement should be reevaluated by this office.

7.1.19 Any changes in the design, location or elevation of improvements, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

7.2 Soil and Excavation Characteristics

7.2.1 The in-situ soils can be excavated with moderate effort using conventional excavation equipment. Caving should be anticipated in unshored excavations, especially where saturated and granular soils are encountered. The contractor should be aware that formwork may be required to prevent caving of shallow foundation excavations.

7.2.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable OSHA rules and regulations to maintain safety and maintain the stability of adjacent existing improvements.

7.2.3 All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load. Penetrations below this 1:1 projection will require special excavation measures such as sloping and shoring. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 7.15).

7.2.4 The upper 5 feet of existing site soils encountered during this investigation are considered to have a "very low" expansive potential (EI = 0) and are classified as "non-expansive" in accordance with the 2022 California Building Code (CBC) Section 1803.5.3 (see Figure B12). The recommendations presented herein assume that proposed foundations and slabs will derive support in these materials.

7.3 Minimum Resistivity, pH, and Water-Soluble Sulfate

7.3.1 Potential of Hydrogen (pH) and resistivity testing as well as chloride content testing were performed on representative samples of soil to generally evaluate the corrosion potential to surface utilities. The tests were performed in accordance with California Test Method Nos. 643 and 422 and indicate that the soils are considered "corrosive" with respect to corrosion of buried ferrous metals on site. The results are presented in Appendix B (Figure B12) and should be considered for design of underground structures. Due to the corrosive potential of the soils, it is recommended that PVC, ABS or other approved plastic piping be utilized in lieu of cast-iron when in direct contact with the site soils.

7.3.2 Laboratory tests were performed on representative samples of the site materials to measure the percentage of water-soluble sulfate content. Results from the laboratory water-soluble sulfate tests are presented in Appendix B (Figure B12) and indicate that the on-site materials possess a sulfate exposure class of "S0" to concrete structures as defined by 2022 CBC Section 1904 and ACI 318 Chapter 19. Additionally, concrete structures extending into groundwater could be subject to seawater exposure and aggressive sulfate attack. ACI 318 requires a minimum of Type II cement or Type I plus a pozzolan to resist the moderate sulfate attack from seawater (ACI 318 Chapter 19).

7.3.3 Geocon West, Inc. does not practice in the field of corrosion engineering and mitigation. If corrosion sensitive improvements are planned, it is recommended that a corrosion engineer be retained to evaluate corrosion test results and incorporate the necessary precautions to avoid premature corrosion of buried metal pipes and concrete structures in direct contact with the soils.

7.4 Temporary Dewatering

7.4.1 Based on groundwater depths encountered during site exploration, groundwater may be encountered during installation of subsurface utilities at the site. The depth to groundwater can be further verified at the time of construction. If groundwater is present above the excavation bottom, temporary dewatering will be necessary to maintain a safe working environment during excavation and construction activities. Dewatering system design, operation, and proper discharge is the responsibility of the contractor.

7.4.2 Temporary dewatering may be accomplished by placing a minimum one-foot thick layer of angular gravel along the trench bottom. The gravel layer will function as both a permeable material for dewatering procedures as well as a stable working surface. A dewatering pump can be placed within the gravel layer to remove water from the excavation. Alternative methods of temporary dewatering may be feasible, and it is recommended that the contractor meet with the Geotechnical Engineer to discuss dewatering procedures in more detail.

7.5 Grading

7.5.1 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer and soil engineer in attendance. Special soil handling requirements can be discussed at that time.

7.5.2 Earthwork should be observed, and compacted fill tested by representatives of Geocon West, Inc. The existing fill and eolian and dune deposits encountered during exploration are suitable for reuse as engineered fill, provided any encountered oversize material (greater than 6 inches) and any encountered deleterious debris is removed.

7.5.3 Grading should commence with the removal of all existing vegetation and existing improvements from the area to be graded. Deleterious debris such as wood and root structures should be exported from the site and should not be mixed with the fill soils. Asphalt and concrete should not be mixed with the fill soils unless approved by the Geotechnical Engineer. All existing underground improvements planned for removal should be completely excavated and the resulting depressions properly backfilled in accordance with the procedures described herein. Once a clean excavation bottom has been established it must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.).

7.5.4 As a minimum, it is recommended that the upper 4 feet of existing earth materials within the proposed building footprint areas be excavated and properly compacted for foundation and slab support. Deeper excavations should be conducted as needed to remove any encountered fill or soft soils as necessary at the direction of the Geotechnical Engineer (a representative of Geocon). The excavation should extend laterally a minimum distance of 3 feet beyond the building footprint areas, including building appurtenances, or a distance equal to the depth of fill below the foundation, whichever is greater. The limits of existing fill and/or soft soil removal will be verified by the Geocon representative during site grading activities.

7.5.5 Where the recommended lateral over-excavation cannot be performed, such as adjacent to property lines, the lateral component of the mat foundation design can rely solely on friction between the bottom of the mat and the underlying subgrade soils. The mat should not utilize passive pressure along the perimeter unless foundations are bounded by and in direct contact with newly placed engineered fill.

7.5.6 All excavations must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon). Prior to placing any fill, the excavation bottom must be proof-rolled in the presence of the Geotechnical Engineer (a representative of Geocon West, Inc.).

7.5.7 Due to the potential for high-moisture content soils at the excavation bottom, stabilization measures may have to be implemented to prevent excessive disturbance the excavation bottom. Should this condition exist, rubber tire equipment should not be allowed in the excavation bottom until it is stabilized or extensive soil disturbance could result. It is suggested that excavation and grading be performed during the summer season to promote moisture control of the soils. In addition, the use of track equipment should be considered to minimize disturbance to the soils if they become wet at the excavation bottom. Bottom stabilization, if necessary, may be achieved placing a minimum 12-inch thick layer of aggregate base over Tensar InterAx NX850 geogrid or equivalent extruded (nonwoven) geotextile. The Tensar geogrids should be installed taught and should overlap in accordance with the manufacturer's recommendations. Prior to placing the geogrid, excessively soft or wet materials should be removed and the resulting excavation bottom should be free of loose material. Non-vibratory compaction methods should be used for compaction of the base material. The aggregate base should be compacted to a dry density of at least 95 percent of the laboratory maximum density near the optimum moisture. If pumping of the subgrade continues, a thicker layer of aggregate base may be placed. It is very important that subgrade stabilization be performed uniformly across the entire excavation bottom.

7.5.8 All fill and backfill soils should be placed in horizontal loose layers approximately 6 to 8 inches thick, moisture conditioned to near optimum moisture content, and properly compacted to a minimum of 90 percent of the maximum dry density per ASTM D 1557 (latest edition).

7.5.9. Where new paving is to be placed, it is recommended that all existing fill and soft soils be excavated and properly compacted for paving support. As a minimum, the upper 12 inches of soil should be scarified, moisture conditioned to near optimum moisture content, and compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition). Paving recommendations are provided in the *Preliminary Pavement Recommendations* section of this report (see Section 7.12).

7.5.10 In order to provide increased protection of apparatus driveways and paving after strong ground shaking as a result of nearby earthquakes, it is recommended that a blanket of geogrid reinforced fill below the proposed apparatus driveways and paving. The geogrid reinforced engineered fill blanket will provide a ductile sublayer that can accommodate earthquake-induced ground displacement and reduce the displacements transferred to the pavement.

7.5.11 A minimum 2-foot-thick blanket of geogrid reinforced engineered fill should be placed below the proposed apparatus driveways and paving. Geosynthetic materials consisting of Tensar InterAx NX850 Geogrid or equivalent can be spaced at 12-inch vertical intervals within the blanket reinforced engineered fill. The geogrid should extend laterally 5 feet beyond the edge of paving, where feasible. The backfill material used within the geogrid reinforcement zone should consist of granular material with a fines content of less than 15 percent. The existing onsite soil may be suitable for use with the geogrid reinforcement zone; however, additional testing should be performed prior to construction to confirm this. Imported material consisting of soils with less than 15 percent fines content, crushed concrete (2-inches or less), and crushed miscellaneous base (CMB) are acceptable for use as engineered fill within the geogrid reinforced engineered fill.

7.5.12 The initial layer of geogrid reinforcement should be placed at the excavation bottom. A 12-inch layer of select backfill fill should be placed and compacted, and an additional layer of geogrid reinforcement placed. This initial layer of geogrid reinforcement and 12-inches of select material can also provide subgrade stabilization should soft or saturated soils be encountered at the excavation bottom. If subgrade stabilization is required, the initial layer of backfill should consist of crushed concrete or crushed miscellaneous base.

RECOMMENDATIONS AS PRESENTED IN "GEOTECHNICAL INVESTIGATION FOR PROPOSED BALBOA LIBRARY AND FIRE STATION NO. 1" PREPARED BY GEOCON DATED MARCH 6, 2025, REV1

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
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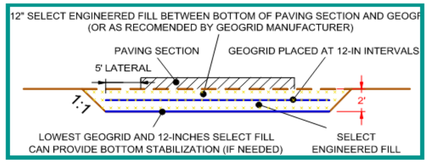
7.5.13 The geogrid should be installed in accordance with the manufacture's recommendations, including a minimum 12-inch thick layer of engineered fill placed over the uppermost geogrid layer. Adjacent strips of geogrid reinforcement should overlap in accordance with the manufactures' requirements. Wherever possible, utilities should be placed below the geogrid reinforcement zone to avoid having to cut or penetrate the geogrid reinforcement. A typical illustration of the recommended geogrid reinforced engineered fill is provided below.



7.5.14 Foundations for small outlying structures, such as block walls up to 6 feet high, planter walls or trash enclosures, which will not be tied to the proposed structure, may be supported on conventional foundations bearing on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and proper compaction cannot be performed, foundations may derive support in the undisturbed eolian and dune deposits and should be deepened as necessary to maintain a minimum 12-inch embedment into the recommended bearing materials. If the soils exposed in the excavation bottom are soft or loose, compaction of the soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved in writing by a Geocon representative.

7.5.15 All imported fill shall be observed, tested, and approved by Geocon West, Inc. prior to bringing soil to the site. Rocks larger than 6 inches in diameter shall not be used in the fill. Import soils used as structural fill should have an expansion index less than 20 and corrosivity properties that are equally or less detrimental to that of the existing onsite soils (see Figure B12). Import soils placed in the building area should be placed uniformly across the building pad or in a manner that is approved by the Geotechnical Engineer (a representative of Geocon).

7.5.16 It is recommended that flexible utility connections be utilized for all rigid utilities to minimize or prevent damage to utilities from minor differential movements. Utility trenches should be properly backfilled in accordance with the following requirements. The pipe should be bedded with clean sands (Sand Equivalent greater than 30) to a depth of at least 1 foot over the pipe, and the bedding material must be inspected and approved in writing by the Geotechnical Engineer (a representative of Geocon). The use of gravel is not acceptable unless used in conjunction with filter fabric to prevent the gravel from having direct contact with soil. The remainder of the trench backfill may be derived from onsite soil or approved import soil, compacted as necessary, until the required compaction is obtained. The use of minimum 2-sack slurry as backfill is also acceptable. Prior to placing any bedding materials or pipes, the trench excavation bottom must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon).

7.5.17 All trench and foundation excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to placing bedding sands, fill, steel, gravel, or concrete.

7.6 Shrinkage

7.6.1 Shrinkage results when a volume of material removed at one density is compacted to a higher density. A shrinkage factor of up to 10 percent should be anticipated when excavating and compacting the upper 5 feet of existing earth materials on the site to an average relative compaction of 92 percent.

7.6.2 If import soils will be utilized in the building pad, the soils must be placed uniformly and at equal thickness at the direction of the Geotechnical Engineer (a representative of Geocon West, Inc.). Soils can be borrowed from non-building pad areas and later replaced with imported soils.

7.7 Mat Foundation Design

7.7.1 Subsequent to the recommended grading, a reinforced concrete mat foundation deriving support in newly placed engineered fill be utilized for support of the proposed structure.

7.7.2 As discussed in Section 6.4, *Liquefaction Potential*, a reduced bearing pressure is recommended for design due to the potential for loss of bearing capacity or punch-through failure following a liquefaction event. The recommended maximum allowable bearing value for the design of a reinforced concrete mat foundation is 2,250 pounds per square foot (psf). The allowable bearing pressure may be increased by up to one-third for transient loads due to wind or seismic forces.

7.7.3 It is recommended that a modulus of subgrade reaction of 100 pounds per cubic inch be utilized for the design of the mat foundation bearing in the newly placed engineered fill. This value is a unit value for use with a 1-foot square footing. The modulus should be reduced in accordance with the following equation when used with larger foundations:

$$K_R = K\left[\frac{B+1}{2B}\right]^2$$

where: K_R = reduced subgrade modulus
K = unit subgrade modulus
B = foundation width (in feet)

7.7.4 The thickness of and reinforcement for the mat foundation should be designed by the project structural engineer.

7.7.5 For seismic design purposes, a coefficient of friction of 0.4 may be utilized between concrete slab and subgrade soils without a moisture barrier, and 0.15 for slabs underlain by a moisture barrier.

7.7.6 Slabs-on-grade that may receive moisture-sensitive floor coverings or may be used to store moisture-sensitive materials should be underlain by a vapor retarder placed directly beneath the slab. The vapor retarder and acceptable permeance should be specified by the project architect based on the type of floor covering that will be installed. The vapor retarder selection and design should be consistent with the guidelines presented in Section 9.3 of the American Concrete Institute's (ACI) Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials (ACI 302.2R-06) as well as ASTM E1745 and should be installed in general conformance with ASTM E 1643 (latest edition) and the manufacturer's recommendations. A minimum thickness of 15 mils extruded polyolefin plastic is recommended; vapor retarders which contain recycled content or woven materials are not recommended. The vapor retarder should have a permeance of less than 0.01 perms demonstrated by testing before and after mandatory conditioning. The vapor retarder should be installed in direct contact with the concrete slab with proper perimeter seal. If the California Green Building Code requirements apply to this project, the vapor retarder should be underlain by 4 inches of clean aggregate. It is important that the vapor retarder be puncture resistant since it will be in direct contact with angular gravel. As an alternative to the clean aggregate suggested in the Green Building Code, it is our opinion that the concrete slab-on-grade may be underlain by a vapor retarder over 4-inches of clean sand (sand equivalent greater than 30), since the sand will serve a capillary break and will minimize the potential for punctures and damage to the vapor barrier.

7.7.7 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the exposed soil conditions are consistent with those anticipated. If unanticipated soil conditions are encountered, foundation modifications may be required.

7.7.8 This office should be provided a copy of the final construction plans so that the recommendations presented herein could be properly reviewed and revised if necessary.

7.8 Foundation Settlement

7.8.1 The enclosed liquefaction settlement analysis indicates that the site soils could be susceptible to approximately 1.1 inches of total settlement as a result of the Maximum Considered Earthquake peak ground acceleration ($\frac{1}{2}PGA_M$). The resulting differential settlement is anticipated to be less than ½ inch over a distance of 30 feet. These settlements are in addition to the static settlements indicated below and must be considered in the structural design.

7.8.2 The maximum expected static settlement for a structure supported on a mat foundation system deriving support in the recommended bearing materials and designed with a maximum bearing pressure of 2,250 psf is estimated to be less than ½ inch and occur below the heaviest loaded structural element. Settlement of the foundation system is expected to occur on initial application of loading. Differential settlement is expected to be less than ¼ inch between the center and corner of the mat foundation.

7.8.3 Based on seismic considerations, the proposed structures should be designed for a combined static and seismically-induced differential settlement of ¾ inch over a distance of 30 feet.

7.8.4 The anticipated settlements indicated above are preliminary and should be verified once the project structural engineer can provide a final diagram of the anticipated foundation bearing pressures.

7.8.5 Once the design and foundation loading configurations for the proposed structures proceed to a more finalized plan, the estimated settlements presented in this report should be reviewed and revised, if necessary. If the final foundation loading configurations are greater than the assumed loading conditions, the potential for settlement should be reevaluated by this office.

7.9 Miscellaneous Foundations

7.9.1 Foundations for small outlying structures, such as block walls up to 6 feet in height, planter walls or trash enclosures, which will not be structurally supported by the proposed building, may be supported on conventional foundations deriving support on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and compaction cannot be performed, such as adjacent to property lines, foundations may derive support in the undisturbed eolian and dune deposits, and should be deepened as necessary to maintain a minimum 12-inch embedment into the recommended bearing materials.

7.9.2 If the soils exposed in the excavation bottom are loose, compaction of the soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative. Miscellaneous foundations may be designed for a bearing value of 1,500 psf, and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade and 12 inches into the recommended bearing material. The allowable bearing pressure may be increased by up to one-third for transient loads due to wind or seismic forces.

7.9.3 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated.

7.10 Lateral Design

7.10.1 Resistance to lateral loading may be provided by friction acting at the base of foundations, slabs and by passive earth pressure. An allowable coefficient of friction of 0.4 may be used with the dead load forces in the newly placed engineered fill or undisturbed eolian and dune deposits.

7.10.2 Passive earth pressure for the sides of foundations and slabs poured against newly placed engineered fill or undisturbed eolian and dune deposits above the groundwater table may be computed as an equivalent fluid having a density of 260 pcf with a maximum earth pressure of 2,600 psf. Passive earth pressure for the sides of foundations poured against undisturbed eolian and dune deposits below the groundwater table may be computed as an equivalent fluid having a density of 130 pcf with a maximum earth pressure of 1,300 psf (values have been reduced for buoyancy). When combining passive and friction for lateral resistance, the passive component should be reduced by one-third. A one-third increase in the passive value may be used for wind or seismic loads.

7.10.3 Where the recommended lateral over-excavation for on-grade structures cannot be performed, such as adjacent to property lines, the lateral component of the mat foundation design can rely solely on friction between the bottom of the mat and the underlying subgrade soils. The mat should not utilize passive pressure along the perimeter unless foundations are bounded by and in direct contact with newly placed engineered fill.

7.11 Exterior Concrete Slabs-on-Grade

7.11.1 Exterior slabs, not subject to traffic loads, should be at least 4 inches thick and reinforced with No. 4 steel reinforcing bars placed 18 inches on center in both horizontal directions, positioned near the slab midpoint. Prior to construction of slabs, the upper 12 inches of subgrade should be moistened to near optimum moisture content and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition). Crack control joints should be spaced at intervals not greater than 10 feet and should be constructed using saw-cuts or other methods as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. The project structural engineer should design construction joints as necessary.

7.11.2 The moisture content of the slab subgrade should be maintained and sprinkled as necessary to maintain a moist condition as would be expected in any concrete placement.

7.11.3 The recommendations of this report are intended to reduce the potential for cracking of slabs due to settlement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to minor soil movement and/or concrete shrinkage. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

7.12 Preliminary Pavement Recommendations

7.12.1 Where new paving is to be placed, it is recommended that all existing fill and soft materials be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of all existing artificial fill and soft soils in the area of new paving is not required; however, paving constructed over existing uncertified fill or unsuitable material may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper twelve inches of paving subgrade should be scarified, moisture conditioned to near optimum moisture content, and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition).

7.12.2 In order to provide increased protection of apparatus driveways and paving after strong ground shaking as a result of nearby earthquakes, it is recommended that the project structural engineer design a slab that is capable of tolerating a differential settlement of approximately ½ inch over a distance of 30 feet. Alternatively, consideration should be given to the use of a blanket of geogrid reinforced fill below these areas of paving. Recommendations for placement of geogrid reinforced engineered fill are provided in Section 7.4. Paving recommendations subsequent to the placement of geogrid reinforced engineered fill are provided below.

7.12.3 The following pavement sections are based on an assumed R-Value of 35. Once site grading activities are complete an R-Value should be obtained by laboratory testing to confirm the properties of the soils serving as paving subgrade, prior to placing pavement.

7.12.4 The Traffic Indices listed below are estimates. Geocon does not practice in the field of traffic engineering. The actual Traffic Index for each area should be determined by the project civil engineer. If pavement sections for Traffic Indices other than those listed below are required, Geocon should be contacted to provide additional recommendations. Pavement thicknesses were determined following procedures outlined in the *California Highway Design Manual* (Caltrans). It is anticipated that the majority of traffic will consist of automobile and large truck traffic.

PRELIMINARY PAVEMENT DESIGN SECTIONS

Location	Estimated Traffic Index (TI)	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
Automobile Parking and Driveways	4.0	3.0	4.0
Trash Truck & Fire Lanes	7.0	4.0	9.0

7.12.5 Asphalt concrete should conform to Section 203-6 of the *"Standard Specifications for Public Works Construction"* (Green Book). Class 2 aggregate base materials should conform to Section 26-1.02A of the *"Standard Specifications of the State of California, Department of Transportation"* (Caltrans). The use of Crushed Miscellaneous Base (CMB) in lieu of Class 2 aggregate base is acceptable. Crushed Miscellaneous Base should conform to Section 200-2.4 of the *"Standard Specifications for Public Works Construction"* (Green Book).

7.12.6 We calculated the rigid pavement section in general conformance with the procedures recommended by the American Concrete Institute report ACI 330-21 *Commercial Concrete Parking Lots and Site Paving Design and Construction – Guide.* The tables below provide the traffic categories and design parameters used in the calculations for a 20-year design life pavement structure. Geocon should be contacted to provide additional recommendations, if necessary.

TRAFFIC CATEGORIES

Traffic Category	Description	Reliability (%)	Slabs Cracked at End of Design Life (%)
A	Car Parking Areas and Access Lanes	60	15
B	Entrance and Truck Service Lanes	60	15
C	School or City Buses (Excluding Large Articulated Buses)	75	15
D	Heavy Duty Trucks (Gross Weight of 80 Kips)	75	15
E	Garbage or Fire Truck Lane	75	15

RECOMMENDATIONS AS PRESENTED IN "GEOTECHNICAL INVESTIGATION FOR PROPOSED BALBOA LIBRARY AND FIRE STATION NO. 1" PREPARED BY GEOCON DATED MARCH 6, 2025, REV1

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

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SHEET NUMBER:

C9.1

RIGID PAVEMENT DESIGN PARAMETERS

Design Parameter	Design Value
Modulus of Subgrade Reaction, k	200 pci
Modulus of Rupture for Subgrade, M_{R50}	9,389 psi
Concrete Compressive Strength	3,000 psi
Concrete Modulus of Elasticity, E	3,150,000 psi

7.12.7 Unless specifically designed and evaluated by the project structural engineer, where exterior concrete paving will be utilized for support of vehicles, the concrete pavement section thicknesses provided in the table below are recommended.

PRELIMINARY RIGID PAVEMENT (PCC) SECTIONS

Location	Traffic Category	Trucks/Day	Portland Cement Concrete (inches)
Automobile/Light Truck Parking	A	5	4.5
	A	10	5.0
Heavy Truck and Fire Lane Areas	E	10	6.0
	E	50	6.5
	E	100	7.0

7.12.8 The PCC vehicular pavement should be placed over subgrade soil that is compacted to a dry density of at least 95 percent of the laboratory maximum dry density at near optimum moisture content as determined by ASTM D1557

7.12.9 The rigid pavement should also be designed and constructed incorporating the parameters presented in the tables below. Adequate joint spacing should be incorporated into the design and construction of the rigid pavement. To control the location and spread of concrete shrinkage cracks, crack-control joints (weakened plane joints) should be included. Crack-control joints should be sealed with an appropriate sealant to prevent the migration of water through the control joint to the subgrade materials. The depth of the crack-control joints should be in accordance with the referenced ACI guide. To provide load transfer between adjacent pavement slab sections, a butt-type construction joint should be constructed. The butt-type joint should be thickened by at least 20 percent at the edge and taper back at least 4 feet from the face of the slab.

MAXIMUM JOINT SPACING

Pavement Thickness, T (Inches)	Maximum Joint Spacing (Feet)
4<T<5	10
5≤T<6	12.5
6≤T	15

ADDITIONAL RIGID PAVEMENT RECOMMENDATIONS

Subject	Value
Thickened Edge	1.2 Times Slab Thickness Adjacent to Structures
	1.5 Times Slab Thickness Adjacent to Soil
	Minimum Increase of 2 Inches
	4 Feet Wide
Crack Control Joint Depth	Early Entry Sawn = T/6 to T/5, 1.25 Inch Minimum
	Conventional (Tooled or Conventional Sawing) = T/4 to T/3
Crack Control Joint Width	¾-Inch for Sealed Joints and Per Sealer Manufacturer's Recommendations
	$^1/_{16}$- to $^1/_4$-Inch is Common for Unsealed Joints

7.12.10 The performance of pavements is highly dependent upon providing positive surface drainage away from the edge of pavements. Ponding of water on or adjacent to the pavement will likely result in saturation of the subgrade materials and subsequent cracking, subsidence and pavement distress. If planters are planned adjacent to paving, it is recommended that the perimeter curb be extended at least 12 inches below the bottom of the aggregate base to minimize the introduction of water beneath the paving.

7.13 Retaining Wall Design

7.13.1 The recommendations presented below are generally applicable to the design of rigid concrete or masonry retaining walls having a maximum height of 5 feet. In the event that walls significantly higher than 5 feet are planned, Geocon should be contacted for additional recommendations.

7.13.2 Retaining walls with a level backfill surface that are not restrained at the top should be designed utilizing a triangular distribution of pressure (active pressure) of 46 pcf.

7.13.3 Restrained walls are those that are not allowed to rotate more than 0.001H (where H equals the height of the retaining portion of the wall in feet) at the top of the wall. Where walls are restrained from movement at the top, walls may be designed utilizing a triangular distribution of pressure (at-rest pressure) of 61 pcf.

7.13.4 The wall pressures provided above assume that the retaining wall will be properly drained preventing the buildup of hydrostatic pressure. If retaining wall drainage is not implemented, an at-rest equivalent fluid pressure of 93 pcf should be used in design of undrained, restrained walls for the full height of the wall. The value includes hydrostatic pressures plus buoyant lateral earth pressures. If a partially drained wall is proposed, Geocon should be contacted to provide additional recommendations.

7.13.5 The wall pressures provided above assume that the proposed retaining walls will support relatively undisturbed eolian and dune deposits or engineered fill derived from onsite soils. If import soil will be used to backfill proposed retaining walls, revised earth pressures may be required to account for the geotechnical properties of the import soil used as engineered fill. This should be evaluated once the use of import soil is established. All imported fill shall be observed, tested, and approved by Geocon West, Inc. prior to bringing soil to the site.

7.13.6 Additional pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures and should be designed for each condition as the project progresses.

7.14 Retaining Wall Drainage

7.14.1 Retaining walls not designed for hydrostatic pressures should be provided with a drainage system extended at least two-thirds the height of the wall. At the base of the drain system, a subdrain covered with a minimum of 12 inches of gravel should be installed, and a compacted fill blanket or other seal placed at the surface (see Figure 8). The clean bottom and subdrain pipe, behind a retaining wall, should be observed by the Geotechnical Engineer (a representative of Geocon), prior to placement of gravel or compacting backfill.

7.14.2 As an alternative, a plastic drainage composite such as Miradrain or equivalent may be installed in continuous, 4-foot-wide columns along the entire back face of the wall, at 8 feet on center. The top of these drainage composite columns should terminate approximately 18 inches below the ground surface, where either hardscape or a minimum of 18 inches of relatively cohesive material should be placed as a cap (see Figure 9). These vertical columns of drainage material would then be connected at the bottom of the wall to a collection panel or a 1-cubic-foot rock pocket drained by a 4-inch subdrain pipe.

7.14.3 Subdrainage pipes at the base of the retaining wall drainage system should outlet to an acceptable location via controlled drainage structures. Drainage should not be allowed to flow uncontrolled over descending slopes.

7.14.4 Moisture affecting below grade walls is one of the most common post-construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.

7.15 Temporary Excavations

7.15.1 Excavations up to 5 feet in height may be required during construction operations. The excavations are expected to expose artificial fill and eolian and dune deposits, which are subject to excessive caving. Vertical excavations up to 5 feet in height may be attempted where not surcharged; however, the contractor should be prepared for caving, sloughing, and raveling in open excavations.

7.15.2 Vertical excavations greater than 5 feet or where surcharged by existing structures will require sloping or shoring measures in order to provide a stable excavation. Where sufficient space is available, temporary unsurcharged embankments could be sloped back at a uniform 1:1 slope gradient or flatter up to maximum height of 6 feet provided that groundwater is not present in the excavation. A uniform slope does not have a vertical portion. Where space is limited, shoring measures will be required. *Shoring* data is provided in Section 7.16 of this report. Slot-cutting is not recommended due to the granular nature of the site soils.

7.15.3 Where temporary construction slopes are utilized, the top of the slope should be barricaded to prevent vehicles and storage loads at the top of the slope within a horizontal distance equal to the height of the slope. If the temporary construction slopes are to be maintained during the rainy season, berms are suggested along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. The soils exposed in the cut slopes should be inspected during excavation by our personnel and the contractor's competent person so that modifications of the slopes can be made if variations in the soil conditions occur. All excavations should be stabilized within 30 days of initial excavation.

7.16 Shoring – Soldier Pile Design and Installation

7.16.1 The following information on the design and installation of shoring is preliminary. Review of the final shoring plans and specifications should be made by this office prior to bidding or negotiating with a shoring contractor.

7.16.2 One method of shoring would consist of steel soldier piles, placed in drilled holes and backfilled with concrete. The steel soldier piles may also be installed utilizing high frequency vibration; however, if vibration installation techniques are considered, the potential to induce liquefaction should be considered. The potential impacts of vibration installation techniques on offsite improvements must be evaluated and found acceptable. Where maximum excavation heights are less than 12 feet the soldier piles are typically designed as cantilevers. Where excavations exceed 12 feet or are surcharged, soldier piles may require lateral bracing utilizing drilled tie-back anchors or raker braces to maintain an economical steel beam size and prevent excessive deflection. The size of the steel beam, the need for lateral bracing, and the acceptable shoring deflection should be determined by the project shoring engineer. Recommendations for tie-backs or lateral bracing can be provided under separate cover, if needed.

7.16.3 Drilled cast-in-place soldier piles should be placed no closer than three diameters on-center. The minimum diameter of the piles is 18 inches. Structural concrete should be used for the soldier piles below the excavation; lean-mix concrete may be employed above that level. As an alternative, lean-mix concrete may be used throughout the pile where the reinforcing consists of a wideflange section. The slurry must be of sufficient strength to impart the lateral bearing pressure developed by the wideflange section to the soil. For design purposes, an allowable passive value for the soils below the plane of excavation depth may be assumed to be 300 psf per foot Passive earth pressure for the sides of foundations poured against undisturbed eolian and dune deposits below the groundwater table may be computed as an equivalent fluid having a density of 150 pcf (values have been reduced for buoyancy). The allowable passive value may be doubled for isolated piles, spaced a minimum of three times the pile diameter. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed alluvium.

7.16.4 Groundwater was encountered during exploration at a depth of approximately 6 feet. Therefore the contractor should be prepared for groundwater during pile installation. Therefore the contractor should be prepared for groundwater during pile installation should the need arise. If more than 6 inches of water is present in the bottom of the excavation, a tremie is required to place the concrete into the bottom of the hole. A tremie should consist of a rigid, water-tight tube having a diameter of not less than 6 inches with a hopper at the top. The tube should be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie should be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end should be closed at the start of the work to prevent water entering the tube and should be entirely sealed at all times, except when the concrete is being placed. The tremie tube should be kept full of concrete. The flow should be continuous until the work is completed and the resulting concrete seal should be monolithic and homogeneous. The tip of the tremie tube should always be kept about 5 feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.

7.16.5 A special concrete mix should be used for concrete to be placed below water. The design should provide for concrete with an unconfined compressive strength psi of 1,000 pounds per square inch (psi) over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste should be included. The slump should be commensurate to any research report for the admixture, provided that it should also be the minimum for a reasonable consistency for placing when water is present.

7.16.6 Caving is expected since granular soils will be encountered. The contractor should be prepared to use casing and should have it readily available at the commencement of drilling activities. When casing is used, extreme care should be employed so that the pile is not pulled apart as the casing is withdrawn. At no time should the distance between the surface of the concrete and the bottom of the casing be less than 5 feet. Continuous observation of the drilling and pouring of the piles by the Geotechnical Engineer (a representative of Geocon West, Inc.), is

7.16.7 The frictional resistance between the soldier piles and retained soil may be used to resist the vertical component of the anchor load. The coefficient of friction may be taken as 0.4 based on uniform contact between the steel beam and lean-mix concrete and retained earth. The portion of soldier piles below the plane of excavation may also be employed to resist the downward loads. The downward capacity may be determined using a frictional resistance of 260 psf per foot.

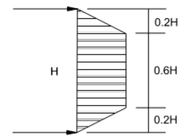
7.16.8 Due to the nature of the site soils, it is expected that continuous lagging between soldier piles will be required.

7.16.9 The time between lagging excavation and lagging placement should be as short as possible soldier piles should be designed for the full-anticipated pressures. Due to arching in the soils, the pressure on the lagging will be less. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 psf.

7.16.10 For the design of unbraced shoring, it is recommended that an equivalent fluid pressure be utilized for design. A trapezoidal distribution of lateral earth pressure may be used where shoring will be restrained at the top by bracing or tie-backs. The recommended active and trapezoidal pressures are provided in the following table. A diagram depicting the trapezoidal pressure distribution of lateral earth pressure is provided below the table.

HEIGHT OF SHORING (FEET)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE)	EQUIVALENT FLUID PRESSURE Trapezoidal (Where H is the height of the shoring in feet)
Up to 5	25	16H

Trapezoidal Distribution of Pressure



7.16.11 Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination. Additional pressure should be added for a surcharge condition due to sloping ground, vehicular traffic, or adjacent structures and must be determined for each combination.

7.16.12 It is recommended that line-load surcharges from adjacent wall footings, use horizontal pressures generated from NAV-FAC DM 7.2. The governing equations are:

$$For\ {}^{x}/_{H} \le 0.4$$

$$\sigma_H(z) = \frac{0.20 \times \left(\frac{z}{H}\right)}{\left[0.16 + \left(\frac{z}{H}\right)^2\right]^2} \times \frac{Q_L}{H}$$

and

$$For\ {}^{x}/_{H} > 0.4$$

$$\sigma_H(z) = \frac{1.28 \times \left(\frac{x}{H}\right)^2 \times \left(\frac{z}{H}\right)}{\left[\left(\frac{x}{H}\right)^2 + \left(\frac{z}{H}\right)^2\right]^2} \times \frac{Q_L}{H}$$

where x is the distance from the face of the excavation or wall to the vertical line-load, H is the distance from the bottom of the footing to the bottom of excavation or wall, z is the depth at which the horizontal pressure is desired, Q_L is the vertical line-load and $\sigma_H(z)$ is the horizontal pressure at depth z.

RECOMMENDATIONS AS PRESENTED IN "GEOTECHNICAL INVESTIGATION FOR PROPOSED BALBOA LIBRARY AND FIRE STATION NO. 1" PREPARED BY GEOCON DATED MARCH 6, 2025, REV1

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PREPARED BY: DARREN POON

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD, NEWPORT BEACH CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
CONSTRUCTION SET	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

02-10129

SHEET TITLE:

GEOTECHNICAL RECOMMENDATIONS

SHEET NUMBER:

C9.2

7.16.13 It is recommended that vertical point-loads, from construction equipment outriggers or adjacent building columns use horizontal pressures generated from NAV-FAC DM 7.2. The governing equations are:

$$For\ {}^{x}/_{H} \leq 0.4$$

$$\sigma_H(z) = \frac{0.28 \times \left(\frac{z}{H}\right)^2}{\left[0.16 + \left(\frac{z}{H}\right)^2\right]^3} \times \frac{Q_P}{H^2}$$

and

$$For\ {}^{x}/_{H} > 0.4$$

$$\sigma_H(z) = \frac{1.77 \times \left(\frac{x}{H}\right)^2 \times \left(\frac{z}{H}\right)^2}{\left[\left(\frac{x}{H}\right)^2 + \left(\frac{z}{H}\right)^2\right]^3} \times \frac{Q_P}{H^2}$$

then

$$\sigma'_H(z) = \sigma_H(z)cos^2(1.1\theta)$$

where x is the distance from the face of the excavation/wall to the vertical point-load, H is distance from the outrigger/bottom of column footing to the bottom of excavation, z is the depth at which the horizontal pressure is desired, Q_P is the vertical point-load, $\sigma_H(z)$ is the horizontal pressure at depth z, θ is the angle between a line perpendicular to the excavation/wall and a line from the point-load to location on the excavation/wall where the surcharge is being evaluated, and $\sigma_H(z)$ is the horizontal pressure at depth z.

7.16.14 In addition to the recommended earth pressure, the upper 10 feet of the shoring adjacent to the street or driveway areas should be designed to resist a uniform lateral pressure of 100 psf, acting as a result of an assumed 300 psf surcharge behind the shoring due to normal street traffic. If the traffic is kept back at least 10 feet from the shoring, the traffic surcharge may be neglected.

7.16.15 It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is recommended that the deflection be minimized to prevent damage to existing structures and adjacent improvements. Where public rights-of-way are present or adjacent offsite structures do not surcharge the shoring excavation, the shoring deflection should be limited to less than 1 inch at the top of the shored embankment. Where offsite structures are within the shoring surcharge area it is recommended that the beam deflection be limited to less than ½ inch at the elevation of the adjacent offsite foundation, and no deflection at all if deflections will damage existing structures. The allowable deflection is dependent on many factors, such as the presence of structures and utilities near the top of the embankment, and will be assessed and designed by the project shoring engineer.

7.16.16 Because of the depth of the excavation, some means of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles.

7.16.17 Due to the depth of the excavation and proximity to adjacent structures, it is suggested that prior to excavation the existing improvements be inspected to document the present condition. For documentation purposes, photographs should be taken of preconstruction distress conditions and level surveys of adjacent grade and pavement should be considered. During excavation activities, the adjacent structures and pavement should be periodically inspected for signs of distress. In the event that distress or settlement is noted, an investigation should be performed and corrective measures taken so that continued or worsened distress or settlement is mitigated. Documentation and monitoring of the offsite structures and improvements is not the responsibility of the geotechnical engineer.

7.17 Surface Drainage

7.17.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the original designed engineering properties. Proper drainage should be maintained at all times.

7.17.2 All site drainage should be collected and controlled in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. The site should be graded and maintained such that surface drainage is directed away from structures in accordance with 2022 CBC 1804.4 or other applicable standards. In addition, drainage should not be allowed to flow uncontrolled over any descending slope. Discharge from downspouts, roof drains and scuppers are not recommended onto unprotected soils within 5 feet of the building perimeter. Planters which are located adjacent to foundations should be sealed to prevent moisture intrusion into the soils providing foundation support. Landscape irrigation is not recommended within 5 feet of the building perimeter footings except when enclosed in protected planters.

7.17.3 Positive site drainage should be provided away from structures, pavement, and the tops of slopes to swales or other controlled drainage structures. The building pad and pavement areas should be fine graded such that water is not allowed to pond.

7.17.4 Landscaping planters immediately adjacent to paved areas are not recommended due to the potential for surface or irrigation water to infiltrate the pavement's subgrade and base course. Either a subdrain, which collects excess irrigation water and transmits it to drainage structures, or an impervious above-grade planter boxes should be used. In addition, where landscaping is planned adjacent to the pavement, it is recommended that consideration be given to providing a cutoff wall along the edge of the pavement that extends at least 12 inches below the base material.

7.18 Plan Review

7.18.1 Grading, foundation, and if applicable, shoring plans should be reviewed by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations.

RECOMMENDATIONS AS PRESENTED IN "GEOTECHNICAL INVESTIGATION FOR PROPOSED BALBOA LIBRARY AND FIRE STATION NO. 1" PREPARED BY GEOCON DATED MARCH 6, 2025, REV1

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GEOTECHNICAL RECOMMENDATIONS

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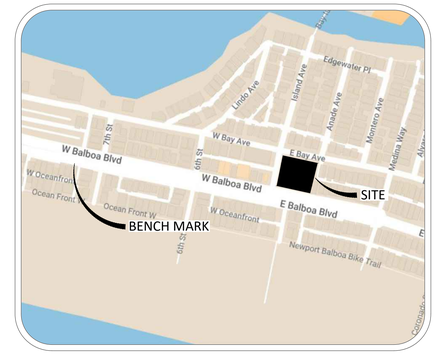
C9.3



VICINITY MAP

NOT TO SCALE

FOUND MONUMENT
CONTROL POINT
AIR RELEASE VALVE
BOLLARD
FIRE HYDRANT
MAIL BOX
POWER BOX
POWER CABINET
POWER MARKING
LANDSCAPE LIGHT
POWER PULL BOX
POWER RISER
POWER VAULT
PEDESTRIAN POLE
TRAFFIC SIGNAL PULL BOX
DROP INLET
COMM RISER
SEWER MANHOLE
SEWER MARKING
SIGN
TELEPHONE RISER
TELEPHONE VAULT
TRAFFIC SIGNAL PULL BOX
GAS RISER
CONCRETE COLUMN
TREE
PALM TREE
TRAFFIC SIGNAL W/ARM
TRAFFIC SIGNAL
WATER BLOWOFF VALVE
WATER METER
WATER MARKING
WATER RISER
WATER VALVE
IRRIGATION BOX
ELECTRIC VEHICLE CHARGING
BUILDING ENVELOPE
BUILDING OVERHANG
PROPERTY BOUNDARY LINE
EASEMENT LINE
CENTER LINE
COMMUNICATION LINE
UNDERGROUND POWER LINE
WATER LINE
SEWER LINE
STORM DRAIN LINE
GAS LINE
CONCRETE PAVING

SURVEY NOTES:

1. UTILITIES SHOWN HEREON ARE BASED ON MARK-OUT PERFORMED BY AN UNKNOWN SOURCE ALONG WITH OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ALL UTILITY INFORMATION SHOWN IS FOR REFERENCE ONLY

   WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

2. ELEVATIONS SHOWN HEREON WERE DERIVED FROM TERRESTRIAL SCANNING WITH A RELATIVE ACCURACY OF ±0.05'.
3. AERIAL IMAGERY PROVIDED HEREON IS STOCK IMAGERY WITH A CAPTURE DATE OF 1/11/2024 AND IS PROVIDED FOR CONTEXTUAL PURPOSES ONLY.
4. FINISH FLOOR ELEVATIONS ARE SHOWN AT THE THRESHOLD, AS INTERIOR ACCESS WAS NOT AVAILABLE.

BASIS OF COORDINATES:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983 PROJECTED TO GROUND COORDINATES, CONSTRAINED TO THE ORANGE COUNTY HORIZONTAL CONTROL NETWORK ON THE 2017.50 EPOCH AS PUBLISHED BY THE COUNTY OF OF ORANGE PUBLIC WORKS. REFERENCED BY STATION(S) "6183R1" & "6093R1". THE PUBLISHED COORDINATE VALUES FOR THOSE STATIONS ARE BELOW:

"6183R1" - NORTHING: 2167355.96
EASTING: 6057301.76

"6093R1" - NORTHING: 2165497.85
EASTING: 6063411.79

BENCHMARK:

FOUND MONUMENT 1E-122-14 PER "ORANGE COUNTY VERTICAL CONTROL DATA SHEETS" AS PUBLISHED BY THE COUNTY OF ORANGE PUBLIC WORKS.

MONUMENT DESCRIPTION : 4"ALUMINUM DISK IN SOUTHWEST CORNER OF A 4' CATCH BASIN LOCATED ALONG THE SOUTH SIDE OF WEST BALBOA AVENUE, 133' WEST OF THE CENTERLINE OF 7TH STREET.

ELEVATION: 9.179 (NAVD88) FEET

10 5 0 10 20

SCALE: 1" = 10'

POINT TABLE

POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	WP SCRIBED X	8.98	2167484.82	6057526.26
2	WELL MONUMENT	8.47	2167355.96	6057301.76
3	WELL MONUMENT	6.12	2167604.84	6057357.96
4	WP SCRIBED X SCAN A	9.08	2167446.84	6057304.58
5	LEAD AND DISC LS 5411	7.73	2167630.14	6057383.49
6	LEAD AND DISC LS 5411	7.46	2167639.78	6057350.38
7	LEAD AND DISC ILLEGIBLE	7.88	2167596.61	6057329.65
8	WP SCRIBED X SCAN C	7.52	2167612.42	6057384.37
9	LEAD AND TACK	7.67	2167570.95	6057580.68
10	LEAD AND TACK	7.75	2167581.34	6057532.42
11	LEAD AND DISC LS 5023	8.88	2167439.46	6057633.16
12	LEAD AND DISC LS 5023	8.83	2167433.07	6057662.39
27	LEAD AND DISC LS 5023	9.12	2167360.79	6057646.34
28	LEAD AND DISC LS 5023	9.07	2167367.19	6057617.04
29	LEAD AND DISC RCE 24X68	9.14	2167373.57	6057587.71
30	WP SCRIBED X SCAN B	9.62	2167342.25	6057516.28
31	LEAD AND DISC LS 4212 TIE	10.13	2167369.41	6057347.64
32	LEAD AND TACK	10.06	2167371.64	6057335.48
33	LEAD AND TACK	10.22	2167317.89	6057408.05
34	GEAR SPIKE	9.96	2167339.05	6057380.50
35	BM 1E.122-14 EL9	9.18	2167540.43	6056367.24

SURVEYOR'S CERTIFICATION:

THIS TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY COMPLETED ON JANUARY 30TH, 2024

DATED: 09/04/2025

PROFESSIONAL LAND SURVEYOR
JAMES R. NICOLAU IV
LS 9238
STATE OF CALIFORNIA

James R. Nicolau IV, PLS 9238
Paradigm Geospatial Inc.

NO.	DESCRIPTION	DATE	BY
6			
5			
4			
3			
2			
1	CLIENT REQUESTED REVISION(S)	09/04/25	MAC

REVISIONS

PARADIGM GEOSPATIAL INC.

NEWPORT BEACH FIRE STATION AND LIBRARY

PROJECT NO: 1-DEG-24-001	DELANE ENGINEERING	SCALE: 1" = 10'
DRAWN BY: MAC	TOPOGRAPHIC SURVEY	DATE: 03/01/2024
CHECKED BY: DAN		SHT NO.: 1 OF 1

LANDSCAPE DOCUMENTATION PACKAGE

CITY OF NEWPORT BEACH FIRE STATION NO. 1 AND LIBRARY

NEWPORT BEACH, CALIFORNIA 92661

OWNER

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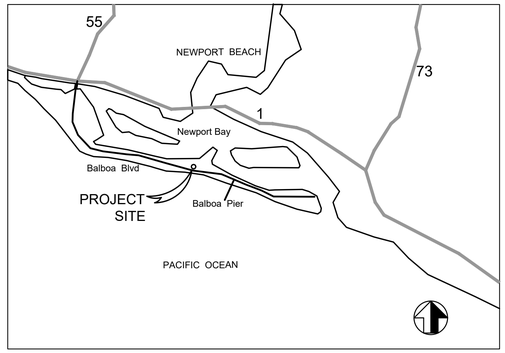
(619) 993-4253
CONTACT: PATRICK O'CONNOR, PLA



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

PROJECT NAME: NEWPORT BEACH FIRE STATION AND LIBRARY

PROJECT ADDRESS: 110 E BALBOA BOULEVARD
NEWPORT BEACH, CA. 92661

TOTAL LANDSCAPE AREA : 3,516 SQUARE FEET (SF)

PROJECT TYPE: NEW FIRE STATION AND LIBRARY

WATER SUPPLY TYPE: POTABLE

SUBMITTAL NOTES

HOLD ON FINAL FOR SUBMITTAL OF CERTIFICATION OF COMPLETION PACKAGE.

THE LANDSCAPE PLANS ARE CURRENTLY UNDER THE CALIFORNIA COASTAL COMMISSION (CCC) REVIEW AND MAY BE SUBJECT TO CHANGE ONCE FURTHER DIRECTION FROM THE CCC.

DRAWING INDEX

	DWG. NO.
LANDSCAPE TITLE SHEET	LT.0
IRRIGATION PLAN	L1.0
IRRIGATION LEGEND	L1.1
IRRIGATION DETAILS	L1.2
IRRIGATION DETAILS	L1.3
PLANTING PLAN AND NOTES	L2.0
PLANTING LEGEND, DETAILS WATER EFFICIENCY WORKSHEET, HYDROZONE MAP	L2.1
LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST	L2.2

LANDSCAPE IMPROVEMENTS - GENERAL NOTES

1. LANDSCAPE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLANS, SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF NEWPORT BEACH WATER EFFICIENT LANDSCAPE ORDINANCE, MUNICIPAL CODE: CHAPTER 14:17
2. LANDSCAPE IMPROVEMENTS SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS.
3. THE CONTRACTOR SHALL VERIFY WITH THE OWNER THAT PLANS ARE CURRENT AND APPROVED.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAX REQUIRED TO INSTALLING THE WORK ON THESE PLANS.
5. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITH THE PLANS PRIOR TO BEGINNING THE WORK.
7. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT OF RECORD (OR OWNER'S REPRESENTATIVE).
8. THE LANDSCAPE ARCHITECT OF RECORD AND CITY REPRESENTATIVES SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION, ANY SITE OBSERVATION, OR MEETINGS. SITE OBSERVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO:
   A. PRE-CONSTRUCTION MEETING
   B. LANDSCAPE GRADING AND SOIL AMENDING.
   C. LANDSCAPE CONSTRUCTION.
   D. SPOTTING OF SPECIMEN PLANTS.
   E. IRRIGATION PRESSURE AND COVERAGE TEST.
   F. PLANTING AND/OR HYDROSEEDING.
   G. PRE-MAINTENANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING AND PROPOSED UTILITIES ON SITE.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
12. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS WITH PAVING CONTRACTOR.
13. WHEN THE IRRIGATION SYSTEMS ARE NOT OPERABLE OR FUNCTIONING TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL HAND WATER AFFECTED PLANTING AREAS TO KEEP PLANT MATERIAL IN A THRIVING CONDITION UNTIL REPAIRS TO THE IRRIGATION SYSTEMS ARE COMPLETED AND INSTALLATIONS APPROVED.
14. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ANY DISCREPANCIES REPORTED TO THE OWNER'S REPRESENTATIVE.
15. THE LOCATION OF FEATURES TO BE CONSTRUCTED, NOT SPECIFICALLY DIMENSIONED, MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNER'S NOTIFICATION.
16. THE CONTRACTOR SHALL OBTAIN AND REMUNERATE TESTING LAB FOR A CURRENT SOIL MANAGEMENT REPORT. SEE PLANTING SPECIFICATIONS FOR BASIS OF BIDDING FOR SOIL AMENDING, FERTILIZING AND ROTOTILLING REQUIREMENTS.
17. THE CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF ALL LANDSCAPE AREAS PER THE MAINTENANCE SERVICE REQUIREMENTS OF THE SPECIFICATIONS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE CITY.
18. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES. SEE PLANTING SPECIFICATIONS
19. THE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS AND GROUND COVERS NOTED TO REMAIN IN PLACE DAMAGED BY PLANTING OR OTHER CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO REPAIR OR REPLACE EXISTING IRRIGATION SYSTEMS DAMAGED BY CONSTRUCTION OPERATIONS.
20. CONTRACTOR SHALL GUARANTEE ALL TREES AND IRRIGATION EQUIPMENT FOR A PERIOD OF ONE FULL YEAR AFTER WRITTEN ACCEPTANCE OF INSTALLATION.
21. THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT IRRIGATION AUDITOR TO PREPARE AN IRRIGATION AUDIT REPORT. THE AUDIT REPORT SHALL BE PREPARED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR APPROVED BY THE OWNER'S REPRESENTATIVE. AUDIT MEMORANDUM AND SERVICES WILL INCLUDE ON SITE REVIEW WITH THE OWNER'S REPRESENTATIVE OF THE IRRIGATION SYSTEM, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, YEARLY IRRIGATION SCHEDULE, AND ASSOCIATED DATA PER IRRIGATION AUDIT INDUSTRY STANDARDS. THE REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE 90 DAY CONTRACT MAINTENANCE PERIOD. COST FOR IRRIGATION AUDIT REPORT AND SERVICES SHALL BE PROVIDED BY THE CONTRACTOR. DEMONSTRATE THAT THE ACTUAL WATER USE COMPLIES WITH THE WATER USE CALCULATIONS.
22. THE CONTRACTOR SHALL PROVIDE A LETTER OF CERTIFICATION FOR WORK COMPLETED RELATED TO THE LANDSCAPE CONTRACT DOCUMENTS. THE LETTER SHALL SPECIFICALLY STATE THAT PLANTS WERE INSTALLED AS SPECIFIED AND THAT THE IRRIGATION SYSTEM WAS INSTALLED AS DESIGNED. THE LETTER SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO THE START OF THE MAINTENANCE PERIOD. LETTER FORMAT WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT OF RECORD.
23. POST INSTALLATION IRRIGATION SCHEDULING
    THE CONTRACTOR SHALL PREPARE A MEMORANDUM DOCUMENTING PARAMETERS USED TO SET THE AUTOMATIC CONTROLLER INDIVIDUAL IRRIGATION VALVES FOR EACH OF THE FOLLOWING:
    - 90 DAY CONTRACT MAINTENANCE (PLANT ESTABLISHMENT) PERIOD.
    - MONTHLY LANDSCAPE MAINTENANCE FOLLOWING THE 90 DAY CONTRACT MAINTENANCE PERIOD.

    EACH IRRIGATION SCHEDULE SHALL CONSIDER FOR EACH STATION ALL OF THE FOLLOWING THAT APPLY:
    - IRRIGATION INTERVAL
    - IRRIGATION RUN TIMES
    - NUMBER OF CYCLE STARTS REQUIRED FOR EACH IRRIGATION EVENT TO AVOID RUNOFF
    - AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED ON A MONTHLY BASIS
    - APPLICATION RATE SETTING
    - PLANT TYPE SETTING

    MEMORANDUM FOR MONTHLY SCHEDULE MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE COMPLETION OF THE 90 DAY CONTRACT MAINTENANCE PERIOD.

Appendix B

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at 110 E Balboa Blvd., Newport Beach, CA, 92661 (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Newport Beach Water Efficient Landscape Ordinance (Municipal Code Sections Chapter 14.17) and the City of Newport Beach Guidelines for Implementation of the City of Newport Beach Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Newport Beach Guidelines for Implementation of the City of Newport Beach Water Efficient Landscape Ordinance.

Lili O'Connor — Print Name
September 24, 2025 — Date

Signature
No. 1993 — License Number

1221 Hayes Avenue, San Diego, CA., 92103 — Address

619 993-4250 — Telephone
lilliparterre@cox.net — E-mail Address

Landscape Design Professional's Stamp
(If applicable)

LICENSED LANDSCAPE ARCHITECT — Lilliana O'Connor — No. 1993 — Ren. 10.31.26 — STATE OF CALIFORNIA

REGISTERED LANDSCAPE ARCHITECT — Lilliana O'Connor — No. 1993 — Ren. 10-31-26 — CALIFORNIA

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SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

PARTERRE
SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1221 HAYES AVENUE
SAN DIEGO, CALIFORNIA 92103
PHONE: (619) 296-3713

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO.1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

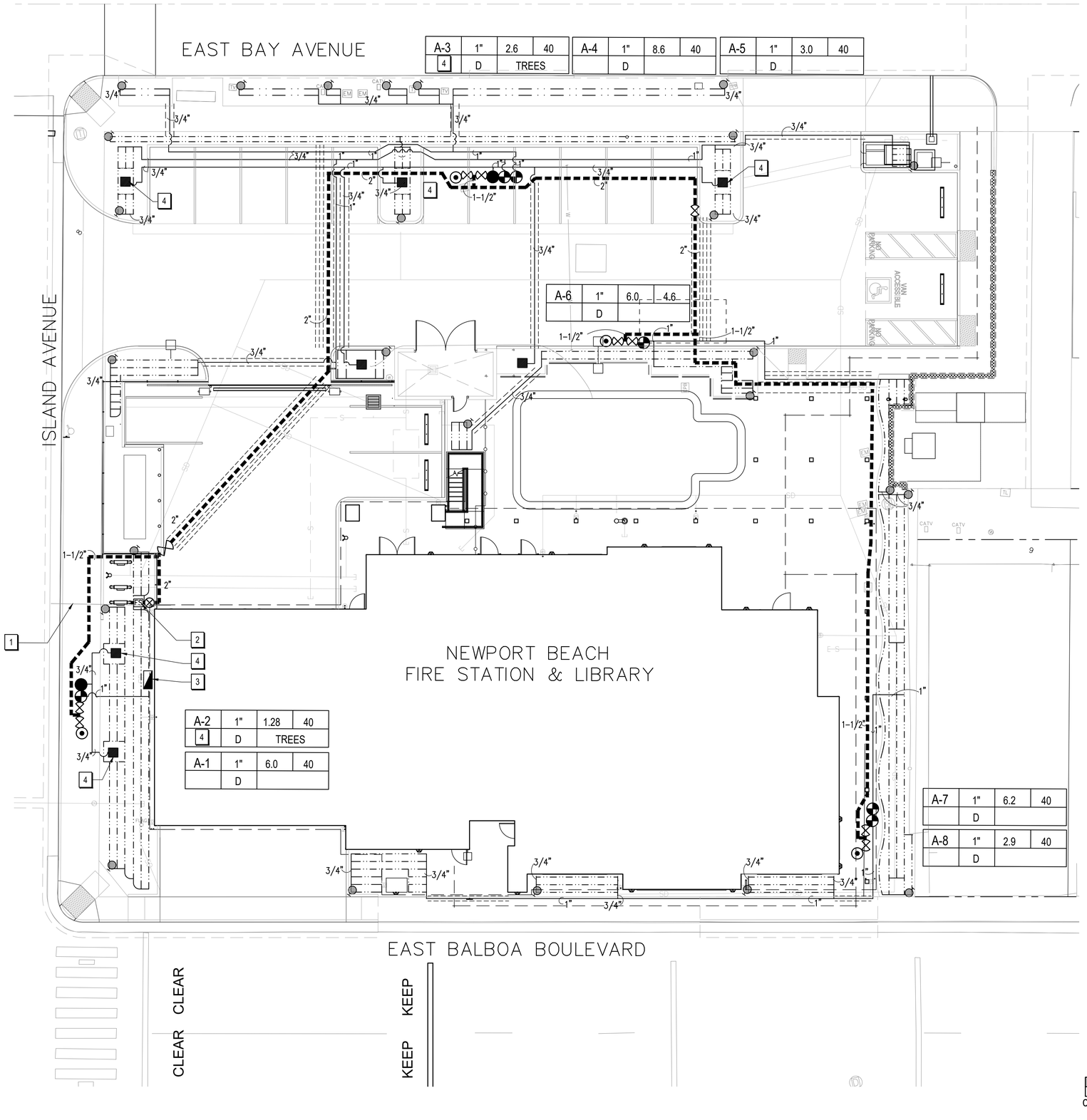
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
202401

SHEET TITLE:
LANDSCAPE TITLE SHEET

SHEET NUMBER:
LT.0



PLAN NOTES

1. FIRE STATION SITE IRRIGATION POINT OF CONNECTION (POC) AT NEW 1" POTABLE WATER IRRIGATION METER AND 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER. CONTRACTOR TO VERIFY APPROXIMATE STATIC WATER PRESSURE OF 67 PSI.

   PROPOSED MAXIMUM FLOW THROUGH METER IS 8.6 GPM @ 40 PSI

   TOTAL LANDSCAPE IRRIGATED AREA: 3,366 S.F.
   ESTIMATED TOTAL DEMAND: 22,381 GALLONS PER YEAR

2. POINT OF CONNECTION AFTER BACKFLOW PREVENTER IRRIGATION BACKFLOW PREVENTER. SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL SIZE AND DETAIL REFERENCE FOR IRRIGATION EQUIPMENT. ADJUST DRIPLINE TO ACCOMMODATE VALVE BOXES

3. PROPOSED LOCATION FOR PEDESTAL MOUNT CONTROLLER ASSEMBLY IN STAINLESS STEEL ENCLOSURE AS INDICATED IN THE IRRIGATION LEGEND. VERIFY EXACT LOCATION ON SITE WITH OWNER'S REPRESENTATIVE. 120 VAC POWER SHALL BE PROVIDED FOR THE CONTROLLER CONNECTION AT THE CONTROLLER LOCATION. THE LANDSCAPE CONTRACTOR SHALL CONNECT THE CONTROLLER TO THE POWER SOURCE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH LANDSCAPE CONTRACTOR TO PROVIDE ALL SLEEVE/ CONDUITS FOR WIRING AND CABLE FOR CONTROLLER AND PERIPHERALS. ADJUST SPRINKLER LOCATION AS NEEDED ADJACENT TO CONTROLLER ENCLOSURE TO AVOID ANY CONFLICT WITH CONTROLLER.

4. INSTALL 3 DRIP RING CONFIGURATION FOR WESTERN SYCAMORE TREES

NOTE:
PROJECT IS SUBJECT TO MWELO EXHIBIT C. SEE ATTACHMENTS ON PLANS FOR FURTHER DETAIL AS TO WHAT NEEDS TO BE INCLUDED.

REGISTERED LANDSCAPE ARCHITECT
LIJING O'CONNOR
No. 1983
EXP. 10-31-26
CALIFORNIA

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PHONE: (619) 296-3713

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO.1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO.C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
202401

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L1.0

IRRIGATION NOTES

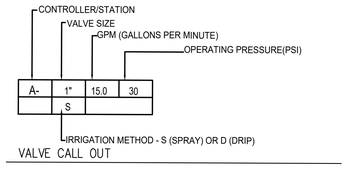
1. EXISTING UTILITIES AND CONDITIONS: PRIOR TO CUTTING INTO THE SOIL, LOCATE ALL CABLES, CONDUITS, AND OTHER UTILITIES THAT ARE COMMONLY FOUND UNDERGROUND, AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, PROMPTLY NOTIFY OWNER.
2. THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE REGULATIONS AND CODES .
3. THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATE ALL PIPING, HOSE, EQUIPMENT AND APPURTENANCES WITHIN THE PLANTING AREAS SHOWN UNLESS NOTED OR DIRECTED OTHERWISE. LOCATE ALL VALVES AND VALVE BOXES IN GROUND COVER AREAS WHEREVER POSSIBLE. LOCATE PRESSURE MAIN LINES WITHIN 18" (450MM) OF EDGE OF PLANTING AREAS. THE LOCATION OF MAINLINE AND VALVES SHALL BE APPROVED ON SITE PRIOR TO TRENCHING BY THE CITY LANDSCAPE INSPECTOR.
4. SPECIMEN TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. STAKE ALL SPECIMEN TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.
5. ALL PIPE AND WIRING UNDER PAVING AND ROADWAYS SHALL BE SLEEVED AS NOTED ON PLANS AND DETAILS. COORDINATE SLEEVE INSTALLATION WITH OTHER TRADES TO ENSURE PROPER AND TIMELY INSTALLATION IN LOCATIONS REQUIRED.
6. ALL END RUNS OF PVC PIPING IS TO BE 3/4" SIZE UNLESS NOTED OTHERWISE.
7. USE TWO WRAPS OF 3/4" TEFLON TAPE FOR ALL THREADED CONNECTIONS.
8. ALL EXPOSED PIPE AND JOINTS SHALL BE SHADED WHENEVER TEMPERATURES EXCEED 100 DEGREES FARENHEIT (34 DEGREES CENTIGRADE).
9. PROVIDE PULL BOXES FOR CONTROL WIRING AT ALL CHANGES OF DIRECTION AND WHERE RUNS EXCEED 200 FEET (60M). SPLICES SHALL BE MADE ONLY IN PULL BOXES OR VALVE CONTROL BOXES. PULL BOXES ARE TO BE GRAY PVC WITH GRAY LID BRANDED "PB ELECTRICAL". BOXES ARE TO BE CONCRETE WITH TRAFFIC RATED LIDS WHEN INSTALLED IN VEHICULAR TRAFFIC AREAS.
10. MONITOR IRRIGATION SCHEDULING CAREFULLY DURING STARTUP AND MODIFY SUCH THAT ALL AREAS RECEIVE ADEQUATE BUT NEVER EXCESSIVE MOISTURE. SHORT SETS WITH REPEAT CYCLES ARE PREFERRED TO SINGLE LONG SETS.
11. ADJUST START TIMES TO ALLOW A MINIMUM OF ONE HOUR BETWEEN REPEAT CYCLES.
12. CONTRACTOR TO SALVAGE EXISTING ENCLOSURE CONTROLLER ASSEMBLY AND RETURN TO CITY OF NEWPORT BEACH PERSONNEL.
13. ALL SCREENED FACILITIES ARE EXISTING OR PROPOSED PER THE CIVIL PLANS. PARTERRE CANNOT VERIFY ACTUAL LOCATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.
14. ALL EXISTING IRRIGATION AND PLANTING ADJACENT TO SITE THAT IS DISTURBED OR DAMAGED BY PROJECT CONSTRUCTION SHALL IMMEDIATELY BE RESTORED TO ORIGINAL WORKING CONDITION AND RELOCATED OR REPLACED AS REQUIRED BY SITE CONDITIONS.
15. AN ANTI-DRAIN/EXCESS FLOW VALVE SHALL BE INSTALLED UNDER EACH SPRINKLER HEAD WHICH IS NOT EQUIPPED WITH AN INTERNAL CHECK VALVE.
16. CONTRACTOR SHALL GUARANTEE 100% COVERAGE OF ALL IRRIGATED LANDSCAPE AREAS.
17. ALL FITTINGS AT PRESSURE MAINLINE AND MANIFOLDS SHALL BE SCHEDULE 80 P.V.C.
18. EXCESS SOIL GENERATED BY PLANTING AND IRRIGATION INSTALLATION SHALL BE DISPOSED OF OFF SITE.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL / REMARKS	DETAIL
M	IRRIGATION WATER METER		1" SIZE, CONNECTION FOR IRRIGATION. SEE CIVIL PLANS FOR LOCATION	
no symbol	REDUCED PRESSURE BACKFLOW PREVENTER BACKFLOW PREVENTER ENCLOSURE	FEBCO STRONG BOX	1-1/2" LF825Y-REFER TO CIVIL PLANS FOR INSTALLATION SMOOTH TOUCH BACKFLOW ENCLOSURE, STAINLESS STEEL FINISH	
	MASTER VALVE	SUPERIOR	SUPERIOR 3100-1" SIZE NORMALLY OPEN VALVE	3/L1.3
FS	FLOW SENSOR	CST	FSI-T10-001, 1" PLASTIC FLOW SENSOR, (.85 TO 52 GPM FLOW RANGE)	5/L1.3
	REMOTE CONTROL VALVE	GRISWOLD	DW SERIES VALVES (SIZE PER PLANS)	1/L1.3
	DRIP REMOTE CONTROL VALVE	RAINBIRD	XCZ -100-PRB-COM	2/L1.3
	QUICK COUPLER VALVE	RAINBIRD	44-LRC W/44K 1" QUICK COUPLER VALVE W/ LOCKING COVER AND 1" VALVE KEY	9/L1.2
	BALL VALVE	MATCO	754N SERIES FULL PORT, LINE SIZE OR AS SHOWN ON PLANS	4/L1.2
	MANUAL FLUSH VALVE	DURA OR EQ.	1"-PVC TRUE UNION BALL VALVE	2/L1.2
	PRESSURE MAINLINE	PACIFIC PLASTICS	1-1/2" AND SMALLER P.V.C. SCHEDULE 40, ASTM-D1784 TYPE 1, GRADE 1 P.V.C. 1120 2" TO 3" , SDR 13.5, CLASS 315, ASTM-2241 TYPE1, GRADE 1 P.V.C. 1120	5/L1.2
	NON-PRESSURE LATERAL LINES	PACIFIC PLASTICS	P.V.C. SCHEDULE 40 PIPE, ASTM-D1784 TYPE 1 GRADE 1, P.V.C. 1120	5/L1.2
	SLEEVE	PACIFIC PLASTICS	2X DIAMETER OF PIPE SLEEVED, 2" MINIMUM P.V.C.SCHEDULE 40	6/L1.2
	CONTROLLER ASSEMBLY "A"	TORO	SA6-RM6-16-DXICA SITE ONE ASSEMBLY IN A V.I.T. TOP OPENING STAINLESS STEEL ENCLOSURE; 16-STATION TORO DXI-LAGUNA WITH CELLULAR/CLOUD COMMUNICATION.	4/L1.3

SPRINKLER SCHEDULE

SYMBOL	MANUF.	DESCRIPTION	MODEL	GPM	PSI	RAD		DETAIL
■	RAINBIRD	DRIPLINE RINGS	XFS-CV-09-12	.92 GPH EMITTERS/12" O.C.	40	NA		7&8/L1.2
	RAINBIRD	SUBSURFACE DRIPLINE	XFS-CV-09-12	.92 GPH EMITTERS/12" O.C.	40	NA		1&3/L1.2



VALVE CALL OUT

REGISTERED LANDSCAPE ARCHITECT
LIJING O'CONNOR
No. 5983
EXP. 10-31-27
CALIFORNIA

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO.1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO.C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

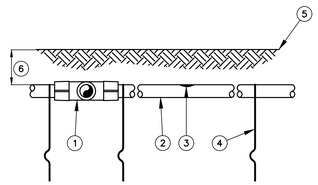
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
202401

SHEET TITLE:
IRRIGATION LEGEND AND NOTES

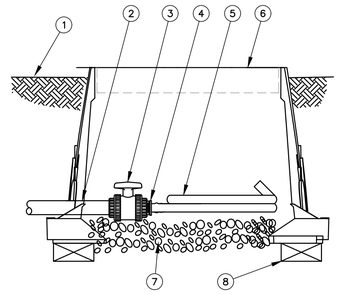
SHEET NUMBER:
L1.1



1. COMPRESSION TEE
2. SUB-SURFACE DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE
5. FINISH GRADE OF SOIL
6. 4" UNIFORM DEPTH
7. MULCH (DEPTH PER PLANS)
8. ON-SURFACE DRIPLINE

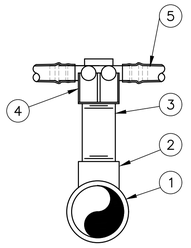
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

3 SUBSURFACE DRIPLINE INSTALLATION
N.T.S.



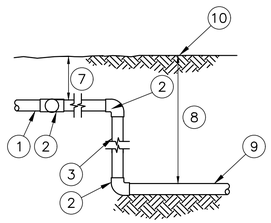
1. 2" IN GROUNDCOVER
2. PVC DRIP MANIFOLD PIPE
3. 1" X 3/4"TRUE UNION PVC BALL VALVE
4. ADAPTER
5. BLANK DRIPLINE TUBING -24" LENGTH TO EXTEND TO OUTSIDE OF BOX FOR FLUSHING
6. 10 INCH ROUND VALVE BOX WITH LOCKING COVER
7. 4-INCH MINIMUM DEPTH OF 3/8-INCH PEA GRAVEL
8. BRICK (1 OF 2)

2 MANUAL FLUSH VALVE
N.T.S.



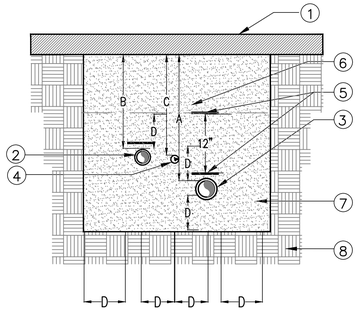
CENTER FEED MANIFOLD

1. P.V.C. SUPPLY MANIFOLD CONNECTED TO PVC LATERAL SUPPLY LINE FROM DRIP REMOTE CONTROL VALVE
2. P.V.C. SCHEDULE 40 TEE OR ELL
3. 3/4" PVC SCHEDULE 80 NIPPLE- LENGTH AS NECESSARY
4. TWO WAY FITTING
5. DRIPLINE TUBING
6. FINISH GRADE
7. 4" UNIFORM DEPTH, 4" HORIZONTAL DISTANCE FROM HARD EDGE
8. 12" MINIMUM DEPTH OR PER SPECIFICATIONS
9. PVC LATERAL SUPPLY LINE FROM DRIP REMOTE CONTROL VALVE ASSEMBLY
10. FINISH GRADE



PVC SUPPLY LATERAL TO PVC END FEED MANIFOLD

1 DRIPLINE CONNECTION FROM SUPPLY MANIFOLD
N.T.S.

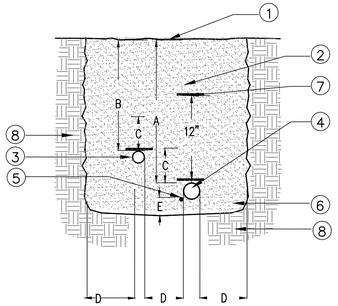


1. PAVING
2. LATERAL LINE SLEEVE- ENCASE IN SAND PER SPECIFICATIONS. 2" MINIMUM BELOW AND 4" ABOVE PIPE.
3. PRESSURE MAINLINE SLEEVE
4. CONTROL WIRE IN CONDUIT -6" MINIMUM FROM ADJACENT PIPE(S)
5. 3" WIDE WATER DETECTABLE WARNING TAPE(TYP. SYMBOL)
6. CLEAN COMPACTED FILL OVER SAND BEDDING
7. SAND BEDDING (S.E. 30 OR BETTER)- INSTALL 6" SAND BED UNDER PIPE SLEEVES WITH 6" SAND COVER ABOVE SLEEVES PRIOR TO THE PLACEMENT OF BACKFILL MATERIAL. COMPACT SAND BACKFILL TO DENSITY OF EXISTING SOIL
8. UNDISTURBED SOIL

DIMENSION-VEHICLE	A	B	C	D
1/2" TO 2-1/2" PIPE SIZE	24"	18"	24"	6"
3" PIPE SIZE	30"	X	24"	6"
4" PIPE SIZE OR GREATER	36"	X	24"	6"

DIMENSION-PEDESTRIAN	A	B	C	D
1/2" TO 2-1/2" PIPE SIZE	24"	18"	18"	6"
3" PIPE SIZE	24"	X	18"	6"
4" PIPE SIZE OR GREATER	36"	X	18"	6"

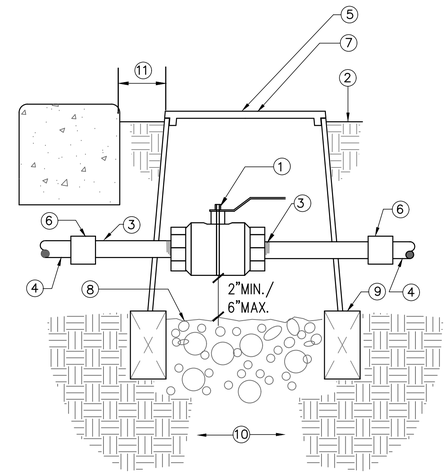
NOTE:
1. PROVIDE DETECTABLE WARNING TAPE FOR ALL PRESSURE MAINLINES, STANDARD 5MIL THICKNESS, 3" WIDTH WITH ALUMINUM CORE. PERMANENTLY PRINTED AND A.P.W.A UNIFORM COLOR CODE.
2. MAINTAIN 6" SEPARATION BETWEEN PARALLEL PIPE AND WIRING.
3. SLEEVES AT CURB EDGE OR HARDSCAPE SHALL EXTEND 12" BEYOND BACK OF CURB OR HARDSCAPE.
4. SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED. 2" MINIMUM.



1. FINISH GRADE
2. CLEAN COMPACTED BACKFILL
3. NON-PRESSURE LATERAL LINE
4. PRESSURE MAINLINE
5. CONTROL WIRES
6. SAND BEDDING(S.E. 30 OR BETTER)- INSTALL SAND BED UNDER PRESSURE MAINLINE AND LATERAL PRIOR TO THE PLACEMENT OF BACKFILL MATERIAL. SEE SPECIFICATIONS FOR DEPTH AND COVER
7. 3" WIDE DETECTABLE WATER DETECTABLE WARNING TAPE
8. UNDISTURBED SOIL

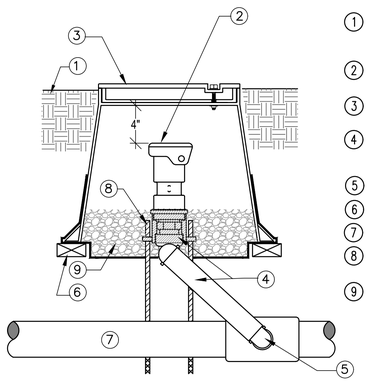
DIMENSION	A	B	C	D	E
1/2" TO 2-1/2" PIPE SIZE	18"	12"	4"	6"	2"
3" PIPE SIZE	24"	X	4"	6"	2"
4" PIPE SIZE OR GREATER	36"	X	4"	6"	2"

NOTE:
1. PROVIDE DETECTABLE WARNING TAPE FOR ALL PRESSURE MAINLINES, STANDARD 5MIL THICKNESS, 3" WIDTH WITH ALUMINUM CORE. PERMANENTLY PRINTED AND A.P.W.A UNIFORM COLOR CODE.
2. MAINTAIN 6" SEPARATION BETWEEN PARALLEL LATERAL LINES.



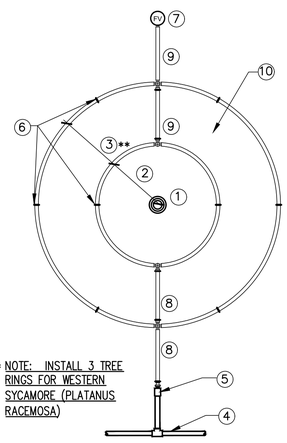
1. BRONZE BALL VALVE
2. FINISH GRADE
3. SCHEDULE 80 PVC NIPPLE T.O.E.
4. PRESSURE MAINLINE
5. VALVE BOX W/ LOCKING COVER
6. P.V.C. COUPLER
7. FLUSH IN LAWN; DEPTH OF MULCH ABOVE FINISH GRADE IN GROUNDCOVER (2" MINIMUM /4" MAXIMUM)SEE PLANTING PLANS
8. 3/8" PEA GRAVEL 6" MINIMUM DEPTH
9. BRICK SUPPORTS
10. 95% COMPACTED SUBGRADE
11. 6"MINIMUM/12" MAXIMUM FROM FACE OF FIXED IMPROVEMENTS

6 PIPE SLEEVES
N.T.S.



1. FINISH GRADE; FLUSH IN LAWN /3" ABOVE FINISH GRADE IN GROUNDCOVER AND SHRUB AREAS
2. QUICK-COUPLING VALVE W/ LOCKING COVER
3. ROUND VALVE BOX WITH LOCKING COVER
4. LASCO SNAPLOK SWING JOINT WITH MALE BRASS STABILIZER ELBOW AND SNAPLOK COLLAR
5. PVC SCHEDULE 80 TEE OR ELL
6. BRICK SUPPORTS (2)
7. PVC PRESSURE MAINLINE PIPE
8. 2- 1/2" DIA. x 24" REBAR STAKES
9. 3/8" PEA GRAVEL-4" DEPTH MINIMUM

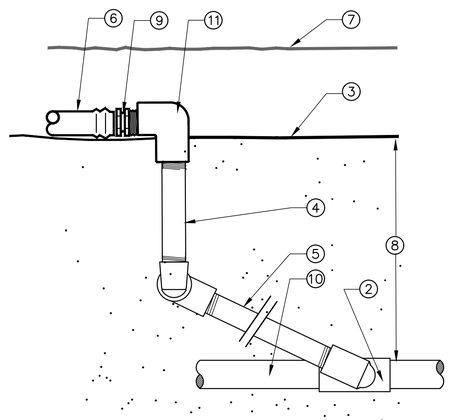
5 PIPE TRENCH
N.T.S.



** NOTE: INSTALL 3 TREE RINGS FOR WESTERN SYCAMORE (PLATANUS RACEMOSA)

1. CENTER OF TREE TRUNK
2. OFF-SET FIRST TREE RING 12" (36" BOX) FROM CENTER TRUNK (ON TOP OF TREE ROOTBALL)
3. OFF-SET SUBSEQUENT TREE RINGS FROM ADJACENT TREE RING- 12". NOTE: INSTALL 3 TREE RINGS FOR WESTERN SYCAMORE (PLATANUS RACEMOSA)
4. P.V.C. SUBSURFACE SUPPLY LATERAL-SEE IRRIGATION PLANS FOR LOCATION AND SIZE IN PROXIMITY TO TREE RING
5. REFER TO DETAIL FOR TRANSITION POINT FROM P.V.C. LATERAL TO ON GRADE BLANK DRIPLINE SUPPLY LATERAL TO DRIP RING-LENGTH AS NEEDED. SET TRANSITION POINT UP SLOPE OF TREE RING.
6. 6" SOIL STAPLE(TYPICAL) - UNIFORMLY SPACED (3' MAXIMUM)
7. MANUAL FLUSH VALVE IN VALVE BOX PLUMBED TO BLANK TUBING
8. ON GRADE BLANK DRIPLINE TUBING AND FITTINGS FOR SUB SUPPLY LATERAL TO DRIP RING AND WITHIN DRIP RING
9. ON GRADE BLANK DRIPLINE TUBING AND FITTINGS FOR FLUSH LATERAL
10. EDGE OF ROOT BALL

4 BALL VALVE
N.T.S.



1. PVC SUPPLY LATERAL
2. P.V.C TEE (SXSXT) OR P.V.C ELL (SXT)
3. FINISH GRADE
4. 3/4" SCHEDULE 80 P.V.C. RISER OR NIPPLE-LENGTH AS NEEDED - MINIMUM 6"
5. SWING JOINT
6. DRIPLINE BLANK TUBING TO TREE RING. SEE ON SURFACE TREE RING DETAILS. INSTALL TIE-DOWN STAKES ALONG TUBING PER MANUFACTURER SPECIFICATIONS.
7. TOP OF MULCH-SEE LANDSCAPE PLANS FOR TYPE AND DEPTH OF MULCH ABOVE FINISH GRADE
8. DEPTH PER SPECIFICATIONS
9. 3/4" MPT ADAPTER
10. P.V.C. LATERAL
11. 3/4"SCHEDULE 40 P.V.C. TEE OR ELL AS WARRANTED BY SITE LOCATION

9 QUICK COUPLER VALVE
N.T.S.

8 DRIPLINE TREE RING ON SURFACE
N.T.S.

7 TRANSITION TO SURFACE TREE RING SUPPLY LATERAL
N.T.S.

REGISTERED LANDSCAPE ARCHITECT
LIJANA O'CONNOR
No. 5983
VAN 10-31-26
CALIFORNIA

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO.1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO.C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

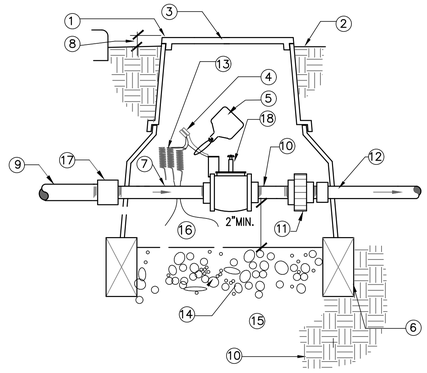
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
202401

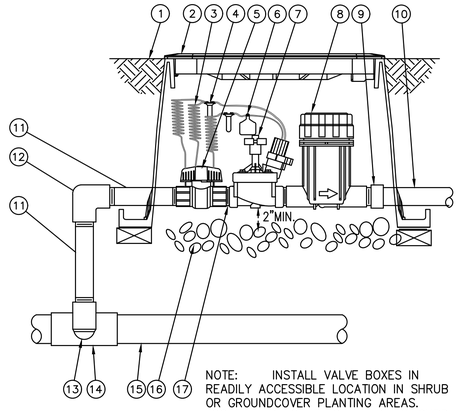
SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L1.2



1. 6" MINIMUM FROM FACE OF FIXED IMPROVEMENT
2. FINISH GRADE
3. VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "MV" ONTO LID.
4. WATERPROOF CONNECTORS
5. I.D. TAG, –BY T. CHRISTY ENTERPRISES
6. BRICK SUPPORTS
7. BRASS NIPPLE
8. 3" IN GROUNDCOVER/ FLUSH IN TURF
9. BRASS PIPE
10. P.V.C. SCHED. 80 NIPPLE–T.O.E.
11. P.V.C. SCHED. 80 UNION
12. SCHEDULE 80 P.V.C. MAINLINE TO FLOW SENSOR
13. 36" LENGTH COILED CONTROL WIRE
14. 2 CU. FT. 3/8" PEA GRAVEL SUMP–LINE BOTTOM AND SIDES WITH FILTER FABRIC
15. 90% COMPACTED SUBGRADE
16. CONTROL WIRE/FLOW SENSOR WIRE IN CONDUIT(S) OUTSIDE OF VALVE BOX
17. BRASS COUPLING
18. MASTER VALVE

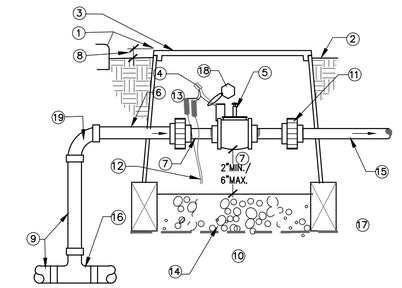
3 MASTER VALVE
N.T.S.



NOTE: INSTALL VALVE BOXES IN READILY ACCESSIBLE LOCATION IN SHRUB OR GROUNDCOVER PLANTING AREAS. LOCATE ADJACENT TO WALKWAY, CURB OR OTHER PAVING, 6" MINIMUM, 12" MAXIMUM FROM FACE OF FIXED IMPROVEMENT

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER W/ LOCKING COVER
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTORS
5. INSTALLL 1–INCH BALL VALVE
6. VALVE I.D. TAG BY T. CHRISTY ENTERPRISES
7. REMOTE CONTROL VALVE
8. QUICK CHECK BASKET FILTER
9. PVC SCH 40 FEMALE ADAPTER
10. PVC LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQ'D)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2–INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 4–INCH MINIMUM DEPTH OF 3/8–INCH PEA GRAVEL
17. PVC SCH 80 NIPPLE

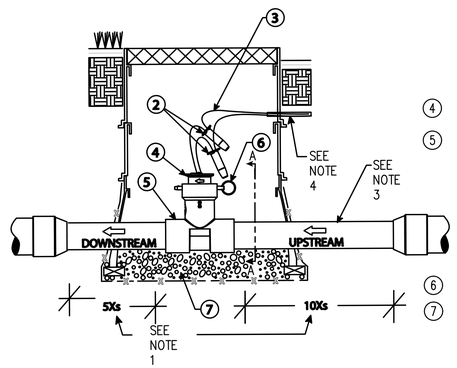
2 DRIP VALVE ASSEMBLY
N.T.S.



NOTE:
1. ALL WIRES TO BE INSTALLED AS PER LOCAL CODE.
2. PROVIDE WIRE COILS AT EACH WIRE CONNECTION IN VALVE BOX. WRAP AROUND 1/2" PIPE 15 TIMES– REMOVE PIPE).
3. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL

1. 6" MINIMUM, 18" MAXIMUM FROM FACE OF FIXED IMPROVEMENT
2. FINISH GRADE
3. VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE.HEAT BRAND "RCV" AND CONTROL STATION NUMBER ON TO LID.
4. WATERPROOF CONNECTORS
5. REMOTE CONTROL VALVE
6. P.V.C. SCHED. 80 NIPPLE
7. P.V.C. SCHED. 80 NIPPLE–THREADED ONE END(2)
8. 2" IN GROUNDCOVER FLUSH IN TURF
9. PRESSURE MAINLINE
10. 90% COMPACTED SUBGRADE
11. P.V.C. SCHED. 80 SLIP UNION (2)
12. VALVE WIRES
13. 30 "MIN. WIRE LOOPS
14. 2 CU. FT. 3/8" PEA GRAVEL SUMP–LINE BOTTOM WITH LANDSCAPE FABRIC AND 1/4" GALVANIZED MESH
15. P.V.C. LATERAL
16. SCHED. 80 P.V.C. TEE
17. BRICK SUPPORTS
18. VALVE I.D. TAG BY T. CHRISTY ENTERPRISES
19. SCHED. 80 P.V.C. ELL

1 REMOTE CONTROL VALVE
N.T.S.



1. QS200 ULTRASONIC FLOWMETER
2. 3M DBR/Y–6 SPLICE KIT
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE–MIN. CONDUCTOR SIZE 16AWG. DO NOT EXCEED CABLE LENGTH RECOMMENDATIONS AS SPECIFIED BY CONTROLLER MANUFACTURER. ENSURE A SERVICE LOOP OF EXTRA WIRE LENGTH–18" MIN. IS PROVIDED AT THE FLOW SENSOR. INSTALL CABLE IN PVC CONDUIT OUTSIDE OF VALVE BOX.
4. FLOMEC QS200 SENSOR
5. FLOMEC QS200 TEE SELECT TEE SIZE PER FLOWMETER SIZE AND APPLICATION RATES NOTED IN IRRIGATION LEGEND
6. QUICK RELEASE PIN
7. 10" DEPTH 3/8" PEA GRAVEL

01 SECTION A-A
NTS

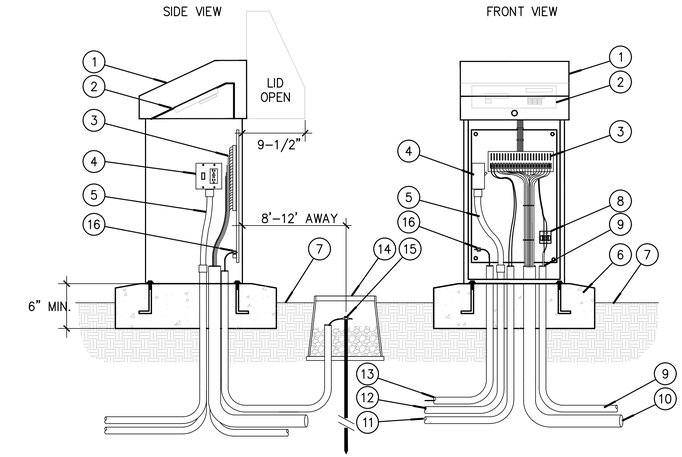
NOTE 1
5X MEANS PIPES INNER DIAMETER AND 10X MEANS PIPES INNER DIAMETER

NOTE 2
FOR 1" THRU 4" PIPE INSTALLATIONS ANGLE SHOWN IS ESPECIALLY IMPORTANT AND SHOULD BE SET AT 60–90 DEGREES FOR MOST ACCURATE OPERATION OF QS200.

NOTE 3
SCHEDULE 80 PVC PIPE BETWEEN MASTER VALVE AND FLOW SENSOR

NOTE 4
INSTALL CABLE IN 1" CONDUIT OUTSIDE OF VALVE BOX, USE SWEEPS AT TURNS.

5 FLOW SENSOR
N.T.S.



1. STRONGBOX STAINLESS STEEL NEMA 3R RAINPROOF ENCLOSURE (UL LISTED).
2. SATELLITE ASSEMBLY. ASSEMBLED IN ENCLOSURE BY JOHN DEERE GREEN TECH.
3. TERMINAL STRIP FOR VALVE WIRES.
4. POWER SWITCH / GFCI RECEPTACLE.
5. ELECTRICAL FLEX CONDUIT FOR POWER.
6. 6" MIN THICK, CONCRETE PAD WITH ANCHOR BOLTS PER MANUFACTURER RECOMMENDATIONS.
7. FINISHED GRADE.
8. FLOW SENSOR TERMINAL BOARD.
9. 1" CONDUIT AND SWEEP ELL WITH FLOW SENSOR CABLE.
10. 3" CONDUIT AND SWEEP ELL FOR LEAD WIRES.
11. 1" CONDUIT AND SWEEP ELL FOR MASTER VALVE WIRES.
12. 1" CONDUIT AND SWEEP ELL FOR 110 VAC POWER LINE.
13. 1" CONDUIT AND SWEEP ELL FOR GROUND WIRE.
14. 10" ROUND VALVE BOX AROUND GROUND ROD. FILL WITH 3/4" CRUSHED ROCK.
15. 5/8" X 8' GROUND ROD WITH #6 GROUND WIRE AND CLAMP. LOCATE 8'–12' FROM ENCLOSURE.
16. #6 GROUND WIRE SECURED TO BACKBOARD GROUNDING TERMINAL.

NOTE: SEE IRRIGATION LEGEND CALL OUT FOR INCLUDED SATELLITE COMMUNICATION COMPONENTS. SUGGESTED CONDUIT SIZES MAY NEED TO BE LARGER.

4 AUTOMATIC IRRIGATION CONTROLLER (SATELLITE ASSEMBLY)
N.T.S.

REGISTERED LANDSCAPE ARCHITECT
LORNO O'CONNOR
No. 1993
REN 10-31-26
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO.1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO.C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
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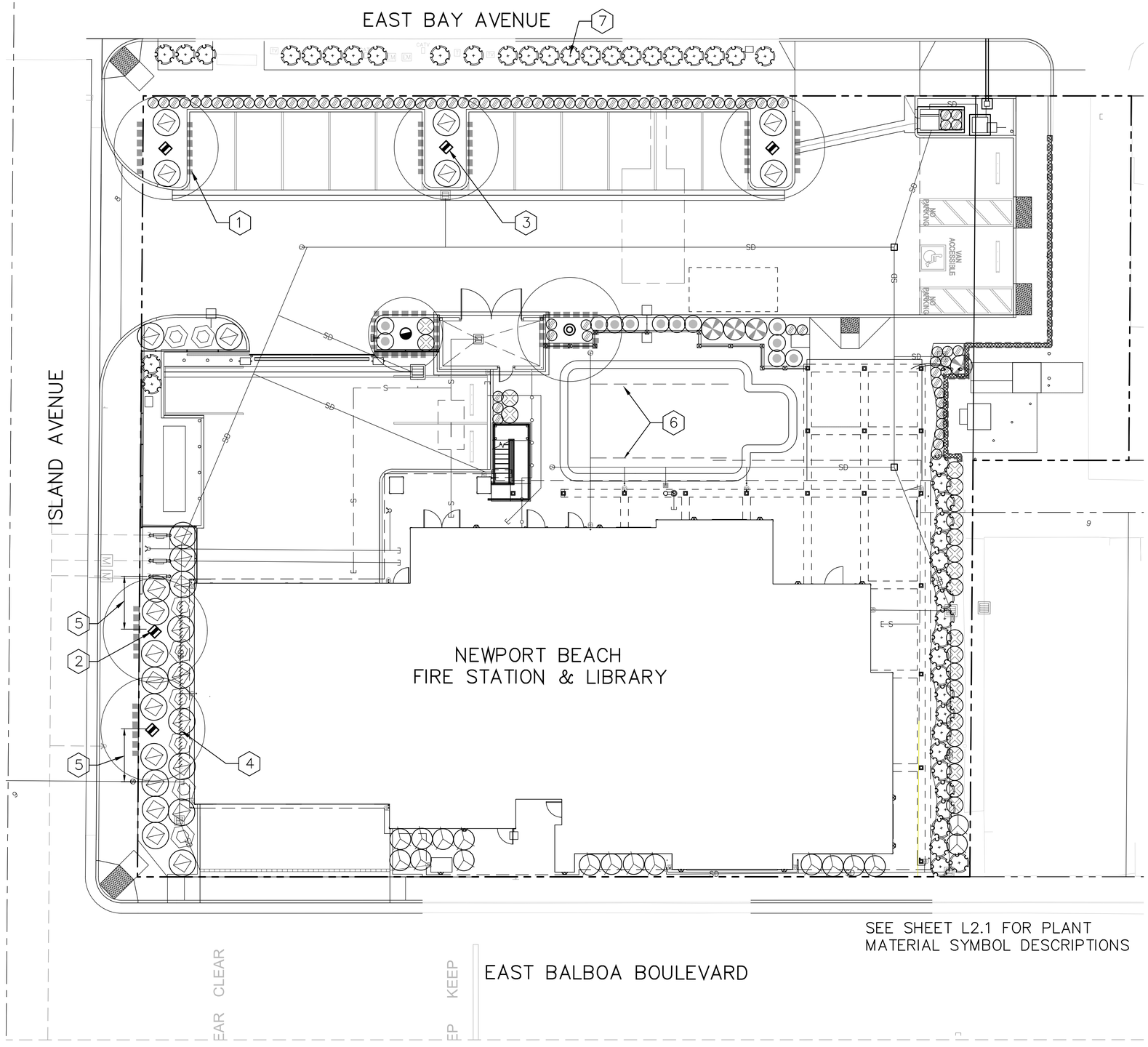
PROJECT NUMBER:
202401

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L1.3



0 10' 20' 40'

SCALE: 1" = 10'-0"

PLANTING NOTES

1. FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT PLANT MATERIAL TO COVER AREAS SHOWN ON THE PLANS.
3. INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH DETAILS. ALL FINISH GRADING AND PLANTING OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLAN NOTES, DETAILS AND SPECIFICATIONS.
4. ALL NURSERY TYING MATERIALS AND TAPES SHALL BE REMOVED AT TIME OF PLANTING.
5. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO DELIVERY OF PLANT MATERIALS TO THE SITE IN ORDER THAT THE LANDSCAPE ARCHITECT CAN DETERMINE THE ACCEPTABILITY OF PLANT MATERIAL AT TIME OF DELIVERY.
6. CONTRACTOR SHALL LOCATE PLANT MATERIAL AS SHOWN ON THE PLANTING PLAN AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SCALE THE LOCATION OF TREES AND SHRUBS FROM CENTER OF INDIVIDUAL SYMBOLS BASED ON OFFSETS FROM BUILDING OR HARDSCAPE FEATURES.
7. CONTRACTOR SHALL INSTALL MINIMUM 3 INCH DEPTH OF WOOD MULCH IN ALL PLANTING AREAS. SEE SPECIFICATIONS FOR CLASS.
8. ALL PLANT MATERIAL IN SIMILAR CONTAINERS SHALL BE EVENLY MATCHED.
9. THE FINISH GRADE OF ALL SHRUB AND GROUNDCOVER AREAS SHALL BE FREE OF ROCKS 2 INCHES AND LARGER.
10. ALL LANDSCAPE AREAS SHALL BE GRADED TO MAINTAIN A MINIMUM SLOPE OF 2 PER CENT FROM THE BUILDING TO DRAINS, CURBS AND WALKS.
11. VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATING FOR PLANT MATERIAL. SEE CIVIL IMPROVEMENT PLANS FOR LOCATIONS.
12. THE SURFACE AND SUBSURFACE SOIL IN ALL PLANTING AREAS SHALL BE RIPPED TO A MINIMUM DEPTH OF 6 INCHES.
13. AFTER ROUGH GRADING, SOIL SAMPLES SHALL BE TAKEN FROM TWO (2) LOCATION ON SITE AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CONDITION THE PLANTING BACKFILL PER THE SOIL LAB'S ANALYSIS RECOMMENDATIONS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
14. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING LANDSCAPE WORK SO THAT THE OWNER'S REPRESENTATIVE CAN REVIEW THE PROJECT UTILITY LOCATIONS AND REVISE PLANS ACCORDINGLY IF NECESSARY.
15. SEE SPECIFICATIONS CONCERNING WEED ERADICATION SCHEDULE PRIOR TO BEGINNING IRRIGATION AND PLANTING OPERATIONS.
16. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE HAND WATERED WHILE IRRIGATION SYSTEMS ARE BEING REPAIRED OR REROUTED.

PLAN NOTES

1. ROOT BARRIER, TYPICAL THIS SYMBOL.
2. SET CENTER OF TREE TRUNK 3'-0" FROM EDGE OF PAVING, TYPICAL.
3. CENTER TREE IN LENGTH AND WIDTH OF PARKING ISLAND, ALIGN WITH ADJACENT TREES, TYPICAL.
4. BIOBARRIER ROOT CONTROL FABRIC, TYPICAL THIS SYMBOL. WRAP LENGTH OF STORM DRAIN PIPE WITH 19.5" WIDTH OF FABRIC, NODULES FACING OUT. OVERLAP FABRIC MINIMUM 1" AT FABRIC EDGE. EXTEND FABRIC WRAP 5'-0" FROM CENTER OF TREE TRUNK.
5. MAINTAIN 10'-0" OFFSET FROM WATER AND SEWER UTILITY.
6. SUBSURFACE DRAINAGE PIPES PER DETAIL C, SHT. L2.2. SEE CIVIL STORM DRAIN PLAN FOR LOCATION, ALIGNMENT AND CONNECTION TO SITE DRAINAGE SYSTEM.
7. CENTER SHRUBS WITHIN PLANTER STRIP, TYPICAL.

REGISTERED LANDSCAPE ARCHITECT
Ljubo Ocanin
No. 5993
REN. 10-31-27
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SHEET TITLE:
PLANTING PLAN AND NOTES

SHEET NUMBER:
L2.0

WATER EFFICIENCY LANDSCAPE WORKSHEET/CALCULATIONS

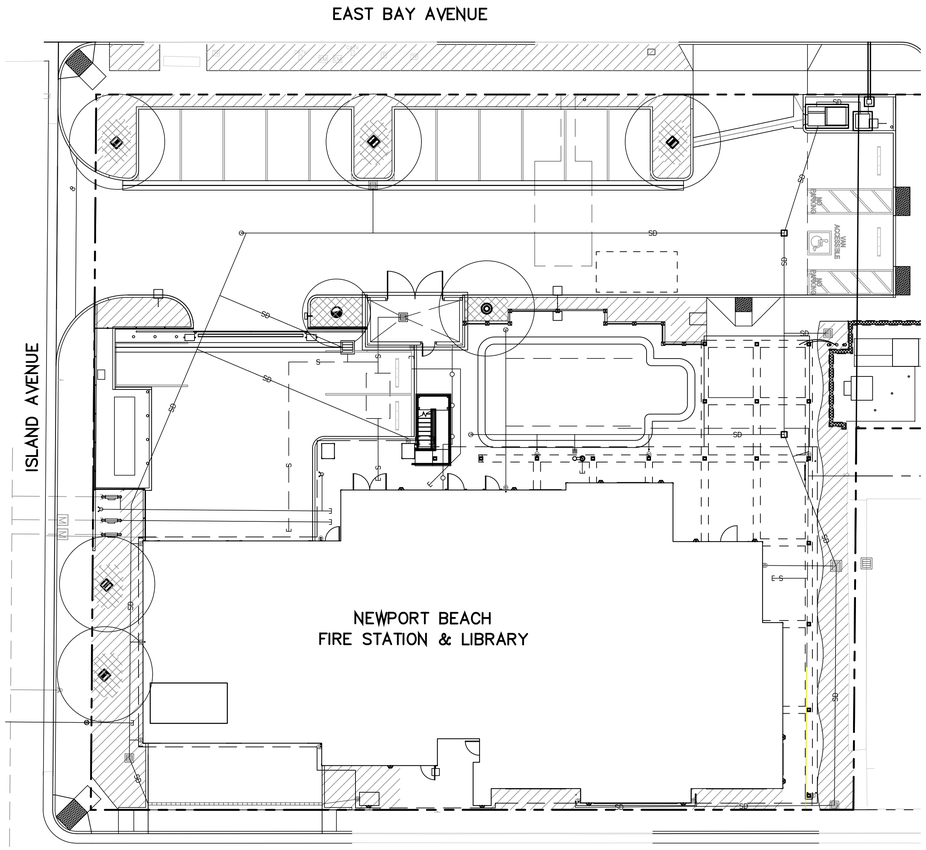
Referenced Evapotranspiration (ETo)
44.7

Landscape Area Sector Type
Non–Residential

Hydrozone And Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft,)	ETAF x Area	Estimated Total Water Use (ETWU)
LOW 1–SHRUBS	0.2	SUBSURFACE DRIP	.81	.24	3,166 SF	780	21,606
LOW 2–TREES	0.5	BUBBLERS	.77	.65	350 SF	227	6,288
				AVERAGE .45	TOTAL 3,516 SF	TOTAL 1,007	

Average ETAF for Regular Landscape Areas — IN COMPLIANCE — NOT IN COMPLIANCE

TOTAL LANDSCAPE AREA – 3,516
SITE WIDE ETAF – .44
ETWU TOTAL / GALLONS PER YEAR – 27,894
MAWA TOTAL / GALLONS PER YEAR – 43,826



HYDROZONE MAP AND LEGEND*

LOW 1–SHRUBS – PLANT SPECIES FACTOR 0.2
IRRIGATION EFFICIENCY FACTOR 0.81

LOW 2–TREES – PLANT SPECIES FACTOR 0.3
IRRIGATION EFFICIENCY FACTOR 0.77

*NOTE

HYDROZONE CLASSIFICATIONS AND SPECIES FACTORS ARE BASED ON WUCOLS (WATER USE CLASIFICATION OF LANDSCAPE SPECIES). SITE IS WITHIN WUCOLS REGION 3, SOUTH COASTAL.

PLANT MATERIAL LEGEND - TREE / SHRUBS

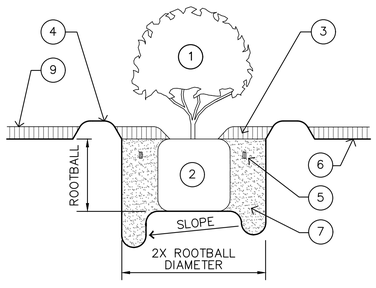
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MINIMUM CALIPER	DETAIL	WUCOL CLASS ZONE 3	QUANTITY
TREES								
	HYMENOSPORUM FLAVUM	SWEETSHADE	36" BOX	11'–13' HT. / 4'–5' SP. STANDARD	2.5"	A	MODERATE	1
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	12'–14' HT. / 5'–6' SP. STANDARD	2.5"	A	LOW	1
	PLATANUS RACEMOSA	WESTERN SYCAMORE	36" BOX	13'–15' HT. / 6'–8' SP. STANDARD	2.5"	A	LOW	5
SHRUBS								
	ALOE DAWAI	ORANGE FLAME ALOE	5 GAL.	SUCCULENT LEAVES, GREEN COLOR		B	LOW	8
	CAREX DIVULSA	BERKLEY SEDGE	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	87
	CARPENDERIA CALIFORNICA "ELIZABETH"	BUSH ANEMONE	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	4
	LEYMUS CONDENSATUS "CANYON PRINCE" "CANYON PRINCE"	CANYON PRINCE WILD RYE	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	12
	LOMANDRA "PLATINUM BEAUTY"	VARIEGATED DWARF MATT RUSH	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	48
	MAHONIA AQUIFOLIUM "COMPACTA"	COMPACT OREGON GRAPE	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	23
	WESTRINGIA FRUTICOSA "MORNING LIGHT"	MORNING LIGHT COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	17
	WESTRINGIA FRUTICOSA "MUNDI"	LOW COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	25

ROOT BARRIER

ROOT BARRIER, SEE PLAN FOR LOCATIONS. ANY TREE WITHIN 5' OF PAVING, FOOTING, BUILDING OR ANY OTHER HARDSCAPE SHALL HAVE ROOT BARRIER INSTALLED A MINIMUM OF 18" IN DEPTH, AND 10' IN LENGTH, CENTERED ON THE CENTERLINE OF THE TREE TRUNK (5' EACH SIDE). SEE SPECIFICATION FOR TYPE OF ROOT BARRIER.

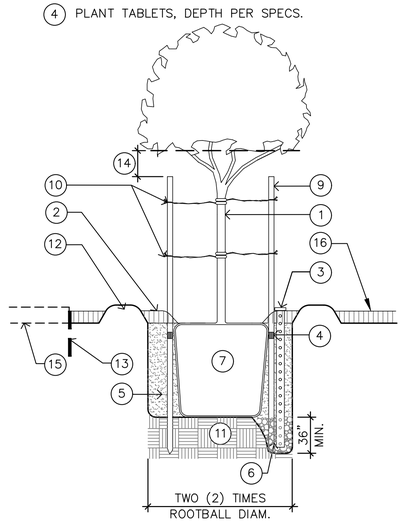
NOTE:
PLANT MATERIAL QUANTITIES LISTED IN THE LEGEND ARE FOR THE CONTRACTOR'S REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO COMPLETE A THOROUGH TAKEOFF OF REQUIRED PLANT MATERIAL SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO SUBMITTING A BID OF ANY DISCREPANCIES IN QUANTITIES LISTED. THE CONTRACTOR IS REQUIRED TO INSTALL ALL PLANT MATERIAL SHOWN ON THE PLANS AS PART OF THE CONTRACT.

1. SHRUB.
2. ROOTBALL. TOP OF ROOTBALL MIN. 1" ABOVE FINISH GRADE.
3. 3" DEPTH OF WOOD MULCH WITHIN BASIN.
4. 4" HIGH SOIL BERM, FIRMLY COMPACTED.
5. PLANT TABLETS.
6. FINISH GRADE, SLOPES 6:1 OR LESS.
7. PLANTING BACKFILL. PUDDLE AND SETTLE.
8. MAXIMUM 2:1 SLOPE.
9. WOOD MULCH PER PLANTING NOTE 7.



B SHRUB PLANTING
N.T.S.

1. SET TRUNK PLUMB /CENTER IN PIT
2. 3" DEPTH OF WOOD MULCH WITHIN BASIN, TYPICAL.
3. 4" ABS FILTER FABRIC WRAPPED PERFORATED STAND PIPE WITH REMOVABLE SOLID PVC CAP. MINIMUM LENGTH 5'–0".
4. PLANT TABLETS, DEPTH PER SPECS.
5. AMENDED BACKFILL SOIL. REMOVE ROCKS 4" AND LARGER.
6. 3 CU. FT. OF 3/4" GRAVEL AT BASE OF PIPE.
7. ROOT BALL. TOP OF ROOTBALL MIN. 1" ABOVE FINISH GRADE.
8. FINISH GRADE.
9. 2" DIA. LODGE POLE PINE STAKE, 2 EACH 10' MIN., 12' LONG FOR 24" AND 36" BOX TREE SIZE, SET ONE STAKE PERPENDICULAR TO PREVAILING WIND. FOR MULTI–TRUNK TREES INSTALL A MINIMUM OF 1 STAKE WITH TIES PER TRUNK.
10. "CINCH TIE" BY U.I.T. OR EQUAL, 2 LOCATIONS, 4 EACH.
11. SET ROOT BALL ON UNDISTURBED NATIVE SOIL.
12. 4" HIGH SOIL BERM, FIRMLY COMPACTED.
13. "CENTURY" ROOT BARRIER CP OR APPROVED EQUAL, SEE NOTE.
14. CUT STAKES 6" BELOW CANOPY.
15. CONC. WALK, STEP, WALL, CURB, FOUNDATION OR WATER QUALITY TREATMENT BMP LINER.
16. WOOD MULCH PER PLANTING NOTE 7.



NOTE:
INSTALL STAND PIPE AND GRAVEL AT BASE WITH SPECIMEN (24" BOX & LARGER) TREE ONLY.

INSTALL 10 FOOT LENGTH OF ROOT CONTROL SYSTEM CENTERED ON THE TRUNK FOR ALL TREE ROOTBALLS LOCATED WITHIN 5'–0" OF CONC. WALKS, STEPS, CURBS, WALLS, OR FOUNDATIONS. MINIMUM 18" DEPTH.

A SPECIMEN TREE PLANTING / DOUBLE STAKE
N.T.S.

REGISTERED LANDSCAPE ARCHITECT Diana Ocampo No. 6993 REN. 10-31-27 CALIFORNIA

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SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1221 HAYES AVENUE
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PHONE: (619) 296-3713

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO.1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

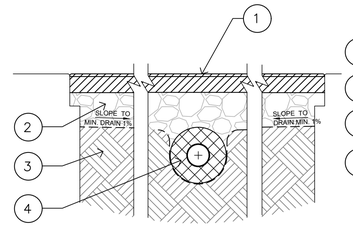
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
202401

SHEET TITLE:
PLANTING LEGEND, DETAILS, WATER EFFICIENCY WORKSHEET

SHEET NUMBER:
L2.1



1. PLAYGROUND PROTECTIVE SURFACING.
2. PROTECTIVE SURFACING SUBSURFACE BASE.
3. COMPACTED SUBGRADE THROUGHOUT PER GEOTECHNICAL REPORT
4. NDS EZ–1001F FRENCH DRAIN, LOCATION AND ALIGNMENT PER CIVIL DRAINAGE PLAN, MIN. 1% SLOPE. CONNECT TO SITE DRAINAGE SYSTEM.

C PLAYGROUND SUBSURFACE DRAINAGE PIPE

N.T.S.

Exhibit C – Landscape Documentation Package
Checklist/Submittal Requirements

Applicability: A Landscape Documentation Package is required for landscape projects with 2,500 square feet or greater of new or rehabilitated landscape. Refer to the Landscape Design Standards for comprehensive information about the submittal requirements and copies of the appendices referenced below.

Landscape Documentation Package Submittal Requirements:

Submittal Items (All submittal items must be inserted into the plan set)**:**	**Sheet No.**
1. Project information: date, project name, project address and/or lot number(s), total landscape area (square feet), project type, water supply type, contact information for the project applicant and property owner	LT.0
2. Certification of Landscape Design (Appendix B)	LT.0
3. Water Efficient Landscape Worksheet (Appendix C and Appendix D)	L2.1
4. Soil Management Report – An analysis by a certified agronomic soils lab, which may include soil texture, infiltration rate, pH, soluble salts, sodium, % of organic matter, and recommendations	*SEE NOTE BELOW
5. Landscape Design Plan	L2.0
6. Irrigation Design Plan	L1.0
7. Hydrozone Plan	L2.1
8. Grading Design Plan (see civil improvement plan)	C2.2
9. Landscape Documentation Package Checklist (this page)	L2.2
10. The statement: "Hold on final for submittal of Certification of Completion Package."	LT.0

Certification of Completion Package (Prior to final):

- ☐ Landscape Installation Certificate of Completion (Appendix E)
- ☐ Irrigation audit report (Appendix G)
- ☐ Post installation irrigation schedule and landscape/irrigation maintenance schedule

*Soil Management Report will be submitted with Certificate of Completion (Appendix E)

REGISTERED LANDSCAPE ARCHITECT
Tijana O'Connor
No. 6983
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DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

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PROJECT NUMBER:

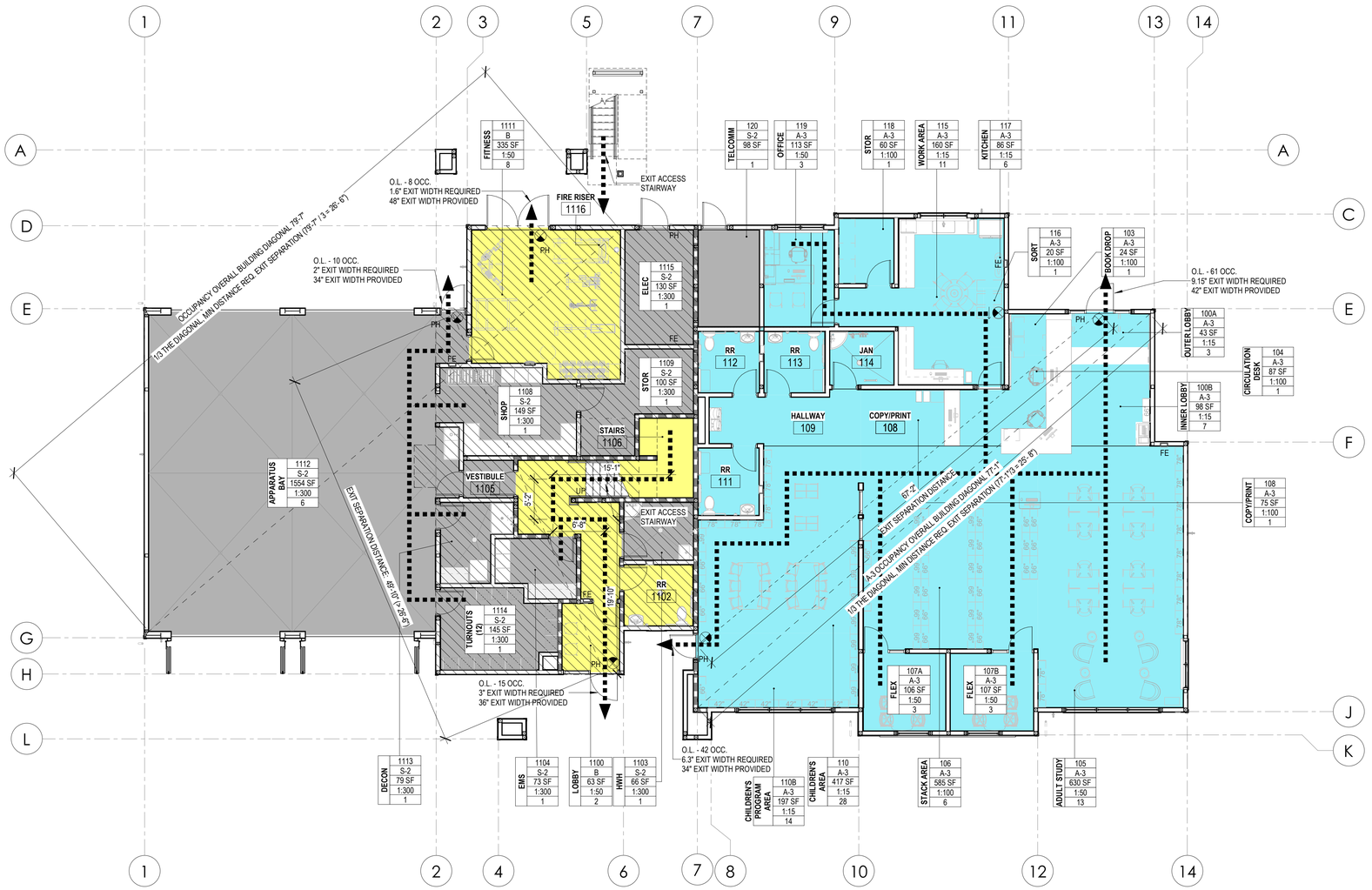
202401

SHEET TITLE:

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

SHEET NUMBER:

L2.2



D1 / A0.1 FIRST FLOOR EGRESS PLAN
SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD CALC

ROOM NUMBER	DESCRIPTION	SQ. FT.	LOAD FACTOR	OCCUP	CLASS
1100	LOBBY	63 SF	100	1	B
1101	HALL	136 SF	-	-	B
1102	RR	70 SF	-	-	B
1103	HWH	66 SF	300	1	S-2
1104	EMS	73 SF	300	1	S-2
1105	VESTIBULE	31 SF	300	1	S-2
1106	STAIRS	108 SF	-	-	B
1107	HOSE	27 SF	300	1	S-2
1108	SHOP	149 SF	300	1	S-2
1109	STOR	100 SF	300	1	S-2
1110	COMP	33 SF	300	1	S-2
1111	FITNESS	335 SF	50	7	B
1112	APPARATUS BAY	1554 SF	300	6	S-2
1113	DECON	79 SF	300	1	S-2
1114	TURNOUTS (12)	145 SF	300	1	S-2
1115	ELEC	130 SF	300	1	S-2
1116	FIRE RISER	13 SF	-	-	B

FIRE STATION FIRST FLOOR N.S.F.*: 3,110 S.F. **34**
CORE AREA: 592 S.F.
FIRE STATION FIRST FLOOR G.S.F.**: 3,324 S.F.
*N.S.F. : AREA NOT INCLUDING CORRIDORS, STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.
**G.S.F. : AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS

ROOM NUMBER	DESCRIPTION	SQ. FT.	LOAD FACTOR	OCCUP	CLASS
100A	OUTER LOBBY	43 SF	15	3	A-3
100B	INNER LOBBY	98 SF	15	7	A-3
103	BOOK DROP	24 SF	100	1	A-3
104	CIRCULATION DESK	87 SF	100	1	A-3
105	ADULT STUDY	630 SF	50	13	A-3
106	STACK AREA	585 SF	100	6	A-3
107A	FLEX	106 SF	50	3	A-3
107B	FLEX	107 SF	50	3	A-3
108	COPY/PRINT	75 SF	100	1	A-3
109	HALLWAY	122 SF			A-3
110	CHILDREN'S AREA	417 SF	15	28	A-3
110B	CHILDREN'S PROGRAM AREA	197 SF	15	14	A-3
111	RR	68 SF	-	-	A-3
112	RR	62 SF	-	-	A-3
113	RR	62 SF	-	-	A-3
114	JAN	57 SF	-	-	A-3
115	WORK AREA	160 SF	15	11	A-3
116	SORT	20 SF	100	1	A-3
117	KITCHEN	86 SF	15	6	A-3
118	STOR	60 SF	100	1	A-3
119	OFFICE	113 SF	50	3	A-3
120	TELCOMM	98 SF	300	1	S-2

LIBRARY FIRST FLOOR N.S.F.*: 3,278 S.F. **103**
CORE AREA: 301 S.F.
LIBRARY FIRST FLOOR G.S.F.**: 3,729 S.F.

EGRESS NOTES

1. ROOMS LISTED WITH NO OCCUPANT LOADS ARE CONSIDERED ACCESSORY USES.
2. GRADE LEVEL AREAS DESIGNATED AS EXIT DISCHARGE COMPONENTS FOR BUILDING SHALL BE PERMANENTLY MAINTAINED, SUCH AREAS SHALL NOT BE DEVELOPED OR OTHERWISE ALTERED IN THEIR CAPACITY TO PROVIDE CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED MEANS OF EGRESS FOR THE BUILDING OCCUPANT. IF SUCH AREAS ARE SOLD INDEPENDENT OF THE BUILDING THEY SERVE, AN EXIT DISCHARGE COMPLYING WITH THE REQUIREMENTS OF SECTION 1006 SHALL BE PROVIDED FOR THE BUILDING.
3. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
4. MAXIMUM EXIT ACCESS DISTANCE SHALL BE NO FURTHER THAN 250FT.
5. ACCESSIBLE ROUTES REQUIRED SHALL COMPLY WITH EACH OF THE FOLLOWING:
   - A. COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS.
   - B. LOCATED WITHIN BUILDING INTERIOR WHERE GENERAL CIRCULATION PATHS ARE INTERIOR.
   - C. NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS, OR SIMILAR SPACES UNLESS SERVING THOSE SPACES.
6. THE OPERATION OF THE GENERATOR IS FOR EMERGENCY PURPOSES AFTER A POWER FAILURE OR SIMILAR EVENT PURSUANT TO SECTION 36.417 OF THE COUNTY NOISE ORDINANCE.
7. ACCESSIBLE RESTROOMS 111, 112, 113, AND 1102 ON THE FIRST FLOOR SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS AND NOTES ON DETAILS A3/T-3 AND D3/T-3. LAVATORIES SHALL COMPLY WITH DETAILS C1/T-4 AND C2/T-4.
8. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM.

WALL LEGEND

- 2x4 STUD WALL - 1/2 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x8 STUD WALL
- LINE OF WALL BELOW

EGRESS LEGEND

- PATH OF TRAVEL
- EXIT SIGN, SEE ELECTRICAL DRAWINGS AND TACTILE EXIT SIGN
- PH — PANIC HARDWARE, SEE DOOR SCHEDULE
- ROOM NAME: 101 / A-3 / 1,234 SF / 1:15 / 5 — ROOM # / OCCUPANCY / AREA / OCC. LOAD FACTOR / OCCUPANTS
- FE — FIRE EXTINGUISHER
- FLOOR/CEILING - 1 HR RATED (UL DESIGN NO. UL L570)
- A-3
- B
- S-2

LICENSED ARCHITECT
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PROJECT:

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NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

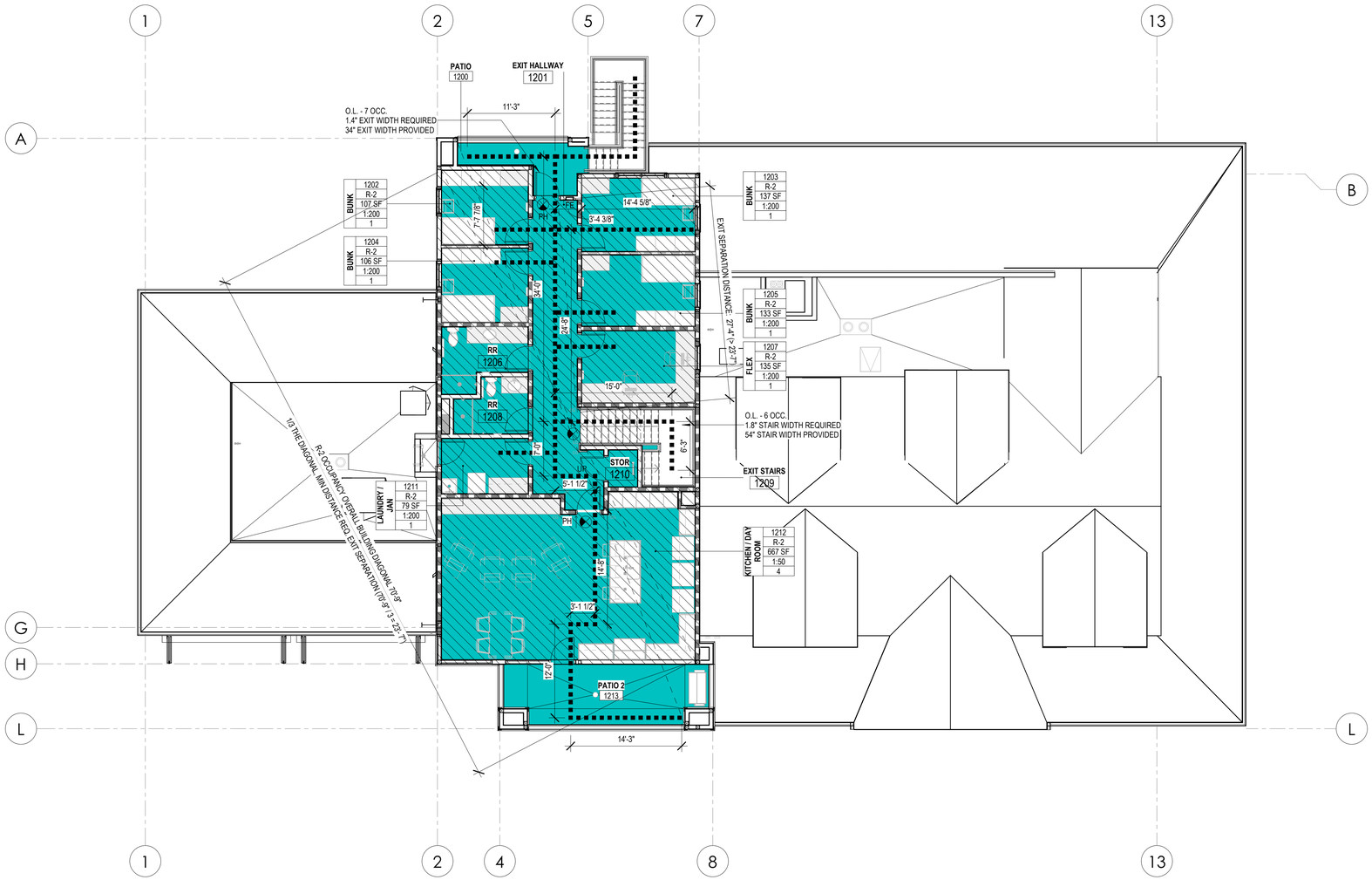
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 230101

SHEET TITLE: FIRST FLOOR EGRESS PLAN

SHEET NUMBER: A0.1



D1 SECOND FLOOR EGRESS PLAN
A0.2 SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD CALC

ROOM NUMBER	DESCRIPTION	SQ. FT.	LOAD FACTOR	OCCUP	CLASS
1200	PATIO	71 SF	0	-	R-2
1201	EXIT HALLWAY	251 SF	0	-	R-2
1202	BUNK	107 SF	200	1	R-2
1203	BUNK	137 SF	200	1	R-2
1204	BUNK	106 SF	200	1	R-2
1205	BUNK	133 SF	200	1	R-2
1206	RR	78 SF	0	-	R-2
1207	FLEX	135 SF	200	1	R-2
1208	RR	61 SF	0	-	R-2
1209	EXIT STAIRS	111 SF	0	-	R-2
1210	STOR	18 SF	0	-	R-2
1211	LAUNDRY / JAN	79 SF	200	1	R-2
1212	KITCHEN / DAY ROOM	667 SF	200	4	R-2
1213	PATIO 2	191 SF	0	-	R-2

FIRE STATION SECOND FLOOR N.S.F.*: 1,381 S.F. 10
CORE AREA: 760 S.F. 3
FIRE STATION SECOND FLOOR G.S.F.**2,145 S.F. 13
*N.S.F. : AREA NOT INCLUDING CORRIDORS, STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.
**G.S.F. : AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.

EGRESS NOTES

1. ROOMS LISTED WITH NO OCCUPANT LOADS ARE CONSIDERED ACCESSORY USES.
2. GRADE LEVEL AREAS DESIGNATED AS EXIT DISCHARGE COMPONENTS FOR BUILDING SHALL BE PERMANENTLY MAINTAINED, SUCH AREAS SHALL NOT BE DEVELOPED OR OTHERWISE ALTERED IN THEIR CAPACITY TO PROVIDE CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED MEANS OF EGRESS FOR THE BUILDING OCCUPANT. IF SUCH AREAS ARE SOLD INDEPENDENT OF THE BUILDING THEY SERVE, AN EXIT DISCHARGE COMPLYING WITH THE REQUIREMENTS OF SECTION 1006 SHALL BE PROVIDED FOR THE BUILDING.
3. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
4. MAXIMUM EXIT ACCESS DISTANCE SHALL BE NO FURTHER THAN 250FT.
5. ACCESSIBLE ROUTES REQUIRED SHALL COMPLY WITH EACH OF THE FOLLOWING:
   A. COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS.
   B. LOCATED WITHIN BUILDING INTERIOR WHERE GENERAL CIRCULATION PATHS ARE INTERIOR.
   C. NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS, OR SIMILAR SPACES UNLESS SERVING THOSE SPACES.
6. THE OPERATION OF THE GENERATOR IS FOR EMERGENCY PURPOSES AFTER A POWER FAILURE OR SIMILAR EVENT PURSUANT TO SECTION 36.417 OF THE COUNTY NOISE ORDINANCE.
7. ACCESSIBLE RESTROOMS 111, 112, 113, AND 1102 ON THE FIRST FLOOR SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS AND NOTES ON DETAILS A3/T-3 AND D3/T-3. LAVATORIES SHALL COMPLY WITH DETAILS C1/T-4 AND C2/T-4.
8. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM.

WALL LEGEND

- 2x4 STUD WALL - 1/2 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x8 STUD WALL
- LINE OF WALL BELOW

EGRESS LEGEND

- PATH OF TRAVEL
- EXIT SIGN, SEE ELECTRICAL DRAWINGS AND TACTILE EXIT SIGN
- PH — PANIC HARDWARE, SEE DOOR SCHEDULE
- ROOM NAME / 101 / A-3 / 1,234 SF / 1:15 / 5 — ROOM # / OCCUPANCY / AREA / OCC. LOAD FACTOR / OCCUPANTS
- FE — FIRE EXTINGUISHER
- FLOOR/CEILING - 1 HR RATED (ESR-1153) STC / IIC (TJ-4035)
- R-2

LICENSED ARCHITECT
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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

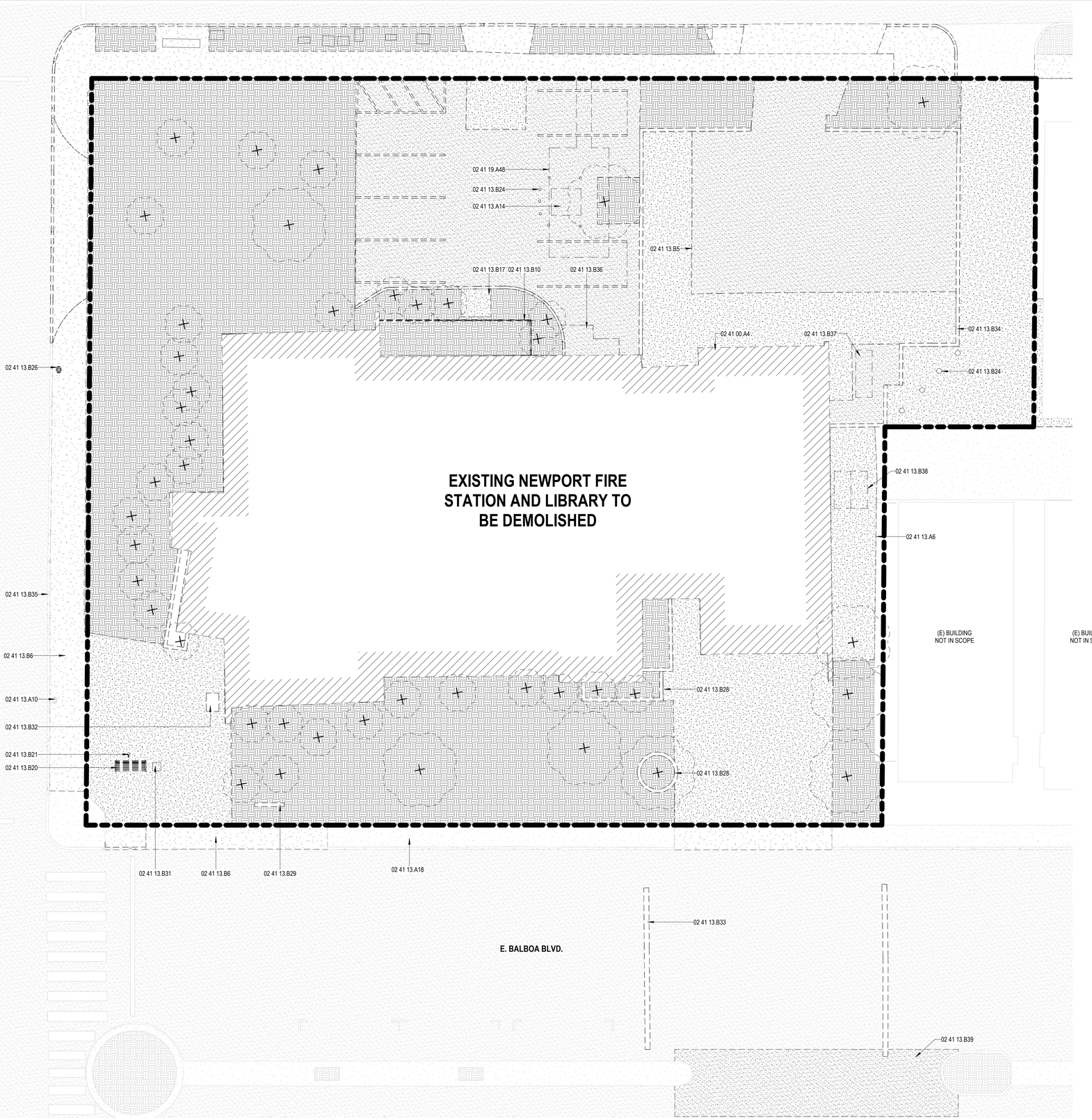
230101

SHEET TITLE:

SECOND FLOOR EGRESS PLAN

SHEET NUMBER:

A0.2



D1 DEMO SITE PLAN
A1.1 SCALE: 1" = 10'-0"

CONSTRUCTION NOTES

02 41 00.A4	REMOVE EXISTING CONSTRUCTION
02 41 13.A6	EXISTING SECURITY FENCE TO REMAIN, PROTECT IN PLACE
02 41 13.A10	EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE, SEE CIVIL
02 41 13.A14	EXISTING CAPACITOR BANK TO BE RELOCATED, SEE CIVIL
02 41 13.A18	EXISTING CONCRETE WALK TO REMAIN, PROTECT IN PLACE
02 41 13.B5	REMOVE ASPHALT PAVING, SEE CIVIL
02 41 13.B6	REMOVE CONCRETE WALK, SEE CIVIL
02 41 13.B10	REMOVE FENCE
02 41 13.B17	REMOVE EXISTING TRASH ENCLOSURE
02 41 13.B20	REMOVE EXISTING BENCH
02 41 13.B21	REMOVE EXISTING FLAG POLE
02 41 13.B24	REMOVE EXISTING BOLLARD, REPLACE PER SCE PLANS - SEE CIVIL
02 41 13.B26	REMOVE EXISTING FIRE HYDRANT, SEE CIVIL
02 41 13.B28	REMOVE EXISTING PLANTER
02 41 13.B29	REMOVE EXISTING SITE SIGNAGE
02 41 13.B31	REMOVE EXISTING TRASH CAN
02 41 13.B32	REMOVE EXISTING BOOK DROP CONTAINER
02 41 13.B33	REMOVE EXISTING STRIPING
02 41 13.B34	REMOVE EXISTING BLOCK WALL
02 41 13.B35	REMOVE PAINT FROM EXISTING CURB
02 41 13.B36	REMOVE EXISTING STAIR
02 41 13.B37	REMOVE EXISTING GENERATOR. CONTRACTOR TO SALVAGE AND RETURN GENERATOR TO CITY
02 41 13.B38	REMOVE EXISTING MAIN SWITCHBOARD
02 41 13.B39	REMOVE AC AND SELECTIVE CURB, SEE CIVIL
02 41 19.A48	EXISTING SCE EASEMENT, SEE ELECTRICAL

DEMO NOTES

1. FOR ADDITIONAL INFORMATION, SEE CIVIL EXISTING CONDITIONS PLAN
2. DEMOLISH CURBS AND HARDSCAPE PER CIVIL AND AS INDICATED ON ARCHITECTURAL PLAN, NOT TO EXCEED LIMIT OF WORK.
3. PRESERVE AND PROTECT EXISTING SITE UTILITIES AS INDICATED BY CIVIL DRAWINGS.
4. PRIOR TO ANY DEMOLITION ACTIVITIES, REFER TO *ASBESTOS AND LEAD SURVEY REPORT* FOR GUIDELINES ON HANDLING AND THE KNOWN PRESENCE OF ASBESTOS, LEAD-BASED PAINT, MOLD, OR ANY OTHER HAZARDOUS MATERIALS.
5. DEMOLISH THE BUILDING AND ASSOCIATED UTILITIES COMPLETELY, BOTH ABOVE AND BELOW GRADE. REFER TO AS-BUILT DRAWINGS FOR ADDITIONAL SCOPE INFORMATION.
6. REMOVE ALL TREES AND PLANTING ON SITE. TREE REMOVAL TO INCLUDE STUMP GRINDING PER SITE CLEARING SPECIFICATIONS.

DEMO LEGEND

- PROPERTY LINE
- EXISTING TO REMAIN
- (E) TREE TO BE REMOVED
- (E) ASPHALT TO BE REMOVED
- (E) CONCRETE TO BE REMOVED
- (E) PLANTING / MULCH TO BE REMOVED
- (E) ASPHALT TO REMAIN
- (E) CONCRETE TO REMAIN
- (E) PLANTING / MULCH TO REMAIN

LICENSED ARCHITECT
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

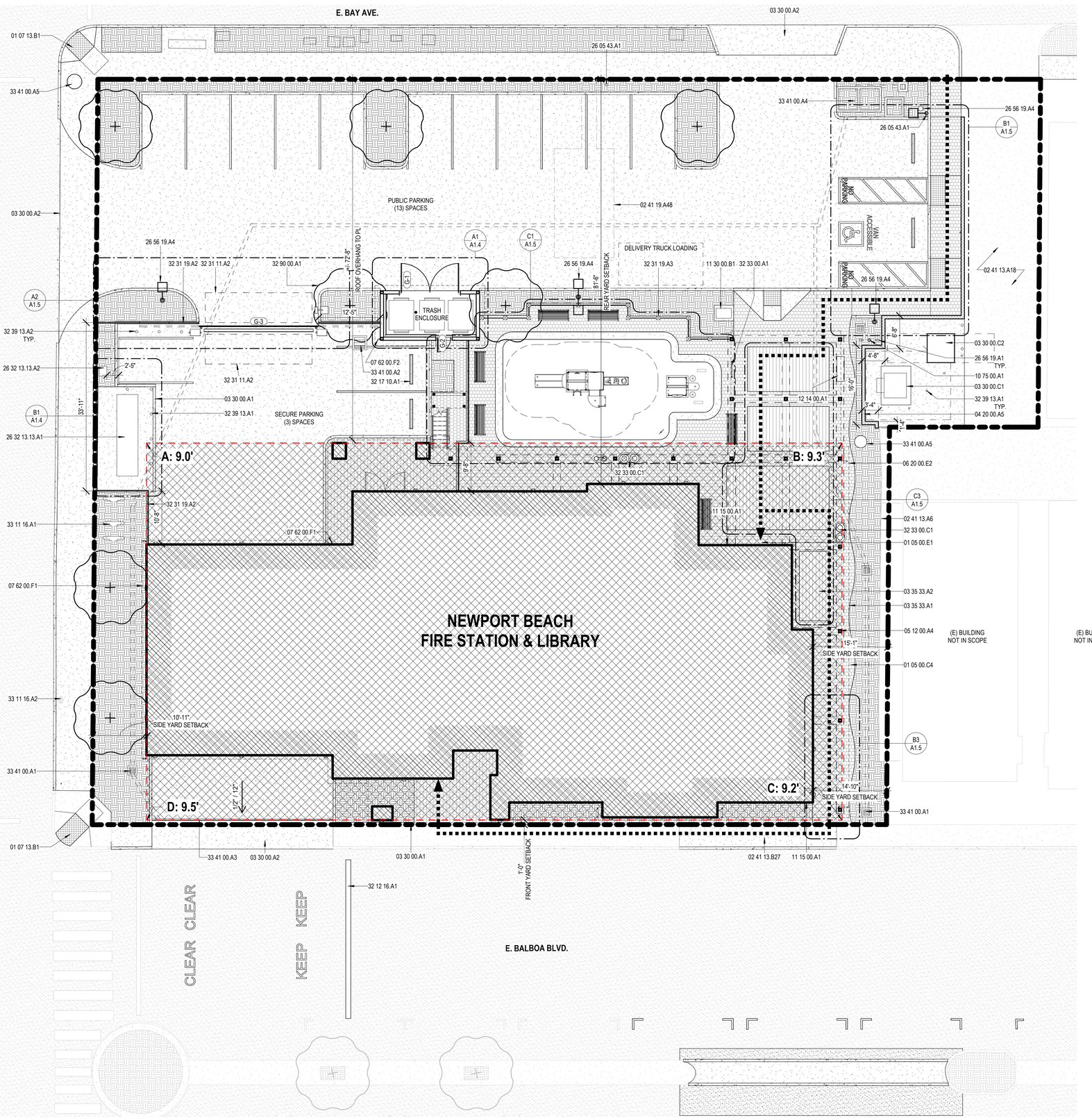
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
SITE PLAN - DEMO

SHEET NUMBER:
A1.1



D1
A1.2
SITE PLAN
SCALE: 1" = 10'-0"

CONSTRUCTION NOTES

01 05 00.C4	LINE OF ROOF ABOVE
01 05 00.E1	BUILDING ENTRANCE
01 07 13.B1	TRUNCATED DOME DETECTABLE WARNING SURFACE, SEE CIVIL DETAILS AND T-8
02 41 13.A6	EXISTING SECURITY FENCE TO REMAIN, PROTECT IN PLACE
02 41 13.A18	EXISTING CONCRETE WALK TO REMAIN, PROTECT IN PLACE
02 41 13.B27	REMOVE AND REPLACE PORTION OF SIDEWALK
02 41 19.A48	EXISTING SCE EASEMENT, SEE ELECTRICAL
03 30 00.A1	CONCRETE CURB, SEE CIVIL
03 30 00.A2	CONCRETE CURB CUT FOR DRIVEWAY
03 30 00.C1	CONCRETE PAD FOR TRANSFORMER, SEE ELECTRICAL
03 30 00.C2	CONCRETE PAD FOR CAPACITOR BANK, SEE ELECTRICAL
03 35 33.A1	STAMPED CONCRETE TYPE 1, SEE FINISH SCHEDULE
03 35 33.A2	STAMPED CONCRETE TYPE 2, SEE FINISH SCHEDULE
04 20 00.A5	5'-2" HIGH, 8" CMU WALL, SEE CIVIL C2.2
05 12 00.A4	STEEL COLUMN W/ WOOD CLADDING TO MATCH SIDING
06 20 00.E2	LINE OF WOOD TRELLIS ABOVE
07 62 00.F1	DOWNSPOUT
07 62 00.F2	DOWNSPOUT, SEE D3/A7.9 AND D4/A7.9
10 75 00.A1	30' FLAGPOLE, SEE C3/A1.6
11 15 00.A1	KNOX BOX
11 30 00.B1	BOOK RETURN DROP ON CONCRETE PAD
12 14 00.A1	ENTRY PLAZA ART BENCH SCULPTURE BY OWNER, CONTRACTOR TO PROVIDE INSTALLATION AND ATTACHMENT TO PAVING
26 05 43.A1	VEHICLE CHARGING EQUIPMENT, EV CHARGING EQUIPMENT BY OTHERS. PROVIDE CONDUIT AND CAP ONLY, SEE A1/A1.6
26 32 13.13.A1	GENERATOR, SEE ELECTRICAL
26 32 13.13.A2	GENERATOR SERVICE DISTRIBUTION BOARD, SEE ELECTRICAL
26 56 19.A1	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
26 56 19.A4	EXTERIOR LED STREET LIGHT, SEE ELECTRICAL 200-A/E3.5
32 12 16.A1	ASPHALT STRIPING, SEE CIVIL
32 17 10.A1	PRECAST CONCRETE WHEEL STOP, SEE B3/T-8
32 31 11.A2	VEHICULAR DETECTOR EXIT LOOP, SEE ELECTRICAL
32 31 19.A2	6' HIGH DECORATIVE FENCE, SEE B2/A1.6
32 31 19.A3	3'-0" HIGH DECORATIVE FENCE, SEE B3/A1.6
32 33 00.A1	BIKE RACK, SEE D2/A1.6
32 33 00.C1	TRASH RECEPTACLE
32 39 13.A1	NEW REMOVABLE BOLLARDS, SEE ELECTRICAL 3/E3.3
32 39 13.A2	FIXED BOLLARD, SEE C2/A1.6
32 90 00.A1	NEW TREE, SEE LANDSCAPE
33 11 16.A1	BACKFLOW PREVENTER, SEE CIVIL
33 11 16.A2	FIRE HYDRANT
33 41 00.A1	STORM DRAIN, SEE CIVIL
33 41 00.A2	FOX DRAIN, SEE CIVIL AND PLUMBING
33 41 00.A3	TRENCH DRAIN AND ADA RATED GRATE, SEE CIVIL
33 41 00.A4	MODULAR WETLAND, SEE CIVIL
33 41 00.A5	MANHOLE, SEE CIVIL

NOTES

1. FOR ADDITIONAL INFORMATION, SEE CIVIL
2. FIRE APPARATUS ACCESS ROAD OBSTRUCTION: AUTOMATIC GATES SHALL BE PROVIDED WITH BOTH AN OPTICOM DETECTION SYSTEM AND A KNOX KEY SWITCH OVERRIDE. PROVISIONS SHALL BE TAKEN TO OPERATE THE GATE UPON THE LOSS OF POWER.
3. AT ALL DOORWAYS, VERIFY SET LEVEL OF CONCRETE.
4. DIMENSIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR LOCATION COORDINATES.
5. ACCESSIBLE ROUTE FROM PARKING AND PUBLIC RIGHT OF WAY SHALL NOT EXCEED 1.5% CROSS SLOPE AND SHALL HAVE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL OF LESS THAN 4.5%.
6. CONTRACTOR TO PROVIDE ALL REQUIRED TRENCHING AND CONNECTIONS TO EXISTING UTILITIES U.O.N. - SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS.
7. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
8. PATCH AND REPAIR EXISTING STREET AS REQUIRED AFTER INSTALLATION OF NEW UTILITIES
9. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. (11B-403.3)
10. THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY. (11B-403.3, EXCEPTION)
11. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. (11B-403.3)
12. THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (11B-403.5.1, EXCEPTION)
13. CONTRACTOR TO PROVIDE A DETECTABLE WARNING PRODUCT SAMPLE TO THE BUILDING INSPECTOR FOR APPROVAL OF COLOR CONTRAST WITH FINISH SURFACE
14. ESTABLISHED GRADE IS CALCULATED AT 9.25' (SEE C1.6).

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- TREE, SEE LANDSCAPE
- (E) SCE EASEMENT
- (E) ASPHALT
- (E) CONCRETE
- (E) PLANTING / MULCH
- CONCRETE
- STAMPED CONCRETE TYPE 4
- STAMPED CONCRETE TYPE 5
- PLANTING / MULCH
- PLAYGROUND
- CMU WALL
- X-# GATE NUMBER

LICENSED ARCHITECT
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NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

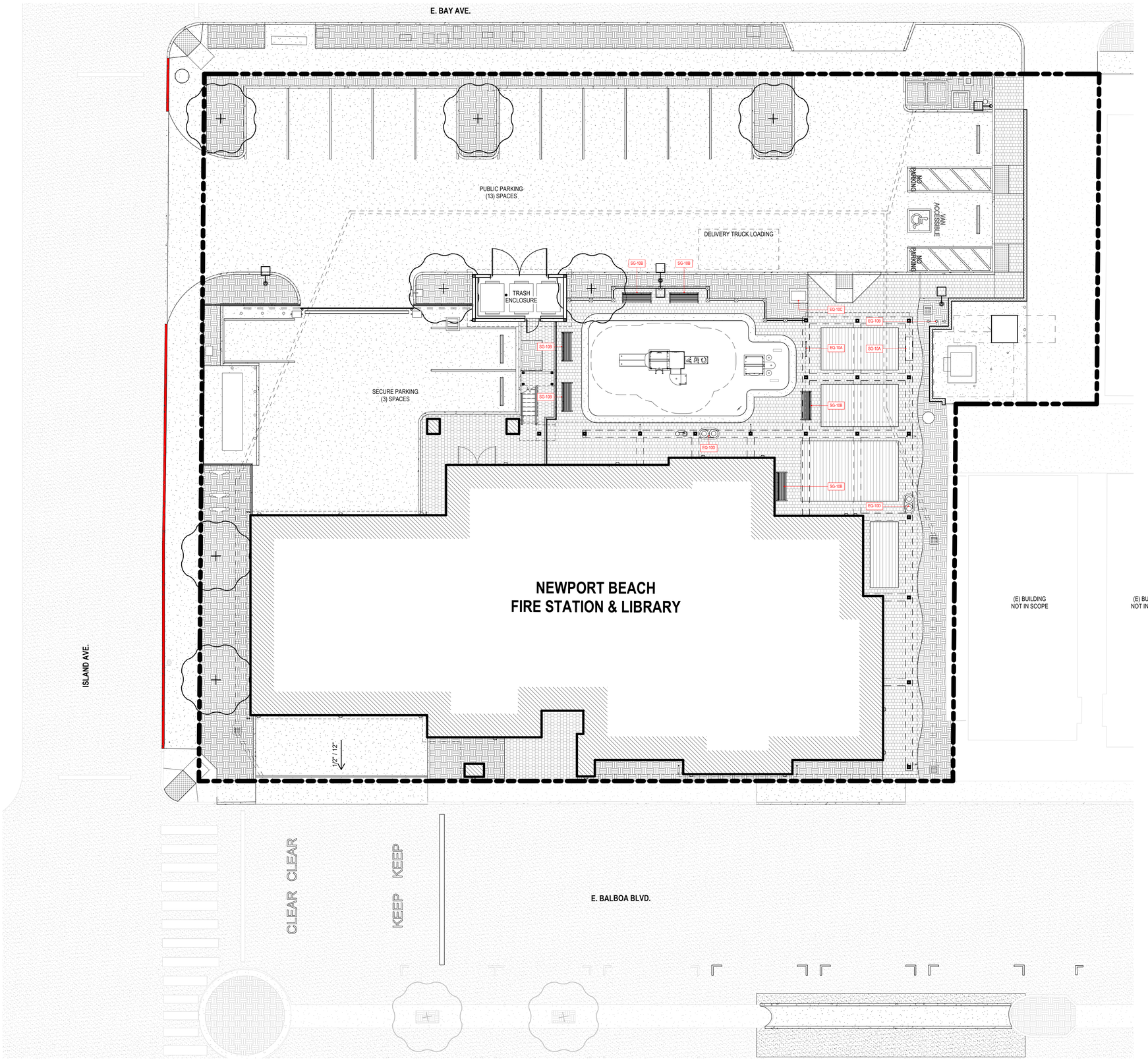
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 230101

SHEET TITLE: SITE PLAN

SHEET NUMBER: A1.2



D1 SITE PLAN - FURNITURE PLAN
A1.3 SCALE: 1" = 10'-0"

CONSTRUCTION NOTES

NOTES

1. FOR INTERIOR FURNITURE PLAN, SEE A2.9 AND A2.10
2. FOR FURNITURE SCHEDULE, SEE A6.6 AND A6.7

LEGEND

- PROPERTY LINE
- TREE, SEE LANDSCAPE
- (E) ASPHALT
- (E) CONCRETE
- (E) PLANTING / MULCH
- CONCRETE
- STAMPED CONCRETE TYPE 4
- STAMPED CONCRETE TYPE 5
- PLANTING / MULCH
- PLAYGROUND
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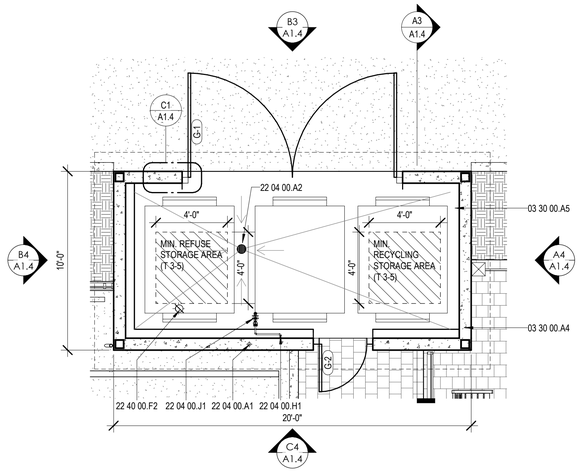
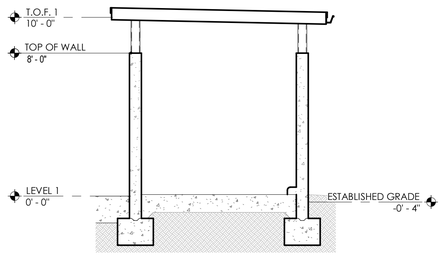
PROJECT NUMBER: 230101

SHEET TITLE: SITE PLAN - FURNITURE PLAN

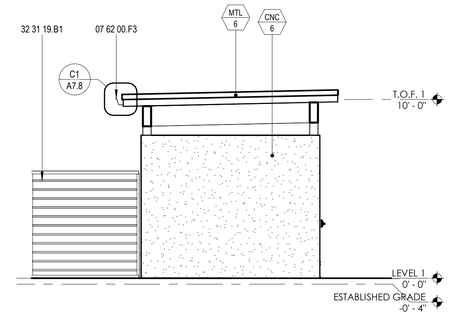
SHEET NUMBER: A1.3



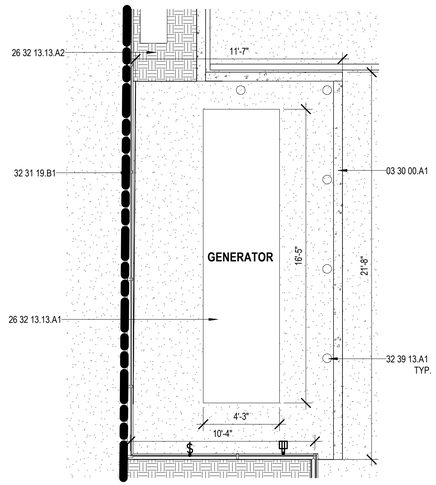
A1 / A1.4 ENLARGED SITE PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



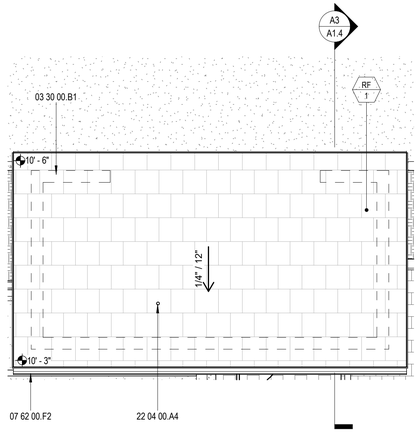
A3 / A1.4 BUILDING SECTION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



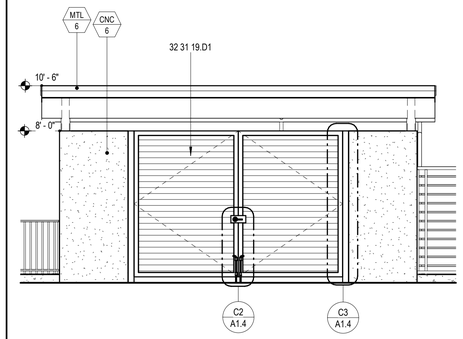
A4 / A1.4 EAST ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



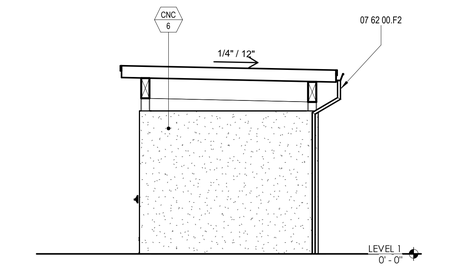
B1 / A1.4 ENLARGED SITE PLAN - GENERATOR
SCALE: 1/4" = 1'-0"



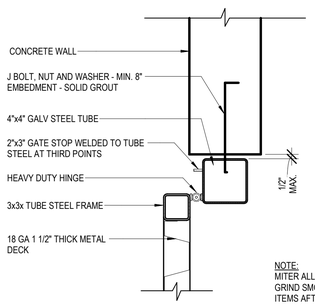
B2 / A1.4 ENLARGED SITE PLAN - TRASH ENCLOSURE ROOF PLAN
SCALE: 1/4" = 1'-0"



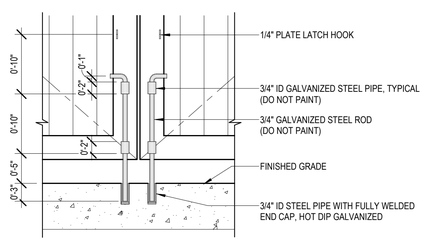
B3 / A1.4 NORTH ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



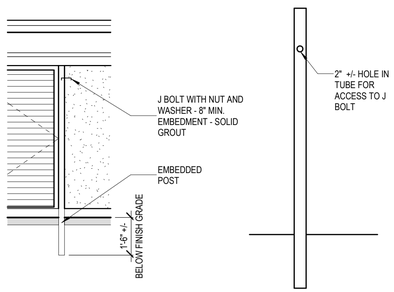
B4 / A1.4 WEST ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



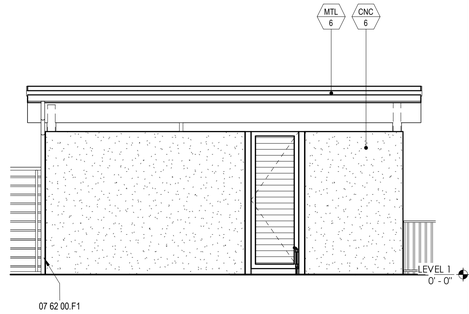
C1 / A1.4 TRASH ENCLOSURE - GATE DETAIL
SCALE: 1 1/2" = 1'-0"



C2 / A1.4 TRASH ENCLOSURE - CANE BOLT DETAIL
SCALE: 1" = 1'-0"



C3 / A1.4 TRASH ENCLOSURE POST HOLE DETAIL
SCALE: 1/2" = 1'-0"



C4 / A1.4 SOUTH ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

03 30 00.A1	CONCRETE CURB, SEE CIVIL
03 30 00.A4	CONCRETE WALL
03 30 00.A5	CONCRETE CURB AT TRASH ENCLOSURE, REFER TO STRUCTURAL DETAIL 15/S4.1
03 30 00.B1	LINE OF WALL BELOW
07 62 00.F1	DOWNSPOUT
07 62 00.F2	DOWNSPOUT, SEE D3/A7.9 AND D4/A7.9
07 62 00.F3	GUTTER
22 04 00.A1	SANITARY WASTE AND VENT PIPING
22 04 00.A2	FLOOR DRAIN, SEE PLUMBING
22 04 00.A4	VENT THROUGH ROOF, SEE PLUMBING
22 04 00.H1	SHUT OFF VALVE, SEE PLUMBING
22 04 00.J1	HOSE BIBB
22 40 00.F2	CLEANOUT, SEE PLUMBING
26 32 13.13.A1	GENERATOR, SEE ELECTRICAL
26 32 13.13.A2	GENERATOR SERVICE DISTRIBUTION BOARD, SEE ELECTRICAL
32 31 19.B1	SECURITY FENCE
32 31 19.D1	PERSONNEL GATE
32 39 13.A1	NEW REMOVABLE BOLLARDS, SEE ELECTRICAL 3/E3.3

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- TREE, SEE LANDSCAPE
- (E) SCE EASEMENT
- (E) ASPHALT
- (E) CONCRETE
- (E) PLANTING / MULCH
- CONCRETE
- STAMPED CONCRETE TYPE 4
- STAMPED CONCRETE TYPE 5
- PLANTING / MULCH
- PLAYGROUND
- CMU WALL
- X-# GATE NUMBER

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CITY OF NEWPORT BEACH

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110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

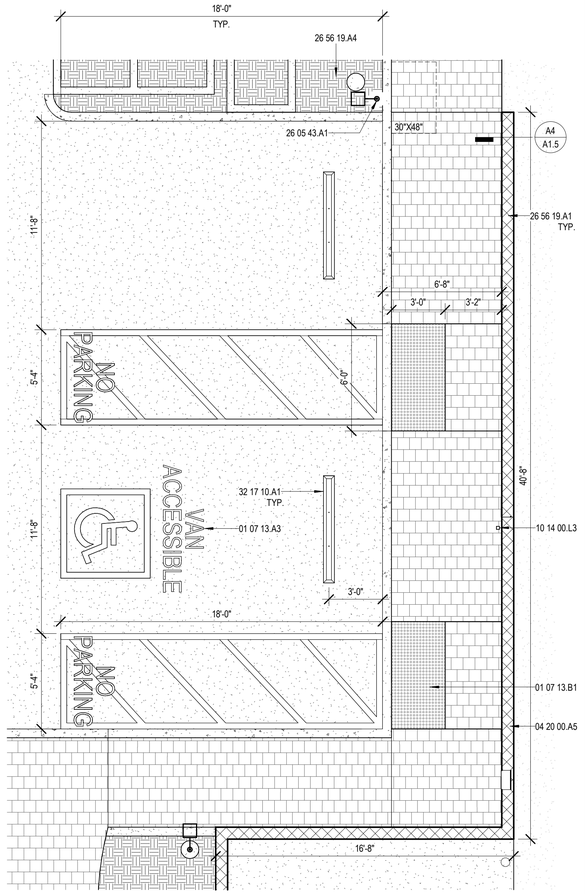
230101

SHEET TITLE:

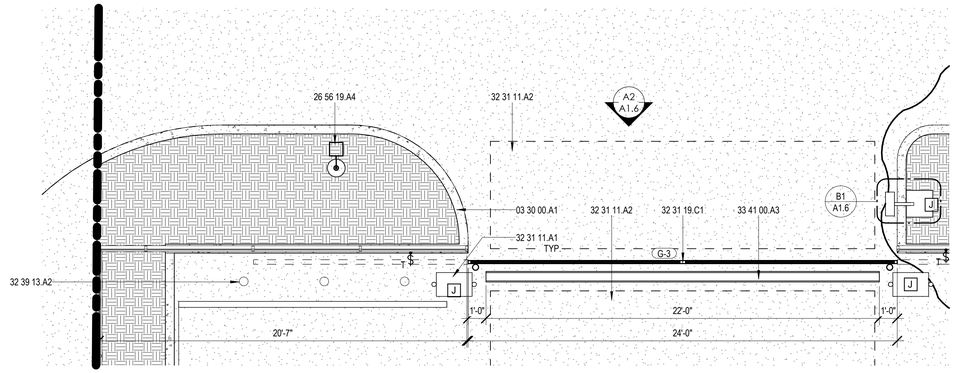
ENLARGED SITE PLANS AND SITE DETAILS

SHEET NUMBER:

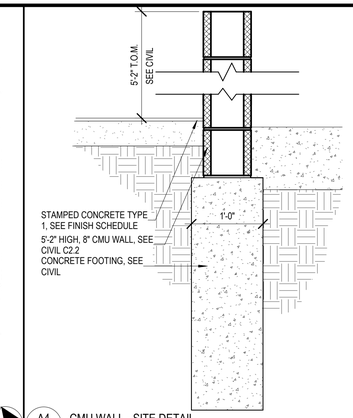
A1.4



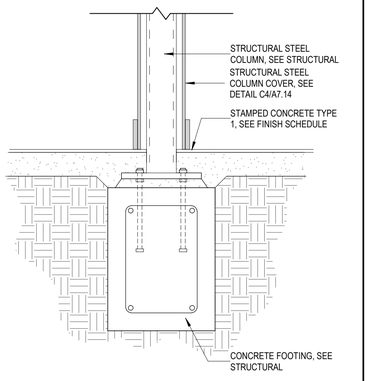
B1 / A1.5 ENLARGED SITE PLAN - ACCESSIBLE PARKING & EV CHARGING
SCALE: 1/4" = 1'-0"



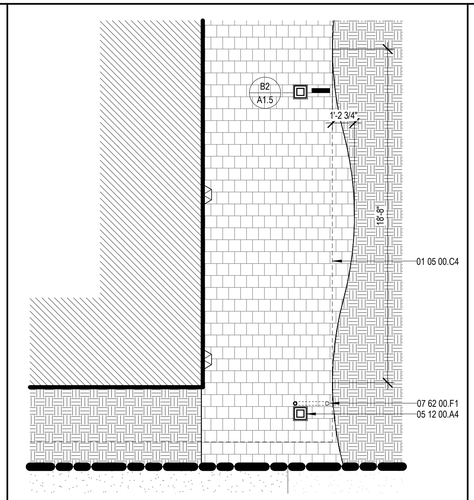
A2 / A1.5 ENLARGED SITE PLAN - GATE
SCALE: 1/4" = 1'-0"



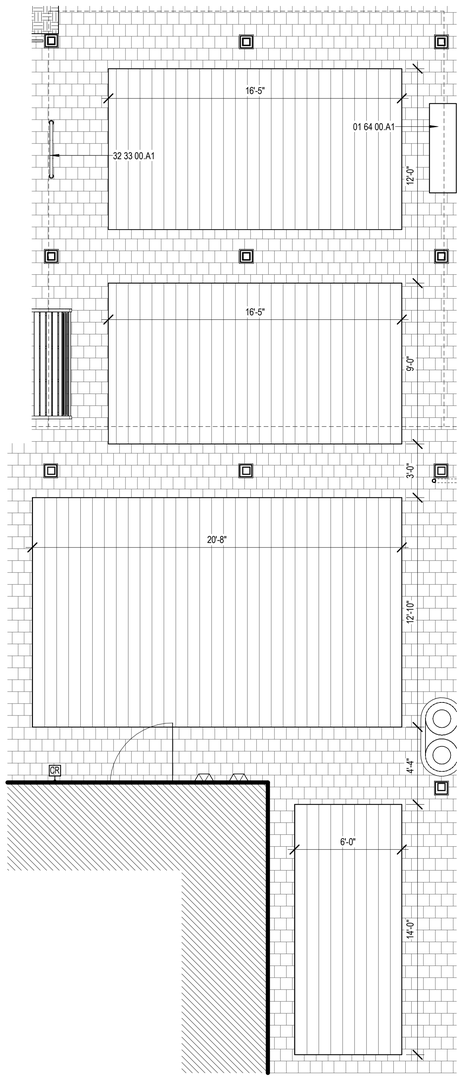
A4 / A1.5 CMU WALL - SITE DETAIL
SCALE: 1" = 1'-0"



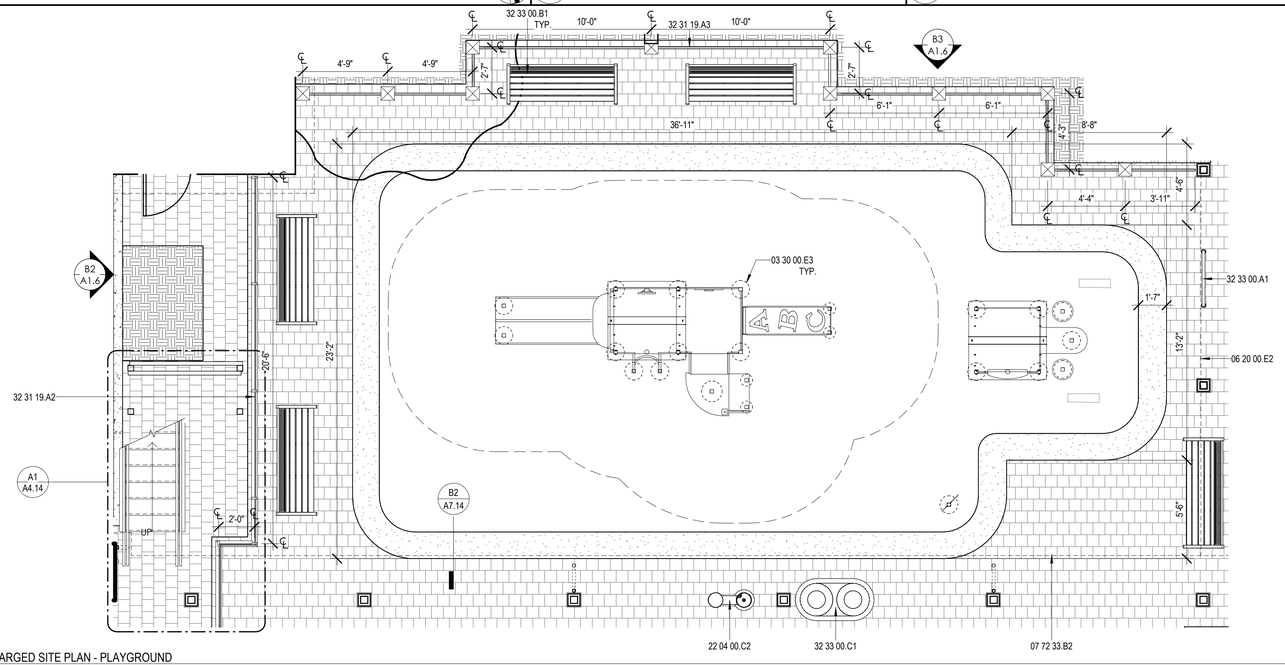
B2 / A1.5 GRADE BEAM - SITE DETAIL
SCALE: 1" = 1'-0"



B3 / A1.5 ENLARGED SITE PLAN - SIDEWALK
SCALE: 1/4" = 1'-0"



C3 / A1.5 ENLARGED SITE PLAN - DECORATIVE PAVING
SCALE: 1/4" = 1'-0"



C1 / A1.5 ENLARGED SITE PLAN - PLAYGROUND
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

01 05 00.C4	LINE OF ROOF ABOVE
01 07 13.A3	VAN ACCESSIBLE PARKING STALL, SEE D1/T-8
01 07 13.B1	TRUNCATED DOME DETECTABLE WARNING SURFACE, SEE CIVIL DETAILS AND T-8
01 64 00.A1	SCULPTURE BENCH, SEE FF&E SCHEDULE
03 30 00.A1	CONCRETE CURB, SEE CIVIL
03 30 00.E1	CONCRETE FOOTING, SEE STRUCTURAL
03 30 00.E2	CONCRETE FOOTING, SEE CIVIL
03 30 00.E3	CONCRETE FOOTING BELOW, SEE PLAYGROUND INFORMATION
03 35 33.A1	STAMPED CONCRETE TYPE 1, SEE FINISH SCHEDULE
04 20 00.A5	5'-2" HIGH, 8" CMU WALL, SEE CIVIL C2.2
05 12 00.A1	STRUCTURAL STEEL COLUMN, SEE STRUCTURAL
05 12 00.A2	STRUCTURAL STEEL COLUMN COVER, SEE DETAIL C4/A7.14
05 12 00.A4	STEEL COLUMN W/ WOOD CLADDING TO MATCH SIDING
06 20 00.E2	LINE OF WOOD TRELLIS ABOVE
07 62 00.F1	DOWNSPOUT
07 72 33.B2	LINE OF ROOF ABOVE
10 14 00.L3	VAN ACCESSIBLE PARKING SIGNAGE, SEE D3/T-8
22 04 00.C2	ACCESSIBLE BI-LEVEL DRINKING FOUNTAIN, SEE PLUMBING
26 05 43.A1	VEHICLE CHARGING EQUIPMENT, EV CHARGING EQUIPMENT BY OTHERS. PROVIDE CONDUIT AND CAP ONLY, SEE A1/A1.6
26 56 19.A1	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
26 56 19.A4	EXTERIOR LED STREET LIGHT, SEE ELECTRICAL 200-A/E3.5
32 17 10.A1	PRECAST CONCRETE WHEEL STOP, SEE B3/T-8
32 31 11.A1	VEHICULAR GATE OPERATOR
32 31 11.A2	VEHICULAR DETECTOR EXIT LOOP, SEE ELECTRICAL
32 31 19.A2	6' HIGH DECORATIVE FENCE, SEE B2/A1.6
32 31 19.A3	3'-0" HIGH DECORATIVE FENCE, SEE B3/A1.6
32 31 19.C1	DOUBLE ROLLING GATE, SEE A2/A1.6
32 33 00.A1	BIKE RACK, SEE D2/A1.6
32 33 00.B1	BENCH
32 33 00.C1	TRASH RECEPTACLE
32 39 13.A2	FIXED BOLLARD, SEE C2/A1.6
33 41 00.A3	TRENCH DRAIN AND ADA RATED GRATE, SEE CIVIL

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- TREE, SEE LANDSCAPE
- (E) SCE EASEMENT
- (E) ASPHALT
- (E) CONCRETE
- (E) PLANTING / MULCH
- CONCRETE
- STAMPED CONCRETE TYPE 4
- STAMPED CONCRETE TYPE 5
- PLANTING / MULCH
- PLAYGROUND
- CMU WALL
- X-# GATE NUMBER

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

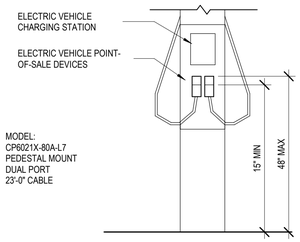
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
ENLARGED SITE PLANS AND SITE DETAILS

SHEET NUMBER:
A1.5



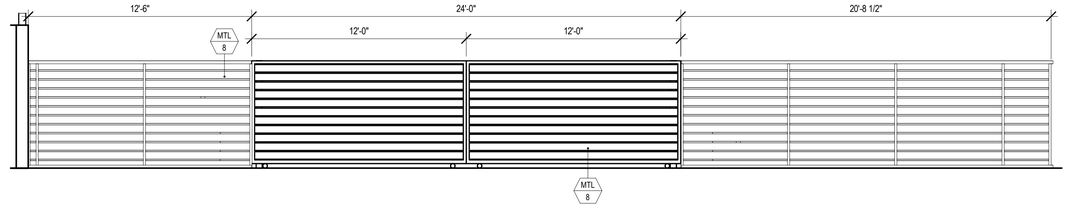
NOTES:
1. OPERABLE PARTS OF THE EV CHARGER IN THE ACCESSIBLE EV CHARGING STATION ARE TO BE IN COMPLIANCE WITH THE CLEAR FLOOR SPACE AND HEIGHT DIMENSIONS OF SECTION 11B-309

2. POINT-OF-SALE DEVICES PROVIDED FOR EV CHARGERS SHALL COMPLY WITH THE REQUIREMENTS OF CBC 11B-707.2, 11B-707.3, 11B-707.7.2, AND 11B-707.9

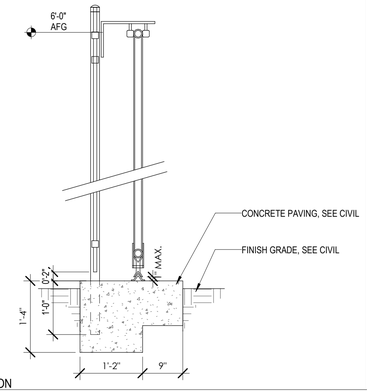
3. CONTRACTOR TO COORDINATE TYPE AND STYLE OF CHARGER WITH THE CITY OF NEWPORT BEACH.

4. EV CHARGERS ARE SHOWN FOR CONDUIT INSTALLATION REFERENCE ONLY. INSTALLATION OF CHARGING UNITS TO BE COMPLETED UNDER A FUTURE PERMIT.

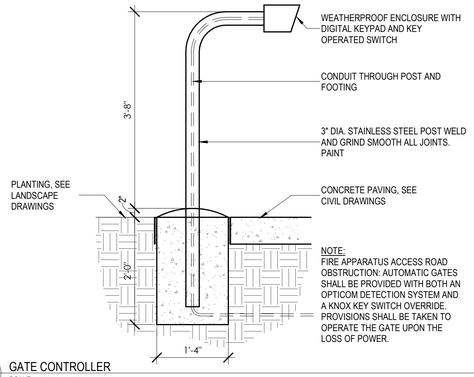
A1 / A1.6 ELECTRIC VEHICLE CHARGING STATION
SCALE: 3/4" = 1'-0"



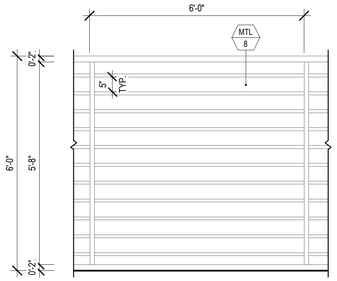
A2 / A1.6 SOUTH ELEVATION - ROLLING GATE
SCALE: 1/4" = 1'-0"



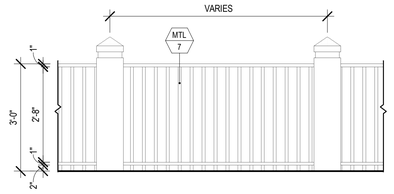
A4 / A1.6 ROLLING GATE SECTION
SCALE: 3/4" = 1'-0"



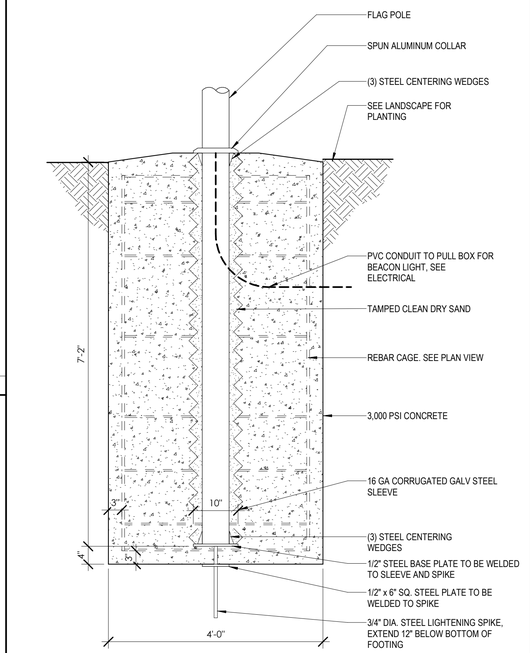
B1 / A1.6 GATE CONTROLLER
SCALE: 3/4" = 1'-0"



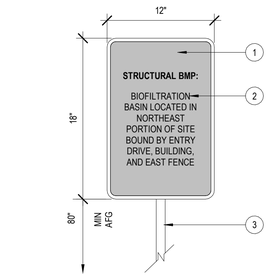
B2 / A1.6 6'-0" HIGH DECORATIVE FENCE
SCALE: 1/2" = 1'-0"



B3 / A1.6 3'-0" HIGH DECORATIVE FENCE
SCALE: 1/2" = 1'-0"

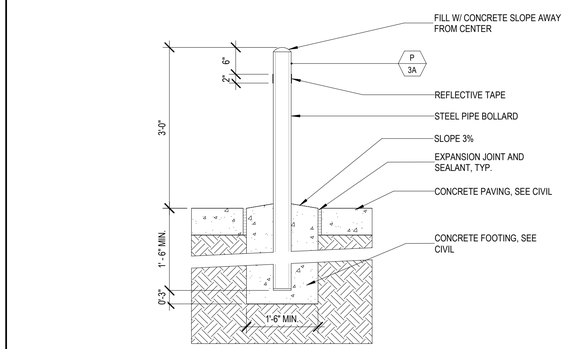


C4 / A1.6 FLAG POLE FOOTING - SECTION
SCALE: 3/4" = 1'-0"

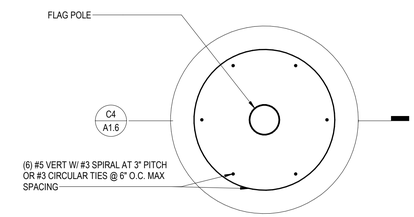


1 DARK BACKGROUND
2 WHITE LETTERING
3 2" DIAMETER GALVANIZED PIPE

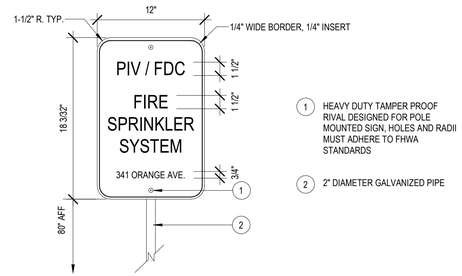
C1 / A1.6 BMP SIGNAGE DETAIL
SCALE: 1 1/2" = 1'-0"



C2 / A1.6 STEEL PIPE BOLLARD
SCALE: 3/4" = 1'-0"



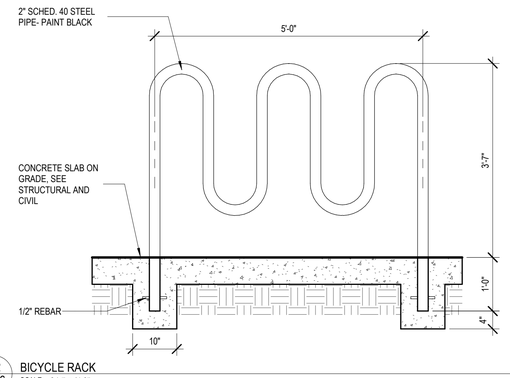
C3 / A1.6 FLAG POLE FOOTING - PLAN
SCALE: 3/4" = 1'-0"



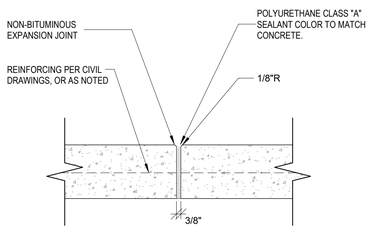
1 HEAVY DUTY TAMPER PROOF RIVAL DESIGNED FOR POLE MOUNTED SIGN, HOLES AND RADII MUST ADHERE TO FHWA STANDARDS

2 2" DIAMETER GALVANIZED PIPE

D1 / A1.6 PIV/FDC SIGNAGE
SCALE: 1 1/2" = 1'-0"

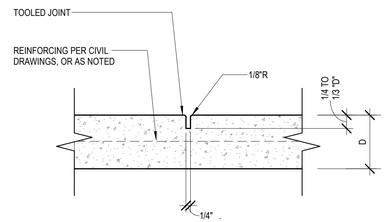


D2 / A1.6 BICYCLE RACK
SCALE: 3/4" = 1'-0"



NOTE: 1. PROVIDE REMOVABLE PLASTIC CAP OVER EXPANSION JOINT PRIOR TO POURING CONCRETE.
2. MIN. REINFORCING SHALL BE #4 @ 24" O.C. EACH WAY
3. EXPANSION JOINTS NEED TO BE PLACED EVERY 10'.

D3 / A1.6 EXPANSION JOINT
SCALE: 6" = 1'-0"



NOTE: 1. MIN. REINFORCING SHALL BE #4 @ 24" O.C. EACH WAY
2. WEAKENED PLANE JOINTS NEED TO BE PLACED EVERY 5'.

D4 / A1.6 WEAKENED PLANE JOINT
SCALE: 6" = 1'-0"

LICENSED ARCHITECT
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PROJECT:

CITY OF NEWPORT BEACH

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CITY CONTRACT NO. C-8865-1

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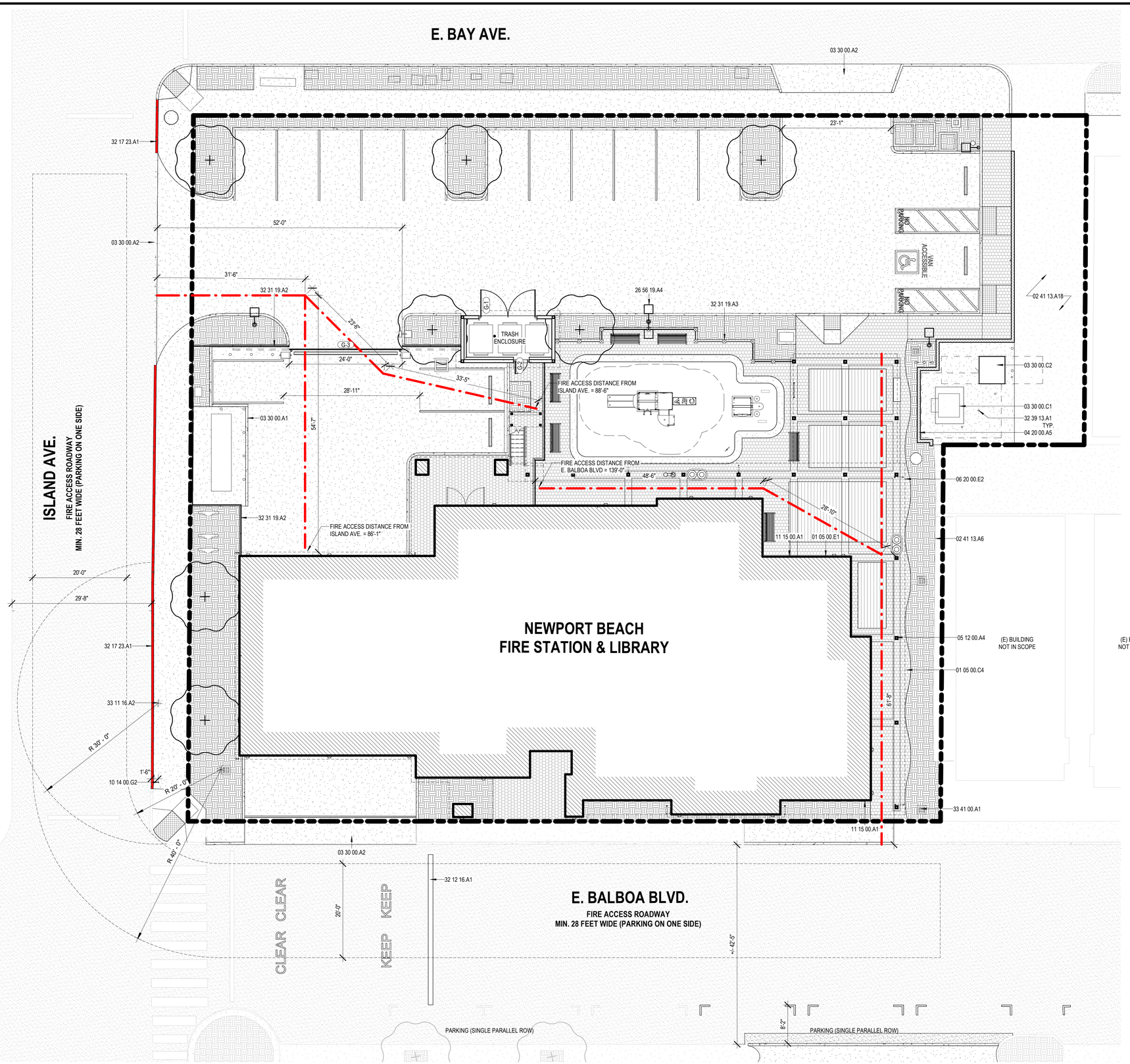
SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
A1.6



D1 / A1.7 FIRE MASTER SITE PLAN
SCALE: 1" = 10'-0"

CONSTRUCTION NOTES

01 05 00.C4	LINE OF ROOF ABOVE
01 05 00.E1	BUILDING ENTRANCE
02 41 13.A6	EXISTING SECURITY FENCE TO REMAIN, PROTECT IN PLACE
02 41 13.A18	EXISTING CONCRETE WALK TO REMAIN, PROTECT IN PLACE
03 30 00.A1	CONCRETE CURB, SEE CIVIL
03 30 00.A2	CONCRETE CURB CUT FOR DRIVEWAY
03 30 00.C1	CONCRETE PAD FOR TRANSFORMER, SEE ELECTRICAL
03 30 00.C2	CONCRETE PAD FOR CAPACITOR BANK, SEE ELECTRICAL
04 20 00.A5	5'-2" HIGH, 8" CMU WALL, SEE CIVIL C2.2
05 12 00.A4	STEEL COLUMN W/ WOOD CLADDING TO MATCH SIDING
06 20 00.E2	LINE OF WOOD TRELLIS ABOVE
10 14 00.G2	FIRE LANE ENTRANCE SIGNAGE, SEE C1/A7.15
11 15 00.A1	KNOX BOX
26 56 19.A4	EXTERIOR LED STREET LIGHT, SEE ELECTRICAL 200-A/E3.5
32 12 16.A1	ASPHALT STRIPING, SEE CIVIL
32 17 23.A1	PAINT CURB SAFETY RED WITH "FIRE LANE - NO PARKING" IN 3" WHITE LETTERING EVERY 30'-0", SEE B1/A7.15
32 31 19.A2	6' HIGH DECORATIVE FENCE, SEE B2/A1.6
32 31 19.A3	3'-0" HIGH DECORATIVE FENCE, SEE B3/A1.6
32 39 13.A1	NEW REMOVABLE BOLLARDS, SEE ELECTRICAL 3/E3.3
33 11 16.A2	FIRE HYDRANT
33 41 00.A1	STORM DRAIN, SEE CIVIL

NOTES

1. FOR ADDITIONAL INFORMATION, SEE CIVIL.
2. FIRE APPARATUS ACCESS ROAD OBSTRUCTION: AUTOMATIC GATES SHALL BE PROVIDED WITH BOTH AN OPTICOM DETECTION SYSTEM AND A KNOX KEY SWITCH OVERRIDE. PROVISIONS SHALL BE TAKEN TO OPERATE THE GATE UPON THE LOSS OF POWER.
3. DIMENSIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR LOCATION COORDINATES.
4. SEE A1.2 SITE PLAN FOR ADDITIONAL INFORMATION.
5. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
6. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6".

