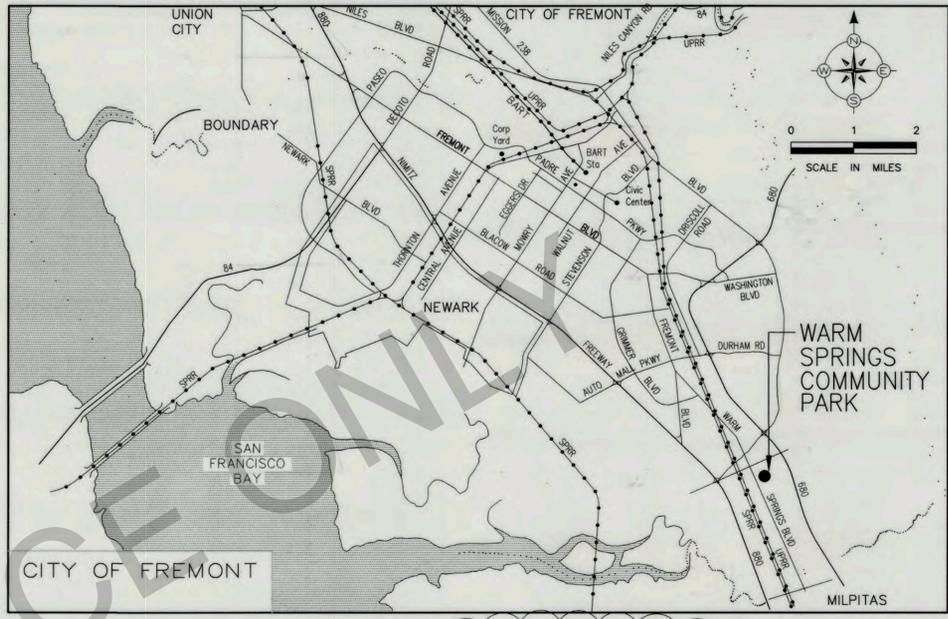


CITY OF FREMONT

ALAMEDA COUNTY, CALIFORNIA

WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT

8777 (PWC)



PROJECT DATA		
PARTIAL LIST OF APPLICABLE CODES	EDITION	CITY ORDINANCE
CALIFORNIA BUILDING CODE (CBC)	2013	#16-2013
CALIFORNIA ELECTRICAL CODE (CEC)	2013	#16-2013
CALIFORNIA MECHANICAL CODE (CMC)	2013	#16-2013
CALIFORNIA PLUMBING CODE (CPC)	2013	#16-2013
CALIFORNIA FIRE CODE (CFC)	2013	#17-2013
CALIFORNIA RESIDENTIAL (CRC)	2013	#16-2013
CALIFORNIA GREEN BLDG STANDARDS	2013	#16-2013
WILDLAND URBAN INTERFACE AREA		#33-2007
ENERGY EFFICIENCY STANDARDS	2008 (TITLE 24)	

BUILDING DATA:		
MEETING & RESTROOMS (ONE BLDG - CBC 503.1.2)		
CONSTRUCTION TYPE:		TYPE V-B
SPRINKLERED:		YES
OCCUPANCY GROUP:		B
ALLOWABLE BLDG. AREA:		
BASIC ALLOWABLE AREA:		9,000 SF
INCREASE FOR FRONTAGE		5,500 SF
INCREASE FOR SPRINKLERS		27,000 SF
TOTAL ALLOWABLE AREA		41,500 SF
ACTUAL BUILDING AREA:		
RESTROOM PORTION		380 SF
MEETING ROOM PORTION (NET 467 SF)		594 SF
TOTAL BUILDING AREA		974 SF
OCCUPANT LOADS:		
RESTROOM PORTION (BY FIXTURE)		6
MEETING ROOM PORTION 1:15 NET		31
TOTAL OCCUPANCY LOAD		37
EXIT REQUIREMENTS		
RESTROOM PORTION		
EXITS REQUIRED - MEN'S	1 @ 32" MIN. WIDTH	
EXITS REQUIRED - WOMEN'S	1 @ 32" MIN. WIDTH	
EXITS PROVIDED - MEN'S	1 @ 32" MIN. WIDTH	
EXITS PROVIDED - WOMEN'S	1 @ 32" MIN. WIDTH	
MEETING ROOM PORTION		
EXITS REQUIRED	1 @ 32" MIN. WIDTH	
EXITS PROVIDED	2 @ 32" MIN. WIDTH	

ABBREVIATIONS			
(ADDITIONAL ABBREVIATIONS MAY BE LOCATED IN SPECIFIC SHEETS)			
ABIASB	AGGREGATE BASE/SUBBASE	IRR	IRRIGATION SPRINKLER HEADS
AC	ASPHALT CONCRETE	LOW	LIMIT OF WORK
BC	BOTTOM OF CURB	LT	LEFT
BLDG	BUILDING	MAX	MAXIMUM
BM	BENCH MARK	MIN	MINIMUM
BMP	BEST MANAGEMENT PRACTICES	MH	MANHOLE-UNKNOWN OWNER
BW	BOTTOM OF WALL	MON	MONUMENT
BPU	BACKFLOW PREVENTER UNIT	MOW	MOWSTRIP
BOW	BACK OF WALL	(N)	NEW
CB	CATCH BASIN	O.C.	ON CENTER
CIP	CAST IN PLACE	PHHH	PULLBOX/ HAND HOLE
CLF	CHAIN LINK	PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE	PLTR	PLANTER
CLR	CLEAR	PP	POWER POLE
CO	CLEANOUT	QCV	QUICK COUPLER VALVE
CONC	CONCRETE	R	RADIUS
CONF	CONFORM	RCP	REINFORCED CONCRETE PIPE
COTG	CLEANOUT TO GRADE	ROW	RIGHT OF WAY
CP	CONCRETE PAD	RT	RIGHT
DG	DECOMPOSED GRANITE	RW	RETAINING WALL
DI	DRAINAGE INLET	SC	SAW CUT
DWY	DRIVEWAY	SG	SUBGRADE/ TOP OF SUBGRADE
DWTC	DRIVEWAY TOP OF CURB	SD	STORM DRAIN
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
EM	ELECTRICAL METER	SHR	SHRUB
EP	EDGE OF PAVEMENT	SL	STREET LIGHT/ ELECTROLIER
EPB	ELECTRICAL PULL BOX	SLPB	STREET LIGHT PULL BOX
EQ	EQUAL	SP	SPOT ELEVATIONS
EW	EDGE OF WALK	SS	SANITARY SEWER
FCE	FENCE	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	SW	SIDEWALK
FL	FLOWLINE	TB	TOP OF SLOPE
FP	FENCE POST	TC	TOP OF CURB
FS	FINISHED SURFACE	TEMP	TEMPORARY
FTF	FACE TO FACE	TG	TOP OF GRATE
GB	GRADE BREAK	T.	TREE
GM	GAS METER	TRF	TRAFFIC
GR	GRATE	TS	TOE OF SLOPE
GND	GROUND	TVB	TELEVISION CABLE BOX
GV	GAS VALVE	TW	TOP OF WALL
HVCAB	HIGH VOLTAGE CABINET	TYP	TYPICAL
HW	HEADWALL	VLT	VAULT
ICC	IRRIGATION CONTROL CABINET	WM	WATER METER
INV	INVERT	WV	WATER VALVE
IRCV	IRRIGATION REMOTE CONTROL VALVE		

CALIFORNIA GREEN BUILDING STANDARDS APPLICABLE SECTIONS	
5.106.1	STORM WATER POLLUTION PREVENTION
5.106.4	BICYCLE PARKING
5.106.5.2	DESIGNATED PARKING FOR LEV/ FEV/ VANPOOL
5.106.8	LIGHT POLLUTION REDUCTION
5.106.10	GRADING AND PAVING
5.303.2	WATER EFFICIENCY (20% REDUCTION)
5.303.4	WASTEWATER REDUCTION
5.303.6	PLUMBING FIXTURES AND FITTINGS
5.407.1	WEATHER PROTECTION
5.407.2	MOISTURE CONTROL
5.408.1	CONSTRUCTION WASTE MANAGEMENT
5.410.1	RECYCLING BY OCCUPANTS
5.410.4	TESTING AND ADJUSTING
5.504.1	FINISH MATERIAL POLLUTANT CONTROL

SCHEDULE OF DRAWINGS		
SHEET NO.	SHEET TITLE	DESCRIPTION
1	CS	COVER SHEET
2	C1.0	NOTE SHEET
3	C2.0	DEMOLITION PLAN
4	C3.0	PAVING AND DIMENSIONING PLAN
5	C3.1	ACCESS PLAN
6	C4.0	GRADING PLAN
7	C5.0	UTILITY PLAN
8	C6.0	SITE DETAILS
9	C7.0	EROSION CONTROL PLAN
10	C8.0	CLEAN BAY BLUE PRINT
11	A1.0	ARCHITECTURAL NOTES
12	A1.1	ARCHITECTURAL NOTES
13	A1.2	ACCESSIBILITY STANDARDS
14	A1.3	CALIFORNIA GREEN CODE CHECKLIST
15	A1.4	CALIFORNIA GREEN CODE CHECKLIST
16	A2.0	MEETING ROOM BLDG FLOOR & CEILING PLANS
17	A2.1	RESTROOM BUILDING FLOOR & CEILING PLANS
18	A3.0	MEETING RM BUILDING ROOF PLAN & SECTIONS
19	A3.1	RESTROOM BUILDING ROOF PLAN & SECTIONS
20	A4.0	MEETING ROOM EXTERIOR ELEVATIONS
21	A4.1	RESTROOM BUILDING EXTERIOR ELEVATIONS
22	A5.0	MEETING ROOM INTERIOR ELEVATIONS
23	A5.1	RESTROOM BUILDING INTERIOR ELEVATIONS
24	A6.0	ARCHITECTURAL DETAILS
25	A6.1	ARCHITECTURAL DETAILS
26	S1.0	STRUCTURAL NOTES
27	S2.0	MEETING RM BLDG FOUNDATION & ROOF FRAMING
28	S2.1	RESTROOM FOUNDATION & ROOF FRAMING PLANS
29	S3.0	FOUNDATION - FRAMING DETAILS
30	S3.1	FOUNDATION - FRAMING DETAILS
31	E1.0	ELECTRICAL SYMBOLS & SPECIFICATIONS
32	E2.0	MEETING ROOM & RESTROOM ELECTRICAL FLOOR PLAN
33	E3.0	SINGLE LINE DIAGRAM & SCHEDULES
34	E4.0	TITLE 24
35	M0.0	MECHANICAL GENERAL NOTES, SYMBOLS, ABBREVIATIONS
36	M0.1	MECHANICAL SCHEDULES
37	M1.0	MECHANICAL PLAN
38	T24.1	TITLE 24 DOCUMENTATION
39	T24.2	TITLE 24 DOCUMENTATION
40	P0.0	PLUMBING GENERAL NOTES, SYMBOLS, ABBREVIATIONS
41	P1.0	PLUMBING SCHEDULES
42	P2.0	SANITARY SEWER PLAN & DETAILS
43	P2.1	PLUMBING FLOOR PLAN
44	P2.2	FIRE SPRINKLER PLAN
45	L1.0	IRRIGATION PLAN
46	L2.0	PLANTING PLAN
47	L3.0	LANDSCAPE DETAILS I
48	L3.1	LANDSCAPE DETAILS II
49	L3.2	LANDSCAPE DETAILS III

APPLICANT SHALL BE RESPONSIBLE FOR INCORPORATING THE CITY OF FREMONT WASTE HANDLING GUIDELINES

THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE "J" NUMBER ASSOCIATED WITH DEMOLITION AND ASBESTOS AND LEAD ABATEMENT. THE CONTRACTOR WILL NEED TO PRESENT THE "J" NUMBER TO THE PLANS AND PERMITS DIVISION IN ORDER TO PULL THE PERMIT.



Approved By: *Khandan Bahmani*
Khandan Bahmani, City Engineer

Reviewed By: *Juan Barajas*
Juan Barajas, Park Superintendent



No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT

COVER SHEET

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Scale: NONE	Designed By: PJS
Drawn By: RJN	Date: 09/01/2017
Project No.: 8777 (PWC)	CAD File: 12304 CS.dwg
SHEET 1 OF 49	CS

Reviewed -- Associate Land. Arch. Date: 5-4-18
RECOMMENDED -- PARKS PLANNING & DESIGN MGR Date: 5/1/18

GENERAL NOTES:

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF FREMONT STANDARD DETAILS AND SPECIFICATIONS.
- AN ENCROACHMENT PERMIT IS NEEDED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
- APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL NOT BE LIMITED TO NORMAL WORKING HOURS. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING, AND CONTROL DEVICES ARE IN PLACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT AND FENCES, OR UNDERGROUND UTILITIES DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS OR MATERIAL SUPPLIERS, TO THE SATISFACTION OF THE CITY ENGINEER, AND OWNER OF THE DAMAGED EXISTING IMPROVEMENTS.
- EXISTING INTERCONNECT CABLE AND CONDUIT SHALL NOT BE DISTURBED AND SHALL REMAIN OPERATIONAL. IF DAMAGED, THE CONTRACTOR SHALL REPAIR CONDUIT AND REPLACE CABLE (FROM CABINET TO CABINET WITHOUT SPLICING) AT THE CONTRACTOR'S EXPENSE.
- EXISTING STRIPING, MARKINGS, PAVEMENT MARKERS, LANDSCAPING, IRRIGATION, CURBS, SIDEWALK, ETC. DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN KIND AT NO ADDITIONAL COST TO THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL PROVIDE NOTIFICATION 48 HOURS IN ADVANCE TO THE CITY INSPECTOR, CITY ENGINEER, SOILS ENGINEER, AND ANY OTHER REQUIRED PUBLIC AGENCY.
- THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS OF PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- ALL INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TREES, BOXES, VALVES, LATERALS, INLETS, CLEANOUTS, MAINTENANCE HOLES, ELECTROLIERS, PIPING, IRRIGATION, AND JOINT TRENCH SWEEPS SHALL BE STAKED TO AVOID CONFLICTS DURING CONSTRUCTION.
- CONTRACTOR TO SUBMIT TO CITY TRAFFIC CONTROL PLAN, DESIGNED AND STAMPED BY A REGISTERED TRAFFIC OR CIVIL ENGINEER IN THE STATE OF CALIFORNIA TEN DAYS PRIOR TO LANE CLOSURE IN ACCORDANCE WITH THE LATEST ADDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND STANDARD PLANS.
- CONSTRUCTION HOURS WILL BE LIMITED IN ACCORDANCE WITH SECTION 8-2205 OF THE FREMONT MUNICIPAL CODE TO THE FOLLOWING:
7 A.M. TO 5 P.M. MONDAY THROUGH FRIDAY
9 A.M. TO 5 P.M. SATURDAY AND HOLIDAY, W/ WRITTEN APPROVAL FROM CITY ENGINEER
NO CONSTRUCTION ACTIVITY ALLOWED SUNDAY OR LEGAL HOLIDAYS

CONSTRUCTION HOURS WITHIN 500' OF RESIDENCES, LODGING FACILITIES, NURSING HOMES, OR INPATIENT HOSPITALS SHALL BE PLACED ON AN ALL-WEATHER NOTICE BOARD (FORMAT AND CONTENT SPECIFIED BY CITY) CONSPICUOUSLY PLACED ADJACENT TO THE MOST VISIBLE RIGHT-OF-WAY FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND WILL BE LIMITED IN ACCORDANCE WITH SECTION 8-2205 OF THE FREMONT MUNICIPAL CODE TO THE FOLLOWING:
7 A.M. TO 5 P.M. MONDAY THROUGH FRIDAY
9 A.M. TO 5 P.M. SATURDAY AND HOLIDAY, W/ WRITTEN APPROVAL FROM CITY ENGINEER
NO CONSTRUCTION ACTIVITY ALLOWED SUNDAY

CONSTRUCTION HOURS NOT WITHIN 500' OF RESIDENCES, LODGING FACILITIES, NURSING HOMES, OR INPATIENT HOSPITALS SHALL BE PLACED ON AN ALL-WEATHER NOTICE BOARD (FORMAT AND CONTENT SPECIFIED BY CITY) CONSPICUOUSLY PLACED ADJACENT TO THE MOST VISIBLE RIGHT-OF-WAY FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND WILL BE LIMITED IN ACCORDANCE WITH SECTION 8-2205 OF THE FREMONT MUNICIPAL CODE TO THE FOLLOWING:
6 A.M. TO 10 P.M. MONDAY THROUGH FRIDAY
8 A.M. TO 8 P.M. WEEKEND AND HOLIDAY, W/ WRITTEN APPROVAL FROM CITY ENGINEER

FURTHERMORE, LOUD NOISES NO GREATER THAN 86 DBA AT A DISTANCE OF 50 FEET SHALL NOT OCCUR BEFORE 8 A.M. ON WEEKDAYS AND NOT AT ALL ON WEEKENDS. THE HOURS OF CONSTRUCTION MAY BE MODIFIED BY THE COMMUNITY DEVELOPMENT DIRECTOR UPON A DETERMINATION THAT UNUSUALLY LOUD CONSTRUCTION ACTIVITIES ARE HAVING A SIGNIFICANT IMPACT ON THE NEIGHBORS. FAILURE TO COMPLY WITH THE ABOVE-DESCRIBED HOURS OF OPERATION MAY RESULT IN WITHHOLDING OF INSPECTIONS AND POSSIBLE CONSTRUCTION PROHIBITIONS, SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. A SIGN SHALL BE POSTED ON-SITE WITH THE HOURS OF OPERATION AND A TELEPHONE NUMBER OF THE PERSON TO BE CONTACTED IN THE EVENT OF ANY VIOLATIONS AND SHALL BE PURCHASED AT THE DEVELOPMENT SERVICE COUNTER.
- PRIOR TO THE ISSUANCE OF ANY PERMIT FOR VERTICAL CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH CALIFORNIA FIRE CODE ARTICLE 87, FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION OF A BUILDING.
- PROVIDE REQUIRED FIRE FLOW (HYDRANTS) ON SITE PRIOR TO CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS. FIRE HYDRANT JUMPER LINES MUST BE AT LEAST 6 INCHES IN DIAMETER. THIS MUST BE COMPLETED AND INSPECTED BEFORE ANY CONSTRUCTION OR MATERIAL STORAGE WILL BE ALLOWED. (UFC 903.2 & APPENDIX)
- PRIOR TO MOVING ANY MATERIAL TO OR FROM THE SITE THE CONTRACTOR SHALL OBTAIN APPROVAL FOR HAUL ROUTE FROM THE CONSTRUCTION INSPECTOR. IF THE APPROVED HAUL ROUTE IS OFF OF THE CITY STANDARD TRUCK ROUTE, THE CONTRACTOR SHALL INFORM THE TRAFFIC UNIT OF THE POLICE DEPARTMENT AT (510) 290-6760. IF OVERSIZED VEHICLE IS TO BE USED, CONTACT THE TRANSPORTATION AND OPERATION DIVISION AT (510) 494-4713 FOR A REQUIRED TRANSPORTATION PERMIT.
- SHOULD ANY HUMAN REMAINS OR HISTORICAL OR UNIQUE ARCHAEOLOGICAL RESOURCES BE DISCOVERED DURING CONSTRUCTION, THE PROVISIONS OF CEQA GUIDELINES, SECTION 15064.5(E) AND (F) SHALL BE FOLLOWED TO REDUCE IMPACTS TO A NON-SIGNIFICANT LEVEL. IN THE EVENT OF DISCOVERY OF HUMAN REMAINS DURING MONITORING OR CONSTRUCTION, THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO CONTAIN ADJACENT REMAINS. SPONSOR SHALL NOTIFY THE ALAMEDA COUNTY CORONER WHO SHALL MAKE A DETERMINATION AS TO WHETHER THE REMAINS ARE NATIVE AMERICAN. IF THE CORONER DETERMINES THAT THE REMAINS ARE NOT SUBJECT TO HIS OR HER AUTHORITY, S/HE SHALL NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION, WHO WILL ATTEMPT TO IDENTIFY

- DESCENDANTS OF THE DECEASED.
- ALL STREET MONUMENTS AND/OR CORNER PIPES SHOWN ON THE PLANS AND/OR CONCURRENTLY RECORDED TRACT SHALL BE SET PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
 - THE CONTRACTOR SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DESTROYED SHALL BE REPLACED IN ACCORDANCE TO THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE CONTRACTORS EXPENSE.
 - MYLAR COPY AND AN ELECTRONIC VERSION (.PDF AND .TIF ON DVD MEDIA) OF IMPROVEMENT PLANS REVISED TO REFLECT "RECORD DRAWINGS" CONDITIONS BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO CITY AND APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE OF WORK.
 - IF THIS PROJECT IS AN ACCESSIBLE SITE, THE PROJECT SITE SHALL BE HANDICAPPED ACCESSIBLE IN COMPLIANCE WITH THE CITY OF FREMONT ADOPTED CODES AND ORDINANCES. THE ACCESSIBLE ROUTE OF TRAVEL BETWEEN APPLICABLE BUILDINGS, ACCESSIBLE SITE FACILITIES, AND PARKING AREAS ARE TO BE DESIGNED AND DETAILED PER CHAPTER 11A OF THE 2001 CALIFORNIA BUILDING CODE.
 - PROVIDE ACCESSIBLE ROUTES OF TRAVEL WITH MAXIMUM 5% SLOPES IN DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS SLOPES.

TREE PRESERVATION NOTES:

- CURRENT STANDARD DETAILS AT CITY ENGINEERING DIVISION SHALL PREVAIL.
- REMOVAL OF EXISTING TREES WITHIN THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OF THE CITY OF FREMONT.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. CITY OF FREMONT WILL STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 6 FEET TALL CHAIN LINK FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED BY THE CITY OF FREMONT TO ENFORCE THIS.
- THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.
- UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.
- IF TREES ARE BEING RELOCATED: RELOCATION OF EXISTING TREES SHALL OCCUR UNDER THE OBSERVATION AND DIRECTION OF A CERTIFIED ARBORIST APPROVED BY THE CITY OF FREMONT.

GRADING NOTES:

- ANY DISPOSAL SITE WITHIN THE CITY OF FREMONT FOR THE OFF-SITE HAUL DIRT MATERIALS OR SOURCE FOR THE IMPORT FILL WITHIN THE CITY OF FREMONT SHALL BE APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF GRADING.
- TO MINIMIZE AIR QUALITY IMPACTS OF GRADING AND CONSTRUCTION, THE FOLLOWING MITIGATION MEASURES SHALL BE INCORPORATED INTO THE PROJECT:
 - DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY WATERING OR APPLYING APPROVED DUST PALLIATIVE ON ALL EXPOSED AREAS AT LEAST TWICE DAILY DURING EXCAVATION, AND ESPECIALLY DURING CLEARING AND GRADING OPERATIONS. ADDITIONAL WATERING ON WINDY OR HOT DAYS IS REQUIRED TO FURTHER REDUCE DUST EMISSIONS;
 - THE CONTRACTOR IS ENCOURAGED TO USE RECLAIMED WATER GENERATED BY UNION SANITARY DISTRICT (USD) FOR CONSTRUCTION ACTIVITIES. FOR FURTHER INFORMATION, CONTACT USD (510) 477-7500.
 - DURING CONSTRUCTION, ACTIVITIES INVOLVING EARTH MOVING OR TRAVEL ON UNPAVED SURFACES SHALL BE DISCONTINUED WHEN WIND SPEEDS EXCEED 20 M.P.H., TO PREVENT EXCESSIVE GENERATION OF DUST;
 - PAVING SHALL BE COMPLETED AS SOON AS PRACTICABLE TO REDUCE THE TIME THAT BARE SURFACES AND SOILS ARE EXPOSED. IN AREAS WHERE CONSTRUCTION IS DELAYED FOR AN EXTENDED PERIOD OF TIME, THE GROUND SHALL BE RE-VEGETATED TO MINIMIZE THE GENERATION OF DUST; A PERSON SHALL BE DESIGNATED TO OVERSEE THE IMPLEMENTATION OF THE DUST CONTROL PROGRAM MENTIONED ABOVE.

EROSION & SEDIMENT CONTROL NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
- ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLINED WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. -ALONG RIGHT-OF-WAY).
- ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK, APPROVED EQUAL.

UTILITY NOTES:

- LOCATION OF EXISTING FACILITIES WERE TAKEN PARTIALLY FROM THE RECORDS AND MAY BE INCOMPLETE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR TRENCHING IN THERE LOCALITY.
 - ALAMEDA COUNTY PUBLIC UTILITIES AND PACIFIC GAS & ELECTRIC CO. WATER CONSERVATION DISTRICT
399 ELMHURST STREET
HAYWARD, CA 94538
PHONE: (510) 670-5429
 - ALAMEDA COUNTY WATER DISTRICT
43885 SOUTH GRIMMER BOULEVARD
FREMONT, CA 94537
PHONE: (510) 668-4200
 - A T & T
34758 N. FIRST ST., RM 200
SAN JOSE, CA 95134
PHONE: (408) 493-7237
 - COMCAST
8470 PARDEE ROAD
OAKLAND, CA 94621
PHONE: (510) 567-9213
 - UNION SANITARY DISTRICT (USD)
5072 BENSON ROAD
UNION CITY, CA 94587-2508
PHONE: (510) 477-7500
 - XO COMMUNICATIONS
855 MISSION COURT
FREMONT, CA 94539
PHONE: (510) 580-6363
- AT LEAST TWO WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT FOR UTILITY LOCATIONS. PHONE: 1-800-227-2600
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY. UTILITY WORK WITHIN THE RIGHT-OF-WAY NOT INSTALLED BY THE CONTRACTOR REQUIRES SEPARATE PERMIT BY THE AGENCY PERFORMING THE WORK.
- BUILDING PERMIT SHALL BE REQUIRED FOR CONSTRUCTION OF ALL PRIVATE UNDERGROUND STORM DRAIN LINES OUTSIDE THE PRIVATE VEHICLE ACCESS WAY, PRIVATE STREETS, EMERGENCY VEHICLE ACCESS EASEMENT, AND PUBLIC SERVICE EASEMENT.
- ALL TRENCH BACKFILL BEYOND SHADING (6" ABOVE TOP OF PIPE) REQUIRED PER THE REGULATORY AGENCY SHALL CONSIST OF IMPROVED MATERIAL PER CITY OF FREMONT STANDARD DETAIL SD-28 AND CITY STANDARD SPECIFICATIONS.
- PRIOR TO FINAL PREPARATION OF SUBGRADE AND PLACEMENT OF BASE MATERIAL, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND THE CURB TO THE POINT OF SERVICE CONNECTION. SERVICE FROM PUBLIC UTILITIES AND SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER TO AVOID DISTURBING THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK.
- SUBJECT TO THE APPROVAL OF THE CITY OF FREMONT, STANDARD FIRE HYDRANTS AND APPURTENANCES SHALL BE INSTALLED AT THE EXPENSE OF THE DEVELOPER WHERE SHOWN ON PLANS. ALL FIRE HYDRANTS SHALL BE PER CITY OF FREMONT CITY STANDARD DETAIL SD-34.
- THE LOCATIONS OF ALL WATER AND SEWER LATERALS SHALL BE MARKED WITH THE LETTERS "W" AND "S" RESPECTIVELY ON THE FACE OF CURB AT EACH LATERAL.
- FOR ALL CONDUITS TO BE ABANDONED ALL CONDUCTORS MUST BE REMOVED AND THE ENDS OF THE CONDUIT SHALL BE FILLED AND CAPPED.

- ALL PRIVATE ABOVE-GROUND UTILITIES SHALL BE LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY.

STORM DRAIN NOTES:

- ALL STORM DRAIN LINES WITHIN THE IN ALL PUBLIC AND PRIVATE RIGHT OF WAY AND STORM DRAIN EASEMENTS SHALL BE CONSTRUCTED OF RCP CLASS III, WITH RUBBER GASKETED JOINTS UNLESS OTHERWISE NOTED. TRANSITIONS SHALL OCCUR AT JUNCTION STRUCTURES. DIRECT RCP TO OTHER MATERIAL CONNECTIONS ARE NOT ALLOWED. ALL STORM DRAIN LINES GREATER THAN 42" DIAMETER SHALL BE DOUBLE RUBBER GASKETED. CONTRACTOR SHALL SUBMIT TO THE CITY OF FREMONT CERTIFICATES OF COMPLIANCE FOR RCP PIPE, DOUBLE RUBBER GASKETS, AND GROUT PROPOSED FOR PIPE JOINTS. ALL JOINTS SHALL BE WATER TIGHT AND ARE SUBJECT TO THE CITY ENGINEER'S APPROVAL.
- ALL STORM DRAIN CATCH BASINS AND FIELD INLETS WITHIN PARK SHALL BE PER CITY STANDARD SD-22 UNLESS NOTED OTHERWISE. ALL CATCH BASINS AND FIELD INLETS SHALL BE CAST-IN-PLACE.
- ALL PUBLIC AND PRIVATE STORM WATER INLETS SHALL BE STENCILED WITH THE PHRASE "NO DUMPING - DRAINS TO THE BAY." STENCILS MAY BE PURCHASED FROM THE CITY OF FREMONT ENVIRONMENTAL SERVICES DIVISION AT (510) 494-4570.
- TELEVISION STORM DRAIN SYSTEM - AFTER PLACEMENT OF THE ROCK, THE STORM DRAIN SYSTEM, INCLUDING THE MAIN LINE, LATERALS AND INTERIORS OF STORM STRUCTURES IN ALL PUBLIC AND PRIVATE RIGHT OF WAY AND STORM DRAIN EASEMENTS, SHALL BE VISUALLY INSPECTED BY MEANS OF CLOSED-CIRCUIT TELEVISION. DEFECTS MUST BE REPAIRED AND THE SYSTEM MUST BE TELEVIEWED TO CONFIRM SATISFACTORY REPAIR WORK. PRIOR TO PAVING, THE STORM DRAIN SYSTEM MUST ALSO BE TELEVIEWED AFTER PAVING, IMMEDIATELY AFTER FLATWORK AND ASPHALT PUNCHLIST IS COMPLETED, AND PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL TELEVIEW THE STORM DRAIN SYSTEM AGAIN. ANY NECESSARY CLEAN OUT AND REPAIRS MUST BE COMPLETED PRIOR TO ACCEPTANCE.
- VIDEO INSPECTION WILL BE DONE ONE SECTION (STRUCTURE TO STRUCTURE) AT A TIME THE CAMERA WILL PAN THE INTERIORS OF ALL STRUCTURES AND WHEN IN THE PIPE, WILL STOP AT EACH JOINT TO ROTATE 360° TO PAN THE ENTIRE JOINT. SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SUCH INSPECTION. LIGHTING FOR THE CAMERA SHALL BE SUITABLE TO ALLOW A CLEAR COLOR PICTURE OF THE ENTIRE PERIPHERY OF THE PIPE. THE CAMERA SHALL BE OPERATIVE IN 100% HUMIDITY CONDITIONS WITHOUT CAUSING THE CAMERA TO FOG. THE CAMERA, TELEVISION MONITOR, AND OTHER COMPONENTS OF THE VIDEO SYSTEM SHALL BE CAPABLE OF PRODUCING PICTURE QUALITY TO THE SATISFACTION OF THE ENGINEER, AND IF UNSATISFACTORY, EQUIPMENT SHALL BE REMOVED AND NO PAYMENT WILL BE MADE FOR AN UNSATISFACTORY INSPECTION.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO TELEVISION AND MUST BE ONSITE TO CONFIRM FLOW RATE PRIOR TO TELEVISION. THE CAMERA SHALL BE MOVED THROUGH THE LINE IN A DOWNSTREAM DIRECTION AT A MODERATE RATE, STOPPING WHEN NECESSARY TO PERMIT PROPER DOCUMENTATION OF THE STORM DRAIN CONDITION. IN NO CASE WILL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE. MANUAL WINCHES, POWER WINCHES, TV CABLE, AND POWERED REWINDS OR OTHER DEVICES THAT DO NOT OBSTRUCT THE CAMERA VIEW OR INTERFERE WITH PROPER DOCUMENTATION OF THE STORM DRAIN CONDITIONS SHALL BE USED TO MOVE THE CAMERA THROUGH THE LINE.
- THE IMPORTANCE OF ACCURATE DISTANCE MEASUREMENTS IS EMPHASIZED. MEASUREMENT FOR LOCATION OF DEFECTS SHALL BE ABOVE GROUND BY MEANS OF A METER DEVICE, MARKING ON THE CABLE, OR THE LINE, WHICH WOULD REQUIRE INTERPOLATION FOR DEPTH OF INSERTION PIT, WILL NOT BE ALLOWED. ACCURACY OF THE DISTANCE METER SHALL BE CHECKED BY USE OF A WALKING METER, ROLL-ATAPE, OR OTHER SUITABLE DEVICE AND THE ACCURACY SHALL BE SATISFACTORY TO THE ENGINEER.
- DOCUMENTATION OF THE TELEVISION RESULTS SHALL BE AS FOLLOWS:
 - THE PURPOSE OF TELEVISION SHALL BE TO SUPPLY A VISUAL AND AUDIO RECORD OF PROBLEM AREAS OF THE LINES THAT MAY BE REPLAYED. RECORDING PLAYBACK SHALL BE AT THE SAME SPEED THAT IT WAS RECORDED. THE FORMAT SHALL BE DVD. THE ACCOMPANYING AUDIO SHALL PROVIDE A DESCRIPTION OF WHAT IS ENCOUNTERED SUCH AS JOINTS, PROBLEM AREAS, AND BROKEN PIPE.
 - THE DVD SHALL HAVE DISPLAYED THE NUMBER OF FEET FROM THE STARTING STRUCTURE FOR EACH SEGMENT.
 - SECTIONS OF PIPE FROM STRUCTURE TO STRUCTURE SHALL BE AUDIBLY AND VISUALLY IDENTIFIED IN THE VIDEO USING THE SAME NOMENCLATURE AS ON THE IMPROVEMENT PLANS, E.G. "SDMH #2 TO SDMH #3" OR "STA 10+55". EACH DVD MUST BE LABELED WITH THE FOLLOWING INFORMATION: DATE, PROJECT #, THE LOCATIONS, AND TYPES OF STRUCTURES SHOWN ON THE DVD.
 - TITLE TO THE DVD SHALL BE WITH THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A COPY OF THE DVD FOR REVIEW BY THE ENGINEER DURING THE PROJECT. THE CONTRACTOR SHALL ALSO PROVIDE A WRITTEN SUMMARY OF THE DVD WITH DIMENSIONS AND INFORMATION, SPECIFICALLY IDENTIFYING PROBLEM AREAS AND BROKEN PIPE.

CONSTRUCTION DEMOLITION AND SOLID WASTE NOTES:

- REFER TO PROJECT CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL SPECIFICATIONS SECTION 017419 FOR ADDITIONAL DETAIL REGARDING THESE NOTES.
- EFFECTIVE JANUARY 2013, ALLIED WASTE SERVICES/REPUBLIC SERVICES IS THE EXCLUSIVE DEBRIS BOX HAULER FOR ALL CONSTRUCTION DEBRIS. THE CONTRACTOR CAN ELECT TO HIRE ALLIED WASTE UNLESS THE CONTRACTOR SELF-HAULS CONSTRUCTION DEBRIS. SEE NOTE 4.
- DURING CONSTRUCTION AND DEMOLITION, ALL GARBAGE DEBRIS MUST BE REMOVED FROM THE SITE BY THE CITY'S ONLY APPROVED HAULER, REPUBLIC SERVICES, USING THEIR DEBRIS BOX SERVICE. NO OTHER ENTITY IS AUTHORIZED TO COLLECT OR TRANSPORT MATERIAL THAT HAS BEEN GENERATED IN FREMONT. THERE IS AN EXCEPTION FOR DUMPSTERS CONTAINING ONLY SEPARATED SOIL, CONCRETE OR ASPHALT. REPUBLIC SERVICES CONTACT IS 510-657-3500.
- CONTRACTORS CAN SELF-HAUL CONSTRUCTION DEBRIS IF ALL OF THESE CONDITIONS ARE MET:
 - CONTRACTOR IS PROVIDING A CONSTRUCTION OR DEMOLITION SERVICE ONSITE AND THE DEBRIS

- REMOVAL IS AN INCIDENTAL PART OF THE CONSTRUCTION OR DEMOLITION WORK PERFORMED BY THAT PERSON; AND
- CONTRACTORS USE THEIR OWN EMPLOYEES, COMPANY VEHICLES AND EQUIPMENT; AND
 - CONTRACTORS DELIVER THE CONSTRUCTION DEBRIS TO AN APPROVED FACILITY
 - CONTRACTORS AND SUBCONTRACTORS MUST BE LICENSED TO DO BUSINESS IN FREMONT.
- THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE MATERIALS FROM THE JOBSITE, USING THEIR OWN EQUIPMENT, VEHICLES AND EMPLOYEES, AS AN INCIDENTAL PART OF A TOTAL CONSTRUCTION OR DEMOLITION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO SELF-HAUL DEBRIS IN THEIR OWN VEHICLES SHALL DELIVER THE MATERIAL TO THE FREMONT RECYCLING AND TRANSFER STATION OR ANOTHER APPROVED FACILITY. CONTRACTORS WHO ARE SELF-HAULING MATERIALS WILL BE REQUIRED TO SAVE THE RECEIPTS FROM THE DISPOSAL AND RECYCLING FACILITIES AND SUBMIT THE RECEIPTS TO THE CITY ON A MONTHLY BASIS.
 - IF A COMPANY OTHER THAN REPUBLIC SERVICES PROVIDES DEBRIS BOX SERVICE FOR HAULING CERTAIN SEPARATED RECYCLABLE MATERIALS (ONLY SOIL, ASPHALT OR CONCRETE), EACH LOAD MUST NOT CONTAIN MORE THAN 10% GARBAGE OR OTHER NON-RECYCLABLE MATERIAL BY WEIGHT OR VOLUME.
 - SEPARATED SINGLE COMMODITY LOADS OF SOIL, ASPHALT OR CONCRETE MAY BE HAULED BY ANY APPROVED HAULING COMPANY. INDIVIDUAL LOADS OF RECYCLING MUST CONTAIN AT LEAST 90% RECYCLABLE MATERIAL. LOADS CONTAINING MORE THAN 10% GARBAGE OR OTHER NON-RECYCLABLE MATERIAL MUST BE HAULED BY ALLIED WASTE SERVICES.
 - ALAMEDA COUNTY LAW REQUIRES THAT ALL PLANT DEBRIS BE SEPARATED AND RECYCLED. PLANT AND TREE DEBRIS MUST BE SEPARATED FROM OTHER WASTE. PLANT DEBRIS MAY BE CHIPPED FOR MULCH, DELIVERED TO THE FREMONT RECYCLING AND TRANSFER STATION, OR TO ANOTHER APPROVED FACILITY.
 - DURING CONSTRUCTION, 100% OF THE ASPHALT AND CONCRETE MUST BE REUSED OR RECYCLED, AND AT LEAST 50% OF THE REMAINING DEBRIS GENERATED FROM THE PROJECT MUST BE REUSED OR RECYCLED. IN ORDER TO RECEIVE FINAL PERMIT APPROVAL, APPLICANT MUST SAVE ALL RECEIPTS FROM DISPOSAL AND RECYCLING TO TURN IN AT THE COMPLETION OF THE PROJECT.
 - CONTRACTOR MUST SUBMIT A SIGNED HAULER ACKNOWLEDGEMENT FORM TO ENSURE ONLY AUTHORIZED HAULERS ARE USED TO REMOVE CONSTRUCTION DEBRIS FROM THE JOBSITE. REFER TO PROJECT SPECIFICATION SECTION 017419.
 - THE CONTRACTOR MUST SUBMIT A FREMONT WASTE HANDLING PLAN PRIOR TO BEGINNING ANY CONSTRUCTION. REFER TO PROJECT SPECIFICATION SECTION. THE WASTE HANDLING PLAN MUST:
 - PROVIDE AN ESTIMATE OF TYPE OF DEBRIS GENERATED
 - LIST THE NAMES OF THE APPROVED RECYCLING FACILITIES THAT WILL BE USED TO MEET THE DIVERSION REQUIREMENT.
 - INDICATE THAT 50% OF THE MATERIAL WILL BE RECYCLED.
 - BE DISTRIBUTED TO ALL SUBCONTRACTORS ON THE JOB.
 - ALL DISPOSAL AND RECYCLING RECEIPTS MUST OFFICIALLY LIST FREMONT AS THE CITY OF ORIGIN TO BE COUNTED TOWARD THE DIVERSION REQUIREMENT.
 - WITHIN THIRTY DAYS OF COMPLETION OF THE WORK, AND PRIOR TO THE FINAL INSPECTION, THE CONTRACTOR MUST FILE A DEBRIS DISPOSAL & DIVERSION REPORT DOCUMENTING ACTUAL TONS OF DEBRIS RECYCLED, ALONG WITH ALL DISPOSAL RECEIPTS OR WEIGHT TAGS FROM THE PROJECT. PROJECT SPECIFICATION SECTION 017419.
 - FAILURE TO COMPLY WITH THE WASTE HANDLING PLAN OR PROVIDE ACCURATE, ACCEPTABLE DOCUMENTATION MAY RESULT IN A PENALTY OF \$1000 PER TON NOT RECYCLED.
 - ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS MUST BE LICENSED TO DO BUSINESS IN FREMONT.
 - RECYCLING REQUIREMENTS: THE CITY OF FREMONT REQUIRES REUSE, RECYCLING, AND PROPER DISPOSAL OF CONSTRUCTION DEBRIS. RECYCLABLE DEBRIS, INCLUDES, BUT IS NOT LIMITED TO: CARDBOARD, WOOD, SCRAP METAL, SCRAP DRYWALL, ASPHALT AND CONCRETE. ONLY SPECIFIC HAULERS AND FACILITIES SHALL BE USED. PROJECTS SUBJECT TO RECYCLING REQUIREMENTS:
 - ALL DEMOLITION PROJECTS, REGARDLESS OF VALUE.
 - ALL NEW PROJECTS WITH A PERMIT VALUE OVER \$300,000.
 - ALL RESIDENTIAL REMODELING PROJECTS WITH A PERMIT VALUE OVER \$300,000.
 - ALL COMMERCIAL TENANT IMPROVEMENTS WITH A PERMIT VALUE OVER \$300,000.
 - RECYCLING REPORTING REQUIREMENTS: PRIOR TO DEMOLITION AND CONSTRUCTION AND PRIOR TO PERMIT ISSUANCE, CONTRACTOR MUST SUBMIT:
 - WASTE HANDLING PLAN
 - WASTE HANDLING PLAN FORM
 - DETERMINE WHETHER A DEBRIS BOX WILL BE USED OR CONTRACTOR WILL SELF-HAUL DEBRIS. ESTIMATE OF THE AMOUNT AND TYPE OF DEBRIS THAT WILL BE GENERATED FROM THE PROJECT
 - LIST THE RECYCLING FACILITIES AND SERVICES THAT WILL BE USED.
 - THE WASTE HANDLING PLAN MUST BE APPROVED BY ENVIRONMENTAL SERVICES STAFF BEFORE ANY PERMITS ARE ISSUED.
 - DURING CONSTRUCTION, THE CONTRACTOR MUST:
 - REUSE OR RECYCLE 100% OF ALL ASPHALT, CONCRETE, AND DIRT
 - REUSE OR RECYCLE 50% OF ALL REMAINING PROJECT DEBRIS
 - REUSE OR RECYCLE 65% FOR NEW RESIDENTIAL CONSTRUCTION PROJECTS
 - SEPARATE AND COMPOST 100% OF PLANT AND TREE DEBRIS. PLANT AND TREE DEBRIS CANNOT BE LANDFILLED IN ALAMEDA COUNTY.
 - COMPLY WITH THE LATEST CALGREEN RECYCLING REQUIREMENTS, IF STRICTER THAN FREMONT'S CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING ORDINANCE.
 - CONTRACTORS AND SUBCONTRACTORS MUST KEEP ALL RECEIPTS FOR CONSTRUCTION MATERIALS DELIVERED TO DISPOSAL OR RECYCLING FACILITIES. RECEIPTS MUST DOCUMENT THAT THE MINIMUM RECYCLING REQUIREMENTS WERE ACHIEVED.
 - AFTER CONSTRUCTION, IN ORDER TO RECEIVE FINAL APPROVAL ON THE PROJECT, RECYCLING RECEIPTS MUST BE SUBMITTED WITH A FINAL REPORT AT THE END OF PROJECT, BUT PRIOR TO RECEIVING FINAL APPROVAL FROM THE BUILDING INSPECTOR. THE CONTRACTOR MUST:
 - SUBMIT A DEBRIS DIVERSION & DISPOSAL REPORT
 - DOCUMENT ACTUAL TONNAGES OR VOLUMES OF MATERIAL RECYCLED AND DISPOSED
 - ATTACH COPIES OF RECEIPTS, GATE OR WEIGHT TAGS, OR OTHER DOCUMENTATION VERIFYING ACTUAL TONNAGES OR VOLUMES RECYCLED AND DISPOSED TO ACHIEVE THE MINIMUM RECYCLING REQUIRED.



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT

NOTE SHEET

CITY OF Fremont COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date
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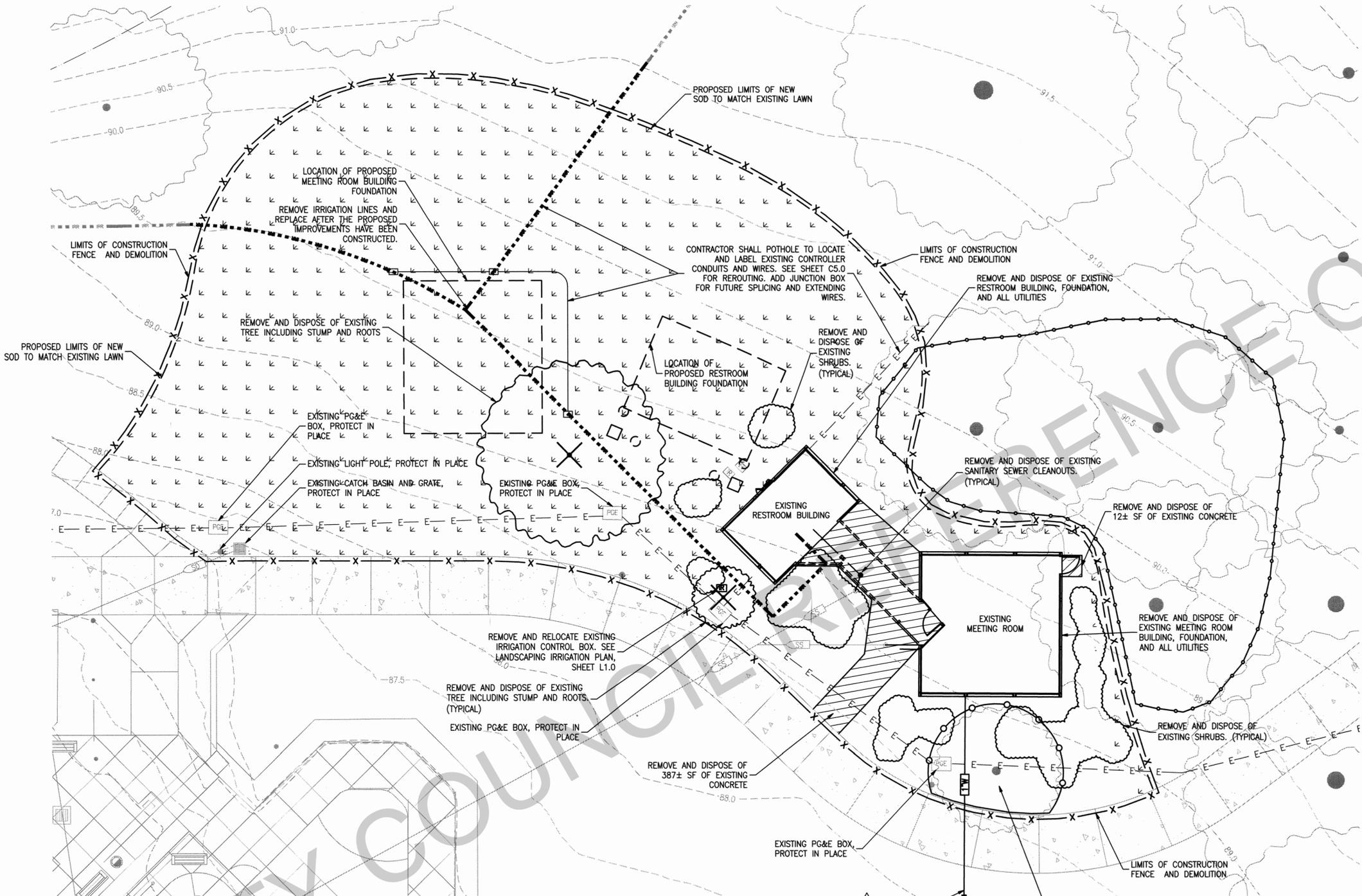
Scale: NONE
Designed By: PJS
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-C1.0.dwg
SHEET 2 OF 49
C1.0

DEMOLITION NOTES:

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF FREMONT (COF) CONSTRUCTION & DEMOLITION DEBRIS RECYCLING ORDINANCE (ORD. NO. 11-2008, §2, 9-2-08).
2. THE PROJECT IS SUBJECT TO CITY RECYCLING ORDINANCES AND WILL BE REQUIRED TO REUSE OR RECYCLE 100% OF ALL ASPHALT AND CONCRETE, AND REUSE OR RECYCLE 50% OF ALL REMAINING MATERIALS (WOOD, METAL, ETC.).
3. THE CONTRACTOR SHALL SUBMIT A WASTE HANDLING PLAN, AND HAULER ACKNOWLEDGEMENT FORM, AND OBTAIN APPROVAL PRIOR TO PERMIT ISSUANCE. REFER TO PROJECT SPECIFICATION SECTION 017419.
4. THE CONTRACTOR SHALL SAVE ALL RECEIPTS DURING THE PROJECT AND SUBMIT THE RECEIPTS WITH 30 DAYS OF PROJECT COMPLETION WITH A FINAL DEBRIS DIVERSION REPORT PRIOR TO RECEIVING FINAL PERMIT APPROVAL.
5. CONTRACTOR MAY SELF-HAUL THE DEBRIS TO THE FREMONT RECYCLING AND TRANSFER STATION. ONLY THE PRIME CONTRACTOR MAY SELF HAUL THEIR CONSTRUCTION/DEMOLITION DEBRIS (GARBAGE AND RECYCLING) TO THIS FACILITY, USING THEIR OWN EQUIPMENT. IT IS NOT LEGAL TO SUBCONTRACT WITH A THIRD PARTY FOR HAULING GARBAGE.
6. THE APPLICANT MAY HIRE REPUBLIC SERVICES, AN APPROVED DEBRIS BOX VENDOR, AND FREMONT'S EXCLUSIVE FRANCHISE HAULER, TO COLLECT CONSTRUCTION/DEMOLITION DEBRIS (GARBAGE AND RECYCLING). CONTACT 510-657-3500
7. THE APPLICANT MAY HIRE ANOTHER APPROVED DEBRIS DROP BOX SERVICE VENDOR TO REMOVE ONLY THE RECYCLABLE DEBRIS AND SUBSCRIBE TO SERVICE THROUGH ALLIED WASTE FOR GARBAGE. INDIVIDUAL LOADS OF RECYCLING DEBRIS MAY NOT CONTAIN MORE THAN 10% GARBAGE. LOADS CONTAINING MORE THAN 10% GARBAGE MUST BE HAULED BY ALLIED WASTE SERVICES.
8. ADDITIONAL APPROVED RECYCLING FACILITIES & VENDORS CAN BE FOUND AT WWW.SJRECYCLES.ORG/CONSTRUCTION-DEMOLITION/CDDO.ASP OR AT WWW.STOPWASTE.ORG/DOCS/BUILDERSGUIDE-05.PDF.
9. CONTACT THE ENVIRONMENTAL SERVICES DIVISION AT 510-494-4570 OR VISIT WWW.FREMONT.GOV/ENVIRONMENT FOR QUESTIONS OR ADDITIONAL INFORMATION.
10. ASBESTOS AND LEAD SURVEY: REFER TO PROJECT SPECIFICATIONS SECTION 02.60.00.
11. PLANT AND TREE DEBRIS MUST BE SEPARATED FROM OTHER WASTE. PLANT DEBRIS MAY BE CHIPPED FOR MULCH, DELIVERED TO THE FREMONT RECYCLING AND TRANSFER STATION, OR OTHER APPROVED FACILITY.