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- TREE, SEE LANDSCAPE
- FIRE ACCESS DISTANCE
- (E) ASPHALT
- (E) CONCRETE
- (E) PLANTING / MULCH
- CONCRETE
- STAMPED CONCRETE TYPE 4
- STAMPED CONCRETE TYPE 5
- PLANTING / MULCH
- PLAYGROUND
- CMU WALL

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PROJECT:

CITY OF NEWPORT BEACH

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110 E BALBOA BLVD
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CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
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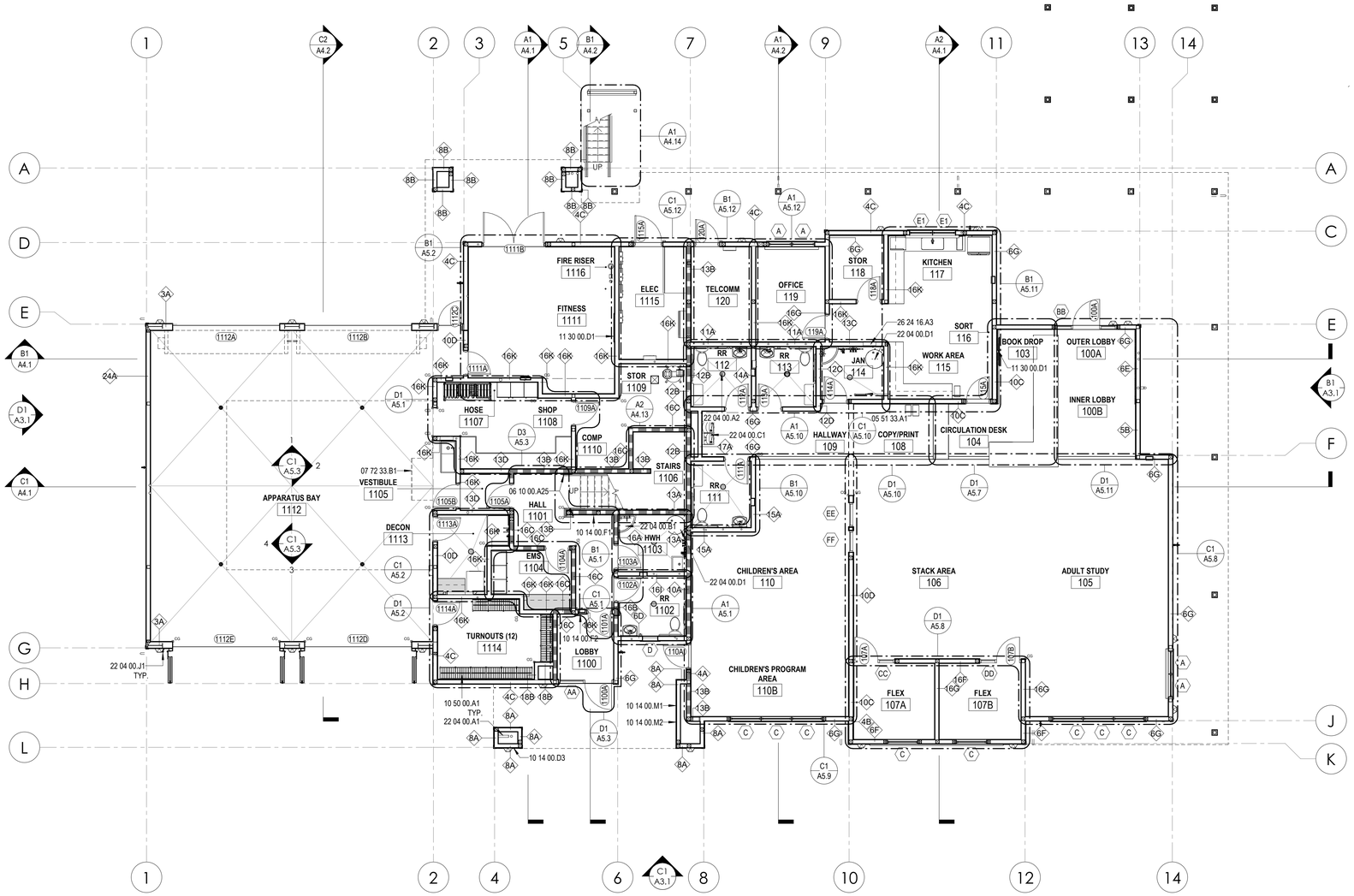
PROJECT NUMBER:
230101

SHEET TITLE:
FIRE MASTER SITE PLAN

SHEET NUMBER:
A1.7



D1 FIRST FLOOR PLAN
A2.1 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 51 33.A1	ROOF ACCESS LADDER, ADD BLOCKING PER A2/A7.8
06 10 00.A25	BLOCKING AT HANDRAIL CONNECTION
07 72 33.B1	LINE OF ROOF ACCESS ABOVE
10 14 00.D3	MONUMENT PLAQUE, SEE D2/A7.12
10 14 00.F1	SIGNAGE "ABLE-BODIED PERSONNEL BEYOND THIS POINT"
10 14 00.F2	SIGNAGE "PUBLIC ACCESS RESTRICTED BEYOND THIS POINT"
10 14 00.M1	SAFE SURRENDER SIGNAGE, SEE C1/A7.12
10 14 00.M2	NO SMOKING SIGN, SEE D1/A7.12
10 50 00.A1	WALL-MOUNTED METAL TURNOUT LOCKERS (24"W x 20"D x 72"H). PROVIDE WALL BLOCKING
11 30 00.D1	TELEVISION, ADD BLOCKING FOR WALL MOUNT, SEE FF&E SCHEDULE
22 04 00.A1	SANITARY WASTE AND VENT PIPING
22 04 00.A2	FLOOR DRAIN, SEE PLUMBING
22 04 00.B1	MOP SINK, SEE PLUMBING
22 04 00.C1	ACCESSIBLE BOTTLE FILLER AND BI-LEVEL DRINKING FOUNTAIN, SEE PLUMBING
22 04 00.D1	WATER HEATER, SEE PLUMBING
22 04 00.J1	HOSE BIBB
26 24 16.A3	RECESSED ELECTRICAL PANEL BOARD, SEE ELECTRICAL

NOTES

1. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION
2. SEE SHEETS A2.5 AND A2.6 FOR REFLECTED CEILING PLANS
3. SEE A2.7 FOR ROOF PLAN
4. SEE A2.09 AND A2.10 FOR FURNITURE PLAN
5. SEE SHEETS A6.4 AND A6.5 FOR DOOR, WINDOW AND STOREFRONT SCHEDULE
6. THE CLEAR WIDTH OF CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL BE 44 INCHES (11B-403.5.1, EXCEPTION)
7. SEE SHEETS A4.9, A4.10, A4.11. AND A4.12 FOR WALL TYPES
8. PROVIDE BLOCKING FOR FF&E ATTACHMENTS. REFER TO DETAIL SHEETS FOR LOCATIONS AND REQUIREMENTS

WALL LEGEND

- 2x4 STUD WALL - 1/2 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x8 STUD WALL
- LINE OF WALL BELOW

SYMBOL LEGEND

- WALL TYPE TAG
- STOREFRONT TYPE TAG
- DOOR TYPE TAG
- WINDOW TYPE TAG
- DETAIL

LICENSED ARCHITECT
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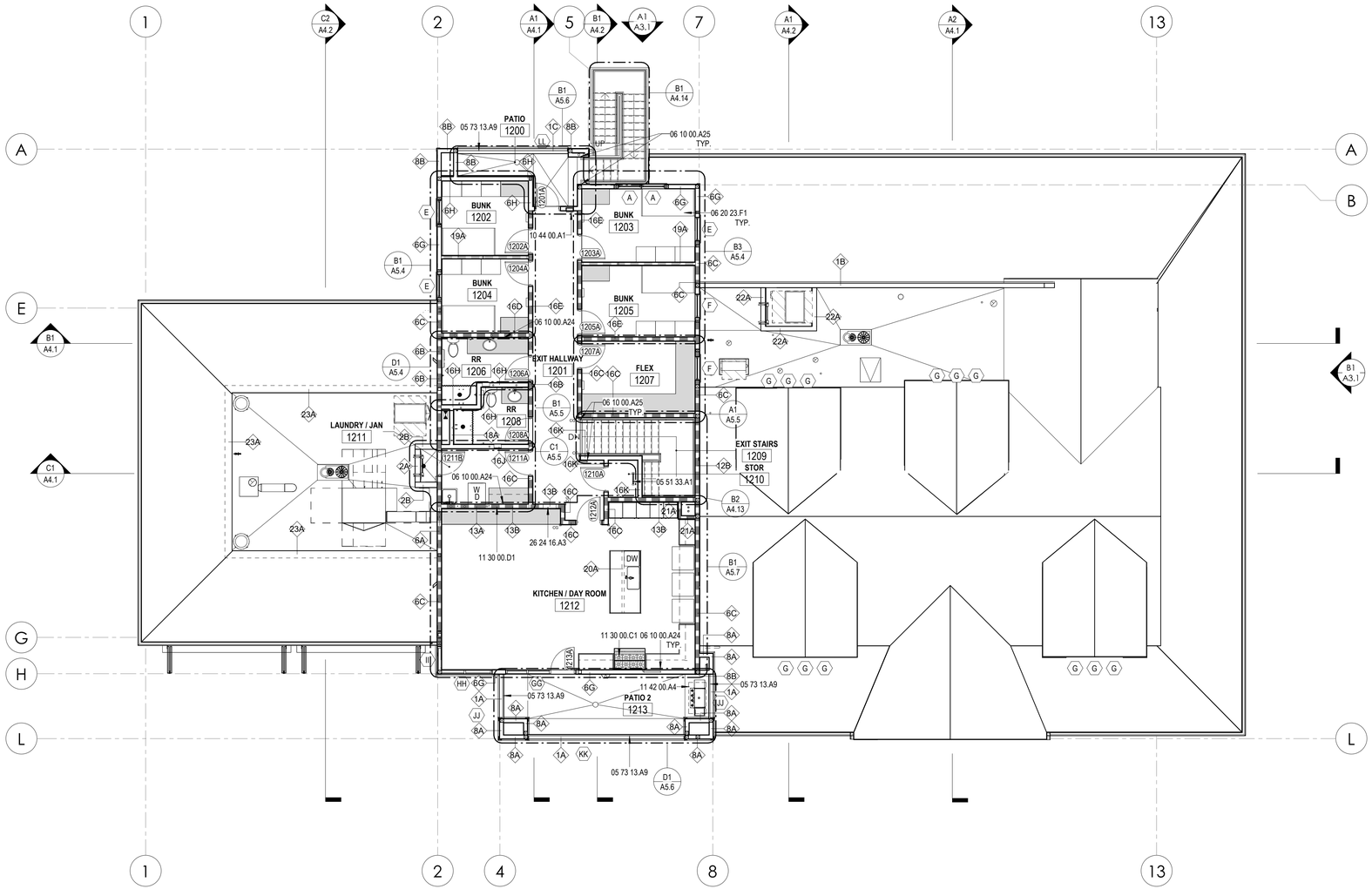
230101

SHEET TITLE:

FIRST FLOOR PLAN

SHEET NUMBER:

A2.1



D1 A2.2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 51 33.A1	ROOF ACCESS LADDER, ADD BLOCKING PER A2/A7.8
05 73 13.A9	LAMINATED GLASS RAILING ASSEMBLY
06 10 00.A24	BLOCKING AT CASEWORK, SEE A7.10 AND A7.11
06 10 00.A25	BLOCKING AT HANDRAIL CONNECTION
06 20 23.F1	WOOD PLATFORM BED CASEWORK, SEE D2/A7.11
10 44 00.A1	RECESSED FIRE EXTINGUISHER CABINET, SEE D4/T-6
11 30 00.C1	WALL MOUNT RANGE HOOD
11 30 00.D1	TELEVISION, ADD BLOCKING FOR WALL MOUNT, SEE FF&E SCHEDULE
11 42 00.A4	CEILING MOUNT RANGE HOOD ABOVE, SEE FF&E SCHEDULE
26 24 16.A3	RECESSED ELECTRICAL PANEL BOARD, SEE ELECTRICAL

NOTES

1. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION
2. SEE SHEETS A2.5 AND A2.6 FOR REFLECTED CEILING PLANS
3. SEE A2.7 FOR ROOF PLAN
4. SEE A2.09 AND A2.10 FOR FURNITURE PLAN
5. SEE SHEETS A6.4 AND A6.5 FOR DOOR, WINDOW AND STOREFRONT SCHEDULE
6. THE CLEAR WIDTH OF CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL BE 44 INCHES (11B-403.5.1, EXCEPTION)
7. SEE SHEETS A4.9, A4.10, A4.11. AND A4.12 FOR WALL TYPES
8. PROVIDE BLOCKING FOR FF&E ATTACHMENTS. REFER TO DETAIL SHEETS FOR LOCATIONS AND REQUIREMENTS

WALL LEGEND

- 2x4 STUD WALL - 1/2 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x8 STUD WALL
- LINE OF WALL BELOW

SYMBOL LEGEND

- #X — WALL TYPE TAG
- XX — STOREFRONT TYPE TAG
- ###X — DOOR TYPE TAG
- X — WINDOW TYPE TAG
- X# / AX.X — DETAIL

LICENSED ARCHITECT
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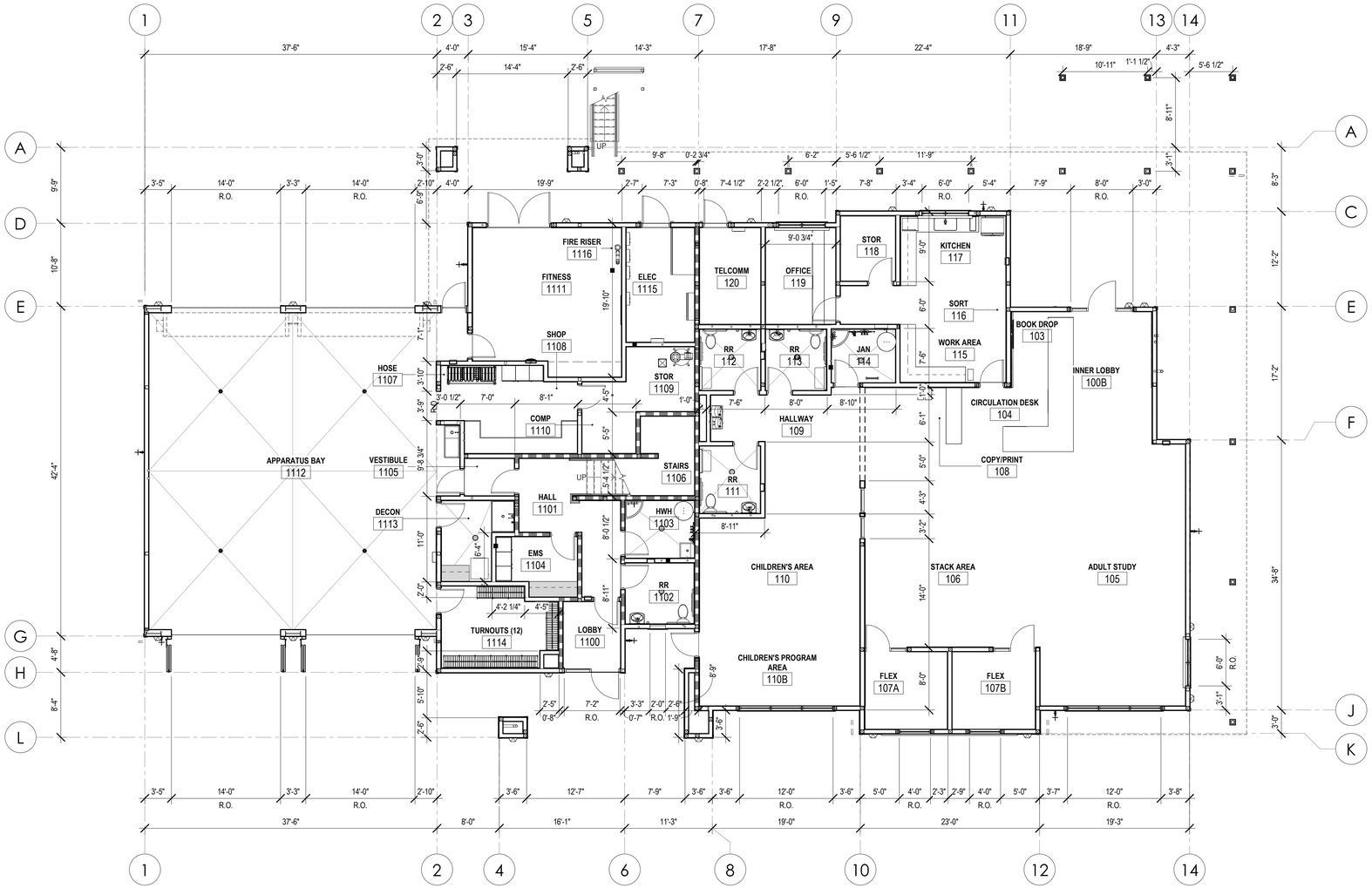
SHEET TITLE:

SECOND FLOOR PLAN

SHEET NUMBER:

A2.2



D1 FIRST FLOOR DIMENSION PLAN
A2.3 SCALE: 1/8" = 1'-0"

NOTES

1. VERIFY ALL ROUGH OPENING SIZES PRIOR TO FRAMING
2. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION

WALL LEGEND

- 2x4 STUD WALL - 1/2 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x8 STUD WALL
- LINE OF WALL BELOW

LICENSED ARCHITECT
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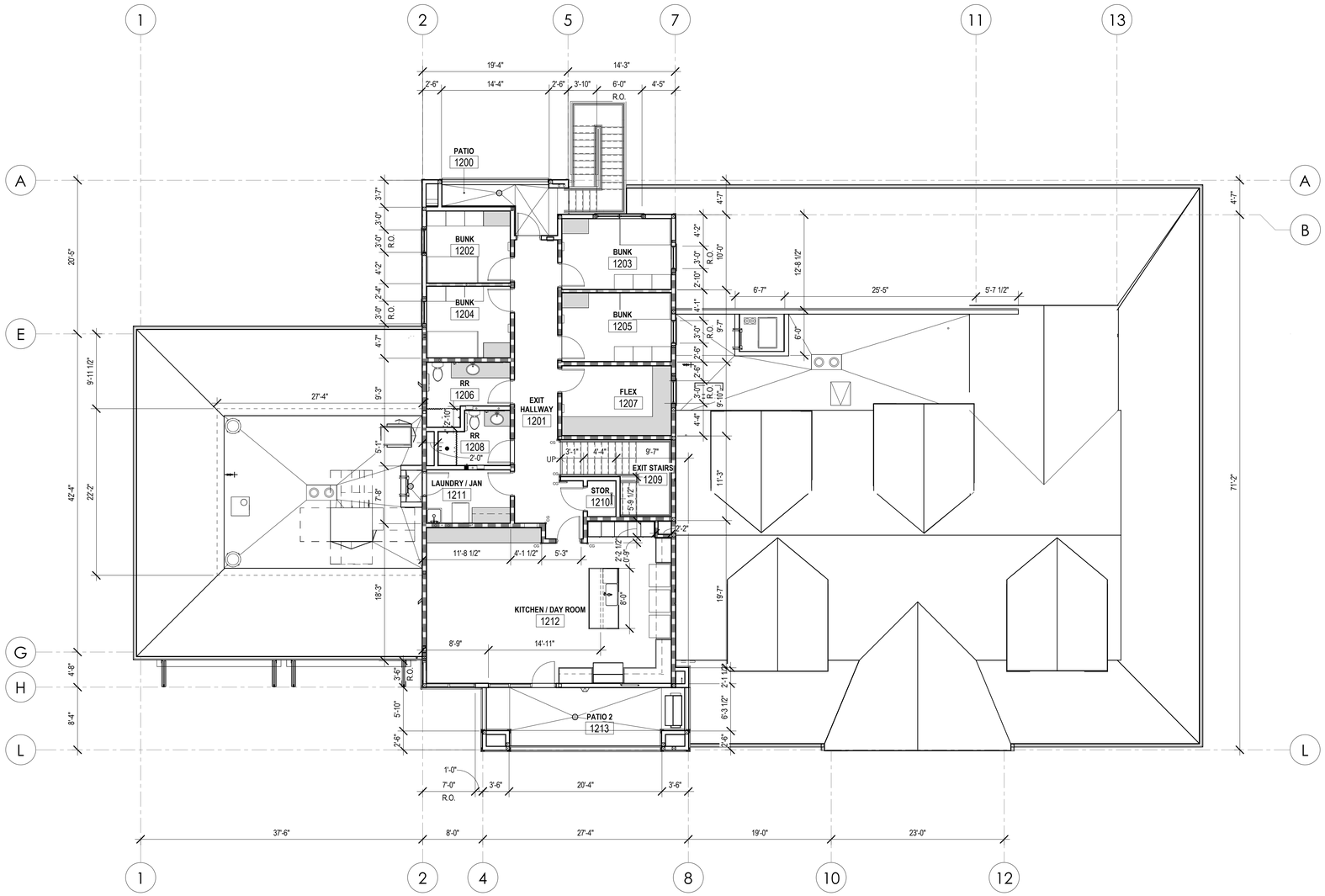
SHEET TITLE:

FIRST FLOOR DIMENSION PLAN

SHEET NUMBER:

A2.3



D1 SECOND FLOOR DIMENSION PLAN
A2.4 SCALE: 1/8" = 1'-0"

NOTES

1. VERIFY ALL ROUGH OPENING SIZES PRIOR TO FRAMING
2. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION

WALL LEGEND

- 2x4 STUD WALL - 1/2 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x8 STUD WALL
- LINE OF WALL BELOW

LICENSED ARCHITECT
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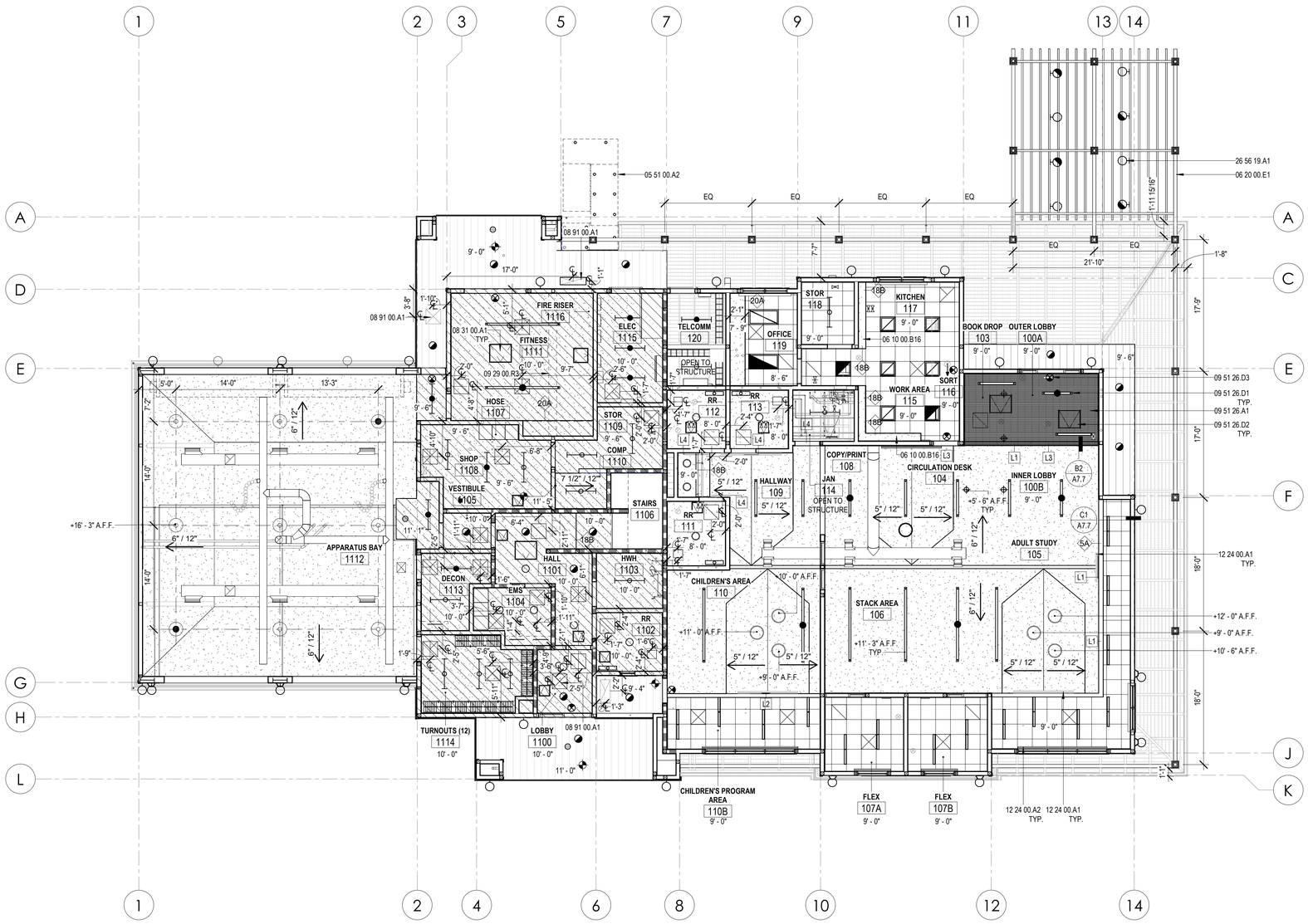
SHEET TITLE:

SECOND FLOOR DIMENSION PLAN

SHEET NUMBER:

A2.4



D1 FIRST FLOOR REFLECTED CEILING PLAN
A2.5 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 51 00.A2	OUTLINE OF EXTERIOR METAL STAIR ABOVE
06 10 00.B16	FRAMED SOFFIT ABOVE CABINETS, SEE SOFFIT DETAIL B2/A7.7
06 20 00.E1	WOOD TRELLIS
08 31 00.A1	ACCESS PANEL
08 91 00.A1	LOUVER, SEE LOUVER SCHEDULE
09 29 00.R3	PROVIDE 2 LAYERS OF TYPE-X GYPSUM BOARD TO COVER STEEL BEAM ABOVE CEILING. SEE DETAIL A1/A7.13
09 51 26.A1	SUSPENDED WOOD CEILING
09 51 26.D1	COORDINATE OPENINGS IN CEILING SYSTEM WITH LIGHTING FIXTURES
09 51 26.D2	COORDINATE CEILING SYSTEM PANELING WITH ACCESS PANELS
09 51 26.D3	COORDINATE OPENINGS IN CEILING SYSTEM WITH EXIT SIGN
12 24 00.A1	WALL MOUNTED HIGH BAY ELECTRICAL BLACKOUT WINDOW SHADES, PROVIDE POWER AND DATA CONNECTION, SEE FINISH SCHEDULE AND ELECTRICAL
12 24 00.A2	WALL MOUNTED MANUAL BLACKOUT WINDOW SHADES, SEE FINISH SCHEDULE
26 56 19.A1	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL

NOTES

1. VERIFY DIMENSIONS AND LAYOUT OF ALL FIXTURES AND EQUIPMENT WITH ARCHITECT PRIOR TO ROUGH IN. REQUEST CLARIFICATION FOR ANY DIMENSIONS NOT SHOWN.
2. PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL EQUIPMENT, SEE MECHANICAL.
3. SUSPENDED CEILING SHALL COMPLY WITH CBC.
4. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OR APPROACH.
5. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO ONE POINT SHOULD BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
6. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS NOT SHOWN.

LEGEND

- 2X6 TONGUE & GROOVE SOFFIT, TO BE PAINTED IN P-1
- (ACT-11) SUSPENDED ACOUSTIC CEILING TILE AND GRID, SEE FINISH SCHEDULE
- GYPSUM BOARD CEILING, SEE FINISH SCHEDULE
- HARDIE SOFFIT, SEE FINISH SCHEDULE
- ARMSTRONG SOLID WOOD CEILING PANELS, SEE FINISH SCHEDULE
- INDICATES 1-HOUR FLOOR ASSEMBLY ABOVE FINISH CEILING. SEE A7.13
- SUPPLY AIR DIFFUSER, SEE MECHANICAL
- RETURN AIR DIFFUSER, SEE MECHANICAL
- EXHAUST AIR DIFFUSER, SEE MECHANICAL
- WALL-MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
- ACCESS PANEL. PROVIDE IDENTIFICATION LABELS FOR SFD LOCATIONS PER CBC *717.4.2*
- ROUND DUCT
- DOWNLIGHT, SEE ELECTRICAL
- LIGHT FIXTURE, SEE ELECTRICAL
- PENDANT LIGHT FIXTURE, SEE ELECTRICAL
- SUSPENDED LIGHT FIXTURE, SEE ELECTRICAL
- EXIT SIGN, SEE ELECTRICAL DRAWINGS
- LED STRIP LIGHT FIXTURE, SEE ELECTRICAL
- LIGHT FIXTURE, SEE ELECTRICAL
- LIGHT FIXTURE, SEE ELECTRICAL
- AIR CONDITIONING DUCT, SEE MECHANICAL

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

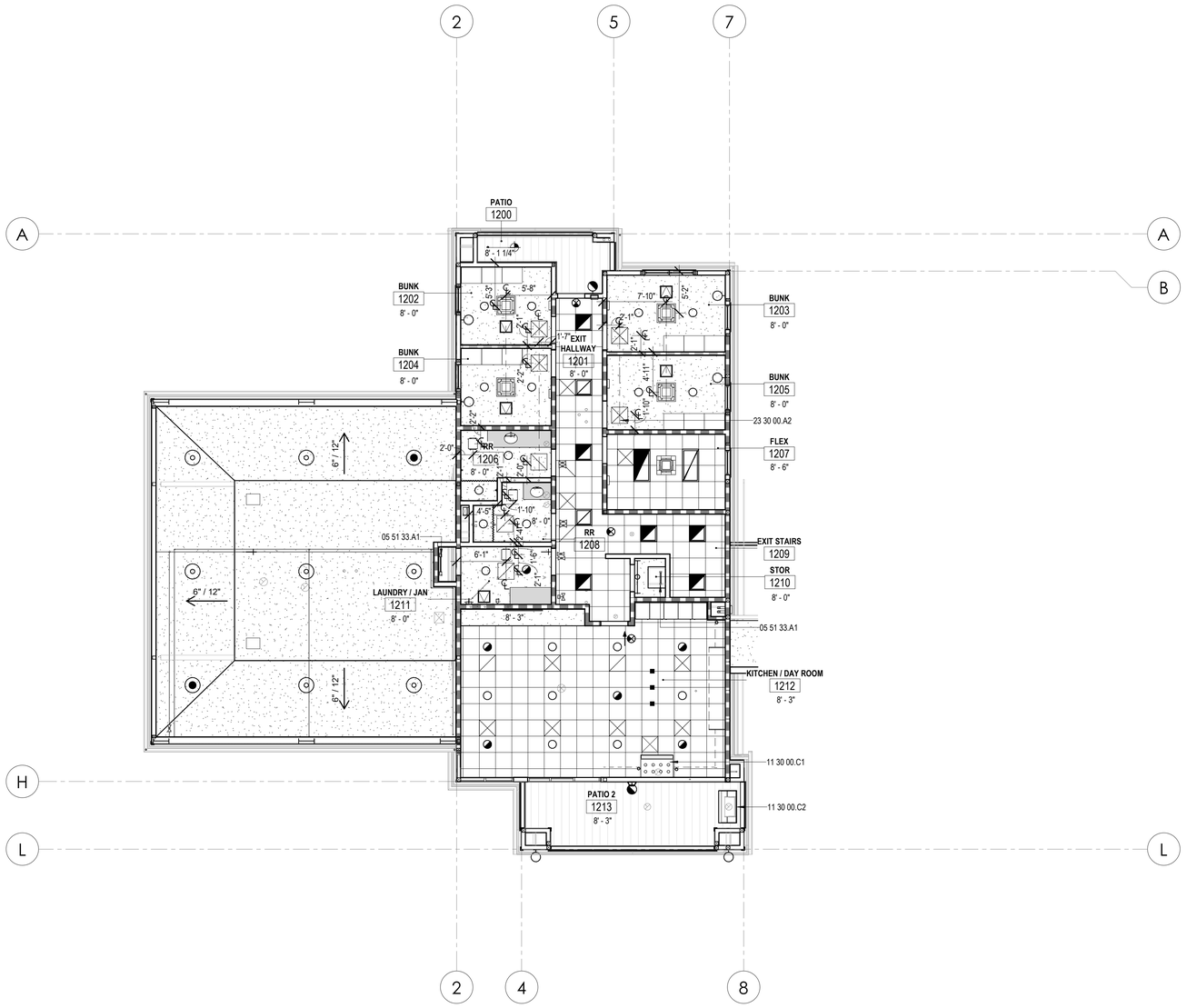
230101

SHEET TITLE:

FIRST FLOOR REFLECTED CEILING PLAN

SHEET NUMBER:

A2.5



D1 SECOND FLOOR REFLECTED CEILING PLAN
A2.6 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 51 33.A1	ROOF ACCESS LADDER, ADD BLOCKING PER A2/A7.8
11 30 00.C1	WALL MOUNT RANGE HOOD
11 30 00.C2	CEILING MOUNT RANGE HOOD. REFER TO D1/A7.14 AND MECHANICAL DRAWINGS.
23 30 00.A2	MECHANICAL EQUIPMENT, SEE MECHANICAL

NOTES

1. VERIFY DIMENSIONS AND LAYOUT OF ALL FIXTURES AND EQUIPMENT WITH ARCHITECT PRIOR TO ROUGH IN. REQUEST CLARIFICATION FOR ANY DIMENSIONS NOT SHOWN.
2. PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL EQUIPMENT, SEE MECHANICAL.
3. SUSPENDED CEILING SHALL COMPLY WITH CBC.
4. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OR APPROACH.
5. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO ONE POINT SHOULD BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
6. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS NOT SHOWN.

LEGEND

- 2X6 TONGUE & GROOVE SOFFIT, TO BE PAINTED IN P-1
- (ACT-11) SUSPENDED ACOUSTIC CEILING TILE AND GRID, SEE FINISH SCHEDULE
- GYPSUM BOARD CEILING, SEE FINISH SCHEDULE
- HARDIE SOFFIT, SEE FINISH SCHEDULE
- ARMSTRONG SOLID WOOD CEILING PANELS, SEE FINISH SCHEDULE
- INDICATES 1-HOUR FLOOR ASSEMBLY ABOVE FINISH CEILING. SEE A7.13
- SUPPLY AIR DIFFUSER, SEE MECHANICAL
- RETURN AIR DIFFUSER, SEE MECHANICAL
- EXHAUST AIR DIFFUSER, SEE MECHANICAL
- WALL-MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
- ACCESS PANEL. PROVIDE IDENTIFICATION LABELS FOR SFD LOCATIONS PER CBC 717.4.2
- ROUND DUCT
- DOWNLIGHT, SEE ELECTRICAL
- LIGHT FIXTURE, SEE ELECTRICAL
- PENDANT LIGHT FIXTURE, SEE ELECTRICAL
- SUSPENDED LIGHT FIXTURE, SEE ELECTRICAL
- EXIT SIGN, SEE ELECTRICAL DRAWINGS
- LED STRIP LIGHT FIXTURE, SEE ELECTRICAL
- LIGHT FIXTURE, SEE ELECTRICAL
- LIGHT FIXTURE, SEE ELECTRICAL
- AIR CONDITIONING DUCT, SEE MECHANICAL

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PROJECT NUMBER:
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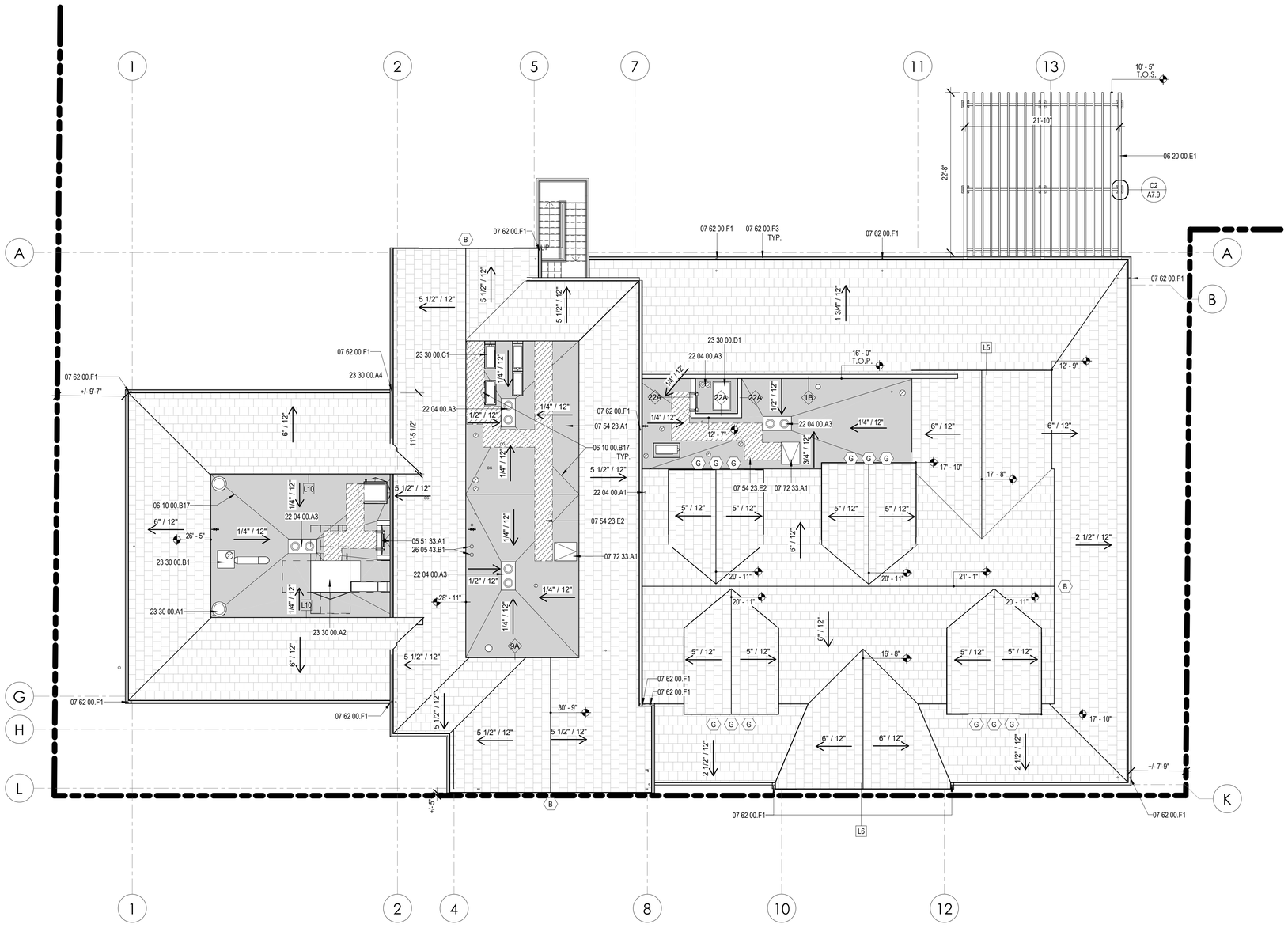
SHEET TITLE:
SECOND FLOOR REFLECTED CEILING PLAN

SHEET NUMBER:
A2.6



D1 / A2.7 ROOF PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 51 33.A1	ROOF ACCESS LADDER, ADD BLOCKING PER A2/A7.8
06 10 00.B17	PLYWOOD CRICKET, SLOPE TO DRAIN MINIMUM 1/4" x 12"
06 20 00.E1	WOOD TRELLIS
07 54 23.A1	TPO ROOFING
07 54 23.E2	ROOF WALKWAY
07 62 00.F1	DOWNSPOUT
07 62 00.F3	GUTTER
07 72 33.A1	ROOF ACCESS HATCH SEE A1/A7.8
22 04 00.A1	SANITARY WASTE AND VENT PIPING
22 04 00.A3	ROOF DRAIN AND OVERFLOW ROOF DRAIN. SEE D3/A7.8
23 30 00.A1	ROOF EXHAUST FAN D2/A7.9, SEE MECHANICAL
23 30 00.A2	MECHANICAL EQUIPMENT, SEE MECHANICAL
23 30 00.A4	MECHANICAL EQUIPMENT ON ROOFTOP CURB
23 30 00.B1	CENTRAL EXHAUST FAN, SEE MECHANICAL
23 30 00.C1	DEDICATED OUTDOOR-AIR UNIT, SEE MECHANICAL
23 30 00.D1	HEAT RECOVERY UNIT, SEE MECHANICAL AND ELECTRICAL
26 05 43.B1	COORDINATE STUB-UP LOCATIONS WITH ELECTRICAL

NOTES

1. SEE ELECTRICAL, MECHANICAL, AND PLUMBING FOR LOCATION OF EQUIPMENT, VENTS, DUCTS, ETC.
2. ALL ROOF COVERINGS SHALL HAVE A CLASS A FIRE RATING.
3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

LEGEND

- SHINGLE ROOF
- TPO ROOF
- ROOF WALKWAY PAD, SEE C3/A7.9
- PROPERTY LINE

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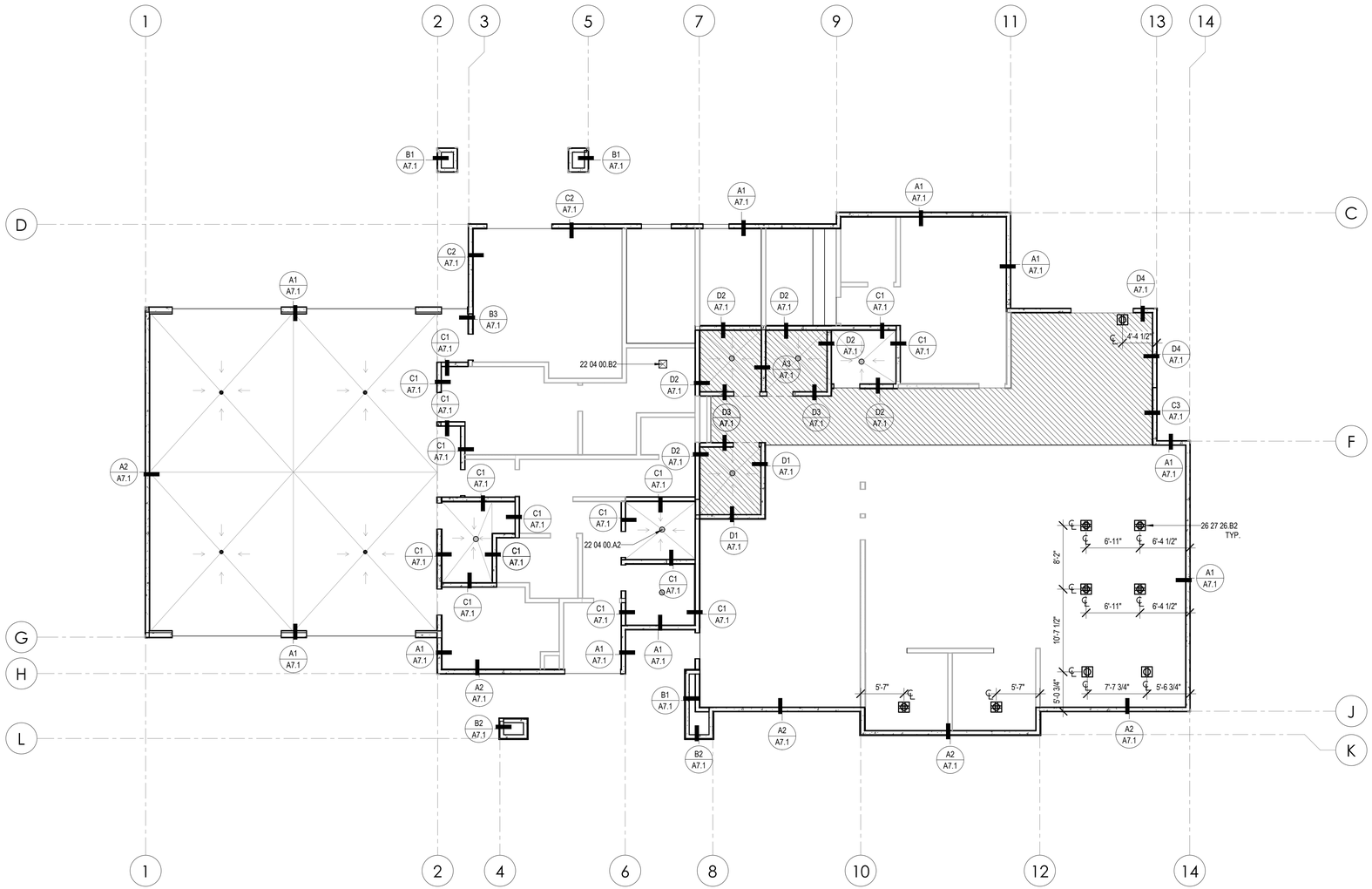
SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A2.7



D1 FIRST FLOOR CURB PLAN
A2.8 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

22 04 00.A2	FLOOR DRAIN, SEE PLUMBING
22 04 00.B2	FLOOR SINK, SEE PLUMBING
26 27 26.B2	FLOOR RECEPTACLE, SEE ELECTRICAL

NOTES

1. VERIFY CURB WIDTH WITH ALL WALL SECTIONS AND WALL TYPES

LEGEND

CONCRETE CURB, SEE CURB DETAILS

2" DEPRESSED SLAB, SEE STRUCTURAL FOR DEPRESSION DETAILS

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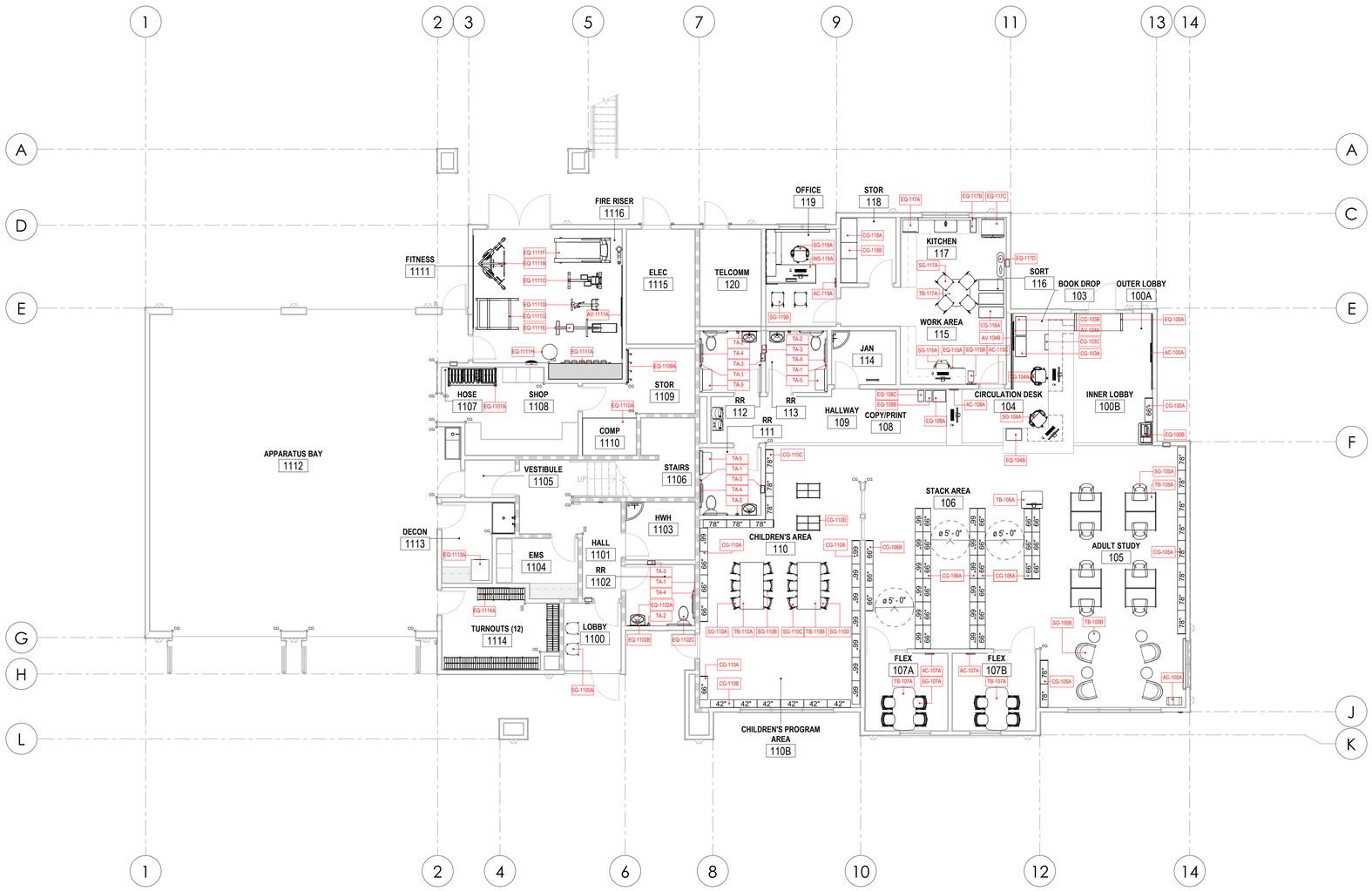
SHEET TITLE:
CURB PLAN

SHEET NUMBER:
A2.8



D1 FIRST FLOOR FURNITURE PLAN
A2.9 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

NOTES

1. FOR ADDITIONAL INFORMATION SEE FF&E SCHEDULE ON A6.6 AND A6.7

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ISSUED FOR CONSTRUCTION

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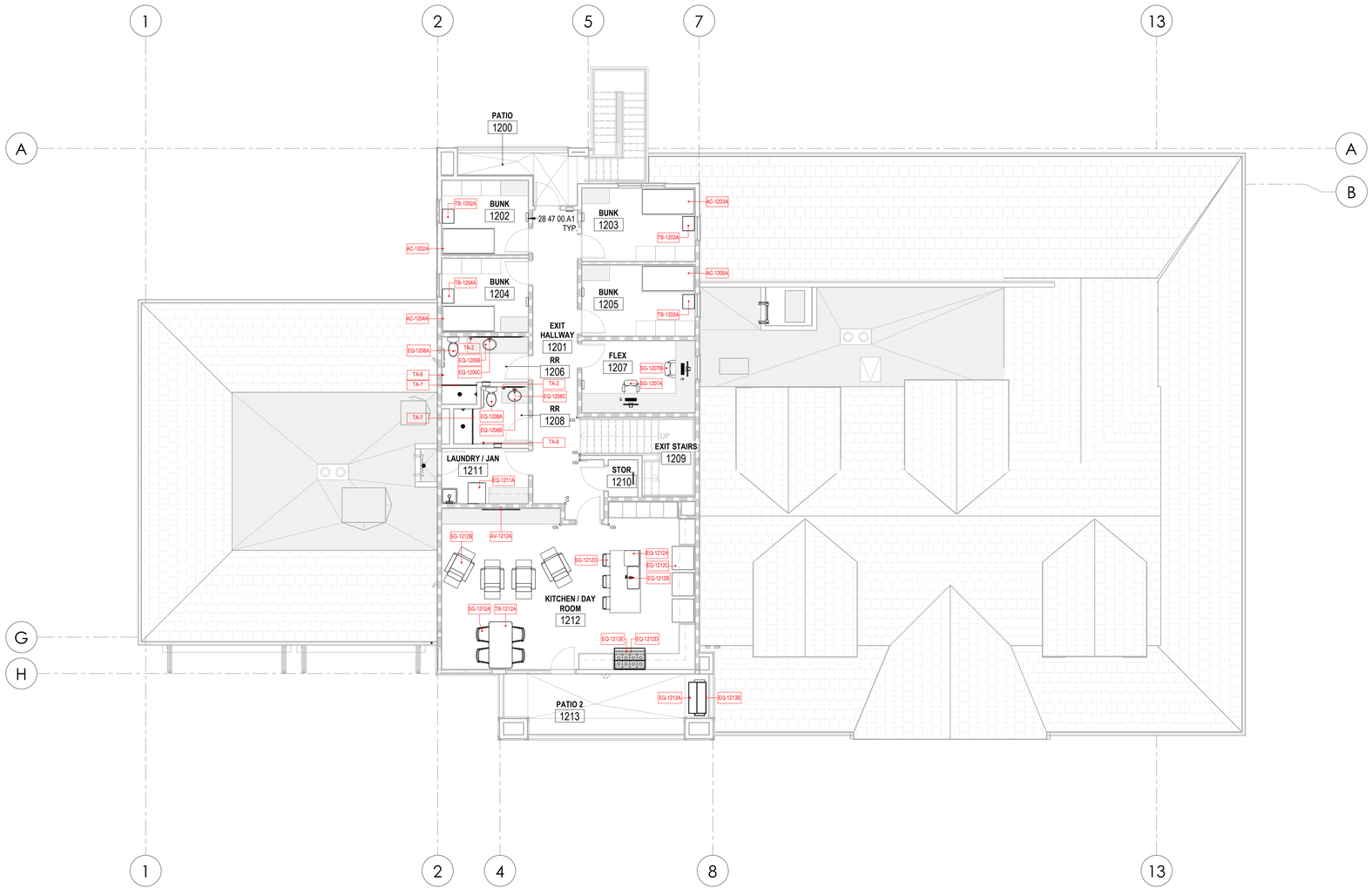
230101

SHEET TITLE:

FIRST FLOOR FURNITURE PLAN

SHEET NUMBER:

A2.9



D1
A2.10 SECOND FLOOR FURNITURE PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

28 47 00.A1 FIRE STATION ALERTING SYSTEM MONITOR

NOTES

1. FOR ADDITIONAL INFORMATION SEE FF&E SCHEDULE ON A6.6 AND A6.7

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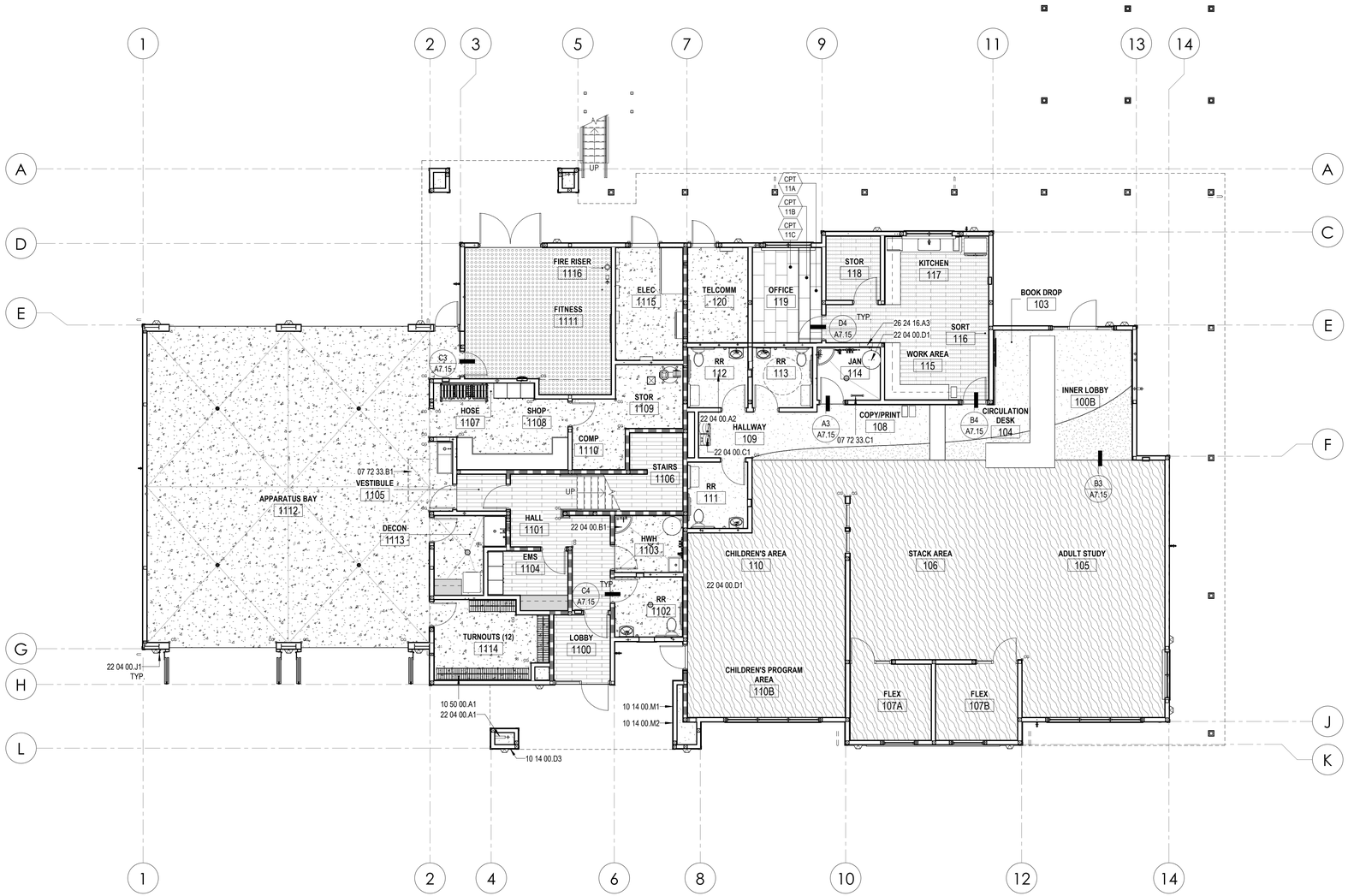
SHEET TITLE: SECOND FLOOR FURNITURE PLAN

SHEET NUMBER: A2.10



D1 FIRST FLOOR FINISH FLOOR PLAN
A2.11 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

07 72 33.B1	LINE OF ROOF ACCESS ABOVE
07 72 33.C1	ROOF ACCESS LADDER
10 14 00.D3	MONUMENT PLAQUE, SEE D2/A7.12
10 14 00.M1	SAFE SURRENDER SIGNAGE, SEE C1/A7.12
10 14 00.M2	NO SMOKING SIGN, SEE D1/A7.12
10 50 00.A1	WALL-MOUNTED METAL TURNOUT LOCKERS (24"W x 20"D x 72"H). PROVIDE WALL BLOCKING
22 04 00.A1	SANITARY WASTE AND VENT PIPING
22 04 00.A2	FLOOR DRAIN, SEE PLUMBING
22 04 00.B1	MOP SINK, SEE PLUMBING
22 04 00.C1	ACCESSIBLE BOTTLE FILLER AND BI-LEVEL DRINKING FOUNTAIN, SEE PLUMBING
22 04 00.D1	WATER HEATER, SEE PLUMBING
22 04 00.J1	HOSE BIBB
26 24 16.A3	RECESSED ELECTRICAL PANEL BOARD, SEE ELECTRICAL

NOTES

1. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION
2. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION

LEGEND

- (CPT-1) CARPET TILE
- (CPT-10) BROADLOOM CARPET
- (CPT-11) CARPET TILE
- (CNC) CONCRETE, SEE ROOM FINISH SCHEDULE
- (LVT-1) LUXURY VINYL TILE
- (LVT-10) LUXURY VINYL TILE
- (RM-1) RUBBER MAT
- (T-1) TILE (MOSAIC)
- (TEF-10) TERRAZZO EPOXY FLOORING
- (TEF-11) TERRAZZO EPOXY FLOORING
- (ELM-1) ELASTOMERIC DECK COATING

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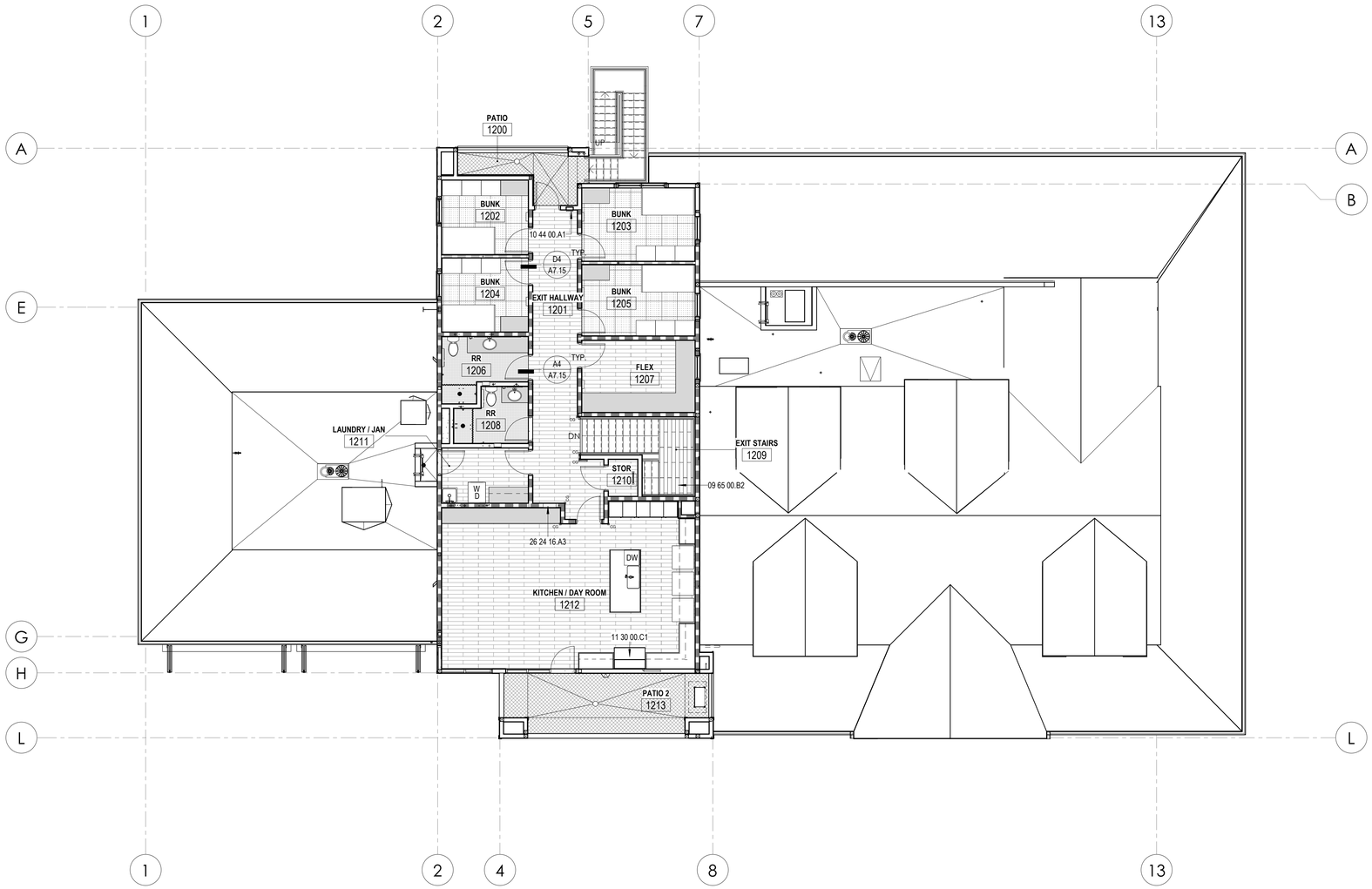
230101

SHEET TITLE:

FIRST FLOOR FINISH PLAN

SHEET NUMBER:

A2.11



D1 SECOND FLOOR FINISH FLOOR PLAN
A2.12 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

09 65 00.B2	VINYL TILE FLOORING TO MATCH TOP AND BOTTOM LANDING, SEE FINISH FLOOR PLAN ON A2.11
10 44 00.A1	RECESSED FIRE EXTINGUISHER CABINET, SEE D4/T-6
11 30 00.C1	WALL MOUNT RANGE HOOD
26 24 16.A3	RECESSED ELECTRICAL PANEL BOARD, SEE ELECTRICAL

NOTES

1. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION
2. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION

LEGEND

- (CPT-1) CARPET TILE
- (CPT-10) BROADLOOM CARPET
- (CPT-11) CARPET TILE
- (CNC) CONCRETE, SEE ROOM FINISH SCHEDULE
- (LVT-1) LUXURY VINYL TILE
- (LVT-10) LUXURY VINYL TILE
- (RM-1) RUBBER MAT
- (T-1) TILE (MOSAIC)
- (TEF-10) TERRAZZO EPOXY FLOORING
- (TEF-11) TERRAZZO EPOXY FLOORING
- (ELM-1) ELASTOMERIC DECK COATING

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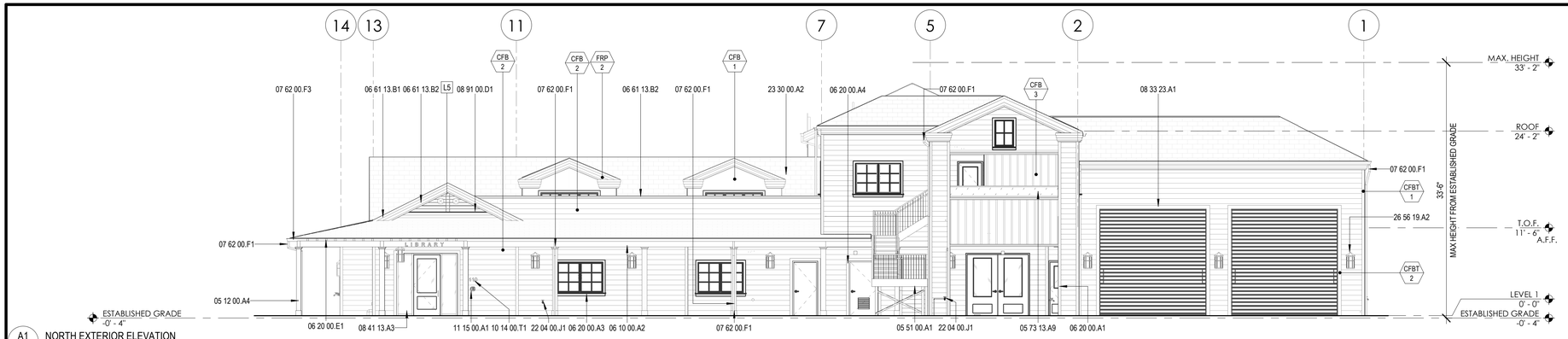
SHEET TITLE:

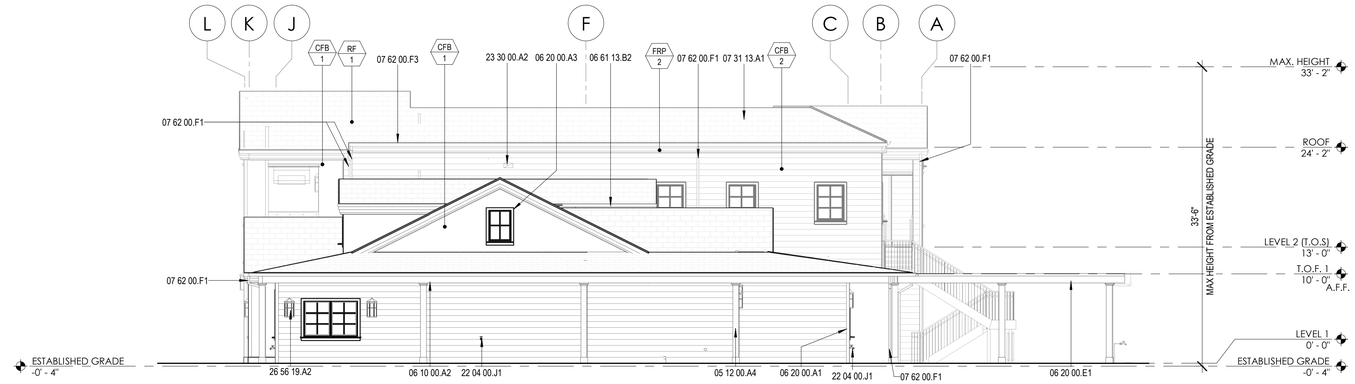
SECOND FLOOR FINISH FLOOR PLAN

SHEET NUMBER:

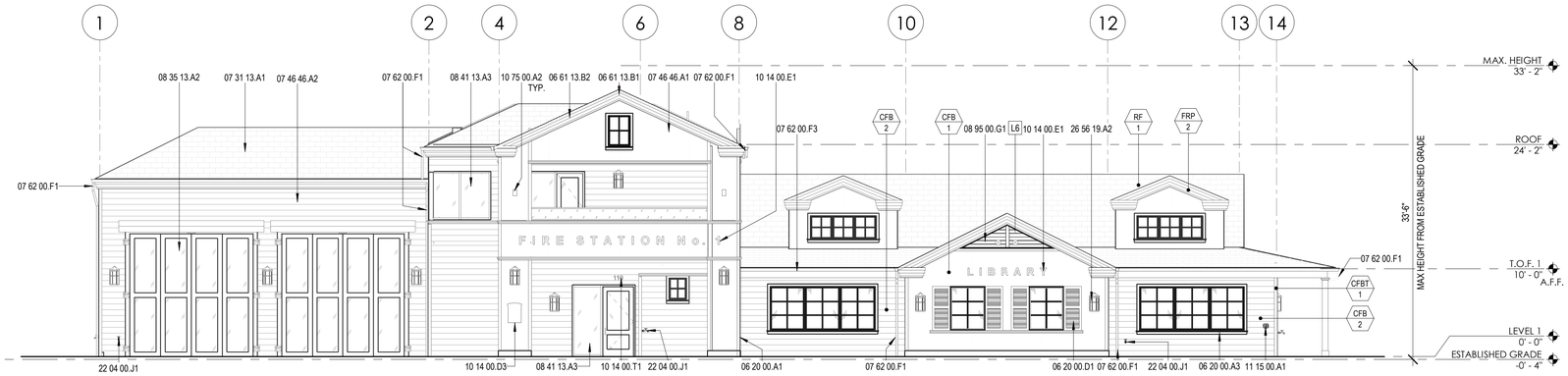
A2.12



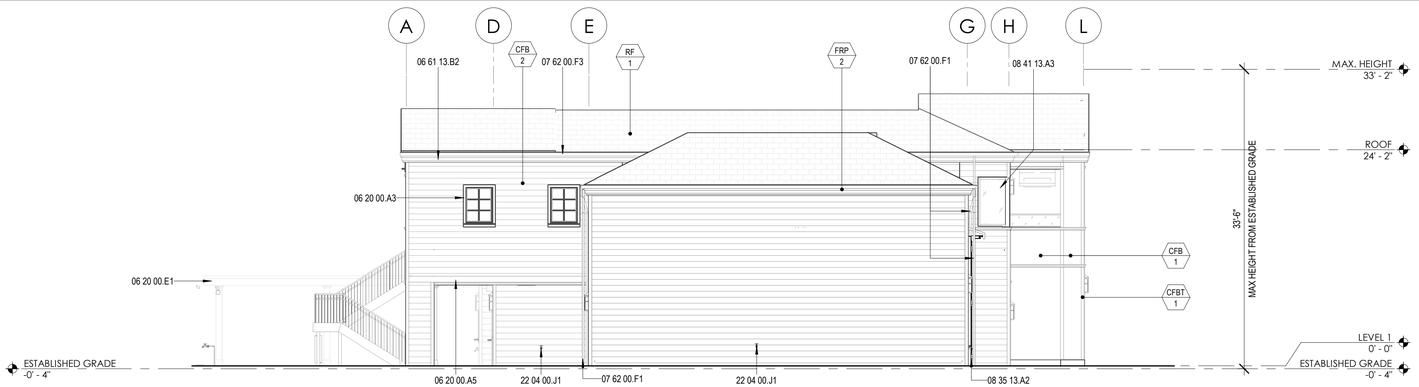
A1 A3.1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



B1 A3.1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



C1 A3.1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



D1 A3.1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 12 00.A4	STEEL COLUMN W/ WOOD CLADDING TO MATCH SIDING
05 51 00.A1	EXTERIOR METAL STAIR
05 73 13.A9	LAMINATED GLASS RAILING ASSEMBLY
06 10 00.A2	WOOD BEAM, SEE STRUCTURAL
06 20 00.A1	EXTERIOR WOOD TRIM - 4"
06 20 00.A3	EXTERIOR WINDOW TRIM
06 20 00.A4	EXTERIOR WOOD DOOR TRIM - 4"
06 20 00.A5	EXTERIOR WOOD TRIM - 5 1/2"
06 20 00.D1	WOOD SHUTTERS
06 20 00.E1	WOOD TRELLIS
06 61 13.B1	FASCIA, SEE FINISH SCHEDULE
06 61 13.B2	CORNICE FASCIA, SEE FINISH SCHEDULE
07 31 13.A1	ASPHALT SHINGLES
07 46 46.A1	FIBER-CEMENT BOARD SIDING, SEE FINISH SCHEDULE FOR TYPE
07 46 46.A2	FIBER-CEMENT-HORIZONTAL PATTERN
07 62 00.F1	DOWNSPOUT
07 62 00.F3	GUTTER
08 33 23.A1	OVERHEAD COILING DOOR
08 35 13.A2	PANEL FOLDING DOORS
08 41 13.A3	STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE
08 91 00.D1	GABLE VENT, SEE LOUVER SCHEDULE
08 95 00.G1	GABLE VENT, SEE LOUVER SCHEDULE
10 14 00.D3	MONUMENT PLAQUE, SEE D2/A7.12
10 14 00.E1	DIMENSIONAL LETTER SIGNAGE
10 14 00.T1	ILLUMINATED ADDRESS NUMBERS, SEE A4/A7.12
10 75 00.A2	WALL MOUNTED FLAG HOLDER
11 15 00.A1	KNOX BOX
22 04 00.J1	HOSE BIBB
23 30 00.A2	MECHANICAL EQUIPMENT, SEE MECHANICAL
26 56 19.A2	WALL MOUNTED EXTERIOR LIGHTING FIXTURE, SEE ELECTRICAL

NOTES

1. NOTES AND DETAILS APPLY TO ALL ELEVATIONS U.N.O.
2. FOR FINISH SCHEDULE SEE SHEET A6.1
3. LEVEL 1 INDICATES FINISH FLOOR ELEVATION. FINISH FLOOR ELEVATION IS 9.65', SEE CIVIL.
4. ESTABLISHED GRADE IS 9.25', REFER TO CIVIL SHEET C1.6

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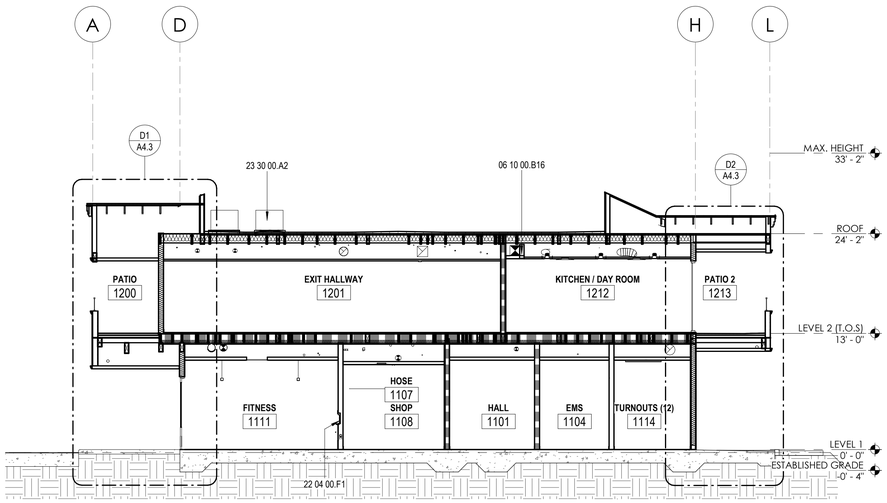
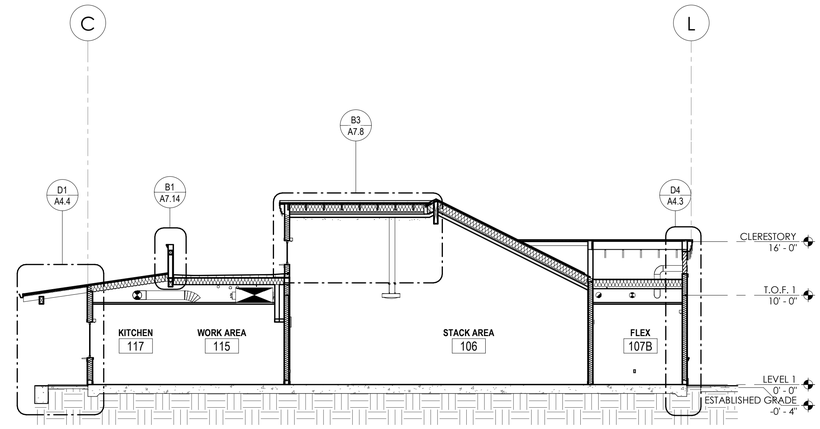
SHEET TITLE:
EXTERIOR ELEVATIONS

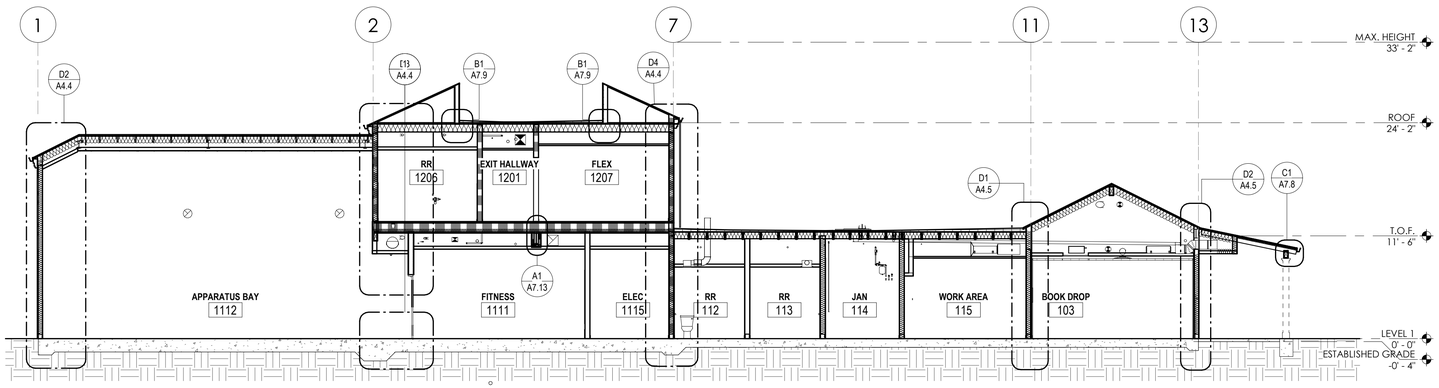
SHEET NUMBER:
A3.1



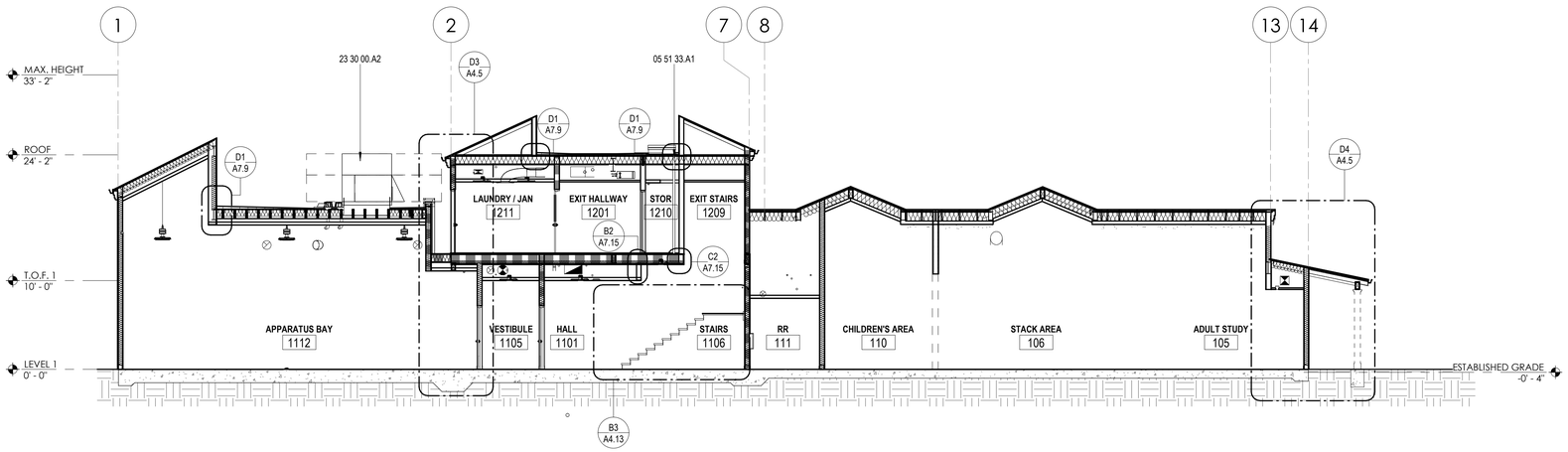
A1 BUILDING SECTION
A4.1 SCALE: 1/8" = 1'-0"



A2 BUILDING SECTION
A4.1 SCALE: 1/8" = 1'-0"



B1 BUILDING SECTION
A4.1 SCALE: 1/8" = 1'-0"



C1 BUILDING SECTION
A4.1 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 51 33.A1	ROOF ACCESS LADDER, ADD BLOCKING PER A2/A7.8
06 10 00.B16	FRAMED SOFFIT ABOVE CABINETS, SEE SOFFIT DETAIL B2/A7.7
22 04 00.F1	RECESSED BOTTLE FILLING STATION
23 30 00.A2	MECHANICAL EQUIPMENT, SEE MECHANICAL

NOTES

1. NOTES AND DETAILS APPLY TO ALL SECTIONS U.N.O.
2. FOR FINISH SCHEDULE SEE SHEET A6.1
3. HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY SHAFT ENCLOSURE OR COMPLY WITH CBC 717.6.1 FOR THROUGH PENETRATION OR CBC 717.6.2 FOR MEMBRANE PENETRATIONS (CBC 717.6)
4. JOINTS INSTALLED IN OR BETWEEN FIRE RATED WALLS, FLOOR/CEILING AND ROOFS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR TIME PERIOD AS REQUIRED BY THE FIRE RATED CONSTRUCTION (CBC 715)

WALL LEGEND

- 2x4 STUD WALL - 1/2 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x8 STUD WALL
- LINE OF WALL BELOW

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PROJECT:

CITY OF NEWPORT BEACH

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110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

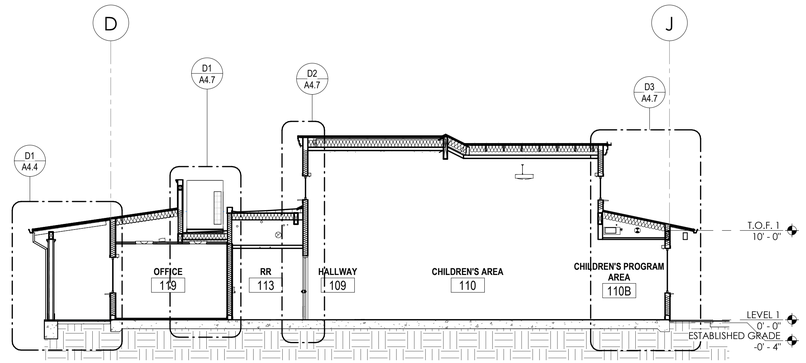
230101

SHEET TITLE:

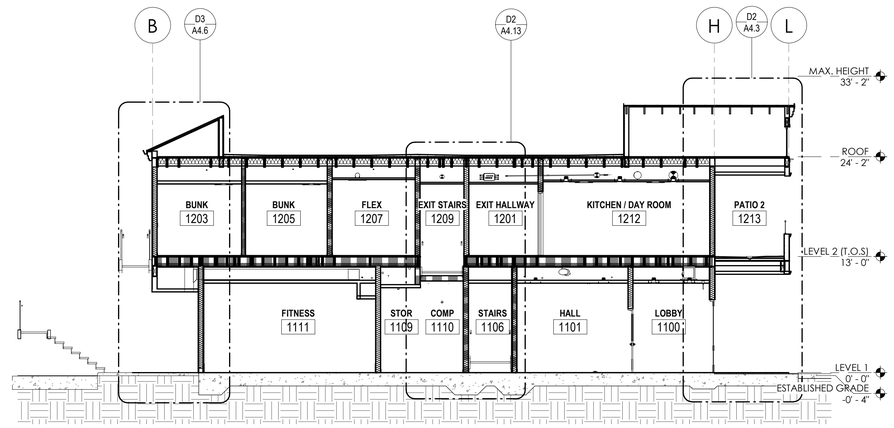
BUILDING SECTIONS

SHEET NUMBER:

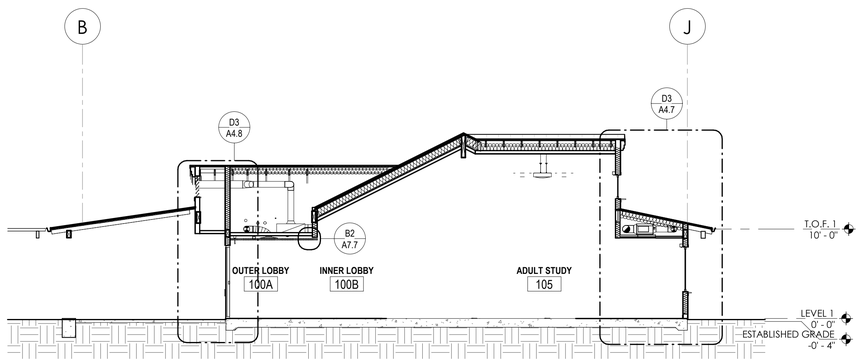
A4.1



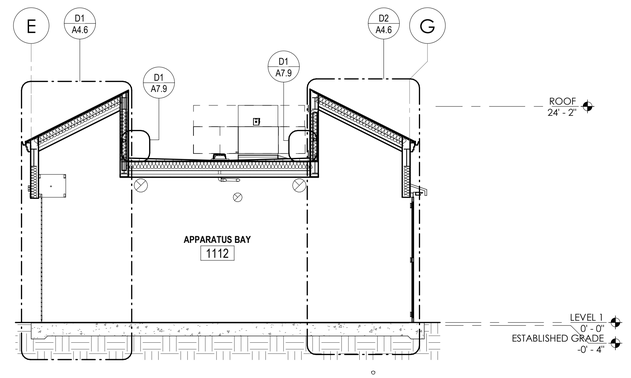
A1 A4.2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



B1 A4.2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



C1 A4.2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



C2 A4.2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

NOTES

1. NOTES AND DETAILS APPLY TO ALL SECTIONS U.N.O.
2. FOR FINISH SCHEDULE SEE SHEET A6.1
3. HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY SHAFT ENCLOSURE OR COMPLY WITH CBC 717.6.1 FOR THROUGH PENETRATION OR CBC 717.6.2 FOR MEMBRANE PENETRATIONS (CBC 717.6)
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- LINE OF WALL BELOW

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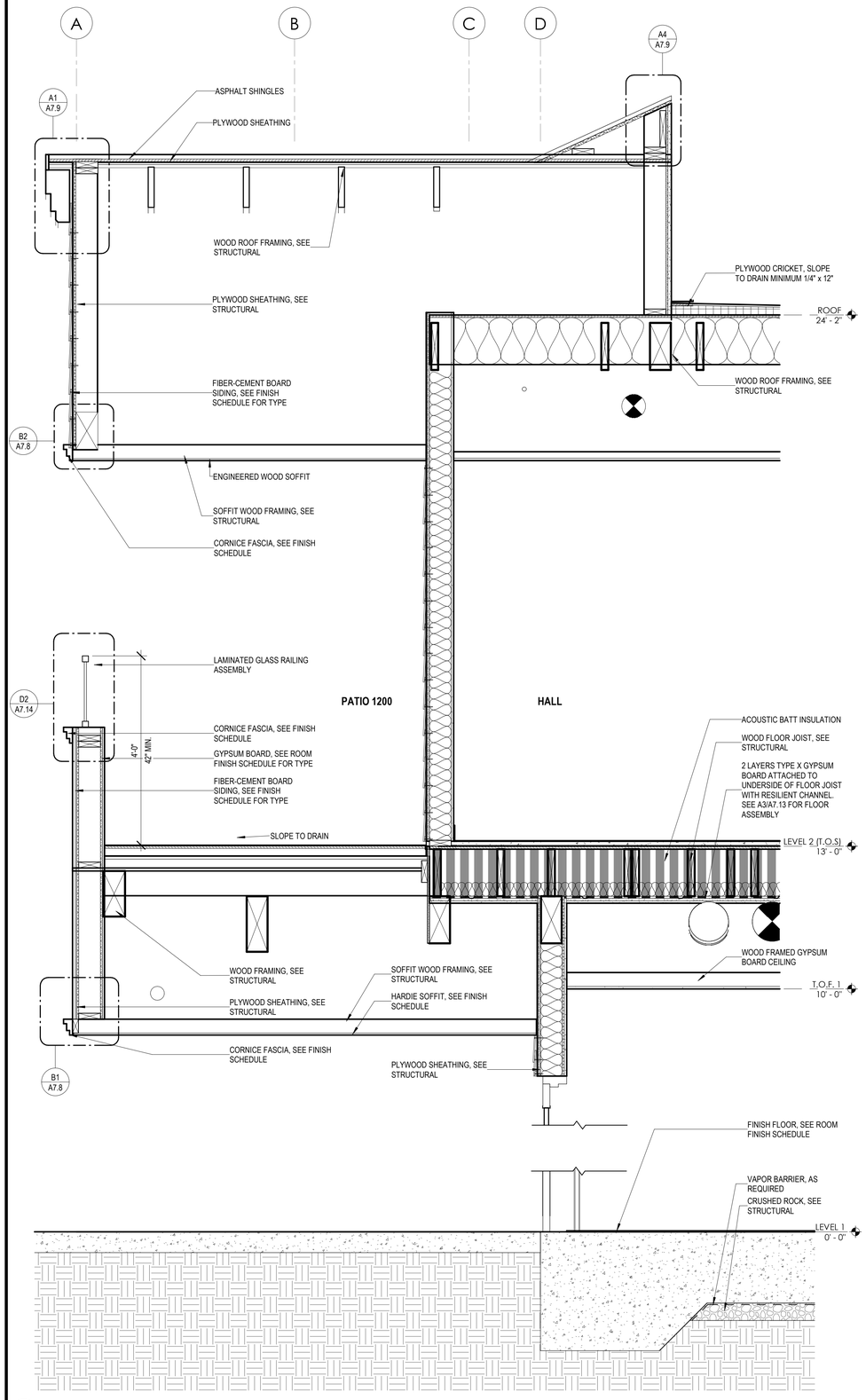
230101

SHEET TITLE:

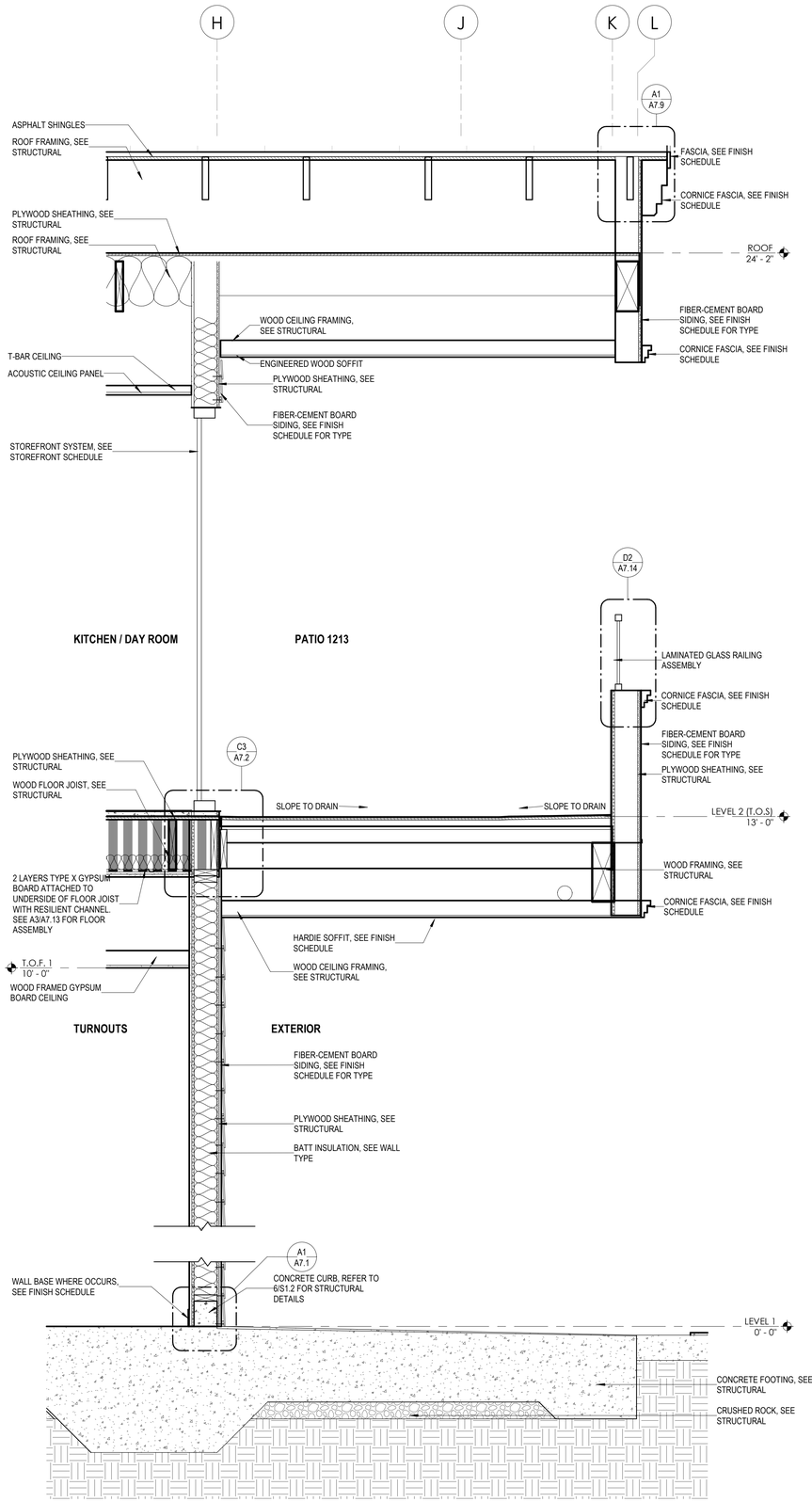
BUILDING SECTIONS

SHEET NUMBER:

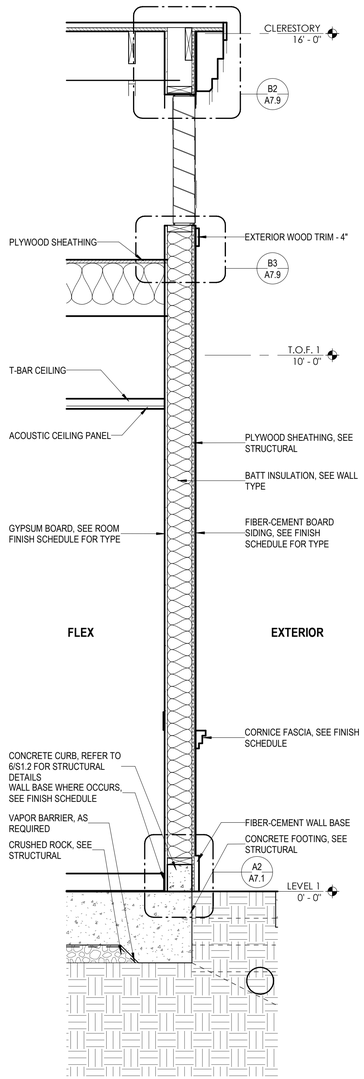
A4.2



D1 A4.3 FIRE STATION - WALL SECTION
SCALE: 3/4" = 1'-0"



D2 A4.3 FIRE STATION - WALL SECTION
SCALE: 3/4" = 1'-0"



D4 A4.3 LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"

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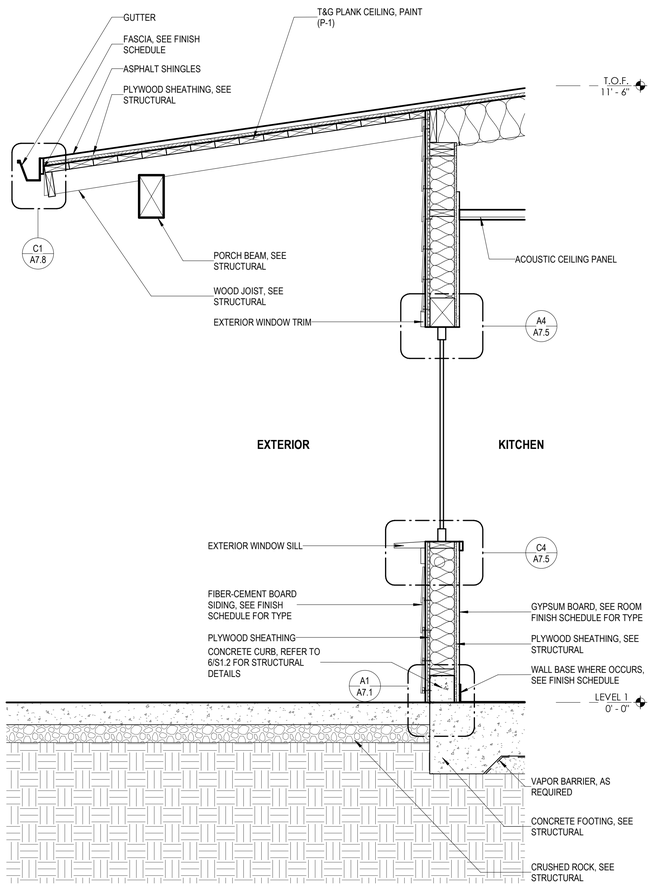
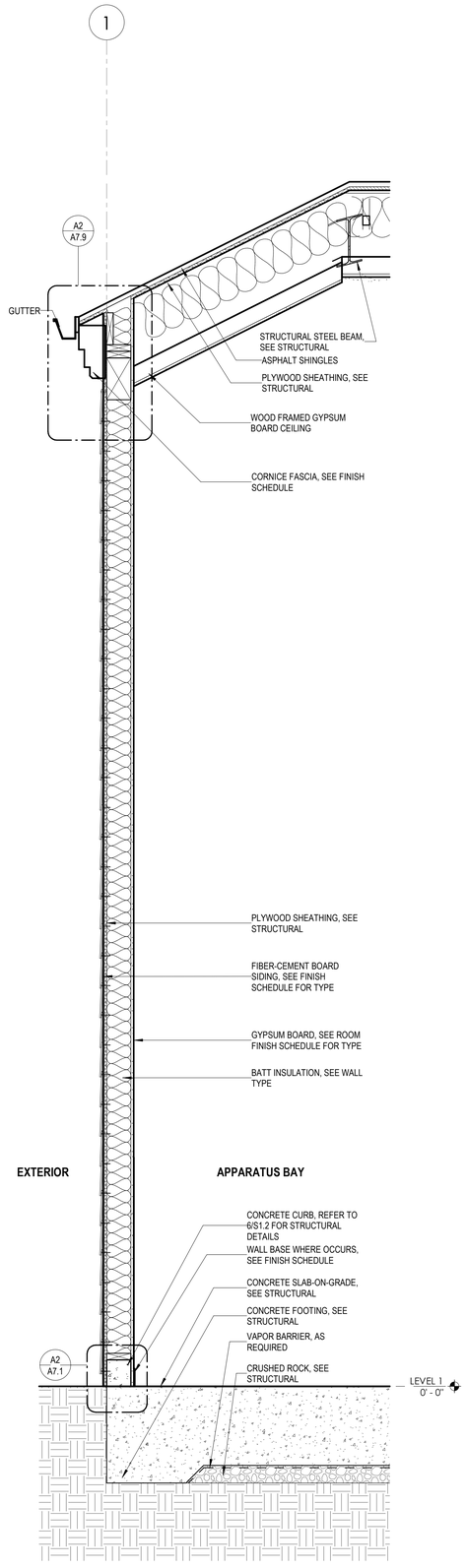
SHEET TITLE:
WALL SECTIONS

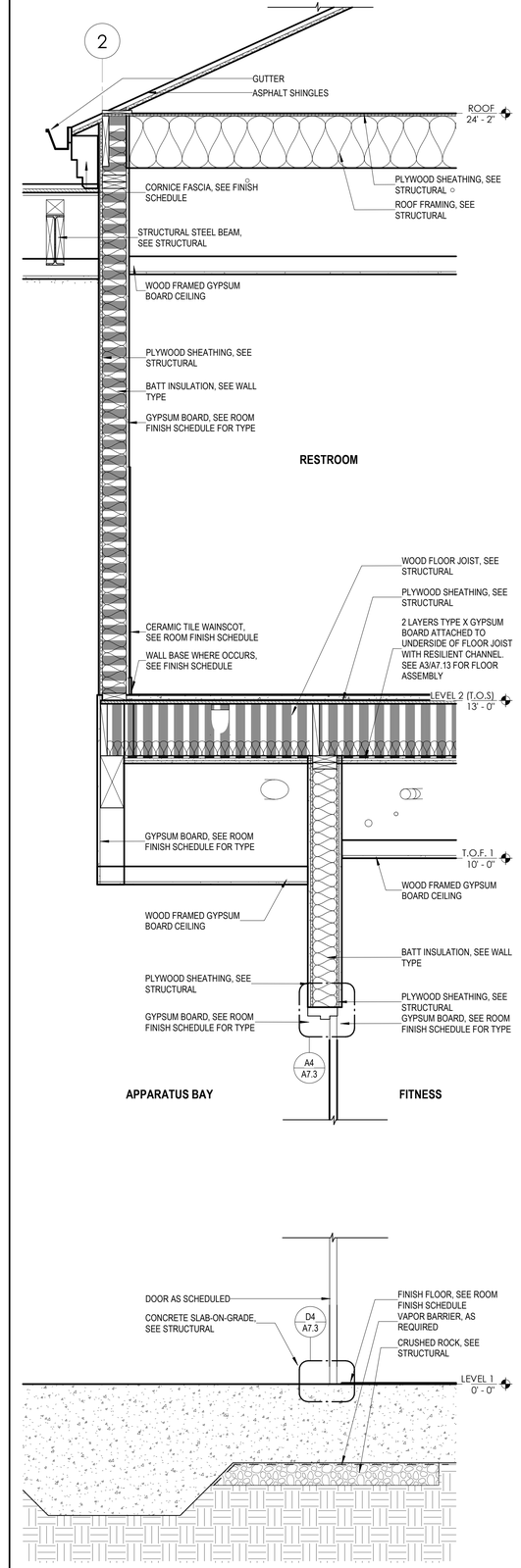
SHEET NUMBER:
A4.3



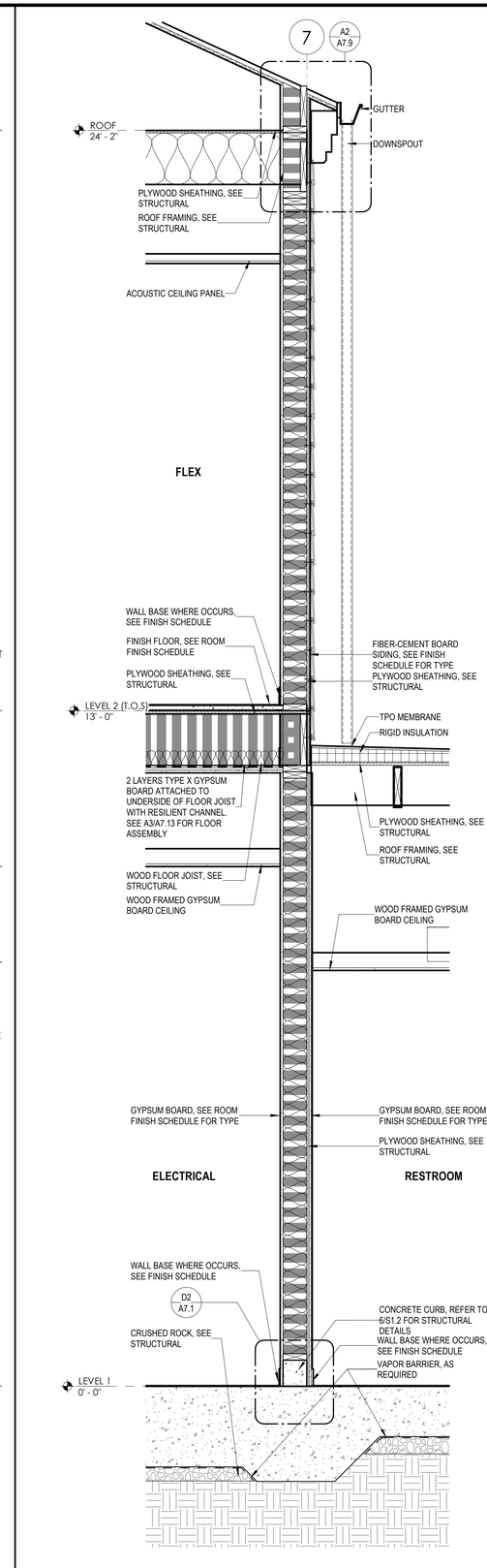
D1 A4.4 LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"



D2 A4.4 FS & LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"



D3 A4.4 FS & LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"



D4 A4.4 FS & LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"

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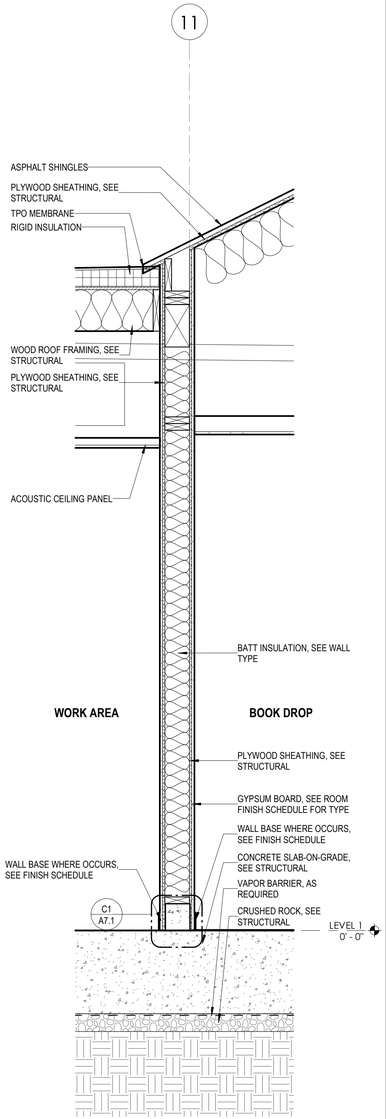
230101

SHEET TITLE:
WALL SECTIONS

SHEET NUMBER:
A4.4



D1 A4.5 LIBRARY - WALL SECTION
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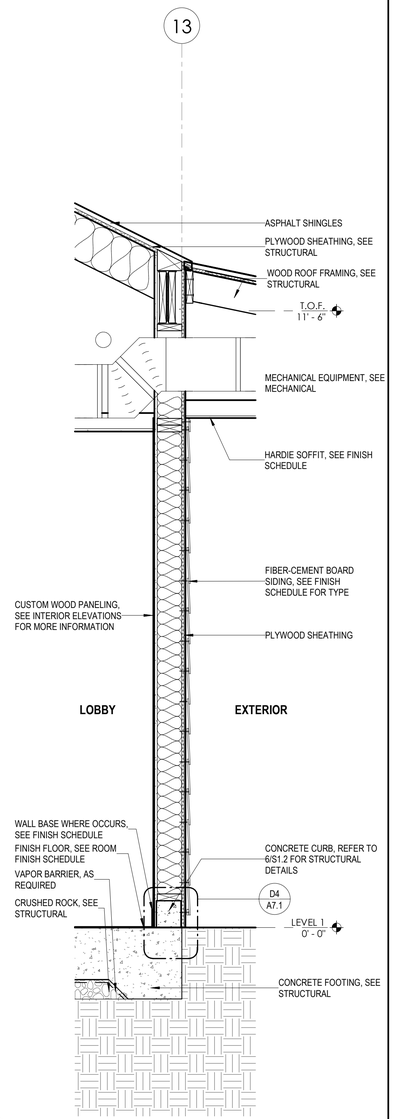
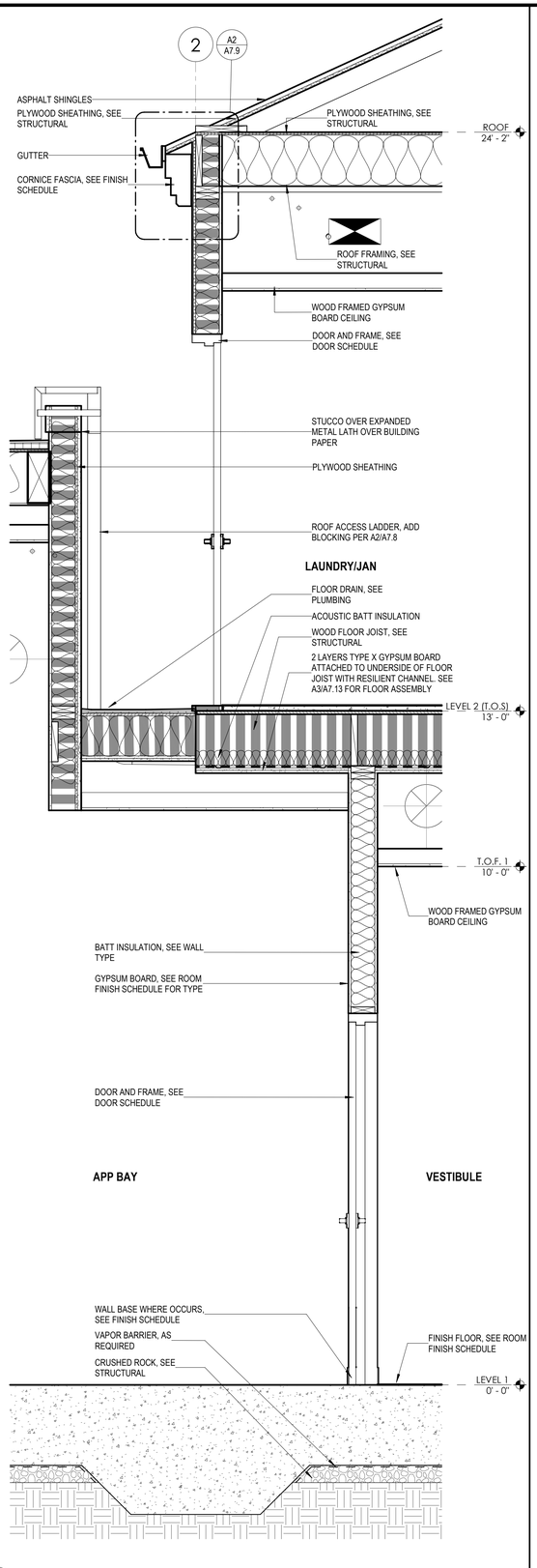
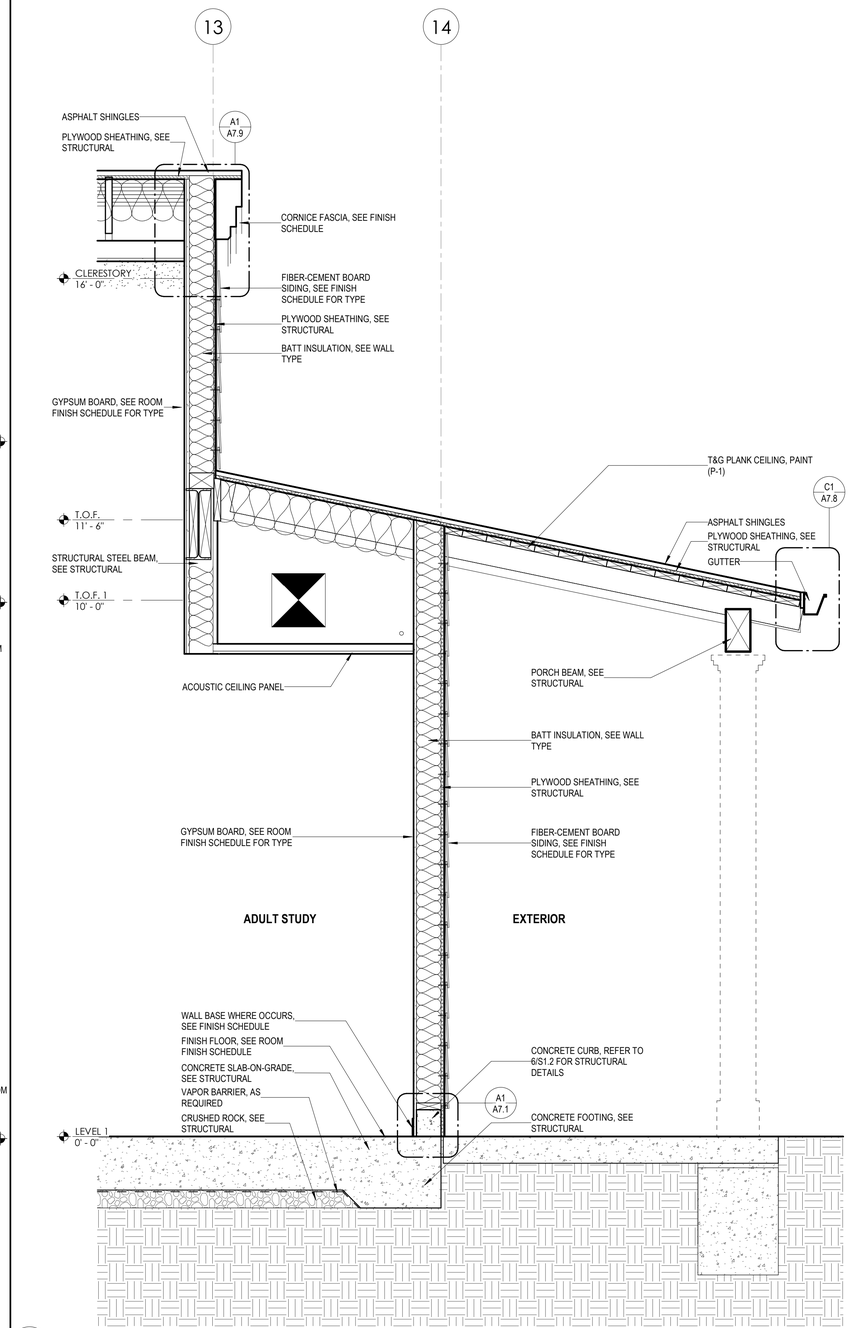


D2 A4.5 LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"



D3 A4.5 FS & LIBRARY - WALL SECTION_APP BAY, LAUNDRY
SCALE: 3/4" = 1'-0"



D4 A4.5 LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"

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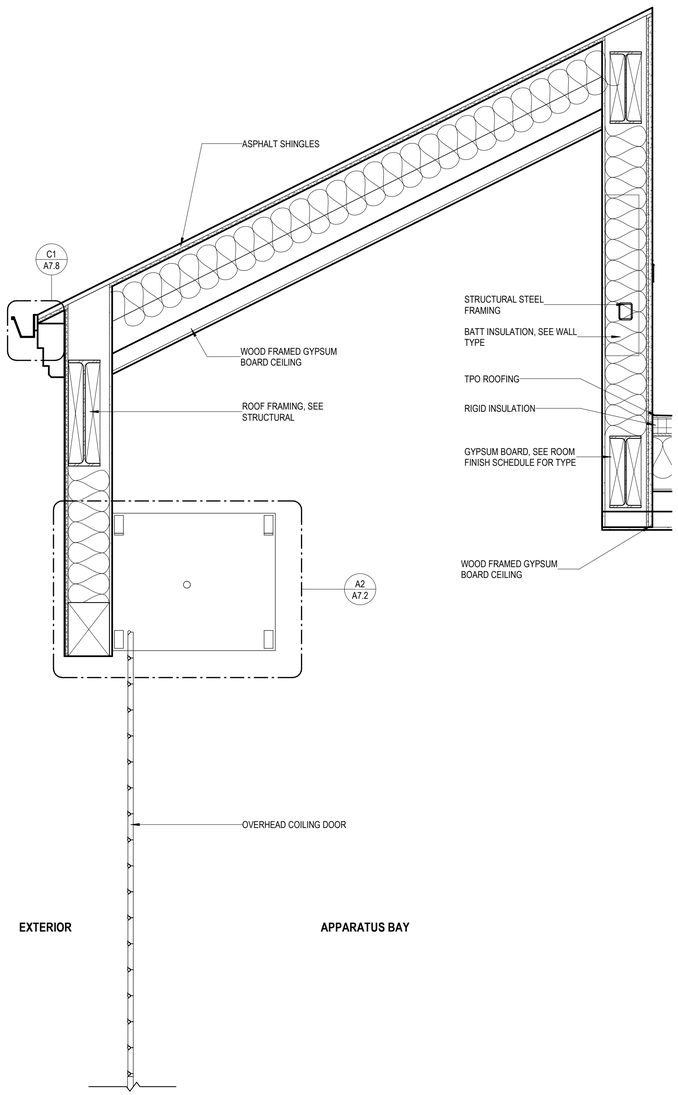
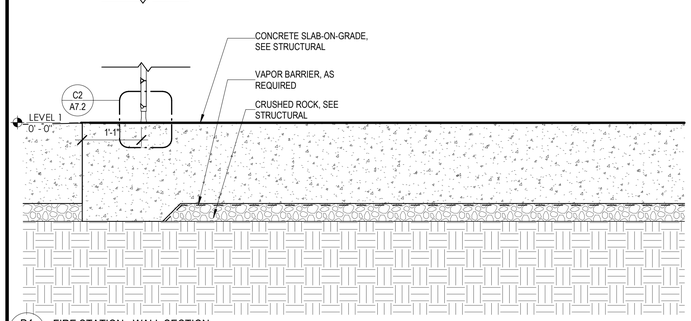
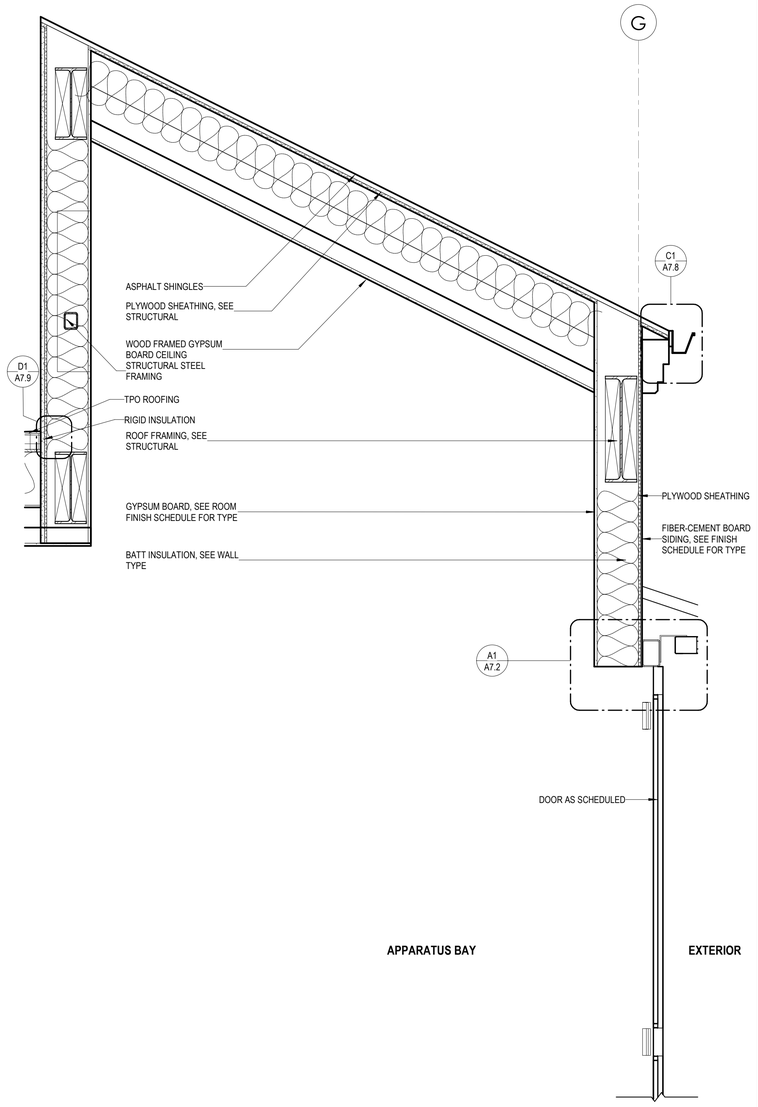
SHEET NUMBER:

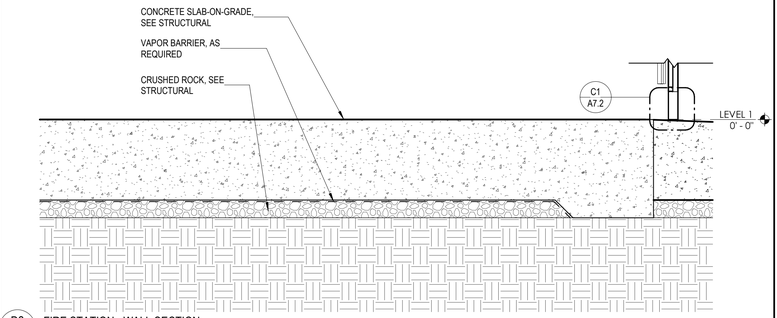
A4.5



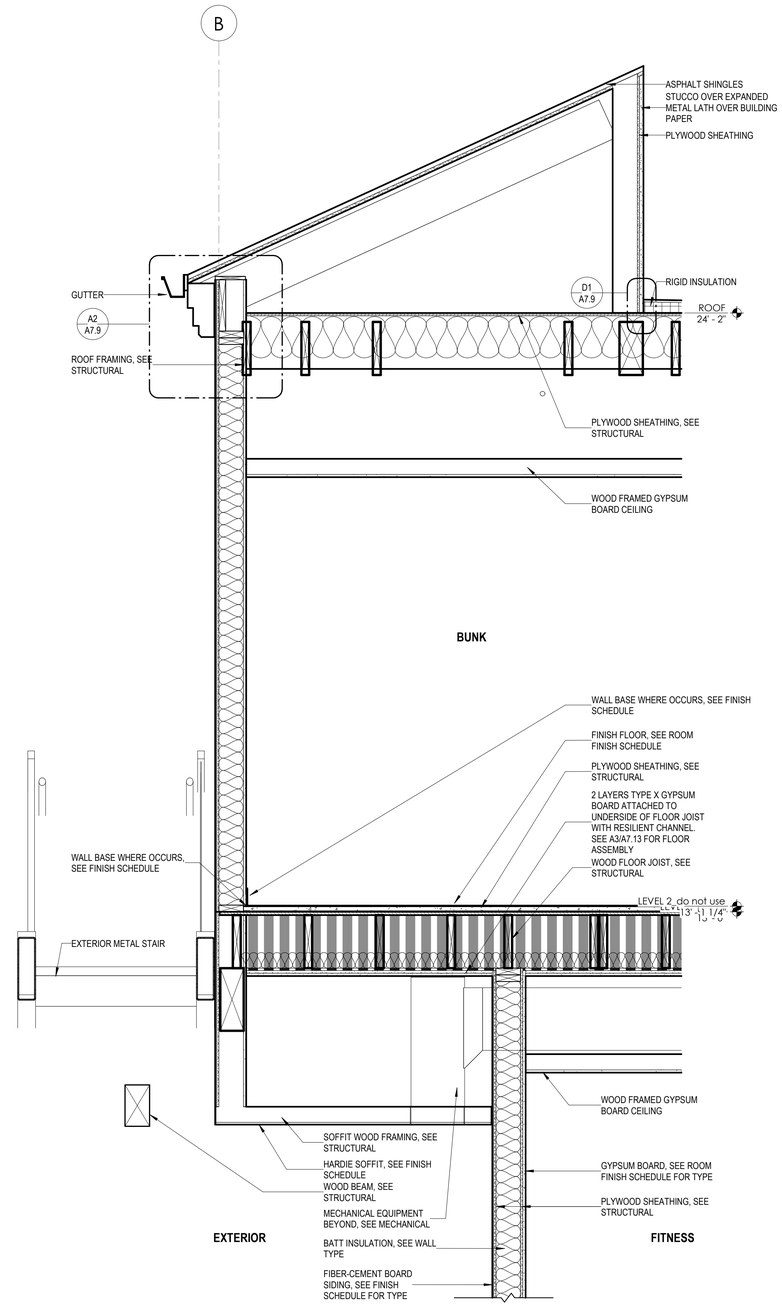


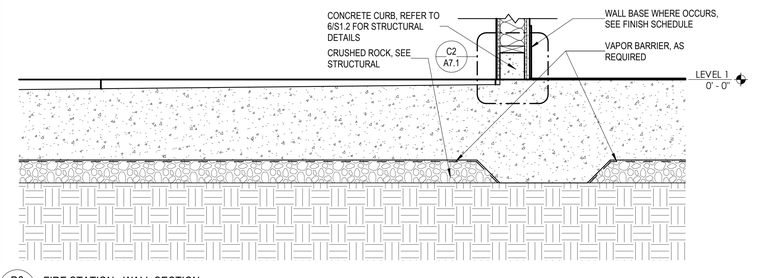
D1 A4.6 FIRE STATION - WALL SECTION
SCALE: 3/4" = 1'-0"





D2 A4.6 FIRE STATION - WALL SECTION
SCALE: 3/4" = 1'-0"





D3 A4.6 FIRE STATION - WALL SECTION
SCALE: 3/4" = 1'-0"

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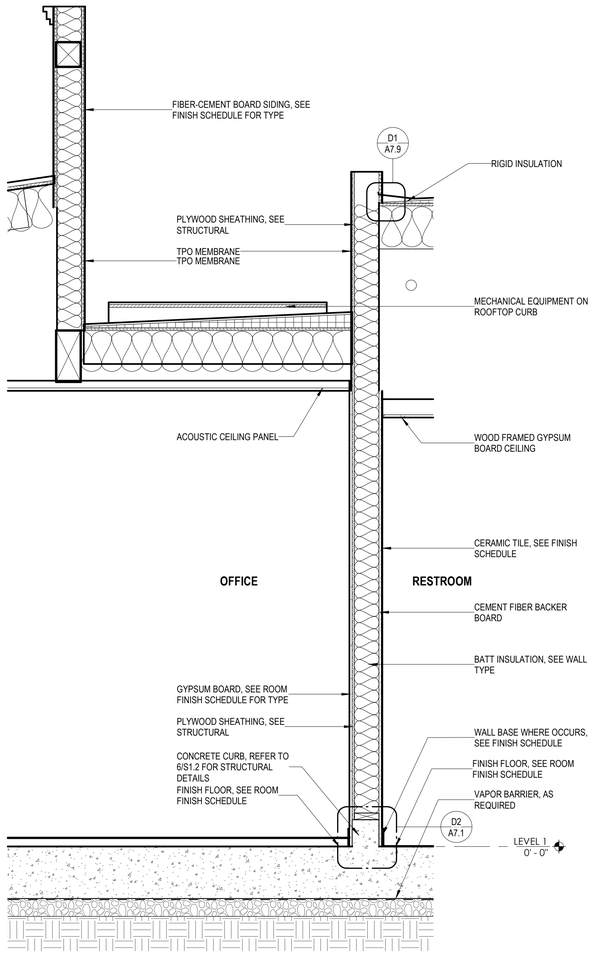
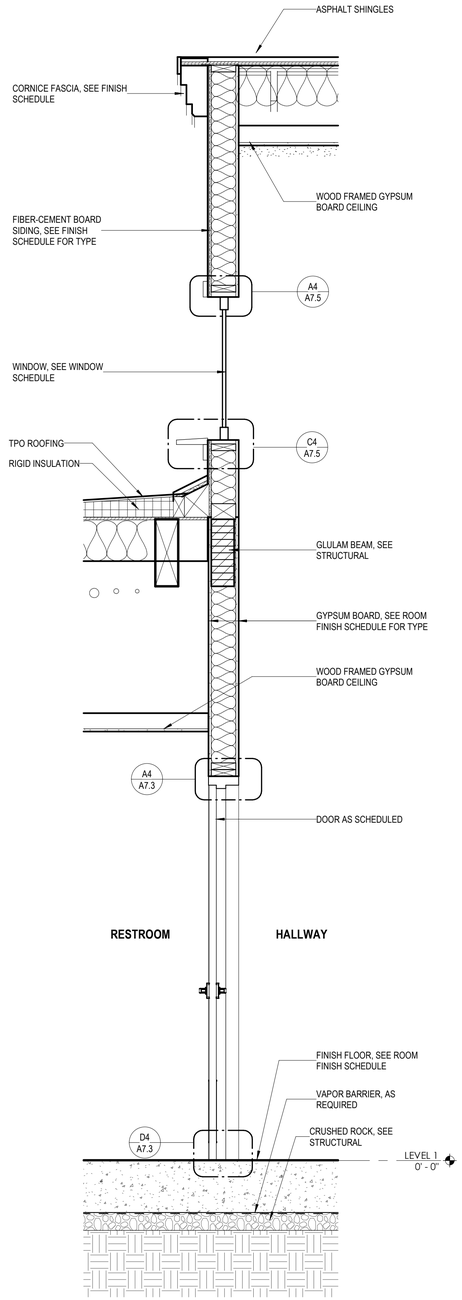
WALL SECTIONS

SHEET NUMBER:

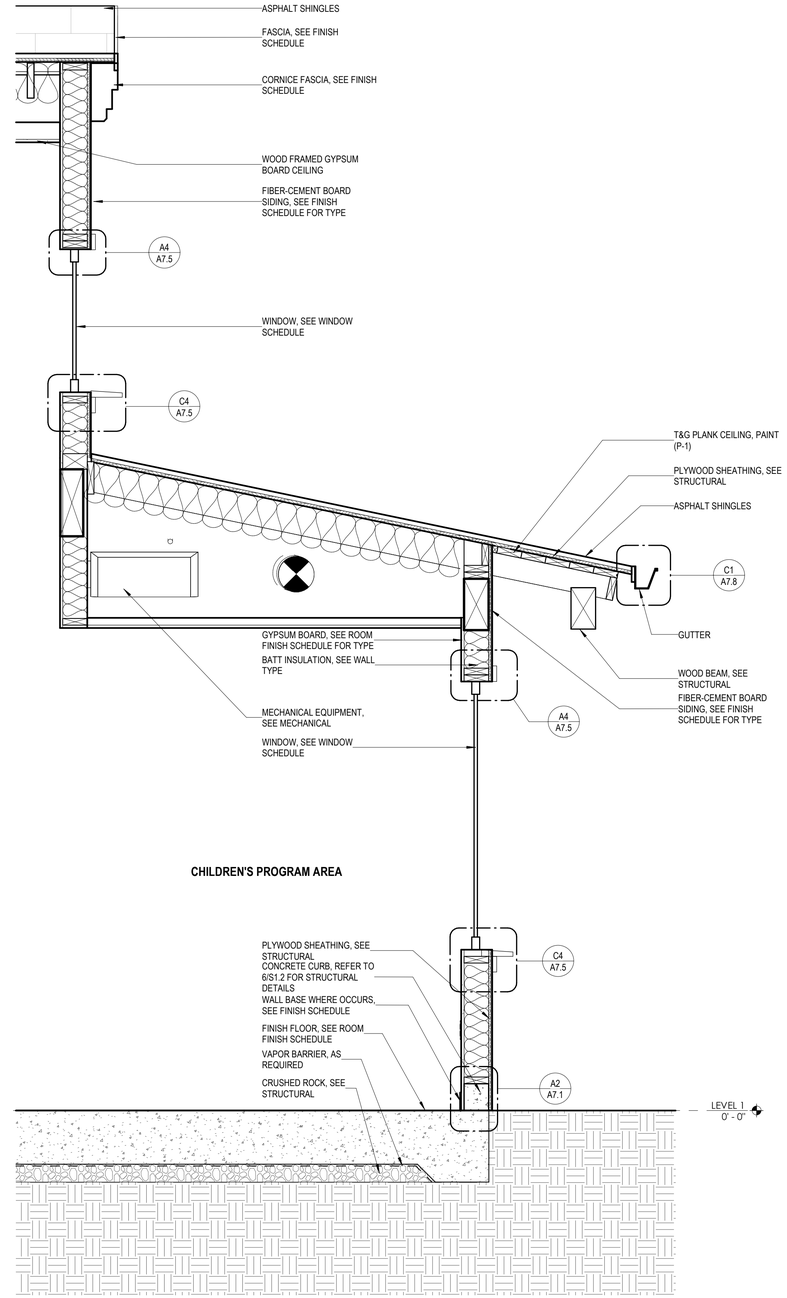
A4.6



D1 A4.7 LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"



D2 A4.7 LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"



D3 A4.7 LIBRARY - WALL SECTION
SCALE: 3/4" = 1'-0"

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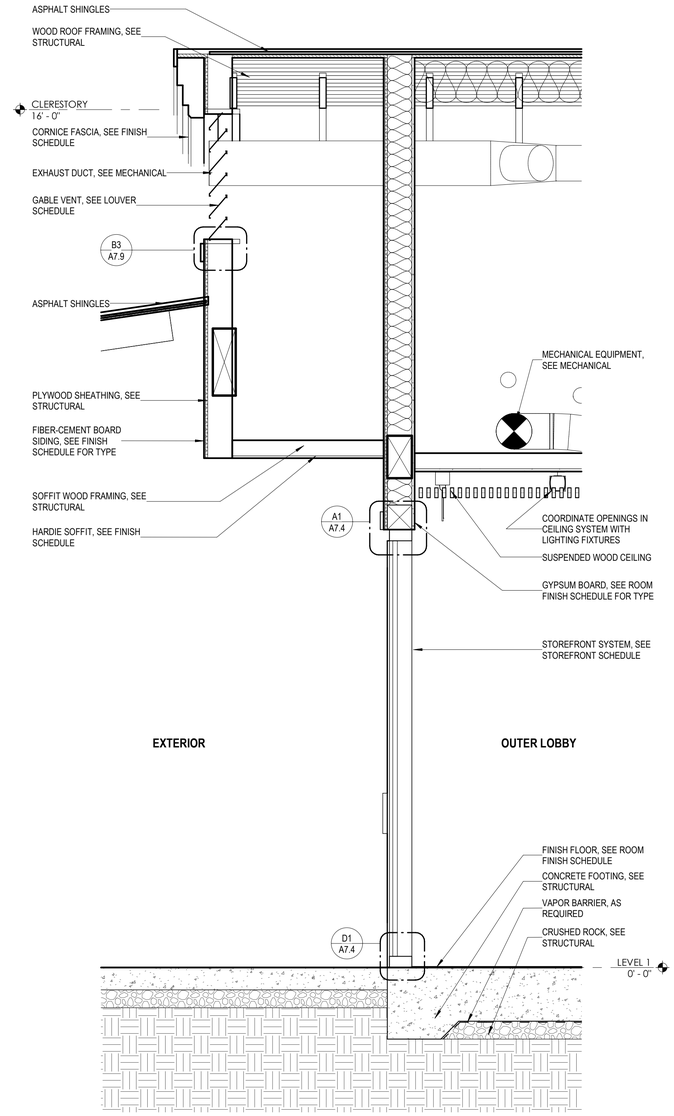
230101

SHEET TITLE:

WALL SECTIONS

SHEET NUMBER:

A4.7



D3 / A4.8 LIBRARY - WALL SECTION

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

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230101

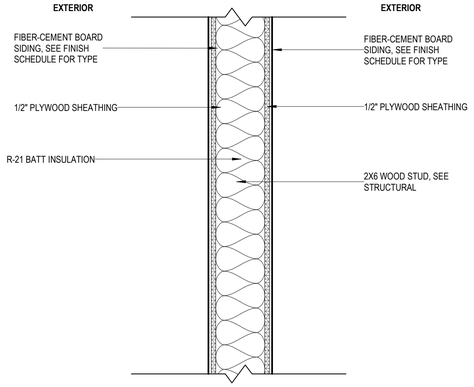
SHEET TITLE:

WALL SECTIONS

SHEET NUMBER:

A4.8

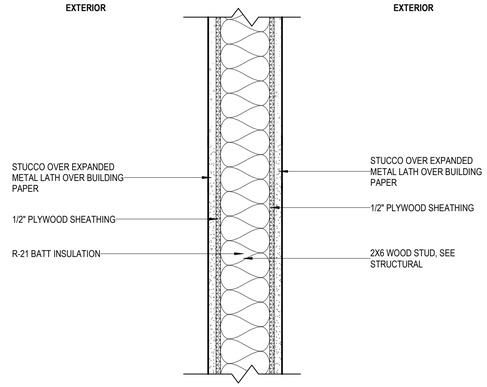
EXTERIOR WALL



WALL SCHEDULE - TYPE 1

TYPE	FINISH (EXT)	FINISH (INT)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
1A	CFB-1	CFB-1	-	R-21	-	-	-
1B	CFB-2	CFB-2	-	R-21	-	-	-
1C	CFB-3	CFB-3	-	R-21	-	-	-

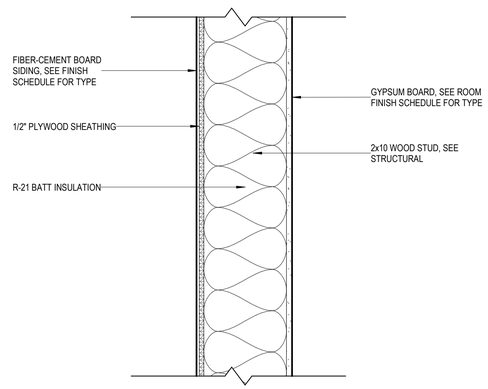
EXTERIOR WALL



WALL SCHEDULE - TYPE 2

TYPE	FINISH (EXT)	FINISH (INT)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
2A	STCO	STCO	-	R-21	-	1 HR	UL UC356
2B	STCO	STCO	-	R-21	-	-	-

EXTERIOR WALL



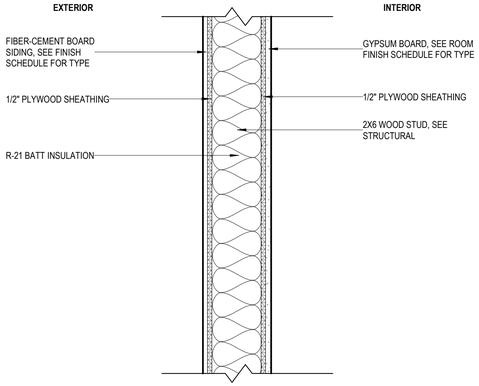
WALL SCHEDULE - TYPE 3

TYPE	FINISH (EXT)	FINISH (INT)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
3A	CFB-2	GB-1	-	R-21	-	-	-

WALL SCHEDULE NOTES

1. SEE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WAINSCOT HEIGHTS AND LOCATIONS
2. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS FOR MORE INFORMATION
3. VERIFY ALL SHEAR LOCATIONS WITH STRUCTURAL DRAWINGS

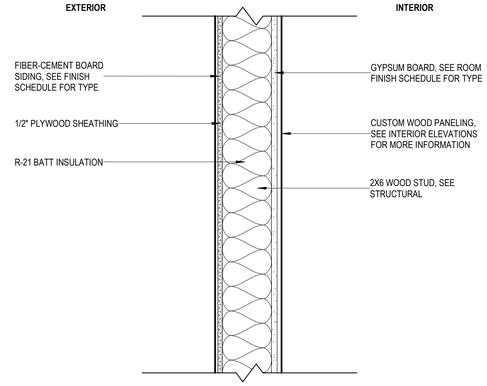
EXTERIOR WALL



WALL SCHEDULE - TYPE 4

TYPE	FINISH (EXT)	FINISH (INT)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
4A	CFB-2	GB-1	-	R-21	-	1 HR	UL UC356
4B	CFB-1	GB-1	WD-1	R-21	-	-	-
4C	CFB-2	GB-1	-	R-21	-	-	-

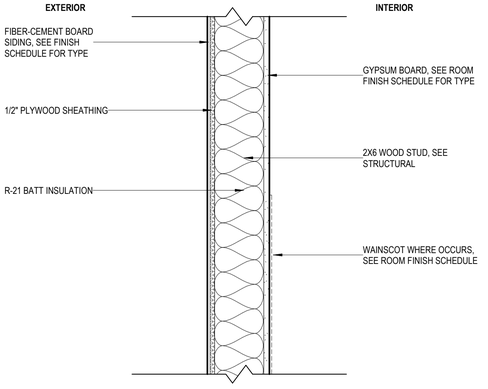
EXTERIOR WALL



WALL SCHEDULE - TYPE 5

TYPE	FINISH (EXT)	FINISH (INT)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
5A	CFB-1	WD-2	-	R-21	-	-	-
5B	CFB-2	WD-2	-	R-21	-	-	-

EXTERIOR WALL



WALL SCHEDULE - TYPE 6

TYPE	FINISH (EXT)	FINISH (INT)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
6A	CFB-2	GB-1	FRP	R-21	-	1 HR	UL UC356
6B	CFB-2	GB-1	SSU	R-21	-	1 HR	UL UC356
6C	CFB-2	GB-1	-	R-21	-	1 HR	UL UC356
6D	CFB-2	GB-1	SSU	R-21	-	-	-
6E	CFB-2	GB-1	WD-1	R-21	-	-	-
6F	CFB-1	GB-1	-	R-21	-	-	-
6G	CFB-2	GB-1	-	R-21	-	-	-
6H	CFB-3	GB-1	-	R-21	-	-	-

LICENSED ARCHITECT
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

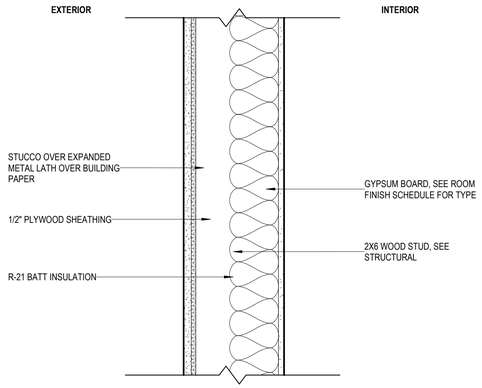
SHEET TITLE:

WALL TYPES

SHEET NUMBER:

A4.9

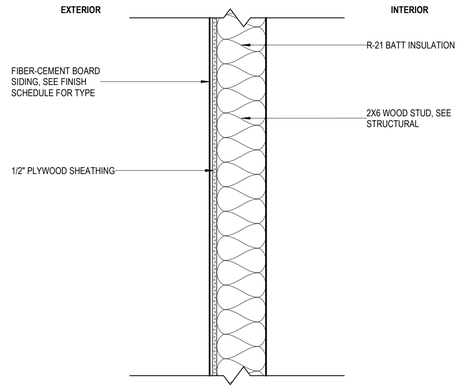
EXTERIOR WALL



WALL SCHEDULE - TYPE 7

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
7A	STCO	GB-1	-	R-21	-	-	-

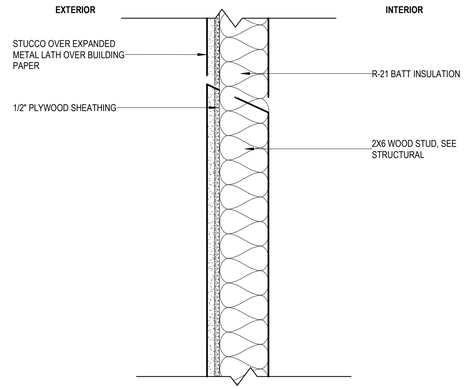
EXTERIOR WALL



WALL SCHEDULE - TYPE 8

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
8A	CFB-1	-	-	R-21	-	-	-
8B	CFB-2	-	-	R-21	-	-	-

EXTERIOR WALL



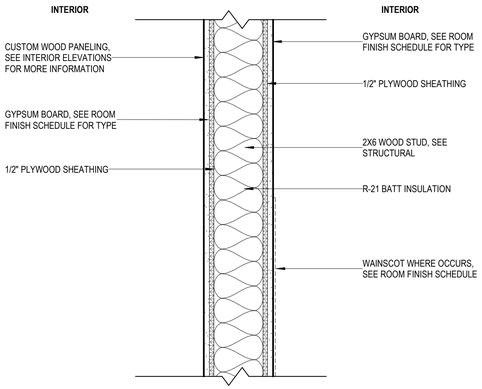
WALL SCHEDULE - TYPE 9

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
9A	STCO	-	-	R-21	-	-	-

WALL SCHEDULE NOTES

1. SEE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WAINSCOT HEIGHTS AND LOCATIONS
2. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS FOR MORE INFORMATION
3. VERIFY ALL SHEAR LOCATIONS WITH STRUCTURAL DRAWINGS

INTERIOR WALL

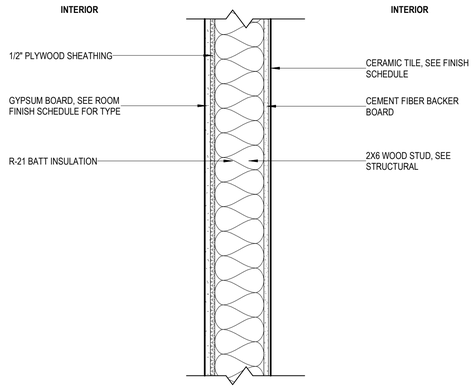


WALL SCHEDULE - TYPE 10

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
10A	GB-1	GB-1	SSU	SOUND ATTENUATION	52 NOAL 20-1004**	1 HR	UL U309
10C	GB-1	GB-1	-	SOUND ATTENUATION	52 NOAL 20-1004**	-	-
10D	GB-1	GB-1	-	R-21	-	-	-

**BASIS OF DESIGN IS 5/8" CERTAINTEED SILENTFX QUICKCUT TYPE X ON TWO SIDES. ATTACHED WITH 1-1/4" TYPE W SCREWS SPACED 8" O.C.

INTERIOR WALL

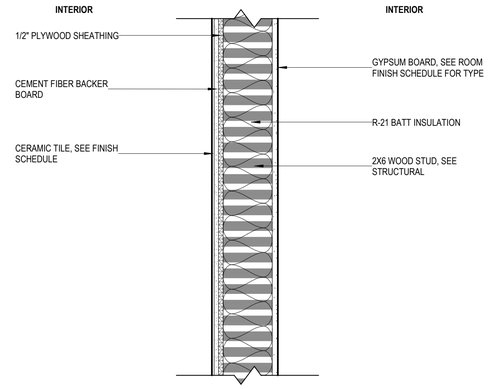


WALL SCHEDULE - TYPE 11

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
11A	GB-1	CT-2	-	R-21	52 NOAL 20-1004**	-	-

**BASIS OF DESIGN IS 5/8" CERTAINTEED SILENTFX QUICKCUT TYPE X ON TWO SIDES. ATTACHED WITH 1-1/4" TYPE W SCREWS SPACED 8" O.C.

INTERIOR WALL



WALL SCHEDULE - TYPE 12

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
12A	CT-2	GB-1	FRP	R-21	-	1 HR	UL U305
12B	CT-2	GB-1	-	R-21	-	1 HR	UL U305
12C	CT-2	GB-1	FRP	R-21	-	-	-
12D	CT-2	GB-1	-	R-21	-	-	-

LICENSED ARCHITECT
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230101

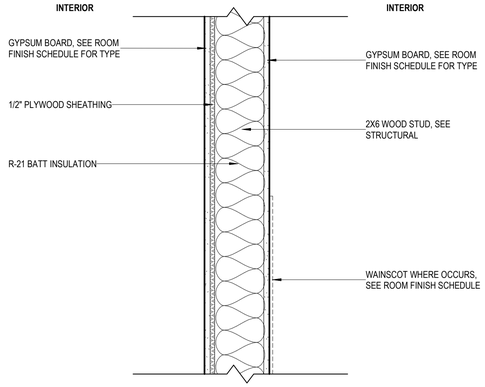
SHEET TITLE:

WALL TYPES

SHEET NUMBER:

A4.10

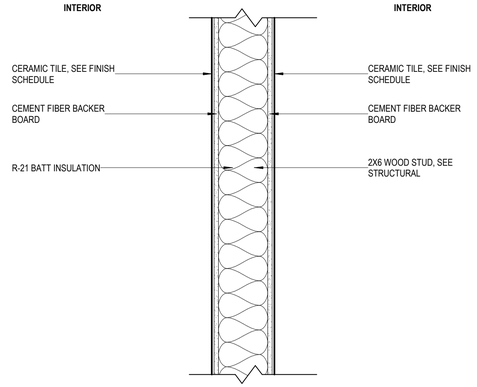
INTERIOR WALL



WALL SCHEDULE - TYPE 13

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
13A	GB-1	GB-1	FRP	R-21	-	1 HR	UL U305
13B	GB-1	GB-1	-	R-21	-	1 HR	UL U305
13C	GB-1	GB-1	FRP	R-21	-	-	-
13D	GB-1	GB-1	-	R-21	-	-	-

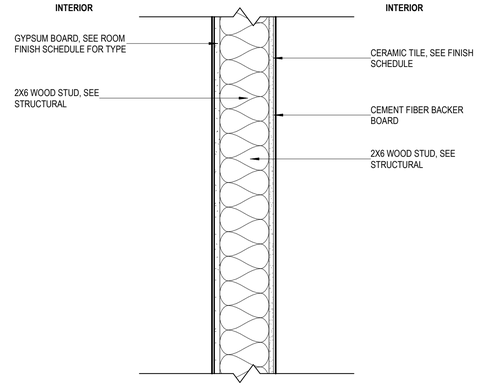
INTERIOR WALL



WALL SCHEDULE - TYPE 14

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
14A	CT-2	CT-2	-	R-21	-	-	-

INTERIOR WALL



WALL SCHEDULE - TYPE 15

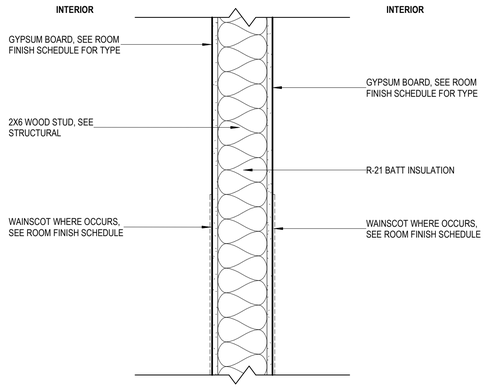
TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
15A	GB-1	CT-2	WD	SOUND ATTENUATION	52 NGC 2016146**	-	-

**BASIS OF DESIGN IS 5/8" CERTAINTEED SILENTFX QUICKCUT TYPE X ON TWO SIDES. ATTACHED WITH 1-1/4" TYPE W SCREWS SPACED 8" O.C.

WALL SCHEDULE NOTES

1. SEE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WAINSCOT HEIGHTS AND LOCATIONS
2. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS FOR MORE INFORMATION
3. VERIFY ALL SHEAR LOCATIONS WITH STRUCTURAL DRAWINGS

INTERIOR WALL

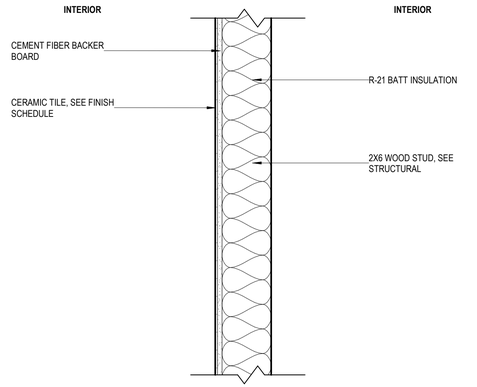


WALL SCHEDULE - TYPE 16

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
16A	GB-1	GB-1	FRP	R-21	-	1 HR	UL U305
16B	GB-1	GB-1	SSU	R-21	-	1 HR	UL U305
16C	GB-1	GB-1	-	R-21	-	1 HR	UL U305
16D	GB-1	GB-1	SSU	SOUND ATTENUATION	51 OL 18-1020**	1 HR	UL U309
16E	GB-1	GB-1	-	SOUND ATTENUATION	51 OL 18-1020**	1 HR	UL U309
16F	GB-1	GB-1	WD	SOUND ATTENUATION	51 OL 18-1020**	-	-
16G	GB-1	GB-1	-	SOUND ATTENUATION	51 OL 18-1020**	-	-
16H	GB-1	GB-1	SSU/SSU	R-21	-	-	-
16I	GB-1	GB-1	FRP/SSU	R-21	-	-	-
16J	GB-1	GB-1	SSU	R-21	-	-	-
16K	GB-1	GB-1	-	R-21	-	-	-

**BASIS OF DESIGN IS 5/8" CERTAINTEED SILENTFX QUICKCUT TYPE X ON TWO SIDES. ATTACHED WITH 1-1/4" TYPE W SCREWS SPACED 8" O.C.

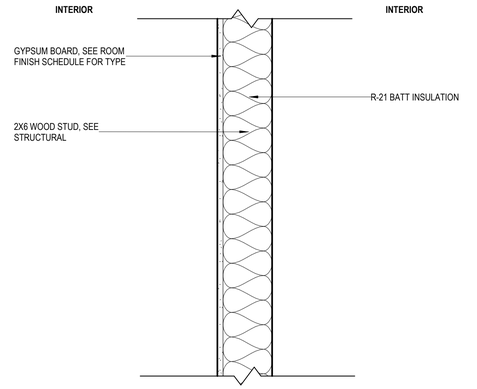
INTERIOR WALL



WALL SCHEDULE - TYPE 17

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
17A	CT	-	-	R-21	-	-	-

INTERIOR WALL



WALL SCHEDULE - TYPE 18

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
18A	GB-1	-	SSU	R-21	-	-	-
18B	GB-1	-	-	R-21	-	-	-

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PROJECT:

CITY OF NEWPORT BEACH

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110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

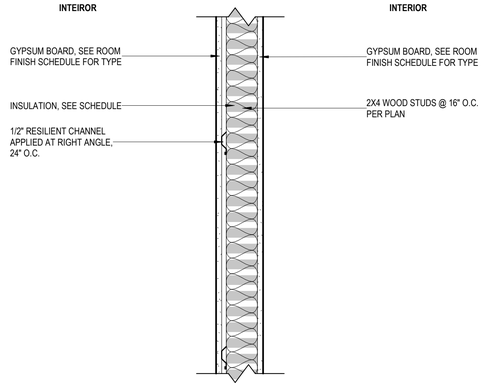
SHEET TITLE:

WALL TYPES

SHEET NUMBER:

A4.11

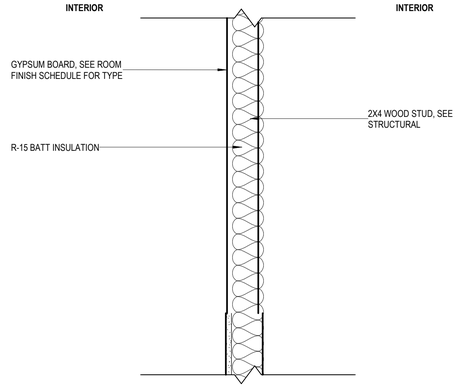
INTERIOR WALL



WALL SCHEDULE - TYPE 19

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
19A	GB-1	GB-1	-	R-13 GLASS FIBER FRICTION FIT INTO STUD CAVITY	53 NOAL 17-0747	1 HR	UL U305

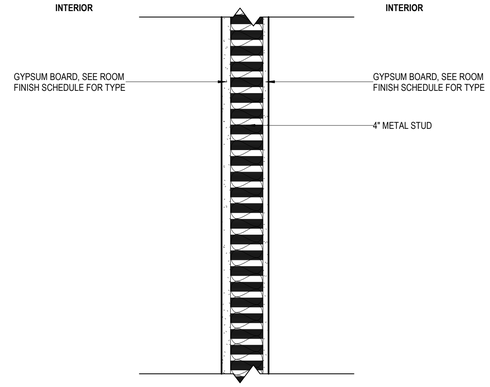
INTERIOR WALL



WALL SCHEDULE - TYPE 20

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
20A	GB-1	-	-	R-15	-	-	-

SHAFT WALL



WALL SCHEDULE - TYPE 21

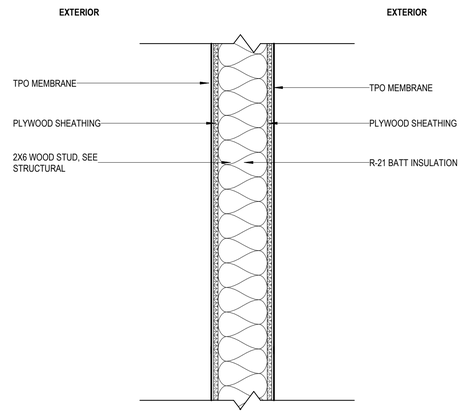
TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
21A	GB-2	GB-1	-	R-13	39	1 HR	UL U415 UL SYSTEM A

****BASIS OF DESIGN IS 5/8" CERTAINTEED SILENTFX QUICKCUT TYPE X ON TWO SIDES. ATTACHED WITH 1-1/4" TYPE W SCREWS SPACED 8" O.C.**

WALL SCHEDULE NOTES

1. SEE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WAINSCOT HEIGHTS AND LOCATIONS
2. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS FOR MORE INFORMATION
3. VERIFY ALL SHEAR LOCATIONS WITH STRUCTURAL DRAWINGS

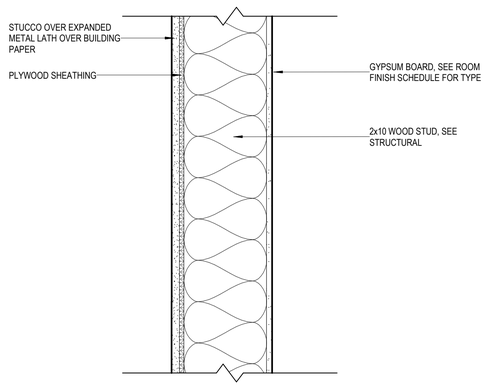
EXTERIOR WALL



WALL SCHEDULE - TYPE 22

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
22A	TPO	TPO	-	R-21	-	-	-

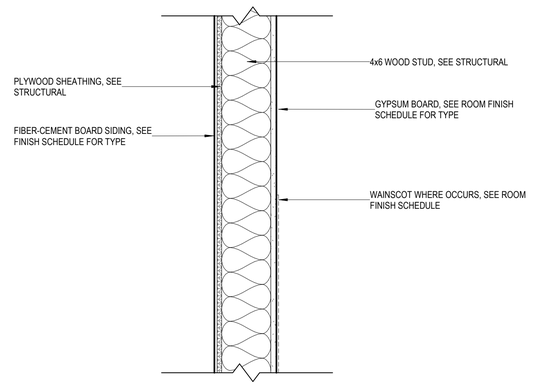
EXTERIOR WALL



WALL SCHEDULE - TYPE 23

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
23A	STCO	GB-1	-	R-21	-	-	-

EXTERIOR WALL



WALL SCHEDULE - TYPE 24

TYPE	FINISH (1)	FINISH (2)	WAINSCOT	INSULATION	STC RATING	FIRE RATING	F.R. TEST NO.
24A	CFB-2	GB-1	-	R-21	-	-	-

LICENSED ARCHITECT
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NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

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PROJECT NUMBER:

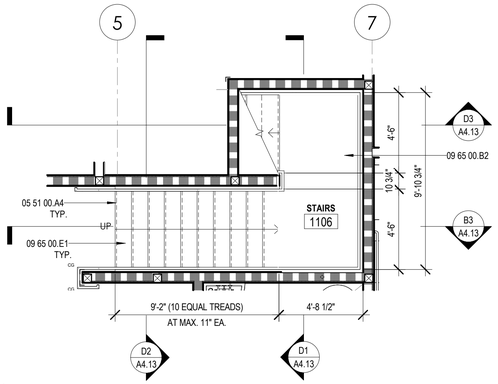
230101

SHEET TITLE:

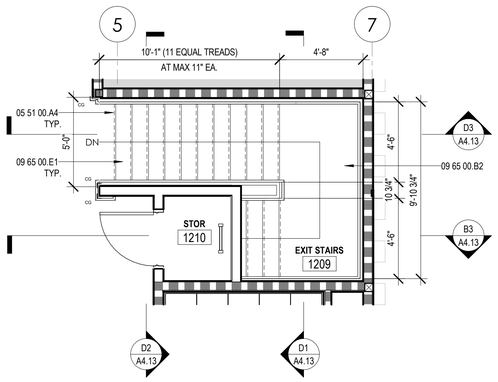
WALL TYPES

SHEET NUMBER:

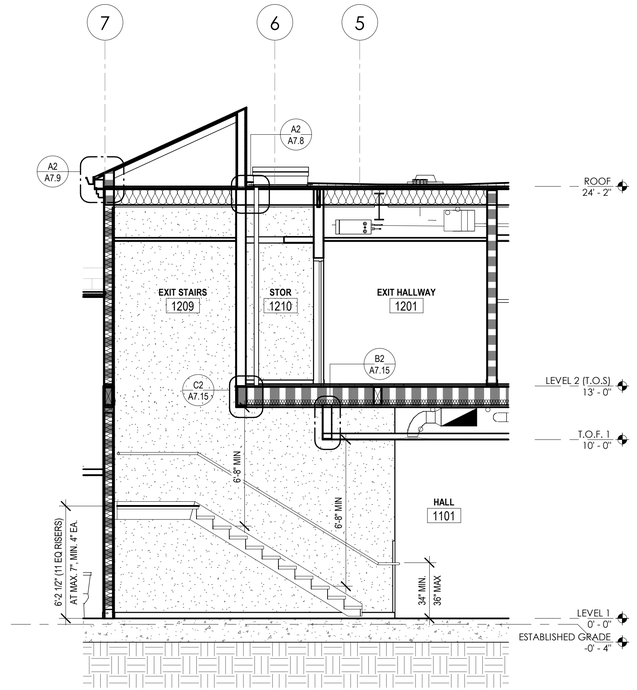
A4.12



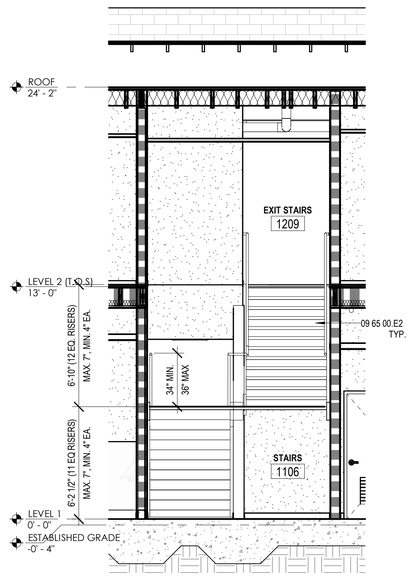
A2 A4.13 INTERIOR STAIR - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



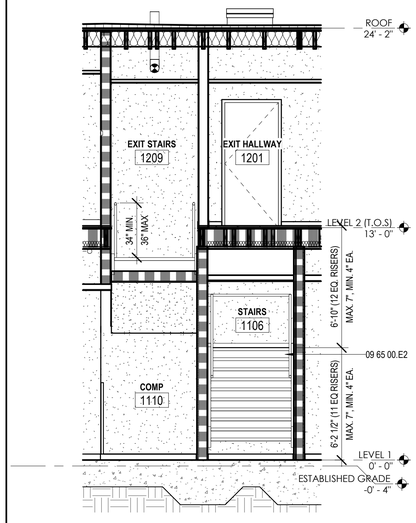
B2 A4.13 INTERIOR STAIR - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



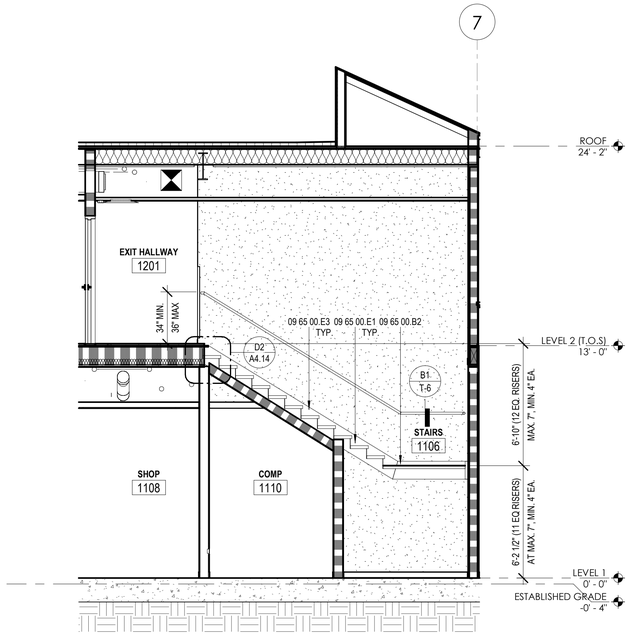
B3 A4.13 INTERIOR STAIR SECTION 1
SCALE: 1/4" = 1'-0"



D1 A4.13 INTERIOR STAIR SECTION 3
SCALE: 1/4" = 1'-0"



D2 A4.13 INTERIOR STAIR SECTION 4
SCALE: 1/4" = 1'-0"



D3 A4.13 INTERIOR STAIR SECTION 2
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

05 51 00.A4	CONTRASTING VISUAL STRIP AT STAIR NOSING, FULL WIDTH OF TREAD
09 65 00.B2	VINYL TILE FLOORING TO MATCH TOP AND BOTTOM LANDING, SEE FINISH FLOOR PLAN ON A2.11
09 65 00.E1	RUBBER STAIR TREADS, SEE FINISH SCHEDULE
09 65 00.E2	RUBBER STAIR RISERS, SEE FINISH SCHEDULE
09 65 00.E3	RUBBER STAIR WALL COVERING, SEE FINISH SCHEDULE

STAIR NOTES

1. PER CBC SECTION 11B-504.2, PROVIDE UNIFORM RISER HEIGHTS (NO LESS THAN 4" AND NO MORE THAN 7") AND TREAD DEPTHS (NO LESS THAN 11").
2. HANDRAIL HEIGHTS AND EXTENSIONS SHALL COMPLY WITH CBC 11B-505, SEE DETAIL D1/T-6.
3. NOSINGS SHALL COMPLY WITH CBC 11B-504.5, SEE DETAILS D1/T-6 AND D2/T-6.
4. BALUSTERS AND GUARDRAILS SHALL COMPLY WITH CBC, SEE DETAIL C3/T-6.
5. PER CBC SECTION 11B-504.4.1 PROVIDE CONTRASTING STRIPE. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (51 MM) WIDE TO A MAXIMUM OF 4 INCHES (102 MM) WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH (25 MM) FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

WALL LEGEND

- 2x4 STUD WALL - 1/2 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x8 STUD WALL
- LINE OF WALL BELOW

LICENSED ARCHITECT
JEFFREY A. KATZ
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REN. 09/30/27
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

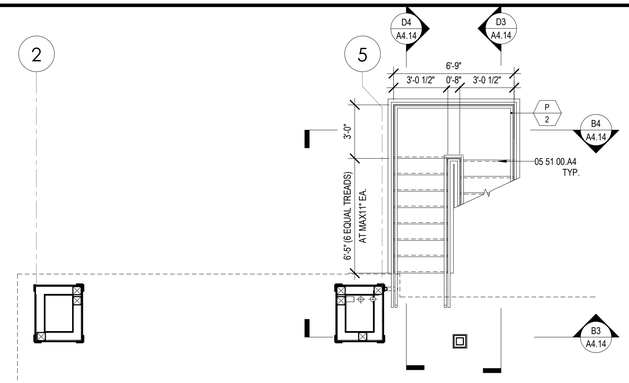
230101

SHEET TITLE:

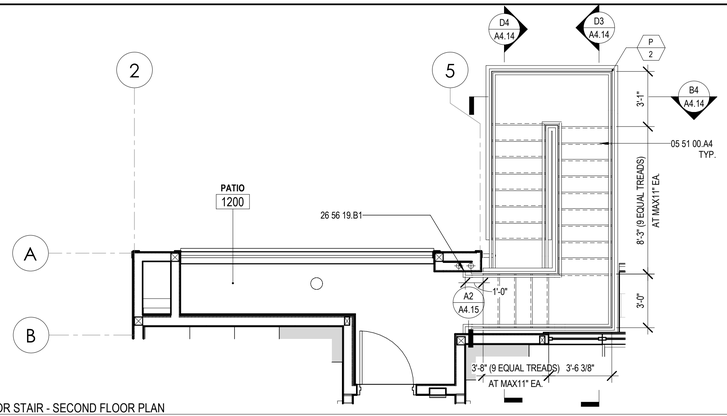
INTERIOR STAIR DETAILS

SHEET NUMBER:

A4.13



A1 A4.14 EXTERIOR STAIR - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



B1 A4.14 EXTERIOR STAIR - SECOND FLOOR PLAN
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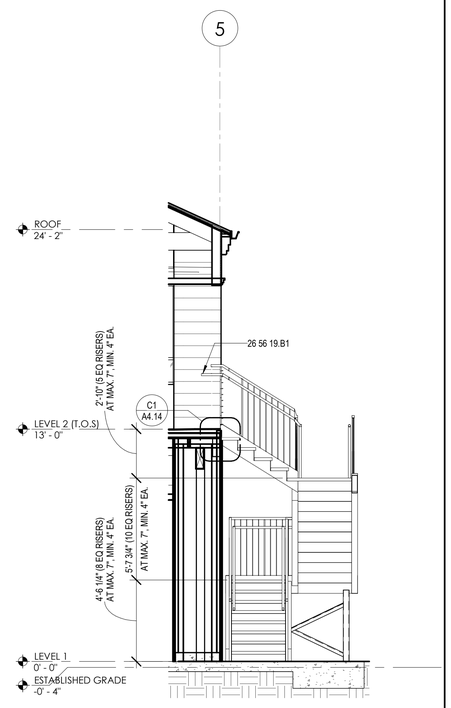
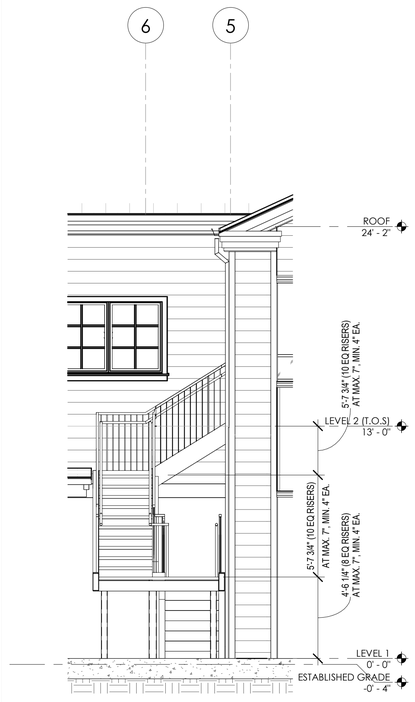
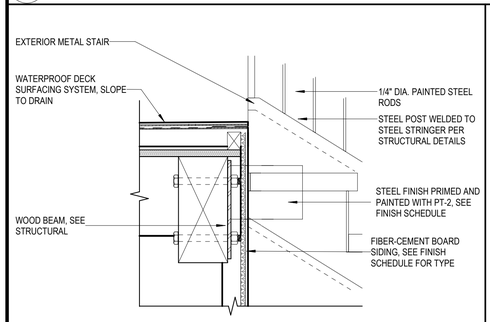


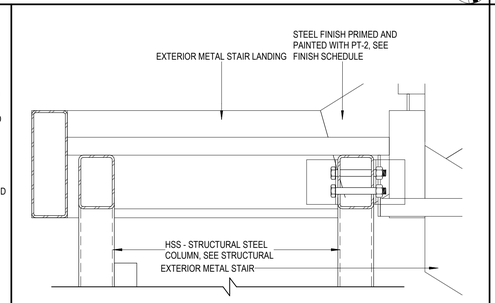
B3 A4.14 EXTERIOR STAIR SECTION 3
SCALE: 1/4" = 1'-0"



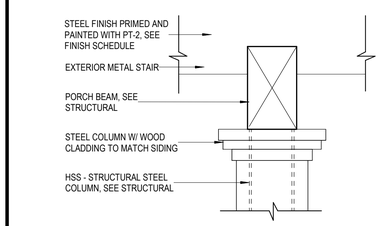
B4 A4.14 EXTERIOR STAIR SECTION 4
SCALE: 1/4" = 1'-0"



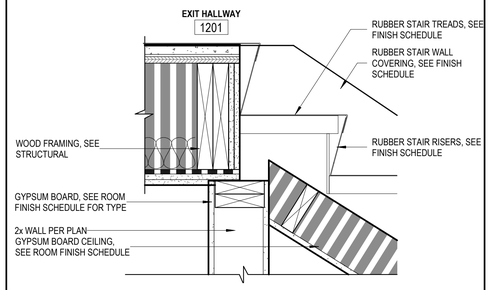
C1 A4.14 EXTERIOR STAIR AT LANDING
SCALE: 1 1/2" = 1'-0"



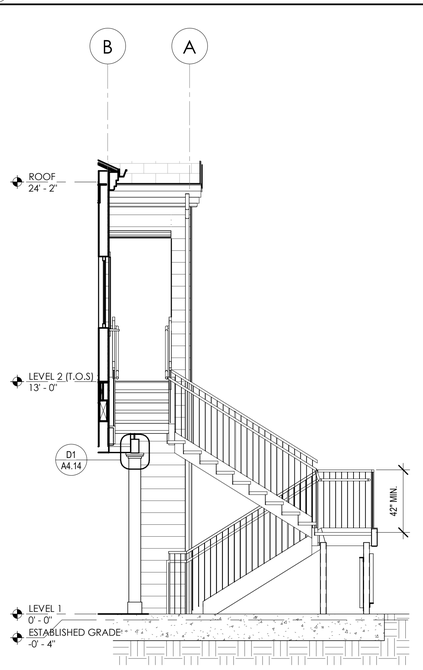
C2 A4.14 EXTERIOR STAIR LANDING
SCALE: 1 1/2" = 1'-0"



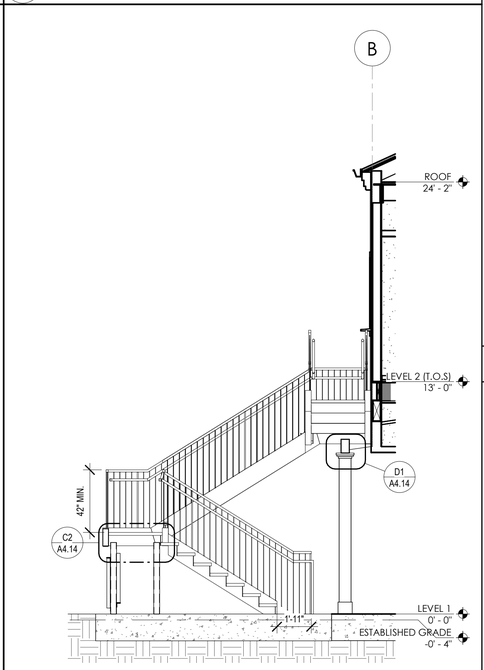
D1 A4.14 GRIDER AND COLUMN AT EXTERIOR STAIR LANDING
SCALE: 1 1/2" = 1'-0"



D2 A4.14 INTERIOR STAIR AT LANDING
SCALE: 1 1/2" = 1'-0"



D3 A4.14 EXTERIOR STAIR SECTION 1
SCALE: 1/4" = 1'-0"



D4 A4.14 EXTERIOR STAIR SECTION 2
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

05 12 00.A4	STEEL COLUMN W/ WOOD CLADDING TO MATCH SIDING
05 12 00.G2	HSS - STRUCTURAL STEEL COLUMN, SEE STRUCTURAL
05 12 00.R1	STEEL FINISH PRIMED AND PAINTED WITH PT-2, SEE FINISH SCHEDULE
05 51 00.A1	EXTERIOR METAL STAIR
05 51 00.A3	EXTERIOR METAL STAIR LANDING
05 51 00.A4	CONTRASTING VISUAL STRIP AT STAIR NOSING, FULL WIDTH OF TREAD
06 10 00.A1	WOOD FRAMING, SEE STRUCTURAL
06 10 00.A2	WOOD BEAM, SEE STRUCTURAL
06 10 00.A12	2x WALL PER PLAN
06 10 00.A22	PORCH BEAM, SEE STRUCTURAL
07 18 13.A1	WATERPROOF DECK SURFACING SYSTEM, SLOPE TO DRAIN
07 46 46.A1	FIBER-CEMENT BOARD SIDING, SEE FINISH SCHEDULE FOR TYPE
09 29 00.A2	GYPSUM BOARD, SEE ROOM FINISH SCHEDULE FOR TYPE
09 29 00.G2	GYPSUM BOARD CEILING, SEE ROOM FINISH SCHEDULE
09 65 00.E1	RUBBER STAIR TREADS, SEE FINISH SCHEDULE
09 65 00.E2	RUBBER STAIR RISERS, SEE FINISH SCHEDULE
09 65 00.E3	RUBBER STAIR WALL COVERING, SEE FINISH SCHEDULE
26 56 19.B1	THREAD WIRING FOR HANDRAIL LIGHTS AT HANDRAIL RETURN

STAIR NOTES

1. PER CBC SECTION 11B-504.2, PROVIDE UNIFORM RISER HEIGHTS (NO LESS THAN 4" AND NO MORE THAN 7") AND TREAD DEPTHS (NO LESS THAN 11").
2. HANDRAIL HEIGHTS AND EXTENSIONS SHALL COMPLY WITH CBC 11B-505, SEE DETAIL D1/T-6.
3. NOSINGS SHALL COMPLY WITH CBC 11B-504.5, SEE DETAILS D1/T-6 AND D2/T-6.
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5. PER CBC SECTION 11B-504.4.1 PROVIDE CONTRASTING STRIPE. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (51 MM) WIDE TO A MAXIMUM OF 4 INCHES (102 MM) WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH (25 MM) FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

WALL LEGEND

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- 2x6 STUD WALL
- 2x6 STUD WALL - 1 HOUR WALL - EXTEND TO STRUCTURE ABOVE PER ASSEMBLY REQUIRED FOR CONTINUITY OF FIRE RESISTIVE CONSTRUCTION
- 2x8 STUD WALL
- LINE OF WALL BELOW

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PROJECT:

CITY OF NEWPORT BEACH

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110 E BALBOA BLVD
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CITY CONTRACT NO. C-8865-1

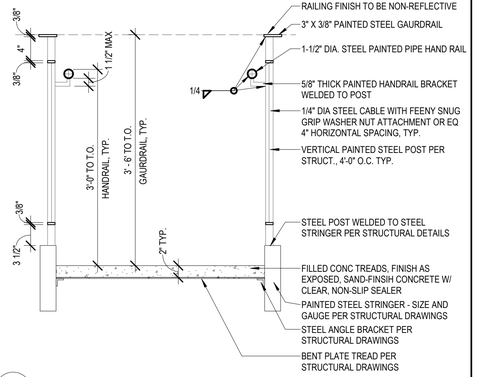
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

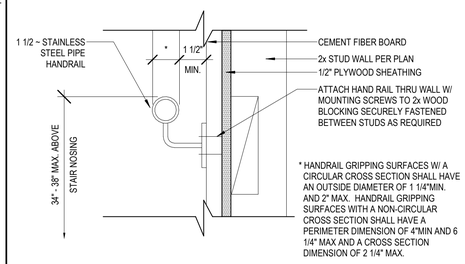
PROJECT NUMBER:
230101

SHEET TITLE:
EXTERIOR STAIR DETAILS

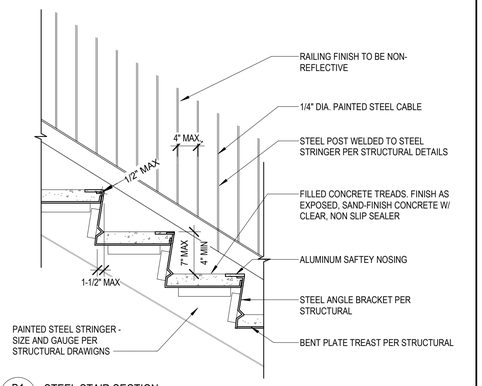
SHEET NUMBER:
A4.14



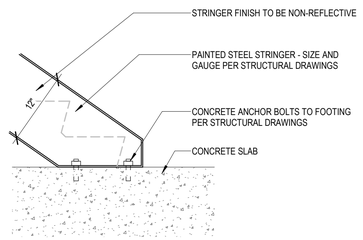
A1 A4.15 STEEL STAIR CROSS SECTION
SCALE: 1" = 1'-0"



A2 A4.15 STAIR HANDRAIL @ CEMEMNT FIBER BOARD
SCALE: 3" = 1'-0"



B1 A4.15 STEEL STAIR SECTION
SCALE: 1" = 1'-0"



C1 A4.15 STEEL STAIR CONNECTION
SCALE: 1" = 1'-0"

CONSTRUCTION NOTES

STAIR NOTES

1. PER CBC SECTION 11B-504.2, PROVIDE UNIFORM RISER HEIGHTS (NO LESS THAN 4" AND NO MORE THAN 7") AND TREAD DEPTHS (NO LESS THAN 11").
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- 2x8 STUD WALL
- LINE OF WALL BELOW

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CITY CONTRACT NO. C-8865-1

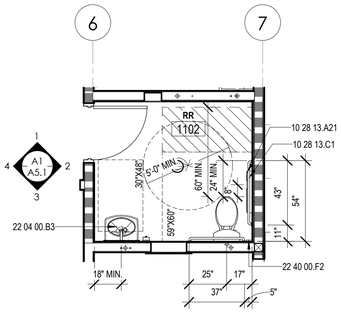
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

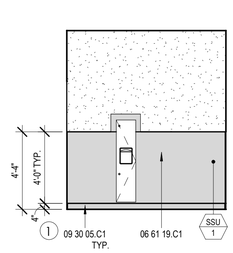
PROJECT NUMBER:
230101

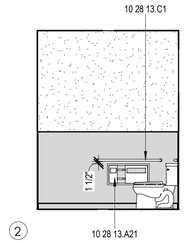
SHEET TITLE:
EXTERIOR STAIR DETAILS

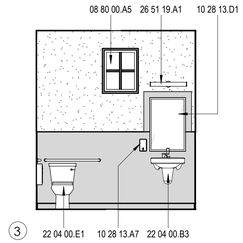
SHEET NUMBER:
A4.15

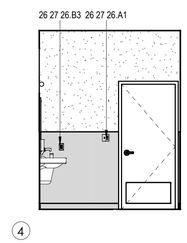


NOTE:
REFERENCE D3/T-4 FOR ACCESSIBLE CLEARANCES AROUND WATER CLOSET

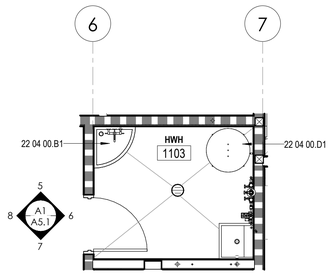


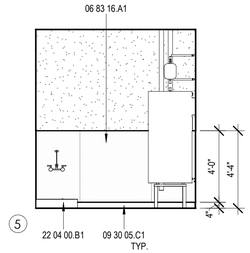


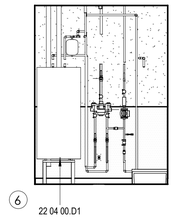


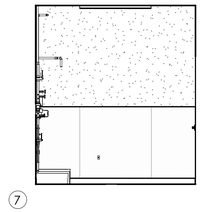


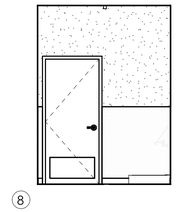
A1 / A5.1 ENLARGED PLAN - ROOM 1102 - RR
SCALE: 1/4" = 1'-0"



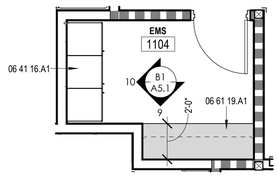


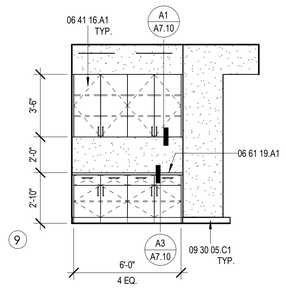


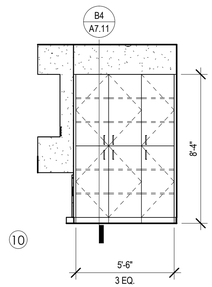




B1 / A5.1 ENLARGED PLAN - ROOM 1103 - HWH
SCALE: 1/4" = 1'-0"







C1 / A5.1 ENLARGED PLAN - ROOM 1104 - EMS
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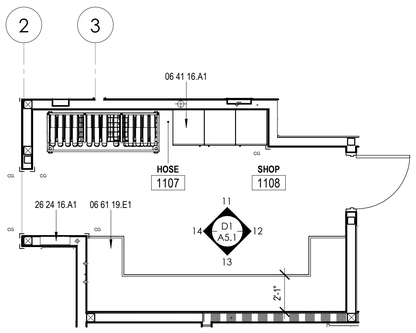

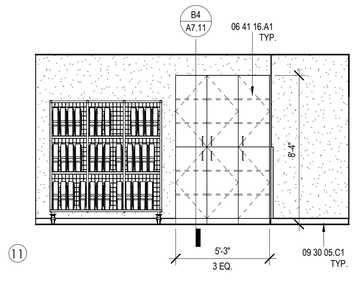

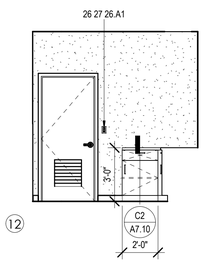

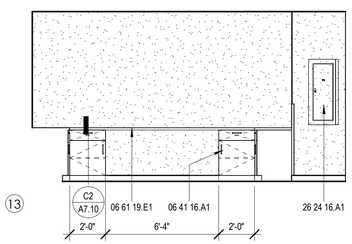

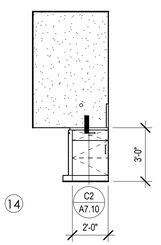

D1 / A5.1 ENLARGED PLAN - ROOM 1107 & 1108 - HOSE & SHOP
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

06 41 16.A1	PLASTIC LAMINATE CASEWORK, SEE FINISH SCHEDULE
06 61 19.A1	SOLID SURFACE COUNTERTOP
06 61 19.C1	SOLID SURFACE BACKSPLASH
06 61 19.E1	SHEET METAL COUNTERTOP
06 83 16.A1	FIBERGLASS REINFORCED PANELING
08 80 00.A5	FROSTED GLASS WINDOW, SEE WINDOW SCHEDULE
09 30 05.C1	WALL BASE WHERE OCCURS, SEE FINISH SCHEDULE
10 28 13.A7	SOAP DISPENSER
10 28 13.A21	COMBINATION TOILET ACCESSORY UNIT - TOILET TISSUE DISPENSER, SANITARY NAPKIN DISPENSER AND TOILET SEAT COVER DISPENSER
10 28 13.C1	GRAB BAR, SEE D3/T-4
10 28 13.D1	MIRROR, SEE A3/T-4 FOR MOUNTING HEIGHT
22 04 00.B1	MOP SINK, SEE PLUMBING
22 04 00.B3	WALL MOUNTED SINK, SEE PLUMBING
22 04 00.D1	WATER HEATER, SEE PLUMBING
22 04 00.E1	FLOOR MOUNT TOILET WITH FLUSH CONTROLS LOCATED ON OPEN SIDE OF TOILET, SEE PLUMBING
22 40 00.F2	CLEANOUT, SEE PLUMBING
26 24 16.A1	PANELBOARD, SEE ELECTRICAL
26 27 26.A1	TOGGLE SWITCH, SEE ELECTRICAL FOR TYPE
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE
26 51 19.A1	WALL MOUNTED INTERIOR LIGHTING FIXTURE, SEE ELECTRICAL

NOTES

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4. FOR ADDITIONAL INFORMATION ABOUT FF&E, SEE FURNITURE AND EQUIPMENT PLAN
5. STAINLESS STEEL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR

LEGEND

- SOLID SURFACE WALL COVERING (SSU-1)
- FIBER REINFORCED PLASTIC (FRP-1)
- GLAZING
- RUBBER MAT WALL BASE (RM-1)
- TAMBOR WOOD (WD-12)
- IMPACT RESISTANT WALL PANEL (IRWP-1)
- GYPSUM WALLBOARD (GWB-1)

LICENSED ARCHITECT
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

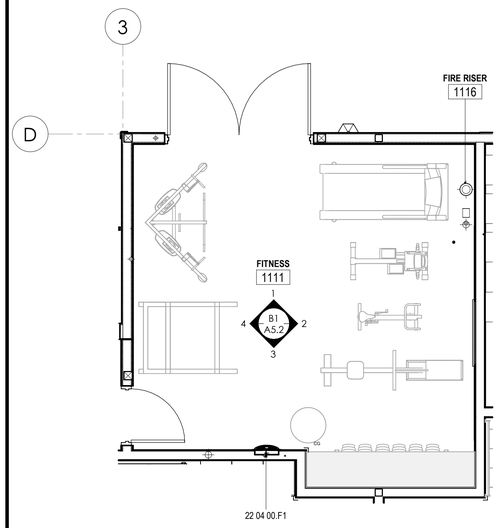
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
FIRE STATION - ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET NUMBER:
A5.1



B1 A5.2 ENLARGED PLAN - ROOM 1111 - FITNESS
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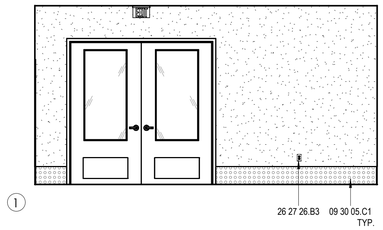

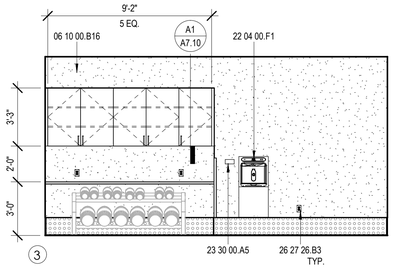

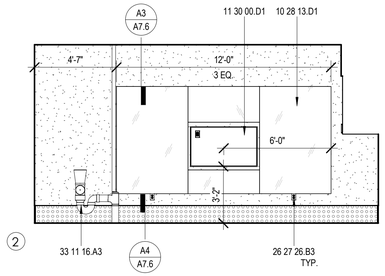

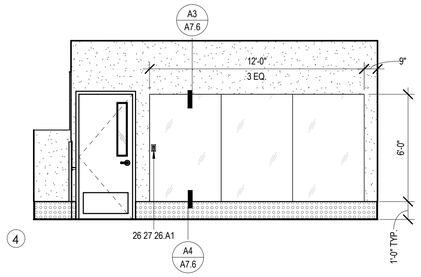

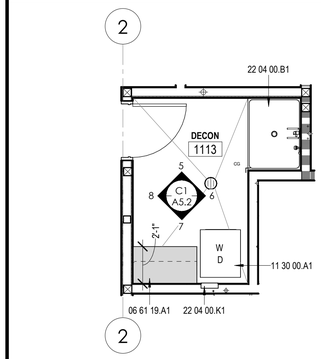

C1 A5.2 ENLARGED PLAN - ROOM 1113 - DECON
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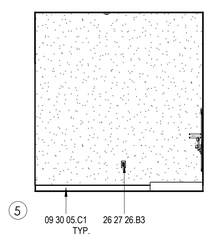