LEGEND

- EXISTING CONCRETE WALK TO REMAIN, PROTECT IN PLACE
- REMOVE AND DISPOSE OF EXISTING CONCRETE PER THE CITY OF FREMONT CONSTRUCTION & DEMOLITION DEBRIS RECYCLING ORDINANCE.
- CLEAR AND GRUB EXISTING LAWN AND SHRUB AREAS TO ACCOMMODATE PROPOSED GRADING AND LANDSCAPING. SEE LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- EXISTING SANITARY SEWER, PROTECT IN PLACE
- EXISTING SANITARY SEWER LINE TO BE REMOVED AND DISPOSED OF PER THE CITY OF FREMONT CONSTRUCTION & DEMOLITION DEBRIS RECYCLING ORDINANCE.
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE, PROTECT IN PLACE
- EXISTING FIBER OPTIC LINE, PROTECT IN PLACE
- EXISTING IRRIGATION MAIN, PROTECT IN PLACE
- EXISTING IRRIGATION MAIN TO BE REMOVED
- EXISTING ELECTRIC CONDUIT, PROTECT IN PLACE
- EXISTING TREE TO BE REMOVED
- EXISTING SHRUB TO BE REMOVED
- TREE PROTECTION FENCING PER CITY STANDARD LSD-9, SHEET L3.2
- TEMPORARY CONSTRUCTION FENCE



BUILDING DEMOLITION NOTES:

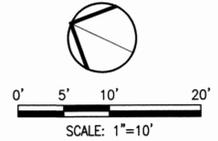
- MEETING ROOM**
1. MEETING ROOM SHALL NOT BE DEMOLISHED UNTIL NEW MEETING ROOM IS IN PLACE AND TEMPORARY OCCUPANCY IS ACHIEVED.
 2. UPON ISSUANCE OF TEMPORARY OCCUPANCY, AND THE COMPLETION OF OUTSTANDING INTERIOR PUNCHLIST ITEMS, CITY STAFF WILL MOVE FROM EXISTING MEETING ROOM TO NEW MEETING ROOM.
 3. CITY STAFF WILL NOTIFY CONTRACTOR WHEN MEETING ROOM MOVE IS COMPLETE AND DEMOLITION CAN BEGIN.
- BATHROOM**
4. BATHROOM SHALL BE TAKEN OUT OF SERVICE AND CONTRACTOR MAY DEMOLISH BATHROOM IMMEDIATELY.
 5. CONTRACTOR SHALL PROVIDE PORTABLE TOILET FOR PUBLIC USE. CONTRACTOR SHALL PROVIDE PROPER SIGNAGE TO LEAD THE USER TO THE ADDITIONAL BATHROOM FACILITIES AVAILABLE IN THE COMMUNITY CENTER.
 6. SIGNAGE AND LOCATION TO BE COORDINATED WITH CITY REPRESENTATIVE.

NOTES:

1. SEE LANDSCAPE PLAN FOR THE LIMITS FOR THE REMOVAL AND REPLACEMENT OF NEW SOIL AND SOD TO MEET PROPOSED IMPROVEMENTS. (TYPICAL)
2. REMOVAL AND DISPOSAL OF EXISTING CONCRETE SHALL BE PERFORMED AT THE NEAREST RELIEF JOINT, AT EACH END OF THE PROPOSED WORK. REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF NEW SIDEWALK, AND BASE COURSE.
3. ALL IRRIGATION CONTROL WIRES SHALL BE CLEARLY MARKED TO DESIGNATE THE STATION EACH WIRE IS DEDICATED TOO PRIOR REMOVAL OR CUTTING OF ANY IRRIGATION WIRING. ALL IRRIGATION WIRING SHALL BE RE-INSTALLED ON THE APPROPRIATE STATION LUGS AND OPERATE IN THE SAME SEQUENCE AS EXISTED BEFORE CONSTRUCTION BEGAN.

PER C5.0 REMOVE AND REPLACE EXISTING 213LF EXISTING 1" WATERLINE AND REPLACE WITH NEW 2" WATERLINE BACK TO EXISTING BACK FLOW PREVENTER AT BACK OF WALK ON FERNALD ST

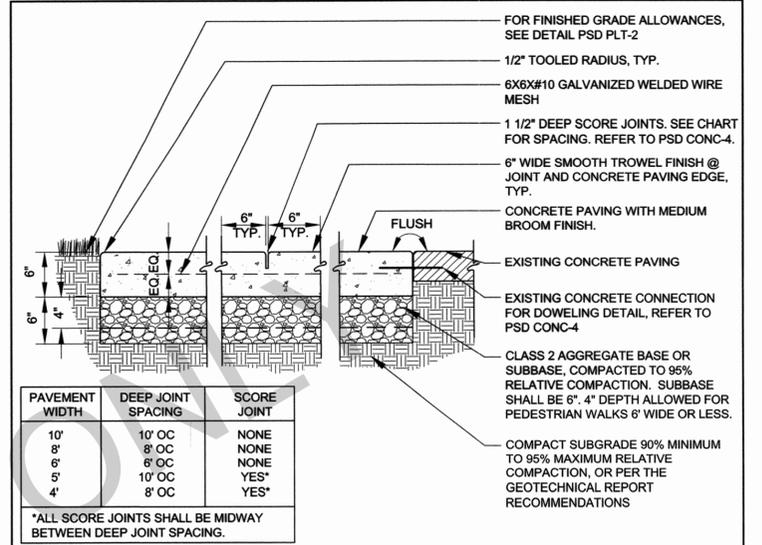
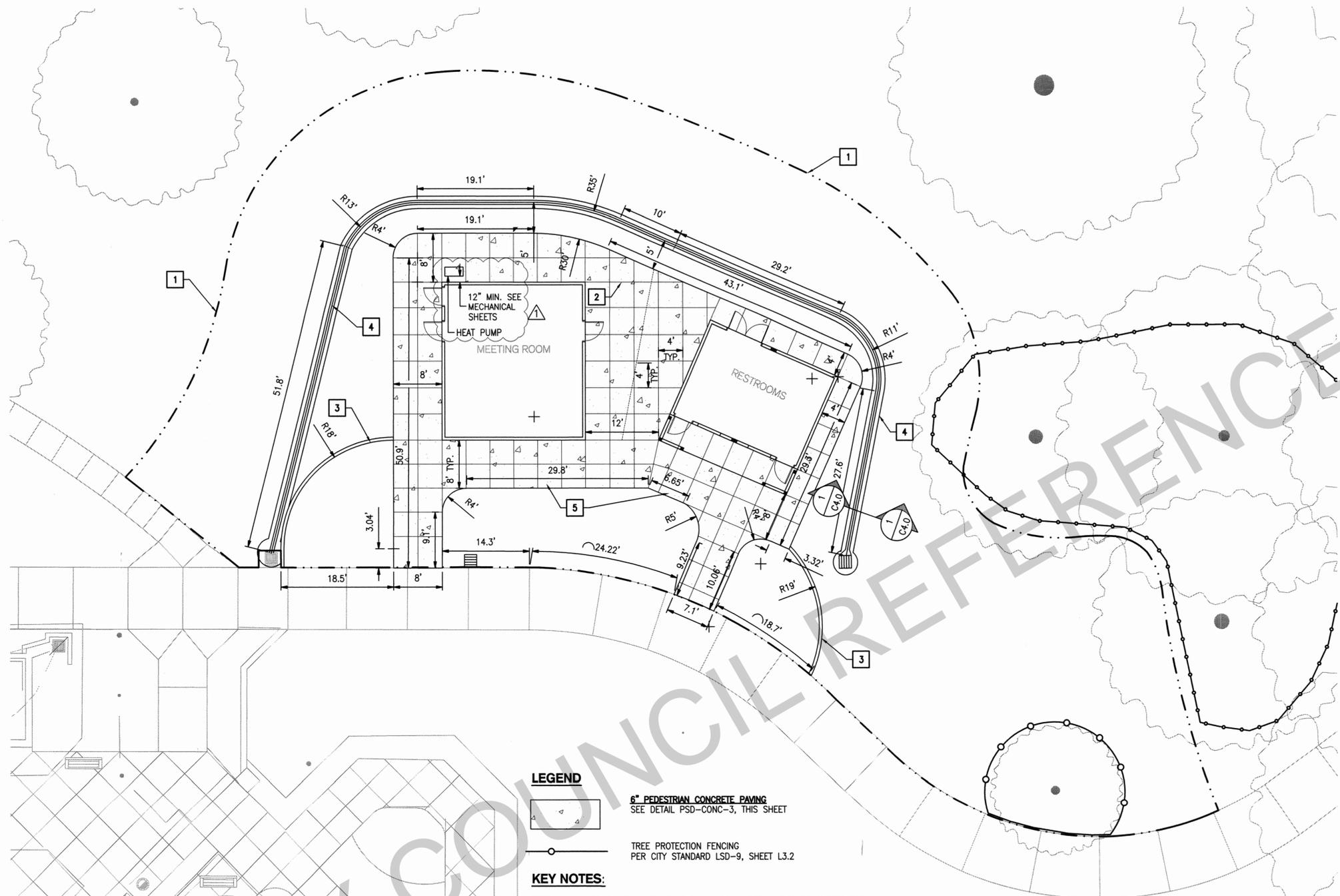
PROVIDE A SEPARATE DEMOLITION PERMIT(S) FOR THE REMOVAL OF EXISTING BUILDINGS.



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT		Scale: 1"=10'
DEMOLITION PLAN		Designed By: PJS
COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE		Drawn By: RJN
Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date		Date: 09/01/2017
CITY OF Fremont		Project No.: 8777 (PWC)
SHEET 3 OF 49		CAD File: 12304-C2.0.dwg
C2.0		

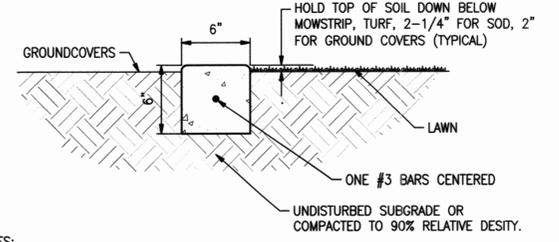


- NOTES:**
- MEDIUM BROOM FINISH PERPENDICULAR TO WALK DIRECTION UNLESS OTHERWISE SHOWN ON PLAN.
 - CROSS SLOPE SHALL BE 1.8% WITH A TOLERANCE OF +/-0.2%, AND NOT EXCEEDING 2% OR FALLING UNDER 1.5%, UNLESS OUTSIDE PATH OF TRAVEL. REFER TO CHART FOR ON-CENTER SPACING OF DEEP JOINTS AND SCORE JOINTS. IF REQUIRED, THE ADJACENT CHART IS A RECOMMENDED GUIDE FOR JOINT PLACEMENT.
 - ALL WELDED WIRE MESH IS TO BE PRE-SET. NO WET SETTING, HOOKING OR LIFTING OF MESH ALLOWED. MESH IS TO BE SET IN THE MIDDLE OF THE CONCRETE SECTION.
 - MIX INTEGRAL COLOR AS SPECIFIED ON THE PLANS, AND IN THE SPECIFICATIONS.
 - SCORE JOINTS SHALL BE TOOLED. NO SAWCUTTING ALLOWED.
 - SCORE JOINTS SHALL BE 1/4" WIDE x 1/2" DEEP.
 - WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, EXPANSION JOINTS MAY OCCUR AT THE JUNCTION BETWEEN FLAT AND VERTICAL CONCRETE SURFACES.

APR.		REVISED	DATE	DRAWN		CHECKED	DATE	DWG NO.	SCALE
				EL/TB		RER	03/11/2011	PSD CONC-3	1" = 1'-0"
FILE NO.		SCALE	DRAWN	CHECKED	DATE	DWG NO.			
PSD CONC-3.DWG		1" = 1'-0"	EL/TB	RER	03/11/2011	PSD CONC-3	1 OF 1		

- LEGEND**
- 6" PEDESTRIAN CONCRETE PAVING
SEE DETAIL PSD-CONC-3, THIS SHEET
 - TREE PROTECTION FENCING
PER CITY STANDARD LSD-9, SHEET L3.2

- KEY NOTES:**
- PROPOSED LIMIT OF GRADING WORK. SEE LANDSCAPE SHEETS FOR IMPROVEMENTS.
 - SCORE MARKS AND TYPICAL SPACING SHALL BE CONSTRUCTED PER THE CITY OF FREMONT STANDARD DWG NO. SD-8.
 - 6" WIDE CONCRETE MOWBAND PER DETAIL 1 ON THIS SHEET
 - 2' WIDE STORM DRAINAGE SWALE. SEE DETAIL 1 ON SHEET C4.0 (TYPICAL).
 - PEDESTRIAN CONCRETE PAVING
 - HEAT PUMP - REFER TO SHEET M1.0, P2.1, DETAILS



- NOTES:**
- INSTALL EXPANSION JOINT AT 40'-0" O.C. MAX AND BETWEEN CURB AND ANY ADJACENT VERTICAL SURFACE.
 - PROVIDE TOOLED SCORE JOINTS AT 10'-0" O.C. AND AT CHANGES IN DIRECTION.
 - FINISH ELEVATION OF MOW STRIPS SHALL NOT EXCEED FINISH ELEVATION OF ADJACENT PAVING OR SIDEWALK.

1 6" MOWSTRIP DETAIL
NO SCALE



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

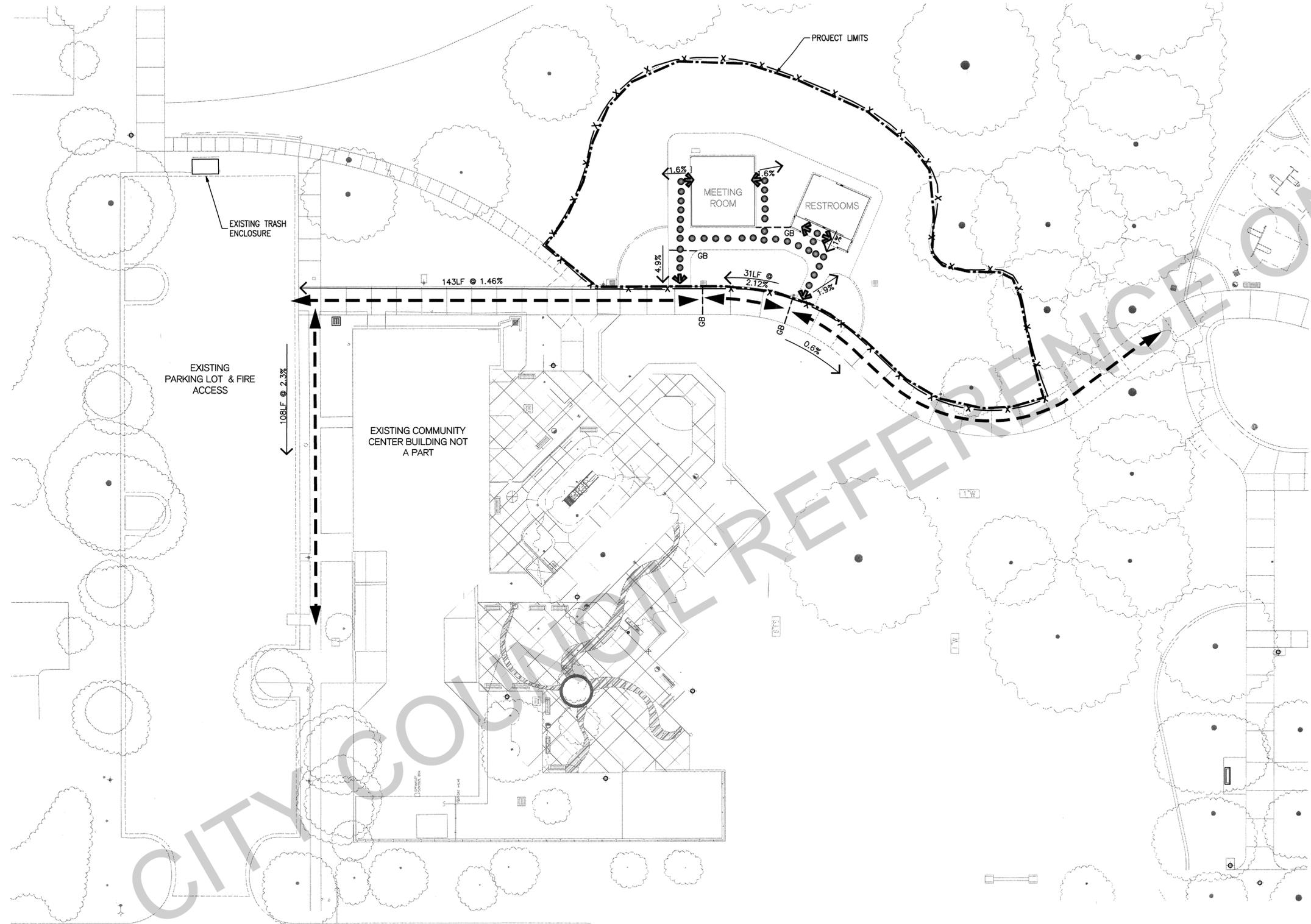
PAVING AND DIMENSIONING PLAN

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale: 1"=10'
Designed By: PJS
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-C3.0.dwg
SHEET 4 OF 49

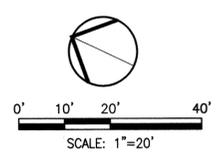
C3.0



LEGEND

ACCESSIBLE PATH OF TRAVEL (PROPOSED)
 SHALL BE A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" IN WIDTH. CROSS SLOPE SHALL NOT EXCEED 2% SLOPE. IN THE DIRECTION OF TRAVEL THE SLOPE SHALL BE LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM SIDE.

ACCESSIBLE PATH OF TRAVEL (EXISTING)



FERNALD STREET



REGISTERED PROFESSIONAL ENGINEER
 PAUL J. SCHNEIDER
 No. 162498
 Exp. 09/30/19
 CIVIL
 STATE OF CALIFORNIA
 DATE SIGNED: 02/07/18

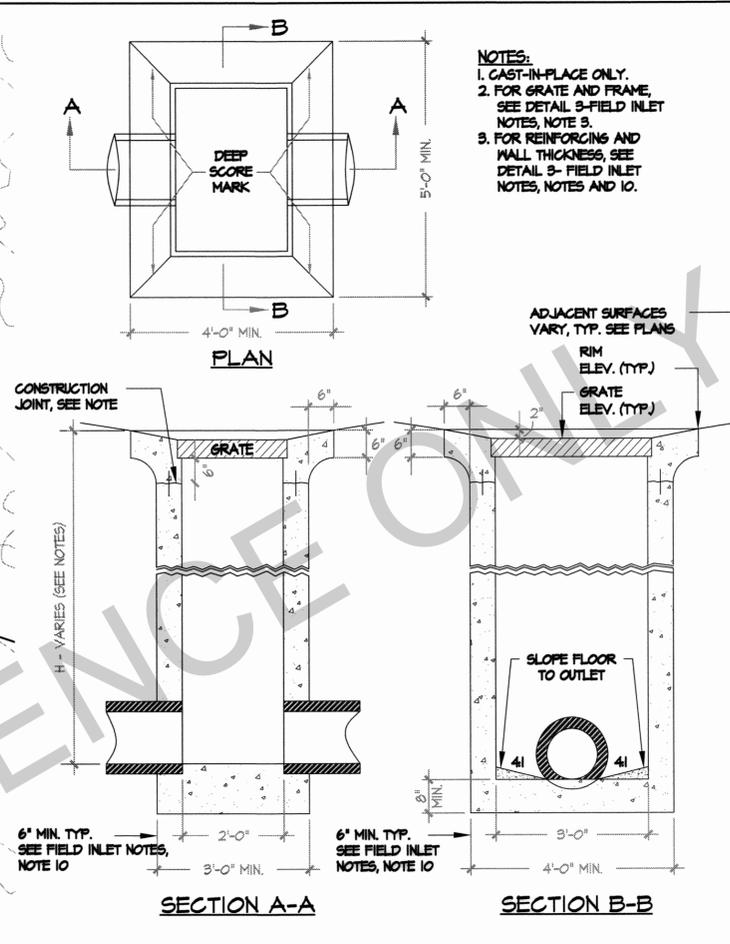
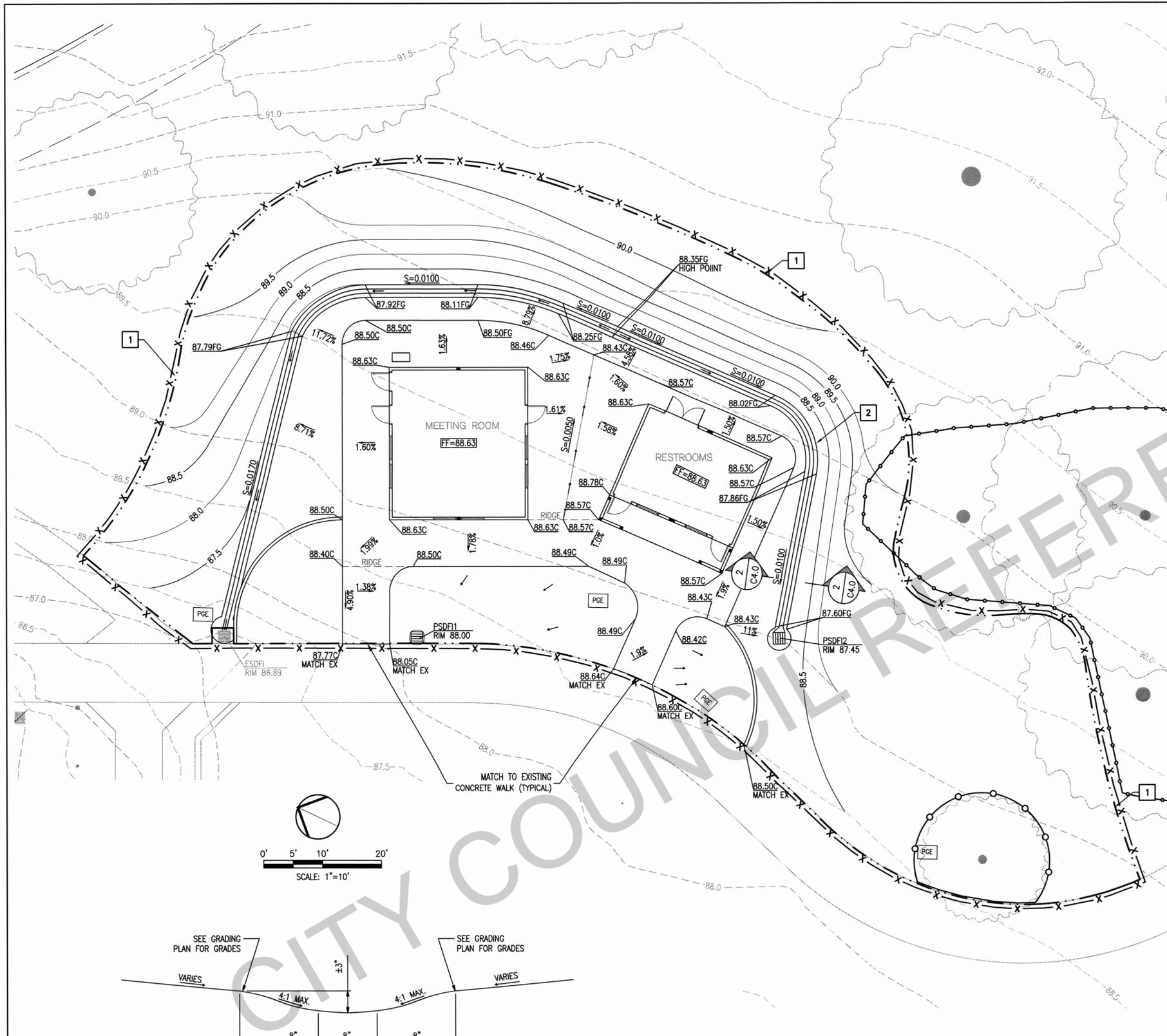
No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT
ACCESS PLAN

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
 LANDSCAPE ARCHITECTURE

Reviewed --- Associate Land. Arch. Date Recommended --- Project Manager Date

Scale: 1"=20'
Designed By: PJS
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-C3.1.dwg
SHEET 5 OF 49
C3.1



- NOTES:**
- ALL INLETS TO BE CAST-IN-PLACE ONLY.
 - ALL METAL SHALL BE STRUCTURAL GRADE STEEL OR BETTER AND SHALL BE GALVANIZED AFTER FABRICATION. AFTER INSTALLATION ABRASSED SURFACES SHALL BE CLEANED FREE OF RUST AND OIL AND NEATLY SOLDERED OVER WITH 50-50 SOLDER.
 - GRATING AND FRAMES ARE TO BE ASSEMBLED AND MADE TO FIT BEFORE DELIVERY TO JOB SITE. THE REQUIRED GRATE IS TYPE 600-13 AS DESIGNATED BY CAL TRANS STANDARD DETAIL D77A AND D77B.
 - ALL CONCRETE SHALL BE 6-SACK CONCRETE.
 - TWO 3" WEEPHOLES TO BE PLACED AT ALL THE WALLS OF THE STORM DRAIN INLET AT THE STREET SUBGRADE ELEVATION (OR UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER).
 - POSITION OF PIPE LEAVING INLET TO BE AS INDICATED ON THE PLANS AND INLET FLOOR TO SLOPE TO END OF PIPE. WHERE TWO OR MORE PIPES ENTER AN INLET, THE FLOOR SHALL HAVE A CHANNEL CONNECTING THE PIPES.
 - MINIMUM CLEAR SPACING BETWEEN SURFACES OF CONCRETE AND REINFORCING STEEL TO BE 2" EXCEPT 3" WHERE CONCRETE IS PLACED AGAINST EARTH.
 - NO CONSTRUCTION JOINTS TO BE PLACED OTHER THAN WHERE SHOWN ON THE PLANS, EXCEPT WITH APPROVAL OF THE CITY ENGINEER.
 - WALL REINFORCING NOT REQUIRED WHEN H=8'-6" OR LESS AND THE UNSUPPORTED WIDTH OR LENGTH = 7' OR LESS. WALLS EXCEEDING THESE LIMITS SHALL BE REINFORCED WITH NO. 4 BARS @ 18" CENTERS PLACED 2" (SECTION A-A ON SHEET 1) CLEAR TO INSIDE OF BOX. A MINIMUM OF 3 VERTICAL BARS PER WALL SHALL BE INSTALLED. "H" IS DIFFERENCE IN ELEVATION BETWEEN OUTLET PIPE INVERT AND TOP OF CURB.
 - WALL THICKNESS "T" SHALL BE "T" = 6" MIN. FOR "H" TO 6'-6", "T" = 8" FOR "H" = 8'-7" TO 20'; T = 12" MAX IN ANY CASE.
 - CONSTRUCTION JOINTS AT SUBGRADE SHALL BE REINFORCED WITH TWO, 24" LONG NO. 4 BARS AND EXTEND 6" MINIMUM BELOW SUBGRADE.
 - STENCIL "NO DUMPING DRAINS TO BAY" ON ALL DRAIN INLETS IN ACCORDANCE WITH THE CITY'S SPECIFICATIONS. THE STENCIL AND APPLICATION SPECIFICATIONS CAN BE PURCHASED AT THE CITY'S ENGINEERING COUNTER.
 - ALL CURB INLET BOXES MUST BE POURED NEAT UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER.
 - IN THE EVENT OF OVEREXCAVATION, CURB INLET OUTER WALL SHALL BE FORMED AND THE RESULTING VOID BETWEEN THE FORM AND EXCAVATION SHALL BE BACK-FILLED WITH CLASS II AB, COMPACTED TO 90%. THE RESULTING VOID SHALL BE A MINIMUM OF 12" WIDE TO FACILITATE PROPER COMPACTION.

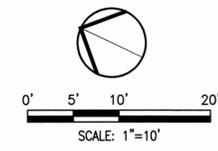
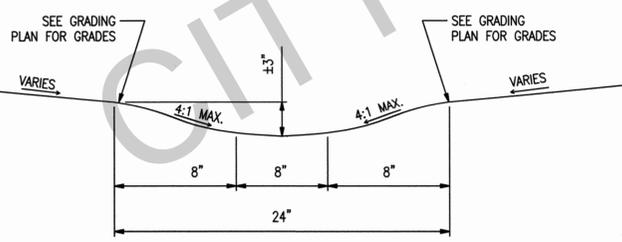
1 FIELD INLET C.O.F. DETAIL SD-22
NO SCALE

- KEY NOTES:**
- PROPOSED LIMITS OF NEW SOIL AND SOD TO MATCH EXISTING LAWN.
 - 2' WIDE STORM DRAINAGE SWALE. SEE DETAIL 1 ON THIS SHEET.

LEGEND

EXISTING	PROPOSED
4" SS	4" SS
12" SD	12" SD
2" W	2" W
FG	FIBER OPTIC LINE
IR	IRRIGATION CONTROL WIRE
E	ELECTRIC CONDUIT
○	TREE PROTECTION FENCING PER CITY STANDARD LSD-9, SHEET L3.2
---	GRADING CONTOURS
---	GRADING LABELS
---	RIDGE
---	STORM DRAINAGE AND SWALE FLOW DIRECTION
⊞	STORM DRAIN INLET
⊞	FIELD INLET PER COF STD DWG NO. SD-22
⊞	SEWER CLEANOUT PER DETAIL 1 ON SHEET C6.0

2 GRASSY STORM DRAINAGE SWALE DETAIL
N.T.S.



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

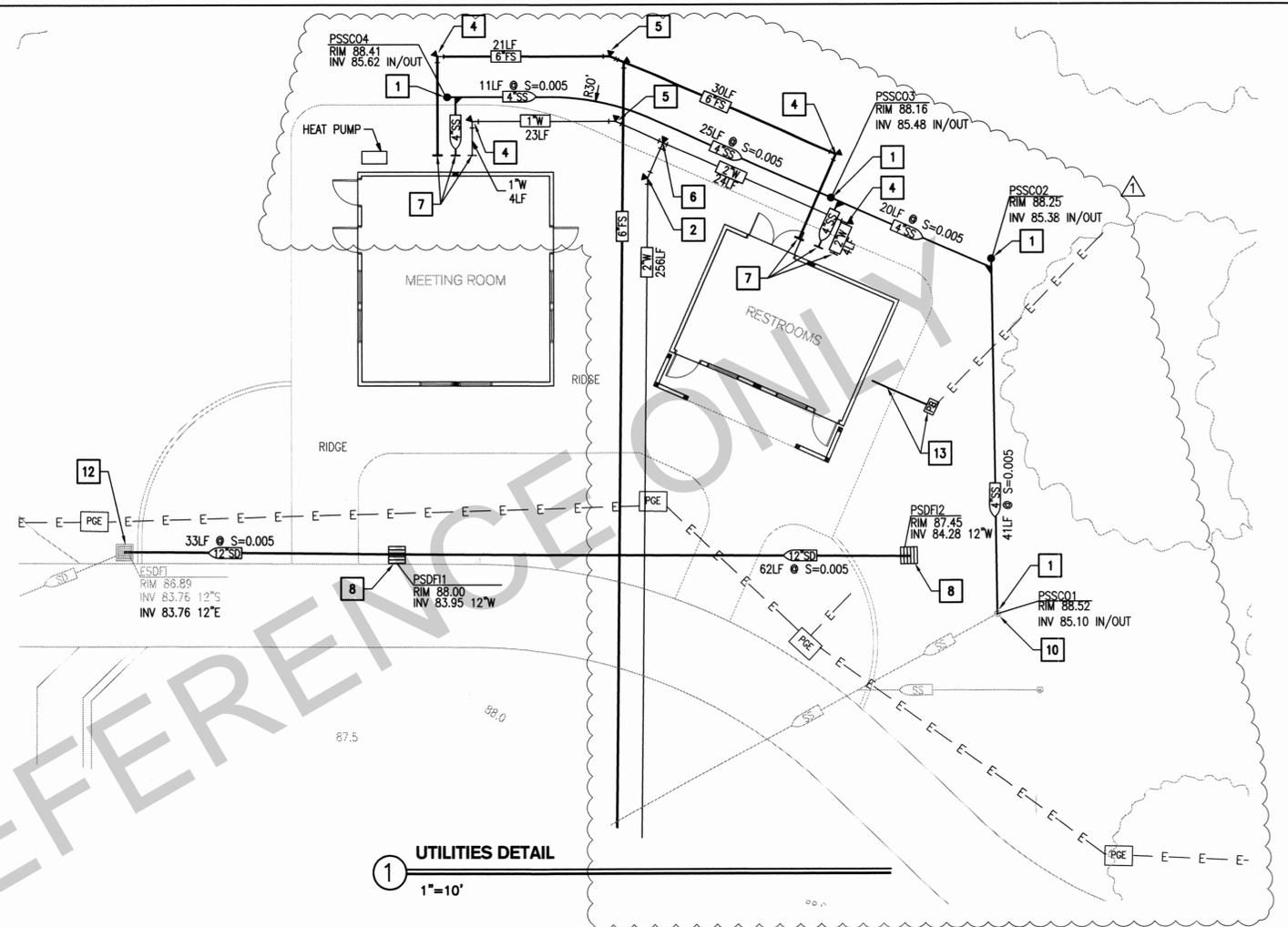
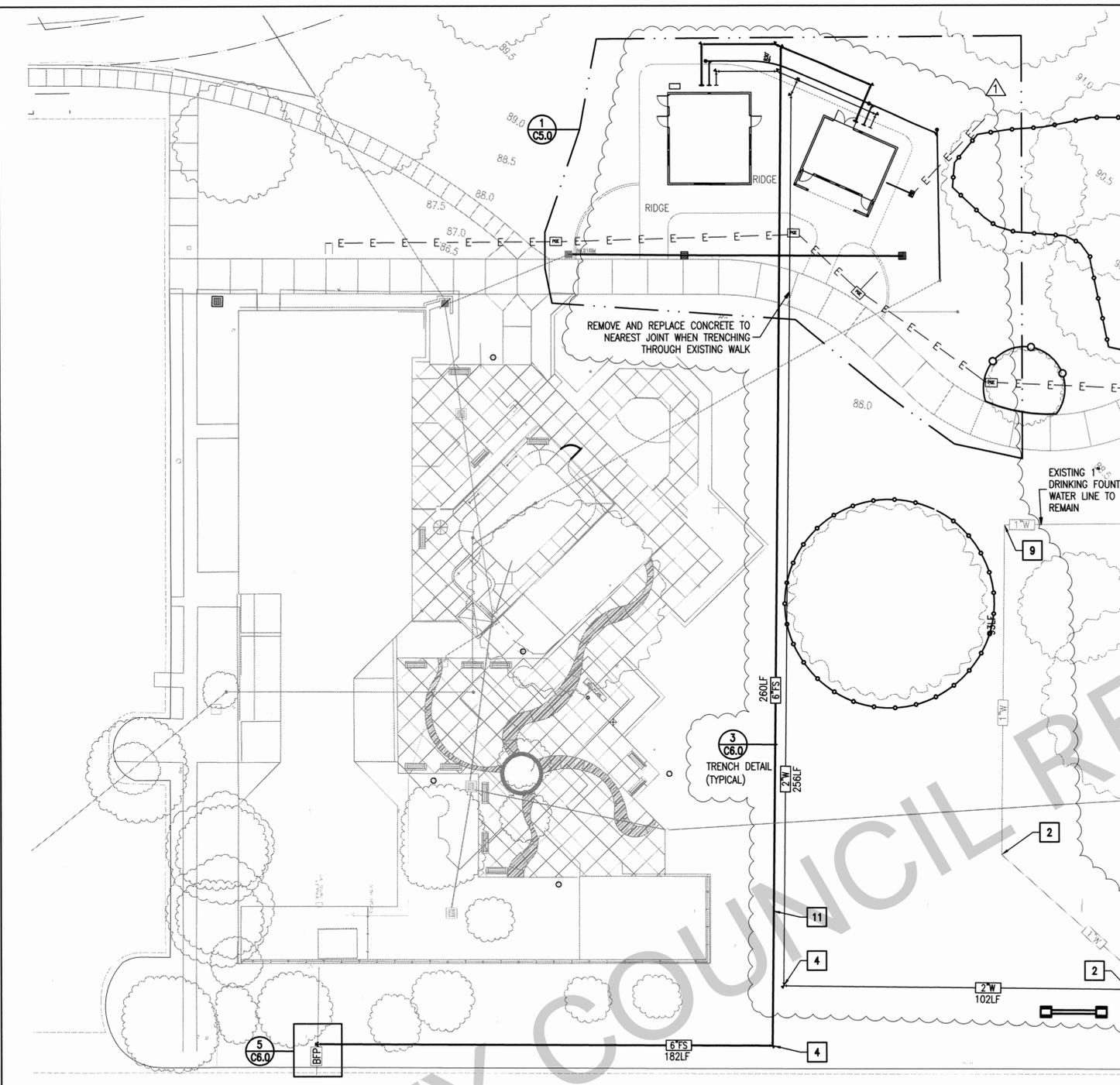
GRADING PLAN

CITY OF Fremont
LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date
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Scale: 1"=10'
Designed By: PJS
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-C4.0.dwg
SHEET 6 OF 49

C4.0



UTILITY NOTES:

ALL EXISTING UTILITIES AND UTILITIES STRUCTURES SHALL BE PROTECTED AND ALL EXISTING RIMS OR BOX SHALL BE ADJUSTED TO PROPOSED SURFACE. (TYPICAL)

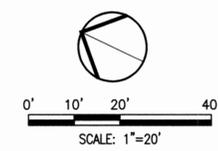
SANITARY SEWER INVERTS ARE UNKNOWN. CONTRACTORS SHALL SLOPE THE PIPES IN ACCORDANCE WITH THE CITY OF FREMONT STANDARD SPECIFICATIONS.

CONSTRUCTION OF UTILITIES SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CITY OF FREMONT STANDARD SPECIFICATIONS:

- SECTION 4 - SANITARY SEWERS AND APPURTENANCES
- SECTION 5 - WATER MAINS AND APPURTENANCES
- SECTION 6 - PUBLIC UTILITIES
- SECTION 7 - FIRE HYDRANTS AND APPURTENANCES
- SECTION 9 - CLEARING AND GRUBBING
- SECTION 10 - EARTHWORK
- SECTION 11B - TRENCH BACKFILL IN PUBLIC UTILITY EASEMENTS OR OTHER AREAS OUT OF EXISTING OR PROPOSED STREET RIGHT-OF-WAY

PIPE TABLE

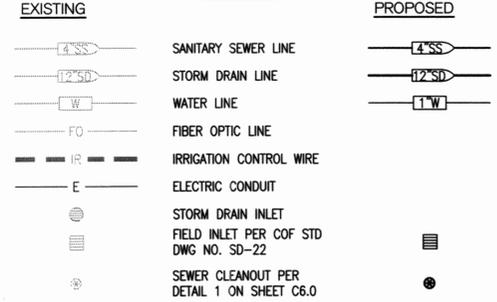
TYPE OF PIPE	PIPE DIAMETER	TYPE & CLASS	BEDDING CLASS	THRUST BLOCKS
WATER	6" TO 12"	PVC DR19 CLASS 200 W/ TRACER WIRE	PER C.O.F. STDS. SECTION 5 & 7	PER C.O.F. STDS. SECTION 5 & 7 AND DETAIL 2 ON SHEET C6.0
SANITARY SEWER	4"	PVC SDR 35	PER C.O.F. STDS. SECTION 4	
STORM DRAIN	12"	SDR-35 PVC AND DUCTILE IRON PIPE (STATED ON PLAN)	PER C.O.F. STDS. SECTION 4	



KEY NOTES:

- 1 INSTALL SANITARY SEWER CLEANOUT SEE DETAIL 1 ON SHEET 6.0
- 2 INSTALL 135° ELBOW
- 3 INSTALL 112° BEND
- 4 INSTALL 90° ELBOW
- 5 INSTALL 157.5° BEND
- 6 INSTALL TEE
- 7 SEE PLUMBING PLANS FOR CONTINUATION
- 8 FIELD INLET PER THE CITY OF FREMONT STD DWG NO. SD-22 ON SHEET C4.0
- 9 TERMINATE 1" TO FORMER RESTROOM
- 10 CONNECT TO EXISTING SANITARY. CONTRACTOR TO EXPOSE PIPE AND VERIFY INVERT PRIOR TO START OF ANY CONSTRUCTION.
- 11 CONNECT TO EXISTING FIRE SERVICE PIPELINE. CONTRACTOR TO WALK THE ALIGNMENT AND IDENTIFY ANY POSSIBLE CONFLICTS. IF ANY CONFLICTS ARE IDENTIFIED, CONTRACTOR SHALL NOTIFY THE CITY AND ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL REFER TO THE CITY OF FREMONT STANDARD DWG. NO. PSD PLT-3 WHEN TRENCHING TO AN ADJACENT EXISTING TREE (TYPICAL).
- 12 CONTRACTOR TO EXPOSE TRENCH AND VERIFY INVERT PRIOR TO START OF ANY CONSTRUCTION.
- 13 INSTALL CONCRETE PULLBOX OVER EXISTING IRRIGATION CONTROLLER WIRE AND CONDUIT AND EXTEND TO NEW RESTROOM.

LEGEND



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

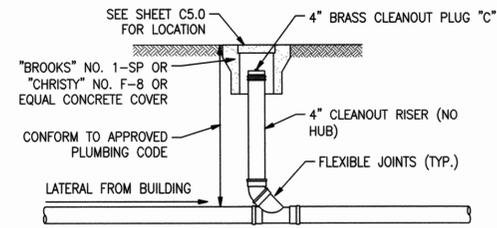
UTILITY PLAN

CITY OF FREMONT
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

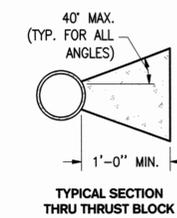
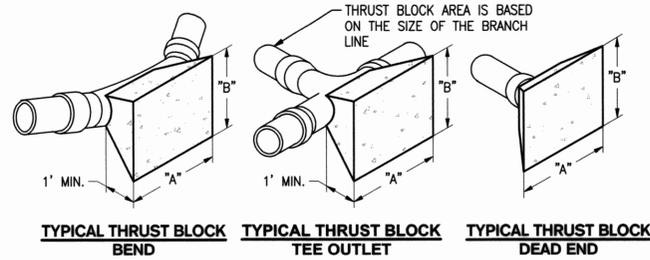
Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date
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Scale: AS SHOWN
Designed By: PJS
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-C5.0.dwg
SHEET 7 OF 49

C5.0



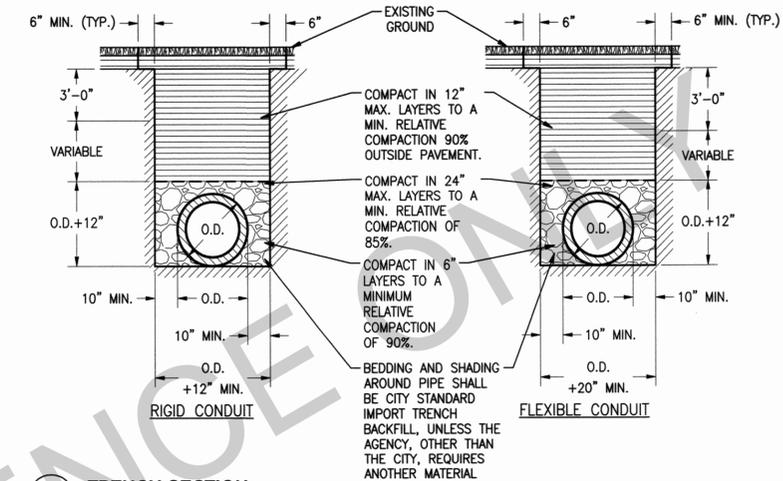
1 CLEANOUT DETAIL
NO SCALE



2 THRUST BLOCK CHART
NO SCALE

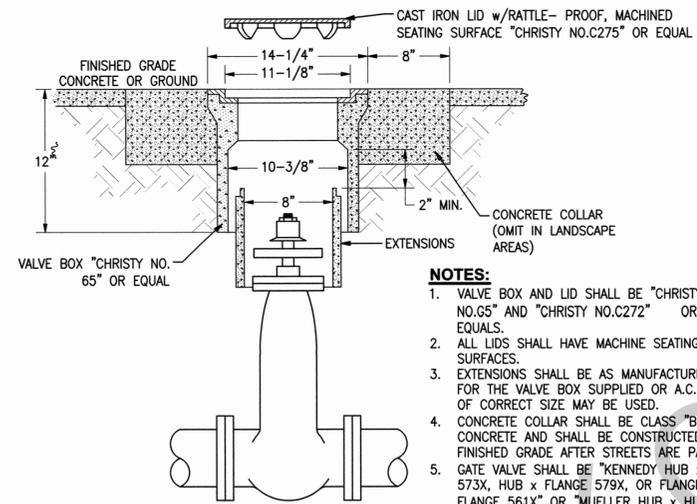
- NOTES:**
- IF THERE IS A CONFLICT BETWEEN THE PLANS, THIS DETAIL AND CITY OF FREMONT STANDARD SPECIFICATION, THE CITY OF FREMONT STANDARD SPECIFICATION SHALL PREVAIL.
 - ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL.
 - RESTRAINT SYSTEM FOR VERTICAL PIPE BENTS SHALL BE APPROVED BY THE CITY ENGINEER.
 - THRUST RESTRAINT SYSTEMS FOR PIPES LARGER THAN 12" SHALL BE DESIGNED ON A CASE-BY-CASE BASIS AND SHALL BE APPROVED BY THE CITY ENGINEER.

FITTINGS	THRUST BLOCK AREA REQUIRED	
	ALLOWABLE SOIL BEARING VALUE 1000 LBS. PER SQ. FT.	
	"A"	"B"
6" LINE OR SMALLER	1'-6"	1'-6"
1'-10 1/2"	2'-0"	2'-0"
45'	3'-0"	2'-6"
90'	4'-0"	3'-0"
TEE OUTLET	2'-6"	2'-0"
DEAD END	2'-6"	2'-0"
8" LINE		
1'-10 1/2"	2'-0"	2'-0"
45'	3'-0"	2'-6"
90'	4'-0"	3'-0"
TEE OUTLET	3'-0"	3'-0"
DEAD END	3'-0"	3'-0"
10" LINE		
1'-10 1/2"	3'-0"	2'-0"
45'	3'-6"	3'-0"
90'	5'-0"	4'-0"
TEE OUTLET	4'-0"	3'-6"
DEAD END	4'-0"	3'-6"
12" LINE		
1'-10 1/2"	3'-0"	3'-0"
45'	4'-0"	4'-0"
90'	7'-0"	4'-0"
TEE OUTLET	5'-0"	4'-0"
DEAD END	5'-0"	4'-0"



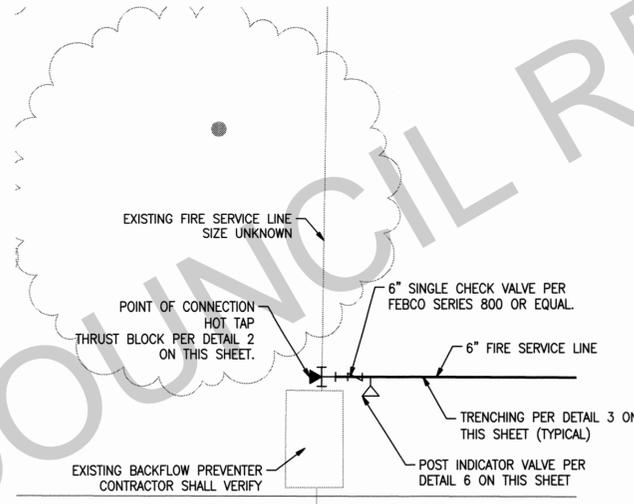
3 TRENCH SECTION
N.T.S.

- NOTES:**
- IF THERE IS A CONFLICT BETWEEN THE PLANS, THIS DETAIL AND CITY OF FREMONT STANDARD SPECIFICATION, THE CITY OF FREMONT STANDARD SPECIFICATION SHALL PREVAIL.
 - RELATIVE COMPACTION OF MATERIALS SHALL BE TESTED IN ACCORDANCE WITH THE STAT OF CALIFORNIA, DEPT. OF TRANSPORTATION TESTING MANUALS, TEST METHOD NO. CALIFORNIA 216 OR 231.
 - WHEN SHOWN BY SOIL COMPOSITION AND COMPATIBILITY, NINETY PERCENT (90%) COMPACTION MAY BE USED, WHEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
 - SPECIAL BEDDING REQUIREMENTS MAY BE SHOWN ON THE PLANS OR SPECIFIED IN SPECIAL PROVISIONS.
 - SHOULDERS SHALL BE AS SHOWN ON THE PLANS OR SPECIFIED IN THE SPECIAL PROVISIONS BUY IN NO CASE SHALL THE SHOULDER BE LESS THAN THREE (3) FEET WIDE.

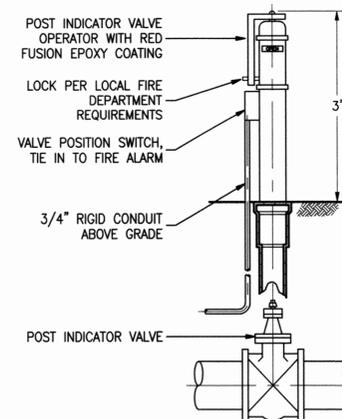


4 VALVE BOX DETAIL
NO SCALE

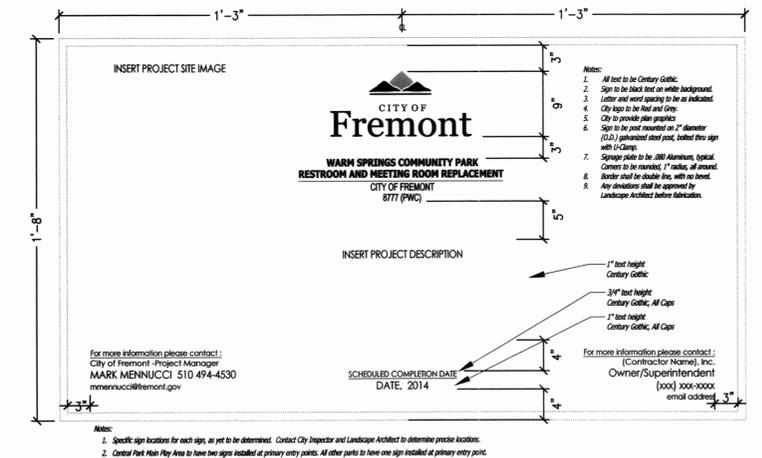
- NOTES:**
- VALVE BOX AND LID SHALL BE "CHRISTY NO.65" AND "CHRISTY NO.C272" OR EQUALS.
 - ALL LIDS SHALL HAVE MACHINE SEATING SURFACES.
 - EXTENSIONS SHALL BE AS MANUFACTURED FOR THE VALVE BOX SUPPLIED OR A.C. PIPE OF CORRECT SIZE MAY BE USED.
 - CONCRETE COLLAR SHALL BE CLASS "B" CONCRETE AND SHALL BE CONSTRUCTED TO FINISHED GRADE AFTER STREETS ARE PAVED.
 - GATE VALVE SHALL BE "KENNEDY HUB x HUB 573X, HUB x FLANGE 579X, OR FLANGE x FLANGE 561X" OR "MUELLER HUB x HUB A-2380-24, HUB x FLANGE A-2380-26, FLANGE x FLANGE A-2380-6," OR EQUAL. GATE VALVE SHALL BE A.W.W.A. STANDARD IRON BODY, DOUBLE DISC, WITH NON-RISING STEM.