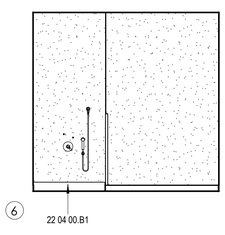

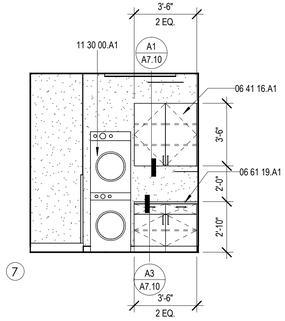

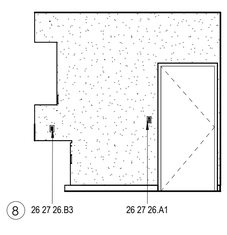

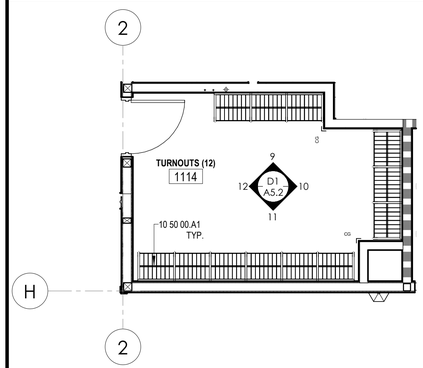

D1 A5.2 ENLARGED PLAN - ROOM 1114 - TURNOUTS (12)
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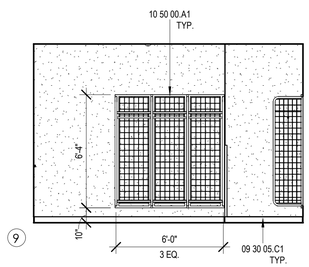

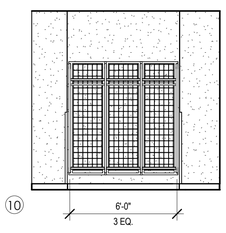

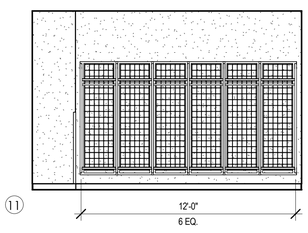

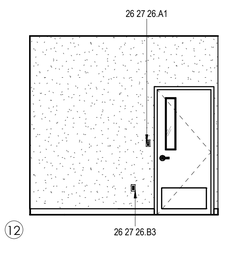

CONSTRUCTION NOTES

06 10 00.B16	FRAMED SOFFIT ABOVE CABINETS, SEE SOFFIT DETAIL B2/A7.7
06 41 16.A1	PLASTIC LAMINATE CASEWORK, SEE FINISH SCHEDULE
06 61 19.A1	SOLID SURFACE COUNTERTOP
09 30 05.C1	WALL BASE WHERE OCCURS, SEE FINISH SCHEDULE
10 28 13.D1	MIRROR, SEE A3/T-4 FOR MOUNTING HEIGHT
10 50 00.A1	WALL-MOUNTED METAL TURNOUT LOCKERS (24"W x 20"D x 72"H). PROVIDE WALL BLOCKING
11 30 00.A1	STACKED WASHER-DRYER UNIT, SEE EQUIPMENT PLAN
11 30 00.D1	TELEVISION, ADD BLOCKING FOR WALL MOUNT, SEE FF&E SCHEDULE
22 04 00.B1	MOP SINK, SEE PLUMBING
22 04 00.F1	RECESSED BOTTLE FILLING STATION
22 04 00.K1	WASHER BOX, SEE PLUMBING
23 30 00.A5	THERMOSTAT, SEE MECHANICAL
26 27 26.A1	TOGGLE SWITCH, SEE ELECTRICAL FOR TYPE
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE
33 11 16.A3	FIRE RISER, SEE PLUMBING

NOTES

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LEGEND

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- GLAZING
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- TAMBOR WOOD (WD-12)
- IMPACT RESISTANT WALL PANEL (IRWP-1)
- GYPSUM WALLBOARD (GWB-1)

LICENSED ARCHITECT
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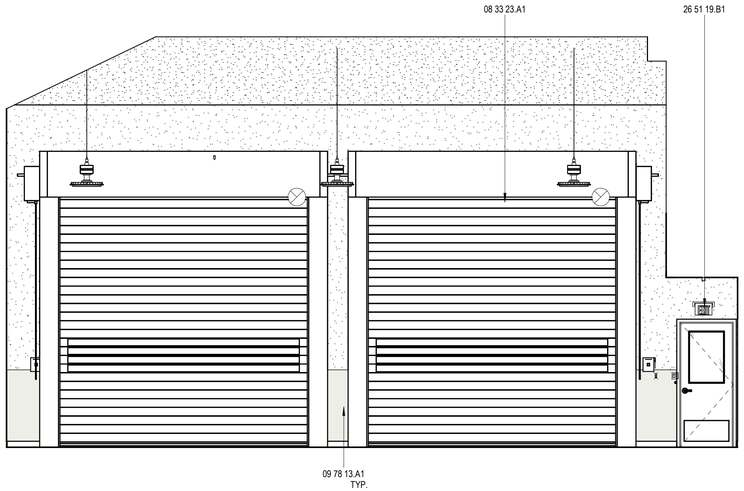
FIRE STATION - ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET NUMBER:
A5.2



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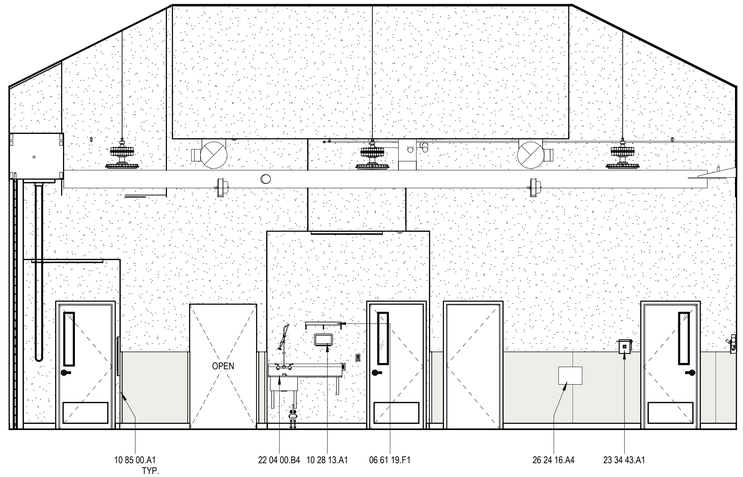

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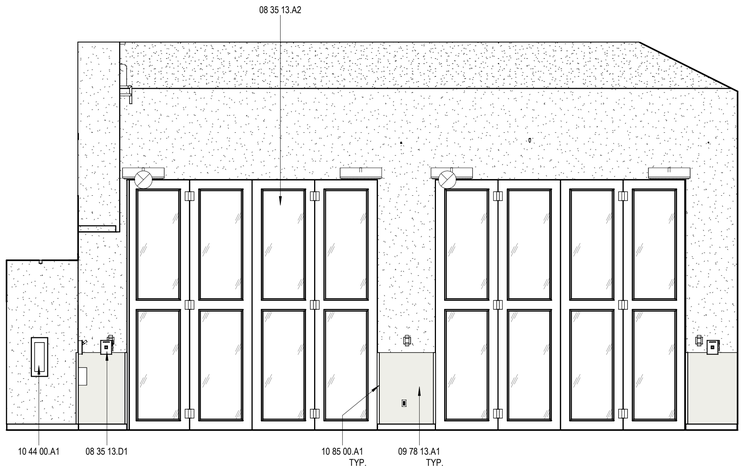

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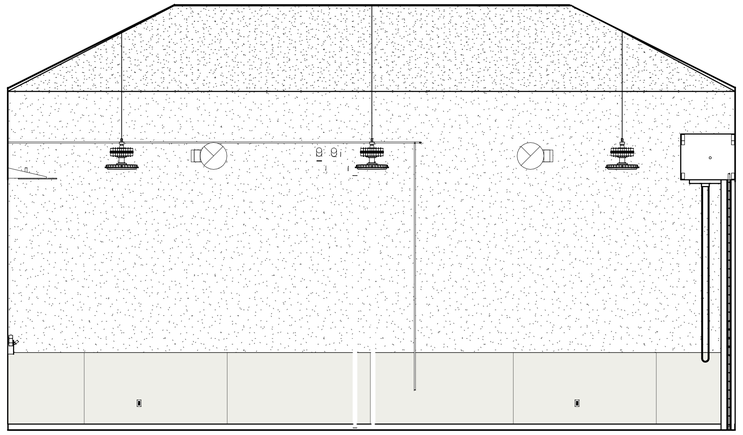

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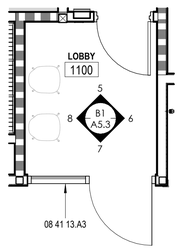
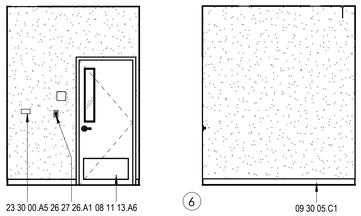
B1
A5.3
INTERIOR ELEVATIONS - ROOM 1112 - APPARATUS BAY
SCALE: 1/4" = 1'-0"





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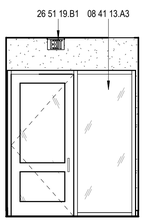

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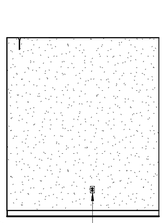

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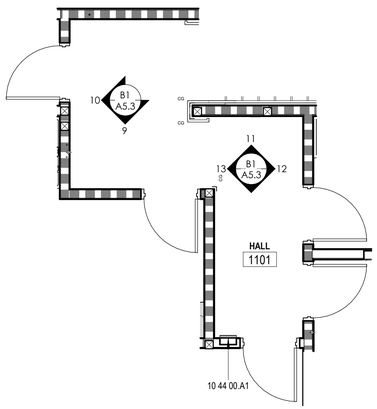
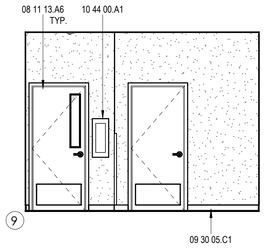
D1
A5.3
ENLARGED PLAN - ROOM 1100 - LOBBY
SCALE: 1/4" = 1'-0"





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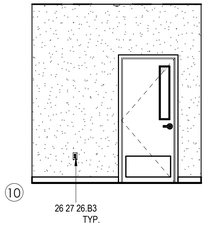

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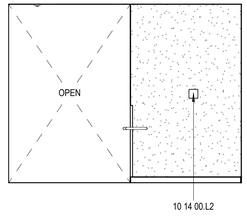

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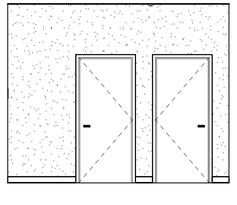

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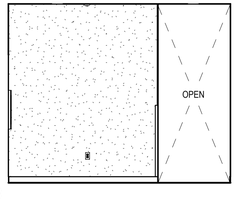

13

D3
A5.3
ENLARGED PLAN - ROOM 1101 - HALL
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

06 61 19.F1	STAINLESS STEEL SHELF - 24" X 12" X 10"
08 11 13.A6	DOOR AND FRAME, SEE DOOR SCHEDULE
08 33 23.A1	OVERHEAD COILING DOOR
08 35 13.A2	PANEL FOLDING DOORS
08 35 13.D1	PANEL FOLDING DOOR MOTOR
08 41 13.A3	STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE
09 30 05.C1	WALL BASE WHERE OCCURS, SEE FINISH SCHEDULE
09 78 13.A1	METAL PLATE WALL PANEL
10 14 00.L2	ACCESSIBLE ROUTE SIGNAGE
10 28 13.A1	PAPER TOWEL DISPENSER
10 44 00.A1	RECESSED FIRE EXTINGUISHER CABINET, SEE D4/T-6
10 85 00.A1	STAINLESS STEEL CORNER GUARD
22 04 00.B4	STAINLESS STEEL 49-1/2" X 24" X 10" WALL HUNG SERVICE SINK WITH 44" FLEXIBLE HOSE AND DOUBLE PEDAL VALVE
23 30 00.A5	THERMOSTAT, SEE MECHANICAL
23 34 43.A1	CONTROL PANEL, SEE ELECTRICAL & MECHANICAL
26 24 16.A4	CONTROL PANEL, SEE ELECTRICAL
26 27 26.A1	TOGGLE SWITCH, SEE ELECTRICAL FOR TYPE
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE
26 51 19.B1	ILLUMINATED EXIT SIGN

NOTES

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5. STAINLESS STEEL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR

LEGEND

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- GLAZING
- RUBBER MAT WALL BASE (RM-1)
- TAMBOR WOOD (WD-12)
- IMPACT RESISTANT WALL PANEL (IRWP-1)
- GYPSUM WALLBOARD (GWB-1)

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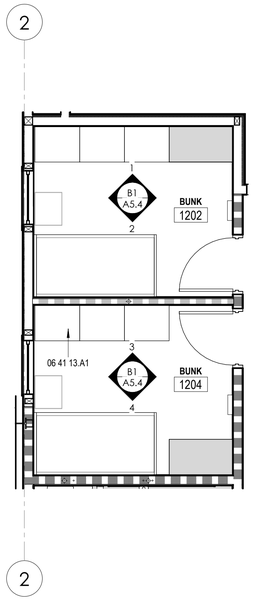
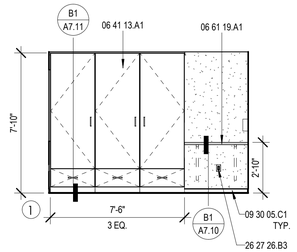
SHEET TITLE:

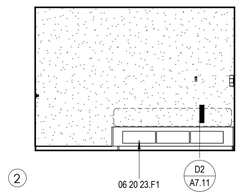
FIRE STATION - ENLARGED PLANS & INTERIOR ELEVATIONS

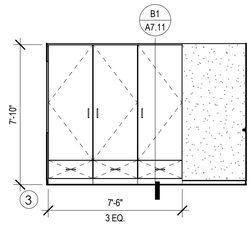
SHEET NUMBER:

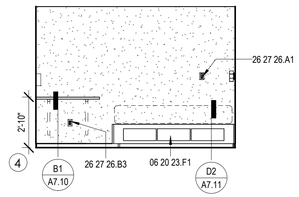
A5.3











B1
A5.4
SECOND FLOOR PLAN - ROOM 1202 & 1204 - BUNKS
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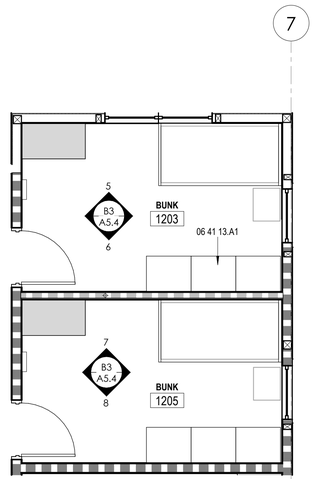
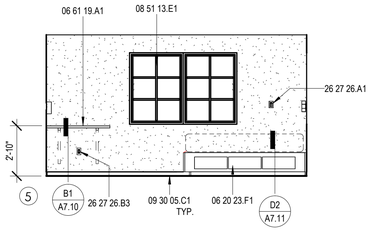
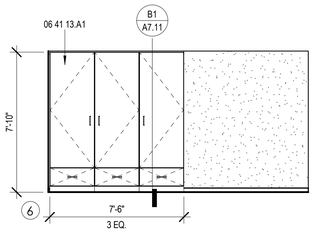
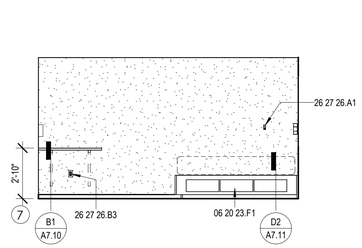
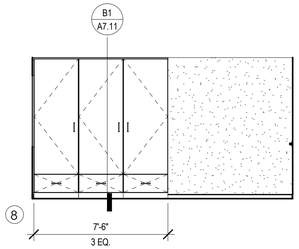


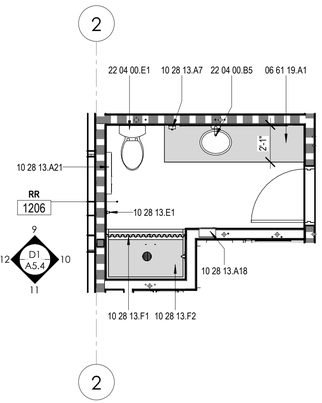


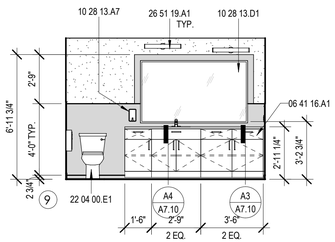


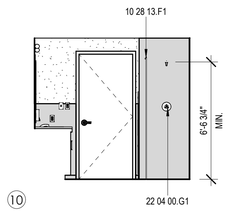


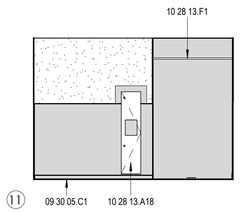


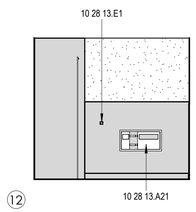
B3
A5.4
SECOND FLOOR PLAN - ROOM 1203 & 1205 - BUNKS
SCALE: 1/4" = 1'-0"











D1
A5.4
SECOND FLOOR PLAN - ROOM 1206 - RR
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

06 20 23.F1	WOOD PLATFORM BED CASEWORK, SEE D2/A7.11
06 41 13.A1	WOOD CASEWORK, SEE FINISH SCHEDULE
06 41 16.A1	PLASTIC LAMINATE CASEWORK, SEE FINISH SCHEDULE
06 61 19.A1	SOLID SURFACE COUNTERTOP
08 51 13.E1	ALUMINUM WINDOW, SEE WINDOW SCHEDULE
09 30 05.C1	WALL BASE WHERE OCCURS, SEE FINISH SCHEDULE
10 28 13.A7	SOAP DISPENSER
10 28 13.A18	PAPER TOWEL DISPENSER/WASTE RECEPTACLE
10 28 13.A21	COMBINATION TOILET ACCESSORY UNIT - TOILET TISSUE DISPENSER, SANITARY NAPKIN DISPENSER AND TOILET SEAT COVER DISPENSER
10 28 13.D1	MIRROR, SEE A3/T-4 FOR MOUNTING HEIGHT
10 28 13.E1	ROBE HOOK
10 28 13.F1	SHOWER CURTAIN ROD, PROVIDE BLOCKING
10 28 13.F2	SOLID SURFACE ROLL-IN SHOWER PAN
22 04 00.B5	DROP-IN SINK
22 04 00.E1	FLOOR MOUNT TOILET WITH FLUSH CONTROLS LOCATED ON OPEN SIDE OF TOILET, SEE PLUMBING
22 04 00.G1	SHOWER HEAD AND VALVE, SEE PLUMBING
26 27 26.A1	TOGGLE SWITCH, SEE ELECTRICAL FOR TYPE
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE
26 51 19.A1	WALL MOUNTED INTERIOR LIGHTING FIXTURE, SEE ELECTRICAL

NOTES

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3. FOR ADDITIONAL FINISH INFORMATION, SEE FINISH SCHEDULE AND INTERIOR DRAWINGS
4. FOR ADDITIONAL INFORMATION ABOUT FF&E, SEE FURNITURE AND EQUIPMENT PLAN
5. STAINLESS STEEL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR

LEGEND

- SOLID SURFACE WALL COVERING (SSU-1)
- FIBER REINFORCED PLASTIC (FRP-1)
- GLAZING
- RUBBER MAT WALL BASE (RM-1)
- TAMBOR WOOD (WD-12)
- IMPACT RESISTANT WALL PANEL (IRWP-1)
- GYPSUM WALLBOARD (GWB-1)

LICENSED ARCHITECT
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

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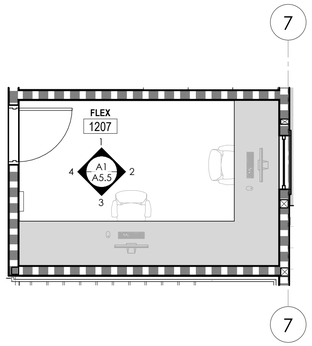
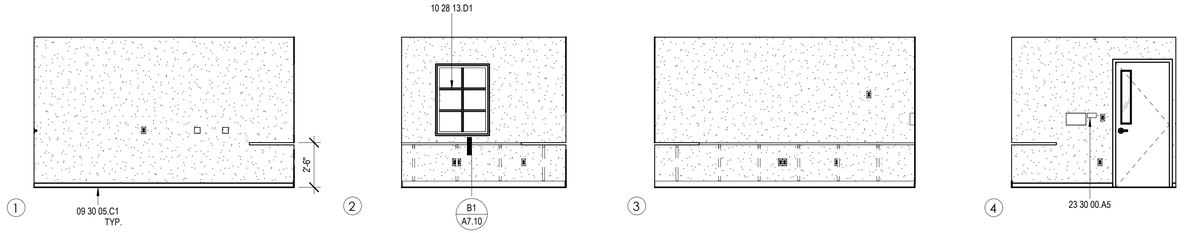
PROJECT NUMBER:
230101

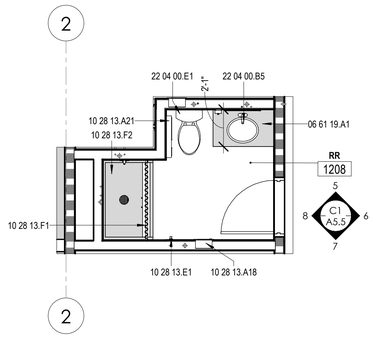
SHEET TITLE:
FIRE STATION - ENLARGED PLANS & INTERIOR ELEVATIONS

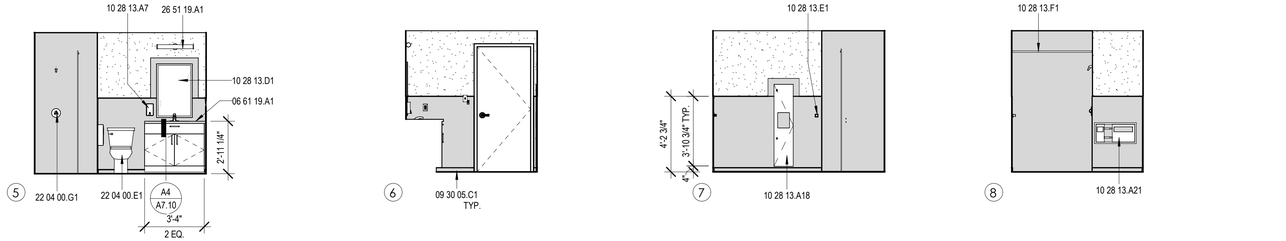
SHEET NUMBER:
A5.4



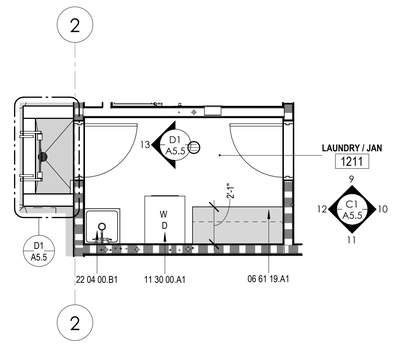


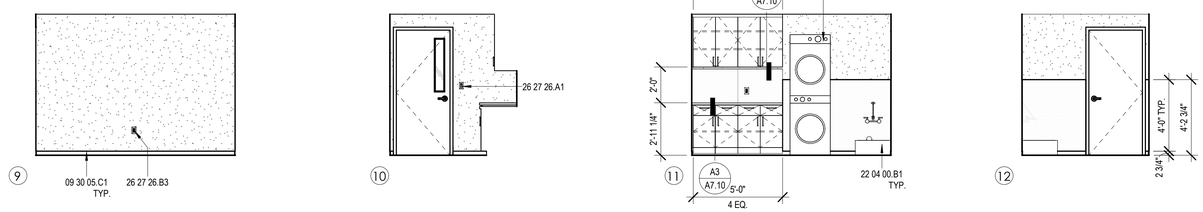
A1 / A5.5 SECOND FLOOR PLAN - ROOM 1207 - FLEX
SCALE: 1/4" = 1'-0"



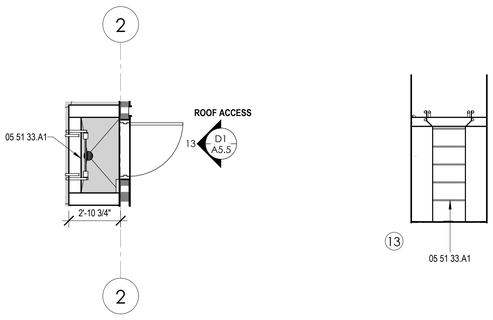


B1 / A5.5 SECOND FLOOR PLAN - ROOM 1208 - RR
SCALE: 1/4" = 1'-0"





C1 / A5.5 SECOND FLOOR PLAN - ROOM 1211 - LAUNDRY
SCALE: 1/4" = 1'-0"



D1 / A5.5 SECOND FLOOR PLAN - ROOF ACCESS
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

05 51 33.A1	ROOF ACCESS LADDER, ADD BLOCKING PER A2/A7.8
06 61 19.A1	SOLID SURFACE COUNTERTOP
09 30 05.C1	WALL BASE WHERE OCCURS, SEE FINISH SCHEDULE
10 28 13.A7	SOAP DISPENSER
10 28 13.A18	PAPER TOWEL DISPENSER/WASTE RECEPTACLE
10 28 13.A21	COMBINATION TOILET ACCESSORY UNIT - TOILET TISSUE DISPENSER, SANITARY NAPKIN DISPENSER AND TOILET SEAT COVER DISPENSER
10 28 13.D1	MIRROR, SEE A3/T-4 FOR MOUNTING HEIGHT
10 28 13.E1	ROBE HOOK
10 28 13.F1	SHOWER CURTAIN ROD, PROVIDE BLOCKING
10 28 13.F2	SOLID SURFACE ROLL-IN SHOWER PAN
11 30 00.A1	STACKED WASHER-DRYER UNIT, SEE EQUIPMENT PLAN
22 04 00.B1	MOP SINK, SEE PLUMBING
22 04 00.B5	DROP-IN SINK
22 04 00.E1	FLOOR MOUNT TOILET WITH FLUSH CONTROLS LOCATED ON OPEN SIDE OF TOILET, SEE PLUMBING
22 04 00.G1	SHOWER HEAD AND VALVE, SEE PLUMBING
23 30 00.A5	THERMOSTAT, SEE MECHANICAL
26 27 26.A1	TOGGLE SWITCH, SEE ELECTRICAL FOR TYPE
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE
26 51 19.A1	WALL MOUNTED INTERIOR LIGHTING FIXTURE, SEE ELECTRICAL

NOTES

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5. STAINLESS STEEL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR

LEGEND

- SOLID SURFACE WALL COVERING (SSU-1)
- FIBER REINFORCED PLASTIC (FRP-1)
- GLAZING
- RUBBER MAT WALL BASE (RM-1)
- TAMBOR WOOD (WD-12)
- IMPACT RESISTANT WALL PANEL (IRWP-1)
- GYPSUM WALLBOARD (GWB-1)

LICENSED ARCHITECT
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CITY OF NEWPORT BEACH

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NEWPORT BEACH, CA 92661

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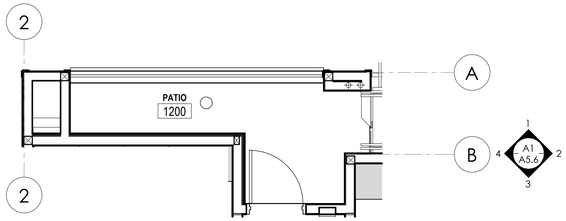
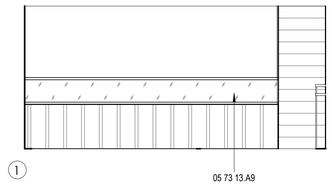
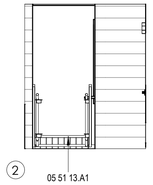
SHEET TITLE:
FIRE STATION - ENLARGED PLANS & INTERIOR ELEVATIONS

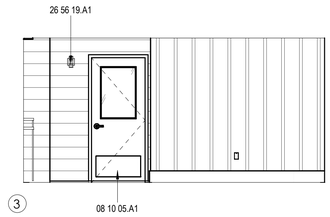
SHEET NUMBER:
A5.5

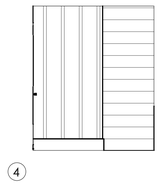


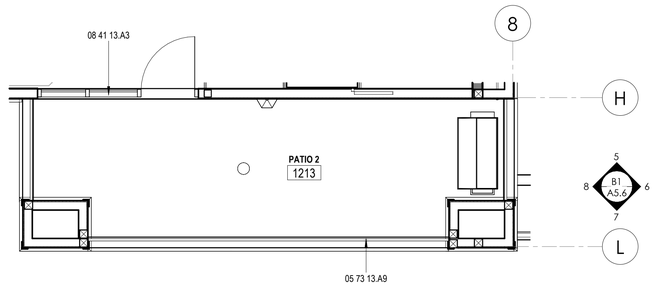
B1 SECOND FLOOR PLAN - PATIO 1
A5.6 SCALE: 1/4" = 1'-0"



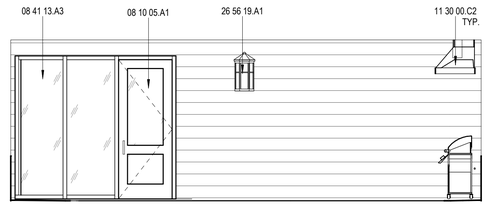


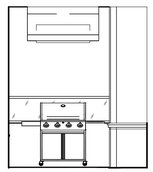


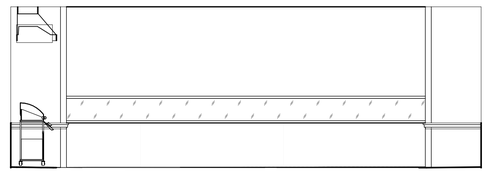


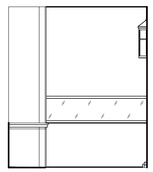


D1 SECOND FLOOR PLAN - PATIO 2
A5.6 SCALE: 1/4" = 1'-0"









CONSTRUCTION NOTES

05 51 13.A1	EXTERIOR METAL STAIR
05 73 13.A9	LAMINATED GLASS RAILING ASSEMBLY
08 10 05.A1	DOOR AND FRAME, SEE DOOR SCHEDULE
08 41 13.A3	STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE
11 30 00.C2	CEILING MOUNT RANGE HOOD. REFER TO D1/A7.14 AND MECHANICAL DRAWINGS.
26 56 19.A1	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL

LICENSED ARCHITECT
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

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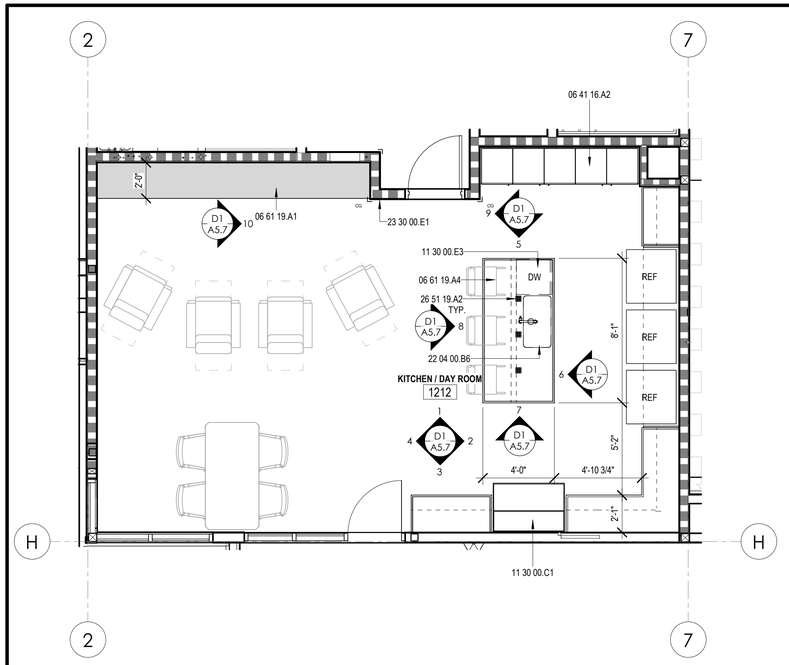
SHEET TITLE:

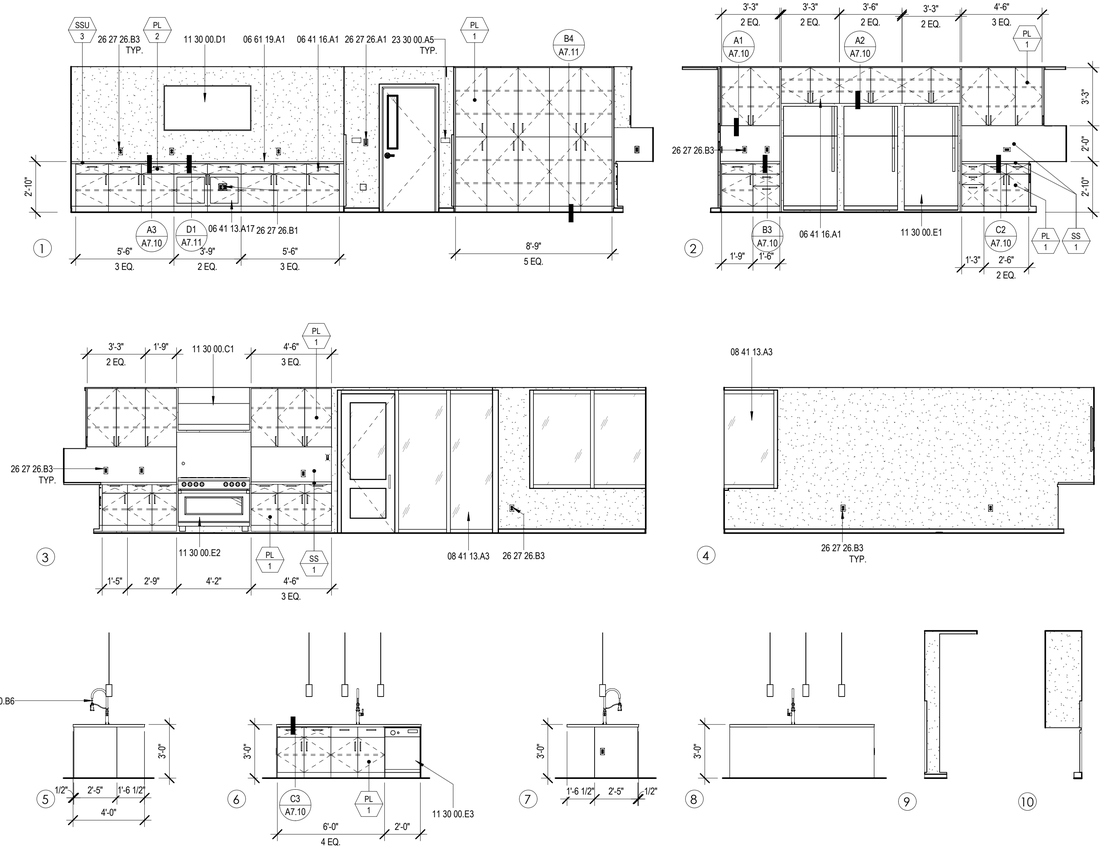
FIRE STATION - ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET NUMBER:

A5.6



B1 SECOND FLOOR PLAN - ROOM 1212 - KITCHEN/DAYROOM
A5.7 SCALE: 1/4" = 1'-0"



CONSTRUCTION NOTES

06 41 13.A17	A/V CABINET WITH GLASS DOOR
06 41 13.A18	MILLWORK POST
06 41 16.A1	PLASTIC LAMINATE CASEWORK, SEE FINISH SCHEDULE
06 41 16.A2	PLASTIC LAMINATE CABINET, SEE FINISH SCHEDULE
06 61 19.A1	SOLID SURFACE COUNTERTOP
06 61 19.A4	STAINLESS STEEL COUNTERTOP
08 41 13.A3	STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE
09 70 00.A2	PREPARE WALL TO A LEVEL FIVE FINISH TO ACCEPT WALLCOVERING
10 14 00.C2	INTERIOR SIGNAGE
11 30 00.C1	WALL MOUNT RANGE HOOD
11 30 00.D1	TELEVISION, ADD BLOCKING FOR WALL MOUNT, SEE FF&E SCHEDULE
11 30 00.E1	REFRIGERATOR, SEE FF&E SCHEDULE
11 30 00.E2	STOVE, SEE FF&E SCHEDULE
11 30 00.E3	DISHWASHER, SEE FF&E SCHEDULE
12 24 00.A1	WALL MOUNTED HIGH BAY ELECTRICAL BLACKOUT WINDOW SHADES, PROVIDE POWER AND DATA CONNECTION, SEE FINISH SCHEDULE AND ELECTRICAL
22 04 00.B6	EQUIPMENT SINK, SEE PLUMBING
23 30 00.A5	THERMOSTAT, SEE MECHANICAL
23 30 00.E1	GAS SOLENOID SWITCH
23 30 00.F1	SUPPLY DIFFUSER, SEE MECHANICAL AND LOUVER SCHEDULE
23 30 00.F2	RETURN DIFFUSER, SEE MECHANICAL AND LOUVER SCHEDULE
26 27 26.A1	TOGGLE SWITCH, SEE ELECTRICAL FOR TYPE
26 27 26.B1	RECEPTACLE BEYOND, SEE ELECTRICAL
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE
26 51 19.A2	INTERIOR LIGHT FIXTURE WHERE OCCURS, SEE ELECTRICAL

NOTES

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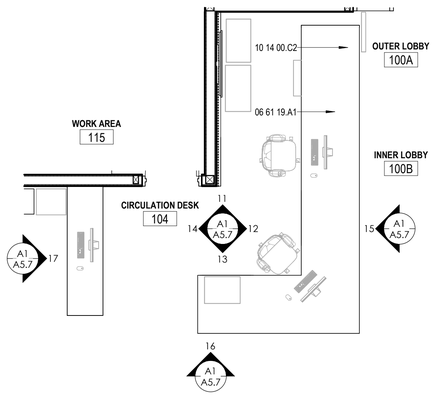
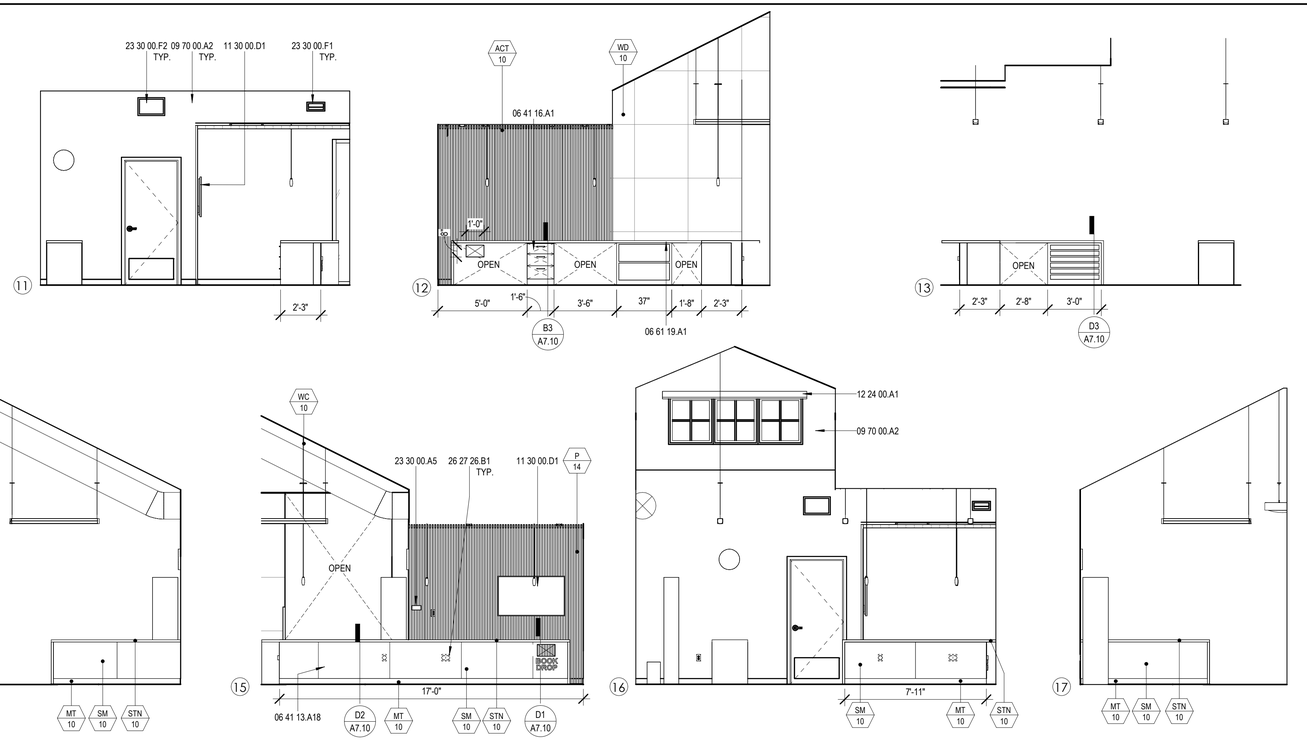


D1 ENLARGED PLAN - ROOM 104 - CIRCULATION DESK
A5.7 SCALE: 1/4" = 1'-0"



LEGEND

- SOLID SURFACE WALL COVERING (SSU-1)
- FIBER REINFORCED PLASTIC (FRP-1)
- GLAZING
- RUBBER MAT WALL BASE (RM-1)
- TAMBOR WOOD (WD-12)
- IMPACT RESISTANT WALL PANEL (IRWP-1)
- GYPSUM WALLBOARD (GWB-1)

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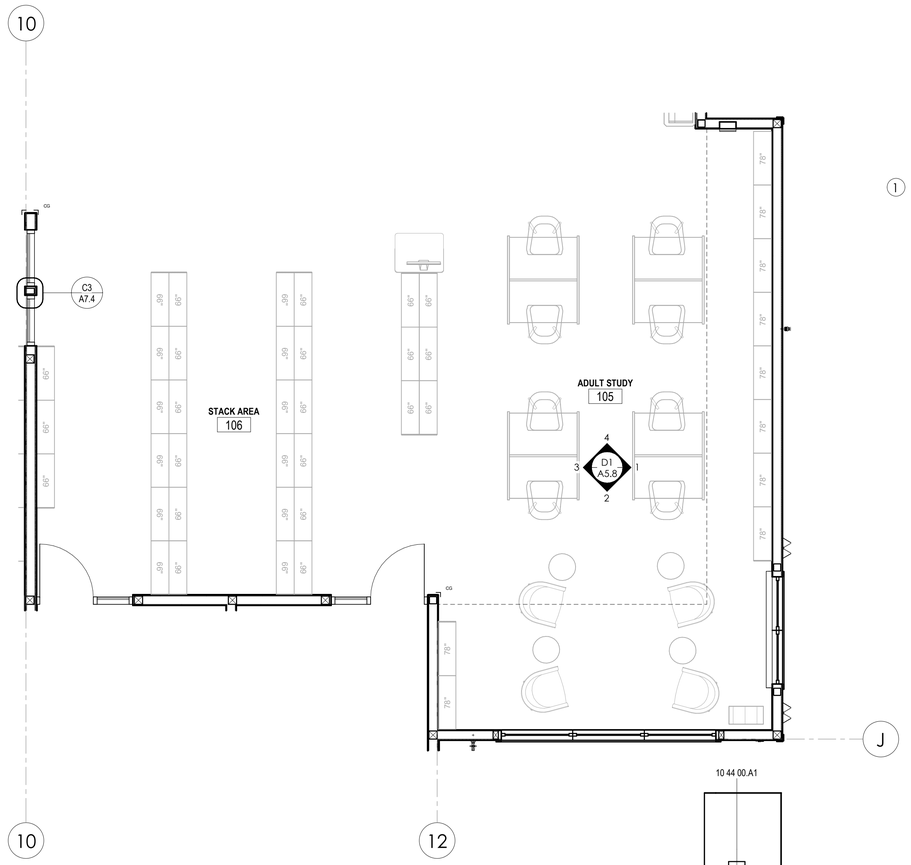
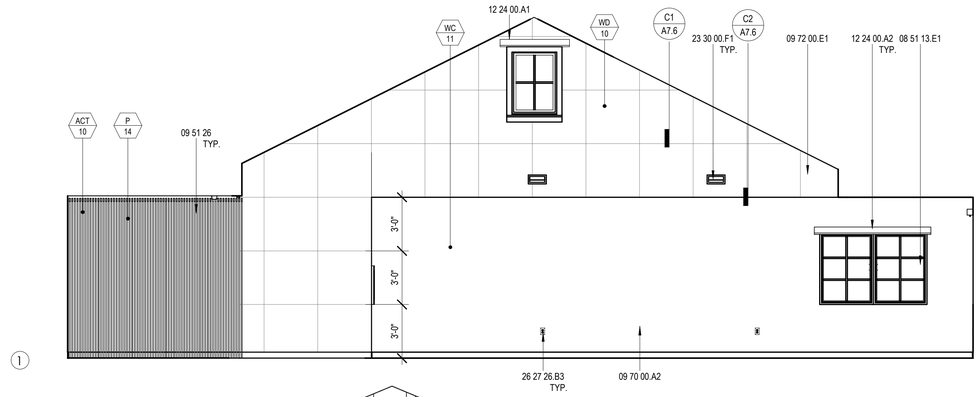
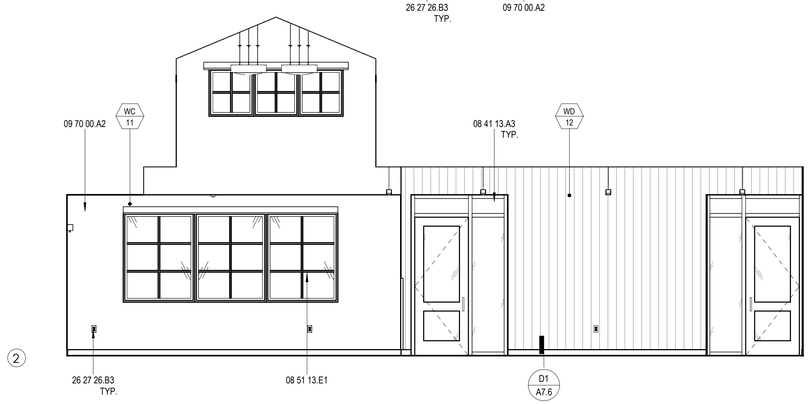
FIRE STATION & LIBRARY - ENLARGED PLANS & INTERIOR ELEVATIONS

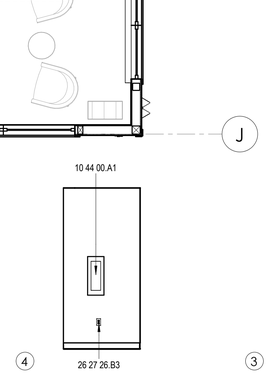
SHEET NUMBER:
A5.7

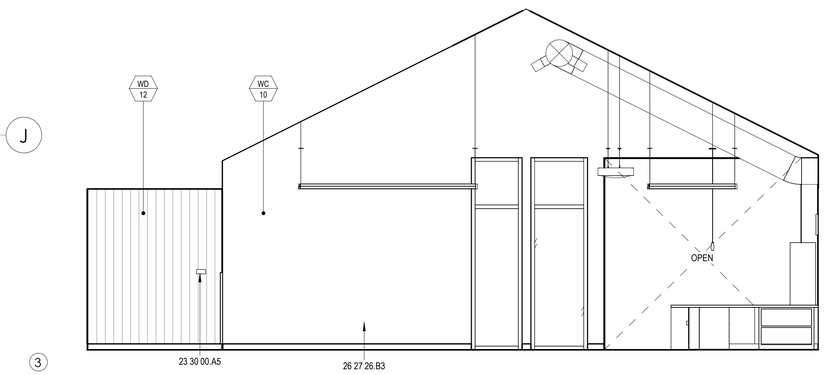


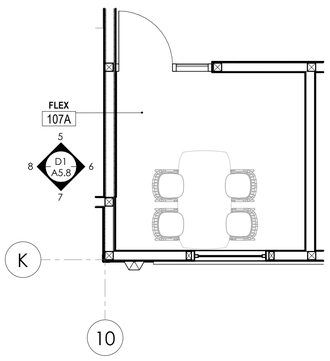
C1 A5.8 ENLARGED PLAN - ROOM 105 & 106 - ADULT & STACK AREA
SCALE: 1/4" = 1'-0"



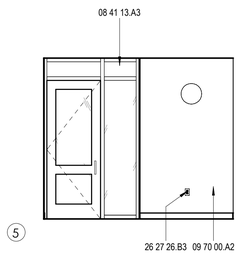


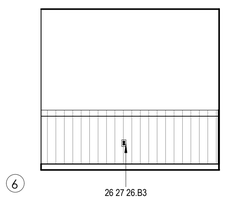


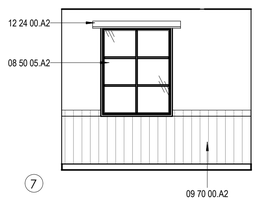


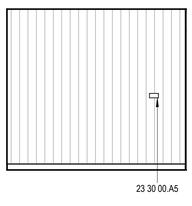


D1 A5.8 ENLARGED PLAN - ROOM 107A - FLEX (ROOM 107B TYP.)
SCALE: 1/4" = 1'-0"









CONSTRUCTION NOTES

08 41 13.A3	STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE
08 50 05.A2	WINDOW, SEE WINDOW SCHEDULE
08 51 13.E1	ALUMINUM WINDOW, SEE WINDOW SCHEDULE
09 51 26	WOOD VENEERED GRILLE PANELS
09 70 00.A2	PREPARE WALL TO A LEVEL FIVE FINISH TO ACCEPT WALLCOVERING
09 72 00.E1	WOOD PANELING, PROVIDE FRYE REGLET MILLWORK 1/4" TERMINATION POST
10 44 00.A1	RECESSED FIRE EXTINGUISHER CABINET, SEE D4/T-6
12 24 00.A1	WALL MOUNTED HIGH BAY ELECTRICAL BLACKOUT WINDOW SHADES, PROVIDE POWER AND DATA CONNECTION, SEE FINISH SCHEDULE AND ELECTRICAL
12 24 00.A2	WALL MOUNTED MANUAL BLACKOUT WINDOW SHADES, SEE FINISH SCHEDULE
23 30 00.A5	THERMOSTAT, SEE MECHANICAL
23 30 00.F1	SUPPLY DIFFUSER, SEE MECHANICAL AND LOUVER SCHEDULE
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE

NOTES

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4. FOR ADDITIONAL INFORMATION ABOUT FF&E, SEE FURNITURE AND EQUIPMENT PLAN
5. VINYL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR, TO MATCH WALL TREATMENT

LEGEND

- SOLID SURFACE WALL COVERING (SSU-1)
- FIBER REINFORCED PLASTIC (FRP-1)
- GLAZING
- RUBBER MAT WALL BASE (RM-1)
- TAMBOR WOOD (WD-12)
- IMPACT RESISTANT WALL PANEL (IRWP-1)
- GYPSUM WALLBOARD (GWB-1)

LICENSED ARCHITECT
JEFFREY A. KATZ
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

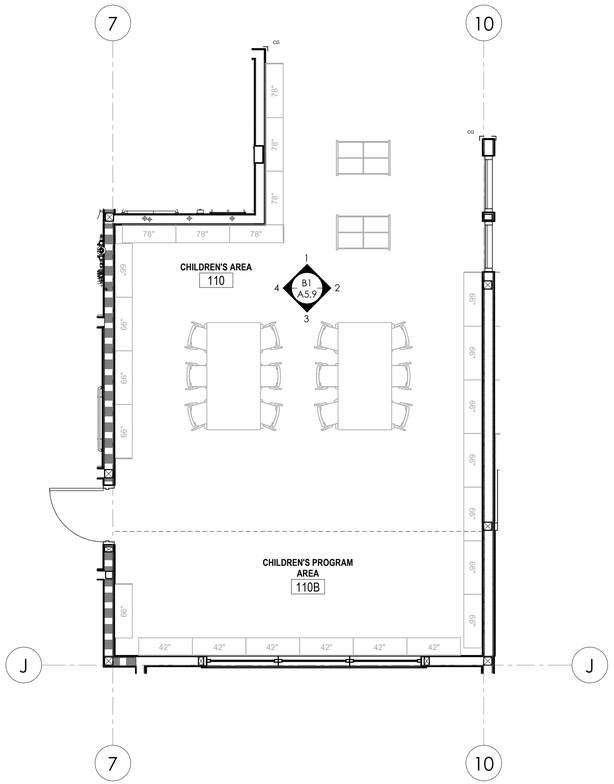
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

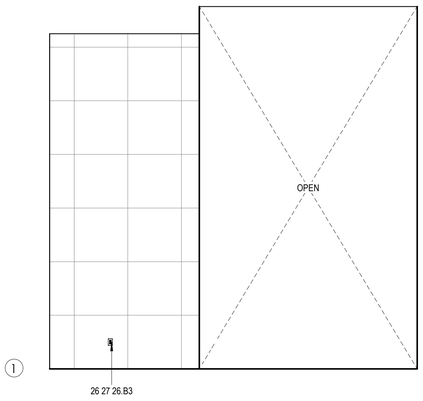
PROJECT NUMBER:
230101

SHEET TITLE:
LIBRARY - ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET NUMBER:
A5.8



C1 A5.9 ENLARGED PLAN - ROOM 110 - CHILDRENS
SCALE: 1/4" = 1'-0"



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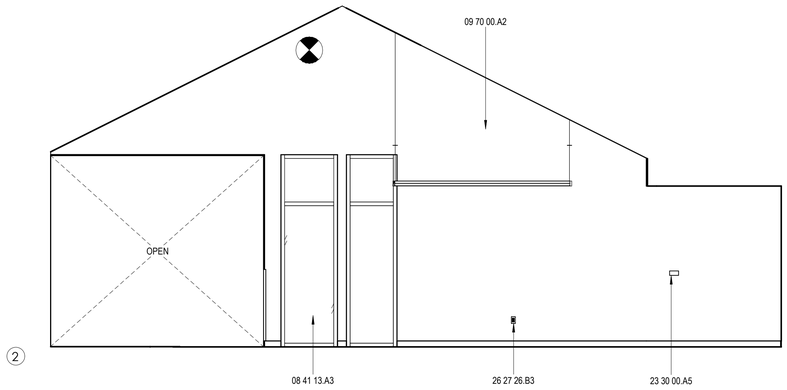

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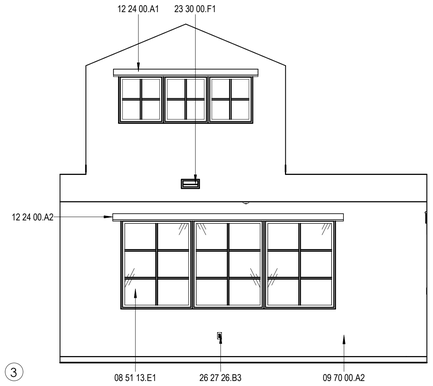

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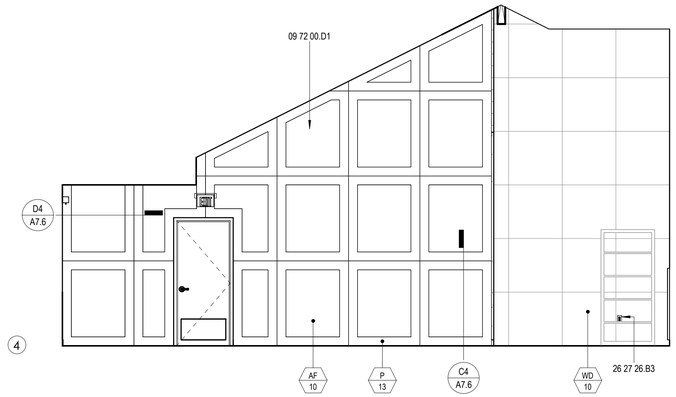

4

CONSTRUCTION NOTES

08 41 13.A3	STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE
08 51 13.E1	ALUMINUM WINDOW, SEE WINDOW SCHEDULE
09 70 00.A2	PREPARE WALL TO A LEVEL FIVE FINISH TO ACCEPT WALLCOVERING
09 72 00.D1	ACOUSTIC PANEL WITH SOLID WOOD PANEL AROUND
12 24 00.A1	WALL MOUNTED HIGH BAY ELECTRICAL BLACKOUT WINDOW SHADES, PROVIDE POWER AND DATA CONNECTION, SEE FINISH SCHEDULE AND ELECTRICAL
12 24 00.A2	WALL MOUNTED MANUAL BLACKOUT WINDOW SHADES, SEE FINISH SCHEDULE
23 30 00.A5	THERMOSTAT, SEE MECHANICAL
23 30 00.F1	SUPPLY DIFFUSER, SEE MECHANICAL AND LOUVER SCHEDULE
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE

NOTES

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5. VINYL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR, TO MATCH WALL TREATMENT

LEGEND

- SOLID SURFACE WALL COVERING (SSU-1)
- FIBER REINFORCED PLASTIC (FRP-1)
- GLAZING
- RUBBER MAT WALL BASE (RM-1)
- TAMBOR WOOD (WD-12)
- IMPACT RESISTANT WALL PANEL (IRWP-1)
- GYPSUM WALLBOARD (GWB-1)

LICENSED ARCHITECT
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CITY OF NEWPORT BEACH

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NEWPORT BEACH, CA 92661

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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

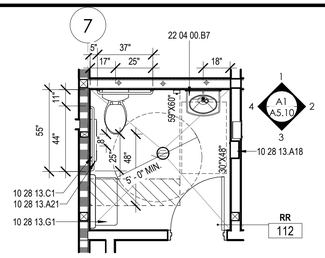
230101

SHEET TITLE:

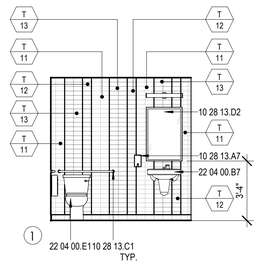
LIBRARY - ENLARGED PLANS & INTERIOR ELEVATIONS

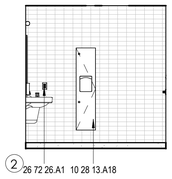
SHEET NUMBER:

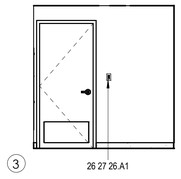
A5.9

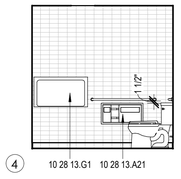


NOTE:
REFERENCE D3/T-4 FOR ACCESSIBLE CLEARANCES AROUND WATER CLOSET

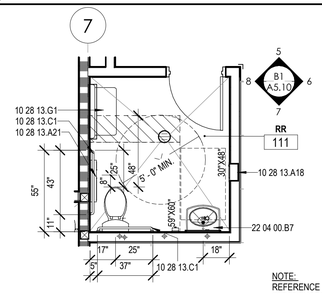




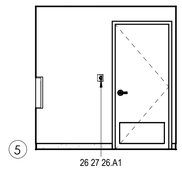


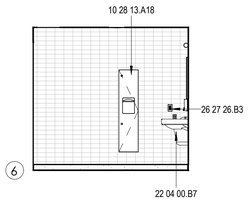


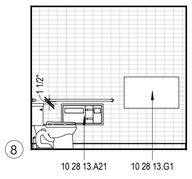
A1
A5.10 ENLARGED PLAN - ROOM 112 - RR (ROOM 113 TYP.)
SCALE: 1/4" = 1'-0"



NOTE:
REFERENCE D3/T-4 FOR ACCESSIBLE CLEARANCES AROUND WATER CLOSET







B1
A5.10 ENLARGED PLAN - ROOM 111 - RR
SCALE: 1/4" = 1'-0"

C1
A5.10 ENLARGED PLAN - ROOM 114 - JAN
SCALE: 1/4" = 1'-0"

D1
A5.10 ENLARGED PLAN - ROOM 108 & 109 - HALLWAY
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

05 51 33.A1	ROOF ACCESS LADDER, ADD BLOCKING PER A2/A7.8
09 70 00.A2	PREPARE WALL TO A LEVEL FIVE FINISH TO ACCEPT WALLCOVERING
10 14 00.B1	UNISEX ACCESSIBLE TOILET SIGNAGE, SEE B2/A7.12
10 28 13.A7	SOAP DISPENSER
10 28 13.A18	PAPER TOWEL DISPENSER/WASTE RECEPTACLE
10 28 13.A21	COMBINATION TOILET ACCESSORY UNIT - TOILET TISSUE DISPENSER, SANITARY NAPKIN DISPENSER AND TOILET SEAT COVER DISPENSER
10 28 13.C1	GRAB BAR, SEE D3/T-4
10 28 13.D2	WALL MOUNTED MIRROR
10 28 13.G1	DIAPER CHANGING STATION
12 24 00.A1	WALL MOUNTED HIGH BAY ELECTRICAL BLACKOUT WINDOW SHADES, PROVIDE POWER AND DATA CONNECTION, SEE FINISH SCHEDULE AND ELECTRICAL
22 04 00.B1	MOP SINK, SEE PLUMBING
22 04 00.B7	SINK, SEE PLUMBING AND C1/T-4 AND C2/T-4
22 04 00.C2	ACCESSIBLE BI-LEVEL DRINKING FOUNTAIN, SEE PLUMBING
22 04 00.E1	FLOOR MOUNT TOILET WITH FLUSH CONTROLS LOCATED ON OPEN SIDE OF TOILET, SEE PLUMBING
23 30 00.A5	THERMOSTAT, SEE MECHANICAL
23 30 00.F1	SUPPLY DIFFUSER, SEE MECHANICAL AND LOUVER SCHEDULE
23 30 00.F2	RETURN DIFFUSER, SEE MECHANICAL AND LOUVER SCHEDULE
23 30 00.G1	TRANSFER GRILLE, SEE MECHANICAL AND LOUVER SCHEDULE
26 27 26.A1	TOGGLE SWITCH, SEE ELECTRICAL FOR TYPE
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE
26 72 26.A1	RECEPTACLE, SEE ELECTRICAL FOR TYPE

NOTES

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5. VINYL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR, TO MATCH WALL TREATMENT

LEGEND

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- FIBER REINFORCED PLASTIC (FRP-1)
- GLAZING
- RUBBER MAT WALL BASE (RM-1)
- TAMBOR WOOD (WD-12)
- IMPACT RESISTANT WALL PANEL (IRWP-1)
- GYPSUM WALLBOARD (GWB-1)

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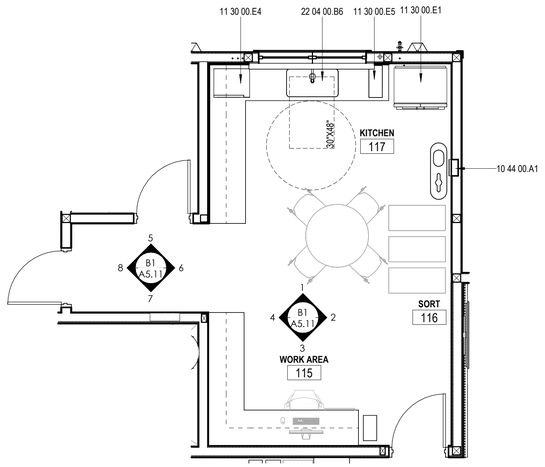
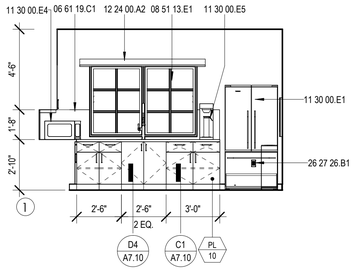
SHEET TITLE:

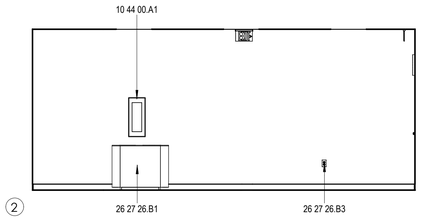
LIBRARY - ENLARGED PLANS & INTERIOR ELEVATIONS

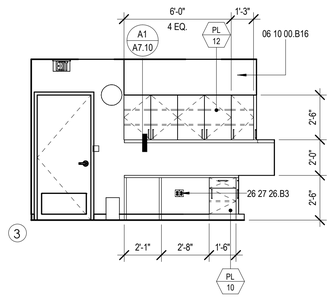
SHEET NUMBER:

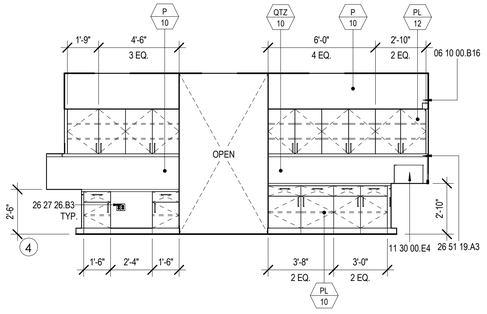
A5.10

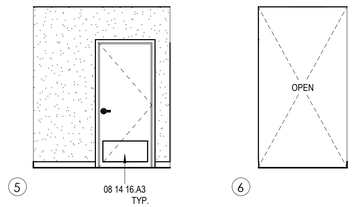


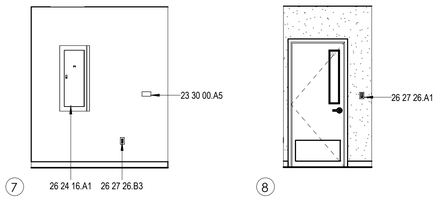




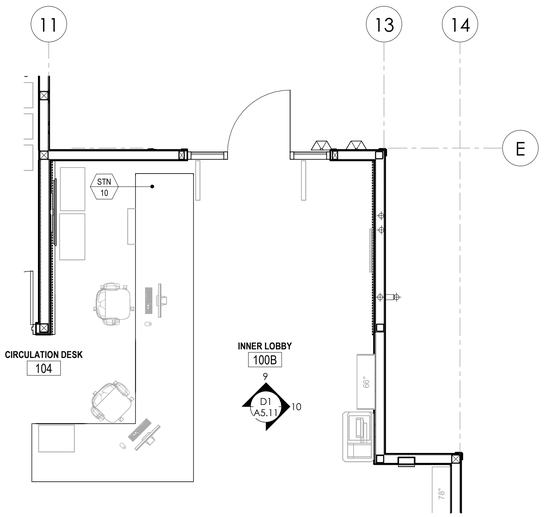


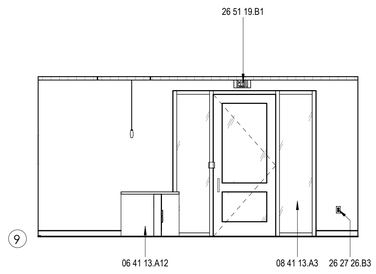


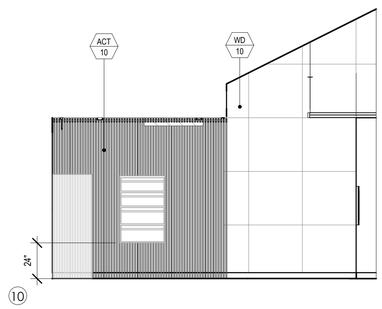




B1 ENLARGED PLAN - ROOM 115, 116 & 117 - WORK AREA, SORT, KITCHEN, & HALLWAY
A5.11 SCALE: 1/4" = 1'-0"







D1 ENLARGED PLAN - ROOM 100 - LOBBY
A5.11 SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

06 10 00.B16	FRAMED SOFFIT ABOVE CABINETS, SEE SOFFIT DETAIL B2/A7.7
06 41 13.A12	BUILT IN CASEWORK
06 61 19.C1	SOLID SURFACE BACKSPLASH
08 14 16.A3	DOOR AS SCHEDULED
08 41 13.A3	STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE
08 51 13.E1	ALUMINUM WINDOW, SEE WINDOW SCHEDULE
10 44 00.A1	RECESSED FIRE EXTINGUISHER CABINET, SEE D4/T-6
11 30 00.E1	REFRIGERATOR, SEE FF&E SCHEDULE
11 30 00.E4	MICROWAVE, SEE FF&E SCHEDULE
11 30 00.E5	COFFEE MACHINE, SEE FF&E SCHEDULE
12 24 00.A2	WALL MOUNTED MANUAL BLACKOUT WINDOW SHADES, SEE FINISH SCHEDULE
22 04 00.B6	EQUIPMENT SINK, SEE PLUMBING
23 30 00.A5	THERMOSTAT, SEE MECHANICAL
26 24 16.A1	PANELBOARD, SEE ELECTRICAL
26 27 26.A1	TOGGLE SWITCH, SEE ELECTRICAL FOR TYPE
26 27 26.B1	RECEPTACLE BEYOND, SEE ELECTRICAL
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE
26 51 19.A3	PROVIDE UNDER-CABINET MOUNTED LED LIGHT
26 51 19.B1	ILLUMINATED EXIT SIGN

NOTES

1. NOTES AND DETAILS APPLY TO ALL ELEVATIONS U.N.O
2. FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS AND DETAILS, SEE T-SHEETS
3. FOR ADDITIONAL FINISH INFORMATION, SEE FINISH SCHEDULE AND INTERIOR DRAWINGS
4. FOR ADDITIONAL INFORMATION ABOUT FF&E, SEE FURNITURE AND EQUIPMENT PLAN
5. VINYL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR, TO MATCH WALL TREATMENT

LICENSED ARCHITECT
JEFFREY A. KATZ
C-31823
REN. 09/30/27
STATE OF CALIFORNIA

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
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619.698.5177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

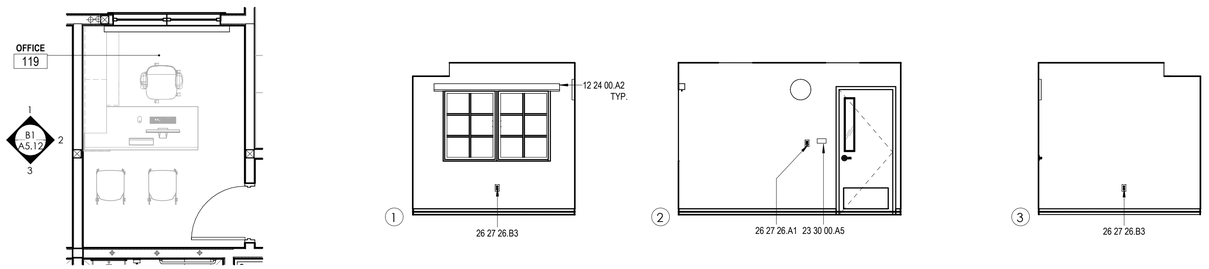
230101

SHEET TITLE:

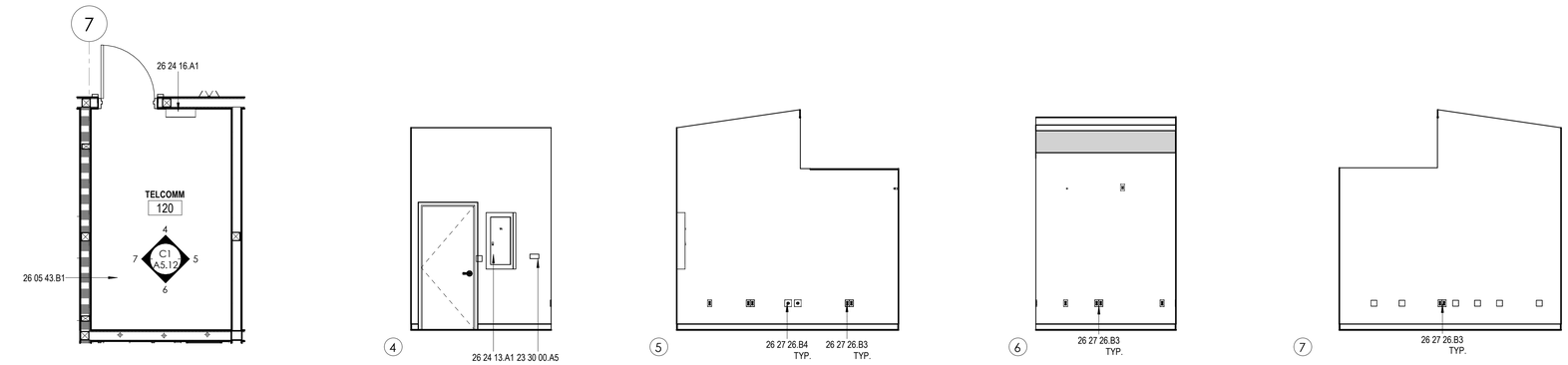
LIBRARY - ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET NUMBER:

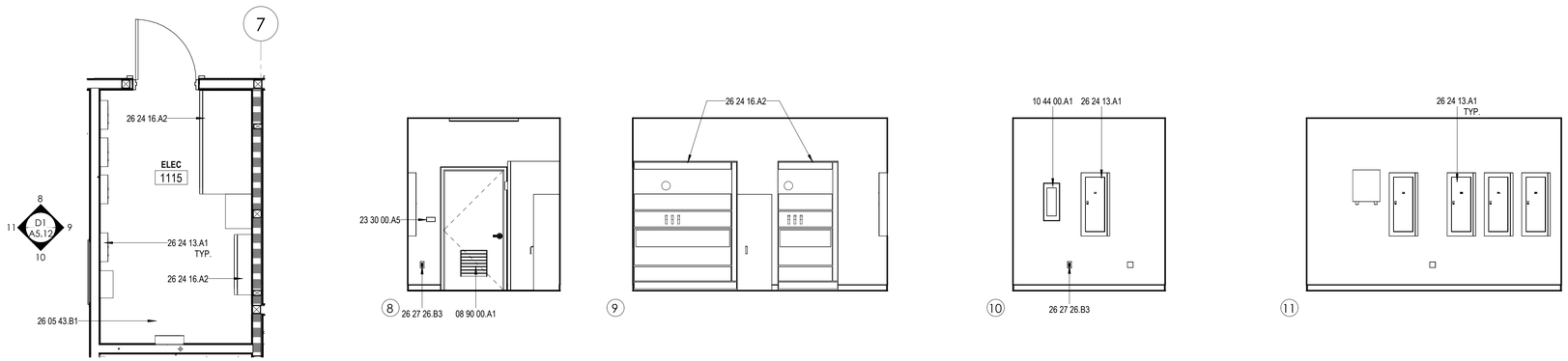
A5.11



A1 / A5.12 ENLARGED PLAN - ROOM 119 - OFFICE
SCALE: 1/4" = 1'-0"



B1 / A5.12 ENLARGED PLAN - ROOM 120 - TELCOMM
SCALE: 1/4" = 1'-0"



C1 / A5.12 ENLARGED PLAN - ROOM 1115 - ELECTRICAL
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

08 90 00.A1	DOOR LOUVER, SEE MECHANICAL
10 44 00.A1	RECESSED FIRE EXTINGUISHER CABINET, SEE D4/T-6
12 24 00.A2	WALL MOUNTED MANUAL BLACKOUT WINDOW SHADES, SEE FINISH SCHEDULE
23 30 00.A5	THERMOSTAT, SEE MECHANICAL
26 05 43.B1	COORDINATE STUB-UP LOCATIONS WITH ELECTRICAL
26 24 13.A1	ELECTRICAL SWITCHBOARD, SEE ELECTRICAL
26 24 16.A1	PANELBOARD, SEE ELECTRICAL
26 24 16.A2	ELECTRICAL SWITCHBOARD, SEE ELECTRICAL
26 27 26.A1	TOGGLE SWITCH, SEE ELECTRICAL FOR TYPE
26 27 26.B3	RECEPTACLE, SEE ELECTRICAL FOR TYPE
26 27 26.B4	SPECIAL PURPOSE RECEPTACLE, SEE ELECTRICAL FOR TYPE

NOTES

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LIBRARY - ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET NUMBER:

A5.12

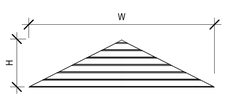
ROOM FINISH SCHEDULE

ROOMS		FLOOR		BASE		WAINSCOT		WALLS								CEILING			CASEWORK				
								NORTH		EAST		SOUTH		WEST									
NUMBER	DESCRIPTION	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	HEIGHT	COUNTERTOP	COLOR	CABINET	COLOR	REMARKS
100A	OUTER LOBBY	TEF	TEF-10	TEF	TEF-10	-	-	GWB-1/GL	WC-10	GWB-1/WD	ACT-10/WD-10	-	-	-	-	ACT	ACT-10/P-14	9' - 0"	-	-	-	-	1, 5
100B	INNER LOBBY	TEF	TEF-10	TEF	TEF-10	-	-	-	-	GWB-1/WD	ACT-10/WD-10	-	-	-	-	ACT/GWB-7	ACT-10/P-14/P-20	VARIES	-	-	-	-	1, 5
103	BOOK DROP	TEF	TEF-10	TEF	TEF-10	WD	WD-5	GWB-1	WC-10	-	-	-	-	GWB-1	ACT-10	ACT	ACT-10/P-14	9' - 0"	-	-	-	-	1, 5
104	CIRCULATION DESK	TEF	TEF-10/ TEF-11	TEF	TEF-10/TEF-11	-	-	GWB-1	WC-10	-	-	-	-	-	-	ACT-10 / GWB-1	ACT-10/P-14/P-20	VARIES	STN	STN-10	PL	PL-11	1, 5
105	ADULT STUDY	CPT	CPT-10	WB	WB-10	-	-	-	-	GWB-1	WC-10/WC-11	GWB-1	WC-11	-	-	ACT/O.T.S	ACT-11/P-20	VARIES	-	-	-	-	1, 5
106	STACK AREA	CPT	CPT-10	WB	WB-10	-	-	-	-	GWB-1	WC-10	GWB-1	WD-12	-	-	O.T.S	P-20	VARIES	-	-	-	-	1, 5
107A	FLEX	CPT	CPT-10	WB	WB-10	WD	WD-12	GWB-1/GL	WC-10	GWB-1	P-15	GWB-1	P-15	GWB-1	WD-12	ACT	ACT-11	9' - 6"	-	-	-	-	1, 5, 11
107B	FLEX	CPT	CPT-10	WB	WB-10	WD	WD-12	GWB-1/GL	WC-10	GWB-1	WD-12	GWB-1	P-15	GWB-1	P-15	ACT	ACT-11	9'--0"	-	-	-	-	1, 5, 11
108	COPY/PRINT	TEF	TEF-10/ TEF-11	TEF	TEF-10/TEF-11	-		GWB-1	WC-10	-	-	-	-	-	-	O.T.S	P-20	VARIES	-	-	-	-	1, 5
109	HALLWAY	TEF	TEF-10/ TEF-11	TEF	TEF-10/TEF-11	-	-	GWB-1	WC-10	-	-	GWB-1	WC-10	GWB-1	T-13/P-10	O.T.S	P-20	VARIES	-	-	-	-	1, 5
110	CHILDREN'S AREA	CPT	CPT-10	WB	WB-10	-	-	-	-	GWB-1/GL	WC-10	-	-	GWB-1/GWB-3/ AF-10	WD-10/P-13	O.T.S	P-20	VARIES	-	-	-	-	1, 5
110B	CHILDREN'S PROGRAM AREA	CPT	CPT-10	WB	WB-10	-	-	-	-	GWB-1	WC-10	GWB-1	WC-11	AF-10	P-13	ACT/O.T.S	ACT-11	VARIES	-	-	-	-	1, 5
111	RR	TEF	TEF-10	TEF	TEF-10	T	T-11	GWB-4	P-11	GWB-4	T-11	GWB-4	T-11	GWB-5	T-11	GWB-7	P-12	9'-0"	-	-	-	-	2, 5
112	RR	TEF	TEF-10	TEF	TEF-10	T	T-11	GWB-4	T-11	GWB-4	T-11	GWB-4	P-11	GWB-5	T-11	GWB-7	P-12	8' - 0"	-	-	-	-	2, 5
113	RR	TEF	TEF-10	TEF	TEF-10	T	T-11	GWB-4	T-11	GWB-4	T-11	GWB-4	P-11	GWB-4		GWB-7	P-12	8' - 0"	-	-	-	-	2, 5
114	JAN	CNC	CNC-1	WB	WB-10	FRP	FRP-10	GWB-4	FRP-10	GWB-4	P-18	GWB-4	P-18	GWB-4	FRP-10	O.T.S	P-20	VARIES	-	-	-	-	2, 5
115	WORK AREA	LVT	LVT-10	WB	WB-10	-	-	-	-	-	-	GWB-1	P-10	GWB-1	P-10	ACT	ACT-11	9' - 0"	QTZ	QTZ-10	PL	PL-10/PL-12	2, 5
116	SORT	LVT	LVT-10	WB	WB-10	-	-	-	-	GWB-1	P-17	-	-	-	-	ACT	ACT-11	9' - 0"	-	-	-	-	2, 5
117	KITCHEN	LVT	LVT-10	WB	WB-10	QTZ	QTZ-10	GWB-1	P-18	GWB-1	P-17	-	-	GWB-1	P-10	ACT	ACT-11	9' - 0"	QTZ	QTZ-10	PL	PL-10/PL-12	2, 5
118	STOR	LVT	LVT-10	WB	WB-10	-	-	GWB-1	P-18	GWB-1	-	GWB-1	-	GWB-1	-	ACT	ACT-11	9' - 0"	-	-	-	-	1
119	OFFICE	CPT	CPT-11A/CPT-11B/CPT-11C	WB	WB-10	-	-	GWB-1	P-18	GWB-1	P-18	GWB-1	P-18	GWB-1	P-18	ACT	ACT-11	VARIES	-	-	-	-	1, 5
120	TELCOMM	CNC	CNC-1	WB	WB-10	-	-	GWB-1	P-10	GWB-1	P-10	GWB-1	P-10	GWB-3	P-10	O.T.S	P-20	VARIES	-	-	-	-	1, 5, 10
1100	LOBBY	LVT	LVT-1	WB	WB-1	-	-	GWB-1/GWB-3	P-4	GWB-1/GWB-3	P-4	GWB-1/GL	P-4	GWB-3	P-4	GWB-7	P-7	10' - 0"	-	-	-	-	1, 5
1101	HALL	LVT	LVT-1	WB	WB-1	-	-	GWB-3	P-4	GWB-3	P-4	GWB-1/GWB-3	P-4	GWB-3	P-4	GWB-7	P-7	10' - 0"	-	-	-	-	1, 5
1102	RR	CNC	CNC-1	SSU	SSU-2	SSU	SSU-1	GWB-4	P-4	GWB-5	P-4	GWB-4	P-4	GWB-5	P-4	GWB-7	P-7	10' - 0"	-	-	-	-	2, 5
1103	HWH	CNC	CNC-1	WB	WB-2	FRP	FRP-1	GWB-3	P-4	GWB-3	P-4	GWB-1	P-4	GWB-3	P-4	GWB-7	P-7	10' - 0"	-	-	-	-	2, 5
1104	EMS	LVT	LVT-1	WB	WB-1	-	-	GWB-1/GWB-3	P-4	GWB-3	P-4	GWB-1/GWB-3	P-4	GWB-1	P-4	GWB-7	P-7	10' - 0"	SSU	SSU-3	PL	PL-3	1, 5
1105	VESTIBULE	LVT	LVT-1	WB	WB-1	-	-	GWB-1	P-4	GWB-3	P-4	GWB-1	P-4	GWB-1	P-4	GWB-7	P-7	10' - 0"	-	-	-	-	1
1106	STAIRS	LVT	LVT-1	WB	WB-1	-	-	GWB-1/GWB-3	P-4	GWB-3	P-4	GWB-1/GWB-3	P-4	GWB-3	P-4	-	-	-	-	-	-	-	1, 5
1107	HOSE	CNC	CNC-1	WB	WB-2	-	-	GWB-1	P-4	GWB-1	P-4	-	-	GWB-1	P-4	GWB-7	P-7	9' - 6"	-	-	PL	PL-3	1, 5
1108	SHOP	CNC	CNC-1	WB	WB-2	-	-	GWB-1	P-4	GWB-1	P-4	GWB-1/GWB-3	P-4	GWB-1	P-4	GWB-7	P-7	9' - 6"	SS	SS-1	PL	PL-3	1, 5
1109	STOR	CNC	CNC-2	WB	WB-2	-	-	GWB-1	P-4	GWB-3	P-4	GWB-3	P-4	GWB-1	P-4	GWB-7	P-7	9' - 6"	-	-	-	-	1
1110	COMP	CNC	CNC-2	WB	WB-2	-	-	-	-	GWB-3	P-4	GWB-3	P-4	GWB-1	P-4	GWB-7	P-7	VARIES	-	-	-	-	1
1111	FITNESS	RM	RM-1	RM	RM-1	-	-	GWB-1	P-5A	GWB-1	P-5A	GWB-1	P-5A	GWB-1	P-5A	GWB-7	P-7	10' - 0"	SSU	SSU-3	PL	PL-1	1, 5
1112	APPARATUS BAY	CNC	CNC-3	WB	WB-2	IRWP	IRWP-1	GWB-1	P-4	GWB-1	P-4	GWB-1	P-4	GWB-1	P-4	GWB-7	P-7	VARIES	-	-	-	-	1, 3, 5, 9
1113	DECON	CNC	CNC-1	WB	WB-2	-	-	GWB-1	P-5A	GWB-1/GWB-3	P-5A	GWB-1	P-5A	GWB-1	P-5A	GWB-7	P-7	10' - 0"	SSU	SSU-3	PL	PL-3	2, 5
1114	TURNOUTS (12)	CNC	CNC-1	WB	WB-2	-	-	GWB-1	P-4	GWB-1/GWB-3	P-4	GWB-1	P-4	GWB-1	P-4	GWB-7	P-7	10' - 0"	-	-	-	-	2, 5
1115	ELEC	CNC	CNC-1	WB	WB-11	-	-	GWB-1	P-18	GWB-3	P-18	GWB-1	P-18	GWB-1	P-18	GWB-7	P-7	10' - 0"	-	-	-	-	1, 5
1116	FIRE RISER	RM	RM-1	RM	RM-1	-	-	GWB-1	P-4	GWB-1	P-4	-	-	-	-	GWB-7	P-7	10' - 0"	-	-	-	-	1, 5
1200	PATIO	ELM	ELM-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8' - 0"	-	-	-	-	5, 8
1201	EXIT HALLWAY	LVT	LVT-1	WB	WB-1	-	-	GWB-1	P-4	GWB-3	P-4	GWB-3	P-4	GWB-3	P-4	ACT	ACT-1	8' - 0"	-	-	-	-	1
1202	BUNK	CPT	CPT-1	WB	WB-3	-	-	GWB-2	P-5B	GWB-6	P-5B	GWB-6	P-5B	GWB-2	P-5B	GWB-7	P-7	8' - 0"	SSU	SSU-3	WD	WD-1	1
1203	BUNK	CPT	CPT-1	WB	WB-3	-	-	GWB-2	P-4	GWB-2	P-4	GWB-6	P-4	GWB-6	P-4	GWB-7	P-7	8' - 0"	SSU	SSU-3	WD	WD-1	1
1204	BUNK	CPT	CPT-1	WB	WB-3	-	-	GWB-6	P-4	GWB-6	P-4	GWB-6	P-4	GWB-2/GWB-6	P-4	GWB-7	P-7	8' - 0"	SSU	SSU-3	WD	WD-1	1
1205	BUNK	CPT	CPT-1	WB	WB-3	-	-	GWB-6	P-4	GWB-2	P-4	GWB-6	P-4	GWB-6	P-4	GWB-7	P-7	8' - 0"	SSU	SSU-3	WD	WD-1	1
1206	RR	T	T-1	SSU	SSU-2	SSU	SSU-1	GWB-5	P-5B	GWB-5	P-5B	GWB-4	P-5B	GWB-5	P-5B	GWB-7	P-7	8' - 0"	SSU	SSU-3	PL	PL-1	2
1207	FLEX	LVT	LVT-1	WB	WB-1	-	-	GWB-3	P-4	GWB-1	P-4	GWB-3	P-4	GWB-3	P-4	ACT	ACT-1	8' - 6"	SSU	SSU-3	-	-	1
1208	RR	T	T-1	SSU	SSU-2	SSU	SSU-1	GWB-4	P-5B	GWB-5	P-5B	GWB-4	P-5B	GWB-4	P-5B	GWB-7	P-7	8' - 0"	SSU	SSU-3	PL	PL-1	2
1209	EXIT STAIRS	LVT	LVT-1	WB	WB-1	-	-	GWB-3	P-4	GWB-1	P-4	GWB-1/GWB-3	P-4	GWB-1	P-4	ACT	ACT-1	8' - 0"	-	-	-	-	1
1210	STOR	LVT	LVT-1	WB	WB-1	-	-	GWB-1	P-4	GWB-1	P-4	GWB-3	P-4	GWB-1	P-4	GWB-7	P-7	8' - 0"	-	-	-	-	1
1211	LAUNDRY / JAN	LVT	LVT-1	WB	WB-1			GWB-4	P-5B	GWB-5	P-5B	GWB-4	P-5B	GWB-4	P-5B	GWB-7	P-7	8' - 0"	SSU	SSU-3	PL	PL-3	2
1212	KITCHEN / DAY ROOM	LVT	LVT-1	WB	WB-1			GWB-1/GWB-3	P-5A	GWB-1	P-5A	GWB-1/GL	P-5A	GWB-3/GL	P-5A	ACT/GWB-7	ACT-1/P-7	8' - 3"	SS/SSU	SS-1/SSU-3	PL	PL-1/PL-3	2
1213	PATIO 2	ELM	ELM-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8' - 0"	-	-	-	-	5, 8

LOUVER SCHEDULE

MARK	WINDOW		AIR SPACE	SILL HEIGHT	FRAME MATERIAL	FRAME FINISH	FRAME COLOR	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	COMMENTS
	WIDTH	HEIGHT									
L1	1' - 0"	0' - 6"		9' - 9"	AL	PT	P-11	A2/A7.5	B2/A7.5	C2/A7.5	-
L2	1' - 0"	0' - 6"		9' - 9"	AL	PT	P-17	A2/A7.5	B2/A7.5	C2/A7.5	-
L3	1' - 6"	1' - 0"		9' - 6"	AL	PT	P-11	A2/A7.5	B2/A7.5	C2/A7.5	-
L4	1' - 0"	0' - 6"		9' - 6"	AL	PT	P-11	A2/A7.5	B2/A7.5	C2/A7.5	-
L5	10' - 11"	2' - 8"		13' - 6"	AL	MTL	MTL-5	B2/A7.9	-	B3/A7.9	1
L6	10' - 11"	2' - 8"		12' - 4"	AL	MTL	MTL-5	B2/A7.9	-	B3/A7.9	1
L7	3' - 6"	1' - 0"		CEILING MOUNTED	AL	MTL	MTL-5	-	D1/A7.5	-	1
L8	2' - 0"	2' - 0"		CEILING MOUNTED	AL	MTL	MTL-5	-	D1/A7.5	-	1
L9	3' - 0"	1' - 4"		CEILING MOUNTED	AL	MTL	MTL-5	-	D1/A7.5	-	1
L10	1' - 6"	1' - 0"									2

L-1 L-2 L-3
L-6 L-7 L-8
L-9 L-10



L-4 L-5

FINISH NOTES

1. PAINT FINISH: EGG SHELL
2. PAINT FINISH: SEMI-GLOSS
3. PROVIDE STAINLESS STEEL WALL PANELS AS INDICATED ON INTERIOR ELEVATIONS
4. PROVIDE 12" HIGH RUBBER MAT BASE
5. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
6. SEAL EDGES AND PAINT PLYWOOD
7. SACK AND PATCH CONCRETE CURB TO PROVIDE SMOOTH FINISH WITH UNIFORM COLOR WHERE EXPOSED SEAL, CONCRETE SLAB AND CURB
8. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
9. PROVIDE HIGH-DENSITY CONCRETE FLOOR FINISH
10. PAINT EXPOSED SPRINKLER PIPING AND EXHAUST DUCT WORK
11. CHAIR RAIL, SEE INTERIOR ELEVATIONS

MATERIAL LEGEND

ABBR	DESCRIPTION
ACT	ACOUSTIC CEILING PANELS
CNC	CONCRETE (SEALED)
CPT	CARPET
CMU	CONCRETE MASONRY UNIT
EXP	EXPOSED STRUCTURE
EL	ELASTOMETRIC DECK COATING
GWB-1	GYPSUM WALL BOARD 5/8" UON
GWB-2	GYPSUM WALL BOARD, SOUND ABSORBENT
GWB-3	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X
GWB-4	GYPSUM WALL BOARD, WATER RESISTANT (5/8") TYPE-X
GWB-5	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X, WATER RESISTANT
GWB-6	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X, SOUND ABSORBENT
GWB-7	GYPSUM WALL BOARD, SAG RESISTANT FOR CEILINGS
O.T.S.	OPEN TO STRUCTURE
PL	PLASTIC LAMINATE
PP	PERMEABLE PAVER
P	PAINT
QTZ	QUARTZ (COUNTERTOP)
PLYWD	1/2" PLYWOOD, PAINTED
RF	ROOF
RM	RUBBER MAT
RS	RUBBER STRINGER
S	STUCCO - PORTLAND CEMENT PLASTER
SFT	STOREFRONT
SM	SHEET METAL
SS	STAINLESS STEEL
SSU	SOLID SURFACE
STN	STONE (COUNTERTOP)
T	TILE (CERAMIC / PORCELAIN)
TEP	TERRAZZO EPOXY FLOORING
TPO	THERMOPLASTIC MEMBRANE ROOF
WB	WALL BASE
WD	WOOD
WT	WINDOW TREATMENT

LOUVER NOTES

1. WATERPROOFING AROUND WINDOW, SEE D1 / A7.2
2. REFER TO MECHANICAL FOR FREE AREA REQUIREMENTS

LICENSED ARCHITECT
JEFFREY A. KATZ
018223
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
ROOM FINISH & LOUVER SCHEDULE

SHEET NUMBER:
A6.1

FINISH SCHEDULE - EXTERIOR & FIRE STATION

MATERIAL	TYPE	DESCRIPTION				LOCATION
		NAME	MANUFACTURER	STYLE	COLOR	
ACT	1	ACOUSTIC CEILING TILE	ARMSTRONG	ULTIMA - 1951 (BEVELED TEGULAR 15/16") (24"X24X3/4")	WHITE	SEE REFLECTED CEILING PLAN
CFB	1	CEMENTITIOUS FIBER BOARD	JAMES HARDIE	HARDIE PANEL SIDING (5/16") - SMOOTH	P-1	SEE EXTERIOR ELEVATIONS
CFB	2	CEMENTITIOUS FIBER BOARD	JAMES HARDIE	HARDIE PLANK LAP SIDING (5/16") - SMOOTH	P-1	SEE EXTERIOR ELEVATIONS
CFB	3	CEMENTITIOUS FIBER BOARD	JAMES HARDIE	(HARDIE PANEL SIDING (5/16") - SMOOTH) + (HARDIE TRIM BATTEN BOARDS (2 1/2" X 3/4") SMOOTH	P-1	SEE EXTERIOR ELEVATIONS
CFB	4	CEMENTITIOUS FIBER BOARD	JAMES HARDIE	HARDIE SOFFIT (1/4") - NON-VENTED SMOOTH	P-1	SEE EXTERIOR ELEVATIONS & BUILDING SECTIONS
CFBT	1	CEMENTITIOUS FIBER BOARD TRIM	JAMES HARDIE	HARDIE TRIM (3 1/2" X 3/4") SMOOTH	P-1	OVERALL SIDING TRIM
CFBT	2	CEMENTITIOUS FIBER BOARD TRIM	JAMES HARDIE	HARDIE TRIM (5 1/2" X 3/4") SMOOTH	P-1	APP BAY OVERHEAD DOOR TRIM
CMU	1	CONCRETE MASONRY UNIT	RCP BLOCK & BRICK	PRECISION - 8X8X16	NATURAL	ALLEY SITE WALL
CMU	2	CONCRETE MASONRY UNIT CAP	RCP BLOCK & BRICK	PRECISION - 2X8X16	NATURAL	ALLEY SITE WALL CAP
CNC	1	CONCRETE (POLISHED)	AMERIPOLISH	3D SP / SMOOTH FINISH	NATURAL	SEE ROOM FINISH SCHEDULE
CNC	2	CONCRETE (SEALED)	AMERIPOLISH	3D SP / SMOOTH FINISH	NATURAL	SEE ROOM FINISH SCHEDULE
CNC	3	CONCRETE (HIGH DENSITY)	AMERIPOLISH	3D HP / SMOOTH FINISH	NATURAL	APPARATUS BAY FLOOR
CNC	4	CONCRETE (STAMPED + INTEGRAL COLORED)	BRICKFORM	12" WOOD PLANK - FM-8000S-PRO	385 - LAVA	SEE SITE PLAN
CNC	5	CONCRETE (STAMPED + INTEGRAL COLORED)	BRICKFORM	NEW ENGLAND BASKET WEAVE FM-3600S-PRO	306 - CANVAS	SEE SITE PLAN
CNC	6	CONCRETE (CAST-IN-PLACE CONCRETE)	-	CAST-IN-PLACE CONCRETE - SMOOTH	NATURAL	TRASH ENCLOSURE WALLS
CPT	1	CARPET (TILE)	SHAW CONTRACT	5T071 - DIRECTION TILE (24"X24")	69597 - DISTANCE	FIRE STATION BUNK ROOM CARPET
ELM	1	ELASTOMERIC DECK COATING	DEX-O-TEX	WEATHERWEAR	SPEEDWAY GRAY	PATIO COATING
FRP	1	FIBERGLASS REINFORCED PLASTIC	CRANE COMPOSITES	LINEN TEXTURE	1294 - SUGARLOAF SAND	LAUNDRY/JAN & DECON
FRP	2	FIBERGLASS REINFORCED PLASTIC	ARCHITECTURAL MALL, INC.	FRP CORNICE	MATCH P-1	CORNICE
GB	1	GYPSUM BOARD	GEORGIA PACIFIC	5/8" UL TYPE SCX	-	SEE WALL TYPES
GB	2	GYPSUM BOARD	GEORGIA PACIFIC	1" UL TYPE SLX	-	SEE WALL TYPES
GL	1	GLAZING	VITRO	SOLARBAN 70	CLEAR/CLEAR	EXTERIOR GLAZING, SEE WINDOW & STOREFRONT SCHEDULE
GL	2	GLAZING	TECHNICAL GLASS PRODUCTS	FIRELITE	RATED GLASS	EXTERIOR GLAZING, SEE WINDOW & STOREFRONT SCHEDULE
GL	3	GLAZING	VITRO	-	ACID ETCHED	EXTERIOR GLAZING, SEE WINDOW & STOREFRONT SCHEDULE
GL	4	GLAZING	VIEWRAIL	LAMINATED GLASS - 9/16"	ULTRA CLEAR	RAILING AT PATIOS
GL	5	GLAZING	VITRO		CLEAR, TEMPERED	INTERIOR GLAZING, SEE STOREFRONT SCHEDULE
IRWP	1	IMPACT RESISTANT WALL PANEL	PROTEK SYSTEMS	WPSD-12	STAINLESS STEEL DIAMOND PLATE- TYPE 304	APPARATUS BAY WAINSCOT
LVT	1	LUXURY VINYL TILE	SHAW CONTRACT	ABIDE - 20 MIL (7"X47")	07710 - ALLSPICE WALNUT	FIRE STATION LVT FLOORING
MTL	1	METAL - FACTORY FINISH	ARCADIA/PPG DURANAR	-	UC43347 - STATUARY BRONZE	STOREFRONT & WINDOW COLOR
MTL	2	METAL - FACTORY FINISH	ARCADIA/PPG DURANAR	-	UC102320XL - ROASTED RED PEPPER	STOREFRONT DOOR COLOR
MTL	3	METAL - FACTORY FINISH	DOOR ENGINEERING	-	RAL 3011 - BROWN RED	APP BAY FOUR-FOLD DOORS
MTL	4	METAL - FACTORY FINISH	OVERHEAD DOOR	POWDERGUARD MAX	RAL 3011 - BROWN RED	APP BAY OVERHEAD DOORS
MTL	5	METAL - FACTORY FINISH	-	-	MATCH P-1	GABLE VENTS
MTL	6	METAL - FACTORY FINISH	-	-	MATCH P-2	GUTTERS AND DOWNSPOUTS
MTL	7	METAL - FACTORY FINISH	AMERISTAR	-	BLACK	PLAYGROUND FENCING
MTL	8	METAL - FACTORY FINISH	PALMSHIELD	ALUMINUM SEMI-PRIVATE	RAL 7022	FIRE STATION FENCING
MTL	9A	METAL - FACTORY FINISH	VIEWRAIL	BASE RAIL	FLUOROPOLYMER BLACK	TOP & BOTTOM RAILING AT PATIOS
MTL	9B	METAL - FACTORY FINISH	OPTIMUM WINDOW	-	UC43347 - STATUARY BRONZE	FIRE RATED WINDOWS
P	1	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7006 - EXTRA WHITE	EXTERIOR FIELD PAINT
P	2	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7069 - IRON ORE	EXTERIOR SHUTTER AND STAIR RAIL PAINT
P	3A	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	TO MATCH MTL-3	EXTERIOR FIRE STATION HM DOOR PAINT
P	3B	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW7069 - IRON ORE	EXTERIOR FIRE STATION HM TRIM, ROOF DRIP EDGE & TRASH ENCLOSURE GATE PAINT
P	3C	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW7006 - EXTRA WHITE	EXTERIOR LIBRARY HM DOOR & TRIM PAINT
P	4	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7008 - ALABASTER	INTERIOR FIRE STATION FIELD PAINT
P	5A	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7015 - REPOSE GRAY	INTERIOR FIRE STATION ACCENT PAINT
P	5B	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7044 - AMAZING GRAY	INTERIOR FIRE STATION ACCENT PAINT
P	6	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW7046 - ANONYMOUS	INTERIOR FIRE STATION HM DOOR & TRIM PAINT
P	7	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7757 - HIGH REFLECTIVE WHITE	INTERIOR FIRE STATION CEILING PAINT
PL	1	PLASTIC LAMINATE	WILSONART	TIMBERGRAIN FINISH	(8235K-05) DAINTREE	OVERALL KITCHEN & RR CASEWORK
PL	2	PLASTIC LAMINATE	WILSONART	TIMBERGRAIN FINISH	(8231K-79) VALLEY FORGE ELM	KITCHEN ISLAND, FITNESS & DAYROOM CASEWORK
PL	3	PLASTIC LAMINATE	WILSONART	FINE VELVET FINISH	(4878-38) PEWTER MESH	EMS, SHOP/HOSE, DECON & LAUNDRY/JAN CASEWORK
RF	1	ASPHALT SHINGLE ROOFING	OWENS CORNING	DURATION COOL PLUS	MIDNIGHT, ICC-ES AC438, UL 2218, UL 790 (CLASS A)	LIBRARY & FIRE STATION ROOFING
RM	1	RUBBER MAT FLOOR / BASE	TARKETT / JOHNSONITE	TRIUMPH SPORTS FLOORING (3/8")	LB9 - RAINSTORM	FITNESS FLOOR & WALL BASE
SS	1	STAINLESS STEEL	CUSTOM	-	#4 FINISH	DECON & KITCHEN COUNTERTOP & BACKSPLASH
SSU	1	SOLID SURFACE	AVONITE	1/4" THICK	WHITE	WAINSCOT & FULL HEIGHT WALL PANEL
SSU	2	SOLID SURFACE	AVONITE	1/2" THICK	WHITE	WALL BASE AND CASEMENT WINDOW SILLS
SSU	3	SOLID SURFACE	CORIAN	1/2" THICK	RAIN CLOUD	COUNTERTOP & BACKSPLASH
SSU	4	SOLID SURFACE	SWAN	-	WHITE	SHOWER PAN
T	1	CERAMIC TILE	DAL-TILE	VOLUME 1.0, 6"X6" FLOOR TILE	INTENSITY PEBBLE VL72	FIRE STATION RESTROOMS
TPO	1	THERMOPLASTIC MEMBRANE ROOF	JOHNS MANVILLE	60 MIL	WHITE	ROOF
WB	1	WALL BASE	JOHNSONITE	MONUMENT - 4"	283 - TOAST	LVT WALL BASE
WB	2	WALL BASE	JOHNSONITE	MONUMENT - 4"	VN2 - STONE COTTAGE	CNC WALL BASE
WB	3	WALL BASE	JOHNSONITE	MONUMENT - 4"	29 - MOON ROCK	CARPET WALL BASE
WD	1	WOOD (VENEER)	-	ROTARY CUT - WHITE BIRCH	CLEAR FINISH	BUNK ROOM CASEWORK
WD	2	WOOD (DOORS)	FORTE OPENING SOLUTIONS	RIFT CUT - WHITE OAK	CLEAR FINISH	FIRE STATION WOOD DOORS

FINISH NOTES

1. PAINT FINISH: EGG SHELL
2. PAINT FINISH: SEMI-GLOSS
3. PROVIDE STAINLESS STEEL WALL PANELS AS INDICATED ON INTERIOR ELEVATIONS
4. PROVIDE 12" HIGH RUBBER MAT BASE
5. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
6. SEAL EDGES AND PAINT PLYWOOD
7. SACK AND PATCH CONCRETE CURB TO PROVIDE SMOOTH FINISH WITH UNIFORM COLOR WHERE EXPOSED SEAL, CONCRETE SLAB AND CURB
8. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
9. PROVIDE HIGH-DENSITY CONCRETE FLOOR FINISH
10. PAINT EXPOSED SPRINKLER PIPING AND EXHAUST DUCT WORK
11. CHAIR RAIL, SEE INTERIOR ELEVATIONS

MATERIAL LEGEND

ABBR	DESCRIPTION
ACT	ACOUSTIC CEILING PANELS
CNC	CONCRETE (SEALED)
CPT	CARPET
CMU	CONCRETE MASONRY UNIT
EXP	EXPOSED STRUCTURE
EL	ELASTOMETRIC DECK COATING
GWB-1	GYPSUM WALL BOARD 5/8" UON
GWB-2	GYPSUM WALL BOARD, SOUND ABSORBENT
GWB-3	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X
GWB-4	GYPSUM WALL BOARD, WATER RESISTANT (5/8") TYPE-X
GWB-5	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X, WATER RESISTANT
GWB-6	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X, SOUND ABSORBENT
GWB-7	GYPSUM WALL BOARD, SAG RESISTANT FOR CEILINGS
O.T.S.	OPEN TO STRUCTURE
PL	PLASTIC LAMINATE
PP	PERMEABLE PAVER
P	PAINT
QTZ	QUARTZ (COUNTERTOP)
PLYWD	1/2" PLYWOOD, PAINTED
RF	ROOF
RM	RUBBER MAT
RS	RUBBER STRINGER
S	STUCCO - PORTLAND CEMENT PLASTER
SFT	STOREFRONT
SM	SHEET METAL
SS	STAINLESS STEEL
SSU	SOLID SURFACE
STN	STONE (COUNTERTOP)
T	TILE (CERAMIC / PORCELAIN)
TEP	TERRAZZO EPOXY FLOORING
TPO	THERMOPLASTIC MEMBRANE ROOF
WB	WALL BASE
WD	WOOD
WT	WINDOW TREATMENT

LICENSED ARCHITECT
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STATE OF CALIFORNIA

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

FINISH SCHEDULE - EXTERIOR & FIRE STATION

SHEET NUMBER:

A6.2

FINISH SCHEDULE - LIBRARY

MATERIAL	TYPE	DESCRIPTION				LOCATION
		NAME	MANUFACTURER	STYLE	COLOR	
ACT	10	ACOUSTIC CEILING TILE	ARMSTRONG	#6334L4S14 WOODWORKS GRILLE, FORTE, VENEERED	RIFT CUT OAK	LOBBY CEILING AND WALLS
ACT	11	ACOUSTIC CEILING TILE	ARMSTRONG	ULTIMA - 1951 (BEVELED TEGULAR 15/16") (24"X24X3/4")	WHITE	SEE REFLECTED CEILING PLAN
AF	10	ACOUSTIC FABRIC	AUTEX ACOUSTICS	COMPOSITION, 36" X 48" X 10-12 MM, VELOUR	FALLING WATER	CHILDRENS AREA WALL PANEL
CPT	10	CARPET (BROADLOOM)	SHAW CONTRACT	CUSTOM 10X10 COLORCRAFT PRO-PATTERN - TRYK #F1327718, PATTERN # RR96786CRI	CUSTOM 10 COLOR PLACEMENTS	STACK AREA, ADULT STUDY, CHILDREN'S AREA & FLEX ROOMS
CPT	11A	CARPET (TILE)	SHAW CONTRACT	LOCAL LANDSCAPES - LANDSCAPE TILE - 5T604 (18"X36")	(04105 - COASTAL)	LIBRARY OFFICE 119 ACCENT CARPET 1
CPT	11B	CARPET (TILE)	SHAW CONTRACT	LOCAL LANDSCAPES - MIGRATE TILE - 5T606 (18"X36")	(04411 - COASTAL WATER)	LIBRARY OFFICE 119 ACCENT CARPET 2
CPT	11C	CARPET (TILE)	SHAW CONTRACT	LOCAL LANDSCAPES - LANDSCAPE TILE - 5T604 (18"X36")	(04411 - WATER)	LIBRARY OFFICE 119 FIELD CARPET
FRP	10	FIBERGLASS REINFORCED PLASTIC	CRANE COMPOSITES	LINEN TEXTURE	1294 - SUGARLOAF SAND	JANITOR'S CLOSET
LVT	10	LUXURY VINYL TILE	SHAW CONTRACT	BRANCHING OUT 5.0 MM - 20 MIL (6"X48")	56240 - PRAIRIE OAK	LIBRARY WORK AREA, KITCHEN STORAGE & JANITOR FLOORING
MT	10	METAL REVEAL/TRIM	FRY REGLET	MILLWORK PROFILES, #MWP2550, #MWPT2550, #MWPOSC2550, #MWRB50400	BUFFED SATIN BRASS	CIRCULATION DESK, TAMBOR WOOD AND WALL PANELS
MTL	10	METAL - FACTORY FINISH	ARCADIA/PPG DURANAR	-	UC43347 - STATUARY BRONZE	LIBRARY STOREFRONT & STOREFRONT DOORS
MTL	11	METAL - FACTORY FINISH	ARCADIA/PPG DURANAR	-	UC102320XL - ROASTED RED PEPPER	LIBRARY STOREFRONT ENTRY DOOR
P	10	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7011 - NATURAL CHOICE	GENERAL FIELD PAINT, SEE ROOM FINISH SCHEDULE
P	11	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW6148 - WOOL SKEIN	LIBRARY RESTROOM WALLS
P	12	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW6385 - DOVER WHITE	LIBRARY RESTROOM CEILINGS
P	13	PAINT	SHERWIN WILLIAMS	SATIN	SW6493 - EBBTIDE	CHILDRENS AREA PANEL WALL & HM DOOR & FRAMES
P	14	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW6237 - DARK NIGHT	PAINT BEHIND ACT-10
P	15	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7617 - MEDITERRANEAN	ACCENT WALL IN FLEX ROOMS
P	17	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW9139 - DEBONNAIR	ACCENT WALL IN OFFICE
P	18	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW7011 - NATURAL CHOICE	STORAGE ROOM AND UTILITY ROOMS
P	19	PAINT	SHERWIN WILLIAMS/MEODED	SAPPHIRE METALLIC - SATIN FINISH	SM-2500 - GUN METAL (2-COAT MIN. W/ A CLEAR COAT OF ACRLON URETHANE 100EG)	LIBRARY HM DOOR & TRIM PAINT
P	20	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7551 - GREEK VILLA	OVERALL LIBRARY CEILINGS
PL	10	PLASTIC LAMINATE	WILSONART	TRACELESS, ULTRA MATTE	(15515-31) NILE VELVET	KITCHEN 117 & WORK AREA 115 LOWER CABINETS
PL	11	PLASTIC LAMINATE	FORMICA	MATTE FINISH	(8244-58) NIGHT FOREST	CIRCULATION DESK
PL	12	PLASTIC LAMINATE	FORMICA	WOODBRUSH FINISH	(8844-WR) AGED ASH	KITCHEN 117 & WORK AREA 115 UPPER CABINETS
QTZ	10	QUARTZ	CAMBRIA	QUARTZ SURFACE WITH SATIN FINISH	INVERNESS BRISTOL BAY	LIBRARY WORK AREA, KITCHEN COUNTERTOP AND BACKSPLASH
SM	10	SHEET METAL	CHEMETAL	BRASS METAL VENEER OVER LAMINATE BACKER	325 STATUARY	LOBBY CIRCULATION FRONT DESK
STN	10	STONE (QUARTZITE)	ANTOLINI	FUSION WOW - LEATHER	ORIGINAL LIGHT	CIRCULATION DESK COUNTERTOP
T	11	CERAMIC FIELD TILE	DAL-TILE	COLOR WHEEL CLASSIC - SEMI-GLOSS - 3"X6"	0135 - ALMOND 0135	RESTROOM WALLS
T	12	CERAMIC ACCENT TILE	DAL-TILE	COLOR WHEEL CLASSIC - SEMI-GLOSS - 3"X6"	1469 - GALAXY 1469	RESTROOM WALLS
T	13	CERAMIC ACCENT TILE	DAL-TILE	COLOR WHEEL CLASSIC - SEMI-GLOSS - 3"X6"	0148 - SPA	RESTROOM WALLS AND DRINKING FOUNTAIN NICHE
TEF	10	TERRAZZO EPOXY FLOORING	T.B.PENICK	-	25-02A-SD	LOBBY, CIRCULATION, HALL, COPY/PRINT AND RESTROOMS
TEF	11	TERRAZZO EPOXY FLOORING	T.B.PENICK	-	25-02B-SD	LOBBY, CIRCULATION
WB	10	WALL BASE	JOHNSONITE/TARKETT	MILLWORK - MONUMENT	#MW-92-S4 - 92 BLUE LAGOON	AT ALL CARPET LOCATIONS
WC	10	WALL COVERINGS	PHILLIP JEFFRIES	VINYL BELGIAN LINEN	34643 - POMPEY	CIRCULATION AREA
WC	11	WALL COVERINGS	PHILLIP JEFFRIES	VINYL BELGIAN LINEN II	4598 - DEEP TEAL	ADULT CIRCULATION AREA
WD	10	WOOD (PANELS)	CUSTOM	1/2" THK. MDF VENEERED RIFT CUT	CLEAR MATTE SEALER - WHITE OAK	ADULT & CHILDREN CIRCULATION AREA
WD	11	WOOD (PANELS)	CUSTOM	1" X 6" PAINTED PANELS	P-13	CHILDRENS AREA PANEL WALL
WD	12	WOOD (PANELS)	SURFACING SOLUTIONS	WOOD TAMBOUR	#SKU 493-SWO PROFILE 493 WHITE OAK - (PROVIDE CLEAR, MATTE URETHANE COAT)	SEE INTERIOR ELEVATIONS
WD	13	WOOD (DOORS)	FORTE OPENING SOLUTIONS	RIFT CUT - WHITE OAK	CLEAR FINISH	LIBRARY WOOD DOORS
WT	10	WINDOW TREATMENT	MECHO SHADE	EUROTWILL - 6000 SERIES - 3% OPEN	#6018 - STONE	WINDOWS & CLERESTORY WINDOWS

FINISH NOTES

1. PAINT FINISH: EGG SHELL
2. PAINT FINISH: SEMI-GLOSS
3. PROVIDE STAINLESS STEEL WALL PANELS AS INDICATED ON INTERIOR ELEVATIONS
4. PROVIDE 12" HIGH RUBBER MAT BASE
5. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
6. SEAL EDGES AND PAINT PLYWOOD
7. SACK AND PATCH CONCRETE CURB TO PROVIDE SMOOTH FINISH WITH UNIFORM COLOR WHERE EXPOSED SEAL, CONCRETE SLAB AND CURB
8. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
9. PROVIDE HIGH-DENSITY CONCRETE FLOOR FINISH
10. PAINT EXPOSED SPRINKLER PIPING AND EXHAUST DUCT WORK
11. CHAIR RAIL, SEE INTERIOR ELEVATIONS

MATERIAL LEGEND

ABBR	DESCRIPTION
ACT	ACOUSTIC CEILING PANELS
CNC	CONCRETE (SEALED)
CPT	CARPET
CMU	CONCRETE MASONRY UNIT
EXP	EXPOSED STRUCTURE
EL	ELASTOMETRIC DECK COATING
GWB-1	GYPSUM WALL BOARD 5/8" UON
GWB-2	GYPSUM WALL BOARD, SOUND ABSORBENT
GWB-3	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X
GWB-4	GYPSUM WALL BOARD, WATER RESISTANT (5/8") TYPE-X
GWB-5	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X, WATER RESISTANT
GWB-6	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X, SOUND ABSORBENT
GWB-7	GYPSUM WALL BOARD, SAG RESISTANT FOR CEILINGS
O.T.S.	OPEN TO STRUCTURE
PL	PLASTIC LAMINATE
PP	PERMEABLE PAVER
P	PAINT
QTZ	QUARTZ (COUNTERTOP)
PLYWD	1/2" PLYWOOD, PAINTED
RF	ROOF
RM	RUBBER MAT
RS	RUBBER STRINGER
S	STUCCO - PORTLAND CEMENT PLASTER
SFT	STOREFRONT
SM	SHEET METAL
SS	STAINLESS STEEL
SSU	SOLID SURFACE
STN	STONE (COUNTERTOP)
T	TILE (CERAMIC / PORCELAIN)
TEP	TERRAZZO EPOXY FLOORING
TPO	THERMOPLASTIC MEMBRANE ROOF
WB	WALL BASE
WD	WOOD
WT	WINDOW TREATMENT

LICENSED ARCHITECT
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

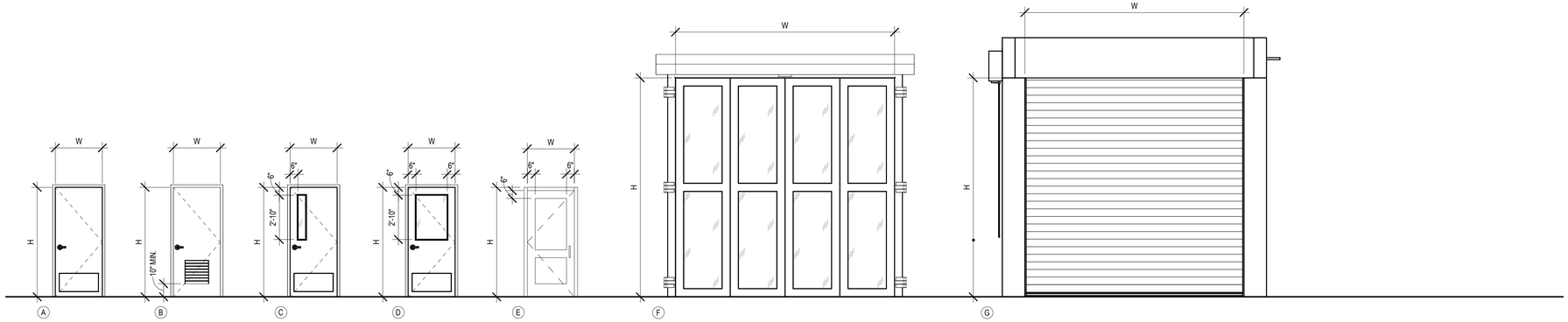
FINISH SCHEDULE - LIBRARY

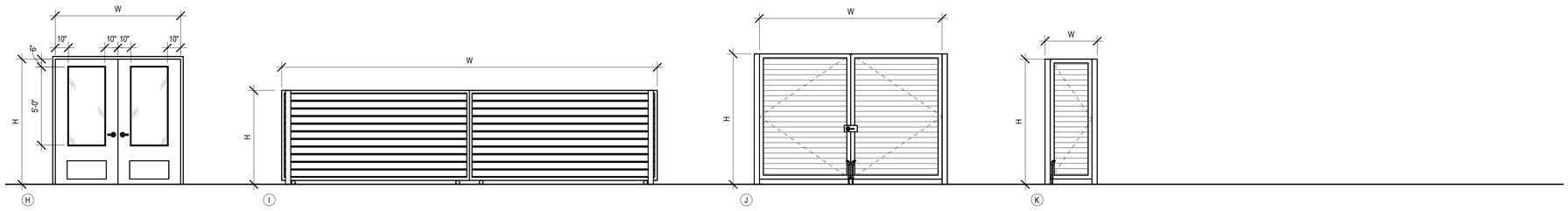
SHEET NUMBER:

A6.3

DOOR & GATE SCHEDULE

	DOOR									FRAME			DETAIL						
MARK	TYPE	WIDTH	HEIGHT	ELEV	DEPTH	MATERIAL	FINISH	COLOR INT/EXT	HOUR	MATERIAL	FINISH	COLOR INT/EXT	HEAD	JAMB	JAMB	THRESHOLD	STC RATING	HARDWARE GROUP	REMARKS
100A	SINGLE	3' - 6"	7' - 11 1/2"	E	0' - 1 3/4"	AL/GL	FF	MTL-11	-	AL	FF	MTL-10	A1/A7.3	B1/A7.3	-	D1/A7.3		AL-01	8, 10
107A	SINGLE	3' - 0"	7' - 9"	E	0' - 1 3/4"	AL/GL	FF	MTL-10	-	AL	FF	MTL-10	C1/A7.3	C3/A7.3	C2/A7.3	D2/A7.3	34	AL-03	6, 7
107B	SINGLE	3' - 0"	7' - 9"	E	0' - 1 3/4"	AL/GL	FF	MTL-10	-	AL	FF	MTL-10	C1/A7.3	C4/A7.3	C2/A7.3	D2/A7.3	34	AL-04	
110A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	PT	PT-13/PT-3C	45 MIN	HM	PT	PT-13/PT-3C	A3/A7.3	B3/A7.3	-	D3/A7.3		03	3, 8, 10
111A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-13	-	HM	PT	PT-19	A4/A7.3	B4/A7.3	-	D4/A7.3	34	13	1, 2, 7, 11
112A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-13	-	HM	PT	PT-19	A4/A7.3	B4/A7.3	-	D4/A7.3	34	13	1, 2, 7, 11
113A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-13	-	HM	PT	PT-19	A4/A7.3	B4/A7.3	-	D4/A7.3	34	13	1, 2, 7, 11
114A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-13	-	HM	PT	PT-19	A4/A7.3	B4/A7.3	-	D4/A7.3		05	6, 9, 10
115A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-13	-	HM	PT	PT-19	A4/A7.3	B4/A7.3	-	D4/A7.3	34	06	6, 7
118A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	PT	WD-13	-	HM	PT	PT-19	A4/A7.3	B4/A7.3	-	D4/A7.3		11	6
119A	SINGLE	3' - 0"	7' - 0"	C	0' - 1 3/4"	WD/GL	FF	WD-13	-	HM	PT	PT-19	A4/A7.3	B4/A7.3	-	D4/A7.3		15	6, 12
120A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	PT	PT-6/PT-3C	-	HM	PT	PT-6/PT-3C	A3/A7.3	B3/A7.3	-	D3/A7.3		04	10
1100A	SINGLE	3' - 6"	7' - 11 1/2"	GG	0' - 1 3/4"	AL/GL	FF	MTL-2	45 MIN	AL	FF	MTL-1	A1/A7.3	B1/A7.3	C2/A7.3	D1/A7.3		AL-01	3, 8, 10
1101A	SINGLE	3' - 0"	7' - 0"	C	0' - 1 3/4"	WD/GL	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		07	3, 8,12
1102A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		12	1, 2, 3, 11
1103A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	PT	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		09	3, 6
1104A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	PT	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		14	3, 6
1105A	SINGLE	3' - 0"	7' - 0"	C	0' - 1 3/4"	WD/GL	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		07	3, 12
1105B	SINGLE	3' - 0"	7' - 0"	C	0' - 1 3/4"	HM/GL	PT	PT-6	-	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		08	12
1109A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	HM	PT	PT-6	-	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		11	6, 9
1111A	SINGLE	3' - 0"	7' - 0"	C	0' - 1 3/4"	WD/GL	FF	WD-2	-	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		14	6, 12
1111B	DOUBLE	8' - 0"	8' - 0"	H	0' - 1 3/4"	HM/GL	PT	PT-6/PT-3A	-	HM	PT	PT-6/PT-3B	A3/A7.3	B3/A7.3	-	D3/A7.3		18	8
1112A	HIGH-SPEED COILING	14' - 0"	14' - 0"	G	0' - 1 3/4"	AL/GL	FF	MTL-4	-	AL	FF	-	A2/A7.2	B2/A7.2	-	C2/A7.2		R-UP-01	
1112B	HIGH-SPEED COILING	14' - 0"	14' - 0"	G	0' - 1 3/4"	AL/GL	FF	MTL-4	-	AL	FF	-	A2/A7.2	B2/A7.2	-	C2/A7.2		R-UP-01	
1112C	SINGLE	3' - 0"	7' - 0"	D	0' - 1 3/4"	HM/GL	PT	PT-6/PT-3A	-	HM	PT	PT-6/PT-3B	A3/A7.3	B3/A7.3	-	D3/A7.3		01	8, 10
1112D	FOUR-FOLD	14' - 0"	14' - 0"	F	0' - 1 3/4"	AL/GL	PT	MTL-3	-	AL	FF	-	A1/A7.2	B1/A7.2	-	C1/A7.2		R-UP-01	5
1112E	FOUR-FOLD	14' - 0"	14' - 0"	F	0' - 1 3/4"	AL/GL	PT	MTL-3	-	AL	FF	-	A1/A7.2	B1/A7.2	-	C1/A7.2		R-UP-01	5
1113A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	PT	PT-6	-	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		14	
1114A	SINGLE	3' - 0"	7' - 0"	C	0' - 1 3/4"	HM/GL	PT	PT-6	-	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		14	12
1115A	SINGLE	3' - 6"	7' - 0"	B	0' - 1 3/4"	HM	PT	PT-6/PT-3C	-	HM	PT	PT-6/PT-3C	A3/A7.3	B3/A7.3	-	D3/A7.3		02	8, 10
1201A	SINGLE	3' - 0"	7' - 0"	D	0' - 1 3/4"	HM/GL	PT	PT-6/PT-3A	-	HM	PT	PT-6/PT-3B	A3/A7.3	B3/A7.3	-	C4/A7.2		17	8
1202A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3	34	16	3
1203A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3	34	16	3
1204A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3	34	16	3
1205A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3	34	16	3
1206A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3	34	12	3
1207A	SINGLE	3' - 0"	7' - 0"	C	0' - 1 3/4"	WD/GL	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3	34	14	3, 12
1208A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3	34	12	3
1210A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	PT	PT-6	-	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3		11	
1211A	SINGLE	3' - 0"	7' - 0"	C	0' - 1 3/4"	WD/GL	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3	34	09	3, 12
1211B	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	PT	PT-6	45 MIN	HM	PT	PT-6	A3/A7.3	B3/A7.3	-	D4/A7.3		10	
1212A	SINGLE	3' - 0"	7' - 0"	C	0' - 1 3/4"	WD/GL	FF	WD-2	45 MIN	HM	PT	PT-6	A4/A7.3	B4/A7.3	-	D4/A7.3	34	14	3, 8, 12
1213A	SINGLE	3' - 0"	7' - 9 1/2"	E	0' - 1 3/4"	AL/GL	FF	MTL-2	-	AL	FF	MTL-1	A1/A7.3	B1/A7.3	C2/A7.3	C4/A7.2		AL-02	
G-1	GATE	11' - 8"	8' - 2"	J	0' - 3"	MTL	PT	PT-3B	-	MTL	PT	PT-3B	-	C1/A1.3	-	-		GATE-01	
G-2	GATE	2' - 8"	7' - 8"	K	0' - 3"	MTL	PT	PT-3B	-	MTL	PT	PT-3B	-	C1/A1.3	-	-		GATE-02	
G-3	SLIDING/ROLLING GATE	24' - 0"	6' - 6"	I	0' - 2"	MTL	FF	MTL-8	-	AL	FF	MTL-8	-	-	-	-		GATE-03	





DOOR NOTES

1. TOILET ROOM ISA SIGNAGE AND TEXT ON WALL ADJACENT TO DOOR, SEE A1 T-7
2. PROVIDE ISA SYMBOL ON DOOR
3. 45 MINUTE RATED DOOR AND FRAME
4. FROSTED GLASS, SEE FINISH SCHEDULE
5. PROVIDE TINTED 1/2" DUAL GLAZING
6. PROVIDE ROOM IDENTIFICATION SIGNAGE, VERIFY TEXT WITH OWNER, SEE T-7
7. PROVIDE ACOUSTIC RATED DOOR
8. PANIC HARDWARE
9. PROVIDE 3/4" UNDERCUT, SEE MECHANICAL
10. CARD READER
11. PROVIDE PRIVACY LATCH
12. PROVIDE METAL LITE

LICENSED ARCHITECT
JEFFREY A. KATZ
C-18823
REN. 09/30/27
STATE OF CALIFORNIA

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9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

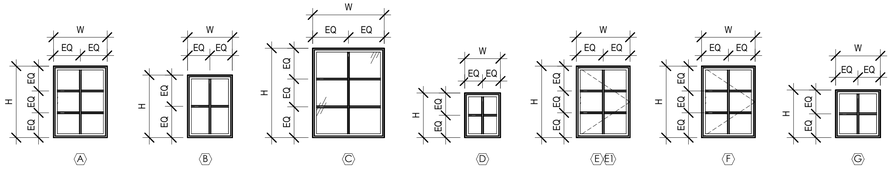
DOOR & GATE SCHEDULE

SHEET NUMBER:

A6.4

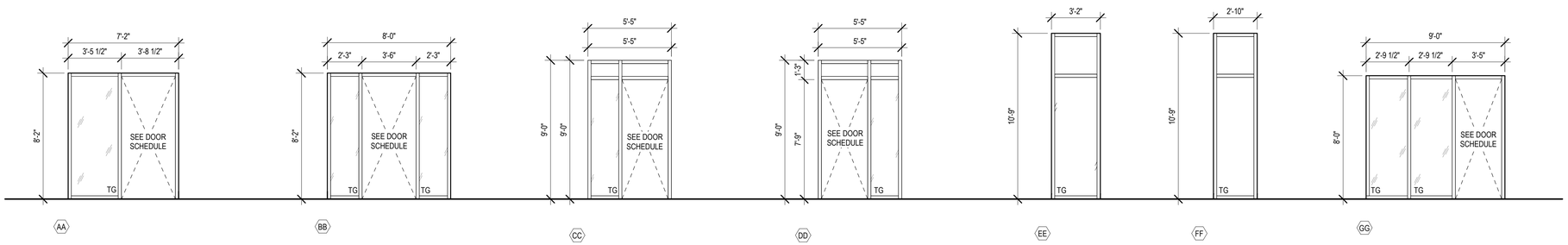
WINDOW SCHEDULE

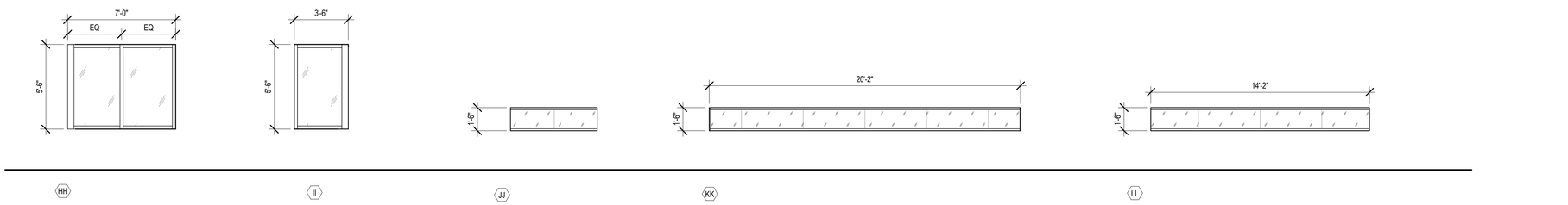
MARK	WIDTH	HEIGHT	TYPE	GLAZING	FRAME MATERIAL	FRAME FINISH	FRAME COLOR	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FIRE RATING	GLAZING MIN SHGC	GLAZING MIN U-VALUE	REMARKS
A	3' - 0"	4' - 0"	FIXED	GL-1	ALUMINUM	FF	MTL-1	A4/A7.5	B4/A7.5	C4/A7.5	-	0.4	.32	3, 4
B	2' - 6"	3' - 6"	FIXED	GL-1	ALUMINUM	FF	MTL-1	A4/A7.5	B4/A7.5	C4/A7.5	-	0.4	.32	3, 4
C	4' - 0"	5' - 0"	FIXED	GL-1	ALUMINUM	FF	MTL-1	A4/A7.5	B4/A7.5	C4/A7.5	-	0.4	.32	3, 4
D	2' - 0"	2' - 6"	FIXED	GL-3	ALUMINUM	FF	MTL-1	A4/A7.5	B4/A7.5	C4/A7.5	-	0.4	.32	3, 4
E	3' - 0"	4' - 0"	CASEMENT	GL-1	ALUMINUM	FF	MTL-1	A3/A7.5	B3/A7.5	C3/A7.5	-	0.4	.32	1, 3, 4
E1	3' - 0"	4' - 0"	CASEMENT	GL-1	ALUMINUM	FF	MTL-1	A3/A7.5	B3/A7.5	C3/A7.5	-	0.4	.32	3, 4
F	3' - 0"	4' - 0"	CASEMENT	GL-2	ALUMINUM	FF	MTL-9B	A1/A7.5	B1/A7.5 / C1/A7.5	D3/A7.5	45 MIN	0.4	.32	1, 2, 3, 4
G	2' - 6"	2' - 8"	FIXED	GL-1	ALUMINUM	FF	MTL-1	A4/A7.5	B4/A7.5	C4/A7.5	-	0.4	.32	3, 4



STOREFRONT SCHEDULE

MARK	WIDTH	HEIGHT	FRAME MATERIAL	FRAME FINISH	FRAME COLOR	GLAZING TYPE	GLAZING MIN. SHGC	GLAZING MIN. U-VALUE	DETAILS HEAD	DETAILS JAMB	DETAILS JAMB 2	DETAILS SILL	STC RATING	REMARKS
AA	7' - 2"	8' - 2"	MTL	FF	MTL-1	GL-1			A1/A7.4	B1/A7.4	-	D1/A7.4	-	-
BB	8' - 0"	8' - 2"	MTL	FF	MTL-1	GL-1			A1/A7.4	B1/A7.4	-	D1/A7.4	-	-
CC	5' - 5"	9' - 0"	MTL	FF	MTL-10	GL-5			A2/A7.4	B2/A7.4	-	C3/A7.4	34	-
DD	5' - 5"	9' - 0"	MTL	FF	MTL-10	GL-5			A2/A7.4	B2/A7.4	-	C3/A7.4	34	-
EE	3' - 2"	10' - 9"	MTL	FF	MTL-10	GL-5			A2/A7.4	B2/A7.4	C3/A7.4	C3/A7.4	-	-
FF	2' - 10"	10' - 9"	MTL	FF	MTL-10	GL-5			A2/A7.4	B2/A7.4	C3/A7.4	C3/A7.4	-	-
GG	9' - 0"	8' - 0"	MTL	FF	MTL-1	GL-1			A1/A7.4	B1/A7.4	-	C3/A7.2	-	-
HH	7' - 0"	5' - 6"	MTL	FF	MTL-1	GL-1			A1/A7.4	B1/A7.4	D2/A7.4	C1/A7.4	-	-
II	3' - 6"	5' - 6"	MTL	FF	MTL-1	GL-1			A1/A7.4	B1/A7.4	D2/A7.4	C1/A7.4	-	-
JJ	5' - 8"	1' - 6"	MTL	FF	MTL-9A	GL-4			-	-	-	D2/A7.14	-	1
KK	20' - 2"	1' - 6"	MTL	FF	MTL-9A	GL-4			-	-	-	D2/A7.14	-	1
LL	14' - 2"	1' - 6"	MTL	FF	MTL-9A	GL-4			-	-	-	D2/A7.14	-	1





WINDOW NOTES

1. PROVIDE BLACKOUT WINDOW BLINDS AT BUNK ROOM LOCATIONS
2. 45 MIN. RATED
3. WATERPROOFING AROUND WINDOW, SEE D1 / A7.2
4. 1" MUNTIN BAR, SEE WINDOW ELEVATIONS

STOREFRONT NOTES

1. PROVIDE 9/16" LAMINATED GLASS WHERE WALKING SURFACE OCCURS BELOW
2. 45 MIN. RATED

LICENSED ARCHITECT
JEFFREY A. KATZ
C-31823
REN. 09/30/27
STATE OF CALIFORNIA

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SAN DIEGO, CA 92123
619.696.5177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
WINDOW & STOREFRONT SCHEDULE

SHEET NUMBER:
A6.5

FURNITURE SCHEDULE - FIRE STATION

ROOM NUMBER	ROOM NAME	MARK	DESCRIPTION	COUNT	MANUFACTURER	MODEL	NOTES	PURCHASED BY	INSTALLED BY
1100									
1100	LOBBY	SG-1100A	CHAIR	2	HERMAN MILLER	CAPER STACKING CHAIR - GRAPHITE		CONTRACTOR	CONTRACTOR
1111									
1111	FITNESS	AV-1111A	TV MONITOR	1	SONY	#K50S30	PROVIDE WALL MOUNTING BRACKET AND WALL BLOCKING	CONTRACTOR	CONTRACTOR
1202									
1202	BUNK	AC-1202A	MATTRESS	1	SERTA	ISERIES NXG MATTRESS - 1500 HYBRID FIRM		OWNER	OWNER
1202	BUNK	TB-1202A	SIDE TABLE	1	JAYDEN CREATION	KATE WALNUT MID-CENTURY STYLE 3-DRAWER 24 IN. W NIGHTSTAND WITH SOLID WOOD LEGS		CONTRACTOR	CONTRACTOR
1203									
1203	BUNK	AC-1203A	MATTRESS	1	SERTA	ISERIES NXG MATTRESS - 1500 HYBRID FIRM		OWNER	OWNER
1203	BUNK	TB-1203A	SIDE TABLE	1	JAYDEN CREATION	KATE WALNUT MID-CENTURY STYLE 3-DRAWER 24 IN. W NIGHTSTAND WITH SOLID WOOD LEGS		CONTRACTOR	CONTRACTOR
1204									
1204	BUNK	AC-1204A	MATTRESS	1	SERTA	ISERIES NXG MATTRESS - 1500 HYBRID FIRM		OWNER	OWNER
1204	BUNK	TB-1204A	SIDE TABLE	1	JAYDEN CREATION	KATE WALNUT MID-CENTURY STYLE 3-DRAWER 24 IN. W NIGHTSTAND WITH SOLID WOOD LEGS		CONTRACTOR	CONTRACTOR
1205									
1205	BUNK	AC-1205A	MATTRESS	1	SERTA	ISERIES NXG MATTRESS - 1500 HYBRID FIRM		OWNER	OWNER
1205	BUNK	TB-1205A	SIDE TABLE	1	JAYDEN CREATION	KATE WALNUT MID-CENTURY STYLE 3-DRAWER 24 IN. W NIGHTSTAND WITH SOLID WOOD LEGS		CONTRACTOR	CONTRACTOR
1207									
1207	FLEX	SG-1207A	CHAIR	1	HERMAN MILLER	COSM LOW BACK #100189800		CONTRACTOR	CONTRACTOR
1207	FLEX	SG-1207B	CHAIR	1	HERMAN MILLER	COSM LOW BACK #100189800		CONTRACTOR	CONTRACTOR
1212									
1212	KITCHEN/DAY ROOM	AV-1212A	TV MONITOR	1	SONY	#K-65S30	PROVIDE WALL MOUNTING BRACKET AND WALL BLOCKING	OWNER	CONTRACTOR
1212	KITCHEN / DAY ROOM	SG-1212A	CHAIR	4	HERMAN MILLER	SAYL CHAIR - SLED BASE SIDE CHAIR WITH SUSPENSION BACK		CONTRACTOR	CONTRACTOR
1212	KITCHEN / DAY ROOM	SG-1212B	LOUNGE CHAIR	4	LA-Z-BOY	ASTOR ROCKING RECLINER - CHARCOAL		CONTRACTOR	CONTRACTOR
1212	KITCHEN / DAY ROOM	SG-1212C	STOOL	3	HERMAN MILLER	CAPER STACKING STOOL		CONTRACTOR	CONTRACTOR
1212	KITCHEN / DAY ROOM	TB-1212A	TABLE	1	WALL SHIELDS	3'-0" X 6'-0" WOOD TOP W/ GOLD LEAF LETTERS, TRIM & CORNER SCROLL OVER EPOXY FINISH		CONTRACTOR	CONTRACTOR

EQUIPMENT SCHEDULE - FIRE STATION

ROOM NUMBER	ROOM NAME	MARK	DESCRIPTION	COUNT	MANUFACTURER	MODEL	POWER	NOTES	PURCHASED BY	INSTALLED BY
1102										
1102	RESTROOM	EQ-1102A	SINK	1	KOHLER	PINOIR			CONTRACTOR	CONTRACTOR
1102	RESTROOM	EQ-1102B	FAUCET	1	CHICAGO FAUCETS	MANUAL SINK FAUCET			CONTRACTOR	CONTRACTOR
1102	RESTROOM	EQ-1102C	TOILET	1	KOHLER	HIGHCLIFF ULTRA			CONTRACTOR	CONTRACTOR
1103										
1103	HWH	EQ-1103A	FAUCET	1					CONTRACTOR	CONTRACTOR
1107										
1107	HOSE RACK	EQ-1107A	HOSE RACK	1	GEAR GRID	HEAVY METAL DUTY MOBILE HOSE STORAGE SYSTEM			CONTRACTOR	CONTRACTOR
1109										
1109	STORAGE	EQ-1109A	BIKE RACK	1				4 BIKE CAPACITY, WALL MOUNTED, PROVIDE WALL BLOCKING	CONTRACTOR	CONTRACTOR
1110										
1110	COMPRESSOR	EQ-1110A	COMPRESSOR	1	INGERSOLL RAND	2475N5	208V	80 GALLON, MAX PSI 175	CONTRACTOR	CONTRACTOR
1111										
1111	FITNESS	EQ-1111A	DUMB BELLS	1	-	-	-	-	OWNER	CONTRACTOR
1111	FITNESS	EQ-1111B	CABLE CROSS	1	-	-	-	-	OWNER	CONTRACTOR
1111	FITNESS	EQ-1111C	ELLIPTICAL	1	-	-	Y	-	OWNER	CONTRACTOR
1111	FITNESS	EQ-1111D	BIKE	1	-	-	Y	-	OWNER	CONTRACTOR
1111	FITNESS	EQ-1111E	ROWER	1	-	-	Y	-	OWNER	CONTRACTOR
1111	FITNESS	EQ-1111F	TREADMILL	1	-	-	Y	-	OWNER	CONTRACTOR
1111	FITNESS	EQ-1111G	RACK	1	-	-	-	-	OWNER	CONTRACTOR
1111	FITNESS	EQ-1111H	PLATES	1	-	-	-	-	OWNER	CONTRACTOR
1113										
1113	DECON	EQ-1113A	WASHER	1	SPEED QUEEN	SF7007WG			CONTRACTOR	CONTRACTOR
1113	DECON	EQ-1113B	DRYER	1	SPEED QUEEN	DV2000WG			CONTRACTOR	CONTRACTOR
1114										
1114	TURNOUTS	EQ-1114A	TURNOUTS	12	GEAR GRID	STANDARD WALL MOUNT LOCKER		24"W X 20"D X 72"H	CONTRACTOR	CONTRACTOR
1206										
1206	RESTROOM	EQ-1206A	TOILET	1	KOHLER	KINGSTON COMFORT HEIGHT			CONTRACTOR	CONTRACTOR
1206	RESTROOM	EQ-1206B	SINK	1	KOHLER	CAXTON OVAL			CONTRACTOR	CONTRACTOR
1206	RESTROOM	EQ-1206C	FAUCET	1	CHICAGO FAUCETS	MANUAL SINK FAUCET			CONTRACTOR	CONTRACTOR
1208										
1208	RESTROOM	EQ-1208A	TOILET	1	KOHLER	HIGHCLIFF ULTRA			CONTRACTOR	CONTRACTOR
1208	RESTROOM	EQ-1208B	SINK	1	KOHLER	CAXTON OVAL			CONTRACTOR	CONTRACTOR
1208	RESTROOM	EQ-1208C	FAUCET	1	CHICAGO FAUCETS	MANUAL SINK FAUCET			CONTRACTOR	CONTRACTOR
1211										
1211	LAUNDRY/JAN	EQ-1211A	WASHER	1	SPEED QUEEN	SF7007WG			CONTRACTOR	CONTRACTOR
1211	LAUNDRY/JAN	EQ-1211B	DRYER	1	SPEED QUEEN	DV2000WG			CONTRACTOR	CONTRACTOR
1212										
1212	KITCHEN/DAY ROOM	EQ-1212A	DISHWASHER	1	BOSCH	800 SERIES SGE78C55UC			CONTRACTOR	CONTRACTOR
1212	KITCHEN/DAY ROOM	EQ-1212B	GARBAGE DISPOSAL	1	INSINKERATOR	BADGER 5	1201V		CONTRACTOR	CONTRACTOR
1212	KITCHEN/DAY ROOM	EQ-1212C	REFRIGERATOR/FREEZER	3	LG	LRFLC2706S			CONTRACTOR	CONTRACTOR
1212	KITCHEN/DAY ROOM	EQ-1212D	HOOD	1	VIKING	48" VWH548481			CONTRACTOR	CONTRACTOR
1212	KITCHEN/DAY ROOM	EQ-1212E	OVEN	1	VIKING	48" VGR7482-8B		VIKING 7 SERIES 48" SEALED BURNER GAS RANGE	CONTRACTOR	CONTRACTOR
1213										
1213	PATIO	EQ-1213A	GRILL	1	VIKING	VQGFSS361-N-SS		VIKING 5 SERIES 36" FREESTANDING OUTDOOR GAS GRILL	CONTRACTOR	CONTRACTOR
1213	PATIO	EQ-1213B	HOOD	1	VIKING	VWHO 18" OUTDOOR WALL HOOD 4878SS	8.4/9.1 MAX. AMPS	W/ DEV1200 EXTERIOR VENTILATOR KIT	CONTRACTOR	CONTRACTOR

TOILET ACCESSORIES SCHEDULE - FIRE STATION

ROOM	Mark	DESCRIPTION	MANUFACTURER	MODEL	COUNT	COMMENTS
1102						
1102	TA-1	GRAB BAR	BOBRICK	B-5806	1	
1102	TA-2	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-2111	1	
1102	TA-3	RECESSED PAPER TOWEL DISPENSER WASTE BIN	BOBRICK	B-8303	1	
1102	TA-4	SURFACE MOUNTED COMBINATION TOILET SEAT COVER DISPENSE	BOBRICK	B-30919	1	
1206						
1206	TA-2	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-2111	1	
1206	TA-3	RECESSED PAPER TOWEL DISPENSER WASTE BIN	BOBRICK	B-8303	1	
1206	TA-4	SURFACE MOUNTED COMBINATION TOILET SEAT COVER DISPENSE	BOBRICK	B-30919	1	
1206	TA-6	ROBE HOOK	BOBRICK	B-9541	1	
1206	TA-7	SHOWER ROD AND CURTAIN	BOBRICK	B-6107	1	
1208						
1208	TA-2	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-2111	1	
1208	TA-3	RECESSED PAPER TOWEL DISPENSER WASTE BIN	BOBRICK	B-8303	1	
1208	TA-4	SURFACE MOUNTED COMBINATION TOILET SEAT COVER DISPENSE	BOBRICK	B-30919	1	
1208	TA-6	ROBE HOOK	BOBRICK	B-9541	1	
1208	TA-7	SHOWER ROD AND CURTAIN	BOBRICK	B-6107	1	

FURNITURE LEGEND

ABBR	DESCRIPTION
AC	ACCESSORY
AV	AUDIO VISUAL
CG	CASEGOODS
EQ	EQUIPMENT
SG	SEATING
TB	TABLE
WB	WASTEBIN
WS	WORK STATION

LICENSED ARCHITECT
JEFFREY A. KATZ
018823
REN. 09/30/27
STATE OF CALIFORNIA

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

FF&E SCHEDULE - FIRE STATION

SHEET NUMBER:

A6.6

FURNITURE SCHEDULE - LIBRARY

ROOM NUMBER	ROOM NAME	MARK	DESCRIPTION	COUNT	MANUFACTURER	MODEL	COLOR/FINISH	POWER	NOTES	PURCHASED BY	INSTALLED BY
10											
10	EXTERIOR	SG-10A	SCULPTURE BENCH	1	LIBRARY OWNED	-	-	-	-	OWNER	OWNER
10	EXTERIOR	SG-10B	BENCH	6						CONTRACTOR	CONTRACTOR
100											
100	LOBBY	AC-100A	GIVE-AWAY DISPLAY	1	SAFCO PRODUCTS COMPANY	REVEAL 6 MAGAZINE, 12 PAMPHLET DISPLAY - #5600CL 2" X 30" W X 45" H	CLEAR ACRYLIC	-	-	CONTRACTOR	CONTRACTOR
100	LOBBY	CG-100A	66" H. BOOK SHELVES	1	ESTEY	CANTILEVER SERIES #WBDF61120 - 5 SHELF / 66" HIGH	SAND	-	-	CONTRACTOR	CONTRACTOR
103											
103	BOOK DROP	CG-103A	BOOK TRUCK	1	DEMCO	LIBRARYQUIET 3 FLAT SHELF BOOKTRUCKS	NAVY	-	-	CONTRACTOR	CONTRACTOR
103	BOOK DROP	CG-103B	BOOK TRUCK	1	DEMCO	LIBRARYQUIET 2 FLAT SHELF BOOKTRUCKS	NAVY	-	-	CONTRACTOR	CONTRACTOR
103	BOOK DROP	CG-103C	BOOK BIN	1	DEMCO	W20552880	NATURAL MAPLE	-	-	CONTRACTOR	CONTRACTOR
104											
104	CIRCULATION DESK	AV-104A	TV MONITOR	1	SONY	#K50S30	-	Y	-	CONTRACTOR	CONTRACTOR
104	CIRCULATION DESK	AV-104B	TV MOUNT	1	PEERLESS	9F650	-	-	-	CONTRACTOR	CONTRACTOR
104	CIRCULATION DESK	SG-104A	TASK CHAIR	2	HERMAN MILLER	COSM LOW BACK #100189800	NIGHTFALL	-	-	CONTRACTOR	CONTRACTOR
105											
105	ADULT STUDY	AC-105A	GRANDFATHER CLOCK	1	LIBRARY OWNED	-	-	-	-	OWNER	OWNER
105	ADULT STUDY	CG-105A	78" H. BOOK SHELVES	10	ESTEY	CANTILEVER SERIES #WBDF71120 - 6 SHELF / 78" HIGH	SAND	-	-	CONTRACTOR	CONTRACTOR
105	ADULT STUDY	SG-105A	CHAIR	8	HERMAN MILLER	ZEPH SIDE CHAIR W/ CASTERS #BA41V1LPMB349	FRAME: POLYMER & METAL SHELL: GLACIER MICROBECARE	-	-	CONTRACTOR	CONTRACTOR
105	ADULT STUDY	SG-105B	LOUNGE CHAIR	4	HERMAN MILLER	NEMSCHOFF SOPHORA	BACK AND SHELL: AZURE, SEAT: PRIVATE ISLAND	-	-	CONTRACTOR	CONTRACTOR
105	ADULT STUDY	TB-105A	STUDY TABLE	4	HAWORTH	INTUITY BENCHING - 48" W x 48" x 30"		Y	REQUIRES FLOOR OUTLET FOR CONNECTIVITY	CONTRACTOR	CONTRACTOR
105	ADULT STUDY	TB-105B	SIDE TABLE	4	BERNHARDT	QUIET ROUND TOP WITH ROUND BASE	KNIFE EDGE TOP: #871 OAK; BASE: POWDER COATED BRONZE			CONTRACTOR	CONTRACTOR
106											
106	STACK AREA	CG-106A	66" H. BOOK SHELVES	15	ESTEY	CANTILEVER SERIES #WBDF62120 - 5 SHELF / 66" HIGH	SAND			CONTRACTOR	CONTRACTOR
106	STACK AREA	CG-106B	66" H. BOOK SHELVES	3	ESTEY	CANTILEVER SERIES #WF61120 - 5 SHELF / 66" HIGH	SAND			CONTRACTOR	CONTRACTOR
106	STACK AREA	TB-106A	CATALOG TABLE	1	HERMAN MILLER	32.5" W X 26" D #HZ280S.2632WSSWHNDN2DN2G	VENEER: NATURAL WHITE OAK; BASE: NIGHTFALL	Y	REQUIRES FLOOR OUTLET FOR CONNECTIVITY	CONTRACTOR	CONTRACTOR
107											
107	FLEX	AC-107A	CLOCK	2	PETER PEPPER	WALL CLOCK W FLUSH ACRYLIC COVER - #820 - FACE DESIGN #36	PACIFIC BLUE BEZEL WITH WHITE FACE	-		CONTRACTOR	CONTRACTOR
107	FLEX	SG-107A	CHAIR	8	HERMAN MILLER	ZEPH SIDE CHAIR W/ GLIDES # BA41V1LPMB3GNB	FRAME: POLYMER & METAL SHELL: GLACIER MICROBECARE	-	-	CONTRACTOR	CONTRACTOR
107	FLEX	TB-107A	TABLE	2	HERMAN MILLER	EVERYWHERE TABLE - 36" X 66"W		Y	REQUIRES FLOOR OUTLET FOR CONNECTIVITY	CONTRACTOR	CONTRACTOR
108											
108	COPY/PRINT	AC-108A	CLOCK	1	PETER PEPPER	WALL CLOCK W FLUSH ACRYLIC COVER - #820 - FACE DESIGN #36	PACIFIC BLUE BEZEL WITH WHITE FACE	-		CONTRACTOR	CONTRACTOR
110											
110	CHILDREN'S AREA	CG-110A	66" H. BOOK SHELVES	12	ESTEY	CANTILEVER SERIES #WBDF61120 - 5 SHELF / 66" HIGH	SAND	-	-	CONTRACTOR	CONTRACTOR
110	CHILDREN'S AREA	CG-110B	42" H. BOOK SHELVES	6	ESTEY	CANTILEVER SERIES #WBDF41120 - 3 SHELF / 42" HIGH	SAND	-	-	CONTRACTOR	CONTRACTOR
110	CHILDREN'S AREA	CG-110C	78" H. BOOK SHELVES	6	ESTEY	CANTILEVER SERIES #WBDF71120 - 6 SHELF / 78" HIGH	SAND	-	-	CONTRACTOR	CONTRACTOR
110	CHILDREN'S AREA	CG-110D	PICTURE BOOK BIN	2	GRESSCO	1120960 - 30 3/4"H X 23 3/4"W X 19 3/4"L	BEECH	-	-	CONTRACTOR	CONTRACTOR
110	CHILDREN'S AREA	SG-110A	CHAIR	3	TMC	PLOVER CHILD CHAIR 16"H - IMPRINTED CHAIR	CLEAR LEGS WITH CUSTOM STRIPE ON BACK OF CHAIR WITH DALIA RED STIPES 2" WIDE			CONTRACTOR	CONTRACTOR
110	CHILDREN'S AREA	SG-110B	CHAIR	3	TMC	PLOVER CHILD CHAIR 16"H - IMPRINTED CHAIR	CLEAR LEGS WITHFRENCH BLUE BACK AND SEAT			CONTRACTOR	CONTRACTOR
110	CHILDREN'S AREA	SG-110C	CHAIR	3	TMC	PLOVER CHILD CHAIR 12"H - IMPRINTED CHAIR	CLEAR LEGS WITH CUSTOM STRIPE ON BACK WITH FRENCH BLUE STRIPES 2" WIDE			CONTRACTOR	CONTRACTOR
110	CHILDREN'S AREA	SG-110D	CHAIR	3	TMC	PLOVER CHILD CHAIR 12"H - IMPRINTED CHAIR	CLEAR LEGS WITH DALIA RED ON BACK AND SEAT			CONTRACTOR	CONTRACTOR
110	CHILDREN'S AREA	TB-110A	TABLE	1	TMC	PLOVER TABLE 26"H	TOP: WHITE LAMINATE TO MATCH CHALK WHITE; LEGS: CLEAR MAPLE			CONTRACTOR	CONTRACTOR
110	CHILDREN'S AREA	TB-110B	TABLE	1	TMC	PLOVER TABLE 20"H	TOP: WHITE LAMINATE TO MATCH CHALK WHITE; LEGS: CLEAR MAPLE			CONTRACTOR	CONTRACTOR
115											
115	WORK AREA	AC-115C	CLOCK	1	PETER PEPPER	WALL CLOCK W FLUSH ACRYLIC COVER - #820 - FACE DESIGN #36	PACIFIC BLUE BEZEL WITH WHITE FACE	-		CONTRACTOR	CONTRACTOR
115	WORK AREA	SG-115A	TASK CHAIR	1	HERMAN MILLER	SAYL COUNTER CHAIR #100077501	FRAME: STUDIO WHITE/ POLISHED ALUMINUM; BACK: #3DK07 BERRY BLUE; SEAT: ##R22 BLUEBERRY; ARMS: #63 FOG			CONTRACTOR	CONTRACTOR
116											
116	SORT	CG-116A	BOOK TRUCK	3	DEMCO	LIBRARYQUIET 6 SLOPED SHELF BOOKTRUCKS #W12187250	NAVY			CONTRACTOR	CONTRACTOR
117											
117	KITCHEN	SG-117A	CHAIR	4	HERMAN MILLER	PRONTA STACKING CHAIR	LEGS: PEACOCK; FINISH: GLACIER			CONTRACTOR	CONTRACTOR
117	KITCHEN	TB-117A	DINING TABLE	1	KNOLL	#290753 35 3/4" DIA X 28 1/4" H	WHITE			CONTRACTOR	CONTRACTOR
118											
118	STORAGE	CG-118A	STORAGE CABINET	2	SCHOOL OUTFITTERS	NOR-SCU361872ADJ-XX-SO 18" D X 36" W X 72" H	NAVY			CONTRACTOR	CONTRACTOR
118	STORAGE	CG-118B	STORAGE CABINET	1	SCHOOL OUTFITTERS	NOR-SCU241872ADJ-XX-SO 18" D X 24" W X 72" H	NAVY			CONTRACTOR	CONTRACTOR
119											
119	OFFICE	AC-119A	CLOCK	1	PETER PEPPER	WALL CLOCK W FLUSH ACRYLIC COVER - #820 - FACE DESIGN #36	PACIFIC BLUE BEZEL WITH WHITE FACE				
119	OFFICE	SG-119A	TASK CHAIR	1	HERMAN MILLER	COSM MID BACK - #100189800	GLACIER			CONTRACTOR	CONTRACTOR
119	OFFICE	SG-119B	CHAIR	2	HERMAN MILLER	PRONTA STACKING CHAIR	LEGS: PEACOCK; FINISH: GLACIER			CONTRACTOR	CONTRACTOR
119	OFFICE	WS-119A	WORKSTATION	1	HERMAN MILLER	CANVAS PRIVATE OFFICE	CLEAR LAMINATE ON ASH			CONTRACTOR	CONTRACTOR

EQUIPMENT SCHEDULE - LIBRARY

ROOM NUMBER	ROOM NAME	MARK	DESCRIPTION	COUNT	MANUFACTURER	MODEL	POWER	NOTES	PURCHASED BY	INSTALLED BY
10										
10	EXTERIOR	EQ-10A	BIKE RACK	1	VICTOR STANLEY	CYCLE SENTRY COLLECTION, BRCS-105	-		CONTRACTOR	CONTRACTOR
10	EXTERIOR	EQ-10B	FLAG POLE	1			-		CONTRACTOR	CONTRACTOR
10	EXTERIOR	EQ-10C	BOOK RETURN	1	KINGSLEY	#K-C50SS 50 C-SERIES 4 EVER SYSTEM W/1 30-9650 SAFEGUARD CART	-	INCLUDE BRAILLE LABELS, CLOSE KIT, 4 EXTRA KEYS, & TIME SAVER WIFI CART ACCESSORY	CONTRACTOR	CONTRACTOR
10	EXTERIOR	EQ-10D	TRASH AND RECYCLING BIN	2	VICTORY STANLEY	SD-242 IRONSITES SERIES	-	-	CONTRACTOR	CONTRACTOR
100										
100	LOBBY	EQ-100A	RFID GATES	2	BIBLIOTHECA	ULTRA RFID GATES	Y		CONTRACTOR	CONTRACTOR
100	SELF CHECK	EQ-100B	SELF SERVICE KIOSK	1	BIBLIOTHECA	SELFCHECK 3000 WITH 22" TOUCHSCREEN MONITOR	Y		CONTRACTOR	CONTRACTOR
104										
104	CIRCULATION DESK	EQ-104B	SCANNER	1			Y		OWNER	CONTRACTOR
108										
108	COPY/PRINT	EQ-108A	COPIER/PRINTER	1			Y		OWNER	CONTRACTOR
108	COPY/PRINT	EQ-108B	COPIER PAYMENT	1			Y		OWNER	CONTRACTOR
108	COPY/PRINT	EQ-108C	TRASH AND RECYCLING BIN	1	SIMPLEHUMAN	ULINE #H-8664, 5 GALLON EACH	-		CONTRACTOR	CONTRACTOR
115										
115	WORK AREA	EQ-115A	SAFE	1			-		CONTRACTOR	CONTRACTOR
115	WORK AREA	EQ-115B	TRASH AND RECYCLING BIN	1	SIMPLEHUMAN	ULINE #H-8664, 5 GALLON EACH	-		CONTRACTOR	CONTRACTOR
117										
117	KITCHEN	EQ-117A	MICROWAVE	1	VIKING	#RVM320SS	Y		CONTRACTOR	CONTRACTOR
117	KITCHEN	EQ-117B	COFFEE MACHINE	1	BUNN	#23001.0051 - 24.1"W X 9" D X 21.4" H	Y	REQUIRES DIRECT PLUMBING	CONTRACTOR	CONTRACTOR
117	KITCHEN	EQ-117C	REFRIGERATOR/FREEZER	1	BOSCH	800 SERIES #B36CT81ENS - 35 5/8"W X 28 3/4"D X 72"H	Y		CONTRACTOR	CONTRACTOR
117	KITCHEN	EQ-117D	TRASH AND RECYCLING BIN	1	PETER PEPPER	DUO-S, 38"W X 11"D X 30"H	-		CONTRACTOR	CONTRACTOR

TOILET ACCESSORIES SCHEDULE - LIBRARY

ROOM	Mark	DESCRIPTION	MANUFACTURER	MODEL	COUNT	COMMENTS
111						
111	TA-1	GRAB BAR	BOBRICK	B-5806	1	
111	TA-2	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-2111	1	
111	TA-3	RECESSED PAPER TOWEL DISPENSER WASTE BIN	BOBRICK	B-8303	1	
111	TA-4	SURFACE MOUNTED COMBINATION TOILET SEAT COVER DISPENSE	BOBRICK	B-30919	1	
111	TA-5	BABY CHANGING STATION	KOALA KARE PRODUCTS	KB310	1	
112						
112	TA-1	GRAB BAR	BOBRICK	B-5806	1	
112	TA-2	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-2111	1	
112	TA-3	RECESSED PAPER TOWEL DISPENSER WASTE BIN	BOBRICK	B-8303	1	
112	TA-4	SURFACE MOUNTED COMBINATION TOILET SEAT COVER DISPENSE	BOBRICK	B-30919	1	
112	TA-5	BABY CHANGING STATION	KOALA KARE PRODUCTS	KB310	1	
113						
113	TA-1	GRAB BAR	BOBRICK	B-5806	1	
113	TA-2	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-2111	1	
113	TA-3	RECESSED PAPER TOWEL DISPENSER WASTE BIN	BOBRICK	B-8303	1	
113	TA-4	SURFACE MOUNTED COMBINATION TOILET SEAT COVER DISPENSE	BOBRICK	B-30919	1	
113	TA-5	BABY CHANGING STATION	KOALA KARE PRODUCTS	KB310	1	

FURNITURE LEGEND

ABBR	DESCRIPTION
AC	ACCESSORY
AV	AUDIO VISUAL
CG	CASEGOODS
EQ	EQUIPMENT
SG	SEATING
TB	TABLE
WB	WASTEBIN
WS	WORK STATION

LICENSED ARCHITECT
JEFFREY A. KATZ
018223
REN. 09/30/27
STATE OF CALIFORNIA

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

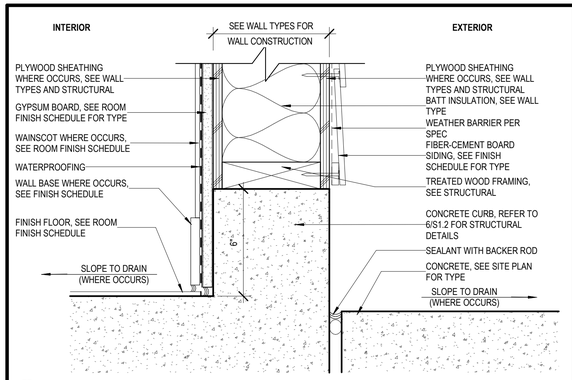
230101

SHEET TITLE:

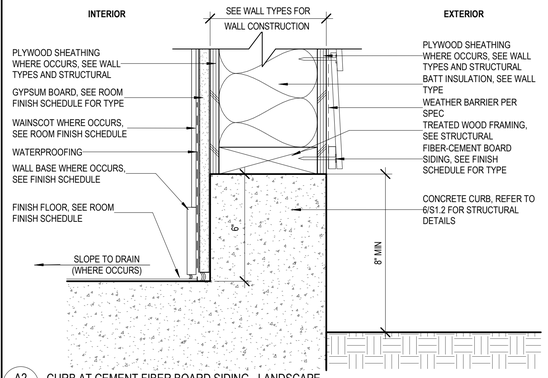
FF&E SCHEDULE - LIBRARY

SHEET NUMBER:

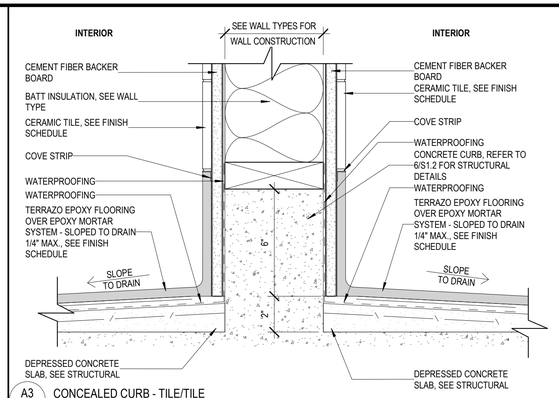
A6.7



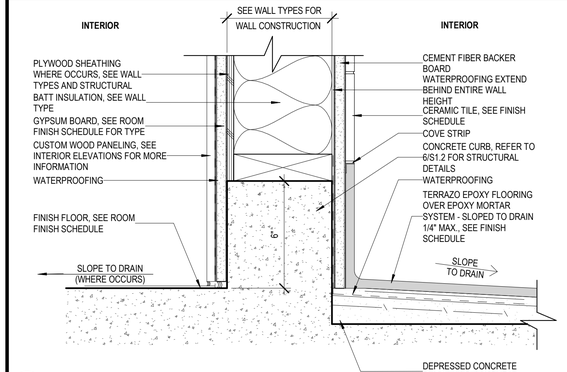
A1 A7.1 CURB AT CEMENT FIBER BOARD SIDING - HARDSCAPE
SCALE: 3" = 1'-0"



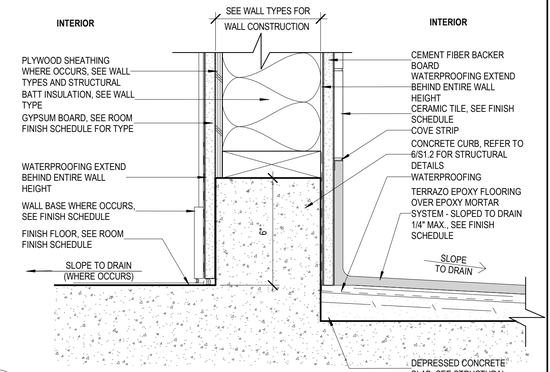
A2 A7.1 CURB AT CEMENT FIBER BOARD SIDING - LANDSCAPE
SCALE: 3" = 1'-0"



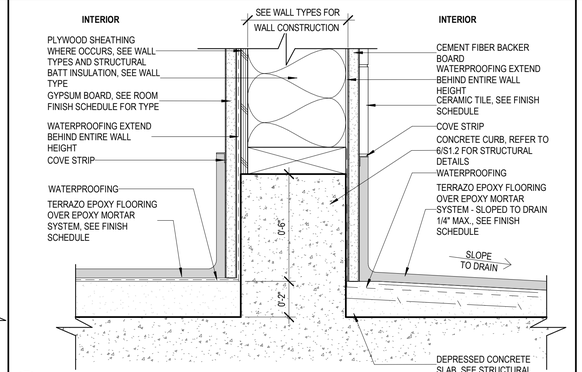
A3 A7.1 CONCEALED CURB - TILE/TILE
SCALE: 3" = 1'-0"



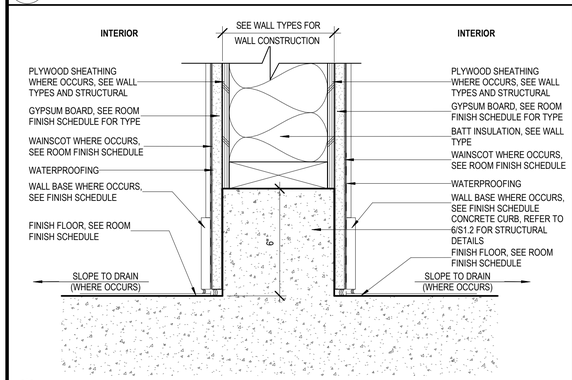
B1 A7.1 CURB AT CEMENT FIBER BOARD SIDING - HARDSCAPE
SCALE: 3" = 1'-0"



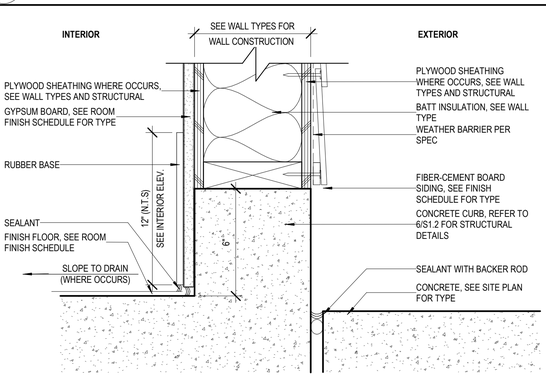
B2 A7.1 CURB AT CEMENT FIBER BOARD SIDING - LANDSCAPE
SCALE: 3" = 1'-0"



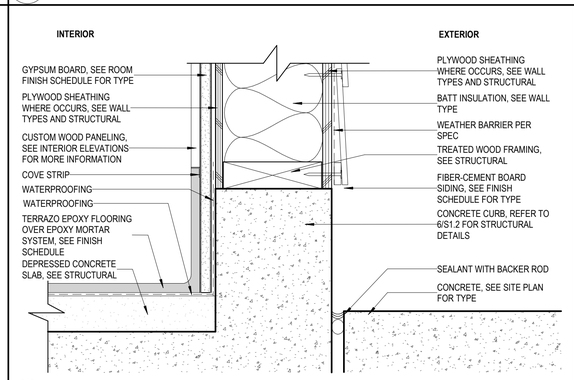
B3 A7.1 CONCEALED CURB - RUBBER BASE/GYP
SCALE: 3" = 1'-0"



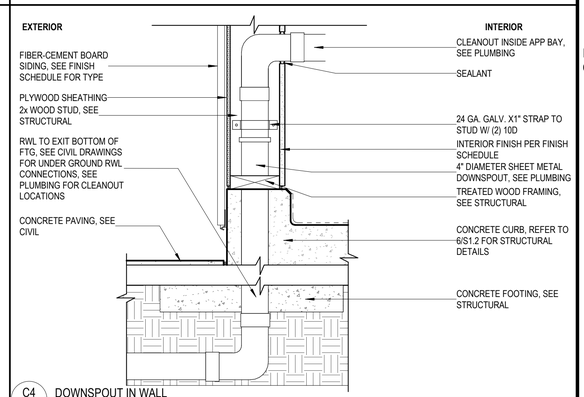
C1 A7.1 CONCEALED CURB - GYP/GYP
SCALE: 3" = 1'-0"



C2 A7.1 CURB AT CEMENT FIBER BOARD SIDING - HARDSCAPE
SCALE: 3" = 1'-0"



C3 A7.1 CURB AT CEMENT FIBER BOARD SIDING - HARDSCAPE
SCALE: 3" = 1'-0"

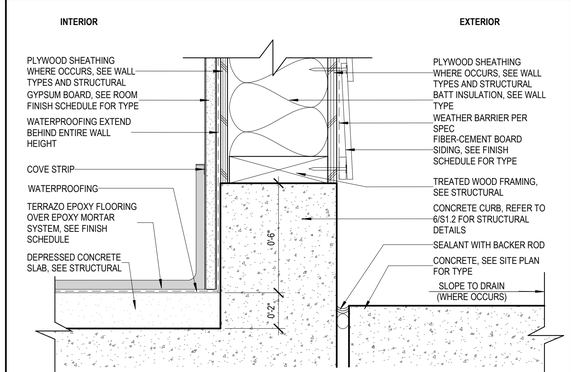


C4 A7.1 DOWNSPOUT IN WALL
SCALE: 1 1/2" = 1'-0"

D1 A7.1 CONCEALED CURB - WOOD/TILE
SCALE: 3" = 1'-0"

D2 A7.1 CONCEALED CURB - GYP/TILE
SCALE: 3" = 1'-0"

D3 A7.1 CONCEALED CURB - TILE/TILE
SCALE: 3" = 1'-0"



D4 A7.1 CURB AT CEMENT FIBER BOARD SIDING - HARDSCAPE
SCALE: 3" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

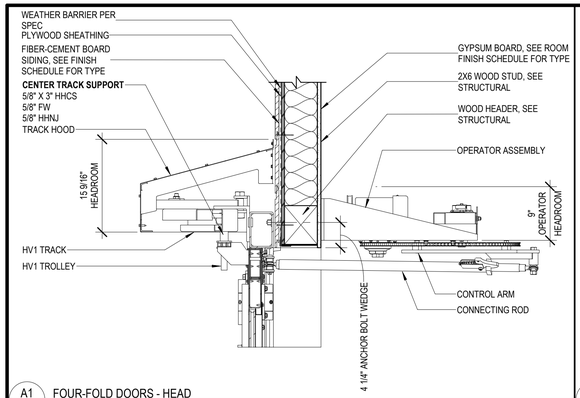
230101

SHEET TITLE:

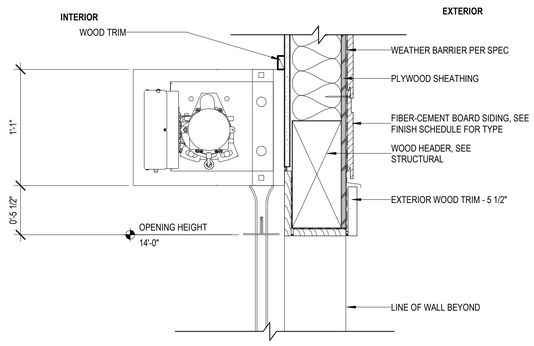
CURB DETAILS

SHEET NUMBER:

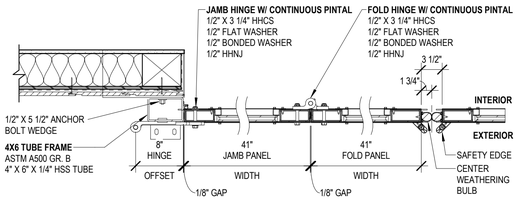
A7.1



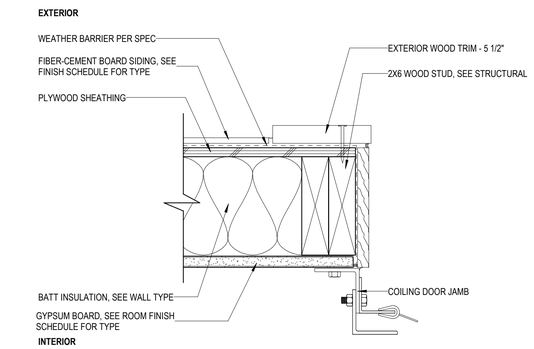
A1 A7.2 FOUR-FOLD DOORS - HEAD
SCALE: 1" = 1'-0"



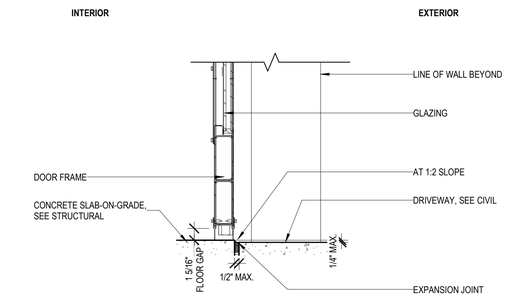
A2 A7.2 COILING DOOR - HEAD AT CEMENT FIBER BOARD SIDING DETAIL (APP BAY)
SCALE: 1 1/2" = 1'-0"



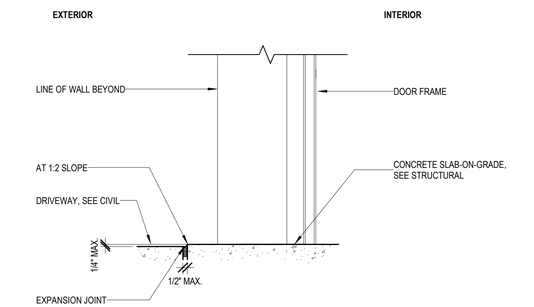
B1 A7.2 FOUR-FOLD DOORS - JAMB
SCALE: 1" = 1'-0"



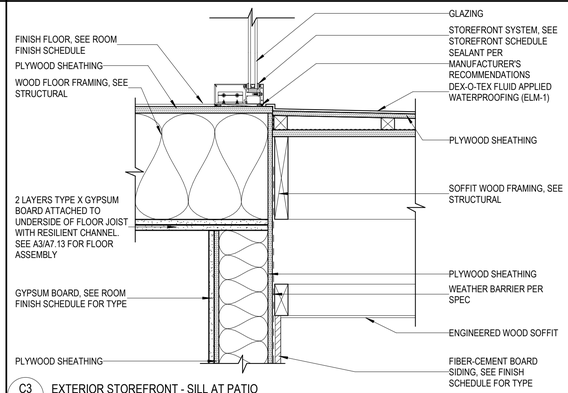
B2 A7.2 COILING DOOR - JAMB AT CEMENT FIBER BOARD SIDING DETAIL
SCALE: 3" = 1'-0"



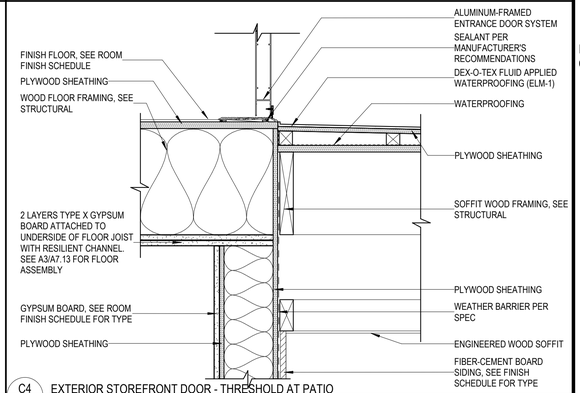
C1 A7.2 FOUR-FOLD DOOR - THRESHOLD
SCALE: 1 1/2" = 1'-0"



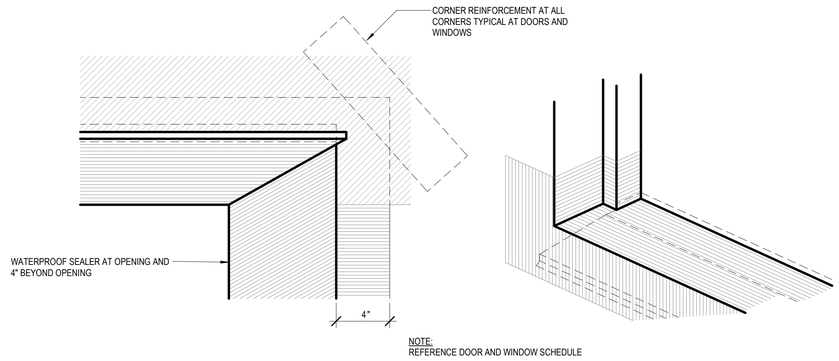
C2 A7.2 COILING/FOUR-FOLD DOOR - THRESHOLD
SCALE: 1 1/2" = 1'-0"



C3 A7.2 EXTERIOR STOREFRONT - SILL AT PATIO
SCALE: 1 1/2" = 1'-0"

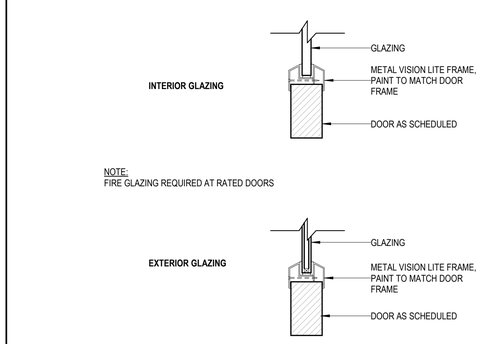


C4 A7.2 EXTERIOR STOREFRONT DOOR - THRESHOLD AT PATIO
SCALE: 1 1/2" = 1'-0"



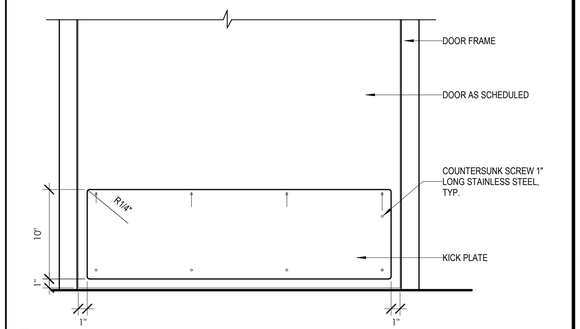
NOTE:
REFERENCE DOOR AND WINDOW SCHEDULE

D1 A7.2 WATER PROOFING
SCALE: 3" = 1'-0"



NOTE:
FIRE GLAZING REQUIRED AT RATED DOORS

D3 A7.2 DOOR - GLAZING
SCALE: 3" = 1'-0"



D4 A7.2 DOOR - KICK PLATE
SCALE: 1 1/2" = 1'-0"

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DOOR DETAILS

SHEET NUMBER:
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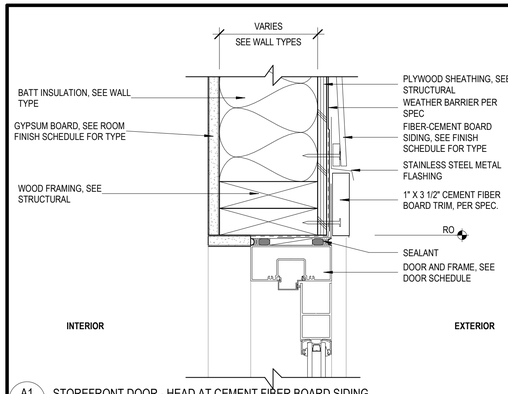
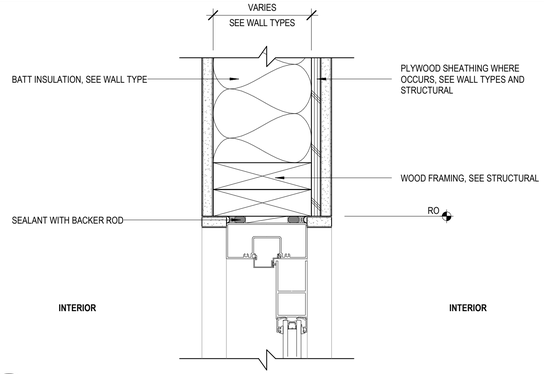
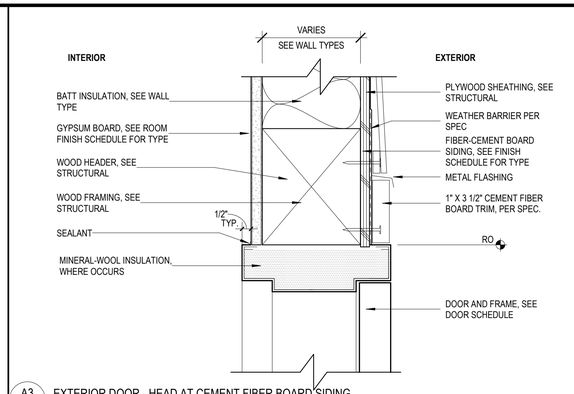


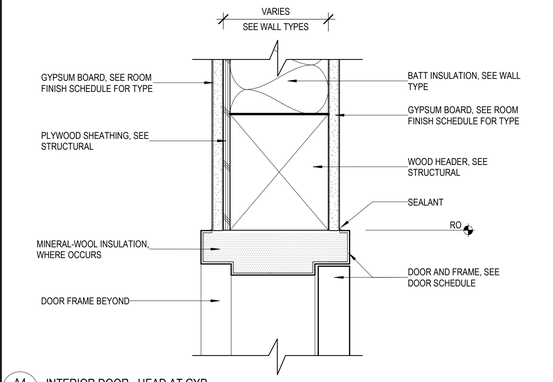
A1 A7.3 STOREFRONT DOOR - HEAD AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



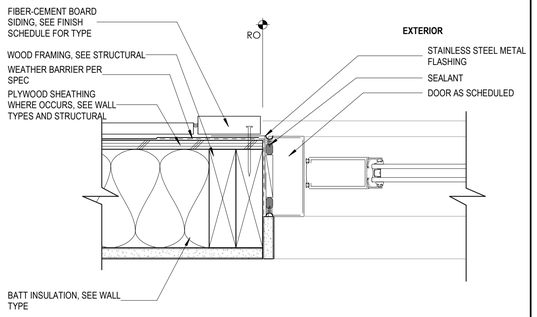
A2 A7.3 INTERIOR STOREFRONT DOOR - HEAD AT GYP.
SCALE: 3" = 1'-0"



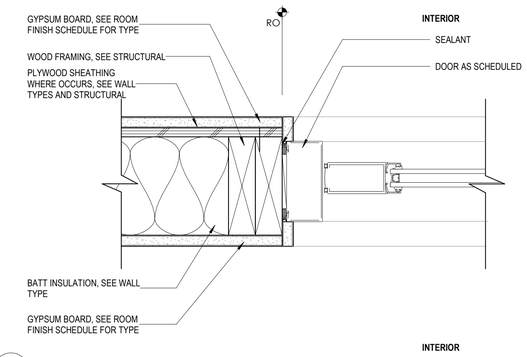
A3 A7.3 EXTERIOR DOOR - HEAD AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



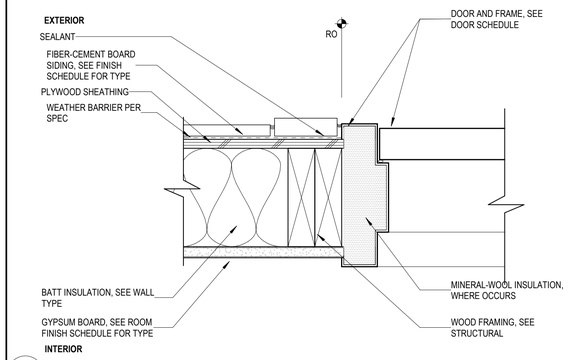
A4 A7.3 INTERIOR DOOR - HEAD AT GYP.
SCALE: 3" = 1'-0"



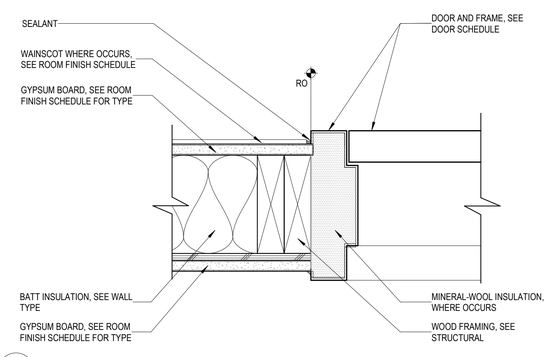
B1 A7.3 STOREFRONT DOOR - JAMB AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



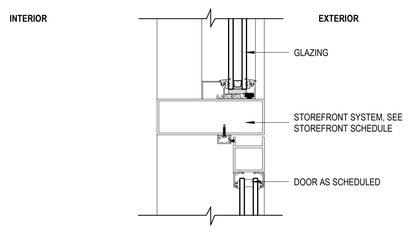
B2 A7.3 INTERIOR STOREFRONT DOOR - JAMB AT GYP.
SCALE: 3" = 1'-0"



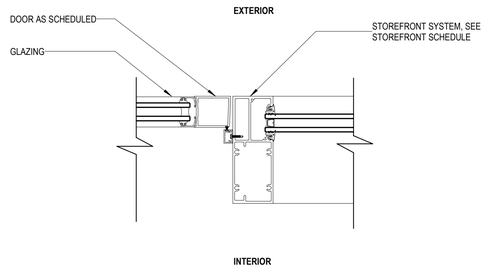
B3 A7.3 EXTERIOR DOOR - JAMB AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



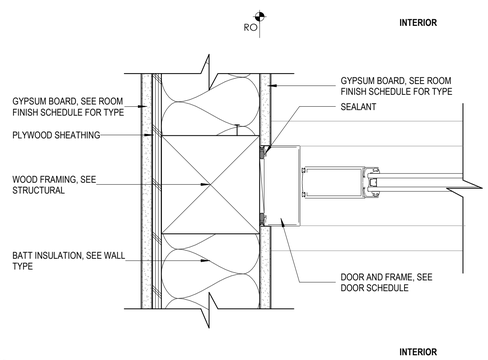
B4 A7.3 INTERIOR DOOR - JAMB AT GYP.
SCALE: 3" = 1'-0"



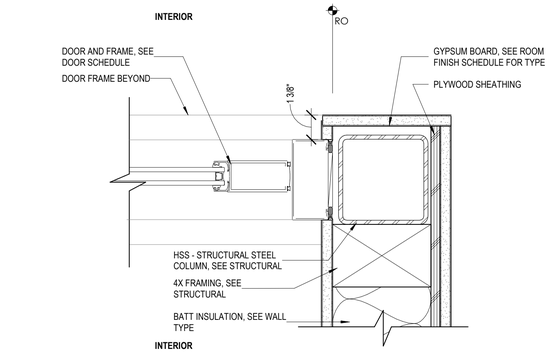
C1 A7.3 STOREFRONT DOOR - HEAD
SCALE: 3" = 1'-0"



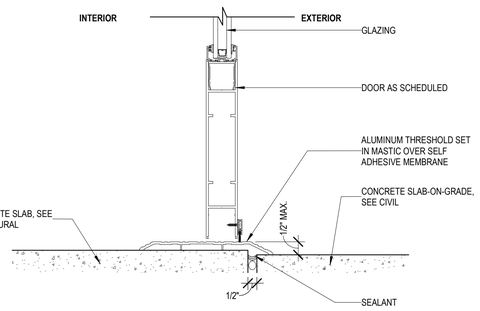
C2 A7.3 STOREFRONT DOOR - JAMB
SCALE: 3" = 1'-0"



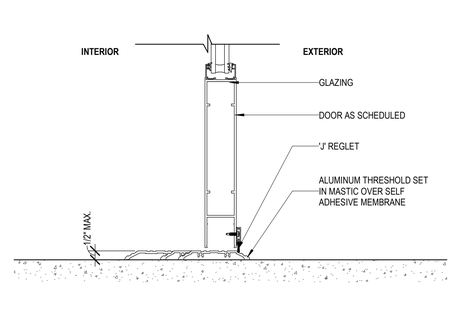
C3 A7.3 INTERIOR STOREFRONT DOOR - JAMB AT PERPENDICULAR GYP.
SCALE: 3" = 1'-0"



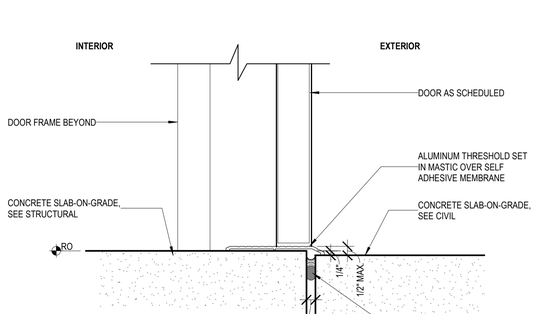
C4 A7.3 INTERIOR STOREFRONT DOOR - JAMB AT CORNER GYP.
SCALE: 3" = 1'-0"



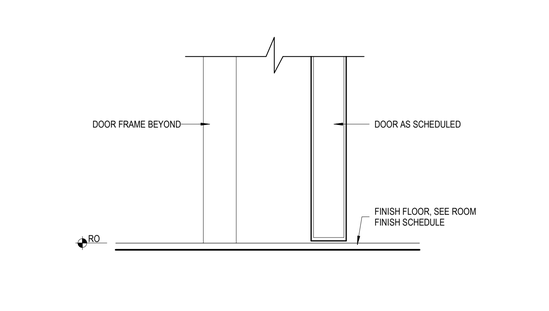
D1 A7.3 EXTERIOR STOREFRONT DOOR - THRESHOLD
SCALE: 3" = 1'-0"



D2 A7.3 INTERIOR STOREFRONT DOOR - THRESHOLD
SCALE: 3" = 1'-0"



D3 A7.3 EXTERIOR DOOR - THRESHOLD
SCALE: 3" = 1'-0"



D4 A7.3 INTERIOR DOOR - THRESHOLD
SCALE: 3" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

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110 E BALBOA BLVD
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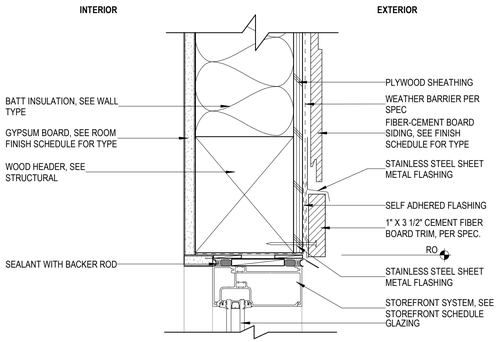
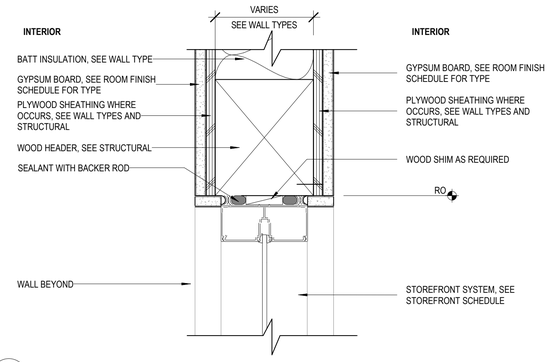
230101

SHEET TITLE:
DOOR DETAILS

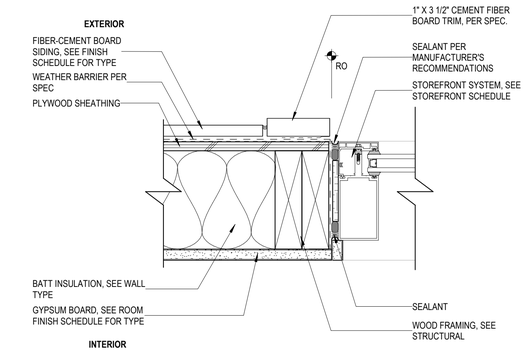
SHEET NUMBER:
A7.3



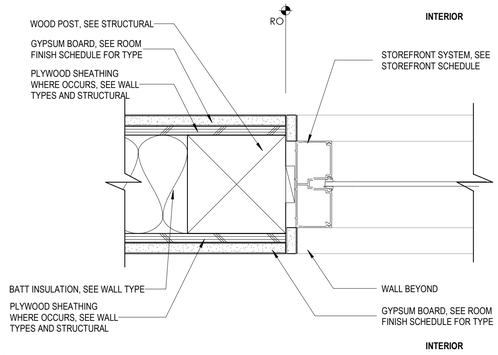
A1 / A7.4 EXTERIOR STOREFRONT - HEAD AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



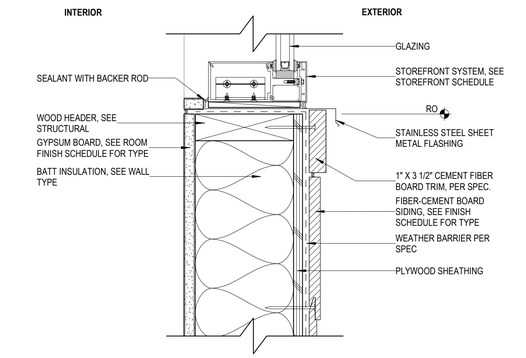
A2 / A7.4 INTERIOR STOREFRONT - HEAD AT GYP.
SCALE: 3" = 1'-0"



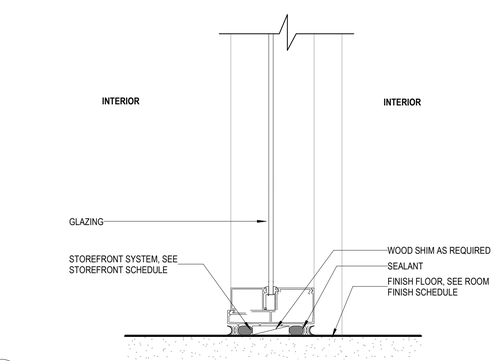
B1 / A7.4 EXTERIOR STOREFRONT - JAMB AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



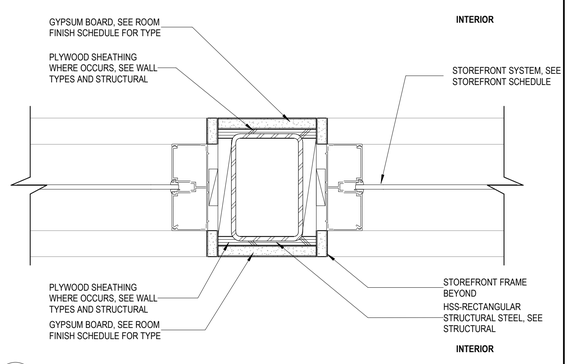
B2 / A7.4 INTERIOR STOREFRONT - JAMB AT GYP.
SCALE: 3" = 1'-0"



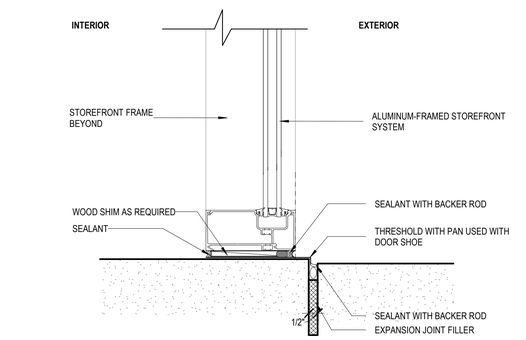
C1 / A7.4 EXTERIOR STOREFRONT - SILL AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



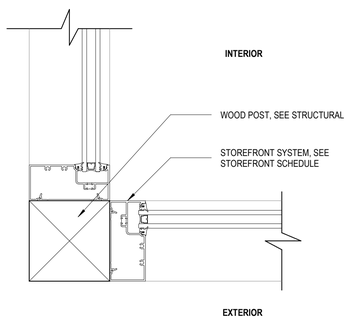
C2 / A7.4 INTERIOR STOREFRONT - SILL AT INTERIOR
SCALE: 3" = 1'-0"



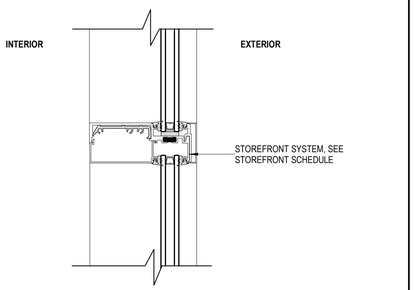
C3 / A7.4 INTERIOR STOREFRONT - JAMB AT GYP. & HSS
SCALE: 3" = 1'-0"



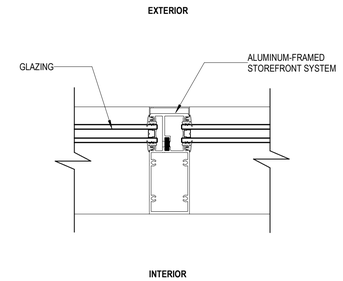
D1 / A7.4 EXTERIOR STOREFRONT - SILL AT EXTERIOR
SCALE: 3" = 1'-0"



D2 / A7.4 STOREFRONT - JAMB AT CORNER
SCALE: 3" = 1'-0"



D3 / A7.4 STOREFRONT HORIZONTAL MULLION
SCALE: 3" = 1'-0"



D4 / A7.4 STOREFRONT VERTICAL MULLION
SCALE: 3" = 1'-0"

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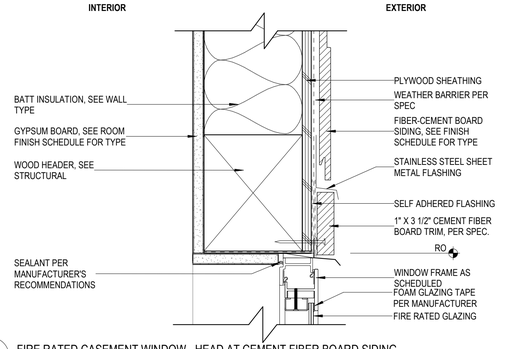
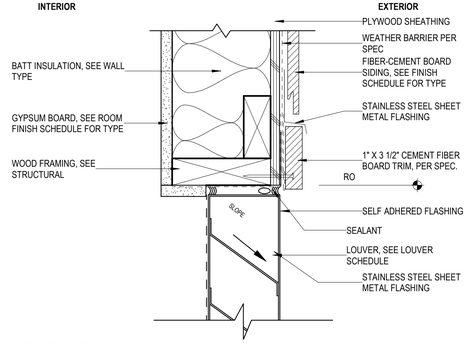
SHEET TITLE:
STOREFRONT DETAILS

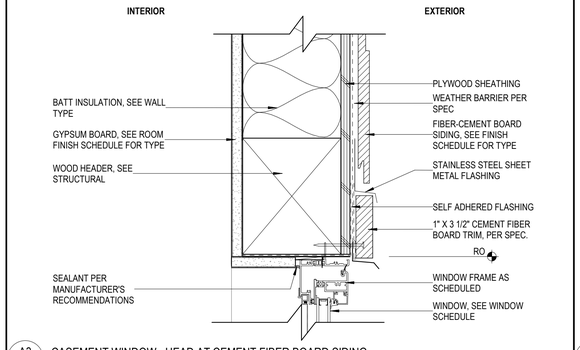
SHEET NUMBER:
A7.4



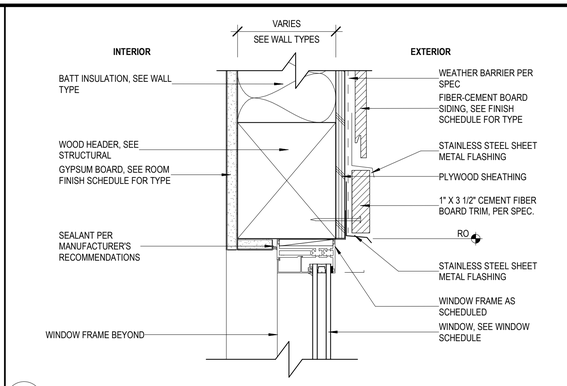
A1 / A7.5 FIRE RATED CASEMENT WINDOW - HEAD AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



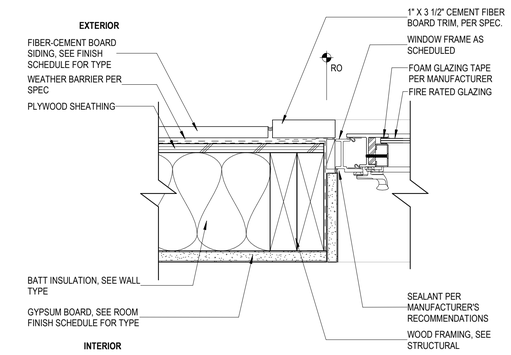
A2 / A7.5 LOUVER HEAD AT GYP.
SCALE: 3" = 1'-0"



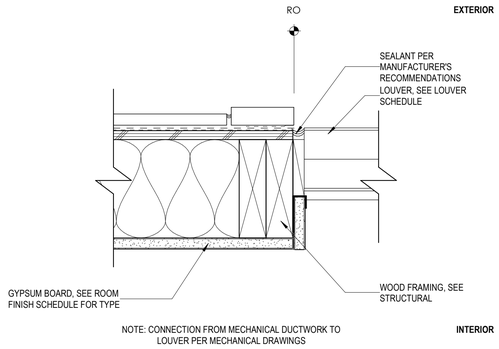
A3 / A7.5 CASEMENT WINDOW - HEAD AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



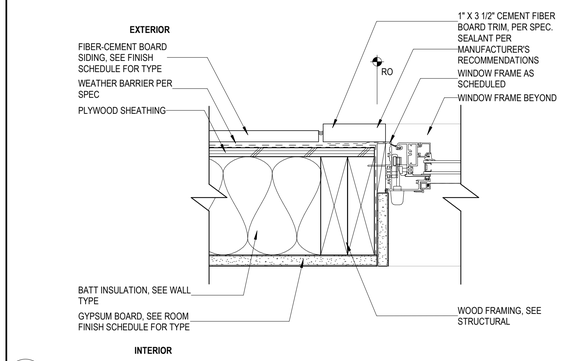
A4 / A7.5 FIXED WINDOW - HEAD AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



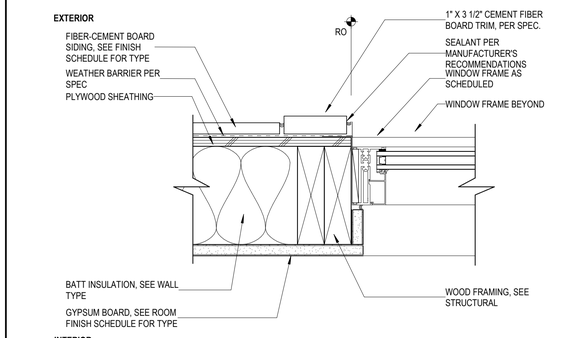
B1 / A7.5 FIRE RATED CASEMENT WINDOW - JAMB AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



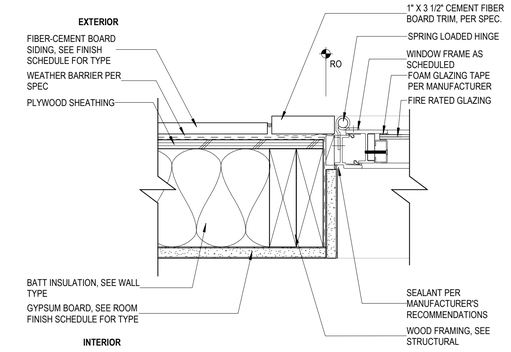
B2 / A7.5 LOUVER JAMB AT GYP.
SCALE: 3" = 1'-0"



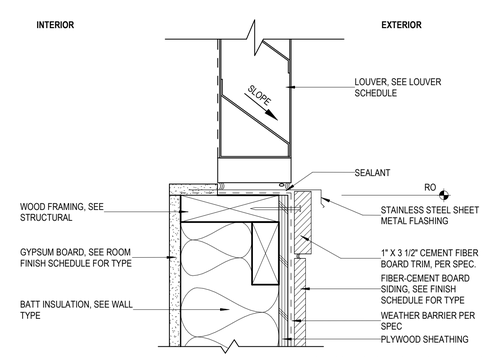
B3 / A7.5 CASEMENT WINDOW - JAMB AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



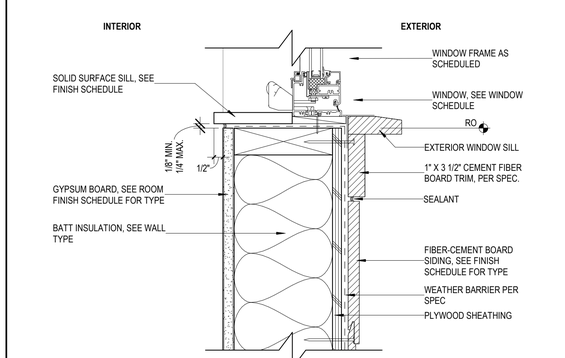
B4 / A7.5 FIXED WINDOW - JAMB AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



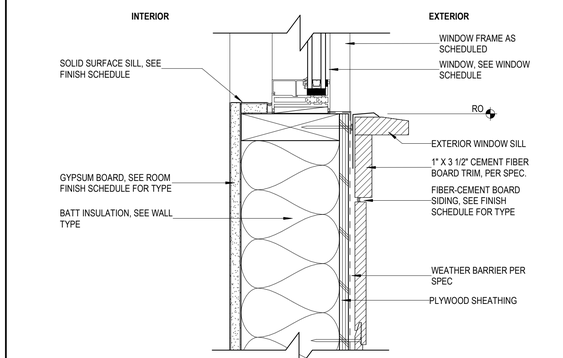
C1 / A7.5 FIRE RATED CASEMENT WINDOW - JAMB AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



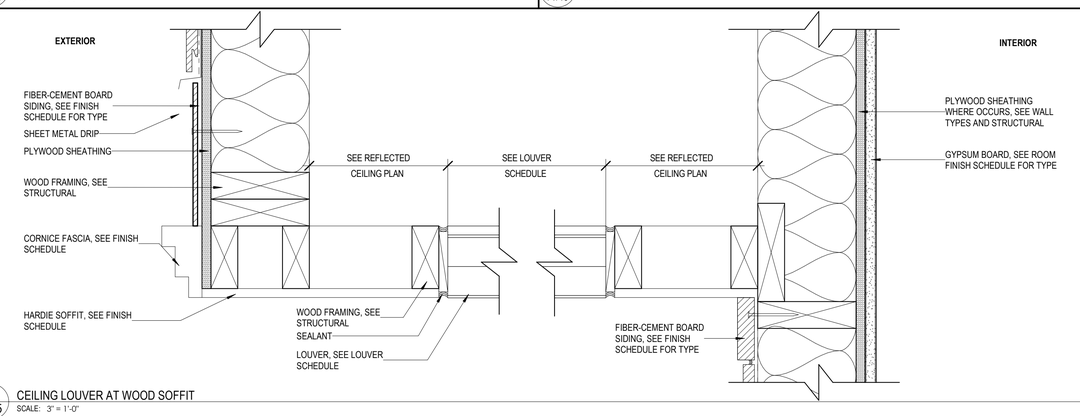
C2 / A7.5 LOUVER JAMB/SILL AT GYP.
SCALE: 3" = 1'-0"



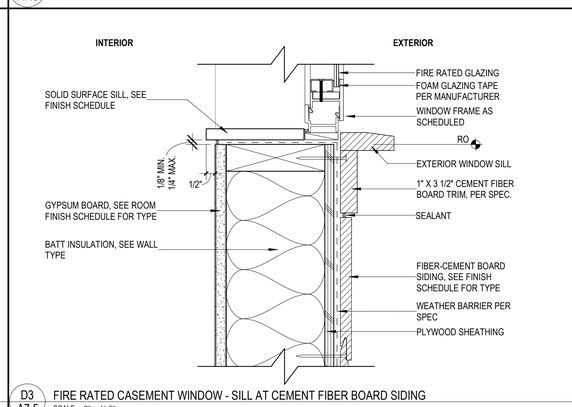
C3 / A7.5 CASEMENT WINDOW - SILL AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



C4 / A7.5 FIXED WINDOW - SILL AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"



D1 / A7.5 CEILING LOUVER AT WOOD SOFFIT
SCALE: 3" = 1'-0"



D3 / A7.5 FIRE RATED CASEMENT WINDOW - SILL AT CEMENT FIBER BOARD SIDING
SCALE: 3" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

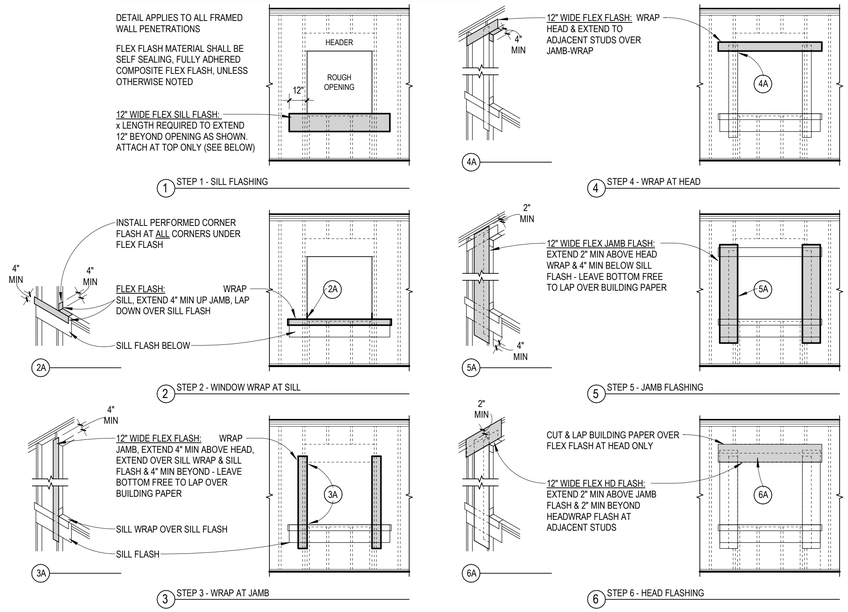
230101

SHEET TITLE:

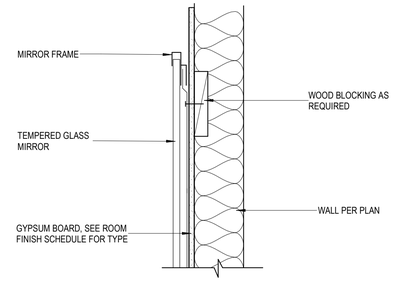
WINDOW & LOUVER DETAILS

SHEET NUMBER:

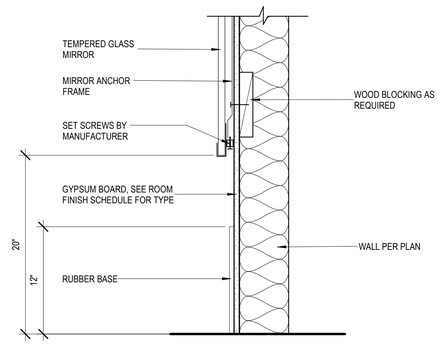
A7.5



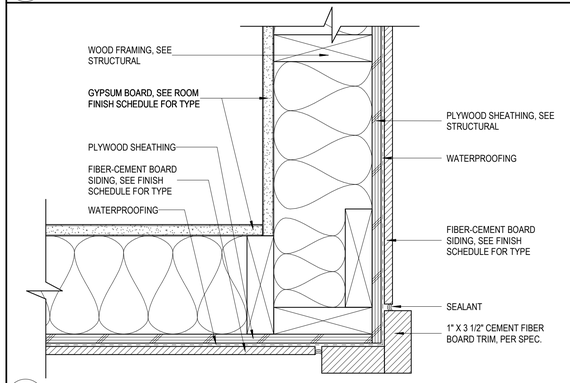
B1 / A7.6 TYPICAL FLASHING AND PAPERING DETAIL
SCALE: 1/4" = 1'-0"



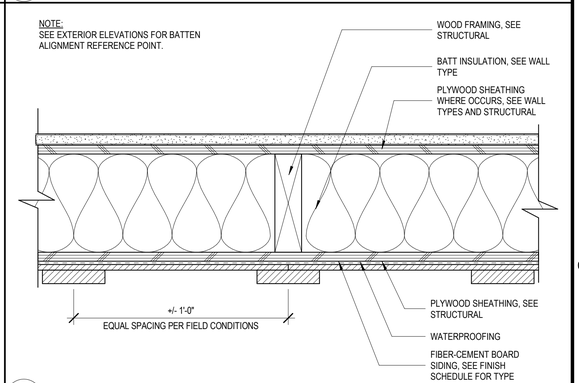
A3 / A7.6 MIRROR WALL MOUNTING
SCALE: 1 1/2" = 1'-0"



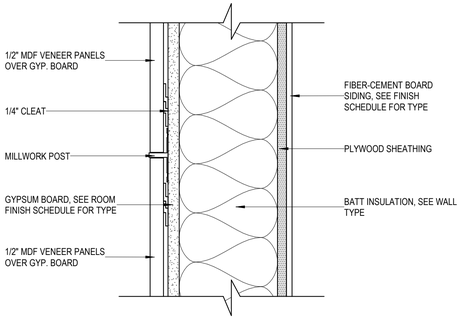
A4 / A7.6 MIRROR WALL MOUNTING AT BASE
SCALE: 1 1/2" = 1'-0"



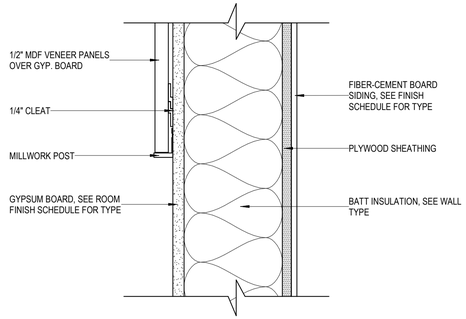
B3 / A7.6 TRIM AT OUTSIDE CORNER
SCALE: 3" = 1'-0"



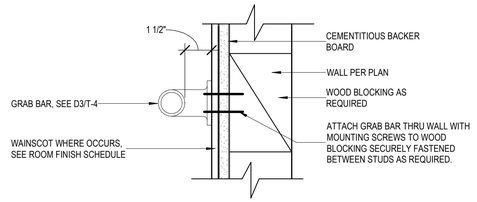
B4 / A7.6 BOARD AND BATTEN SIDING DETAIL
SCALE: 3" = 1'-0"



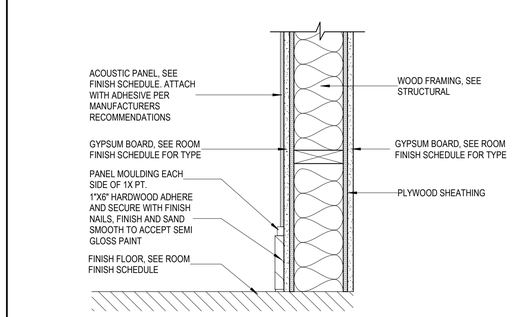
C1 / A7.6 TYPICAL REVEAL @ CUSTOM WOOD PANELS
SCALE: 3" = 1'-0"



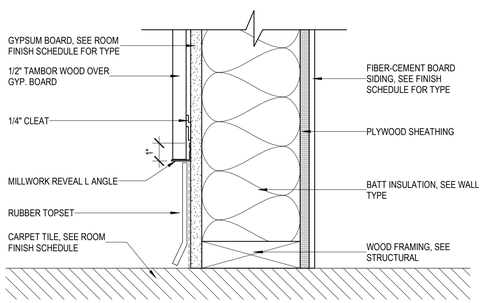
C2 / A7.6 TYPICAL REVEAL END @ CUSTOM WOOD PANELS
SCALE: 3" = 1'-0"



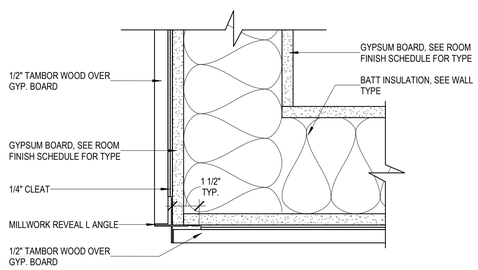
C3 / A7.6 GRAB BAR MOUNTING DETAIL
SCALE: 3" = 1'-0"



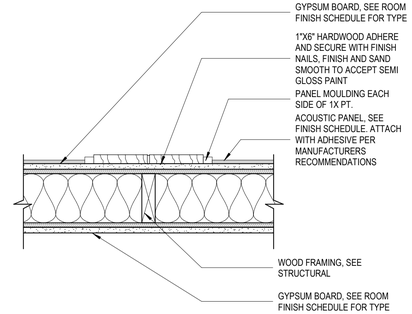
C4 / A7.6 PANEL DETAIL W/ ACOUSTIC PANEL INLAY - BASE
SCALE: 1 1/2" = 1'-0"



D1 / A7.6 TYPICAL REVEAL END @ TAMBOR WOOD PANELS
SCALE: 3" = 1'-0"



D2 / A7.6 TYPICAL REVEAL CORNER @ TAMBOR WOOD PANELS
SCALE: 3" = 1'-0"



D4 / A7.6 PANEL DETAIL W/ ACOUSTIC PANEL INLAY
SCALE: 1 1/2" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

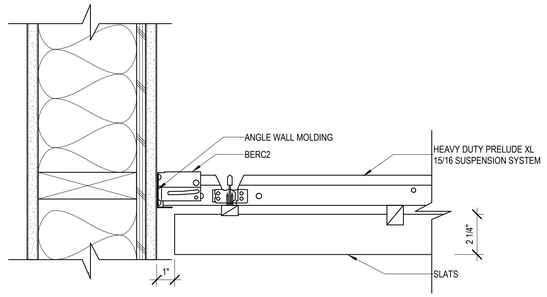
230101

SHEET TITLE:

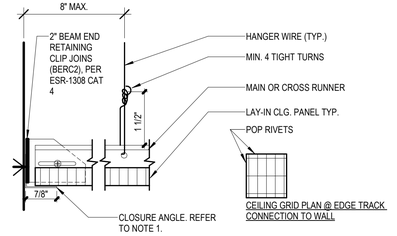
WALL DETAILS

SHEET NUMBER:

A7.6



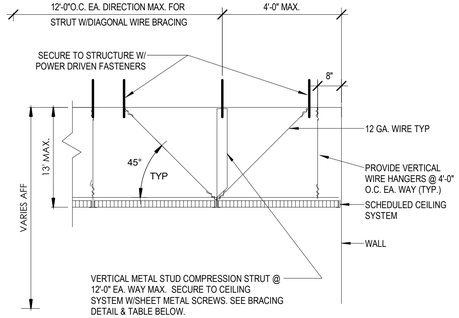
A2 / A7.7 WOOD SLAT CEILING - BORDER
SCALE: 3" = 1'-0"



PLAN VIEW

NOTE:
1. ONE END OF CEILING GRID SHALL BE POP RIVETED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL BE ATTACHED BY SLOTTED CLIP, ESR-1308. AS SHOWN ABOVE DETAIL AND SEE LOCATION DIAGRAM

A3 / A7.7 EDGE DETAIL
SCALE: 6" = 1'-0"

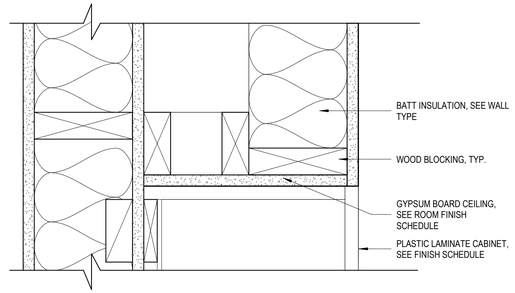


COMPRESSION STRUT TABLE

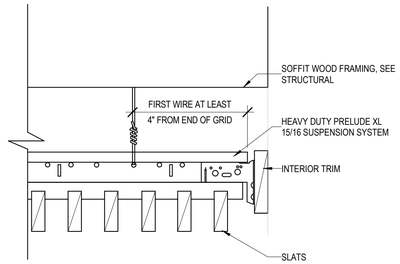
LENGTH OF STRUT	TYPE	DESCRIPTION
0" TO 8'-0"	A	1 - 3 5/8" x 25 GA. MTL. STUD
8'-1" TO 10'-0"	B	2 - 1 5/8" x 25 GA. MTL STUDS W/ SHEET MTL. SCREWS @ 12" O.C.
10'-1" TO 15'-0"	B	2 - 2 1/2" x 25 GA. MTL. STUDS W/ SHEET MTL. SCREWS @ 12" O.C.
15'-1" TO 20'-0"	B	2 - 3 5/8" x 25 GA. MTL STUDS W/ SHEET MTL. SCREWS @ 12" O.C.

NOTES:
1. SUSPENDED CEILINGS SHALL COMPLY WITH ASCE 7 13.5.6.2.2
2. PERIMETER SUPPORT ON MINIMUM 2" CLOSURE ANGLES, 2 ADJACENT ENDS OF CEILING GRID SHALL BE ATTACHED TO CLOSURE ANGLES WHILE OTHER ENDS SHALL HAVE 3/4" CLEARANCE FROM WALLS AND REST UPON AND BE FREE TO SLIDE ON CLOSURE ANGLES.

B4 / A7.7 SUSPENDED CEILING DETAIL
SCALE: 1/2" = 1'-0"



B1 / A7.7 SOFFIT ABOVE CABINETS
SCALE: 3" = 1'-0"

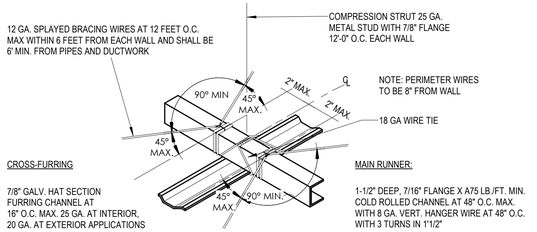


B2 / A7.7 WOOD SLAT CEILING - FASTENER
SCALE: 3" = 1'-0"

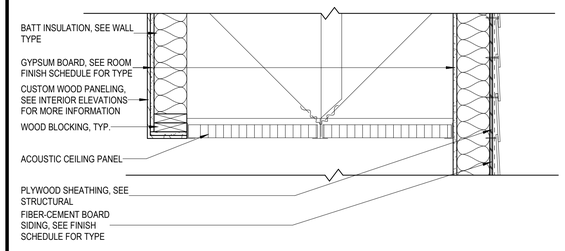
MECHANICAL AND LIGHT FIXTURES SHALL BE CONNECTED TO (1) VERTICAL 12 GA. WIRE ATTACHED TO OPPOSING CORNERS ALONG FIXTURES DIAGONAL.

FOR STRUTS 4' TO 8' IN LENGTH, A MINIMUM 25 GA. METAL STUD WITH 1-5/8" FLANGE AND 1/2" LIP MAY BE USED. PROVIDE CALS FOR STRUTS GREATER THAN 8' IN LENGTH

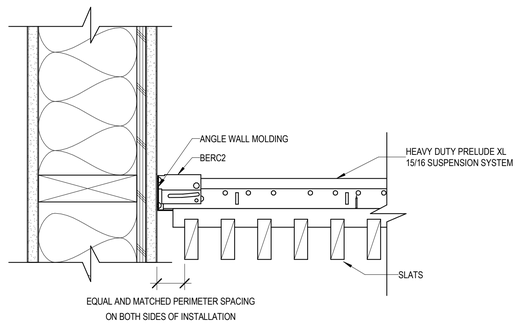
LATERAL FORCE BRACING MEMBERS SHALL BE A MINIMUM OF 6" FROM ALL HORIZONTAL PIPING OR DUCT WORK NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES



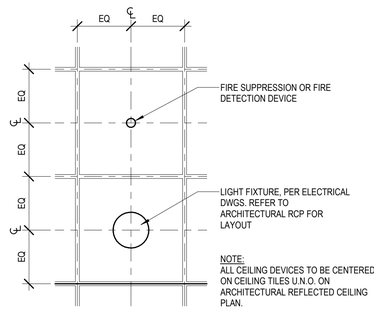
B3 / A7.7 SUSPENDED CEILING DETAIL 2
SCALE: 3" = 1'-0"



C1 / A7.7 SOFFIT AT ADULT STUDY
SCALE: 1" = 1'-0"

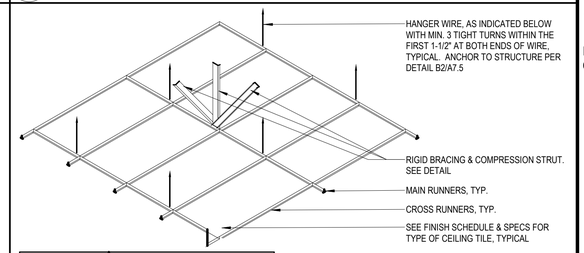


C2 / A7.7 WOOD SLAT CEILING - PANELS
SCALE: 3" = 1'-0"



NOTE:
ALL CEILING DEVICES TO BE CENTERED ON CEILING TILES U.N.O. ON ARCHITECTURAL REFLECTED CEILING PLAN.

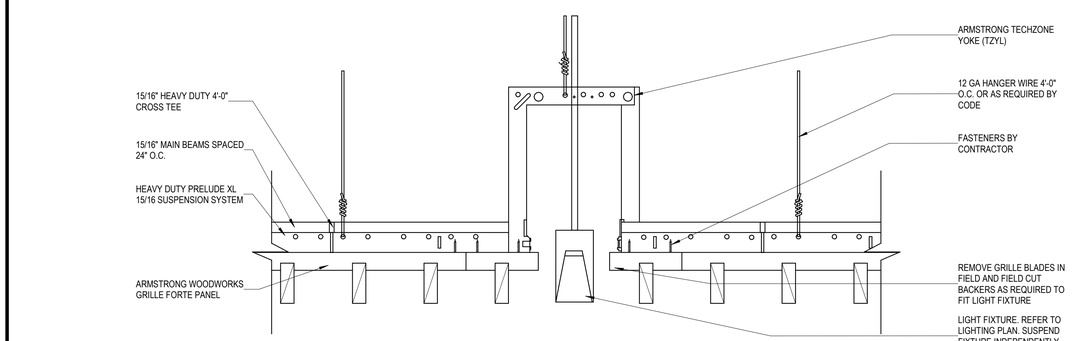
C3 / A7.7 TYP. ACOUSTICAL PANEL CEILING
SCALE: 3/4" = 1'-0"



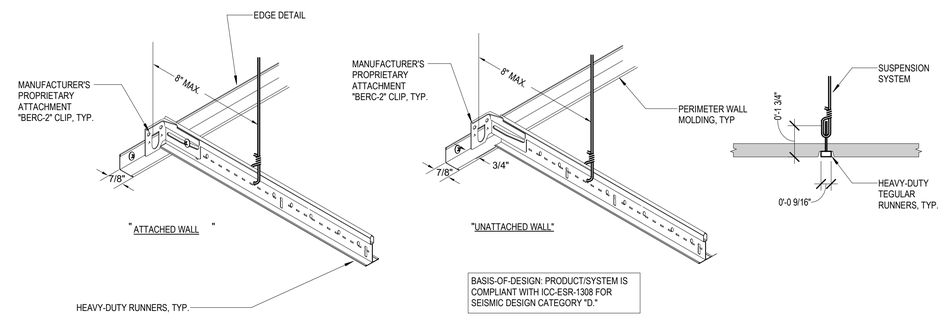
ITEM	ACOUSTICAL PANEL CLG.
MAIN RUNNER	"HEAVY DUTY" PER ASTM C635
CROSS RUNNER	"HEAVY DUTY" PER ASTM C635
GALV. HANGER WIRES (EA. WAY)	#12 GA. @ 4'-0" O.C.
RIGID BRACING & COMP. STRUT	PER WAY @ 12'-0" O.C. EA.

*SECTION PROPERTIES FOR COLD ROLLED CHANNELS (CRC) AND HAT CHANNELS SHALL BE IN COMPLIANCE WITH SSMA (ICC ER-4943P)

C4 / A7.7 CEILING SUSPENSION DETAIL
SCALE: 1/2" = 1'-0"



D1 / A7.7 WOOD SLAT CEILING - LIGHT FIXTURE
SCALE: 3" = 1'-0"



BASIS-OF-DESIGN: PRODUCT/SYSTEM IS COMPLIANT WITH ICC-ESR-1308 FOR SEISMIC DESIGN CATEGORY "D."

D3 / A7.7 CEILING SUSPENSION SYSTEM & EDGE
SCALE: 3" = 1'-0"

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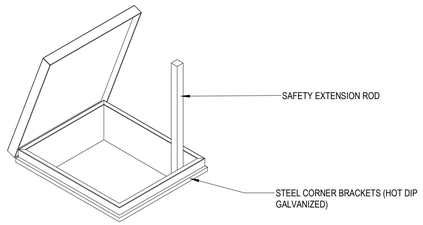
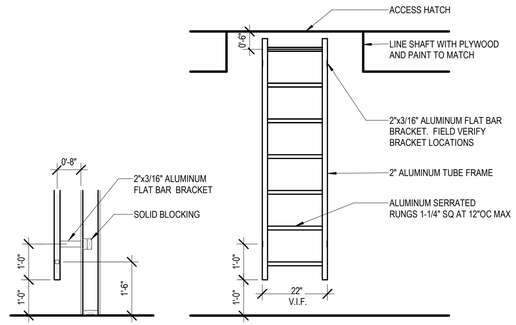
SHEET TITLE:
CEILING DETAILS

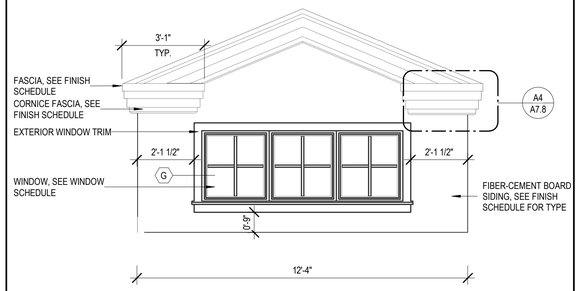
SHEET NUMBER:
A7.7



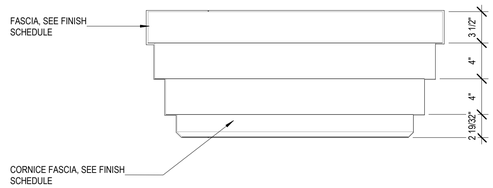
A1 A7.8 ROOF ACCESS HATCH
SCALE: 1" = 1'-0"



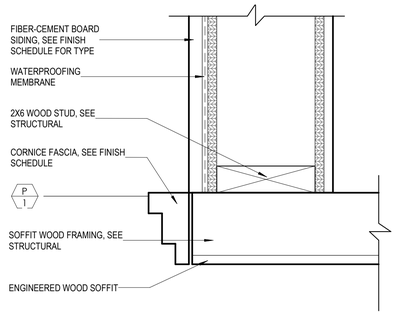
A2 A7.8 ROOF ACCESS LADDER
SCALE: 1/2" = 1'-0"



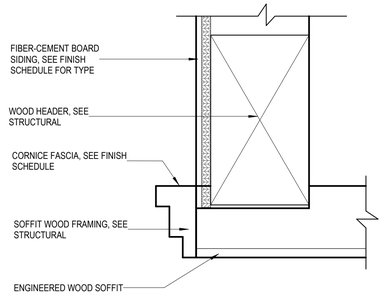
A3 A7.8 DORMER ELEVATION
SCALE: 3/8" = 1'-0"



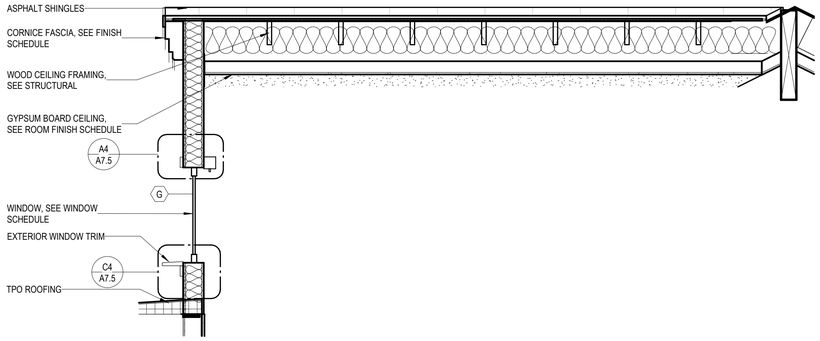
A4 A7.8 DORMER TRIM ELEVATION
SCALE: 1 1/2" = 1'-0"



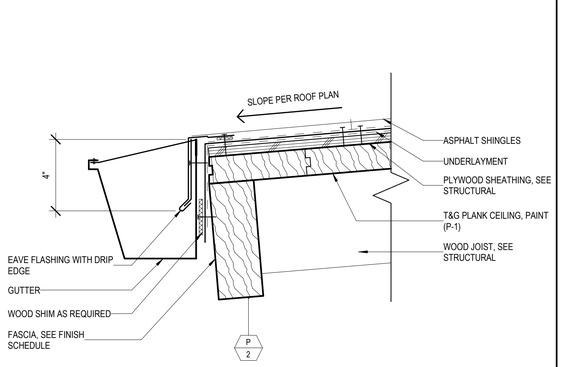
B1 A7.8 EXTERIOR SOFFIT AT FIRST FLOOR
SCALE: 3" = 1'-0"



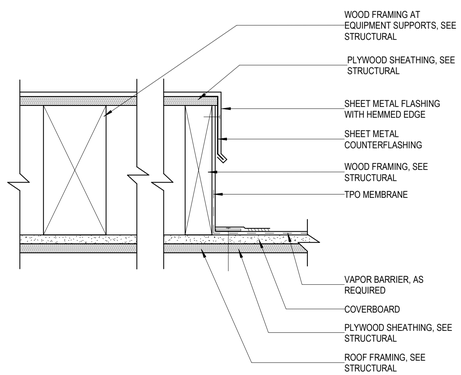
B2 A7.8 EXTERIOR SOFFIT AT PATIO
SCALE: 3" = 1'-0"



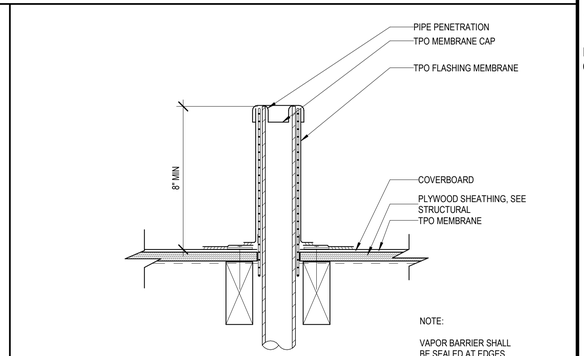
B3 A7.8 ROOF AT DORMER
SCALE: 1/2" = 1'-0"



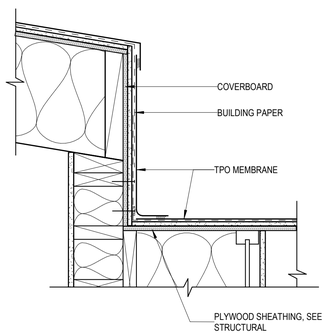
C1 A7.8 LOW EDGE W/ GUTTER
SCALE: 3" = 1'-0"



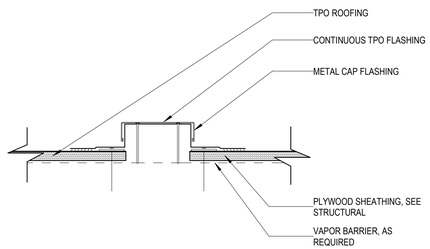
C2 A7.8 TPO ROOF - ROOF MOUNTED EQUIPMENT SUPPORT
SCALE: 3" = 1'-0"



C4 A7.8 TPO ROOF - VENT STACK FLASHING
SCALE: 3" = 1'-0"

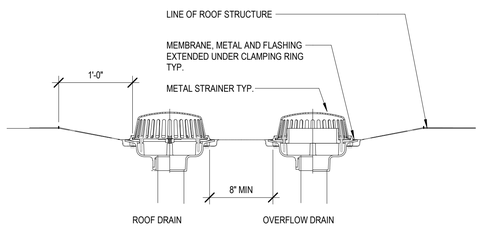


D1 A7.8 ROOF TRANSITION DETAIL AT TPO
SCALE: 1 1/2" = 1'-0"

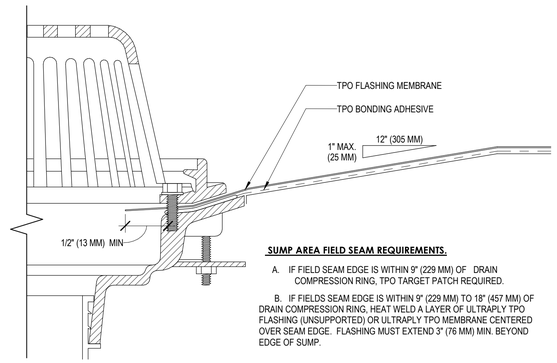


NOTES:
1. NAILERS SHALL BE SECURELY ANCHORED TO THE DECK, TO RESIST A MINIMUM FORCE OF 300 POUNDS PER LINEAR FOOT IN ANY DIRECTION.
2. VAPOR BARRIER SHALL BE SEALED AT EDGES.

D2 A7.8 TPO ROOF - EQUIPMENT SUPPORT
SCALE: 3" = 1'-0"



D3 A7.8 TPO ROOF - AT ROOF DRAIN
SCALE: 1" = 1'-0"



SUMP AREA FIELD SEAM REQUIREMENTS.

A. IF FIELD SEAM EDGE IS WITHIN 9" (229 MM) OF DRAIN COMPRESSION RING, TPO TARGET PATCH REQUIRED.

B. IF FIELDS SEAM EDGE IS WITHIN 9" (229 MM) TO 18" (457 MM) OF DRAIN COMPRESSION RING, HEAT WELD A LAYER OF ULTRAPLY TPO FLASHING (UNSUPPORTED) OR ULTRAPLY TPO MEMBRANE CENTERED OVER SEAM EDGE. FLASHING MUST EXTEND 3" (76 MM) MIN. BEYOND EDGE OF SUMP.

D4 A7.8 TPO ROOF - DRAIN
SCALE: 6" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

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PROJECT NUMBER:

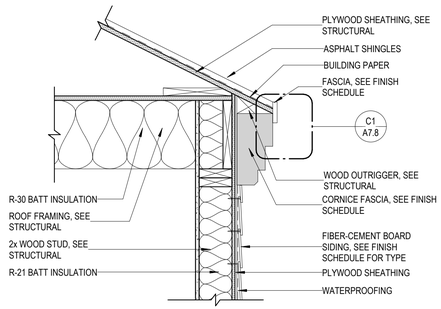
230101

SHEET TITLE:

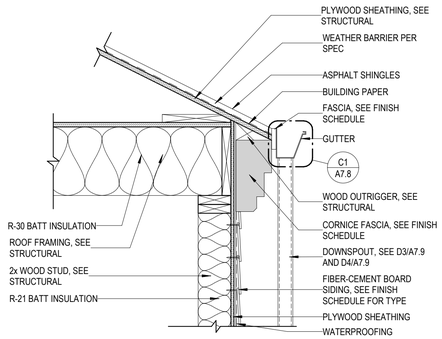
ROOFING DETAILS

SHEET NUMBER:

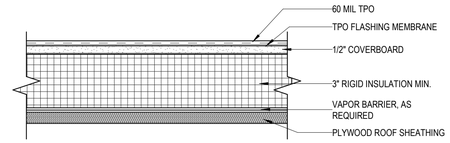
A7.8



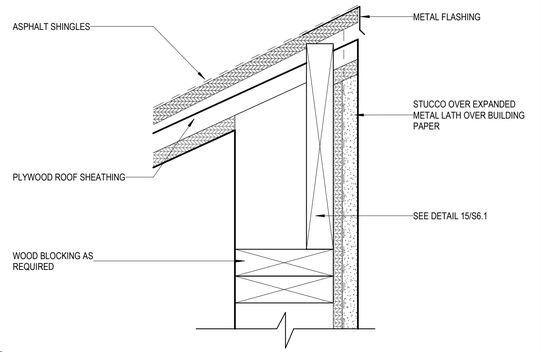
A1 A7.9 ASPHALT ROOF W/ CORNICE RAKE
SCALE: 1" = 1'-0"



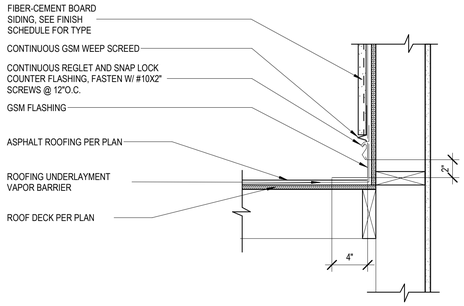
A2 A7.9 ASPHALT ROOF W/ CORNICE RAKE W/ GUTTER
SCALE: 1" = 1'-0"



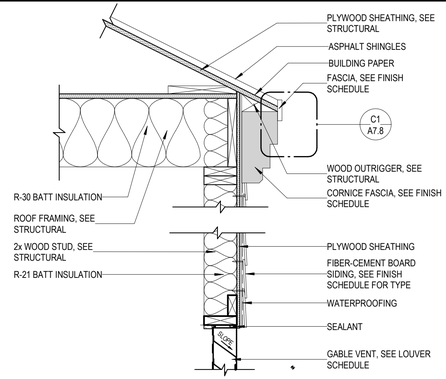
A3 A7.9 TPO ROOFING
SCALE: 3" = 1'-0"



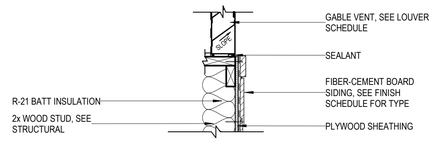
A4 A7.9 PARAPET AT STUCCO WALL
SCALE: 3" = 1'-0"



B1 A7.9 ASPHALT ROOF FLASHING @ PARAPET WALL
SCALE: 1 1/2" = 1'-0"

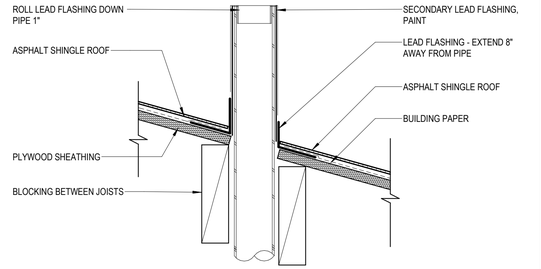


B2 A7.9 ASPHALT ROOF W/ CORNICE RAKE @ VENT HEAD
SCALE: 1" = 1'-0"

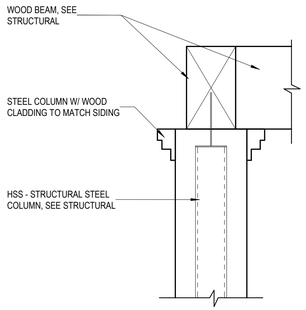


B3 A7.9 VENT SILL
SCALE: 1" = 1'-0"

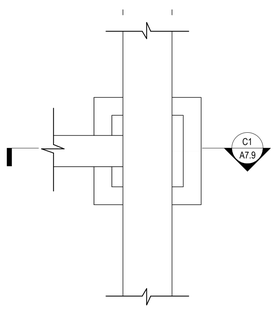
NOTES:
1. PROVIDE WITH VANDAL PROOF CAP PER PLUMBING DRAWINGS.
2. SEE VENT THROUGH ROOF ON PLUMBING DRAWINGS.



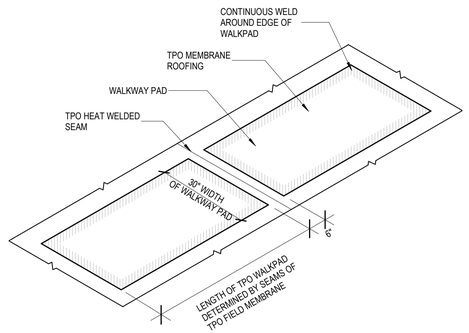
B4 A7.9 ASPHALT SHINGLE ROOF - VENT THROUGH ROOF DETAIL
SCALE: 3" = 1'-0"



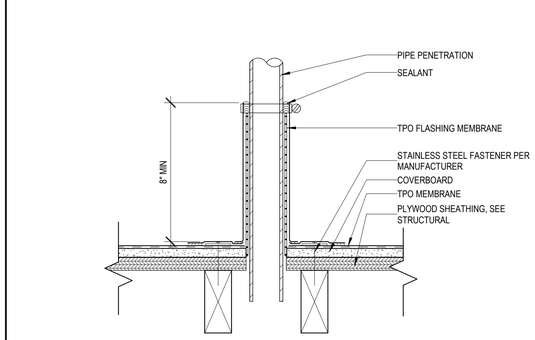
C1 A7.9 TRELLIS CONNECTION
SCALE: 1 1/2" = 1'-0"



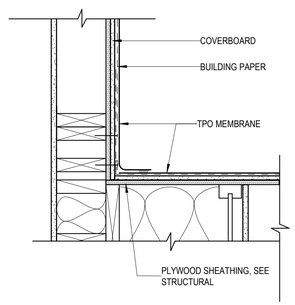
C2 A7.9 LIBRARY TRELLIS
SCALE: 1 1/2" = 1'-0"



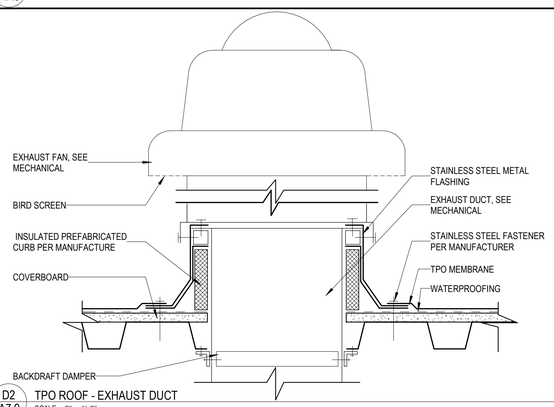
C3 A7.9 TPO ROOF - ROOF ACCESS HATCH ISOMETRIC
SCALE: 1/2" = 1'-0"



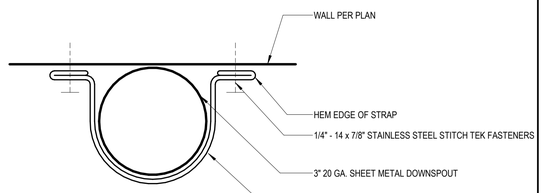
C4 A7.9 TPO ROOF - PIPE PENETRATION
SCALE: 3" = 1'-0"



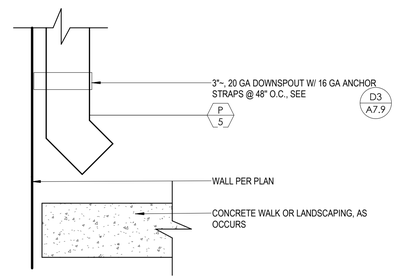
D1 A7.9 ROOF TRANSITION DETAIL AT TPO
SCALE: 1 1/2" = 1'-0"



D2 A7.9 TPO ROOF - EXHAUST DUCT
SCALE: 3" = 1'-0"



D3 A7.9 DOWNSPOUT STRAP
SCALE: 6" = 1'-0"



D4 A7.9 DOWNSPOUT
SCALE: 3" = 1'-0"

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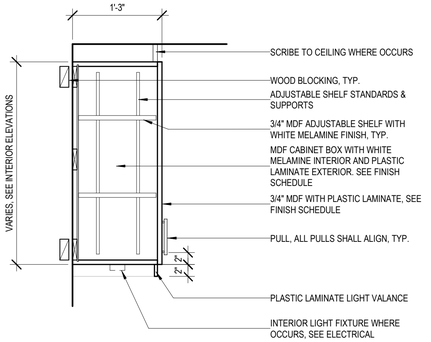
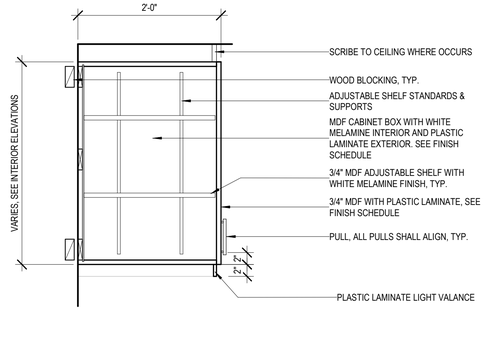
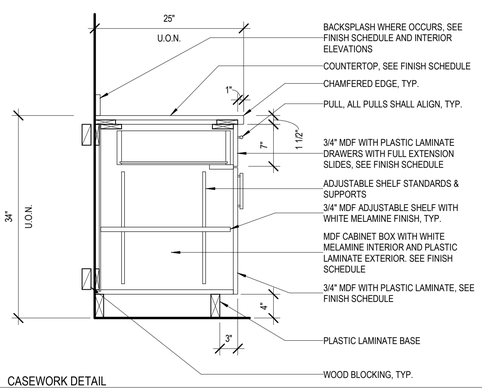


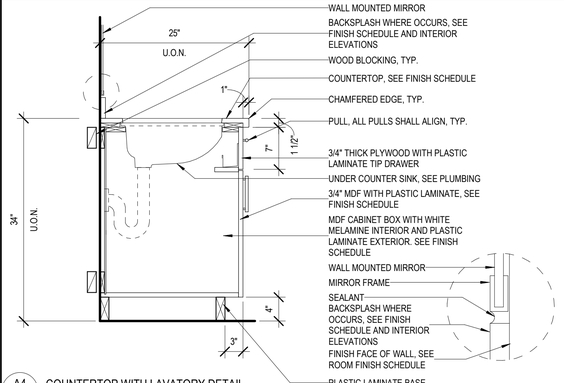
A1 A7.10 UPPER CASEWORK DETAIL
SCALE: 1" = 1'-0"



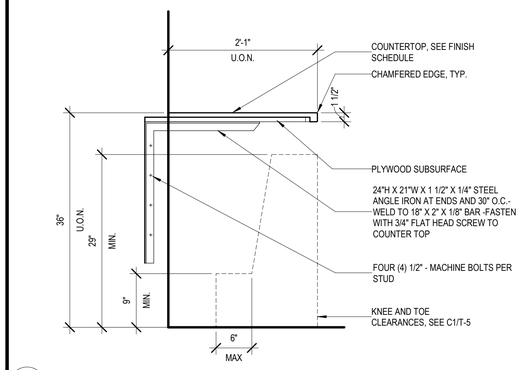
A2 A7.10 UPPER (REFRIGERATOR) CASEWORK DETAIL
SCALE: 1" = 1'-0"



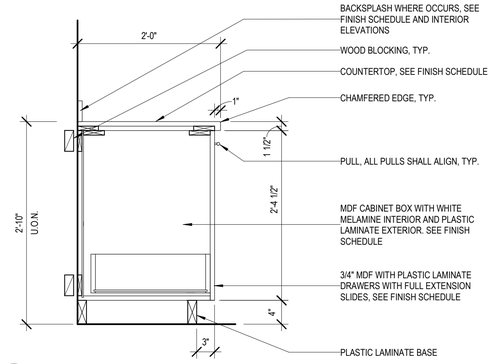
A3 A7.10 CASEWORK DETAIL
SCALE: 1" = 1'-0"



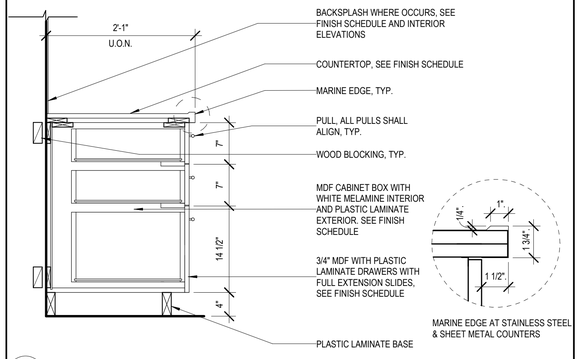
A4 A7.10 COUNTERTOP WITH LAVATORY DETAIL
SCALE: 1" = 1'-0"



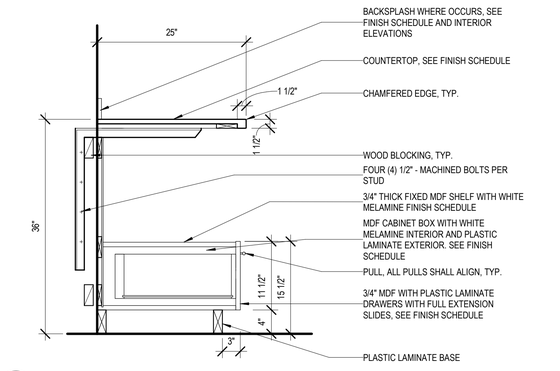
B1 A7.10 CASEWORK DETAIL
SCALE: 1" = 1'-0"



B2 A7.10 CASEWORK DETAIL
SCALE: 1" = 1'-0"



B3 A7.10 CASEWORK DETAIL
SCALE: 1" = 1'-0"



B4 A7.10 CASEWORK DETAIL
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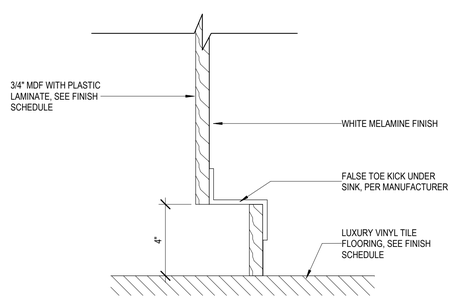
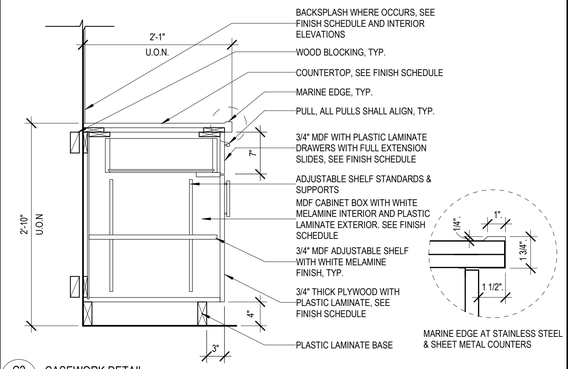


C1 A7.10 FALSE TOE KICK
SCALE: 3" = 1'-0"



C2 A7.10 CASEWORK DETAIL
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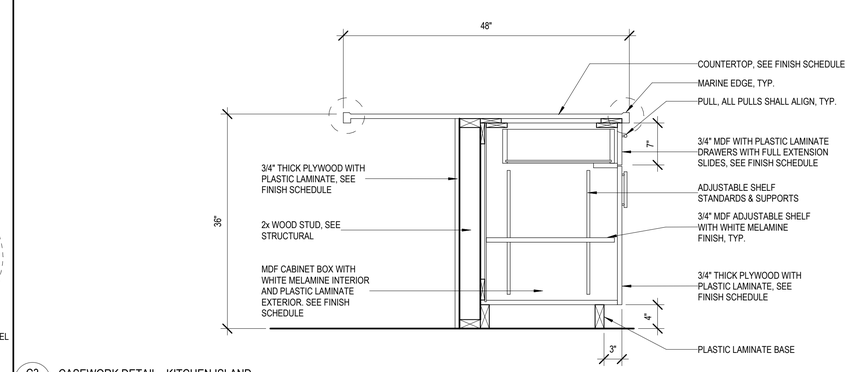
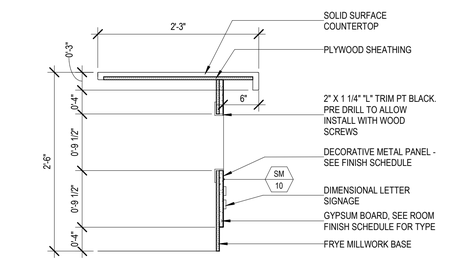
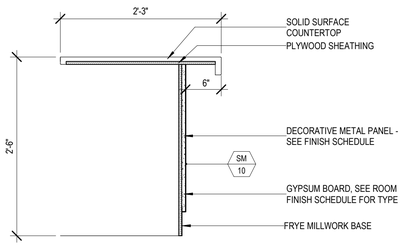


C3 A7.10 CASEWORK DETAIL - KITCHEN ISLAND
SCALE: 1" = 1'-0"



D1 A7.10 CASEWORK DETAIL @ BOOK DROP
SCALE: 1" = 1'-0"



D2 A7.10 CASEWORK DETAIL @ CIRCULATION DESK
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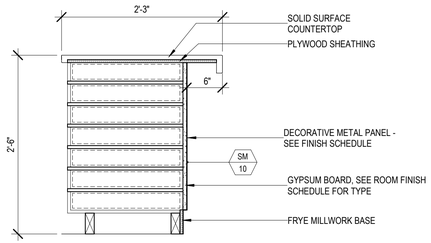
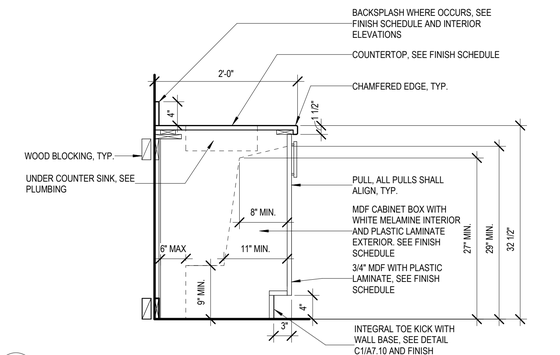


D3 A7.10 CASEWORK DETAIL @ COMPUTER CUBBY
SCALE: 1" = 1'-0"



D4 A7.10 BASE CASEWORK
SCALE: 1" = 1'-0"

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NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

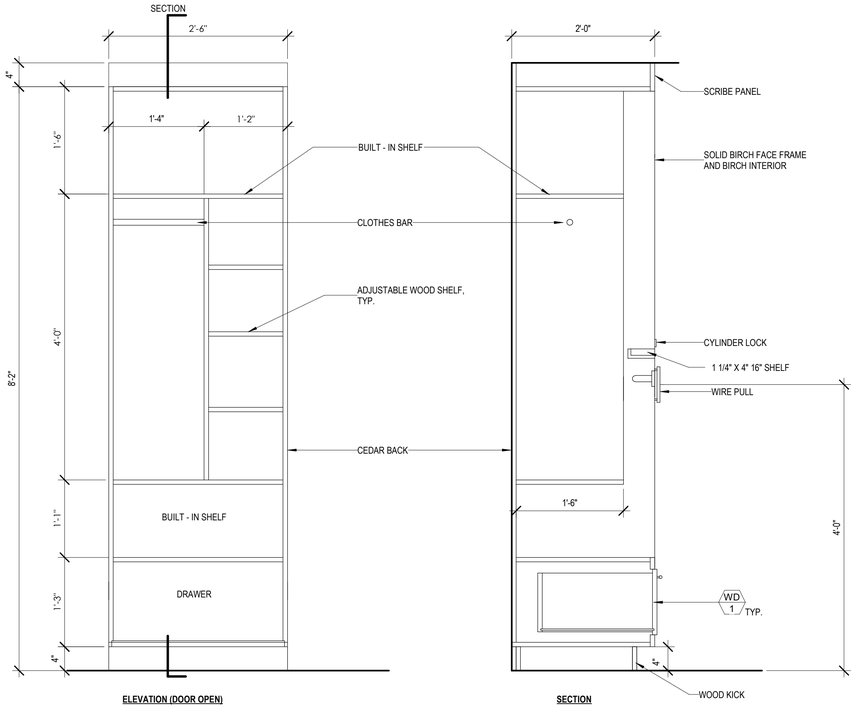
SHEET TITLE:

CASEWORK DETAILS

SHEET NUMBER:

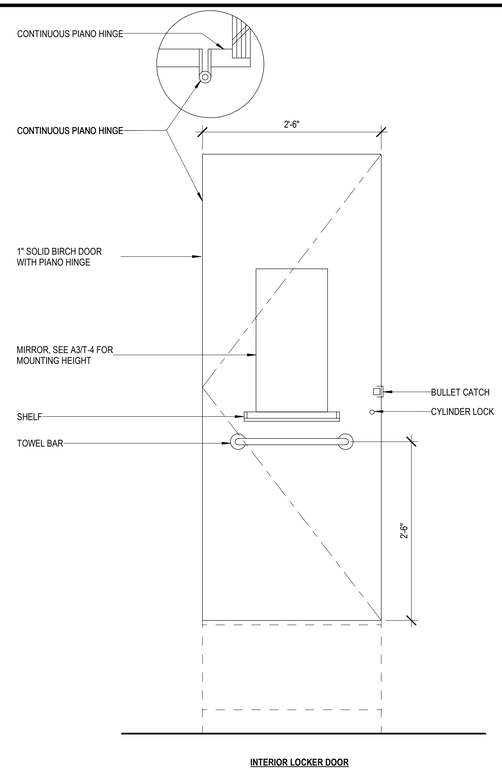
A7.10

NOTE: CONSTRUCT AS SEPARATE UNITS AND BOLT TOGETHER IN FIELD. MATCH GRAIN ON DOOR AND DRAWER FRONTS. PROVIDE SOLID BIRCH FACE FRAME AND BIRCH INTERIOR



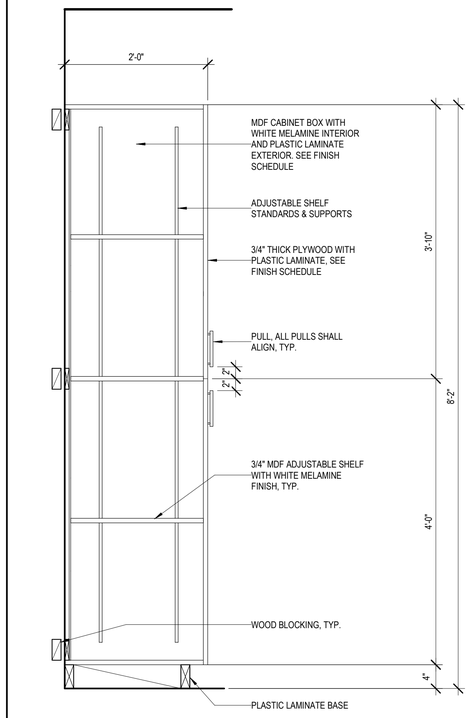
ELEVATION (DOOR OPEN)

SECTION

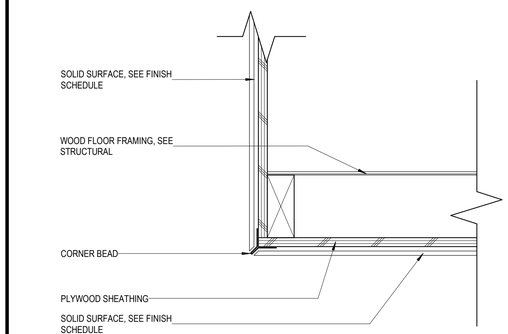


INTERIOR LOCKER DOOR

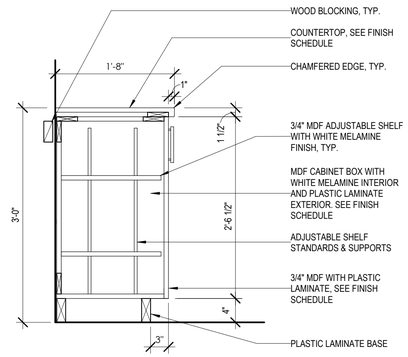
B1 A7.11 BUNK ROOM LOCKERS
SCALE: 1" = 1'-0"



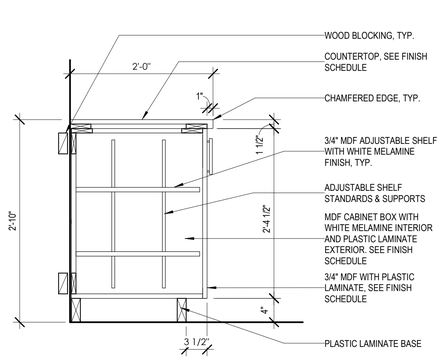
B4 A7.11 STORAGE CABINET DETAIL
SCALE: 1" = 1'-0"



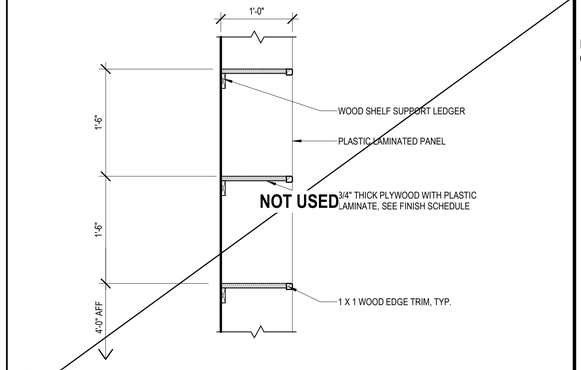
C1 A7.11 CORNER DETAIL @ HELP DESK
SCALE: 3" = 1'-0"



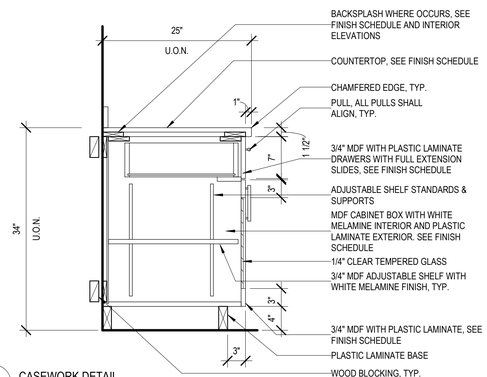
C2 A7.11 CASEWORK DETAIL
SCALE: 1" = 1'-0"



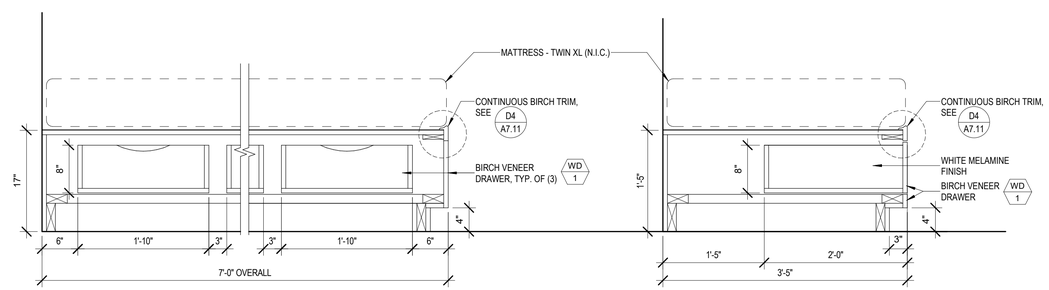
C3 A7.11 CASEWORK DETAIL
SCALE: 1" = 1'-0"



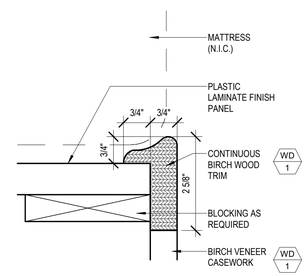
C4 A7.11 OPEN SHELF DETAIL
SCALE: 1" = 1'-0"



D1 A7.11 CASEWORK DETAIL
SCALE: 1" = 1'-0"



D2 A7.11 BED PLATFORM DETAIL
SCALE: 1" = 1'-0"



D4 A7.11 BED PLATFORM TRIM DETAIL
SCALE: 6" = 1'-0"

LICENSED ARCHITECT
JEFFREY A. KATZ
C-18823
REN. 09/30/27
STATE OF CALIFORNIA

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

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ISSUED FOR CONSTRUCTION	02/05/26

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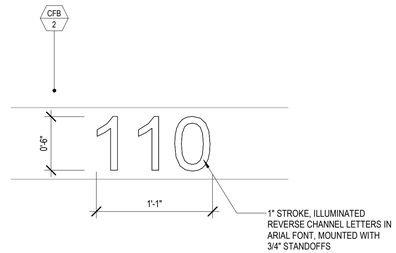
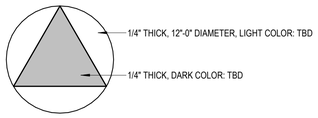
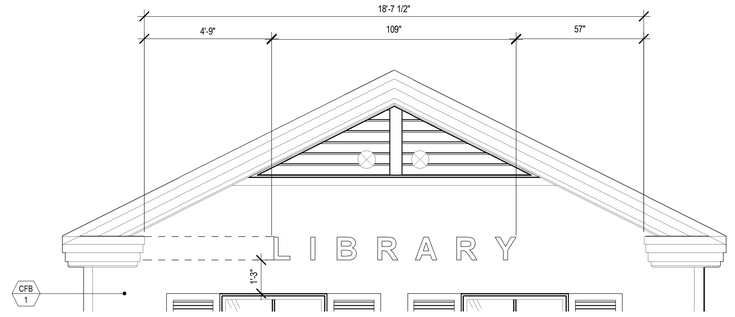
A7.11



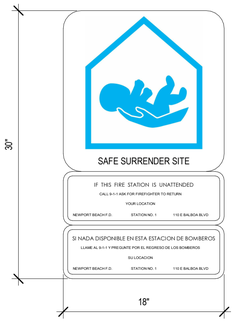
A4 A7.12 ADDRESS NUMBERS DETAIL
SCALE: 1 1/2" = 1'-0"



B2 A7.12 UNISEX ACCESSIBLE TOILET SIGNAGE
SCALE: 1 1/2" = 1'-0"



B3 A7.12 EXTERIOR BUILDING SIGNAGE - LIBRARY
SCALE: 3/8" = 1'-0"



NOTES:

1. MATERIAL: 0.063" THICK WHITE BAKED ENAMEL ALUMINUM SIGN SUBSTRATES.

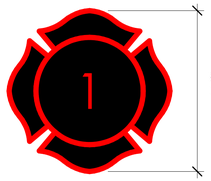
2. COPY: TW CEN MT FONT, IN SIZES AS ILLUSTRATED ABOVE, SURFACE PRINTED.

3. COLORS: GRAPHICS = BLACK AND LIGHT BLUE, BACKGROUND = WHITE

4. MOUNDING: STAINLESS STEEL TAMPER PROOF SCREWS INTO EXPANSION ANCHORS IN STUCCO AND SILICONE ADHESIVE.

5. INSTALLATION: INSTALL AT 60" AFF TO CENTER OF SIGN GROUP

C1 A7.12 SAFE SURRENDER SIGN
SCALE: 1 1/2" = 1'-0"



NOTES:

1.MATERIAL: ¼" THICK ADA COMPLIANT NON-GLARE ACRYLIC.

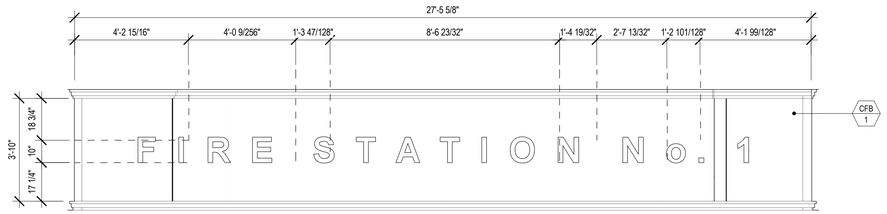
2.COPY: COPPERPLATE GOTHIC, 1" TALL, RAISED 1/32".

3.COLORS: BORDERS AND NUMBERS = RED, BACKGROUND/SUBSTRATE = BLACK

4.MOUNDING: TWO SIDED FOAM TAPE AND SILICONE ADHESIVE.

5.INSTALLATION: INSTALL AT 60" AFF TO CENTER OF SIGN, CENTERED ON DOOR.

C2 A7.12 ROOM ID SIGNAGE
SCALE: 6" = 1'-0"



C3 A7.12 EXTERIOR BUILDING SIGNAGE - FIRE STATION
SCALE: 3/8" = 1'-0"

SMOKING IS PROHIBITED
WITHIN 50 FEET
OF BUILDING ENTRANCE

NOTES:

1. MATERIAL: 0.063" THICK WHITE BAKED ENAMEL ALUMINUM SIGN SUBSTRATES.

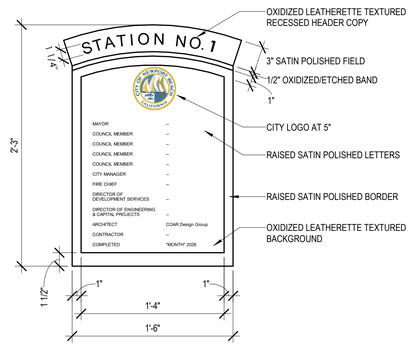
2. COPY: TW CEN MT FONT, IN SIZES AS ILLUSTRATED ABOVE, SURFACE PRINTED.

3. COLORS: GRAPHICS = BLACK AND RED, BACKGROUND = WHITE

4. MOUNDING: STAINLESS STEEL TAMPER PROOF SCREWS INTO EXPANSION ANCHORS IN STUCCO AND SILICONE ADHESIVE.

5. INSTALLATION: INSTALL AT 60" AFF TO CENTER OF SIGN

D1 A7.12 PROHIBITED SMOKING AREA SIGNAGE
SCALE: 3" = 1'-0"



NOTES:

1. SIZE: OVERALL 27" TALL X 18" WIDE.

2. TYPESTYLE: TW CEN MT FONT, UPPER AND LOWER CASE AS ILLUSTRATED ABOVE.

3. FINISH: SATIN POLISHED NATURAL COLOR ON ALL RAISED SURFACES AND CLEAR LACQUERED.

4. BACKGROUND: LEATHERETTE TEXTURED.

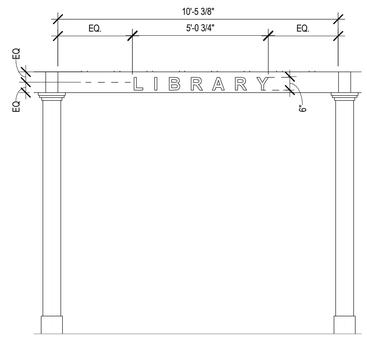
5. BORDER STYLE: SINGLE LINE AND CUSTOM CURVED 3" TOP BAND.

6. MOUNTING: CONCEALED THREADED STUDS AND HEAVY DUTY CONSTRUCTION ADHESIVE.

7. INSTALLATION: INSTALL AT 60" AFF TO CENTER OF PLAQUE.

8. VERIFY TEXT WITH ARCHITECT PRIOR TO FABRICATION

D2 A7.12 MONUMENT PLAQUE
SCALE: 1 1/2" = 1'-0"



D4 A7.12 EXTERIOR BUILDING SIGNAGE
SCALE: 3/8" = 1'-0"

LICENSED ARCHITECT
JEFFREY A. KATZ
C018223
REN. 09/30/27
STATE OF CALIFORNIA

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

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PROJECT NUMBER:

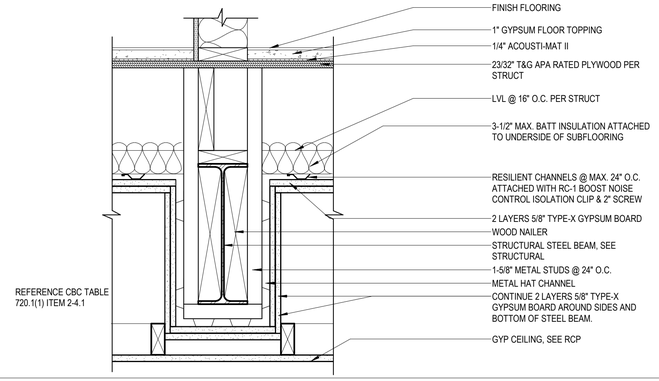
230101

SHEET TITLE:

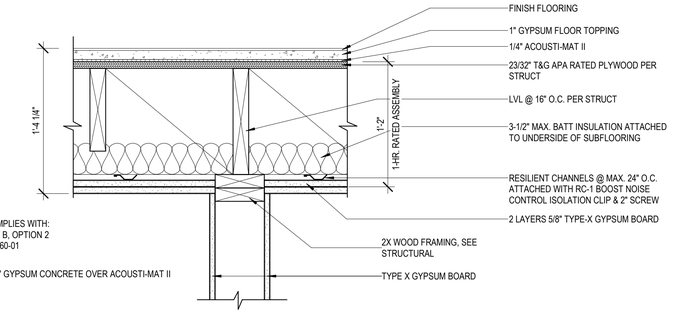
SIGNAGE DETAILS

SHEET NUMBER:

A7.12



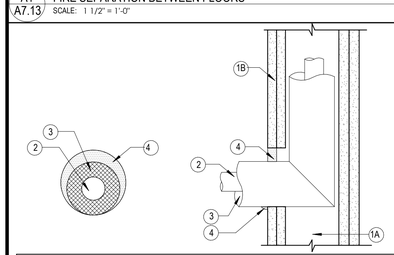
A1 FIRE SEPARATION BETWEEN FLOORS
A7.13 SCALE: 1 1/2" = 1'-0"



FIRE RATING:
1-HR ASSEMBLY COMPLIES WITH:
ESR-1153 ASSEMBLY B, OPTION 2
INTERTEK WNR/FCA 60-01

STC / ICC RATING:
TJ-4035, OPTION 6: 1" GYPSUM CONCRETE OVER ACOUSTI-MAT II
STC = 58 MIN.
IIC = 56 MIN.

A3 FIRE SEPARATION BETWEEN FLOORS
A7.13 SCALE: 1 1/2" = 1'-0"



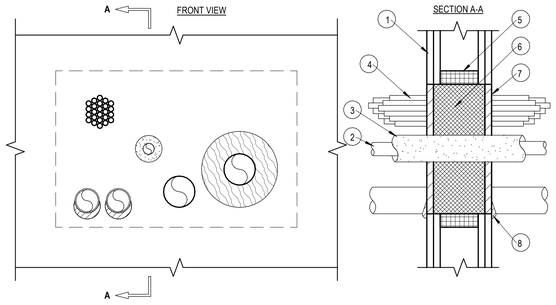
SYSTEM NO. F-C-8038	
ANSI/UL 1479 (ASTM E814	CAN/ULC S115
F RATING - 1 HR AND 2HR (SEE ITEM 1)	F RATING - 1 HR AND 2HR (SEE ITEM 1)
T RATINGS - 1 HR AND 2HR (SEE ITEM 1)	FT RATING - 1 HR AND 2HR (SEE ITEM 1)
L RATING AT AMBIENT: LESS THAN 1 CFM/SQ FT	FH RATING - 1 HR AND 2HR (SEE ITEM 1)
L RATING AT 400 F: LESS THAN 1 CFM/SQ FT	FTH RATING - 1 HR AND 2HR (SEE ITEM 1)
	L RATING AT AMBIENT: LESS THAN 5.1 L/S/M2
	L RATING AT 400 F: LESS THAN 5.1 L/S/M2

1. Wall Assembly - The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wall framing to consist of nom 2 by 6 in. (51 by 152 mm) (or larger) wood or steel channel studs or doubled or staggered nom 2 by 4 in. (51 by 102 mm) (or larger) wood studs spaced in accordance with the individual U300, U400,V400 or W400 Series Wall and Partition Designs.
B. Gypsum Board* - One or two layers of nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Max diam of opening is 6 in. (152 mm).
The hourly F, T, FT, FH and FTH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.

2. Penetrant - One metallic pipe or tube to be installed either concentrically or eccentrically, penetrating wall assembly on one side of wall. Penetrant shall be rigidly supported within the wall and on the penetrated side of the wall assembly. One of the following types and sizes of pipe or tube may be used:
A. Steel Pipe - Nom 2 in. (51 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
B. Iron Pipe - Nom 2 in. (51 mm) diam (or smaller) cast or ductile iron pipe.
C. Copper Tubing - Nom 1 in. (25 mm) diam (or smaller) Type L (or heavier) copper tubing.
D. Copper Pipe - Nom 1 in. (25 mm) diam (or smaller) Regular (or heavier) copper pipe.
3. Pipe Coverings* - One of the following types of pipe coverings shall be used:
A. Pipe and Equipment Covering Materials* - Max 2 in. (51 mm) thick hollow cylindrical heavy density (min 3.5 pcf (56kg/m3)) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product. The annular space between insulated penetrating item and the edge of the through opening shall be min 0 in.(point contact) to max 7/8 in. (22 mm).
See Pipe and Equipment Covering-Materials* (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
B. Pipe Covering Materials* - Max 2 in. (51 mm) thick unfaced mineral fiber pipe insulation sized to the outside diam of pipe or tube. Pipe insulation secured with min 18 AWG steel wire spaced max 12 in. (305 mm) OC. The annular space between insulated penetrating item and the edge of the through opening shall be min 0 in. (point contact) to 7/8 in. (22 mm) max. INDUSTRIAL INSULATION GROUP L L C - High Temperature Pipe Insulation 1200, High Temperature Pipe Insulation BWT or High Temperature Pipe Insulation Thermaloc
C. Sheathing Material* - Used in conjunction with Item 3B. Foil-scrim-kraft or all service jacket material shall be wrapped around the outer circumference of the pipe insulation (Item 3B) with the kraft side exposed. Longitudinal joints and transverse joints sealed with metal fasteners or butt tape.
See Sheathing Materials (BVDV) category in the Building Materials Directory for names of manufacturers. Any sheathing material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
4. Fill, Void or Cavity Material* - Sealant - Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with surface of wall assembly. At point contact location, min 3/8 in. (10 mm) diam bead of fill material to be applied at the penetrant/gypsum board interface.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

B1 FIRE RATED MEMBRANE PENETRATION
A7.13 SCALE: 1" = 1'-0"

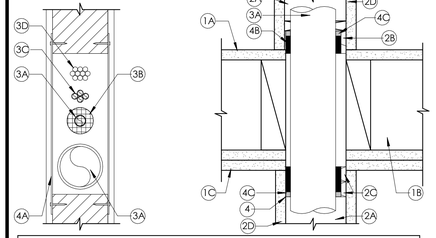


USING HILTI FIRESTOP SYSTEMS GUIDE FOR SPECIFIERS, 2011 EDITION.
FIRESTOP FOR MULTIPLE PENETRATING ITEMS THROUGH GYPSUM WALL ASSEMBLY,
UL SYSTEM NO. W-L-8079

1. 1-HOUR OR 2-HOUR GYPSUM WALL ASSEMBLY TO INCLUDE:
   A. 2X4 STUD LUMBER AT 16" O.C., OR
   B. 3-1/2" WIDE MIN. STEEL STUDS, SPACED MAX. 24: O.C. AND
   C. NOMINAL 5/8" THICK GYPSUM WALLBOARD. TYPE, NUMBER OF LAYERS, AND SHEET ORIENTATION AS SPECIFIED IN THE INDIVIDUAL UL DESIGN.
2. ONE OR MORE OF THE FOLLOWING PIPES, IN ANY COMBINATION MAY BE INSTALLED WITHIN THE OPENING:
   A. MAX. 4" NOMINAL DIA. STEEL PIPE
   B. MAX. 4" NOMINAL DIA. CAST OR DUCTILE IRON PIPE
   C. MAX. 3" NOMINAL DIA. COPPER PIPE OR TUBING
   D. MAX. 3" NOMINAL DIA. STEEL CONDUIT OR EMT
   E. MAX. 2" NOMINAL DIA. PVC PLASTIC PIPE
   F. MAX. 2" NOMINAL DIA. CPVC PLASTIC PIPE
3. [OPTIONAL] ONE OR MORE METALLIC PIPES MAY BE INSULATED WITH THE FOLLOWING TYPES OF PIPE INSULATION:
   A. MIN. 1" TO MAX. 2" THICK GLASS-FIBER PIPE INSULATION
   B. MIN. 1/2" TO MAX. 3/4" THICK AB/PVC PIPE INSULATION
4. ONE MAX. 3" DIA. CABLE BUNDLE.
5. MIN. 1-1/4" THICKNESS MINERAL WOOL (MIN. 4 PCF DENSITY) TIGHTLY PACKED AS A BACKER AROUND THE PERIMETER OF THE OPENING.
6. MIN. 3-1/2" OR 4-3/4" THICKNESS MINERAL WOOL (MIN, 4 PCCF DENSITY) TIGHTLY PACKED FOR 1-HOUR OR 2-HOUR FIRE-RATING-RESPECTIVELY.
7. MINIMUM 5/8" DEPTH INTUMESCENT FIRESTOP SEALANT.
8. MINIMUM 1/2" BEAD INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES:
1. WITH STEEL STUDS, MAX. AREA OF SQUARE, RECTANGULAR, OR CIRCULAR OPENING IS 240 SQ. IN. WITH A MAX. DIMENSION OF 20".
2. WITH WOOD STUDS, MAX. AREA OF SQUARE, RECTANGULAR, OR CIRCULAR OPENING IS 210 SQ. IN. WITH A MAX. DIMENSION OF 14-1/2".
2. ANNULAR SPACE BETWEEN PENETRANTS AND PERIPHERY OF OPENING = MIN. 0", MAX. 22".
3. ANNULAR SPACE BETWEEN PENETRANTS = MIN. 1", MAX. 22".

B3 FIRESTOPPING - AT 1-HOUR GYPSUM WALL ASSEMBLY
A7.13 SCALE: NTS



SYSTEM NO. F-C-8038	
ANSI/UL 1479 (ASTM E814)	CAN/ULC S115
F RATING - 1 HR	F RATING - 1 HR
T RATINGS - 1/4 AND 1 HR (SEE ITEM 3)	FT RATING - 1/4 AND 1 HR (SEE ITEM 3)
	FH RATING - 1 HR
	FTH RATING - 1/4 AND 1 HR (SEE ITEM 3)

System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Floor-Ceiling Assembly — The 1 hr fire rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max area of opening shall be 77 sq in. (497 cm2) with max dimension of 14 in. (356 mm).
B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* — Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design.
2. Chase Wall — The through-penetrants shall be routed through a single, double or staggered wood stud/gypsum board chase wall and shall include the following construction features:
   A. Studs — Nom 2 by 6 in. (51 by 152 mm) lumber studs.
   B. Sole Plate — Nom 2 by 6 in. (51 by 152 mm) lumber plates. Sole plate may be discontinuous across opening. Max size of opening is 5-1/2 in. (140 mm) by 14 in. (356 mm).
   C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. lumber plates. Double top plate may be discontinuous across opening. Max size of opening is 5-1/2 in. (140 mm) by 14 in. (356 mm).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.
3. Through-Penetrants — One or more metallic or nonmetallic pipes, conduits, tubing or cables, in any combination, to be installed either concentrically or eccentrically within the opening. Separation between penetrants to be min 1/4 in. (6 mm) to max 1-1/2 in. (38 mm). Annular space between the penetrants and the periphery of the opening shall be min 0 in. (point contact) to max 1-1/2 in. (38 mm). Penetrants to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of through penetrants may be used:
   A. Metallic Penetrants — A maximum of one metallic penetrant within the system shall have a nom diam greater than 1 in. (25 mm). The following types and sizes of metallic pipes, conduits or tubes may be used.
   A1. Steel Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
   A2. Iron Pipe — Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
   A3. Copper Pipe or Tubing — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tube or Regular (or heavier) copper pipe.
   A4. Conduit — Nom 4 in. (102 mm) diam (or smaller) rigid steel conduit or steel electrical metallic tubing (EMT).
   B. Pipe Covering - Tube Insulation - Plastics+ — (Optional) - Nom 3/4 in. (19 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. Pipe covering may be installed on metallic pipe or tube penetrants (Items 3A1, 3A2, and 3A3) not exceeding nom 1 in. (25 mm) diam. See Plastics+ (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification may be used.
   C. Cross Linked Polyethylene (PEX) Tubing — Nom 1/2 in. (13 mm) diam (or smaller) SDR 9 PEX tubing for use in closed (process or supply) or vented (drain, waste or vent) piping systems. A max of four tubes can be bundled together and installed within the opening.
   D. Cables — Nom 2-1/2 in. (64 mm) diam (or smaller) tight bundle of cables. Any combination of the following types and sizes of cables may be used:
   D1. Max 25 pair No. 24 AWG (or smaller) copper conductor telecommunication cable with PVC insulation and jacketing.
   D2. Max 3/C No. 8 AWG (or smaller) steel metal clad cable.
   D3. Max RG/U coaxial cable with copper conductor and fluorinated ethylene insulation and jacket. When bare (non-insulated) metallic penetrant is used, T Rating is 1/4 hr. Otherwise, T Rating is 1 hr.
4. Firestop System — The firestop system shall consist of the following:
   A. Steel Straps — Min 1-1/2 in. (38 mm) wide by 30 gauge (0.4 mm) (or heavier) steel straps used to bridge opening on both sides of wall at sole plate when sole plate is removed at opening in plywood floor. Steel straps to be cut to overlap a min of 2 in. (51 mm) onto sole plate on each side of opening and secured to sole plate with a min of two nails or screws on each side of opening on both sides of wall. Min 3 in. (76 mm) wide by 30 gauge(0.4 mm) (or heavier) steel straps used to bridge opening on both sides of wall at double top plate when top plates are removed at opening. Steel straps to be cut to overlap a min of 2 in. (51 mm) onto top plates on each side of opening and secured to top plates with a min of two nails or screws on each side of opening on both sides of wall.
   B. Packing Material — Min 1-1/2 in. (38 mm) thickness of min 0.5 pcf (8 kg/m3) fiberglass batt insulation firmly packed into the opening within the sole plate/plywood subfloor and a min 2-1/2 in. thickness of min 0.5 pcf (8 kg/m3) fiberglass batt insulation firmly packed into the opening within the double top plate. The packing material to be recessed from top surface of sole plate and bottom surface of top plates to accommodate the required thickness of fill material.
   C. Fill, Void or Cavity Materials* - Sealant — Min 1/2 in. (13 mm) thickness of sealant applied within annular space, flush with top surface of sole plate and flush with bottom surface of double top plate

BASIS OF DESIGN:HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP606, FS-ONE Sealant or FS-ONE MAX Intumescent Sealant.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

D1 CEILING/FLOOR FIRE RATED PENETRATION
A7.13 SCALE: 1" = 1'-0"

UL #U305:

WOOD STUDS - 2X WOOD STUDS SPACED 16 IN. O.C. MAX, EFFECTIVELY FIRESTOPPED

JOINTS AND NAIL HEADS - JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED.

GYPSUM BOARD - 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. O.C. WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAMETER AND 15/64 IN. DIAMETER HEADS. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS ARE TO BE INSTALLED HORIZONTALLY. GYPSUM PANELS TO BE INSTALLED ON BOTH SIDES OF INTERIOR PARTITIONS.

BATTS AND BLANKETS - GLASS FIBER INSULATION. PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITIES.

UL #U344:

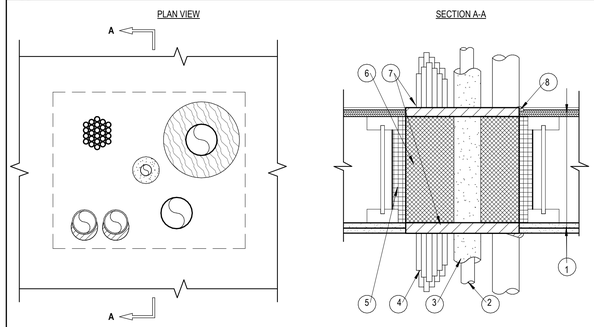
WOOD STUDS - 2X WOOD STUDS SPACED 16 IN. O.C. MAX, EFFECTIVELY FIRESTOPPED

WOOD STRUCTURAL PANEL SHEATHING - 15/32 IN. X 4 FT. WIDE APA RATED SHEATHING 32/16. VERTICAL JOINTS CENTERED ON STUDS, AND STAGGERED ONE SPACE FROM WALLBOARD JOINTS APPLIED PARALLEL WITH STUDS (VERTICAL). HORIZONTAL JOINTS BACKED WITH 2X WOOD BACKING. ATTACH TO STUDS WITH 6D CEMENT COATED STEEL BOX NAILS SPACED 12 IN. O.C. ALONG INTERIOR STUDS AND 6 IN. O.C. AT PERIMETER OF PANELS.

GYPSUM BOARD - 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. O.C. WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAMETER AND 15/64 IN. DIAMETER HEADS. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS ARE TO BE INSTALLED HORIZONTALLY. GYPSUM PANELS TO BE INSTALLED ON BOTH SIDES OF INTERIOR PARTITIONS.

BATTS AND BLANKETS - GLASS FIBER INSULATION. PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITIES.

C3 RATED ASSEMBLIES UL LISTING NOTES
A7.13 N.T.S.



USING XHEZ THROUGH-PENETRATION FIRESTOP SYSTEMS GUIDE.
FIRESTOP FOR MULTIPLE PENETRATING ITEMS THROUGH FLOOR ASSEMBLY, UL SYSTEM NO. F-C-8045

1. 1 HR RATED FLOOR ASSEMBLY:
   A. 2 LAYERS 1 HR RATED TYPE X GYPSUM BOARD ATTACHED TO UNDERSIDE OF FLOOR JOIST
   B. FLOOR JOIST, SEE STRUCTURAL
   C. PLYWOOD, SEE STRUCTURAL
   D. FLOORING AS OCCURS, SEE FINISH SCHEDULE
2. ONE OR MORE OF THE FOLLOWING PIPES, IN ANY COMBINATION MAY BE INSTALLED WITHIN THE OPENING:
   A. MAX. 4" NOMINAL DIA. STEEL PIPE
   B. MAX. 4" NOMINAL DIA. CAST OR DUCTILE IRON PIPE
   C. MAX. 3" NOMINAL DIA. COPPER PIPE OR TUBING
   D. MAX. 3" NOMINAL DIA. STEEL CONDUIT OR EMT
   E. MAX. 2" NOMINAL DIA. PVC PLASTIC PIPE
   F. MAX. 2" NOMINAL DIA. CPVC PLASTIC PIPE
3. ONE OR MORE METALLIC PIPES MAY BE INSULATED WITH THE FOLLOWING TYPES OF PIPE INSULATION:
   A. MIN. 1" TO MAX. 2" THICK GLASS-FIBER PIPE INSULATION
   B. MIN. 1/2" TO MAX. 3/4" THICK AB/PVC PIPE INSULATION
4. ONE MAX. 3" DIA. CABLE BUNDLE.
5. MIN. 1-1/4" THICKNESS MINERAL WOOL (MIN. 4 PCF DENSITY) TIGHTLY PACKED AS A BACKER AROUND THE PERIMETER OF THE OPENING.
6. MIN. 3-1/2" OR 4-3/4" THICKNESS MINERAL WOOL (MIN, 4 PCCF DENSITY) TIGHTLY PACKED FOR 1-HOUR OR 2-HOUR FIRE-RATING-RESPECTIVELY.
7. MINIMUM 5/8" DEPTH INTUMESCENT FIRESTOP SEALANT.
8. MINIMUM 1/2" BEAD INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES:
1. ANNULAR SPACE BETWEEN PENETRANTS AND PERIPHERY OF OPENING = MIN. 0", MAX. 22".
2. ANNULAR SPACE BETWEEN PENETRANTS = MIN. 1", MAX. 22".

D3 FIRESTOPPING - AT 1-HOUR FLOOR ASSEMBLY
A7.13 SCALE: NTS

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

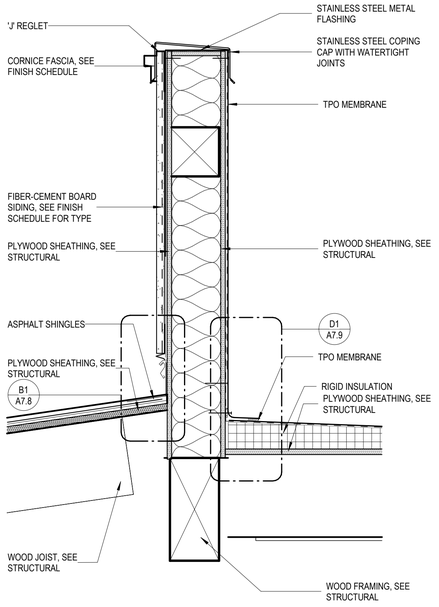
230101

SHEET TITLE:

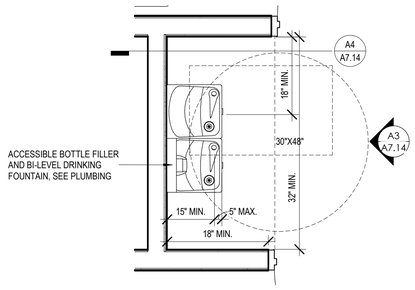
FIRESTOPPING DETAILS

SHEET NUMBER:

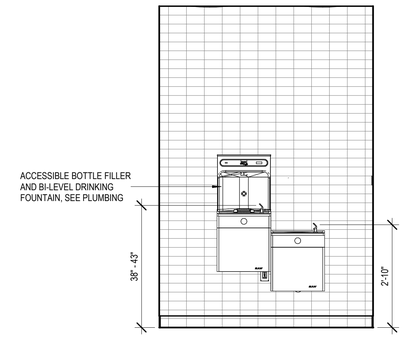
A7.13



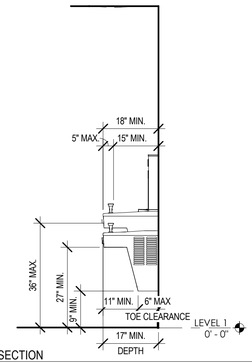
B1 A7.14 PARAPET WALL DETAIL
SCALE: 1 1/2" = 1'-0"



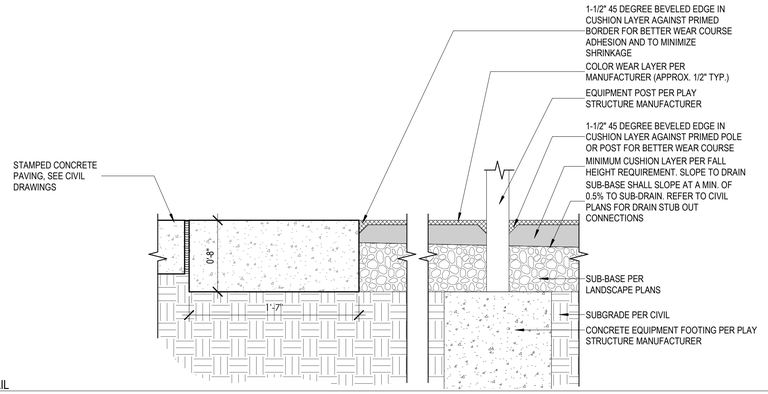
A2 A7.14 DRINKING FOUNTAIN DETAIL
SCALE: 1/2" = 1'-0"



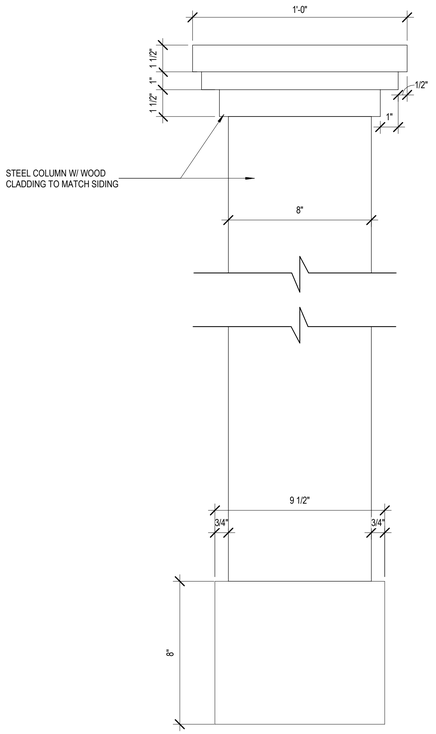
A3 A7.14 DRINKING FOUNTAIN ELEVATION
SCALE: 1/2" = 1'-0"



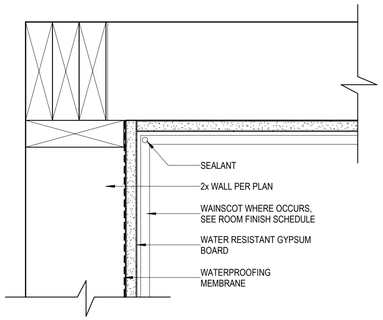
A4 A7.14 DRINKING FOUNTAIN SECTION
SCALE: 1/2" = 1'-0"



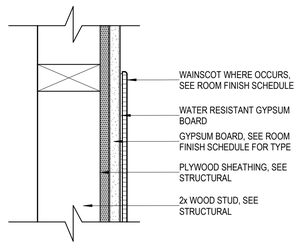
B2 A7.14 PLAY SURFACE EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



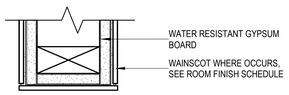
C4 A7.14 ARCHITECTURAL COLUMN ELEVATION
SCALE: 3" = 1'-0"



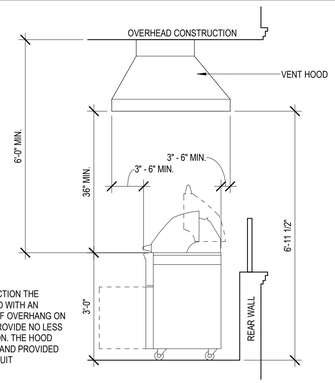
C1 A7.14 WAINSCOT AT INSIDE CORNER
SCALE: 3" = 1'-0"



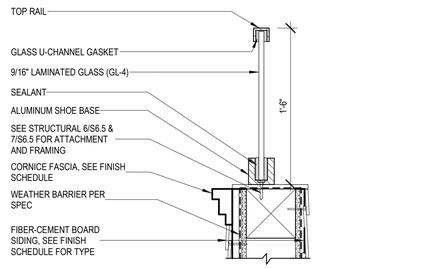
C2 A7.14 WAINSCOT AT WOOD FRAMING
SCALE: 3" = 1'-0"



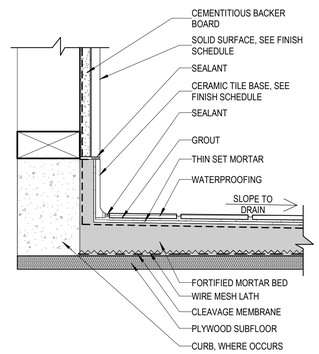
C3 A7.14 WAINSCOT AT CORNER
SCALE: 3" = 1'-0"



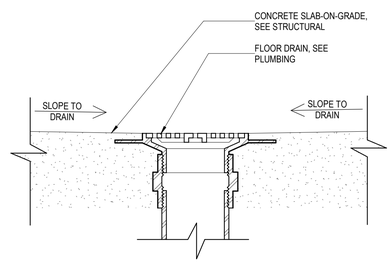
D1 A7.14 OUTDOOR GRILL DETAIL
SCALE: 1/2" = 1'-0"



D2 A7.14 LAMINATED GLASS RAILING ASSEMBLY DETAIL
SCALE: 1 1/2" = 1'-0"



D3 A7.14 SLOPING FLOOR AT CERAMIC TILE
SCALE: 3" = 1'-0"



D4 A7.14 FLOOR DRAIN AT CONCRETE FLOOR
SCALE: 3" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

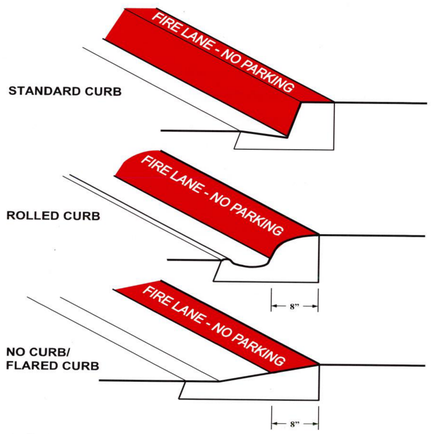
PROJECT NUMBER:
230101

SHEET TITLE:
DETAILS

SHEET NUMBER:
A7.14

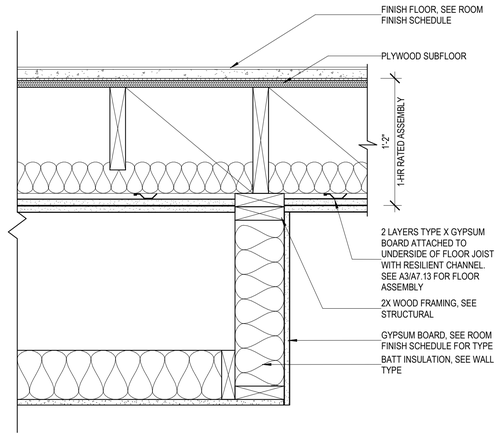
DIAGRAM 1

Fire Lane Identification – Red Curbs

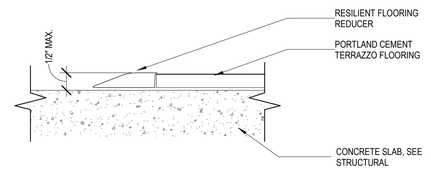


1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

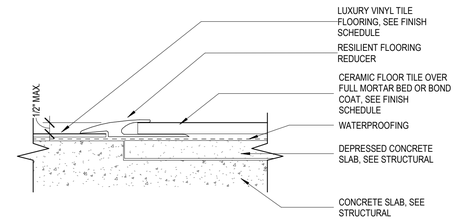
B1 / A7.15 FIRE LANE IDENTIFICATION - RED CURBS
N.T.S.



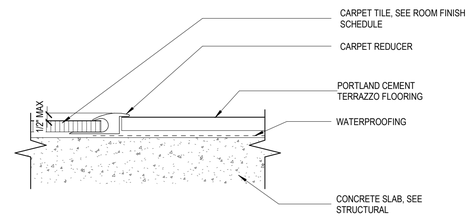
B2 / A7.15 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"



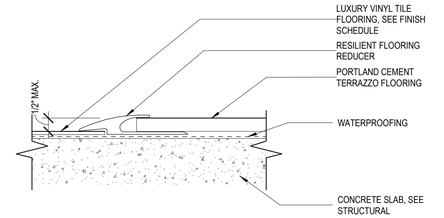
A3 / A7.15 DETAIL @ TRANSITION BETWEEN TEF AND CONCRETE
SCALE: 6" = 1'-0"



A4 / A7.15 DETAIL @ TRANSITION BETWEEN TILE AND LVT
SCALE: 6" = 1'-0"



B3 / A7.15 DETAIL @ TRANSITION BETWEEN TEF AND CARPET
SCALE: 6" = 1'-0"



B4 / A7.15 DETAIL @ TRANSITION BETWEEN TEF AND LVT
SCALE: 6" = 1'-0"

DIAGRAM 2

NOTICE

NO STOPPING IN AREAS MARKED AS FIRE LANES

FIRE LANE

VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNERS EXPENSE

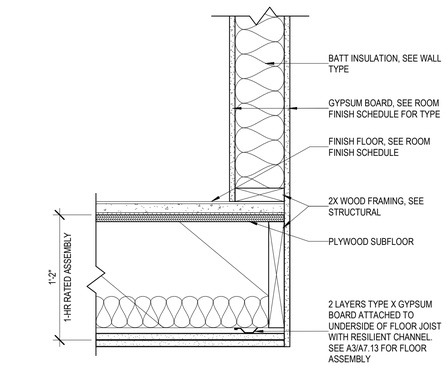
M.C. 12.40.190 F
CVC 22500.1
N.B.P.D. 644-3717

FIRE LANE ENTRANCE SIGNS

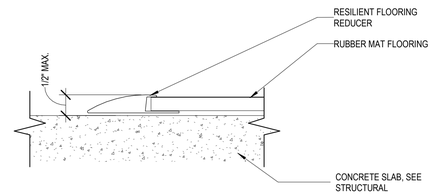
- Fire lane entrance signs are required at entry points to properties that contain fire lane signs or red curbs.
- The sign must be approved by the Fire Prevention Division and must be a minimum of 18" wide X 24" tall.
- Lettering shall be RED on WHITE background, no smaller than 2" in height.
- The words "FIRE LANE" shall be WHITE on RED background, no smaller than 4" in height.
- The sign shall be securely mounted facing the direction of travel and clearly visible to vehicular traffic entering the parking area.
- The sign shall be made of durable material and include all verbiage as shown on Diagram 2.

NOTES:
SIGN TO BE MOUNTED 7'-0" HIGH TO BOTTOM OF SIGN AT PEDESTRIAN AREAS.
DEPTH OF BURY OF SIGN POST SHALL BE A MINIMUM OF 24".

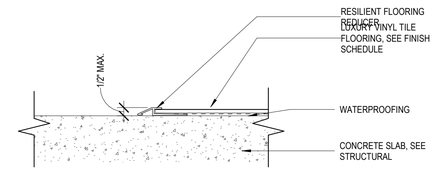
C1 / A7.15 FIRE LANE ENTRANCE SIGN
N.T.S.



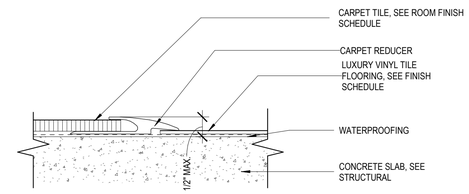
C2 / A7.15 CANTILEVER SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"



C3 / A7.15 DETAIL @ TRANSITION BETWEEN RUBBER MAT AND CONCRETE
SCALE: 6" = 1'-0"



C4 / A7.15 DETAIL @ TRANSITION BETWEEN LVT AND CONCRETE
SCALE: 6" = 1'-0"



D4 / A7.15 DETAIL @ TRANSITION BETWEEN LVT AND CARPET
SCALE: 6" = 1'-0"

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DETAILS

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A7.15

SHEET INDEX

S0.1	GENERAL NOTES AND SPECIFICATIONS
S0.2	GENERAL NOTES AND SPECIFICATIONS
S1.1	TYPICAL CONCRETE DETAILS
S1.2	TYPICAL MAT SLAB FOUNDATION DETAILS
S1.3	TYPICAL WOOD DETAILS
S1.4	TYPICAL WOOD DETAILS
S2.1	FOUNDATION PLAN
S2.2	2ND FLOOR AND LOWER ROOF FRAMING PLAN
S2.3	ROOF FRAMING PLAN
S2.4	ENLARGED FLOOR PLANS
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S3.3	SCHEMATIC FRAMING ELEVATIONS
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S3.5	SCHEMATIC FRAMING ELEVATIONS
S3.6	SCHEMATIC 3D VIEWS
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S5.1	STEEL FRAMING DETAILS
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S6.5	WOOD DETAILS
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F SHEAR WALL NOTES

1. PEN = PLYWOOD/OSB SHEATHING EDGE NAILING. BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL UNO. BLOCK EDGES WITH 3x MATERIAL WHERE NAILING IS 4"oc OR LESS. SEE 11/S1.3 FOR NAIL STAGGER AT ALL 3x.
2. FIELD NAILING TO BE 12"oc UNO.
3. ALL SHEATHING NAILS TO BE COMMON WIRE. SEE F/S0.1 AND SPECIFICATIONS FOR OTHER NAIL REQUIREMENTS.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS TO HAVE SHEATHING AND PEN NAILING PER SHEAR WALL TYPE 'A'.
5. SHEAR WALL LENGTHS, WHERE NOTED, ARE MINIMUM. DO NOT LOCATE HOLDOWNS FROM THESE DIMENSIONS. SAD FOR ACTUAL WALL LENGTHS.
6. HOLDOWN REFERS TO SIMPSON STRONG TIE CO. HOLDOWNS. INSTALL HOLDOWNS AND REQUIRED POSTS PER 7/S1.3 AND 14/S1.3SEE PLANS FOR OTHER REQUIREMENTS.
7. EDGE NAIL WALL SHEATHING TO STUDS OR POSTS WITH HOLDOWNS.
8. PORTIONS OF INTERIOR WALL SURFACES ADJACENT TO SPECIFIED SHEAR WALLS SHALL BE SHEATHED FOR THE FULL, UNINTERRUPTED LENGTH TO MATCH EXTERIOR WALLS OR WITH GYPSUM BOARD OF THE SAME THICKNESS TO PROVIDE AN EVEN WALL SURFACE FOR FINISH MATERIALS.
9. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE STAGGERED HORIZONTAL OR VERTICAL SPLICE JOINTS.
10. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"oc ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
11. ANCHOR BOLTS (AB) FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 0.229 INCH BY 3 INCHES SQUARE IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE AB DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. PLATE WASHER TO EXTEND WITHIN ½" OF SHEAR WALL SHEATHING UNO. PROVIDE OVERSIZED PLATE WASHER OR OFFSET AB AS REQUIRED. AT DOUBLE-SIDED SHEAR WALLS, STAGGER AB AS REQUIRED. AB TO BE PLACED A MINIMUM OF 4½" AND A MAXIMUM OF 12" FROM ENDS OF ALL SILL PLATES AND AT NOTCHES IN SILL PLATES.
12. NO OPENINGS ARE ALLOWED IN SHEAR WALLS UNLESS SHOWN ON THE STRUCTURAL PLANS. OPENINGS NOTED ARE PER 6/S1.3 . COORDINATE ANY OPENINGS NOT SHOWN WITH THE STRUCTURAL ENGINEER.

SHEAR WALL SCHEDULE

SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS
			⅝"ø BOLT FDN		AT FRAMING [2]			
			2x SILL	3x SILL	16d	A35	SCREW [1]	
A	15/32 " (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	
B	15/32 " (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc	3x MIN AT ALL ADJOINING PANEL EDGES
C	15/32 " (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc	
D	15/32 " (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc	
E	15/32 " (32/16) CD BOTH SIDES	10d @ 3"oc	-	12"oc	(2) ROWS @ 2"oc	6"oc	(2) ROWS @ 6"oc	

NOTES:
1. 2x SILL: SDS¼x4½" OR SDWS 0.22"x4". AT 3x SILL : SDS¼x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

E WOOD FRAMING NOTES

1. HEADERS, BEAMS, POSTS, TOP PLATE SPLICES, AND ETC., ARE PER 1/S1.3 AND 4/S1.3 WHERE NOT NOTED ON PLAN AND DETAILS. WALLS AT SEISMIC SEPARATIONS SHALL BE CONSIDERED EXTERIOR WALLS.
2. ALL BEAMS AND JOISTS (EXCLUDING I JOISTS) SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.
3. THE GENERAL CONTRACTOR SHALL MEASURE GLULAM BEAM SIZES AND CAMBERS AS DELIVERED TO THE JOB SITE AND SHALL REPORT FINDINGS TO THE ENGINEER PRIOR TO ERECTION. PROVIDE 5,000 FT. RADIUS CAMBER ON ALL SIMPLE SPAN GLULAM BEAMS UNO. WHERE INDICATED ON PLAN, C = ¾" INDICATES MIDSPAN CAMBER IN INCHES.
4. 3½" AND 5½" WIDTHS MAY BE SUBSTITUTED FOR 3¼" & 5¼" WIDTHS, RESPECTIVELY, AT INDUSTRIAL APPEARANCE GRADE GLULAM MEMBERS UNO.
5. SEE 11/S1.3 FOR SHEATHING NAILING REQUIREMENTS. ALL NAILING NOT NOTED OR DETAILED OTHERWISE SHALL BE PER 13/S1.3. NAIL LENGTH TO BE SUFFICIENT TO MEET CBC PENETRATION REQUIREMENTS. NAILS INTO PRESSURE TREATED MATERIAL SHALL BE HOT DIP GALVANIZED. NAILS AT BORATE TREATED LUMBER MAY BE CLEAR ZINC COATED. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AT EXTERIOR EXPOSURES.
6. EXTERIOR STUD WALL SHALL BE 2x6 @ 16"oc UNLESS NOTED OTHERWISE. INTERIOR BEARING WALLS AND SHEAR WALLS SHALL BE 2x6 @ 16"oc UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR OTHER INTERIOR WALL FRAMING SIZES. COORDINATE STUD AND PLATE SIZES WITH THE REQUIREMENTS OF THE SHEAR WALL SCHEDULE.
7. WOOD POST SIZES ARE TO MATCH BEAM AND STUD WIDTH, UNO. WHERE POST OCCURS ABOVE RAISED FLOOR, PROVIDE SOLID BLOCKING AT FLOOR FRAMING TO MATCH WIDTH OF POST. PEN PER F/S0.1TO POSTS AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS. POSTS AT HOLDOWNS TO BE FULL HEIGHT AND PER7/S1.3
8. FOR ROOF DRAINAGE, TOP OF FRAMING BETWEEN NOTED POINTS IS A STRAIGHT LINE.
9. ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING UNO.
10. HSS OR PIPE COLUMNS IN STUD WALLS ARE TO BE TRIMMED PER 6/S1.4. REFER TO PLANS AND DETAILS FOR OTHER REQUIREMENTS.
11. JOISTS AND RAFTERS ARE PER PLAN. UNLESS NOTED OTHERWISE, PROVIDE "LU" HANGER AT FLUSH FRAMING AND "HU" HANGER WHERE HANGER IS SHOWN SKEWED PER PLAN AND/OR HANGER SEAT IS INDICATED TO BE SLOPED. HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE (I.E. LU210 FOR 2x10). FILL ALL NAIL HOLES.
12. PROVIDE SOLID BLOCKING @ 8'-0"oc MAX FOR ALL 2x12 REPETITIVE FRAMING. PROVIDE SOLID BLOCKING OR SIMPSON TB X-BRIDGING @ 8'-0"oc MAX FOR ALL 1½" LSL AND 1¾" LVL REPETITIVE FRAMING WITH A DEPTH OF 11¼" OR GREATER.
13. PROVIDE ADDITIONAL JOIST BELOW ALL OR ADJACENT TO NON-STRUCTURAL WALLS PARALLEL TO FRAMING, UNO.
14. ROUND HOLES IN STEEL PLATES TO BE 1/16 " OVERSIZE. SLOTTED HOLES IN STEEL PLATES SHALL BE 1/16 " WIDER THAN THE BOLT DIAMETER AND HAVE A LENGTH OF 2 TIMES THE BOLT DIAMETER. THE DIRECTION OF THE SLOTTED LENGTH IS INDICATED ON THE DETAILS (VSH OR HSH). INSTALL BOLT AT THE CENTER LINE OF THE HOLE. BOLT HOLES IN WOOD SHALL BE ROUND AND 1/16 " OVERSIZE. CUT OFF BOLT THREADED END FLUSH WITH NUT WHEN REQUIRED BY FINISHES AND 1" MAXIMUM FROM NUT OTHERWISE. PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT BEARS ON WOOD. USE PLATE OR MALLEABLE IRON WASHERS AT EXPOSED CONDITIONS OR AS INDICATED.
15. ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICED OR STRAPPED MEMBER SHALL BE EQUIDISTANT FROM THE SPLICE. STRAPS USING 16d NAILS ON 2x MATERIAL TO BE INSTALLED ON THE 1½" EDGE OF THE MEMBER.
16. THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND SHEATHING MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE TIME OF INSTALLATION AND AT CLOSE-IN. THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE BETWEEN FLOORS, ETC.
17. VENTING IS REQUIRED IN ENCLOSED FRAMING AREAS, SAD. DRILL BLOCKING AND LEDGERS AND PROVIDE SKIP BLOCKING AS DETAILED.
18. ALL SHEATHING SHALL HAVE 1/8" GAP AT ALL EDGES AND JOINTS. TYPICAL SHEATHING:
    A. FLAT ROOF SHEATHING (SLOPE 2:12 OR LESS): 19/32 " T&G APA RATED SHEATHING (40/20) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. BLOCK EDGES WITH 2x4 LAID FLAT WHERE NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.
    B. SLOPING ROOF SHEATHING (SLOPE GREATER THAN 2:12): 15/32 " APA RATED SHEATHING (32/16) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. PROVIDE SHEATHING CLIPS AT UNSUPPORTED EDGES UNLESS NOTED TO BE BLOCKED ON PLANS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.
    C. SLOPING ROOF SHEATHING OVER DECKING: 15/32 " APA RATED SHEATHING (32/16) EXP 1 OVER 2x CEDAR DECKING WITH 10d x 1½" @ 6"oc (OR 14ga STAPLES @ 4" oc) EDGES (PEN) AND 12"oc FIELD UNO.
    D. FLOOR SHEATHING: 23/32 " T&G APA RATED SHEATHING (48/24) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO & GLUE TO FRAMING MEMBERS IMMEDIATELY PRIOR TO FULL NAILING (DO NOT SPOT NAIL). BLOCK EDGES WITH 2x4 LAID FLAT AS NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS. ALTERNATE FASTENER: SIMPSON WSV #9x2" MIN SCREW (ICC ESR-1472). MIN 1¼" FRAMING/BLOCKING EMBEDMENT.

C FOUNDATION NOTES

1. ALLOWABLE (ASD) FOUNDATION DESIGN PRESSURES ARE:

   MAT SLAB FOUNDATION:
   DEAD LOAD + LIVE LOAD = 2,250 PSF
   DEAD LOAD + LIVE LOAD + LATERAL = 3,000 PSF
2. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE GEOTECHNICAL REPORT NOTED BELOW, AND CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON ENGINEERED FILL AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. ENGINEERED FILL TO BE COMPACTED PER GEOTECHNICAL REPORT. INCREASE FILL AND OR FOOTING DEPTH AS REQUIRED BY GEOTECHNICAL ENGINEER. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICH EVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER-EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER-EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE. GEOTECHNICAL REPORT BY:

   GEOCON WEST, INC
   REPORT NO. W1729-88-01
   DATED: MARCH 6, 2025 REV1
   PREPARED BY: PETRINA ZEN
   ADDRESS: 2807 MCGAW AVENUE, IRVINE, CA 92614
   PHONE: 949.491.6570
3. USE 5/8" DIAMETER x 12" (18" AT CURBS) ANCHOR BOLTS (AB) AT 48"oc WHERE NOT OTHERWISE NOTED. MINIMUM EMBEDMENT INTO CONCRETE IS 7" (EXCLUDING CURB) UNLESS DETAILED OTHERWISE. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO ANCHOR BOLTS PER SILL PIECE.
4. TYPICAL SLAB: THICKNESS AND REINFORCING PER 1/S4.1 OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 4" CLEAN AGGREGATE ON SUBGRADE PER THE GEOTECHNICAL RECOMMENDATIONS, AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.
5. REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS FOR DEPRESSED SLABS FOR ARCHITECTURAL FLOORING OR INSERTS, SLOPED SLABS TO DRAIN AND PIPES OR CONDUITS AT SLAB. SEE 4/S1.2 & 5/S1.2 AT DEPRESSED SLAB & 2/S1.2 FOR PIPES AND CONDUITS.
6. FORMWORK STAKES ARE NOT PERMITTED WITHIN CONCRETE PLACEMENTS. IF REQUIRED, PROVIDE STEEL STAKES SLEEVED WITH PLASTIC PIPE OR SOLID PLASTIC STAKES; WOOD STAKES NOT PERMITTED. FLUSH CUT SLEEVE OR STAKE AND FILL SLEEVES IMMEDIATELY WITH GROUT. WHERE STAKES PENETRATE VAPOR RETARDER, TAPE OR SEAL PER MANUFACTURER'S RECOMMENDATIONS.

D SPECIAL INSPECTION BY OWNERS TESTING AGENCY

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

1. **SHOP FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES** PER CBC SECTION 1704.2.5 OR ALTERNATIVELY, APPROVED FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE PER CBC SECTION 1704.2.5.1 INCLUDING GLULAM BEAM INSPECTION CERTIFICATES.
2. **STRUCTURAL STEEL CONSTRUCTION** PER CBC SECTIONS 1705.2, 1705.13.1, 1705.14.1, AND TABLE 1705.2.3 INCLUDING MATERIAL IDENTIFICATION, SHOP AND FIELD WELDING, AND INSTALLATION OF HIGH-STRENGTH BOLTS.
3. **CONCRETE CONSTRUCTION** PER CBC SECTIONS 1705.3, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OR CONCRETE. CONTINUOUS OR ISOLATED SPREAD FOOTINGS WITH DESIGN STRENGTH NO GREATER THAN 2500 PSI, NON-STRUCTURAL SLABS ON GRADE, AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER CBC SECTION 1705.3.
4. **WOOD CONSTRUCTION** PER CBC SECTIONS 1705.5, 1705.12.1, AND 1705.13.2 INCLUDING NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS; TOP PLATE SPLICES, LEDGER SPLICES, SIMPSON HARDWARE, BRACES, AND HOLDOWNS; AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" APART OR LESS.
5. **SOILS** PER CBC SECTION 1705.6, TABLE 1705.6, AND THE APPROVED SOILS REPORT INCLUDING SUBGRADE PREPARATION, FOUNDATION BEARING MATERIALS AND DEPTH OF EXCAVATIONS, AND VERIFICATION, PLACEMENT AND TESTING OF CONTROLLED FILL.
6. **SPECIAL CASES** PER CBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE CBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE AND SIMPSON YIELD LINK CONNECTORS.

A DESIGN CRITERIA

DESIGN CRITERIA: 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC) ASCE 7-22 (REQUEST FOR MODIFICATION TO PROVISIONS OF TITLE 15 FORM ON S0.2 AND SEE SCOPE DESCRIPTION)

FLOOR LIVE LOAD: 40 PSF (REDUCIBLE) - DORMITORIES
100 PSF (REDUCIBLE) - LIBRARY

ROOF LIVE LOAD: 20 PSF (REDUCIBLE)
ROOF DEAD LOAD: 22 PSF
FLOOR DEAD LOAD: 30 PSF
RISK CATEGORY: IV
WIND DATA: ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 106
WIND EXPOSURE: D
INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = ±0.18
COMPONENTS AND CLADDING DESIGN PRESSURES FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE "ASCE 7-22" DESIGN STANDARD

EARTHQUAKE DATA: SEISMIC IMPORTANCE FACTOR, I_e: 1.5
MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_s = 1.58; S_1 = 0.51
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 1.15; S_{D1} = 0.80
SEISMIC DESIGN CATEGORY: D
SEISMIC FORCE RESISTING SYSTEM(S): WOOD FRAMED SHEAR WALLS, SPECIAL STEEL MOMENT FRAMES
RESPONSE MODIFICATION FACTOR(S): R = 6.5, 8
OVERSTRENGTH FACTOR(S): Ω = 3, 3
DESIGN BASE SHEAR: 108 KIPS, 88 KIPS (ULTIMATE)
SEISMIC RESPONSE COEFFICIENT(S), C_s = 0.266, 0.216 (ULTIMATE)
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

MAXIMUM ANTICIPATED STORY DRIFT = 0.01 X HEIGHT
PROVIDE DEFORMATION COMPATIBILITY PER ASCE 7 SECTION 12.12.5 FOR NON-STRUCTURAL ITEMS, INCLUDING CLADDING, STAIRS, GLAZING, ETC.

SCOPE: NEW 2-STORY LIBRARY AND FIRE STATION HYBRID BUILDING. NOTE THAT BUILDING DESIGN IS UNDER THE CALIFORNIA BUILDING CODE 2022, BUT UTILIZES THE ASCE 7-22 DESIGN CODE PRIOR TO BEING ADOPTED. THIS IS TO UTILIZE HIGHER RESOLUTION TSUNAMI ZONE MAPPING FROM ASCE 7-22 WHICH IMPACT THE DESIGN OVERALL. SEE REQUEST FOR MODIFICATION TO PROVISIONS OF TITLE 15 FORM.

B GENERAL NOTES

1. REFER TO SHEETS S1.1, S1.2, S1.3, S1.4 AND S1.5 FOR STANDARD DETAILS OF CONSTRUCTION. REFER TO THE PROJECT SPECIFICATIONS FOR MATERIALS AND METHODS.
2. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS (SAD) FOR ALL ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO COMMENCING WORK.
3. STRUCTURAL DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
4. DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR SIDEWALK SLABS AND DIMENSIONS.
6. COORDINATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND SITE UTILITY SYSTEMS WITH THE STRUCTURAL SYSTEM IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. USE DETAILS ON SHEETS S1.1 THROUGH S1.5, AT CONDITIONS WHERE THESE DETAILS DO NOT APPEAR TO APPLY, NOTIFY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. AT CONDITIONS WHERE FIELD MODIFICATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, OR SITE UTILITIES AFFECT STRUCTURAL SYSTEMS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
7. VERIFY WEIGHTS AND LOCATIONS OF MECHANICAL UNITS WITH MECHANICAL ENGINEER PRIOR TO PLACEMENT. UNITS VARYING OVER 10% IN WEIGHT SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION (MECHANICAL WEIGHTS SHOWN ARE MAXIMUM). CONTRACTOR TO VERIFY MECHANICAL UNIT SIZES AND WEIGHTS AS INSTALLED PRIOR TO INSTALLATION OF SPECIAL FRAMING TO ENSURE CORRECT PLACEMENT UNDER CURBS, ETC. SEE 7/S1.4.
8. SHORING, SCAFFOLDING, AND BRACING DESIGN, MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE ADEQUATE FOR ALL LOADS. LEAVE IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL FINAL STRUCTURAL CONSTRUCTION IS COMPLETED.
9. SPECIAL INSPECTIONS ARE REQUIRED PER D/S0.1 AND THE TESTING AND INSPECTION FORM.
10. VEHICULAR TRAFFIC, HEAVY EQUIPMENT AND MATERIAL STAGING SHALL NOT BE ALLOWED ADJACENT TO ANY RETAINING/BASEMENT WALL, NEW OR EXISTING WITHIN A HORIZONTAL DISTANCE EQUAL TO THE WALL HEIGHT MEASURED FROM THE BOTTOM OF FOOTING OR 5'-0" WHICHEVER IS GREATER, UNLESS APPROVED BY THE STRUCTURAL ENGINEER OR NOTED OTHERWISE. WITHIN THIS ZONE, ONLY HAND-OPERATED EQUIPMENT ("WHACKERS", VIBRATORY PLATES, OR PNEUMATIC COMPACTORS) SHALL BE USED TO COMPACT THE BACKFILL SOILS. BACKFILL & DRAINAGE ARE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED SPECIFIED STRENGTH AND 14 DAYS MINIMUM.
11. STRUCTURAL OBSERVATION PER CBC SECTION 1704.6 IS REQUIRED. NOTIFY ZFA FOR GENERAL ON SITE REVIEW OF:
    - MAT SLAB REINFORCING.
    - WOOD SHEAR WALLS, SHEAR PANELS AND FLOOR/ROOF DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORAGE AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.
    - STRUCTURAL WOOD FRAMING.
    - STEEL FRAMING.

    NOTIFY ZFA FOR REVIEW PRIOR TO COVERING ABOVE LISTED WORK. PROVIDE 2 WORKING DAYS MINIMUM SCHEDULING NOTICE PRIOR TO REVIEW DATE.
12. SUBMIT ENGINEERING FOR DEFERRED APPROVAL ITEMS TO ARCHITECT/ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED OR INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED APPROVAL ITEMS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER TO ACCOMMODATE HORIZONTAL AND VERTICAL MOVEMENTS AS NOTED IN STRUCTURAL DRAWINGS. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE DIMENSIONS AND DETAILS SHOWN ON THE SHOP DRAWINGS PRIOR TO SUBMITTAL. MANUFACTURER TO PROVIDE DRAWINGS AND CALCULATIONS DESIGNED IN ACCORDANCE WITH THE CBC AND SPECIFICATIONS, PREPARED AND SIGNED BY A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS, UNLESS NOTED OTHERWISE:
    A. STORE FRONT AND GLAZING: INCLUDE ATTACHMENTS TO STRUCTURE.
    B. FIRE SPRINKLERS, INCLUDING SEISMIC BRACING AND HANGERS FOR PIPING 2½"ø OR GREATER. TO BE PREPARED AND STAMPED BY A CALIFORNIA LICENSED MECHANICAL ENGINEER.
    C. APPARATUS BAY (4) FOLD SYSTEMS: INCLUDE ATTACHMENTS TO STRUCTURE AND CONFORMANCE TO MAXIMUM ANTICIPATED STORY DRIFT PER A/S0.1.

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

24071

SHEET TITLE:

GENERAL NOTES AND SPECIFICATIONS

SHEET NUMBER:

S0.1

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ZFA STRUCTURAL ENGINEERS

NEWPORT LIBRARY AND FIRESTATION NO. 1
project name

Testing & Special Inspection Form

KCM engineer | 24071 job #

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

	MATERIAL	TEST OR SPECIAL INSPECTION	PERIODIC	CONTINUOUS	CBC CODE REFERENCE & NOTES
☑	STEEL	INSPECT SHOP FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES EXCEPTION: APPROVED FABRICATORS SUBMIT CERTIFICATE OF COMPLIANCE	X		1704.2.5, 1704.2.5.1
☑	STEEL	VERIFY MATERIAL IDENTIFICATION	X		1705.2.1
☐	STEEL	INSPECT THE FOLLOWING WELDS: SINGLE PASS FILLET ≤ ¾,", METAL DECK, STUDS, CFS, STAIR AND RAILING SYSTEMS, AND REINFORCING STEEL	X		1705.2.1, 1705.12.1
☑	STEEL	INSPECT THE FOLLOWING WELDS: SINGLE PASS FILLET > ¾,", MULTI-PASS FILLET, GROOVE, PLUG, AND SLOT		X	1705.2.1, 1705.12.1
☐	STEEL	INSPECT OPEN-WEB STEEL JOISTS & JOIST GIRDERS	X		1705.2.1, TABLE 1705.2.3
☑	STEEL	INSPECT HIGH-STRENGTH BOLTS	X		1705.2.1, 1705.12.1
☐	STEEL	PERFORM NONDESTRUCTIVE TESTING			1705.2.1, 1705.13.1
☑	CONCRETE	VERIFY USE OF REQUIRED DESIGN MIX	X		1705.3, TABLE 1705.3
☑	CONCRETE	INSPECT SIZE, GRADE, AND PLACEMENT OF REINFORCEMENT	X		1705.3, TABLE 1705.3
☑	CONCRETE	FABRICATE CONCRETE SPECIMENS FOR STRENGTH TESTS		X	1705.3, TABLE 1705.3
☑	CONCRETE	INSPECT FORMWORK	X		1705.3, TABLE 1705.3
☐	CONCRETE	INSPECT ADHESIVE ANCHORS TO RESIST SUSTAINED TENSION		X	TABLE 1705.3
☑	CONCRETE	INSPECT ADHESIVE ANCHORS TO RESIST TEMPORARY TENSION OR SHEAR, SCREW ANCHORS, AND EXPANSION ANCHORS	X		TABLE 1705.3
☐	SHOTCRETE	INSPECT SHOTCRETE PLACEMENT, TEST PANELS, AND PRODUCTION PANELS		X	1705.3, TABLE 1705.3,1908.5, 1908.10
☐	MASONRY	TEST NET COMPRESSIVE STRENGTH			1705.4
☐	MASONRY	INSPECT PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS	X		1705.4
☐	MASONRY	INSPECT SIZE, GRADE, AND PLACEMENT OF REINFORCEMENT	X		1705.4
☐	MASONRY	INSPECT TYPE, SIZE, AND PLACEMENT OF ANCHOR BOLTS	X		1705.4
☑	WOOD	INSPECT NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS; TOP PLATE SPLICES, LEDGER SPLICES, SIMPSON HARDWARE, BRACES, AND HOLDOWNS; AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" APART OR LESS	X		1705.5, 1705.11.1,1705.12.1
☐	SOILS	INSPECT COMPACTED FILL		X	1705.6, TABLE 1705.6
☐	SOILS	INSPECT SUBGRADE	X		1705.6, TABLE 1705.6
☐	DRIVEN PILE FDN	INSPECT PILE MATERIALS, SIZES AND LENGTHS, TEST PILES, DRIVING OPERATIONS AND PLACEMENT		X	1705.7, TABLE 1705.7
☐	DRIVEN PILE FDN	INSPECT STEEL PILE	X		1705.7, TABLE 1705.7,1705.2
☐	DRIVEN PILE FDN	INSPECT CONCRETE PILE	X		1705.7, TABLE 1705.7,1705.3
☐	DRILLED CONCRETE PIER FDN	INSPECT DRILLING OPERATIONS, PIER SIZE, EMBEDMENT, AND END-BEARING STRATA (IF APPLICABLE)	X		1705.8, TABLE 1705.8
☐	DRILLED CONCRETE PIER FDN	INSPECT REINFORCEMENT AND CONCRETE	X		1705.8, TABLE 1705.8,1705.3
☑	SPECIAL CASES	INSPECT INSTALLATION PER MANUFACTURER'S INSTRUCTIONS	X		1705.1.1
☐	COLD- FORMED STEEL	INCLUDING WELDING OPERATIONS, SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENINGS OF ELEMENTS OF THE SEISMIC FORCE RESISTING SYSTEM INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS, AND HOLD-DOWNS. EXCEPTION: NOT REQUIRED WHERE DIAPHRAGM AND SHEAR WALL SCREW SPACING IS GREATER THAN 4" ON CENTER.	X		1705.11.2, 1705.12.3
☐	STRUCTURAL ALUMINUM/ STAINLESS STEEL	INSPECT MATERIAL, SHOPE AND FIELD WELDING, AND INSTALLATION OF FASTENERS	X		1705.2, 1705.12.1,1075.13.1, TABLE1705.2.3

CITY JOB

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915

www.newportbeachca.gov | (949) 644-3200

RECEIVED BY COMMUNITY DEVELOPMENT SEP 03 2025 CITY OF NEWPORT BEACH

CASE NO.: 2025-65

FOR STAFF USE ONLY

Plan Check # K2025-0052 Cycle 2

Occupancy Classification A3/B2/B1/S2

Use of Building FIRE STATION, LIBRARY No. of Units 1

Project Status PLAN CHECK

Construction Type VB- SPRINKLERED

Verified by AZL

No. of items N/A (CITY JOB)

Fee due

DISTRIBUTION:

☐ Owner ☐ Plan Check AZL

☑ Petitioner ☐ Inspector

☐ Fire ☐ Other

☑ REQUEST FOR MODIFICATION TO PROVISIONS OF TITLE 9 (FIRE CODE) OR TITLE 15 (BUILDING CODE) OF THE NEWPORT BEACH MUNICIPAL CODE (See Reverse for Basis for Approval) (Fee $316)

☐ REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (See Reverse for Basis for Approval) (Fee $316)

For above requests, complete Sections 1, 2 & 3 below by printing in ink or typing.

1 JOB ADDRESS: 110 E BALBOA BLVD

SITE ADDRESS: NEWPORT BEACH, CA 92661

Owner CITY OF NEWPORT BEACH

Address 100 CIVIC CENTER DR

NEWPORT BEACH Zip 92660

Daytime Phone (949) 644-3330

PETITIONER:

Petitioner Luke Wilson (Petitioner to be architect or engineer)

Address 1212 Fourth Street, Suite 2

Santa Rosa, CA Zip 95404

Daytime Phone (707) 5280922

Email Luke@zfa.com

2 REQUEST: Submit plans if necessary to illustrate request. Additional sheets or data may be attached.

Propose to use ASCE7-22 for the structural design of the fire station / library while concurrently using the 2022 California Building Code for the rest of the design disciplines.

3 JUSTIFICATION/FINDINGS OF EQUIVALENCY: CODE SECTIONS: ASCE7 Chapter 6

ASCE 7-16 and ASCE 7-22 Tsunami Hazard Zones differ where the project site is no longer within a tsunami inundation zone in the newer code. ASCE 7-22 commentary justifies this change as higher resolution mapping. ASCE7-22 Figure C6.1-2 (a) shows the city of Newport as one of these areas that received higher resolution mapping. See memo for more information.

Petitioner's Signature Position Structural Engineer of Record

CA Professional Lic. # S5933 Date 10/04/24

FOR STAFF USE ONLY

DEPARTMENT ACTION: In accordance with: ☐ CBC 104.11/CFC 104.9 (Alternate materials & methods) ☒ CBC 104.10/CFC 104.8 (CBC Modification)

☐ Concurrence from Fire Code Official is required. ☐ Approved ☐ Disapproved ☐ Written Comments Attached

By: Date

☒ Request (DOES / DOES NOT) lessen any fire protection requirements.

☒ Request (DOES / DOES NOT) lessen the structural integrity

The Request is: ☑ Granted ☐ Denied *(See reverse for appeal information)*

☐ Granted *(Ratification required)*

Conditions of Approval:

Signature Position CHIEF BUILDING OFFICIAL Date 09/03/2025

Print Name Peter Hum

APPEAL OF DIVISION ACTION TO THE BUILDING BOARD OF APPEALS (See Reverse)

(Signature, statement of cause of applicant, statement of reasons for appeal and filing fees are required.)

CASHIER RECEIPT NUMBER N/A (CITY JOB)

Form/cmdd/ 07/29/24

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION

STRUCTURAL OBSERVATION GENERAL NOTES

1. STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1710. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
2. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY OF NEWPORT BEACH.
3. THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS, AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
4. THE DESIGN PROFESSIONAL SHALL IDENTIFY THE REQUIRED STRUCTURAL OBSERVATION SITE VISITS ON THE STRUCTURAL OBSERVATION SCHEDULE.
5. THE REQUIRED SITE VISITS SHALL AT A MINIMUM INCLUDE THE FOLLOWING:
   A. OBSERVATION OF THE FOUNDATION SYSTEM PRIOR TO FINAL CONCRETE POUR;
   B. OBSERVATION OF BUILDING FRAMING PRIOR TO CALLING FOR THE CITY OF NEWPORT BEACH "COMPLETE FRAMING INSPECTION"; AND,
   C. FINAL OBSERVATION OF THE COMPLETED STRUCTURE.

   ADDITIONAL SITE VISITS MAY BE NEEDED AS DETERMINED BY THE DESIGN ENGINEER OR STRUCTURAL OBSERVER.
6. THE STRUCTURAL OBSERVER SHALL PREPARE A STRUCTURAL OBSERVATION REPORT FOR EACH STAGE OF CONSTRUCTION OBSERVED. THE CITY OF NEWPORT BEACH "STRUCTURAL OBSERVATION REPORT" FORM, OR A SIMILARLY FORMATTED REPORT, SHALL BE USED FOR ALL STRUCTURAL OBSERVATION REPORT.
7. IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVER'S LETTERHEAD, STATE SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION FOR STRUCTURAL OBSERVER.
8. ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
9. EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
10. THE CONTRACTOR SHALL RESOLVE ALL DEFICIENCIES & THE FINAL STRUCTURAL OBSERVATION REPORT ISSUED PRIOR TO FINAL INSPECTION OR ACCEPTANCE OF STRUCTURAL WORK BY THE BUILDING INSPECTOR.
11. THE FINAL STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL SYSTEM CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS & THAT ALL PREVIOUSLY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED.
12. FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYS- TEM BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
13. THE LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE ALL CONSTRUCTION DOCUMENT CHANGES RELATING TO THE STRUCTURAL SYSTEMS. REVIEW & APPROVAL OF SUCH CHANGES BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE, SHALL BE OBTAIN BY THE DESIGN PROFESSIONAL AND/OR CONTRACTOR PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF SAID CHANGES.

STRUCTURAL OBSERVATION SCHEDULE

SITE ADDRESS: 110 E BALBOA BLVD, NEWPORT BEACH, CA | **PC #:** XC2025-5052

TO BE COMPLETED BY THE DESIGN ENGINEER, AND INCLUDED ON THE CONSTRUCTION DRAWINGS.
BASED ON THE PROJECT SCOPE, PLEASE IDENTIFY THE ELEMENTS AND/OR CONNECTIONS THAT REQUIRE STRUCTURAL OBSERVATION. SPECIFY THE INTERVAL OR STAGE OF CONSTRUCTION WHEN THE STRUCTURAL OBSERVATION WILL BE PERFORMED.

TYPE	STRUCTURAL ELEMENTS AND/OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION
FOUNDATIONS	☐ FOOTINGS, SLAB FOUNDATION, ANCHORS	
	☑ MAT FOUNDATION, PRESTRESSED CONC. SLAB	(1) REVIEW. REINFORCEMENT COMPLETE, PRIOR TO POUR
	☐ CAISSON, PILE, GRADE BEAM	
	☐ OTHER:	
SHEAR WALLS	☐ CONCRETE	
	☐ MASONRY	
	☑ WOOD OR MANUFACTURED SHEAR PANELS	(1) REVIEW. SW, SHEAR TRANSFER, & HDS PRIOR TO ARCH FINISHES.
	☐ OTHER:	
FRAMES	☑ STEEL MOMENT OR BRACED FRAME	REVIEW STL SHOP DRAWINGS AND (1) REVIEW OF ERECTED STEEL
	☐ CONCRETE MOMENT FRAME	
	☐ MASONRY WALL FRAME	
	☑ OTHER:	(1) REVIEW, WD FRAMING AND LATERAL TIES PRIOR TO ARCH FINSH
DIAPHRAGMS	☐ CONCRETE	
	☐ STEEL DECK	
	☑ WOOD	(1) REVIEW PRIOR TO ARCHITECTURAL FINISHES.
	☐ OTHER:	
FINAL	☑ FINAL OBSERVATION & REPORT	AFTER ALL SITE VISITS HAVE OCCURRED.

FORM@STRUCTURAL OBSERVATION GENERAL NOTES & SCHEDULE 10-2011

ABBREVIATIONS

AB	ANCHOR BOLT	FTG	FOOTING	PNL	PANEL
ABV	ABOVE	FW	FIELD WELD	PSF	POUNDS PER SQUARE FOOT
AC	AIR CONDITIONING	GA	GAGE or GAUGE	PSI	POUNDS PER SQUARE INCH
ADJ	ADJACENT	GALV	GALVANIZED	PSL	PARALLEL STRAND LUMBER
ADDL	ADDITIONAL	GB	GRADE BEAM	PTDF	PRESSURE TREATED DOUGLAS FIR
ALT	ALTERNATE	GL	GRDLINE		
ALUM	ALUMINUM	GLB	GLUE LAMINATED BEAM	PT	POINT
ARCH	ARCHITECT	GR	GRADE	R	RADIUS
AYC	ALASKAN YELLOW CEDAR	HD	HOLD DOWN	RBS	REDUCED BEAM SECTION
@	AT	HDG	HOT-DIP GALVANIZED	RFTR	RAFTER
BF	BRACED FRAME	HDR	HEADER	REF	REFERENCE
BLDG	BUILDING	HGR	HANGER	REINF	REINFORCING
BLK/BLKG	BLOCK/BLOCKING	HK	HOOK	REQD	REQUIRED
BLW	BELOW	HORIZ	HORIZONTAL	RET	RETAINING
BM	BEAM	HSB	HIGH STRENGTH BOLT	REV	REVISION
BN	BOUNDARY NAIL	HSG	HIGH STRENGTH GROUT	RF	ROOF
BOT	BOTTOM	HSH	HORIZONTAL SLOTTED HOLE	RWD	REDWOOD
BRG	BEARING	HSS	HOLLOW STRUCTURAL SECTION	S	AMERICAN STANDARD BEAM
BTWN	BETWEEN			SAD	SEE ARCHITECTURAL DRAWINGS
BU	BUILT-UP				
BYND	BEYOND	HT	HEIGHT	SB	SOLID BLOCK
C	AMERICAN STANDARD CHANNEL	ID	INSIDE DIAMETER	SC	SLIP CRITICAL
		IJ	I SHAPED WOOD BUILT UP TRUSS	SCD	SEE CIVIL DRAWINGS
CA	CALIFORNIA			SCHED	SCHEDULE
CANT	CANTILEVER	INT	INTERIOR	SED	SEE ELECTRICAL DRAWINGS
CB	CARRIAGE BOLT	JST	JOIST	SEOR	STRUCTURAL ENGINEER OF RECORD
CFS	COLD FORMED STEEL	JT	JOINT		
CIP	CAST IN PLACE	KP	KING POST	SFRS	SEISMIC FORCE RESISTING SYSTEM
CGL	CERTIFIED GLUED LUMBER	L	STEEL ANGLE		
CJ	CONTROL JOINT	Lb or #	POUND(s)	SHTG	SHEATHING
℄	CENTERLINE	LGMF	LIGHT GAGE METAL FRAMING	SIM	SIMILAR
CJP	COMPLETE JOINT PENETRATION			SKYLT	SKYLIGHT
		LGMFC	LIGHT GAGE METAL FRAMING CONTRACTOR	SLD	SEE LANDSCAPE DRAWINGS
CLG	CEILING			SMS	SHEET METAL SCREW
CLR	CLEAR	LL	LIVE LOAD	SMD	SEE MECHANICAL DRAWINGS
COL	COLUMN	LLH	LONG LEG HORIZONTAL	SOG	SLAB ON GROUND
CONC	CONCRETE	LLV	LONG LEG VERTICAL	SPCG	SPACING
CONN	CONNECTION	LOC	LOCATION	SPD	SEE PLUMBING DRAWINGS
CONT	CONTINUOUS	LS	LAG SCREW	SPEC	SPECIFICATION
COORD	COORDINATE/ COORDINATION	LSL	LAMINATED STRAND LUMBER	SQ	SQUARE
		LVL	LAMINATED VENEER LUMBER	SS	SELECT STRUCTURAL or STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	LWC	LIGHTWEIGHT CONCRETE		
CSK	COUNTERSINK	MAX	MAXIMUM	STGR	STAGGERED
CW	CUT WASHER	MB	MACHINE BOLT	STD	STANDARD
DBA	DEFORMED BAR ANCHOR	MBM	METAL BUILDING MANUFACTURER	STIFF	STIFFENER
DBL	DOUBLE			STL	STEEL
DCW	DEMAND CRITICAL WELD	MC	MISCELLANEOUS CHANNEL	STRUCT	STRUCTURAL
DF	DOUGLAS FIR	MECH	MECHANICAL	SW	SHEAR WALL
DIA or ⌀	DIAMETER	MEZZ	MEZZANINE	SYM	SYMMETRICAL
DIAG	DIAGONAL	MF	MOMENT FRAME	T&B	TOP AND BOTTOM
DIM	DIMENSION	MFR	MANUFACTURER	T&G	TONGUE AND GROOVE
DIST	DISTANCE	MIN	MINIMUM	THK	THICK
DJ	DOWEL JOINT	MISC	MISCELLANEOUS	THRD	THREADED
DL	DEAD LOAD	MW	MALLEABLE IRON WASHER	THRU	THROUGH
DN	DOWN	MTL	METAL	TL	TOTAL LOAD
DO	DITTO	MU	MECH UNIT	TN	TOE NAIL
DWG	DRAWING	(N)	NEW	TOC	TOP OF CONCRETE
DWL	DOWEL	N/A	NOT APPLICABLE	TOF	TOP OF FRAMING
EA	EACH	NO or #	NUMBER	TOM	TOP OF MASONRY
EE	EACH END	NS	NEAR SIDE	TOP	TOP OF PLYWOOD
EF	EACH FACE	NSG	NON-SHRINK GROUT	TOS	TOP OF STEEL
ELEC	ELECTRICAL	NTS	NOT TO SCALE	TOT	TOTAL
ELEV	ELEVATOR/ELEVATION	NWC	NORMAL-WEIGHT CONCRETE	TU	TILT UP
EMBED	EMBEDMENT	O/	OVER	TYP	TYPICAL
EQ	EQUAL	oc	ON CENTER	UNO	UNLESS NOTED OTHERWISE
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER	VERT	VERTICAL
ES	EACH SIDE	OH	OPPOSITE HAND	VIF	VERIFY IN FIELD
EW	EACH WAY	OPNG	OPENING	VSH	VERTICAL SLOTTED HOLE
(E)	EXISTING	OPP	OPPOSITE	W	WIDE FLANGE STEEL BEAM
EXP	EXPANSION	OVS	OVERSIZED	W/	WITH
EXT	EXTERIOR	OW	OTHERWISE	WO	WITHOUT
FDN	FOUNDATION	OWT	OPEN WEB TRUSS	WD	WOOD
FIN	FINISH	℄	PLATE or PROPERTY LINE	WHS	WELDED HEADED STUD
FG	FINISH GRADE	PA	POST ABOVE	WLD	WELDED
FLR	FLOOR	PAF	POWER ACTUATED FASTENERS	WP	WORK POINT/WATERPROOF
FN	FACE NAIL			WS	WOOD SCREW
FOC	FACE OF CONCRETE	PEN	PANEL EDGE NAIL	WT	WEIGHT
FOM	FACE OF MASONRY	PERP	PERPENDICULAR	WTS	WELDED THREADED STUD
FOS	FACE OF STUD	PES	PANEL EDGE SCREWS	WWR	WELDED WIRE REINFORCEMENT
FRMG	FRAMING	PJP	PARTIAL JOINT PENETRATION		
FS	FAR SIDE	PLF	POUNDS PER LINEAR FOOT		

C ADMIN REQUIREMENTS FOR ESSENTIAL SERVICES FACILITIES

THE ADMINISTRATIVE REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH THE CALIFORNIA ADMINISTRATIVE CODE (CAC) CHAPTER 4; ARTICLES 1, AND 3 FOR NON-STATE OWNED OR STATE LEASED ESSENTIAL SERVICES BUILDINGS.

1. APPROVED PLANS AND SPECIFICATIONS PER CAC SECTION 4-207 - APPROVED PLANS AND SPECIFICATIONS SHALL MEAN, PLANS, SPECIFICATIONS, ADDENDA AND CHANGE ORDERS WHICH HAVE BEEN DULY APPROVED BY THE APPROPRIATE ENFORCEMENT AGENCY PURSUANT TO SECTIONS 16013 AND 16016 OF THE HEALTH AND SAFETY CODE AND WHICH ARE IDENTIFIED BY A STAMP BEARING THE NAME OF THE ENFORCEMENT AGENCY, THE IDENTIFICATION NUMBER, THE DATE AND SIGNATURE OF THE QUALIFIED REVIEWER AS REQUIRED IN SECTION 16011 OF THE ESSENTIAL SERVICES BUILDING SEISMIC SAFETY ACT OF 1986 (ACT).
2. OBSERVATIONS OF WORK PER CAC SECTION 4-211 (a) - THE OBSERVATION OF WORK OF CONSTRUCTION, RECONSTRUCTION, ALTERATION OR ADDITION SHALL BE UNDER THE GENERAL RESPONSIBLE CHARGE OF THE ARCHITECT, STRUCTURAL ENGINEER, CIVIL ENGINEER OR, UNDER CERTAIN CONDITIONS, A REGISTERED MECHANICAL OR ELECTRICAL ENGINEER FOR WORK INVOLVING ONLY THOSE RESPECTIVE BRANCHES OF ENGINEERING. A GEOTECHNICAL ENGINEER SHALL PROVIDE THE OBSERVATIONS FOR PLACEMENT OF FILLS AND SHALL SUBMIT A VERIFIED REPORT ATTESTING TO THE COMPLIANCE OF THE ENGINEERED FILL.
3. PROJECT INSPECTOR PER CAC SECTION 4-211 (b) -THE OWNER MUST PROVIDE FOR AND REQUIRE A COMPETENT AND ADEQUATE PROJECT INSPECTOR. PENDING APPROVAL BY ENFORCEMENT AGENCY (AUTHORITY HAVING JURISDICTION) PROJECT INSPECTOR CAN BE A REPRESENTATIVE FROM THE SPECIAL INSPECTION COMPANY, PROJECT MANGER FROM AHJ, REPRESENTATIVE FROM CONSTRUCTION MANAGEMENT COMPANY, ETC.
4. SPECIAL INSPECTION PER CAC SECTION 4-211 (c) - SPECIAL INSPECTION BY INSPECTORS SPECIALLY APPROVED BY THE ENFORCEMENT AGENCY MAY BE REQUIRED PER THE STATEMENT OF SPECIAL INSPECTION FORM AND AS SUMMARIZED PER D/SO.1.
5. SUPERVISION OF CONSTRUCTION BY THE ENFORCEMENT AGENCY PER CAC SECTION 4-212 - DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, ALTERATION OF OR ADDITION TO ANY ESSENTIAL SERVICES BUILDING, THE ENFORCEMENT AGENCY AS PROVIDED IN THE ACT SHALL MAKE SUCH SITE VISITS AND OBSERVATIONS AS IN ITS JUDGMENT IS NECESSARY OR PROPER FOR ENFORCEMENT OF THE ACT AND THE PROTECTION OF THE SAFETY OF THE OCCUPANT OF THE BUILDING AND THE PUBLIC.
6. TESTING PER CAC SECTION 4-213 (a) - GENERAL. TESTS OF MATERIALS ARE REQUIRED AS SET FORTH IN THE APPROVED PLANS AND SPECIFICATIONS AND IN PART 2, TITLE 24, CCR AND D/SO.1. A LIST OF ALL REQUIRED TESTS OF MATERIALS AND OF ALL REQUIRED SPECIAL INSPECTIONS SHALL BE PREPARED AND SUBMITTED BY THE ARCHITECT, STRUCTURAL ENGINEER, OR CIVIL ENGINEER IN GENERAL RESPONSIBLE CHARGE OF THE PROJECT AT THE TIME THE PLANS AND SPECIFICATIONS ARE STAMPED FOR IDENTIFICATION BY THE ENFORCEMENT AGENCY.
7. VERIFIED REPORTS PER CAC SECTION 4-214 - ALL PARTIES DEFINED IN SECTION 4-214 SHALL SUBMIT VERIFIED REPORTS TO THE ENFORCEMENT AGENCY. THESE REPORTS SHALL STATE THAT THE WORK DURING THE PERIOD COVERED BY THE REPORT HAS BEEN PERFORMED AND MATERIALS HAVE BEEN USED AND INSTALLED IN EVERY MATERIAL RESPECT IN COMPLIANCE WITH THE DULY APPROVED PLANS AND SPECIFICATIONS.
8. CHANGES IN THE APPROVED PLANS AND SPECIFICATIONS PER CAC SECTION 4-215 - ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS EXCEPT WHERE DOCUMENTS AUTHORIZING CHANGES HAVE BEEN SUBMITTED BY THE RESPONSIBLE ARCHITECT OR REGISTERED ENGINEER TO THE ENFORCEMENT AGENCY FOR REVIEW AND APPROVAL. THESE DOCUMENTS SHALL DESCRIBE THE AUTHORIZED CHANGES, SHOW THE INCREASE OR DECREASE IN THE CONTRACT COST INVOLVED AND SHALL CONTAIN THE SIGNATURES OF THE RESPONSIBLE ARCHITECT OR REGISTERED ENGINEER AND THE OWNER AND SHALL BEAR THE APPROVAL STAMP OF THE ENFORCEMENT AGENCY.
9. FINAL CERTIFICATION OF COMPLIANCE PER CAC SECTION 4-216 - THE CERTIFICATION OF COMPLIANCE FOR THE ESSENTIAL SERVICES BUILDING SHALL BE ISSUED BY THE ENFORCEMENT AGENCY WHEN THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS AS TO SAFETY OF DESIGN AND CONSTRUCTION WITH SECTION 16000-16023 OF THE HEALTH AND SAFETY CODE (ESSENTIAL SERVICES BUILDING SEISMIC SAFETY ACT) AND WITH THE REQUIREMENTS OF THE CAC. THE CERTIFICATION OF COMPLIANCE WILL BE EVIDENCED BY A LETTER OR A CERTIFICATE OF OCCUPANCY EACH OF WHICH SHALL CONTAIN A STATEMENT THAT THE BUILDING DESIGN AND REVIEW OF THE WORK OF CONSTRUCTION HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 16000 THROUGH 16023 OF THE HEALTH AND SAFETY CODE AND OF PART 1, TITLE 24, CCR. THE CERTIFICATE OF COMPLIANCE WILL BE DIRECTED TO THE OWNER OF THE ESSENTIAL SERVICES BUILDING. LOCAL ENFORCEMENT AGENCIES SHALL FORWARD ONE COPY OF THE CERTIFICATION OF COMPLIANCE TO THE DSA HEADQUARTERS OFFICE IN SACRAMENTO.
10. DUTIES PER CAC 4-217 THROUGH 4-220 - EACH PARTY, AS DEFINED IN THESE SECTIONS, SHALL COMPLY WITH THE DUTIES STATED IN EACH SECTION.

A STEEL NOTES

1. COORDINATE TOP OF FOOTING ELEVATIONS AS DETERMINED BY THE CONTRACTOR PER C/SO.1.
2. TOP OF STEEL ELEVATIONS ARE TO BE DETERMINED BY THE CONTRACTOR BASED ON ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.
3. WHERE INDICATED ON PLAN "C" INDICATES MIDSPAN CAMBER IN INCHES.
4. ALL FRAMING AND CONNECTIONS ALONG GRID LINES OR OTHERWISE INDICATED AS (SFRS) ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM. TESTING AND INSPECTION OF FRAMING AND CONNECTIONS INDICATED AS SFRS SHALL MEET ALL REQUIREMENTS OF AISC 341 AND AWS D1.8. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. ALL BOLTS THAT ARE A PART OF THE SFRS ARE TO BE SLIP CRITICAL WITH CLASS A FAYING SURFACE PREPARATION, UNO.
6. DEMAND CRITICAL WELDS ARE AS INDICATED ON PLANS, ADDITIONALLY ALL COLUMN SPLICES AND COLUMN TO BASE PLATE WELDS IN THE SFRS ARE DEMAND CRITICAL. DEMAND CRITICAL WELDS AND THE TESTING AND INSPECTION OF THEM ARE TO MEET ALL REQUIREMENTS OF AISC 341, AWS D1.1, AND AWS D1.8. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. SFRS MEMBERS (INCLUDING COLUMNS) WITH FLANGE THICKNESS EQUAL TO OR GREATER THAN 1½" SHALL HAVE A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LB AT + 70°F. THE TEST SHALL BE IN ACCORDANCE WITH ASTM A6 SUPPLEMENTARY REQUIREMENTS S30. SFRS BRACED FRAME GUSSET PLATES AND MOMENT FRAME CONTINUITY AND CAP PLATES WITH THICKNESS EQUAL TO OR GREATER THAN 2" SHALL HAVE A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 GT-LB +70°F. THE TEST SHALL BE IN ACCORDANCE WITH ASTM A673 FREQUENCY P.

B MATERIAL DATA

(INFORMATION SHOWN IS FOR STRUCTURAL DESIGN REFERENCE ONLY. SEE THE PROJECT SPECIFICATIONS FOR ALL MATERIAL SPECIFICATIONS.)

CONCRETE 28-DAY MINIMUM DESIGN STRENGTH:
F'_c = 5,000 PSI MAT SLAB FOUNDATIONS, ISOLATED SPREAD FOOTINGS, WALLS

REINFORCING STEEL:
ASTM A615 GRADE 60 OR A706 GRADE 60 (F_y = 60,000 PSI)

STRUCTURAL STEEL (UNO):
W SHAPES - ASTM A992 (Fy = 50,000 PSI)
ANGLES, CHANNELS, AND PLATES - ASTM A36 (Fy = 36,000 PSI)
RECTANGULAR HSS - ASTM A500 GRADE C (Fy = 50,000 PSI)
ROUND HSS - ASTM A500 GRADE C (Fy = 46,000 PSI)
PIPES - ASTM A53 GRADE B (Fy = 35,000 PSI)

FASTENERS:
MACHINE BOLTS - ASTM A307 GRADE A
HIGH STRENGTH BOLTS - ASTM F3125 GRADE A325 OR F1852 UNO
ANCHOR RODS - ASTM F1554 GR 36 UNO
ARC-WELDING ELECTRODES - E70

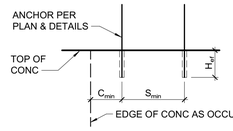
WOOD BASE DESIGN STRESSES (UNO):

SAWN LUMBER MEMBER	SPECIES AND MINIMUM GRADE, UNO	F_b (PSI)	F_v (PSI)	E (PSI)
6x POSTS	DOUGLAS FIR - #1	1200	170	$1.6x10^6$
6x BEAMS	DOUGLAS FIR - #1	1350	170	$1.6x10^6$
4x POSTS & BEAMS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
2x JOISTS, RAFTERS	DOUGLAS FIR - #2	900	180	$1.6x10^6$
₱ MATERIAL	DOUGLAS FIR - #2	900	180	$1.6x10^6$
2x STUDS	DOUGLAS FIR - #2	900	180	$1.6x10^6$

GLUE-LAMINATED WOOD DESIGN STRESSES:
F_b = 2,400 PSI, F_v = 265 PSI FOR SIMPLE SPAN BEAMS.

MANUFACTURED WOOD PR

ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H_{ef}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC DEPTH H_{min}
	THRD ROD	REBAR					
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	½"ø	3"	1¾"	3"	H_{ef} + 1¼"
	-	#4	⅝"ø	4"	1¾"	3"	H_{ef} + 1¼"
	-	#5	¾"ø	5"	1¾"	3"	H_{ef} + 1½"
	⅜"ø	-	7/16"ø	3"	1¾"	3"	H_{ef} + 1¼"
	½"ø	-	9/16"ø	4"	1¾"	3"	H_{ef} + 1¼"
	⅝"ø	-	11/16"ø	5"	1¾"	3"	H_{ef} + 1⅜"
	¾"ø	#6	⅞"ø	6"	1¾"	3"	H_{ef} + 1¾"
	⅞"ø	#7	1"ø	7"	1¾"	3"	H_{ef} + 2"
	1"ø	#8	1⅛"ø	8"	1¾"	3"	H_{ef} + 2¼"
	1¼"ø	#10	1⅜"ø	10"	2¾"	6"	H_{ef} + 2¾"
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	⅜"ø	N/A	7/16"ø	3"	1¾"	1⅛"	H_{ef} + 1¼"
	N/A	#3	½"ø	3"	1¾"	1⅛"	
	½"ø	N/A	9/16"ø	4"	1¾"	2½"	
	N/A	#4	⅝"ø	4"	1¾"	2½"	
	⅝"ø	#5	¾"ø	5"	1¾"	3⅛"	H_{ef} + 1½"
	¾"ø	#6	⅞"ø	6"	1¾"	3⅜"	H_{ef} + 1¾"
	⅞"ø	#7	1"ø	7"	1¾"	4⅜"	H_{ef} + 2"
	1"ø	#8	1⅛"ø	8"	1¾"	5"	H_{ef} + 2¼"
	N/A	#9	1⅜"ø	9"	1¾"	5⅝"	H_{ef} + 2¾"
	1¼"ø	N/A	1⅜"ø	10"	1¾"	6¼"	
	N/A	#10	1½"ø	10"	1¾"	6¼"	H_{ef} + 3"

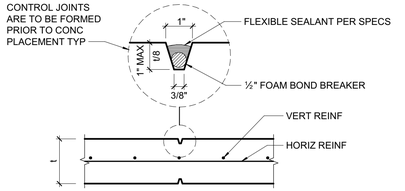


NOTES:

1. INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.

   SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF
4. THE ICC REPORTS. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

6 ADHESIVE ANCHOR IN CONCRETE
3/4" = 1'-0"



WALL CONTROL JOINT W/ SINGLE LAYER OF REINF

NOTE:

1. SEALANT ON OUTSIDE FACE AT WALLS RETAINING SOIL IS NOT REQUIRED
2. WATERPROOFING FOR WALL SHALL PROVIDE FOR EXPANSION OVER THE JOINT
3. PROVIDE VERTICAL CONTROL JOINTS AT 2x WALL HEIGHT (2H) oc, 10'-0" MIN. JOINTS SHALL NOT EXCEED 25'-0"oc

4 CONTROL JOINTS IN CONCRETE SITE WALL
3/4" = 1'-0"

MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH: 2500 PSI OR GREATER (STAGGER SPLICES)					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	19"	#6	38"	#9	94"
#4	25"	#7	61"	#10	115"
#5	37"*	#8	77"	#11	138"

(CLASS B TOP BAR)
BAR SPCG SHALL NOT BE LESS THAN 4x BAR DIA OR 4".
* WHERE COVER NOT LESS THAN 1½", #5 LAP LENGTH = 31"

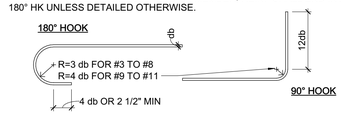
CONC COVER FOR REINF STL ..... 'CLR'

CAST AGAINST EARTH OR GR ..... 3"

EXPOSED TO EARTH (FORMED) OR WEATHER
- #5 & SMALLER ..... 1½"
- #6 & LARGER ..... 2"

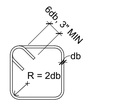
NOT EXPOSED TO EARTH OR WEATHER
- #5 & SMALLER ..... 1"
- #6 & LARGER, & ALL BM STIRRUPS, COL TIES & SPIRALS ..... 1½"

ALL REINF SHALL EXTEND AS FAR AS POSSIBLE. WHERE BAR SPLICES ARE REQUIRED, BARS SHALL BE LAPPED PER SCHEDULE ABOVE UNLESS DETAILED OTHERWISE. WHERE REINF TERMINATES AT END OF MEMBER, REINF SHALL END IN A STD 90° OR 180° HK UNLESS DETAILED OTHERWISE.

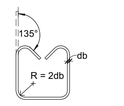


STANDARD HOOKS & BENDS

COL BAR & STRUCT OFFSET

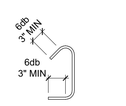


135° STIRRUP
TIES #3, #4, #5



STIRRUP
#3, #4, #5

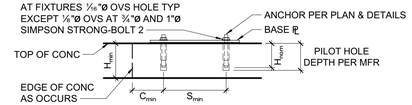
SPLICE



CROSSTIE
#3, #4, #5

1 TYPICAL REINFORCING DETAILS (f'c = 2500psi MIN)
3/4" = 1'-0"

CARBON STEEL EXPANSION ANCHORS IN 2500 PSI MIN CONC						
ANCHOR TYPE	ANCHOR & PILOT HOLE DIA	MIN NOMINAL EMBED H_{nom}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)
SIMPSON STRONG-BOLT 2 (ICC-ESR 3037)	⅜"	1⅞"	6"	3"	3¼"	30
	½"	2¾"	6"	6"	4"	60
	⅝"	3⅜"	6½"	5"	5½"	90
	¾"	4⅛"	4¼"	10"	6"	150
	1"	5¼"	8"	8"	9"	230
HILTI KB1 (IAPMO-ER 678)	⅜"	1⅞"	8"	8"	3⅜"	20
	½"	2⅜"	4"	8½"	4"	40
	⅝"	3¼"	5½"	8"	5"	60
	¾"	4"	9½"	5"	5½"	110
STAINLESS STL EXPANSION ANCHORS IN 2500 PSI MIN CONC						
SIMPSON STRONG-BOLT 2 (ICC-ESR 3037)	⅜"	1⅞"	6"	10"	3¼"	30
	½"	2¾"	6½"	8"	4½"	65
	⅝"	3⅜"	4"	8"	5½"	80
	¾"	4⅛"	6"	6½"	6¾"	150
HILTI KB-TZ2 (ICC-ESR 4266)	⅜"	1⅞"	5"	8"	3¼"	30
	½"	2½"	2¾"	5½"	4"	40
	⅝"	3¼"	4"	7"	5"	60
	¾"	4"	5"	11"	5½"	125

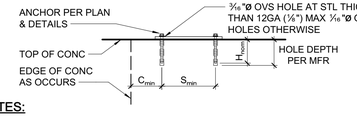


NOTES:

1. EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL EXPANSION ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. NO CORE DRILLING PERMITTED. USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

7 EXPANSION ANCHOR IN CONCRETE
3/4" = 1'-0"

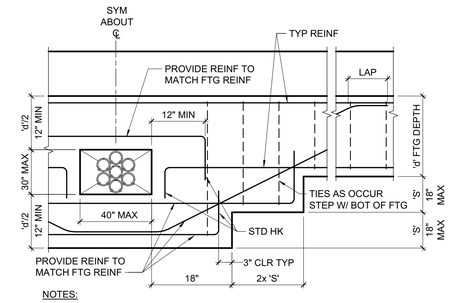
CARBON SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H_{nom}	MINIMUM EDGE DIST C_{min}	MINIMUM SPCG S_{min}	MINIMUM CONCRETE THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	¼"	1⅜"	1½"	1½"	3¼"	10	24
	⅜"	2½"	1¾"	3"	4"	10	50
	½"	3¼"	1¾"	3"	5"	10	65
	⅝"	4"	1¾"	3"	6"	10	100
	¾"	5½"	1¾"	3"	8¾"	20	150
HILTI KH-EZ (ICC-ESR 3027)	¼"	1¾"	1½"	3"	3¼"	10	18
	⅜"	2½"	1½"	3"	4"	10	40
	½"	3"	1¾"	3"	4¾"	10	45
	⅝"	3¼"	1¾"	4"	5"	10	85
	¾"	4"	1¾"	4"	6"	20	95
STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	⅜"	2½"	1¾"	3"	4"	10	40
	½"	3¼"	1¾"	4"	5"	10	70
	⅝"	4"	1¾"	3"	6"	10	85
	¾"	5½"	1¾"	3"	8¾"	20	150



NOTES:

1. EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.
5. TEST ANCHORS IN ACCORDANCE W/ CBC SECTION 1910A.5.

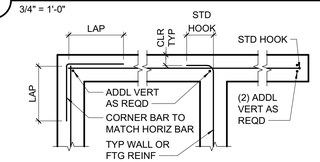
5 SCREW ANCHOR IN CONCRETE
3/4" = 1'-0"



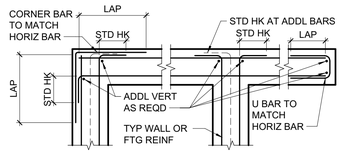
NOTES:

1. DO NOT LOCATE BLOCKOUT WITHIN 48" OF SHEAR WALL HOLD DOWN, IN FRAME FOUNDATIONS OR COLUMN PAD FOOTINGS.
2. MINIMUM DISTANCE BETWEEN BLOCKOUTS OR OTHER PIPES TO BE 48".

2 FOUNDATION BLOCKOUT
3/4" = 1'-0"



PLAN VIEW - SINGLE LAYER



PLAN VIEW - 2 OR MORE LAYERS

NOTE:
FOOTING REINFORCING AT CORNER AND INTERSECTION TO BE SIMILAR

3 TYPICAL CORNER, INTERSECTION AND END REINFORCING
3/4" = 1'-0"

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zfa job no. 24071

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
TYPICAL CONCRETE DETAILS

SHEET NUMBER:
S1.1

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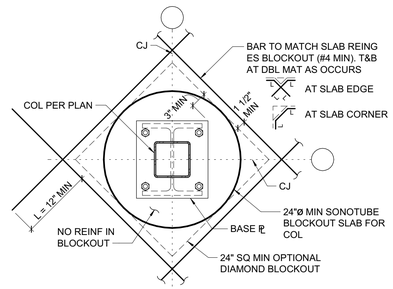
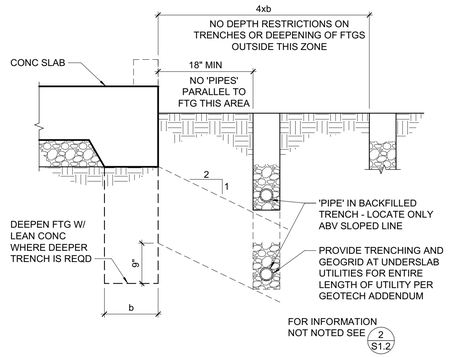
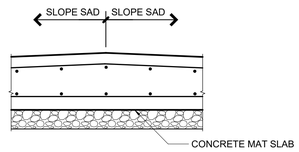


7 SLAB BLOCKOUT
1" = 1'-0"

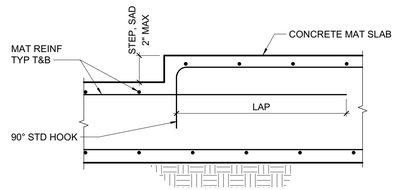


3 TRENCHING ADJACENT TO FOOTING
3/4" = 1'-0"

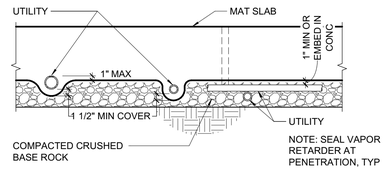
1 UNUSED
3/4" = 1'-0"



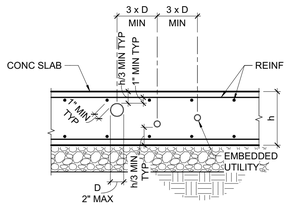
8 RIDGE LINE FOR SLOPE AT MAT FOUNDATION
3/4" = 1'-0"



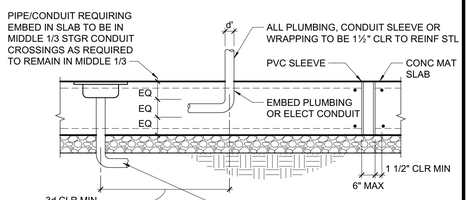
4 STEP IN MAT SLAB
3/4" = 1'-0"



C UTILITIES UNDER MAT SLAB



B UTILITIES WITHIN MAT SLAB



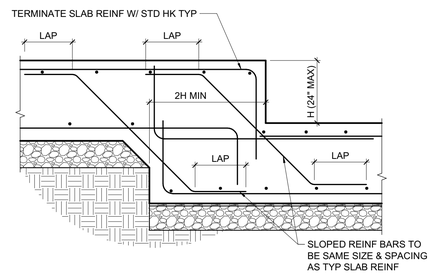
NOTE: SEAL VAPOR
RETARDER AT
PENETRATION, TYP

A UTILITIES THROUGH MAT SLAB

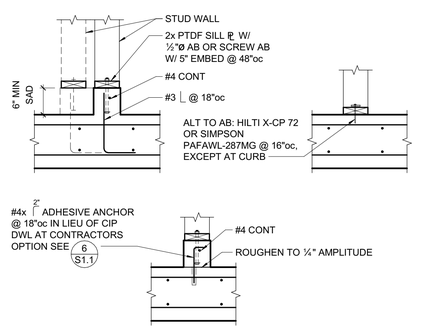
NOTES:

1. 'PIPE' = ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION.
2. ALL PIPES THROUGH MAT SLAB TO BE WRAPPED OR SLEEVED AS FOLLOWS:
   a. SLEEVES: PROVIDE 1" MIN CLEAR ALL AROUND OD PIPE TO ID SLEEVE, UNO. SEAL SLEEVE ENDS W/ MASTIC OR PLASTIC BITUMINOUS CEMENT.
   b. WRAPPED VERTICAL PIPES: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (3) WRAPS MINIMUM, UNO.
   c. WRAPPED HORIZONTAL PIPES: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (8) WRAPS MINIMUM, UNO.
   d. UNDERGROUND FIRE LINES 4" AND LARGER:
      a. SLEEVES: PROVIDE 2" MIN CLEAR ALL AROUND OD PIPE TO ID SLEEVE. SEAL ENDS PER ABOVE.
      b. WRAPPED: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (16) WRAPS MINIMUM.
3. WRAPPED AND SLEEVED PIPES SHALL HAVE 1½" MIN CLEAR TO REINF STEEL.
4. MINIMUM CONCRETE COVER AT PIPES TO BE 3".
5. CLEARANCE BETWEEN 'PIPES' TO BE 3d MIN TYP W/ A MAXIMUM OF (8) PIPES PER 48".
6. NO 'PIPE' TO RUN PARALLEL IN CURB.
7. PVC CONDUIT ('PIPE') EMBEDDED IN CURB/STEM MAY BE WIRE TIED TO HORIZONTAL REINF.
8. NO HORIZONTAL PIPES ALLOWED WITHIN 24" EACH SIDE OF HOLDOWNS OR STEEL COLUMNS.