5 FIRE SERVICES CONNECT DETAIL
1"=5"



6 POST INDICATOR VALVE
N.T.S.



7 PROJECT SITE SIGNAGE
NO SCALE



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

DATE SIGNED: 02/07/18

WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT

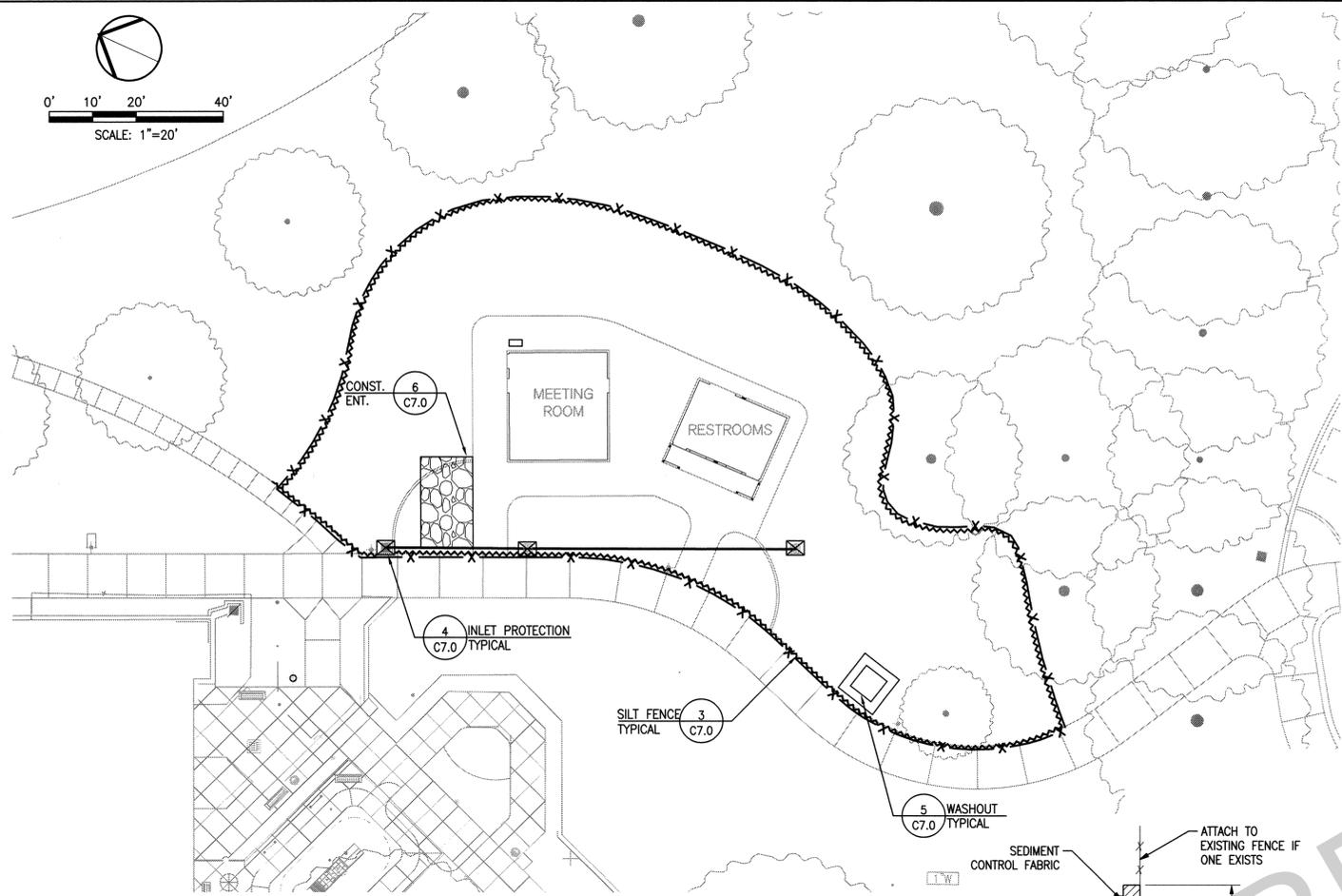
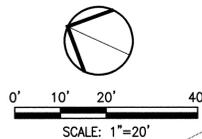
SITE DETAILS

COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

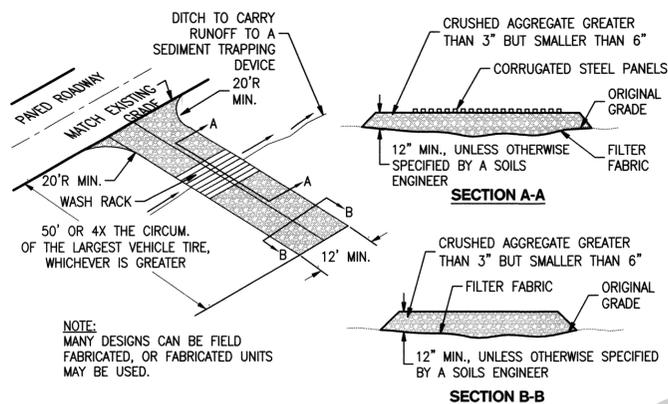
Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale: AS SHOWN
Designed By: PJS
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-C6.0.dwg
SHEET 8 OF 49

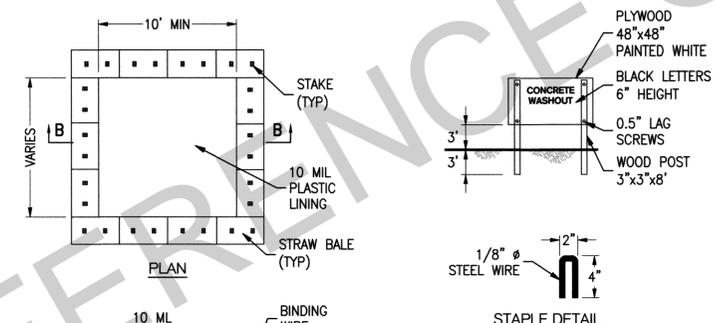
C6.0



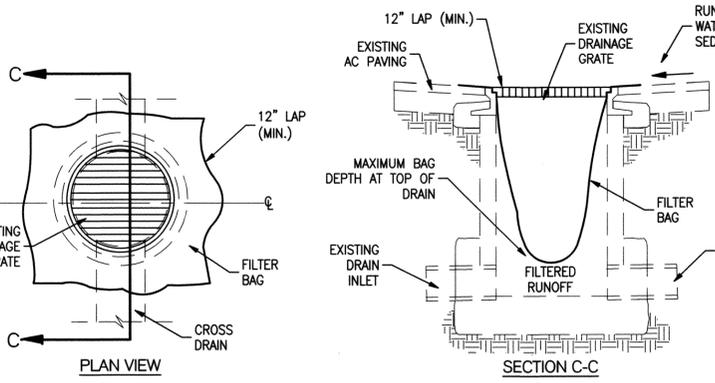
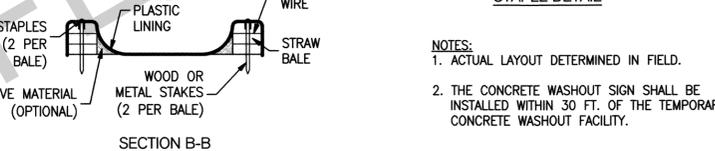
EROSION CONTROL PLAN
SCALE: 1" = 20'



6 STABILIZED CONSTRUCTION ENTRANCE/OUTLET TIRE WASH
SCALE: NTS



5 CONCRETE WASHOUT
SCALE: NTS



4 TEMPORARY GRAVEL BAG FILTER AT DROP INLET
SCALE: NTS

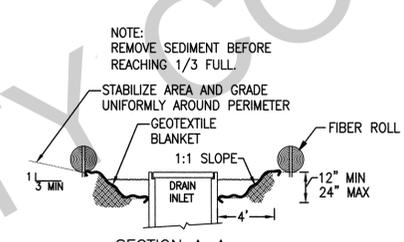
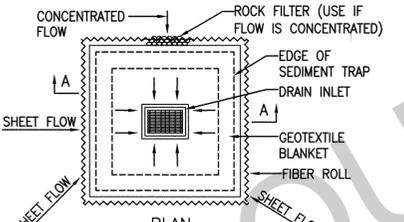
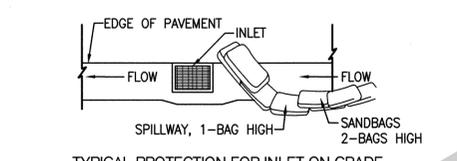
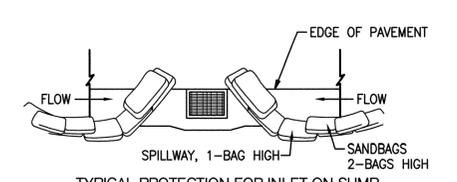
EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	SILT FENCE PER DETAIL 3, THIS SHEET
	DRAIN INLET PROTECTION TYPE 3 DET. 1
	UNCOMPLETED DRAIN INLET PROTECTION TYPE 2 DET. 2
	STRAW WITH BINDER
	STABILIZED CONSTRUCTION ENTRANCE TC-(1)(3) DET. 6
	CONCRETE WASHOUT DET. 5

EROSION CONTROL GENERAL NOTES

- PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS, CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
- THE CONTRACTOR SHALL REVIEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER OPERATIONS IN ADHERENCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OF HIS/HER SUBCONTRACTORS.
- THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
- INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
- UNFINISHED AND DISTURBED ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

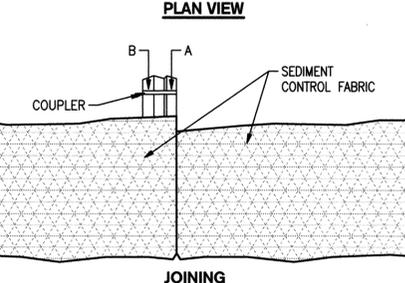
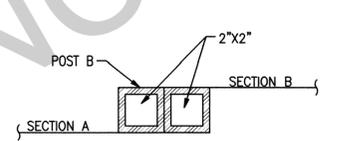
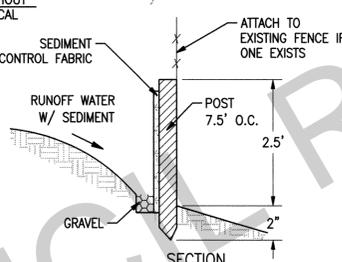
ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200
- ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
- CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THIS CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
- ALL DEWATERING WATER MUST BE CHANNLED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
- PAVEMENT CLEANING— FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
- ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
- CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
 - DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
 - SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
 - MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
 - PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
 - DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS



1 DROP INLET PROTECTION TYPE 3
SCALE: NTS

- NOTES:**
- FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
 - SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
 - FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATION WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

2 DI PROTECTION - TYPE 2
SCALE: NTS



3 SILT FENCE DETAIL
SCALE: NTS



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

EROSION CONTROL PLAN

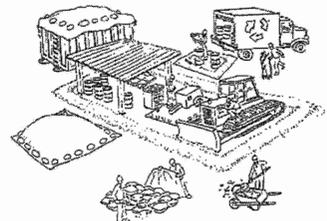
**COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE**

Fremont
Reviewed --- Associate Land. Arch. Date Recommended --- Project Manager Date

Scale: 1"=20'
Designed By: PJS
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-C7.0.dwg
SHEET 9 OF 49

C7.0

Clean Bay Blue Print



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Fremont requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Fremont Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.
- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.



Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.



Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

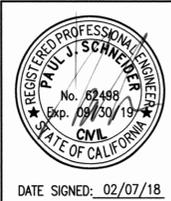


Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com



No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
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WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT

CLEAN BAY BLUE PRINT

COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Fremont CITY OF

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	
Designed By:	PJS
Drawn By:	RJN
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12304-C8.0.dwg
SHEET	10 OF 49
	C8.0

FIRE AND LIFE SAFETY BUILDING NOTES:

- REFER TO C.B.C., CHAPTER 10, "MEANS OF EGRESS" AND C.F.C., ARTICLE 12, "MAINTENANCE OF MEANS OF EGRESS AND EMERGENCY ESCAPES", FOR COMPLIANCE FOR THE FOLLOWING ITEMS.
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- EXIT DOORS SHALL BE NO LESS THAN 36" WIDE x 6'-8" HIGH. MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
- FOR APPROVED ONE-HOUR, FIRE RESISTIVE CORRIDOR TO COMPLY WITH C.B.C., CHAP 10, SECTION 1018.
- ALL CORRIDOR OPENINGS SHALL MEET THE REQUIREMENTS OF C.B.C., CHAPTER 10, INCLUDING STEEL FRAMES, 20-MINUTE LABELED DOORS, HINGES, LATCHING DEVICES, AND CLOSER.
- EXITING THROUGH KITCHENS, STOREROOMS, RESTROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES IS NOT PERMITTED.
- FIRE EXTINGUISHER REQUIREMENT SHALL BE DETERMINED BY FIELD INSPECTION.
- BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND TO COMPLY WITH C.F.C. SECTION 901.44.
- INDICATED ON THE PLANS WILL BE OCCUPANCY, TYPE OF CONSTRUCTION, AND BUILDING JUSTIFICATION.
- ALL WINDOWS SHALL MEET THE REQUIREMENTS OF C.B.C., CHAPTER 7, INCLUDING STEEL FRAMES, 10 MIN. LABELED DOORS, HINGES, LATCHES, LATCHING DEVICES, AND CLOSER.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EGRESS, C.B.C., SECTION 1008.12 AND C.F.C., SECTION 1207.4.
- PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS, C.B.C., SECTION 1008 AND C.F.C., SECTION 1207.4.
- PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION IN ALL VERTICAL SHAFTS, C.B.C., CHAPTER 712 & 713.
- SHAFT ENCLOSURES REQUIRED FOR ALL INTERIOR PUBLIC STAIRWAYS. ENCLOSURES SHALL BE CONTINUOUS UNTIL EGRESS IS PROVIDED FROM THE BUILDING.
- EXITING THROUGH MORE THAN ONE INTERVENING ROOM IS NOT PERMITTED FOR AN OCCUPANT LOAD OF MORE THAN 10. C.B.C., SECTION 1004.1.
- CORRIDORS AND EXTERIOR EXIT BALCONIES SHALL HAVE A MINIMUM WIDTH OF 36" AND 7' CLEAR HEIGHT TO LOWEST PROJECTION. COMPLY WITH C.B.C., CHAP 10.

CORRIDORS AND AISLES

- REFER TO C.B.C., CHAPTER 10, "MEANS OF EGRESS", FOR THE FOLLOWING ITEMS OR UNLESS NOTED OTHERWISE.
- EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS IN WIDTH THAN 44".
- CORRIDORS THAT EXCEED 200 FT. IN LENGTH SHALL:
 - HAVE A MINIMUM CLEAR WIDTH OF 60", OR
 - HAVE, AT A CENTRAL LOCATION, A 60" X 60" MIN. WHEELCHAIR TURNING SPACE OR PASSING ALCOVE AND OR,
 - HAVE, AT A CENTRAL LOCATION, AN INTERVENING CROSS OR TEE CORRIDOR, MINIMUM OF 44" IN WIDTH AND OR,
 - HAVE, AT A CENTRAL LOCATION, AN OPERABLE DOOR.
- EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
- EVERY AISLE SHALL BE NOT LESS THAN 3' WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-6" WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" FOR EACH 5' IN LENGTH TOWARD THE EXIT, CROSS AISLE OR FOYER. WITH CONTINENTAL SEATING, SIDE AISLES SHALL BE NOT LESS THAN 44" IN WIDTH.

SOUND TRANSMISSION NOTES

- DOORS TO UNITS FROM INTERIOR CORRIDORS SHALL HAVE A MINIMUM SOUND TRANSMISSION CONTROL (STC) RATING OF 30, C.B.C., APPENDIX 12.
- ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24". BACK AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (T.V., TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED ACCORDINGLY.)
- SURFACE MATERIALS (INCLUDING CARPETS) ARE PART OF THE FLOOR/CEILING ASSEMBLY AND MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
- APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR/CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR MIN. 1/4" THICK APPROVED RESILIENT MATERIAL. (GAS PIPING NEED NOT BE ISOLATED).
- METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (DUCTS SERVING ONLY EXITSWAYS, KITCHEN COOKING FACILITIES AND BATHROOMS NEED NOT BE LINED).
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR/CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR/CEILING ASSEMBLY FROM WITHIN A WALL.
- KITCHEN AND BATHROOM FLOORS TO HAVE A MINIMUM STC RATING OF 50 AS PER RGA 1-79.

PEDESTRIAN RAMPS:

- A PATH OF TRAVEL WITH A SLOPE EXCEEDING 1:20 (5%) SHALL BE CONSIDERED A RAMP.
- THE MAXIMUM SLOPE IS 1:12 (8.33%).
- THE MAXIMUM CROSS SLOPE AT RAMPS SHALL NOT EXCEED 1/4" PER FOOT (2%).
- RAMP SURFACES SHALL BE SLIP RESISTANT.
- LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL RAMPS. THE BOTTOM LANDING SHALL BE A MINIMUM OF 72" IN THE DIRECTION OF TRAVEL AND THE TOP LANDING SHALL BE A MINIMUM OF 60" X 60" IN THE DIRECTION OF TRAVEL.

- A 60" INTERMEDIATE LANDING IS REQUIRED AT MAXIMUM ELEVATION CHANGES OF 30". A 72" LANDING IS REQUIRED AT DIRECTION CHANGES EXCEEDING 30 DEGREES.
- WHEN A DOOR SWINGS OVER THE TOP LANDING, THE MINIMUM DEPTH OF THE LANDING SHALL BE EQUAL TO THE DOOR WIDTH, PLUS 42".
- STRIKE EDGE DISTANCES TO DOOR SHALL BE 24" AT EXTERIOR RAMPS (AND 18" AT INTERIOR RAMPS).
- WHEN THE SLOPE EXCEEDS 1:20 (5%), HANDRAILS ARE REQUIRED AT EACH SIDE.
- HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - BE CONTINUOUS.
 - LOCATED 34" TO 38" IN HEIGHT ABOVE THE RAMP SURFACE.
 - BE 1 1/4" TO 1 1/2" IN CROSS SECTION, AND PLACED 1 1/2" FROM WALLS.
 - HAVE 12" EXTENSIONS BEYOND THE TOP AND BOTTOM.
 - ENDS SHALL BE RETURNED.
- IF RAMP EXCEEDS 10'-0" IN LENGTH AND IS NOT BOUNDED BY WALLS OR CURBS, WHEEL GUIDES SHALL BE PROVIDED.
- WALL SURFACES, ADJACENT TO HANDRAILS, SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
- PEDESTRIAN RAMPS OTHER THAN THOSE SERVING PRIMARY ENTRANCES TO BUILDINGS SHALL HAVE A CLEAR WIDTH NOT LESS THAN THE WIDTH REQUIRED FOR EXITS.
- PEDESTRIAN RAMPS SERVING ENTRANCES TO BUILDINGS SHALL BE A MINIMUM 48" CLEAR WIDTH BUT NOT LESS THAN THE WIDTH REQUIRED FOR EXITS.
- PEDESTRIAN RAMPS SERVING PRIMARY ENTRANCES TO BUILDINGS HAVING AN OCCUPANT LOAD OF 300 OR MORE SHALL HAVE A MINIMUM CLEAR WIDTH OF 60".
- THE WIDTH OF THE LANDING SHALL EXTEND 24" PAST THE STRIKE EDGE OF ANY DOOR OR GATE FOR EXTERIOR RAMPS AND 18" PAST THE STRIKE EDGE FOR INTERIOR RAMPS.
- OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMPS RUN OF NOT LESS THAN 60".
- RAMP WIDTH SHALL BE NOT LESS THAN THAT FOR STAIRS OF EXITS, MAY BE 36" MIN. IF SERVING AN R OCCUPANCY WITH AN OCCUPANT LOAD OF 50 OR LESS, SHALL BE 60" MIN. IF SERVING THE PRIMARY ENTRANCE OF A BUILDING WITH AN OCCUPANT LOAD OF 300 OR MORE AND SHALL BE 48" MIN. OTHERWISE.

ENTRANCES

- ALL PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
- ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
- WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- 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 THE OPENING HARDWARE.
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
- THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
- THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
- THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND 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 WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- A NARROW FRAME WITH A BEVELED TOP EDGE (30 DEGREES MAXIMUM BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF A GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10" UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.
- THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE SERVING OTHER THAN A REQUIRED EXIT STAIRWAY SHALL PROVIDE A MINIMUM OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE. WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION, DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS 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, MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
- WHERE TURNSTILES ARE UTILIZED IN A FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, A DOOR OR GATE THAT IS ACCESSIBLE TO THE PHYSICALLY DISABLED, SHALL BE PROVIDED ADJACENT TO OR WITHIN A DISTANCE NOT TO EXCEED 30' FROM EACH TURNSTILE EXIT OR ENTRANCE.

CURB RAMPS:

- REFER TO C.B.C., CHAPTER 11B, "SITE ACCESSIBILITY", OR NOTED OTHERWISE FOR THE FOLLOWING ITEMS. CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET AND WHERE PEDESTRIAN PATHS CROSS A CURB.
- CURB RAMPS SHALL BE A MINIMUM OF 48" WIDE WITH A MAXIMUM SLOPE OF 1:12 (8.33 PERCENT). THE LOWER END OF EACH CURB RAMP SHALL HAVE A 1/2" LIP BEVELED AT 45 DEGREES.

- THE LOADING AT THE TOP OF THE CURB SHALL BE LEVEL AND 48" MINIMUM DEPTH FOR THE ENTIRE WIDTH OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES SHALL NOT EXCEED 1:10 (10 PERCENT) SLOPE.
- THE SURFACE OF ANY CURB RAMPS AND ITS FLARED SIDES SHALL BE SLIP RESISTANT AND CONTRASTING FROM THE ADJACENT SIDEWALK FINISH.
- ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE. GROOVES SHALL BE APPROXIMATELY 3/4" ON CENTER.
- AT RAMPS WITH SLOPES BETWEEN 1:20 TO 1:15, PROVIDE DETECTABLE WARNINGS EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP INSIDE THE GROOVED BORDER. THESE SHALL BE RAISED, TRUNCATED DOMES WITH A DIAMETER OF 0.9" AT THE BASE, TAPERING TO 0.45" AT THE TOP, AND A HEIGHT OF NOMINAL 0.2". SPACING SHALL BE 2.35" CENTER TO CENTER. "NOMINAL" AS USED HERE SHALL BE IN ACCORDANCE WITH STATE REFERENCED STANDARDS CODE. THE DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACES. THE DOMES MAY BE CONSTRUCTED IN A VARIETY OF METHODS, INCLUDING CAST IN PLACE OR STAMPED, OR MAY BE A PART OF A PREFABRICATED SURFACE TREATMENT.

HAZARDS AND PROTRUDING OBJECTS

- OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE ANY AMOUNT.
- OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
- FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
- PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
- ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION.
- WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM.
- ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4" IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACES TO WARN THE BLIND OF A POTENTIAL DROP-OFF. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTER 3" PLUS OR MINUS 1" ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5 PERCENT OR LESS GRADIENT OR NO ADJACENT HAZARD EXISTS.
- THE EDGES OF BOARDING PLATFORMS IN TRANSPORTATION TERMINALS OR IN SIMILAR FACILITIES SHALL BE IDENTIFIED BY A LIGHT-COLORED BAND OF CLEARLY CONTRASTING TEXTURE AND COLOR AT LEAST 18" IN WIDTH. CONTRASTING STRIPING WITH THIS BANK, OR OTHER ALTERNATIVES TO THE ABOVE, WILL BE PERMITTED WHERE THE RESULTANT PATTERNS, COLOR OR ALTERNATIVE ADEQUATELY IDENTIFY THE PLATFORM EDGE.
- WHERE A GUY WIRE SUPPORT IS USED PARALLEL TO THE PATH OF TRAVEL, A DEVICE SHALL BE USED TO PREVENT AN OBSTRUCTION LOWER THAN 80". SEE FIGURE 33-4B IN THE CALIFORNIA STATE ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL.
- IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS OR OTHER ELEMENTS, THE BOUNDARY SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" IN WIDTH. THE SURFACE SHALL BE RAISED TRUNCATED DOMES IN STAGGERED PATTERN WITH A NOMINAL DIAMETER OF 0.9" AT THE BASE TAPERING TO 0.45" AT THE TOP, HEIGHT OF 0.2", AND CENTER TO CENTER SPACING OF NOMINAL 2.35".
- AT TRANSIT BOARDING PLATFORMS, THE PEDESTRIAN ACCESS SHALL BE IDENTIFIED WITH A DIRECTIONAL DETECTABLE TEXTURE. THE RAISED BARS SHALL BE 1.3" WIDE AND 3" FROM CENTER TO CENTER OF EACH BAR. THIS SURFACE SHALL BE PLACED BEHIND YELLOW DETECTABLE WARNING TEXTURE (TRUNCATED DOMES) AND ALIGNED WITH ALL DOORS OF TRANSIT VEHICLES.
- IF CARPET OR CARPET TILE IS USED ON A FLOOR SURFACE, IT SHALL HAVE A FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO SURFACES AND HAVE TRIM ALONG THE ENTIRE EXPOSED EDGE AND SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL.

ENERGY INSULATION (CALIFORNIA ADMINISTRATIVE CODE T-24, SECTIONS T-20-1451 THROUGH 20-1542)

- PROVIDE ENERGY CERTIFICATE OF COMPLIANCE AND CALCULATIONS, SIGNED BY A CALIFORNIA LICENSED ENGINEER, ARCHITECT, OR CONTRACTOR.
- EXTERIOR WALL INSULATION SHALL CONFORM TO FEDERAL SPECIFICATION HH-1-521F WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 13.
- RAISED FLOOR INSULATION SHALL CONFORM TO FEDERAL SPECIFICATION HH-1-521F WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 19.
- CEILING OR ROOF INSULATION SHALL CONFORM TO FEDERAL SPECIFICATION HH-1-521F WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 30.
- PROVIDE BATT INSULATION AT PARTY FLOORS, ROOF, EXTERIOR WALLS AND PARTY WALLS OF ALL DWELLING UNITS AS SHOWN ON DRAWINGS.
- ALL OPENABLE WINDOWS AND SLIDING DOORS SHALL LIMIT AIR LEAKAGE AND BE CERTIFIED AND LABELED TO COMPLY WITH THE FOLLOWING STANDARDS.
 - METAL WINDOWS AND DOORS ANSI A 134.2-1972.
 - WOOD WINDOWS AND DOORS NWMA S-3.
 - FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR FILTRATION.
- ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN CLOSED POSITION.
- PROVIDE MEETING PORTIONS OF SECTIONAL, BI-PARTING, OR DOUBLE DOORS WITH A WEATHER-TIGHT ASTRAGAL OR SEAL.

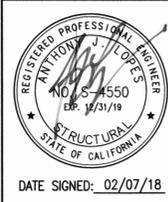
- SEAL, CAULK OR WEATHERSTRIP OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL AND PANELS AND AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE TO LIMIT AIR LEAKAGE.
- GIVE TO THE DEPARTMENT A "CERTIFICATE OF COMPLIANCE" SIGNED BY THE GENERAL CONTRACTOR STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING RESIDENTIAL ENERGY.

SIGNS AND IDENTIFICATIONS

- REFER TO C.B.C., CHAP 11 FOR COMPLIANCE FOR THE FOLLOWING ITEMS UNLESS NOTED OTHERWISE.
- LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
- CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 3105A(k), THE MINIMUM CHARACTER HEIGHT SHALL BE 3".
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
 - LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
 - RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH.
 - PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.

GRAB BARS

- GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT, AND SHALL BE SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR.
- GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" LONG WITH THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL, AND WITH THE BACK END NO MORE THAN 12" FROM THE REAR WALL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG.
- THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2"
- GRAB BAR, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 POUNDS PER LINEAR FOOT LOAD.
- A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".
- GRAB BARS AT THE SIDE OF WATER CLOSETS SHALL BE LOCATED 15" TO 16 1/2" (PLUS OR MINUS 1") FROM THE CENTER LINE OF THE WATER CLOSET STOOL.
- THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250 POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
- SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250 POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD.
- TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 POUND POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250 POUND POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
- CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
- WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
- POLE SUPPORTED PEDESTRIAN TRAFFIC CONTROL BUTTONS SHALL BE IDENTIFIED WITH COLOR CODING CONSISTING OF A TEXTURED HORIZONTAL YELLOW BAND 2" IN WIDTH ENCIRCLING THE POLE, AND A 1" WIDE DARK BORDER BAND ABOVE AND BELOW THIS YELLOW BAND. COLOR CODING SHOULD BE PLACED IMMEDIATELY ABOVE THE CONTROL BUTTON. CONTROL BUTTONS SHALL BE LOCATED NO HIGHER THAN 48" ABOVE THE SURFACE ADJACENT TO THE POLE.



No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

ARCHITECTURAL NOTES

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date
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Scale: NONE
Designed By: AJL
Drawn By: PS
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304 A1.0-A1.1.dwg
SHEET 11 OF 49
A1.0

ADDITIONAL REQUIREMENTS

1. THE APPLICANT SHALL MEET ALL REQUIREMENTS IN THE 2013 CALIFORNIA FIRE CODE AND LOCAL ORDINANCE #17-2013 AND THE FREMONT MUNICIPAL CODE.
2. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.
3. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE NOT LESS THAN 3- FEET NOR MORE THAN 4" ABOVE THE FLOOR OR WORKING PLATFORM.
4. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
5. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
6. IN ALL ASSEMBLY PLACES, E.G., AUDITORIUMS, ASSEMBLY HALLS, THEATERS, AND RELATED FACILITIES, ETC., ACCESSIBLE SPACES FOR PEOPLE USING WHEELCHAIRS SHALL BE PROVIDED IN A VARIETY OF LOCATIONS.
7. IN STADIUMS, BLEACHERS, GYMNASIUMS, OTHER SPORTS RELATED FACILITIES, ETC., ACCESSIBLE SPACES FOR PEOPLE USING WHEELCHAIRS SHALL BE PROVIDED IN A VARIETY OF LOCATIONS.
8. IN ASSEMBLY AREAS WITH PERMANENTLY INSTALLED PUBLIC ADDRESS SYSTEMS, ASSISTIVE-LISTENING SYSTEMS FOR PEOPLE WITH HEARING IMPAIRMENTS SHALL BE PROVIDED.
9. H OCCUPANCIES: SANITARY FACILITIES, ENTRANCES, STAIRS, RAMPS, DOORS, CORRIDORS, WALKS, SIDEWALKS, FLOORS AND LEVELS, EMPLOYEE WORK AREAS, OFFICE AREAS AND CUSTOMER/CLIENT AREAS SHALL COMPLY.
10. HOTELS AND MOTELS SHALL COMPLY WITH THE GENERAL REQUIREMENTS CONTAINED IN THE CALIFORNIA BUILDING CODE EXCEPT AS PROVIDED IN CHAPTER 12 OF TITLE 24.
11. BATHROOMS IN HOTEL OR MOTEL UNITS IN EXCESS OF THOSE SPECIFIED IN C.B.C. SHALL COMPLY WITH THE FOLLOWING:
 - A. BATHROOM FIXTURES SHALL BE IN A LOCATION THAT ALLOWS A PERSON USING A WHEELCHAIR MEASURING 30" X 48" TO TOUCH THE WHEELCHAIR TO THE FIXTURE.
 - B. THE BATHROOM DOOR SHALL HAVE A CLEAR OPENING WIDTH OF 32" AND SHALL BE EITHER A SLIDING DOOR OR IF A SWINGING DOOR IS PROVIDED, IT SHALL SWING OUT.
11. AT KITCHEN 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 POUNDS. 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.
12. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR NEW BUILDING, BUILDING ADDITION ON BUILDING REMODELING WHERE NEW PLUMBING FIXTURES WILL BE INSTALLED.
13. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE AND CANOPY ON OR OVER ANY STREET ON PUBLIC SPACE.
14. ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. SEAL OR ASTRAGAL SHALL BE PROVIDED AT HEAD, SILL AND JAMBS. DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF EXTERIOR WALLS SHALL HAVE A MINIMUM 1" LAP AT JAMBS. MEETING PORTIONS OF SECTIONAL, BI-PARTING, OR DOUBLE DOORS SHALL BE PROVIDED WITH A WEATHER TIGHT ASTRAGAL ON SEAL.
15. ALL OPENABLE WINDOWS AND SLIDING DOORS SHALL LIMIT AIR LEAKAGE AND BE CERTIFIED AND LABELED TO COMPLY WITH THE FOLLOWING STANDARDS: METAL WINDOWS AND DOORS PER ANSI A134-2-1972 ± WOOD WINDOWS AND DOORS PER NIMMAIS-3. FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
16. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THRU THE ENVELOPE, SHALL BE CAULKED ON WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.

GRAFFITI

1. GRAFFITI REMOVAL AND DETERRENCE--THE OWNERS AND ALL SUCCESSORS SHALL COMPLY WITH THE GRAFFITI REMOVAL AND DETERRENCE REQUIREMENTS OF THE CITY ZONING CODE AND APPLICABLE CITY BUILDING CODES ON THIS PROJECT INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - A. AT LEAST THE FIRST (9) NINE FEET OR EXTERIOR WALLS AND DOORS, MEASURED FROM GRADE, SHALL BE BUILT AND MAINTAINED WITH A GRAFFITI RESISTANT FINISH CONSISTING OF EITHER A HARD, SMOOTH, IMPERMEABLE SURFACE SUCH AS CERAMIC TILE, BAKED ENAMEL OR A RENEWABLE COATING OF AN APPROVED, ANTI-GRAFFITI MATERIAL OR A COMBINATION OF BOTH.
 - B. THE PERIOD FOR COMPLIANCE WITH A GRAFFITI REMOVAL ORDER ISSUED BY THE BUILDING AND SAFETY DEPARTMENT IS 15 DAYS. IF DURING THIS PERIOD, THE OWNER FAILS TO PERFORM, THE CITY OR ITS CONTRACTOR IS EMPOWERED TO ENTER UPON THE PREMISES TO REMOVE SUCH GRAFFITI, WITH COSTS ACCRUING TO THE OWNER, AND
 - C. THE PERIOD FOR COMPLIANCE WITH A SUBSEQUENT ORDER FOR A SUBSEQUENT OCCURRENCE SHALL BE (3) THREE DAYS.
 - D. IN ADDITION, TO A, B, AND C, ABOVE, EXTERIOR WALLS OF ALL NEW INSTITUTIONAL AND COMMERCIAL BUILDINGS OTHER THAN GLASS MAY BE COVERED WITH CLINGING VINE, SCREENED BY OLEANDER TREES OR SIMILAR VEGETATION CAPABLE OF COVERING OR SCREENING ENTIRE WALLS UP TO THE HEIGHT OF AT LEAST NINE FEET, EXCLUDING WINDOWS AND SIGNS.
2. REFER TO THE 2013 C.B.C. FOR ADDITIONAL COMPLIANCE TO GRAFFITI DETERRENT APPLICATIONS.

MISCELLANEOUS

1. AN AREA OF EVACUATION ASSISTANCE IS NOT NECESSARY BECAUSE A SUPERVISED AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED.
2. PROVIDE LIGHTED EXIT SIGNS WHICH ARE CLEARLY VISIBLE WHENEVER THE BUILDING IS OCCUPIED.
3. TRENCHES OR EXCAVATIONS FIVE FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE NOT ALLOWED WITHOUT PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
4. THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING, OR FALSEWORK MORE THAN THREE STORIES OR 36 FEET IN HEIGHT REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
5. SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING AND FIRE PREVENTION DIVISIONS PRIOR TO INSTALLATION.
6. ROOF DRAINS DISCHARGING WATER MUST BE CONDUCTED UNDER THE SIDEWALK, SEE SHEET A-1, DIE LOCATION. PUBLIC WORKS APPROVAL IS REQUIRED FOR CURB-CUT AND DRAINAGE TO STREET.
7. ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. SEAL OR ASTRAGAL SHALL BE PROVIDED AT HEAD, SILL AND JAMBS. DOORS MOUNTED ON THE INSIDE OR ON THE OUTSIDE OF EXTERIOR WALLS SHALL HAVE A MINIMUM ONE INCH OVERLAP AT JAMBS. MEET PORTIONS OF DOUBLE DOORS SHALL BE PROVIDED WITH A WEATHER TIGHT ASTRAGAL OR SEAL.
8. NO DUCTS OR ELECTRICAL CONDUITS SHALL BE EMBEDDED IN THE CONCRETE SLAB OF FIRE RATED FLOOR OR ROOF SYSTEMS USING STEEL DECK WITH STRUCTURAL CONCRETE FILL.

FREMONT MUNICIPAL CODE SECTION 7-2135

15.50.070 Commercial burglary security.

- (a) Exterior doors shall be secured as follows:
 - (1) All exterior exit doors in Group B and M occupancies shall comply with the hardware requirements of Section 1004.3 of the California Building Code. Locking deadbolts shall have a hardened steel insert and a minimum throw of one inch. A hook or expanding bolt may have a throw of three-fourths inch.
 - (2) Cylinders shall be so designed or protected so they cannot be gripped by pliers or other wrenching devices.
 - (3) Exterior sliding commercial entrances shall be secured as in subsections (a)(1) and (2) of this section, with special attention given to safety regulations.
 - (4) Rolling overhead doors, solid overhead swinging, sliding, or accordion garage-type doors shall be secured with a cylinder lock or padlock on the inside when not otherwise controlled or locked by electric power operation. If a padlock is used, it shall be of hardened steel five-eighths-inch shackle locking at heel and toe, with minimum five-pin tumbler operation with nonremovable key when in an unlocked position.
 - (5) Metal accordion grate or grille-type doors shall be equipped with metal guide track, at top and bottom, and a cylinder lock and/or padlock with a five-eighths-inch hardened steel shackle and a minimum five-pin tumbler operation which locks heel and toe and has a nonremovable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.
 - (6) Exterior doors with hinges which are exposed to the exterior shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.
 - (7) Doors that swing in shall have rabbeted jambs.
 - (B) Strike Plate Installation. In wood frame construction, any open space between trimmers and wood door jambs shall be solid shimmed by a single piece extending not less than six inches above and below the strike plate. Strike plates shall be attached to wood with not less than two No. 8 by 2 inch screws. Strike plates, when attached to metal, shall be attached with not less than two No. 8 machine screws. All strike plates of doors in pairs shall be installed as tested.
 - (B) Jamb for all doors shall be constructed or protected so as to prevent violation of the function of the strike from the outside.
 - (B) All exterior doors, excluding front doors, shall have provisions for a minimum of 60 watt bulb over the outside of the door or equivalent lighting. If a bulb is used, it shall be protected with a vapor cover or cover of equal breaking resistant material.
- (b) Glass Windows. Louvered windows shall be protected by approved metal bars or grilles.
- (c) Accessible Transoms and Hatchway Openings.
 - (1) Exterior transoms exceeding eight inches by 12 inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:
 - (A) Laminated security glass which is a minimum of one-fourth inch in thickness with a six-hundredths-inch vinyl interlayer or one-fourth-inch polycarbonate security sheets or their equivalent.
 - (B) Iron bars of at least one-half inch round or one inch by one-fourth inch flat steel material securely fastened; or
 - (C) A steel grille of at least one-eighth-inch material of two-inch mesh securely fastened.
 - (2) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:
 - (A) If the hatchway is of wooden material, it shall be covered on the inside with at least 16 gauge sheet steel or its equivalent attached with screws.
 - (B) The hatchway shall be secured from the inside with a slide bar or slide bolts.
 - (C) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.
 - (3) All air duct and air vent openings exceeding eight inches by 12 inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:
 - (A) Iron bars of at least one-half inch round or one inch by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened; or
 - (B) A steel grille of at least one-eighth-inch material of two-inch mesh and securely fastened.
 - (C) If the barrier is on the outside, it shall be secured with round head flush bolts on the outside.
 - (d) Special Security Measures.
 - (1) Office Buildings (Multiple Occupancy). All individual office suites shall have solid core doors which have a minimum thickness of at least one and three-eighths inch and shall have a deadbolt lock which has a cylinder guard, a hardened steel insert, and a minimum throw of one inch.
 - (2) Electronic Computer Component Businesses. Businesses involved in the production, assembly, storage, sale, transfer or transport of electronic computer components shall install site security systems including alarms with cellular or alternate equivalent backup, which shall be operational even if phone line service is interrupted. Motion detector(s) shall be installed to specifically protect main telephone power sources, alarm power sources and main alarm equipment panel(s).
- (e) Address, Location and Specifications.
 - (1) Building address numbers shall be in a visible location near the front entrance.
 - (2) All address numbers shall be a minimum of eight inches in height.
 - (3) Address numbering shall be provided and maintained in a position which is plainly visible and legible from the street fronting the property. When properties do not front toward streets, addressing shall conform to the above requirements but front driveways and pedestrian ways. (Ord. 2484 § 4, 9-24-02, 1990 Code § 7-2135.)

CONSTRUCTION NOTES

1. THE APPLICANT SHALL MEET ALL REQUIREMENTS IN THE 2013 CALIFORNIA FIRE CODE AND LOCAL ORDINANCE #24-2013 AND THE FREMONT MUNICIPAL CODE.
2. A SEPARATE PERMIT IS REQUIRED FOR THE UNDERGROUND FIRE SERVICE, FIRE SPRINKLERS AND FIRE SPRINKLER MONITORING AND ASSEMBLY AREAS.
3. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE AFES SHALL BE WITNESSED BY THE BUILDING INSPECTOR SPECIALIST, FIRE AND NO PIPING SHALL BE COVERED OR HIDDEN FROM VIEW UNTIL AN INSPECTION HAS BEEN COMPLETED.
4. FIRE SPRINKLER TEST WATER MUST BE DRAINED TO AN APPROPRIATELY-SIZED LANDSCAPED AREA. IF AN APPROPRIATELY-SIZED LANDSCAPED AREA IS INFEASIBLE, THEN A CONNECTION MUST BE MADE TO THE SANITARY SEWER SYSTEM WITH APPROVAL FROM UNION SANITARY DISTRICT. CONTACT UNION SANITARY DISTRICT FOR SPECIFIC CONNECTION AND DISCHARGE REQUIREMENTS.
5. PRIOR TO INSTALLATION, PLANS AND SPECIFICATIONS FOR THE UNDERGROUND FOR SERVICE LINE MUST BE SUBMITTED TO THE PLANS AND PERMIT CENTER FOR APPROVAL BY THE FIRE DEPARTMENT AND BUILDING DEPARTMENT. THE UNDERGROUND FIRE SERVICE REQUIRES EITHER CATHODIC PROTECTION OR A CORROSION ENGINEER'S PROTECTION PLAN.
6. THE APPLICANT SHALL INSTALL A MONITORED FIRE ALARM/SPRINKLER MONITORING/SYSTEM AS REQUIRED. THE SYSTEM MUST COMPLY WITH N.F.P.A. 72 AND LOCAL ORDINANCE #24-2010. A NATIONALLY RECOGNIZED TESTING LABORATORY NUMBERED CERTIFICATE SHALL BE PROVIDED AT NO COST TO THE CITY. FIRE ALARM SYSTEMS ALARMS, SUPERVISORY AND TROUBLE SIGNALS SHALL BE DISTINCTLY AND DESCRIPTIVELY DIFFERENT PER CITY OF FREMONT FIRE ALARM STANDARD 25A.
7. DURING CONSTRUCTION, THE APPLICANT SHALL PROVIDE A 20 FOOT WIDE WEATHER-PAVING SURFACE FOR EMERGENCY VEHICLE ACCESS WITHIN 150 FEET OF ALL CONSTRUCTION OR COMBUSTIBLE STORAGE. THIS ACCESS SHALL BE PROVIDED BEFORE ANY CONSTRUCTION OR COMBUSTIBLE STORAGE WILL BE ALLOWED.
8. DURING CONSTRUCTION, PERSONNEL OPERATING AT THE CONSTRUCTION SITE SHALL HAVE A MEANS OF COMMUNICATING AND REPORTING A FIRE OR MEDICAL EMERGENCY. THE REQUIREMENT MAY BE MET BY USE OF A CELLULAR TELEPHONE AND BY DIALING 911. CELLULAR TELEPHONE CALLS TO 911 NOW REPORT TO THE CLOSEST PUBLIC SERVICE ANSWERING POINT: FREMONT POLICE DISPATCH OF THE PROJECT SITE.
9. THE APPLICANT MUST IMMEDIATELY NOTIFY THE FREMONT FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT [510-494-4282] OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIATED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.
10. INSTALL AND N.F.P.A. 13 FIRE SPRINKLER SYSTEM COMPLYING WITH LOCAL AMENDMENTS. FIRE SPRINKLER TEST WATER MUST BE DRAINED TO A APPROPRIATELY-SIZED LANDSCAPED AREA.

<p>DATE SIGNED: 02/07/18</p>	No.	Date	Revision	By	<p>WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT</p> <p>ARCHITECTURAL NOTES</p> <p>CITY OF Fremont COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE</p> <p>Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date</p>	Scale: NONE
	1	09/16/15	FIRST PLAN CHECK	RJS		Designed By: AJL
	2	10/17/16	THIRD CYCLE PLAN CHECK	RJS		Drawn By: PS
	3	09/01/17	PLAN CHECK	RJS		Date: 09/01/2017
					Project No.: 8777 (PWC)	
					CAD File: 12304 A1.0-A1.1.dwg	
					SHEET 12 OF 49	
					A1.1	

BUILDING SIGNAGE

- The addition of or replacement of signs and/or identification devices shall not trigger any additional path of travel requirements.
- Identification Signs: Comply with notes A, B, D, E, F
- Direction and Information Signs: Comply with notes A, B, C
- Accessibility Signs: Comply with notes A, G



A) Finish & Contrast

Characters, symbols and their background shall have a nonglare finish. Characters and symbols, shall contrast with their background, either light on a dark background or dark on a light background.

B) Proportions

Characters on signs shall have a width-to-height ratio of between 3:5 and 1:1, and a stroke width to height ratio of between 1:5 and 1:10.

C) Character Height

Characters and Numbers on signs shall be sized according to the viewing distance from which they will be read. The minimum height is measured using an uppercase X. Lowercase characters are permitted. For signs suspended or projected above the finish floor shall have a character height of at least 3 inches.

D) Raised Characters and Pictorial Symbol Signs

When raised characters are required or when pictorial symbols (pictograms) are used on signs, they shall conform to the following requirements:

- Characters shall be raised 1/32" minimum and shall be sans serif uppercase characters accompanied by Grade 2 Braille complying with note E.
- Raised characters shall be sized a minimum of 5/16" and maximum of 2" high.
- Pictorial symbols signs shall be accompanied by the verbal description placed directly below the pictogram. The outside dimension of the pictogram field shall be a minimum of 6" in height.

E) Braille

Contracted Grade 2 Braille shall be used wherever Braille is required. Dots shall be 1/10" on centers in each cell with 2/10" space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40". Braille dots shall be domed or rounded.

F) Mounting Location and Height

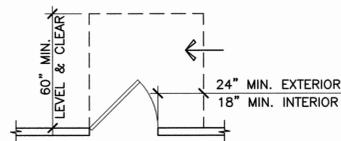
Signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right side. Mounting location shall be on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room. Mounting height shall be 60" above the floor to the center of the sign. Mounting location shall be determined so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door.

G) 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.

- The symbol shall have a white figure on a blue background. (The blue color shall be equal to color No. 15090 in Federal Standard 595B.)
- The symbol shall be used to identify all building entrances that are accessible. Provide additional symbols and directional signage along approaching circulation paths.

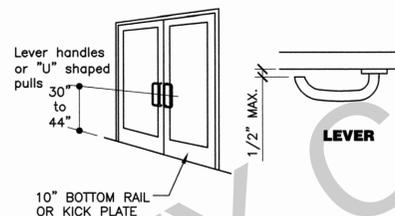
BUILDING ACCESS



ACCESS DOORS

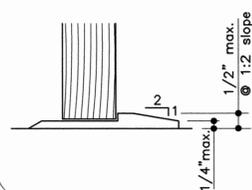
DOORS & DOOR HARDWARE

- Every required exit door shall be 36" wide x 8'-8" high minimum.
- Exit doors shall be able to open to at least 90 degrees and the clear width shall not be less than 32".
DOOR OPENING EFFORTS:
Exterior Doors: 5 lbf max.
Interior Doors: 5 lbf max.
Fire Doors: 15 lbf max.
- Every required exit door shall have a tactile exit sign that complies with CBC 11B-703.1. See BUILDING SIGNAGE notes on this sheet.
- The lever of lever actuated latches or locks shall be curved with a return to within 1/2" of the door.



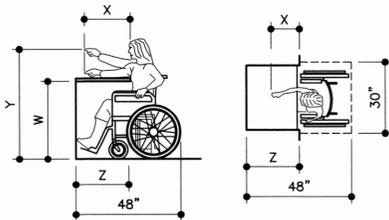
THRESHOLDS

- Thresholds shall comply with CBC 11B-303.2, 11B-303.3 & 11B-404.2.5.



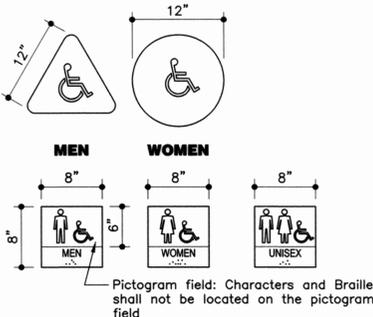
COUNTERS & TABLES

- "X" shall be less than or equal to 25", "Z" shall be greater than or equal to "X". When "X" is less than 20", then "Y" shall be a maximum of 48". When "X" is 20" to 25", then "Y" shall be a maximum of 44". "W" shall be 27" minimum when "X" is less than 20", and when "X" is greater than 20", "W" shall be 30" minimum.
- At least 36" or 5% of any countertop's height must be between 32" and 34" from finish floor.



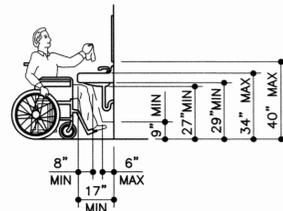
RESTROOM SIGNAGE

- Characters and symbols shall contrast in color with their background.
- Symbols shall be centered on door, 60" above floor, and are to be distinctly different from the door in color and contrast.
- Provide raised letters and contracted (Grade 2) Braille lettering at the latch side of the outside of the door. Lettering shall be raised 1/32", 5/8" to 2" high, sans serif type, upper case, and non-glare contrasting color. Contracted (Grade 2) Braille shall have dots = 1/10" on center in each cell with 2/10" space between cells, raised 1/40" above the background.
- Braille lettering shall be 48" A.F.F. minimum to baseline of lowest Braille cells and 60" A.F.F. to baseline of the highest line of raised characters.



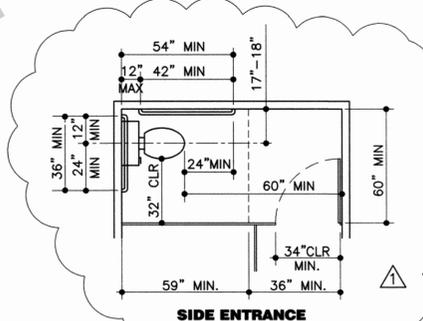
LAVATORY & SINKS

- Provide a clear space 30" x 48" in front of lavatory. The clear space may encroach into knee and toe space under lavatory a maximum of 19".
- Insulate or cover hot water and drain pipes under lavatories.
- No sharp or abrasive surfaces are allowed under lavatories.
- 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 not exceed 5 lbf. Lever operated, push type and electronically controlled devices are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
- Lavatories, when located adjacent to a side wall or partition shall be a minimum of 18" from wall to centerline of the fixture.
- Top of lavatory shall not exceed 34" in height from finish floor.
- Each accessible sink shall be a maximum of 6 1/2" deep.



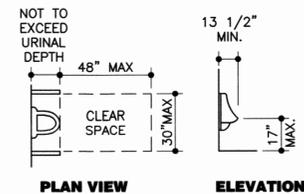
WATER CLOSETS & STALLS

- Equip the stall door with an auto closing device and provide a clear opening with of 32" at the end of the stall or 34" at the side of the stall.
- Provide a 44" wide clear path to a stall and 48" space in front of stall door, measured at right angles to the door.
- In multiple accommodations, provide a space 60" in diameter and 27" high or 56" x 36" with 12" maximum intrusion by a door.
- All accessible toilet compartment doors shall be equipped with a privacy lock with a loop or U-shaped handle immediately below the latch.
- Water closet seat shall be 2" high, and top surface shall be 17"-19" above floor.
- All water closets shall be wall hung.



URINALS

- Provide stall type floor-mounted or wall-hung urinal with an elongated rim at 17" maximum height above floor. Wall-hung urinals shall have an elongated rim with 14"-17" projection.
- Flush controls shall not be more than 44" above finish floor.
- Where urinals are provided, at least one shall have a clear space of 30"x48" in front.

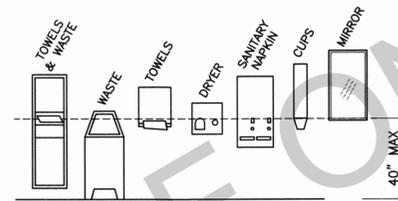


WATER CLOSET & URINAL CONTROLS

Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. Controls shall be mounted no more than 44" above the floor and on the clear side of the fixture. Electronic automatic controls are acceptable and preferred.

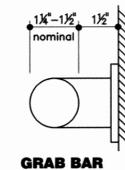
RESTROOM ACCESSORIES

- Provide a minimum 30"x48" clear floor space to allow forward or parallel approach to accessories.
- One full unobstructed side of the clear floor space adjoins or overlaps an accessible route or adjoins another wheelchair clear floor space.
- Mirrors shall be mounted with bottom of reflective surface edge a maximum of 40" from finish floor.
- Operable parts (including coin slots) of all fixtures or accessories shall be located a maximum of 40" above finish floor. Toilet paper dispenser shall be located no more than 9" from front edge of toilet.
- Controls and operating mechanisms shall be operable with one hand and do not require tight grasping, pinching or twisting of the wrist.
- The force required to activate controls shall not exceed 5 lbf.

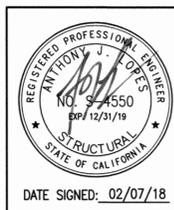
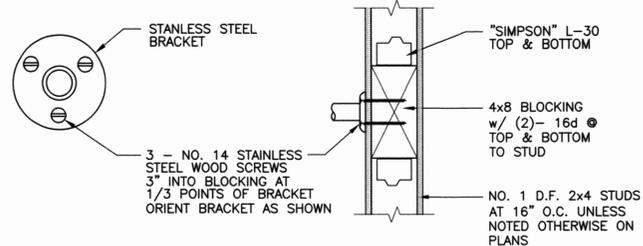


GRAB BARS

- Locate grab bars on each side or on one side and the back side of toilet, 33" above and parallel to the floor. Bars at side shall be 42" long minimum with the front end at 24" in front of the toilet. Bars in back shall be 36" long minimum. Diameter or width of gripping surface shall be 1-1/4" to 1-1/2" wide.
- Wall mounted bars shall have a 1-1/2" clear space from wall to inner edge of bar.
- Grab bars shall not rotate or move.
- Grab bars and any surface adjacent to them cannot have any sharp or abrasive elements.
- Grab bars and mountings shall withstand 250 lbs./side and 500 lbs total weight/middle.