2 PIPE PENETRATIONS IN MAT SLAB
3/4" = 1'-0"



5 LARGE STEP IN MAT SLAB
3/4" = 1'-0"



6 NON-BEARING STUD WALL AT MAT SLAB
3/4" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

24071

SHEET TITLE:

TYPICAL MAT SLAB FOUNDATION DETAILS

SHEET NUMBER:

S1.2

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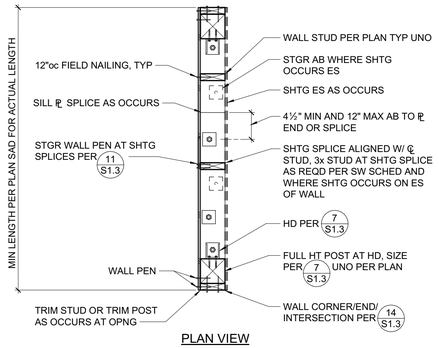
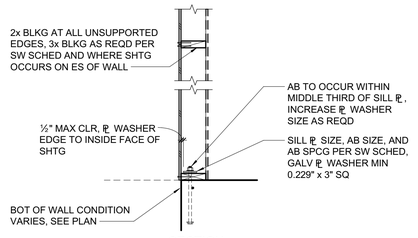
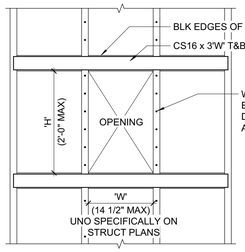


PLAN VIEW

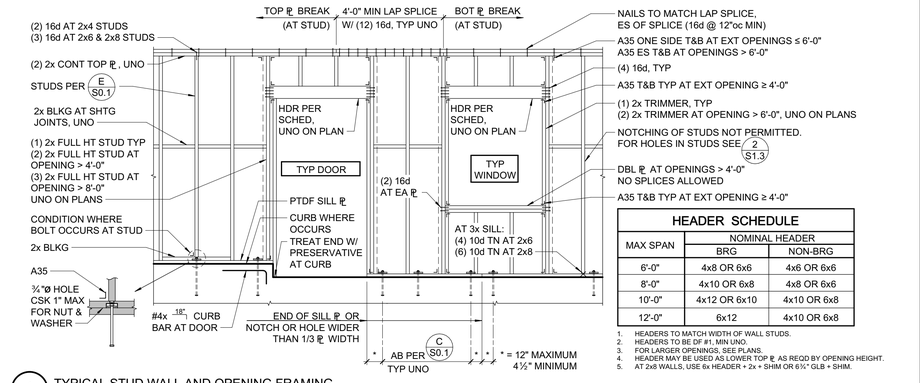


SECTION

NOTES:
1. PEN = PLYWOOD/OSB EDGE NAILING PER SW SCHED.
2. SILL ℄ AB WASHER HOLE MAY BE OVERSIZED UP TO 5/16". WASHER MAY BE DIAG SLOTTED UP TO 1 3/4" IN LENGTH. WHERE HOLE IS OVERSIZED OR SLOTTED, PROVIDE STD CUT WASHER.



NOTES:
1. OPENINGS < 6" SQ DO NOT REQUIRE BLOCKING AND STRAPPING.
2. NO ADDITIONAL OPENINGS WITHIN 4'-0" ALL AROUND.
3. NO OPENINGS PERMITTED IN SHEAR WALL (C) OR HIGHER OR IN SHEAR WALLS LESS THAN 10'-0" LONG UNLESS SPECIFICALLY DETAILED ON STRUCTURAL PLANS. CONTACT STRUCTURAL ENGINEER FOR ASSISTANCE.
4. FRAME OPENINGS PER 1/S1.3 WHERE STUDS ARE INTERRUPTED.



HEADER SCHEDULE

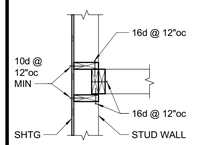
MAX SPAN	NOMINAL HEADER	
	BRG	NON-BRG
6'-0"	4x8 OR 6x6	4x6 OR 6x6
8'-0"	4x10 OR 6x8	4x8 OR 6x6
10'-0"	4x12 OR 6x10	4x10 OR 6x8
12'-0"	6x12	4x10 OR 6x8

1. HEADERS TO MATCH WIDTH OF WALL STUDS.
2. HEADERS TO BE DF #1, MIN UNO.
3. FOR LARGER OPENINGS, SEE PLANS.
4. HEADER MAY BE USED AS LOWER TOP ℄ AS REQD BY OPENING HEIGHT.
5. AT 2x8 WALLS, USE 6x HEADER + 2x + SHIM OR 6¼" GLB + SHIM.

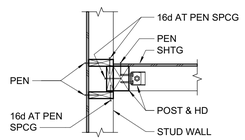
9 SCHEMATIC SHEAR WALL CONSTRUCTION
3/4" = 1'-0"

RIM JOIST/BLKG TO TOP ℄, TOE NAIL	10d @ 6"oc
TRUSSES, JOISTS OR RAFTERS AT ALL BEARING POINTS	
TOE NAILS EACH SIDE	(2) 10d
TRUSSES, JOISTS OR RAFTERS TO SIDE OF STUDS	
EIGHT (8) INCH JOISTS OR LESS	(3) 16d
FOR EACH ADDITIONAL 4 INCHES OF DEPTH OF JOIST	(1) 16d
BLOCKING BETWEEN JOISTS OR RAFTERS:	
TO JOIST OR RAFTERS - TOE NAILS EA SIDE, EA END	(2) 10d
TO JOIST OR RAFTER BEARINGS - TOE NAILS EA SIDE	(2) 10d
BLOCKING BETWEEN STUDS, EACH END TOE NAILS	(2) 10d OR (2) 16d
BRIDGING TO JOIST, TOE NAIL EACH END	(2) 8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16"oc
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	(3) 16d @ 16"oc
TOP PLATE TO STUD, END NAIL	(2) 16d
STUD TO SOLE PLATE, TOE NAIL	(4) 8d
DOUBLE STUDS AT EXTERIOR WALLS, FACE NAIL	16d @ 12"oc
DOUBLE STUDS, FACE NAIL	16d @ 24"oc
DOUBLE TOP PLATES, FACE NAIL	16d @ 12"oc
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(3) 16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16"oc ALONG EACH EDGE
DOUBLE TOP PLATE LAP AT CORNER	(3) 16d
CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
BUILT-UP CORNER STUDS	16d @ 12"oc
POST TO SILL/SOLE/TOP PLATE, EACH SIDE TOE NAIL	(4) 10d

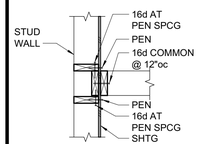
13 NAILING SCHEDULE
3/4" = 1'-0"



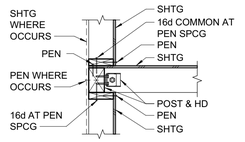
A STUDS AT INTERSECTION



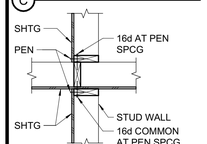
B HD AT INTERSECTION



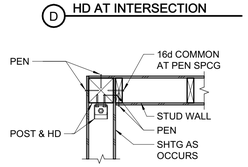
C STUDS AT INTERSECTION



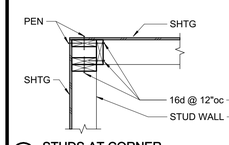
D HD AT INTERSECTION



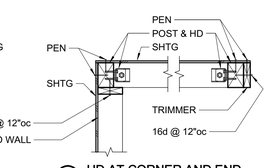
E STUDS AT INTERSECTION



F HD AT CORNER

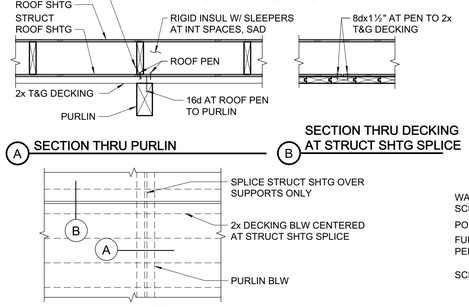


G STUDS AT CORNER



H HD AT CORNER AND END

14 TYPICAL PLAN VIEW OF STUD WALL INTERSECTIONS
3/4" = 1'-0"

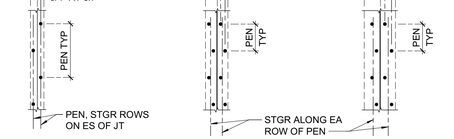


A SECTION THRU PURLIN

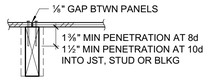
B SECTION THRU DECKING AT STRUCT SHTG SPLICE

PLAN VIEW

10 RIGID INSULATION OVER 2x T&G DECKING W/ SLEEPERS
3/4" = 1'-0"



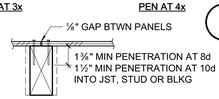
PEN AT 2x/3x



SECTION AT TYPICAL NAIL SPACING
(4"oc OR MORE SPACING AT FLOOR OR ROOF)
(6"oc SPACING AT SHEAR WALL)

PEN AT 3x

PEN AT 4x

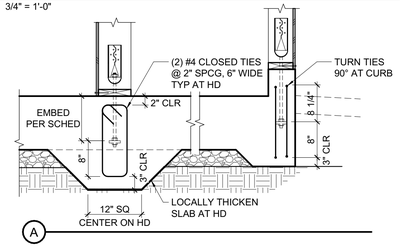


SECTION AT CLOSE NAIL SPACING
(3"oc OR LESS SPACING AT FLOOR OR ROOF)
(4"oc OR LESS SPACING AT SHEAR WALL)

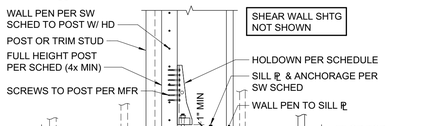
NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH AT FLOOR AND ROOF, AND 12"x48" AT WALLS.

11 SHEATHING NAILING
1 1/2" = 1'-0"

12 NOT USED
1/4" = 1'-0"



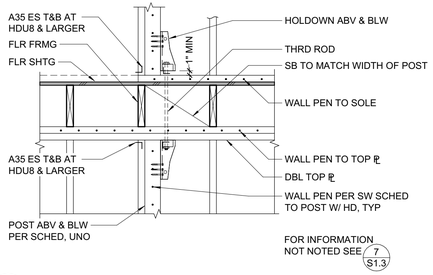
A



HOLDOWN	AB OR THRD ROD	WASHER AT AB	EMBED DEPTH	MIN POST SIZE UNO ON PLANS*
HDU2				
HDU4	⅝"ø	¼"x2½" SQ	10"	4x
HDU5				
HDU8	¼"ø	⅜"x3" SQ	16"	6x
HDU11**	1"ø	⅜"x3½" SQ	16"	6x
HDU14**	1"ø	⅜"x3½" SQ	16"	6x

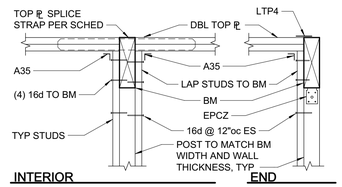
* POST SIZES SHALL MATCH THE DEPTH OF THE WALL FRMG
**NUTS AT ANCHOR ROD TO BE HEAVY HEX

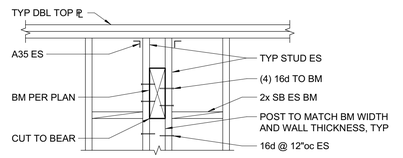
7 TYPICAL HOLDOWN
3/4" = 1'-0"



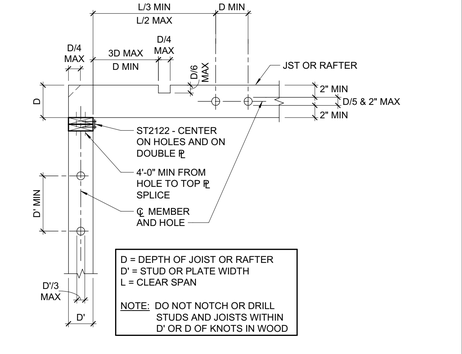
8 TYPICAL HOLDOWN
3/4" = 1'-0"

1 TYPICAL STUD WALL AND OPENING FRAMING
3/8" = 1'-0"

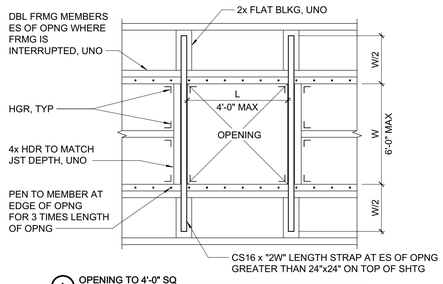




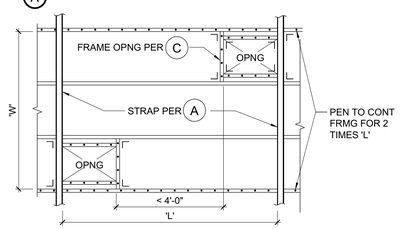
4 TYPICAL BEAM IN AND THRU STUD WALL
3/4" = 1'-0"



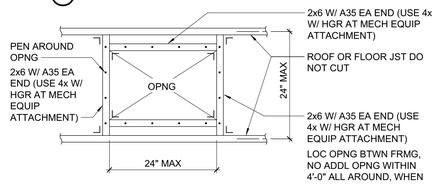
2 HOLES AND NOTCHES IN WOOD STUDS, JOISTS, AND PLATES
3/4" = 1'-0"



A OPENING TO 4'-0" SQ



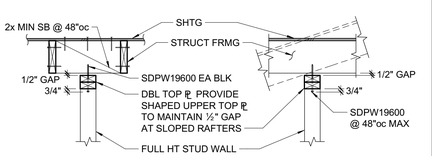
B CLOSELY SPACED OPENINGS BETWEEN FRAMING



PLAN

C ISOLATED OPENING BETWEEN FRAMING UP TO 24"

5 OPENING IN DIAPHRAGM
3/4" = 1'-0"



PARALLEL PERPENDICULAR

NOMINAL OR MANUFACTURED LUMBER FRAMING

NOTE:
INSTALL SDPW AT ℄ OF BLOCKING OR STRUCTURAL FRAMING AND WITHIN MIDDLE HALF OF DOUBLE TOP PLATES

3 TYPICAL NON-STRUCTURAL STUD WALL DETAILS
3/4" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION: DATE:

ISSUED FOR CONSTRUCTION 02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

24071

SHEET TITLE:

TYPICAL WOOD DETAILS

SHEET NUMBER:

S1.3

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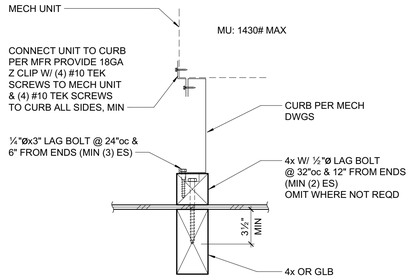
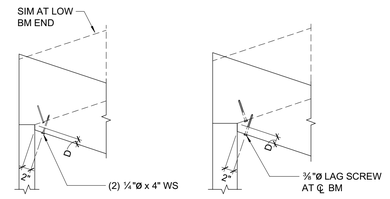


7 MECHANICAL CURB DETAIL ABOVE 4x OR GLB

1 1/2" = 1'-0"



Ⓐ CASE I (WHERE D IS LESS THAN OR EQUAL TO 1½")

Ⓑ CASE 2 (WHERE D IS GREATER THAN 1½")

NOTES:
1. DO NOT OVERCUT NOTCHES OR SEAT CUTS.
2. D MAX = BEAM DEPTH/4 SEE OTHER DETAILS FOR ADDITIONAL NOTCH OR SEAT CUT SIZE INFORMATION.
3. MINIMUM LAG SCREW LENGTH = D + 2½".

8 BEAM SEAT CUT/NOTCH REINFORCEMENT

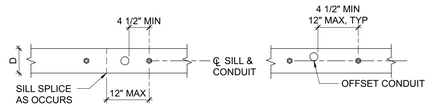
3/4" = 1'-0"

CEILING JOIST SCHEDULE			
MAX SPAN	JOIST SIZE	HANGER IF REQUIRED	LEDGER IF REQUIRED
9'-0"	2x4 @ 16"oc	LU24	2x4 W/ (2) 16d @ 16"oc
12'-6"	2x6 @ 16"oc	LU26	2x6 W/ (3) 16d @ 16"oc
14'-0"	2x8 @ 16"oc	LU28	2x8 W/ (4) 16d @ 16"oc
19'-0"	2x10 @ 16"oc	LU210	2x10 W/ (5) 16d @ 16"oc

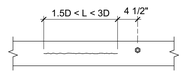
NOTES:
1. CEILING JOIST SCHEDULE IS BASED ON LL = 10 psf.
2. WHERE LEDGERS ARE NAILED THROUGH WALL SHTG, USE 20d NAILS IN LIEU OF 16d NAILS.
3. PROVIDE MIDSPAN BLOCKING AT 2x10 JOISTS.

4 CEILING JOIST SCHEDULE

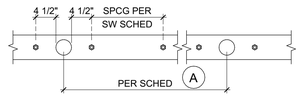
3/4" = 1'-0"



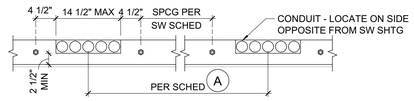
CASE 1 - SINGLE, CONDUIT DIAMETER ≤ D/3, MIN SPCG = 16"oc



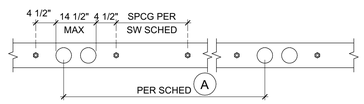
CASE 2 - SPLIT IN SILL



CASE 3 - SINGLE, CONDUIT DIAMETER > D/3



CASE 4 - NOTCH FOR CONDUIT



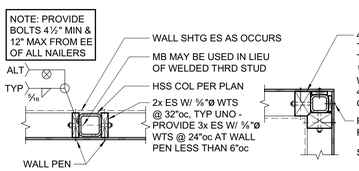
CASE 5 - MULTI CONDUIT, DIAMETER > D/3

SCHEDULE A			
	CASE 3	CASE 4	CASE 5
SW Ⓐ	48"	32"	48"
SW Ⓑ	64"	48"	64"
SW Ⓒ	80"	64"	N/A
SW Ⓓ AND HIGHER	N/A	N/A	N/A

NOTE:
1. ALL PENETRATIONS THROUGH SHEAR WALL SILL PLATE SHALL CONFORM TO THE REQUIREMENTS OF THIS DETAIL OR BE REROUTED PRIOR TO INSTALLATION OF SILL.
2. PROVIDE ADDITIONAL ANCHOR BOLTS AS REQUIRED TO MEET INDICATED SPACINGS. ADDITIONAL ANCHOR BOLTS TO BE INSTALLED AT CENTERLINE OF SILL PLATE PER 5/S1.1 WHERE NECESSARY. AB DIA AS REQD BY SW SCHED. MATCH CAST-IN-PLACE EMBED.

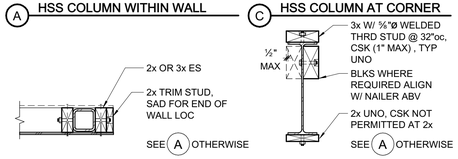
5 HOLES IN PLATES AT SHEAR WALLS

3/4" = 1'-0"



Ⓐ HSS COLUMN WITHIN WALL

Ⓒ HSS COLUMN AT CORNER



Ⓑ HSS COLUMN AT END OF WALL (EDGE OF OPNG SIM)

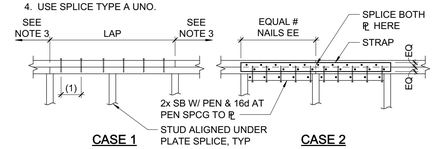
Ⓓ WIDE FLANGE NAILER (CHANNEL & HSS SIM)

6 TYPICAL STEEL BEAM/COLUMN NAILERS

3/4" = 1'-0"

TOP PLATE SPLICE SCHEDULE		
MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
Ⓐ	(12) 16d PER 4'-0" MIN LAP	MSTC28
Ⓑ	(22) 16d PER 4'-0" MIN LAP	MSTC40
Ⓒ	(26) 16d PER 6'-0" MIN LAP	MSTC52
Ⓓ	(32) 16d PER 6'-0" MIN LAP	MSTC66
Ⓔ	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
Ⓕ	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
Ⓖ	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE

NOTES:
1. AT LAP SPLICES, SPACE NAILS @ 3"oc MIN (MAX 12"oc), STAGGER AT 2½" GAGE.
2. USE STRAP SPLICE WHERE BM INTERSECTS TOP ℄.
3. NAILS TO MATCH LAP SPLICE ES OF SPLICE (16d @ 12"oc MAX)
4. USE SPLICE TYPE A UNO.

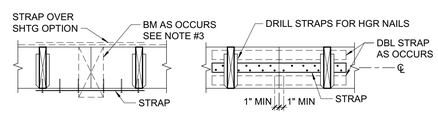


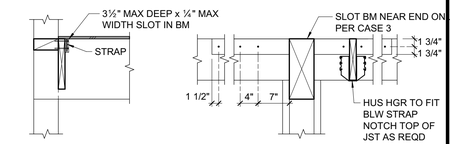
1 TOP PLATE SPLICE SCHEDULE AND DETAILS

3/4" = 1'-0"

LEDGER SPLICE SCHEDULE				
MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
Ⓐ	1	MSTA24	-	
Ⓑ	1	MSTA30	-	
Ⓒ	2	MSTI48	3	MSTI60
Ⓓ	2	CMST14x5'-6"	3	CMST14x6'-0"
Ⓔ	2	(2) MSTI48	4	℄ ¼" W/ (6) 1"ø MB ES OF SPLICE

SPLICE NOTES:
1. PROVIDE 3x OR (2) 2x STUDS AT SPLICE
2. ALL NAILS TO BE 10d NAIL ALL HOLES
3. FOR CASE 1, SPLICE W/ MSTA36 AT BM
4. USE SPLICE TYPE 'A' UNO



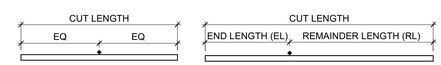


2 LEDGER OR RIM SPLICE SCHEDULE

3/4" = 1'-0"

TIE STRAP SCHEDULE					
MARK	STRAP	MIN. NAILING ES OF ✦	MAX. NAIL SPACING (SEE NOTES #1 & #2)		MIN. END LENGTH (EL)
			CASE 1	CASE 2 EL, RL	
Ⓐ	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES, 10d @ 4"oc STGR	12"
Ⓑ	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES, 10d @ 4"oc STGR	16"
Ⓒ	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES, 10d @ 3"oc STGR	24"
Ⓓ	CMST14	(33) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES, 10d @ 3½"oc STGR	32"
Ⓔ	CMST12	(43) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES, 10d @ 3½"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ✦.



3. LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2x6 (2x4 AT CS16/CS14) WHERE NO FRAMING OCCURS, UNO.
4. SEE PLANS FOR STRAP LENGTHS, LOCATIONS AND DETAILS, UNO.

3 TIE STRAP SCHEDULE

3/4" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

24071

SHEET TITLE:

TYPICAL WOOD DETAILS

SHEET NUMBER:

S1.4

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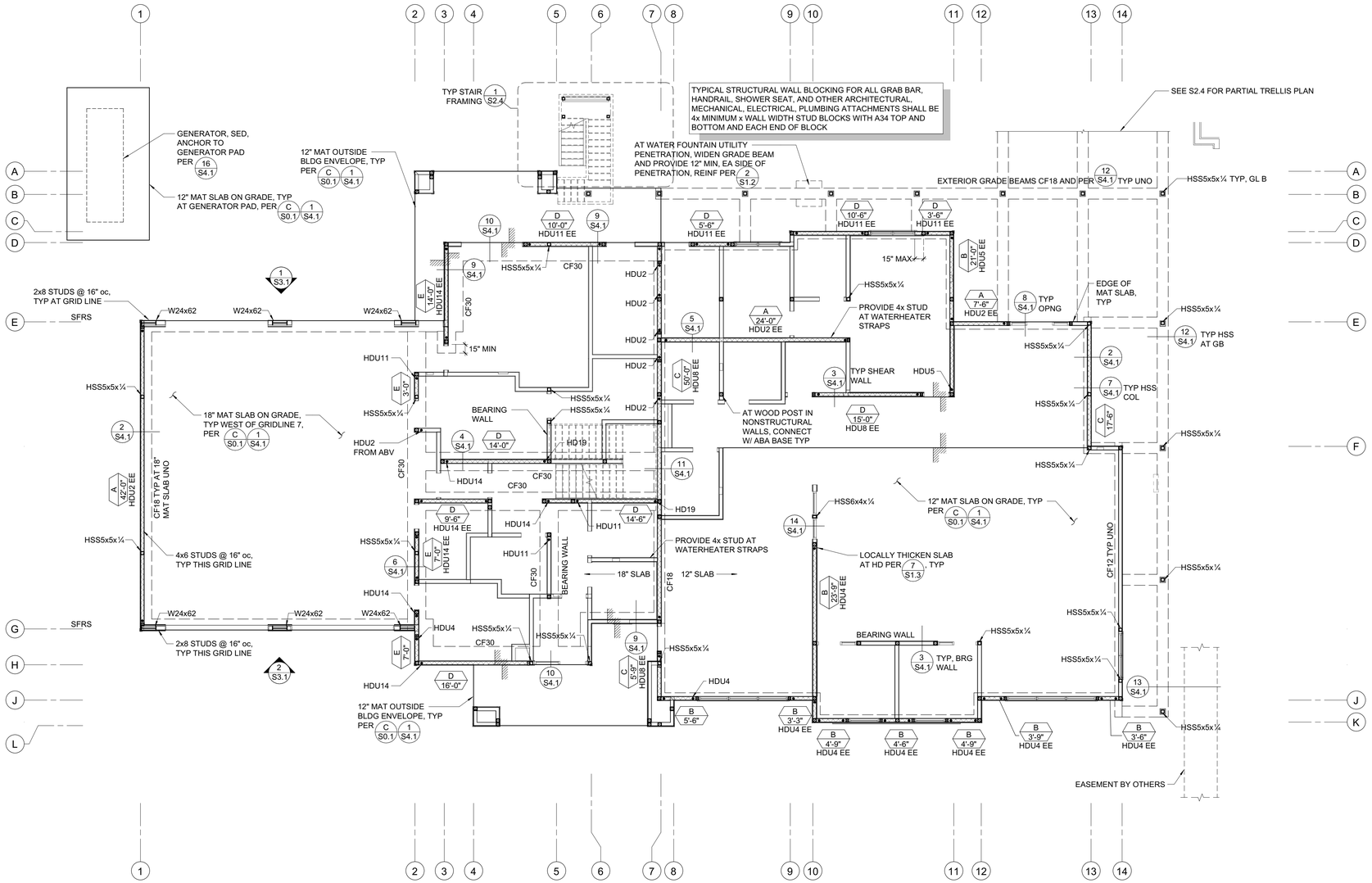


FOUNDATION PLAN

1/8" = 1'-0"

CONTINUOUS FOOTING SCHEDULE

MARK	'b'	'd'	REINF 'a'	NOTES
CF12	12"	16"	(2) #6 T&B	
CF18	18"	22"	(2) #6 T&B	
CF30	30"	30"	(4) #6 T&B	

SHEAR WALL SCHEDULE

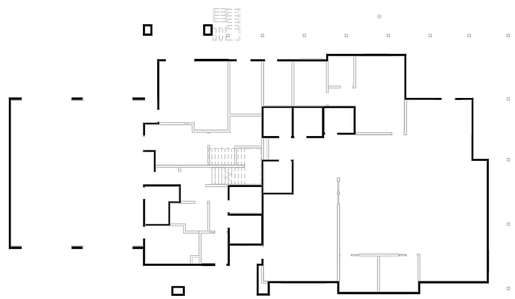
SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE ½"Ø BOLT FDN		AT FRAMING 7			REMARKS
			2x SILL	3x SILL	16d	A35	SCREW †	
A	15/32" (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	3x MIN AT ALL ADJOINING PANEL EDGES
B	15/32" (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc	
C	15/32" (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc	
D	15/32" (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc	
E	15/32" (32/16) CD **BOTH SIDES**	10d @ 3"oc	-	12"oc	(2) ROWS @ 2"oc	6"oc	(2) ROWS @ 6"oc	

NOTES:
1. 2x SILL: SDS¼x4½" OR SDWS 0.22"x4". AT 3x SILL : SDS¼x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

INDICATES DEPRESSED SLAB, SEE ARCHITECTURAL AND PLUMBING DRAWINGS FOR COMPLETE LOCATIONS, DEPTH AND SLOPE INFORMATION. DEPRESSION PER 4/S1.2 & 5/S1.2

INDICATES EXPOSED SLAB SLOPED TO DRAIN, SAD, SPD FOR ADDITIONAL REQUIREMENTS

A SLAB PLAN
1" = 20'-0"



INDICATES CONCRETE CURB BELOW WOOD FRAMED WALL, SAD FOR MORE INFORMATION

B CURB PLAN
1" = 20'-0"

FOUNDATION PLAN NOTES:

1. REFER TO SHEETS S0.1, S1.1, S1.2 AND S1.3 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER C/S0.1 .
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
5. PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.
   - PIPES THROUGH FOOTINGS SHALL BE PER 2/S1.2 AND 2/S1.1 .
   - PIPES PARALLEL TO FOOTINGS SHALL BE PER 3/S1.2.
   - PIPES AT MAT SLAB SHALL BE PER 2/S1.2
   - PIPES THROUGH WOOD FRAMING SHALL BE PER 2/S1.3 AND 5/S1.4 .
6. SEE C/S0.1 FOR SOILS ALLOWABLE DESIGN CRITERIA AND GEOTECHNICAL REPORT INFORMATION.
7. IF ENCOUNTERED, PROVIDE DEWATERING AS REQUIRED PER GEOTECHNICAL REPORT.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION	
	1/S1.3	INDICATES STRUCTURAL WALL.	
A 10'-0" HDUx	9/S1.3 F/S0.1	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	
	E/S0.1	INDICATES WOOD POST.	
FDN	7/S1.3	AT FOUNDATION	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
FRMG	8/S1.3	FLOOR TO FLOOR	
	1/S6.3	AT BEAM	
	2/S6.3	AT BEAM (STEEL)	
	6/S1.4	INDICATES STEEL COLUMN. LOCATE COLUMN AT ℄ OF WALL FRAMING (EACH WAY AS OCCURS) UNO.	
		INDICATES FOUNDATION.	
CF24		INDICATES CONTINUOUS FOOTING SIZE AND REINFORCING PER SCHEDULE.	
	4/S1.2 5/S1.2	INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.	
88		INDICATES GRIDLINE.	
1 S3.1		INDICATES ELEVATION.	

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 24071

SHEET TITLE: FOUNDATION PLAN

SHEET NUMBER: S2.1

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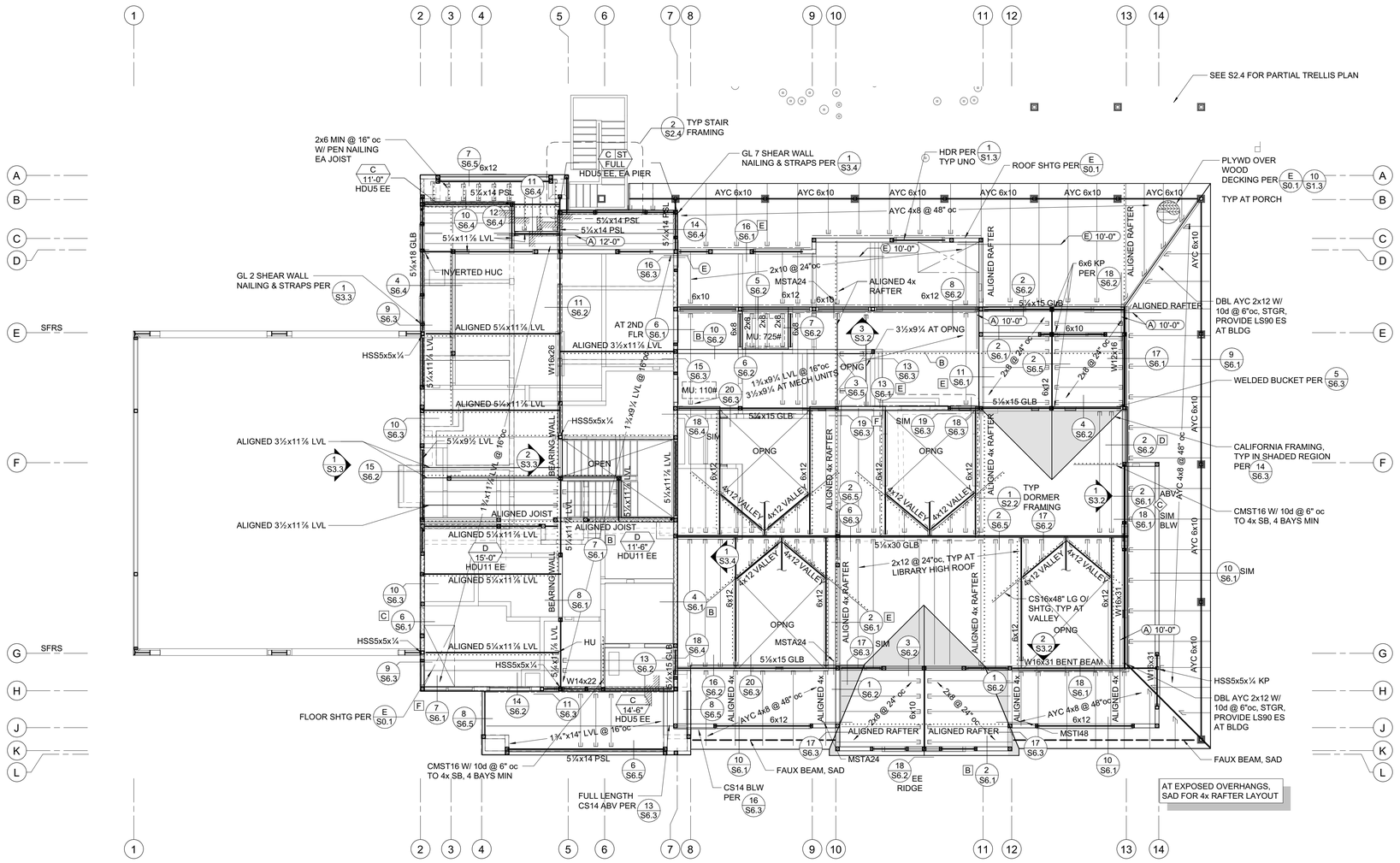
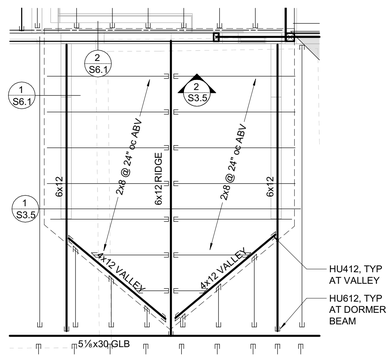


2ND FLOOR AND LOWER ROOF FRAMING PLAN

1/8" = 1'-0"



1 ENLARGED LIBRARY ROOF FRAMING PLAN

1/4" = 1'-0"

FRAMING PLAN NOTES:

1. REFER TO SHEETS S0.1, S1.3, S1.4 AND S1.5 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 6/S1.3 .

   PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER 5/S1.3 .
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION	
	1/S1.3	INDICATES STRUCTURAL WALL.	
	1/S1.3	INDICATES STRUCTURAL WALL ABOVE.	
A 10'-0" HDUx	9/S1.3 F/S0.1	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	
A ST 20'-0" HDUx	12/S1.3	INDICATES STRAPPED SHEAR WALL WITH TYPE AND OVERALL WALL LENGTH, SEE ARCHITECTURAL DRAWINGS FOR OPENINGS."HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	
	E/S0.1	INDICATES WOOD POST.	
FRMG	8/S1.3	FLOOR TO FLOOR	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
	1/S6.3	AT BEAM	
	2/S6.3	AT BEAM (STEEL)	
	6/S1.4	INDICATES STEEL COLUMN.	
3½x12 GLB C=1"	E/S0.1	INDICATES GLULAM BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED SEE WOOD FRAMING NOTES FOR TYPICAL GLULAM BEAM CAMBER.	
	11/S1.3	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.	
	E/S0.1	INDICATES HANGER. USE HU AND HUC AT 4x AND 6x FRAMING, CJT AT EXPOSED PORCH FRAMING, WELDED HANGERS AT HSS COL PER 5/S6.3	
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.	
88		INDICATES GRIDLINE	
1 S3.1		INDICATES ELEVATION.	
MU 1,000#	7/S1.4	INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.	
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.	
A	1/S1.4	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.	
A	2/S1.4	INDICATES LEDGER/RIM SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.	
A 4'-0"	3/S1.4	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.	

SHEAR WALL SCHEDULE

SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS
			⅝"ø BOLT FDN		AT FRAMING 2			
			2x SILL	3x SILL	16d	A35	SCREW 1	
A	15/32 " (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	3x MIN AT ALL ADJOINING PANEL EDGES
B	15/32 " (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc	
C	15/32 " (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc	
D	15/32 " (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc	
E	15/32 " (32/16) CD BOTH SIDES	10d @ 3"oc	-	12"oc	(2) ROWS @ 2"oc	6"oc	(2) ROWS @ 6"oc	

NOTES:
1. 2x SILL: SDS¼x4½" OR SDWS 0.22"x4". AT 3x SILL : SDS¼x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

TIE STRAP SCHEDULE

MARK	STRAP	MIN. NAILING ES OF ◆	MAX. NAIL SPACING (SEE NOTES #1 & #2)			MIN. END LENGTH (EL)
			CASE 1	CASE 2		
				EL	RL	
A	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
B	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
C	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
D	CMST14	(33) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	32"
E	CMST12	(43) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ◆ .

TOP PLATE SPLICE SCHEDULE

MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
A	(12) 16d PER 4'-0" MIN LAP	MSTC28
B	(22) 16d PER 4'-0" MIN LAP	MSTC40
C	(26) 16d PER 6'-0" MIN LAP	MSTC52
D	(32) 16d PER 6'-0" MIN LAP	MSTC66
E	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
F	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
G	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE

LEDGER SPLICE SCHEDULE

MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
A	1	MSTA24	-	
B	1	MSTA30	-	
C	2	MSTI48	3	MSTI60
D	2	CMST14x5'-6"	3	CMST14x6'-0"
E	2	(2) MSTI48	4	℄ ¼" W/ (6) 1"Ø MB ES OF SPLICE

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 24071

SHEET TITLE: 2ND FLOOR AND LOWER ROOF FRAMING PLAN

SHEET NUMBER: S2.2

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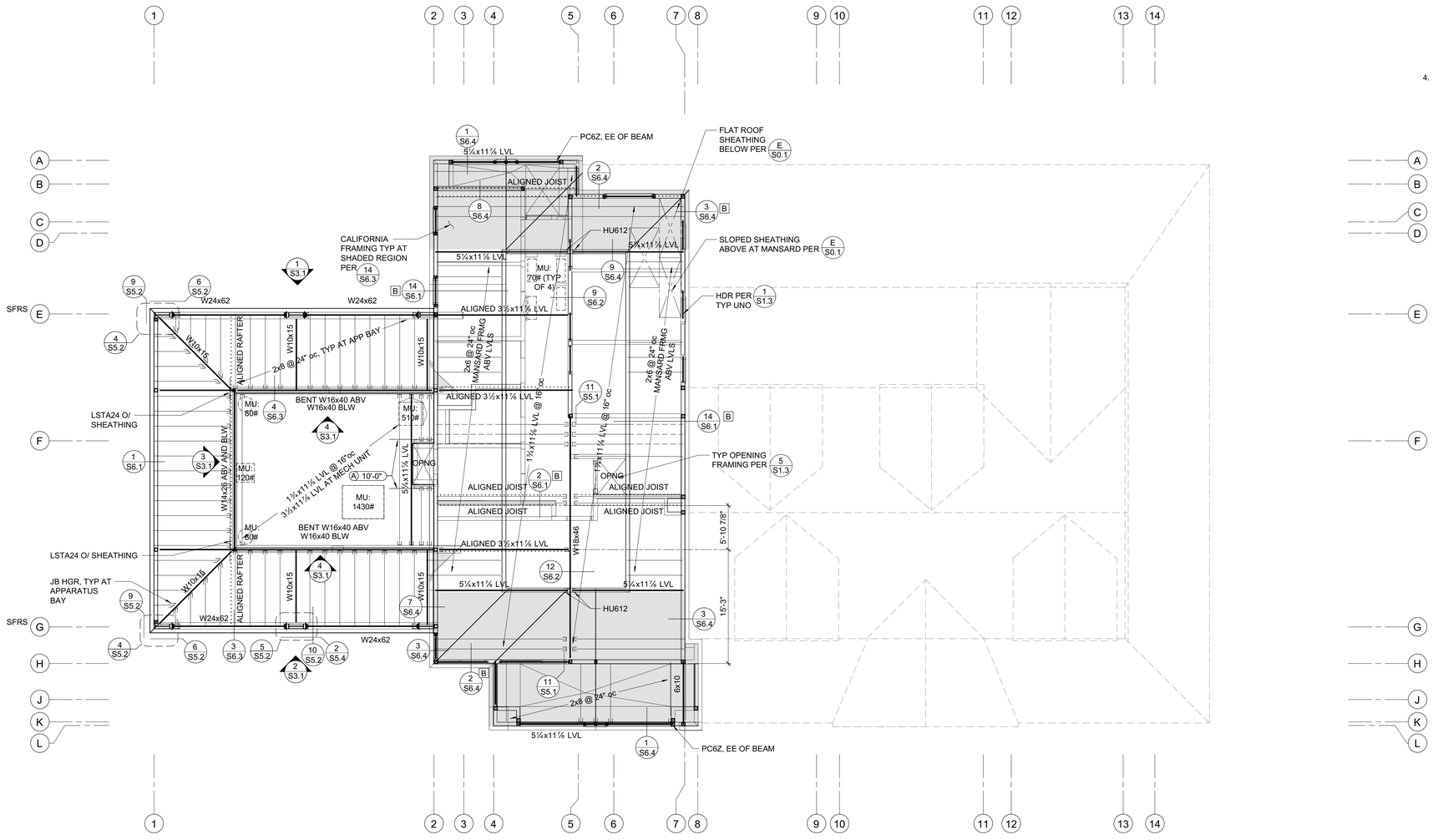

UPPER ROOF FRAMING PLAN

1/8" = 1'-0"

FRAMING PLAN NOTES:

1. REFER TO SHEETS S0.1, S1.3, S1.4 AND S1.5 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 6/S1.3.

   PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER 5/S1.3.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION	
	1/S1.3	INDICATES STRUCTURAL WALL.	
	1/S1.3	INDICATES STRUCTURAL WALL ABOVE.	
A 10'-0" HDUx	9/S1.3 F/S0.1	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	
A ST 20'-0" HDUx	12/S1.3	INDICATES STRAPPED SHEAR WALL WITH TYPE AND OVERALL WALL LENGTH, SEE ARCHITECTURAL DRAWINGS FOR OPENINGS."HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	
	E/S0.1	INDICATES WOOD POST.	
FRMG	8/S1.3	FLOOR TO FLOOR	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
	1/S6.3	AT BEAM	
	2/S6.3	AT BEAM (STEEL)	
	6/S1.4	INDICATES STEEL COLUMN.	
3½x12 GLB C=1"	E/S0.1	INDICATES GLULAM BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED SEE WOOD FRAMING NOTES FOR TYPICAL GLULAM BEAM CAMBER.	
	11/S1.3	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.	
	E/S0.1	INDICATES HANGER. USE HU AND HUC AT 4x AND 6x FRAMING, CJT AT EXPOSED PORCH FRAMING, WELDED HANGERS AT HSS COL PER S/S6.3	
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.	
88		INDICATES GRIDLINE	
1 S3.1		INDICATES ELEVATION.	
MU 1,000#	7/S1.4	INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.	
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.	
A	1/S1.4	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.	
A	2/S1.4	INDICATES LEDGER/RIM SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.	
A 4'-0"	3/S1.4	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.	

TOP PLATE SPLICE SCHEDULE

MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
A	(12) 16d PER 4'-0" MIN LAP	MSTC28
B	(22) 16d PER 4'-0" MIN LAP	MSTC40
C	(26) 16d PER 6'-0" MIN LAP	MSTC52
D	(32) 16d PER 6'-0" MIN LAP	MSTC66
E	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
F	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
G	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE

TIE STRAP SCHEDULE

MARK	STRAP	MIN. NAILING ES OF ✦	MAX. NAIL SPACING (SEE NOTES #1 & #2)			MIN. END LENGTH (EL)
			CASE 1	CASE 2		
				EL	RL	
A	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
B	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
C	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
D	CMST14	(33) 10d	10d @ 3⅛"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	32"
E	CMST12	(43) 10d	10d @ 3⅛"oc STGR	FILL ALL NAIL HOLES	10d @ 3⅛"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ✦.

LEDGER SPLICE SCHEDULE

MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
A	1	MSTA24	-	
B	1	MSTA30	-	
C	2	MSTI48	3	MSTI60
D	2	CMST14x5'-6"	3	CMST14x6'-0"
E	2	(2) MSTI48	4	℄ ¼" W/ (6) 1"Ø MB ES OF SPLICE

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CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

24071

SHEET TITLE:

ROOF FRAMING PLAN

SHEET NUMBER:

S2.3

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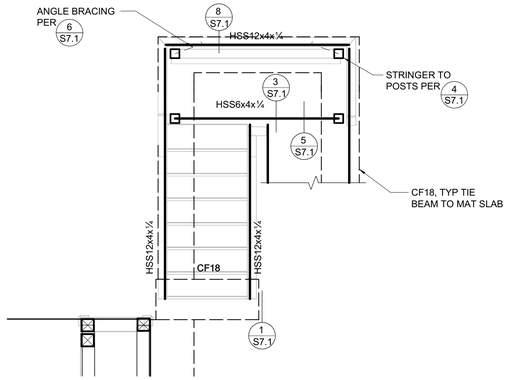
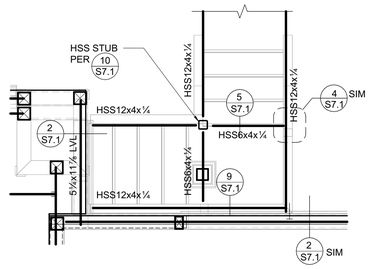
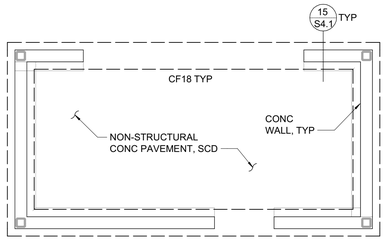


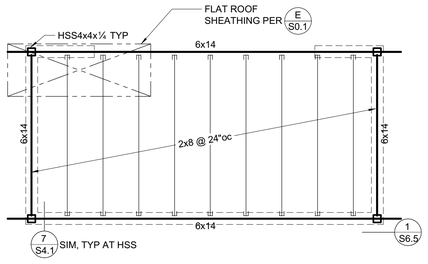
1 ENLARGED STAIR FOUNDATION PLAN
3/8" = 1'-0"



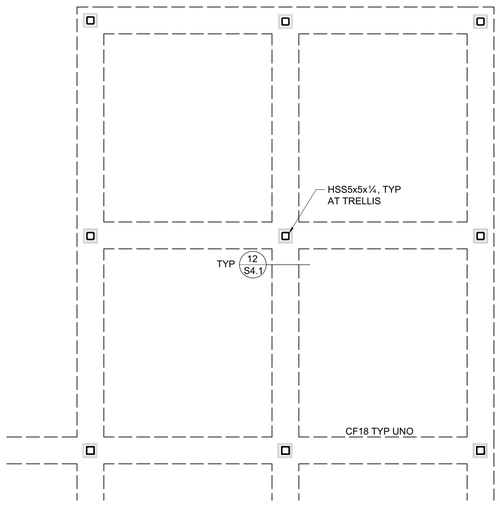
2 ENLARGED STAIR FRAMING PLAN
3/8" = 1'-0"



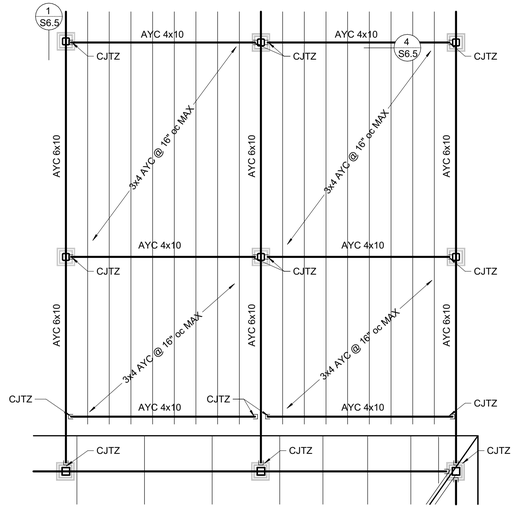
TRASH ENCLOSURE FOUNDATION PLAN
1/4" = 1'-0"



TRASH ENCLOSURE ROOF FRAMING PLAN
1/4" = 1'-0"



TRELLIS FOUNDATION PLAN
1/4" = 1'-0"



TRELLIS FRAMING PLAN
1/4" = 1'-0"

FRAMING PLAN NOTES:

1. REFER TO SHEETS S0.1, S1.3, S1.4 AND S1.5 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 6/S1.3 .

   PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER 5/S1.3 .
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.

PLAN LEGEND			
SYMBOL	REFERENCE DETAIL	DESCRIPTION	
	1/S1.3	INDICATES STRUCTURAL WALL.	
	1/S1.3	INDICATES STRUCTURAL WALL ABOVE.	
A 10'-0" HDUx	9/S1.3 F/S0.1	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	
A ST 20'-0" HDUx	12/S1.3	INDICATES STRAPPED SHEAR WALL WITH TYPE AND OVERALL WALL LENGTH, SEE ARCHITECTURAL DRAWINGS FOR OPENINGS."HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	
	E/S0.1	INDICATES WOOD POST.	
FRMG	8/S1.3	FLOOR TO FLOOR	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
	1/S6.3	AT BEAM	
	2/S6.3	AT BEAM (STEEL)	
	6/S1.4	INDICATES STEEL COLUMN.	
3¼x12 GLB C=1"	E/S0.1	INDICATES GLULAM BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED SEE WOOD FRAMING NOTES FOR TYPICAL GLULAM BEAM CAMBER.	
	11/S1.3	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.	
E	E/S0.1	INDICATES HANGER. USE HU AND HUC AT 4x AND 6x FRAMING, CJT AT EXPOSED PORCH FRAMING, WELDED HANGERS AT HSS COL PER 5/S6.3	
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.	
88		INDICATES GRIDLINE	
1 S3.1		INDICATES ELEVATION.	
MU 1,000#	7/S1.4	INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.	
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.	
A	1/S1.4	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.	
A	2/S1.4	INDICATES LEDGER/RIM SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.	
A 4'-0"	3/S1.4	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.	

FOUNDATION PLAN NOTES:

1. REFER TO SHEETS S0.1, S1.1, S1.2 AND S1.3 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER C/S0.1 .
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
5. PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PIPES THROUGH FOOTINGS SHALL BE PER 2/S1.2 AND 2/S1.1 .

   PIPES PARALLEL TO FOOTINGS SHALL BE PER 3/S1.2.

   PIPES AT MAT SLAB SHALL BE PER 2/S1.2.

   PIPES THROUGH WOOD FRAMING SHALL BE PER 2/S1.3 AND 5/S1.4 .
6. SEE C/S0.1 FOR SOILS ALLOWABLE DESIGN CRITERIA AND GEOTECHNICAL REPORT INFORMATION.
7. IF ENCOUNTERED, PROVIDE DEWATERING AS REQUIRED PER GEOTECHNICAL REPORT.

PLAN LEGEND			
SYMBOL	REFERENCE DETAIL	DESCRIPTION	
	1/S1.3	INDICATES STRUCTURAL WALL.	
A 10'-0" HDUx	9/S1.3 F/S0.1	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.	
	E/S0.1	INDICATES WOOD POST.	
FDN	7/S1.3	AT FOUNDATION	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
FRMG	8/S1.3	FLOOR TO FLOOR	
	1/S6.3	AT BEAM	
	2/S6.3	AT BEAM (STEEL)	
	6/S1.4	INDICATES STEEL COLUMN. LOCATE COLUMN AT ℄ OF WALL FRAMING (EACH WAY AS OCCURS) UNO.	
		INDICATES FOUNDATION.	
CF24		INDICATES CONTINUOUS FOOTING SIZE AND REINFORCING PER SCHEDULE.	
	4/S1.2 5/S1.2	INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.	
88		INDICATES GRIDLINE.	
1 S3.1		INDICATES ELEVATION.	

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PROJECT:

CITY OF NEWPORT BEACH

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110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
ENLARGED FLOOR PLANS

SHEET NUMBER:
S2.4

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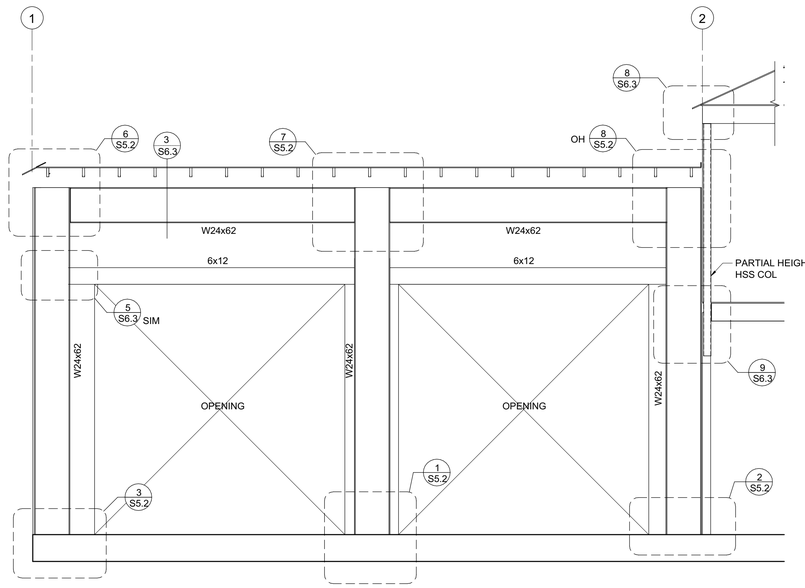
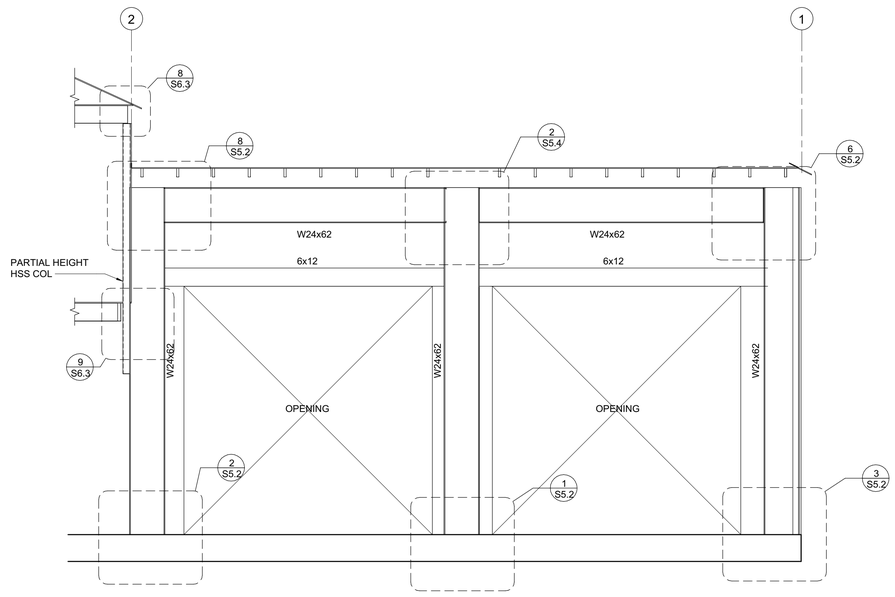
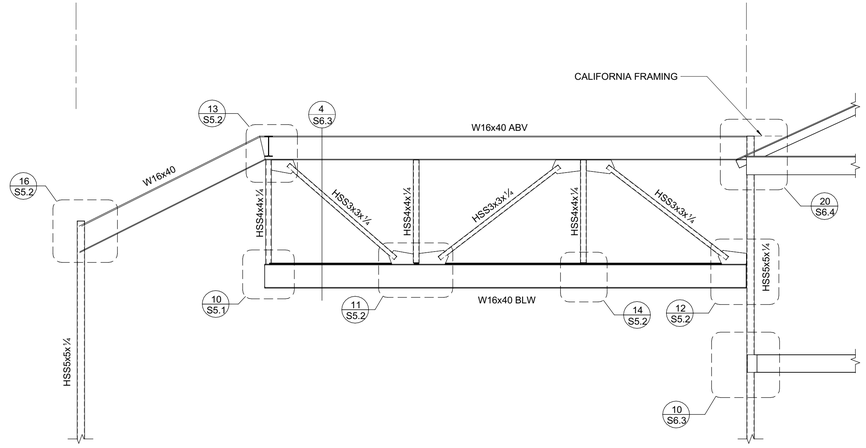


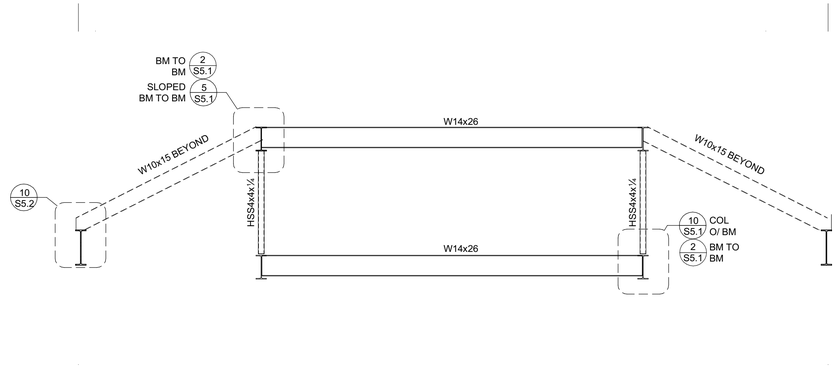
2 MOMENT FRAME ELEVATION - GRIDLINE G
1/4" = 1'-0"



1 MOMENT FRAME ELEVATION - GRIDLINE E
1/4" = 1'-0"



4 APPARATUS BAY STEEL BENT BEAM
1/4" = 1'-0"



3 APPARATUS BAY STEEL BEAM
1/4" = 1'-0"

FRAME ELEVATION NOTES:

1. ELEVATIONS ARE SCHEMATIC. SEE PLANS FOR ADDITIONAL INFORMATION.
2. SEE PLANS FOR ALL COLUMN AND BEAM SIZES.
3. SAD FOR FRAMING HEIGHTS, BEAM SLOPES AND ALL DIMENSIONS.
4. NO COLUMN SPLICES PERMITTED EXCEPT WHERE NOTED.

ELEVATION VIEWS SHOWN IN THESE PLANS ARE FOR CONCEPTUAL USE ONLY. THE STRUCTURAL PLANS AND DETAILS TAKE PRECEDENCE OVER ELEVATION VIEWS.

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DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
SCHEMATIC STEEL FRAMING ELEVATIONS

SHEET NUMBER:
S3.1

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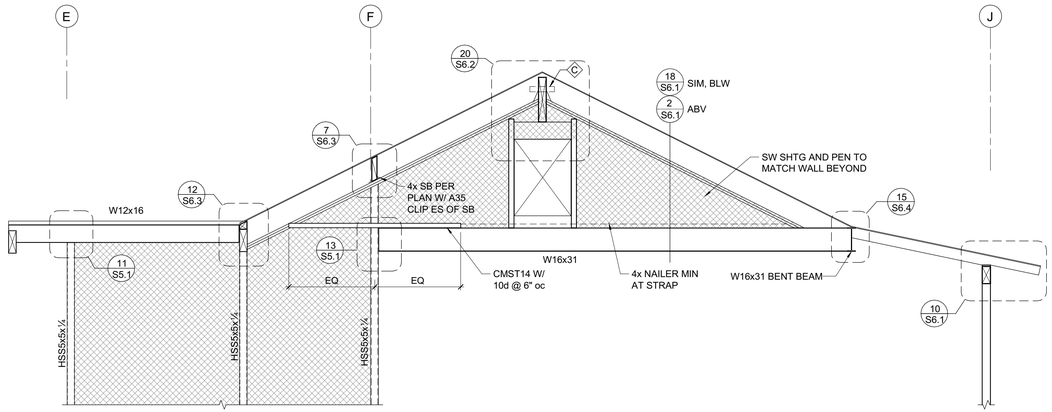
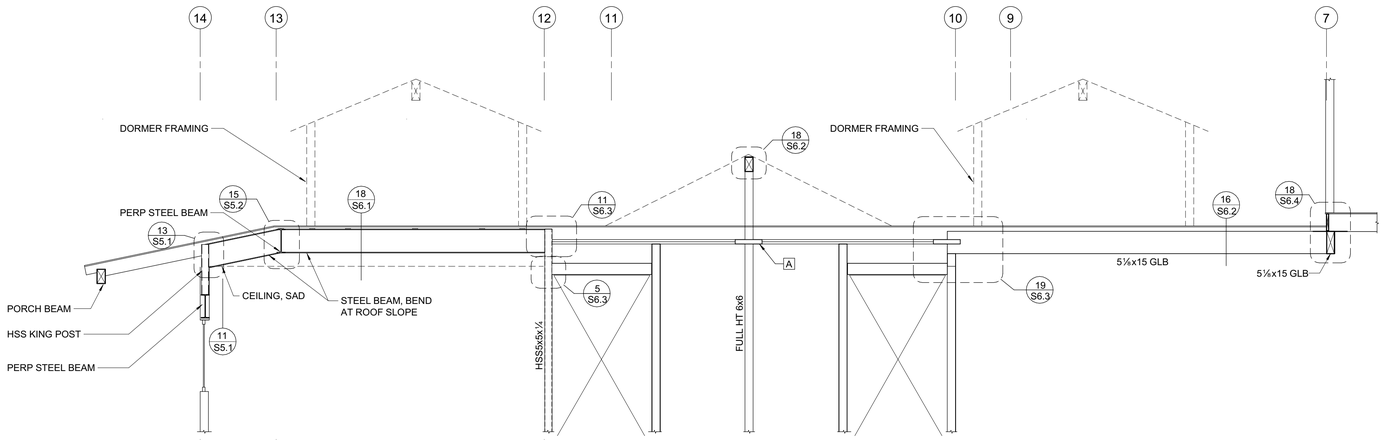
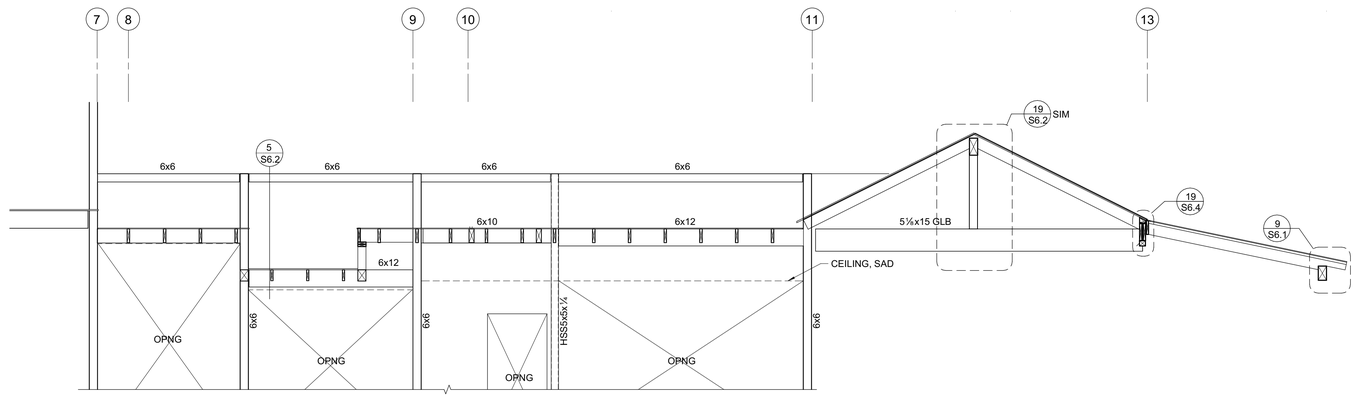


1 GRIDLINE 13 - FRAMING ELEVATION
1/4" = 1'-0"



2 BENT BEAM AT LIBRARY HIP
1/4" = 1'-0"



3 PARAPET ELEVATION
1/4" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
SCHEMATIC FRAMING ELEVATIONS

SHEET NUMBER:
S3.2

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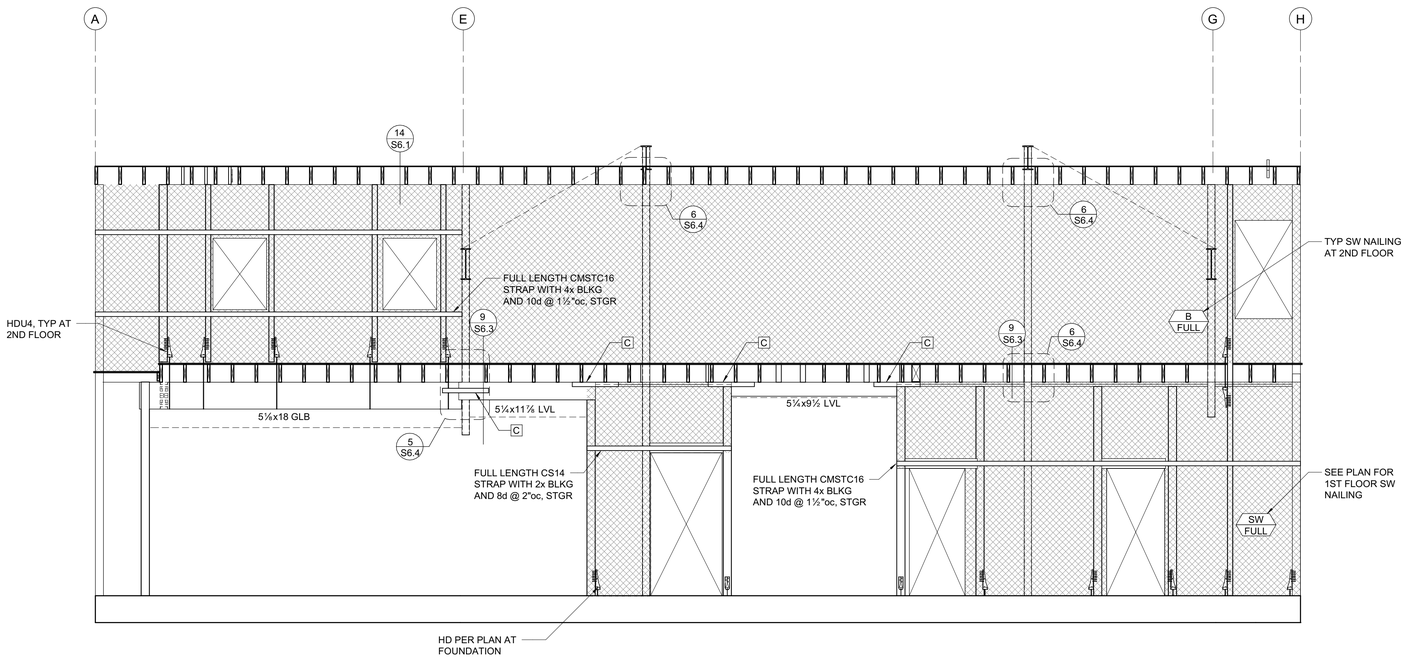
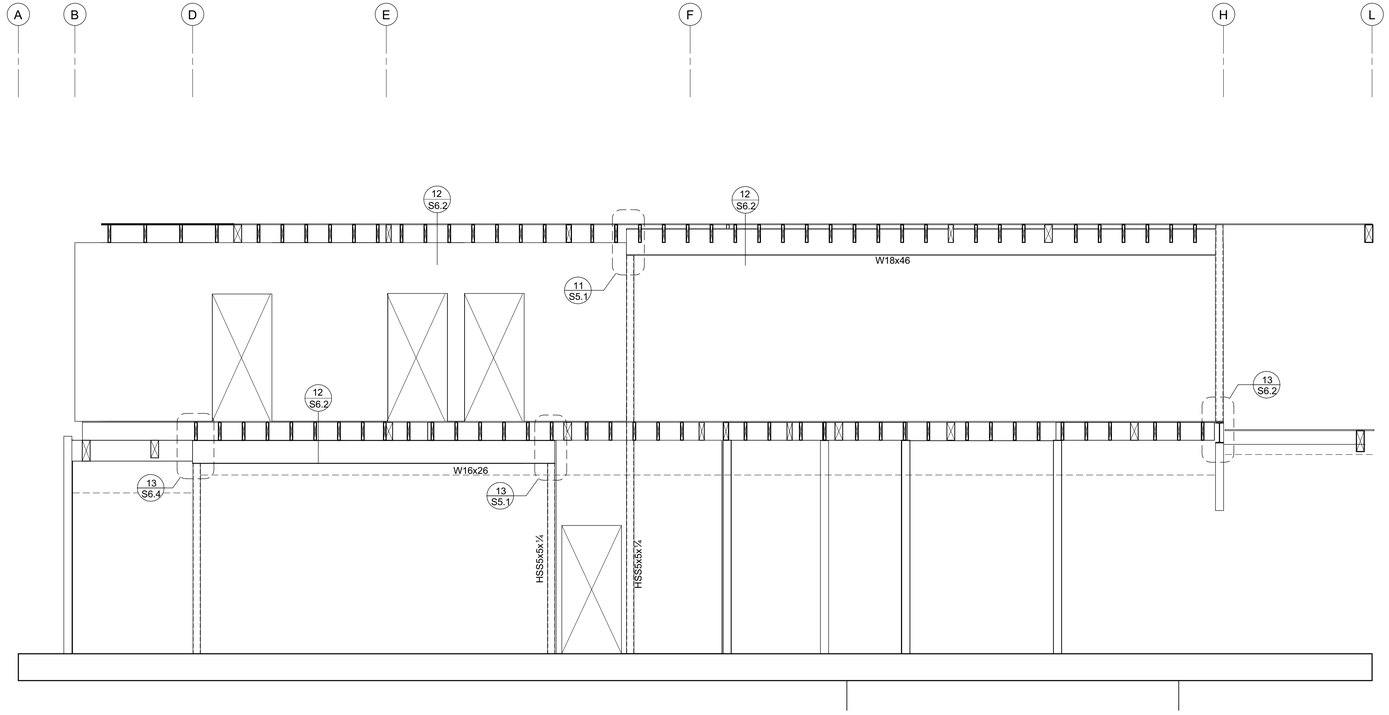


1 GRIDLINE 2 SHEAR WALL ELEVATION
1/4" = 1'-0"



2 GRIDLINE 5 WALL ELEVATION
1/4" = 1'-0"

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110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
SCHEMATIC FRAMING ELEVATIONS

SHEET NUMBER:
S3.3

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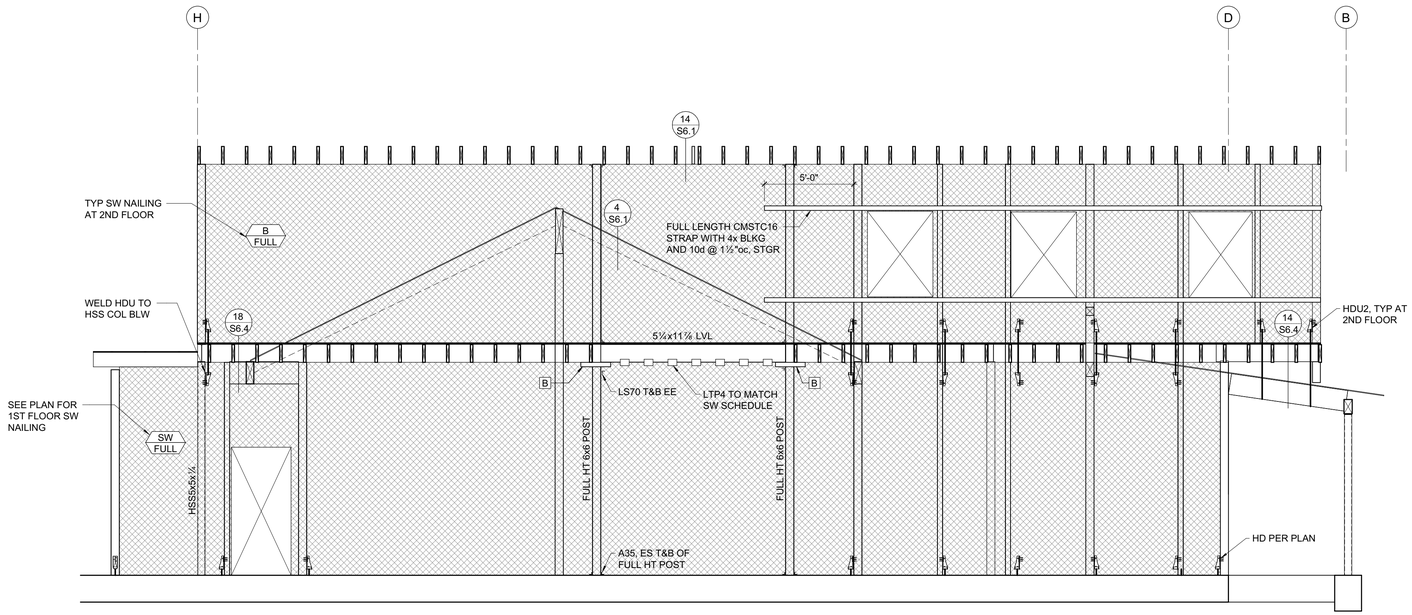

1 GRIDLINE 7 - SHEAR WALL ELEVATION
1/4" = 1'-0"

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110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

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PROJECT NUMBER:
24071

SHEET TITLE:
SCHEMATIC FRAMING ELEVATIONS

SHEET NUMBER:
S3.4

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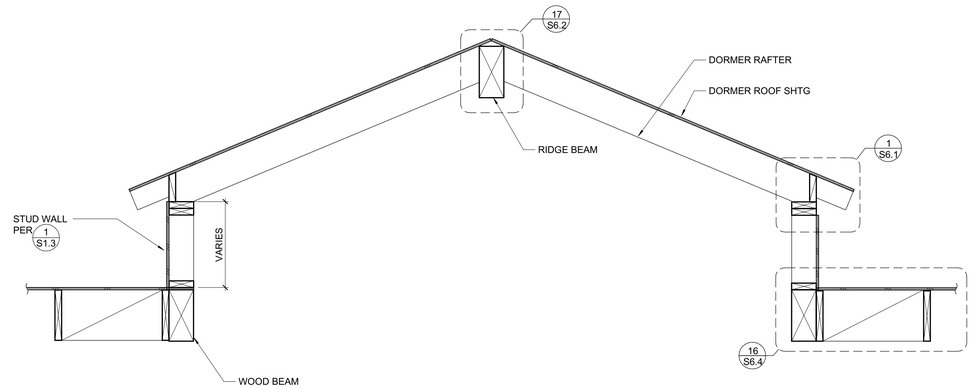
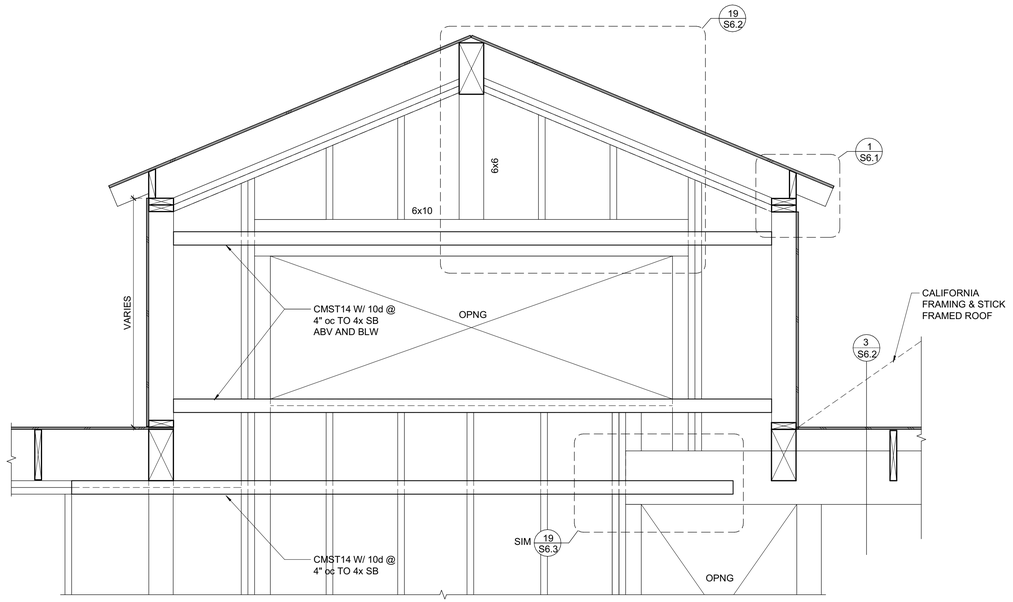


1 TYP DORMER ROOF
3/4" = 1'-0"



2 DORMER ELEVATION
3/4" = 1'-0"

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SHEET TITLE:
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SHEET NUMBER:
S3.5

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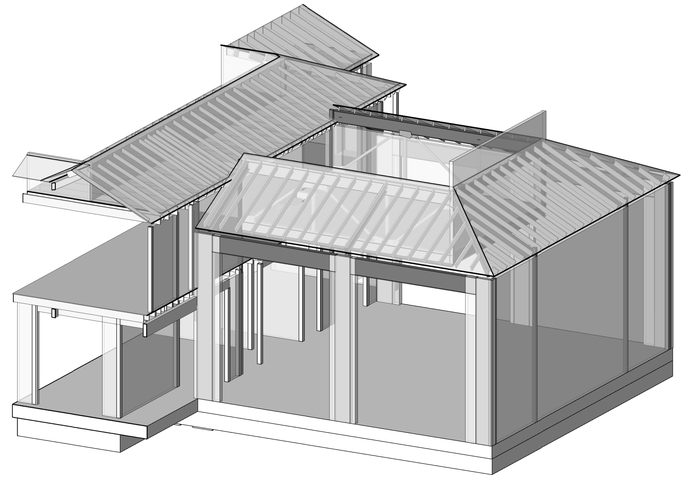
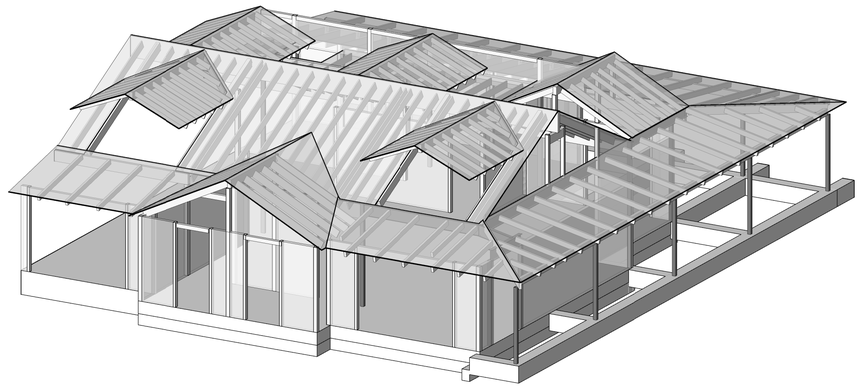
THREE-DIMENSIONAL VIEWS SHOWN IN THESE PLANS ARE FOR CONCEPTUAL USE ONLY. THE STRUCTURAL PLANS AND DETAILS TAKE PRECEDENCE OVER THREE-DIMENSIONAL VIEWS.



A APP BAY SCHEMATIC 3D VIEW



B LIBRARY CORNER SCHEMATIC 3D VIEW

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PROJECT NUMBER:
24071

SHEET TITLE:
SCHEMATIC 3D VIEWS

SHEET NUMBER:
S3.6

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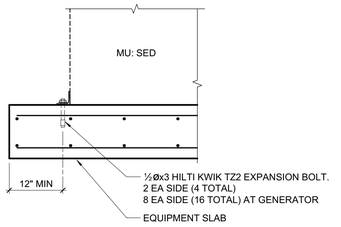
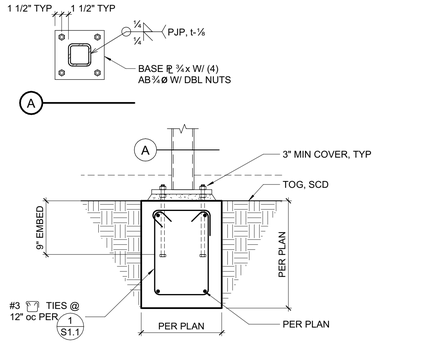
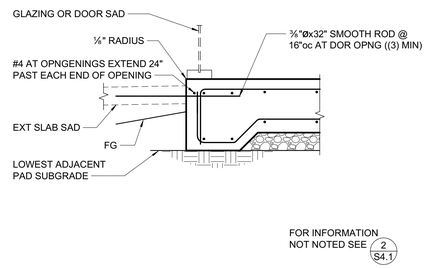


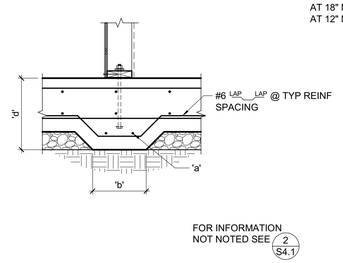
16 GENERATOR, ATS, AND SWITCHBOARD ANCHORAGE
3/4" = 1'-0"



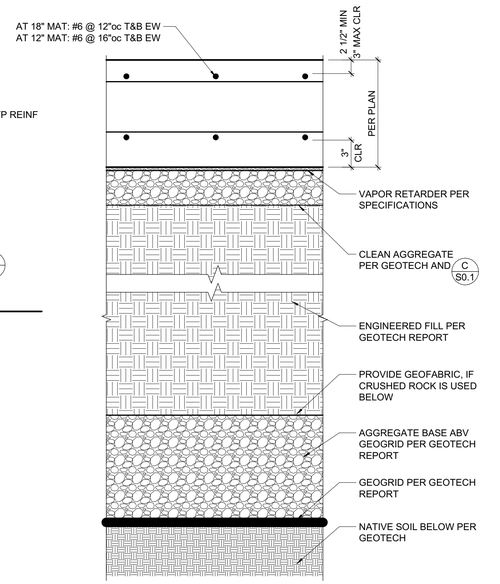
12 GRADE BEAM
3/4" = 1'-0"



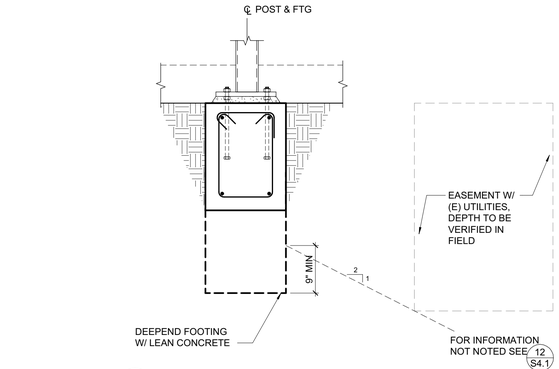
8 TYPICAL EDGE OF MAT SLAB AT OPENING
3/4" = 1'-0"



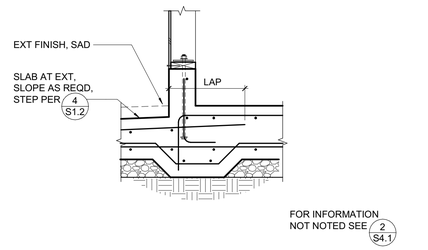
4 TYPICAL INTERIOR SHEAR WALL WITH THICKENED SLAB
3/4" = 1'-0"



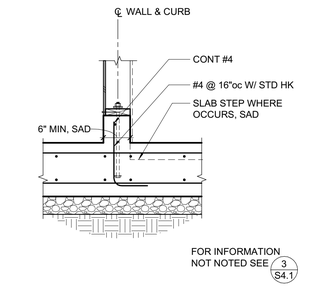
1 MAT SLAB TYPICAL SECTION
1 1/2" = 1'-0"



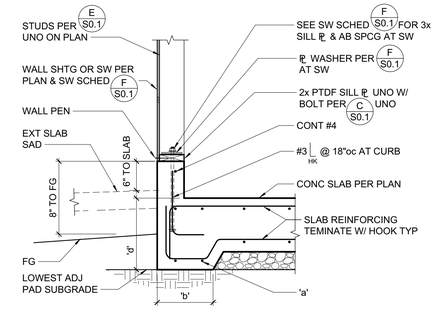
13 DEEPEND FOOTING AT EASEMENT
3/4" = 1'-0"



9 TYPICAL EDGE OF MAT SLAB
3/4" = 1'-0"

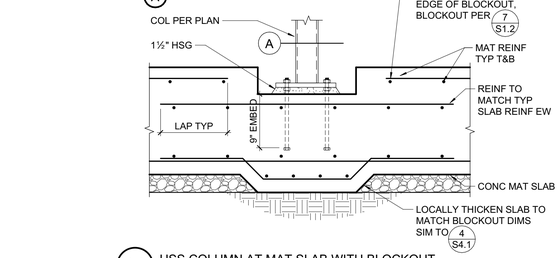


5 TYPICAL INTERIOR SHEAR WALL AT CURB
3/4" = 1'-0"

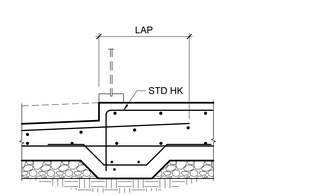


2 TYPICAL EDGE OF MAT SLAB
3/4" = 1'-0"

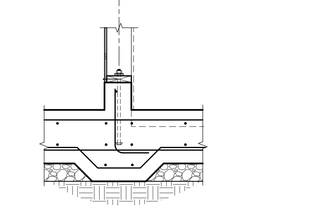
CONTINUOUS FOOTING SCHEDULE				
MARK	'b'	'd'	REINF 'a'	NOTES
CF12	12"	16"	(2) #6 T&B	
CF18	18"	22"	(2) #6 T&B	
CF30	30"	30"	(4) #6 T&B	



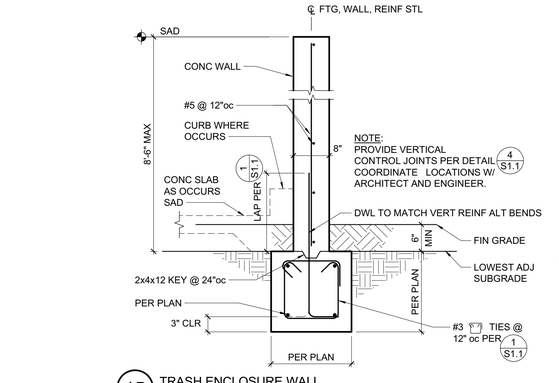
14 HSS COLUMN AT MAT SLAB WITH BLOCKOUT
3/4" = 1'-0"



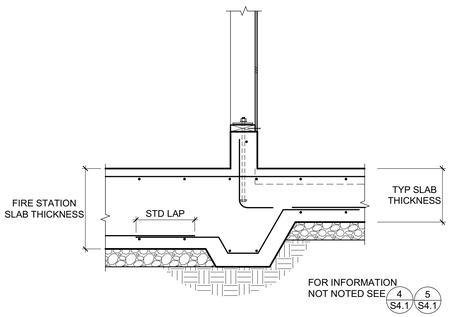
10 INTERIOR / EXTERIOR MAT SLAB TRANSITION AT OPENING
3/4" = 1'-0"



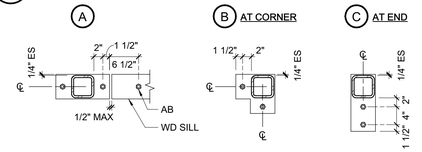
6 TYPICAL INTERIOR SHEAR WALL WITH THICKENED SLAB AT CURB
3/4" = 1'-0"



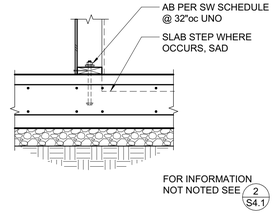
15 TRASH ENCLOSURE WALL
3/4" = 1'-0"



11 MAT SLAB TRANSITION OVER SHEAR WALL
3/4" = 1'-0"



7 HSS COLUMN AT MAT FOUNDATION
3/4" = 1'-0"



3 TYPICAL INTERIOR SHEAR WALL
3/4" = 1'-0"

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110 E BALBOA BLVD
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CITY CONTRACT NO. C-8865-1

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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
FOUNDATION DETAILS

SHEET NUMBER:
S4.1

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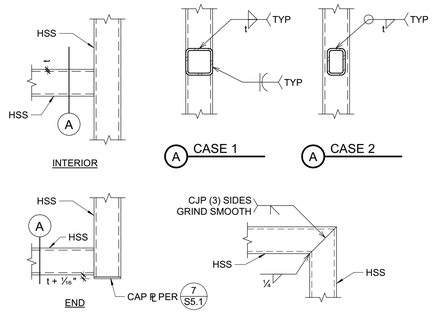
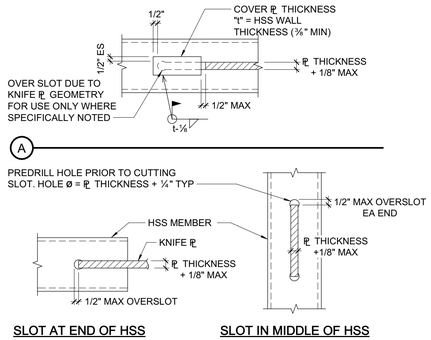
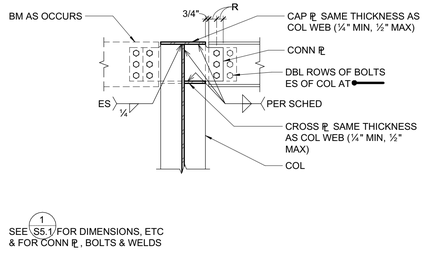


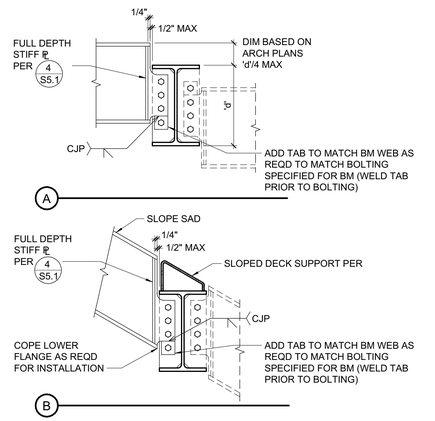
16 TYPICAL HSS TO HSS CONNECTION
3/4" = 1'-0"



12 TYPICAL SLOTTED HSS FOR GUSSET CONNECTION
1 1/2" = 1'-0"



8 BEAM TO COLUMN CONNECTION
3/4" = 1'-0"

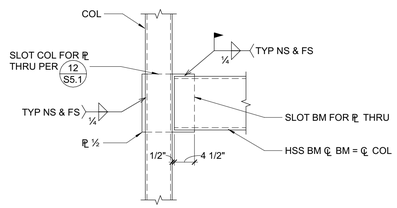


5 TYPICAL BEAM TO BEAM CONNECTIONS
3/4" = 1'-0"

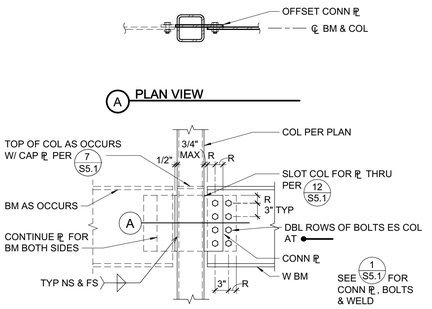
BEAM DEPTH	NO. BOLTS PER ROW[2]	CONN. PLATE	WELD SIZE
W8, W10	2	℄ ⅜	5/16"
W12, W14	3	℄ ⅜	5/16"
W16	4	℄ ⅜	5/16"
W18	5	℄ ⅜	5/16"
W21	5	℄ ½	¾"
W24	6	℄ ½	⅜"

NOTES:
1. R = 1¾" SEE TYP CONNECTION DETAILS. BOLT SPACING AND EDGE DISTANCE SHALL CONFORM TO AISC SPECIFICATIONS.
2. GRADE 325-N ⅞"ø HIGH STRENGTH BOLTS (HSB) UNO. PREPARE MATING SURFACES & TIGHTEN "SNUG TIGHT" AS DEFINED IN THE SPECIFICATIONS. AT LINES MARKED "SFRS" (SEISMIC FORCE RESISTING SYSTEM) HSB AND MATING SURFACES ARE SLIP CRITICAL CLASS A UNO.
3. USE ASTM A36 CONNECTION PLATES UNO.
4. A COMPLETE PENETRATION BEVEL WELD MAY BE SUBSTITUTED FOR THE FILLET WELDS SPECIFIED.
5. HOLE SIZE = BOLT SIZE +1/16" (BOLT SIZE + ⅛" FOR 1"ø AND LARGER BOLTS). SHORT SLOTTED HOLES (+1/16" VERT, + ¼" HORIZ) MAY BE SUBSTITUTED (EXCEPT AS NOTED) ROUND HOLES ARE REQUIRED AT SFRS CONNECTIONS.
6. SKEWED BEAM CONNECTION WELDS ARE PER 6/S5.1 TYPICAL.

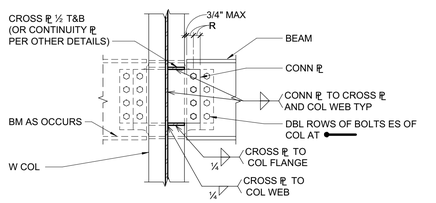
1 ⅞"ø HIGH STRENGTH BOLT (HSB) CONNECTION SCHEDULE
3/4" = 1'-0"



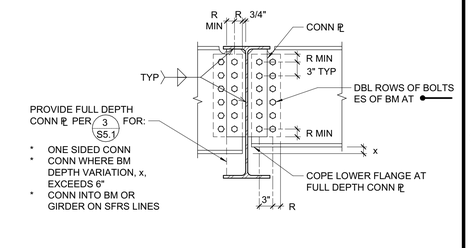
17 HSS BEAM TO HSS COLUMN
3/4" = 1'-0"



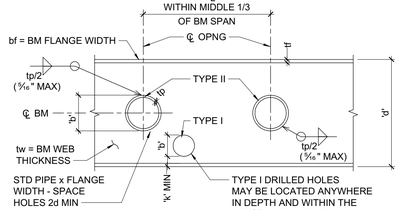
13 BEAM EACH SIDE TO HSS COLUMN
3/4" = 1'-0"



9 BEAM TO COLUMN WEB
3/4" = 1'-0"

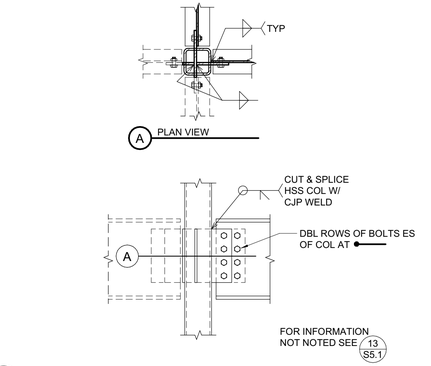


2 TYPICAL BEAM TO BEAM CONNECTION
3/4" = 1'-0"

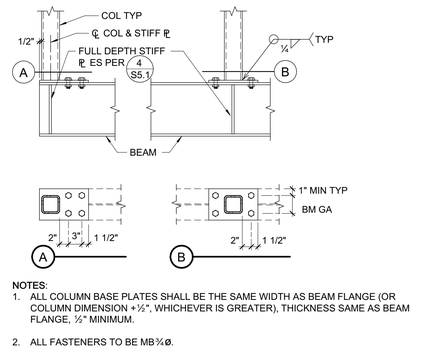


NOTES:
1. PROVIDE HOLES IN BEAMS ONLY WHERE SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
2. DO NOT TORCH CUT OPENINGS ON SITE. TORCH CUT OPENINGS MADE IN SHOP TO BE GROUND SMOOTH. NO OVERCUTS OF ANY TYPE ALLOWED WITHOUT REPAIR.

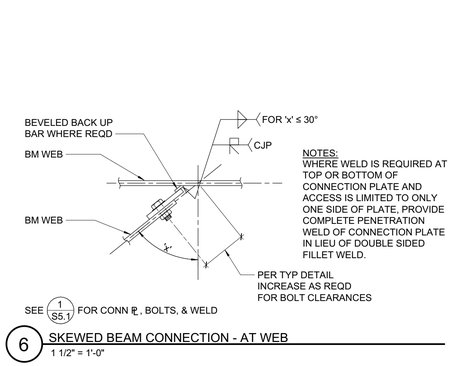
18 OPENING IN STEEL BEAM
3/4" = 1'-0"



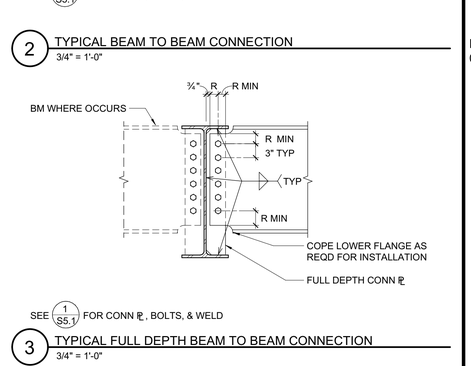
14 BEAM TO HSS COLUMN (2-WAY)
3/4" = 1'-0"



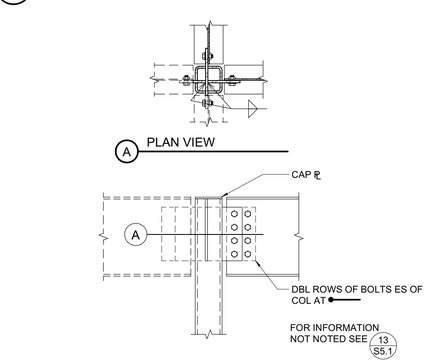
10 COLUMN TO BEAM CONNECTION
3/4" = 1'-0"



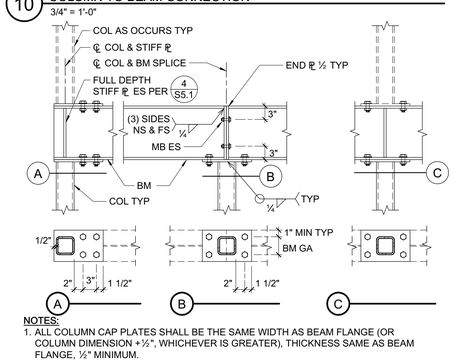
6 SKEWED BEAM CONNECTION - AT WEB
1 1/2" = 1'-0"



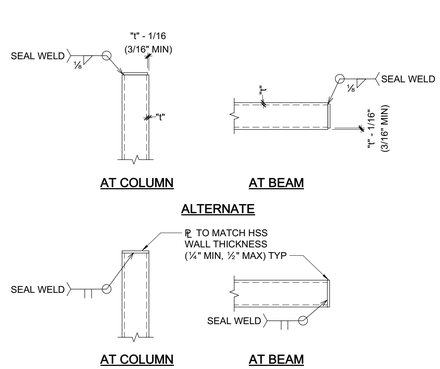
3 TYPICAL FULL DEPTH BEAM TO BEAM CONNECTION
3/4" = 1'-0"



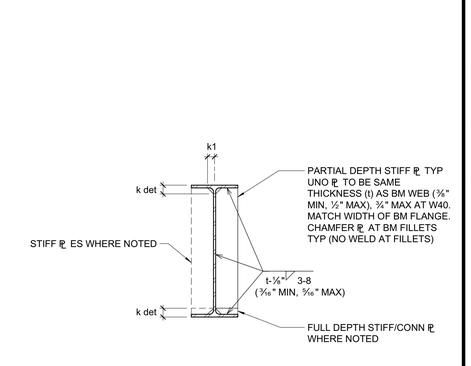
15 BEAM TO HSS COLUMN (2-WAY)
3/4" = 1'-0"



11 COLUMN ABOVE AND BELOW
3/4" = 1'-0"



7 TYPICAL CAP PLATE
3/4" = 1'-0"



4 TYPICAL BEAM WEB STIFFENER PLATE DETAIL
3/4" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
STEEL FRAMING DETAILS

SHEET NUMBER:
S5.1

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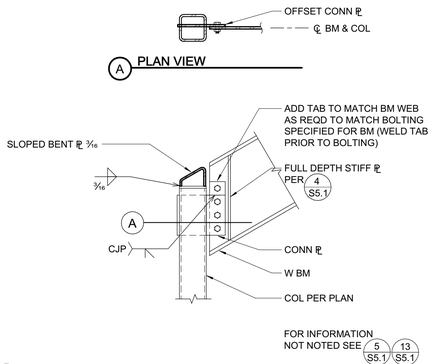
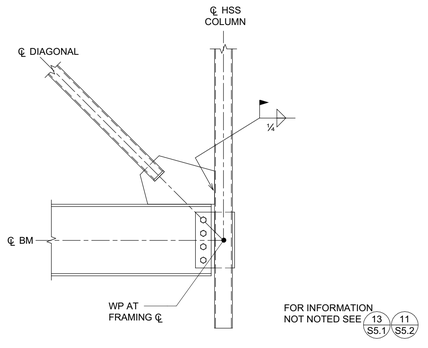
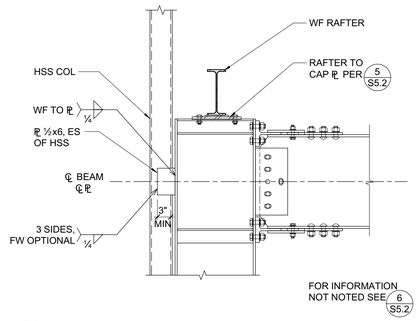


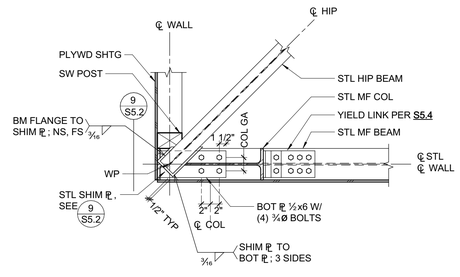
16 BENT STEEL BEAM TO HSS COLUMN
3/4" = 1'-0"



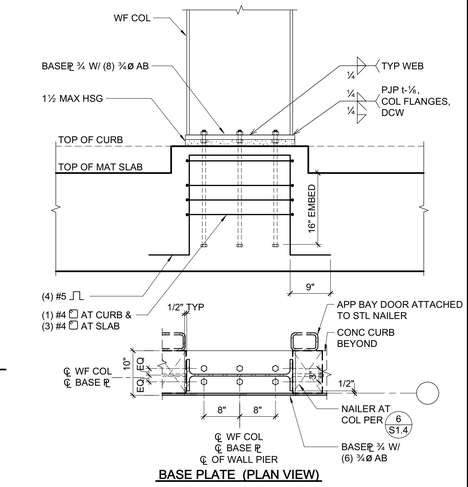
12 APPARATUS BAY TRUSS GUSSET AT HSS COLUMN
3/4" = 1'-0"



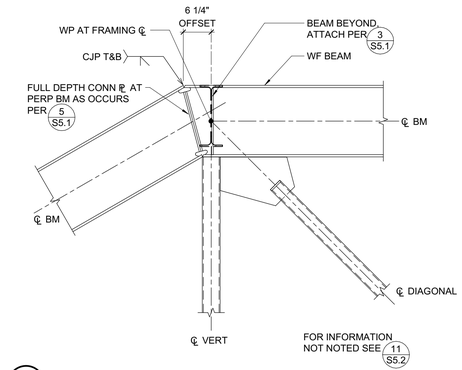
8 MOMENT FRAME BEAM/COL TO HSS
3/4" = 1'-0"



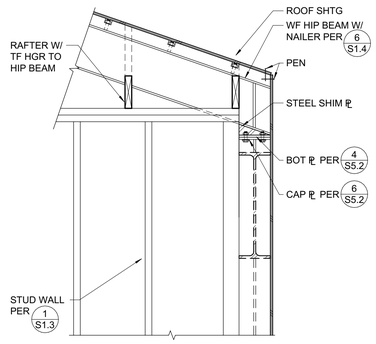
4 HIP BEAM AT MOMENT FRAME
3/4" = 1'-0"



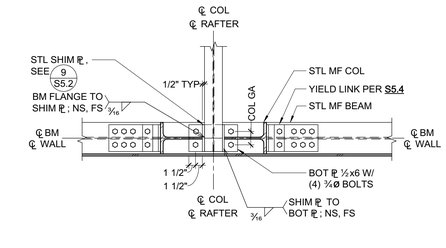
1 TYP MOMENT FRAME ANCHORAGE
3/4" = 1'-0"



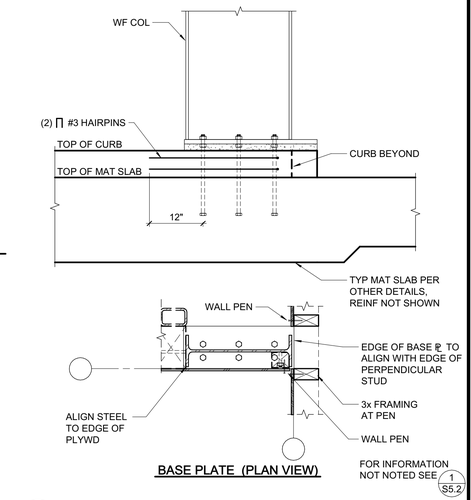
13 APPARATUS BAY BENT BEAM
3/4" = 1'-0"



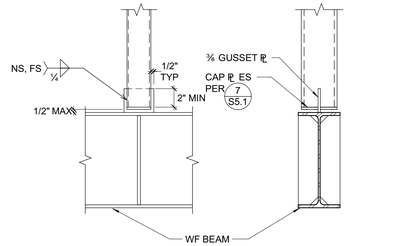
9 HIP BEAM AT MOMENT FRAME
3/4" = 1'-0"



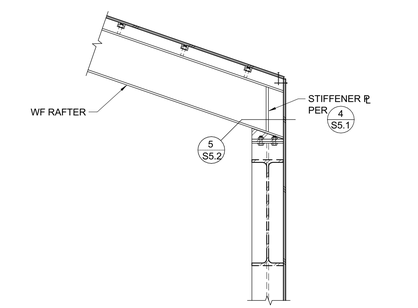
5 RAFTER AT MOMENT FRAME
3/4" = 1'-0"



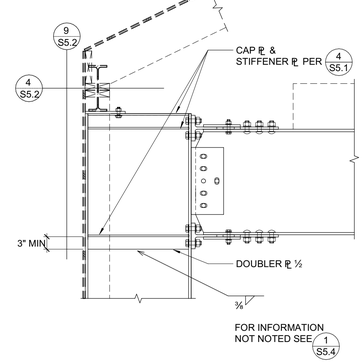
2 MOMENT FRAME ELEVATION - GRIDLINE 2
3/4" = 1'-0"



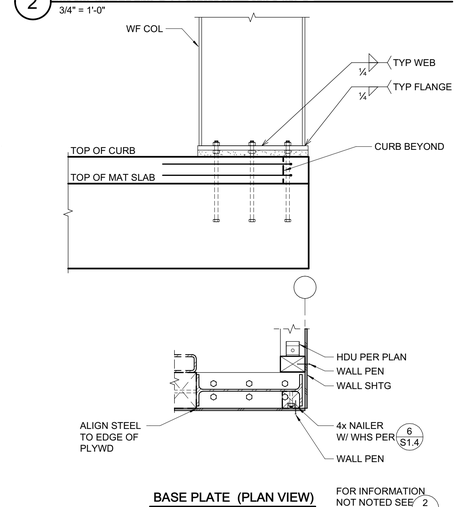
14 HSS TRUSS CHORD AT WF BEAM
1" = 1'-0"



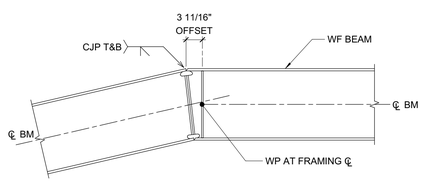
10 WF RAFTER AT MOMENT FRAME
3/4" = 1'-0"



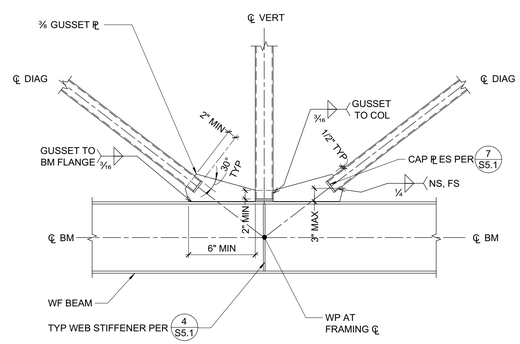
6 HIP BEAM AT MOMENT FRAME
3/4" = 1'-0"



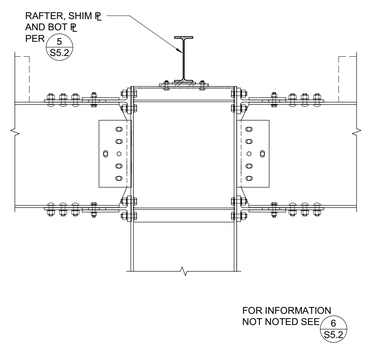
3 MOMENT FRAME ELEVATION - GRIDLINE 1
3/4" = 1'-0"



15 LIBRARY HIP BENT BEAM
3/4" = 1'-0"



11 GUSSET AT APPARATUS BAY TRUSS
3/4" = 1'-0"



7 MOMENT FRAME AT CENTER OF APP BAY
3/4" = 1'-0"

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PROJECT NUMBER:

24071

SHEET TITLE:

STEEL FRAMING DETAILS

SHEET NUMBER:

S5.2

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YIELD-LINK MOMENT CONNECTION BOLTING REQUIREMENTS:

1. BOLT HOLES SHALL BE MADE BY DRILLING, PUNCHING OR THERMAL CUTTING. MECHANICALLY GUIDED MEANS OF THERMALLY CUT HOLES SHALL HAVE A SURFACE ROUGHNESS PROFILE NOT EXCEEDING 1000 MICRO-INCHES AS DEFINED IN ASME B46.1.
2. FAYING SURFACES ADJACENT TO THE BOLT HEAD AND NUT SHALL BE FREE OF DIRT AND OTHER FOREIGN MATERIAL. BEAM FLANGE SURFACES CONNECTING TO THE YIELD-LINK STEM SHALL BE FREE OF SCALE, COATING OR INADVERTANT OVERSPRAY (SEE DETAIL 1, 2, 5, 6, 9 AND 13 ON YLMC2 SHEET). BURRS LESS THAN OR EQUAL 1/16" IN HEIGHT ARE PERMITTED ON THE FAYING SURFACES OF ALL JOINTS.
3. HIGH STRENGTH BOLTS SHALL HAVE LOT TRACEABILITY, CHEMICAL AND MECHANICAL TEST RESULTS INDICATED ON THE MILL CERTIFICATION/TEST REPORTS.
4. HIGH STRENGTH BOLTS SHALL BE STORED AND PROTECTED FROM MOISTURE AND DIRT IN CLOSED CONTAINERS.
5. TWIST-OFF TYPE BOLTS (F1852 AND F2280) AND ASSEMBLIES (BOLT, WASHER AND NUT) SHALL NOT BE RE-LUBRICATED, EXCEPT BY THE MANUFACTURER.
6. HIGH STRENGTH BOLTS AND F1852 OR F2280 TWIST-OFF TYPE ASSEMBLIES SHALL NOT BE REUSED. TOUCHING UP OR RE-TIGHTENING BOLTS THAT MAY HAVE BEEN LOOSENED BY INSTALLATION OF ADJACENT BOLTS NEED NOT BE CONSIDERED AS REUSE.
7. UP TO 1/4-INCH THICK FINGER SHIMS MAYBE USED WITHOUT RESTRICTION AT THE YIELD-LINK TO COLUMN FLANGE CONNECTION.
8. YIELD-LINK STEM TO BEAM FLANGE BOLTS SHALL BE INSTALLED AS PRETENSIONED. BOLTS MAY BE PRETENSIONED BY TWIST-OFF-TYPE TENSION CONTROLLED BOLTS, DIRECT TENSION INDICATOR (DTI) WASHERS, TURN-OF-NUT METHOD, OR CALIBRATED WRENCH METHOD. SEE RCSC FOR REQUIREMENTS OF PRETENSIONING METHODS.
9. SEE DETAIL 6/YLMC1 FOR LINK FLANGE-TO-COLUMN FLANGE BOLTING, BEAM WEB-TO-SHEAR PLATE BOLTING AND BUCKLING RESTRAINT PLATE-TO BEAM FLANGE BOLTING REQUIREMENTS.
10. FOR PRETENSIONED JOINTS, MINIMUM BOLT PRETENSION VALUE SHALL BE PER TABLE 7.1 OF RCSC.
11. BOLTING PRE-INSTALLATION VERIFICATION SHALL BE CONDUCTED TO VERIFY THE PRETENSIONING METHOD USED FOR THE SPECIFIC PROJECT CAN ACHIEVE THE MINIMUM BOLT TENSION VALUES.
12. BOLTS IN "X" CONNECTIONS SHALL HAVE THE THREADS EXCLUDED FROM THE SHEAR PLANE. BOLTS IN THE "N" CONNECTIONS MAY HAVE THE THREADS INCLUDED IN THE SHEAR PLANE.
13. MINIMUM BOLT LENGTHS USED SHALL BE SUCH THAT BOLT THREAD IS AT LEAST FLUSH WITH THE OUTER FACE OF THE NUT.

INSTALLATION, FIELD MODIFICATIONS AND REPAIRS:

1. THESE GENERAL INSTRUCTIONS FOR THE INSTALLER ARE PROVIDED TO ENSURE PROPER SELECTION AND INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS AND MUST BE FOLLOWED CAREFULLY. THESE GENERAL INSTRUCTIONS ARE IN ADDITION TO THE SPECIFIC INSTALLATION INSTRUCTIONS AND NOTES PROVIDED FOR EACH PARTICULAR PRODUCT, ALL OF WHICH SHOULD BE CONSULTED PRIOR TO AND DURING INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS.
2. PROPER PRODUCT INSTALLATION REQUIRES CAREFUL ATTENTION TO ALL NOTES AND INSTRUCTIONS. IN ADDITION TO THE NOTES, WARNINGS, AND INSTRUCTIONS PROVIDED INSTALLERS, DESIGNERS, ENGINEERS AND CONSUMERS SHOULD CONSULT THE SIMPSON STRONG-TIE COMPANY INC. WEBSITE AT WWW.STRONGTIE.COM TO OBTAIN ADDITIONAL INFORMATION FOR INSTALLATION, SPECIFICATIONS, CODE REPORTS, TECHNICAL FLIERS AND BULLETINS, FAQS, AND OTHER PERTINENT INFORMATION.
3. FABRICATION AND ERECTION TOLERANCE SHALL BE IN ACCORDANCE WITH AISC 303.
4. ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS PROVIDED IN THE CODE REPORT, AND INSTALLATION DETAILS. INCORRECT FASTENER QUANTITY, SIZE, PLACEMENT, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL.
5. YIELD-LINKS SHALL NOT BE HOT-DIP GALVANIZED.
6. YIELD-LINKS SHALL BE INSTALLED WITH MATCHING HEAT NUMBER AT EACH CONNECTION (I.E. TOP AND BOTTOM LINKS ON EACH END OF THE BEAM SHALL HAVE THE SAME HEAT #).
7. ALL FIELD MODIFICATIONS AND REPAIRS MUST BE APPROVED BY THE EOR.
8. YIELD-LINK SIZE AND BRP SHALL BE INSTALLED PER MANUFACTURER OR EOR'S FRAME ELEVATION DRAWINGS.
9. DO NOT CUT OR ENLARGE EXISTING HOLES IN THE YIELD-LINK, BRP OR SPACER PLATES.

FIREPROOFING:

1. WHEN THE STEEL STRUCTURE IS REQUIRED TO MEET CERTAIN TYPE OF CONSTRUCTION RATING, THE YIELD-LINK MOMENT CONNECTION SHALL HAVE A FIRE RATING SIMILAR TO THAT OF THE PRIMARY STRUCTURAL FRAME.
2. WHERE SPRAY FIRE-RESISTANT MATERIAL (SFRM) IS USED, MINIMUM THICKNESS OF SFRM FOR THE YIELD-LINK FLANGE AND STEM SHALL BE SIMILAR TO THAT OF THE BEAM AND COLUMN SECTIONS.
3. FOR CASES WHEN THE CONCRETE THICKNESS ABOVE THE YIELD-LINK COVER PLATE IS SHALLOWER THAN THE CONCRETE THICKNESS ABOVE THE METAL DECK RIB, YIELD-LINK AND COVER PLATE AT THE BEAM TOP FLANGE CAN BE COVERED WITH FIRE BARRIER PAINT WITH A COATING THICKNESS THAT PROVIDES THE SAME FIRE RATING PROTECTION AS THE PRIMARY STRUCTURAL FRAME. FIRE BARRIER PAINT SHALL BE TESTED AND CERTIFIED TO ASTM E119.

QUALITY CONTROL AND QUALITY ASSURANCE

1. INSPECTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE LOCAL CODE, BASED ON BUILDING OCCUPANCY, REQUIREMENTS OF THE LOCAL BUILDING OFFICIAL, AND OTHER CONSIDERATIONS, AND SHALL BE SPECIFIED BY THE EOR.
2. THE FABRICATOR AND ERECTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL (Q/C) BY ENSURING WORKMANSHIP MEETS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR QUALITY ASSURANCE (Q/A) INSPECTIONS. Q/C AND Q/A REQUIREMENTS SHALL BE IN ACCORDANCE WITH AISC 360 CHAPTER N AND AISC 341 CHAPTER J.
3. CONTACT SIMPSON STRONG-TIE® AT 800-999-5099 TO REQUEST YIELD-LINK MILL CERTIFICATES.
4. STEEL MOMENT FRAME CONNECTIONS UTILIZING THE SIMPSON STRONG-TIE YIELD-LINK CONNECTION SHALL HAVE AN IDENTIFICATION STICKER (PROVIDED BY SIMPSON STRONG-TIE) PLACED NEXT TO THE SHEAR PLATE BETWEEN THE LINKS FOR EACH CONNECTION.

GENERAL NOTES:

1. SIMPSON STRONG-TIE YIELD-LINK® MOMENT CONNECTION IS PROTECTED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS AND APPLICATIONS: U.S. PATENT NO. 8,001,734 B2, U.S. PATENT NO. 8,375,652 B2, AND U.S. PATENT PUBLICATION NO. 2015/0159362, AND MUST BE SUPPLIED OR LICENSED THROUGH SIMPSON STRONG-TIE. YIELD-LINK MOMENT CONNECTION IS MANUFACTURED AND PROTECTED UNDER U.S. PATENT NO. 10,669,718 B2 AND CANNOT BE DUPLICATED OR FABRICATED WITHOUT EXPRESSED, WRITTEN PERMISSION FROM SIMPSON STRONG-TIE CO., INC.
2. YIELD-LINK MOMENT CONNECTION IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001 REGISTERED COMPANY.
3. SIMPSON STRONG-TIE® COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
4. USE OF A SIMPSON STRONG-TIE PRODUCT DOES NOT IMPLY THAT SIMPSON STRONG-TIE ENDORSES ANY PROJECT, STRUCTURE OR USE. NO LICENSE IS GRANTED WITH RESPECT TO ANY SIMPSON STRONG-TIE TRADEMARK OR OTHER INTELLECTUAL PROPERTY RIGHTS. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO USING ANY SIMPSON STRONG-TIE TRADEMARKS OR PROPRIETARY DOCUMENTS AND MATERIALS.
5. SIMPSON STRONG-TIE IS NOT AFFILIATED WITH, AND DOES NOT SPONSOR OR ENDORSE, THE ENGINEER OF RECORD (EOR), FABRICATOR, INSTALLER OR USERS OF THIS DRAWING, NOR DOES SIMPSON STRONG-TIE HAVE ANY JOINT VENTURE, PARTNERSHIP, AGENCY, EMPLOYMENT OR FIDUCIARY RELATIONSHIP WITH SUCH PERSONS.
6. INSTALLATION DETAILS PROVIDED ARE FOR REFERENCE ONLY. ENGINEER OF RECORD (EOR) CAN PROVIDE ALTERNATE DETAILING.
7. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE WITH THESE DRAWINGS AND ICC-ES ESR-2802 AND AISC 358. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE RESPONSIBILITY OF THE EOR AND CONTRACTOR.

DESIGN NOTES:

1. DESIGN FOR THE YIELD-LINK SPECIAL MOMENT CONNECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   - 2015, 2018, 2021 AND 2024 INTERNATIONAL BUILDING CODE (IBC)
   - AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (ANSI/AISC 360-16, ANSI/AISC 360-22)
   - AISC SEISMIC PROVISIONS (ANSI/AISC 341-16, ANSI/AISC 341-22)
   - PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS (ANSI/AISC 358-16, ANSI/AISC 358-22)
   - ICC-ES ESR-2802
   - 2020 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS.
   - STRUCTURAL WELDING CODE-STEEL (AWS D1.1-2020)
   - STRUCTURAL WELDING CODE-SEISMIC SUPPLEMENT (AWS D1.8-2021)
   - AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (ANSI/AISC 303-22)
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD (EOR).
4. THE EOR MUST SPECIFY THE REQUIRED COMPONENTS OF THE COMPLETE LOAD TRANSFER PATH INCLUDING BUT NOT LIMITED TO DIAPHRAGMS, SHEAR TRANSFER, CHORDS AND COLLECTORS AND FOUNDATIONS.
5. ALL CONNECTED MEMBERS AND RELATED ELEMENTS SHALL BE DESIGNED BY THE EOR.
6. THE TERM DESIGNER REFERS TO A LICENSED/CERTIFIED BUILDING DESIGN PROFESSIONAL OR A LICENSED PROFESSIONAL ENGINEER.

MATERIAL:

1. YIELD-LINKS: ASTM A992 (PROVIDED BY SIMPSON STRONG-TIE).
2. BRP: ASTM A572 GR. 50 (PROVIDED BY SIMPSON STRONG-TIE).
3. BEAMS AND COLUMNS MUST BE HOT-ROLLED W SECTIONS (ASTM A992) OR WELDED BUILT-UP I-SHAPE MEMBERS THAT MEET AISC 360 SECTION A3 AND AISC 358 SECTION 2.3.2.
4. SHEAR PLATE, STIFFENER PLATE AND DOUBLER PLATE: ASTM A572 GR. 50 (U.N.O.).
5. LINK STEM-TO-BEAM FLANGE BOLTS SHALL BE ASTM F3125 GRADE A490 OR F2280 (X OR N) (PRETENSIONED).
6. LINK FLANGE-TO-COLUMN FLANGE BOLTS SHALL BE ASTM F3125 GRADE A325-N (SNUG-TIGHT) OR F1852-N (PRETENSIONED).
7. SHEAR PLATE-TO-BEAM WEB BOLTS SHALL BE ASTM F3125 GRADE A325, A490, F1852 OR F2280 (X OR N TYPE PER DESIGN).
8. BRP-TO-BEAM FLANGE BOLTS SHALL BE ASTM F3125 GRADE A325-N (A325-X FOR YLMC8-6, YLMC8-7, YLMC8-8, YLMC8-6-15, YLMC8-7-15 & YLMC8-8-15).
9. COMPRESSIBLE EXPANSION JOINT MATERIAL: SPECIFIED COMPRESSIVE STRENGTH MUST BE NO LESS THAN 10 PSI UNLESS OTHERWISE INDICATED ELSEWHERE FOR THE PROJECT. SPECIFIED COMPRESSIVE STRENGTH MUST BE NO MORE THAN 100 PSI. RECOMMENDED MATERIALS AT NON-FIRE RATED ASSEMBLIES ARE RIGID FOAM TYPE EXPANDED POLYSTYRENE (EPS) OR TYPE EXTRUDED POLYSTYRENE (XPS). RECOMMENDED MATERIALS AT FIRE-RATED ASSEMBLIES ARE SPRAYED FIRE-RESISTIVE MATERIALS (SPRAY-APPLIED FIREPROOFING) WITH FIRE RESISTANCE DESIGN PARAMETERS AS REQUIRED FOR THE PROJECT.
10. UNLESS NOTED OTHERWISE BY THE ENGINEER OF RECORD, ALL WELD FILLER METAL SHALL HAVE CLASSIFICATION STRENGTH (F/EXX) OF 70 KSI.
11. FOR NON-DEMAND CRITICAL WELDS (BEAM TO COLUMN SHEAR PLATE AND COLUMN STIFFENER/CONTINUITY PLATE), WELD FILLER METAL SHALL MEET THE AWS D1.1 AND D1.8 MINIMUM CHARPY V-NOTCH REQUIREMENT OF 20 FT*LBS AT 0°(F).
12. FOR DEMAND-CRITICAL WELDS, COLUMN SPLICES, DOUBLER PLATES (CJP WELDS) AND BASE PLATES, WELD FILLER METAL SHALL MEET THE AWS D1.1 AND D1.8 MINIMUM CHARPY V-NOTCH REQUIREMENT OF 20 FT*LBS AT 0°(F) AND 40 FT*LBS AT 70°(F).
13. IN ADDITION TO THE MINIMUM CHARPY V-NOTCH REQUIREMENT, ALL FILLER METAL SHALL MEET THE DIFFUSIBLE HYDROGEN LEVEL AS NOTED IN SECTION 6.1.3 OF AWS D1.8.

YIELD-LINK MOMENT CONNECTION WELDING REQUIREMENTS:

1. ALL SHOP AND FIELD WELDING ON COMPONENTS (SHEAR PLATE, STIFFENER PLATE, DOUBLER PLATE [IF REQUIRED]) OF THE YIELD-LINK CONNECTION SHALL BE DONE BY PERSONNEL QUALIFIED PER AWS D1.1 SECTION 4 PART C, AWS D1.8 ANNEX D (AS REQUIRED), AND AS APPROVED BY AUTHORITIES HAVING JURISDICTION (AHJ).
2. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AWS D 1.1 STANDARD QUALIFICATION TESTING, AND SHALL BE CERTIFIED FOR THE WORK THEY ARE PERFORMING.
3. SPECIFIC WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) FOR EVERY WELDING APPLICATION USED FOR THE YIELD-LINK CONNECTIONS IN THE PROJECT SHALL BE SUBMITTED TO THE EOR/ AHJ FOR REVIEW AND APPROVAL PRIOR TO START OF WORK. EACH WPS SHALL REFERENCE THE PREQUALFIED WELDED JOINT DETAIL FROM SECTION 3 OF AWS D1.1.
4. IN LIEU OF ITEM 3, THE STEEL FABRICATOR MAY PROVIDE A PROCEDURE QUALIFICATION RECORD (PQR) FOR THE CONNECTION WELDS USED FOR THE PROJECT. THE PQR SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 SECTION 4.
5. WPS (OR PQR) SHALL CONTAIN ALL THE ESSENTIAL VARIABLES USED IN THE WELDING PROCEDURE AND SHALL BE STAMPED/APPROVED BY AN AMERICAN WELDING SOCIETY (OR APPROVED EQUIVALENT) CERTIFIED WELDING INSPECTOR.
6. SUBMIT WELDER QUALIFICATION, WPS (OR PQR), AND FILLER METAL CERTIFICATION OF CONFORMANCE PROVIDED BY THE WIRE MANUFACTURER TO THE EOR AND AHJ FOR APPROVAL PRIOR TO FABRICATION.
7. STEEL BASE METAL ON WHICH WELD METAL IS TO BE DEPOSITED SHALL BE FREE OF DUST, MOISTURE, GREASE SLAG, MILL SCALE AND OTHER FOREIGN MATERIAL THAT WOULD PREVENT PROPER WELD DEPOSIT.
8. FOR SHEAR PLATE WELDS, FILLET WELD TERMINATION MAY EXTEND TO THE ENDS OF THE SHEAR PLATE OR MAYBE STOPPED SHORT AT EACH END OF THE SHEAR PLATE FOR A LENGTH THE SAME DIMENSION AS THE WELD SIZE. FILLET WELDS SHALL NOT BE WRAPPED AROUND THE TOP AND BOTTOM EDGES OF THE SHEAR PLATE.
9. FOR COLUMN STIFFENER/CONTINUITY PLATES, FILLET WELDS SHALL TERMINATE A MIN. DISTANCE OF ONE FILLET WELD SIZE FROM THE k DISTANCE + 1-1/2" FROM THE EXTERIOR COLUMN FLANGE, AND k1 DISTANCE + 1/2" FROM THE CENTERLINE OF THE COLUMN WEB.
10. ALL COMPLETE JOINT PENETRATION GROOVE WELDS (CJP) SHALL BE ULTRA-SONIC TESTED PER D1.1 AND D1.8 REQUIREMENTS AS APPLICABLE.
11. WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES, OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, THE WEB SHALL BE TESTED FOR CRACKS USING MAGNETIC PARTICLE TESTING. THE MAGNETIC PARTICLE TEST AREA SHALL INCLUDE THE K-AREA BASE METAL WITHIN 3" OF THE WELD.
12. CJP GROOVE WELDS ON BASE METAL THICKER THAN 1-1/2" SHALL BE ULTRASONICALLY TESTED FOR DISCONTINUITIES (LAMELLAR TEARING). ANY BASE METAL DISCONTINUITIES FOUND SHALL BE ACCEPTED OR REJECTED ON THE BASIS OF THE CRITERIA OF AWS D1.1 TABLE 6.3.

1 SIMPSON YIELD LINK MOMENT CONNECTION GENERAL NOTES
3/4" = 1'-0"

SIMPSON STRONG-TIE, CO. INC.
5956 W. Las Positas Blvd.
Pleasanton, CA 94588
Tel: (800) 999-5099
Fax: (925) 847-15977
Web site: www.strongtie.com
SIMPSON Strong-Tie
THERE IS NO EQUAL

YIELD-LINK® MOMENT CONNECTION

STEEL SPECIAL MOMENT FRAME

CONNECTION DETAILING INFORMATION

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
619.698.9177 | www.coargroup.com

ZFA STRUCTURAL ENGINEERS
1250 d street | suite 200 zfa.com
santa rosa ca 95404 707.526.0992
zfa job no. 24071

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NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

24071

SHEET TITLE:

YIELD LINK GENERAL NOTES

SHEET NUMBER:

S5.3

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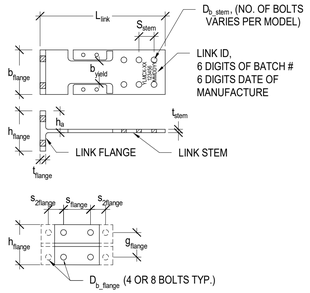
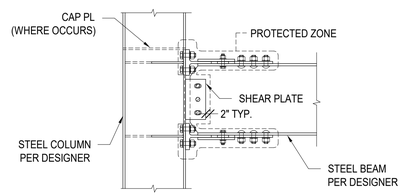


STANDARD YIELD-LINK® SKU										
LINK ID	L_{LINK}	b_{yield}	b_{flange}	s_{flange} [3]	D_{b_flange}	No. of Flange Bolts	D_{b_stem}	No.of Stem Bolts	BRP Model	No. of BRP Bolts
YLMC6-2.5	2'-3 1/2"	2 1/2"	6 1/2"	4"	7/8"	4	7/8"	6	BRP6D	4

1. NUMBER OF YIELD-LINK FLANGE BOLTS=4 OR 8 DEPENDING ON LINK ID.
2. BEAM, COLUMN AND HOLE DIMENSIONAL TOLERANCE SHALL BE PER AISC 303.
3. FOR LINKS WITH 8 FLANGE BOLTS, $S_{2flange}$ IS 2-1/4" FOR YLMC4, 2-3/4" FOR YLMC6 AND 3-3/8" FOR YLMC8.
4. DESIGN PROCEDURE FOR YIELD-LINKS WITH (8) FLANGE BOLTS INCLUDED IN ICC-ES ESR-2802.

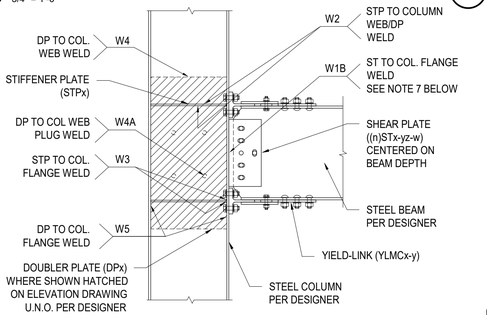
TYPE	t_{flange}	t_{stem}	h_{flange}	g_{flange}	h_s
YLMC4-XX	7/8"	1/2"	5 3/4"	3 1/4"	3 1/8"
YLMC4-XX-10; YLMC4-5; YLMC4-6	13/16"				
YLMC6/YLMC6-13	1 1/4"	3/4"	9 1/4"	5 3/4"	5"
YLMC6-7	1 7/16"			5 1/4"	
YLMC8-XX/YLMC8-XX-15	1 13/16"	1"	10 3/4"	7"	5 7/8"
YLMC8-7; YLMC8-8; YLMC8-7-15; YLMC8-8-15	1 3/4"				

7 YIELD-LINK GEOMETRIES
3/4" = 1'-0"



NOTE:
1. PROTECTED ZONE INCLUDES THE FOLLOWING ELEMENTS:
   A. LINK FLANGE AND LINK STEM
   B. BRP PLATES
   C. BEAM FLANGE CONTACT AREAS CONNECTED TO THE LINK STEM
   D. COLUMN FLANGE CONTACT AREAS CONNECTED TO THE LINK FLANGE
   E. SHEAR PLATE AND BEAM WEB AT 2" AROUND SHEAR PLATE
   F. LINK STEM, LINK FLANGE, BRP AND SHEAR PLATE BOLTS.
2. PROTECTED ZONE SHALL BE MARKED BY USING ANY NON-DESTRUCTIVE METHODS PRIOR TO AND AFTER APPLICATION OF SPRAYED ON FIRE-RESISTING MATERIAL.
3. NO ATTACHMENT SHALL BE MADE WITHIN THE PROTECTED ZONE.

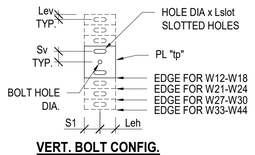
4 PROTECTED ZONES
3/4" = 1'-0"



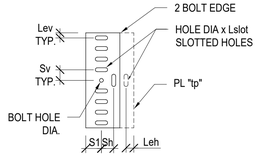
LEGEND:
DPx: x IS x/8-IN. THICK DOUBLER PLATES (i.e. DP4 IS 1/2" THICK DOUBLER PL.)
STPx: x IS x/8-IN. THICK STIFFENER/CONTINUITY PLATE
YLMCx-y: x IS x/8-IN THICK LINK STEM, y IS THE LINK YIELDING WIDTH
(n)STx-yz-w: n IS THE NUMBER OF SHEAR PLATES WHEN (2) ARE REQUIRED
x IS x/8-IN THICK SHEAR PLATE, y IS y/8-IN DIM. BOLT,
z IS BOLT GR/THREAD COND.: A=A325N, B=A325X, C=A490N, D=A490X
w IS THE NUMBER OF HORIZONTAL BOLTS

NOTES:
1. SEE 6/- FOR SHEAR PLATE GEOMETRY DETAILS.
2. SEE 4/S5.1 FOR STIFFENER PLATE DETAILS.
3. SEE 6/S5.2 FOR DOUBLER PLATE WELDING DETAILS.
4. SEE 3/- FOR COLUMN FLANGE HOLE DETAILS.
5. YIELD-LINKS AND BUCKLING RESTRAINT PLATES PROVIDED BY SIMPSON STRONG-TIE. ALL OTHER PLATES, STEEL AND FASTENERS PROVIDED BY OTHERS.
6. W1A IS FOR LEFT ST & W1B IS FOR RIGHT ST. RIGHT SHEAR PLATE SHOWN.

5 YIELD-LINK CONNECTION LEGEND
3/4" = 1'-0"



VERT. BOLT CONFIG.
(1 HORZ. BOLT SHOWN)

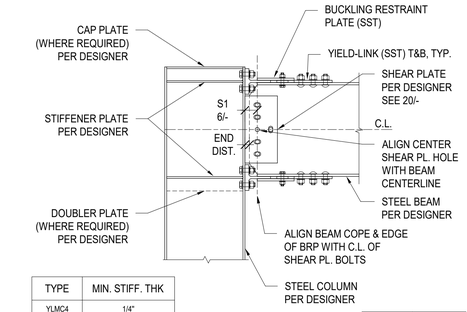


2&3 HORZ. BOLT CONFIG.
(9 VERT. BOLTS SHOWN)

BEAM SIZE	HOLE DIA.	No. VERT BOLTS	No. HORZ BOLTS	Sv	Sh	Lev	Leh	Lslot	tp
W24	y + 1/16"	5	W	2 3/4"	2 3/4"	1 1/8"	1 3/4"	1 7/8"	X

1. NUMBER OF VERTICAL AND HORIZONTAL BOLTS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR PROJECT SPECIFIC REQUIREMENTS.
2. SHEAR PLATE THICKNESS (x), BOLT SIZE (y) AND QUANTITY (w) PER DESIGNER, SEE FRAME ELEVATION SHEETS EXPORTED USING YLMC DESIGN SOFTWARE PER PROJECT.
3. S1=2.75" FOR YLMC4 LINKS; S1= 3.5" FOR YLMC6 LINKS; S1=4.0" FOR YLMC8 LINKS.
4. BOLT HOLES IN THE BEAM FLANGES AND BEAM WEB SHALL BE STANDARD SIZE HOLES.
5. W40 AND W44 BEAMS INCLUDED IN ICC-ES ESR-2802.

6 SHEAR PLATE DETAIL
3/4" = 1'-0"



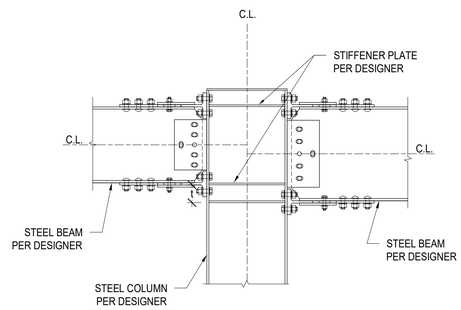
TYPE	MIN. STIFF. THK
YLMC4	1/4"
YLMC6	3/8"
YLMC8	1/2"

ID/MODEL	END DIST.
YLMC4	1.00"
YLMC6	1.75"
YLMC8	2.25"

NOTE:
1. SEE 3/- FOR BOLTING REQUIREMENTS.
2. SEE 4/- FOR PROTECTED ZONE AT YIELD-LINK CONNECTION.
3. FOR STIFFENER PLATE THICKNESS, SEE FRAME ELEVATION

DRAWINGS EXPORTED BY YLMC DESIGN SOFTWARE.

1 SIMPSON YIELD LINK - 1 BEAM
3/4" = 1'-0"

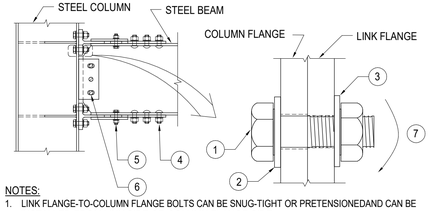


ID/MODEL	MIN. STIFF. THK
YLMC4	3/8"
YLMC6	1/2"
YLMC8	5/8"

NOTE:
1. SEE 5/- FOR INFO NOT NOTED.
2. FOR STIFFENER PLATE THICKNESS, SEE FRAME

ELEVATION DRAWINGS EXPORTED BY YLMC DESIGN SOFTWARE.

2 SIMPSON YIELD LINK - 2 BEAMS
3/4" = 1'-0"



NOTES:
1. LINK FLANGE-TO-COLUMN FLANGE BOLTS CAN BE SNUG-TIGHT OR PRETENSIONEDAND CAN BE INSTALLED FROM LINK SIDE OR COLUMN FLANGE SIDE.
2. AT COL. FLANGE SLOTTED HOLES:
   A) SNUG-TIGHT JOINT: USE ASTM F436 WASHER OR 5/16 IN. THICK PL WASHER.
   B) PRETENSIONED JOINT: USE 5/16 IN. THICK PL WASHER OR CONT. BAR PER RCSC.
3. AT LINK FLANGE HOLES:
   A) SNUG-TIGHT JOINT: WASHER NOT REQUIRED.
   B) PRETENSIONED JOINT: USE ASTM F436 WASHER.
4. LINK STEM-TO-BEAM FLANGE BOLTS SHALL BE PRETENSIONED.
   A) USE ASTM F436 WASHER PER PRETENSIONING METHOD
5. BUCKLING RESTRAINT PLATE-TO-BEAM FLANGE BOLTS MUST BE SNUG-TIGHT. NO WASHERS REQUIRED AT THE BEAM FLANGE SIDE. USE ASTM F436 WASHER AT BRP SIDE.
6. SHEAR PLATE TO BEAM WEB BOLTS CAN BE SNUG-TIGHT OR PRETENSIONED.
   A) AT SHEAR PLATE SLOTTED HOLES: USE ASTM F436 WASHER OR 5/16 IN. THICK PL WASHER FOR SNUG-TIGHT JOINTS.
   B) USE 5/16 IN. THICK PL WASHER OR CONT. BAR PER RCSC FOR PRETENSIONED JOINTS. AT BEAM WEB STANDARD HOLES: WASHERS NOT REQUIRED FOR SNUG-TIGHT JOINTS. USE ASTM F436 WASHER FOR PRETENSIONED JOINTS.
7. PRETENSIONING METHODS CAN BE: TURN-OF-NUT; CALIBRATED WRENCH; TWISTED OFF TYPE; OR BY USE OF DIRECT TENSION INDICATING WASHERS PER RCSC. WASHER REQUIREMENTS VARY PER PRETENSIONING METHOD.

3 CONNECTION BOLTING DETAIL
3/4" = 1'-0"

SIMPSON STRONG-TIE, CO. INC.
5956 W. Las Positas Blvd.
Pleasanton, CA 94588
Tel: (800) 999-5099
Fax: (925) 847-15977
Web site: www.strongtie.com

SIMPSON Strong-Tie® THERE IS NO EQUAL

YIELD-LINK® MOMENT CONNECTION

STEEL SPECIAL MOMENT FRAME

CONNECTION DETAILING INFORMATION

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
619.698.9177 | www.coargroup.com

ZFA STRUCTURAL ENGINEERS
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CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

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NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
YIELD LINK FRAMING DETAILS

SHEET NUMBER:
S5.4

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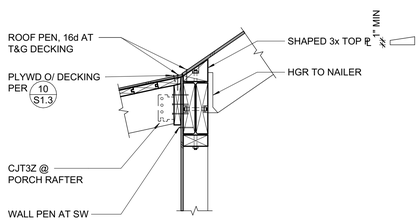
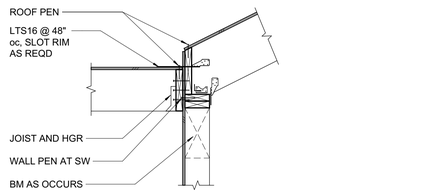
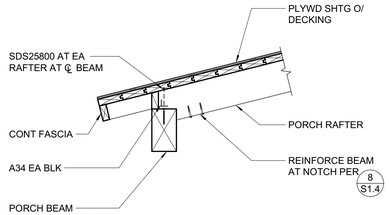


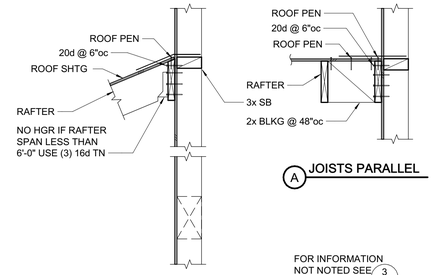
17 PORCH AND RAFTER AT EAVE
3/4" = 1'-0"



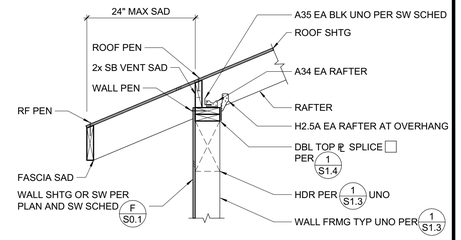
13 FLAT ROOF AT RIDGE EAVE - JOIST PERP
3/4" = 1'-0"



9 PORCH RAFTER CONNECTION
3/4" = 1'-0"

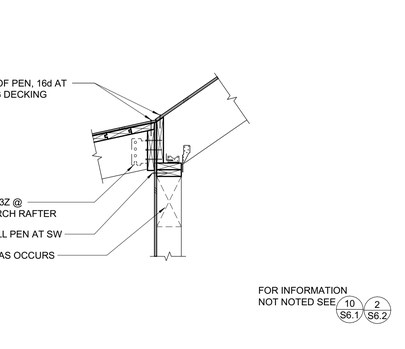


5 LEDGER AT EXTERIOR WALL
3/4" = 1'-0"

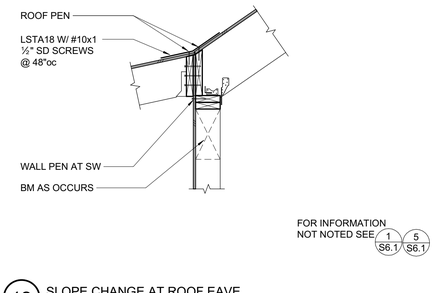


1 TYPICAL EXTERIOR WALL
3/4" = 1'-0"

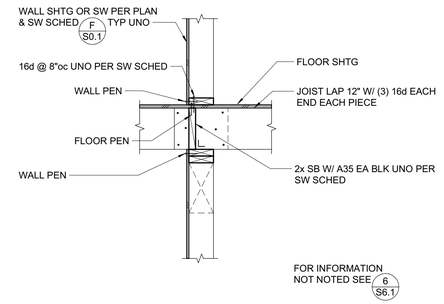
18 ROOF SLOPE CHANGE OVER STEEL BEAM
3/4" = 1'-0"



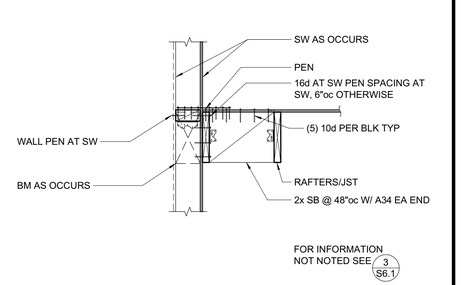
14 TYPICAL HIGH ROOF FRAMING
3/4" = 1'-0"



10 TYPICAL EXTERIOR WALL AT CANOPY
3/4" = 1'-0"

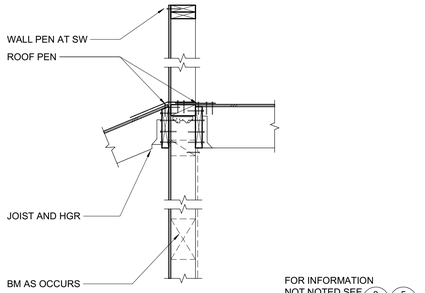


6 FLOOR FRAMING AT EXTERIOR WALL
3/4" = 1'-0"



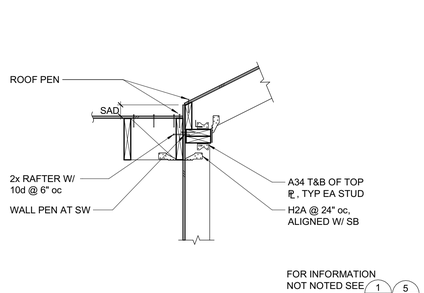
2 PARALLEL FRAMING AT EXTERIOR WALL
3/4" = 1'-0"

16 SLOPE CHANGE AT ROOF EAVE
3/4" = 1'-0"



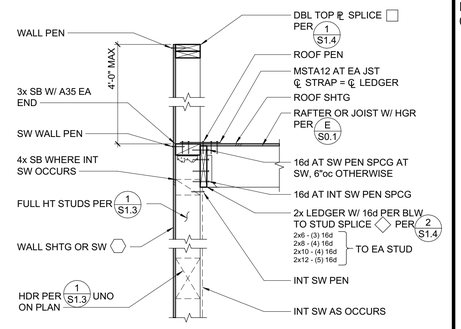
15 PORCH ROOF AT PARAPET
3/4" = 1'-0"

12 SLOPE CHANGE AT ROOF EAVE
3/4" = 1'-0"



11 FLAT ROOF AT RIDGE EAVE - JOIST PARALLEL
3/4" = 1'-0"

8 INTERIOR BEARING WALL
3/4" = 1'-0"



3 WALL ANCHORAGE AT EXTERIOR WALL
3/4" = 1'-0"

4 PARALLEL FRAMING AT EXTERIOR WALL
3/4" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

24071

SHEET TITLE:

WOOD DETAILS

SHEET NUMBER:

S6.1

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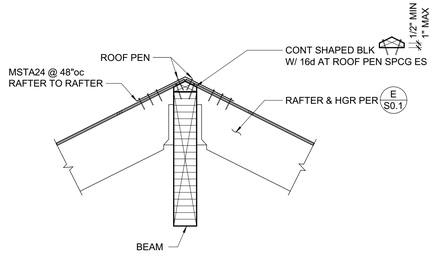
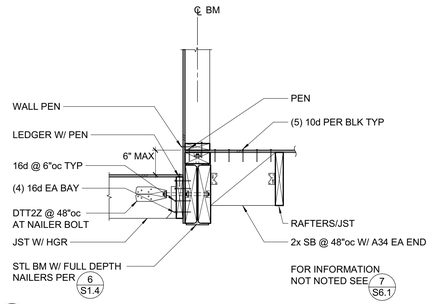
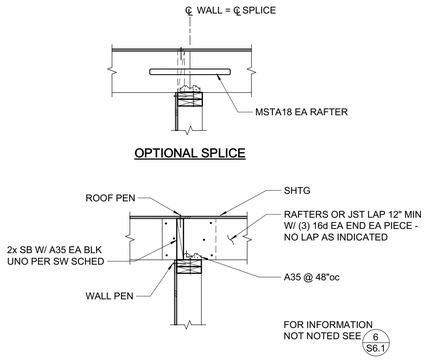


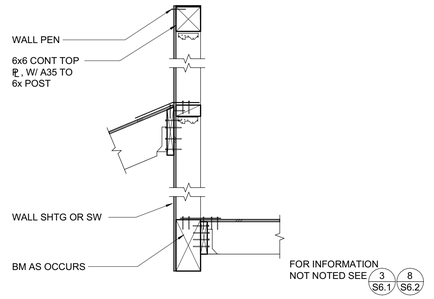
17 FRAMING AT RIDGE BEAM
3/4" = 1'-0"



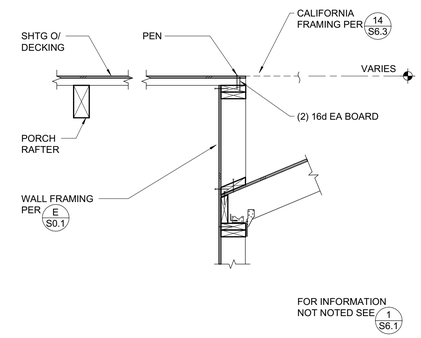
13 FLOOR AND DECK FRAMING AT STEEL BEAM
3/4" = 1'-0"



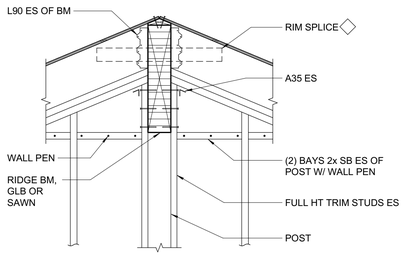
9 INTERIOR BEARING WALL
3/4" = 1'-0"



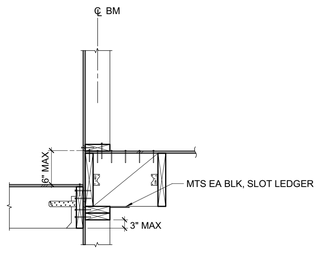
5 MECHANICAL WELL AT PARAPET
3/4" = 1'-0"



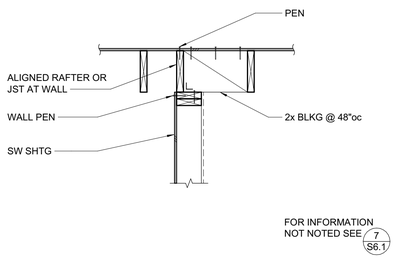
1 EXTERIOR WALL AT PORCH / CALIFORNIA FRAMING
3/4" = 1'-0"



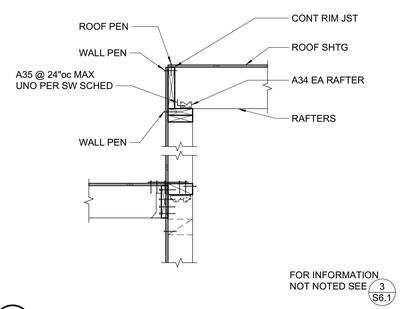
18 RIDGE BEAM AT WALL
3/4" = 1'-0"



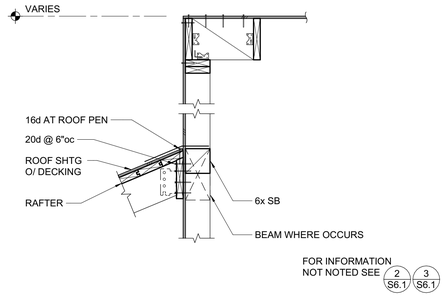
14 DECK LEDGER AT RIM JOIST
3/4" = 1'-0"



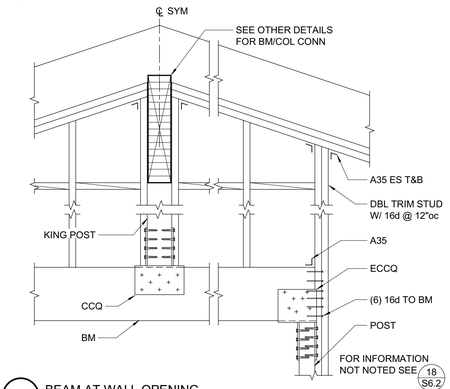
10 INTERIOR SHEAR WALL
3/4" = 1'-0"



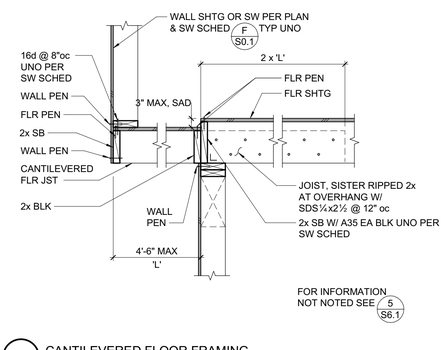
6 MECHANICAL WELL AT PERPENDICULAR FLAT ROOF
3/4" = 1'-0"



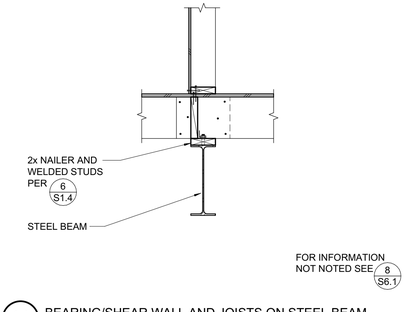
2 LEDGER AT EXTERIOR WALL
3/4" = 1'-0"



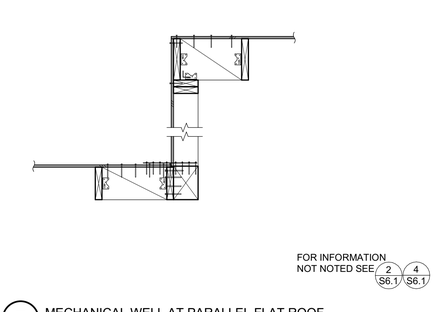
19 BEAM AT WALL OPENING
3/4" = 1'-0"



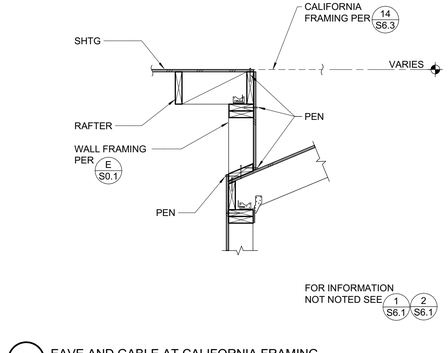
15 CANTILEVERED FLOOR FRAMING
3/4" = 1'-0"



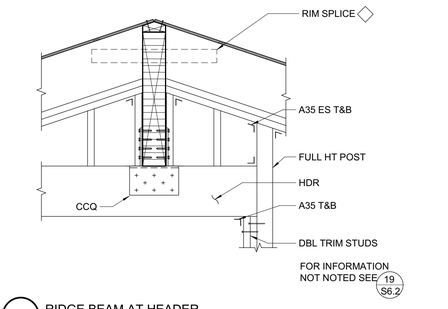
11 BEARING/SHEAR WALL AND JOISTS ON STEEL BEAM
3/4" = 1'-0"



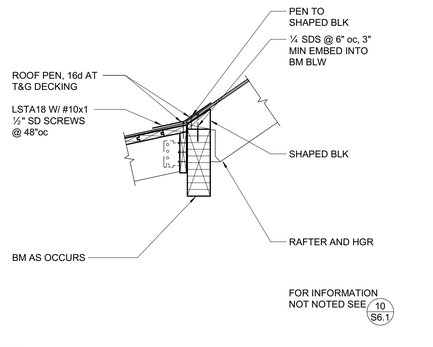
7 MECHANICAL WELL AT PARALLEL FLAT ROOF
3/4" = 1'-0"



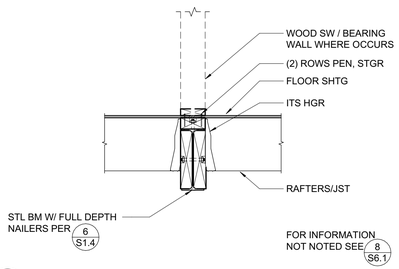
3 EAVE AND GABLE AT CALIFORNIA FRAMING
3/4" = 1'-0"



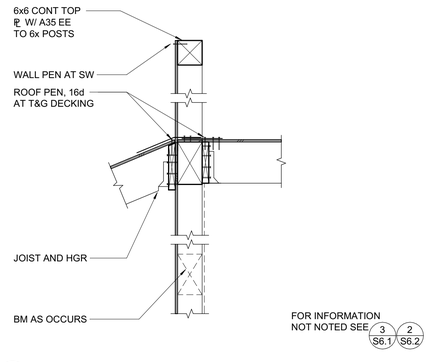
20 RIDGE BEAM AT HEADER
3/4" = 1'-0"



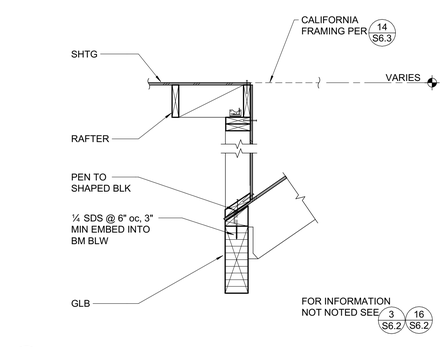
16 SLOPE CHANGE AT GLB
3/4" = 1'-0"



12 FLOOR AND DECK FRAMING AT STEEL BEAM
3/4" = 1'-0"



8 PORCH ROOF AT PARAPET
3/4" = 1'-0"



4 EAVE AND GABLE AT CALIFORNIA FRAMING
3/4" = 1'-0"

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110 E BALBOA BLVD
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CITY CONTRACT NO. C-8865-1

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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

24071

SHEET TITLE:

WOOD DETAILS

SHEET NUMBER:

S6.2

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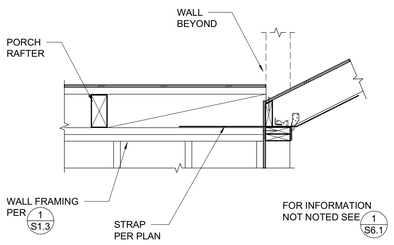
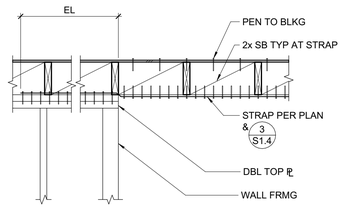
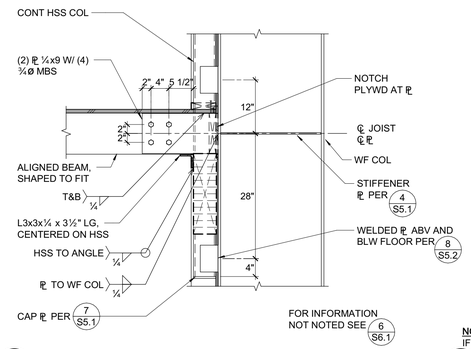


17 PORCH STRAP AT EAVE FRAMING
3/4" = 1'-0"

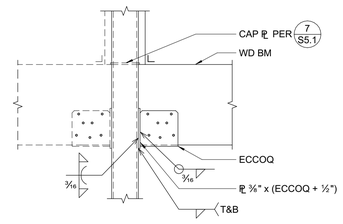


NOTE: PROVIDE LTP4 FROM BLKG TO TOP ₵ IN LIEU OF A35 IF STRAP CONFLICTS.

13 STRAP TOP PLATE TO BLOCKING
3/4" = 1'-0"

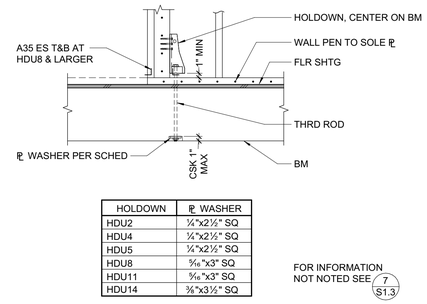


9 FLOOR JOIST TO TRANSFER HSS COL
3/4" = 1'-0"



NOTE:
IF HSS WIDTH + 1" ≥ BM WIDTH, WELD ECCO DIRECTLY TO HSS.

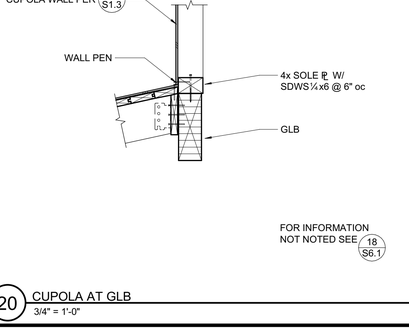
5 BEAM TO HSS COL
3/4" = 1'-0"



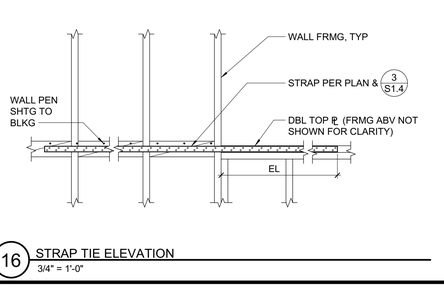
HOLDOWN	₵ WASHER
HDU2	¼"x2½" SQ
HDU4	¼"x2½" SQ
HDU5	¼"x2½" SQ
HDU8	⅜"x3" SQ
HDU11	⅜"x3" SQ
HDU14	⅜"x3½" SQ

FOR INFORMATION NOT NOTED SEE 7 S1.3

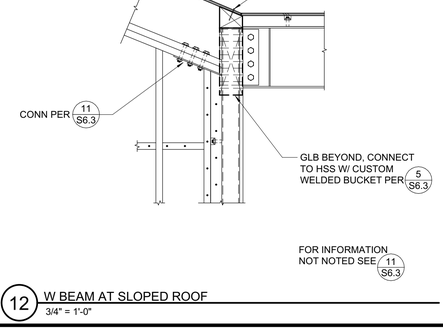
1 TYPICAL HOLDOWN OVER BEAM
3/4" = 1'-0"



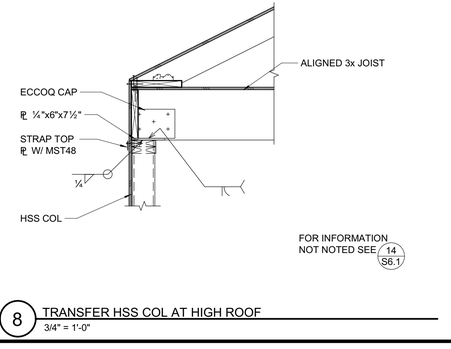
18 HD TIE AT LIBRARY
3/4" = 1'-0"



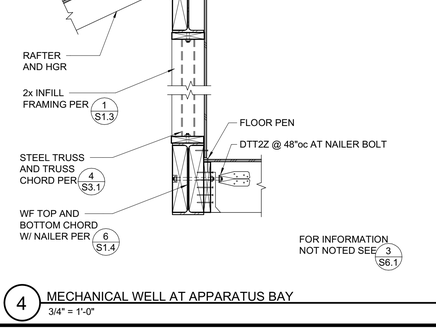
14 CALIFORNIA FRAMING
3/4" = 1'-0"



10 FLOOR JOIST TO TRANSFER HSS COLUMN
3/4" = 1'-0"



6 TYPICAL BEAM AT HSS COLUMN
3/4" = 1'-0"



2 HOLDOWN TO STEEL BEAM
3/4" = 1'-0"

20 CUPOLA AT GLB
3/4" = 1'-0"

16 STRAP TIE ELEVATION
3/4" = 1'-0"

11 W BEAM AT WALL FRAMING
3/4" = 1'-0"

7 HSS COLUMN AT TOP PLATE
3/4" = 1'-0"

3 RAFTER AT MOMENT FRAME
3/4" = 1'-0"

12 W BEAM AT SLOPED ROOF
3/4" = 1'-0"

8 TRANSFER HSS COL AT HIGH ROOF
3/4" = 1'-0"

4 MECHANICAL WELL AT APPARATUS BAY
3/4" = 1'-0"

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S6.3

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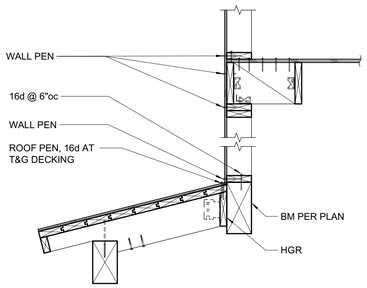
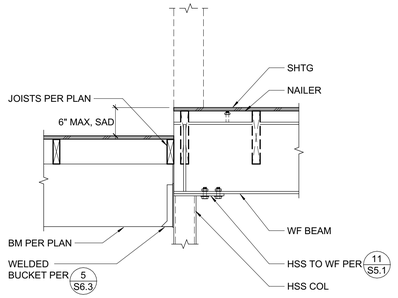
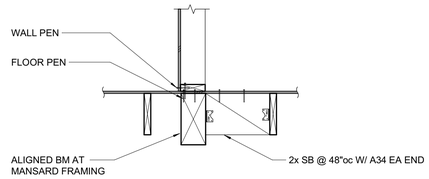


FOR INFORMATION NOT NOTED SEE 7 S6.1 9 S6.1

17 FLOOR OVER CANOPY FRAMING
3/4" = 1'-0"

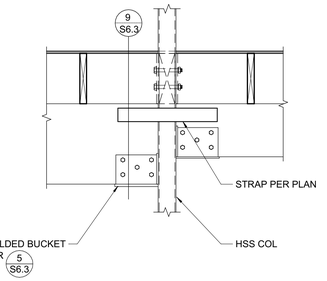


13 WD BEAM TO HSS AT THRESHOLD
3/4" = 1'-0"

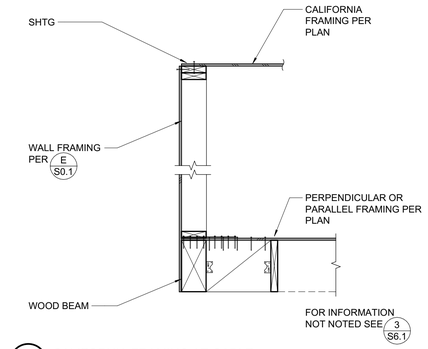


FOR INFORMATION NOT NOTED SEE 10 S6.2

9 PARALLEL BEAM AT MANSARD FRAMING
3/4" = 1'-0"



5 SHEAR TRANSFER AT HSS COL
3/4" = 1'-0"



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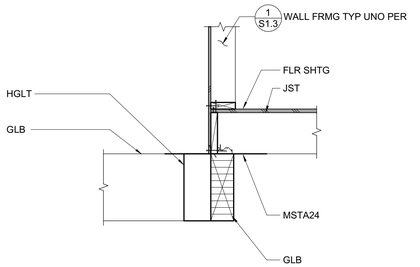
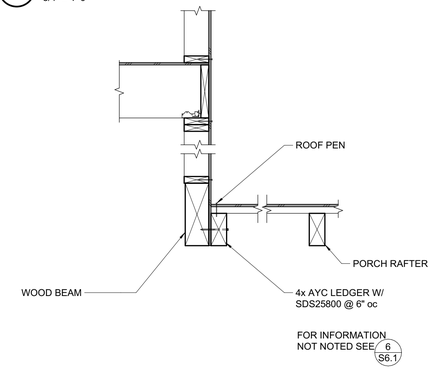
1 CALIFORNIA FRAMING AT GABLE
3/4" = 1'-0"



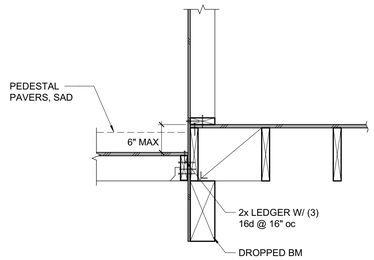
FOR INFORMATION NOT NOTED SEE 6 S6.1

18 GLB TO GLB CONNECTION
3/4" = 1'-0"



FOR INFORMATION NOT NOTED SEE 6 S6.1

14 DROPPED BEAM AT PORCH
3/4" = 1'-0"



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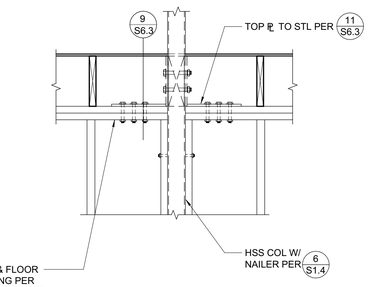
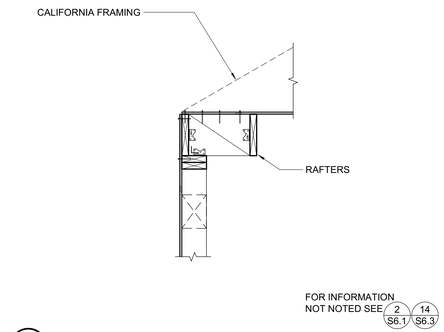
10 PORCH SECTION
3/4" = 1'-0"

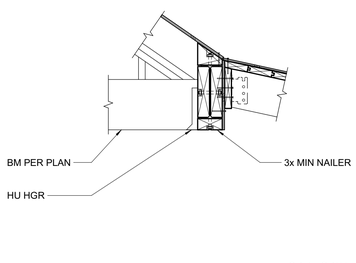


6 HSS TO DBL TOP PLATE
3/4" = 1'-0"



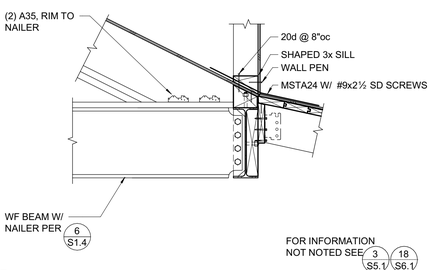
FOR INFORMATION NOT NOTED SEE 2 S6.1 14 S6.3

2 CALIFORNIA FRAMING AT PARALLEL RAFTERS
3/4" = 1'-0"



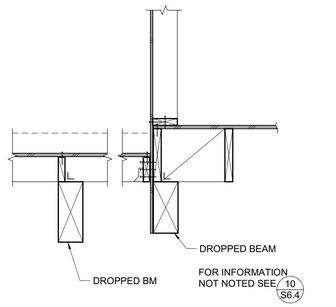
FOR INFORMATION NOT NOTED SEE 17 S6.1

19 PORCH FRAMING INTERSECTION
3/4" = 1'-0"



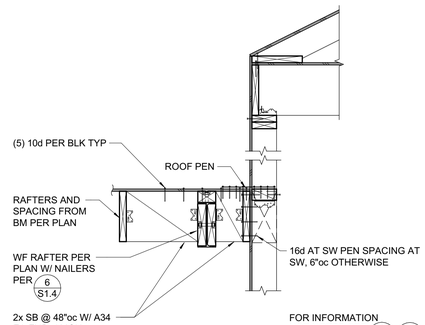
FOR INFORMATION NOT NOTED SEE 3 S5.1 18 S6.1

15 STEEL BEAM AT PORCH
3/4" = 1'-0"



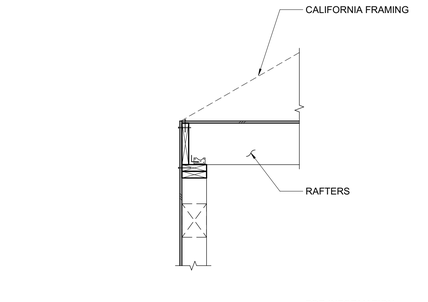
FOR INFORMATION NOT NOTED SEE 10 S6.4

11 PORCH SECTION
3/4" = 1'-0"



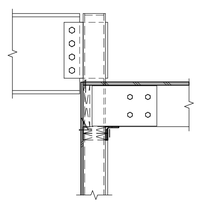
FOR INFORMATION NOT NOTED SEE 4 S6.1 14 S6.1

7 BLOCKING AT APPARATUS BAY BEAM
3/4" = 1'-0"



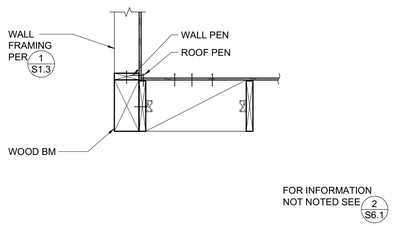
FOR INFORMATION NOT NOTED SEE 6 S6.1 2 S6.4

3 CALIFORNIA FRAMING AT PERPENDICULAR RAFTERS
3/4" = 1'-0"



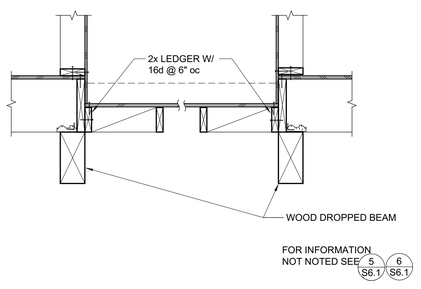
FOR INFORMATION NOT NOTED SEE 13 S5.1 10 S6.3

20 TRANSFER HSS COLUMN AT APP BAY ROOF
3/4" = 1'-0"



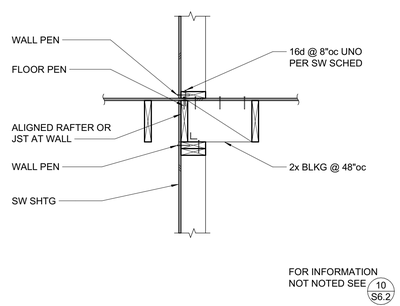
FOR INFORMATION NOT NOTED SEE 2 S6.1

16 DORMER SUPPORT BEAM
3/4" = 1'-0"



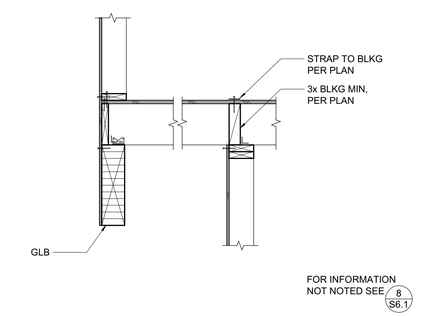
FOR INFORMATION NOT NOTED SEE 5 S6.1 6 S6.1

12 PORCH SECTION
3/4" = 1'-0"



FOR INFORMATION NOT NOTED SEE 10 S6.2

8 PARALLEL RAFTERS BEYOND EXTERIOR WALL
3/4" = 1'-0"



FOR INFORMATION NOT NOTED SEE 8 S6.1

4 SHEAR WALL AT OVERHANG
3/4" = 1'-0"

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
WOOD DETAILS

SHEET NUMBER:
S6.4

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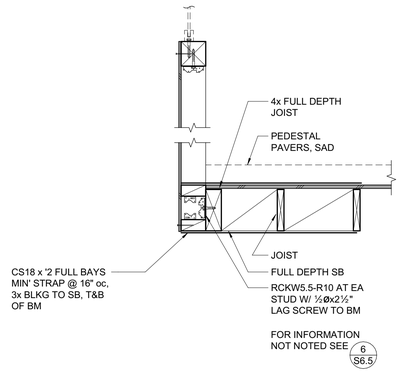
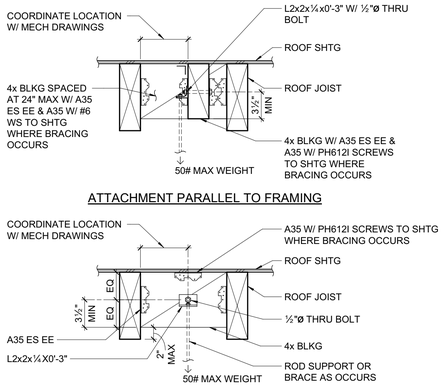
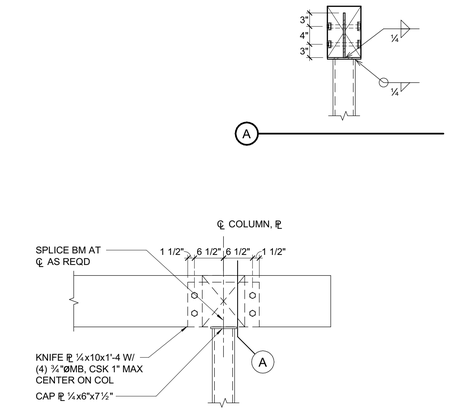


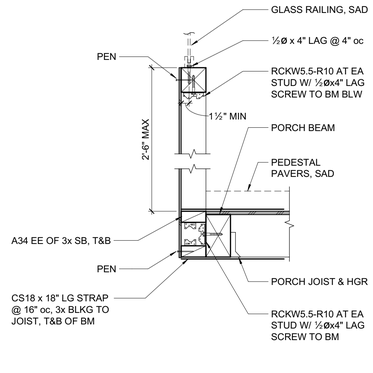
8 GUARD RAIL DETAIL
3/4" = 1'-0"



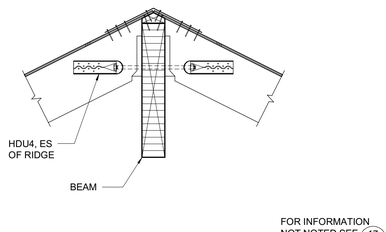
5 FAN COIL SUPPORT OR BRACING TO FRAMING
1" = 1'-0"



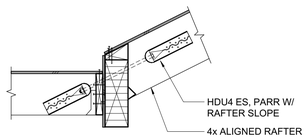
1 HEAVY TIMBER TO HSS
3/4" = 1'-0"



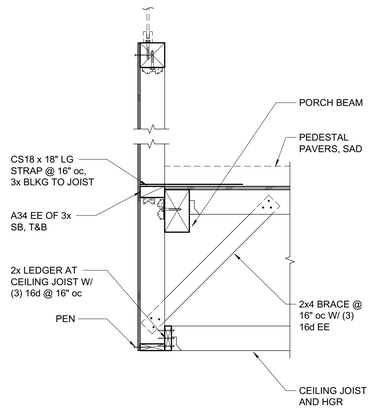
6 GUARD RAIL DETAIL
3/4" = 1'-0"



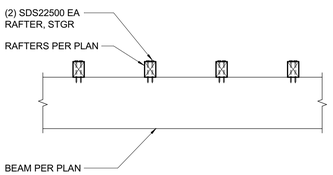
2 RIDGE BEAM AT COLLECTOR
3/4" = 1'-0"



3 HDU COLLECTOR AT LIBRARY
3/4" = 1'-0"



7 GUARD RAIL DETAIL
3/4" = 1'-0"



4 TRELLIS RAFTER CONNECTION
3/4" = 1'-0"

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SHEET TITLE:
WOOD DETAILS

SHEET NUMBER:
S6.5

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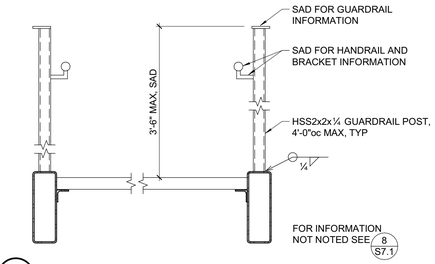
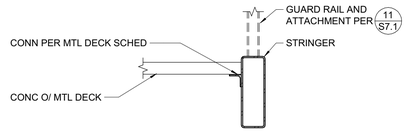
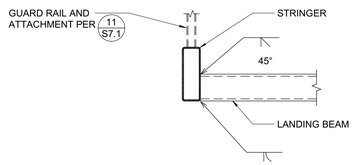


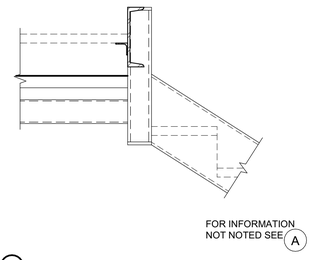
11 GUARDRAIL POST TO STRINGER CONNECTION
1" = 1'-0"

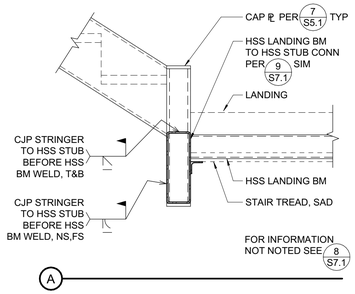


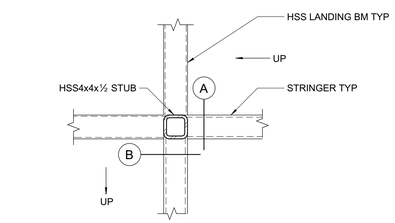
8 TREAD TO STRINGER CONNECTION
1" = 1'-0"



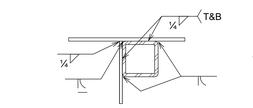
9 LANDING AT EDGE STRINGER
3/4" = 1'-0"







10 LANDING CORNER CONNECTION
1" = 1'-0"



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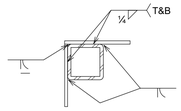

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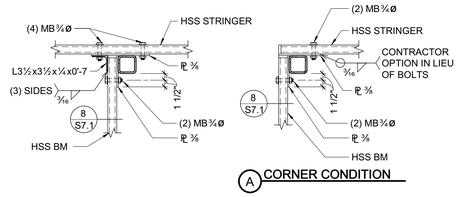
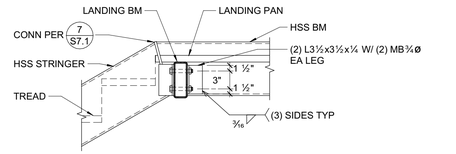
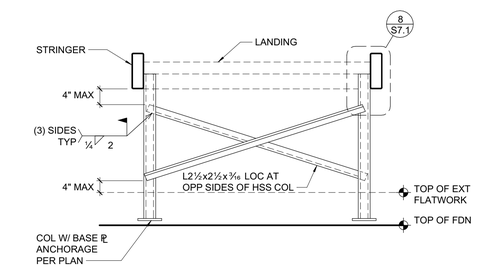


A CORNER CONDITION

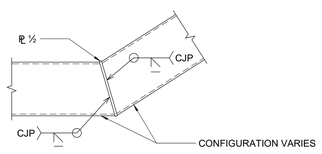
4 VERTICAL HSS BASE CONNECTION
3/4" = 1'-0"



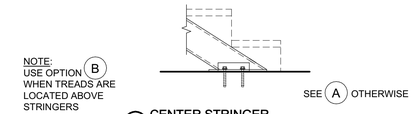
5 SHAPED STRINGER SUPPORTING LANDING BEAM
3/4" = 1'-0"



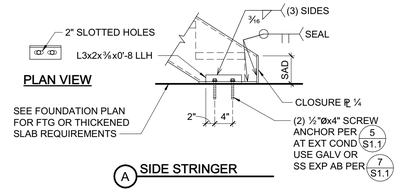
6 DIAGONAL CROSS BRACING
1/2" = 1'-0"



7 SHAPED STRINGER CONNECTION
3/4" = 1'-0"

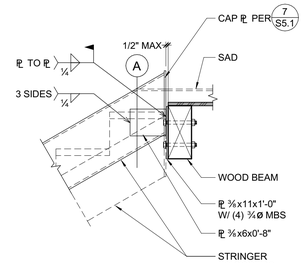


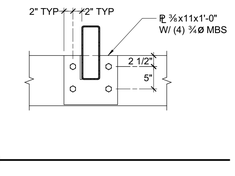
B CENTER STRINGER



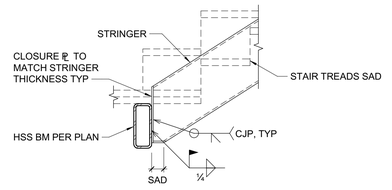
A SIDE STRINGER

1 BOTTOM OF STRINGER TO CONC FLOOR
3/4" = 1'-0"

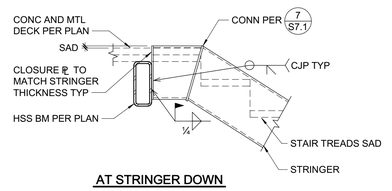




2 STRINGER TO WOOD FRAMING
3/4" = 1'-0"



AT STRINGER UP



AT STRINGER DOWN

3 STRINGER TO HSS BEAM
3/4" = 1'-0"

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110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
24071

SHEET TITLE:
STEEL STAIR DETAILS

SHEET NUMBER:
S7.1

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ASHRAE 15 CALCULATIONS

SYSTEM	IDU	ROOM NAME	ROOM AREA (SF)	CEILING HEIGHT (FT)	MAX. SYSTEM REFRIGERANT CHARGE (LBS)	SYSTEM CHARGE (LBS)	REMARKS
VRF 1-1-1	FC 1-1-1	HALL - 1103	135	10.0	12.9	1.3	1
	FC 1-1-2	FITNESS- 1111	335	10.0	32.0	2.2	1
	FC 1-2-1	FLEX - 1207	135	8.5	11.0	1.3	1
	FC 1-2-2	KITCHEN / DAY ROOM - 1212	665	8.25	52.4	2.2	1
	FC 1-2-3	KITCHEN / DAY ROOM - 1212	665	8.25	52.4	2.6	
	BC 1-1-1	SHOP - 1108	150	10.0	54.1	37.4	1, 2
		APPARATUS BAY - 1112	1555	16.25			
	BC 1-2-1	HALLWAY - 1201	250	8.0	14.8	37.4	1, 3
VRF 2-1-1	FC 2-1-1	WORK AREA - 115	330	9.0	28.4	1.8	1
	FC 2-1-2	WORK AREA - 115	330	9.0	28.4	2.4	1
	FC 2-1-3	STACK AREA - 106	2400	15.0	343.8	2.6	1
	FC 2-1-4	STACK AREA - 106	2400	15.0	343.8	2	1
	FC 2-1-5	STACK AREA - 106	2400	15.0	343.8	1.1	1
	FC 2-1-6	STACK AREA - 106	2400	15.0	343.8	1.3	1
	BC 2-1-1	STACK AREA - 106	2400	15.0	51.2	39.3	1

REMARKS:
1. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IF REFRIGERANT CHARGE EXCEEDS THE AMOUNT INDICATED IN CALCULATIONS.
2. CONNECTED SPACE VIA NATURAL VENTILATION.
3. BRANCH BOX IS PROVIDED WITH VENTILATED ENCLOUSER DUCTED TO THE EXTERIOR. ROOM AREA IS EXEPMT.