GRAB BAR AND HANDRAIL CONNECTION DETAIL (WOOD STUDS)



No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT				Scale: NONE
ACCESSIBILITY STANDARDS				Designed By: AJL
COMMUNITY SERVICES DEPARTMENT				Drawn By: PS
LANDSCAPE ARCHITECTURE				Date: 09/01/2017
CITY OF Fremont				Project No.: 8777 (PWC)
Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date	CAD File: 12304 A1.2.dwg
				SHEET 13 OF 49
				A1.2

SECTION A5.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	REQUIREMENT
A5.584.6.9 Acoustical ceilings and wall panels. Comply with Chapter 6 to Title 24, Part 2 and with the VOC emission limits defined in the 2007 CDPH cabinet and panel to its High Performance Products Database.		
A5.584.4.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.		
A5.584.5 Hazardous particulates and chemical pollutants. Maintain and control pollutants entry into buildings and cross-contamination of regularly occupied areas.		
A5.584.5.1 Entryway systems. Install permanent entryway systems consisting of at least one door in the primary direction of travel to capture dirt and particulates at entryways directly connected to the outdoors as listed in Items 1 through 3 in Section A5.584.5.1.		
A5.584.5.2 Isolation of pollutant sources. In rooms where activities produce hazardous fumes or chemicals, contain them and isolate them from their adjacent rooms as listed in Items 1 through 3 in Section A5.584.5.2.		
A5.584.5.3 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 MERV of 8. MERV 8 filters shall be installed prior to occupancy, and accommodations for maintenance with filters of the same value shall be included in the operation and maintenance manual.	☐	CONTRACTOR TO COMPLY
Exceptions: 1. An ASHRAE 15 percent to 15 percent efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 Watts or less at design air flow. 2. Existing mechanical equipment.		
A5.584.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.		
A5.584.5.3.1 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 11.		
A5.584.7 Environmental tobacco smoke (ETS) control. Prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows where outdoor areas are provided for smoking 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.	☐	
Indoor Moisture and Radon Control		
A5.586.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CBC, Title 24, Part 2, Section 100 and Chapter 14.1.7.	☐	NEW STRUCTURES TO COMPLY WITH CBC
Air Quality and Exhaust		
A5.586.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 of the California Energy Code and Chapter 4 of CBC, Title 24 or the applicable local code, whichever is more stringent. ¹	☐	CONTRACTOR TO VERIFY THAT VENTILATION MEETS THE MINIMUM REQUIREMENTS OF CBC, SECTION 121
A5.586.2 Carbon dioxide (CO₂) monitoring. For buildings or additions equipped with demand control ventilation, CO ₂ sensors and controls shall be installed in accordance with the requirements of the California Energy Code, CBC, Section 120C(4). ¹	☐	MEETING ROOM DOES NOT HAVE DEMAND CONTROL VENTILATION
Environmental Comfort		
A5.597.1 Lighting and thermal comfort controls. Provide controls in the workplace as described in Sections A5.597.1.1 and A5.597.1.2.		N/A
A5.597.1.1 Single-occupant spaces. Provide individual controls that meet energy use requirements in the California Energy Code by Sections A5.597.1.1.1 and A5.597.1.1.2.		
A5.597.1.1.1 Lighting. Provide individual task lighting and/or daylighting controls for at least 90 percent of the building occupants.		
A5.597.1.1.2 Thermal comfort. Provide individual thermal control points for at least 50 percent of the building occupants by Items 1 and 2 in Section A5.597.1.1.2.		
A5.597.1.2 Multi-occupant spaces. Provide lighting and thermal control system controls for all shared multi-occupant spaces.		
A5.597.2 Daylight. Provide daylight spaces as required for lighting and adding to the California Energy Code. It concerning a design, consider Items 1 through 3 in Section A5.597.3.		N/A

(continued)

SECTION A5.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued

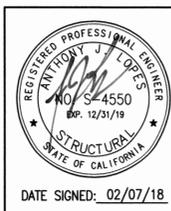
APPLICATION CHECKLIST FOR BSC	MANDATORY	REQUIREMENT
A5.587.4 Acoustical control. Display building assemblies and components with STC values determined in accordance with ASTM E 90 and ASTM E 413 or OETC determined in accordance with ASTM E 1335, using either the prescriptive or performance method in Section 5.507.A.1 or 5.507.A.2.		N/A MEETING ROOM IS NOT SITUATED CLOSE TO ANY NOISE GENERATING SOURCES
A5.587.4.1 Exterior noise transmission, prescriptive method. Wall and floor-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof ceiling assemblies meeting a composite STC rating of at least 50 or a composite OETC rating of no less than 40 with exterior windows of a minimum STC of 40 or OETC of 30 in the location described in Items 1 and 2. Also applies to addition envelope or altered envelope.	☐	
A5.587.4.1.1 Noise exposure where noise contains and is readily available. Buildings exposed to a noise level of 65 dB L _{eq} during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OETC 35), with exterior windows of a minimum STC of 40 (or OETC 30). Also applies to addition or alteration exterior wall.	☐	
A5.587.4.2 Performance method. For buildings located as defined in Sections A5.597.4.1 or A5.597.4.1.1, wall and roof-ceiling assemblies making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L _{eq}) of 50 dBA in occupied areas during any hour of operation. Also applies to addition envelope or altered envelope.	☐	
A5.597.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the project to mitigate sound migration to the interior. Also applies to addition envelope or altered envelope.	☐	
A5.587.4.3 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.	☐	
A5.587.4.3 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.	☐	N/A MEETING ROOM IS NOT A TENANT SPACE
Outdoors: Air Quality		
A5.588.1 Ozone depletion and global warming reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.	As applicable	CONTRACTOR TO PROVIDE REFRIGERANT PER MECHANICAL PLAN - HVAC EQUIPMENT SHALL NOT CONTAIN CFCs
A5.588.1.1 CFCs. Install HVAC and refrigeration equipment that does not contain CFCs. ¹	☐	
A5.588.1.2 Halons. Install fire suppression equipment that does not contain Halons. ¹	☐	
A5.588.1.3 Hydrofluorocarbons (HFCs). Install HVAC and refrigeration equipment that does not contain HFCs. ¹	☐	
A5.588.1.4 Hydrofluorocarbons (HFCs). Install HVAC complying with either of the following: 1. Install HVAC, refrigeration and fire suppression equipment that does not contain HFCs or that do not contain HFCs with a global warming potential greater than 150. 2. Install HVAC and refrigeration equipment that limit the use of HFC refrigerant through the use of a secondary heat transfer fluid with a global warming potential greater than 1.	As applicable	
A5.588.2 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 their entire 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 ozone-depleting refrigerants that include ammonia, carbon dioxide (CO ₂), and potentially other refrigerants.	☐	N/A

(continued)

SECTION A5.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	REQUIREMENT
A5.588.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak detection and repair. Piping run using blacked pipe, copper tubing with an outside diameter (OD) less than 1/2 inch, flared tubing connections and short radius elbows shall not be used in refrigeration systems except as noted below.		N/A
A5.588.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.		
A5.588.2.1.2 Copper pipe. Copper tubing with an OD less than 1/2 inch may be used in systems with a refrigerant charge of 5 pounds or less.		
A5.588.2.1.2.1 Anchorage. 1/2 inch (OD) tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.		
A5.588.2.1.3 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 lubricating seal coated with industrial sealant suitable for use with refrigerant and tightened in accordance with manufacturer's recommendations.		
A5.588.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.		
A5.588.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows: A5.588.2.2.1 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. A5.588.2.2.1.1 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. A5.588.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use. A5.588.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic. A5.588.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place. A5.588.2.2.2.3 Chain washers. Chain washers to fit over the stems are required for valves designed to have seal caps. Exception: Valves with seal caps that are not removed from the valve during steam operation.		
A5.588.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances. A5.588.2.3.1 Coil coating. Consideration shall be given the heat transfer efficiency of coil coating to maximize energy efficiency.		
A5.588.2.4 Refrigerant recovery. Refrigerant recovery with capacities greater than 200 pounds shall be done with a device that indicates the level of refrigerant in the receiver.		
A5.588.2.5 Pressure testing. The system shall be pressure tested during installation prior to operation and charging.		
A5.588.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.		
A5.588.2.5.2 Leaks. Check the system for leaks, repair any leaks, and reset for pressure using the same gauge.		
A5.588.2.5.3 Allowable pressure change. The system shall stand, unattended, for 24 hours with no more than a +/- one-pound pressure change from 300 psig, measured with the same gauge.		
A5.588.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging. A5.588.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes. A5.588.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes. A5.588.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 100 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.		

1. Green building measures in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.2.
2. Required prerequisites for this Title.
3. These measures are currently required elsewhere in statute or in regulation.



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

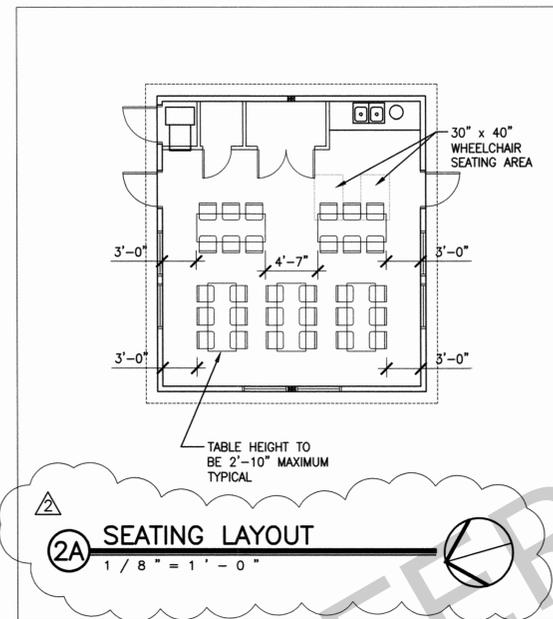
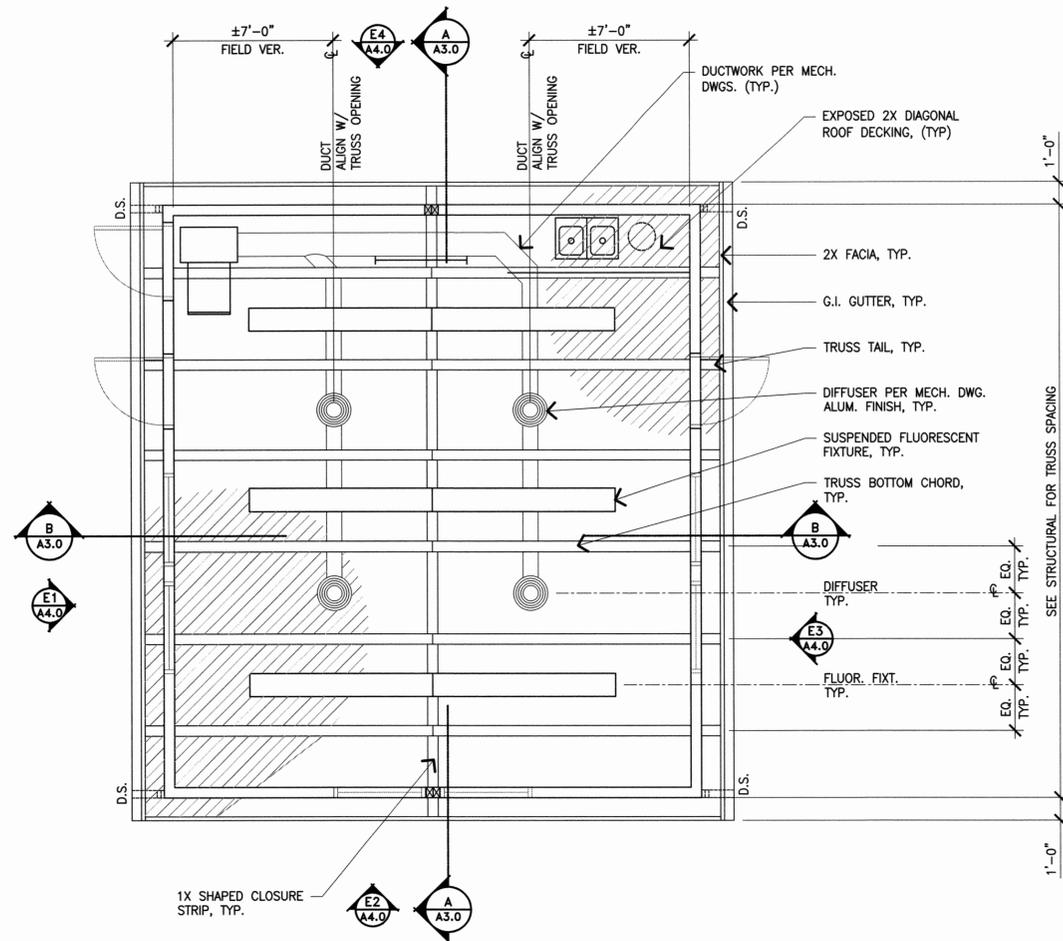
**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

CALIFORNIA GREEN CODE CHECKLIST

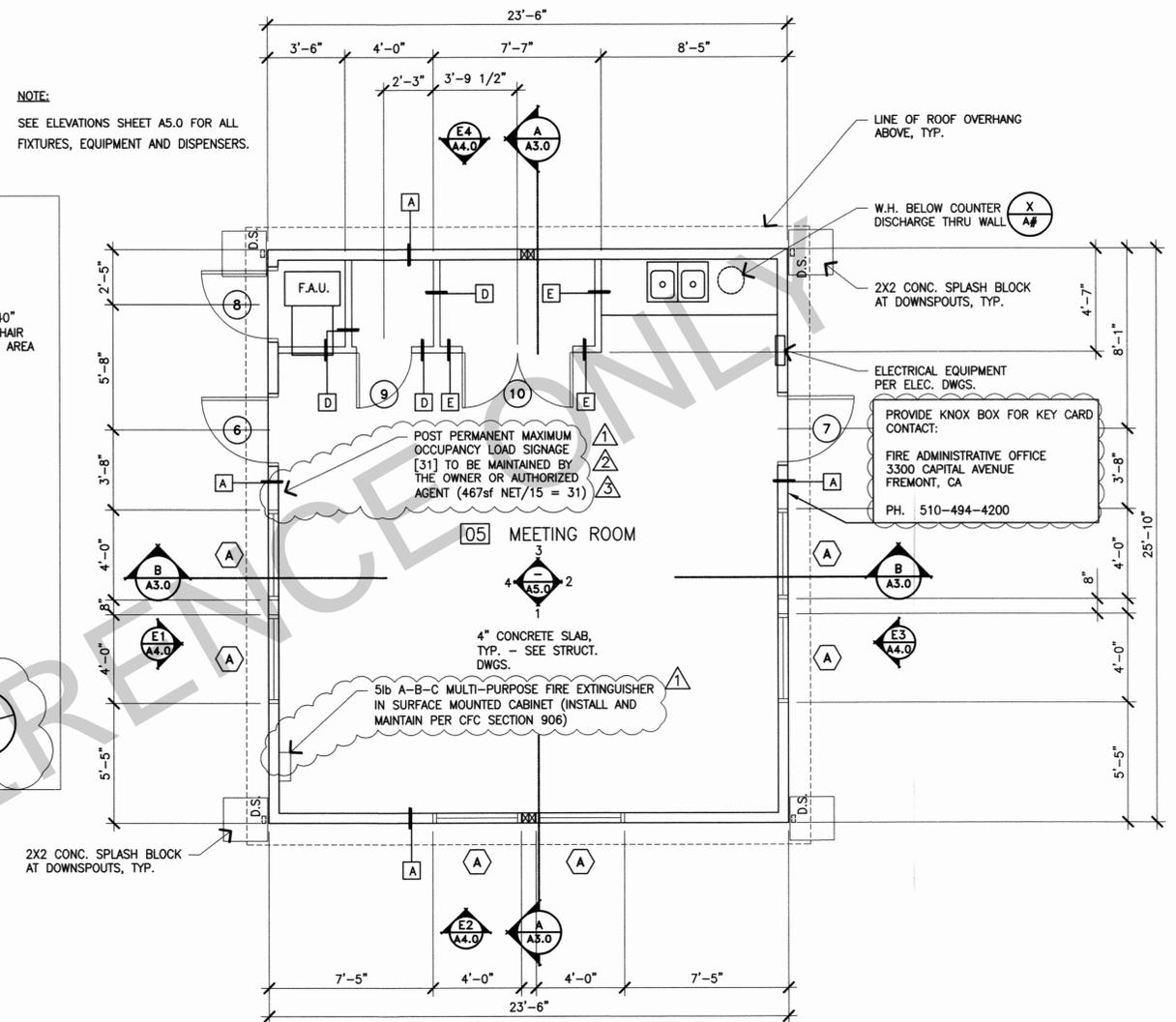
**CITY OF
Fremont**
LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	NONE
Designed By:	AUL
Drawn By:	PS
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12304 Green Code.dwg
SHEET	15 OF 49
A1.4	



NOTE:
SEE ELEVATIONS SHEET A5.0 FOR ALL
FIXTURES, EQUIPMENT AND DISPENSERS.



1 MEETING ROOM BUILDING REFLECTED CEILING PLAN
1/4" = 1'-0"

2 MEETING ROOM BUILDING FLOOR PLAN
1/4" = 1'-0"

DOOR TYPES LEGEND

1	3'-0"W x 7'-0"H x 1-3/4"D INSULATED GALV. METAL DOOR, GROUT-FILLED GALV. HOLLOW METAL FRAME, PAINTED
2	3'-0"W x 7'-0"H x 1-3/4"D INSULATED GALV. METAL DOOR, GROUT-FILLED GALV. HOLLOW METAL FRAME, PAINTED
3	3'-0"W x 7'-0"H x 1-3/4"D INSULATED GALV. METAL DOOR, GROUT-FILLED GALV. HOLLOW METAL FRAME, PAINTED
4	N/A
5	N/A
6	3'-0"W x 7'-0"H x 1-3/4"D INSULATED GALV. METAL DOOR W/ 3'-0" x 2'-8" TRANSOM WINDOW, GROUT-FILLED GALV. HOLLOW METAL FRAME, PAINTED PROVIDE ILLUMINATED EXIT SIGNAGE - SEE ELECTRICAL PLANS
7	3'-0"W x 7'-0"H x 1-3/4"D INSULATED GALV. METAL DOOR W/ 3'-0" x 2'-8" TRANSOM WINDOW, GROUT-FILLED GALV. HOLLOW METAL FRAME, PAINTED PROVIDE ILLUMINATED EXIT SIGNAGE - SEE ELECTRICAL PLANS
8	3'-0"W x 7'-0"H x 1-3/4"D INSULATED GALV. METAL DOOR, GROUT-FILLED GALV. HOLLOW METAL FRAME, PAINTED
9	3'-0"W x 7'-0"H x 1-3/4"D HOLLOW METAL DOOR, HOLLOW METAL FRAME,
10	PR. 3'-0"W x 7'-0"H x 1-3/4"D HOLLOW METAL DOORS, HOLLOW METAL FRAME,

DOOR HARDWARE NOTES:

ALL DOORS TO FEATURE KEY CARD SYSTEM: COBRA CONTROLS #PRX-3R CARD READER WITH REMOTE LOCK/UNLOCK CAPABILITY AND ELECTRIC STRIKE OPTION. (FIRE DEPARTMENT TO BE PROVIDED KNOX BOX FOR KEY CARD)

- A. ALL DOORS LEADING TO THE EXTERIOR TO HAVE TOP-MOUNT CLOSERS INSTALLED ON INTERIOR SIDE OF ROOM.
- B. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 34" TO 44" ABOVE THE FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 5 LBS. FOR ALL DOORS.
- C. REGARDLESS OF THE OCCUPANT LOAD SERVED, EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- D. THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2.
- E. PROVIDE DOOR STOPS ON DOORS #1 AND #2.
- F. PROVIDE CYLINDER GUARDS ON ALL MORTISE OR RIM TYPE CYLINDER LOCKS ON OUTSIDE SIDE OF DOOR WHENEVER CYLINDER PROJECTS BEYOND THE FACE OF DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- G. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MIN 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN PROJECTIONS UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

WINDOW TYPES LEGEND

A	4'-0"W x 6'-0"H WINDOW, 1" DOUBLE-PANE INSULATED GLASS, ALUMINUM FRAME
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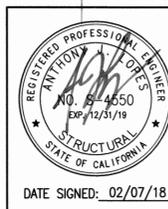
WALL TYPES LEGEND

A	2x6 WOOD STUDS @ 16" O.C. W/ R-21 BATT INSULATION, EXTERIOR SIDING OVER SHEATHING, 5/8" TYPE 'X' GYPSUM BOARD (5/8" PLYWOOD IN LIEU OF GYP. BD. IN BACK ROOMS WHERE OCCURS)
B	2x4 WOOD STUDS @ 16" O.C. W/ R-19 BATT INSULATION, 5/8" TYPE 'X' GYPSUM BOARD, 5/8" PLYWOOD UTILITY SIDE
C	2x6 WOOD STUDS @ 16" O.C. W/ R-21 BATT INSULATION, 5/8" TYPE 'X' GYPSUM BOARD, 5/8" PLYWOOD CHASE SIDE
D	2x4 WOOD STUDS @ 16" O.C. TO +8'-0" AFF W/ R-19 BATT INSULATION, 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES
E	2x4 WOOD STUDS @ 16" O.C. TO +8'-0" AFF W/ 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES

VCT= ARMSTRONG ART EFFECTS #57203 "PASTEL BEIGE".
TB-1= ARMSTRONG RUBBER 4" #70 "FLAXEN"

INTERIOR FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				FINISH	CEILING	FINISH	REMARKS
				N	W	S	E				
01	MEN	CONCRETE	CT-1	GWB	GWB	GWB	GWB	P-1	GWB	P-1	FLOOR SEALER PER SPECIFICATIONS
02	WOMEN	CONCRETE	CT-1	GWB	GWB	GWB	GWB	P-1	GWB	P-1	FLOOR SEALER PER SPECIFICATIONS
03	CHASE	CONCRETE	-	PLYWD	PLYWD	PLYWD	PLYWD	P-2	OPEN	-	PLYWOOD TO UNDERSIDE OF ROOF DECK
04	UTILITY	CONCRETE	-	PLYWD	PLYWD	PLYWD	PLYWD	P-2	OPEN	-	PLYWOOD TO UNDERSIDE OF ROOF DECK
05	MEETING RM	VCT	TB-1	GWB	GWB	GWB	GWB	P-1	OPEN	-	PLYWOOD TO UNDERSIDE OF ROOF DECK



No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

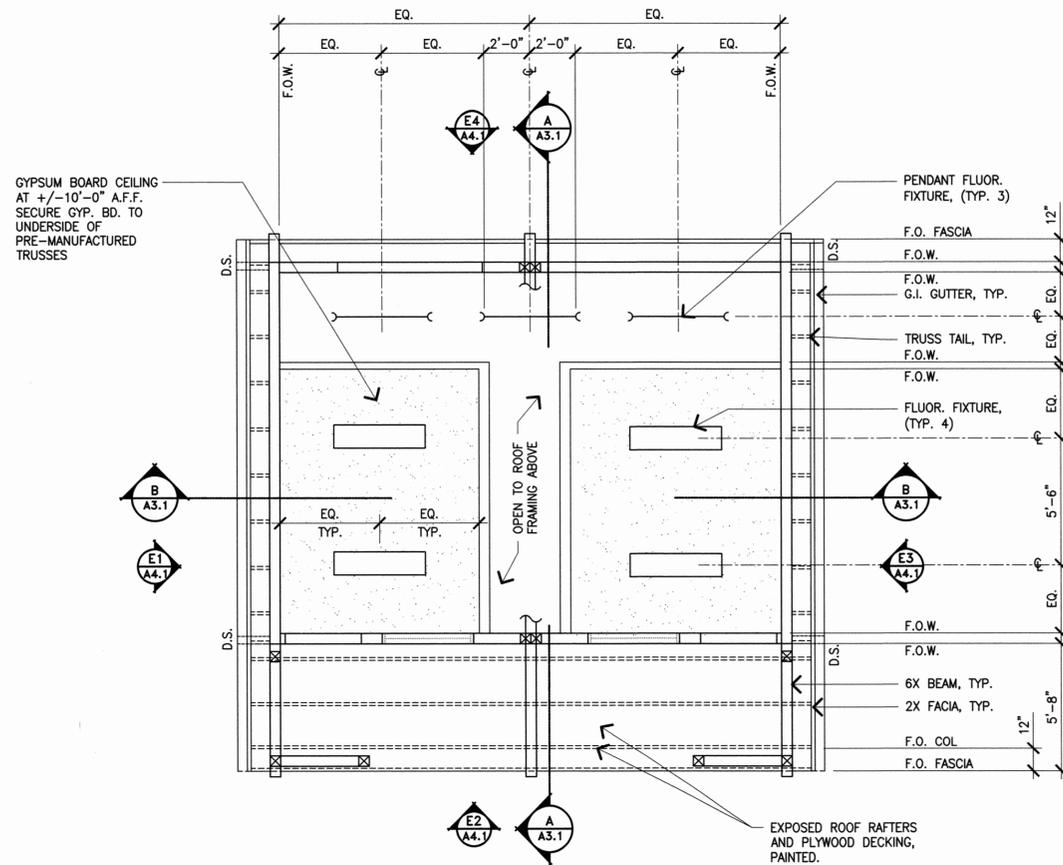
**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

MEETING ROOM BLDG FLOOR & CEILING PLANS

CITY OF
Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale: AS SHOWN
Designed By: AJL
Drawn By: PS
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304 A2.0-A3.0.dwg
SHEET 16 OF 49
A2.0