MECHANICAL LEGEND (CONTINUED)

SYMBOL	ABBREVIATION	DESCRIPTION
	GPM	GALLONS PER MINUTE
	H_2O	WATER
	HP	HORSE POWER
	KW	KILOWATTS
	LBS	POUNDS (WEIGHT)
	MAX	MAXIMUM
	MBH	CAPACITY EXPRESSED IN THOUSANDS OF BTU/HR
	MIN	MINIMUM
	OA	OUTSIDE AIR
	OBD	OPPOSED BLADE DAMPER
	OV	OUTLET VELOCITY
	PD	PRESSURE DROP (FEET OF WATER)
	RPM	REVOLUTIONS PER MINUTE
	SQ. FT.	SQUARE FEET
	TONS	CAPACITY IN TONS OF REFRIGERATION
	TSP	TOTAL STATIC PRESSURE (INCHES OF WATER)
	VEL	VELOCITY
	WB	WET BULB

ENERGY CONSERVATION NOTES

1. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 OF THE 2022 BUILDING ENERGY EFFICIENCY STANDARDS.
2. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 110.6 OF THE 2022 BUILDING ENERGY EFFICIENCY STANDARDS.
3. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 120.3 AND 120.4 OF THE 2022 BUILDING ENERGY EFFICIENCY STANDARDS.
4. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 110.12 AND 120.2 OF THE 2022 BUILDING ENERGY STANDARDS.
5. ALL HVAC EQUIPMENT AND APPLIANCES SHALL BE THE REQUIREMENTS PER SECTION 110.0, 110.1, 110.2, 110.3, 120.0, 120.1, 120.4 AND 120.6 OF THE 2022 BUILDING ENERGY EFFICIENCY STANDARDS.

TEST AND BALANCE

HEATING, VENTILATING, AND AIR-CONDITIONING SYSTEMS SHALL BE BALANCED BY A LISENSED T&B CONTRACTOR IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS (CMC 314.1)

- AABC NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE
- ACCA MANUAL B
- ASHRAE 11
- NEBB PROCEDURAL STANDARDS FOR TESTING ADJUSTING BALANCING OF ENVIRONMENTAL SYSTEMS
- SMACNA HVAC SYSTEMS TESTING, ADJUSTING AND BALANCING

CONTRACTOR SHOP DRAWINGS

1. FOR DUCT AND PIPING SHOP DRAWING DEVELOPMENT, THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL CAD AND/OR REVIT FILES TO BE OVERLAID ONTO THE MECHANICAL DUCT SHOP DRAWINGS.
2. REFERENCE PROJECT SPECIFICATIONS FOR SHOP DRAWING REQUIREMENTS.

MECHANICAL LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
		DUCTWORK
		LINED DUCTWORK
		FLEXIBLE DUCTWORK
		SUPPLY DIFFUSER
		RETURN AIR REGISTER
		EXHAUST AIR GRILLE
		ACCESS DOORS, VERTICAL OR HORIZONTAL, ON DUCT
		3 WAY SUPPLY DIFFUSER
		SUPPLY DUCT SECTION
		RETURN DUCT SECTION
		EXHAUST DUCT SECTION
		ROUND DUCT SECTION
	SR	SIDEWALL REGISTER
		LINEAR SLOT SUPPLY DIFFUSER
		LINEAR SLOT RETURN AIR (DUCTED AND NON-DUCTED)
	FC	FLEXIBLE CONNECTION
	TG	TRANSFER AIR GRILLE BOOT ASSEMBLY
FD/SFD	FD/SFD	FIRE DAMPER OR SMOKE / FIRE DAMPER [DIAGRAMMATIC]
VD	VD	VOLUME DAMPER
MD	MD	MOTORIZED CONTROL DAMPER
(MD-NO.)	MDFA	MOTORIZED DAMPER FIRE ALARM
18"x12"		RECTANGULAR DUCTWORK (DOUBLE LINE) FIRST NUMBER INDICATES SIDE SHOWN
18"ø		ROUND DUCTWORK (DOUBLE LINE)
		SMOOTH RADIUS DUCT ELBOW WITHOUT TURNING VANES
		RECTANGULAR 90° ELBOW WITH AIRFOIL TURNING VANES
	AD/AP	ACCESS DOOR / ACCESS PANEL
D/L	D/L	DOOR LOUVER (INDICATED FREE AREA)
U/C	U/C	UNDERCUT DOOR (INDICATED AFF CLEARANCE)
SD		SMOKE DETECTOR
T		THERMOSTAT
S		SENSOR
CO		CARBON MONOXIDE REMOTE SENSOR
		PIPE UP
		PIPE DOWN
		DIFFUSER / GRILLE CALLOUT
CFM		CFM
		EQUIPMENT TAG
TYPE/MARK		TYPE/MARK
EQUIPMENT NUMBER		EQUIPMENT NUMBER
	AFF	ABOVE FINISHED FLOOR
	AMB	AMBIENT
	CFM	CUBIC FEET PER MINUTE
	DB	DRY BULB
	DIA	DIAMETER
	(E)	EXISTING
	EF	EXHAUST FAN
	ESP	EXTERNAL STATIC PRESSURE (INCHES OF WATER)
	°F	DEGREES FAHRENHEIT
	FLA	FULL LOAD AMPERES
	FPM	FEET PER MINUTE
	GAL	GALLON

GENERAL NOTES

1. ALL CONTRACT DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO EACH OTHER IN THAT ALL APPARATUS, MATERIALS, EQUIPMENT, AND METHOD OF INSTALLATION OUTLINED IN THE DRAWINGS AND / OR SPECIFIED HEREIN SHALL BE CONSIDERED ESSENTIAL TO THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO ANY CONSTRUCTION.
2. NEW EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, INCLUDING EQUIPMENT LOCATIONS, POINTS OF CONNECTION, AND STRUCTURAL MEMBERS, PRIOR TO INSTALLATION. NOTIFY THE CONSTRUCTION COORDINATOR OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO COMMENCING ANY WORK. DO NOT PROCEED WITHOUT CONSTRUCTION COORDINATOR APPROVAL FOR ANY CHANGES REQUIRED.
3. CONTRACTOR SHALL COORDINATE ALL DUCT, PIPE, AND EQUIPMENT LOCATIONS WITH ELECTRICAL, STRUCTURAL, PLUMBING, AND ALL OTHER TRADES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH CITY CODES, STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS, AND ALL OTHER APPLICABLE CODES.
5. ROOM THERMOSTATS SHALL BE CAPABLE OF BEING SET TO MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55°F TO 85°F, AND BE CAPABLE OF OPERATING THE HEATING AND COOLING IN SEQUENCE. THERMOSTATS SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE RANGE OF UP TO 10°F BETWEEN FULL HEATING AND FULL COOLING BEING SUPPLIED. CONTROLS SHALL HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NOT MORE THAT 70°F. THERMOSTATS SHALL BE HANDICAP ACCESSIBLE, LOCATED AT 48 INCHES ABOVE FLOOR.
6. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS AND 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.. PROVIDE RECTANGULAR DUCT OF GALVANIZED STEEL AND PREFABRICATED SPIRAL LOCK-SEAM DUCTS AND FITTINGS. ALL DUCT SIZES SHOWN ARE NET INSIDE CLEAR DIMENSIONS (I.E. AFTER INSULATION HAS BEEN INSTALLED. REVIEW PLANS CLOSELY FOR LINED DUCTWORK.)
7. ALL FLEXIBLE DUCT SHALL BE CONSTRUCTED WITH EXTERIOR REINFORCED LAMINATED VAPOR BARRIER, 1-1/2" THICK FIBERGLASS INSULATION (K-25 AT 75°F), ENCAPSULATED SPRING STEEL WIRE HELIX, AND IMPERVIOUS SMOOTH NON PERFORATED INTERIOR VINYL LINER. INDIVIDUAL LENGTHS OF FLEXIBLE DUCT SHALL BE SUPPORTED AT OR NEAR MID-LENGTH WITH A 2" WIDE 26-GAUGE STEEL HANGER COLLAR. ATTACHED TO THE STRUCTURE WITH AN APPROVED DUCT HANGER. IN COMPLETE CONFORMANCE WITH 2022 C.M.C. APPENDIX. MAXIMUM LENGTH CONNECTION TO TERMINAL OUTLET SHALL BE 5 FEET.
8. ALL CEILING DIFFUSERS SHALL BE 4-WAY THROW, UNLESS SHOWN OTHERWISE.
9. ALL H.V.A.C. SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 110.12 AND 120.2 C.E.C.
10. ALL H.V.A.C. EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS PER SECTIONS 110.0 - 110.3, 120.0 - 120.1, 120.4, AND 120.6 C.E.C.
11. DO NOT SCALE DRAWINGS - ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE TO BID SUBMITTAL, START OF CONSTRUCT AND / OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES, EQUIPMENT, AREAS, AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF ANY DEMOLITION AND / OR NEW WORK.
13. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF THE CEILING DIFFUSERS AND GRILLES.
14. SEE ARCHITECTURAL DRAWINGS FOR ROOF ACCESS AND ADDITIONAL ENERGY CONSERVATION NOTES.
15. SEE PLUMBING DRAWINGS FOR GAS PIPING, PRIMARY CONDENSATE PIPING, AND FINAL CONNECTIONS
16. NO RANGE HOOD VENTS, DRYER VENTS, COMBUSTION VENTS, OR HEATING DUCTS ARE PERMITTED IN AREA SEPARATION WALL.
17. PROVIDE SEISMIC RESTRAINTS FOR ALL MECHANICAL SYSTEMS PER CODE.
18. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 120.3 AND 120.4, TITLE 24 ENERGY STANDARDS, AND TABLE 6-6A AND 6-6B OR C.M.C.
19. INSULATION, ADHESIVES, VAPOR-BARRIER MATERIALS, AND OTHER ACCESSORIES SHALL BE NON-COMBUSTIBLE. THE MATERIALS SHALL HAVE U.L. FLAMESPREAD RATING NOT MORE THAN 25 AND A SMOKE DENSITY NOT MORE THAT 50.
20. ALL SUPPLY, RETURN, OUTSIDE, AND RELIEF BRANCH DUCTS SHALL BE PROVIDED WITH ACCESSIBLE MANUAL VOLUME DAMPERS WITH LOCKS.
21. PROVIDE FLEXIBLE CONNECTIONS AT THE INLET AND OUTLET OF ALL FANS.
22. EACH SYSTEM SUPPLYING AIR IN EXCESS OF 2000 CFM SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF. AUTOMATIC SHUTOFF SHALL SHUT DOWN IN THE AIR-MOVING EQUIPMENT WHEN THE SMOKE IS DETECTED IN THE SUPPLY AIR. DETECTOR SHALL BE INSTALLED IN THE MAIN SUPPLY, AHEAD OF ANY SUPPLY BRANCHES. SPACES SERVED BY MULTIPLE AIR MOVING SYSTEMS SHALL HAVE INTERLOCKED SMOKE DETECTORS, CONNECTED TOGETHER THROUGH A RELAY PANEL TO SHUTOFF ALL EQUIPMENT SERVING THE SPACE WHEN SMOKE IS DETECTED BY ANY SINGLE SMOKE DETECTOR.
23. PVC PIPING SHALL NOT BE ALLOWED IN THE BUILDING.
24. FIRE-STOPPING SHALL BE PROVIDED WHERE PENETRATING ITEMS PASS ENTIRELY THROUGH BOTH PROTECTIVE MEMBRANES OR BEARING WALLS REQUIRED TO HAVE A FIRE RESISTIVE RATING, AND WALL REQUIRING PROTECTED OPENINGS. FIRE-STOPPING SHALL ALSO BE PROVIDED AT PENETRATIONS OF FIRE RESISTIVE FLOORS AND FLOORS WHICH ARE PART OF A CEILING-FLOOR ASSEMBLY. FIRE-STOPPING SHALL HAVE AN "F" OR "T" RATING AS DETERMINES BY TEST CONDUCTED IN ACCORDANCE WITH C.B.C., 2022 EDITION.
25. AIR FILTERS SHALL BE STATE FIRS MARSHALL APPROVED AND LISTED. PRE-FORMED FILTERS HAVING COMBUSTIBLE FRAMING SHALL BE TESTED AS A COMPLETE ASSEMBLY. AIR FILTERS IN ALL OCCUPANCIES SHALL BE CLASS 2 OR BETTER (AS SHOWN IN THE STATE FIR MARSHALL LISTING). AIR FILTERS SHALL BE ACCESSIBLE FOR CLEANING AND / OR REPLACEMENT.
26. ALL SPLIT-SYSTEM AIR CONDITIONING SYSTEMS SHALL HAVE REFRIGERANT LINES SIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR EACH SYSTEM APPLICATION. THIS CONTRACT SHALL INCLUDE ALL ACCESSORIES, HARDWARE, ETC. THAT MAY BE RECOMMENDED.
27. ALL EVAPORATOR AND CONDENSING COILS (INDOOR AND OUTDOOR COILS) SHALL BE TREATED WITH SPRAY-ON PHENOLIC COATING FOR SALT AND CHEMICAL PROTECTION BY AN INDEPENDENT CONTRACTOR SPECIALIZING IN THE PROCESS (OR BY THE EQUIPMENT MANUFACTURER). PROVIDE CONTRACTOR'S EXPERIENCE AND PROPOSED PROCESS DURING THE SUBMITTAL PERIOD.
28. OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE DURING PERIODS OF NON-USE OF THE AREAS SERVED BY THE EQUIPMENT.
29. PRE-OCCUPANCY VENTILATION SHALL BE: (a) THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY CALIFORNIA ENERGY EFFICIENCY STANDARDS SECTION 120.1 (c), OR (b) THREE COMPLETE AIR CHANGES, WHICHEVER IS LESS, AND SHALL BE SUPPLIED TO THE ENTIRE BUILDING DURING THE ONE-HOUR PERIOD IMMEDIATELY BEFORE THE BUILDING IS NORMALLY OCCUPIED.
30. ALL DAMPERS AND CIRCUIT SETTERS SHALL BE READILY ACCESSIBLE FOR TESTING AND MAINTENANCE, LEFT OPEN, CHECKED FOR RANGE OF ADJUSTMENT, AND NOT INSULATED OVER UNTIL TEST AND BALANCE IS COMPLETED.
31. 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.
32. COMPONENTS THAT ARE INSTALLED IN-LINE WITH THE DUCT SYSTEM AND HAVE AN OPERATING WEIGHT GREATER THEN 75 LBS. SUCH AS FANS, HEAT EXCHANGERS, AND HUMIDIFIERS, SHALL BE SUPPORTED AND LATERALLY BRACED INDEPENDENT OF THE DUCT SYSTEM. (ASCE 7 SEC. 13.6.7)
33. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS PER SECTION 504.1.1 CMC.
34. NO PIPING , DUCTS SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE ELECTRICAL EQUIPMENT.
35. EQUIPMENT SUPPORTED FROM THE GROUND SHALL BE ON A MINIMUM (3) THREE INCH HIGH CONCRETE HOUSEKEEPING PAD OR OTHER APPROVED BASE, PER CMC 1105.2.

REGISTERED PROFESSIONAL ENGINEER
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No. 30090
EXP.: 09/30/26
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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

MECHANICAL NOTES LEGENDS AND SCHEDULES

SHEET NUMBER:

M0.1

DIFFUSER SCHEDULE

UNIT ID		MANUFACTURER	MODEL	SIZE			DESCRIPTION	CFM RANGE		MAX NC	MAX PD (IN. WG)	REMARKS
				NECK	FACE			MIN	MAX			
S1	--	TITUS	PMC	6"x6"	LAY-IN / HARD-LID	24"x24"	STEEL PERFORATED CEILING SUPPLY DIFFUSER WITH NECK MOUNTED CURVED BLADE DEFLECTORS, LAY-IN BORDER TYPE 3, HARD LID BORDER FLUSH FACE	0	225	30	0.1	1-3
				8"x8"	LAY-IN / HARD-LID	24"x24"		226	335			
				10"x10"	LAY-IN / HARD-LID	24"x24"		336	470			
				12"x12"	LAY-IN / HARD-LID	24"x24"		471	600			
				16"x16"	LAY-IN / HARD-LID	24"x24"		601	830			
				18"x18"	LAY-IN / HARD-LID	24"x24"		831	1090			
S2	--	TITUS	300 RL	12"x6"	SIDEWALL	14"x8"	STEEL SUPPLY GRILLE WITH 3/4" BLADES AT 22.5° DEFLECTION AND PARALLEL TO THE LONG SIDE	0	285	30	0.1	1, 3
				18"x6"		20"x8"		286	440			
				18"x12"		20"x14"		441	945			
				24"x12"		26"x14"		946	1270			
S3	--	TITUS	S300FL	10"x4"	SPIRAL DUCT MOUNTED	12"x6"	ALUMINUM DUCT-MOUNTED DOUBLE DEFLECTION SUPPLY GRILLE WITH EXTRACTOR, 3/4" SPACING WITH FRONT BLADES PARALLEL TO LONG DIMENSION AT 22.5° DEFLECTION	0	145	30	0.1	1, 3
				12"x6"		14"x8"		146	270			
				18"x6"		20"x8"		271	615			
R1/E1	--	TITUS	PAR	6"ø	LAY-IN	24"x24"	STEEL PERFORATED RETURN GRILLE, LAY-IN BORDER TYPE 1GBN	0	110	30	0.1	1-3
					HARD-LID	12"x12"						
				8"ø	LAY-IN	24"x24"		111	200			
					HARD-LID	16"x16"						
				10"ø	LAY-IN	24"x24"		201	310			
					HARD-LID	16"x16"						
				12"ø	LAY-IN	24"x24"		311	450			
					HARD-LID	20"x20"						
				14"ø	LAY-IN	24"x24"		451	610			
					HARD-LID	20"x20"						
				16"ø	LAY-IN	24"x24"		611	800			
					HARD-LID	20"x20"						
				18"x18"	LAY-IN / HARD-LID	24"x24"		801	1290			
R2/E2	--	TITUS	350RL	12"x6"	SIDEWALL	14"x8"	STEEL RETURN GRILLE WITH 3/4" BLADES AT 22.5° DEFLECTION AND PARALLEL TO THE LONG SIDE	0	285	30	0.1	1, 4
				12"x8"		14"x10"		286	400			
				18"x12"		20"x14"		401	945			
T1	--	TITUS	PAR	8"ø	LAY-IN	24"x24"	STEEL PERFORATED RETURN GRILLE, LAY-IN BORDER TYPE 1GBN	0	140	30	0.1	1, 2, 4
					HARD-LID	16"x16"						
				10"ø	LAY-IN	24"x24"		141	220			
					HARD-LID	16"x16"						
				12"ø	LAY-IN	24"x24"		221	310			
					HARD-LID	20"x20"						
				14"ø	LAY-IN	24"x24"		311	430			
					HARD-LID	20"x20"						
T2		TITUS	350RL	12"x6"	SIDEWALL	14"x8"	STEEL TRANSFER GRILLE WITH 3/4" BLADES AT 22.5° DEFLECTION AND PARALLEL TO THE LONG SIDE	0	160	25	0.05	1, 4
O1		TITUS	8RF	22"x22"	LAY-IN	24"x24"	STEEL PERFORATED FILTER GRILLE, LAY-IN BORDER TYPE 3, HARD-LID BORDER TYPE 1. 2" MERV-13 FILTER	0	1200	25	0.05	1, 4
					HARD-LID							

REMARKS:

1. CONTRACTOR TO CONFIRM DIFFUSER & GRILLE FINISHES WITH ARCHITECT PRIOR TO INSTALLATION
2. REFER TO ARCHITECTURAL PLANS FOR CEILING TYPES
3. BALANCING DAMPERS SHALL BE PROVIDED AT EACH DIFFUSER UNLESS HVAC SYSTEM SERVES A SINGLE DIFFUSER. FOR DIFFUSERS LOCATED ON HARD LID CEILINGS ACCESSIBLE WITH A LADDER, PROVIDE RAPID MOUNT FRAMES AT EACH DIFFUSER WHICH CAN BE USED TO ACCESS BALANCING DAMPERS. FOR DIFFUSERS LOCATED ON HARD LID CEILINGS THAT ARE NOT ACCESSIBLE WITH A LADDER, PROVIDE MECHANICAL YOUNG REGULATORS. LOCATE WALL MOUNTED CABLE CONTROLLER IN READILY ACCESSIBLE CONCEALED AREAS OR SECURED/NON-PUBLIC ROOMS
4. TRANSFER GRILLES TO BE SIZED FOR MAXIMUM 400 FPM CORE VELOCITY

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS [illegible] EVANS
No. 30090
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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
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PROJECT NUMBER:

230101

SHEET TITLE:

MECHANICAL SCHEDULES

SHEET NUMBER:

M0.2

DOAS SCHEDULE

UNIT ID	MANUFACTURER	MODEL NUMBER	LOCATION	AREA SERVED	CFM	EXT. SP (IN. H2O)	ELECTRICAL									ELECTRIC HEAT			DX HEATING			DX COOLING					HOT GAS REHEAT		DIMENSIONS (L" x W" x H")	OPERATING WEIGHT (LBS)	REMARKS
							SUPPLY FAN FLA	FAN HP	VOLT	PHASE	CYCLE	FLA	MCA	MOP	SCCR	KW INPUT	TOT. CAP (MBH)	LVG.DB (°F)	TOT. CAP (MBH)	LVG.DB (°F)	AMB (°F)	TOT. CAP (MBH)	SENS. (MBH)	ENT.DB (°F)	LVG.DB (°F)	AMB (°F)	TOT. CAP (MBH)	LVG.DB (°F)			
DOAS 1-2-1	DAIKIN	DPSH05B	HIGH ROOF	LEVEL 2	1435	0.75	4	1.7	208	3	60	65.5	79.4	80	10	18	61.4	77.5	53.6	75.8	38	58.9	58.9	95	54.6	95	24	70	84-1/2" x 53-1/4" x 69-1/2"	1300	1, 2

NOTES:
1. PROVIDED WITH MERV 13 FILTER
2. PROVIDE WITH HOT GAS REHEAT AND ELECTRIC HEAT

VRF SYSTEM - CONDENSING UNIT SCHEDULE

UNIT ID	MANUFACTURER	MODEL NUMBER	LOCATION	ASSOCIATED BRANCH SELECTOR	NOMINAL COOLING CAP (TONS)							HEATING				COOLING			REFRIGERANT			OPERATING WEIGHT (LBS)	dBA	REMARKS
						VOLTS	PHASE	CYCLE	MCA	MOCP	RLA	KW INPUT	CAP (MBH)	AMB TEMP (°F)	COP	CAP (MBH)	AMB TEMP (°F)	EER / IEER	TYPE	WEIGHT (LBS)	CLASSIFICATION			
VRF 1-1-1	DAIKIN	REYA96AATJA	HIGH ROOF	BC 1-1-1 BC 1-2-1	8	208	3	60	34.9	40	-	-	96.4	41.0	3.6	93.7	95	12.8 / 25.3	R-32	37.36	A2L	750	61	1, 2, 3, 4
VRF 2-1-1	DAIKIN	REYA120AATJA	LOW ROOF	BC 2-1-1	10	208	3	60	39.9	45	-	-	109.3	41.0	3.48	116.7	95	12.4 / 23.5	R-32	39.35	A2L	750	61	1, 2, 3, 4

REMARKS:
1. PROVIDE CORROSION PROTECTION ON UNIT
2. PROVIDE EQUIPMENT MOUNTING PAD, SIZE PER MANUFACTURER RECOMMENDATIONS
3. PROVIDE NEOPRENE VIBRATION ISOLATON
4. PROVIDE COASTAL CORROSION PROTECTION ON COILS AND FINS

VRF SYSTEM - FAN COIL UNIT SCHEDULE - FIRE STATION

UNIT ID	MANUFACTURER	MODEL NUMBER	LOCATION	AREA SERVED	CONDENSING UNIT	TONS	CFM	MIN O.A.	EXT. SP (IN. H2O)	ELECTRICAL						HEATING			COOLING				REFRIGERANT			OPERATING WEIGHT (LBS)	dBA	REMARKS
										FAN HP	VOLT	PHASE	CYCLE	MCA	MAX FUSE	KW INPUT	CAP. (MBH)	ENT.DB (°F)	CAP (MBH)	CAP. SENS.	ENT.DB (°F)	ENT.WB (°F)	TYPE	WEIGHT (LBS)	CLASSIFICATION			
FC 1-1-1	DAIKIN	FXSA12AAVJU	ABOVE CEILING	LOBBY - 1100 HALL - 1101	VRF 1-1-1	1.0	335	150	0.6	0.1	208	1	60	0.9	15	-	13.5	-	12.0	9.4	-	-	R-32	1.3	A2L	60	34	1, 2, 3, 4, 5, 6, 7
FC 1-1-2	DAIKIN	FXMA24AAVJU	ABOVE CEILING	FITNESS - 1111	VRF 1-1-1	2.0	740	150	0.8	0.31	208	1	60	1.9	15	-	27.0	70	24.0	16.5	80	67	R-32	2.2	A2L	90	39	1, 2, 3, 4, 5, 6, 7
FC 1-2-1	DAIKIN	FXZA05AAVJU	ABOVE CEILING	FLEX - 1207	VRF 1-1-1	0.5	300	-	-	50W	208	1	60	0.3	15	-	6.8	70	6.3	4.6	80	67	R-32	1.3	A2L	40	32	2, 3, 4, 5, 7, 8
FC 1-2-2	DAIKIN	FXMA24AAVJU	ABOVE CEILING	KITCHEN - 1212	VRF 1-1-1	2.0	740	175	0.8	0.31	208	1	60	1.9	15	-	27.0	70	24.0	16.5	80	67	R-32	2.2	A2L	90	39	1, 2, 3, 4, 5, 6, 7
FC 1-2-3	DAIKIN	FXMA24AAVJU	ABOVE CEILING	DAY ROOM - 1212	VRF 1-1-1	2.0	740	160	0.8	0.31	208	1	60	1.9	15	-	27.0	70	24.0	16.5	80	67	R-32	2.6	A2L	90	39	1, 2, 3, 4, 5, 6, 7

REMARKS:
1. PROVIDE WITH MERV 13 FACTORY FILTERBOX
2. PROVIDE WITH CONDENSATE OVERFLOW SWITCH
3. PROVIDE WITH VIBRATION ISOLATION
4. PROVIDE WITH WIRED THERMOSTAT
5. PROVIDE WITH AIR PURIFIER
6. CONTROL THROUGH BMS
7. VENTILATION OUTSIDE AIR PROVIDED BY DOAS 1-2-1
8. PROVIDE WITH CONDENSATE PUMP

VRF SYSTEM - FAN COIL UNIT SCHEDULE - LIBRARY

UNIT ID	MANUFACTURER	MODEL NUMBER	LOCATION	AREA SERVED	CONDENSING UNIT	TONS	CFM	MIN O.A.	EXT. SP (IN. H2O)	ELECTRICAL						HEATING			COOLING				REFRIGERANT			OPERATING WEIGHT (LBS)	dBA	REMARKS
										FAN HP	VOLT	PHASE	CYCLE	MCA	MAX FUSE	KW INPUT	CAP. (MBH)	ENT.DB (°F)	CAP (MBH)	CAP. SENS.	ENT.DB (°F)	ENT.WB (°F)	TYPE	WEIGHT (LBS)	CLASSIFICATION			
FC 2-1-1	DAIKIN	FXMA15AAVJU	ABOVE CEILING	KITCHEN - 117 OFFICE - 119	VRF 2-1-1	1.25	560	100	0.8	0.31	208	1	60	1.8	15	-	17.0	70	14.2	10.2	80	67	R-32	1.6	A2L	80	37	1, 2, 3, 4, 5, 6, 7
FC 2-1-2	DAIKIN	FXMA36AAVJU	ABOVE CEILING	STACK AREA - 106 CHILDREN'S AREA - 110	VRF 2-1-1	3.0	1130	260	0.8	0.49	208	1	60	3.1	15	-	40.0	70	36.0	25.1	80	67	R-32	2.6	A2L	110	44	1, 2, 3, 4, 5, 6, 7, 8
FC 2-1-3	DAIKIN	FXSA12AAVJU	ABOVE CEILING	CHILDREN'S AREA - 110	VRF 2-1-1	1.0	335	100	0.6	0.1	208	1	60	0.9	15	-	13.5	70	12.0	9.4	80	67	R-32	1.9	A2L	60	34	1, 2, 3, 4, 5, 6, 7, 8
FC 2-1-4	DAIKIN	FXSA12AAVJU	ABOVE CEILING	FLEX - 107A / 107B	VRF 2-1-1	1.0	335	100	0.6	0.1	208	1	60	0.9	15	-	13.5	70	12.0	9.4	80	67	R-32	2.6	A2L	60	34	1, 2, 3, 4, 5, 6, 7
FC 2-1-5	DAIKIN	FXSA12AAVJU	ABOVE CEILING	LOBBY - 100	VRF 2-1-1	1.0	335	100	0.6	0.1	208	1	60	0.9	15	-	13.5	70	12.0	9.4	80	67	R-32	1.6	A2L	60	34	1, 2, 3, 4, 5, 6, 7, 8
FC 2-1-6	DAIKIN	FXMA24AAVJU	ABOVE CEILING	ADULT STUDY - 105	VRF 2-1-1	2.0	740	200	0.8	0.31	208	1	60	1.9	15	-	27.0	70	24.0	16.5	80	67	R-32	3.3	A2L	90	39	1, 2, 3, 4, 5, 6, 7, 8

REMARKS:
1. PROVIDE WITH MERV 13 FACTORY FILTERBOX
2. PROVIDE WITH CONDENSATE OVERFLOW SWITCH
3. PROVIDE WITH VIBRATION ISOLATION
4. PROVIDE WITH WIRED THERMOSTAT
5. PROVIDE WITH AIR PURIFIER
6. CONTROL THROUGH BMS
7. VENTILATION OUTSIDE AIR PROVIDED BY DOAS 1-2-1
8. PROVIDE WITH FACTORY MOUNTED SMOKE DETECTOR AT THE SUPPLY AIR DISCHARGE

EQUIVALENT LENGTH CALCULATIONS - DRYER VENT

EQUIPMENT INFORMATION			COMPONENTS		
LOCATION	MANUFACTURER	MODEL	90° [QTY]	DUCT LENGTH [FT]	MAXIMUM LENGTH [FT]
DECON - 1113	SPEED QUEEN	SF7007WG	4	19.75	28
LAUNDRY / JAN - 1211	SPEED QUEEN	SF7007WG	2	11.50	47

SPEED QUEEN SF7007WG

NUMBER OF 90° ELBOWS	MAXIMUM LENGTH OF 4" RIGID METAL DUCT
0	65
1	55
2	47
3	36
4	28

VRF SYSTEM - BRANCH CONTROLLER SCHEDULE

UNIT ID	MANUFACTURER	MODEL NUMBER	LEVEL	LOCATION	CONDENSING UNIT SERVED	NO. PORTS	ELECTRICAL					HEATING CAP / PORT (MBH)	COOLING CAP / PORT (MBH)	REFRIGERANT			OPERATING WEIGHT (LBS)	REMARKS
							VOLT	PHASE	CYCLE	MCA	MAX FUSE			TYPE	WEIGHT (LBS)	CLASSIFICATION		
BC 1-1-1	DAIKIN	BSF4A54AAVJ	LEVEL 1	SHOP - 1108	VRF 1-1-1	4	208	1	60	1.2	15	54.0	54.0	R-32	37.36	A2L	49	1
BC 1-2-1	DAIKIN	BSF4A54AAVJ	LEVEL 2	HALL - 1201	VRF 1-1-1	4	208	1	60	1.2	15	54.0	54.0	R-32	37.36	A2L	49	1, 2
BC 2-1-1	DAIKIN	BSF8A54AAVJ	LEVEL 1	RESTROOM - 113	VRF 2-1-1	8	208	1	60	1.9	15	54.0	54.0	R-32	38.24	A2L	81	1

REMARKS:
1. PROVIDE WITH ISOLATION VALVES.
2. PROVIDE MANUFACTURER VENTILATED ENCLOSURE.

REGISTERED PROFESSIONAL ENGINEER
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No. 30090
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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

MECHANICAL SCHEDULES

SHEET NUMBER:

M0.3

SPLIT SYSTEM HEAT PUMP/CONDENSING UNIT SCHEDULE

UNIT ID	MANUFACTURER	MODEL NUMBER	LOCATION	AREA SERVED	AIRFLOW (CFM)	NOMINAL COOLING CAP TONS	MIN O.S.A.	EXT SP (IN. H2O)	ELECTRICAL						HEATING			COOLING			REFRIGERANT			DIMENSIONS (W" x H" x D")	OPERATING WEIGHT (LBS)	REMARKS
									FAN MOTOR WATTS	VOLTS	PHASE	CYCLE	MCA	MAX FUSE	KW INPUT	CAP. (MBH)	HSPF2 / COP	TOTAL CAP. (MBH)	SENSIBLE CAP. SENS.	EER2 / SEER2	TYPE	WEIGHT (LBS)	CLASSIFICATION			
SCU 1-2-1	DAIKIN	RX09MWVJU9	ROOF	BUNK - 1202	-	0.75	-	-	-	208	3	60	7.6	15	-	10	9.4 / 4.2	9.1	8.0	12 / 19.8	R-32	2.5	A2L	26-9/16" x 21-5/8" x 11-3/16"	63	3, 4
SFC 1-2-1	DAIKIN	FFQ09W2VJU8	BUNK - 1202	BUNK - 1202	350	0.75	-	-	23	208	3	60	-	-	0.7	10	9.4 / 4.2	9.1	8.0	12 / 19.8				24-7/16" x 1-13/16" x 24-7/16"	36	2, 3, 5, 6, 7, 8, 9
SCU 1-2-2	DAIKIN	RX09MWVJU9	ROOF	BUNK - 1203	-	0.75	-	-	-	208	3	60	7.6	15	-	10	9.4 / 4.2	9.1	8.0	12 / 19.8	R-32	2.5	A2L	26-9/16" x 21-5/8" x 11-3/16"	63	3, 4
SFC 1-2-2	DAIKIN	FFQ09W2VJU8	BUNK - 1203	BUNK - 1203	350	0.75	-	-	23	208	3	60	-	-	0.7	10	9.4 / 4.2	9.1	8.0	12 / 19.8				24-7/16" x 1-13/16" x 24-7/16"	36	2, 3, 5, 6, 7, 8, 9
SCU 1-2-3	DAIKIN	RX09MWVJU9	ROOF	BUNK - 1204	-	0.75	-	-	-	208	3	60	7.6	15	-	10	9.4 / 4.2	9.1	8.0	12 / 19.8	R-32	2.5	A2L	26-9/16" x 21-5/8" x 11-3/16"	63	3, 4
SFC 1-2-3	DAIKIN	FFQ09W2VJU8	BUNK - 1204	BUNK - 1204	350	0.75	-	-	23	208	3	60	-	-	0.7	10	9.4 / 4.2	9.1	8.0	12 / 19.8				24-7/16" x 1-13/16" x 24-7/16"	36	2, 3, 5, 6, 7, 8, 9
SCU 1-2-4	DAIKIN	RX09MWVJU9	ROOF	BUNK - 1205	-	0.75	-	-	-	208	3	60	7.6	15	-	10	9.4 / 4.2	9.1	8.0	12 / 19.8	R-32	2.5	A2L	26-9/16" x 21-5/8" x 11-3/16"	63	3, 4
SFC 1-2-4	DAIKIN	FFQ09W2VJU8	BUNK - 1205	BUNK - 1205	350	0.75	-	-	23	208	3	60	-	-	0.7	10	9.4 / 4.2	9.1	8.0	12 / 19.8				24-7/16" x 1-13/16" x 24-7/16"	36	2, 3, 5, 6, 7, 8, 9
SCU 2-1-1	DAIKIN	RKF24AXVJU	ROOF	TELECOM - 120	-	2	-	-	-	208	1	60	14.23	20	-	-	-	22.4	16.4	12 / 21	R-32	4.7	A2L	36-5/8" x 27-13/32" x 13-13/16"	101	1, 3, 4
SFC 2-1-1	DAIKIN	FTK24AXVJU	TELECOM - 120	TELECOM - 120	600	2	-	-	35	208	1	60	-	-	-	-	-	22.4	16.4	12 / 21				39-1/2" x 11-11/16" x 10-3/4"	31	1, 2, 3, 5, 7, 8

REMARKS:
1. COOLING ONLY
2. INDOOR UNIT POWERED BY OUTDOOR UNIT
3. PROVIDE RA DIII NET INTERFACE
4. PROVIDE CORROSION PROTECTION ON UNIT
5. PROVIDE WITH CONDENSATE PUMP AND OVERFLOW SWITCH
6. PROVIDE WITH VIBRATION ISOLATION
7. PROVIDE WITH WIRED THERMOSTAT
8. CONTROL THROUGH BMS
9. VENTILATION OUTSIDE AIR PROVIDED BY DOAS 1-2-1

EXHAUST FAN SCHEDULE

UNIT ID	MANUFACTURER	MODEL NUMBER	LOCATION	AREA SERVED	TYPE	AIRFLOW (CFM)	ESP (H20)	DRIVE TYPE	FAN RPM	ELECTRICAL DATA									dBA/ SONES	DIMENSIONS (L x W x H)	OPERATING WEIGHT (LBS)	REMARKS
										MOTOR WATTS	MOTOR BHP	MOTOR HP	VOLTS	PHASE	CYCLE	FLA	MCA	MOP				
EF 1-1-1	GREENHECK	SQ-120-VG	ABOVE CEILING	EMS/SHOP - 1104/1108 DECON/TURNOUTS - 1113/1114	INLINE	975	1.0	DIRECT	1476	-	0.29	1/2	208	1	60	3.8	5	15	53 / 6.7	21" x 19" x 19"	67	2
EF 1-1-2A	GREENHECK	G-130-VG	APP. ROOF	APPARATUS BAY - 1112	CENT.	1600	1.0	DIRECT	1561	-	0.44	3/4	208	1	60	5.4	7	15	65 / 13.5	28 3/8" x 28 3/8" x 35 3/4"	74	2, 4, 5
EF 1-1-2B	GREENHECK	G-130-VG	APP. ROOF	APPARATUS BAY - 1112	CENT.	1600	1.0	DIRECT	1561	-	0.44	3/4	208	1	60	5.4	7	15	65 / 13.5	28 3/8" x 28 3/8" x 35 3/4"	74	2, 4, 5
EF 1-1-2C	PLYMOVENT	TEV-3110 SAF	APP. ROOF	APPARATUS BAY - 1112	CENT.	900	7.0	DIRECT	-	-	-	3	208	3	60	-	-	-	87 / -	25 3/16" x 19 3/8" x 25 3/16"	117.9	5, 6, 7, 8, 9
EF 1-1-3	GREENHECK	SP-B150	RESTROOM - 1102	RESTROOM - 1102	CEILING	150	0.5	DIRECT	1050	128	-	-	115	1	60	1.8	-	-	- / 3.5	11 1/2" x 13 7/8" x 7"	10	1
EF 1-1-4	GREENHECK	SQ-9-VG	ABOVE CEILING	COMPRESSOR - 1110	INLINE	1000	0.5	DIRECT	1610	-	0.15	1/4	208	1	60	1.7	2	15	52 / 5.8	16 1/2" x 18 1/8" x 18 1/8"	64	3
EF 1-1-5	GREENHECK	SQ-80-VG	ELECTRICAL - 1115	ELECTRICAL - 1115	INLINE	300	0.5	DIRECT	1725	-	0.08	1/10	208	1	60	0.84	1	15	54 / 7.6	16" x 15" x 15"	48	3
EF 1-2-1	GREENHECK	SP-B200	RESTROOM - 1206	RESTROOM - 1206	CEILING	175	0.5	DIRECT	873	172	-	-	115	1	60	2.7	-	-	- / 6.5	11 1/2" x 13 7/8" x 7"	11	1
EF 1-2-2	GREENHECK	SP-B150	RESROOM - 1208	RESTROOM - 1208	CEILING	125	0.5	DIRECT	908	128	-	-	115	1	60	1.8	-	-	- / 2.5	11 1/2" x 13 7/8" x 7"	11	1
EF 1-2-3	GREENHECK	SP-B200	LAUNDRY/JANITOR - 1211	LAUNDRY/JANITOR - 1211	CEILING	175	0.5	DIRECT	873	172	-	-	115	1	60	2.7	-	-	- / 6.5	11 1/2" x 13 7/8" x 7"	11	2
EF 2-1-1	GREENHECK	SP-B150	RESTROOM - 111	RESTROOM - 111	CEILING	150	0.5	DIRECT	1050	128	-	-	115	1	60	1.8	-	-	- / 3.5	11 1/2" x 13 7/8" x 7"	10	1
EF 2-1-2	GREENHECK	SP-B150	RESTROOM - 112	RESTROOM - 112	CEILING	150	0.5	DIRECT	1050	128	-	-	115	1	60	1.8	-	-	- / 3.5	11 1/2" x 13 7/8" x 7"	10	1
EF 2-1-3	GREENHECK	SP-B150	RESTROOM - 113	RESTROOM - 113	CEILING	150	0.5	DIRECT	1050	128	-	-	115	1	60	1.8	-	-	- / 3.5	11 1/2" x 13 7/8" x 7"	10	1
EF 2-1-4	GREENHECK	SQ-97-VG	JANITOR - 114	JANITOR - 114	INLINE	125	0.5	DIRECT	1332	-	0.07	1/4	115	1	60	3.6	5	15	56 / 9.0	21" x 15" x 15"	53	2
EF 2-1-5	GREENHECK	SQ-90-VG	ABOVE CEILING	KITCHEN - 117	INLINE	250	0.25	DIRECT	1111	-	0.02	1/6	115	1	60	2.3	3	15	43 / 3.6	16" x 15" x 15"	42	2
VF 1-2-1	SOLER & PALAU	TD-100	ABOVE CEILING	BC 1-2-1	INLINE	50	0.25	DIRECT	2500	26	-	-	120	1	60	-	0.45	-	-	10" x 6" x 6"	-	2

REMARKS:
1. PROVIDE FAN WITH DEDICATED WALL SWITCH WITH TIME-DELAY SHUTOFF
2. FAN TO OPERATE 24/7
3. FAN CONTROLLED BY SPACE THERMOSTAT
4. FAN CONTROLLED BY SPACE CO/NO2 SENSORS. FAN TO RUN ON LOW SPEED CONTINOUSLY AND SWITCH TO HIGH SPEED WHEN TRIGGERED. PROVIDE WITH VFD
5. FANS SHALL NOT BE INTERLOCKED WITH THE BUILDING FIRE DETECTION SYSTEM
6. FAN CONTROLLED BY PLYMOVENT OS-3 CONTROL BOX
7. PROVIDE FAN WITH MUFFLER DISCHARGE
8. PROVIDE FAN WITH SOUND ATTENUATOR ENCLOSURE
9. PROVIDE WITH MAGNETIC RAIL SYSTEM FOR EACH DRIVE BAY. 2 TOTAL RAILS/DROPS, ONE DROP PER RAIL (MRP-40-CRS-E)

SUPPLY FAN SCHEDULE

UNIT ID	MANUFACTURER	MODEL NUMBER	LOCATION	AREA SERVED	TYPE	AIRFLOW (CFM)	ESP (H20)	DRIVE TYPE	FAN RPM	ELECTRICAL DATA									dBA/ SONES	DIMENSIONS (L x W x H)	OPERATING WEIGHT (LBS)	REMARKS
										MOTOR WATTS	MOTOR BHP	MOTOR HP	VOLTS	PHASE	CYCLE	FLA	MCA	MOP				
SF 1-1-1	GREENHECK	SQ-120-VG	APPARATUS BAY - 1112	EMS/SHOP - 1104/1108 DECON/TURNOUTS - 1113/1114	INLINE	1125	1.0	DIRECT	1631	-	0.4	1/2	208	1	60	3.8	5	15	56 / 8.1	52 5/32" x 19" x 19"	119	1, 2

REMARKS:
1. FAN TO OPERATE 24/7
2. PROVIDE FAN WITH MERV-13 FILTER

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS [illegible]
No. 30090
EXP.: 09/30/26
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STATE OF CALIFORNIA

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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

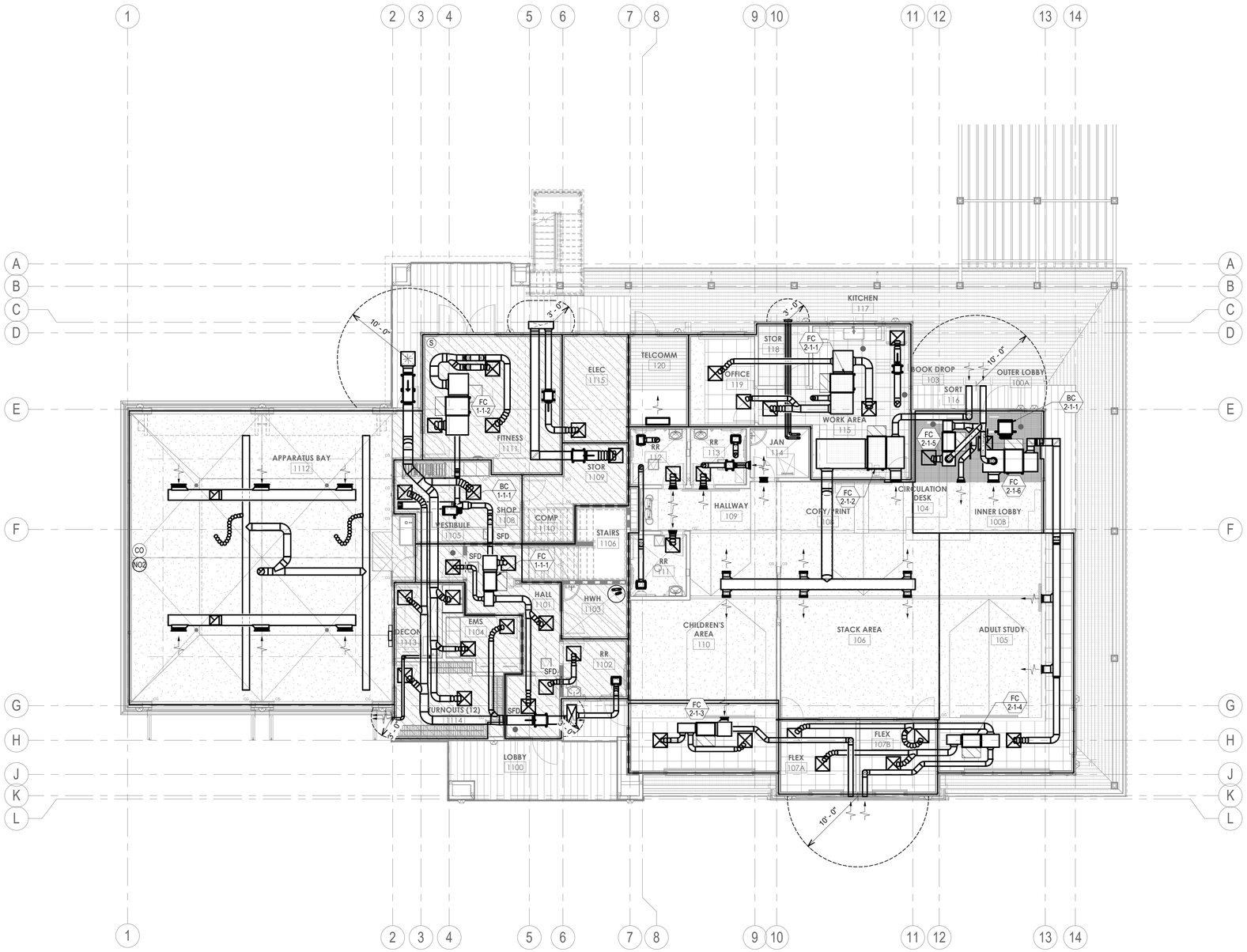
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
MECHANICAL SCHEDULES

SHEET NUMBER:
M0.4



1 M1.1 MECHANICAL DUCTWORK PLAN - FIRST FLOOR - OVERALL
SCALE: 1/8" = 1'-0"

KEYNOTES

GENERAL NOTES

1. PROVIDE ALL OUTDOOR UNITS AND VENT CAPS WITH CORROSION PROTECTION.
2. PROVIDE VIBRATION ISOLATION ON ALL MECHANICAL UNITS.
3. PROVIDE MIN. 24" CLEAR ABOVE CEILING AND ROOF/FLOOR FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING.
4. PROVIDE BALANCING DAMPERS ON ALL OUTSIDE AIR BRANCH DUCTWORK.
5. PROVIDE ACCESS PANELS FOR ALL SFD'S LOCATED ABOVE HARD-LID CEILINGS.
6. PRODUCT-CONVEYING OUTLETS SHALL TERMINATE NOT LESS THAN 10' FROM PROPERTY LINE, 3' FROM EXTERIOR ROOF/WALL, 10' FROM OPENINGS INTO THE BUILDING AND 10' ABOVE GRADE, PER CMC 502.2.2.
7. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3' FROM PROPERTY LINE, 3' FROM OPENINGS INTO THE BUILDING, 10' FROM ANY FRESH OUTSIDE AIR INTAKE AND SHALL NOT DIACHARGE ONTO A PUBLIC WALKWAY, PER CMC 502.2.1.
8. UNLISTED BARBECUE GRILLES SHALL NOT BE INSTALLED UNDER COMBUSTIBLE CONSTRUCTION. LISTED BARBECUE GRILLES MUST BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS THAT BEARS THE LISTING AGENCY'S LOGO, PER CMC 923.0.

REGISTERED PROFESSIONAL ENGINEER
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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

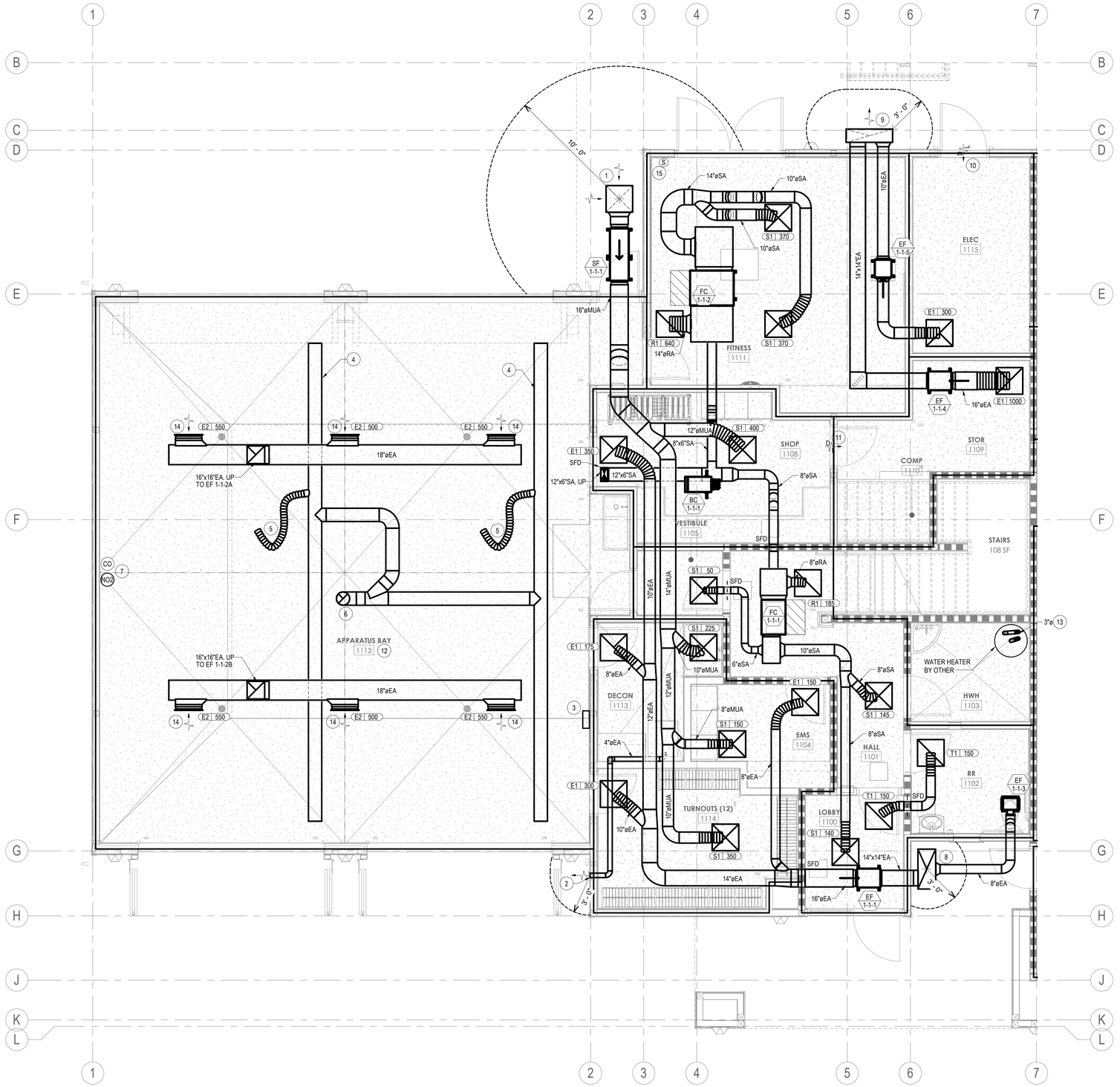
230101

SHEET TITLE:

MECHANICAL DUCTWORK PLAN FIRST FLOOR - OVERALL

SHEET NUMBER:

M1.1



1 M1.1A MECHANICAL DUCTWORK PLAN - FIRST FLOOR - FIRE STATION
SCALE: 1/4" = 1'-0"

KEYNOTES

1. PROVIDE OUTSIDE AIR INTAKE LOUVER ON CEILING WITH PLENUM. LOUVER FREE AREA SHALL NOT BE LESS THAN 1.9 SF. (1125 CFM @ 600FPM)
2. 4" EA DRYER VENT. TERMINATE MIN. 10' ABOVE GRADE. PROVIDE MANUFACTURER RECOMMENDED VENT CAP.
3. PLYMOVENT CONTROL PANEL.
4. PLYMOVENT EXHAUST RAIL SYSTEM WITH MAGNETIC CONNECTOR TO APPARATUS (MPR-40-CRS-E).
5. PLYMOVENT EXHAUST HOSE DOWN TO VEHICLE. AIR CLASS 2.
6. EXHAUST DUCT UP TO PLYMOVENT EXHAUST FAN (EF 1-1-2C) ON ROOF.
7. CO/NO2 SENSOR CONTROLLING SUPPLEMENTAL GENERAL EXHAUST SYSTEM/FAN. FAN TO RUN ON A LOW SPEED CONTINUOUSLY AND SWITCH TO HIGH SPEED WHEN TRIGGERED.
8. PROVIDE EXHAUST DISCHARGE LOUVER ON CEILING WITH PLENUM. PROVIDE EACH BRANCH WITH BACKDRAFT DAMPER. LOUVER FREE AREA SHALL NOT BE LESS THAN1.2 SF. (1125 CFM @ 1000 FPM)
9. PROVIDE EXHAUST DISCHARGE LOUVER ON CEILING WITH PLENUM. PROVIDE EACH BRANCH WITH BACKDRAFT DAMPER. LOUVER FREE AREA SHALL NOT BE LESS THAN1.3 SF. (1300 CFM @ 1000 FPM)
10. PROVIDE DOOR WITH LOUVER. LOUVER FREE AREA SHALL NOT BE LESS THAN 1.0 SF WITH MINIMUM OF 50% FREE AREA. (300 CFM @ 300 FPM)
11. PROVIDE DOOR WITH LOUVER. LOUVER FREE AREA SHALL NOT BE LESS THAN 3.4 SF WITH MINIMUM OF 50% FREE AREA. (1000 CFM @ 300 FPM)
12. MAKE-UP AIR PROVIDED VIA INTAKE LOUVERS ON PARAPET WALL. LOUVERS SHALL HAVE A COMBINED FREE AREA NOT LESS THAN 14.0 SF (4,200 CFM @ 300 FPM).
13. 3" IPEX SYSTEM 636 VENT AND INTAKE UP TO LOW PROFILE SIDE WALL TERMINATION KIT (PART #: 196895) FOR WATER HEATER. TERMINATE PER MANUFACTURER REQUIREMENTS.
14. GENERAL APPARATUS BAY EXHAUST. AIR CLASS 2.
15. PROVIDE SENSOR AT DOOR TO TURN OFF FAN COIL WHEN DOOR IS OPEN.

GENERAL NOTES

1. PROVIDE ALL OUTDOOR UNITS AND VENT CAPS WITH CORROSION PROTECTION.
2. PROVIDE VIBRATION ISOLATION ON ALL MECHANICAL UNITS.
3. PROVIDE MIN. 24" CLEAR ABOVE CEILING AND ROOF/FLOOR FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING.
4. PROVIDE BALANCING DAMPERS ON ALL OUTSIDE AIR BRANCH DUCTWORK.
5. PROVIDE ACCESS PANELS FOR ALL SFD'S LOCATED ABOVE HARD-LID CEILINGS.
6. PRODUCT-CONVEYING OUTLETS SHALL TERMINATE NOT LESS THAN 10' FROM PROPERTY LINE, 3' FROM EXTERIOR ROOF/WALL, 10' FROM OPENINGS INTO THE BUILDING AND 10' ABOVE GRADE, PER CMC 502.2.2.
7. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3' FROM PROPERTY LINE, 3' FROM OPENINGS INTO THE BUILDING, 10' FROM ANY FRESH OUTSIDE AIR INTAKE AND SHALL NOT DIACHARGE ONTO A PUBLIC WALKWAY, PER CMC 502.2.1.
8. UNLISTED BARBECUE GRILLES SHALL NOT BE INSTALLED UNDER COMBUSTIBLE CONSTRUCTION. LISTED BARBECUE GRILLES MUST BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS THAT BEARS THE LISTING AGENCY'S LOGO, PER CMC 923.0.

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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

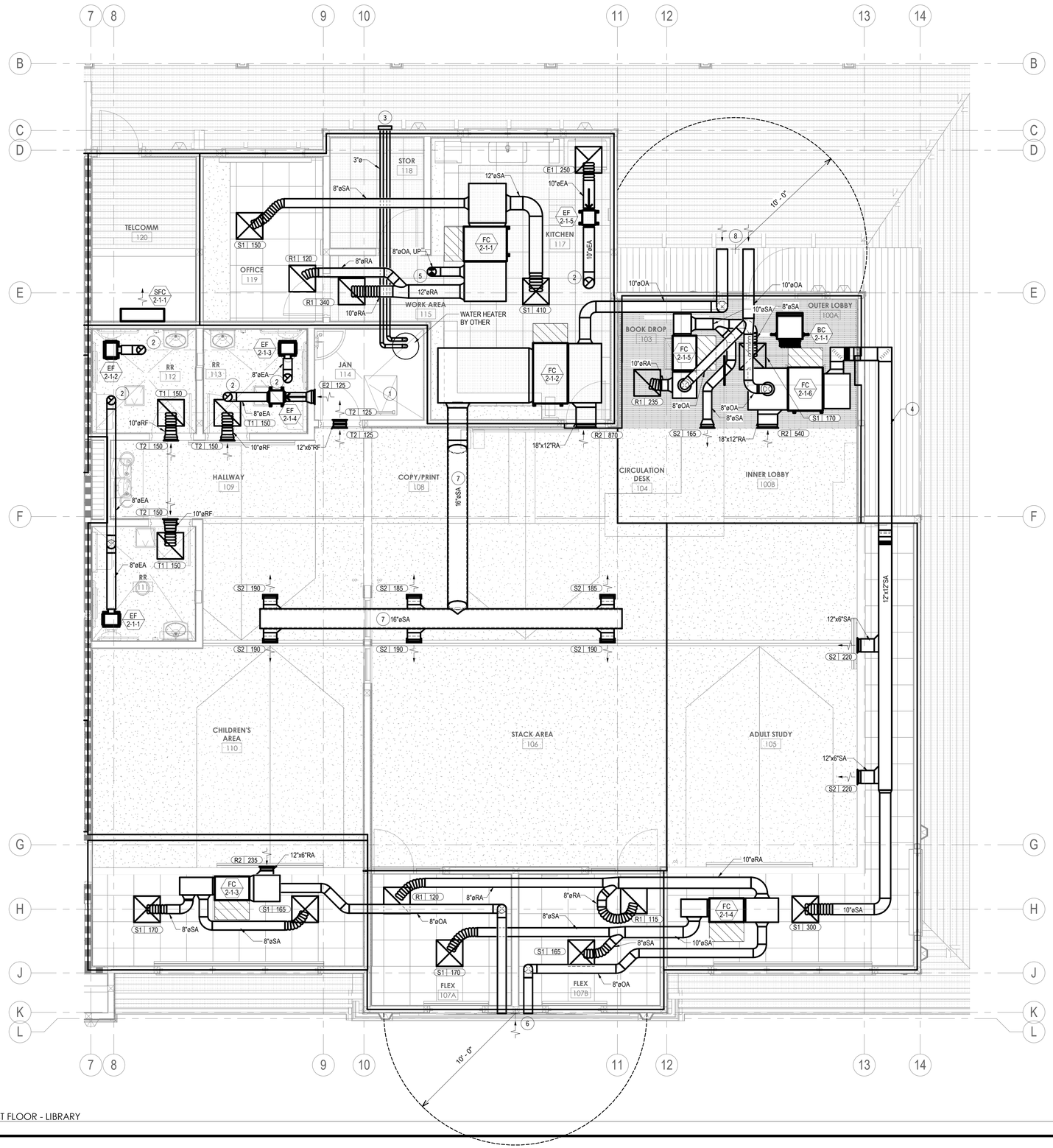
230101

SHEET TITLE:

MECHANICAL DUCTWORK PLAN FIRST FLOOR - FIRE STATION

SHEET NUMBER:

M1.1A



1 MECHANICAL DUCTWORK PLAN - FIRST FLOOR - LIBRARY
M1.1B SCALE: 1/4" = 1'-0"

KEYNOTES

1. PERMANENT ROOF ACCESS.
2. EXHAUST DUCT UP TO ROOF. TERMINATE WITH VENT CAP ON ROOF.
3. 3" IPEX SYSTEM 636 LOW PROFILE SIDE WALL TERMINATION KIT (PART #: 196985) FOR WATER HEATER. TERMINATE PER MANUFACTURER REQUIREMENTS.
4. RUN DUCTWORK IN SOFFIT.
5. 8" OUTSIDE AIR UP THRU ROOF. PROVIDE WITH ROOF CAP AND BIRDSCREEN. MAINTAIN A MINIMUM OF 10'-0" CLEARANCE FROM ALL EXHAUST DISCHARGE AND PLUMBING VENTS.
6. PROVIDE OUTSIDE AIR INTAKE LOUVER ON WALL WITH PLENUM. LOUVER FREE AREA SHALL NOT BE LESS THAN 0.4 SF. (200 CFM @ 600FPM)
7. PROVIDE DUCTWORK WITH 1" INTERNAL LINING.
8. PROVIDE OUTSIDE AIR INTAKE LOUVER ON WALL WITH PLENUM. LOUVER FREE AREA SHALL NOT BE LESS THAN 1.0 SF. (560 CFM @ 600FPM)

GENERAL NOTES

1. PROVIDE ALL OUTDOOR UNITS AND VENT CAPS WITH CORROSION PROTECTION.
2. PROVIDE VIBRATION ISOLATION ON ALL MECHANICAL UNITS.
3. PROVIDE MIN. 24" CLEAR ABOVE CEILING AND ROOF/FLOOR FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING.
4. PROVIDE BALANCING DAMPERS ON ALL OUTSIDE AIR BRANCH DUCTWORK.
5. PROVIDE ACCESS PANELS FOR ALL SFD'S LOCATED ABOVE HARD-LID CEILINGS.
6. PRODUCT-CONVEYING OUTLETS SHALL TERMINATE NOT LESS THAN 10' FROM PROPERTY LINE, 3' FROM EXTERIOR ROOF/WALL, 10' FROM OPENINGS INTO THE BUILDING AND 10' ABOVE GRADE, PER CMC 502.2.2.
7. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3' FROM PROPERTY LINE, 3' FROM OPENINGS INTO THE BUILDING, 10' FROM ANY FRESH OUTSIDE AIR INTAKE AND SHALL NOT DIACHARGE ONTO A PUBLIC WALKWAY, PER CMC 502.2.1.
8. UNLISTED BARBECUE GRILLES SHALL NOT BE INSTALLED UNDER COMBUSTIBLE CONSTRUCTION. LISTED BARBECUE GRILLES MUST BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS THAT BEARS THE LISTING AGENCY'S LOGO, PER CMC 923.0.

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PROJECT No.: 23005OC

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PROJECT NUMBER:

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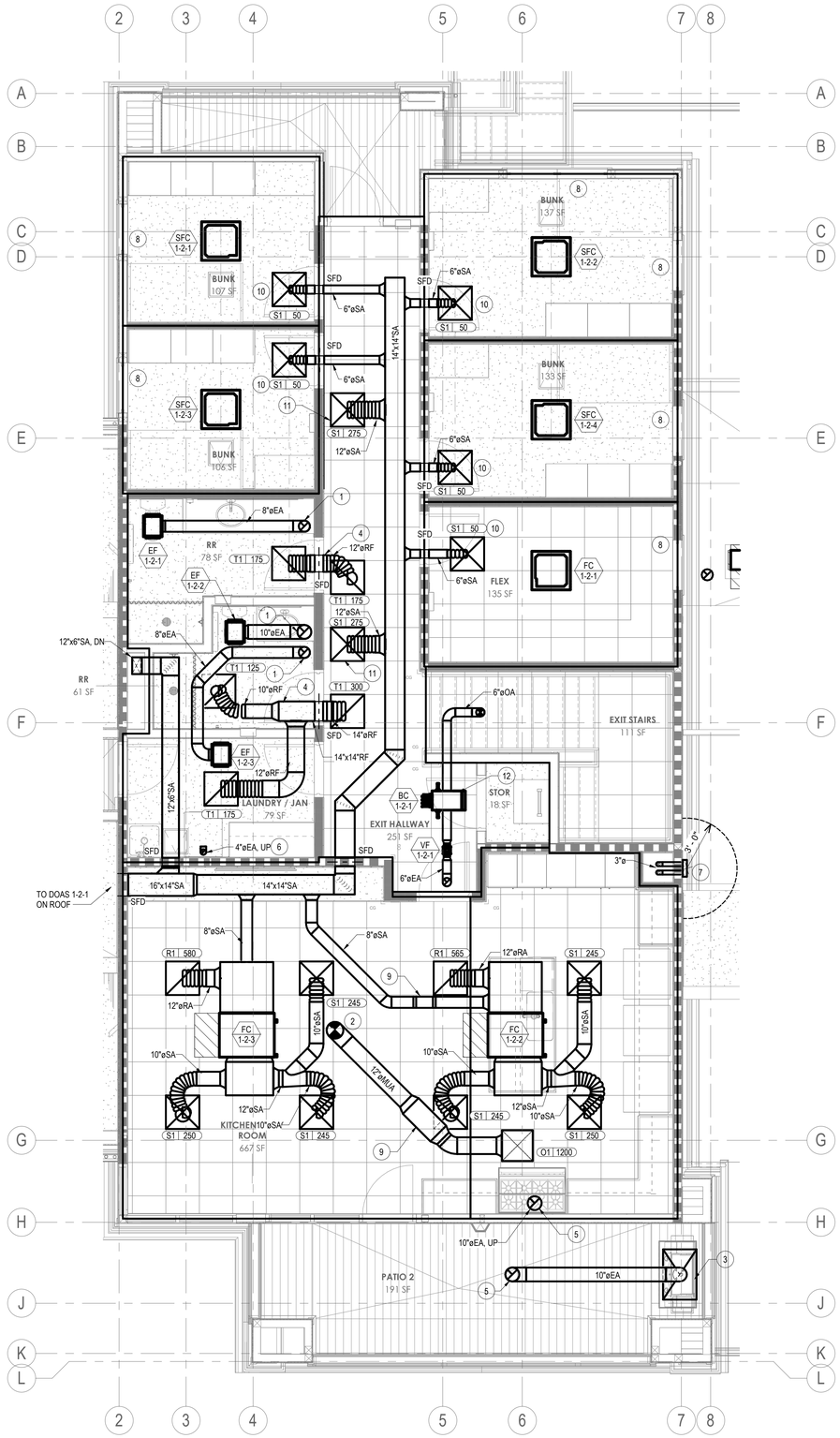
SHEET TITLE:

MECHANICAL DUCTWORK PLAN FIRST FLOOR - LIBRARY

SHEET NUMBER:

M1.1B



1 M1.2 MECHANICAL DUCTWORK PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

KEYNOTES

1. EXHAUST DUCT UP TO ROOF. TERMINATE WITH VENT CAP ON ROOF.
2. GRAVITY MAKE-UP AIR WITH FILTERED GRILLE AND SCREENED INTAKE HOOD AT ROOF (1,200 CFM).
3. EXHAUST HOOD LOCATED ABOVE GRILLE. BY CONTRACTOR.
4. TRANSFER GRILLES. SIZE DUCTWORK AT MAXIMUM 300 FPM.
5. 10" EA DUCT UP THROUGH ROOF STRUCTURE. DUCT RUN IN ATTIC SPACE.
6. 4" DRYER EA DUCT UP THROUGH ROOF STRUCTURE. DUCT RUN IN ATTIC SPACE.
7. 3" IPEX SYSTEM 636 LOW PROFILE SIDE WALL TERMINATION KIT (PART #: 196985) FOR WATER HEATER. TERMINATE PER MANUFACTURER REQUIREMENTS.
8. PROVIDE SENSOR AT WINDOW TO TURN OFF FAN COIL WHEN WINDOW IS OPEN.
9. PROVIDE DUCT TRANSITION AS NEEDED TO AVOID STRUCTURAL BEAM. REFER TO DETAIL 3/M4.2.
10. FIELD ADJUST PATTERN DEFLECTORS TO 2-WAY THROW.
11. FIELD ADJUST PATTERN DEFLECTORS TO 3-WAY THROW.
12. PROVIDE BRANCH CONTROLLER WITH VENTILATED ENCLOSURE AND VENTILATION FAN.

GENERAL NOTES

1. PROVIDE ALL OUTDOOR UNITS AND VENT CAPS WITH CORROSION PROTECTION.
2. PROVIDE VIBRATION ISOLATION ON ALL MECHANICAL UNITS.
3. PROVIDE MIN. 24" CLEAR ABOVE CEILING AND ROOF/FLOOR FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING.
4. PROVIDE BALANCING DAMPERS ON ALL OUTSIDE AIR BRANCH DUCTWORK.
5. PROVIDE ACCESS PANELS FOR ALL SFD'S LOCATED ABOVE HARD-LID CEILINGS.
6. PRODUCT-CONVEYING OUTLETS SHALL TERMINATE NOT LESS THAN 10' FROM PROPERTY LINE, 3' FROM EXTERIOR ROOF/WALL, 10' FROM OPENINGS INTO THE BUILDING AND 10' ABOVE GRADE, PER CMC 502.2.2.
7. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3' FROM PROPERTY LINE, 3' FROM OPENINGS INTO THE BUILDING, 10' FROM ANY FRESH OUTSIDE AIR INTAKE AND SHALL NOT DIACHARGE ONTO A PUBLIC WALKWAY, PER CMC 502.2.1.
8. UNLISTED BARBECUE GRILLES SHALL NOT BE INSTALLED UNDER COMBUSTIBLE CONSTRUCTION. LISTED BARBECUE GRILLES MUST BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS THAT BEARS THE LISTING AGENCY'S LOGO, PER CMC 923.0.

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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

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110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

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PROJECT NUMBER:

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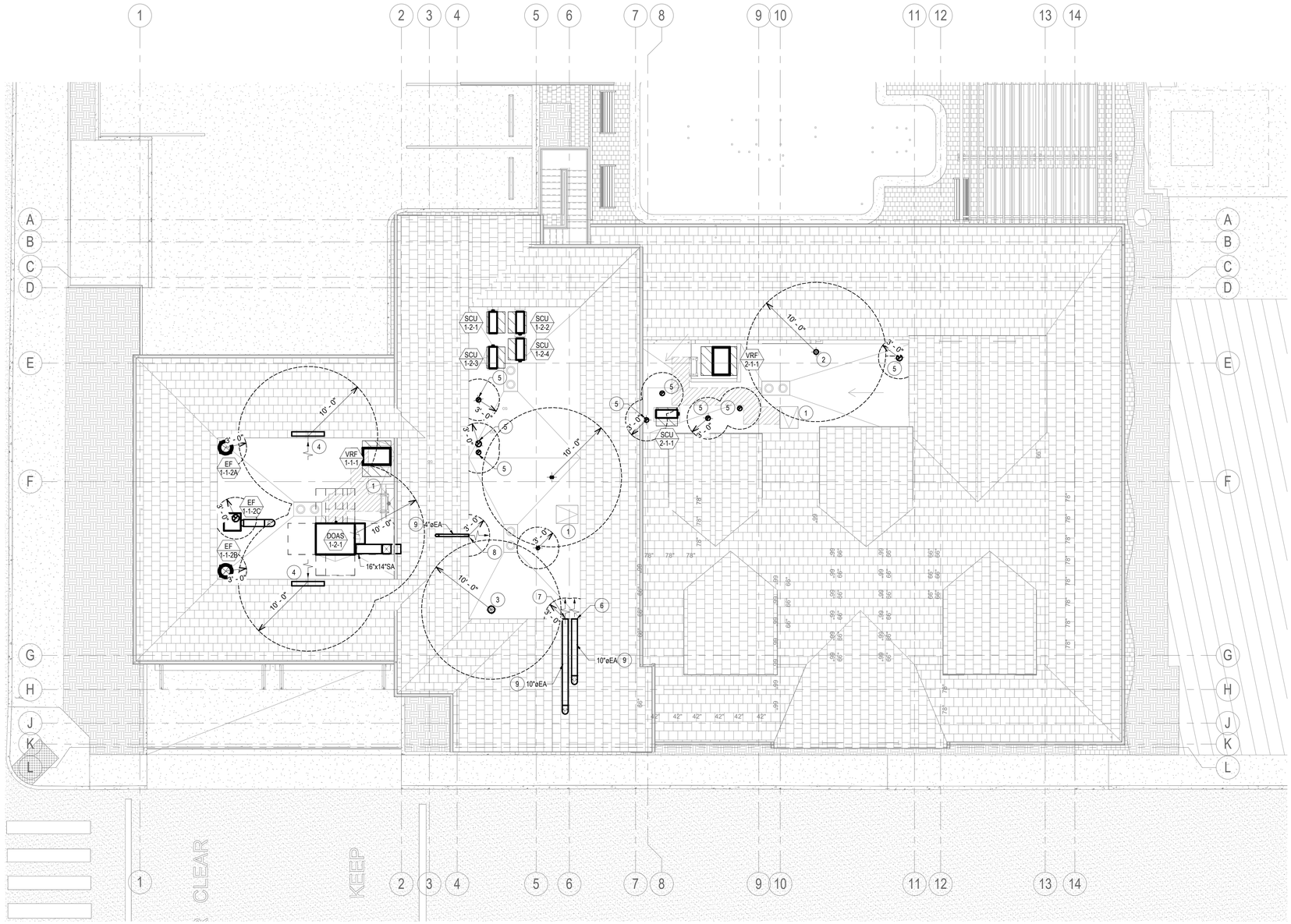
SHEET TITLE:

MECHANICAL DUCTWORK PLAN SECOND FLOOR

SHEET NUMBER:

M1.2



1 MECHANICAL DUCTWORK PLAN - ROOF
M1.3 SCALE: 1/8" = 1'-0"

KEYNOTES

1. PERMANENT ROOF ACCESS.
2. 8" OUTSIDE AIR UP THRU ROOF. PROVIDE WITH ROOF CAP AND BIRDSCREEN. MAINTAIN A MINIMUM OF 10'-0" CLEARANCE FROM ALL EXHAUST DISCHARGE AND PLUMBING VENTS.
3. GRAVITY MAKE-UP AIR WITH FILTERED GRILLE AND SCREENED INTAKE HOOD AT ROOF (1,200 CFM).
4. PROVIDE WALL INTAKE LOUVER ON PARAPET WALL. LOUVER FREE AREA SHALL NOT BE LESS THAN 7.0 SF (2,100 CFM @ 300 FPM).
5. EXHAUST DUCT UP TO ROOF. TERMINATE WITH VENT CAP ON ROOF.
6. KITCHEN RANGE HOOD EXHAUST DISCHARGE MOUNTED ON PARAPET WALL. WALL MOUNTED EXTERIOR BLOWER MODEL #: DEV1200 (1,200 CFM). CONTROLLED BY SWITCH ON HOOD.
7. GRILLE HOOD EXHAUST DISCHARGE MOUNTED ON PARAPET WALL. WALL MOUNTED EXTERIOR BLOWER MODEL #: DEV1200 (1200 CFM). CONTROLLED BY SWITCH ON HOOD.
8. 4" EA DRYER VENT. TERMINATE MIN. 10' ABOVE GRADE. PROVIDE MANUFACTURER RECOMMENDED VENT CAP.
9. DUCTWORK TO RUN IN ATTIC SPACE.

GENERAL NOTES

1. PROVIDE ALL OUTDOOR UNITS AND VENT CAPS WITH CORROSION PROTECTION.
2. PROVIDE VIBRATION ISOLATION ON ALL MECHANICAL UNITS.
3. PROVIDE MIN. 24" CLEAR ABOVE CEILING AND ROOF/FLOOR FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING.
4. PROVIDE BALANCING DAMPERS ON ALL OUTSIDE AIR BRANCH DUCTWORK.
5. PROVIDE ACCESS PANELS FOR ALL SFD'S LOCATED ABOVE HARD-LID CEILINGS.
6. PRODUCT-CONVEYING OUTLETS SHALL TERMINATE NOT LESS THAN 10' FROM PROPERTY LINE, 3' FROM EXTERIOR ROOF/WALL, 10' FROM OPENINGS INTO THE BUILDING AND 10' ABOVE GRADE, PER CMC 502.2.2.
7. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3' FROM PROPERTY LINE, 3' FROM OPENINGS INTO THE BUILDING, 10' FROM ANY FRESH OUTSIDE AIR INTAKE AND SHALL NOT DIACHARGE ONTO A PUBLIC WALKWAY, PER CMC 502.2.1.
8. UNLISTED BARBECUE GRILLES SHALL NOT BE INSTALLED UNDER COMBUSTIBLE CONSTRUCTION. LISTED BARBECUE GRILLES MUST BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS THAT BEARS THE LISTING AGENCY'S LOGO, PER CMC 923.0.

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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
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PROJECT NUMBER:

230101

SHEET TITLE:

MECHANICAL DUCTWORK PLAN ROOF

SHEET NUMBER:

M1.3

1 M2.1 MECHANICAL PIPING PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

KEYNOTES

1 REFRIGERANT PIPING TO BE SIZED PER MANUFACTURER'S SPECIFICATION. REFRIGERANT PIPING SHALL BE INSULATED PER 2022 CEC.
2 REFRIGERANT PIPING UP.
3 REFRIGERANT PIPING THROUGH WALL TO VRF CONDENSING UNIT ON ROOF.
4 REFRIGERANT PIPING UP TO SPLIT SYSTEM CONDENSING UNIT ON ROOF.

GENERAL NOTES

1. PROVIDE ALL OUTDOOR UNITS AND VENT CAPS WITH CORROSION PROTECTION.
2. PROVIDE VIBRATION ISOLATION ON ALL MECHANICAL UNITS.
3. PROVIDE MIN. 24" CLEAR ABOVE CEILING AND ROOF/FLOOR FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING.
4. PROVIDE BALANCING DAMPERS ON ALL OUTSIDE AIR BRANCH DUCTWORK.
5. PROVIDE ACCESS PANELS FOR ALL SFD'S LOCATED ABOVE HARD-LID CEILINGS.
6. PRODUCT-CONVEYING OUTLETS SHALL TERMINATE NOT LESS THAN 10' FROM PROPERTY LINE, 3' FROM EXTERIOR ROOF/WALL, 10' FROM OPENINGS INTO THE BUILDING AND 10' ABOVE GRADE, PER CMC 502.2.2.
7. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3' FROM PROPERTY LINE, 3' FROM OPENINGS INTO THE BUILDING, 10' FROM ANY FRESH OUTSIDE AIR INTAKE AND SHALL NOT DIACHARGE ONTO A PUBLIC WALKWAY, PER CMC 502.2.1.
8. UNLISTED BARBECUE GRILLES SHALL NOT BE INSTALLED UNDER COMBUSTIBLE CONSTRUCTION. LISTED BARBECUE GRILLES MUST BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS THAT BEARS THE LISTING AGENCY'S LOGO, PER CMC 923.0.

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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

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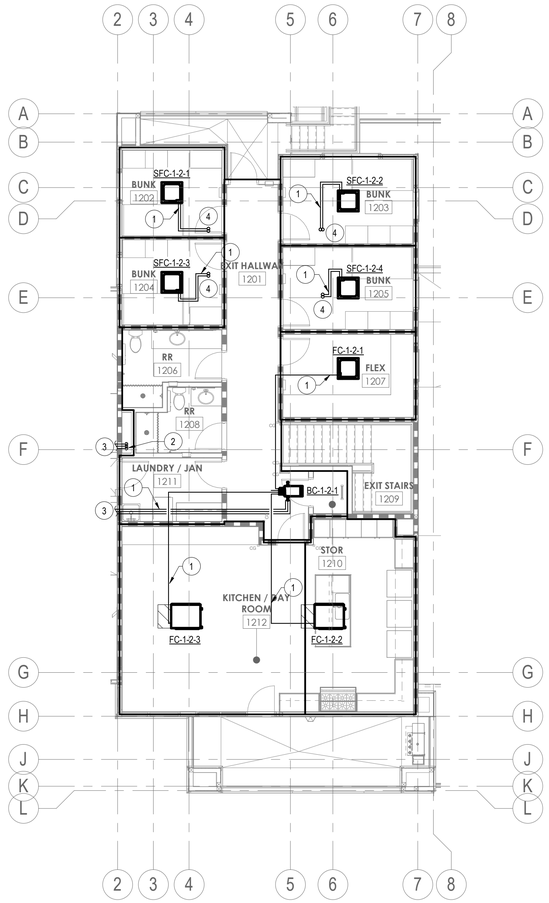
SHEET TITLE:

MECHANICAL PIPING PLAN FIRST FLOOR

SHEET NUMBER:

M2.1



1 MECHANICAL PIPING PLAN - SECOND FLOOR
M2.2 SCALE: 1/8" = 1'-0"

KEYNOTES

1 REFRIGERANT PIPING TO BE SIZED PER MANUFACTURER'S SPECIFICATION. REFRIGERANT PIPING SHALL BE INSULATED PER 2022 CEC.
2 REFRIGERANT PIPING DOWN.
3 REFRIGERANT PIPING THROUGH WALL TO VRF CONDENSING UNIT ON ROOF.
4 REFRIGERANT PIPING UP TO SPLIT SYSTEM CONDENSING UNIT ON ROOF.

GENERAL NOTES

1. PROVIDE ALL OUTDOOR UNITS AND VENT CAPS WITH CORROSION PROTECTION.
2. PROVIDE VIBRATION ISOLATION ON ALL MECHANICAL UNITS.
3. PROVIDE MIN. 24" CLEAR ABOVE CEILING AND ROOF/FLOOR FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING.
4. PROVIDE BALANCING DAMPERS ON ALL OUTSIDE AIR BRANCH DUCTWORK.
5. PROVIDE ACCESS PANELS FOR ALL SFD'S LOCATED ABOVE HARD-LID CEILINGS.
6. PRODUCT-CONVEYING OUTLETS SHALL TERMINATE NOT LESS THAN 10' FROM PROPERTY LINE, 3' FROM EXTERIOR ROOF/WALL, 10' FROM OPENINGS INTO THE BUILDING AND 10' ABOVE GRADE, PER CMC 502.2.2.
7. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3' FROM PROPERTY LINE, 3' FROM OPENINGS INTO THE BUILDING, 10' FROM ANY FRESH OUTSIDE AIR INTAKE AND SHALL NOT DIACHARGE ONTO A PUBLIC WALKWAY, PER CMC 502.2.1.
8. UNLISTED BARBECUE GRILLES SHALL NOT BE INSTALLED UNDER COMBUSTIBLE CONSTRUCTION. LISTED BARBECUE GRILLES MUST BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS THAT BEARS THE LISTING AGENCY'S LOGO, PER CMC 923.0.

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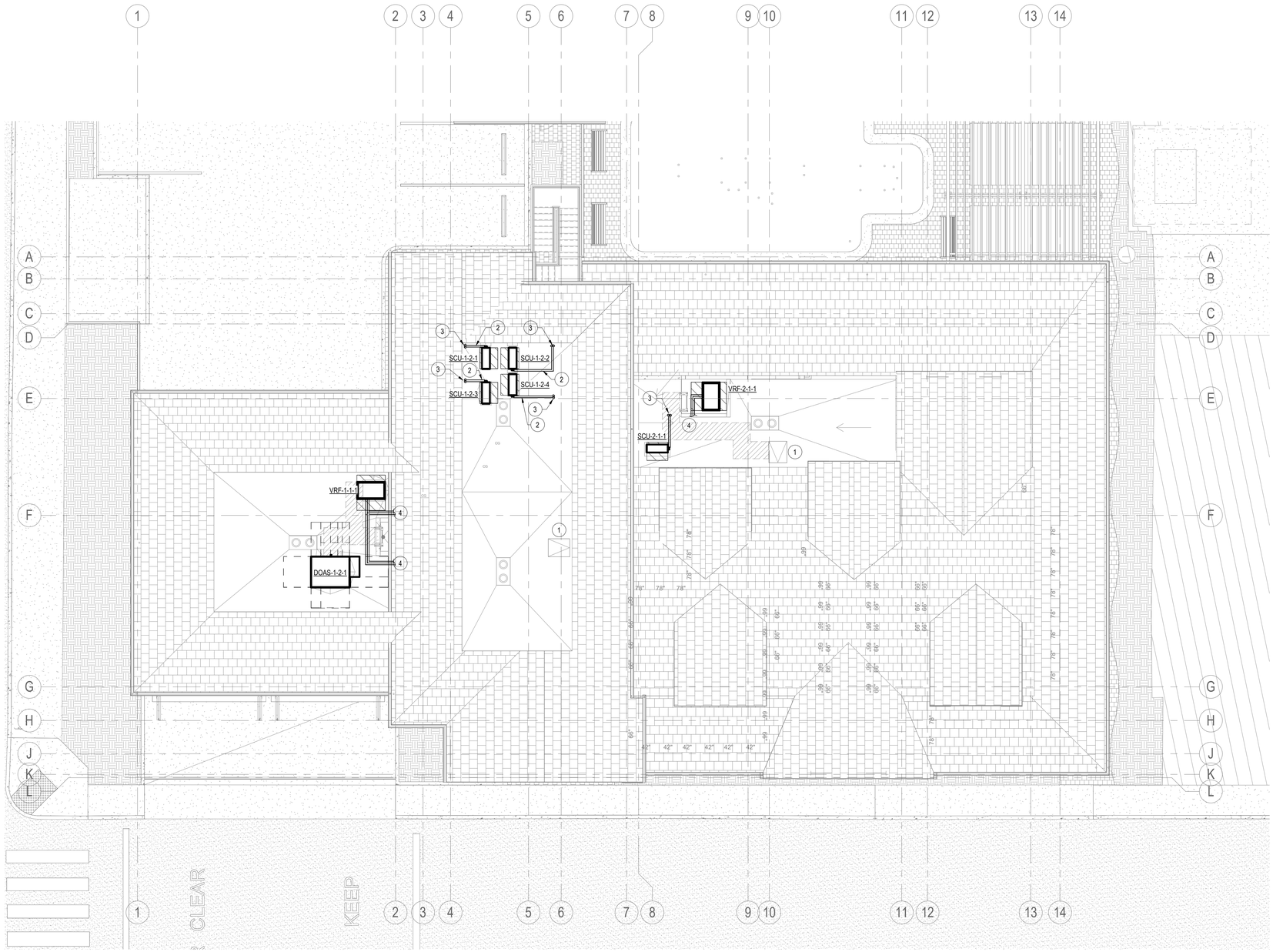
SHEET TITLE:

MECHANICAL PIPING PLAN SECOND FLOOR

SHEET NUMBER:

M2.2



1 MECHANICAL PIPING PLAN - ROOF
M2.3 SCALE: 1/8" = 1'-0"

KEYNOTES

1 PERMANENT ROOF ACCESS.
2 REFRIGERANT PIPING TO BE SIZED PER MANUFACTURER'S SPECIFICATION. REFRIGERANT PIPING SHALL BE INSULATED PER 2022 CEC.
3 REFRIGERANT PIPING DOWN.
4 REFRIGERANT PIPING THROUGH WALL.

GENERAL NOTES

1. PROVIDE ALL OUTDOOR UNITS AND VENT CAPS WITH CORROSION PROTECTION.
2. PROVIDE VIBRATION ISOLATION ON ALL MECHANICAL UNITS.
3. PROVIDE MIN. 24" CLEAR ABOVE CEILING AND ROOF/FLOOR FOR ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING.
4. PROVIDE BALANCING DAMPERS ON ALL OUTSIDE AIR BRANCH DUCTWORK.
5. PROVIDE ACCESS PANELS FOR ALL SFD'S LOCATED ABOVE HARD-LID CEILINGS.
6. PRODUCT-CONVEYING OUTLETS SHALL TERMINATE NOT LESS THAN 10' FROM PROPERTY LINE, 3' FROM EXTERIOR ROOF/WALL, 10' FROM OPENINGS INTO THE BUILDING AND 10' ABOVE GRADE, PER CMC 502.2.2.
7. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3' FROM PROPERTY LINE, 3' FROM OPENINGS INTO THE BUILDING, 10' FROM ANY FRESH OUTSIDE AIR INTAKE AND SHALL NOT DIACHARGE ONTO A PUBLIC WALKWAY, PER CMC 502.2.1.
8. UNLISTED BARBECUE GRILLES SHALL NOT BE INSTALLED UNDER COMBUSTIBLE CONSTRUCTION. LISTED BARBECUE GRILLES MUST BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS THAT BEARS THE LISTING AGENCY'S LOGO, PER CMC 923.0.

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PROJECT No.: 23005OC

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PROJECT NUMBER:

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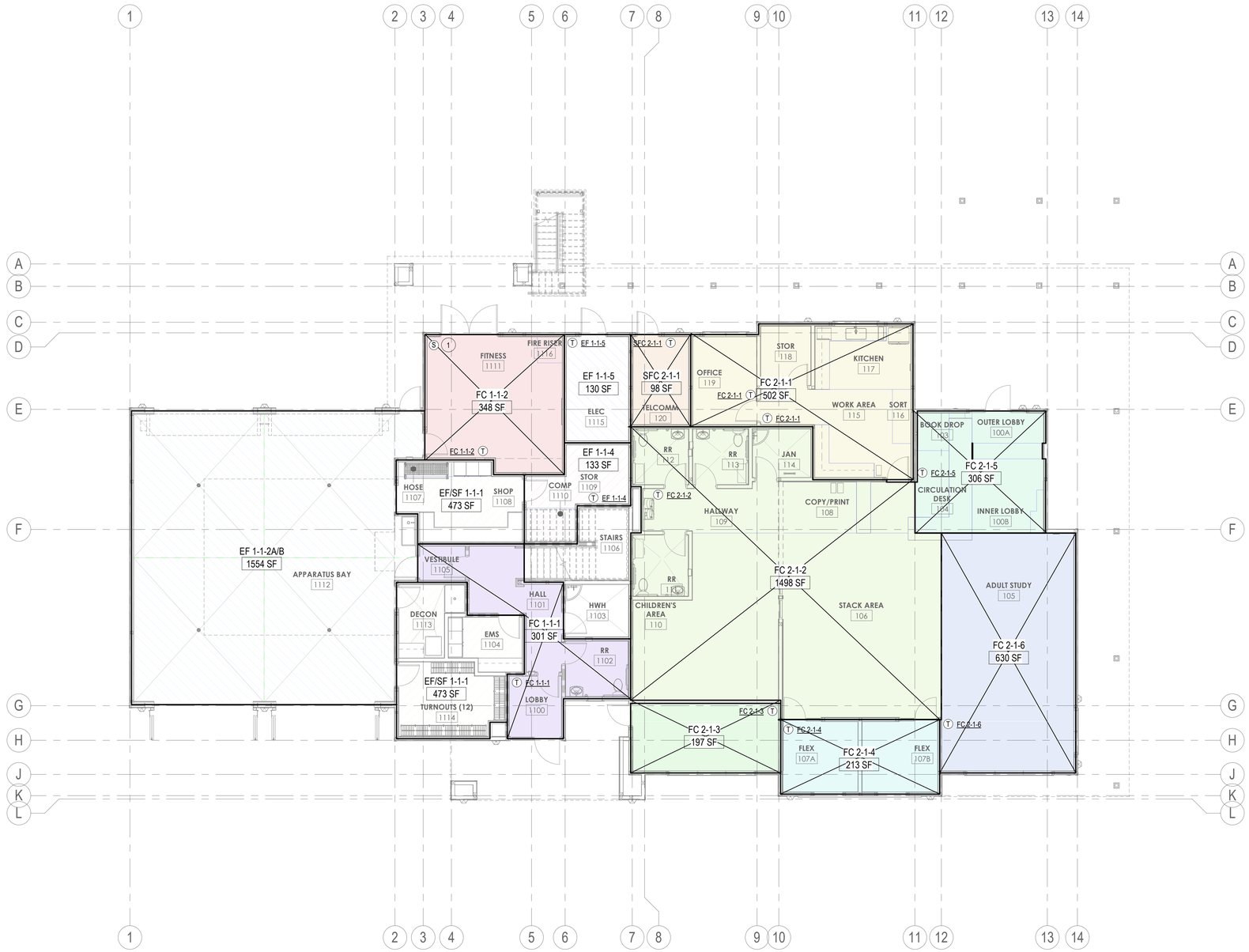
SHEET TITLE:

MECHANICAL PIPING PLAN ROOF

SHEET NUMBER:

M2.3



1 M3.1 MECHANICAL ZONING PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

KEYNOTES

1 PROVIDE SENSOR AT DOOR TO TURN OFF FAN COIL WHEN DOOR IS OPEN.

GENERAL NOTES

1. ...

REGISTERED PROFESSIONAL ENGINEER
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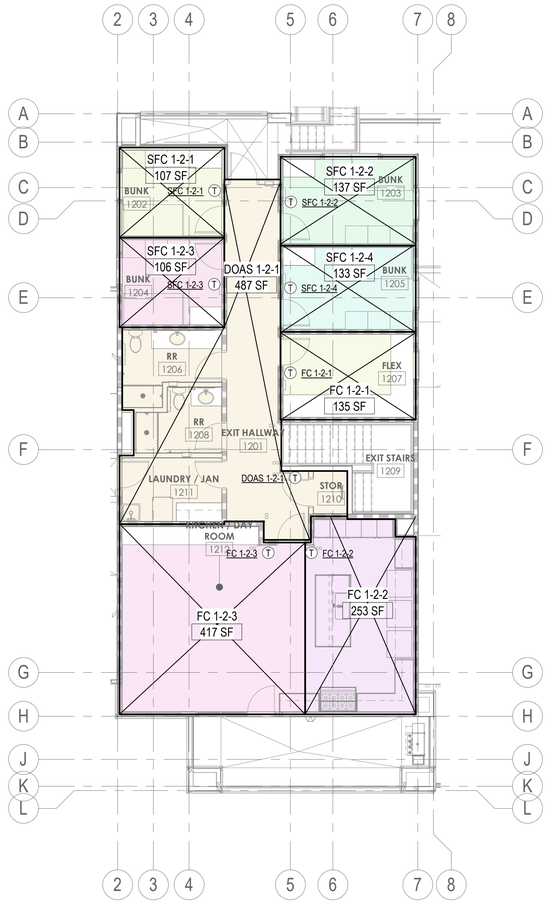
MECHANICAL ZONING PLAN FIRST FLOOR

SHEET NUMBER:

M3.1



HVAC ZONE COLOR

DOAS 1-2-1	FC 1-2-2	SFC 1-2-1	SFC 1-2-3
FC 1-2-1	FC 1-2-3	SFC 1-2-2	SFC 1-2-4

1 M3.2 MECHANICAL ZONING PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

KEYNOTES

GENERAL NOTES

1. ...

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DESCRIPTION:	DATE:
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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

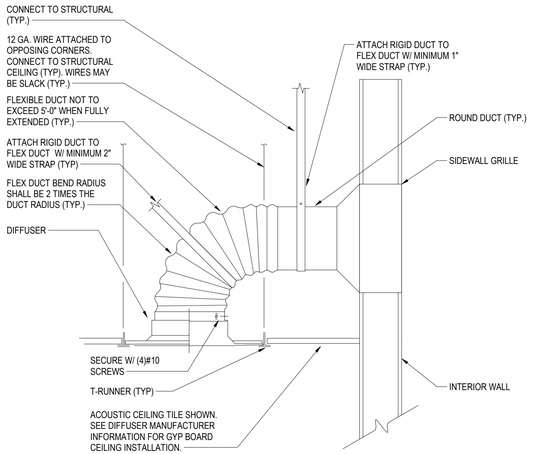
230101

SHEET TITLE:

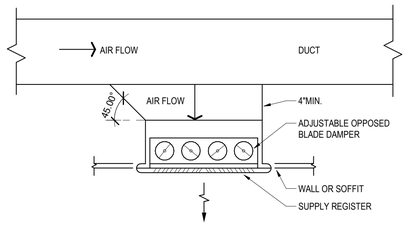
MECHANICAL ZONING PLAN SECOND FLOOR

SHEET NUMBER:

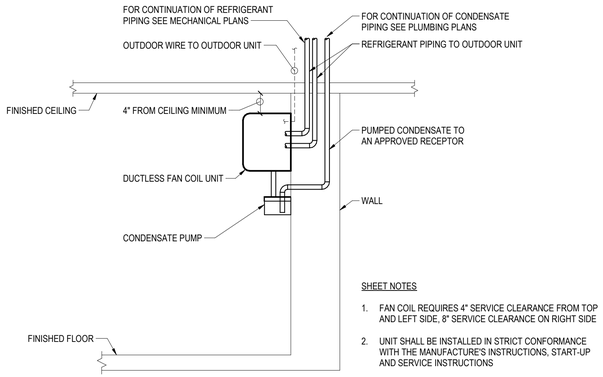
M3.2



7 M4.1 SIDEWALL GRILLE TRANSFER AIR DETAIL
SCALE: 12" = 1'-0"



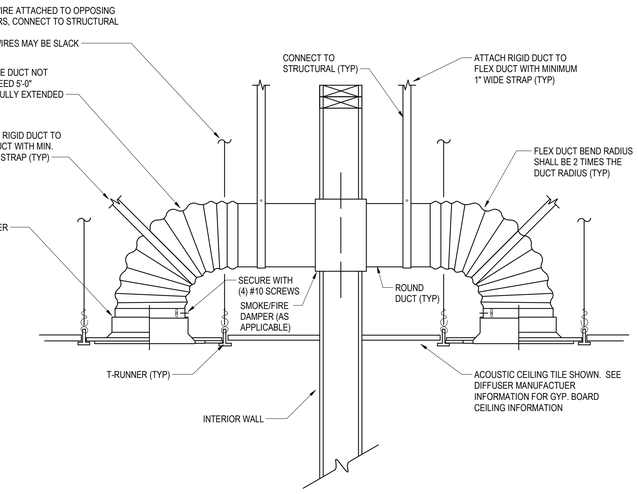
4 M4.1 SIDEWALL REGISTER DETAIL
SCALE: NO SCALE



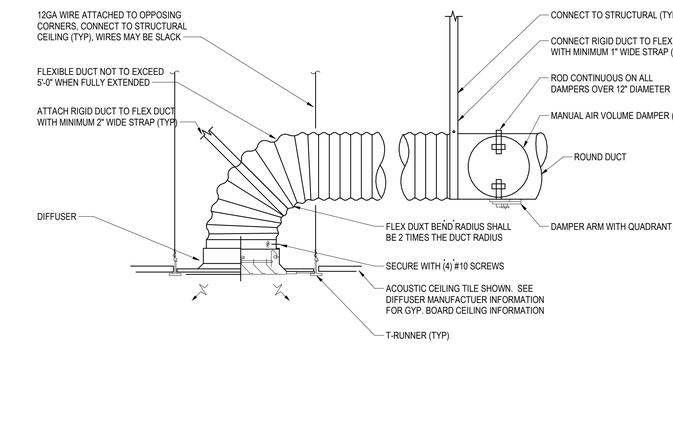
SHEET NOTES

1. FAN COIL REQUIRES 4" SERVICE CLEARANCE FROM TOP AND LEFT SIDE, 8" SERVICE CLEARANCE ON RIGHT SIDE
2. UNIT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURE'S INSTRUCTIONS, START-UP AND SERVICE INSTRUCTIONS

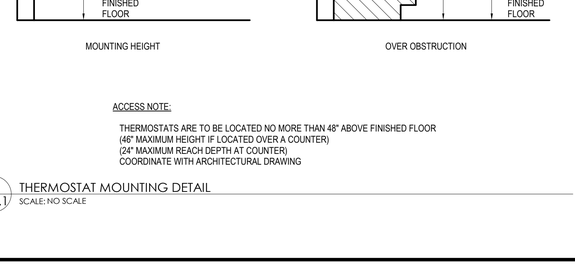
1 M4.1 DUCTLESS FAN COIL UNIT MOUNTING DETAIL
SCALE: NO SCALE



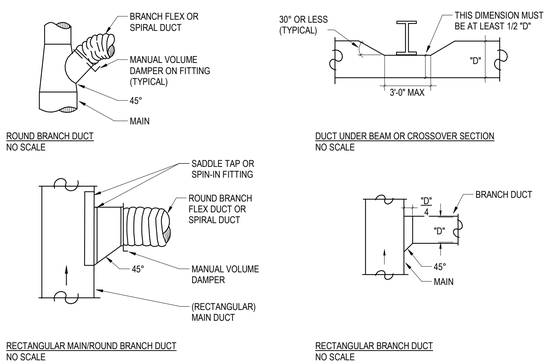
8 M4.1 TRANSFER AIR DETAIL
SCALE: NO SCALE



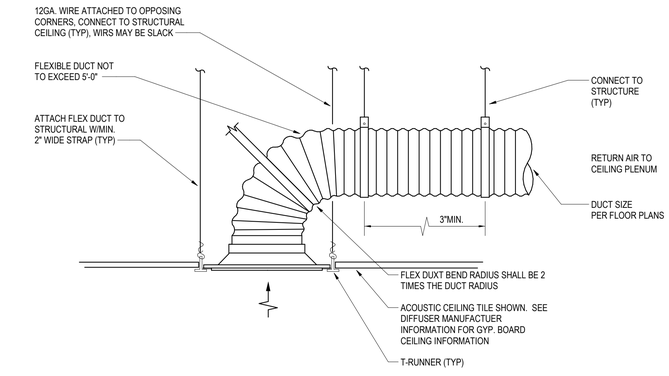
5 M4.1 DIFFUSER DETAIL
SCALE: NO SCALE



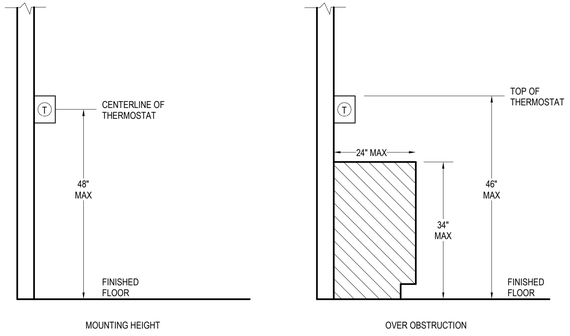
2 M4.1 DUCTLESS FAN COIL UNIT MOUNTING ISOMETRIC DETAIL
SCALE: NO SCALE



9 M4.1 TYPICAL DUCT TAKEOFF DETAILS
SCALE: NO SCALE



6 M4.1 RETURN AIR GRILL WITH FLEX TAIL/SOUND BOOT DETAIL
SCALE: NO SCALE



ACCESS NOTE:

THERMOSTATS ARE TO BE LOCATED NO MORE THAN 48" ABOVE FINISHED FLOOR
(46" MAXIMUM HEIGHT IF LOCATED OVER A COUNTER)
(24" MAXIMUM REACH DEPTH AT COUNTER)
COORDINATE WITH ARCHITECTURAL DRAWING

3 M4.1 THERMOSTAT MOUNTING DETAIL
SCALE: NO SCALE

REGISTERED PROFESSIONAL ENGINEER
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No. 30090
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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

MECHANICAL DETAILS

SHEET NUMBER:

M4.1

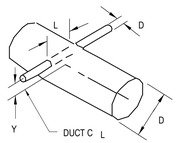


FIG A IS APPLICABLE FOR UP TO 20% AREA CONSTRUCTION WITH ROUND SHAPED MEMBER AND 10% WITH FLAT PROFILE. Y IS THE DISTANCE FROM DUCT CENTER

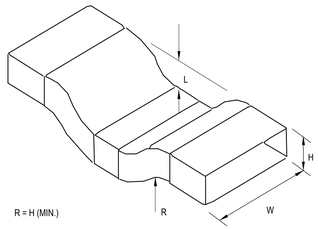


FIG. A

FIG. B

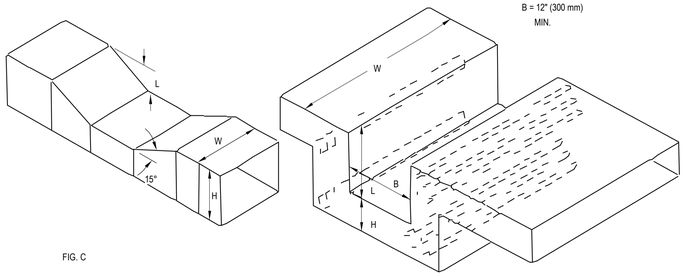
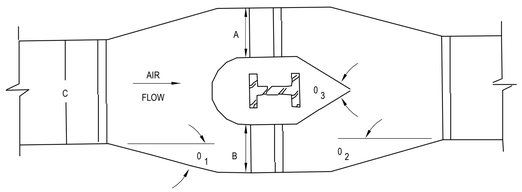


FIG. C

FIG. D

20% MAXIMUM AREA REDUCTION

VANES MIST DIRECT FLOW PARALLEL TO DUCT WALL
CAUTION: HIGH LOSS COEFFICIENTS



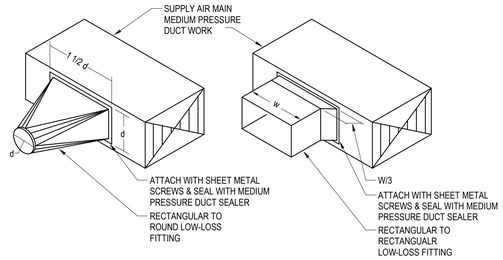
A+B - 1.25C (MIN.)
AT CONSTANT DEPTH

θ_1 = 20° MAX
θ_2 = 30° MAX
θ_3 = 60° MAX

FIG. E

(USED WHEN OBSTRUCTION EXCEEDS 20% OF SECTION AREA AND OFFSETS AROUND ARE NOT POSSIBLE)

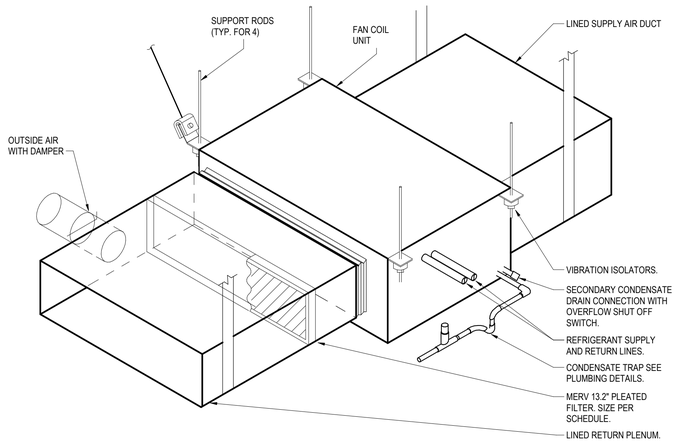
5 M4.2 OBSTRUCTION FIG. 2-8
SCALE: NO SCALE

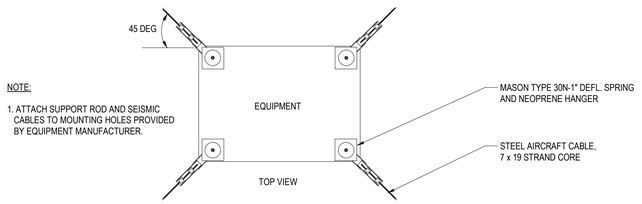


NOTE:

ALL BRANCH TAKE-OFFS SHALL HAVE A LOW-LOSS FITTING WHETHER SHOWN ON THE FLOOR PLAN OR NOT

3 M4.2 MEDIUM PRESSURE LOW-LOSS TAKE-OFF FITTING DETAIL
SCALE: NO SCALE





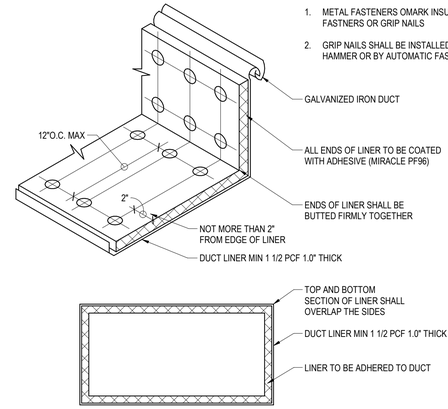
NOTE:

1. ATTACH SUPPORT ROD AND SEISMIC CABLES TO MOUNTING HOLES PROVIDED BY EQUIPMENT MANUFACTURER.

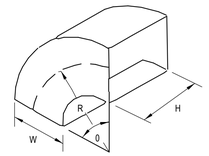
4 M4.2 FAN COIL MOUNTING DETAIL
SCALE: NO SCALE

NOTES:

1. METAL FASTENERS OMARK INSUL-PINS, DURA DYNE FASTNERS OR GRIP NAILS
2. GRIP NAILS SHALL BE INSTALLED BY GRIP NAIL HAMMER OR BY AUTOMATIC FASTENER EQUIPMENT

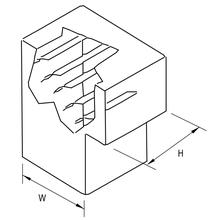


1 M4.2 DUCT LINER DETAIL
SCALE: NO SCALE

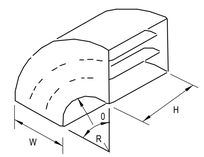


TYPE RE 1
RADIUS
ELBOW

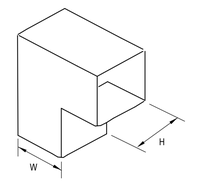
CENTERLINE R = UNLESS OTHERWISE SPECIFIED 0 IS NOT RESTRICTED TO 90 SQUARE THROAT, 0.5, MAY BE USED UP TO 1000 FPM (5 mps.)



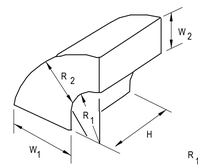
TYPE RE 2
SQUARE THROAT ELBOW
WITH VANES



TYPE RE 3
RADIUS ELBOWS
WITH VANES

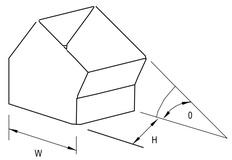


TYPE RE 4
SQUARE THROAT ELBOW
WITHOUT VANES
(1000 FPM [5 mps] MAXIMUM VELOCITY



$R_1 = 3/4\ W_1$
$R_2 = R_1 + W_2$

TYPE RE 5
DUAL RADIUS ELBOW



TYPE RE 6
MITERED ELBOW

2 M4.2 RECTANGULAR ELBOWS FIG. 2-2
SCALE: NO SCALE

REGISTERED PROFESSIONAL ENGINEER
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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

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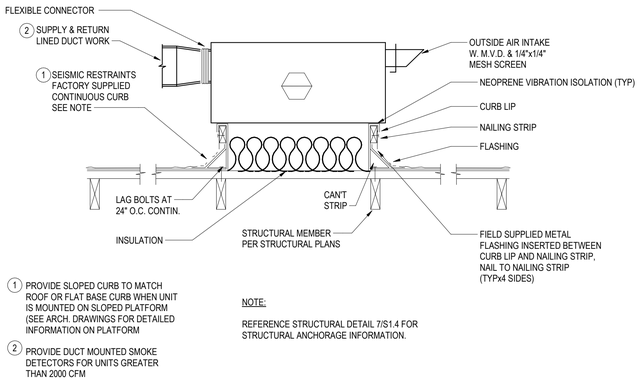
SHEET NUMBER:

M4.2



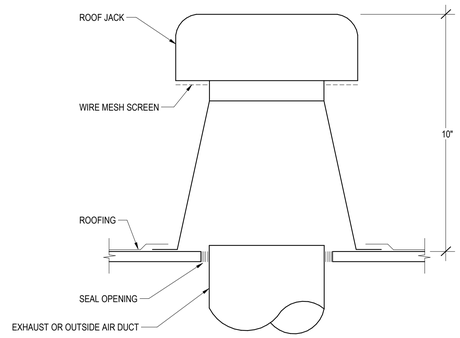
1 PROVIDE SLOPED CURB TO MATCH ROOF OR FLAT BASE CURB WHEN UNIT IS MOUNTED ON SLOPED PLATFORM (SEE ARCH. DRAWINGS FOR DETAILED INFORMATION ON PLATFORM

2 PROVIDE DUCT MOUNTED SMOKE DETECTORS FOR UNITS GREATER THAN 2000 CFM

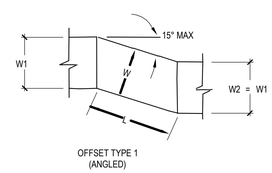
NOTE:

REFERENCE STRUCTURAL DETAIL 7/S1.4 FOR STRUCTURAL ANCHORAGE INFORMATION.

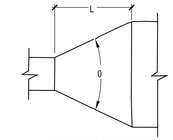
6 M4.3 ROOFTOP HEAT PUMP (HORIZONTAL) DETAIL
SCALE: NO SCALE



3 M4.3 FLAT ROOF DISCHARGE OR OUTSIDE AIR INTAKE DETAIL
SCALE: NO SCALE

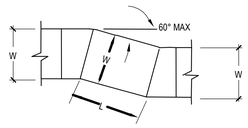


OFFSET TYPE 1
(ANGLED)

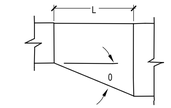


CONCENTRIC TRANSITION
0 MAX 45° DIVERGING, 60° CONVERGING

OFFSETS 2 AND 3 AND TRANSITIONS MAY HAVE EQUAL OR UNEQUAL INLET AND OUTLET AREAS. TRANSITIONS MAY CONVERT DUCT PROFILES TO ANY COMBINATION FOR RECTANGULAR, ROUND OR FLAT OVAL SHAPES.



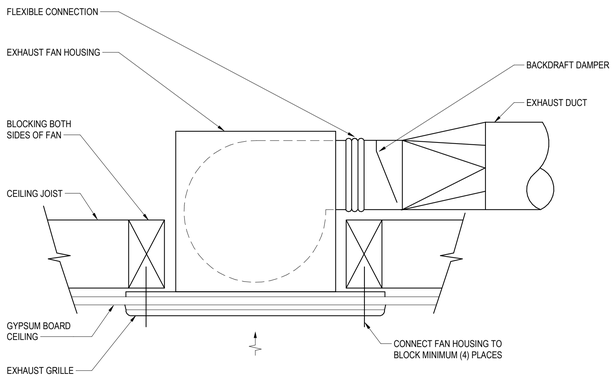
OFFSET TYPE 2
(MITERED)



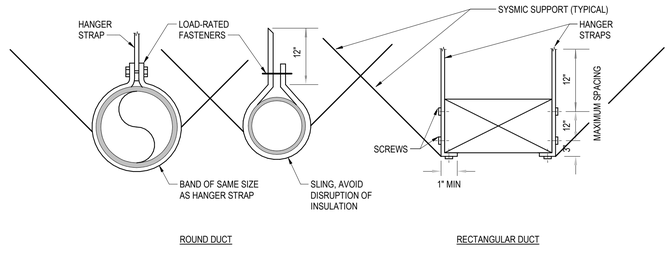
ECCENTRIC TRANSITION 0 MAX 30°
(EXCEPT 45° IS PERMITTED
AT ROUND TO FLAT OVAL)

NOTE:

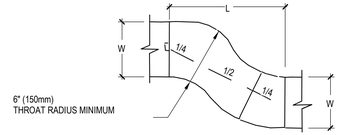
THIS DETAIL APPLIES FOR SMALL HORSEPOWER FAN, PROVIDE SUPPORT RODS TO STRUCTURE CEILING FOR LARGER FAN



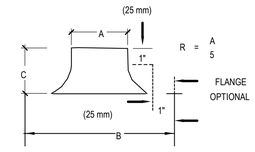
7 M4.3 CEILING MOUNTED EXHAUST FAN
SCALE: NO SCALE



4 M4.3 HANGER STRAP DUCT SUPPORT DETAIL
SCALE: NO SCALE

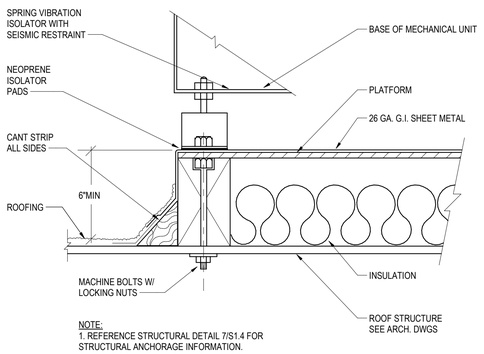


OFFSET TYPE 3
(RADIUSSED OR OGEE)



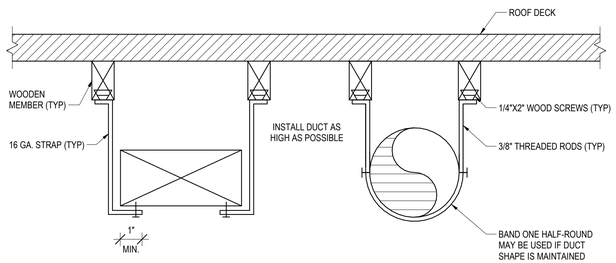
STANDARD BELLMOUTH
(ON SHORT PATTERN BELL
C = 3" (76mm)
B = A + 4" (102mm)

1 M4.3 OFFSETS AND TRANSITIONS FIG. 2-7
SCALE: NO SCALE



NOTE:
1. REFERENCE STRUCTURAL DETAIL 7/S1.4 FOR STRUCTURAL ANCHORAGE INFORMATION.

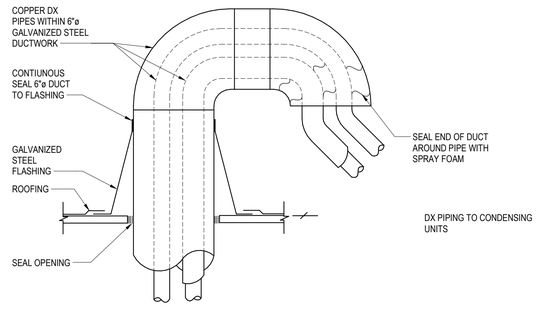
8 M4.3 MECHANICAL EQUIPMENT PLATFORM DETAIL
SCALE: NO SCALE



NOTE:

DUCT SHALL BE INSTALLED IN STRICT ACCORDANCE TO THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS

5 M4.3 DUCT SUPPORT DETAIL - WOODEN STRUCTURE
SCALE: NO SCALE



DX PIPING TO FAN COIL

2 M4.3 REFRIGERANT PIPING THRU ROOF DETAIL
SCALE: NO SCALE

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS [illegible] EVANS
No. 30090
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PROJECT No.: 23005OC

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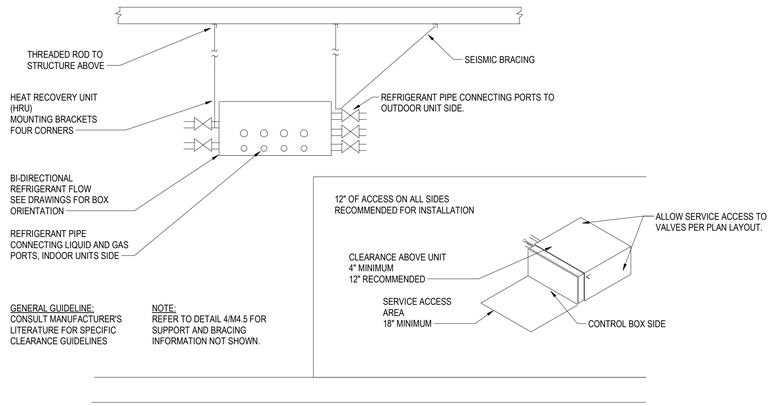
230101

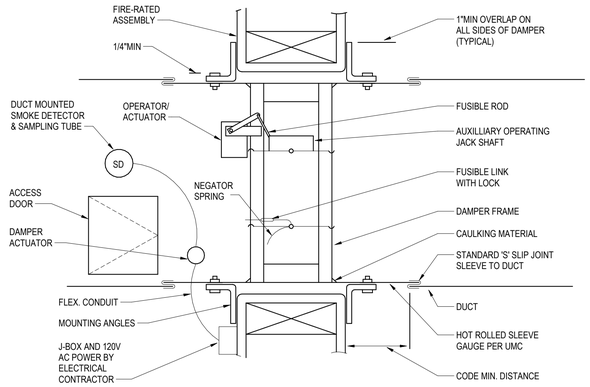
SHEET TITLE:

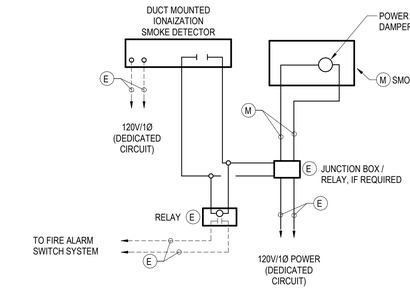
MECHANICAL DETAILS

SHEET NUMBER:

M4.3



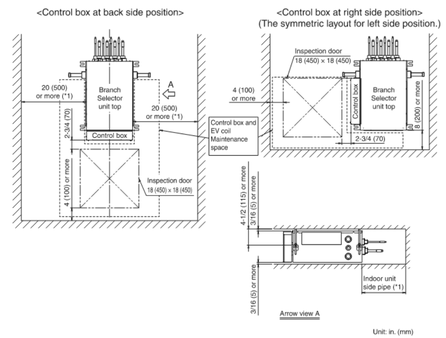




NOTES:

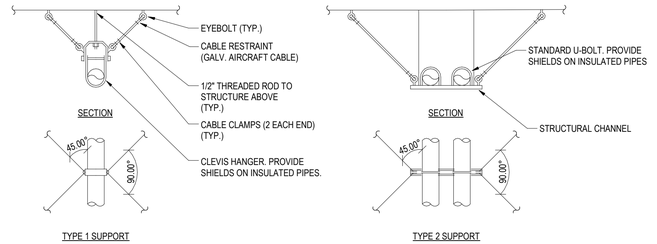
1. SMOKE/FIRE DAMPER FOR REFERENCE ONLY
2. MOUNTING ANGLES SHALL BE 1 1/2"x1 1/2"x16GAUGE MIN. FASTENED WITH NO.10 SCREWS 8" ON CENTER
3. USE ONLY STATE OF CALIFORNIA FIRE MARSHALL LISTED SMOKE/FIRE DAMPERS & INSTALL IN ACCORDANCE WITH STATE FIRE MARSHALL
4. GENERAL CONTRACTOR SHALL COORDINATE CEILING ACCESS DOORS AS REQUIRED TO ACCESS DAMPER ACCESS DOORS IN DUCT
5. ACCESS DOOR SHALL BE PROVIDED IN DUCT AND SHALL BE OF ADEQUATE SIZE AND LOCATION TO PERMIT MAINTENANCE & RESETTING OF DAMPER PER SECTION 606, SUITABLE OPENINGS WITH TIGHTLY FITTED COVERS ARE TO BE PROVIDED TO MAKE FIRE DAMPERS ACCESSIBLE FOR INSPECTIONS AND MUST BE LARGE ENOUGH TO PERMIT MAINTENANCE AND RESETTING OF THE DAMPER, WHEN A FIRE DAMPER IS INSTALLED IN AN AIR DUCT, A TIGHT FITTING HINGED OR SLIDING ACCESS DOOR MUST BE PROVIDED ON THE DUCT, AND THE DOOR SHALL COMPLY WITH THE FOLLOWING
   a. THE DOOR SHALL BE CONSTRUCTED OF MATERIAL WHICH IS EQUAL TO OR GREATER IN THICKNESS THAN THE DUCT AND OF THE SAME MATERIAL
6. SMOKE/FIRE DAMPERS SHALL BE STATE FIRE MARSHALL APPROVED AND INSTALLED PER MANUFACTURERS PRINTED INSTRUCTIONS
7. MANUFACTURERS PRINTED INSTRUCTIONS SHALL BE MADE AVAILABLE TO INSPECTION AUTHORITIES
8. EACH ACCESS DOOR SHALL HAVE A LABEL WITH THE LETTERS NOT LESS THAN 1/2" READING "FIRE DAMPER"
9. PROVIDE A REMOTE TEST SWITCH (RTS) WITH LED AND KEY SWITCH FOR ALL INSTALLED DUCT DETECTORS PER NFPA 72 (SIX FEET APART)
10. DAMPERS MUST BE TESTED AND LISTED IN ACCORDANCE WITH UL 555 (FIRE DAMPERS) AND UL 555S (SMOKE DAMPERS).

6 M4.4 BRANCH SELECTOR MOUNTING DETAIL
SCALE: NO SCALE



(*1) Leave enough space to connect the field pipes.

1 M4.4 SMOKE/FIRE DAMPER DETAIL SMOKE/FIRE DAMPER CONTROL DIAGRAM
SCALE: NO SCALE



NOTES:

1. CABLE SIZE IS DETERMINED ASSUMING TOTAL LOAD ON ONE CABLE.
2. REFER TO 5/S6.5 FOR VERTICAL SUPPORT CONNECTION.
3. BOLT SIZE IS DETERMINED ASSUMING TOTAL LOAD ON ONE BOLT OR BOLT GROUP.
4. SIZES SHOWN ARE MINIMUM.
5. CABLE TO BE SLACK & ALLOW 1/4" MOVEMENT BEFORE BECOMING TAUT.
6. TRAPEZE CHANNELS REQUIRE WEB STIFFNESS 1/4" MINIMUM.
7. SUPPORTS TO BE CONSTRUCTED PER SMACNA STANDARDS.

7 M4.4 BRANCH CONTROLLER - ACCESS PANEL (BSF4Q54TVJ)
SCALE: NO SCALE

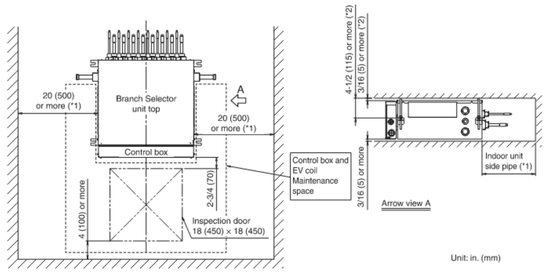
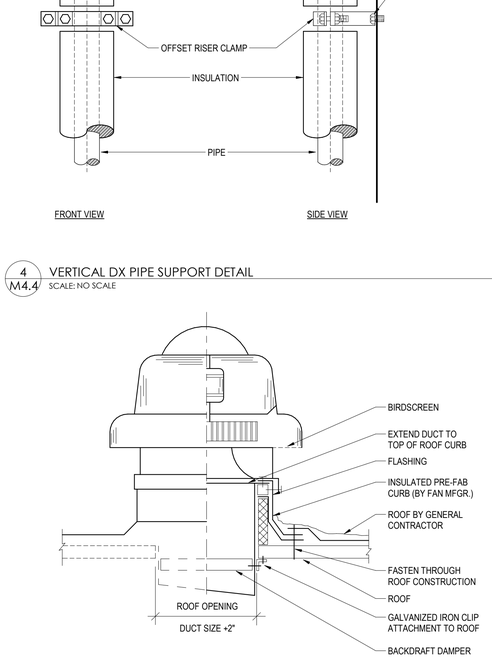


Fig. 2

(*1) Leave enough space to connect the field pipes.
(*2) For BSF8Q unit, 2 in. (50 mm) clearance on top of the unit is suggested for repair and service in case of unlikely event needing EV coil replacement. Service space has no impact on regular operation of the unit.

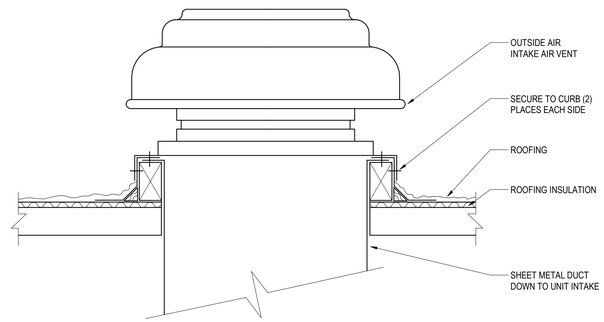
8 M4.4 BRANCH CONTROLLER - ACCESS PANEL (BSF6/8Q54TVJ)
SCALE: NO SCALE

4 M4.4 VERTICAL DX PIPE SUPPORT DETAIL
SCALE: NO SCALE



5 M4.4 ROOF MOUNTED EXHAUST FAN DETAIL
SCALE: NO SCALE

2 M4.4 HORIZONTAL PIPE SUPPORTS & CLEVIS HANGERS
SCALE: NO SCALE



3 M4.4 OUTSIDE AIR INTAKE DETAIL
SCALE: NO SCALE

REGISTERED PROFESSIONAL ENGINEER
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MPA McPARLANE & ASSOCIATES
3 South Pointe Drive, Suite 100/200/300
Lake Forest, California 92630
PH: 949-588-7136 FAX: 949-588-3731

PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

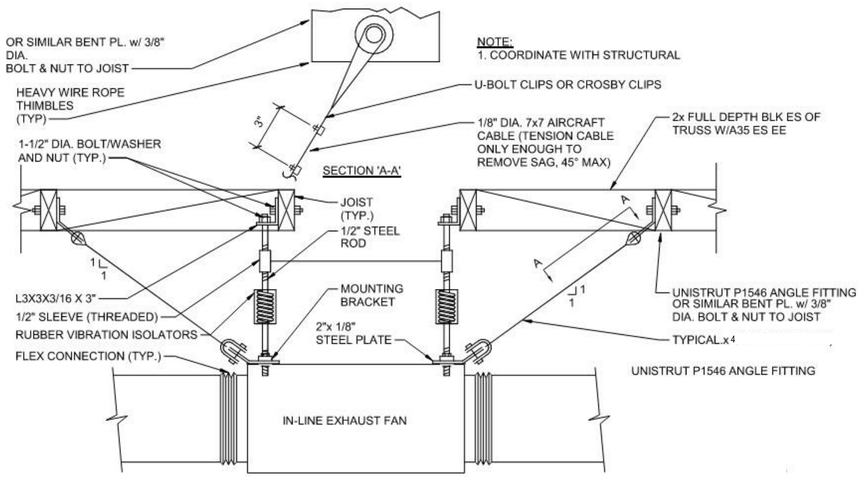
230101

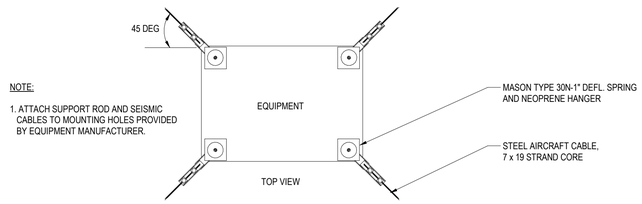
SHEET TITLE:

MECHANICAL DETAILS

SHEET NUMBER:

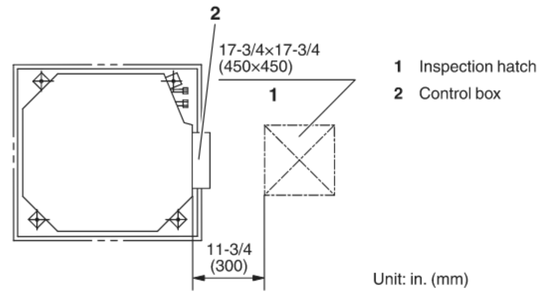
M4.4



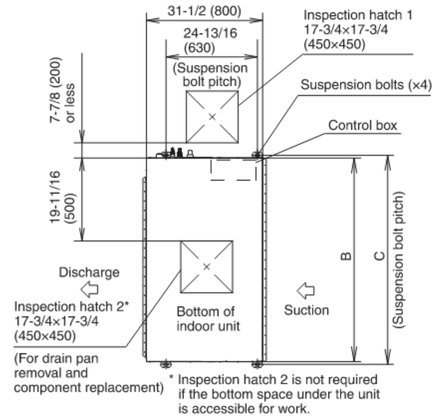


4 M4.5 CABINET EXHAUST FAN DETAIL
SCALE: NO SCALE

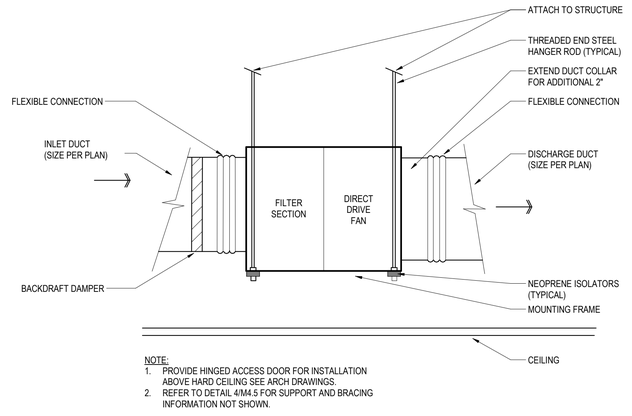
■ Install an inspection hatch on the control box side where maintenance and inspection of the control box and drain pump are easy.



1 M4.5 CASSETTE FAN COIL - ACCESS PANEL (FXZQ_TBVJU)
SCALE: NO SCALE



2 M4.5 HORIZONTAL FAN COIL - ACCESS PANEL (FXMQ_TBVJU)
SCALE: NO SCALE



3 M4.5 INLINE SUPPLY FAN DETAIL
SCALE: NO SCALE

REGISTERED PROFESSIONAL ENGINEER
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MPA McPARLANE & ASSOCIATES
PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

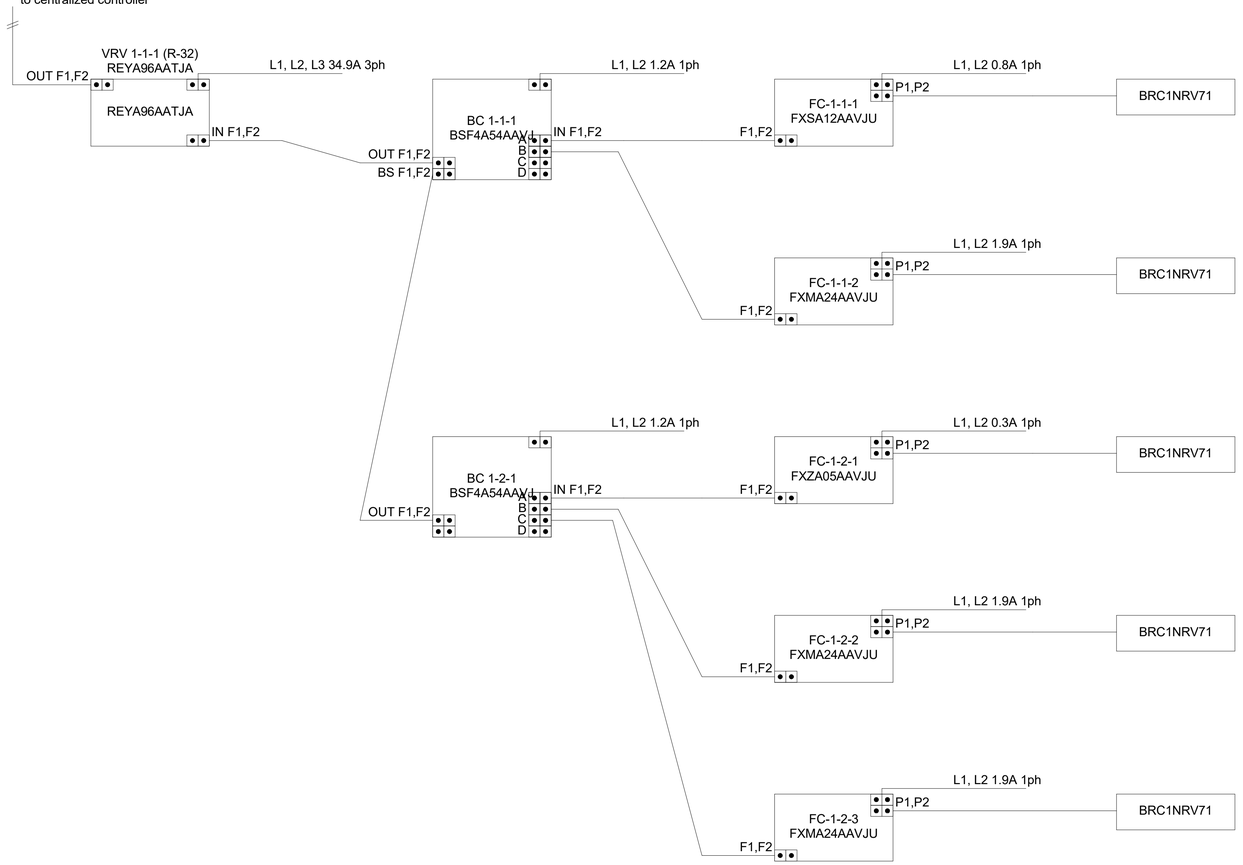
ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
MECHANICAL DETAILS

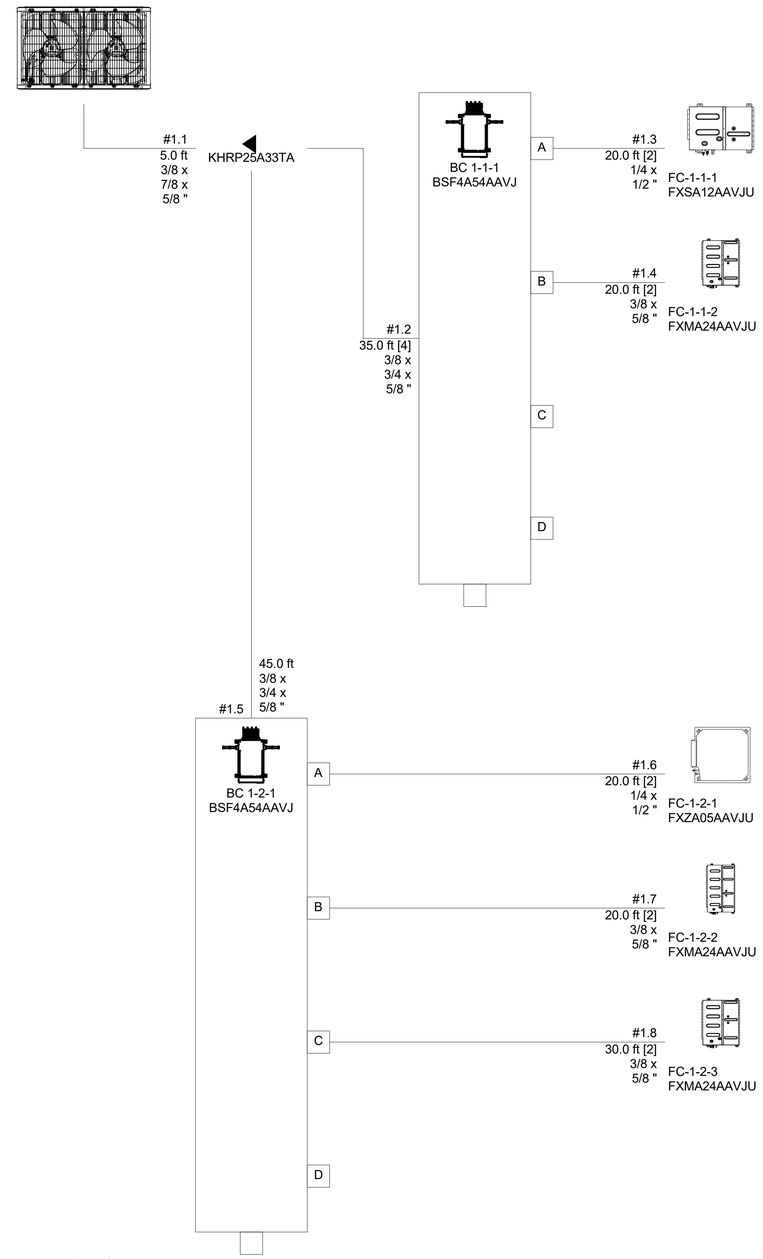
SHEET NUMBER:
M4.5

Client	McParlane SD USA
Project	1010205 - Newport Beach Fire Station and Library
Title	Wiring schematics VRV 1-1-1 (R-32) Air cooled heat recovery VRV EMERION (208-230V 3ph) REYA96AATJA
Date	07/23/2025
Drawing No	



2 M5.1 VRF 1-1-1 WIRING DIAGRAM
SCALE: 3/16" = 1'-0"

Client	McParlane SD USA
Project	1010205 - Newport Beach Fire Station and Library
Title	Piping schematics VRV 1-1-1 (R-32) Air cooled heat recovery VRV EMERION (208-230V 3ph) REYA96AATJA
Date	07/23/2025
Drawing No	



1 M5.1 VRF 1-1-1 PIPING DIAGRAM
SCALE: 3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS [illegible] EVANS
No. 30090
EXP.: 09/30/26
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MPA McPARLANE & ASSOCIATES

PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

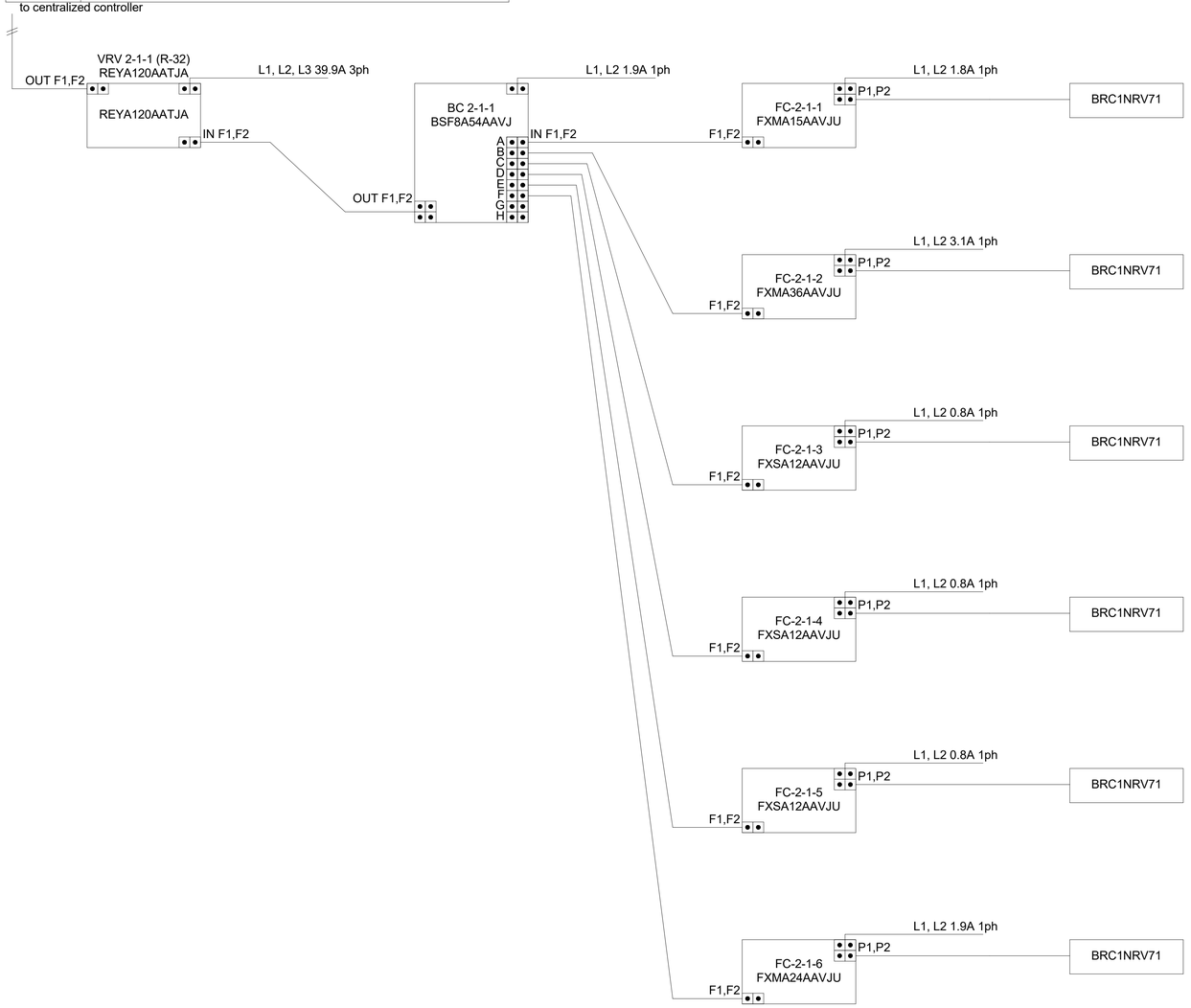
ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
MECHANICAL DIAGRAMS

SHEET NUMBER:
M5.1

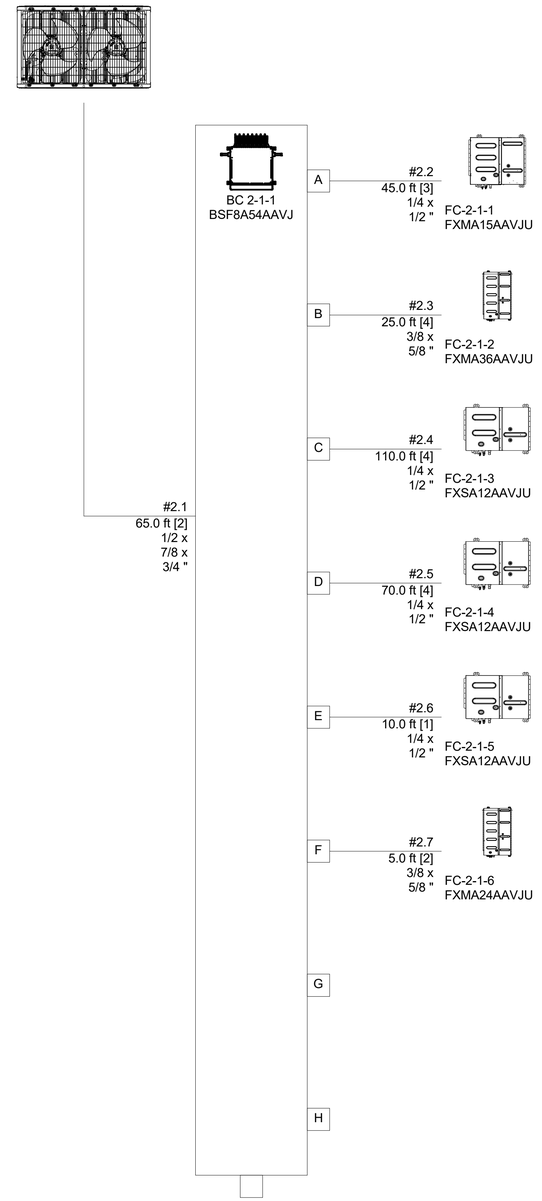
Client	McParlane SD USA
Project	1010205 - Newport Beach Fire Station and Library
Title	Wiring schematics VRV 2-1-1 (R-32) Air cooled heat recovery VRV EMERION (208-230V 3ph) REYA120AATJA
Date	07/23/2025
Drawing No	



2 M5.2 VRF 2-1-1 WIRING DIAGRAM
SCALE: 3/16" = 1'-0"

Client	McParlane SD USA
Project	1010205 - Newport Beach Fire Station and Library
Title	Piping schematics VRV 2-1-1 (R-32) Air cooled heat recovery VRV EMERION (208-230V 3ph) REYA120AATJA
Date	07/30/2025
Drawing No	

VRV 2-1-1 (R-32)
REYA120AATJA



1 M5.2 VRF 2-1-1 PIPING DIAGRAM
SCALE: 3/16" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
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No. 30090
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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

MECHANICAL DIAGRAMS

SHEET NUMBER:

M5.2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 7 of 21)

C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Receptacle	6.9	6.9	---
Process	6.97	6.97	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**36.31**	**34.7**	**1.61 (4.4%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 4 of 21)

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

COMPLIES[2]

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	10.87	36.25	-25.38
Space Cooling	61.86	46.34	15.52
Indoor Fans	135.21	89.74	45.47
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	11.62	5.49	6.13
Indoor Lighting	37.48	37.48	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**257.04**	**215.3**	**41.74 (16.2%)**
Photovoltaics	-14.69	---	-14.69
Batteries	0	---	---
TOTAL COMPLIANCE	**242.35**	**215.3**	**27.05 (11.2%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 1 of 21)

Project Name:	NEWPORT BEACH FIRE STATION & LIBRARY	Date Prepared:	2025-09-17

A. General Information

1	Project Name	NEWPORT BEACH FIRE STATION & LIBRARY		
2	Run Title	Title 24 Analysis		
3	Project Location	110 E BALBOA BLVD		
4	City	NEWPORT BEACH	5 Standards Version	Compliance 2022
6	Zip code	92661	7 Compliance Software (version)	EnergyPro 9.4
8	Climate Zone	6	9 Building Orientation (deg)	0
10	Building Type(s)	• Nonresidential	11 Weather File	SANTA-BARBARA_STYP20.epw
12	Project Scope	• New envelope and mechanical	13 Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft²)	5850	15 Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	0	17 Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	5850	19 Total # of Stories (Habitable Above Grade)	2
20	Residential Conditioned Floor Area	0		

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 8 of 21)

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	2	7.2	-5.2	---	---	---
Space Cooling	13.8	10.2	3.6	---	---	---
Indoor Fans	27.9	18.5	9.4	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	1.8	---	---	8.2	12.6	-4.4
Indoor Lighting	8.6	8.6	0	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**54.1**	**44.5**	**9.6**	**8.2**	**12.6**	**-4.4**
Photovoltaics	-4.2	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**49.9**	**44.5**	**5.4**	**8.2**	**12.6**	**-4.4**
Receptacle	19.5	19.5	0	6.6	6.6	0
Process	24.2	24.2	0	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**93.6**	**88.2**	**5.4**	**14.8**	**19.2**	**-4.4**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 5 of 21)

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	85.53	85.53	---
Process	99.74	99.74	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**427.62**	**400.57**	**27.05 (6.3%)**

[1] Notes: This table is not used for Energy Code Compliance.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 2 of 21)

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres MultiFam	Performance Not Included	Solar Thermal Water Heating (See Table I3)	☐ ☒	Performance Not Included	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
Mechanical (See Table H)	Nonres MultiFam	Performance Not Included	Covered Process: Commercial Kitchens (see Table J)	☐ ☒	Performance Not Included	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
						Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres MultiFam	Performance Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐ ☒	Performance Not Included	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
						Building Components Complying with Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	Nonres	Not included	Photovoltaics (see Table F)	☐	Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Not included		☒	Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐	Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒	Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 9 of 21)

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	59.57	54.72	4.85	8.14
NET EUI[1]	57.12	54.72	2.4	4.2

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls In Secondary Daylit Zones is required.
• PV/Battery Building Type has been modified from software defaults for one or more spaces. Review project's PV/Battery Building Type(s) with documentation author. Refer to Energy Code section 140.10 for Nonresidential or 170.2(g) for more information.

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft²)**	**Total Fenestration Area (ft²)**	**Window to Wall Ratio (%)**
North-Facing[1]	1110	217	19.55
East-Facing[2]	1105	69	6.24
South-Facing[3]	1125	400	35.56
West-Facing[4]	710	44	6.2
Total	**4050**	**730**	**18.02**
Roof	5610	0	0

Notes
[1] North-Facing is oriented to within 45 degrees of true north, including 4500'00" east of north (NE), but excluding 4500'00" west of north (NW),
[2] East-Facing is oriented to within 45 degrees of true east, including 4500'00" south of east (SE), but excluding 4500'00" north of east (NE),
[3] South-Facing is oriented to within 45 degrees of true south, including 4500'00" west of south (SW), but excluding 4500'00" east of south (SE),
[4] West-Facing is oriented to within 45 degrees of true west, including 4500'00" north of west (NW), but excluding 4500'00" south of west (SW),

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 6 of 21)

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft² /yr)

COMPLIES[2]

Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Space Heating	1.59	4.93	-3.34
Space Cooling	3.55	2.57	0.98
Indoor Fans	13.1	8.51	4.59
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	1.94	1.98	-0.04
Indoor Lighting	2.84	2.84	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**23.02**	**20.83**	**2.19 (9.5%)**
Photovoltaics	-0.58	---	-0.58
Batteries	---	---	---
TOTAL COMPLIANCE	**22.44**	**20.83**	**1.61 (7.2%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 3 of 21)

C1. COMPLIANCE SUMMARY

COMPLIES[3]

	Time Dependent Valuaton (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	**Total[2] (kBtu/ft² - yr)**	**Total[2] (kBtu/ft² - yr)**
Standard Design	257.04	242.35	22.44
Proposed Design	215.3	215.3	20.83
Compliance Margins	**41.74**	**27.05**	**1.61**
	Pass	**Pass**	**Pass**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS J. EVANS
No. 30090
EXP.: 09/30/26
MECHANICAL
STATE OF CALIFORNIA

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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

TITLE 24 DOCUMENTATION

SHEET NUMBER:

M6.1

H5. GENERAL EXHAUST FAN SUMMARY

01	02	03	04	05	06	07	08
System ID	Zone Name	Qty	CFM	Power	Power Units	Continuous Operation?	Status[1]
FC 1-2-2S1-EF	S-FC 1-2-2	1	100	0.06	BHP	No	N

[1] Status: N - New, A - Altered, E - Existing

H8. SYSTEM SPECIAL FEATURES

01	02	03	04
System Name	Equipment Type	Interlocks per 140.4(n)[1]	Other Special Features and Controls
VRF 1-1-1	Variable Refrigerant Flow	N/A	Heat Recovery
VRF 2-1-1	Variable Refrigerant Flow	N/A	Heat Recovery
Undefined Plant1 - SHW	Service Hot Water	N/A	Fixed Temperature Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

[1] Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings.

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	07
Zone Name	Mechanical Ventilation				Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM		
1-DOAS 1-2-1	General - Corridors	2.45	73.5	0	490	N/A
2-FC 1-1-1	Lodging - Lobbies/pre-function	1.45	145	0	290	N/A
3-FC 1-1-2	Sports/Entertainment - Health club/weight rooms	3.5	52.5	0	350	N/A
4-FC 1-2-1	Office - Office space	0.68	20.25	0	135	N/A

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method[1]	Assembly Method	Area (ft²)	Overall U-factor	Overall SHGC	Overall VT	Status[2]
WINDOW - DOOR	Vertical fenestration Glazed door N/A	NFRC	Manufactured	20	0.32	0.4	0.5	N
WINDOW - STOREFRONT	Vertical fenestration Curtain Wall N/A	NFRC	Manufactured	200	0.32	0.4	0.5	N
WINDOW - FIXED	Vertical fenestration Fixed window N/A	NFRC	Manufactured	510	0.32	0.4	0.5	N

[1] Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.
[2] Status: N - New, A - Altered, E - Existing

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
Equipment Name	Equipment Type	Qty	Heating				Cooling			Economizer Type (if present)	Status[1]
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency		
DOAS 1-2-1	Single Zone Heat Pump (SZHP) Air System	1	53.6	0	HSPF2	7	58.9	SEER2	13.4	No Economizer	N

[1] Status: N - New, A - Altered, E - Existing

G4. NONRESIDENTIAL AIR BARRIER

01	02
Building Story Name	Air Barrier
Com-Floor 1	No air barrier
Com-Floor 2	No air barrier

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	07
Zone Name	Mechanical Ventilation				Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM		
5-FC 1-2-2	Exhaust - Kitchenettes	0.63	0	100	250	N/A
6-FC 1-2-3	Misc - All others	2.08	62.25	0	415	N/A
7-FC 2-1-1	Office - Office space	2.5	75	0	500	N/A
8-FC 2-1-2	Assembly - Libraries (reading rooms and stack areas)	15	225	0	1500	N/A
9-FC 2-1-3	Assembly - Libraries (reading rooms and stack areas)	2.05	30.75	0	205	N/A
10-FC 2-1-4	Assembly - Libraries (reading rooms and stack areas)	2.1	31.5	0	210	N/A
11-FC 2-1-5	Assembly - Libraries (reading rooms and stack areas)	3.1	46.5	0	310	N/A
12-FC 2-1-6	Assembly - Libraries (reading rooms and stack areas)	6.3	94.5	0	630	N/A
13-FC 1-2-1	Misc - All others	0.53	15.75	0	105	N/A
14-FC 1-2-2	Misc - All others	0.65	19.5	0	130	N/A
15-FC 1-2-3	Misc - All others	0.53	15.75	0	105	N/A
16-FC 1-2-4	Misc - All others	0.65	19.5	0	130	N/A
17-SCU/SFC 2-1-1	General - Unoccupied	0.14	0	0	95	N/A

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
Equipment Name	Equipment Type	Qty	Heating				Cooling			Economizer Type (if present)	Status[1]
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency		
SCU 1-2-1	Single Zone Heat Pump (SZHP) Air System	1	10	0	HSPF2	9.4	9.1	EER2 SEER2	12 19.8	No Economizer	N
SCU 1-2-2	Single Zone Heat Pump (SZHP) Air System	1	10	0	HSPF2	9.4	9.1	EER2 SEER2	12 19.8	No Economizer	N
SCU 1-2-3	Single Zone Heat Pump (SZHP) Air System	1	10	0	HSPF2	9.4	9.1	EER2 SEER2	12 19.8	No Economizer	N
SCU 1-2-4	Single Zone Heat Pump (SZHP) Air System	1	10	0	HSPF2	9.4	9.1	EER2 SEER2	12 19.8	No Economizer	N
SCU/SFC 2-1-1	Single Zone Air Conditioner (SZAC) Air System	1	0	0	N/A	NA	22.4	EER2 SEER2	12 21	No Economizer	N
VRF 1-1-1	Variable Refrigerant Flow	1	96.4	N/A	COP	3.6	93.7	EER IEER	12.8 25.3	N/A	N
VRF 2-1-1	Variable Refrigerant Flow	1	109.3	N/A	COP	3.5	120	EER IEER	12.4 23.5	N/A	N

[1] Status: N - New, A - Altered, E - Existing

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
RAISED FLOOR8	Interior Floor	1,760	Wood	30	N/A	N/A	U-factor	0.032	Composite-1 Plywood - 1/2 in. Carpet - 3/4 in.	N
EXT WALL - TYPE 810	Exterior Wall	3,170	Wood	21	N/A	N/A	U-factor	0.0642	Fiber cement board - 88 lb/ft3 - 1/2 in. Building Paper - 1/16 in. Plywood - 1/2 in. Composite-2 Gypsum Board - 5/8 in.	N
TPO ROOF13	Roof	980	Wood	30	N/A	8.33	U-factor	0.0265	Single Ply Roofing - 1/4 in. Plywood - 1/2 in. Expanded perlite - organic bonded - 3 in. R8.3 Plywood - 1/2 in. Building Paper - 1/16 in. Composite-3 Gypsum Board - 5/8 in.	N
ROOF - SLOPED17	Roof	4,630	Wood	30	N/A	N/A	U-factor	0.0338	AsphaltShingles0_25in Building Paper - 1/16 in. Plywood - 1/2 in. Composite-4 Gypsum Board - 5/8 in.	N
Slab On Grade27	Underground Floor	4,090	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	N

[1] Status: N - New, A - Altered, E - Existing

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
System ID	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			VSD
			Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	
1-DOAS 1-2-1-Trm	Uncontrolled	1	N/A	N/A	1,435	N/A	0	N/A	N/A	N/A	☐
13-FC 1-2-1-Trm	Uncontrolled	1	N/A	N/A	350	N/A	0	N/A	N/A	N/A	☐
14-FC 1-2-2-Trm	Uncontrolled	1	N/A	N/A	350	N/A	0	N/A	N/A	N/A	☐
15-FC 1-2-3-Trm	Uncontrolled	1	N/A	N/A	350	N/A	0	N/A	N/A	N/A	☐
16-FC 1-2-4-Trm	Uncontrolled	1	N/A	N/A	350	N/A	0	N/A	N/A	N/A	☐
17-SCU/SFC 2-1-1-Trm	Uncontrolled	1	N/A	N/A	600	N/A	0	N/A	N/A	N/A	☐
3-FC 1-1-1-VRF	Variable Refrigerant Flow	1	13.5	12	335	N/A	N/A	0.1	BHP	Continuous	☐
4-FC 1-1-2-VRF	Variable Refrigerant Flow	1	27	24	740	N/A	N/A	0.31	BHP	Continuous	☐
5-FC 1-2-1-VRF	Variable Refrigerant Flow	1	6.8	6.3	300	N/A	N/A	0.06	BHP	Continuous	☐
6-FC 1-2-2-VRF	Variable Refrigerant Flow	1	27	24	740	N/A	N/A	0.31	BHP	Continuous	☐
7-FC 1-2-3-VRF	Variable Refrigerant Flow	1	27	24	740	N/A	N/A	0.31	BHP	Continuous	☐
8-FC 2-1-1-VRF	Variable Refrigerant Flow	1	17	14.2	560	N/A	N/A	0.31	BHP	Continuous	☐
9-FC 2-1-2-VRF	Variable Refrigerant Flow	1	40	36	1,130	N/A	N/A	0.49	BHP	Continuous	☐
10-FC 2-1-3-VRF	Variable Refrigerant Flow	1	13.5	12	335	N/A	N/A	0.1	BHP	Continuous	☐
11-FC 2-1-4-VRF	Variable Refrigerant Flow	1	13.5	12	335	N/A	N/A	0.1	BHP	Continuous	☐
12-FC 2-1-5-VRF	Variable Refrigerant Flow	1	13.5	12	335	N/A	N/A	0.1	BHP	Continuous	☐
13-FC 2-1-6-VRF	Variable Refrigerant Flow	1	27	24	740	N/A	N/A	0.31	BHP	Continuous	☐

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
Name or Item Tag	Qty	Design OA CFM	Supply Fan				Return / Relief Fan					Status[1]
			CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	
DOAS 1-2-1	1	73.5	1,435	0.69	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
SCU 1-2-1	1	15.75	350	0.1	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
SCU 1-2-2	1	19.5	350	0.1	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
SCU 1-2-3	1	15.75	350	0.1	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
SCU 1-2-4	1	19.5	350	0.1	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
SCU/SFC 2-1-1	1	0	600	0.1	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
3-FC 1-1-1-VRF	1	145	335	0.1	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
4-FC 1-1-2-VRF	1	52.5	740	0.31	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
5-FC 1-2-1-VRF	1	20.25	300	0.06	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
6-FC 1-2-2-VRF	1	0	740	0.31	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
7-FC 1-2-3-VRF	1	62.25	740	0.31	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
8-FC 2-1-1-VRF	1	75	560	0.31	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
9-FC 2-1-2-VRF	1	225	1,130	0.49	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
10-FC 2-1-3-VRF	1	30.75	335	0.1	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
11-FC 2-1-4-VRF	1	31.5	335	0.1	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
12-FC 2-1-5-VRF	1	46.5	335	0.1	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
13-FC 2-1-6-VRF	1	94.5	740	0.31	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

[1] Status: N - New, A - Altered, E - Existing

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
EXT WALL - TYPE 530	Exterior Wall	650	Wood	21	N/A	N/A	U-factor	0.0609	Fiber cement board - 88 lb/ft3 - 1/2 in. Building Paper - 1/16 in. Plywood - 1/2 in. Composite-5 Plywood - 1/2 in. Gypsum Board - 5/8 in.	N
EXT WALL - TYPE 4123	Exterior Wall	230	Wood	21	N/A	N/A	U-factor	0.0574	Fiber cement board - 88 lb/ft3 - 1/2 in. Building Paper - 1/16 in. Plywood - 1/2 in. Composite-6 Plywood - 1/2 in. Gypsum Board - 5/8 in. Wood siding - 1/2 in.	N

[1] Status: N - New, A - Altered, E - Existing

G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL)

01	02	03	04
Assembly Name	Area (ft²)	Overall U-factor	Status[1]
METAL ROLL-UP DOOR44	65	1.45	N
Metal Door119	40	0.7	N

[1] Status: N - New, A - Altered, E - Existing

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS [illegible] EVANS
No. 30090
EXP.: 09/30/26
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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

TITLE 24 DOCUMENTATION

SHEET NUMBER:

M6.2

I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
WH-1 & 22	Natural Gas	Storage	2	60	125	kBtu/Hr	0.96	TE	N/A	0.01	N/A	N/A	N/A

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-E - For all buildings with Plumbing Systems

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title & System Name(s)
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	DOAS 1-2-1, SCU 1-2-1, SCU 1-2-2, SCU 1-2-3, SCU 1-2-4 and SCU/SFC 2-1-1.
Mechanical	NRCA-MCH-03-A - Constant Volume Single Zone HVAC
	DOAS 1-2-1, SCU 1-2-1, SCU 1-2-2, SCU 1-2-3, SCU 1-2-4 and SCU/SFC 2-1-1.

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no Certificates of Verification applicable to this project

Documentation Author's Declaration Statement

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

Documentation Author Name: Shane Cooke	Documentation Author Signature:
Company: McPARLANE & ASSOCIATES, INC.	Signature Date: 2025-09-17
Address: 4830 Viewridge Ave.	CEA/HERS Certification Identification (if applicable):
City/State/Zip: San Diego, CA 92123	Phone: (858) 277-9721

Responsible Person's Declaration statement

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

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

Responsible Designer Name: DOUG ISAAKS	Responsible Designer Signature:	
Company: McPARLANE & ASSOCIATES INC.		
Address: 2 SOUTH POINTE DRIVE, SUITE 180	Date Signed: 2025-09-17	
City/State/Zip: LAKE FOREST, CA 92630	License #: 30090	
Phone: 949-296-9196	Title: Principal	Scope: Mechanical

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS R. ISAAKS
No. 30090
EXP.: 09/30/26
MECHANICAL
STATE OF CALIFORNIA

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PH: 949-296-9196 FAX: 949-296-9197

PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

TITLE 24 DOCUMENTATION

SHEET NUMBER:

M6.3

WATER CALCULATIONS - FIRE STATION

METER LOCATIONS:	110 EAST BALBOA AVE		
TOTAL FIXTURE UNITS	71.5	DEMAND FLOW 59 GPM.	
FLUSHOMETER (X)	TANK TYPE ( )	FIXTURES PREDOMINANTLY USED.	
NUMBER OF BUILDING STORIES:	2		
ANTICIPATED METER SIZE	1 1/2"	INCH 80 GPM AT 80% CAPACITY.	
NORMAL MINIMUM PRESSURE AT MAIN		60	PSI
DEVELOPED PRESSURE LOSS THROUGH METER		6.8	PSI
BACKFLOW PREVENTER REQUIRED?	YES (X) NO ( )	PRESSURE LOSS 14	PSI
ANTICIPATED METER (REGULATOR) TO HIGH OUTLET	25	FT. x 0.43 = 10.75	PSI
RESIDUAL PRESSURE REQUIRED		25	PSI
PRESSURE AVAILABLE FOR DROP (DESIGN PRESSURE)		3.45	PSI
MAXIMUM DEVELOPED LENGTH OF WATER SYSTEM	175	FT.	
ALLOWABLE MAXIMUM FRICTION LOSS PER 100 FT. OF PIPE		1.5	PSI

FIXTURE UNIT SUMMARY - FIRE STATION

FIXTURE	QUANTITY	COLD WATER		SANITARY	
		FU	TFU	DFU	TDFU
WATER CLOSETS FV	1	5	5	4	4
WATER CLOSETS FT	2	2.5	5	4	8
LAVATORIES	3	1	3	1	3
SHOWERS	2	2	4	2	4
SINKS	2	2	4	2	4
HOSE BIBBS	1	2.5	2.5	-	-
HOSE BIBBS ADDITIONAL	9	1	9	-	-
HUB DRAIN	1	-	-	-	-
AREA DRAIN	4	-	-	2	8
FLOOR DRAIN	3	-	-	2	6
MOP SINK	2	3	6	3	6
FLOOR SINK	1	-	-	2	4
WASHER BOX	2	4	8	3	6
DISHWASHER	1	1.5	1.5	2	2
BOTTLE FILLER	1	0.5	0.5	0.5	0.5

FIXTURE UNIT SUMMARY - LIBRARY

FIXTURE	QUANTITY	COLD WATER		SANITARY	
		FU	TFU	DFU	TDFU
WATER CLOSETS FV	3	5	15	4	12
LAVATORIES	3	1	3	1	3
SINKS	1	2	2	2	2
FLOOR DRAIN	4	-	-	2	8
MOP SINK	1	3	3	3	3
DRINKING FOUNTAIN	2	0.5	1	0.5	1
TOTAL SUMMARY =			71.5		84.5
TOTAL GPM =			59		N/A

2022 CAL GREEN CODE NON-RESIDENTIAL MANDATORY MEASURES

PER SECTION 5.303.3 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEAD) SHALL COMPLY WITH THE FOLLOWING:

5.303.3.1 WATER CLOSETS:
EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GPF.

5.303.3.3.1 SINGLE SHOWERHEAD:
MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI.

5.303.3.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER:
COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM AT 80 PSI.

5.303.3.4.1 NON-RESIDENTIAL LAVATORY FAUCETS:
MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GPM AT 60 PSI.

5.303.3.4.2 KITCHEN FAUCETS:
MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 60 PSI.

5.303.3.4.4 METERING FAUCETS:
FLOW RATE SHALL NOT DELIVER MORE THAN 0.20 GAL PER CYCLE.

5.303.3.6 STANDARDS FOR PLUMBING FIXTURES:
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF CALIFORNIA GREEN BUILDING STANDARDS CODE.

PLUMBING GENERAL NOTES (CONTINUED)

8. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
9. LAVATORY METERING FAUCETS IN PUBLIC RESTROOMS SHALL BE SELF CLOSING TYPE AND SHALL NOT EXCEED A WATER FLOW OF 0.20 GAL/CYCLE.
10. EACH RESIDENTIAL LAVATORY FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.2GPM.
11. PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT TO THE WATER TEMPERATURE TO 120ºF.
12. FLOOR DRAINS SHALL BE IN ACCORDANCE WITH ASME A112.6.3.
13. FLOOR SINKS SHALL BE IN ACCORDANCE WITH ASME A112.6.7.
14. TRAP SEAL PRIMERS FOR POTABLE WATER SUPPLY SHALL BE IN ACCORDANCE WITH ASSE 1018. DRAINAGE AND ELECTRONIC DESIGN TYPE TRAP SEAL PRIMER DEVICES SHALL COMPLY WITH ASSE 1044. TRAP PRIMERS SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION FOR MAINTENANCE.
15. BUILDING ROOF DRAINS SHALL BE SIZED BASED ON 2 INCHES PER HOUR RAINFALL INTENSITY IN COMPLIANCE WITH 2022 CPC TABLE D101.1 AND CHAPTER 11.
16. ROOF DRAINS SHALL BE PROVIDED IN ACCORDANCE WITH 2022 CPC SECTION 1101.12.1. SECONDARY DRAINAGE SHALL BE PROVIDED BY A SECONDARY ROOF DRAIN OR OTHER MEANS PER 2022 CPC SECTION 1101.12.2.
17. PROVIDE SECONDARY ROOF DRAINS PER SECTION 1101.11.2 CPC.

CROSS CONNECTION CONTROL:

1. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT.

HOT WATER:

1. WATER HEATER SHALL COMPLY WITH CPC SECTION 608.3 FOR THERMAL EXPANSION REQUIREMENTS.
2. WATER HEATERS SHALL BE LISTED IN THE CALIFORNIA ENERGY COMMISSION LIST OF APPROVED WATER HEATERS.
3. WATER HEATERS FOR DOMESTIC HOT WATER SHALL COMPLY WITH THE STATE OF CALIFORNIA ENERGY EFFICIENCY STANDARDS (E.E.S.) SECTION 110.4.
4. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION, PER CPC SECTION 507.2.
5. PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE PER SECTION 608.3 CPC.
6. PROVIDE EXPANSION TANK FOR BOILERS PER SECTION 1005.0 CMC 2019.
7. TEMPERATURE AND PRESSURE RELIEF VALVES FROM WATER HEATERS AND BOILERS SHALL BE ROUTED AND TERMINATED PER THE CALIFORNIA PLUMBING CODE.
8. PROVIDE AN APPROVED CHECK VALVE BETWEEN THE RE-CIRCULATION PUMP AND THE WATER HEATING EQUIPMENT TO PREVENT THE HOT WATER FROM FLOWING BACKWARDS THROUGH THE CIRCULATION LOOP. ENERGY CODE 110.3.(C).5A.
9. HOSE BIBB SHALL BE INSTALLED BETWEEN THE WATER HEATER AND ISOLATION VALVE (AFTER THE RECIRCULATION PUMP) PER ENERGY CODE 110.3.(C).5.C.
10. AN AIR RELEASE VALVE SHALL BE INSTALLED ON THE INLET SIDE OF THE RECIRCULATION PUMP, WITHIN 4'-0" OF THE PUMP.
11. FOR COMBUSTION AIR ON WATER HEATERS, PROVIDE OPENING SIZES AND ROUTING OF DUCTS PER CPC 506.0.
12. DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC. PIPE INSULATION THICKNESS SHALL COMPLY WITH SECTION 609.11.2 CPC.

GAS:

1. PILOT-LESS IGNITION OF GAS APPLIANCES SHALL COMPLY WITH BUILDING ENERGY EFFICIENCY STANDARDS (E.E.S.) SECTION 110.5.
2. ONSITE UNDERGROUND GAS PIPING TRENCH SHALL COMPLY WITH THE TRENCHING REQUIREMENTS OF THE GAS UTILITY PROVIDER, INCLUDING DEPTH OF COVERAGE. DISTANCE FROM WET UTILITIES SHALL BE 60 INCHES MINIMUM.
3. ALL EXPOSED GAS PIPING SHALL BE PROTECTED AGAINST CORROSION BY COATING OR WRAPPING WITH AN INERT MATERIAL APPROVED MATERIAL FOR SUCH APPLICATIONS.
4. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST SIX (6) INCHES ABOVE GRADE.

CW PIPE SIZING SCHEDULE

SIZE	GPM	FT/SEC	FIXTURE UNITS	
			FLUSH TANK	FLUSH VALVE
1/2"	1	1.6	0	0
3/4"	3.2	2.1	3	0
1"	6.4	2.5	7	0
1 1/4"	11	2.9	14	0
1 1/2"	19	3.3	28	0
2"	39	4.1	83	27
2 1/2"	70	4.8	234	112

HOT WATER PIPE SIZING SCHEDULE

HOT WATER (5 FPS MAX.)				HOT WATER RETURN (2 FPS MAX.)		
SIZE	GPM	VEL. (FPS)	FIXTURE UNITS FLUSH TANK	SIZE	GPM	VEL. (FPS)
1/2"	1	1.6	0	N/A	N/A	N/A
3/4"	3.2	2.1	3	3/4"	3	2
1"	6.4	2.5	7	1"	5	2
1 1/4"	11	2.9	14	1 1/4"	8	2
1 1/2"	19	3.3	28	1 1/2"	11	2
2"	39	4.1	83	2"	19	2

PLUMBING GENERAL NOTES

GENERAL:

1. CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING ARCHITECTURAL, MECHANICAL, STRUCTURAL, CIVIL AND ELECTRICAL) PRIOR TO BID TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK.
2. EQUIPMENT INDICATED ON THESE DRAWINGS IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING EQUIPMENT LOCATIONS, STRUCTURAL MEMBERS, POC'S, INVERT ELEVATIONS AND AVAILABILITY OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION. NOTIFY THE CONSTRUCTION COORDINATOR OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO COMMENCING ANY WORK. DO NOT PROCEED WITHOUT CONSTRUCTION COORDINATOR APPROVAL FOR ANY CHANGES IF REQUIRED.
3. PLUMBING EQUIPMENT, MATERIAL AND CONNECTIONS SHALL BE INSTALLED COMPLETE PER MANUFACTURER'S INSTRUCTIONS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
4. WORK SHALL CONFORM TO CODE. IN CASE OF CONFLICTS WITH CODE, DRAWINGS, OR SPECIFICATIONS, THE MORE STRINGENT SHALL PREVAIL.
5. PLUMBING SHALL BE INSTALLED TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING. COORDINATE WITH ALL OTHER TRADES, STRUCTURAL CONDITIONS AND BUILDING CONSTRUCTION, PRIOR TO START OF INSTALLATION.
6. PLUMBING WORK SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT EXTENT AS POSSIBLE.
7. PIPING SYSTEMS SHALL BE SEISMICALLY BRACED PER CALIFORNIA BUILDING CODE.
8. VALVES SHALL BE READILY ACCESSIBLE. WHERE VALVES ARE INSTALLED WITHIN OR BEHIND WALLS, AN ACCESS PANEL SHALL BE INSTALLED.
9. OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED TO PERMIT EASY CONNECTION. COORDINATE WITH DUCTWORK, STRUCTURAL CONDITIONS AND ARCHITECTURAL LAYOUT.
10. INSULATING MATERIALS INSTALLED SHALL BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION TO MEET C.E.C. ENERGY EFFICIENCY STANDARDS (E.E.S) SECTION 110.3.
11. PLUMBING EQUIPMENT SHALL BE CERTIFIED BY AND COMPLY WITH THE STATE OF CALIFORNIA ENERGY CONSERVATION STANDARDS (E.E.S.) SECTION 110.3. COMPLIANCE CERTIFICATES SHALL BE PROVIDED WITH EQUIPMENT SUBMITTALS.
12. DO NOT ROUTE PIPING OVER ELECTRICAL ROOMS, MDF ROOMS, IDF ROOMS, COMPUTER ROOMS, ELEVATOR EQUIPMENT ROOMS, OR STAIRWELLS. EXCEPTION: PIPES REQUIRED TO SERVE THE ROOM.
13. ALL PIPE, PIPE FITTINGS, TRAPS, FIXTURES, MATERIAL, AND DEVICES USED IN THE PLUMBING SYSTEM SHALL BE LISTED OR THIRD-PARTY CERTIFIED BY AN APPROVED LISTING AGENCY AND SHALL CONFORM TO APPLICABLE RECOGNIZED STANDARDS REFERENCED IN THE 2022 CALIFORNIA PLUMBING CODE.
14. THE LEAD CONTENT OF PIPES, PIPE OR PLUMBING FITTINGS, AND FIXTURES INTENDED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION SHALL BE IN ACCORDANCE WITH SECTION 116875 OF THE HEALTH AND SAFETY CODE.
15. NO PIPING OR DUCTS SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE ELECTRICAL EQUIPMENT.

DRAINAGE:

1. COORDINATE LOCATION OF CONDENSATE DRAIN AND WATER CONNECTIONS TO MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
2. ALL INTERIOR CONDENSATE DRAIN PIPING SHALL BE INSULATED AND SLOPED AT 1/8" PER FOOT MINIMUM.
3. CONDENSATE FROM ALL MECHANICAL COOLING COILS SHALL BE ROUTED AND DISCHARGED TO AN APPROVED RECEPTOR PER THE CALIFORNIA PLUMBING CODE.
4. WHERE MULTIPLE HORIZONTAL PUMPED CONDENSATE LINES CONNECT TO HORIZONTAL GRAVITY CONDENSATE PIPE, PROVIDE CHECK VALVE DOWNSTREAM OF EACH PUMP PRIOR TO GRAVITY LINE, PER CPC 2022 SECTION 814.1.1.
5. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
6. BACKWATER VALVE SHALL BE INSTALLED ON THE DOWNSTREAM OF PLUMBING FIXTURES THAT ARE LOCATED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SYSTEM PER SECTION 710.1 CPC AND SUBJECT TO FIELD INSPECTION APPROVAL.
7. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
8. CLEANOUTS ARE REQUIRED AT THE UPPER MOST TERMINALS OF ALL HORIZONAL WASTE LINES. PLEASE PROVIDE ADDITIONAL CLEANOUTS WITHIN THE FLOOR PLAN. CPC 707.4.
9. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
10. EACH ROOF VENT SHALL TERMINATE AT LEAST 10 FT FROM EVERY BUILDING OUTSIDE AIR INTAKE.
11. SOIL, SEWER, WASTE AND STORM DRAIN PIPING SHALL SLOPE AT 1/4" PER FOOT MINIMUM UNLESS INDICATED OTHERWISE.
12. A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT OR 1 PERCENT IS PROVIDED FOR DRAINAGE PIPING 4 INCHES OR LARGER ONLY WHERE IT IS IMPRACTICAL DUE TO THE DEPTH OF THE STREET SEWER, TO THE STRUCTURAL FEATURES, OR TO THE ARRANGEMENT OF A BUILDING OR STRUCTURE TO OBTAIN A SLOPE OF 1/4 INCH PER FOOT OR 2 PERCENT AND THAT IS SUBJECT TO THE AUTHORITY HAVING JURISDICTION PLUMBING FIELD INSPECTOR'S APPROVAL.

PLUMBING FIXTURES:

1. EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
2. PROVIDE VACUUM BREAKERS AT ALL HOSE BIBBS.
3. FAUCETS SHALL HAVE A FLOW RESTRICTION DEVICE NOT TO EXCEED 0.5 GPM. LAVATORIES IN PUBLIC AREAS SHALL HAVE SELF-CLOSING FAUCETS, PER CPC SECTION 407.0.
4. WATER CLOSETS SHALL BE ULTRA LOW FLUSH TOILETS, 1.28 GPF MAXIMUM, PER CPC SECTION 411.2.
5. WALL MOUNTED URINALS SHALL BE ULTRA LOW FLUSH URINALS, 0.125 GPF MAXIMUM, PER SECTION 412.1. WATER SUPPLY TO A URINAL SHALL BE PROTECTED BY AN APPROVED BACKFLOW PREVENTION DEVICE. PROVIDE A CLEAN-OUT ABOVE URINAL IN COMPLIANCE WITH CPC SECTION 707.4.
6. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW OF 1.8 GPM AT 80 PSI AND SHALL HAVE A PRESSURE BALANCING TYPE MIXING VALVE AT SHOWER CONTROLS PER CPC SECTION 408.3.
7. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME PER CAL GREEN SECTION 5.303.3.3.2

PLUMBING LEGEND (CONTINUED)

SYMBOL	ABBREVIATION	DESCRIPTION
	A/C	ABOVE CEILING
	ADA	AMERICANS WITH DISABILITIES ACT
	AFF	ABOVE FINISHED FLOOR
	B/G	BELOW GRADE
	B/F	BELOW FLOOR
	BFF	BELOW FINISHED FLOOR
	BLDG	BUILDING
	BTUH	BRITISH THERMAL UNITS PER HOUR
	CBC	CALIFORNIA BUILDING CODE
	CFH	CUBIC FEET PER HOUR
	CFM	CUBIC FEET PER MINUTE
	CO	CLEANOUT
	CPC	CALIFORNIA PLUMBING CODE
	DFU	DRAINAGE FIXTURE UNITS
	DWGS	DRAWINGS
	(E)	EXISTING
	E.E.S.	ENERGY EFFICIENCY STANDARDS
	FCO	FLOOR CLEANOUT
	FT	FEET
	FPS	FEET/SECOND
	FU	FIXTURE UNIT
	GA	GAUGE
	GPC	GALLONS PER CYCLE
	GPD	GALLONS PER DAY
	GPF	GALLONS PER FLUSH
	GPH	GALLONS PER HOUR
	GPM	GALLONS PER MINUTE
	HP	HORSE POWER
	HVAC	HEATING, VENTILATING, & AIR CONDITIONING
	IE	INVERT ELEVATION
	IN	INCH/INCHES
	LBS	POUNDS
	MAX	MAXIMUM
	MECH	MECHANICAL
	MFR'S	MANUFACTURER'S
	MIN	MINIMUM
	N.C.	NORMALLY CLOSED
	N.O.	NORMALLY OPEN
	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
	OFOI	OWNER FURNISHED OWNER INSTALLED
	QC	QUICK CONNECT
	PD	PRESSURIZED DISCHARGE (PUMPED)
	PLBG	PLUMBING
	QTY	QUANTITY
	SF	SQUARE FEET
	SP	STATIC PRESSURE
	T	TONNAGE OF AIR CONDITIONING
	TDFU	TOTAL DRAINAGE FIXTURE UNITS
	TDL	TOTAL DEVELOPED LENGTH
	TFU	TOTAL FIXTURE UNITS
	TYP	TYPICAL
	VFD	VARIABLE FREQUENCY DRIVE
	VIF	VERIFY IN FIELD
	VTR	VENT THRU ROOF
	V/PH/HZ	VOLTS/PHASE/HERTZ
	WCO	WALL CLEAN-OUT
	UL	UNDERWRITERS LABORATORY
	WSFU	WATER SUPPLY FIXTURE UNITS
		EQUIPMENT TAG
		TYPE/MARK
		EQUIPMENT NUMBER

PIPE MATERIAL SCHEDULE

SOIL, WASTE, SOI, VENT, STORM DRAIN AND OVERFLOW STORM DRAIN PIPE ABOVE AND BELOW GRADE TO 5'-0" OUTSIDE BUILDING:
SCHEDULE 40 PVC DWV (SOLID CORE) WITH PVC FITTINGS.

WATER PIPING ABOVE GRADE:
COPPER TYPE "L", HARD DRAWN, WITH LEAD-FREE SOLDER. DOMESTIC HOT WATER TO BE INSULATED.

WATER PIPING BELOW GRADE:
COPPER TYPE "K", HARD DRAWN, WITH LEAD-FREE SOLDER.

NATURAL GAS PIPING ABOVE GRADE:
SCHEDULE 40 BLACK STEEL, THREADED (2-1/2" AND BELOW) OR WELDED FITTINGS (PER 3" AND ABOVE)

NATURAL GAS PIPING BELOW GRADE (OUTDOORS ONLY):
POLYETHYLENE WITH FUSION WELD JOINTS & TRACE WIRE.

CONDENSATE DRAIN ABOVE GRADE:
COPPER TYPE "M", WITH SOLDER. INSULATED.

COMPRESSED AIR ABOVE GRADE:
COPPER TYPE "L", HARD DRAWN, BRAZED FITTINGS.

ALL PIPING TO BE LABELED PER ANSI/ASME A13.1 STANDARD COLOR AND LETTER REQUIREMENTS

PIPE INSULATION THICKNESS PER (2022 TITLE-24)

FLUID TEMP. RANGE (°F)	(IN BTUH PER SQ.FT PER °F)	INSULATION MEAN RATING TEMP. (°F)	NOMINAL PIPE DIAMETER (INCHES)	
			<1	1 AND LARGER
			INSULATION THICKNESS REQUIRED (INCHES)	
HOT WATER SYSTEMS AND SERVICE WATER HEATING SYSTEMS (RECIRCULATING SECTIONS, ALL PIPING IN ELECTRIC TRACE TAPE SYSTEMS, AND THE FIRST 8 FEET OF PIPING FROM THE STORAGE TANK FOR NON - RECIRCULATING SYSTEMS				
	0.22-0.28	100	1.0	1.5

EXCEPTION 5 TO SECTION 120.3: PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT PENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING.

PLUMBING LEGEND

NOTE: LEGEND AND ABBREVIATIONS LISTED ARE FOR GENERAL USE; NOT ALL LISTED ARE NECESSARILY USED ON DRAWINGS.

SYMBOL	ABBREVIATION	DESCRIPTION
	POC	POINT OF CONNECTION
	S	SEWER PIPING UNDERGROUND / BELOW FLOOR
	S	SEWER PIPING ABOVE GROUND
	S(PD)	SEWER (PRESSURIZED DISCHARGE) PIPING
	GW	GREASE WASTE PIPING
	SD	STORM DRAIN PIPING UNDERGROUND / BELOW FLOOR
	SD	STORM DRAIN PIPING ABOVE GROUND
	SD(PD)	STORM DRAIN (PRESSURIZED DISCHARGE) PIPING
	OSD	OVERFLOW STORM DRAIN
	CD	CONDENSATE DRAIN PIPING
	V	SANITARY VENT PIPING
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING (120°)
	HWR	HOT WATER RETURN PIPING
	TP	TRAP PRIMER PIPING
	CA	COMPRESSED AIR PIPING
	G	GAS PIPING
	MPG	MEDIUM GAS PIPING
	RPBP	BACKFLOW PREVENTER
	SOV	SHUT OFF VALVE (BALL VALVE)
	CV	CHECK VALVE
	BAL	CIRCUIT SETTER/BALANCING VALVE
		GAS SHUT OFF VALVE
	PRV	PRESSURE REDUCING VALVE
	MV	THERMOSTATIC MIXING VALVE
	RV	TEMPERATURE & PRESSURE RELIEF VALVE
	COG	CLEAN-OUT TO GRADE
	--	PRESSURE REGULATOR
	FCO	FLOOR CLEAN-OUT
	WCO	WALL CLEAN-OUT
	CL	CAPPED LINE
1% / 2%	# %	PERCENTAGE SLOPE OF PIPE WITH DIRECTIONAL ARROW
	DN	DOWN OR DROP
	UP	RISE OR RISER
	WHB	WALL HOSE BIBB
	HB	HOSE BIBB
	U	UNION (DIELECTRIC)
	WHA	WATER HAMMER ARRESTOR (P.D.I. SIZE)
	TP	TRAP PRIMER
	FS	FLOOR SINK
	FD	FLOOR DRAIN
#		KEYED NOTE

AB 1953 COMPLIANCE

PIPE, PIPE FITTINGS, VALVES AND FIXTURES INTENDED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION THROUGH DRINKING OR COOKING, SHALL BE CERTIFIED TO BE "LEAD FREE" AS DEFINED BY STATUTE AB 1953. NOTHING CONTAINED IN THESE DRAWINGS OR SPECIFICATIONS IS INTENDED TO VIOLATE THIS STATUTE.

STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

REQUIRED STANDARDS	
WATER CLOSETS (TOILETS)-FLUSHOMETER VALVE TYPE SINGLE FLUSH, MAXIMUM FLUSH VOLUME	ASME A 112.19.2/NCSA B45.1, - 1.28 GAL.
WATER CLOSETS (TOILETS)-FLUSHOMETER VALVE TYPE DUAL FLUSH, MAXIMUM FLUSH VOLUME	ASME A 112.19.14 AND U.S.EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPECIFICATION, - 1.28 GAL.
WATER CLOSETS (TOILETS)-TANK TYPE	U.S.EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPECIFICATION
URINALS, MAXIMUM FLUSH VOLUME	ASME A 112.19.2/NCSA B45.1, 0.125 GAL (0.47 L)
PUBLIC LAVATORY FAUCETS	ASME A 112.18.1/CSA B125.1, 0.5 GPM MAXIMUM FLOW RATE.
PUBLIC METERING SELF-CLOSING FAUCETS	ASME A 112.18.1/CSA B125.1, 0.20 GPM / CYCLE MAXIMUM.
RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS	ASME A 112.18.1/CSA B125.1, 1.2 GPM MAXIMUM FLOW RATE.

REGISTERED PROFESSIONAL ENGINEER — DOUGLAS J. EVANS — No. 30090 — EXP.: 09/30/26 — MECHANICAL — STATE OF CALIFORNIA

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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

PLUMBING NOTES LEGENDS AND SCHEDULES

SHEET NUMBER:

P0.1

GAS WATER HEATER SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	GALLON STORAGE	CFH INPUT	GPH RECOVERY 80°F ΔT	ELECTRIC DATA					OVERALL DIMENSIONS	OPER WEIGHT (LBS.)	REMARKS
						VOLT	PHASE	CYCLE	KW	FLA			
WH 1	BRADFORD WHITE	EF-100T-150E-3N(A)	83	150	220	120	1	60	-	-	78"x28.25"ø	1,600	DIRECT VENT BRADFORD WHITE GAS TANK WATER HEATER. INSTALL PER MANUFACTURER INSTRUCTIONS.
WH 2	BRADFORD WHITE	EF-60T-125E-3N(A)	60	125	182	120	1	60	-	-	57"x28.25"ø	1,100	DIRECT VENT BRADFORD WHITE GAS TANK WATER HEATER. INSTALL PER MANUFACTURER INSTRUCTIONS.

CIRCULATION PUMP SCHEDULE

MARK	MANUFACTURER	MODEL NO.	LOCATION	SYSTEM SERVED	TYPE	PUMP MOTOR								OPER WEIGHT (LBS)	REMARKS
						GPM	HEAD (FT)	MAX. RPM	HP	KW	VOLT	PH.	CYCLE		
CP 1	TACO	008SF6	STOR/HWH	HOT WATER	IN-LINE	2	15	3250	1/25	-	120	1	60	6	PROVIDE WITH SUBMERSIBLE / ADJUSTABLE AQUASTAT. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
CP 2	TACO	008SF6	STOR/HWH	HOT WATER	IN-LINE	2	15	3250	1/25	-	120	1	60	6	PROVIDE WITH SUBMERSIBLE / ADJUSTABLE AQUASTAT. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

SAND OIL INTERCEPTOR SCHEDULE

MARK	MANUFACTURER	MODEL NO.	LOCATION	TYPE	CAPACITY	INLET SIZE	VENT SIZE	OPER WEIGHT (LBS)	REMARKS
SOI 1	JENSEN	JP-500-EE-SO	ON-SITE	SAND-OIL	500 GALLONS	4"	4"	-	PROVIDE WITH TRAFFIC RATED GRATES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

AIR COMPRESSOR SCHEDULE

SYMBOL	MANUFACTURER	MODEL	CAPACITY	STORAGE (GALLON)	MAX PSI	EMERGENCY POWER	ELECTRICAL DATA					OPER. WEIGHT (LBS.)	REMARKS
							VOLT	PHASE	CYCLE	WATTS	HP		
CA 1	INGERSOLL RAND	2475N5	17.2 SCFM @ 90 PSI	80	175	NO	208	3	60	--	5	600	TWO-STAGE ELECTRIC DUPLEX RECIPROCATING AIR COMPRESSOR. FOR COMPRESSED AIR EQUIPMENT AND PIPING DETAIL, SEE DETAIL 8/P-4.02. 70"X28"
DD 1	INGERSOLL RAND	D25IN	--	--	--	--	120	1	60	--	--	100	15 CFM WITH DIGITAL DISPLAY, R-134A REFRIGERANT. FOR COMPRESSED AIR EQUIPMENT AND PIPING DETAIL, SEE DETAIL 8/P-4.02.
AF 1	INGERSOLL RAND	#FA30IG	--	--	--	--	-	--	--	--	--	2	COALESCING FILTER.0.1 MICRON PARTICLE REMOVAL (2 LBS), AND MODEL FA30IH HIGH EFFICIENCY COALESCING FILTER 0.01 MICRON PARTICLE REMOVAL (2 LBS).
OS 1	INGERSOLL RAND	#PSG-7	--	--	--	--	-	--	--	--	--	--	POLYSEP, OIL WATER SEPARATOR. FOR COMPRESSED AIR EQUIPMENT AND PIPING DETAIL, SEE DETAIL 8/P-4.02.

GAS PIPE SIZING

- LOW PRESSURE (7" W.C.)

DEVELOPED PIPE LENGTH = 450' MAX.

NPS	MAXIMUM CFH
1/2"	22
3/4"	46
1"	86
1 1/4"	177
1 1/2"	266
2"	512
2 1/2"	816
3"	1,440
4"	2,940

PER 2022 CPC TABLE 1215.2(1)

GAS CALCULATIONS

DESCRIPTION	QUANTITY	BTUH	TOTAL BTUH
WATER HEATER	1	125,000	125,000
WATER HEATER	1	150,000	150,000
GRILL	2	35,000	70,000
DRYER	1	145,000	145,000
RANGE			
TOTAL BTUH DEMAND			530,000
TOTAL CFH DEMAND (BTUH ÷ 1000)			530

ESTIMATED DEVELOPED LENGTH OF GAS PIPING: (7"WC) 450'

- ALL GAS PIPING SIZED PER 2022 CPC

FOR GAS ISOMETRIC SEE DETAIL 1/P0.2

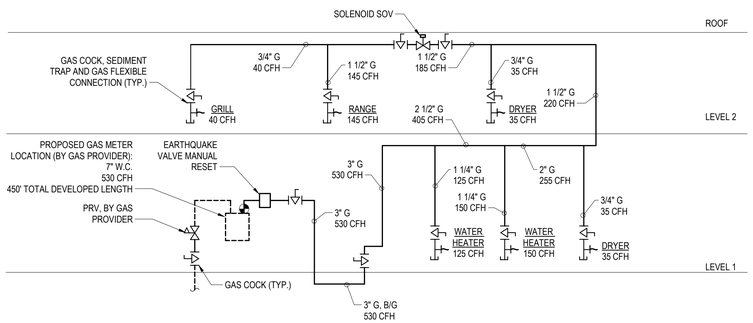
FITTINGS FOR CHANGES IN DIRECTION

CHANGES IN DIRECTION OF FLOW	TYPE OF FITTING								
	WYE	WYE WITH 1/8 BEND	COMB. 1/8 BEND	SANIT. TEE	SANIT. TAPPED TEE	LONG SWEEP	SHORT SWEEP	1/8 BEND	1/6 BEND
HORIZONTAL TO VERTICAL	✓	✓	✓	✓	✓	✓	✓	✓	✓
VERTICAL TO HORIZONTAL	✓	✓	✓	X	X	✓	✓	✓	✓
HORIZONTAL TO HORIZONTAL	✓	✓	✓	X	X	✓	✓	✓	X

*BASED ON 2018 UNIFORM PLUMBING CODE ILLUSTRATED TRAINING MANUAL, FIGURE 706.1

ENERGY CONSERVATION NOTES

1. EQUIPMENT SHALL MEET THE APPLICABLE REQUIREMENTS OF THE APPLIANCE EFFICIENCY REGULATIONS PER SECTION 110.1.
2. ALL PIPE INSULATION MATERIAL SHALL MEET THE REQUIREMENTS PER SECTION 120.3 E.E.S.
3. SERVICE WATER-HEATING SYSTEMS AND EQUIPMENT SHALL MEET THE REQUIREMENTS PER SECTION 110.3 E.E.S.



GAS PIPING DIAGRAM

1 / P0.2

FIXTURE CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	PIPE SIZES (INCHES)					MANUFACTURER AND MODEL NUMBER	REMARKS
		CW	HW	W	V	TRAP		
WC-1	WATER CLOSET FV (ADA)	1 1/4	--	4	2	INT	KOHLER HIGHCLIFF ULTRA #K-96057 W/ SLOAN G2 8111-1.28-CO FV	1.28 GPF MAX ADA COMPLIANT INSTALLATION. PROVIDED WITH KOHLER "LUSTRA" #K-4650 ELONGATED OPEN - FRONT SEAT COVER AND WAX RING.
WC-2	WATER CLOSET FT (ADA)	3/4	--	4	2	INT	KOHLER KINGSTON #K-25077-T	1.28 GPF MAX. ADA COMPLIANT INSTALLATION WITH RIGHT SIDE FLUSH LEVER. PROVIDED WITH KOHLER "STRONGHOLD" #K-4731-C ELONGATED OPEN - FRONT SEAT COVER AND WAX RING.
L-1	LAVATORY (ADA)	1/2	1/2	2	2	1 1/4	KOHLER PINOIR K-2035-8 W/ CHICAGO FAUCETS 3600-E2805AB	ADA COMPLIANT INSTALLATION. PROVIDE W/ METERED 0.5 GPM MAX FAUCET, STRAINER DRAIN, CHROME PLATED P-TRAP W/ESCUTCHEON, STOPS AND SUPPLIES (HW SUPPLY & P-TRAP SHALL BE WRAPPED FOR HANDICAP PROTECTION.)
L-2	LAVATORY (ADA)	1/2	1/2	2	2	1 1/4	KOHLER CAXTON K-2210 W/ CHICAGO FAUCETS 2200-4E2805ABCP	ADA COMPLIANT INSTALLATION. PROVIDE W/ 0.5 GPM MAX FAUCET, STRAINER DRAIN, CHROME PLATED P-TRAP W/ESCUTCHEON, STOPS AND SUPPLIES (HW SUPPLY & P-TRAP SHALL BE WRAPPED FOR HANDICAP PROTECTION.)
DF-1	DRINKING FOUNTAIN	1/2	--	1/2	1/2	INT	ELKAY #LMABFTL8WSLK	ADA, NSF/ANSI STANDARD, FEDERAL SAFE DRINKING ACT AND AB1953 COMPLIANT, WALL MOUNTED, BARRIER FREE. PROVIDE WITH IN-LINE FILTER.
DF-2	BOTTLE FILLER	1/2	--	1/2	1/2	INT	ELKAY #LZWSGRNM8K	ADA, NSF/ANSI STANDARD, FEDERAL SAFE DRINKING ACT AND AB1953 COMPLIANT, WALL MOUNTED, BARRIER FREE. PROVIDE WITH IN-LINE FILTER.
DF-3	DRINKING FOUNTAIN	1/2	--	1/2	1/2	INT	ELKAY #LK4420BF1UDB	EVERGREEN COLOR. ADA, NSF/ANSI STANDARD, FEDERAL SAFE DRINKING ACT AND AB1953 COMPLIANT, FREE STANDING, BARRIER FREE. PROVIDE WITH IN-LINE FILTER.
KS-1	SINK (ADA)	1/2	1/2	2	2	1 1/2	ELKAY ELUHAD191655 W/ CHICAGO FAUCETS 434-ABCP	ADA COMPLIANT BOWL DEPTH. PROVIDE W/ GOOSENECK FAUCET (1.8 GPM MAX), STRAINER DRAIN, CHROME PLATED P-TRAP W/ ESCUTCHEON, STOPS AND SUPPLIES (CW, HW SUPPLY, & P-TRAP SHALL BE WRAPPED FOR HANDICAP PROTECTION).
S-1	SINK (ADA)	1/2	1/2	2	2	1 1/2	ELKAY: #LRAD15255 FAUCET: CHICAGO FAUCETS 436-ABBN	ADA COMPLIANT BOWL DEPTH. PROVIDE W/ GOOSENECK FAUCET (1.8 GPM MAX), STRAINER DRAIN, CHROME PLATED P-TRAP W/ ESCUTCHEON, STOPS AND SUPPLIES (CW, HW SUPPLY, & P-TRAP SHALL BE WRAPPED FOR HANDICAP PROTECTION).
DS-1	DECON SINK	1/2	1/2	2	2	1 1/2	ELKAY ESS4924RFC	SINGLE COMPARTMENT DECON SINK WITH RIGHT DRAINBOARD AND FOOT CONTROL PACKAGE. PROVIDE WITH DOUBLE PEDAL REMOTE SPOUTS AND VALVES.
MS-1	MOP SINK	3/4	3/4	3	2	3	MS: CECO 871 FAUCET: CHICAGO FAUCETS #897-CCP	PROVIDE WITH GRID STRAINER, WALL MOUNTED FAUCET W/ LEVER HANDLES, INTEGRAL STOPS, VACUUM BREAKER AND HOSE END SPOUT.
MS-2	MOP SINK	3/4	3/4	3	2	3	MS: FIAT MSB2424 FAUCET: CHICAGO FAUCETS #897-CCP	PROVIDE WITH GRID STRAINER, WALL MOUNTED FAUCET W/ LEVER HANDLES, INTEGRAL STOPS, VACUUM BREAKER AND HOSE END SPOUT.
FD-1	FLOOR DRAIN	1/2	--	2	2	2	ZURN Z415B	PROVIDE WITH TRAP PRIMER CONNECTION.
FS-1	FLOOR SINK	1/2	--	2	2	2	ZURN 1901	PROVIDE W/ TRAP PRIMER CONNECTION.
HB-1	HOSE BIBB	3/4	--	--	--	--	ACORN #8121-LF	PROVIDE WITH VACUUM BREAKER.
HB-2	HOSE BIBB	3/4	--	--	--	--	ACORN #8151	PROVIDE WITH VACUUM BREAKER.
SH-1	SHOWER	1/2	1/2	2	2	2	SWANSTONE #SS-3460 SYMMONS DURO 3601-TRIM	BARRIER-FREE SHOWER FLOOR W/ PRESSURE BALANCING MIXING VALVE, FIXED SHOWER HEAD. CONFIRM SHOWER SIZE AND FINISH W/ ARCHITECTURAL.
SH-2	SHOWER (ADA)	1/2	1/2	2	2	2	SWANSTONE #SBF-3462 SYMMONS S3608TRM	BARRIER-FREE SHOWER FLOOR W/ PRESSURE BALANCING MIXING VALVE, FIXED SHOWER HEAD AND ADA HAND SHOWER WITH SLIDE BAR. CONFIRM SHOWER SIZE AND FINISH W/ ARCHITECTURAL. PROVIDE WITH DIVERTER/TRANSFER VALVE AND ADDITIONAL SHOWER HEAD, MAX 1.8 GPM.
DWB-1	DECON WASH BASIN	1/2	1/2	2	2	2	DELTA 59424-18-PK W/ KOHLER K-1935 & ZURN Z415 -BZ1	PROVIDE DELTA R10000-MFWS PRESSURE/TEMPERATURE BALANCING VALVE WITH SINGLE OUTLET SERVING DELTA 59424-18-PK HANDHELD WASHING DEVICE. PROVIDE WITH DELTA RP64157 HOSE AND DELTA RP61294PR WALL MOUNT. MAX 1.8 GPM. PROVIDE WITH KOHLER BALLAST 48"x36" K-1935 AND ZURN Z415-BZ1 FLOOR DRAIN. INSTALL PER MANUF. INSTRUCTIONS.
AD-1	AREA DRAIN (APPARATUS BAY)	1/2	--	2	2	2	JAY R SMITH #2120-G	HEAVY DUTY DRAIN AND GALVANIZED COVER.
TP-1	TRAP PRIMER	1/2	--	--	--	--	SEE REMARKS	SINGLE DRAIN TRAP PRIMER: MIFAB MR-500, MULTIPLE DRAIN: MR-501. PRESSURE ACTIVATED. PROVIDE WITH DISTRIBUTION UNIT AND ACCESS PANEL.
WHA	WATER HAMMER ARRESTOR	SEE REMARK	--	--	--	--	Z-1700	LEAD-FREE, PRECHARGED AND FACTORY SEALED. PROVIDE WITH ACCESS PANEL. PER PDI (WH-201) SIZING STANDARD: 'A' (1-11 FU) = 1/2" 'B' (12-32 FU) = 3/4" 'C' (33-60 FU) = 1" 'D' (61-113 FU) = 1"
RD/OD-1	ROOF & OVERFLOW DRAIN	SEE PLANS FOR SIZES					ZURN ZC-100-DR 84 & ZURN ZC-100-DR-89	MAIN ROOF AND OVERFLOW DRAIN WITH LOW SILHOUETTE DOMES & DOUBLE TOP-SET DECK PLATE, DURA-COATED CAST IRON BODIES WITH COMBINATION MEMBRANE FLASHING CLAMP / GRAVEL GUARDS.
RD/OD-2	COMBINATION ROOF & OVERFLOW DRAIN	SEE PLANS FOR SIZES					ZURN RD2130	COMBINATION ROOF DRAIN AND OVERFLOW SYSTEM WITH LOW-PROFILE CAST IRON DOMES, DURA-COATED 3" NO-HUB CAST IRON BODIES, DOUBLE TOP-SET DECK PLATE, AND INTEGRAL MEMBRANE FLASHING CLAMP / GRAVEL GUARDS.
HD-1	HUB DRAIN	--	--	4	2	4	6" RECEPTOR	PROVIDE WITH TRAP PRIMER CONNECTION.
WB-1	WASHER BOX	3/4	3/4	2	2	2	SIOUX CHIEF OX BOX 696	WASHING MACHINE OUTLET BOX WITH WATER HAMMER ARRESTOR.
RB-1	OUTLET BOX	1/2	--	--	--	--	SIOUX CHIEF # 696-G1010MF	ONBOX OUTLET BOX WITH MINIRESTER, LEAD-FREE.
DN-1	DOWNSPOUT NOZZLE	SEE PLANS FOR SIZES					ZURN Z199-SS	DOWNSPOUT NOZZLE, FOR MOUNTING HEIGHT SEE LOCATION ON PLANS.
DD-1	DECK DRAIN	SEE PLANS FOR SIZES					WATTS FD-100-B	--
FDX-1	FOX DRAIN	1/2	--	4"S/4"SD	--	--	DD600	DD600 DEMAND DRIVEN DIVERSION SYSTEM FOX DRAIN. PROVIDE WITH DIVERTER VALVE, HOSE BIBB, AND OTHER COMPONENTS, INSTALL PER MANUFACTURER RECOMMENDATION.

EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL NO.	GALLON CAPACITY	EMERGENCY POWER	ELECTRICAL DATA						OPER. WEIGHT (LBS.)	REMARKS
						VOLT	PH.	CYCLE	WATTS	AMPS	HP		
SV 1	SOLENOID VALVE	ASCO	821B050	-	--	120	1	60	14.9	--	--	15	1 1/2" GAS SOLENOID SHUT OFF VALVE. ELECTRICAL TO PROVIDE CONNECTION AND WALL SWITCH
ET 1	EXPANSION TANK	WILKINS	WXT-18	4.8	--	--	--	--	--	--	--	10	--
MV 1	MIXING VALVE STATION	WATTS	LFIS150	-	NO	115	1	60	--	0.55	--	--	INTELLISTATION DIGITAL WATER TEMPERING RECIRCULATING SYSTEM, WITH PUMP.
ET 2	EXPANSION TANK	WILKINS	WXT-18	4.8	--	--	--	--	--	--	--	10	--
MV 2	MIXING VALVE STATION	WATTS	LFIS150	-	NO	115	1	60	--	0.55	--	--	INTELLISTATION DIGITAL WATER TEMPERING RECIRCULATING SYSTEM, WITH PUMP.
HR 1	HOSE REEL	GROVER	285OU	-	--	--	--	--	--	--	--	15	RETRACTABLE HOSE REEL FOR COMPRESSED AIR. 75' LONG HOSE. 1/2" INNER DIAMETER. RATED AT 300 PSI.
RO 1	REVERSE OSMOSIS SYSTEM	CULLIGAN	--	-	--	--	--	--	--	--	--	--	AQUA-CLEER ADVANCED UNDER SINK WATER FILTER SYSTEM. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
GD 1	GARBAGE DISPOSAL	INSINKERATOR	BADGER 5	-	NO	120	1	60	--	6.9	--	15	--
DW 1	DISHWASHER	BOSCH	800 SERIES SGE78C55UC	-	NO	120	1	60	1,440	12	--	--	INSTALL PER MANUFACTURER'S INSTRUCTIONS.

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MPA McPARLANE & ASSOCIATES

PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

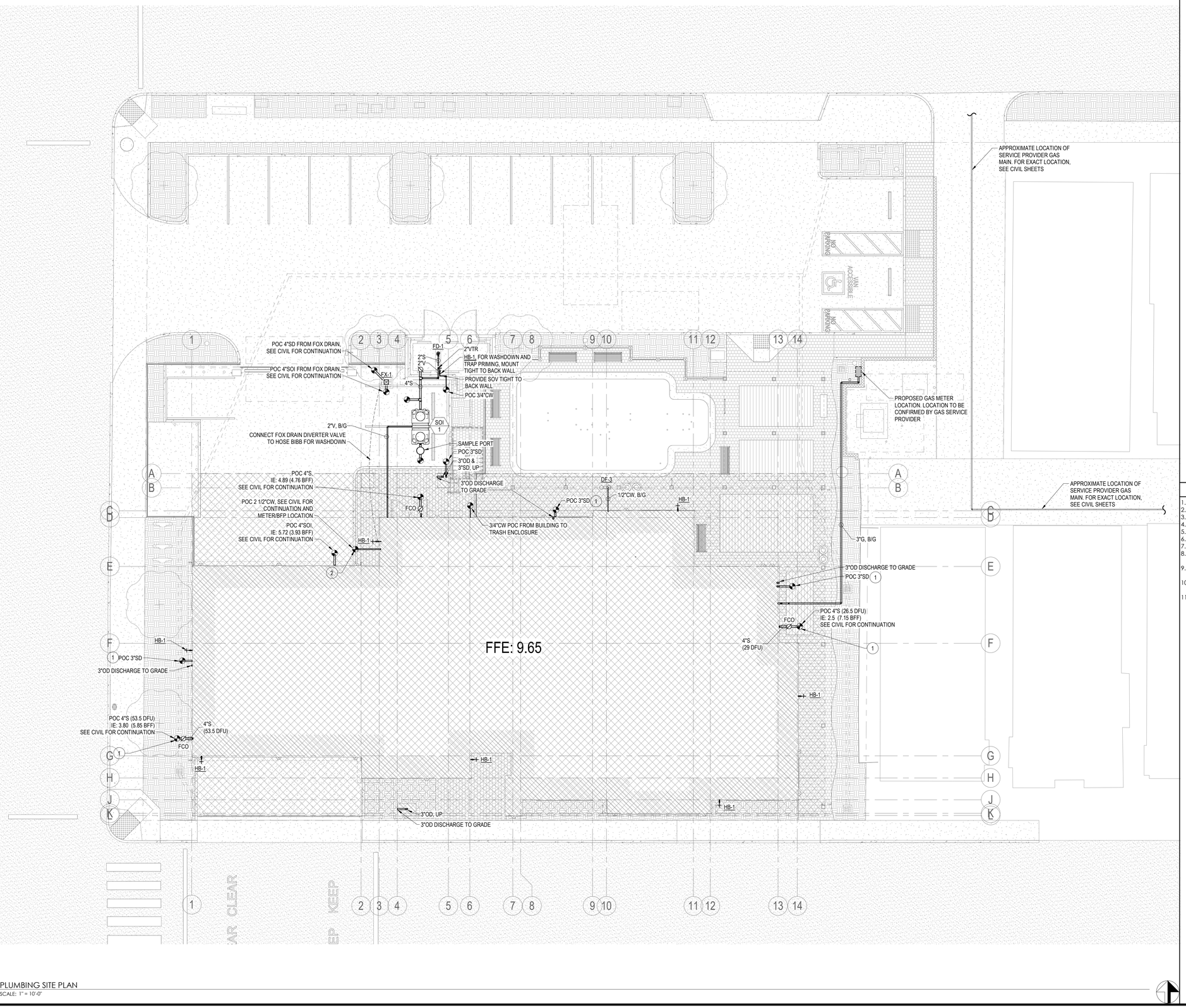
230101

SHEET TITLE:

PLUMBING SCHEDULES

SHEET NUMBER:

P0.2



1 P1.0 PLUMBING SITE PLAN
SCALE: 1" = 10'-0"

KEYNOTES

1 FLEXIBLE POINT OF CONNECTION, PER GEOCON RECOMMENDATION. PROVIDE FLEX-TEND DWV FITTING OR APPROVED EQUAL
2 PROVIDE FLEXIBLE CONNECTION FOR DOMESTIC WATER SERVICE AT TRANSITION PER GEOCON RECOMMENDATION.

GENERAL NOTES

1. FOR PIPING AT TURNOUT WASHER AND CATCH BASIN, SEE DETAIL 6/P3.1.
2. FOR SAND OIL INTERCEPTOR DETAIL, SEE DETAIL 4/P3.1.
3. FOR TYPICAL ISLAND VENT DETAIL FOR KITCHEN, SEE DETAIL 7/P3.1.
4. FOR PIPING AT WATER HEATERS, SEE DETAIL 5/P3.1.
5. FOR FOX DRAIN DETAIL, SEE 1/P3.1.
6. FOR AIR COMPRESSOR EQUIPMENT CONFIGURATION, SEE DETAIL 2/P3.1.
7. FOR CONNECTIONS AT KITCHEN SINK, SEE DETAIL 3/P3.1.
8. FOR FIRE STATION AND LIBRARY WASTE AND VENT DIAGRAM, SEE SHEET P3.3 AND P3.4.
9. FOR STORM DRAIN SIZING AND ROUTING, SEE STORM PIPING DIAGRAM, SHEET P3.2.
10. FOR COMPLETE WATER SIZING AND DISTRIBUTION, SEE WATER DISTRIBUTION DIAGRAM 1/P3.6.
11. ALL BELOW GRADE PIPING SHALL BE INSTALLED PER TRENCHING, BEDDING, AND BACKFILL REQUIREMENTS SHOWN IN DETAIL 4/P3.5. AND PER GEOCON RECOMMENDATIONS

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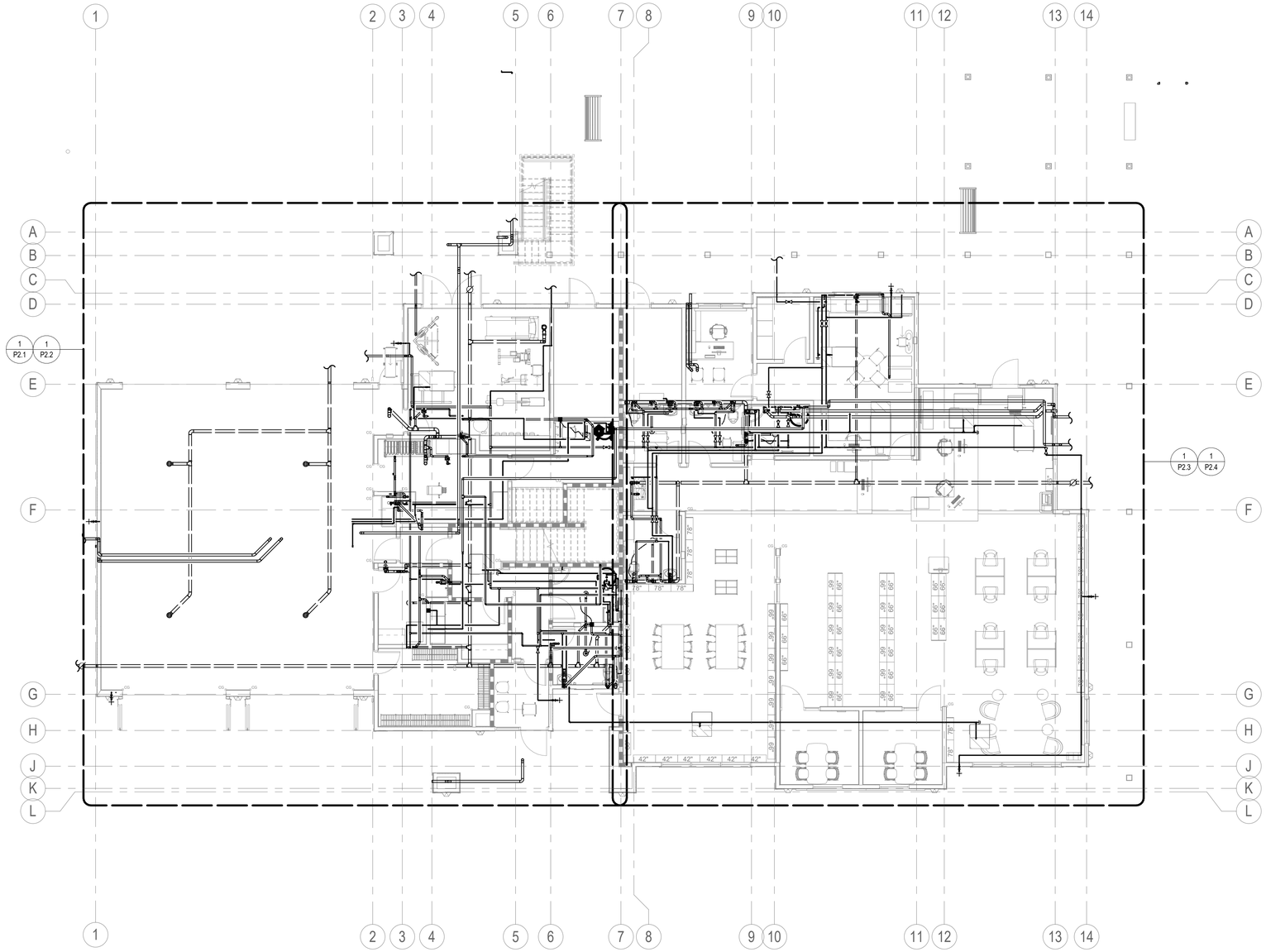
SHEET TITLE:
PLUMBING SITE PLAN

SHEET NUMBER:
P1.0



1 P1.1 PLUMBING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

GENERAL NOTES

1. FOR SAND OIL INTERCEPTOR DETAIL, SEE DETAIL 4/P4.1.
2. FOR TYPICAL ISLAND VENT DETAIL FOR KITCHEN, SEE DETAIL 7/P3.1.
3. FOR PIPING AT WATER HEATERS, SEE DETAIL 5/P3.1.
4. FOR FOX DRAIN DETAIL, SEE 1/P3.1.
5. FOR AIR COMPRESSOR EQUIPMENT CONFIGURATION, SEE DETAIL 2/P3.1.
6. FOR CONNECTIONS AT KITCHEN SINK, SEE DETAIL 3/P3.1.
7. FOR FIRE STATION AND LIBRARY WASTE AND VENT DIAGRAM, SEE SHEET P3.3 AND P3.4.
8. FOR STORM DRAIN SIZING AND ROUTING, SEE STORM PIPING DIAGRAM, SHEET P3.2.
9. FOR PIPE PENETRATION THROUGH FIRE RATED ASSEMBLIES, SEE DETAILS 1/P3.5 AND 2/P3.5.
10. FOR COMPLETE WATER SIZING AND DISTRIBUTION, SEE WATER DISTRIBUTION DIAGRAM 1/P3.6.

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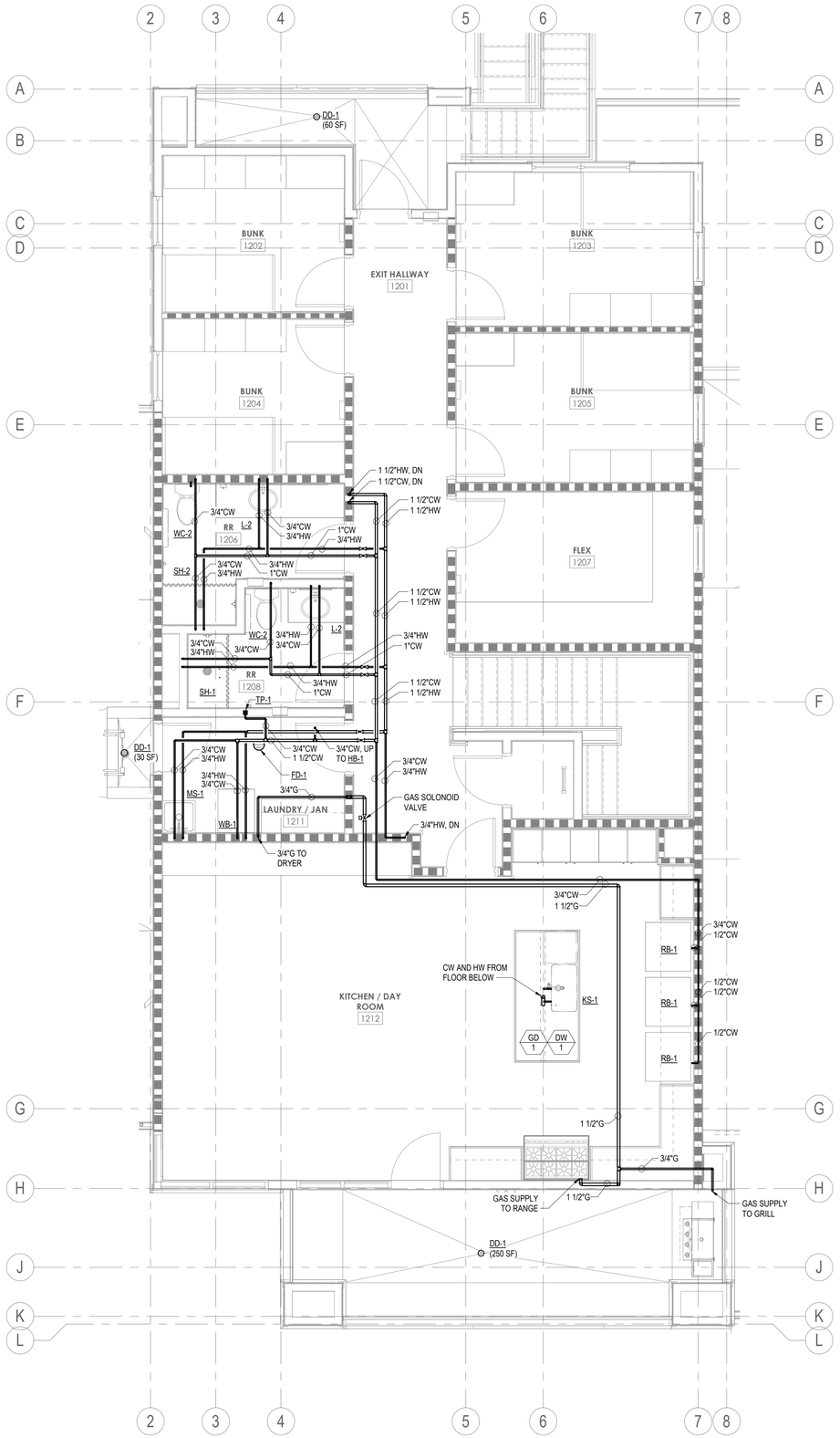
SHEET TITLE:

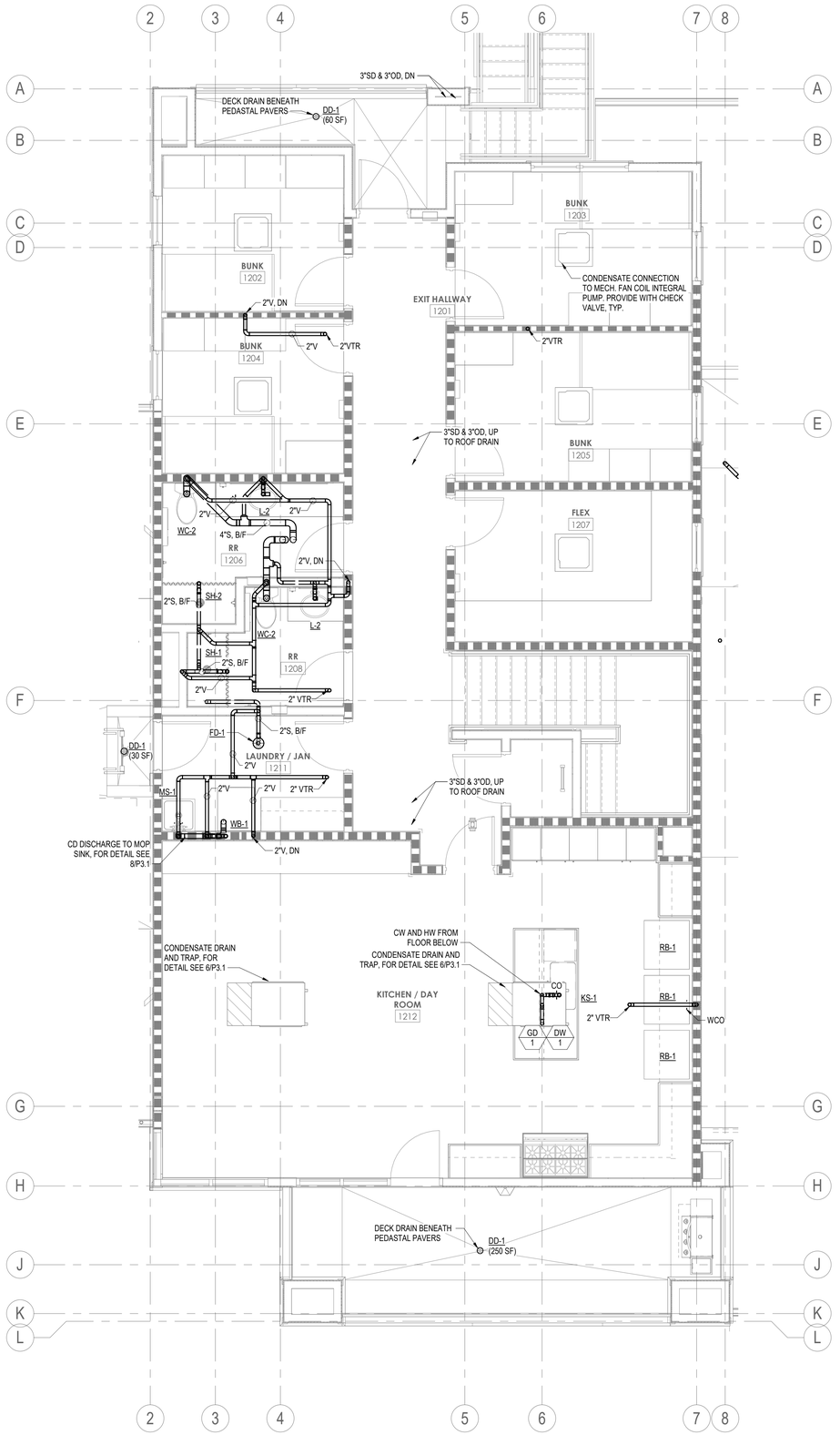
PLUMBING FIRST FLOOR PLAN

SHEET NUMBER:

P1.1



4 P1.2 PLUMBING SECOND FLOOR PLAN - WATER & GAS
SCALE: 1/4" = 1'-0"



1 P1.2 PLUMBING SECOND FLOOR PLAN - WASTE & VENT
SCALE: 1/4" = 1'-0"

KEYNOTES

GENERAL NOTES

1. FOR SAND OIL INTERCEPTOR DETAIL, SEE DETAIL 4/P3.1.
2. FOR TYPICAL ISLAND VENT DETAIL FOR KITCHEN, SEE DETAIL 7/P3.1.
3. FOR PIPING AT WATER HEATERS, SEE DETAIL 5/P3.1.
4. FOR FOX DRAIN DETAIL, SEE 1/P3.1.
5. FOR AIR COMPRESSOR EQUIPMENT CONFIGURATION, SEE DETAIL 2/P3.1.
6. FOR CONNECTIONS AT KITCHEN SINK, SEE DETAIL 3/P3.1.
7. FOR FIRE STATION WASTE AND VENT DIAGRAM, SEE SHEET P3.3.
8. FOR STORM DRAIN SIZING AND ROUTING, SEE STORM PIPING DIAGRAM, SHEET P3.2.
9. FOR PIPE PENETRATION THROUGH FIRE RATED ASSEMBLIES, SEE DETAILS 1/P3.5 AND 2/P3.5.
10. FOR EQUIPMENT GAS CONNECTION DETAIL, SEE 3/P3.5.

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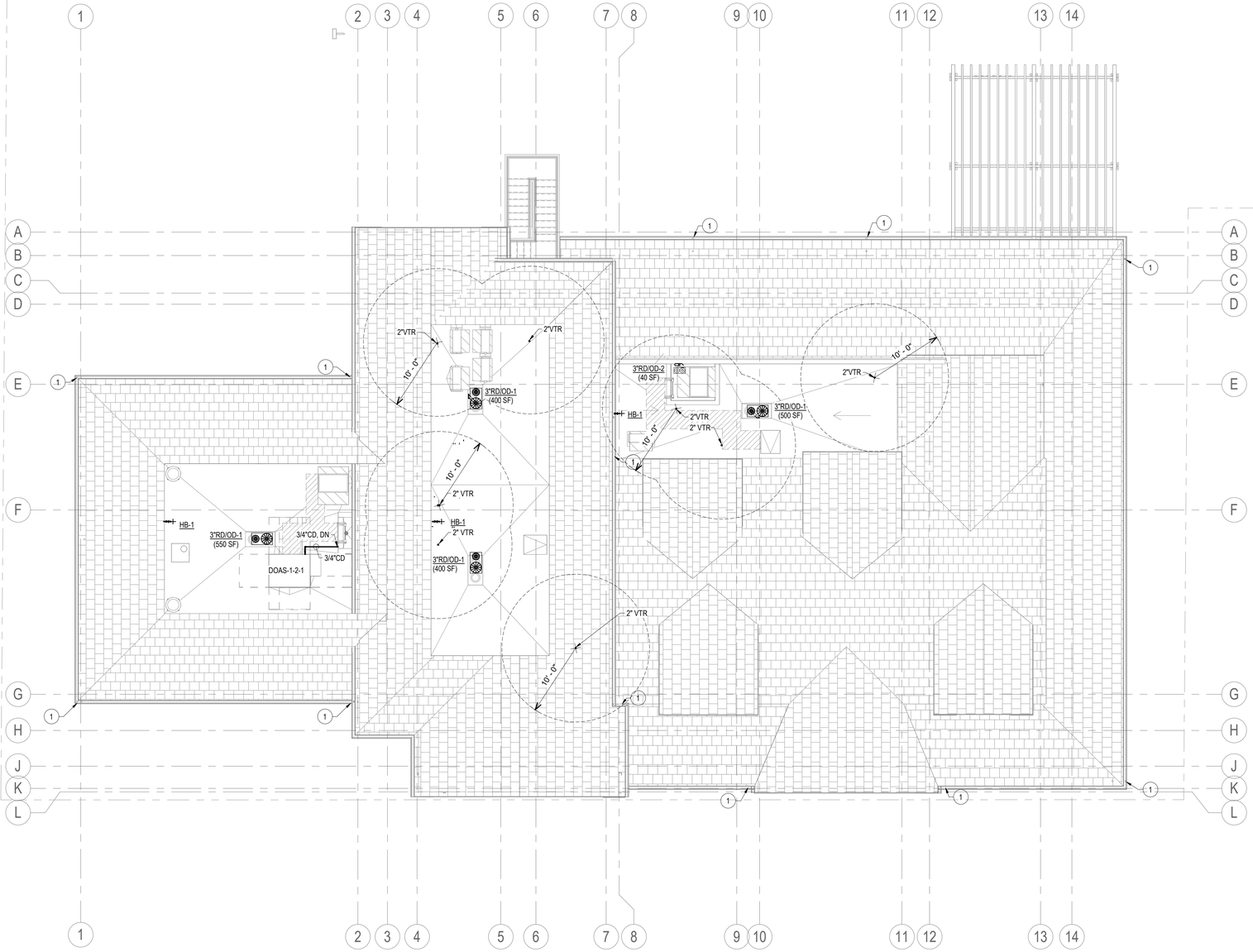
SHEET TITLE: PLUMBING SECOND FLOOR PLAN

SHEET NUMBER: P1.2



1 PLUMBING ROOF PLAN
P1.3 SCALE: 1/8" = 1'-0"

KEYNOTES

1 GUTTER DOWNSPOUT LOCATION, FOR GUTTER AND DOWNSPOUT SIZE, SEE ARCH. SHEETS.

GENERAL NOTES

1. FOR PIPING AT TURNOUT WASHER AND CATCH BASIN, SEE DETAIL 6/P3.1.
2. FOR SAND OIL INTERCEPTOR DETAIL, SEE DETAIL 4/P4.1.
3. FOR TYPICAL ISLAND VENT DETAIL FOR KITCHEN, SEE DETAIL 7/P3.1.
4. FOR PIPING AT WATER HEATERS, SEE DETAIL 5/P3.1.
5. FOR FOX DRAIN DETAIL, SEE 1/P3.1.
6. FOR AIR COMPRESSOR EQUIPMENT CONFIGURATION, SEE DETAIL 2/P3.1.
7. FOR CONNECTIONS AT KITCHEN SINK, SEE DETAIL 3/P3.1.
8. FOR FIRE STATION AND LIBRARY WASTE AND VENT DIAGRAM, SEE SHEET P3.3 AND P3.4.
9. FOR STORM DRAIN SIZING AND ROUTING, SEE STORM PIPING DIAGRAM, SHEET P3.2.

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PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

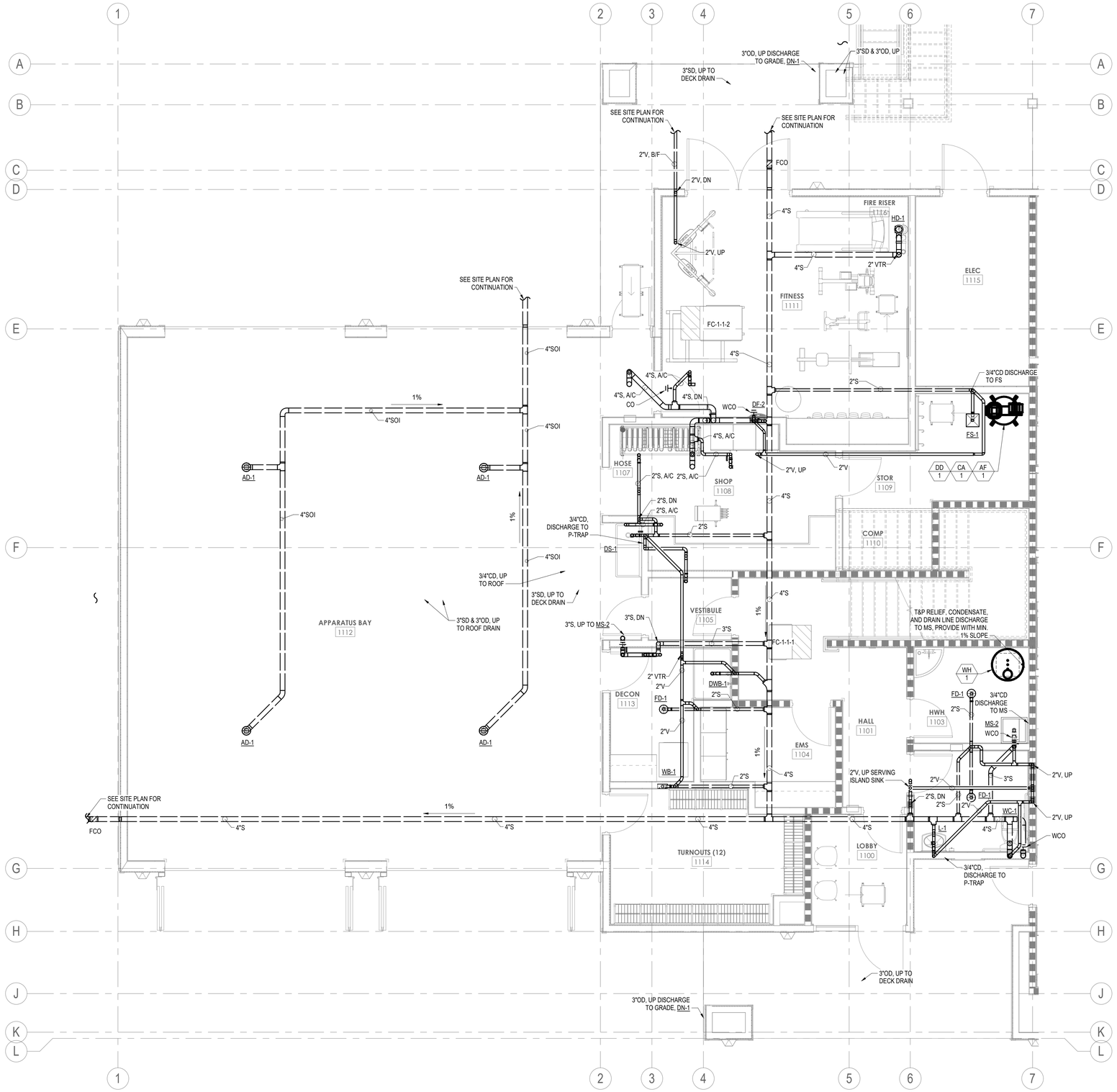
230101

SHEET TITLE:

PLUMBING ROOF PLAN

SHEET NUMBER:

P1.3



1 P2.1 PLUMBING ENLARGED PLAN - FIRE STATION - WASTE & VENT
SCALE: 1/4" = 1'-0"

KEYNOTES

GENERAL NOTES

1. FOR PIPING AT TURNOUT WASHER AND CATCH BASIN, SEE DETAIL 6/P3.1.
2. FOR SAND OIL INTERCEPTOR DETAIL, SEE DETAIL 4/P4.1.
3. FOR TYPICAL ISLAND VENT DETAIL FOR KITCHEN, SEE DETAIL 7/P3.1.
4. FOR PIPING AT WATER HEATERS, SEE DETAIL 5/P3.1.
5. FOR FOX DRAIN DETAIL, SEE 1/P3.1.
6. FOR AIR COMPRESSOR EQUIPMENT CONFIGURATION, SEE DETAIL 2/P3.1.
7. FOR CONNECTIONS AT KITCHEN SINK, SEE DETAIL 3/P3.1.
8. FOR LIBRARY WASTE AND VENT DIAGRAM, SEE SHEET P3.4.
9. FOR STORM DRAIN SIZING AND ROUTING, SEE STORM PIPING DIAGRAM, SHEET P3.2.
10. FOR PIPE PENETRATION THROUGH FIRE RATED ASSEMBLIES, SEE DETAILS 1/P3.5 AND 2/P3.5.

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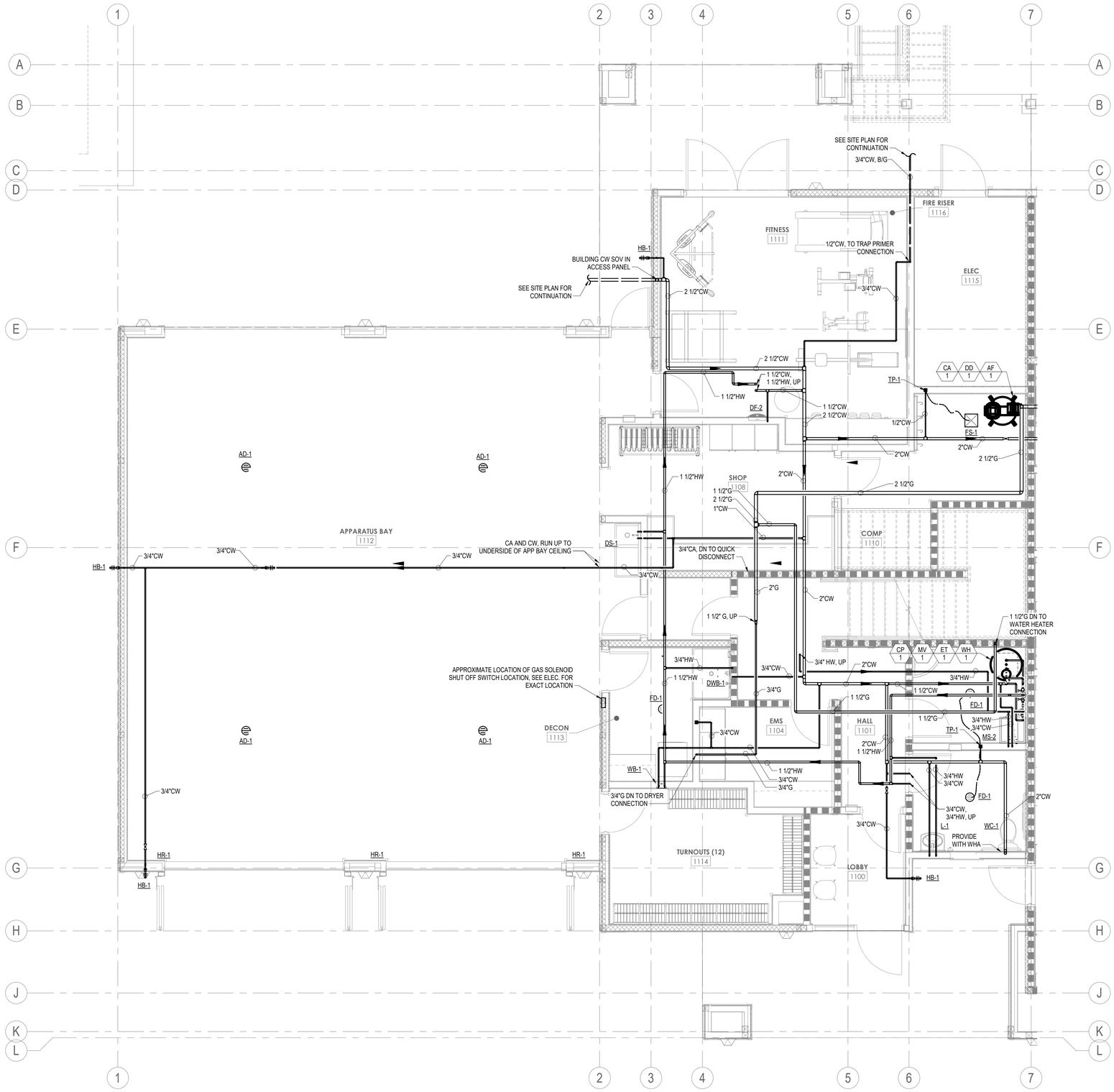
230101

SHEET TITLE:

PLUMBING ENLARGED PLANS

SHEET NUMBER:

P2.1



1 PLUMBING ENLARGED PLAN - FIRE STATION - WATER & GAS
P2.2 SCALE: 1/4" = 1'-0"

KEYNOTES

GENERAL NOTES

1. FOR SAND OIL INTERCEPTOR DETAIL, SEE DETAIL 4/P3.1.
2. FOR TYPICAL ISLAND VENT DETAIL FOR KITCHEN, SEE DETAIL 7/P3.1.
3. FOR PIPING AT WATER HEATERS, SEE DETAIL 5/P3.1.
4. FOR FOX DRAIN DETAIL, SEE 1/P3.1.
5. FOR AIR COMPRESSOR EQUIPMENT CONFIGURATION, SEE DETAIL 2/P3.1.
6. FOR CONNECTIONS AT KITCHEN SINK, SEE DETAIL 3/P3.1.
7. FOR FIRE STATION WASTE AND VENT DIAGRAM, SEE SHEET P3.3.
8. FOR STORM DRAIN SIZING AND ROUTING, SEE STORM PIPING DIAGRAM, SHEET P3.2.
9. FOR PIPE PENETRATION THROUGH FIRE RATED ASSEMBLIES, SEE DETAILS 1/P3.5 AND 2/P3.5.
10. FOR EQUIPMENT GAS CONNECTION DETAIL, SEE 3/P3.5
11. FOR COMPLETE WATER SIZING AND DISTRIBUTION, SEE WATER DISTRIBUTION DIAGRAM 1/P3.6.

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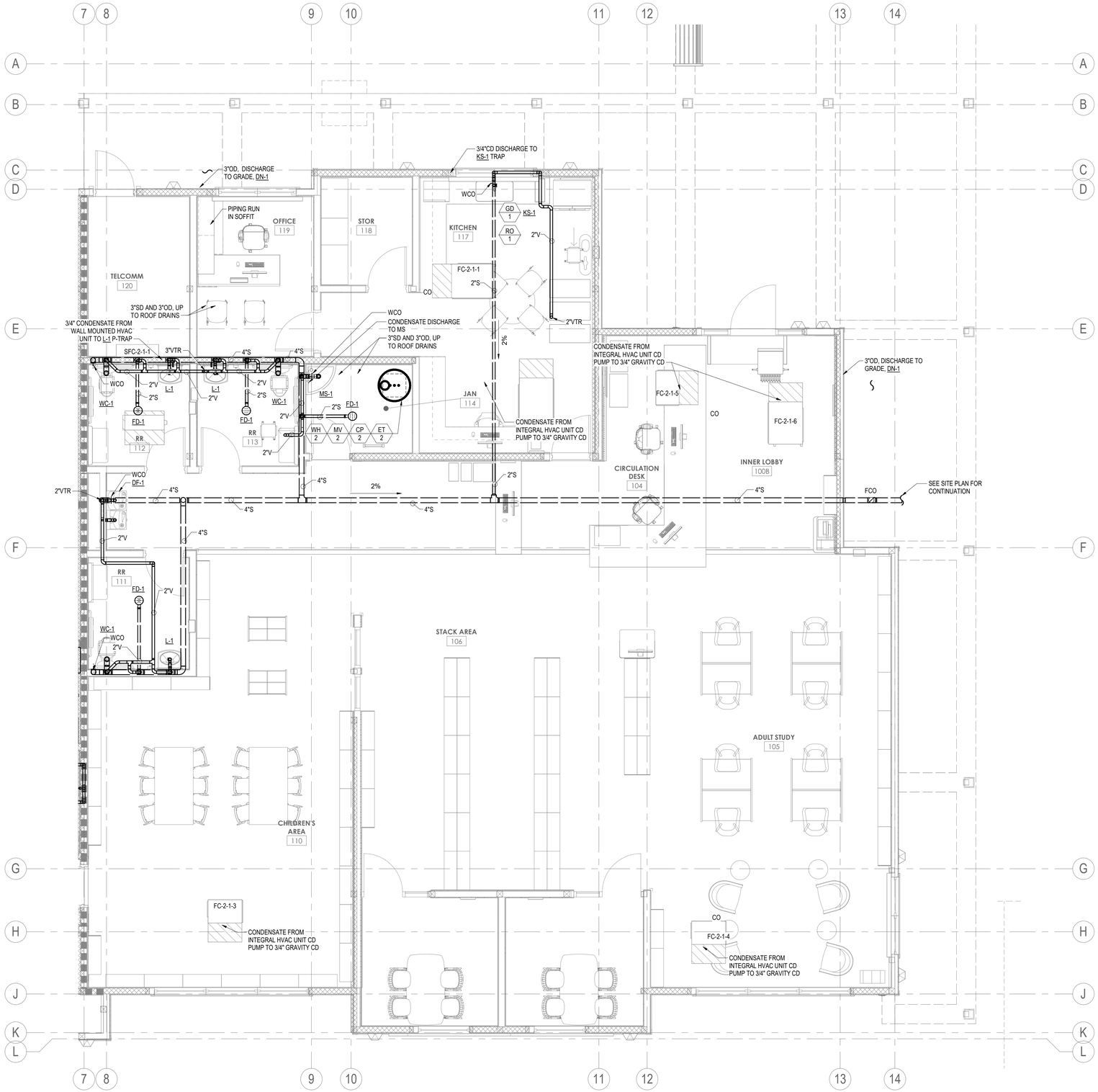
SHEET TITLE:

PLUMBING ENLARGED PLANS

SHEET NUMBER:

P2.2



1 P2.3 PLUMBING ENLARGED PLAN - LIBRARY - WASTE & VENT
SCALE: 1/4" = 1'-0"

KEYNOTES

GENERAL NOTES

1. FOR SAND OIL INTERCEPTOR DETAIL, SEE DETAIL 4/P3.1.
2. FOR TYPICAL ISLAND VENT DETAIL FOR KITCHEN, SEE DETAIL 7/P3.1.
3. FOR PIPING AT WATER HEATERS, SEE DETAIL 5/P3.1.
4. FOR FOX DRAIN DETAIL, SEE 1/P3.1.
5. FOR AIR COMPRESSOR EQUIPMENT CONFIGURATION, SEE DETAIL 2/P3.1.
6. FOR CONNECTIONS AT KITCHEN SINK, SEE DETAIL 3/P3.1.
7. FOR FIRE STATION AND LIBRARY WASTE AND VENT DIAGRAM, SEE SHEET P3.3 AND P3.4.
8. FOR STORM DRAIN SIZING AND ROUTING, SEE STORM PIPING DIAGRAM, SHEET P3.2.
9. FOR PIPE PENETRATION THROUGH FIRE RATED ASSEMBLIES, SEE DETAILS 1/P3.5 AND 2/P3.5.

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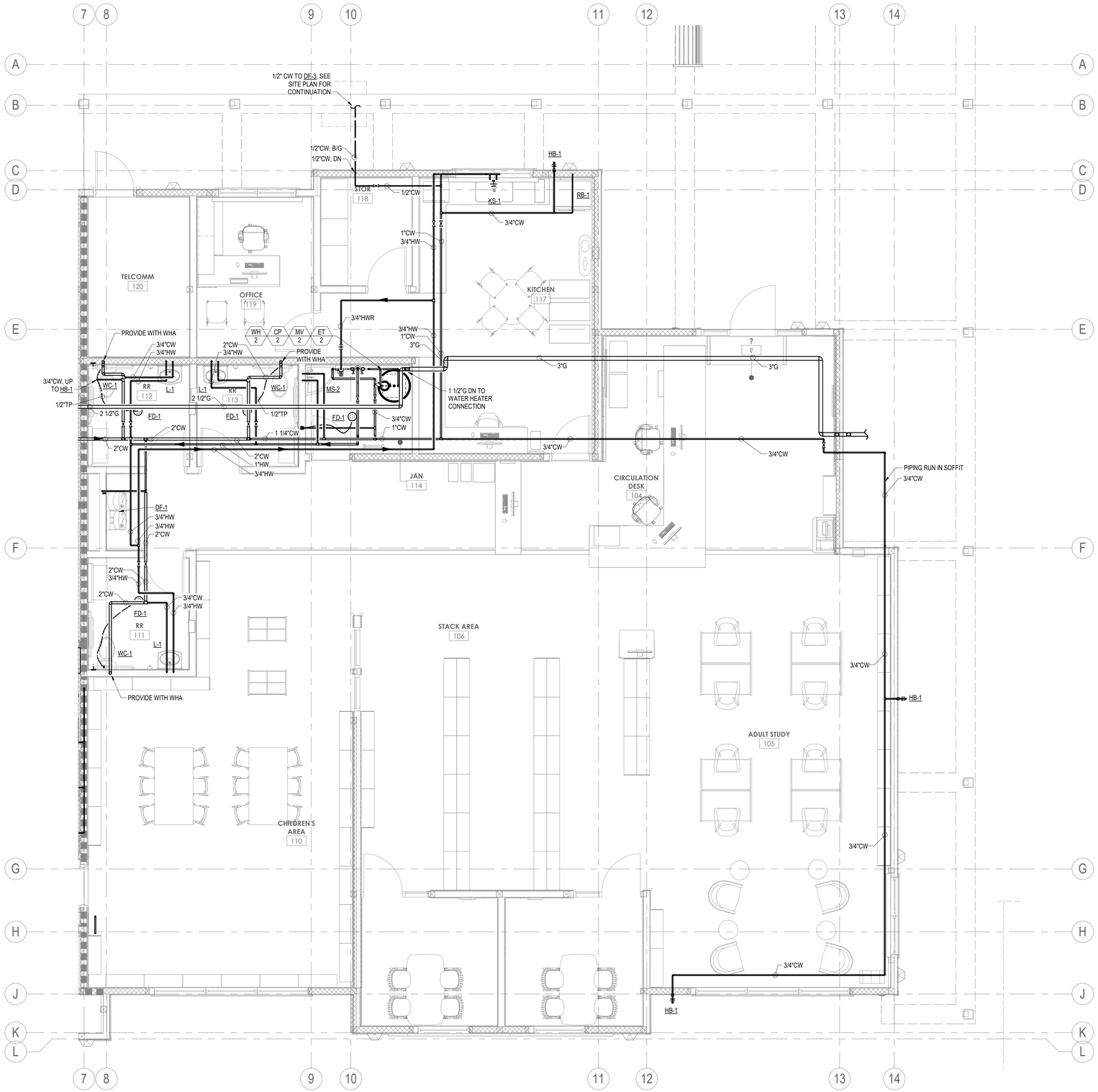
SHEET TITLE:

PLUMBING ENLARGED PLANS

SHEET NUMBER:

P2.3



1 P2.4 PLUMBING ENLARGED PLAN - LIBRARY - WATER & GAS
SCALE: 1/4" = 1'-0"

KEYNOTES

GENERAL NOTES

1. FOR PIPING AT TURNOUT WASHER AND CATCH BASIN, SEE DETAIL 6/P3.1.
2. FOR SAND OIL INTERCEPTOR DETAIL, SEE DETAIL 4/P3.1.
3. FOR TYPICAL ISLAND VENT DETAIL FOR KITCHEN, SEE DETAIL 7/P3.1.
4. FOR PIPING AT WATER HEATERS, SEE DETAIL 5/P3.1.
5. FOR FOX DRAIN DETAIL, SEE 1/P3.1.
6. FOR AIR COMPRESSOR EQUIPMENT CONFIGURATION, SEE DETAIL 2/P3.1.
7. FOR CONNECTIONS AT KITCHEN SINK, SEE DETAIL 3/P3.1.
8. FOR FIRE STATION AND LIBRARY WASTE AND VENT DIAGRAM, SEE SHEET P3.3 AND P3.4.
9. FOR STORM DRAIN SIZING AND ROUTING, SEE STORM PIPING DIAGRAM, SHEET P3.2.
10. FOR PIPE PENETRATION THROUGH FIRE RATED ASSEMBLIES, SEE DETAILS 1/P3.5 AND 2/P3.5.
11. FOR EQUIPMENT GAS CONNECTION DETAIL, SEE 3/P3.5.
12. FOR COMPLETE WATER SIZING AND DISTRIBUTION, SEE WATER DISTRIBUTION DIAGRAM 1/P3.6.

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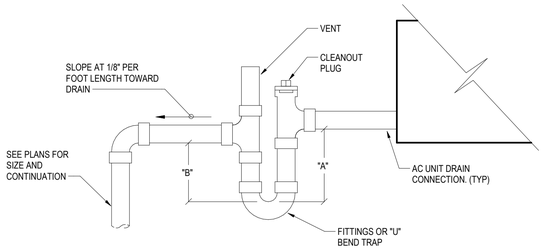
230101

SHEET TITLE:

PLUMBING ENLARGED PLANS

SHEET NUMBER:

P2.4



BLOW THRU TYPE	DRAW THRU TYPE
A = SP + 1" MINIMUM	A = (SP x 1.5) + 1" MINIMUM
B = SP + 1/2" MINIMUM	B = (SP x 0.5) MINIMUM

SP = SYSTEM STATIC PRESSURE IN INCHES

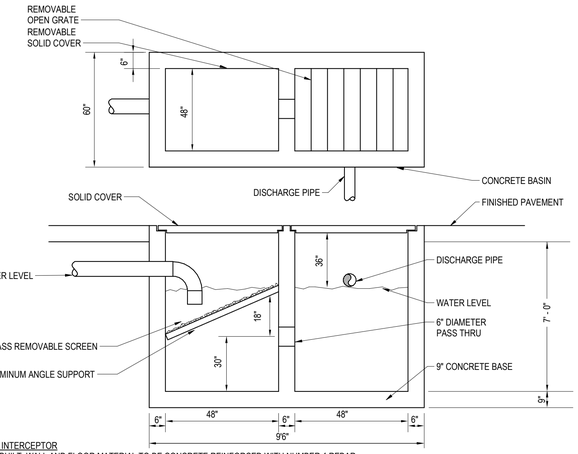
NOTES:

1. ALL CONDENSATE PIPING SHALL BE COPPER TYPE "M".
2. ALL CONDENSATE PIPING SHALL BE INSULATED.
3. SEE PLANS FOR PIPE SIZES, BUT IN NO CASE SHALL BE SMALLER THAN AC UNIT CONNECTION.
4. VERIFY AC UNIT CONNECTION AND LOCATION OF VENT WITH AC UNIT MANUFACTURER.
5. AC UNIT WITH OVERFLOW SENSOR AND ALARM BY CONTRACTOR.

CONDENSATE DRAIN DETAIL

NO SCALE

6 P3.1



SAND AND GRASS INTERCEPTOR

BASIN: FIELD BUILT, WALL AND FLOOR MATERIAL TO BE CONCRETE REINFORCED WITH NUMBER 4 REBAR.

COVER: SOLID COVER, 1/4" DIAMOND PLATE STEEL COVER WITH 2-1/2" x 2-1/2" x 3/16" ANGLE IRON SUPPORT WELDED TO BOTTOM OF STEEL PLATES. OPEN GRATE COVER, 3/16" x 1" BAR GRATE WITH WELDED CROSS BARS, 2-1/2" x 2-1/2" x 3/16" ANGLE IRON SUPPORTS WELDED TO BOTTOM OF COVER.

GRASS SCREEN: ALUMINUM SHEET WITH 1/4" HOLES TO HAVE 75% +/- FREE AREA. MOUNT ON 2" x 2" x 3/16" ANGLE EDGE WITH ANGLE SUPPORT LEDGE MOUNTED AT ANGLE, SECURE WITH STAINLESS BOLTS. GRASS SCREEN TO BE REMOVABLE FOR CLEANING.

SAND OIL SEPERATOR DETAIL

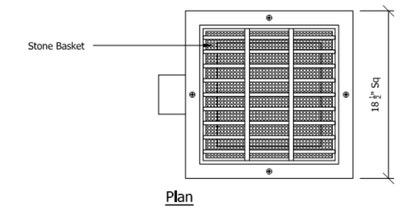
NO SCALE

4 P3.1

DD400 Diversion System

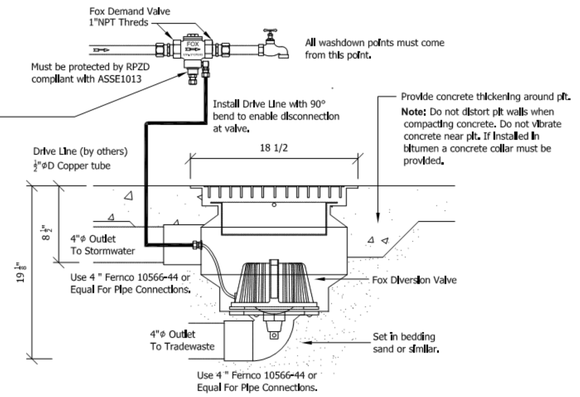
Model: DD400
Manufacture: Fox Environmental Systems
Max Working Pressure: 170 PSI
Grate Class: Class B Medium Duty
RPZ: Compliant with ASSE1013

Note:
This is a schematic representation only. Slab size and gradient to engineers details as arranged by customer. All plumbing and electrical connections to be installed by certified tradesmen in accordance with relative authorities requirements. Tradesmen to be engaged by the purchaser.



Placement of UPC Shield

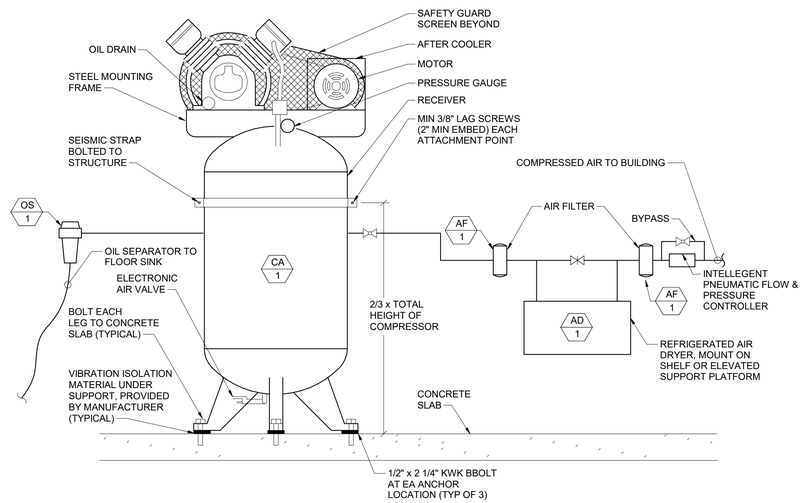
Model: DD400 **Manufacture:** Fox Environmental Systems
Max Working Pressure: 170 PSI
Grate Class: Class B Heavy Duty
RPZ: Compliant with ASSE1013



FOX DEMAND DRAIN DETAIL

NO SCALE

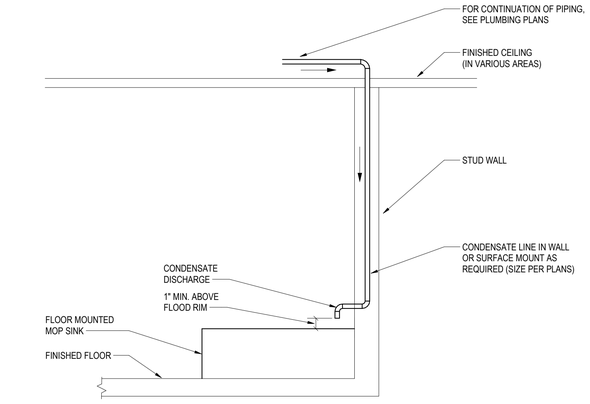
1 P3.1



AIR COMPRESSOR DETAIL

NO SCALE

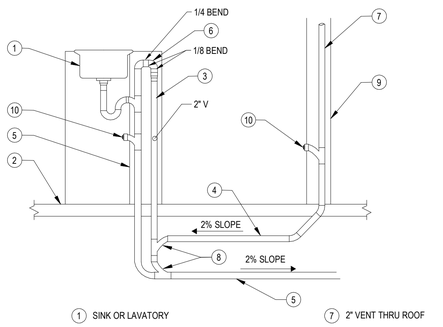
2 P3.1



CONDENSATE DRAIN AT MOP SINK

NO SCALE

8 P3.1



1. SINK OR LAVATORY
2. FLOOR
3. 2" RETURN VENT
4. 2" FOOT VENT, (20' MAX.), SLOPE AT 1/4" PER FOOT.
5. 2" WASTE, SLOPE AT 1/4" PER FOOT.
6. INSTALL PIPE AS HIGH AS POSSIBLE
7. 2" VENT THRU ROOF
8. WYE BRANCH FITTING
9. WALL
10. WALL CLEANOUT

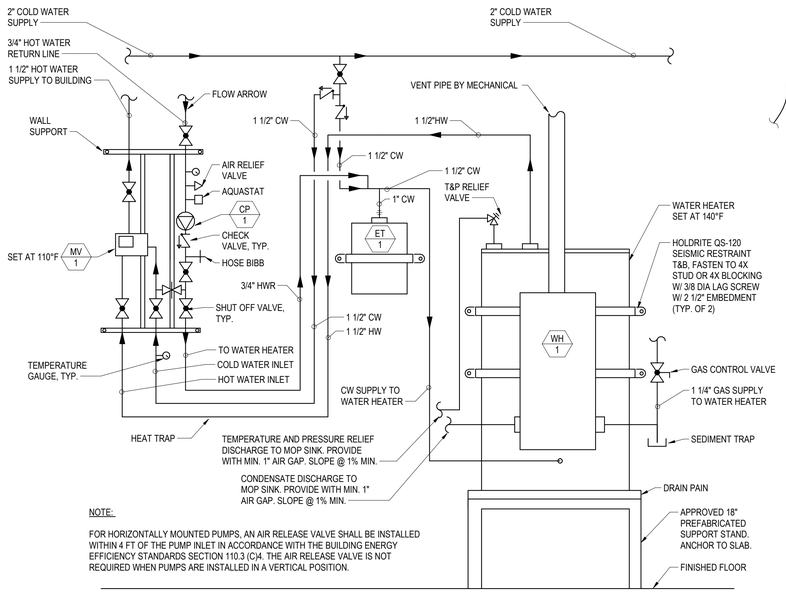
NOTES:

SEE PLANS FOR LOCATION OF FIXTURE AND PIPING.

ISLAND VENT DETAIL

NO SCALE

7 P3.1



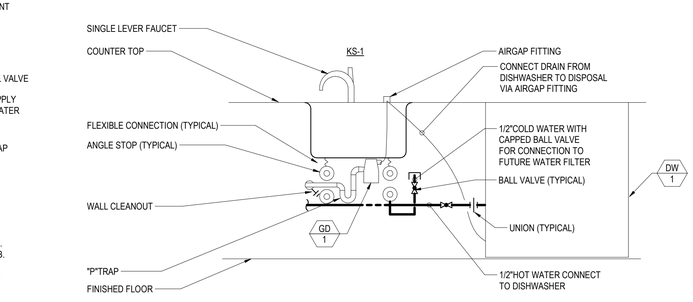
NOTE:

FOR HORIZONTALLY MOUNTED PUMPS, AN AIR RELEASE VALVE SHALL BE INSTALLED WITHIN 4 FT OF THE PUMP INLET IN ACCORDANCE WITH THE BUILDING ENERGY EFFICIENCY STANDARDS SECTION 110.3 (C)4. THE AIR RELEASE VALVE IS NOT REQUIRED WHEN PUMPS ARE INSTALLED IN A VERTICAL POSITION.

WATER HEATER PIPING DETAIL

NO SCALE

5 P3.1



KITCHEN SINK DETAIL

NO SCALE

3 P3.1

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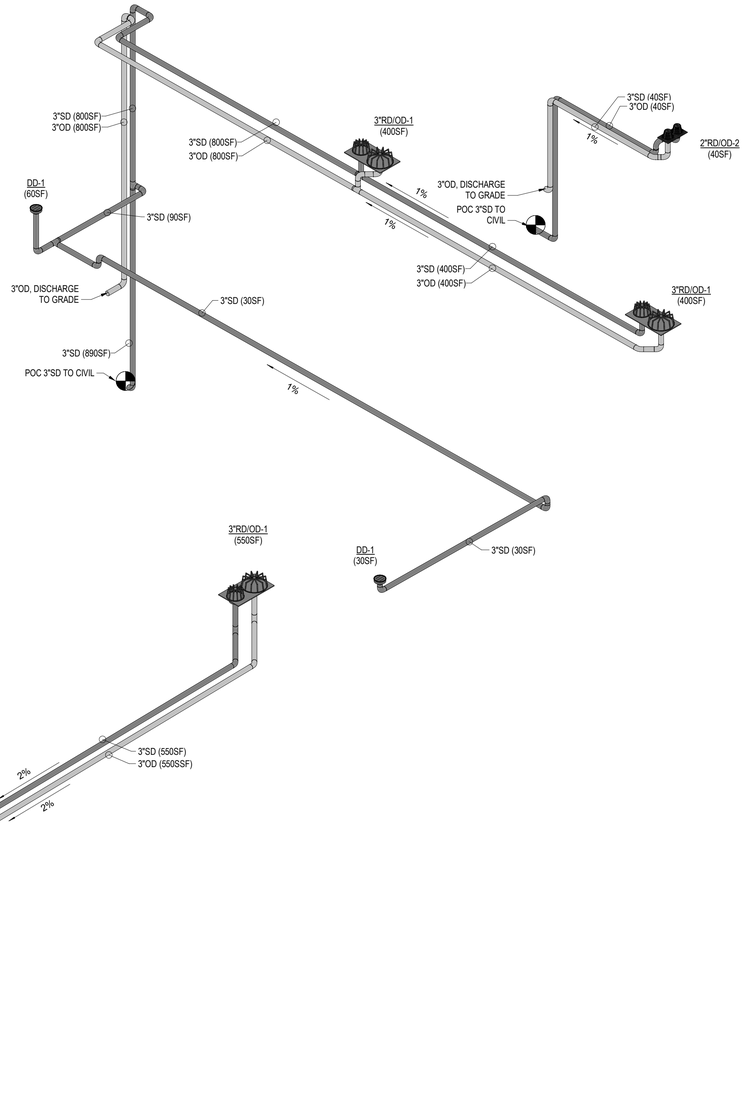
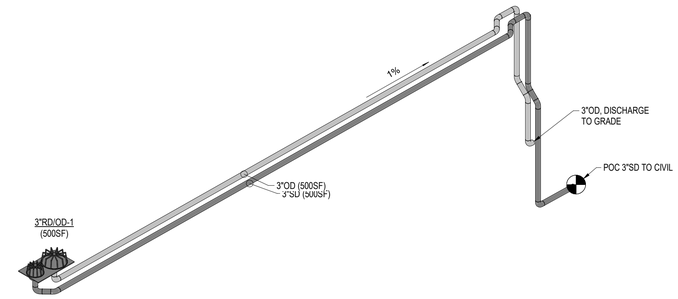
SHEET TITLE:

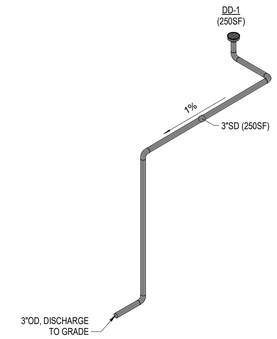
PLUMBING DETAILS

SHEET NUMBER:

P3.1







3D STORM AND OVERFLOW STORM DRAIN ISOLATED DIAGRAM

NO SCALE

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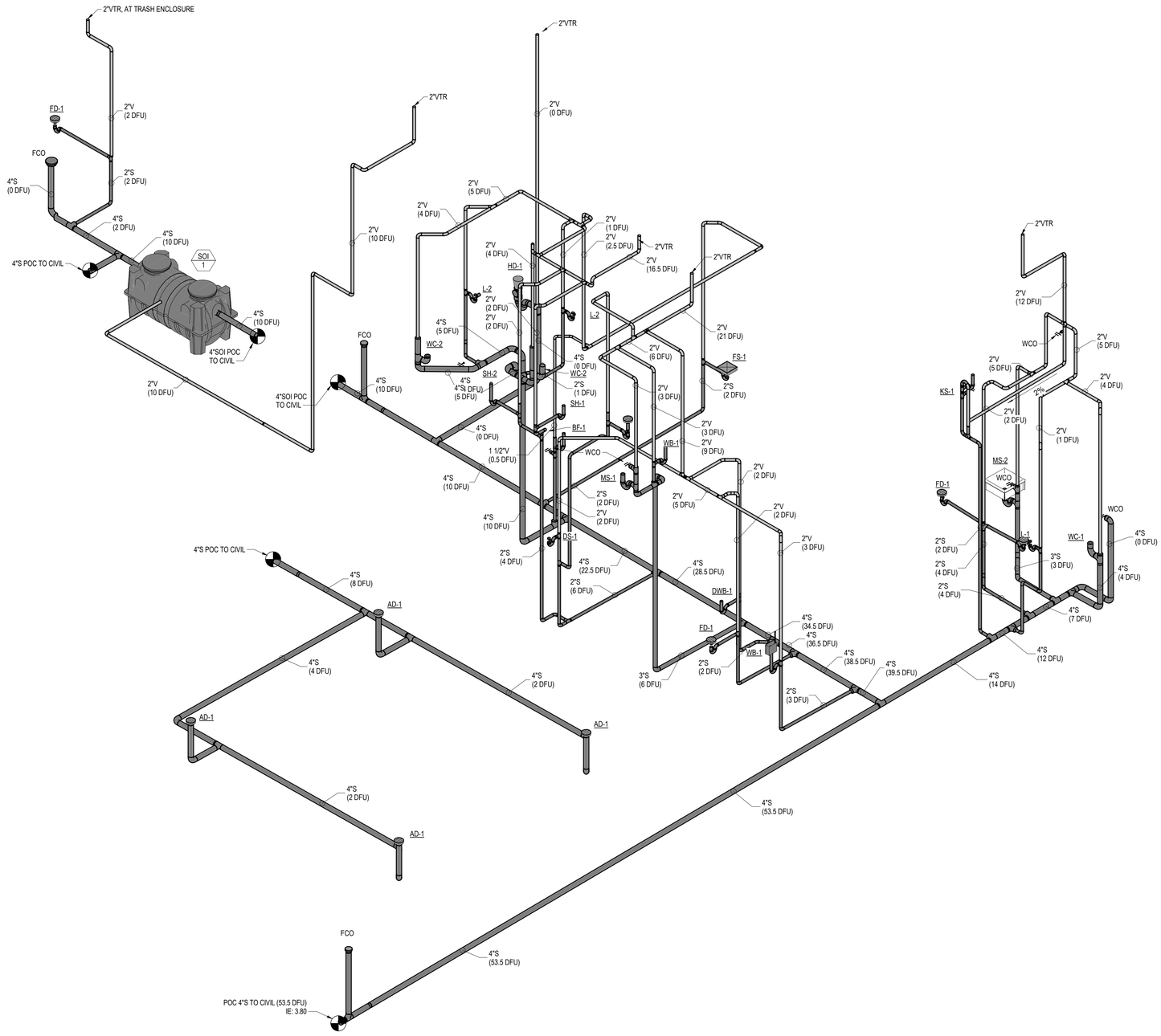
SHEET TITLE:

PLUMBING
STORM DRAIN
DIAGRAM

SHEET NUMBER:

P3.2



3D WASTE AND VENT ISOLATED DIAGRAM - FIRE STATION

NO SCALE

1
P3.3

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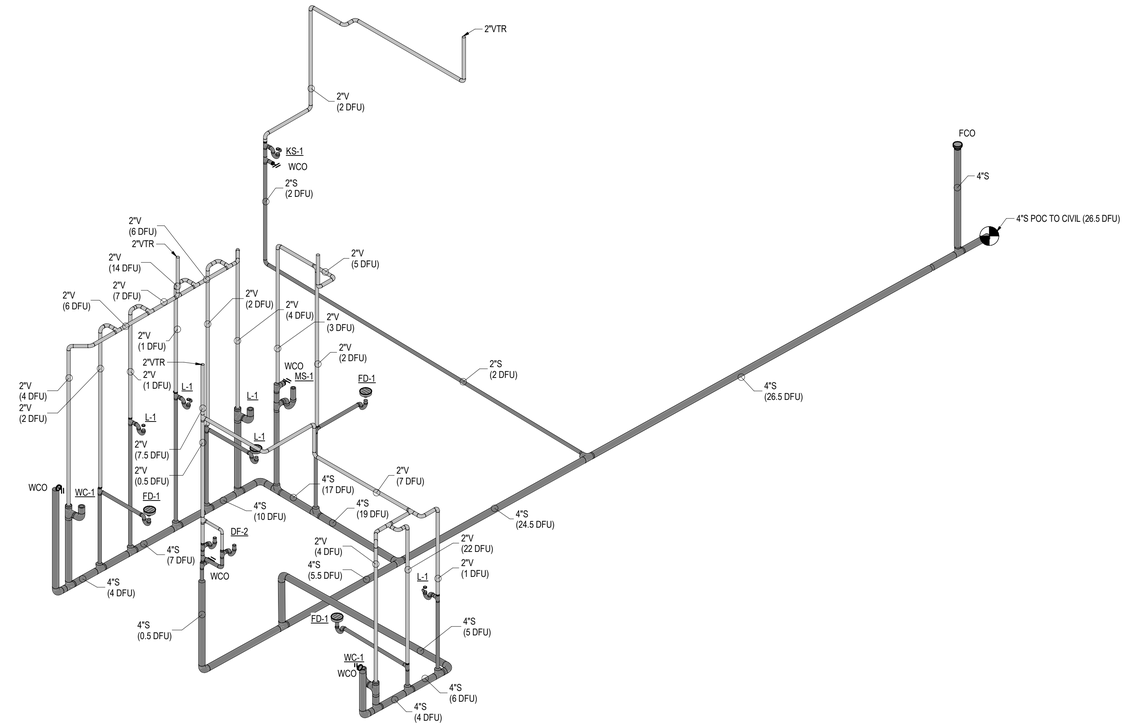
SHEET TITLE:

PLUMBING W&V DIAGRAM - FIRE STATION

SHEET NUMBER:

P3.3



3D WASTE AND VENT ISOLATED DIAGRAM - LIBRARY

NO SCALE

1
P3.4

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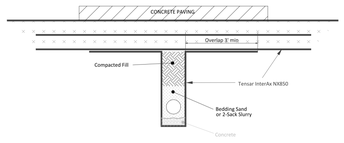
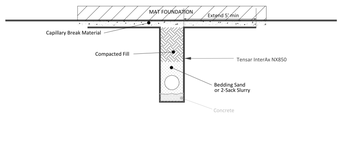
230101

SHEET TITLE:
PLUMBING W&V DIAGRAM - LIBRARY

SHEET NUMBER:
P3.4





NOTES: 1) Geogrid should overlap in accordance with manufacture's specifications.

2) The geogrid placed at the building pad excavation bottom for rough grade may need to be penetrated through for installation of utilities; the contractor should take measures to prevent unncessary disturbance where excavations extend through the previously placed geogrid.

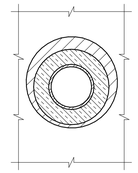
GEOGRID TRENCH DETAIL

NO SCALE

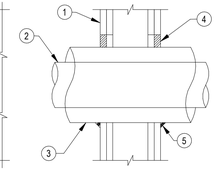
4 / P3.5

UL/cUL SYSTEM NO. WL5029
INSULATED METAL PIPE THROUGH 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY
F RATING = 1-HR. AND 2-HR.
T RATING = (SEE U.L. FIRE RESISTANCE DIRECTORY)
L RATING AT AMBIENT = 4 CFM/SQ. FT.
L RATING AT 400°F = LESS THAN 1 CFM/SQ. FT.

FRONT VIEW



SECTION



NOTES:
1. MAXIMUM DIAMETER OF OPENING = 18".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1 7/8".
3. VERIFY THIS DETAIL WITH SIMILAR DETAILS SHOWN ON THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. IF DETAILS DIFFER FROM EACH OTHER, THE ARCHITECTURAL AND/OR STRUCTURAL DETAILS SHALL BE FOLLOWED.

1. GYPSUM WALL ASSEMBLY (UL/ULC CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE RATING) (2-HR. SHOWN).
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 12" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 20 OR HEAVIER).
   B. MAXIMUM 6" NOMINAL DIAMETER COPPER PIPE.
   C. MAXIMUM 4" NOMINAL DIAMETER STEEL CONDUIT.
   D. MAXIMUM 4" NOMINAL DIAMETER EMT.
3. MAXIMUM 2" THICK GLASS-FIBER PIPE INSULATION.
4. MINIMUM 3/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT AT POINT OF CONTACT.

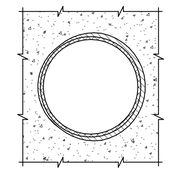
PIPE PENETRATION DETAIL - INSULATED PIPE

NO SCALE

1 / P3.5

UL/cUL SYSTEM NO. CAJ1291
METAL PIPE THROUGH CONCRETE FLOORWALL OR BLOCK WALL
F RATING = 2-HR.
T RATING = 0-HR.

TOP VIEW



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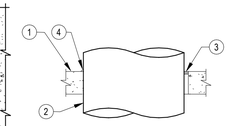


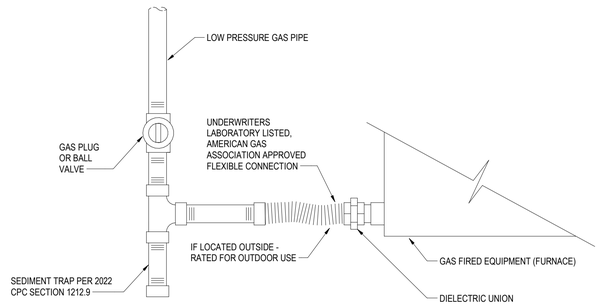
NOTES:
1. MAXIMUM DIAMETER OF OPENING = 30 3/4"
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 3/4"
3. STEEL FLOOR UNIT/FLOOR ASSEMBLY (NOT SHOWN) - THE FLOOR ASSEMBLY MAY ALSO CONSIST OF MINIMUM 2 1/2" CONCRETE OVER (1 1/2" TO 3" DEEP) FLUTED METAL DECK.
4. MINIMUM 1/2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT IS REQUIRED ON BOTH SIDES OF A WALL ASSEMBLY.
5. VERIFY THIS DETAIL WITH SIMILAR DETAILS SHOWN ON THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. IF DETAILS DIFFER FROM EACH OTHER, THE ARCHITECTURAL AND/OR STRUCTURAL DETAILS SHALL BE FOLLOWED.

1. CONCRETE FLOOR OR WALL ASSEMBLY (2-HR FIRE-RATING):
   A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR OR WALL.
   B. ANY UL/ULC CLASSIFIED CONCRETE BLOCK WALL.
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
   A. MAXIMUM 30" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER).
   B. MAXIMUM 30" NOMINAL DIAMETER CAST IRON PIPE.
   C. MAXIMUM 6" NOMINAL DIAMETER COPPER PIPE.
   D. MAXIMUM 6" NOMINAL DIAMETER STEEL CONDUIT.
   E. MAXIMUM 4" NOMINAL DIAMETER EMT.
3. MINIMUM 1/2" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
4. MINIMUM 1/4" CROWN HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

PIPE PENETRATION DETAIL - UNINSULATED PIPE

NO SCALE

2 / P3.5



EQUIPMENT GAS CONNECTION DETAIL

NO SCALE

3 / P3.5

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS [illegible] EVANS
No. 30090
EXP.: 09/30/26
MECHANICAL
STATE OF CALIFORNIA

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Ph: 949-388-3136 FAX: 949-388-3187

PROJECT No.: 23005OC

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

PLUMBING DETAILS

SHEET NUMBER:

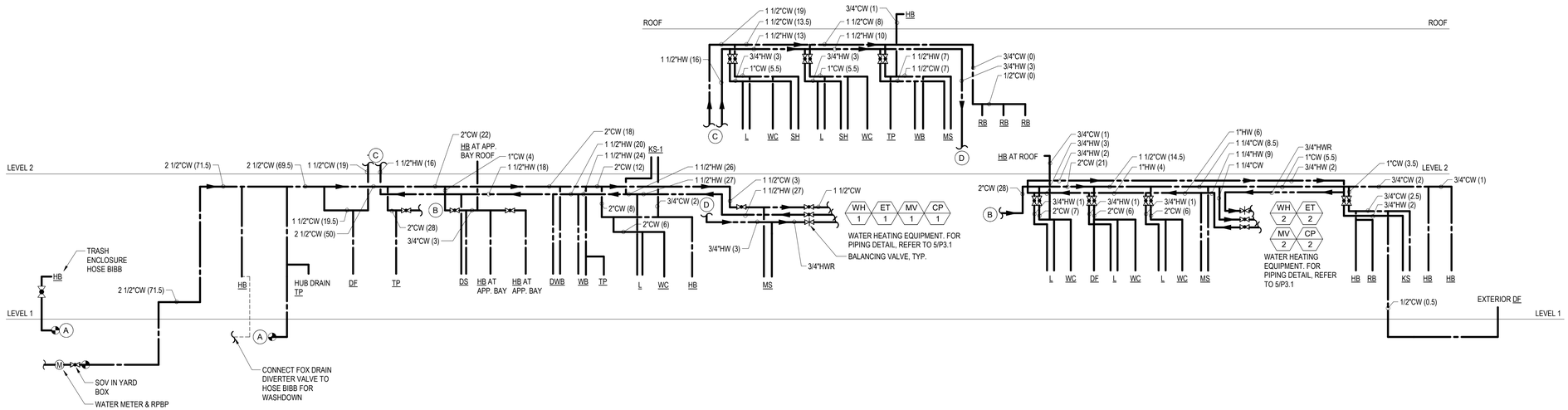
P3.5

LEGEND:

COLD WATER PIPING

HOT WATER PIPING

HOT WATER RETURN PIPING



WATER DISTRIBUTION DIAGRAM

NO SCALE

1
P3.6

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ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

PLUMBING WATER DISTRIBUTION DIAGRAM

SHEET NUMBER:

P3.6

SITE SYMBOLS LEGEND

—OHP———OHP— NEW CONDUIT AND/OR CONDUCTOR LINE. SEE BELOW FOR TYPICAL DESIGNATIONS

—X—OHP—X—OHP—X— EXISTING TO BE DEMOLISHED CONDUIT AND/OR CONDUCTOR. SEE BELOW FOR TYPICAL DESIGNATIONS

—(X)OHP———(X)OHP— EXISTING CONDUIT AND/OR CONDUCTOR LINE TO CONDUCTOR. SEE BELOW FOR TYPICAL DESIGNATIONS

TYPICAL DESIGNATIONS TO BE USED IN CONJUNCTION WITH CONDUIT SYMBOLS

- UP - UNDERGROUND PRIMARY
- US - UNDERGROUND SECONDARY
- UC - UNDERGROUND COMMUNICATIONS
- CO - CONDUIT ONLY
- OHP - OVERHEAD PRIMARY
- OHS - OVERHEAD SECONDARY
- OHC - OVERHEAD COMMUNICATIONS

NEW HANDHOLE

EXISTING HANDHOLE

NEW MANHOLE

EXISTING MANHOLE

GENERATOR

SUBSTATION

PAD MOUNTED SWITCH

PAD MOUNTED TRANSFORMER

J WEATHERPROOF POWER JUNCTION BOX

J WEATHERPROOF DATA JUNCTION BOX

SITE LIGHTING LEGEND

LUMINAIRE(S) POLE MOUNTED WITH ARM. TYPE AS NOTED.

LUMINAIRE(S) POLE MOUNTED ON TOP. TYPE AS NOTED.

HVAC POWER LEGEND

NON-FUSIBLE DISCONNECT SWITCH (RATINGS AS NOTED)

FUSIBLE DISCONNECT SWITCH (RATINGS AS NOTED)

2 MOTOR STARTER (NEMA SIZE AS NOTED)

2 COMBINATION FUSIBLE DISCONNECT SWITCH AND MOTOR STARTER, (NEMA SIZE AS NOTED), 3P, 600 VAC MAXIMUM RATING

T TOGGLE TYPE FRACTIONAL HP MANUAL MOTOR STARTER WITH THERMAL OVERLOADS (DELETED IF FOR DISCONNECT USE ONLY) AND HANDLE GUARD/LOCK-OFF, 2 POLES (VERIFY WITH BRANCH CIRCUIT)

EPO EMERGENCY POWER OFF

IF EQUIPMENT LOCATED OUTSIDE CONTRACTOR SHALL PROVIDE NEMA 3R ENCLOSURE FOR DISCONNECTS.

SINGLE LINE LEGEND

GROUND

CIRCUIT BREAKER — FUSED SWITCH

TRANSFORMER DELTA PRIMARY, WYE SECONDARY WITH kVA RATING

SPD SURGE PROTECTION DEVICE

GFP GROUND FAULT PROTECTION

CB ENCLOSED CIRCUIT BREAKER

M KILOWATT-HOUR METER

M EXTERNALLY MOUNTED METER

CIRCUIT BREAKER CALLOUT

200AT - TRIP SIZE
200AF - FRAME SIZE
3P - POLE

FUSE CALLOUT

200AF - FUSE SIZE
3P - POLE

NON-FUSIBLE DISCONNECT SWITCH (RATINGS AS NOTED)

FUSIBLE DISCONNECT SWITCH (RATINGS AS NOTED)

MOTOR

AUTOMATIC TRANSFER SWITCH — PANEL BOARD

COMMUNICATION LEGEND

WALL MOUNTED COMMUNICATION OUTLET MOUNTED AT 18" UNO. PROVIDE 3/4" C.O. TERMINATE IN ACCESSIBLE CEILING WITH INSULATED BUSHING. (2)RJ45 JACKS

WALL MOUNTED VOICE OUTLET AT +18" UNO. PROVIDE 3/4" C.O. TERMINATE IN ACCESSIBLE CEILING WITH INSULATED BUSHING. (2)RJ45 JACKS

WALL MOUNTED DATA OUTLET AT +18" UNO. PROVIDE 3/4" C.O. TERMINATE IN ACCESSIBLE CEILING WITH INSULATED BUSHING. (2)RJ45 JACKS

CEILING MOUNTED DATA OR VOICE/DATA OUTLET.

WAP WIRELESS ACCESS POINT (WAP)

FLOOR DATA OR VOICE/DATA OUTLET. VERIFY EXACT LOCATION WITH ARCHITECT

M M WALL OR FLOOR VOICE/DATA CONNECTION TO MODULAR FURNITURE. VERIFY EXACT LOCATION WITH FURNITURE SUPPLIER

S PA SPEAKERS

S1 AV SPEAKERS

WALL MOUNTED 911 TELEPHONE

TV TELEVISION SEMI-RECESSED DATA OUTLET PROVIDE (1) 1-1/2"C.O. TO ACCESSIBLE CEILING WITH INSULATED BUSHING.

SPEAKER VOLUME CONTROLLER AT +48" A.F.F.

DC APP BAY ROLL UP DOOR CONTROLLER

DP APP BAY ROLL UP DOOR PHOTO SENSOR

DS APP BAY ROLL UP DOOR CONTROL STATION CONTROLS WITH "OPEN-STOP-CLOSE" FUNCTION.

CR WALL MOUNT CARD READER. ROUTE 3/4"C.O. TO SECURITY PANEL. COORDINTE CONDUIT AND ADDITIONAL REQUIREMENTS WITH SECURITY SHOP DRAWINGS.

GROUND BUS

12" WIDE CABLE TRAY, 4" DEEP (NOMINAL) TYPICAL UNO

COORDINATE THE EXACT MOUNTING OF ALL CABLE TRAY SUPPORTS AND ALL CONDUITS WITH OTHER TRADES PRIOR TO ROUGH-IN.

SECURITY CAMERA ROUGH-IN. PROVIDE J-BOX AND 3/4" C.O. TERMINATE INTO ACCESSIBLE CEILING WITH INSULATED BUSHING UNO.

SWITCH LEGEND

MOUNT WALL SWITCHES AT 42" AFF TO CENTER OF THE SWITCH UNO. VERIFY ALL CONTROL LOCATIONS AND TYPES WITH CONTROLS SHOP DRAWINGS.

TOGGLE SWITCH

DIMMER SWITCH

OCCUPANCY SENSOR SWITCH

DIMMER/OCCUPANCY SENSOR SWITCH

LV GRAPHICAL LOW VOLTAGE SWITCH

M MOTION SENSOR - CEILING MOUNTED

PC PHOTOCELL - CEILING MOUNTED

DS DAYLIGHT SENSOR - CEILING MOUNTED

# SUBSCRIPT ADJACENT TO SWITCH INDICATES:
K = KEYED SWITCH
a,b,c etc. = MULTIPLE SWITCHES/CONTROL LEGS IN A GANGED BOX WITH A COMMON COVER PLATE.

POWER LEGEND

COORDINATE THE EXACT MOUNTING AND LOCATION OF ALL WIRING DEVICES AND ALL CONDUITS WITH OTHER TRADES PRIOR TO ROUGH-IN. SEE ARCH PLANS FOR EXACT DEVICE LOCATIONS.

DUPLEX | QUAD | DUPLEX GFI | QUAD GFI | DUPLEX WITH USB

RECEPTACLE, NON-LOCKING TYPE, GROUNDING, 120V - 20A. MOUNTED AT +18 AFF UNO. SHADED REPRESENTS ABOVE COUNTER OR +42" AFF.

DUPLEX | QUAD | DUPLEX GFI | QUAD GFI | DUPLEX WITH USB

SPLIT YOLK HALF CONTROLLED RECEPTACLE NON-LOCKING TYPE 120V-20A. CONNECT SWITCH LEG BETWEEN RELAY POWER PACK AND OCCUPANCY CONTROLS FOR AUTOMATIC SHUT OFF. CONTROLLED RECEPTACLES SHALL HAVE PERMANENT MARKING TO DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES. (CEC TITLE 24 SECTION 130.5(D)). PROVIDE FACEPLATE PER NEC 406.3(E).

SURFACE MOUNTED RECEPTACLE, NON-LOCKING TYPE, GROUNDING.

CEILING MOUNTED DUPLEX OR QUAD RECEPTACLE, NON-LOCKING TYPE, GROUNDING.

POWER FLOOR BOX.

IF RECEPTACLE LOCATED OUTSIDE CONTRACTOR SHALL PROVIDE WEATHERPROOF ENCLOSURE AND IN-USE COVER.

M P P M WALL OR FLOOR POWER CONNECTION TO MODULAR FURNITURE. VERIFY EXACT LOCATION WITH FURNITURE SUPPLIER.

J CEILING JUNCTION BOX

J WALL/SURFACE MOUNTED JUNCTION BOX

J FLOOR MOUNTED JUNCTION BOX

SPECIAL NEMA CONFIGURATION RECEPTACLE MOUNTED AT +18" AFF UNO. SEE FLOOR PLANS FOR CONFIGURATION.

CEILING MOUNTED SPECIAL NEMA CONFIGURATION RECEPTACLE MOUNTED AT +18" AFF UNO. SEE FLOOR PLANS FOR CONFIGURATION.

TYPE DESIGNATIONS:

NONE = L5-30R
A = L6-30R
B = L6-20R
C = L21-20R
D = L15-30R

EQUIPMENT SIZES SHOWN ON PLANS ARE NOT EXACT. CONTRACTOR IS RESPONSIBLE FOR ENSURING EQUIPMENT CLEARANCES ARE MET BASED ON ACTUAL SIZE.

SWITCHBOARD OR MCC

TRANSFORMER

PANEL BOARD (SURFACE)

PANEL BOARD (FLUSH)

LCP LIGHTING CONTROL PANEL

ELEC GROUND BUS

LIGHTING LEGEND

COORDINATE THE EXACT MOUNTING AND LOCATION OF ALL LIGHTING, SUPPORTS AND ALL CONDUITS WITH OTHER TRADES PRIOR TO ROUGH-IN. SEE ARCH PLANS FOR EXACT GRID, FLUSH AND SURFACE MOUNTING LOCATIONS.

LIGHTING FIXTURES. SEE FIXTURE SCHEDULE FOR CONDUCTOR. SEE BELOW FOR TYPICAL DESIGNATIONS

EMERGENCY LIGHTING FIXTURES. SEE FIXTURE SCHEDULE CONDUCTOR. SEE BELOW FOR TYPICAL DESIGNATIONS

LUMINAIRE(S) POLE MOUNTED WITH ARM. TYPE AS NOTED.

LIGHTED EXIT SIGN. TOP MOUNTED ON CEILING OR STEM MOUNTED. SHADED SIDE INDICATES FACE. PROVIDE ARROWS TO MATCH ARCHITECTURAL OR LIFE SAFETY PLANS.

SUBSCRIPT ADJACENT TO LIGHTING FIXTURE INDICATES:
L# = FIXTURE DESIGNATION
1,2,3 etc. = BRANCH CIRCUIT NUMBERS
a,b,c etc. = SWITCH-LEG REFERENCE
NL = NIGHT/SECURITY LIGHTING FIXTURE

GENERAL SYMBOLS LEGEND

1 SHEET NOTE REFERENCE

3 / E1 DETAIL NUMBER DESIGNATION — SHEET ON WHICH DETAIL IS LOCATED

CONDUIT STUBOUT

FLEXIBLE CONDUIT

A-1 / #8 HOMERUN TO PANEL AND CIRCUITS INDICATED. NUMBER ADJACENT TO CIRCUIT DENOTES WIRE SIZE OTHER THAN #12 FOR ALL CONDUCTORS UNO.

GENERAL NOTES

1. ALL GROUNDING PER NEC.
2. ELECTRICAL CONTRACTOR TO VERIFY EXACT LOCATION OF RECEPTACLES IN TEL/COM ROOMS PRIOR TO ROUGH-IN.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION. COORDINATE WITH ALL OTHER TRADES FOR EQUIPMENT LOCATIONS.
4. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL RECEPTACLES AND DEVICES.
5. COORDINATE WITH EQUIPMENT MANUFACTURER FOR LOCATIONS AND CONNECTIONS.
6. VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
7. COMPLY WITH CITY OF NEWPORT BEACH AMENDMENTS TO 2022 CEC. USE RIGID METAL CONDUIT IN ALL AREAS EXPOSED TO WEATHER. USE GROUND WIRE INSIDE ALL FLEXIBLE METAL CONDUITS. METAL CONDUIT SHALL NOT BE INSTALLED IN CONTACT WITH EARTH.

SEISMIC GENERAL NOTES

1. THE SEISMIC ANCHORAGE OF ELECTRICAL EQUIPMENT SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC) SECTION 16.

2. FOR EQUIPMENT WEIGHING LESS THAN 400 LBS AND WHERE DETAILS ARE NOT SHOWN, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER AND THE JURISDICTION HAVING AUTHORITY AND SHALL BE CAPABLE OF RESISTING THE FORCES PRESCRIBED IN IBC SECTION 16.

3. OVERHEAD MOUNTED EQUIPMENT WEIGHING 31 POUINDS OR MORE SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH AT/FP REQUIREMENTS PER UFC 4-010-01. THIS REQUIREMENT IS IN ADDITION TO NON-STRUCTURAL SEISMIC REQUIREMENTS. DISTRIBUTION SYSTEMS ARE EXEMPT FROM THIS REQUIREMENT.

TEL/DATA SYSTEM SCOPE NOTES

1. LOW VOLTAGE CONTRACTOR SHALL SUPPLY ALL REQUIRED COMPONENTS, CABLING AND SUPPORTING STRUCTURES REQUIRED FOR A FULLY FUNCTIONAL SYSTEM.

2. PROVIDE RACK MOUNTED GIGABIT SWITCHES AND PATH PANELS REQUIRED TO TERMINATE ALL DATA DROPS THROUGHOUT BUILDING, AND 20% SPARE CAPACITY. SWITCHES AND PATCH PANELS TO ALTERNATE WITHIN RACK.

3. PROVIDE (2) 42U FREE STANDING TELECOM CABINETS WITH LOCKABLE FRONT, AND REAR DOORS, WITH REMOVABLE SIDE PANELS. (1) FOR LOW VOLTAGE INFRASTRUCTURE EQUIPMENT, AND ONE FOR STATION IT EQUIPMENT.

4. PROVIDE ALL PATCH CABLES (CAT6A) BETWEEN SWITCHES AND PATCH PANELS, AS WELL AS BETWEEN OFCI EQUIPMENT AND SWITCHES.

5. EACH DATA OUTLET WILL CONSIST OF (2)CAT6A CABLES, CONDUIT, BOX AND 4-PORT FACE PLATE, UNLESS NOTED OTHERWISE.

6. REFER TO DIVISION 27 SPECIFICATIONS FOR ADDITIONAL INFORMATION.

CEC PV AND BATTERY STORAGE NOTES

ELECTRICAL SYSTEM SHALL COMPLY WITH CALIFORNIA ENERGY CODE (CEC) 110.10 MANDATORY REQUIREMENTS FOR SOLAR READINESS.

PER CEC 140.10 PV AND BATTERY STORAGE ARE NOT REQUIRED TO BE INSTALLED ON THIS PROJECT BECAUSE FIRE STATION IS NOT A BUILDING TYPE LISTED ON TABLE 140.10-A AND THE LIBRARY DOES NOT CONSTITUE AT LEAST 80% OF THE FLOOR AREA.

FIRE ALARM LEGEND

F FIRE ALARM FLUSH MOUNTED MANUAL PULL STATION AT +48" A.F.F.

30 SL FIRE ALARM COMBINATION FLUSH VISUAL ALARM MOUNTED AT +80" A.F.F. OR 6" BELOW THE CEILING, MOUNT AT LOWER HEIGHT. VALUE DENOTES CANDELA RATING.

30 SL FIRE ALARM COMBINATION FLUSH HORN/VISUAL ALARM MOUNTED AT +80" A.F.F. OR 6" BELOW THE CEILING, MOUNT AT LOWER HEIGHT. VALUE DENOTES CANDELA RATING.

SD SMOKE DETECTOR - FLUSH CEILING MOUNTED

C CARBON MONOXIDE DETECTOR - CEILING MOUNTED

H HEAT DETECTOR - CEILING MOUNTED

ELECTRICAL ABBREVIATIONS

A	AMPERES
ADA	AMERICANS WITH DISABILITIES ACT
A.F.F.	ABOVE FINISHED FLOOR
AIC	AMPS INTERRUPTING CURRENT
ALT.	ALTERNATE
ATS	AUTOMATIC TRANSFER SWITCH
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFL	COMPACT FLUORESCENT LAMP
CKT	CIRCUIT
C.O.	CONDUIT ONLY
CONC.	CONCRETE
CX	CONNECT TO EXISTING CIRCUIT
CU	COPPER
dBA	DECIBELS
DIST.	DISTRIBUTION
DWG.	DRAWING
EG	EQUIPMENT GROUND
EGB	ELECTRICAL GROUND BUS
EM	EMERGENCY
ETC	ET CETERA
EPO	EMERGENCY POWER OFF BUTTON
EWC	ELECTRIC WATER COOLER
EXIST. (X)	EXISTING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FCC	FIRE CONTROL CENTER
FLA	FULL LOAD AMPS
GD	GARBAGE DISPOSAL
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
HD	HAND DRYER
HORIZ.	HORIZONTALLY MOUNTED
HP	HORSEPOWER
KCMIL	THOUSAND CUBIC MILLIMETERS
KVA	KILOVOLT-AMPERES
KW	KILOWATTS
JB	JUNCTION BOX
JP	JOCKEY PUMP
LC	LOCKABLE ENCLOSURE
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPS
MCC	MOTOR CONTROL CENTER
MEGB	MAIN ELECTRICAL GROUND BUS
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIC	MICROWAVE
MIN	MINIMUM
MOP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MTGB	MAIN TELECOMMUNICATION GROUND BUS
MTG. HT.	MOUNTING HEIGHT
NIC	NOT IN CONTRACT
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
P	POLE
PB	PULL BOX
PH	PHASE
PIV	POST INDICATOR VALVE
PNL	PANEL
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RECEPT	RECEPTACLE
REQ'D	REQUIRED
RGS	RIGID GALVANIZED STEEL
SEC	SECURITY
SHT	SHEET
S.N.	SOLID NEUTRAL
SP	SUMP PUMP
SPD	SURGE PROTECTION DEVICE
SS	STAINLESS STEEL
SWGR	SWITCHGEAR
TC	TERMINAL CABINET
TEL	TELEPHONE
TGB	TELECOMMUNICATION GROUND BUS
T.I.	TENANT IMPROVEMENT
T.R.	TAMPER RESISTANT
TV	TV MONITOR
TYP	TYPICAL
U.C.	UNDER COUNTER
UL	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLTS
WH	WATER HEATER
W	WATTS
WP	WEATHERPROOF
XFMR	TRANSFORMER
X	EXISTING TO REMAIN
XD	EXISTING TO BE DEMOLISHED
XR	EXISTING TO BE RELOCATED
XL	NEW LOCATION OF EXISTING ITEM

UTILITY CONTACT INFO

SCE:
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SCE PLANNER
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FLOYD DIZON
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BRELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

ELECTRICAL SYMBOLS AND ABBREVIATIONS

SHEET NUMBER:

E0.1

FAULT CURRENT SCHEDULE

DEVICE	FAULT AT DEVICE	AIC RATING	VOLTAGE	FEEDER SIZE	FEEDER LENGTH	DIRECTLY CONNECTED MOTOR	MOTOR TOTAL
MSB	42,000	65,000	120 V	(3)300kcmil	112'	0	156
ATS	37,162 / 42,041	65,000	120 V	(2)350kcmil / (2)350kcmil	14' / 103'	0	0
DFS	36,818	42,000	120 V	(2)350kcmil	13'	0	-497
L2	17,327	22,000	120 V	#1	25'	0	-122
LTG INV	3,926	10,000	120 V	#12	12'	0	-6
M2	21,621	22,000	120 V	3/0	28'	549	261
P2	8,440	10,000	120 V	#1	72'	0	-30
P3	14,201	22,000	120 V	3/0	61'	167	23
P4	15,457	22,000	120 V	#1	30'	17	-87
T1	15,294	22,000	120 V	#1	31'	0	-96
L1	16,634	22,000	120 V	#1	31'	0	24
M1	19,143	22,000	120 V	#1	25'	161	154
P1	12,261	22,000	120 V	#1	48'	0	13

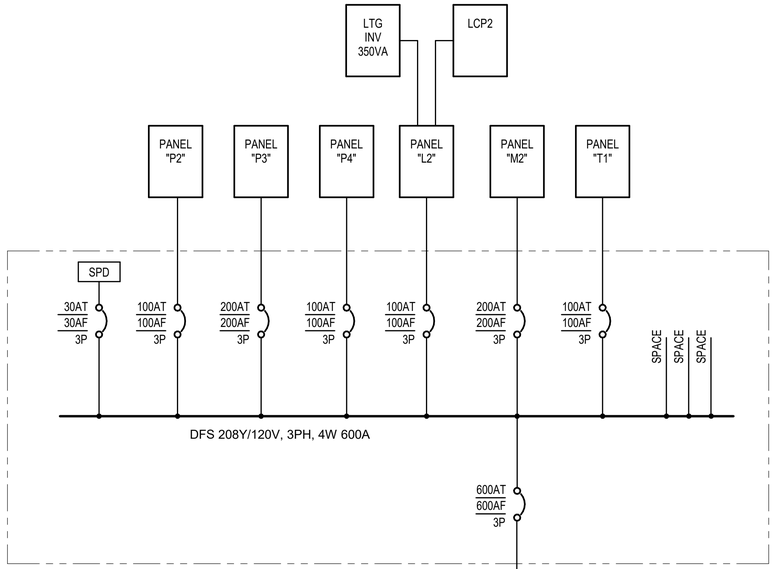
VOLTAGE DROP SCHEDULE

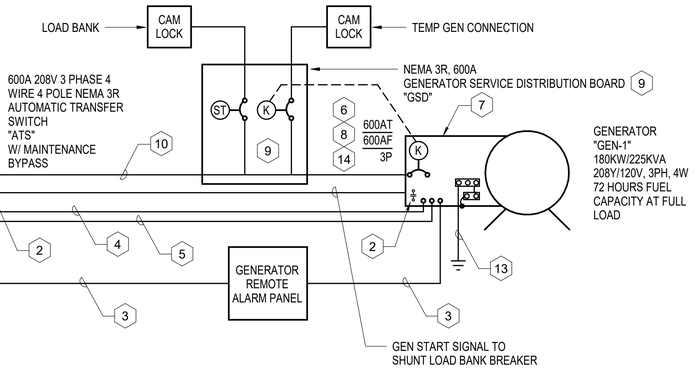
DEVICE	FEEDER VOLTAGE DROP	FEEDER WIRE SIZE	BRANCH CIRCUIT MAX VOLTAGE DROP	BRANCH CIRCUIT NUMBER	BRANCH CIRCUIT WIRE SIZE	TOTAL VOLTAGE DROP
GEN-1	0.00%					0.00%
MSB	1.00%	(3)300kcmil				1.00%
ATS	1.11% / 0.86%	(2)350kcmil / (2)350kcmil				1.11%
DFS	1.22%	(2)350kcmil				1.22%
L2	1.27%	#1	1.09%	11	#12	2.36%
LTG INV	1.36%	#12	0.28%	5	#12	1.64%
M2	1.58%	3/0	1.49%	6,8,10	#12	3.07%
P2	1.76%	#1	1.16%	31	#12	2.92%
P3	1.56%	3/0	1.11%	35	#12	2.67%
P4	1.35%	#1	1.94%	8	#10	3.29%
T1	1.35%	#1	0.39%	11	#10	1.74%
L1	1.04%	#1	1.44%	13	#12	2.48%
M1	1.18%	#1	1.40%	9	#12	2.58%
P1	1.30%	#1	2.06%	10	#12	3.36%

FEEDER SCHEDULE

DEVICE	AMPACITY	CALLOUT
ATS	600	(2)3"C, 3-350kcmil, 350kcmil N, #1G
DFS	600	(2)3"C, 3-350kcmil, 350kcmil N, #1G
L2	100	1-1/2"C, 3#1, #1N, #8G
LTG INV	20	1/2"C, 1#12, #12N, #12G
M2	200	2"C, 3-3/0, 3/0N, #6G
P2	100	1-1/2"C, 3#1, #1N, #8G
P3	200	2"C, 3-3/0, 3/0N, #6G
P4	100	1-1/2"C, 3#1, #1N, #8G
T1	100	1-1/2"C, 3#1, #1N, #8G
L1	100	1-1/2"C, 3#1, #1N, #8G
M1	100	1-1/2"C, 3#1, #1N, #8G
P1	100	1-1/2"C, 3#1, #1N, #8G

NOTE: ALL CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.





1 E0.2 SINGLE LINE DIAGRAM
SCALE: NTS

GENERAL NOTES - SLD

1. ALL CONDUCTORS MUST BE COPPER.
2. ALL EXTERIOR ELECTRICAL EQUIPMENT AND DEVICES SHALL BE WP NEMA 3R.
3. REFER TO FLOOR PLANS FOR LOCATIONS OF ALL EQUIPMENT.

SHEET KEYNOTES

1. SCE PRIMARY AND SECONDARY CONDUITS TO BE PER SCE STANDARDS. COORDINATE WITH SCE PLANNER.
2. PROVIDE AUXILIARY CONTACTS.
3. GENERATOR AND ATS REMOTE ANNUNCIATOR POINTS. PROVIDE CONDUCTORS PER MANUFACTURERS DRAWINGS AND REQUIREMENTS, MINIMUM 2"C AND ONE OUTDOOR SHEILDED CAT6 CABLE.
4. PROVIDE 1"C.O. WITH PULLROPE TO ELECTRICAL AND LABEL.
5. PROVIDE CONDUIT AND CONDUCTORS PER MANUFACTURERS DRAWINGS AND REQUIREMENTS FOR "STOP-START" CIRCUIT, MINIMUM 1"C.
6. MANUFACTURER PROVIDED 100% FULLY RATED OUTPUT CIRCUIT BREAKER.
7. MANUFACTURER PROVIDED GENERATOR CONTROL PANEL.
8. PROVIDE SEPERATE NEUTRAL BUS. PROVIDED SEPERATE SERVICE SIGNAGE PER NEC REQUIREMENTS, DENOTING THIS PANEL SERVED FROM BUILDING SERVICE.
9. GENERATOR SERVICE DISTRIBUTION BOARD TO BE TRYSTAR "DBSD" OR EQUAL.
10. PROVIDE (2)3"C, 3-350KCMIL, 350KCMIL N, #1G FOR GENERATOR FEEDER.
11. PROVIDE CAT6 DATA CONNECTION FOR ATS CONTROLLER.
12. REFER TO DETAIL 1 SHEET E3.3 FOR GROUNDING AND BONDING DETAIL.
13. REFER TO DETAIL 2 SHEET E2.12 FOR GENERATOR GROUNDING DETAILS.
14. GENERATOR TO BE PROVIDED WITH LOCKABLE OUTPUT BREAKER PER CEC 110.25 AND CEC 225.36.

GENERATOR NOTES:

1. GENERATOR SHALL BE TESTED FOR 1 HOUR AT 75% LOAD EVERY MONTH. LOAD BANK SHALL BE SIZED FOR 135KW.
2. GENERATOR SHALL BE SET TO A 30 MININUTE MINIMUM RUN TIME AFTER OUTAGE HAS OCCURED.

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
ELECTRICAL
STATE OF CALIFORNIA
005-150

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SINGLE LINE DIAGRAM

SHEET NUMBER:
E0.2

LIGHTING FIXTURE SCHEDULE

WT	CALLOUT	LAMP	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	WATTS	VOLTAGE	COLOR TEMP	LUMENS	NOTES
	R4	LED	2X4 LED TROFFER - GRID CEILING MOUNTED.	RECESSED	LITHONIA LIGHTING (OR APPROVED EQUAL)	#2BLT4-48L-ADSM-GZ1-LP835	39 W	120 V	3500K	5,032 LM	
	R4E	LED	2X4 LED TROFFER - GRID CEILING MOUNTED.	RECESSED	LITHONIA LIGHTING (OR APPROVED EQUAL)	#2BLT4-48L-ADSM-GZ1-LP835-E10WLCP	39 W	120 V	3500K	5,032 LM	
	R5	LED	4-FT RECESSED LINEAR FIXTURE MOUNTED ON A T-GRID CEILING	RECESSED	PINNACLE LIGHTING (OR APPROVED EQUAL)	#EV4D-BW-35-4FT-G9-U-FSD-1-W-QS	30 W	120 V	3500K	4,000 LM	
	R5E	LED	SAME AS R5. CONNECTED TO A BATTERY PACK.	RECESSED	PINNACLE LIGHTING (OR APPROVED EQUAL)	#EV4D-BW-35-4FT-G9-U-FSD-1-FSB-W-QS	30 W	120 V	3500K	4,000 LM	
	R6E	LED	2X2 LED TROFFER - GRID CEILING MOUNTED.	RECESSED	LITHONIA LIGHTING (OR APPROVED EQUAL)	#2VTS2-40L-ADSM-GZ1-LP835-E10WLCP/DGA22	16 W	120 V	3500K	2,004 LM	
	S1A	LED	4-FT LED LINEAR SURFACE MOUNT STRIP LIGHT FOR BHO USE.	SURFACE	LITHONIA LIGHTING (OR APPROVED EQUAL)	#ZL1D-L48-3000LM-FST-MVOLT-40K-80CRI-**	30 W	120 V	4000K	4028 LM	
	S1AE	LED	SAME AS S1A. CONNECTED TO A BATTERY PACK.	SURFACE	LITHONIA LIGHTING (OR APPROVED EQUAL)	#ZL1D-L48-3000LM-FST-MVOLT-40K-80CRI-E10W**	30 W	120 V	4000K	4028 LM	
	S1B	LED	4-FT LED LINEAR SURFACE MOUNT STRIP LIGHT FOR BHO USE.	SURFACE	LITHONIA LIGHTING (OR APPROVED EQUAL)	#ZL1D-L48-5000LM-FST-MVOLT-40K-80CRI-**	41 W	120 V	4000K	5,541 LM	
	S1BE	LED	SAME AS S1B. CONNECTED TO A BATTERY PACK.	SURFACE	LITHONIA LIGHTING (OR APPROVED EQUAL)	#ZL1D-L48-5000LM-FST-MVOLT-40K-80CRI-E10W**	41 W	120 V	4000K	5,541 LM	
	SF1	LED	FLOOR MOUNTED LED FLOOD LIGHT FOR FLAG POLE	FLOOR	HYDREL LIGHTING (OR APPROVED EQUAL)	#SAF14-LED-P3-80CRI-AMBLW-MVOLT-40DEG-CWL	57 W	120 V	AMBER	4,068 LM	
	SF2	LED	WALL MOUNTED LED FLOOR LIGHT FOR FLAG	WALL	HYDREL LIGHTING (OR APPROVED EQUAL)	#SAF7-LED-P2-80CRI-AMBLW-MVOLT-30DEG-CWL-KM-IHL-ZT-GS-**	44 W	120 V	AMBER	3,381 LM	
	SP1	LED	20-FT LED POLE TOP LIGHTING FIXTURE.	POLE	LITHONIA LIGHTING (OR APPROVED EQUAL)	#RAD1 LED-P1-40K-PATH-MVOLT-RPA-PE-** / RSS-HEADLIGHT MOUNT @+20-FT-POLE HEIGHT TO BE +17-FT-DM19RAD-DBLXD	25 W	120 V	4000K	2,920 LM	STANDARD POLE WITH HANDHOLD. POLE DETAIL AT CUT SHEET
	SP2	LED	20-FT LED POLE TOP LIGHTING FIXTURE.	POLE	LITHONIA LIGHTING (OR APPROVED EQUAL)	#RAD1 LED-P2-40K-PATH-MVOLT-RPA-PE-** / RSS-HEADLIGHT MOUNT @+20-FT-POLE HEIGHT TO BE +17-FT-DM28RAD-DBLXD	38 W	120 V	4000K	4,514 LM	STANDARD POLE WITH HANDHOLD. POLE DETAIL AT CUT SHEET
	SR1E	LED	4-IN ROUND LED DOWNLIGHT	RECESSED	DMF (OR APPROVED EQUAL)	#C4-NCRN-CM-10-8-40-WF-O-C4TRS-WH	14 W	120 V	4000K	1,131 LM	
	SR2E	LED	RECESSED WALL MOUNTED LED STEP LIGHT. TO BE CONNECTED TO LIGHTING INVERTER WITH UL924 UNDERLAY.	WALL	HYDREL LIGHTING (OR APPROVED EQUAL)	#HSL13-12INCH-LED-40K-MVOLT-L-MIN5-BB-**	11 W	120 V	4000K	386 LM	
	SW1	LED	OUTDOOR - LED DECORATIVE WALL SCONCE.	SURFACE	VISA LIGHTING (OR APPROVED EQUAL)	#0W1291-L30K(H)-MVOLT-**-**	15 W	120 V	4000K	1,300 LM	
	SW1E	LED	SAME AS SW1. TO BE CONNECCTED TO LIGHTING INVERTER WITH UL924 UNDERLAY.	SURFACE	VISA LIGHTING (OR APPROVED EQUAL)	#0W1291-L30K(H)-MVOLT-**-**	15 W	120 V	4000K	1,300 LM	
	SW2	LED	OUTDOOR - LED WET LOCATION ADJUSTABLE FLOODLIGHT PROJECTOR	SURFACE	TARGETTI (OR APPROVED EQUAL)	#JP-R-**-WF-L1-40-24	3 W	120 V	4000K	101 LM	
	SW2E	LED	SAME AS SW2. TO BE CONNECTED TO LIGHTING INVERTER WITH UL924 UNDERLAY.	SURFACE	TARGETTI (OR APPROVED EQUAL)	#JP-R-**-WF-L1-40-24	3 W	120 V	4000K	101 LM	

LIGHTING FIXTURE SCHEDULE

WT	CALLOUT	LAMP	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	WATTS	VOLTAGE	COLOR TEMP	LUMENS	NOTES
	HR-E	LED	SITE - LED SNAP-IN HANDRAIL PUCK LIGHT FIXTURE WITH A 75° ASYMMETRIC OPTIC BEAM DISTRIBUTION. TO BE MOUNT AT HANDRAIL. SUITABLE FOR WET LOCATION IP67 AND IK10 IMPACT. TO BE CONNECTED TO INVERTER.	SURFACE	ALPHABET (OR APPROVED EQUAL)	THETA750 SNOP SOLO #750SS-40K-VA-BG-AG-FF / THETA750 SNAP TOOL KIT / P70414-500-ECO (OR APPROVED EQUAL)	2 W	120 V	4000K	180 LM/PUCK	
	P1A	LED	12-IN ROUND LED HIGH BAY WITH CLEAR LENS.	PENDANT	HOLOPHANE (OR APPROVED EQUAL)	#H0L01-12,000LM-WDFR-MVOLT-35K-80CRI-PM-DBXD	70 W	120 V	4000K	10,570 LM	
	P1AE	LED	SAME AS P1. CONNECTED TO A BATTERY PACK.	PENDANT	HOLOPHANE (OR APPROVED EQUAL)	#H0L01-12,000LM-WDFR-MVOLT-35K-80CRI-PM-IE18WCPHECWR-DBXD	70 W	120 V	4000K	10,570 LM	
	P1B	LED	12-IN ROUND LED HIGH BAY WITH CLEAR LENS.	SURFACE	HOLOPHANE (OR APPROVED EQUAL)	#H0L01-12,000LM-WDFR-MVOLT-35K-80CRI-UPH35-DBXD	70 W	120 V	4000K	10,570 LM	
	P2	LED	10-FT LED DIRECT PENDANT MOUNT STRIP FIXTURE	PENDANT	PINNACLE LIGHTING (OR APPROVED EQUAL)	#EX3D-HE-N-940HO-10FT-AC-G-U-FSD-1-0-**	67 W	120 V	4000K	7,500 LM	
	P2E	LED	SAME AS P2. CONNECTED TO A BATTERY PACK.	PENDANT	PINNACLE LIGHTING (OR APPROVED EQUAL)	#EX3D-HE-N-940HO-10FT-AC-G-U-FSD-1-FSB-**	67 W	120 V	4000K	7,500 LM	
	P3	LED	4.5-INx6-IN ROUND LED PENDANT CYLINDER.	PENDANT	EUREKA (OR APPROVED EQUAL)	#4049-6-LED.HO-35-80-120V-DV-WI-FRO-C-60-RC-WHE-WHE-WHE	20 W	120 V	3500K	2,021 LM	
	P4A	LED	10-FT LED DIRECT / INDIRECT LINEAR PENDANT MOUNT FIXTURE	PENDANT	PINNACLE LIGHTING (OR APPROVED EQUAL)	#EX3DI-A-BW-835VHO-835HO-10-FT-**-U-FSD-2-**	121 W	120 V	3500K	1,500 LM	MOUNTING CANOPY FOR SLOPED CEILING
	P4AE	LED	SAME AS P4. CONNECTED TO A BATTERY PACK.	PENDANT	PINNACLE LIGHTING (OR APPROVED EQUAL)	#EX3DI-A-BW-835VHO-835HO-10-FT-**-U-FSD-2-FSB-**	121 W	120 V	3500K	1,500 LM	MOUNTING CANOPY FOR SLOPED CEILING
	P4B	LED	5-FT LED DIRECT / INDIRECT LINEAR PENDANT MOUNT FIXTURE	PENDANT	PINNACLE LIGHTING (OR APPROVED EQUAL)	#EX3DI-A-BW-835VHO-835HO-5-FT-**-U-FSD-2-**	61 W	120 V	3500K	1,500 LM	MOUNTING CANOPY FOR SLOPED CEILING
	P4BE	LED	SAME AS P4. CONNECTED TO A BATTERY PACK.	PENDANT	PINNACLE LIGHTING (OR APPROVED EQUAL)	#EX3DI-A-BW-835VHO-835HO-5-FT-**-U-FSD-2-FSB-**	61 W	120 V	3500K	1,500 LM	MOUNTING CANOPY FOR SLOPED CEILING
	P5	LED	DECORATIVE PENDANT LUMINAIRE.	PENDANT	VIBIA (OR APPROVED EQUAL)	#1510-20	12 W	120 V	3500K	1,389 LM	MOUNTING CANOPY FOR SLOPED CEILING
	P6A	LED	DECORATIVE PENDANT LUMINAIRE.	PENDANT	VIBIA (OR APPROVED EQUAL)	#5525-20	15 W	120 V	2700K	1,841 LM	MOUNTING CANOPY FOR SLOPED CEILING
	P6B	LED	DECORATIVE PENDANT LUMINAIRE.	PENDANT	VIBIA (OR APPROVED EQUAL)	#5525-20	15 W	120 V	2700K	1,841 LM	
	P7	LED	4-FT x 0.88-IN LED DIRECT PENDANT MOUNT STRIP FIXTURE	PENDANT	QTRAN (OR APPROVED EQUAL)	#VERS-02-SK-6.0-35-DRY-DF-N/A-S2-SK-BK / SK-SF-RD-5"-BK-JB / QT-CAB-eLED+0-10V	24 W	120 V	3500K	2,664 LM	
	P7E	LED	SAME AS R1. CONNECTED TO A BATTERY PACK.	PENDANT	QTRAN (OR APPROVED EQUAL)	#VERS-02-SK-6.0-35-DRY-DF-N/A-S2-SK-BK / SK-SF-RD-5"-BK-JB / QT-CAB-eLED+0-10V	24 W	120 V	3500K	2,664 LM	
	PS1	LED	4-FT LED LINEAR PENDANT MOUNT STRIP LIGHT FOR BHO USE.	PENDANT	LITHONIA LIGHTING (OR APPROVED EQUAL)	#ZL1D-L48-5000LM-FST-MVOLT-40K-80CRI-**-ZACVH M100	41 W	120 V	4000K	5,541 LM	
	PS1E	LED	SAME AS PS1. CONNECTED TO A BATTERY PACK.	PENDANT	LITHONIA LIGHTING (OR APPROVED EQUAL)	#ZL1D-L48-5000LM-FST-MVOLT-40K-80CRI-**-ZACVH M100	41 W	120 V	4000K	5,541 LM	
	R1	LED	2X2 LED TROFFER - GRID CEILING MOUNTED.	RECESSED	LITHONIA LIGHTING (OR APPROVED EQUAL)	#2BLT2-33L-ADSM-GZ1-LP835-DGA22	27 W	120 V	3500K	3,300 LM	
	R1E	LED	SAME AS R1. CONNECTED TO A BATTERY PACK.	RECESSED	LITHONIA LIGHTING (OR APPROVED EQUAL)	#2BLT2-33L-ADSM-GZ1-LP835-E10WLCP-DGA22	27 W	120 V	3500K	3,300 LM	
	R2	LED	4-IN ROUND LED DOWNLIGHT.	RECESSED	DMF (OR APPROVED EQUAL)	#C4-NCRN-CM-10-8-30-WF-O-C4TRS-WH	14 W	120 V	3000K	1,131 LM	BUNK ROOM
	R3	LED	4-IN ROUND LED DOWNLIGHT.	RECESSED	DMF (OR APPROVED EQUAL)	#C4-NCRN-CM-10-8-35-WF-O-C4TRS-WH	14 W	120 V	3500K	1,131 LM	
	R3E	LED	SAME AS R3. CONNECTED TO A BATTERY PACK.	RECESSED	DMF (OR APPROVED EQUAL)	#C4-NCRN-CM-10-8-35-WF-O-C4TRS-WH	14 W	120 V	3500K	1,131 LM	

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
ELECTRICAL
STATE OF CALIFORNIA

005-150

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SHEET TITLE:

LUMINAIRE SCHEDULES

SHEET NUMBER:

E0.3

EQUIPMENT SCHEDULE

NAME	VOLTAGE	POLES	LOAD	PANEL	CIRCUIT NUMBER	WIRE CALLOUT	DISCONNECT FRAME
APP BAY DOOR	208 V	3	3.80 kVA	P3	1,3,5	1/2"C, 3#12, #12N, #12G	30 A
APP BAY DOOR	208 V	3	3.80 kVA	P3	7,9,11	1/2"C, 3#12, #12N, #12G	30 A
APP BAY DOOR	208 V	3	3.80 kVA	P3	21,23,25	1/2"C, 3#12, #12N, #12G	30 A
APP BAY DOOR	208 V	3	3.80 kVA	P3	27,29,31	1/2"C, 3#12, #12N, #12G	30 A
DRYER - GFCI	120 V	1	1.00 kVA	P3	6	1/2"C, 1#12, #12N, #12G	N/A
DRYER - GFCI	120 V	1	1.00 kVA	P2	8	1/2"C, 1#12, #12N, #12G	N/A
EF-1-1-2C, PLYMOVENT CONTROLLER	208 V	3	0.50 kVA	M2	6,8,10	1/2"C, 3#12, #12N, #12G	30 A
GATE MOTOR	120 V	1	1.20 kVA	P4	10	1/2"C, 1#12, #12N, #12G	N/A
GATE MOTOR	120 V	1	0.00 kVA	P4	10	1/2"C, 1#12, #12N, #12G	N/A
GRILL HOOD	120 V	1	1.00 kVA	P2	31	1/2"C, 1#12, #12N, #12G	N/A
RANGE - GFCI	120 V	1	0.36 kVA	P2	15	1/2"C, 1#12, #12N, #12G	N/A
RANGE HOOD	120 V	1	1.20 kVA	P2	13	1/2"C, 1#12, #12N, #12G	N/A
WASHER - GFCI	120 V	1	1.20 kVA	P3	4	1/2"C, 1#12, #12N, #12G	N/A
WASHER - GFCI	120 V	1	1.20 kVA	P2	6	1/2"C, 1#12, #12N, #12G	N/A

HVAC EQUIPMENT SCHEDULE

NAME	VOLTAGE	POLES	LOAD	PANEL	CIRCUIT NUMBER	WIRE CALLOUT	FLA	MOCP	DISCONNECT FRAME
BC-1-1-1	208 V	2	0.07 kVA	M2	21,23	1/2"C, 2#12, #12N, #12G	0.32 A	15 A	N/A
BC-1-2-1	208 V	2	0.07 kVA	M2	31,33	1/2"C, 2#12, #12N, #12G	0.32 A	15 A	N/A
BC-2-1-1	208 V	2	0.13 kVA	M1	11,13	1/2"C, 2#12, #12N, #12G	0.64 A	15 A	N/A
CA-1	208 V	3	6.02 kVA	M2	7,9,11	3/4"C, 3#8, #8N, #10G	17.50 A	35 A	60 A
CP-1	120 V	1	0.50 kVA	M2	17	1/2"C, 1#12, #12N, #12G	1.00 A	15 A	N/A
CP-2	120 V	1	0.50 kVA	M1	5	1/2"C, 1#12, #12N, #12G	1.00 A	15 A	N/A
DD-1	120 V	1	0.50 kVA	M2	5	1/2"C, 1#12, #12N, #12G	0.00 A	0 A	N/A
DOAS-1-2-1	208 V	3	19.27 kVA	M2	22,24,26	1-1/4"C, 3#4, #4N, #8G	53.50 A	70 A	100 A
EF-1-1-1	208 V	2	0.79 kVA	M2	21,23	1/2"C, 2#12, #12N, #12G	3.80 A	15 A	N/A
EF-1-1-2A	208 V	2	1.12 kVA	M2	2,4	1/2"C, 2#12, #12N, #12G	5.40 A	15 A	30 A
EF-1-1-2B	208 V	2	1.12 kVA	M2	12,14	1/2"C, 2#12, #12N, #12G	5.40 A	15 A	30 A
EF-1-1-2C	208 V	3	3.82 kVA	M2	6,8,10	1/2"C, 3#12, #12N, #12G	10.60 A	20 A	30 A
EF-1-1-3	120 V	1	0.22 kVA	M2	19	1/2"C, 1#12, #12N, #12G	1.80 A	15 A	N/A
EF-1-1-4	208 V	2	0.35 kVA	M2	1,3	1/2"C, 2#12, #12N, #12G	1.70 A	15 A	N/A
EF-1-1-5	208 V	2	0.18 kVA	M2	1,3	1/2"C, 2#12, #12N, #12G	0.84 A	15 A	N/A
EF-1-2-1	120 V	1	0.32 kVA	M2	29	1/2"C, 1#12, #12N, #12G	2.70 A	15 A	N/A
EF-1-2-2	120 V	1	0.22 kVA	M2	29	1/2"C, 1#12, #12N, #12G	1.80 A	15 A	N/A
EF-1-2-3	120 V	1	0.32 kVA	M2	29	1/2"C, 1#12, #12N, #12G	2.70 A	15 A	N/A
EF-2-1-1	120 V	1	0.22 kVA	M1	1	1/2"C, 1#12, #12N, #12G	1.80 A	15 A	N/A
EF-2-1-2	120 V	1	0.22 kVA	M1	1	1/2"C, 1#12, #12N, #12G	1.80 A	15 A	N/A
EF-2-1-3	120 V	1	0.22 kVA	M1	3	1/2"C, 1#12, #12N, #12G	1.80 A	15 A	N/A
EF-2-1-4	120 V	1	0.43 kVA	M1	3	1/2"C, 1#12, #12N, #12G	3.60 A	15 A	N/A
EF-2-1-5	120 V	1	0.28 kVA	M1	3	1/2"C, 1#12, #12N, #12G	2.30 A	15 A	N/A
FC-1-1-1	208 V	2	0.15 kVA	M2	21,23	1/2"C, 2#12, #12N, #12G	0.72 A	15 A	N/A
FC-1-1-2	208 V	2	0.32 kVA	M2	1,3	1/2"C, 2#12, #12N, #12G	1.52 A	15 A	N/A
FC-1-2-1	208 V	2	0.05 kVA	M2	31,33	1/2"C, 2#12, #12N, #12G	0.24 A	15 A	N/A
FC-1-2-2	208 V	2	0.32 kVA	M2	37,39	1/2"C, 2#12, #12N, #12G	1.52 A	15 A	N/A
FC-1-2-3	208 V	2	0.32 kVA	M2	37,39	1/2"C, 2#12, #12N, #12G	1.52 A	15 A	N/A
FC-2-1-1	208 V	2	0.30 kVA	M1	11,13	1/2"C, 2#12, #12N, #12G	1.44 A	15 A	N/A
FC-2-1-2	208 V	2	0.52 kVA	M1	11,13	1/2"C, 2#12, #12N, #12G	2.48 A	15 A	N/A
FC-2-1-3	208 V	2	0.15 kVA	M1	15,17	1/2"C, 2#12, #12N, #12G	0.72 A	15 A	N/A
FC-2-1-4	208 V	2	0.15 kVA	M1	15,17	1/2"C, 2#12, #12N, #12G	0.72 A	15 A	N/A
FC-2-1-5	208 V	2	0.13 kVA	M1	11,13	1/2"C, 2#12, #12N, #12G	0.72 A	15 A	N/A
FC-2-1-6	208 V	2	0.32 kVA	M1	15,17	1/2"C, 2#12, #12N, #12G	1.52 A	15 A	N/A
MV-1	120 V	1	0.18 kVA	M2	15	1/2"C, 1#12, #12N, #12G	0.00 A	0 A	N/A
MV-2	120 V	1	0.18 kVA	M1	7	1/2"C, 1#12, #12N, #12G	0.00 A	0 A	N/A
SCU-1-2-1	208 V	3	2.19 kVA	M2	28,30,32	1/2"C, 3#12, #12N, #12G	6.08 A	15 A	30 A
SCU-1-2-2	208 V	3	2.19 kVA	M2	28,30,32	1/2"C, 3#12, #12N, #12G	6.08 A	15 A	30 A
SCU-1-2-3	208 V	3	2.19 kVA	M2	34,36,38	1/2"C, 3#12, #12N, #12G	6.08 A	15 A	30 A
SCU-1-2-4	208 V	3	2.19 kVA	M2	34,36,38	1/2"C, 3#12, #12N, #12G	6.08 A	15 A	30 A
SCU-2-1-1	208 V	2	2.37 kVA	M1	8,10	1/2"C, 2#12, #12N, #12G	11.38 A	20 A	30 A
SF-1-1-1	208 V	2	0.79 kVA	M2	1,3	1/2"C, 2#12, #12N, #12G	3.80 A	15 A	N/A
VF-1-2-1	120 V	1	0.04 kVA	M2	29	1/2"C, 1#12, #12N, #12G	0.00 A	0 A	N/A
VRF-1-1-1	208 V	3	10.06 kVA	M2	16,18,20	3/4"C, 3#8, #8N, #10G	27.92 A	40 A	30 A
VRF-2-1-1	208 V	3	11.50 kVA	M1	2,4,6	1"C, 3#6, #6N, #10G	31.92 A	45 A	60 A
WH-1	120 V	1	1.08 kVA	M2	13	1/2"C, 1#12, #12N, #12G	0.00 A	0 A	N/A
WH-2	120 V	1	1.08 kVA	M1	9	1/2"C, 1#12, #12N, #12G	0.00 A	0 A	N/A

LIGHTING FIXTURE SCHEDULE

WT	CALLOUT	LAMP	DESCRIPTION	MOUNTING	MANUFACTURER	MODEL	WATTS	VOLTAGE	COLOR TEMP	LUMENS	NOTES
	SWB	LED	OUTDOOR - LED WET LOCATION FIXTURE BLUE WARNING LIGHT WITH NEMA 4X RATING.	SURFACE	FEDERAL LIGHTING (OR APPROVED EQUAL)	#LP3-S-120-B	0 W	120 V	BLUE	-	
	SWFA	LED	OUTDOOR - LED WET LOCATION FLOODLIGHT.	SURFACE	LITHONIA LIGHTING (OR APPROVED EQUAL)	#DSXF1-LED-P2-40K-WFL-MVOLT-THK-PE-**	42 W	120 V	4000K	5,573 LM	
	SWFB	LED	OUTDOOR - LED WET LOCATION FLOODLIGHT. SQUARE POST MOUNT.	POLE	LITHONIA LIGHTING (OR APPROVED EQUAL)	#DSXF1-LED-P1-40K-WFL-MVOLT-THK-PE-**	21 W	120 V	4000K	3058 LM	
	SWR	LED	OUTDOOR - LED WET LOCATION FIXTURE WITH RED LENS.	SURFACE	SOLAS RAY LIGHTING (OR APPROVED EQUAL)	#IBVT-016-50-U-C-R-WM	16 W	120 V	RED	1,150 LM	
	UC	LED	UNDER CABINET CONTINUOUS RUN LED TAPE LIGHT MOUNT ON A CHANNEL. REMOTE DRIVER.	SURFACE	KELVIX (OR APPROVED EQUAL)	CHANNEL: #CH-607-2-WH-CP-EC-CP-EC TAPE: #UNI1-WL-I-300-30K-24V DRIVER: #ULV96-M	3 W	120 V	3500K	382 LM/FT	
	W1	LED	2-FT WALL MOUNTED DECORATIVE LED SCONCE AT UNIT RESTROOM.	WALL	LITHONIA LIGHTING (OR APPROVED EQUAL)	#FMVCCLS-24IN-MVOLT-35K-90CRI-**	18 W	120 V	3500K	1,800 LM	
	W2	LED	WALL MOUNTED DECORATIVE FLEX ARM LED READING LIGHT AT EACH BUNK. BUILT-IN DIMMER SWITCH	WALL	WAC (OR APPROVED EQUAL)	#BL-1630-3000K-**	8 W	120 V	3000K	260 LM	
	W3E	LED	RECESSED WALL MOUNTED LED STEP LIGHT. CONNECT TO A BATTERY PACK.	WALL	HYDREL LIGHTING (OR APPROVED EQUAL)	#HSL13-9INCH-LED-35K-MVOLT-L-MIN5-BB-**	8 W	120 V	3500K	299 LM	
	X1	LED	EXIT SIGN SUITABLE FOR DRY LOCATION WITH RED LETTERS. CONNECTED TO A BATTERY PACK.	CEILING	LITHONIA LIGHTING (OR APPROVED EQUAL)	#EDGR-1-RMR-EL	4 W	120 V	RED	-	
	X2	LED	EXIT SIGN SUITABLE FOR DRY LOCATION WITH RED LETTERS. CONNECTED TO A BATTERY PACK.	WALL	LITHONIA LIGHTING (OR APPROVED EQUAL)	#EDG-1-RMR-EL	3 W	120 V	RED	-	

SOUTHERN CALIFORNIA EDISON®
An EDISON INTERNATIONAL® Company

Response to Letter of Request for Short Circuit Current Value

To: Customer Name ROBERT MORRIS ; ELEN CONSULTING
Address 5743 KEARNY VILLA ROAD, SAN DIEGO, CA
Telephone No. (858) – 243-7438

From: SOUTHERN CALIFORNIA EDISON COMPANY DISTRICT/DIVISION
Address 7333 Bolsa Ave
Westminster, CA 92683

Subject: Southern California Edison Company's Contribution to Short Circuit Currrent at the Point of Connection of the Company's Service Conductors to the Customer's Service Entrance Facilities.

Project: Name NEWPORT BEACH FIRESTATION AND LIBRARY
Address 110 E BALBOA BLVD, NEWPORT BEACH, CA 92661

(1) The voltage to be utilized for this project will be 120/208 volts 3 phase 4 wire, to serve your 800A ampere main switch/switches.

(2) The Edison Company's contribution to short circuit current, at the time of calculation, based on Edison Company's demand factors for transformer sizing, will be approximately 42,000 amperes (symmetrical).

GERIN LAUREL 6/20/2025
CUSTOMER SERVICE PLANNER – DATE

Telephone No. (949) – 826-2873
Service Cables 1 Sets of 700 Size (Al/Cu)
Distance from Trans. 105' Ft.
Transformer 150 KVA 3 Phase

cc: Division Engineering

SCE 15-22 REV 1/05

* CONTRACTOR TO FIELD VERIFY AND COORDINATE LOCATION, MOUNTNG HEIGHTS AND LENGHTS WITH ARCHITECT/INTERIOR DESIGNER PRIOR TO ROUGH IN. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO PROCURING AND INSTALLATION.

* THE ELECTRICAL CONTRACTOR TO COORDINATE FINISHES WITH ARCHITECT / INTERIOR DESIGNER PRIOR TO PROCUREMENT.

* LIGHTING SUBMITTAL PRESENTED ABOVE IS FROM THE LIGHTING DESIGNER ON THE PROJECT: ELEN CONSULTING. THE ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING FIXTURE SUBMITTAL FOR REVIEW AND APRROVAL FROM ELEN CONSULTING.

* ALL SPECIFIED FIXTURES AND MANUFACTURES PROVIDED IN THE SCHEUDLE TO NOT BE SUBSTITUTED IN AMY WAY, UNLESS REQUESTED BY ARCHITECT.

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
ELECTRICAL
STATE OF CALIFORNIA

005-150

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.9177 | www.coargroup.com

ELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
LUMINAIRE SCHEDULES

SHEET NUMBER:
E0.4

Branch Panel: P1

Location: Space 724
Supply From: MSB
Mounting: Flush
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 22,000
Mains Type: MCB
Bus Rating: 100
MCB Rating: 100

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RECEPTACLE	20 A	1	0.90 kVA	0.36 kVA					1	20 A	RECEPTACLE	2
3	RECEPTACLE	20 A	1			0.90 kVA	0.36 kVA			1	20 A	RECEPTACLE	4
5	RECEPTACLE	20 A	1					0.18 kVA	0.36 kVA	1	20 A	RECEPTACLE	6
7	MICROWAVE	20 A	1	0.85 kVA	0.36 kVA					1	20 A	RECEPTACLE	8
9	COFFEE MACHINE	20 A	1			0.85 kVA	1.08 kVA			1	20 A	RECEPTACLE	10
11	GARBAGE DISPOSAL	20 A	1					0.83 kVA	0.72 kVA	1	20 A	RECEPTACLE	12
13	FRIDGE - GFCI	20 A	1	0.85 kVA	0.72 kVA					1	20 A	RECEPTACLE	14
15	RECEPTACLE	20 A	1			0.90 kVA	1.08 kVA			1	20 A	RECEPTACLE	16
17	RECEPTACLE, TV	20 A	1					0.94 kVA	0.90 kVA	1	20 A	RECEPTACLE	18
19	RFID GATE	20 A	1	0.50 kVA	0.72 kVA					1	20 A	RECEPTACLE	20
21	RECEPTACLE	20 A	1			1.08 kVA	0.50 kVA			1	20 A	MOTORIZED SHADE	22
23	KIOSK	20 A	1					0.50 kVA	0.00 kVA	1	20 A	SPARE	24
25	COPIER	20 A	1	1.00 kVA	0.00 kVA					1	20 A	SPARE	26
27	COPIER PAYMENT	20 A	1			1.00 kVA	0.00 kVA			1	20 A	SPARE	28
29	RECEPTACLE	20 A	1					0.36 kVA	0.00 kVA	1	20 A	SPARE	30
31	DRINKING FOUNTAIN	20 A	1	0.50 kVA	0.00 kVA					1	20 A	SPARE	32
33	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	34
35	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	36
37	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	38
39	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	40
41	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	42
		Total Load:		6.76 kVA		7.75 kVA		4.79 kVA					
		Total Amps:		59 A		67 A		40 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Kitchen Equipment	2.55 kVA	90.00%	2.30 kVA		
Motor	1.33 kVA	115.60%	1.54 kVA	**Total Conn. Load:**	19.30 kVA
Receptacle	12.52 kVA	89.94%	11.26 kVA	**Total Est. Demand:**	17.99 kVA
Noncontinuous	2.90 kVA	100.00%	2.90 kVA	**Total Conn.:**	54 A
				Total Est. Demand:	50 A

Branch Panel: L1

Location: Space 751
Supply From: MSB
Mounting: Surface
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 22,000
Mains Type: MCB
Bus Rating: 100
MCB Rating: 100

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.49 kVA	0.00 kVA					1	20 A	SPARE	2
3	LIGHTING	20 A	1			0.18 kVA	0.00 kVA			1	20 A	SPARE	4
5	LIGHTING	20 A	1					0.24 kVA	0.00 kVA	1	20 A	SPARE	6
7	LIGHTING	20 A	1	0.21 kVA	0.00 kVA					1	20 A	SPARE	8
9	LIGHTING	20 A	1			0.24 kVA	0.00 kVA			1	20 A	SPARE	10
11	LIGHTING	20 A	1					0.48 kVA	0.00 kVA	1	20 A	SPARE	12
13	LIGHTING	20 A	1	0.66 kVA	0.00 kVA					1	20 A	SPARE	14
15	LCP1	20 A	1			0.50 kVA	0.00 kVA			1	20 A	SPARE	16
17	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	18
19	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	20
21	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	22
23	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	24
25	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	26
27	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	28
29	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	30
31	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	32
33	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	34
35	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	36
37	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	38
39	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	40
41	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	42
		Total Load:		1.36 kVA		0.92 kVA		0.73 kVA					
		Total Amps:		12 A		8 A		6 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	2.51 kVA	125.00%	3.14 kVA		
Noncontinuous	0.50 kVA	100.00%	0.50 kVA	**Total Conn. Load:**	3.01 kVA
				Total Est. Demand:	3.64 kVA
				Total Conn.:	8 A
				Total Est. Demand:	10 A

Switchboard: MSB

Location: Space 751
Supply From: SCE XFRM
Mounting: Surface
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4

A.I.C. Rating: 65,000
Mains Type: MCB
Mains Rating: 800 A
MCB Rating: 800 A

Notes:

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	SPD	3	30 A	30 A	0.00 kVA	
2	P1	3	100 A	100 A	19.30 kVA	
3	L1	3	100 A	100 A	3.01 kVA	
4	M1	3	100 A	100 A	18.88 kVA	
5	ATS	3	600 A	600 A	136.32 kVA	
6	FUTURE EV	2	40 A	40 A	6.66 kVA	
7	FUTURE EV	2	40 A	40 A	6.66 kVA	
8	FUTURE EV	2	40 A	40 A	6.66 kVA	
9	FUTURE EV	2	40 A	40 A	6.66 kVA	
10	BUSSED SPACE	1	--	--	--	
11	BUSSED SPACE	1	--	--	--	
12	BUSSED SPACE	1	--	--	--	
13	BUSSED SPACE	1	--	--	--	
14	BUSSED SPACE	1	--	--	--	
15	FUTURE PV SYSTEM	1	--	--	--	
				Total Conn. Load:	204.15 kVA	
				Total Amps:	567 A	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Kitchen Equipment	8.60 kVA	65.00%	5.59 kVA		
Motor	93.56 kVA	105.15%	98.38 kVA	**Total Conn. Load:**	204.15 kVA
Receptacle	30.98 kVA	66.14%	20.49 kVA	**Total Est. Demand:**	197.72 kVA
FUTURE EV	26.64 kVA	100.00%	26.64 kVA	**Total Conn.:**	567 A
LIGHTING	6.96 kVA	125.00%	8.69 kVA	**Total Est. Demand:**	549 A
Continuous	1.00 kVA	125.00%	1.25 kVA		
Heating	1.08 kVA	125.00%	1.35 kVA		
Noncontinuous	35.33 kVA	100.00%	35.33 kVA		

Notes:

Switchboard: DFS

Location: Space 751
Supply From: ATS
Mounting: Surface
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4

A.I.C. Rating: 42,000
Mains Type: MCB
Mains Rating: 600 A
MCB Rating: 600 A

Notes:

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	SPD	3	30 A	30 A	0.00 kVA	
2	L2	3	100 A	100 A	4.79 kVA	
3	M2	3	200 A	200 A	59.60 kVA	
4	P2	3	100 A	100 A	23.08 kVA	
5	P3	3	200 A	200 A	26.54 kVA	
6	P4	3	100 A	100 A	10.44 kVA	
7	T1	3	100 A	100 A	11.87 kVA	
8	BUSSED SPACE	1	--	--	--	
9	BUSSED SPACE	1	--	--	--	
10	BUSSED SPACE	1	--	--	--	
				Total Conn. Load:	136.32 kVA	
				Total Amps:	378 A	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Kitchen Equipment	6.05 kVA	65.00%	3.93 kVA		
Motor	74.61 kVA	106.46%	79.43 kVA	**Total Conn. Load:**	136.32 kVA
Receptacle	18.28 kVA	77.35%	14.14 kVA	**Total Est. Demand:**	136.24 kVA
LIGHTING	4.45 kVA	125.00%	5.56 kVA	**Total Conn.:**	378 A
Continuous	1.00 kVA	125.00%	1.25 kVA	**Total Est. Demand:**	378 A
Noncontinuous	31.93 kVA	100.00%	31.93 kVA		

Notes:

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
ELECTRICAL
STATE OF CALIFORNIA

005-150

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.695.9177 | www.coargroup.com

BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

ELECTRICAL PANEL SCHEDULES

SHEET NUMBER:

E0.5

Branch Panel: L2

Location: Space 751
Supply From: DFS
Mounting: Surface
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 22,000
Mains Type: MCB
Bus Rating: 100
MCB Rating: 100

Notes:

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.43 kVA	0.18 kVA		1	20 A	LIGHTING	2
3	LIGHTING	20 A	1		0.40 kVA	0.24 kVA	1	20 A	LIGHTING	4
5	LIGHTING	20 A	1			0.51 kVA	0.37 kVA	1	20 A	LIGHTING	6
7	LIGHTING	20 A	1	0.41 kVA	0.05 kVA			1	20 A	LIGHTING	8
9	LIGHTING	20 A	1		0.51 kVA	0.00 kVA		1	20 A	SPARE	10
11	LIGHTING	20 A	1			0.68 kVA	0.00 kVA	1	20 A	SPARE	12
13	LIGHTING	20 A	1	0.26 kVA	0.00 kVA			1	20 A	SPARE	14
15	LCP2	20 A	1		0.50 kVA	0.00 kVA		1	20 A	SPARE	16
17	LTG INV	20 A	1			0.24 kVA	0.00 kVA	1	20 A	SPARE	18
19	LIGHTING	20 A	1	0.03 kVA	0.00 kVA			1	20 A	SPARE	20
21	SPARE	20 A	1		0.00 kVA	0.00 kVA		1	20 A	SPARE	22
23	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	24
25	SPARE	20 A	1	0.00 kVA	0.00 kVA			1	20 A	SPARE	26
27	SPARE	20 A	1		0.00 kVA	0.00 kVA		1	20 A	SPARE	28
29	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	30
31	SPARE	20 A	1	0.00 kVA	0.00 kVA			1	20 A	SPARE	32
33	SPARE	20 A	1		0.00 kVA	0.00 kVA		1	20 A	SPARE	34
35	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	36
37	SPARE	20 A	1	0.00 kVA	0.00 kVA			1	20 A	SPARE	38
39	SPARE	20 A	1		0.00 kVA	0.00 kVA		1	20 A	SPARE	40
41	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	42
		Total Load:		1.35 kVA	1.65 kVA	1.79 kVA				
		Total Amps:		11 A	14 A	15 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	4.29 kVA	125.00%	5.36 kVA		
Noncontinuous	0.50 kVA	100.00%	0.50 kVA	**Total Conn. Load:**	4.79 kVA
				Total Est. Demand:	5.86 kVA
				Total Conn.:	13 A
				Total Est. Demand:	16 A

Branch Panel: M1

Location: Space 751
Supply From: MSB
Mounting: Surface
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 22,000
Mains Type: MCB
Bus Rating: 100
MCB Rating: 100

Notes:

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
1	ROOF RECEPTACLE	20 A	1	0.44 kVA	3.83 kVA		3	45 A	VRF-2-1-1	2
3	EF-2-1-3, EF-2-1-4, EF-2-1-5	20 A	1		0.93 kVA	3.83 kVA	--	--	--	4
5	CP-2	20 A	1			0.50 kVA	3.83 kVA	--	--	--	6
7	MV-2	20 A	1	0.18 kVA	1.19 kVA		2	20 A	SCU-2-1-1	8
9	WH-2	20 A	1		1.08 kVA	1.19 kVA	--	--	--	10
11	BC-2-1-1, FC-2-1-1, FC-2-1-2, FC-2-1-5	20 A	2			0.54 kVA	0.18 kVA	1	20 A	RECEPTACLE	12
13	--	--	--	0.54 kVA	0.00 kVA		1	20 A	SPARE	14
15	FC-2-1-3, FC-2-1-4, FC-2-1-6	20 A	2		0.31 kVA	0.00 kVA	1	20 A	SPARE	16
17	--	--	--			0.31 kVA	0.00 kVA	1	20 A	SPARE	18
19	SPARE	20 A	1	0.00 kVA	0.00 kVA		1	20 A	SPARE	20
21	SPARE	20 A	1		0.00 kVA	0.00 kVA	1	20 A	SPARE	22
23	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	24
25	SPARE	20 A	1	0.00 kVA	0.00 kVA		1	20 A	SPARE	26
27	SPARE	20 A	1		0.00 kVA	0.00 kVA	1	20 A	SPARE	28
29	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	30
31	SPARE	20 A	1	0.00 kVA	0.00 kVA		1	20 A	SPARE	32
33	SPARE	20 A	1		0.00 kVA	0.00 kVA	1	20 A	SPARE	34
35	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	36
37	SPARE	20 A	1	0.00 kVA	0.00 kVA		1	20 A	SPARE	38
39	SPARE	20 A	1		0.00 kVA	0.00 kVA	1	20 A	SPARE	40
41	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	42
		Total Load:		6.18 kVA	7.34 kVA	5.36 kVA				
		Total Amps:		53 A	62 A	45 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Motor	17.62 kVA	116.32%	20.50 kVA		
Receptacle	0.18 kVA	100.00%	0.18 kVA	**Total Conn. Load:**	18.88 kVA
Heating	1.08 kVA	125.00%	1.35 kVA	**Total Est. Demand:**	22.03 kVA
				Total Conn.:	52 A
				Total Est. Demand:	61 A

Branch Panel: M2

Location: Space 751
Supply From: DFS
Mounting: Surface
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 22,000
Mains Type: MCB
Bus Rating: 200
MCB Rating: 200

Notes:

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
1	EF-1-1-4, EF-1-1-5, FC-1-1-2, SF-1-1-1	20 A	2	0.82 kVA	0.56 kVA		2	20 A	EF-1-1-2A	2
3	--	--	--		0.82 kVA	0.56 kVA	--	--	--	4
5	DD-1	20 A	1			0.50 kVA	1.44 kVA	3	20 A	EF-1-1-2C, PLYMOVENT CONTROLLER	6
7	CA-1	35 A	3	2.01 kVA	1.44 kVA		--	--	--	8
9	--	--	--		2.01 kVA	1.44 kVA	--	--	--	10
11	--	--	--			2.01 kVA	0.56 kVA	2	20 A	EF-1-1-2B	12
13	WH-1	20 A	1	1.08 kVA	0.56 kVA		--	--	--	14
15	MV-1	20 A	1		0.18 kVA	3.35 kVA	3	40 A	VRF-1-1-1	16
17	CP-1	20 A	1			0.50 kVA	3.35 kVA	--	--	--	18
19	EF-1-1-3	20 A	1	0.22 kVA	3.35 kVA		--	--	--	20
21	BC-1-1-1, EF-1-1-1, FC-1-1-1	20 A	2		0.51 kVA	6.42 kVA	3	70 A	DOAS-1-2-1	22
23	--	--	--			0.51 kVA	6.42 kVA	--	--	--	24
25	SMOKE FIRE DAMPER	20 A	1	0.50 kVA	6.42 kVA		--	--	--	26
27	GAS SHUT-OFF	20 A	1		0.60 kVA	1.46 kVA	3	20 A	SCU-1-2-1, SCU-1-2-2	28
29	EF-1-2-1, EF-1-2-2, EF-1-2-3, VF-1-2-1	20 A	1			0.90 kVA	1.46 kVA	--	--	--	30
31	BC-1-2-1, FC-1-2-1	20 A	2	0.06 kVA	1.46 kVA		--	--	--	32
33	--	--	--		0.06 kVA	1.46 kVA	3	20 A	SCU-1-2-3, SCU-1-2-4	34
35	SMOKE FIRE DAMPER	20 A	1			0.50 kVA	1.46 kVA	--	--	--	36
37	FC-1-2-2, FC-1-2-3	20 A	2	0.32 kVA	1.46 kVA		--	--	--	38
39	--	--	--		0.32 kVA	0.54 kVA	1	20 A	ROOF RECEPTACLE	40
41	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	42
		Total Load:		20.26 kVA	19.73 kVA	19.61 kVA				
		Total Amps:		169 A	165 A	163 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Motor	56.38 kVA	108.54%	61.20 kVA		
Receptacle	0.54 kVA	100.00%	0.54 kVA	**Total Conn. Load:**	59.60 kVA
Continuous	1.00 kVA	125.00%	1.25 kVA	**Total Est. Demand:**	64.67 kVA
Noncontinuous	1.68 kVA	100.00%	1.68 kVA	**Total Conn.:**	165 A
				Total Est. Demand:	179 A

Branch Panel: P2

Location: Space 795
Supply From: DFS
Mounting: Flush
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 10,000
Mains Type: MCB
Bus Rating: 100
MCB Rating: 100

Notes:

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	
1	RECEPTACLE	20 A	1	1.08 kVA	0.90 kVA		1	20 A	RECEPTACLE	2	
3	MICROWAVE	20 A	1		0.85 kVA	0.72 kVA	1	20 A	RECEPTACLE	4	
5	FRIDGE - GFCI	20 A	1			0.85 kVA	1.20 kVA	1	20 A	WASHER - GFCI	6	
7	FRIDGE - GFCI	20 A	1	0.85 kVA	1.00 kVA		1	20 A	DRYER - GFCI	8	
9	FRIDGE - GFCI	20 A	1		0.85 kVA	0.80 kVA	1	20 A	LIGHTING, RECEPTACLE, TV - AFCI	10	*
11	COFFEE MACHINE	20 A	1			0.85 kVA	0.80 kVA	1	20 A	LIGHTING, RECEPTACLE, TV- AFCI	12	*
13	RANGE HOOD	20 A	1	1.20 kVA	0.80 kVA		1	20 A	LIGHTING, RECEPTACLE, TV - AFCI	14	*
15	RANGE - GFCI	20 A	1		0.36 kVA	0.80 kVA	1	20 A	LIGHTING, RECEPTACLE, TV- AFCI	16	*
17	DISHWASHER	20 A	1			1.44 kVA	0.94 kVA	1	20 A	RECEPTACLE, TV	18	
19	GARBAGE DISPOSAL	20 A	1	0.83 kVA	0.50 kVA		1	20 A	GEN ANNUNCIATOR PANEL	20	
21	RECEPTACLE	20 A	1		0.90 kVA	0.50 kVA	1	20 A	FA ANNUNCIATOR PANEL	22	
23	RECEPTACLE	20 A	1			0.90 kVA	0.90 kVA	1	20 A	RECEPTACLE	24	
25	AV CABINET	20 A	1	0.50 kVA	0.00 kVA		1	20 A	SPARE	26	
27	TV	20 A	1		0.40 kVA	0.00 kVA	1	20 A	SPARE	28	
29	RECEPTACLE	20 A	1			0.36 kVA	0.00 kVA	1	20 A	SPARE	30	
31	GRILL HOOD	20 A	1	1.00 kVA	0.00 kVA		1	20 A	SPARE	32	
33	SPARE	20 A	1		0.00 kVA	0.00 kVA	1	20 A	SPARE	34	
35	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	36	
37	SPARE	20 A	1	0.00 kVA	0.00 kVA		1	20 A	SPARE	38	
39	SPARE	20 A	1		0.00 kVA	0.00 kVA	1	20 A	SPARE	40	
41	SPARE	20 A	1			0.00 kVA	0.00 kVA	1	20 A	SPARE	42	
		Total Load:		8.66 kVA	6.18 kVA	8.24 kVA					
		Total Amps:		75 A	51 A	71 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Kitchen Equipment	6.05 kVA	65.00%	3.93 kVA		
Motor	3.03 kVA	109.90%	3.33 kVA	**Total Conn. Load:**	23.08 kVA
Receptacle	7.74 kVA	100.00%	7.74 kVA	**Total Est. Demand:**	21.30 kVA
LIGHTING	0.16 kVA	125.00%	0.19 kVA	**Total Conn.:**	64 A
Noncontinuous	6.10 kVA	100.00%	6.10 kVA	**Total Est. Demand:**	59 A

* NOTE: LIGHTING AND RECEPTACLE CIRCUITS IN BUNK ROOMS SHALL HAVE AFCI BREAKERS AND DEDICATED NEUTRALS.

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
ELECTRICAL
STATE OF CALIFORNIA

005-150

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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

ELECTRICAL PANEL SCHEDULES

SHEET NUMBER:

E0.6

Branch Panel: T1

Location: Space 761
Supply From: DFS
Mounting: Surface
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 22,000
Mains Type: MCB
Bus Rating: 100
MCB Rating: 100

Notes:
NOTE 1 - CIRCUIT BREAKER TO BE RED HANDLE WITH A LOCKING DEVICE FEATURE.

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RECEPTACLE	20 A	1	0.54 kVA	0.50 kVA					1	20 A	ACCESS CONTROL PANEL	2
3	RECEPTACLE	20 A	1			0.36 kVA	0.50 kVA			1	20 A	BMS CONTROL PANEL	4
5	RECEPTACLE	20 A	1					0.36 kVA	0.50 kVA	1	20 A	ALERTING CONTROL PANEL	6
7	RECEPTACLE	20 A	1	0.36 kVA	0.50 kVA					1	20 A	FACP - NOTE 1	8
9	RECEPTACLE	20 A	1			0.36 kVA	0.50 kVA			1	20 A	ERRCS	10
11	L5-30R	30 A	1					2.52 kVA	0.50 kVA	1	20 A	NONCONTINUOUS	12
13	L6-30R	30 A	2	2.19 kVA	0.00 kVA					1	20 A	SPARE	14
15	--	--	--			2.19 kVA	0.00 kVA			1	20 A	SPARE	16
17	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	18
19	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	20
21	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	22
23	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	24
		Total Load:		4.09 kVA		3.91 kVA		3.88 kVA					
		Total Amps:		34 A		33 A		32 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Receptacle	1.98 kVA	100.00%	1.98 kVA		
Noncontinuous	9.89 kVA	100.00%	9.89 kVA	**Total Conn. Load:**	11.87 kVA
				Total Est. Demand:	11.87 kVA
				Total Conn.:	33 A
				Total Est. Demand:	33 A

Branch Panel: LTG INV

Location: Space 751
Supply From: L2
Mounting: Surface
Enclosure: Type 1

Volts: 120V 1P 2W
Phases: 1
Wires: 2
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 10,000
Mains Type: MCB
Bus Rating: 60
MCB Rating: 20

Notes:
LIGHTING INVERTER TO BE LV-2-R-1-B2006 OR EQUAL.

CKT	Circuit Description	Trip	Poles	C		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.06 kVA	--	1	--	BUSSED SPACE	2
3	LIGHTING	20 A	1	0.09 kVA	--	1	--	BUSSED SPACE	4
5	LIGHTING	20 A	1	0.09 kVA	--	1	--	BUSSED SPACE	6
		Total Load:		0.24 kVA					
		Total Amps:		2 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.24 kVA	125.00%	0.30 kVA		
				Total Conn. Load:	0.24 kVA
				Total Est. Demand:	0.30 kVA
				Total Conn.:	2 A
				Total Est. Demand:	2 A

Branch Panel: P3

Location: Space 741
Supply From: DFS
Mounting: Flush
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 22,000
Mains Type: MCB
Bus Rating: 200
MCB Rating: 200

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	APP BAY DOOR	20 A	3	1.27 kVA	0.72 kVA					1	20 A	RECEPTACLE	2
3	--	--	--			1.27 kVA	1.20 kVA			1	20 A	WASHER - GFCI	4
5	--	--	--					1.27 kVA	1.00 kVA	1	20 A	DRYER - GFCI	6
7	APP BAY DOOR	20 A	3	1.27 kVA	0.72 kVA					1	20 A	WIREMOLD	8
9	--	--	--			1.27 kVA	0.72 kVA			1	20 A	WIREMOLD	10
11	--	--	--					1.27 kVA	0.72 kVA	1	20 A	WIREMOLD	12
13	RECEPTACLE	20 A	1	0.72 kVA	0.00 kVA					1	20 A	SPARE	14
15	GPS SYSTEM	20 A	1			0.50 kVA	0.00 kVA			1	20 A	SPARE	16
17	MASTER CONTROL PANEL	20 A	1					0.50 kVA	0.00 kVA	1	20 A	SPARE	18
19	RECEPTACLE	20 A	1	0.54 kVA	0.00 kVA					1	20 A	SPARE	20
21	APP BAY DOOR	20 A	3			1.27 kVA	0.00 kVA			1	20 A	SPARE	22
23	--	--	--					1.27 kVA	0.00 kVA	1	20 A	SPARE	24
25	--	--	--	1.27 kVA	0.00 kVA					1	20 A	SPARE	26
27	APP BAY DOOR	20 A	3			1.27 kVA	0.00 kVA			1	20 A	SPARE	28
29	--	--	--					1.27 kVA	0.00 kVA	1	20 A	SPARE	30
31	--	--	--	1.27 kVA	0.00 kVA					1	20 A	SPARE	32
33	POWER CORD REEL	20 A	1			1.00 kVA	0.00 kVA			1	20 A	SPARE	34
35	POWER CORD REEL	20 A	1					1.00 kVA	0.00 kVA	1	20 A	SPARE	36
37	POWER CORD REEL	20 A	1	1.00 kVA	0.00 kVA					1	20 A	SPARE	38
39	POWER CORD REEL	20 A	1			1.00 kVA	0.00 kVA			1	20 A	SPARE	40
41	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	42
		Total Load:		8.77 kVA		9.49 kVA		8.29 kVA					
		Total Amps:		74 A		80 A		69 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Motor	15.20 kVA	106.25%	16.15 kVA		
Receptacle	2.48 kVA	100.00%	2.48 kVA	**Total Conn. Load:**	26.54 kVA
Noncontinuous	8.86 kVA	100.00%	8.86 kVA	**Total Est. Demand:**	27.49 kVA
				Total Conn.:	74 A
				Total Est. Demand:	76 A

Branch Panel: P4

Location: Space 751
Supply From: DFS
Mounting: Surface
Enclosure: Type 1

Volts: 208Y/120V 3P 4W
Phases: 3
Wires: 4
Lug Type: Standard
200% Neutral: No

A.I.C. Rating: 22,000
Mains Type: MCB
Bus Rating: 100
MCB Rating: 100

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RECEPTACLE	20 A	1	0.72 kVA	0.36 kVA					1	20 A	RECEPTACLE	2
3	RECEPTACLE	20 A	1			0.72 kVA	0.50 kVA			1	20 A	GENERATOR BATTERY CHARGER	4
5	TV	20 A	1					0.40 kVA	0.50 kVA	1	20 A	GENERATOR CONTROLS	6
7	BOTTLE FILLER	20 A	1	0.50 kVA	1.80 kVA					1	20 A	GENERATOR BLOCK HEATER	8
9	RECEPTACLE	20 A	1			0.72 kVA	1.20 kVA			1	20 A	GATE MOTOR	10
11	RECEPTACLE	20 A	1					0.54 kVA	0.50 kVA	1	20 A	IRRIGATION CONTROLLER	12
13	RECEPTACLE	20 A	1	1.08 kVA	0.00 kVA					1	20 A	SITE SUMP PUMP	14
15	RECEPTACLE	20 A	1			0.90 kVA	0.00 kVA			1	20 A	SPARE	16
17	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	18
19	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	20
21	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	22
23	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	24
25	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	26
27	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	28
29	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	30
31	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	32
33	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	34
35	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	36
37	SPARE	20 A	1	0.00 kVA	0.00 kVA					1	20 A	SPARE	38
39	SPARE	20 A	1			0.00 kVA	0.00 kVA			1	20 A	SPARE	40
41	SPARE	20 A	1					0.00 kVA	0.00 kVA	1	20 A	SPARE	42
		Total Load:		4.46 kVA		4.04 kVA		1.94 kVA					
		Total Amps:		40 A		36 A		16 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Motor	0.00 kVA	0.00%	0.00 kVA		
Receptacle	5.54 kVA	100.00%	5.54 kVA	**Total Conn. Load:**	10.44 kVA
Noncontinuous	4.90 kVA	100.00%	4.90 kVA	**Total Est. Demand:**	10.44 kVA
				Total Conn.:	29 A
				Total Est. Demand:	29 A

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

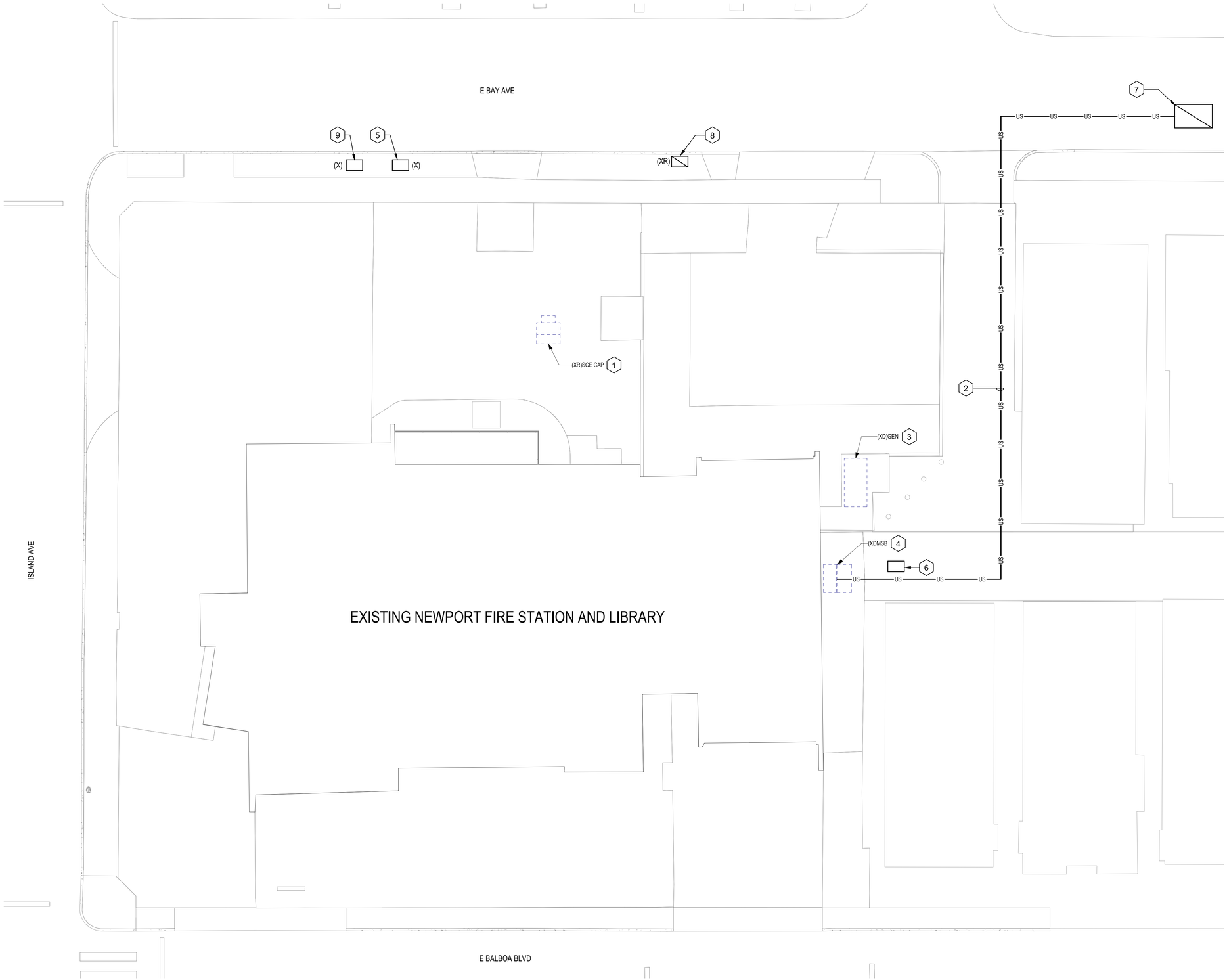
230101

SHEET TITLE:

ELECTRICAL PANEL SCHEDULES

SHEET NUMBER:

E0.7



1 E1.0 DEMO SITE PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES - SITE

1	ELECTRICAL CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ROUGH IN.
2	ALL EXTERIOR ELECTRICAL EQUIPMENT AND DEVICES SHALL BE WP NEMA 3R.
3	ALL UTILITY REQUIREMENTS SHALL BE COORDINATED WITH UTILITY FIELD INSPECTOR PRIOR TO ROUGH IN. INCLUDING BUT NOT LIMITED TO QUANTITIES, ROUTING AND JOINT USE TRENCHES.
4	CONTACT SCE PLANNER TO COORDINATE CONNECTION TO SCE SERVICE.
5	CONTACT LOCAL INTERNET PROVIDER TO COORDINATE CONNECTION TO SERVICE.
6	ALL UNDERGROUND POWER CIRCUIT CONDUIT SHALL BE MIN 1"C AND CONDUCTORS SHALL BE #10 MIN. UNO.
7	ELECTRICAL CONTRACTOR TO VERIFY EXACT PLACEMENT OF HANDHOLES AND CONDUIT ROUTING WITH OWNER/ARCHITECT PLANS PRIOR TO ROUGH IN.
8	ELECTRICAL CONTRACTOR TO COORDINATE OUTAGES WITH FACILITY.
9	REFER TO TABLE 300.5 ON SHEET E3.3 FOR MINIMUM COVER REQUIREMENTS FOR WIRING METHODS AND RACEWAYS.

SHEET KEYNOTES

1	EXISTING SCE CAPACITOR BANK SHALL BE RELOCATED BY SCE. SCE SHALL DEMOLISH CONDUCTORS. ELECTRICAL CONTRACTOR TO DEMOLISH PAD AND CONDUITS.
2	DEMOLISH EXISTING SECONDARY FEEDER CONDUIT. SCE SHALL REMOVE CONDUCTORS PRIOR TO DEMOLITION
3	DISCONNECT EXISTING GENERATOR AND RETURN TO THE CITY OF NEWPORT.
4	DEMOLISH EXISTING MAIN SWITCHBOARD. SCE METER #223000-011896. SCE SHALL DISCONNECT EXISTING SERVICE CONDUCTORS PRIOR TO DEMOLITION.
5	EXISTING COMMUNICATIONS CABINET TO REMAIN.
6	EXISTING CATV VAULT.
7	EXISTING SCE VAULT.
8	EXISTING TRAFFIC SIGNAL BOX TO BE RELCOATED. COORDAINTE OUTAGES WITH CITY.
9	EXISTING METERED PEDESTALS TO REMAIN. SHOWN FOR REFERENCE ONLY.

0' 10' 20' 40'
Scale: 1" = 10'-0" (1:120)

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

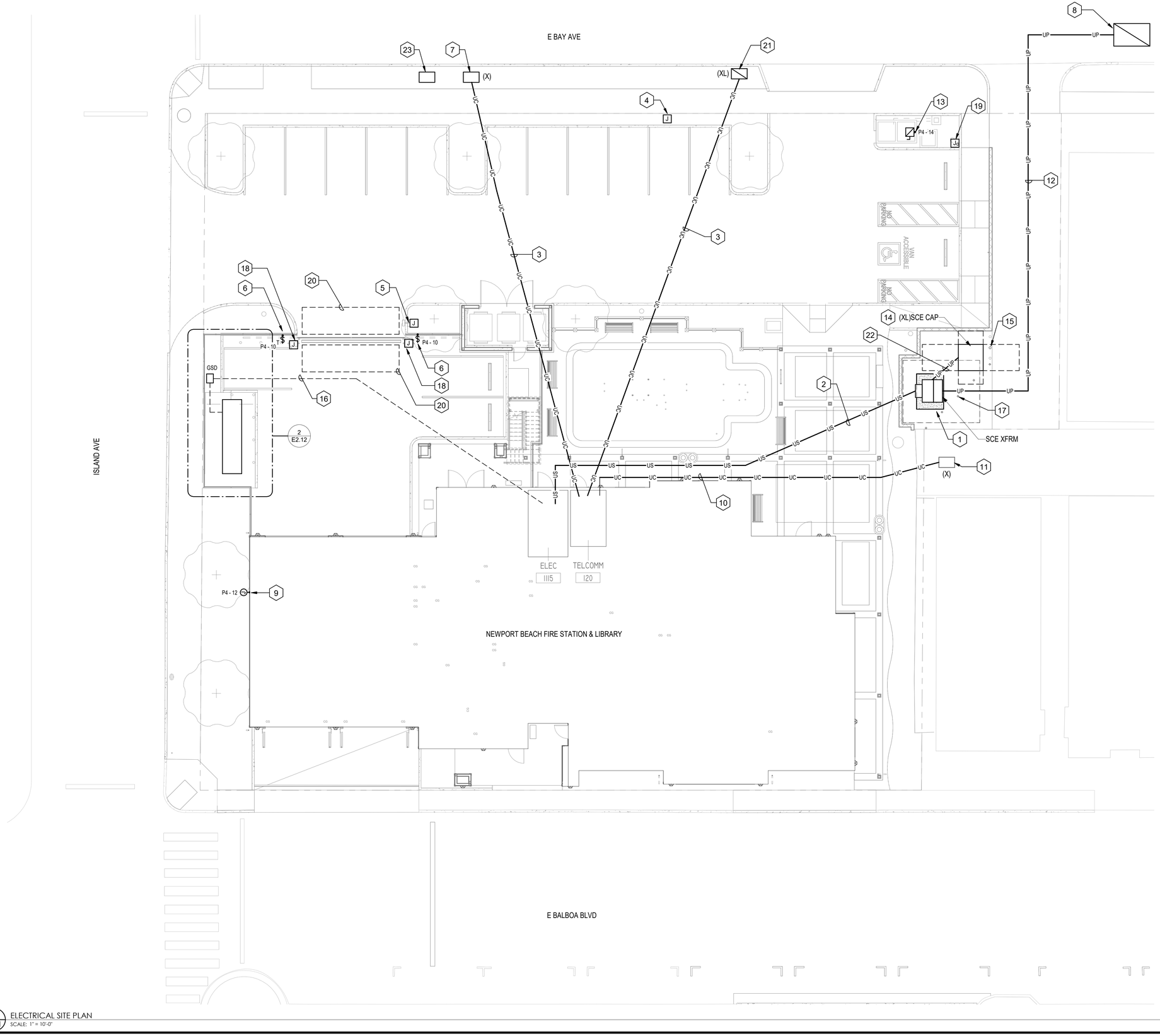
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
SITE DEMO PLAN

SHEET NUMBER:
E1.0



1 E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES - SITE

1	ELECTRICAL CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ROUGH IN.
2	ALL EXTERIOR ELECTRICAL EQUIPMENT AND DEVICES SHALL BE WP NEMA 3R.
3	ALL UTILITY REQUIREMENTS SHALL BE COORDINATED WITH UTILITY FIELD INSPECTOR PRIOR TO ROUGH IN. INCLUDING BUT NOT LIMITED TO QUANTITIES, ROUTING AND JOINT USE TRENCHES.
4	CONTACT SCE PLANNER TO COORDINATE CONNECTION TO SCE SERVICE.
5	CONTACT LOCAL INTERNET PROVIDER TO COORDINATE CONNECTION TO SERVICE.
6	ALL UNDERGROUND POWER CIRCUIT CONDUIT SHALL BE MIN 1"C AND CONDUCTORS SHALL BE #10 MIN. UNO.
7	ELECTRICAL CONTRACTOR TO VERIFY EXACT PLACEMENT OF HANDHOLES AND CONDUIT ROUTING WITH OWNER/ARCHITECT PLANS PRIOR TO ROUGH IN.
8	ELECTRICAL CONTRACTOR TO COORDINATE OUTAGES WITH FACILITY.
9	REFER TO TABLE 300.5 ON SHEET E3.3 FOR MINIMUM COVER REQUIREMENTS FOR WIRING METHODS AND RACEWAYS.

SHEET KEYNOTES

1	NEW SCE PAD MOUNTED TRANSFORMER. REFER TO SCE UGS SS504 FOR PAD DETAILS. VERIFY ALL ELECTRICAL CONNECTIONS, LOCATION AND REQUIREMENTS WITH SCE SHOP DRAWINGS PRIOR TO ROUGH IN.
2	PROVIDE UNDERGROUND (2)5"C.O. FROM SCE TRANSFORMER SECONDARY SERVICE TO MAIN SWITCHBOARD. COORDINATE ROUTING AND REQUIREMENTS WITH SCE SHOP DRAWINGS PRIOR TO ROUGH IN. SEE DETAIL 2/E3.1 FOR UTILITY TRENCHING DETAILS.
3	PROVIDE (1)4"C.O. FOR COMMUNICATIONS SERVICE. VERIFY CONDUIT REQUIREMENTS WITH SERVICE PROVIDER SHOP DRAWINGS PRIOR TO ROUGH IN.
4	PROVIDE 1-1/4"C WITH PULL STRING FROM MSB AND TERMINATE TO J-BOX FOR (3) FUTURE EV CHARGER UNIT SPACES. COORDINATE EXACT PLACEMENT WITH OWNER/ARCHITECT PRIOR TO ROUGH IN.
5	PROVIDE WEATHERPROOF JUNCTION BOX FOR GATE KEYPAD. VERIFY REQUIREMENTS WITH GATE MANUFACTURER PRIOR TO ROUGH IN. PROVIDE 3/4"C.O. WITH PULLSTRING FROM KEYPAD JUNCTION BOX TO GATE PEDESTAL FOR ACCESS CONTROL.
6	PROVIDE WEATHERPROOF JUNCTION BOX AND MOTOR RATED TOGGLE SWITCH FOR GATE MOTOR CONTROLLER. VERIFY LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
7	EXISTING COMMUNICATIONS CABINET TO REMAIN.
8	EXISTING SCE VAULT.
9	PROVIDE JUNCTION BOX AND POWER CONNECTION FOR IRRIGATION CONTROLLER. COORDINATE EXACT LOCATION WITH LANDSCAPE PLANS PRIOR TO ROUGH IN.
10	PROVIDE (1)3" CONDUIT FOR CATV SERVICE. VERIFY CONDUIT REQUIREMENTS WITH SERVICE PROVIDER SHOP DRAWINGS PRIOR TO ROUGH IN.
11	EXISTING CATV VAULT.
12	PROVIDE UNDERGROUND (1)5"C.O. FROM EXISTING SCE VAULT TO SCE PAD MOUNT TRANSFORMER. COORDINATE ROUTING AND REQUIREMENTS WITH SCE SHOP DRAWINGS PRIOR TO ROUGH IN. REFER TO DETAIL 2/E3.1 FOR UTILITY TRENCHING DETAILS.
13	PROVIDE 120V POWER CONNECTION AND DISCONNECT SWITCH FOR CIVIL SUMP PUMP CONTROLLER PANEL. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS PRIOR TO ROUGH IN.
14	NEW LOCATION FOR EXISTING SCE CAPACITOR BANK. REFER TO SCE UGS SS520 FOR PAD DETAILS. COORDINATE WITH SCE SHOP DRAWINGS PRIOR TO ROUGH IN.
15	PROVIDE REMOVABLE BOLLARDS EVERY 5' TO PROTECT GENERATOR. REFER TO DETAIL 3/E3.3 FOR SCE UGS REMOVABLE BOLLARD DETAILS. TYPICAL.
16	ROUTE GENERATOR POWER AND COMM CONDUITS UNDERGROUND. SEE SHEET E0.2 FOR FEEDER AND CONDUIT SIZE REQUIREMENTS.
17	REPLACE EXISTING BOLLARD WITH REMOVEABLE BOLLARD. TYPICAL OF 5. REFER TO DETAIL 3/E3.3 FOR SCE UGS REMOVABLE BOLLARD DETAILS.
18	PROVIDE WEATHERPROOF COMM JUNCTION BOX FOR GATE MOTOR CONTROLLER. VERIFY REQUIREMENTS WITH GATE MANUFACTURER PRIOR TO ROUGH IN. PROVIDE 1"C.O. WITH PULL STRING FROM MOTOR CONTROLLER JUNECTION BOX TO TELECOM ROOM 120.
19	PROVIDE 1"C WITH PULLSTRING FROM MSB AND TERMINATE TO J-BOX FOR FUTURE EV CHARGER UNIT. COORDINATE EXACT PLACEMENT WITH OWNER/ARCHITECT PRIOR TO ROUGH IN.
20	PROPOSED LOCATION OF MOTORIZED GATE EXIT LOOP. SEE SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS.
21	EXISTING TRAFFIC SIGNAL BOX TO BE RELCOATED. COORDAINTE OUTAGES WITH CITY.
22	PROVIDE (1)4"C.O. FROM SCE CAPACITOR BANK TO SCE PAN MOUNT TRANSFORMER. COORDINATE ROUTING AND REQUIREMENTS WITH SCE SHOP DRAWINGS PRIOR TO ROUGH IN. SEE DETAIL 2/E3.1 FOR UTILITY TRENCHING DETAILS.
23	EXISTING METERED PEDESTALS TO REMAIN. SHOWN FOR REFERENCE ONLY.

0' 10' 20' 40'
Scale: 1" = 10'-0" (1:120)

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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
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PROJECT NUMBER:

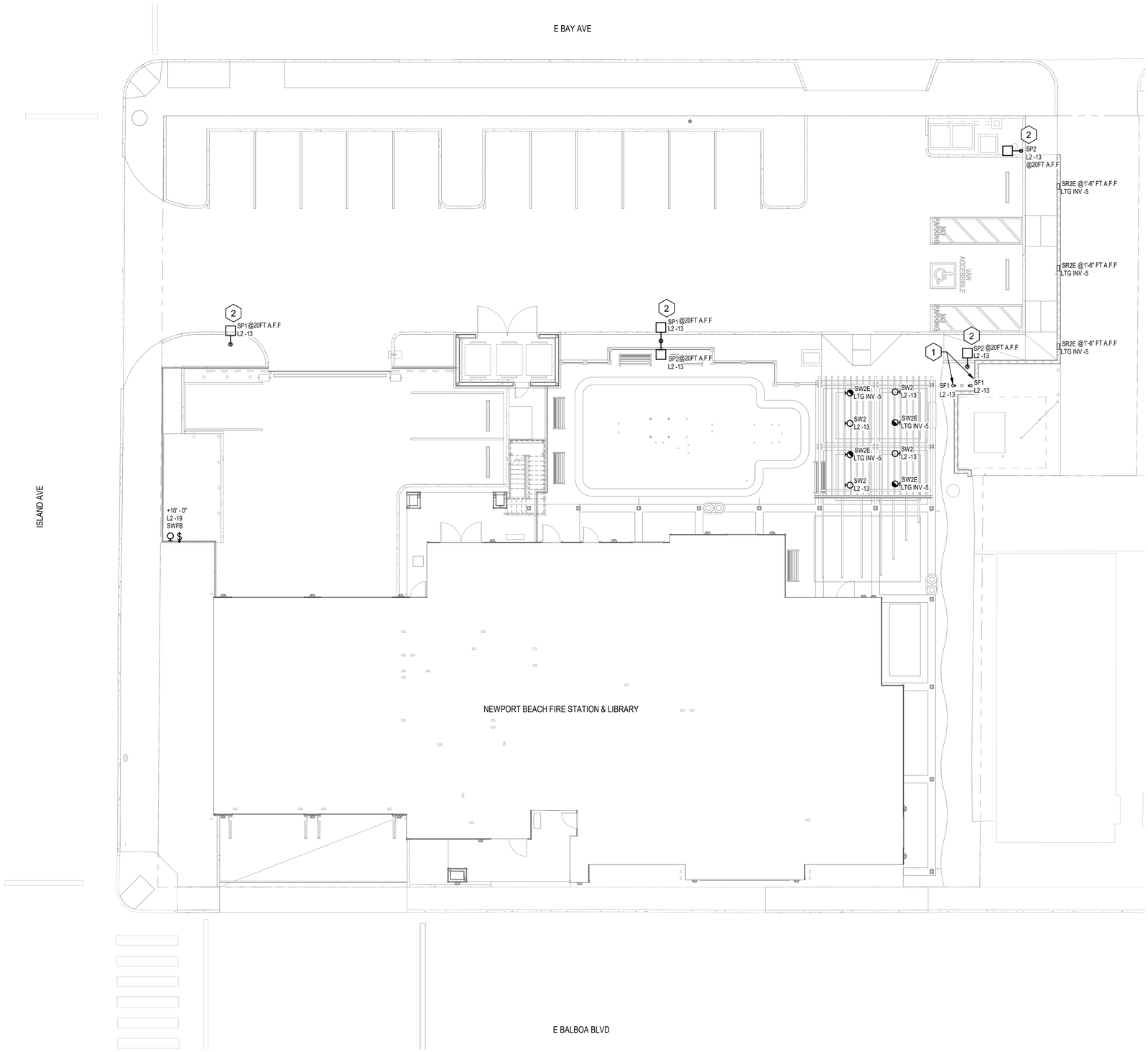
230101

SHEET TITLE:

ELECTRICAL SITE PLAN

SHEET NUMBER:

E1.1



1 LIGHTING SITE PLAN
E1.2 SCALE: 1" = 10'-0"

GENERAL NOTES - SITE

1	ELECTRICAL CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ROUGH IN.
2	ALL EXTERIOR ELECTRICAL EQUIPMENT AND DEVICES SHALL BE WP NEMA 3R.
3	ALL UTILITY REQUIREMENTS SHALL BE COORDINATED WITH UTILITY FIELD INSPECTOR PRIOR TO ROUGH IN. INCLUDING BUT NOT LIMITED TO QUANTITIES, ROUTING AND JOINT USE TRENCHES.
4	CONTACT SCE PLANNER TO COORDINATE CONNECTION TO SCE SERVICE.
5	CONTACT LOCAL INTERNET PROVIDER TO COORDINATE CONNECTION TO SERVICE.
6	ALL UNDERGROUND POWER CIRCUIT CONDUIT SHALL BE MIN 1"C AND CONDUCTORS SHALL BE #10 MIN. UNO.
7	ELECTRICAL CONTRACTOR TO VERIFY EXACT PLACEMENT OF HANDHOLES AND CONDUIT ROUTING WITH OWNER/ARCHITECT PLANS PRIOR TO ROUGH IN.
8	ELECTRICAL CONTRACTOR TO COORDINATE OUTAGES WITH FACILITY.
9	REFER TO TABLE 300.5 ON SHEET E3.3 FOR MINIMUM COVER REQUIREMENTS FOR WIRING METHODS AND RACEWAYS.

SHEET KEYNOTES

1	INSTALL SF1 FLOOD LIGHTS FOR FLAGPOLE. FINAL DISTANCE AND LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE PRIOR TO ROUGH IN. FOR ADDITIONAL INFORMATION REFERENCE LIGHTING DETAIL 5/E3.4.
2	POLE LIGHT.FOR ADDITIONAL INFORMATION REFERENCE LIGHTING DETAIL 200-A/E3.5.

LIGHTING ZONE SCHEDULE

ZONE NO.	LIGHTING AREA SERVED	NOTES
Z1	ALL NORMAL POWER EXTERIOR FIXTURES	(1)
Z2	ALL EMERGENCY EXTERIOR FIXTURES	(2)

NOTES:

(1) PHOTOCELL "ON" PHOTOCELL "OFF" CONTROL.

0' 10' 20' 40'

Scale: 1" = 10'-0" (1:120)

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

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PROJECT NUMBER:

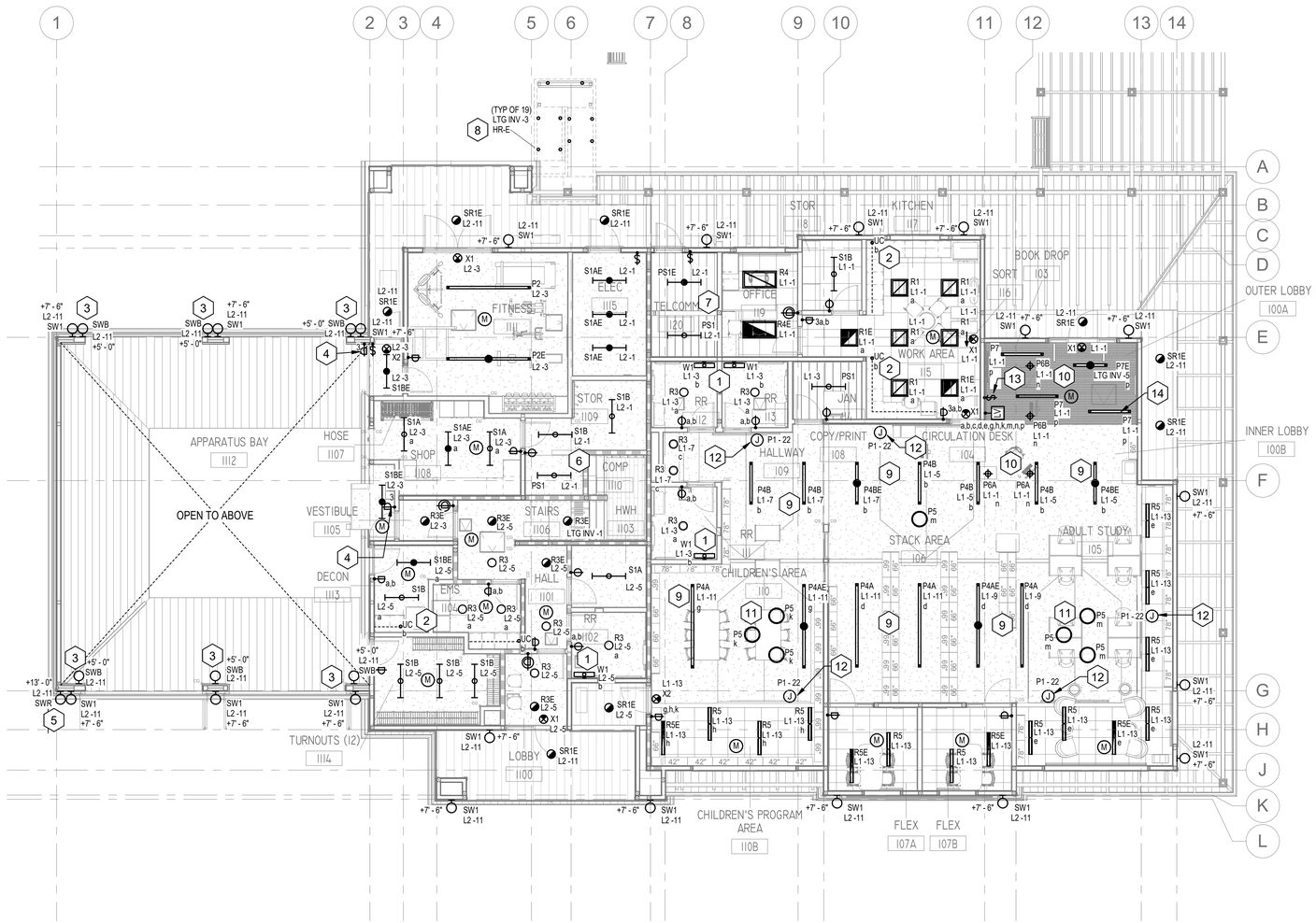
230101

SHEET TITLE:

LIGHTING SITE PLAN

SHEET NUMBER:

E1.2



1 E2.1 LIGHTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES - LIGHTING

1	ALL 20A 120V BRANCH CIRCUITS THAT EXCEED 100' SHALL USE #10AWG CONDUCTORS.
2	ALL 20A 277V BRANCH CIRCUITS THAT EXCEED 150' SHALL USE #10AWG CONDUCTORS.
3	ALL CORRIDOR AND STAIRS LIGHTING MOTION SENSORS SHALL REDUCE LIGHTING IN CORRIDOR BY 50% WHEN UNOCCUPIED.
4	VERIFY ALL FINISHES AND MOUNTING WITH ARCHITECT PRIOR TO PROCUREMENT.
5	ALL CEILING OCCUPANCY SENSORS TO BE 2FT MINIMUM FROM MECHANICAL DIFFUSES. FOLLOW MANUFACTURERS RECOMMENDATIONS.
6	PROVIDE MANUFACTURERS SHOP DRAWINGS FOR ALL LIGHTING CONTROLS PRIOR TO ROUGH IN.
7	ALL LIGHTING IS BACKED UP BY THE FULL STATION GENERATOR AND EMERGENCY BATTERY PACKS ARE TO BRIDGE THE GAP BEFORE THE GENERATOR KICKS ON.
8	EXIT SIGNS AND PATH OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUOUS EGRESS ILLUMINATION SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM WITH STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
9	ALL DEVICES IN LOCATIONS OTHER THAN ACT OR DRYWALL SHALL HAVE SS COVER PLATES. AREA'S INCLUDE BUT NOT LIMITED TO APPARATUS BAY, TURN OUTS, AND DECON.
10	SLIDE DIMMERS ARE NOT PERMITTED ON THIS PROJECT.
11	ALL DEVICES AT COUNTERTOP AND BACKSPLASH IN KITCHEN SHALL HAVE SS COVER PLATES.
12	PROVIDE DEDICATED NEUTRALS FOR ALL EMERGENCY LIGHTING AND POWER CIRCUITS.
13	SEE ALERTING PLANS FOR DIAGRAMMATIC ALERTING DEVICE LOCATIONS. COORDINATE FINAL LOCATIONS OF ALL DEVICES AND LIGHT FIXTURES PRIOR TO ROUGH IN.

SHEET KEYNOTES

1	W1 VANITY LIGHT TO BE MOUNT AT +7'-0" A.F.F.
2	INSTALL UC UNDERCABINET LIGHT. COORDINATE FIXTURE AND SWITCH LOCATION WITH ARCHITECT AND MILLWORK DESIGN DRAWINGS PRIOR TO ROUGH IN. REMOTE POWER SUPPLY TO BE LOCATED AT A DRY AND ACCESSIBLE LOCATION IF MAINTENANCE IS REQUIRED. FOR ADDITIONAL INFORMATION REFERENCE LIGHTING DETAIL 3/E3.4.
3	CONNECT WARNING LIGHT FIXTURE "SWB" TO APP BAY DOOR CONTROL PANEL. WARNING LIGHTS SHALL TURN ON WHEN APP BAY DOORS ARE IN MOTION.
4	DIMMER SWITCH FOR APP BAY FIXTURES P1-P1E.
5	CONNECT FIXTURE SWR TO ALERTING CONTROL PANEL. RED LED LIGHT SHALL TURN ON TO INDICATE AND ALERTING SITUATION. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
6	SUSPEND BOTTOM OF PENDANT STRIP PS1 @ +8'-00" A.F.F.
7	SUSPEND BOTTOM OF PENDANT STRIP PS1 @ +9'-00" A.F.F.
8	HANDRAIL PUCK LIGHT FIXTURE TYPE "HR-E" TO BE INTEGRATED AT HANDRAIL STRUCTURE. FOR ADDITONAL INFORMATION REFERENCE LIGHTING DETAIL 1/E3.5.
9	SUSPEND BOTTTOM OF LINEAR PENDANT P4A AND P4B AT +9'-6"A.F.F.
10	SUSPEND BOTTTOM OF DECORATIVE PENDANT P6A AND P6B AT +66" A.F.F PER INTERIOIR DESIGNER DIRECTION.
11	REFERENCE ARCHITECT RCP DRAWINGS AND ELEVATIONS FOR MOUTING HEIGHTS.
12	PROVIDE 120V CONNECTION FOR ELECTRIC SOLAR SHADES. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
13	PROVIDE SWITCH FOR MOTORIZED SHADES. SEE MANUFACTURER SHOP DRAWINGS FOR SWITCH QUANTITY AND REQUIREMENTS.
14	SUSPEND BOTTOM OF PENDANT STRIP P7 IN BETWEEN AND FLUSH WITH BOTTOM OF BAFFLE CEILING.

LIGHTING ZONE SCHEDULE

ZONE NO.	LIGHTING AREA SERVED	NOTES
Z1	ALL EXTERIOR LIGHTING EXCEPT FOR SWF	(1)
Z2	EXTERIOR APP BAY WORK LIGHT FIXTURE SWF ONLY	(2)

NOTES:

(1) PHOTOCELL "ON" PHOTOCELL "OFF" CONTROL.

(2) PHOTOCELL "OFF" TIME CLOCK "OFF" AND LOCAL SWITCH "ON" CONTROL.

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

REGISTERED PROFESSIONAL ENGINEER
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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
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ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
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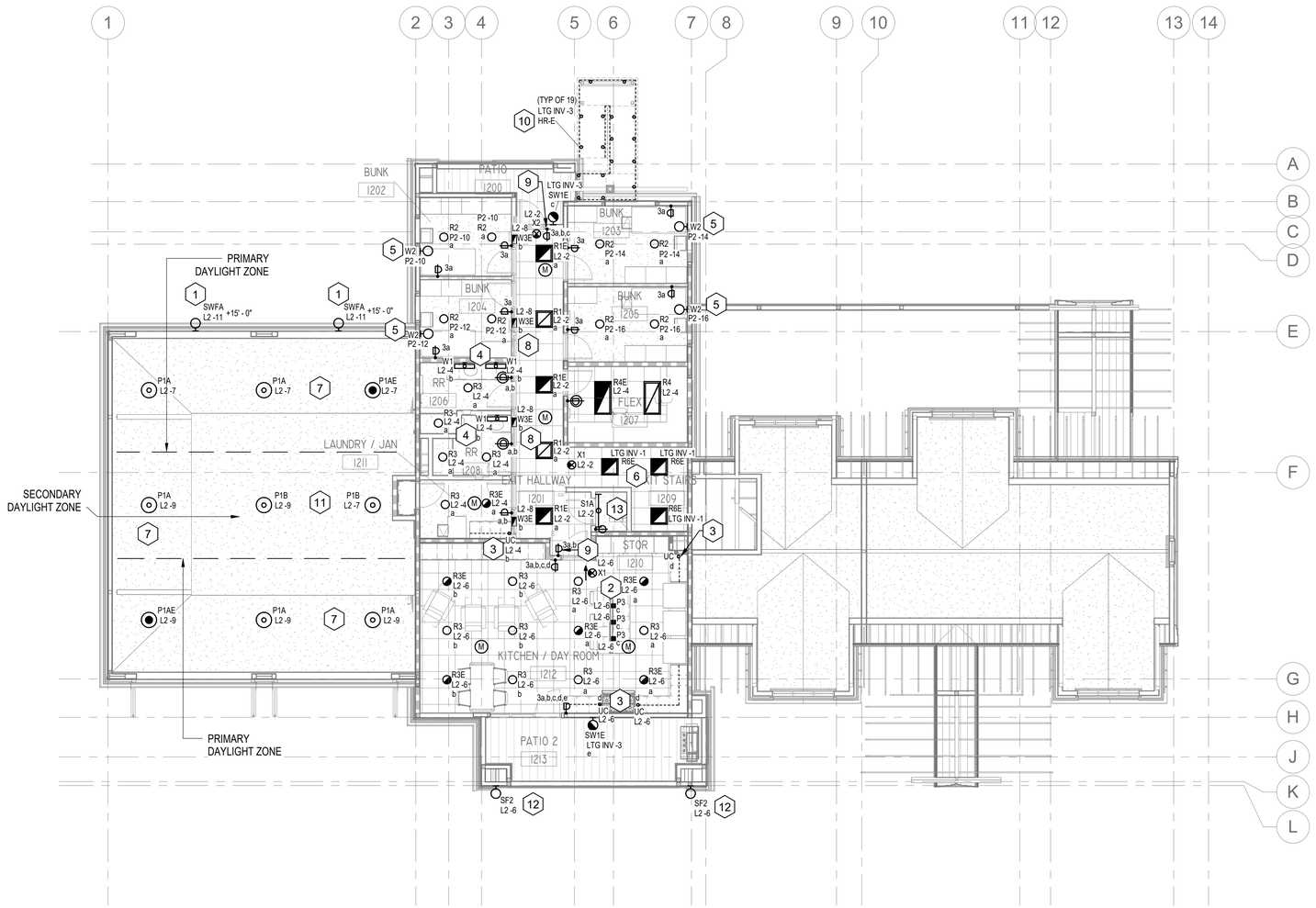
SHEET TITLE:
LIGHTING FIRST FLOOR PLAN

SHEET NUMBER:
E2.1



1 LIGHTING SECOND FLOOR PLAN
E2.2 SCALE: 1/8" = 1'-0"

GENERAL NOTES - LIGHTING

1	ALL 20A 120V BRANCH CIRCUITS THAT EXCEED 100' SHALL USE #10AWG CONDUCTORS.
2	ALL 20A 277V BRANCH CIRCUITS THAT EXCEED 150' SHALL USE #10AWG CONDUCTORS.
3	ALL CORRIDOR AND STAIRS LIGHTING MOTION SENSORS SHALL REDUCE LIGHTING IN CORRIDOR BY 50% WHEN UNOCCUPIED.
4	VERIFY ALL FINISHES AND MOUNTING WITH ARCHITECT PRIOR TO PROCUREMENT.
5	ALL CEILING OCCUPANCY SENSORS TO BE 2FT MINIMUM FROM MECHANICAL DIFFUSES. FOLLOW MANUFACTURERS RECOMMENDATIONS.
6	PROVIDE MANUFACTURERS SHOP DRAWINGS FOR ALL LIGHTING CONTROLS PRIOR TO ROUGH IN.
7	ALL LIGHTING IS BACKED UP BY THE FULL STATION GENERATOR AND EMERGENCY BATTERY PACKS ARE TO BRIDGE THE GAP BEFORE THE GENERATOR KICKS ON.
8	EXIT SIGNS AND PATH OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUOUS EGRESS ILLUMINATION SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM WITH STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
9	ALL DEVICES IN LOCATIONS OTHER THAN ACT OR DRYWALL SHALL HAVE SS COVER PLATES. AREA'S INCLUDE BUT NOT LIMITED TO APPARATUS BAY, TURN OUTS, AND DECON.
10	SLIDE DIMMERS ARE NOT PERMITTED ON THIS PROJECT.
11	ALL DEVICES AT COUNTERTOP AND BACKSPLASH IN KITCHEN SHALL HAVE SS COVER PLATES.
12	PROVIDE DEDICATED NEUTRALS FOR ALL EMERGENCY LIGHTING AND POWER CIRCUITS.
13	SEE ALERTING PLANS FOR DIAGRAMMATIC ALERTING DEVICE LOCATIONS. COORDINATE FINAL LOCATIONS OF ALL DEVICES AND LIGHT FIXTURES PRIOR TO ROUGH IN.

SHEET KEYNOTES

1	CONTROLLED SWF MAINTENANCE FIXTURE VIA LIGHTING CONTROL PANEL AND MANUAL ON/MANUAL OFF OVERRIDE SWITCH. FIXTURES SHALL ALSO BE PROGRAMMED WITH AUTOMATIC SHUT-OFF AT DAWN. NO AUTOMATIC ON CONTROLS ARE REQUIRED.
2	INSTALL BOTTOM OF P3 PENDANT CYLINDER ABOVE ISLAND AT +6'-6" A.F.F.
3	INSTALL UC UNDERCABINET LIGHT. COORDINATE FIXTURE AND SWITCH LOCATION WITH ARCHITECT AND MILLWORK DESIGN DRAWINGS PRIOR TO ROUGH IN. REMOTE POWER SUPPLY TO BE LOCATED AT A DRY AND ACCESSIBLE LOCATION IF MAINTENANCE IS REQUIRED. FOR ADDITIONAL INFORMATION REFERENCE LIGHTING DETAIL 3/E3.4.
4	W1 VANITY LIGHT TO BE MOUNT AT +7'-0" A.F.F.
5	W2 WALL SCONCE AT DORMS TO BE MOUNT AT +6'-0" A.F.F.
6	LIGHT FIXTURES R6E INSTALL AT STAIRS WILL BE CONTROL BY AN INTEGRATED SENSOR CONTROL.
7	SUSPEND BOTTOM OF PENDANT FIXTURE P1A ON APP BAY TO MATCH FIXTURE P1B.
8	W3E STEP LIGHT TO BE MOUNTED AT +1'6" A.F.F TO CENTER OF FIXTURE. FIXTURE TO BE CONTROLLED SEPARATELY FROM CORRIDOR LIGHTS, FIXTURES ONLY OPERABLE AT NIGHT FOR PATHWAY DURING ALERTING.
9	PROVIDE A 2-HOUR OVERRIDE SWITCH FOR MAINTENANCE.
10	HANDRAIL PUCK LIGHT FIXTURE TYPE "HR-E" TO BE INTEGRATED AT HANDRAIL STRUCTURE. FOR ADDITONAL INFORMATION REFERENCE LIGHTING DETAIL 1/E3.5.
11	SURFACE MOUNT P1B AT BOTTOM OF DROP CEILING AT THIS LOCATION.
12	INSTALL SF2 FLOOD LIGHTS FOR WALL MOUNTED FLAG. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE PRIOR TO ROUGH IN.
13	INSTALL BOTTOM OF S1A STRIP LIGHT +6-IN ABOVE TOP OF DOOR FRAME .

LIGHTING ZONE SCHEDULE

ZONE NO.	LIGHTING AREA SERVED	NOTES
Z1	CORRIDOR CEILING LIGHTING R1-R1E	(1)
Z2	CORRIDOR LOW LEVEL LIGHT FIXTURE W3E	(2)

NOTES:

(1) DURING NIGHT HOURS FIXTURES SHOULD BE OFF, OCCUPANCY SENSOR TO SLOWLY INCREASE LIGHT LEVEL TO MAX OUTPUT OF 50% OVER 5 MINUTE INTERVAL. COORDINATE NIGHT HOURS WITH OWNER. INTERCONNECT WITH OCCUPANCY SENSOR.

(2) TIME CLOCK "ON" TIME CLOCK "OFF" CONTROL SHALL BE OPERABLE ONLY DURING NIGHT HOURS. COORDINATE OPERATING HOURS WITH OWNER.

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

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PROJECT:

CITY OF NEWPORT BEACH

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CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
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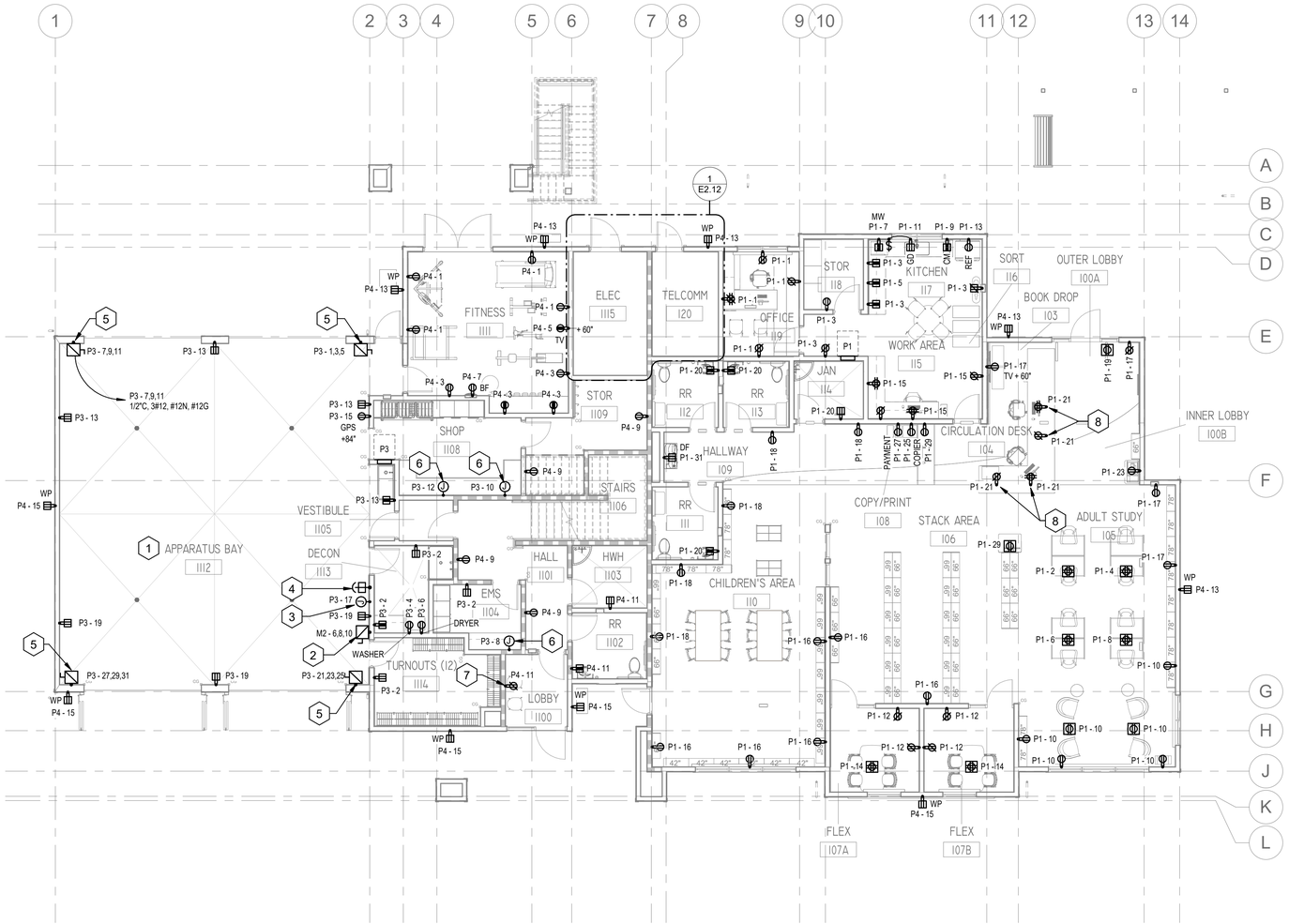
PROJECT NUMBER:
230101

SHEET TITLE:
LIGHTING SECOND FLOOR PLAN

SHEET NUMBER:
E2.2



1 E2.3 POWER FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES - POWER

1	ALL 20A 120V BRANCH CIRCUITS THAT EXCEED 100' SHALL USE #10AWG CONDUCTORS.
2	ALL 20A 277V BRANCH CIRCUITS THAT EXCEED 150' SHALL USE #10AWG CONDUCTORS.
3	COORDINATE POWER FEEDS, LOCATIONS, AND WIRING HARNESS CONFIGURATION WITH FURNITURE VENDOR SHOP DRAWINGS PRIOR TO ROUGH-IN.
4	VERIFY MOUNTING HEIGHTS OF ALL DEVICES WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.
5	ELECTRICAL CONTRACTOR TO PROVIDE DIMENSIONED SHOP DRAWINGS OF ALL ELECTRICAL ROOMS AND PANEL LOCATIONS PRIOR TO ROUGH-IN.
6	COORDINATE ALL WALL MOUNTED ELECTRICAL DEVICE LOCATIONS WITH ADA REQUIREMENTS.
7	MAINTAIN 3'-0" WORKING CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT PER CEC REQUIREMENTS.
8	ELECTRICAL CONTRACTOR TO PROVIDE DIMENSIONED SHOP DRAWINGS OF ALL ELECTRICAL ROOMS AND PANEL LOCATIONS PRIOR TO ROUGH-IN.
9	ALL DEVICES IN LOCATIONS OTHER THAN ACT OR DRYWALL SHALL HAVE SS COVER PLATES. AREA'S INCLUDE BUT NOT LIMITED TO APPARATUS BAY, TURN OUTS, AND DECON.
10	ALL DISCONNECTS LOCATED IN APP BAY SHALL BE PROVIDED IN A NEMA 3R ENCLOSURE.
11	ALL DEVICES AT COUNTERTOP AND BACKSPLASH IN KITCHEN SHALL HAVE SS COVER PLATES.
12	PROVIDE A MINIMUM OF 24" SEPARATION BETWEEN ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE-RESISTIVE ASSEMBLIES.
13	ALL EXTERIOR GFCI RECEPTACLES SHALL HAVE LOCKABLE, WEATHERPROOF ENCLOSURES.
14	ALL RECEPTACLES IN LIBRARY SPACES SHALL BE TAMPER RESISTANT TYPE.
15	PROVIDE DEDICATED NEUTRALS FOR ALL EMERGENCY LIGHTING AND POWER CIRCUITS.

SHEET KEYNOTES

1	MOUNT ALL RECEPTACLES, PUSH BUTTONS AND SWITCHES AT +48"A.F.F. IN THIS ROOM. VERIFY WITH ARCHITECT PRIOR TO ROUGH IN.
2	PROVIDE FUSED DISCONNECT AND ELECTRICAL CONNECTION FOR PLYMOVENT CONTROLLER. CONTROLLER PROVIDED BY PLYMOVENT SYSTEM MANUFACTURER. COORDINATE ADDITIONAL REQUIREMENTS WITH PLYMOVENT MANUFACTURER.
3	PROVIDE JUNCTION BOX AND ELECTRICAL CONNECTION TO APP BAY DOOR MASTER CONTROL PANEL.
4	CONTRACTOR SHALL FURNISH AND INSTALL AN INTELLIGREEN OPTICOM GPS PUSH BUTTON WITHIN THE FIRE STATION TO ACTUATE TRAFFIC SIGNAL EMERGENCY VEHICLE PRE-EMPTION. INSTALL (2)#14 CONDUCTOR CABLES IN 3"C. FROM THE PUSH BOTTON TO THE CONTROLLER. NO SPLICING PERMITTED.
5	PROVIDE MOTORIZED DOOR CONTROL STATION WITH "OPEN-STOP-CLOSE" CONTROLS. VERIFY MOUNTING HEIGHT AND LOCATION WITH DOOR MANUFACTURER SHOP DRAWINGS. PROVIDE CONTROL IN 3/4"C AS REQUIRED BY MANUFACTURER. PROVIDE CONNECTIONS TO PHOTOEYE AS REQUIRED. PROVIDE EACH DOOR WITH PHOTO SENSOR, COORDINATE REQUIREMENTS WITH OVERHEAD DOOR SUPPLIER. PROVIDE WIRELESS DOOR CONTROLLERS. VERIFY LOCATION, MOUNTING HEIGHT AND REQUIREMENTS WITH ARCHITECT PRIOR TO ROUGH IN.
6	PROVIDE WIREMOLD PLUGSTRIP WITH EQUIVALENT OF (4) DUPLEX RECEPTACLES. PROVIDE LENGTH PER PLAN. PROVIDE SHOP DRAWINGS SUBMITTAL FOR APPROVAL.
7	PROVIDE TAMPER PROOF RECEPTACLE.
8	ELECTRICAL OUTLETS ARE TO BE PROVIDED BUILT-IN TO THE CASEWORK.

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

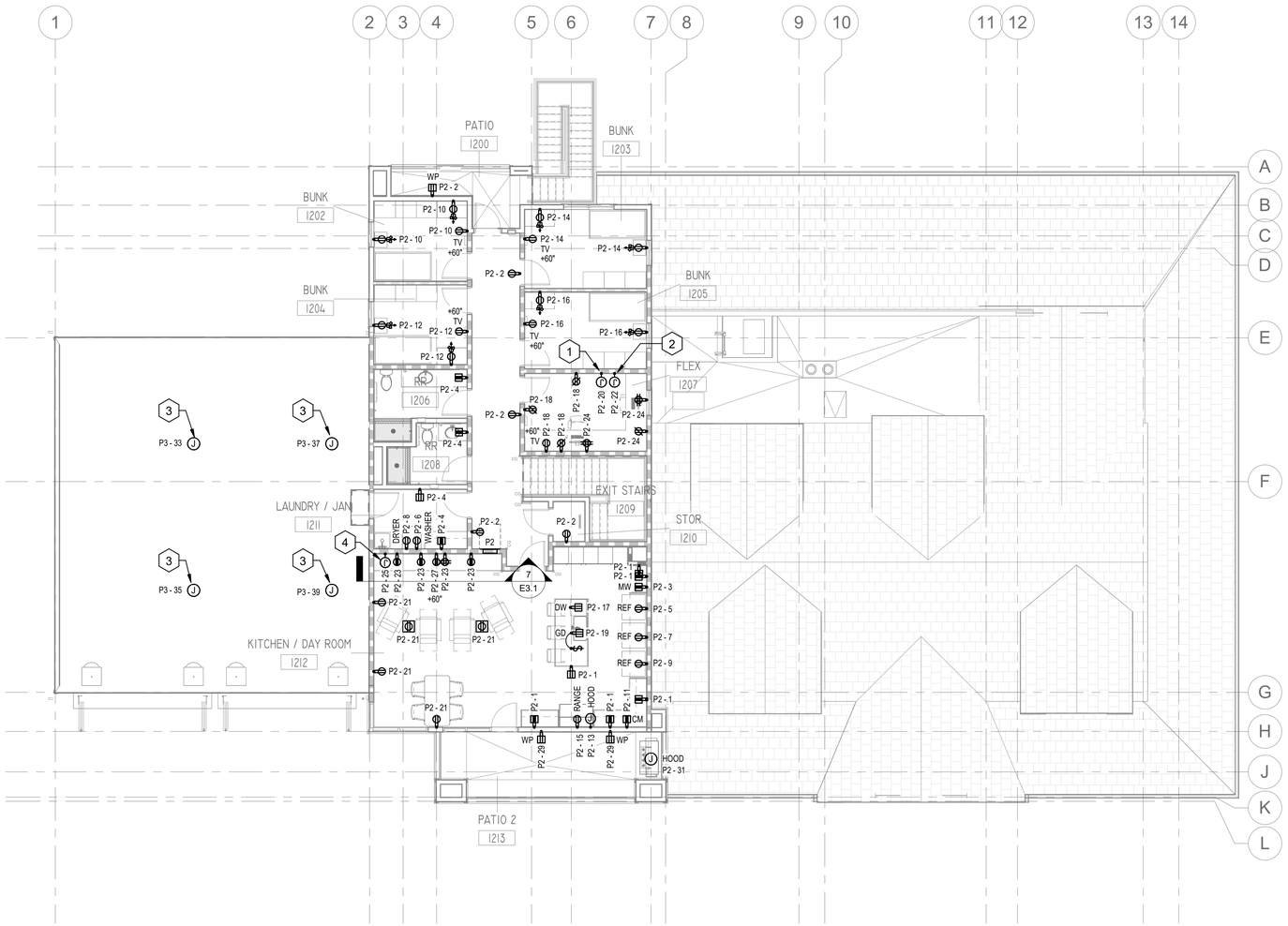
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
POWER FIRST FLOOR PLAN

SHEET NUMBER:
E2.3



1 POWER SECOND FLOOR PLAN
E2.4 SCALE: 1/8" = 1'-0"

GENERAL NOTES - POWER

1	ALL 20A 120V BRANCH CIRCUITS THAT EXCEED 100' SHALL USE #10AWG CONDUCTORS.
2	ALL 20A 277V BRANCH CIRCUITS THAT EXCEED 150' SHALL USE #10AWG CONDUCTORS.
3	COORDINATE POWER FEEDS, LOCATIONS, AND WIRING HARNESS CONFIGURATION WITH FURNITURE VENDOR SHOP DRAWINGS PRIOR TO ROUGH-IN.
4	VERIFY MOUNTING HEIGHTS OF ALL DEVICES WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.
5	ELECTRICAL CONTRACTOR TO PROVIDE DIMENSIONED SHOP DRAWINGS OF ALL ELECTRICAL ROOMS AND PANEL LOCATIONS PRIOR TO ROUGH-IN.
6	COORDINATE ALL WALL MOUNTED ELECTRICAL DEVICE LOCATIONS WITH ADA REQUIREMENTS.
7	MAINTAIN 3'-0" WORKING CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT PER CEC REQUIREMENTS.
8	ELECTRICAL CONTRACTOR TO PROVIDE DIMENSIONED SHOP DRAWINGS OF ALL ELECTRICAL ROOMS AND PANEL LOCATIONS PRIOR TO ROUGH-IN.
9	ALL DEVICES IN LOCATIONS OTHER THAN ACT OR DRYWALL SHALL HAVE SS COVER PLATES. AREA'S INCLUDE BUT NOT LIMITED TO APPARATUS BAY, TURN OUTS, AND DECON.
10	ALL DISCONNECTS LOCATED IN APP BAY SHALL BE PROVIDED IN A NEMA 3R ENCLOSURE.
11	ALL DEVICES AT COUNTERTOP AND BACKSPLASH IN KITCHEN SHALL HAVE SS COVER PLATES.
12	PROVIDE A MINIMUM OF 24" SEPARATION BETWEEN ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE-RESISTIVE ASSEMBLIES.
13	ALL EXTERIOR GFCI RECEPTACLES SHALL HAVE LOCKABLE, WEATHERPROOF ENCLOSURES.
14	ALL RECEPTACLES IN LIBRARY SPACES SHALL BE TAMPER RESISTANT TYPE.
15	PROVIDE DEDICATED NEUTRALS FOR ALL EMERGENCY LIGHTING AND POWER CIRCUITS.

SHEET KEYNOTES

1	PROVIDE ELECTRICAL CONNECTION TO GENERATOR ANNUNCIATOR PANEL.
2	PROVIDE ELECTRICAL CONNECTION TO FIRE ALARM REMOTE ANNUNCIATOR PANEL. COORDINATE LOCATION AND REQUIREMENTS WITH FA CONTRACTOR.
3	PROVIDE 10/3 600V WATER RESISTANT AND RUBBER COATED DROP CORD WITH A WATERPROOF BELL BOX WITH A RUBBER COATED LID. THE CORD SHALL TERMINATE WITH A 20A CONNECTOR 48" FROM THE FLOOR.
4	PROVIDE 120V CONNECTION FOR AV CABINET. COORDINATE LOCATION WITH AV CONTRACTOR PRIOR TO ROUGHT IN.

0' 4' 8' 16' 32'
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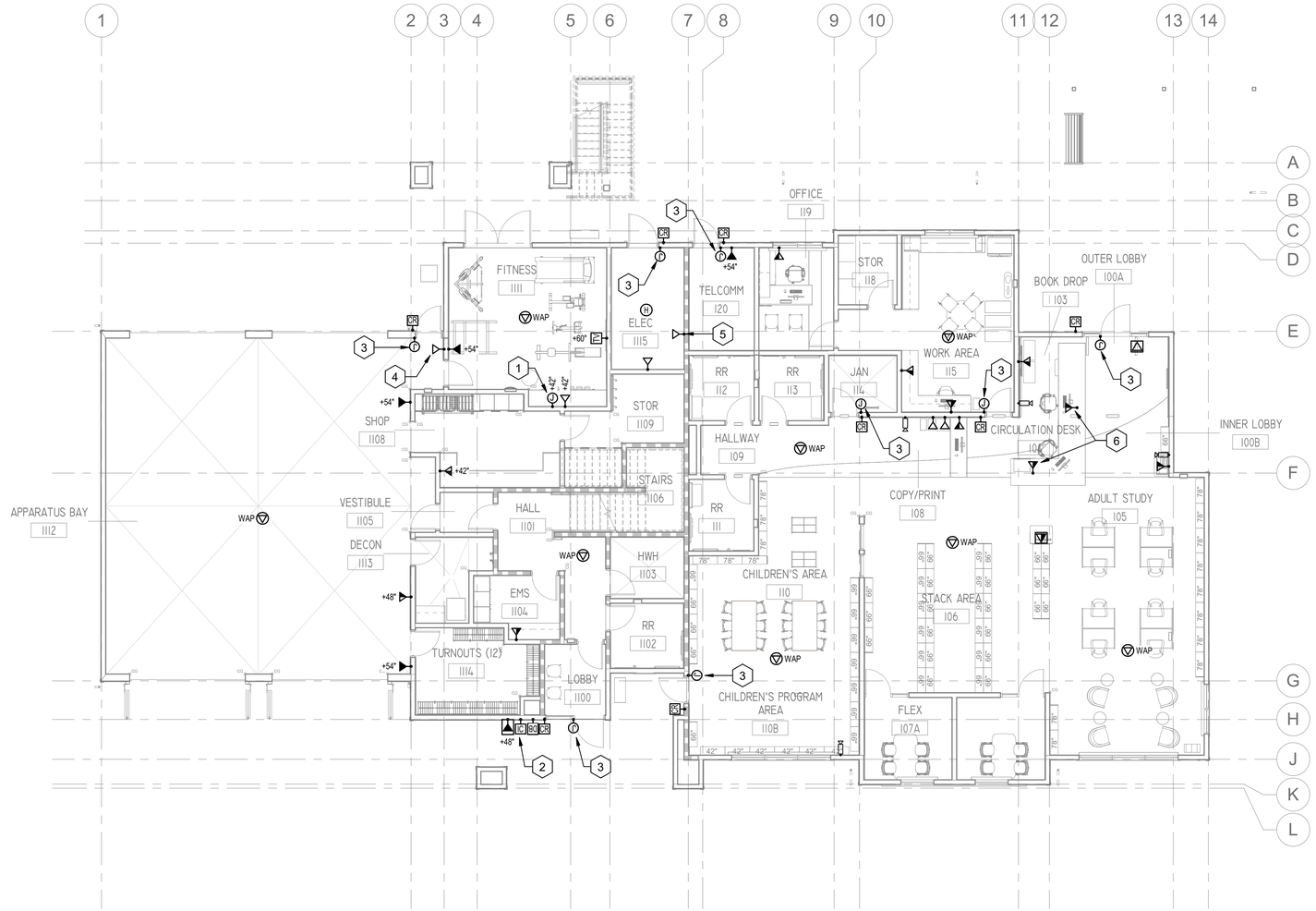
SHEET TITLE:
POWER SECOND FLOOR PLAN

SHEET NUMBER:
E2.4



1 E2.5 SIGNAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES - SIGNAL

1	PROVIDE ALL SPARE CONDUIT WITH PULL STRING.
2	COORDINATE ALL WALL MOUNTED DATA DEVICE LOCATIONS WITH ADA REQUIREMENTS.
3	PROVIDE 1"C. PULL STRING WITH EACH TELEPHONE AND DATA DROP LOCATION. COORDINATE ADDITIONAL REQUIREMENTS WITH TELECOMMUNICATIONS CONTRACTOR PRIOR ROUGH IN.
4	ALL DEVICES IN LOCATIONS OTHER THAN ACT OR DRYWALL SHALL HAVE SS COVER PLATES. AREA'S INCLUDE BUT NOT LIMITED TO APPARATUS BAY, TURN OUTS, AND DECON.
5	ALL DEVICES AT COUNTERTOP AND BACKSPLASH IN KITCHEN SHALL HAVE SS COVER PLATES.

SHEET KEYNOTES

1	APPROXIMATE LOCATION OF HEAD END AMPLIFIER. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
2	PROVIDE (1)3/4"C.O. FROM INTERCOM LOCATION TO TELECOMM ROOM ACCESS PANEL.
3	PROVIDE JUNCTION BOX/PULLBOX ABOVE DOOR FOR REMOTE DOOR CONTROL CIRCUIT. INTERCONNECT TO LOW VOLTAGE POWER SUPPLY/DOOR STRIKE AS REQUIRED. PROVIDE (1)3/4" CONDUIT HOMERUN TO ACCESS CONTROL PANEL IN TELECOMM ROOM. VERIFY ALL REQUIREMENTS WITH ARCHITECT AND OWNER PRIOR TO ROUGH IN.
4	PROVIDE JUNCTION BOX FOR GATE CONTROL. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
5	PROVIDE CAT6 DATA CONNECTION FOR ATS CONTROLLER.
6	ELECTRICAL OUTLETS ARE TO BE PROVIDED BUILT-IN TO THE CASEWORK.

0' 4' 8' 16' 32'
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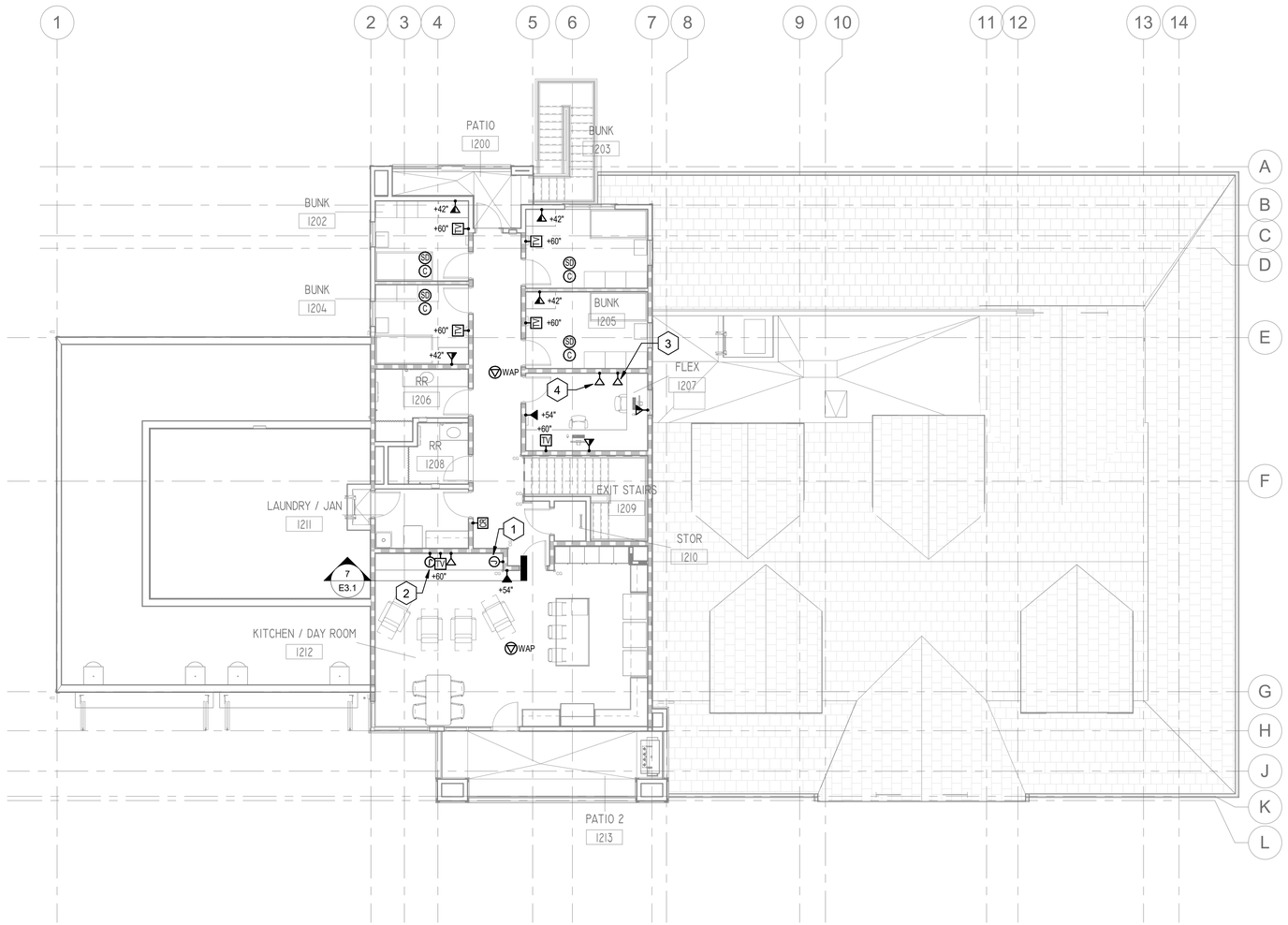
SHEET TITLE:
SIGNAL FIRST FLOOR PLAN

SHEET NUMBER:
E2.5



1 SIGNAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES - SIGNAL

1	PROVIDE ALL SPARE CONDUIT WITH PULL STRING.
2	COORDINATE ALL WALL MOUNTED DATA DEVICE LOCATIONS WITH ADA REQUIREMENTS.
3	PROVIDE 1"C. PULL STRING WITH EACH TELEPHONE AND DATA DROP LOCATION. COORDINATE ADDITIONAL REQUIREMENTS WITH TELECOMMUNICATIONS CONTRACTOR PRIOR ROUGH IN.
4	ALL DEVICES IN LOCATIONS OTHER THAN ACT OR DRYWALL SHALL HAVE SS COVER PLATES. AREA'S INCLUDE BUT NOT LIMITED TO APPARATUS BAY, TURN OUTS, AND DECON.
5	ALL DEVICES AT COUNTERTOP AND BACKSPLASH IN KITCHEN SHALL HAVE SS COVER PLATES.

SHEET KEYNOTES

1	APPROXIMATE LOCATION OF HEAD END AMPLIFIER. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
2	PROVIDE (2) JUNCTION BOXES WITH HDMI CABLE WITH FEMALE PORTS AND ROUTE IN (1) 1"C. MOUNT (1) BOX AT +12" AND (1) BOX AT +60".
3	PROVIDE RECESSED FIRE ALARM REMOTE ANNUNCIATOR PANEL. PROVIDE (1)1"C.O. AND PULL STRING BACK TO TELECOMM ROOM AND TERMINATE AT FACP.
4	PROVIDE RECESSED GENERATOR REMOTE ANNUNCIATOR PANEL. PROVIDE (1)1"C.O. AND PULL STRING BACK TO TELECOMM ROOM.

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

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BBELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

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110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

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SHEET TITLE:
SIGNAL SECOND FLOOR PLAN

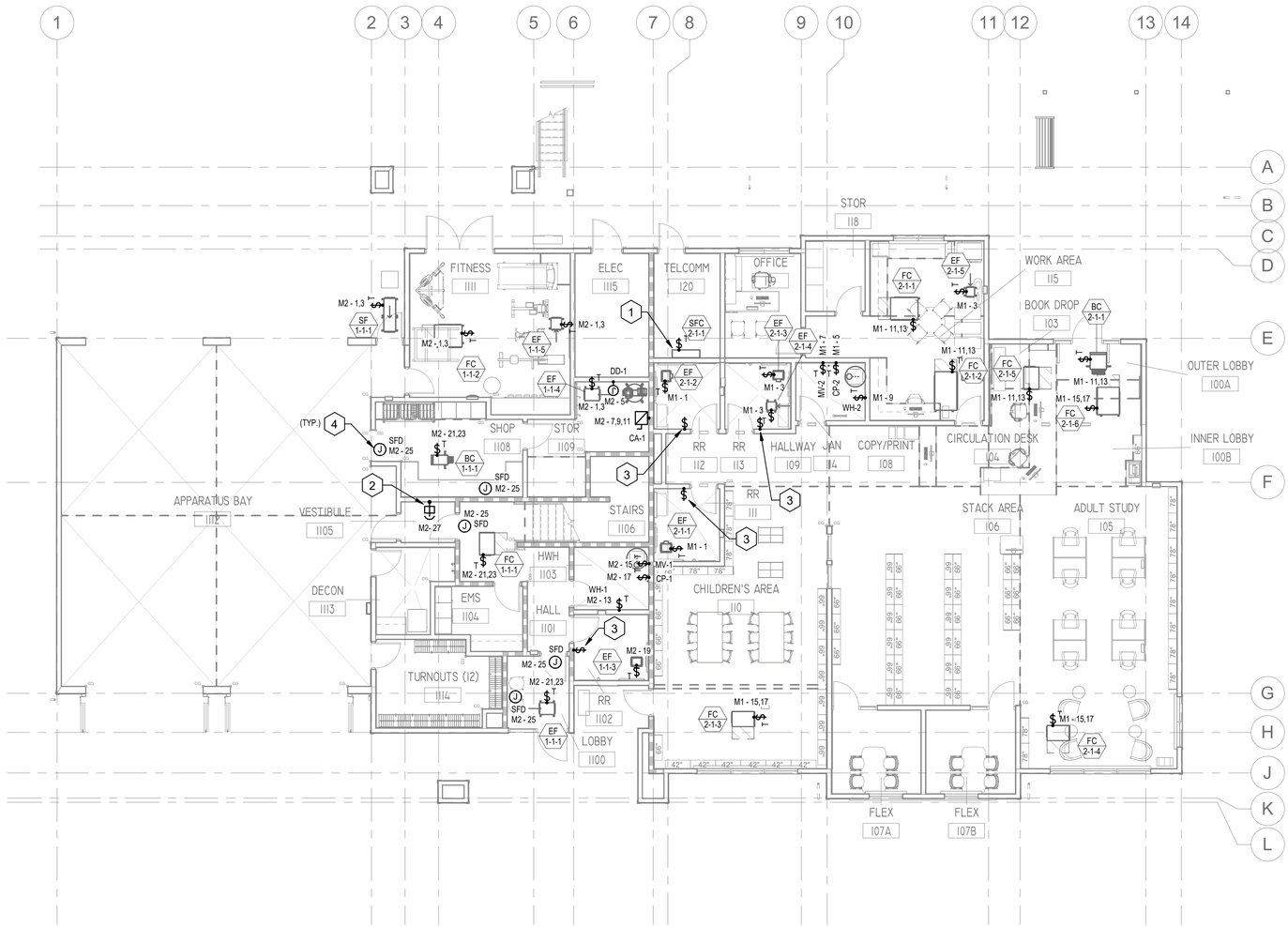
SHEET NUMBER:
E2.6

GENERAL NOTES - HVAC POWER

1	CONTRACTOR TO COORDINATE CONDUIT RUNS WITH OTHER TRADES PRIOR TO ROUGH IN.
2	ELECTRICAL CONTRACTOR TO COORDINATE FUSE SIZES FOR ALL MECHANICAL EQUIPMENT WITH MANUFACTURER RECOMMENDATIONS PRIOR TO ROUGH IN.
3	SEE HVAC EQUIPMENT SCHEDULES ON SHEET E0.4.
4	ALL EXTERIOR EQUIPMENT SHALL BE PROVIDED WITH WEATHERPROOF ENCLOSURE.

SHEET KEYNOTES

1	INDOOR UNIT TO BE POWERED FROM OUTDOOR UNIT. ELECTRICAL CONTRACTOR TO PROVIDE CONNECTIONS PER UNIT MANUFACTURER'S INSTALLATION REQUIREMENTS.
2	PROVIDE GAS SOLENOID CONTROL SWITCH. SEE PLUMBING DRAWINGS FOR REQUIREMENTS AND LOCATION.
3	PROVIDE DEDICATED SWITCH FOR EXHAUST FAN. COORDINATE REQUIREMENTS WITH MECHANICAL DRAWINGS PRIOR TO ROUGH IN.
4	PROVIDE POWER CONNECTION FOR SMOKE FIRE DAMPERS. COORDINATE REQUIREMENTS AND LOCATION WITH MECHANICAL DRAWINGS PRIOR TO ROUGH IN. TYPICAL FOR ALL SMOKE FIRE DAMPERS.



1 E2.7 MECHANICAL POWER FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

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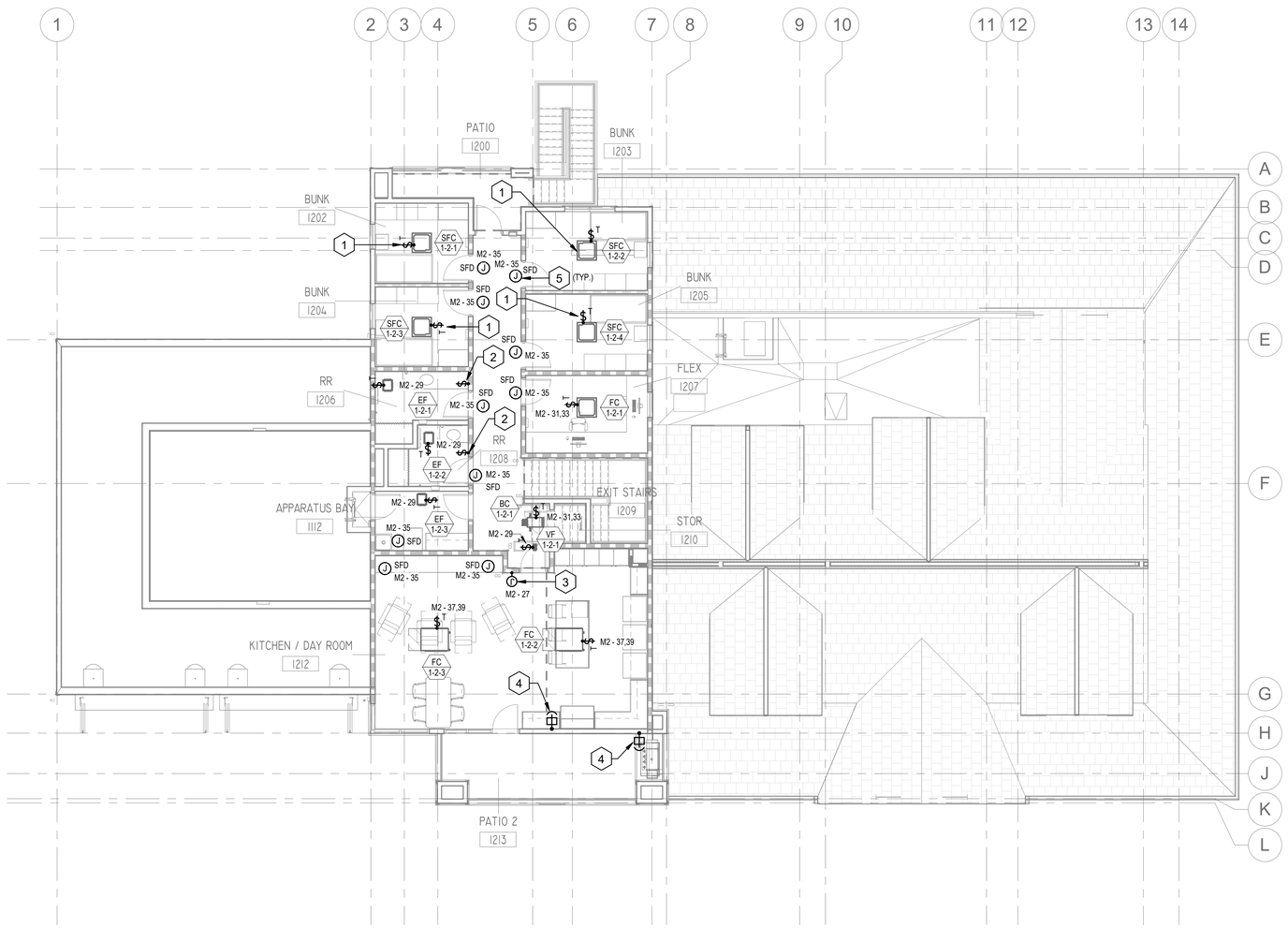
SHEET TITLE:
MECHANICAL POWER FIRST FLOOR PLAN

SHEET NUMBER:
E2.7



1 MECHANICAL POWER SECOND FLOOR PLAN
E2.8 SCALE: 1/8" = 1'-0"

GENERAL NOTES - HVAC POWER

1	CONTRACTOR TO COORDINATE CONDUIT RUNS WITH OTHER TRADES PRIOR TO ROUGH IN.
2	ELECTRICAL CONTRACTOR TO COORDINATE FUSE SIZES FOR ALL MECHANICAL EQUIPMENT WITH MANUFACTURER RECOMMENDATIONS PRIOR TO ROUGH IN.
3	SEE HVAC EQUIPMENT SCHEDULES ON SHEET E0.4.
4	ALL EXTERIOR EQUIPMENT SHALL BE PROVIDED WITH WEATHERPROOF ENCLOSURE.

SHEET KEYNOTES

1	INDOOR UNIT TO BE POWERED FROM OUTDOOR UNIT. ELECTRICAL CONTRACTOR TO PROVIDE CONNECTIONS PER UNIT MANUFACTURER'S INSTALLATION REQUIREMENTS.
2	PROVIDE DEDICATED SWITCH FOR EXHAUST FAN. COORDINATE REQUIREMENTS WITH MECHANICAL DRAWINGS PRIOR TO ROUGH IN.
3	CONNECT TO GAS SOLENOID VALVE BY PLUMBING FOR RANGE AND BBQ GAS IGNITER SHUT-OFF. ROUTE BRANCH CIRCUIT AS NOTED VIA SYSTEMS CONTROL PANEL. SEE PLUMBING DRAWINGS FOR REQUIREMENTS AND LOCATION.
4	GAS EPO PUSH BUTTON FOR BBQ/KITCHEN.
5	PROVIDE POWER CONNECTION FOR SMOKE FIRE DAMPERS. COORDINATE REQUIREMENTS AND LOCATION WITH MECHANICAL DRAWINGS PRIOR TO ROUGH IN. TYPICAL FOR ALL SMOKE FIRE DAMPERS.

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

REGISTERED PROFESSIONAL ENGINEER
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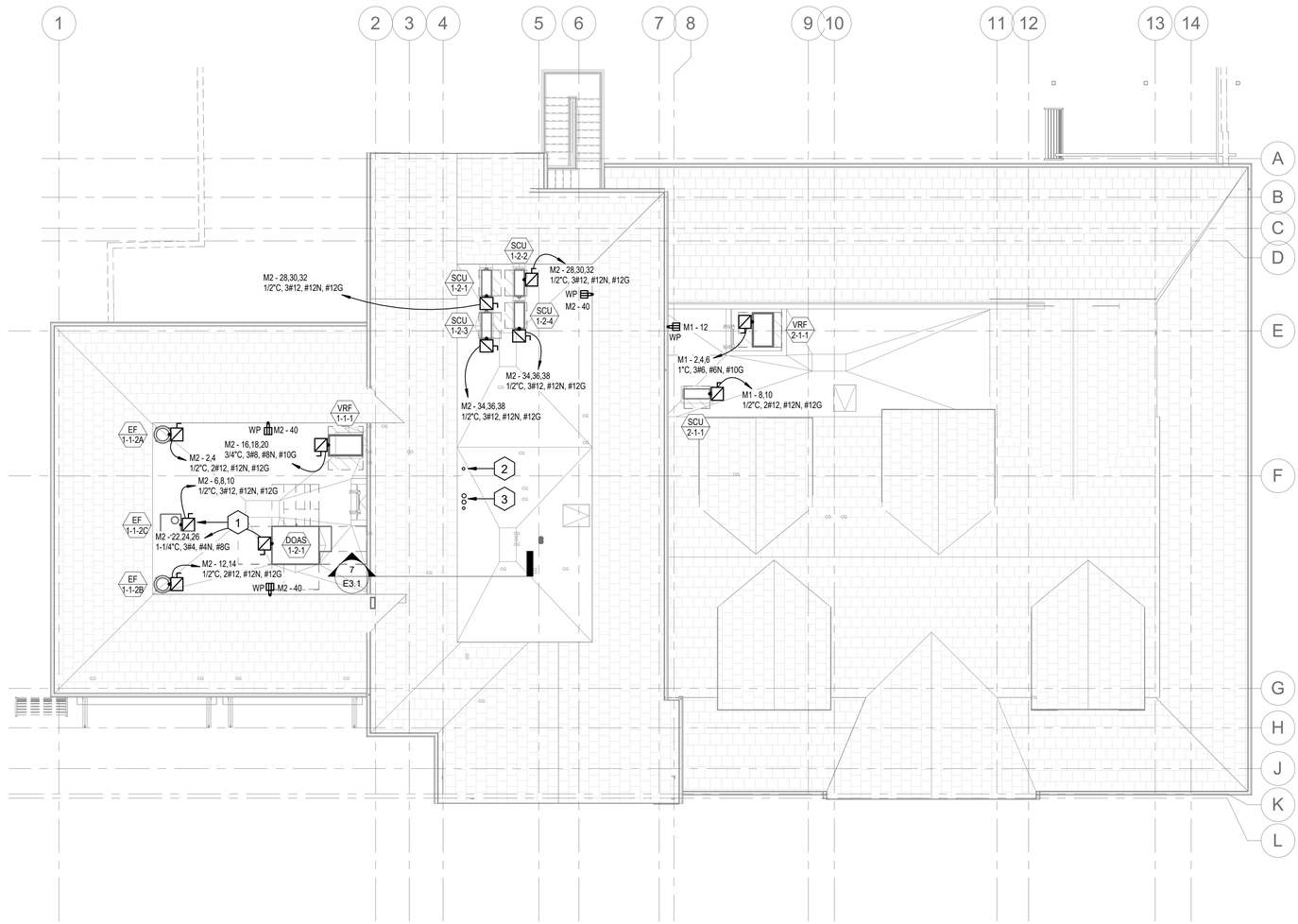
SHEET TITLE:
MECHANICAL POWER SECOND FLOOR PLAN

SHEET NUMBER:
E2.8



1 E2.9 POWER ROOF PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES - HVAC POWER

1	CONTRACTOR TO COORDINATE CONDUIT RUNS WITH OTHER TRADES PRIOR TO ROUGH IN.
2	ELECTRICAL CONTRACTOR TO COORDINATE FUSE SIZES FOR ALL MECHANICAL EQUIPMENT WITH MANUFACTURER RECOMMENDATIONS PRIOR TO ROUGH IN.
3	SEE HVAC EQUIPMENT SCHEDULES ON SHEET E0.4.
4	ALL EXTERIOR EQUIPMENT SHALL BE PROVIDED WITH WEATHERPROOF ENCLOSURE.

SHEET KEYNOTES

1	UNIT TO BE CONTROLLED BY PLYMOVENT CONTROL PANEL. PROVIDE POWER CONNECTION FROM PLYMOVENT CONTROL PANEL TO PLYMOVENT FAN DISCONNECT. COORDINATE ADDITIONAL REQUIREMENTS WITH PLYMOVENT MANUFACTURER.
2	PROVIDE (1)2"C.O. FOR GPS WEATHER HEAD AND ANTENNA. COORDINATE FINAL LOCATION WITH ARCHITECT PRIOR TO ROUGH IN. MOUNT AT +18" ABOVE ROOF LEVEL.
3	PROVIDE (2)3"C.O. AND (1)2"C.O. AND ROUTE FROM TELECOMM ROOM TO ROOF FOR RADIO ANTENNA HOMERUN. COORDINATE FINAL LOCATION FOR THE RADIO ROOF TOP ANTENNA FOR THE RADIO STATION WITH ARCHITECT PRIOR TO ROUGH IN.

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

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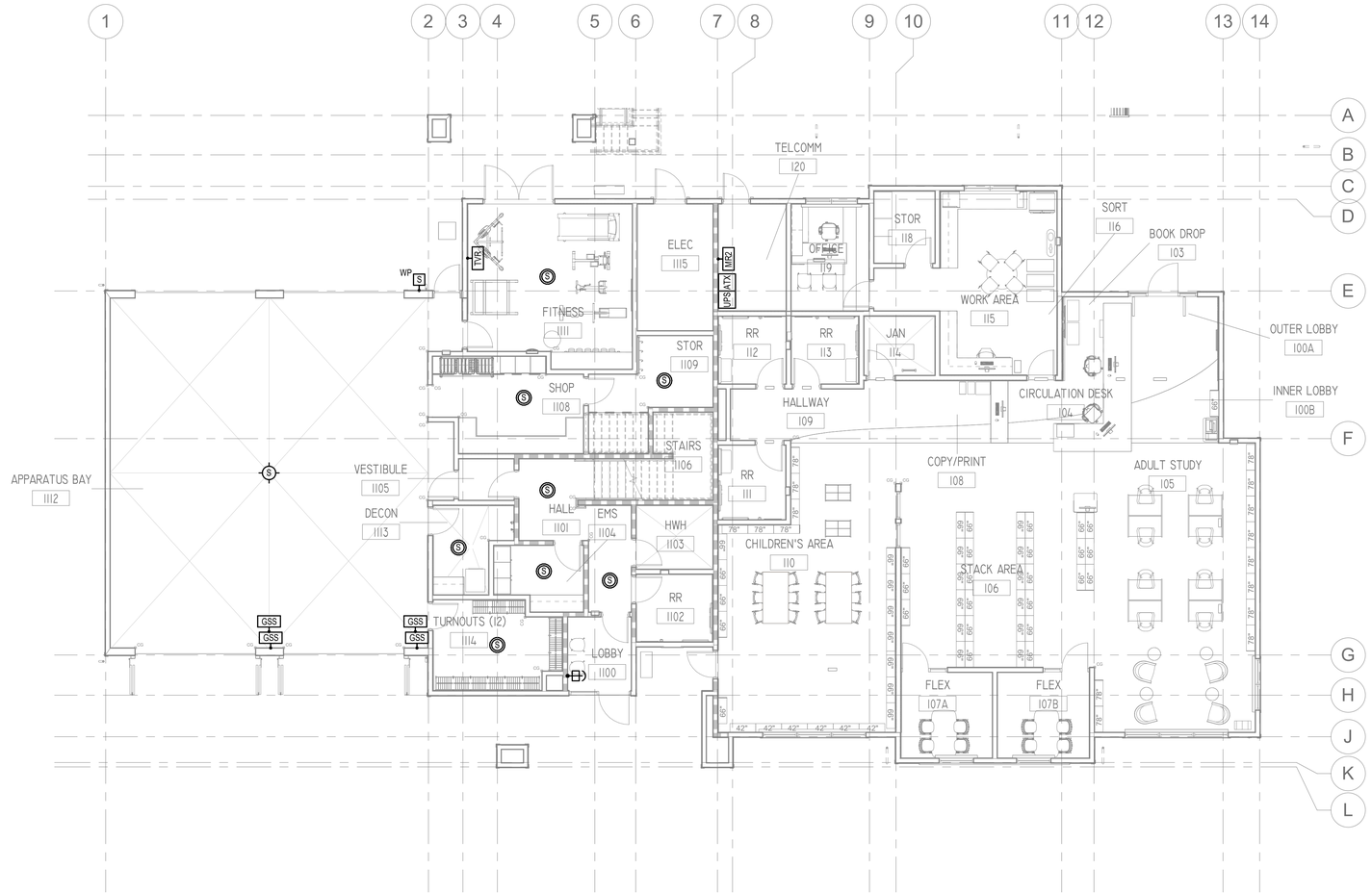
230101

SHEET TITLE:
POWER ROOF PLAN

SHEET NUMBER:
E2.9



1 E2.10 ALERTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALERTING LEGEND

S	G2 OMNIALERT STROBE SPEAKER. CEILING MOUNTED WITH 3/4"CONDUIT TO ACCESSIBLE CEILING IF IN HARD CEILING.
S	G2 LED SPEAKER, FLUSH MOUNT. CEILING MOUNTED WITH 3/4"CONDUIT TO ACCESSIBLE CEILING IF IN HARD CEILING.
S	SPEAKER, FLUSH MOUNT. CEILING MOUNTED WITH 3/4"CONDUIT TO ACCESSIBLE CEILING IF IN HARD CEILING.
S WP	WALL MOUNTED SPEAKER, WEATHER-PROOF. +80"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
MR2	G2 MESSAGE REMOTE 2. +80"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
RR2	G2 ROOM REMOTE 2. +60"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
TVR	G2 HDTV REMOTE. +72"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING. LOCATION NEAR TV.
CIR	G2 COLOR INDICATOR REMOTE. +80"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
	PUSH BUTTON - RED. +48"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
DB	DOOR BELL. +48"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
GSS	(2)G2 MESSAGE SIGNS (STANDARD 24") (1)ADAPTER PLATE DOUBLE (1)ARTICULATING ARM MOUNT - LONG MOUNT +80"@AFF EXCEPT IN APP BAY. MOUNT +144" IN APP BAY. PROVIDE 3/4" CONDUIT TO ACCESSIBLE CEILING.
UPS	G2 UNITERRUPTIBLE POWER SUPPLY. REQUIRE 120V POWER. LOCATE IN TELECOMM ROOM.
ATX	G2 ATX STATION CONTROLLER. FED FROM UPS. LOCATE IN TELECOMM ROOM.
EXP	G2 EXPANSION MODULE. FED FROM UPS. LOCATE IN TELECOMM ROOM.
AMP	OEM AMPLIFIER. FED FROM UPS. LOCATE IN TELECOMM ROOM.
I/O	G2 I/O REMOTE LOCATED IN TELECOMM ROOM.

NOTE: THE ALERTING SYSTEM DESIGN ON THIS SET OF PLANS ARE GENERIC AND SHOP DRAWINGS SHOULD BE PROVIDED. LOCATIONS, TYPE OF DEVICES AND MOUNTING HEIGHTS TO BE COORDINATED IN DEFERRED SUBMITTAL .

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

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CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
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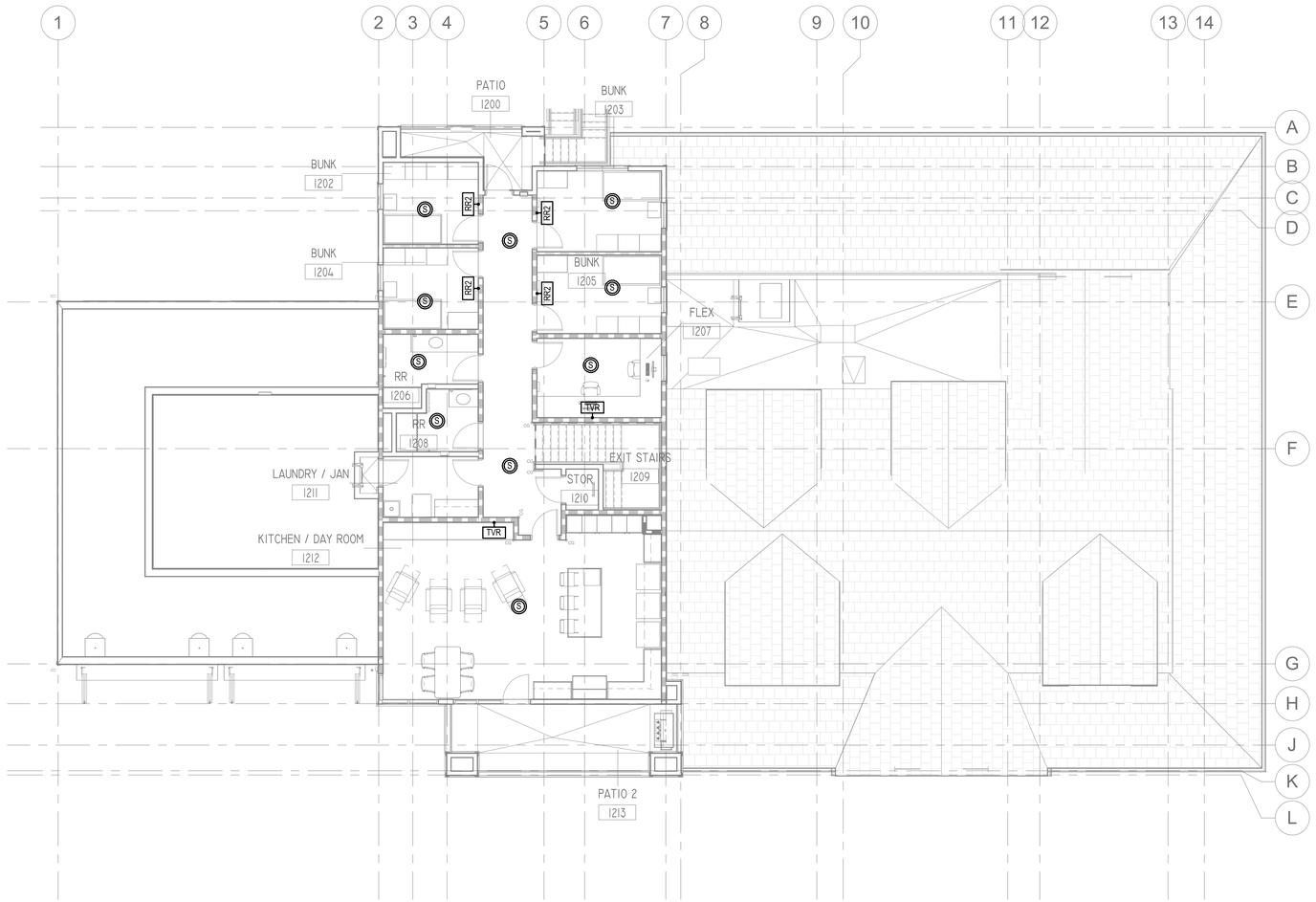
PROJECT NUMBER:
230101

SHEET TITLE:
ALERTING FIRST FLOOR PLAN

SHEET NUMBER:
E2.10



1 E2.11 ALERTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALERTING LEGEND

S	G2 OMNIALERT STROBE SPEAKER. CEILING MOUNTED WITH 3/4"CONDUIT TO ACCESSIBLE CEILING IF IN HARD CEILING.
S	G2 LED SPEAKER, FLUSH MOUNT. CEILING MOUNTED WITH 3/4"CONDUIT TO ACCESSIBLE CEILING IF IN HARD CEILING.
S	SPEAKER, FLUSH MOUNT. CEILING MOUNTED WITH 3/4"CONDUIT TO ACCESSIBLE CEILING IF IN HARD CEILING.
S WP	WALL MOUNTED SPEAKER, WEATHER-PROOF. +80"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
MR2	G2 MESSAGE REMOTE 2. +80"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
RR2	G2 ROOM REMOTE 2. +60"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
TVR	G2 HDTV REMOTE. +72"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING. LOCATION NEAR TV.
CIR	G2 COLOR INDICATOR REMOTE. +80"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
	PUSH BUTTON - RED. +48"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
DB	DOOR BELL. +48"@AFF WITH 3/4" CONDUIT TO ACCESSIBLE CEILING.
GSS	(2)G2 MESSAGE SIGNS (STANDARD 24") (1)ADAPTER PLATE DOUBLE (1)ARTICULATING ARM MOUNT - LONG MOUNT +80"@AFF EXCEPT IN APP BAY. MOUNT +144" IN APP BAY. PROVIDE 3/4" CONDUIT TO ACCESSIBLE CEILING.
UPS	G2 UNITERRUPTIBLE POWER SUPPLY. REQUIRE 120V POWER. LOCATE IN TELECOMM ROOM.
ATX	G2 ATX STATION CONTROLLER. FED FROM UPS. LOCATE IN TELECOMM ROOM.
EXP	G2 EXPANSION MODULE. FED FROM UPS. LOCATE IN TELECOMM ROOM.
AMP	OEM AMPLIFIER. FED FROM UPS. LOCATE IN TELECOMM ROOM.
I/O	G2 I/O REMOTE LOCATED IN TELECOMM ROOM.

NOTE: THE ALERTING SYSTEM DESIGN ON THIS SET OF PLANS ARE GENERIC AND SHOP DRAWINGS SHOULD BE PROVIDED. LOCATIONS, TYPE OF DEVICES AND MOUNTING HEIGHTS TO BE COORDINATED DURING CONSTRUCTION.

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

REGISTERED PROFESSIONAL ENGINEER
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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

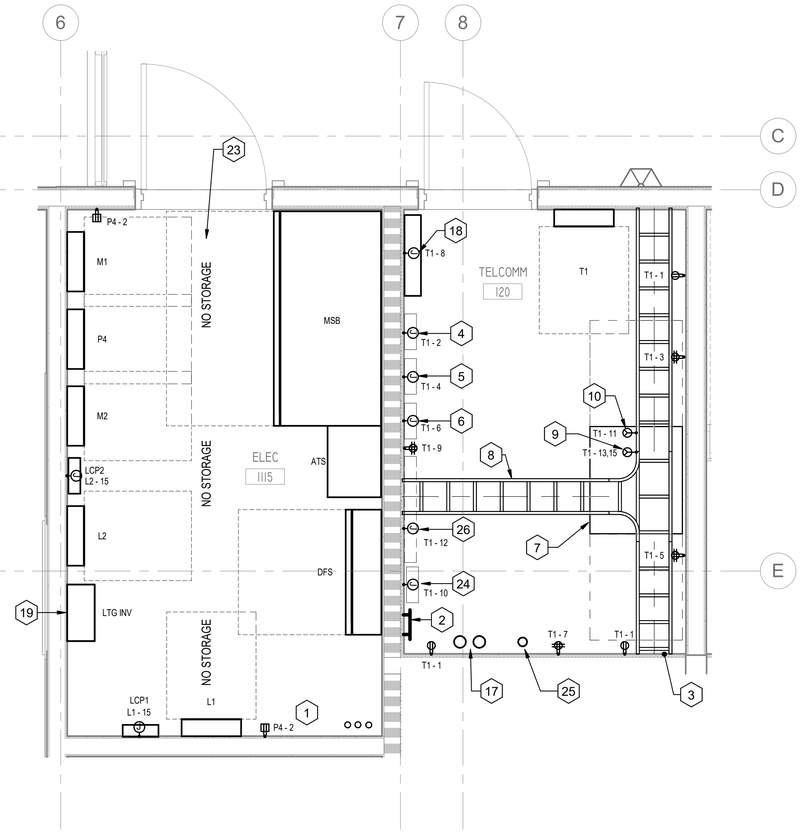
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

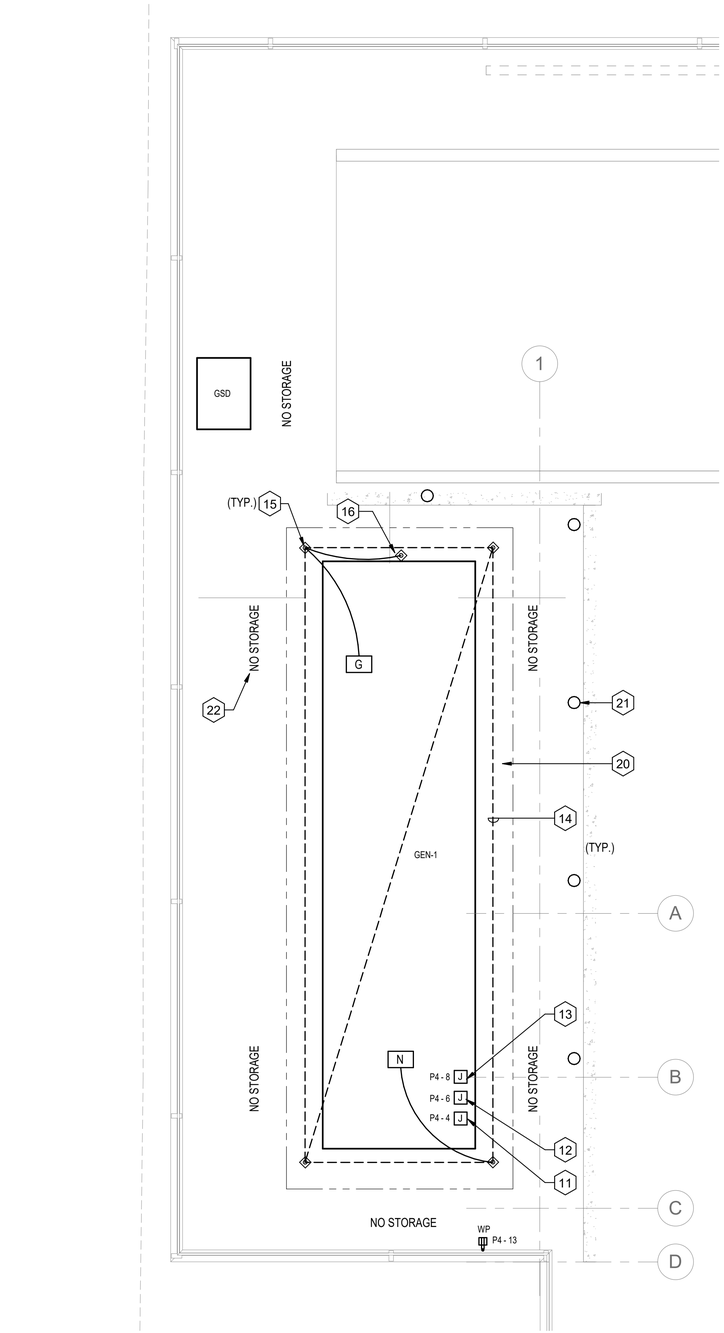
PROJECT NUMBER:
230101

SHEET TITLE:
ALERTING SECOND FLOOR PLAN

SHEET NUMBER:
E2.11



1 E2.12 ENLARGED ELECTRICAL & TELECOMM RM
SCALE: 1/2" = 1'-0"



2 E2.12 ENLARGED GENERATOR DETAIL
SCALE: 1/2" = 1'-0"

SHEET KEYNOTES

1	WALL SPACE PRESERVED FOR PV DISCONNECT.
2	PROVIDE 3/4"THICK X 2'LONG X 1'HIGH TELECOMMUNICATIONS GROUNDING BUS BAR.
3	PROVIDE 3/4"THICK X 8'-0" HIGH FIRE RATED PLYWOOD BACKBOARD AROUND THE PERIMETER OF THE TELECOMM ROOM.
4	PROVIDE POWER CONNECTION FOR ACCESS CONTROL PANEL. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
5	PROVIDE POWER CONNECTION FOR BMS CONTROL PANEL. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
6	PROVIDE POWER CONNECTION FOR UPS ASSOCIATED ALERTING CONTROL PANEL. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
7	FREE STANDING TELECOM RACK.
8	PROVIDE LADDER RACK ABOVE RACKING AS SHOWN.
9	PROVIDE L6-30R RECEPTACLE. MOUNT TO LADDER TACK.
10	PROVIDE L5-30R RECEPTACLE. MOUNT TO LADDER RACK.
11	PROVIDE JUNCTION BOX AND ELECTRICAL CONNECTION TO GENERATOR BATTERY CHARGER. COORDINATE EXACT REQUIREMENTS WITH GENERATOR SHOP DRAWINGS PRIOR TO INSTALLATION.
12	PROVIDE ELECTRICAL CONNECTION TO GENERATOR CONTROLS AND ANNUNCIATOR CIRCUITS.
13	PROVIDE JUNCTION BOX AND ELECTRICAL CONNECTION TO GENERATOR BLOCK HEATER. COORDINATE EXACT REQUIREMENTS WITH GENERATOR SHOP DRAWINGS PRIOR TO INSTALLAION.
14	PROVIDE #1/0 BSC GROUND RING. RUN 24" BELOW FINISHED TOP OF SLAB.
15	GROUNDING ELECTRODE ROD 3/4"X10' CLAD COPPER STEEL CONNECTED TO GENERATOR GROUNDING SYSTEM BUS BAR.
16	PROVIDE 3/4"X10'-0" DEEP STEEL GROUND ROD IN UTILITY PULL BOX STAMPED AND LABELED "ELEC". INSTALL PULL BOX FLUSH WITH CONCRETE PAD. INSTALL GROUND PER NEC ARTICLE 250.52(A)(5).
17	PROVIDE (2)4"C.O. SERVICE ENTRANCE POINT STUBS FOR INTERNET PROVIDER.
18	SURFACE MOUNTED FIRE ALARM CONTROL PANEL. PROVIDE CONCEALED PHONE LINE TO PANEL. TERMINATE ALL 3/4"C SHOWN ON ALERTING SHEETS ABOVE ALERTING CONTROL PANEL.
19	PROVIDE LIGHTING INVERTER MYERS ILLUMINATOR LV: LV-2-R-1-B2006 OR EQUAL.
20	PROVIDE PAD FOR GENERATOR. SEE DETAIL 16 ON SHEET S4.1 FOR PAD AND ANCHORAGE DETAIL.
21	PROVIDE REMOVABLE BOLLARDS EVERY 5' TO PROTECT GENERATOR. REFER TO DETAIL 3/E3.3 FOR SCE UGS REMOVABLE BOLLARD DETAILS. TYPICAL.
22	PAINT GENERATOR PAD RED UP TO 36" AROUND GENERATOR AND IN FRONT OF GSD. PAINT NOTE "NO STORAGE" WHITE WITH 8" HIGH STENCIL.
23	PAINT ELECTRICAL ROOM FLOOR RED. PAINT NOTE "NO STORAGE" WHITE WITH 8" HIGH STENCIL WHERE INDICATED.
24	PROVIDE 120V CONNECTION FOR ERRCS. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
25	PROVIDE (1)3"C.O. SERVICE ENTRANCE POINT STUBS FOR CATV PROVIDER.
26	PROVIDE 36" DEDICATED SPACE AND POWER CONNECTION FOR IT EQUIPMENT.

0' 1' 2' 4' 8'
Scale: 1/2" = 1'-0" (1:24)

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CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

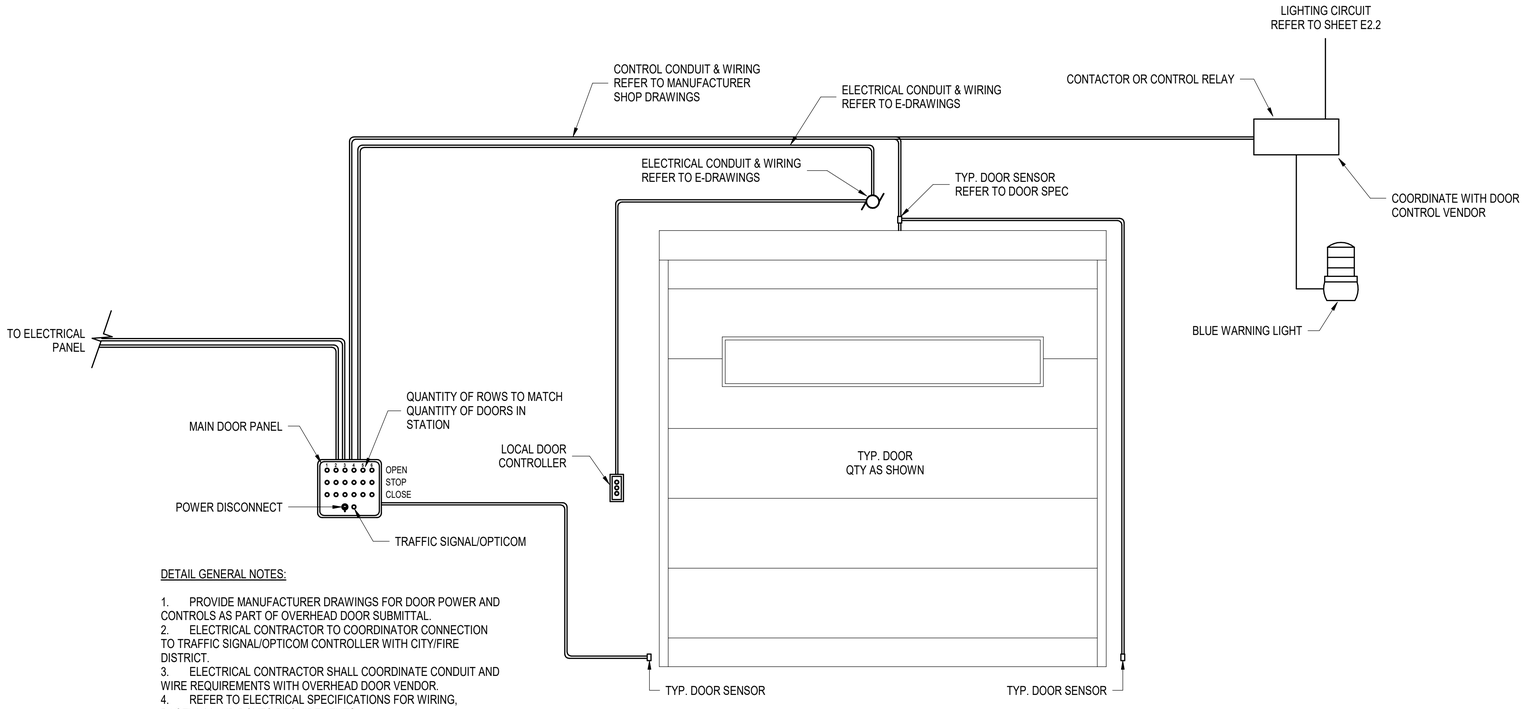
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
ENLARGED ELECTRICAL PLANS

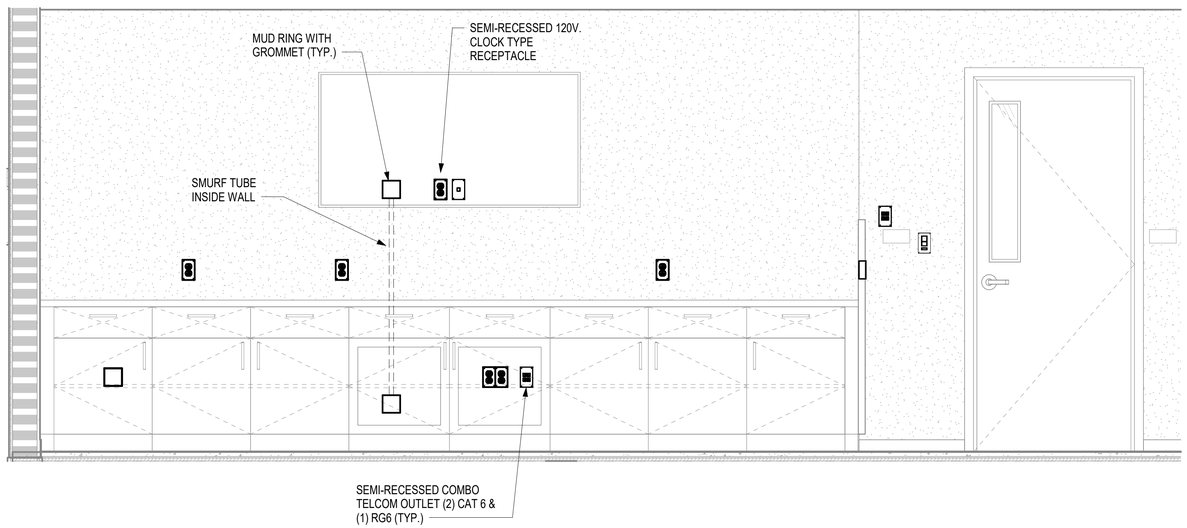
SHEET NUMBER:
E2.12



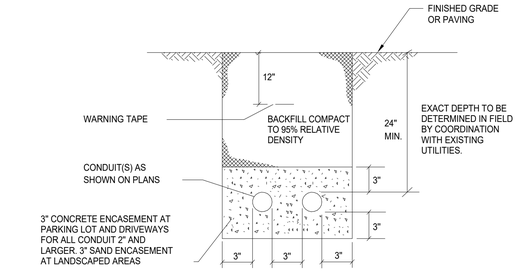
DETAIL GENERAL NOTES:

1. PROVIDE MANUFACTURER DRAWINGS FOR DOOR POWER AND CONTROLS AS PART OF OVERHEAD DOOR SUBMITTAL.
2. ELECTRICAL CONTRACTOR TO COORDINATOR CONNECTION TO TRAFFIC SIGNAL/OPTICOM CONTROLLER WITH CITY/FIRE DISTRICT.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE CONDUIT AND WIRE REQUIREMENTS WITH OVERHEAD DOOR VENDOR.
4. REFER TO ELECTRICAL SPECIFICATIONS FOR WIRING, RACEWAY AND BOXES REQUIREMENTS.

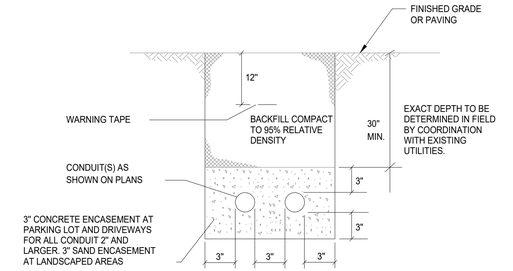
6 E3.1 APP BAY DOOR WIRING DIAGRAM
SCALE: NTS



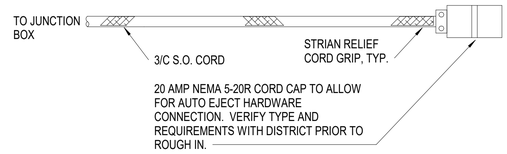
7 E3.1 DAYROOM TV WALL DETAIL
SCALE: NTS



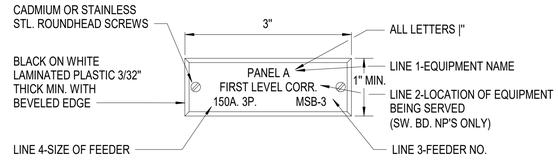
1 E3.1 TRENCH DETAIL
SCALE: NTS



2 E3.1 PRIMARY AND SECONDARY TRENCH DETAIL
SCALE: NTS

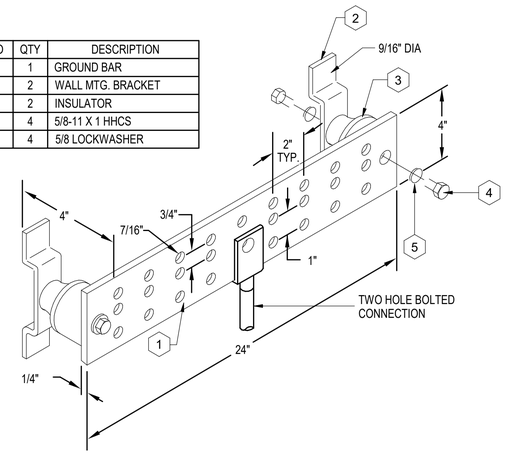


3 E3.1 CORD REEL DETAIL
SCALE: NTS



4 E3.1 ENGRAVED NAMEPLATE DETAIL
SCALE: NTS

ITEM NO	QTY	DESCRIPTION
1	1	GROUND BAR
2	2	WALL MTG. BRACKET
3	2	INSULATOR
4	4	5/8-11 X 1 HHCS
5	4	5/8 LOCKWASHER



5 E3.1 GROUNDING BUS DETAIL
SCALE: NTS

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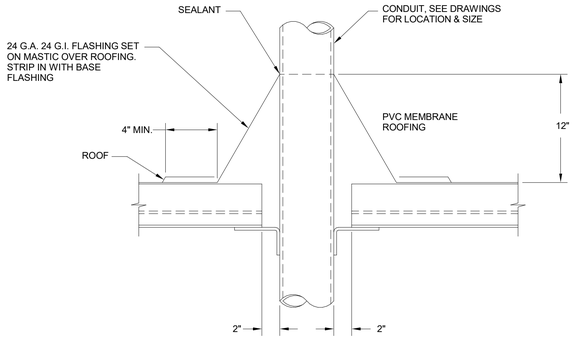
CONSTRUCTION

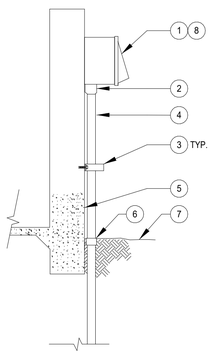
PROJECT NUMBER:
230101

SHEET TITLE:
ELECTRICAL
DETAILS

SHEET NUMBER:
E3.1



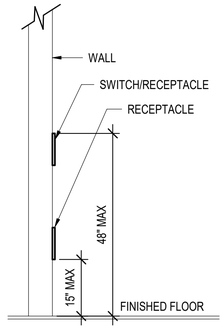
3 / E3.2 ROOF PENETRATION DETAIL
SCALE: NTS



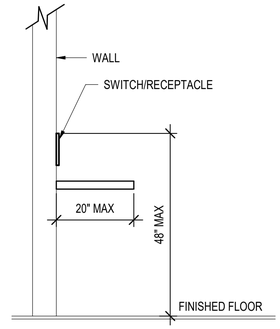
NOTES:

1. WEATHERPROOF BOX. JUNCTION BOX SIZED PER NEC.
2. THREADED HUB.
3. GALVANIZED PIPE STRAP, TYP.
4. RGS CONDUIT.
5. BUILDINGS WALL.
6. TRANSITION COUPLING.
7. FINISH GRADE.
8. WHERE NECESSARY.
9. PAINT CONDUITS AND JUNCTION BOX TO MATCH EXISTING WALL SURFACE.

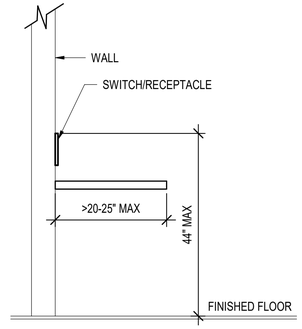
4 / E3.2 ROOF RECEPTACLE DETAIL
SCALE: NTS



UNOBSTRUCTED FORWARD REACH

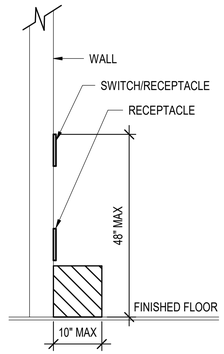


(A)

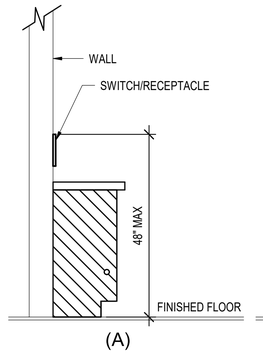


(B)

OBSTRUCTED HIGH FORWARD REACH



UNOBSTRUCTED SIDE REACH



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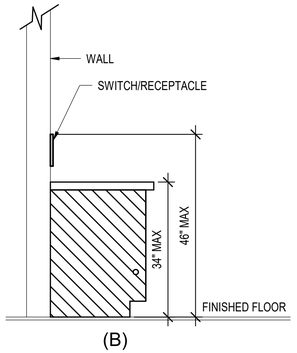
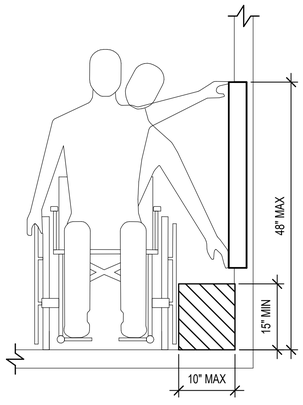
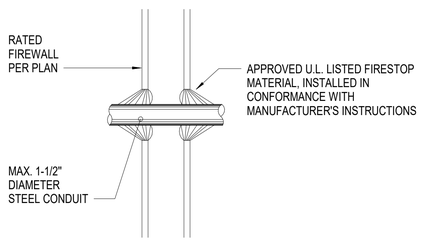


(B)

OBSTRUCTED HIGH SIDE REACH



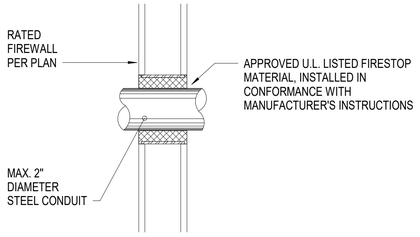
1 / E3.2 ADA ACCESS DETAIL
SCALE: NTS



F RATING = 1 OR 2 HOUR
T RATING = 1 HOUR

TO BE CONSISTENT WITH U.L. PENETRATION FIRESTOP SYSTEM No. W-L-1050 FOR WALL ASSEMBLY - PER ARCHITECTURAL PLANS

FIRE STOPPING DETAIL FOR 1" AND SMALLER CONDUIT

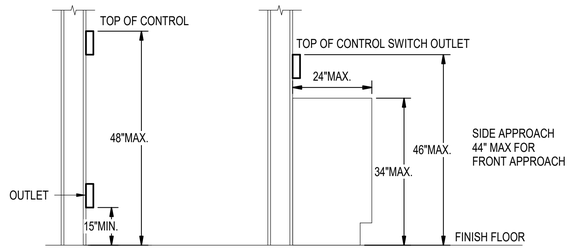


F RATING = 2 HOUR
T RATING = 1 HOUR

TO BE CONSISTENT WITH U.L. PENETRATION FIRESTOP SYSTEM No. W-L-1012 FOR WALL ASSEMBLY - PER ARCHITECTURAL PLANS

FIRE STOPPING DETAIL FOR 2" CONDUIT

5 / E3.2 FIRE RATED DETAIL
SCALE: NTS



NOTE:
MOUNTING HEIGHT DIMENSIONS ARE TYPICAL FOR ALL HAND OPERABLE DEVICES.

2 / E3.2 ACCESSIBILITY REQUIREMENTS
SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
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230101

SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER:
E3.2

Table 300.5 Minimum Cover Requirements, 0 to 1000 Volts, Nominal, Burial in Millimeters (Inches)

Location of Wiring Method or Circuit	Type of Wiring Method or Circuit									
	Column 1 Direct Burial Cables or Conductors		Column 2 Rigid Metal Conduit or Intermediate Metal Conduit		Column 3 Nonmetallic Raceways Listed for Direct Burial Without Concrete Encasement or Other Approved Raceways		Column 4 Residential Branch Circuits Rated 120 Volts or Less with GFCI Protection and Maximum Overcurrent Protection of 20 Amperes		Column 5 Circuits for Control of Irrigation and Landscape Lighting Limited to Not More Than 30 Volts and Installed with Type UF or in Other Identified Cable or Raceway	
	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.
All locations not specified below	600	24	150	6	450	18	300	12	150[a,b]	6[a,b]
In trench below 50 mm (2 in.) thick concrete or equivalent	450	18	150	6	300	12	150	6	150	6
Under a building	0 (in raceway or Type MC or Type MI cable identified for direct burial)	0	0	0	0	0	0 (in raceway or Type MC or Type MI cable identified for direct burial)	0	0 (in raceway or Type MC or Type MI cable identified for direct burial)	0
Under minimum of 102 mm (4 in.) thick concrete exterior slab with no vehicular traffic and the slab extending not less than 152 mm (6 in.) beyond the underground installation	450	18	100	4	100	4	150 (direct burial) 100 (in raceway)	6 4	150 (direct burial) 100 (in raceway)	6 4
Under streets, highways, roads, alleys, driveways, and parking lots	600	24	600	24	600	24	600	24	600	24
One- and two-family dwelling driveways and outdoor parking areas, and used only for dwelling-related purposes	450	18	450	18	450	18	300	12	450	18
In or under airport runways, including adjacent areas where trespassing prohibited	450	18	450	18	450	18	450	18	450	18

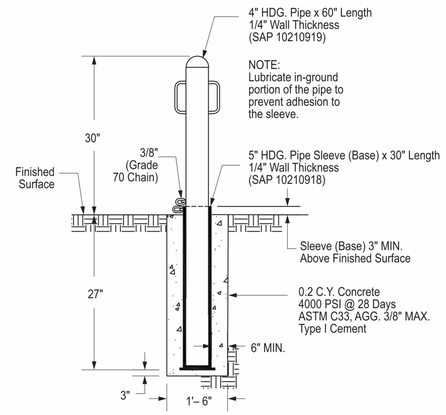
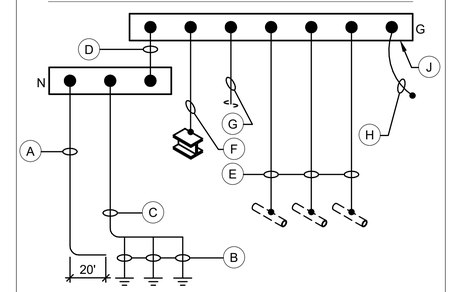


Figure MC 830–1.3: Removable Barrier Detail

3 E3.3 SCE UGS MC-830 REMOVABLE BOLLARD DETAIL
SCALE: NTS

BONDING & GROUND DETAIL



ALL SIZES SHOWN ARE FOR Cu.. AL. IS NOT PERMITTED.

SES AMPACITY	A&C	B	D	E	F&G	H
600 AMP	#4	3/4"x10' (x1)	#3/0	#3/0	#3/0	#3/0
800 AMP	#4	3/4"x10' (x2)	#3/0	#3/0	#3/0	#3/0

(A) CONCRETE ENCASED ELECTRODE (UFER) (GROUNDING ELECTRODE #1). REFER TO CHART FOR SIZE. MINIMUM 20'.

(B) MINIMUM 10 MIL ANNEALED COPPER CLAD STEEL GROUND ROD. (GROUNDING ELECTRODE #2). REFER TO CHART FOR SIZE.

(C) GROUNDING ELECTRODE CONDUCTOR. REFER TO CHART FOR SIZE.

(D) INTEGRATED (FACTORY BONDED) BUS BAR MAIN BONDING JUMPER. REFER TO CHART FOR MINIMUM CONDUCTOR SIZE. (AMPACITY SHALL BE 150% RATED)

(E) METALLIC PIPING BOND WIRE, REFER TO CHART FOR MINIMUM SIZE. BOND TO ALL METALLIC PIPING (WATER, SPRINKLER, GAS, PNEUMATIC LINES, ETC.) WITHIN THE FIRST ACCESSIBLE 5' OF PIPES ENTRY INTO BUILDING.

(F) BUILDING STEEL BOND WIRE (IF REQUIRED PER BUILDING CONSTRUCTION TYPE). REFER TO CHART FOR MINIMUM SIZE.

(G) BOND WIRE FOR USE WITH MULTIPLE SERVICE's (WHEN PRESENT). REFER TO CHART FOR MINIMUM SIZE.

(H) INTEGRATED (FACTORY BONDED) BUS BAR CASE BOND. REFER TO CHART FOR MINIMUM CONDUCTOR SIZE.

(J) INTEGRATED (FACTORY INSTALLED) GROUND BUS BAR. SHALL BE SIZED TO ACCOMMODATE GROUND WIRE LUGS AS INDICATED ON THE ONE-LINE DIAGRAM.

1 E3.3 BONDING & GROUND DETAIL
SCALE: NTS

WARNING

MAXIMUM AVAILABLE FAULT CURRENT:
42,000 AMPS

DATE:
06/20/2025

PROVIDE SIGNAGE AT MSB

2 E3.3 AVAILABLE FAULT CURRENT SIGNAGE DETAIL
SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
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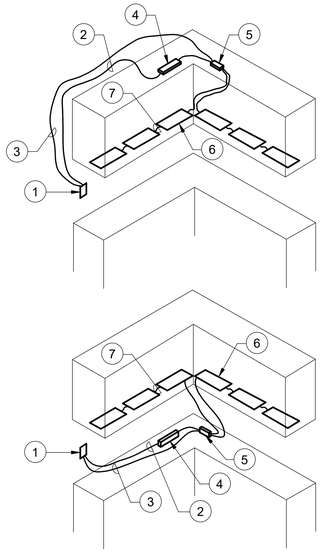
230101

SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER:
E3.3

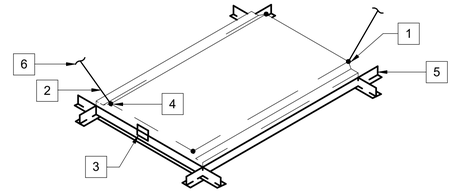


OPTION 1
ALL WIRING TO BE CONCEALED
AND OUT OF PUBLIC VIEW

1. LIGHTING CONTROL PER DRAWINGS.
2. LIGHTING FIXTURE WIRING CONCEAL IN WALL OR IN CABINET. NO EXPOSED WIRING.
3. LOW VOLTAGE WIRING PER MANUFACTURE WIRING DIAGRAM.
4. DRIVER (ACCESSIBLE) CONCEAL EITHER ON TOP OF UPPER ABOVE CABINET OR INSIDE LOWER CABINET.
5. LOW VOLTAGE DIMMING MODULE (ACCESSIBLE) PER MANUFACTURE WIRING DIAGRAM.
6. LUMINAIRE TYPES PER LUMINAIRE SCHEDULE (TYP.).
7. JUMPER CABLE (TYP.).

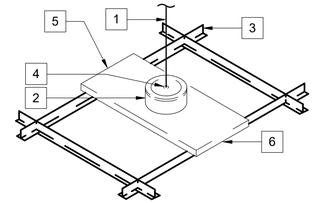
OPTION 2
ALL WIRING TO BE CONCEALED
AND OUT OF PUBLIC VIEW

3/E3.4 UNDERCABINET LIGHTING DETAILS
SCALE: NTS



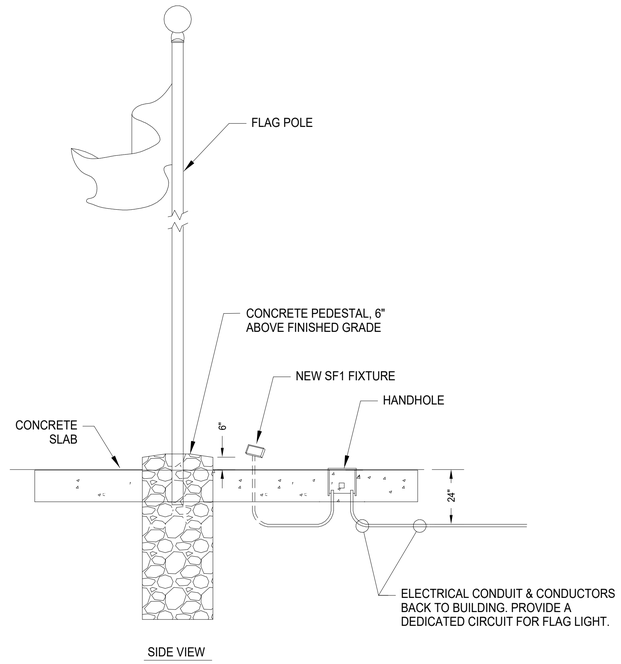
1. FASTEN SEISMIC RESTRAINT CLIPS TO LIGHT FIXTURE WITH HEX WASHER HEAD, SHEET METAL SCREWS, MINIMUM TWO (2) PER CLIP (OPTIONAL METHOD). USE IF SAFETY WIRE SUPPORT HOLES ARE NOT PROVIDED WITH FIXTURE.
2. 12 GA. SLACK SAFETY WIRE TIED TO SEISMIC CLIPS OR SAFETY WIRE SUPPORT HOLES AND ANCHOR TO BUILDING STRUCTURE. MINIMUM FOUR (2) SAFETY WIRES PER LIGHT FIXTURE FOR 2'X4' OR LARGER FIXTURES.
3. SEISMIC RESTRAINT CLIP MINIMUM TWO (2) PER LIGHT FIXTURE, SCREWED TO T-BAR PER SPECIFICATIONS. TYPICAL.
4. LIGHT FIXTURE SAFETY WIRE SUPPORT HOLE. TYPICAL.
5. EXPOSED T-BAR CEILING SYSTEM, HEAVY DUTY GRID. TYPICAL.
6. 5/16" DIAMETER DRILL-IN EXPANSION ANCHOR (TO CONCRETE) OR TWO (2) #8X1/2" SELF-TAPPPING SCREWS (TO METAL DECKING).

2/E3.4 TROFFER LIGHTING SEISMIC RESTRAINT DETAIL
SCALE: NTS



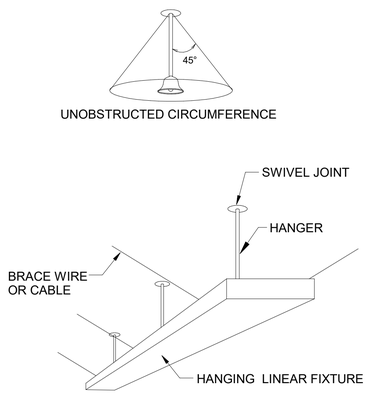
1. #9 SAFETY WIRE TIED TO SAFETY WIRE SUPPORT HOLE AND FASTENED TO BUILDING STRUCTURE WITH 1"X2\" LONG SCREW-EYE OR EQUAL.
2. LIGHT FIXTURE OR SPEAKER ENCLOSURE.
3. EXPOSED T-BAR CEILING SYSTEM OR CONCEALED SUSPENSION SYSTEM.
4. SAFETY WIRE SUPPORT HOLE IN FIXTURE OR SPEAKER ENCLOSURE.
5. MOUNTING CHANNELS OR T-BAR BRIDGE TO SPAN CEILING SUSPENSION SYSTEM, AS RECOMMENDED BY MANUFACTURER.
6. ATTACH TO SUSPENSION SYSTEM WITH CLIPS OR WIRE TIES.

1/E3.4 DOWNLIGHTING SEISMIC RESTRAINT DETAIL
SCALE: NTS



SIDE VIEW

5/E3.4 FLAG POLE DETAIL
SCALE: NTS



4/E3.4 LOW BAY SEISMIC RESTRAINT DETAIL
SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
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BRELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

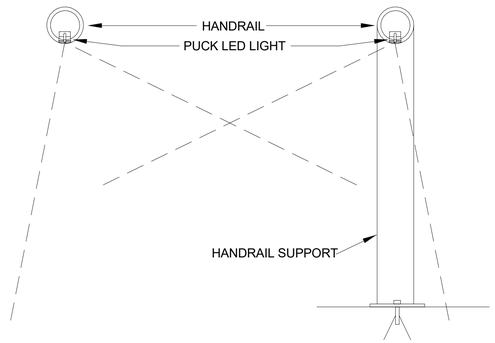
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

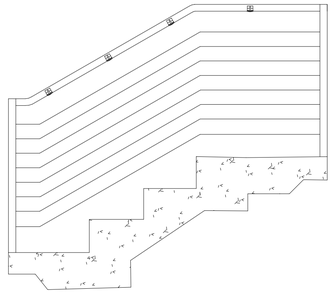
PROJECT NUMBER:
230101

SHEET TITLE:
LIGHTING DETAILS

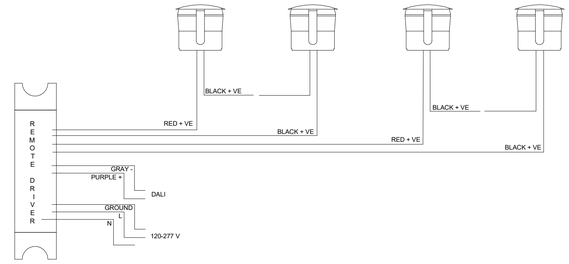
SHEET NUMBER:
E3.4



CROSS SECTION



ELEVATION

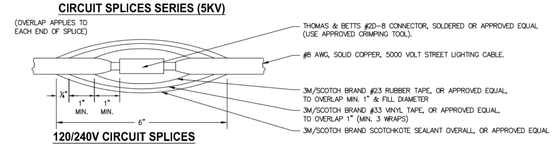


WIRING DIAGRAM

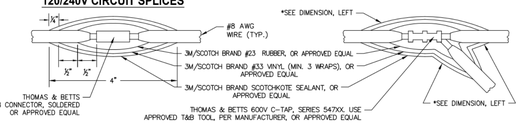
NOTE:
1.- ELECTRICAL CONTRACTOR TO COORDINATE AND REVIEW SHOP DRAWINGS WITH LIGHTING AND HANDRAIL MANUFACTURE PRIOR TO ROUGH IN.

1 / E3.5 HANDRAIL DETAIL
SCALE: NTS

CIRCUIT SPLICES SERIES (5KV)

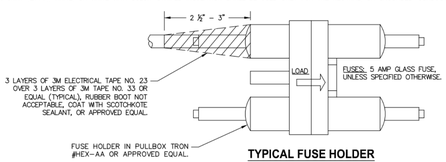


120/240V CIRCUIT SPLICES



GENERAL NOTES

1. ALL PHASE CONDUCTORS SHALL BE STRANDED COPPER, THWN, IDENTIFIED BY A CONTINUOUS, DISTINCT, COLOR-CODED INSULATION.
2. CIRCUIT PAIRS FOR 240 VAC CONDUCTORS SHALL BE OF TWO DISTINCT COLORS, CONTINUOUSLY TRACEABLE FROM LUMINAIRE TO CIRCUIT BREAKER.
3. WITH THE EXCEPTION OF THE FIRST, 2" DIAMETER CONDUIT FROM THE SERVICE CABINET TO THE FIRST ADJACENT PULLBOX, NO CONDUCTOR INSULATION COLOR SHALL BE DUPLICATED IN ANY CONDUIT RUN. WIRES OF DIFFERENT AWG SIZES MAY REPEAT COLORS IN THE SAME CONDUIT RUN.
4. CIRCUIT GROUNDS SHALL BE #8 AWG BARE, SOLID COPPER, SPLICED USING THOMAS & BETTS 'C-TAP'S AS SHOWN, OR APPROVED EQUAL, ABOVE. GROUND CONDUCTORS TO LUMINAIRES MAY BE REDUCED AS PER SPECIFICATION ON STD 205, BELOW. SPLICES SHALL BE SOLDERED AND TAPED PER VOLTAGE REQUIREMENTS.
5. GRAY (277V), WHITE, OR WHITE WITH COLOR-STRIPED INSULATION SHALL BE USED ONLY FOR THE NEUTRAL, OR GROUNDED-CONDUCTOR.



TYPICAL FUSE HOLDER

*LUMINAIRE & LOAD-SIDE OF FUSE HOLDER COPPER CONDUCTOR SIZING

STANDARD	LOAD SIDE PHASE CONDUCTOR	GROUND CONDUCTOR
STD 200-A	#10 THWN STRANDED	#10 STRANDED
STD 200-B	#10 THWN STRANDED	#10 STRANDED
STD 201	#10 THWN STRANDED	#10 STRANDED
STD 202	#10 THWN STRANDED	#10 STRANDED
STD 203-A	#10 THWN STRANDED	#10 STRANDED
STD 203-B	#10 THWN STRANDED	#10 STRANDED
STD 203-C	#10 THWN STRANDED	#10 STRANDED
STD 203-D	#10 THWN STRANDED	#10 STRANDED

*** NOTE**

TERMINATE GROUND CONDUCTOR IN FIXTURE USING APPROPRIATE THOMAS & BETTS 'STA-KON' BRAND, SERIES 'C10', OR APPROVED EQUAL, NON-INSULATED FORK TERMINAL.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 205-L

APP. [signature] 51568 11/24/2020
CITY ENGINEER RCE DATE

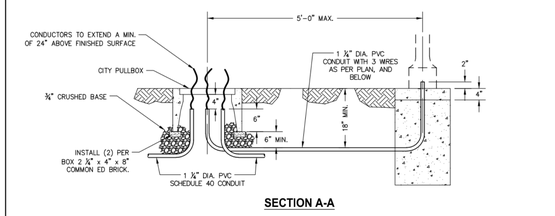
NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

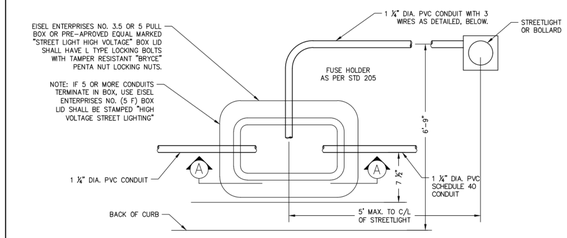
DRAWN: M. ELIAS
DATE: 11/3/2020

CIRCUIT SPLICING, FUSE HOLDER & WIRING DETAIL

STANDARD DRAWING NO. 205
SHEET 1 OF 1



SECTION A-A



TYPICAL PULL BOX REQUIRED AT EACH LIGHT STANDARD

GENERAL NOTES

1. ALL CONDUIT SHALL BE 1 ¼" DIA. P.V.C., SCHEDULE 40, UNLESS SPECIFIED OTHERWISE, PER PLAN.
2. SEE STD 205 FOR FUSE HOLDER & WIRING DETAILS.
3. AFTER CONDUCTORS ARE INSTALLED, ALL CONDUIT ENDS SHALL BE SEALED WITH DUCT SEAL OR PRE-APPROVED EQUAL.
4. NO CONDUIT RUN SHALL BE GREATER THAN 180' BETWEEN PULL BOXES, UNLESS OTHERWISE APPROVED BY THE CITY.
5. NO MORE THAN TWO (2) 90° BENDS BETWEEN PULL BOXES, UNLESS OTHERWISE APPROVED BY THE CITY.
6. PULL BOXES SHALL NOT BE INSTALLED IN DRIVEWAYS, RAMPS OR BETWEEN THE B.C.R. & E.C.R.

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 204-L

APP. [signature] 51568 11/24/2020
CITY ENGINEER RCE DATE

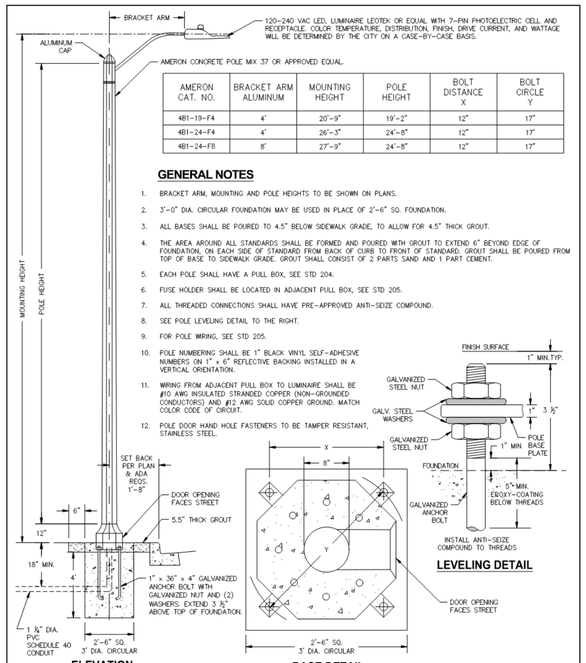
NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: M. ELIAS
DATE: 11/3/2020

PULL BOX DETAILS

STANDARD DRAWING NO. 204
SHEET 1 OF 1



AMERON CAT. NO.	BRACKET ARM ALUMINUM	MOUNTING HEIGHT	POLE HEIGHT	BOLT DISTANCE X	BOLT CIRCLE Y
4B1-19-F4	4'	20'-9"	19'-2"	12"	17"
4B1-24-F4	4'	26'-3"	24'-8"	12"	17"
4B1-24-F8	8'	27'-9"	24'-8"	12"	17"

GENERAL NOTES

1. BRACKET ARM, MOUNTING AND POLE HEIGHTS TO BE SHOWN ON PLANS.
2. 3'-0" DIA. CIRCULAR FOUNDATION MAY BE USED IN PLACE OF 2'-6" SQ. FOUNDATION.
3. ALL BASES SHALL BE POURED TO 4.5" BELOW SIDEWALK GRADE, TO ALLOW FOR 4.5" THICK GROUT.
4. THE AREA AROUND ALL STANDARDS SHALL BE FORMED AND POURED WITH GROUT TO EXTEND 6" BEYOND EDGE OF FOUNDATION, ON EACH SIDE OF STANDARD FROM BACK OF CURB TO FRONT OF STANDARD. GROUT SHALL BE POURED FROM TOP OF BASE TO SIDEWALK GRADE. GROUT SHALL CONSIST OF 2 PARTS SAND AND 1 PART CEMENT.
5. EACH POLE SHALL HAVE A PULL BOX, SEE STD 204.
6. FUSE HOLDER SHALL BE LOCATED IN ADJACENT PULL BOX, SEE STD 205.
7. ALL THREADED CONNECTIONS SHALL HAVE PRE-APPROVED ANTI-SEIZE COMPOUND.
8. SEE POLE LEVELING DETAIL TO THE RIGHT.
9. FOR POLE WIRING, SEE STD 205.
10. POLE NUMBERING SHALL BE 1" BLACK VINYL SELF-ADHESIVE NUMBERS ON 1" x 6" REFLECTIVE BACKING INSTALLED IN A VERTICAL ORIENTATION.
11. WIRING FROM ADJACENT PULL BOX TO LUMINAIRE SHALL BE #10 AWG INSULATED STRANDED COPPER (NON-GROUNDED CONDUCTORS) AND #12 AWG SOLID COPPER GROUND. MATCH COLOR CODE OF CIRCUIT.
12. POLE DOOR HAND HOLE FASTENERS TO BE TAMPER RESISTANT, STAINLESS STEEL.

LEVELING DETAIL

ELEVATION

BASE DETAIL

FORMER CITY STANDARD PLAN NUMBER (2004 EDITION): STD 200-L

APP. [signature] 51568 11/24/2020
CITY ENGINEER RCE DATE

NO.	DATE	DESCRIPTION OF REVISIONS

CITY OF NEWPORT BEACH DEPARTMENT OF PUBLIC WORKS

DRAWN: M. ELIAS
DATE: 11/3/2020

LIGHT STANDARD TYPE 1

STANDARD DRAWING NO. 200-A
SHEET 1 OF 1

REGISTERED PROFESSIONAL ENGINEER
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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

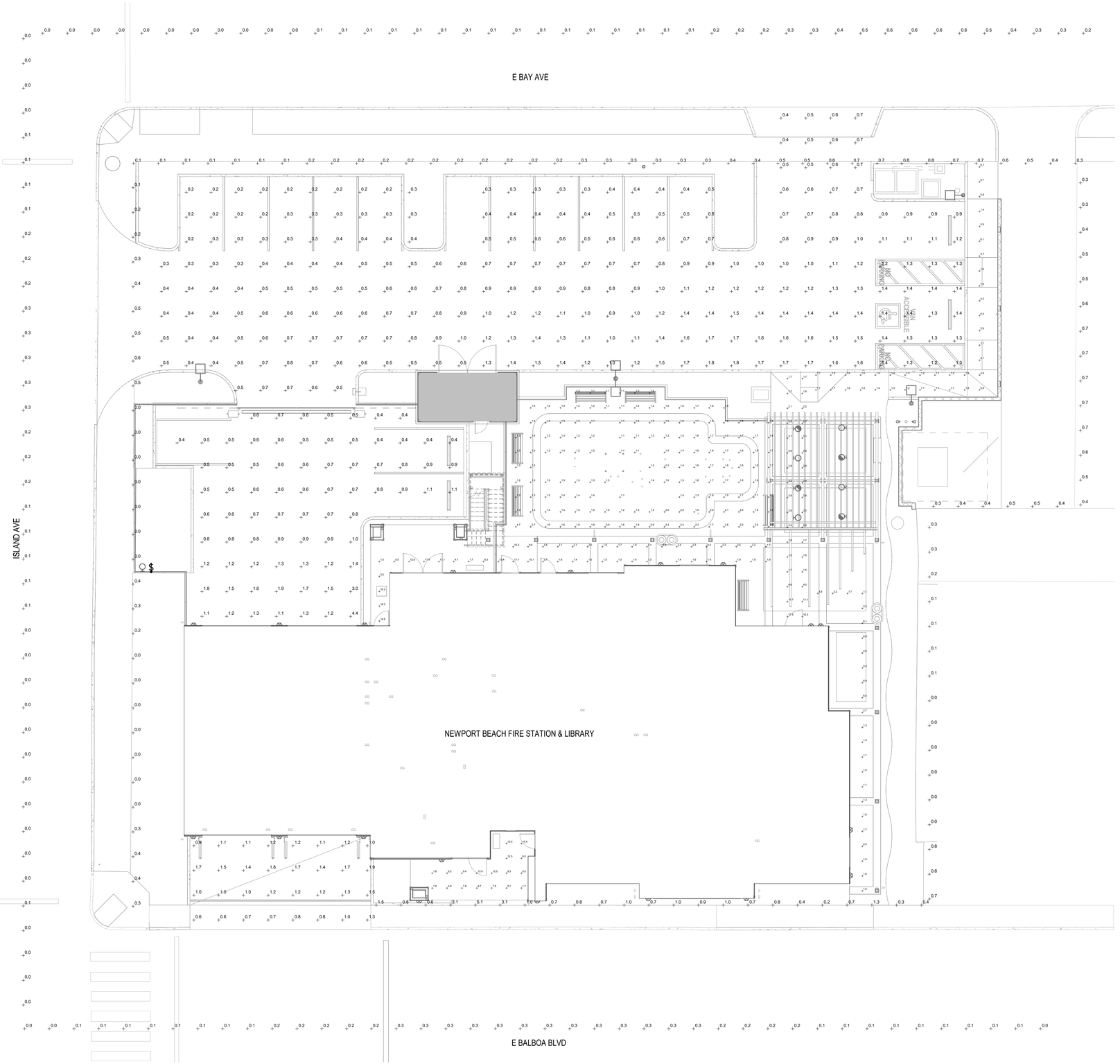
230101

SHEET TITLE:

LIGHTING DETAILS

SHEET NUMBER:

E3.5



Statistics

Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
APPARATUS SOUTH	+	1.2 fc	1.9 fc	3.2:1	2.0:1	0.6 fc
FIRESTATION ENTRY	+	7.8 fc	13.9 fc	8.2:1	4.6:1	1.7 fc
PARKING	+	0.8 fc	1.8 fc	9.0:1	4.0:1	0.2 fc
PARKING ENTRY PATH	+	4.0 fc	17.5 fc	11.7:1	2.7:1	1.5 fc
PLAYGROUND	+	1.5 fc	4.7 fc	5.9:1	1.9:1	0.8 fc
PROP. LINE	+	0.2 fc	0.6 fc	N/A	N/A	0.0 fc
SCOPE PERIMETER		0.4 fc	5.1 fc	N/A	N/A	0.0 fc
WALIKG PATH NORTH	+	4.9 fc	18.3 fc	14.1:1	3.8:1	1.3 fc
WALKING PAD (PARKING)	+	2.1 fc	6.4 fc	9.1:1	3.0:1	0.7 fc
WALKING PATH - EAST	+	2.8 fc	6.9 fc	6.9:1	2.8:1	1.0 fc
APARATUS NORTH	+	0.9 fc	4.4 fc	11.0:1	2.3:1	0.4 fc

0' 4' 8' 16' 32'

Scale: 1/8" = 1'-0" (1:96)

1 / E4.1 LIGHTING SITE PLAN - PHOTOMETRICS
SCALE: 1" = 10'-0"

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
EXP. 03/31/27
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STATE OF CALIFORNIA

005-150

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DESCRIPTION:	DATE:
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PROJECT NUMBER:

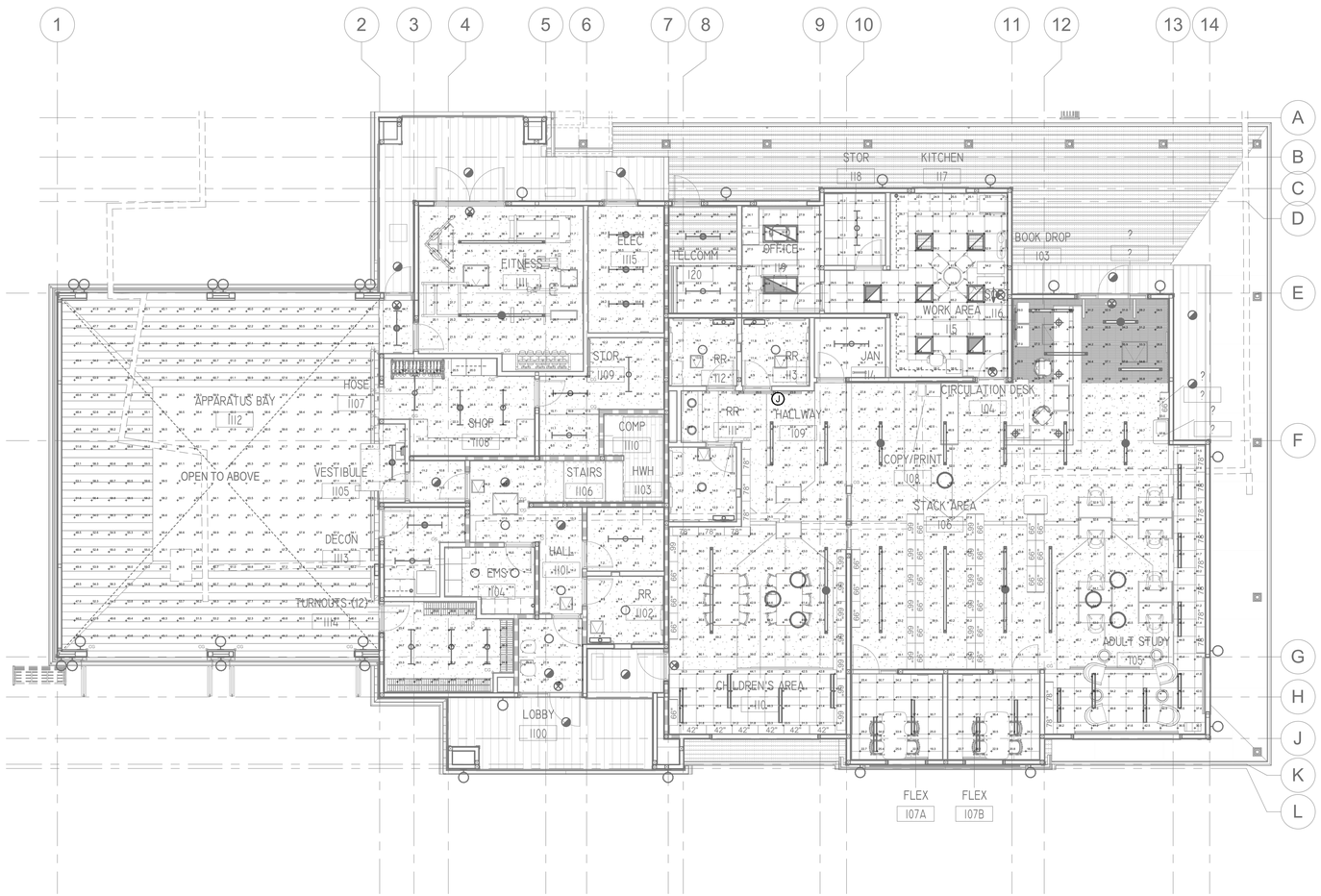
230101

SHEET TITLE:

LIGHTING SITE PLAN - PHOTOMETRICS

SHEET NUMBER:

E4.1



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADULT STUDY 105	+	44.5 fc	64.7 fc	30.7 fc	2.1:1	1.4:1
APP BAY 1112	+	55.3 fc	68.1 fc	36.1 fc	1.9:1	1.5:1
BOOKSHELF (ADULT STUDY)	+	26.3 fc	34.1 fc	20.3 fc	1.7:1	1.3:1
BOOKSHELF (CHILDREN'S AREA)	+	20.2 fc	23.2 fc	17.4 fc	1.3:1	1.2:1
BOOKSHELF (CHILDREN'S AREA)	+	18.1 fc	24.8 fc	15.7 fc	1.6:1	1.2:1
BOOKSHELF (CHILDREN'S AREA)	+	20.6 fc	25.8 fc	16.2 fc	1.6:1	1.3:1
BOOKSHELF (CHILDREN'S AREA)	+	19.9 fc	27.8 fc	14.1 fc	2.0:1	1.4:1
BOOKSHELF (CHILDREN'S AREA)	+	20.4 fc	21.1 fc	19.2 fc	1.1:1	1.1:1
BOOKSHELF (CHILDREN'S AREA)	+	23.0 fc	28.2 fc	19.3 fc	1.5:1	1.2:1
BOOKSHELF (STACK AREA)	+	17.3 fc	28.7 fc	9.1 fc	3.2:1	1.9:1
BOOKSHELF (STACK AREA)	+	20.9 fc	36.1 fc	10.2 fc	3.5:1	2.0:1
BOOKSHELF (STACK AREA)	+	24.3 fc	37.2 fc	16.2 fc	2.3:1	1.5:1
BOOKSHELF (STACK AREA)	+	23.1 fc	36.0 fc	15.5 fc	2.3:1	1.5:1
BOOKSHELF (STACK AREA)	+	17.8 fc	21.9 fc	16.2 fc	1.4:1	1.1:1
BOOKSHELF (STACK AREA)	+	20.1 fc	33.6 fc	10.6 fc	3.2:1	1.9:1
BOOKSHELF (STACK AREA)	+	23.0 fc	34.9 fc	15.9 fc	2.2:1	1.4:1
CHILDREN'S AREA 110	+	39.8 fc	64.1 fc	22.5 fc	2.8:1	1.8:1
CIRCULATION DESK 104	+	40.6 fc	53.9 fc	26.9 fc	2.0:1	1.5:1
COPY/PRINT 108	+	35.2 fc	44.4 fc	27.1 fc	1.6:1	1.3:1
DECON 1113	+	31.9 fc	39.5 fc	17.9 fc	2.2:1	1.8:1
ELEC 1115	+	30.4 fc	38.9 fc	21.9 fc	1.8:1	1.4:1
EMS 1104	+	15.7 fc	18.7 fc	13.1 fc	1.4:1	1.2:1
FITNESS 1111	+	29.9 fc	41.6 fc	17.7 fc	2.4:1	1.7:1
FLEX 107A	+	31.4 fc	41.1 fc	19.3 fc	2.1:1	1.6:1
FLEX 107B	+	29.9 fc	37.1 fc	18.3 fc	2.0:1	1.6:1
FS LOBBY 1100	+	20.8 fc	27.9 fc	14.3 fc	2.0:1	1.5:1
HALL 1103	+	15.0 fc	21.3 fc	10.2 fc	2.1:1	1.5:1
HALLWAY 109	+	28.3 fc	37.5 fc	20.5 fc	1.8:1	1.4:1
HOSE 1107/SHOP 1108	+	20.3 fc	24.5 fc	15.1 fc	1.6:1	1.3:1
HWH 1102	+	8.6 fc	9.6 fc	7.2 fc	1.3:1	1.2:1
JAN 114	+	17.6 fc	21.0 fc	14.3 fc	1.5:1	1.2:1
KITCHEN 117 / WORK AREA 115	+	46.1 fc	65.3 fc	19.6 fc	3.3:1	2.4:1
LOBBY 100	+	35.0 fc	41.9 fc	24.5 fc	1.7:1	1.4:1
OFFICE 119	+	28.8 fc	34.3 fc	23.8 fc	1.4:1	1.2:1
RR 111	+	10.9 fc	14.0 fc	6.1 fc	2.3:1	1.8:1
RR 112	+	11.1 fc	14.1 fc	6.7 fc	2.1:1	1.7:1
RR 113	+	11.1 fc	14.1 fc	6.9 fc	2.0:1	1.6:1
RR 1101	+	8.5 fc	9.5 fc	7.2 fc	1.3:1	1.2:1
SELF CHECK 101/HOLDS 102	+	33.8 fc	37.8 fc	30.7 fc	1.2:1	1.1:1
STACK AREA 106	+	40.3 fc	65.1 fc	18.1 fc	3.6:1	2.2:1
STORAGE 118	+	17.6 fc	21.3 fc	14.9 fc	1.4:1	1.2:1
STORAGE 1109	+	16.8 fc	22.8 fc	7.3 fc	3.1:1	2.3:1
TELECOM 120	+	39.0 fc	46.1 fc	30.0 fc	1.5:1	1.3:1
TURNOUTS 1114	+	27.2 fc	33.7 fc	20.3 fc	1.7:1	1.3:1
VESTIBULE 1105	+	10.9 fc	11.2 fc	10.7 fc	1.0:1	1.0:1

0' 4' 8' 16' 32'

Scale: 1/8" = 1'-0" (1:96)

1 / E4.2 LIGHTING FIRST FLOOR PLAN - PHOTOMETRICS
SCALE: 1/8" = 1'-0"

BE REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

005-150

coar DESIGN GROUP
9640 GRANITE RIDGE DR, SUITE 130
SAN DIEGO, CA 92123
619.698.5177 | www.coargroup.com

BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

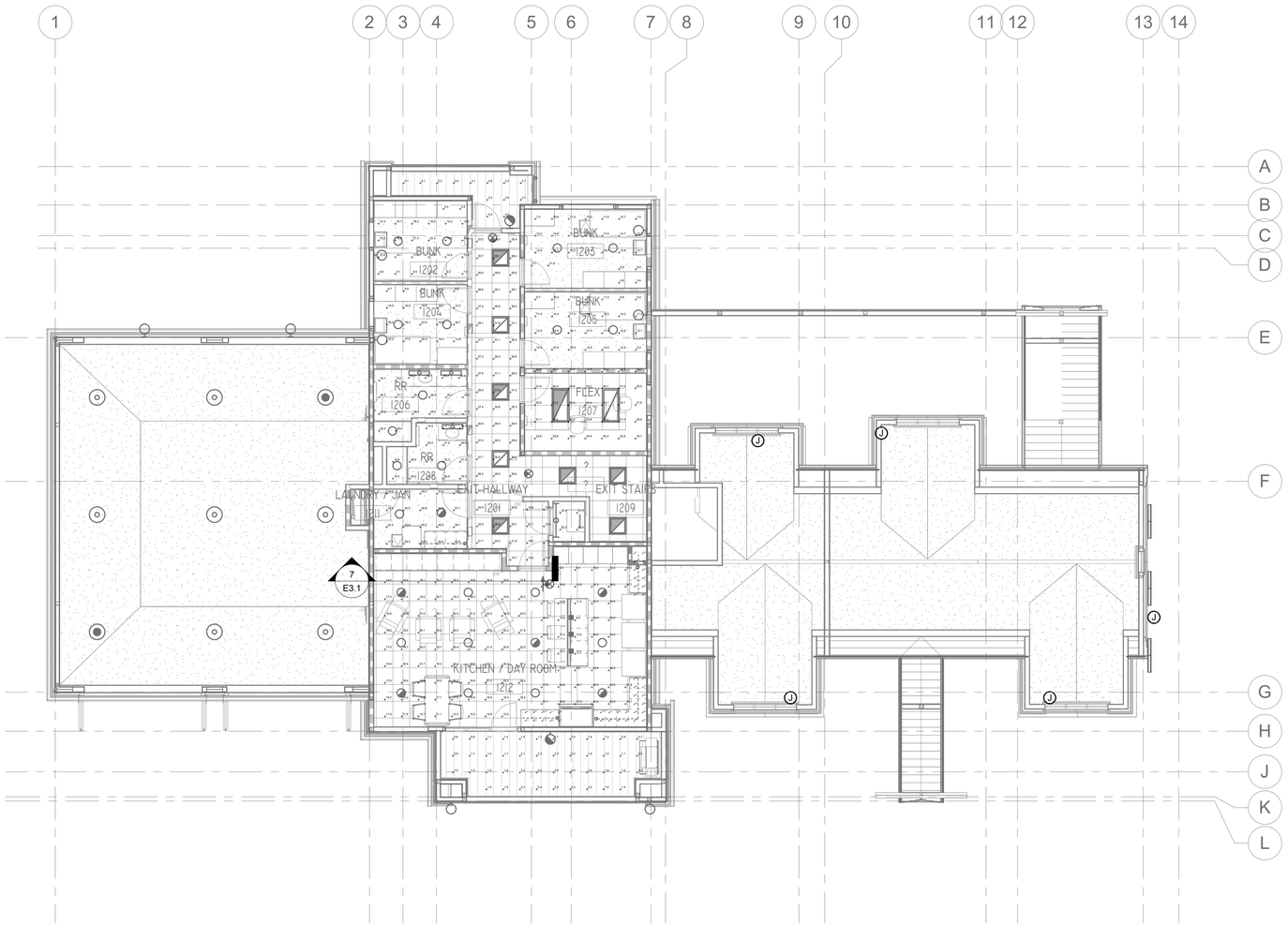
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
LIGHTING FIRST FLOOR PLAN - PHOTOMETRICS

SHEET NUMBER:
E4.2



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUNK 1203	+	13.0 fc	21.4 fc	0.9 fc	23.8:1	14.4:1
BUNK 1204	+	15.3 fc	23.9 fc	8.6 fc	2.8:1	1.8:1
BUNK 1205	+	12.5 fc	21.5 fc	0.6 fc	35.8:1	20.8:1
DAYROOM 1212	+	18.7 fc	25.2 fc	11.1 fc	2.3:1	1.7:1
FLEX 1207	+	36.5 fc	64.0 fc	16.7 fc	3.8:1	2.2:1
HALL 1201	+	26.3 fc	31.8 fc	10.7 fc	3.0:1	2.5:1
KITCHEN 1212	+	27.9 fc	74.7 fc	6.4 fc	11.7:1	4.4:1
KITCHEN COUNTER	+	80.5 fc	102.7 fc	43.2 fc	2.4:1	1.9:1
LAUNDRY JAN 1211	+	31.5 fc	49.9 fc	17.1 fc	2.9:1	1.8:1
PATIO (FRONT)	+	1.6 fc	2.6 fc	0.7 fc	3.7:1	2.3:1
PATIO (REAR)	+	2.2 fc	3.6 fc	0.1 fc	36.0:1	22.0:1
RR 1206	+	23.0 fc	32.4 fc	8.2 fc	4.0:1	2.8:1
RR 1208	+	21.3 fc	27.9 fc	13.9 fc	2.0:1	1.5:1
STORAGE 1210	+	22.3 fc	23.9 fc	20.9 fc	1.1:1	1.1:1
BUNK 1202	+	14.2 fc	22.4 fc	6.6 fc	3.4:1	2.2:1

0' 4' 8' 16' 32'

Scale: 1/8" = 1'-0" (1:96)

1 E4.3 LIGHTING SECOND FLOOR PLAN - PHOTOMETRICS
SCALE: 1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
ELECTRICAL
STATE OF CALIFORNIA

005-150

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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

LIGHTING SECOND FLOOR PLAN - PHOTOMETRICS

SHEET NUMBER:

E4.3

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
APP BAY 1112	+	1.3 fc	4.6 fc	0.3 fc	15.3:1	4.3:1
CHILDREN'S AREA 110	+	3.2 fc	7.2 fc	0.9 fc	8.0:1	3.6:1
CIRCULATION DESK 104	+	2.1 fc	2.9 fc	0.8 fc	3.6:1	2.6:1
COPY/PRINT 108	+	3.7 fc	4.5 fc	2.8 fc	1.6:1	1.3:1
ELEC 1115	+	7.8 fc	9.0 fc	6.2 fc	1.5:1	1.3:1
FIRE STATION LOBBY EXTERIOR LANDING	+	2.4 fc	3.1 fc	0.8 fc	3.9:1	3.0:1
FLEX 107A	+	3.4 fc	4.7 fc	2.1 fc	2.2:1	1.6:1
FLEX 107B	+	3.2 fc	4.7 fc	1.8 fc	2.6:1	1.8:1
HALL 1103	+	2.8 fc	4.5 fc	0.3 fc	15.0:1	9.3:1
HALLWAY 109	+	1.3 fc	3.3 fc	0.3 fc	11.0:1	4.3:1
HOSE 1107/SHOP 1108	+	2.6 fc	3.7 fc	1.6 fc	2.3:1	1.6:1
KITCHEN 117 / WORK AREA 115	+	4.9 fc	7.0 fc	2.6 fc	2.7:1	1.9:1
LIBRARY LOBBY EXTERIOR LANDING	+	2.4 fc	3.2 fc	0.9 fc	3.6:1	2.7:1
LOBBY 100	+	7.6 fc	12.0 fc	4.5 fc	2.7:1	1.7:1
LOBBY 1100	+	2.9 fc	3.7 fc	1.4 fc	2.6:1	2.1:1
OFFICE 119	+	4.2 fc	5.6 fc	2.3 fc	2.4:1	1.8:1
STACK AREA 106	+	4.5 fc	14.8 fc	0.6 fc	24.7:1	7.5:1
TELECOM 120	+	3.9 fc	5.3 fc	2.2 fc	2.4:1	1.8:1
TURNOUTS 1114	+	2.5 fc	4.1 fc	1.0 fc	4.1:1	2.5:1
VESTIBULE 1105	+	4.0 fc	4.1 fc	3.9 fc	1.1:1	1.0:1
ADULT STUDY 105	+	3.5 fc	6.0 fc	1.2 fc	5.0:1	2.9:1

0' 4' 8' 16' 32'

Scale: 1/8" = 1'-0" (1:96)

1 E4.4 LIGHTING FIRST FLOOR PLAN - EM PHOTOMETRICS
SCALE: 1/8" = 1'-0"

BE REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
ELECTRICAL
STATE OF CALIFORNIA

005-150

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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

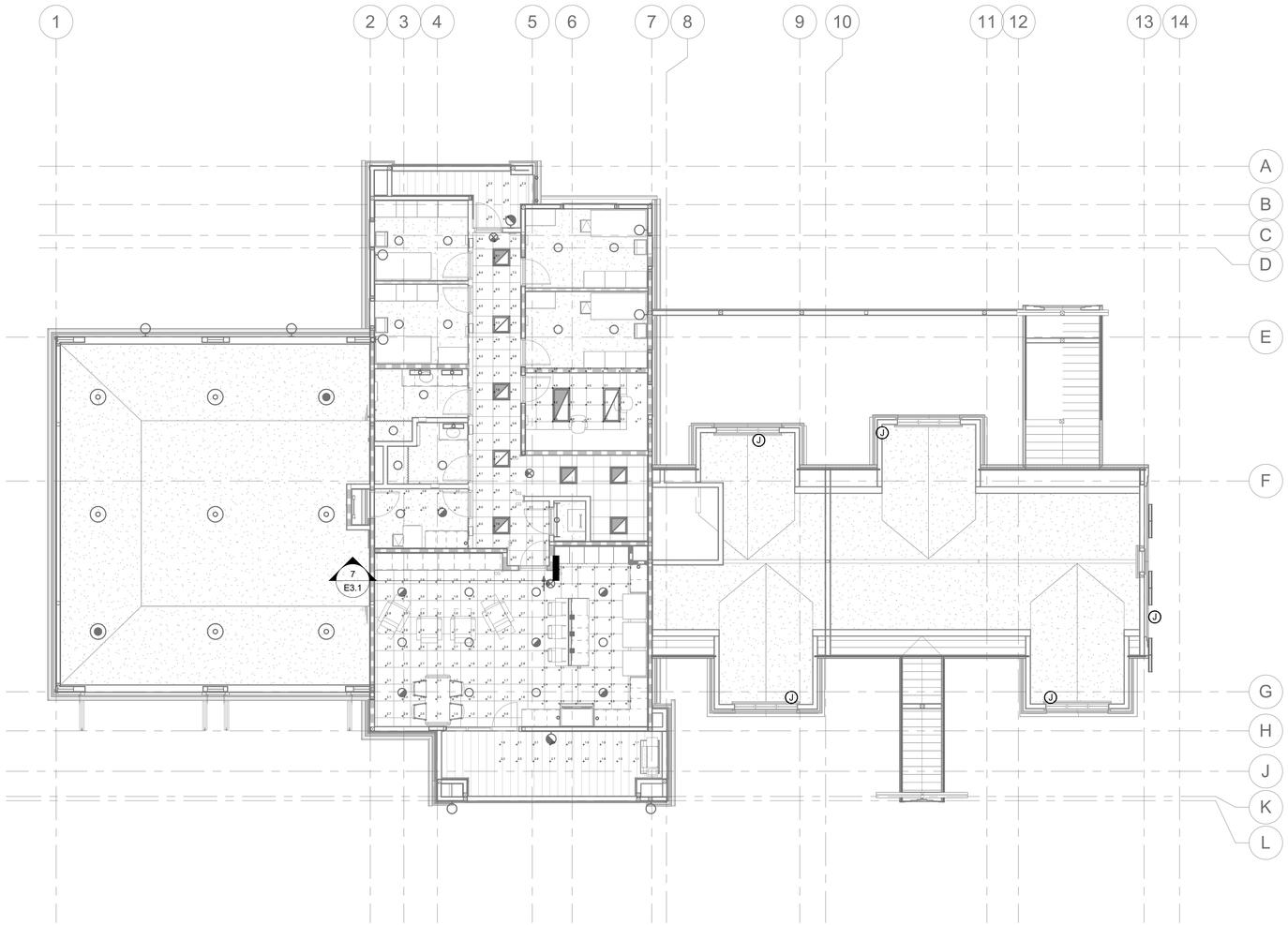
230101

SHEET TITLE:

LIGHTING FIRST FLOOR PLAN - EM PHOTOMETRICS

SHEET NUMBER:

E4.4



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DAYROOM 1212	+	2.2 fc	3.4 fc	0.9 fc	3.8:1	2.4:1
FLEX 1207	+	3.5 fc	5.2 fc	1.6 fc	3.3:1	2.2:1
HALL 1201	+	5.7 fc	8.1 fc	3.0 fc	2.7:1	1.9:1
KITCHEN 1212	+	2.8 fc	3.8 fc	1.8 fc	2.1:1	1.6:1
LAUNDRY JAN 1211	+	2.6 fc	3.5 fc	1.6 fc	2.2:1	1.6:1
PATIO (FRONT)	+	2.0 fc	2.8 fc	1.1 fc	2.5:1	1.8:1
PATIO (REAR)	+	2.5 fc	2.8 fc	2.3 fc	1.2:1	1.1:1

0' 4' 8' 16' 32'
Scale: 1/8" = 1'-0" (1:96)

1 E4.5 LIGHTING SECOND FLOOR PLAN - EM PHOTOMETRICS
SCALE: 1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
ELECTRICAL
STATE OF CALIFORNIA

005-150

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BRELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

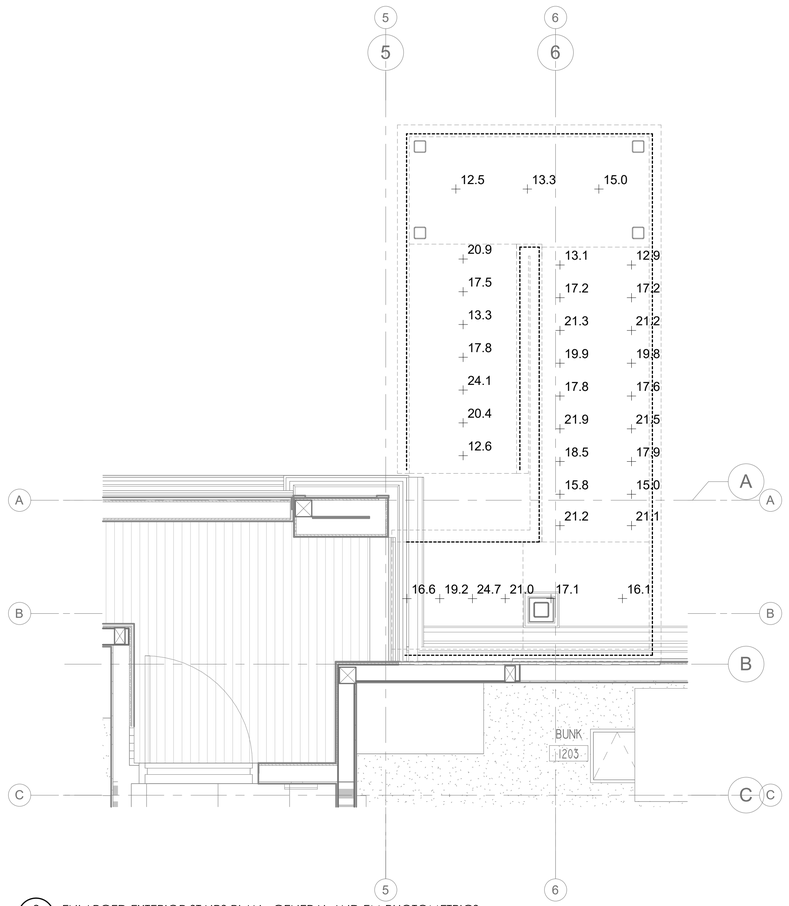
DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
LIGHTING SECOND FLOOR PLAN - EM PHOTOMETRICS

SHEET NUMBER:
E4.5



2 E4.6 ENLARGED EXTERIOR STAIRS PLAN - GENERAL AND EM PHOTOMETRICS
SCALE: 1/2" = 1'-0"

1 E4.6 ENLARGED INTERIOR STAIRS PLAN - GENERAL AND EM PHOTOMETRICS
SCALE: 1/2" = 1'-0"

Exterior Stairs Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LANDING TOP	+	16.6 fc	17.1 fc	16.1 fc	1.1:1	1.0:1
STAIR LOWER		18.1 fc	24.1 fc	12.6 fc	1.9:1	1.4:1
STAIR MID		18.4 fc	21.9 fc	12.9 fc	1.7:1	1.4:1
STAIR TOP		20.4 fc	24.7 fc	16.6 fc	1.5:1	1.2:1
LANDING LOWER	+	13.6 fc	15.0 fc	12.5 fc	1.2:1	1.1:1

Interior Stairs Statistics

Description	Symbol	Avg	Min	Max	Max/Min	Avg/Min
STAIR LOWER		14.9 fc	10.8 fc	22.1 fc	2.0:1	1.4:1
STAIR TOP		21.4 fc	12.8 fc	31.8 fc	2.5:1	1.7:1
LANDING	+	14.1 fc	11.6 fc	16.3 fc	1.4:1	1.2:1

0' 1' 2' 4' 8'
Scale: 1/2" = 1'-0" (1:24)

REGISTERED PROFESSIONAL ENGINEER
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No. E 21090
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BELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

ENLARGED STAIR PLANS - PHOTOMETRICS

SHEET NUMBER:

E4.6

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 3 of 10)**
	Date Prepared:	7/25/2025

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
P2	P2	No	NA	67	Mfr. Spec	1	No	67	☐	☐
P2E	P2E	No	NA	67	Mfr. Spec	1	No	67	☐	☐
P3	P3	No	NA	20	Mfr. Spec	3	No	60	☐	☐
P4A	P4A	No	NA	121	Mfr. Spec	4	No	484	☐	☐
P4AE	P4AE	No	NA	121	Mfr. Spec	2	No	242	☐	☐
P4B	P4B	No	NA	61	Mfr. Spec	5	No	305	☐	☐
P4BE	P4BE	No	NA	61	Mfr. Spec	2	No	122	☐	☐
P5	P5	No	NA	12	Mfr. Spec	6	No	72	☐	☐
P6A	P6A	No	NA	15	Mfr. Spec	2	No	30	☐	☐
P6B	P6B	No	NA	15	Mfr. Spec	2	No	30	☐	☐
P7	P7	No	NA	24	Mfr. Spec	3	No	72	☐	☐
P7E	P7E	No	NA	24	Mfr. Spec	1	No	24	☐	☐
PS1	PS1	No	NA	41	Mfr. Spec	1	No	41	☐	☐
PS1E	PS1E	No	NA	41	Mfr. Spec	1	No	41	☐	☐
R1	R1	No	NA	27	Mfr. Spec	7	No	189	☐	☐
R1E	R1E	No	NA	27	Mfr. Spec	5	No	135	☐	☐
R3	R3	No	NA	14	Mfr. Spec	21	No	294	☐	☐
R3E	R3E	No	NA	14	Mfr. Spec	11	No	154	☐	☐
R4	R4	No	NA	39	Mfr. Spec	2	No	78	☐	☐
R4E	R4E	No	NA	39	Mfr. Spec	2	No	78	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 2 of 10)**
	Date Prepared:	7/25/2025

C. COMPLIANCE RESULTS

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

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04		05	06	07		08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)		**Total Allowed** (Watts)	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)		**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned		3,787.9	0		=	3,788	≥ 3,289	0	=	3289	COMPLIES
Unconditioned		1,425.8	0		=	1,426	≥ 1,399	0	=	1399	COMPLIES
Controls Compliance (See Table H for Details)											COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 1 of 10)**
Project Address: 110 E Balboa Blvd	**Date Prepared:**	6/13/2025

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	Newport Beach	04	Total Conditioned Floor Area (ft²)	5,493
02	Climate Zone	6	05	Total Unconditioned Floor Area (ft²)	2,482
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Commercial Industrial ● Gymnasium ● Hotel/Motel ● Library ● Office ● Support Areas ● All Other Occupancies

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 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	**Conditioned Spaces**		**Unconditioned Spaces**	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	5493	Area Category Method	2482
☐ New Lighting System - Parking Garage				
Total Area of Work (ft²)	5493		2482	

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 6 of 10)**
	Date Prepared:	7/25/2025

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

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
RESTROOM	Restroom	0.65	210	136.5	No	No
LAUNDRY	Laundry	0.45	80	36	No	No
KITCHEN	Kitchen/ Food Preparation	0.55	252	138.6	No	No
DAYROOM	Convention, Conference, Multipurpose and Meeting Center	0.75	414	310.5	No	No
HALLWAY	Corridor	0.4	418	167.2	No	No
STAIRS	Stairwell	0.6	220	132	No	No
LOBBY	Main Entry Lobby	0.7	63	44.1	No	No
FITNESS	Exercise Center Gymnasium	0.5	350	175	No	No
OFFICE	Office (<=250 square feet)	0.65	136	88.4	No	No
STACKS	Library - Stacks	1	585	585	No	No
READING	Library - Reading Area	0.8	1,246	996.8	No	No
CONFERENCE	Convention, Conference, Multipurpose and Meeting Center	0.75	214	160.5	No	No
OFFICE	Office (<=250 square feet)	0.65	323	210	No	No
KITCHEN	Kitchen/ Food Preparation	0.55	122	67.1	No	No
RESTROOM	Restroom	0.65	193	125.4	No	No
LOBBY	Main Entry Lobby	0.7	370	259	No	No
TELCOMM	Copy Room	0.7	98	68.6	No	No
HALLWAY	Corridor	0.4	123	49.2	No	No
COPY	Copy Room	0.5	76	38	No	No
		TOTALS:	5,493	3,787.9	See Tables J, or P for detail	

Unconditioned 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

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 5 of 10)**
	Date Prepared:	7/25/2025

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	Pass	Fail
Required >= 4,000W subject to multilevel	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Skylit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
Whole Building	All Other Space Types	Readily Accessible	Dimmer	See Building Level	Included	Included	No	☐	☐
					13				
					Plan Sheet Showing Daylit Zones:				

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 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

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 4 of 10)**
	Date Prepared:	7/25/2025

F. INDOOR LIGHTING FIXTURE SCHEDULE

R5	R5	No	NA	30	Mfr. Spec	15	No	450	☐	☐
R6E	R6E	No	NA	16	Mfr. Spec	3	No	48	☐	☐
UC	UC	No	NA	3	Mfr. Spec	16	No	48	☐	☐
W1	W1	No	NA	18	Mfr. Spec	7	No	126	☐	☐
W3E	W3E	No	NA	8	Mfr. Spec	4	No	32	☐	☐
							Total Designed Watts: CONDITIONED SPACES	3,289		

Designed Wattage: Unconditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
P1A	P1A	No	NA	70	Mfr. Spec	5	No	350	☐	☐
P1A-E	P1A-E	No	NA	70	Mfr. Spec	2	No	140	☐	☐
P1B	P1B	No	NA	70	Mfr. Spec	2	No	140	☐	☐
PS1	PS1	No	NA	41	Mfr. Spec	2	No	82	☐	☐
R3	R3	No	NA	14	Mfr. Spec	2	No	28	☐	☐
S1A	S1A	No	NA	30	Mfr. Spec	4	No	120	☐	☐
S1AE	S1AE	No	NA	30	Mfr. Spec	4	No	120	☐	☐
S1B	S1B	No	NA	41	Mfr. Spec	7	No	287	☐	☐
S1BE	S1BE	No	NA	41	Mfr. Spec	3	No	123	☐	☐
SWB	SWB	No	NA	15	Mfr. Spec	3	Exempt	na	☐	☐
UC	UC	No	NA	3	Mfr. Spec	3	No	9	☐	☐
							Total Designed Watts: UNCONDITIONED SPACES	1,399		

[1] FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

[2] Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

REGISTERED PROFESSIONAL ENGINEER ANTON NATHANSON No. E 21090 Exp. 03/31/27 ELECTRICAL STATE OF CALIFORNIA
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
TITLE 24

SHEET NUMBER:
E5.1

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Whole Building Time Switch;
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	Whole Building;
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	Whole Building Demand Response;

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

STORAGE	All Other Space Types	0.4	292	116.8	No	No
SHOP	General Commercial Industrial Work AreaLow Bay	0.6	150	90	No	No
LOCKER	Locker/Dressing Room	0.45	145	65.2	No	No
ELEC RM	Electrical Mechanical Telephone Room	0.4	130	52	No	No
APP BAY	General Commercial Industrial Work Area High Bay	0.65	1,567	1,018.6	No	No
LAUNDRY	Laundry	0.45	80	36	No	No
STORAGE	All Other Space Types	0.4	118	47.2	No	No
		TOTALS:	2,482	1,425.8	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv														Compliance Results		
01		02		03		04		05		06		07		08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
583	+	---	+	---	+	---	+	321.6	OR	---	=	905	≥	813	COMPLIES
Shielding Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															Not applicable

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	Newport Beach	04	Total Illuminated Hardscape Area (ft²)	10456
02	Climate Zone	6			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☒ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☐ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				

● Commercial Industrial ● Gymnasium ● Hotel/Motel ● Library ● Office ● Support Areas ● All Other Occupancies

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02		
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6		
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes	○ No
03	04	05	
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method	
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%			

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: ANTON NATHANSON	Documentation Author Signature: A. Nathanson
Company: ELEN Consulting Inc	Signature Date: 2025-07-25
Address: 5473 Kearny Villa Road, Suite 200	CEA/ HERS Certification Identification (if applicable): E21090
City/State/Zip: San Diego CA 92123	Phone: 619-550-1085

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Anton Nathanson	Responsible Designer Signature: A. Nathanson
Company: ELEN Consulting, Inc.	Date Signed: 2025-07-25
Address: 5473 Kearny Villa Rd Ste 200	License: E21090
City/State/Zip: San Diego CA 92123	Phone: 619.550.1085

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:

230101

SHEET TITLE:

TITLE 24

SHEET NUMBER:

E5.2

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
SW2	SW2	☐ Linear	3	Mfr. Spec	4	New	☐	12	NA: < 6200 lumens	☐	☐
SW2E	SW2E	☐ Linear	3	Mfr. Spec	4	New	☐	12	NA: < 6200 lumens	☐	☐
SWB	SWB	☐ Linear	15	Mfr. Spec	3	New	☐	45	NA: < 6200 lumens	☐	☐
SWFA	SWFA	☐ Linear	42	Mfr. Spec	2	New	☐	84	NA: < 6200 lumens	☐	☐
SWFB	SWFB	☐ Linear	21	Mfr. Spec	1	New	☐	21	NA: < 6200 lumens	☐	☐
SWR	SWR	☐ Linear	16	Mfr. Spec	1	New	☒	---	NA: < 6200 lumens	☐	☐
							Total Design Watts:	813			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
										Pass	Fail
HR-E	HR-E	☐ Linear	2	Mfr. Spec	17	New	☒	---	NA: < 6200 lumens	☐	☐
SF1	SF1	☐ Linear	57	Mfr. Spec	2	New	☒	---	NA: < 6200 lumens	☐	☐
SF2	SF2	☐ Linear	44	Mfr. Spec	2	New	☒	---	NA: < 6200 lumens	☐	☐
SP1	SP1	☐ Linear	25	Mfr. Spec	2	New	☐	50	NA: < 6200 lumens	☐	☐
SP2	SP2	☐ Linear	38	Mfr. Spec	3	New	☐	114	NA: < 6200 lumens	☐	☐
SR1-E	SR1-E	☐ Linear	14	Mfr. Spec	8	New	☐	112	NA: < 6200 lumens	☐	☐
SR2E	SR2E	☐ Linear	11	Mfr. Spec	3	New	☐	33	NA: < 6200 lumens	☐	☐
SW1	SW1	☐ Linear	15	Mfr. Spec	20	New	☐	300	NA: < 6200 lumens	☐	☐
SW1E	SW1E	☐ Linear	15	Mfr. Spec	2	New	☐	30	NA: < 6200 lumens	☐	☐

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

GENERATOR YARD	ServiceStationHardscape	357	0.1	24.3	SWFB	21	1	21	21
							Total Design Watts for this Area:	21	
								Total Allowance (Watts) All Areas:	321.6

[1] *FOOTNOTES: See Table 140.7-B /Table 170.2-S for rules for calculating the specific areas (ft^2) for these additional lighting allowances.*
[2] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B /Table 170.2-S. More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
		CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
Area Description	Specific Area Type per Table 140.7-B	Specific Area (ft^2)[1]	Allowed Density (W/ft^2)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
PLAYGROUND CANOPY	NonSalesCanopy	602	0.1	82.5	SW2	3	4	12	24
					SW2E	3	4	12	
					Total Design Watts for this Area:			24	
FS MAIN ENTRY	NonSalesCanopy	239	0.1	32.7	SR1-E	14	2	28	32.7
					SW1	15	1	15	
					Total Design Watts for this Area:			43	
PATIO 1200	NonSalesCanopy	72	0.1	9.9	SW1E	15	1	15	9.9
					Total Design Watts for this Area:			15	
PATIO 2 1213	NonSalesCanopy	190	0.1	26	SW1E	15	1	15	15
					Total Design Watts for this Area:			15	
BLDG CANOPY	NonSalesCanopy	1790	0.1	245.2	SW1	15	9	135	219
					SR1-E	14	6	84	
					Total Design Watts for this Area:			219	

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☒ Per Specific Area Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			
Area Description	Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
BLDG EXTERIOR	1520	0.019	28.9	428	0.2	64.2	93
PARKING	8760	0.019	166.4	705	0.2	105.8	272
						Initial Wattage Allowance for Entire Site (Watts):	200
						Instances of Initial Wattage Allowance (LZ 0 only)[1]	
						Total General Hardscape Allowance (Watts):	583

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
TITLE 24

SHEET NUMBER:
E5.3

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 2 of 7)**
	Date Prepared:	6/16/2025

C. COMPLIANCE RESULTS
Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
Yes	AND	Yes	AND	Yes	AND	Yes		COMPLIES

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

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

F. SERVICE ELECTRICAL METERING
This table includes new or replacement electrical service systems OR equipment to demonstrate compliance with 130.5(a) / 160.6(a). For multifamily occupancies, submetered systems that provide power to common use areas must meet the following metering requirements. Submetered systems providing power to dwelling units do not.

01	02	03				04	05	
Electrical Service Designation/ Description	Rating[1] (kVA)	Required Metering Capabilities per Table 130.5-A				Location of Requirements in Construction Documents	Field Inspector	
		Instantaneous Demand (kW)	Historical Peak Demand (kW)	Tracking kWh for user-defined period	kWh per rate period		Pass	Fail
Newport Beach Fire Station & Library	288	☒	☒	☒	☐	E0.2	☐	☐

[1] *FOOTNOTES: If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.*

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4Bvii		
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 1 of 7)**
Project Address: 110 E Balboa Blvd	**Date Prepared:**	6/16/2025

A. GENERAL INFORMATION

01	Project Location (city)	Newport Beach	02	Climate Zone	6
			03	Occupancy Types Within Project:	All Other OccupanciesCommercial IndustrialGymnasiumHotel/MotelLibrary OfficeSupport Areas

B. PROJECT SCOPE
This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
Newport Beach Fire Station & Library	New electrical service equipment and meter	288	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1] *FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.*
[2] *If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.*
[3] *Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 9 of 9)**
Project Address: 110 E Balboa Blvd	**Date Prepared:**	7/25/2025

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

Documentation Author Name: ANTON NATHANSON	Documentation Author Signature: A. Nathanson
Company: ELEN Consulting Inc	Signature Date: 2025-07-25
Address: 5473 Kearny Villa Road, Suite 200	CEA/ HERS Certification Identification (if applicable): E21090
City/State/Zip: San Diego CA 92123	Phone: 619-550-1085

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

Responsible Designer Name: Anton Nathanson	Responsible Designer Signature: A. Nathanson
Company: ELEN Consulting, Inc.	Date Signed: 2025-07-25
Address: 5473 Kearny Villa Rd Ste 200	License: E21090
City/State/Zip: San Diego CA 92123	Phone: 619.550.1085

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 5 of 7)**
	Date Prepared:	6/16/2025

H. VOLTAGE DROP
[1] *FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".*

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES
This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(d)/ 160.6(d).. Both controlled and uncontrolled receptacles must be provided in office areas, lobbies, conference rooms, kitchen areas in office spaces, copy rooms and hotel/motel guest rooms.

01	02	03	04	05	06	07	
Room name or Description	Location/ Type of Controlled Receptacles[1]	Shut-Off Controls	Demand Responsive Controls	Permanent Durable Marking Will be Used	Location of Requirements in Construction Documents	Field Inspector	
						Pass	Fail
LOBBY 1100	Split-wired receptacle	Occupancy Sensor	NA: Building does not require demand responsive lighting controls per 110.12(c)	☒	E2.3	☐	☐
FLEX 107A	Split-wired receptacle	Occupancy Sensor	NA: Building does not require demand responsive lighting controls per 110.12(c)	☒	E2.3	☐	☐
FLEX 107B	Split-wired receptacle	Occupancy Sensor	NA: Building does not require demand responsive lighting controls per 110.12(c)	☒	E2.3	☐	☐
OFFICE 119	Split-wired receptacle	Occupancy Sensor	NA: Building does not require demand responsive lighting controls per 110.12(c)	☒	E2.3	☐	☐
FLEX 1207	Split-wired receptacle	Occupancy Sensor	NA: Building does not require demand responsive lighting controls per 110.12(c)	☒	E2.4	☐	☐

** NOTES: If "Other*" is selected under Shut-Off Controls above, please indicate how compliance has been achieved in the space provided below.*

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 4 of 7)**
	Date Prepared:	6/16/2025

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING
This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(b)/ 160.6(b). Any load types that are not included in the service do not need to be shown. For multifamily occupancies, submetered systems that provide power to dwelling units do not need to meet these separation requirements and therefore load types on those submetered systems also do not need to be shown.

01	02	03	04	05	
Load Type per Table 130.5-B[1]	Minimum Required Separation of Load per Table 130.5-B	Compliance Method[2]	Location of Requirements in Construction Documents	Field Inspector	
				Pass	Fail
Charging stations for electrical vehicle	All loads in aggregate	Method 1: Switchboards, motor control centers, or panelboard loads disaggregated for each load type	E0.2, E0.5	☐	☐

** NOTES: If "Other*" is selected under Compliance Method above, please indicate how compliance has been achieved in the space provided below.*

[1] *FOOTNOTES: For each separate load type, up to 10% of the connected load may be of any type.*
[2] *Method 1: Switchboards/ motor control centers/ panelboard loads disaggregated for each load type.*
Method 2: Switchboards/ motor control centers/ panelboard supply other distribution equipment with loads disaggregated for each load type.
Method 3: Branch circuits serve load types individually and provisions for adding future branch circuit monitoring.
Method 4: Complete metering system measures and reports loads by type.
See Chapter 8 of the Nonresidential Compliance Manual for more detail on Compliance Methods.

H. VOLTAGE DROP
This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Pii/ 180.2(b)4Bviic.

01	02			03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method			Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
						Pass	Fail
Newport Beach Fire Station & Library	☒ Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E0.2	☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 3 of 7)**
	Date Prepared:	6/16/2025

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING
This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(b)/ 160.6(b). Any load types that are not included in the service do not need to be shown. For multifamily occupancies, submetered systems that provide power to dwelling units do not need to meet these separation requirements and therefore load types on those submetered systems also do not need to be shown.

01	02	03	04	05	
Load Type per Table 130.5-B[1]	Minimum Required Separation of Load per Table 130.5-B	Compliance Method[2]	Location of Requirements in Construction Documents	Field Inspector	
				Pass	Fail
Newport Beach Fire Station & Library					
Lighting including exit, egress and exterior	All lighting disaggregated by floor, type or area	Method 1: Switchboards, motor control centers, or panelboard loads disaggregated for each load type	E0.2, E0.5, E0.6, E0.7	☐	☐
HVAC systems and components	All HVAC in aggregate and each HVAC load rated at least 50 kVA	Method 1: Switchboards, motor control centers, or panelboard loads disaggregated for each load type	E0.2, E0.5, E0.6	☐	☐
Plug Loads and appliances less than 25kVA	All plug loads separated by floor, type or area Groups of plug loads exceeding 25 kVA connected load in an area less than 5000 sf	Method 1: Switchboards, motor control centers, or panelboard loads disaggregated for each load type	E0.2, E0.5, E0.6, E0.7	☐	☐
Other non-HVAC loads and appliances greater than or equal to 25kVA	All loads in aggregate	Method 1: Switchboards, motor control centers, or panelboard loads disaggregated for each load type	E0.2, E0.5, E0.6, E0.7	☐	☐

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
Exp. 03/31/27
ELECTRICAL
STATE OF CALIFORNIA

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ELEN CONSULTING
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PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661

CITY CONTRACT NO. C-8865-1

CITY OF NEWPORT BEACH CALIFORNIA

DESCRIPTION:	DATE:
ISSUED FOR CONSTRUCTION	02/05/26

ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
230101

SHEET TITLE:
TITLE 24

SHEET NUMBER:
E5.4

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 7 of 7)**
Project Address: 110 E Balboa Blvd	**Date Prepared:**	6/16/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
ANTON NATHANSON	
Company: ELEN Consulting Inc	Signature Date: 2025-06-16
Address: 5473 Kearny Villa Road, Suite 200	CEA/ HERS Certification Identification (if applicable): E 21090
City/State/Zip: San Diego CA 92123	Phone: 619-550-1085

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ELC-E
Project Name: Newport Beach Fire Station & Library	**Report Page:**	**(Page 6 of 7)**
	Date Prepared:	6/16/2025

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

[1] FOOTNOTES: Receptacles dedicated to refrigerators and water dispensers in kitchens, located a minimum of 6ft above the floor specifically for clocks, network copiers, fax machines, A/V and data equipment other than personal computers in copy rooms, circuits rated more than 20 Amps, or connected to a UPS that are intended to be in continuous use and are marked to differentiate them from other receptacles or circuits are excepted from the requirements. .

J. ELECTRIC READY BUILDINGS

This section does not apply to this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time:
Report Version: 2022.0.000
Schema Version: rev 20220101
Documentation Software: EnergyPro
Compliance ID: EnergyPro-7839-0625-1859
Report Generated: 2025-06-16 11:09:45

REGISTERED PROFESSIONAL ENGINEER
ANTON NATHANSON
No. E 21090
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ELEN CONSULTING

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION NO. 1 & LIBRARY

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SHEET NUMBER:
E5.5