1 RESTROOM BUILDING REFLECTED CEILING PLAN

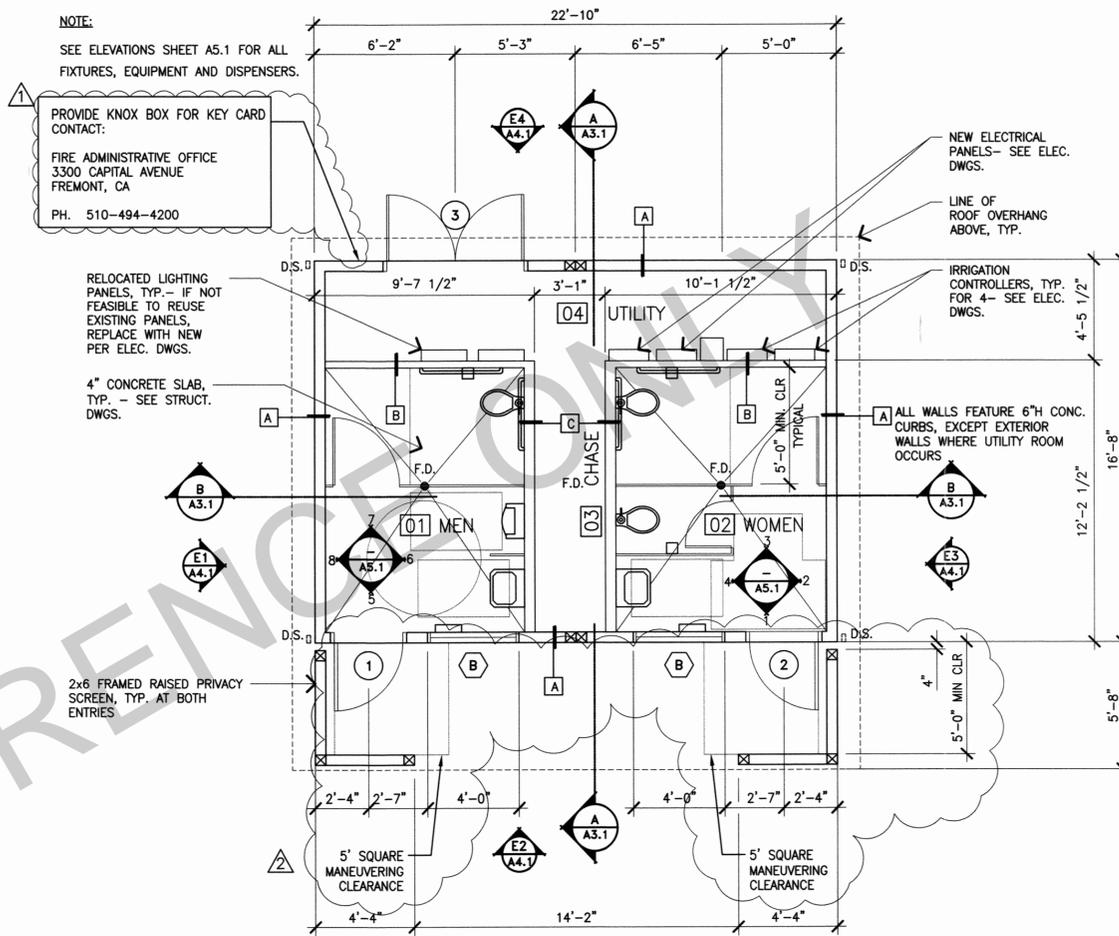
1/4" = 1' - 0"

DOOR TYPES LEGEND	
①	3'-0"W x 7'-0"H x 1-3/4"D INSULATED GALV. METAL DOOR, GROUT-FILLED GALV. HOLLOW METAL FRAME, PAINTED
②	3'-0"W x 7'-0"H x 1-3/4"D INSULATED GALV. METAL DOOR, GROUT-FILLED GALV. HOLLOW METAL FRAME, PAINTED
③	PR. 3'-0"W x 7'-0"H x 1-3/4"D INSULATED GALV. METAL DOOR, GROUT-FILLED GALV. HOLLOW METAL FRAME, PAINTED

DOOR HARDWARE NOTES:
 ALL DOORS TO FEATURE KEY CARD SYSTEM: CARD READER WITH REMOTE LOCK/UNLOCK CAPABILITY AND ELECTRIC STRIKE OPTION. (FIRE DEPARTMENT TO BE PROVIDED KNOX BOX FOR KEY CARD)

- A. ALL DOORS LEADING TO THE EXTERIOR TO HAVE TOP-MOUNT CLOSERS INSTALLED ON INTERIOR SIDE OF ROOM.
- B. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 34" TO 44" ABOVE THE FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 5 LBS. FOR ALL DOORS.
- C. REGARDLESS OF THE OCCUPANT LOAD SERVED, EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- D. THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2.
- E. PROVIDE DOOR STOPS ON DOORS #1 AND #2.
- F. PROVIDE CYLINDER GUARDS ON ALL MORTISE OR RIM TYPE CYLINDER LOCKS ON OUTSIDE SIDE OF DOOR WHENEVER CYLINDER PROJECTS BEYOND THE FACE OF DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- G. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MIN 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN PROJECTIONS UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

WINDOW TYPES LEGEND	
(B)	4'-0"W x 1'-6"H WINDOW, 1" DOUBLE-PANE INSULATED GLASS, ALUMINUM FRAME

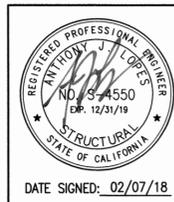


2 RESTROOM BUILDING FLOOR PLAN

1/4" = 1' - 0"

WALL TYPES LEGEND	
(A)	2x6 WOOD STUDS @ 16" O.C. W/ R-21 BATT INSULATION, EXTERIOR SIDING OVER SHEATHING, 5/8" TYPE 'X' GYPSUM BOARD (5/8" PLYWOOD IN LIEU OF GYP. BD. IN BACK ROOMS WHERE OCCURS) - REFER TO DETAILS 2/A6.1 & 4/A6.1
(B)	2x4 WOOD STUDS @ 16" O.C. W/ R-19 BATT INSULATION, 5/8" TYPE 'X' GYPSUM BOARD, 5/8" PLYWOOD UTILITY SIDE
(C)	2x6 WOOD STUDS @ 16" O.C. W/ R-21 BATT INSULATION, 5/8" TYPE 'X' GYPSUM BOARD, 5/8" PLYWOOD CHASE SIDE

INTERIOR FINISH SCHEDULE											
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				FINISH	CEILING	FINISH	REMARKS
				N	W	S	E				
01	MEN	CONCRETE	CT-1	GWB	GWB	GWB	GWB	P-1	GWB	P-1	FLOOR SEALER PER SPECIFICATIONS
02	WOMEN	CONCRETE	CT-1	GWB	GWB	GWB	GWB	P-1	GWB	P-1	FLOOR SEALER PER SPECIFICATIONS
03	CHASE	CONCRETE	-	PLYWD	PLYWD	PLYWD	PLYWD	P-2	OPEN	-	PLYWOOD TO UNDERSIDE OF ROOF DECK
04	UTILITY	CONCRETE	-	PLYWD	PLYWD	PLYWD	PLYWD	P-2	OPEN	-	PLYWOOD TO UNDERSIDE OF ROOF DECK



No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

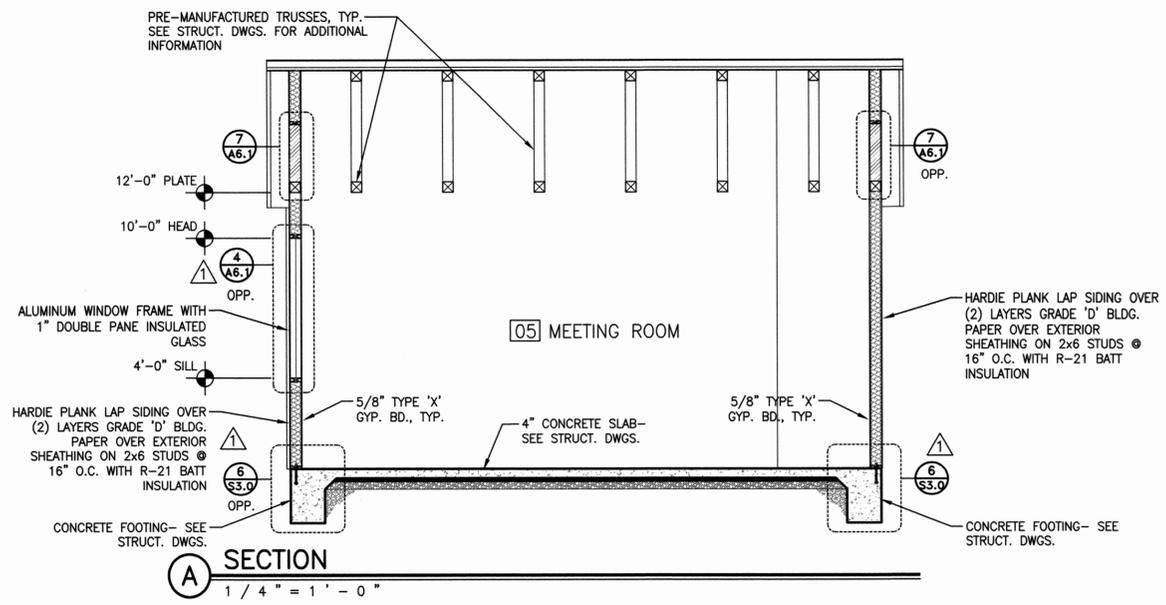
**WARM SPRINGS COMMUNITY PARK
 RESTROOM AND MEETING ROOM REPLACEMENT**

RESTROOM BUILDING FLOOR & CEILING PLANS

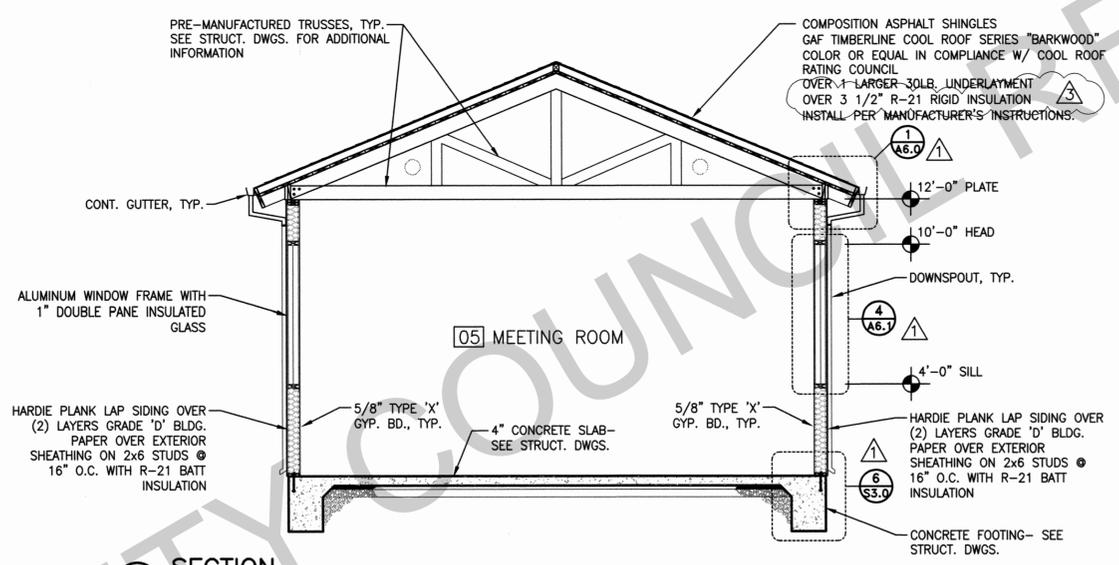
CITY OF Fremont
 COMMUNITY SERVICES DEPARTMENT
 LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

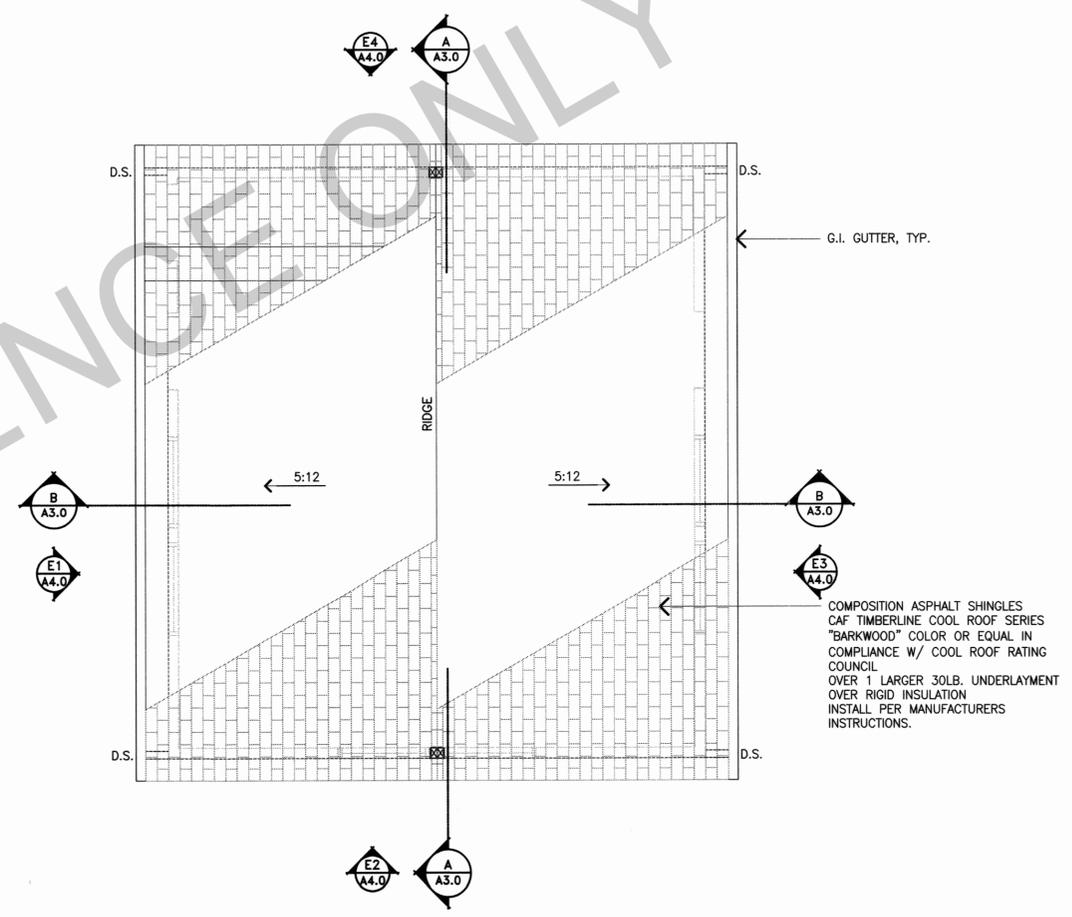
Scale: AS SHOWN
Designed By: AJL
Drawn By: PS
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304 A2.1-A3.1.dwg
SHEET 17 OF 49
A2.1



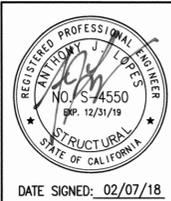
A SECTION
1/4" = 1'-0"



B SECTION
1/4" = 1'-0"



1 MEETING ROOM BUILDING ROOF PLAN
1/4" = 1'-0"



No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

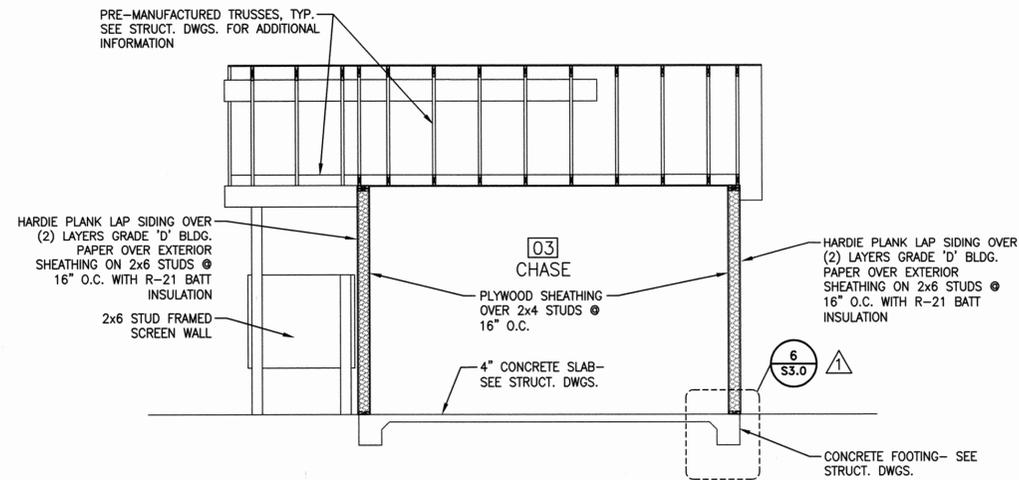
**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

MEETING ROOM BUILDING ROOF PLAN & SECTIONS

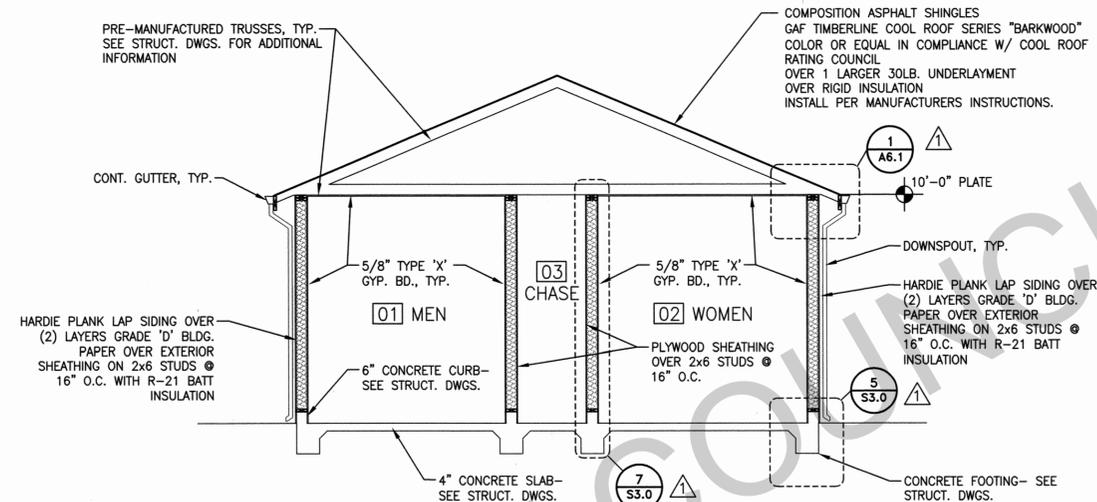
CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

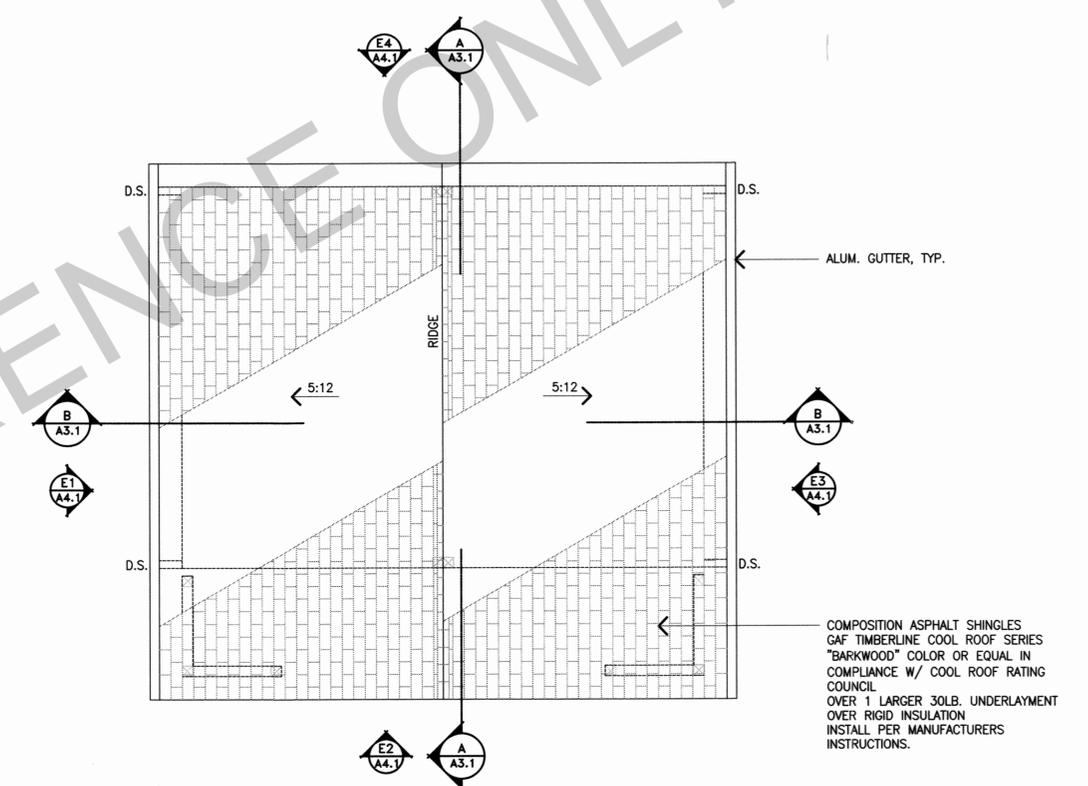
Scale: AS SHOWN
Designed By: AJL
Drawn By: PS
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304 A2.0-A3.0.dwg
SHEET 18 OF 49
A3.0



A SECTION
1/4" = 1' - 0"



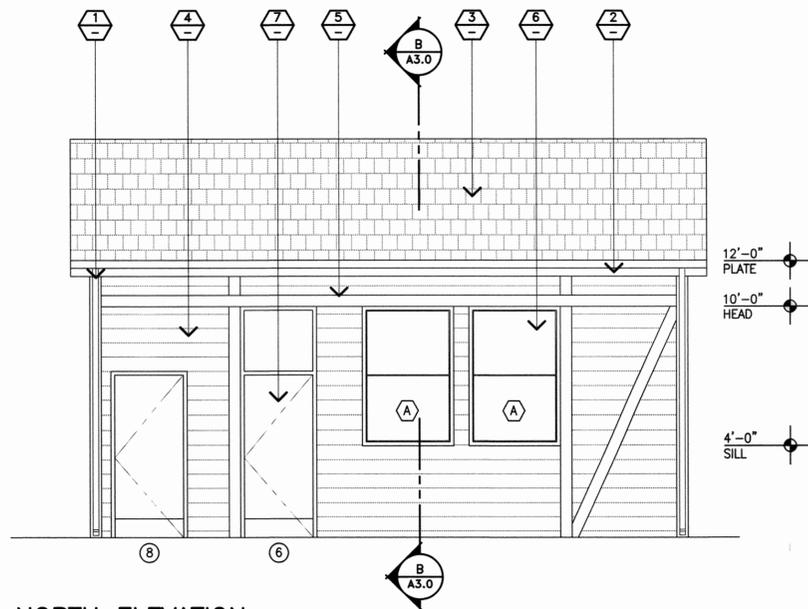
B SECTION
1/4" = 1' - 0"



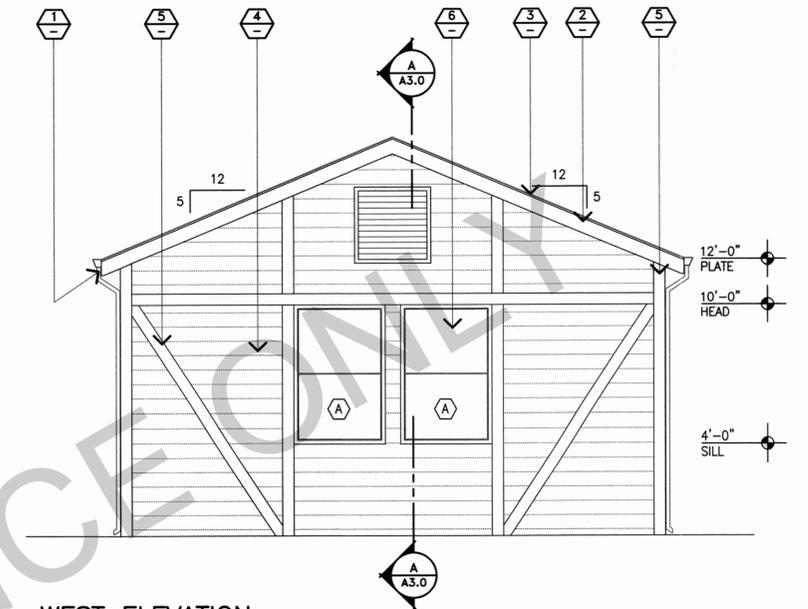
1 RESTROOM BUILDING ROOF PLAN
1/4" = 1' - 0"

	No.	Date	Revision	By	WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT RESTROOM BUILDING ROOF PLAN & SECTIONS COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE	Scale: AS SHOWN
	1	09/16/15	FIRST PLAN CHECK	RJS		Designed By: AJL
	2	10/17/16	THIRD CYCLE PLAN CHECK	RJS		Drawn By: PS
	3	09/01/17	PLAN CHECK	RJS		Date: 09/01/2017
					Project No.: 8777 (PWC)	CAD File: 12304 A2.1-A3.1.dwg
					SHEET 19 OF 49	A3.1

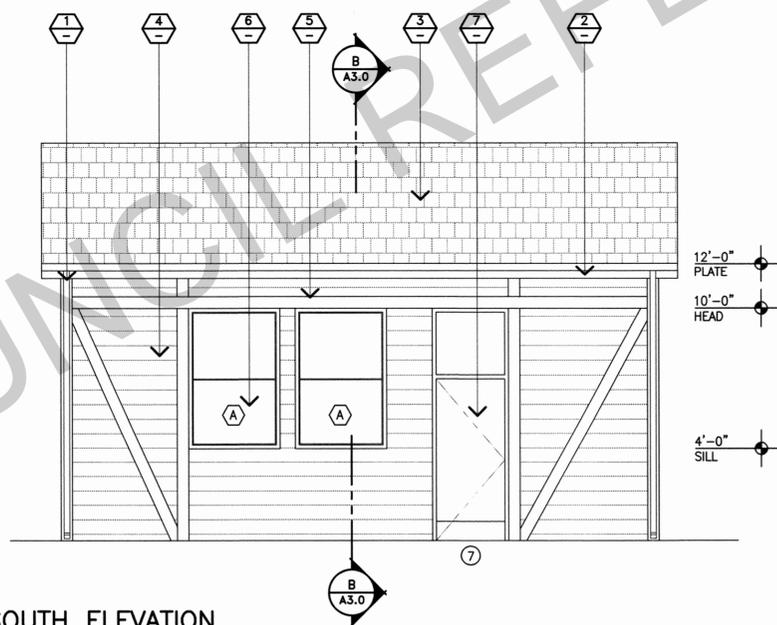
DATE SIGNED: 02/07/18



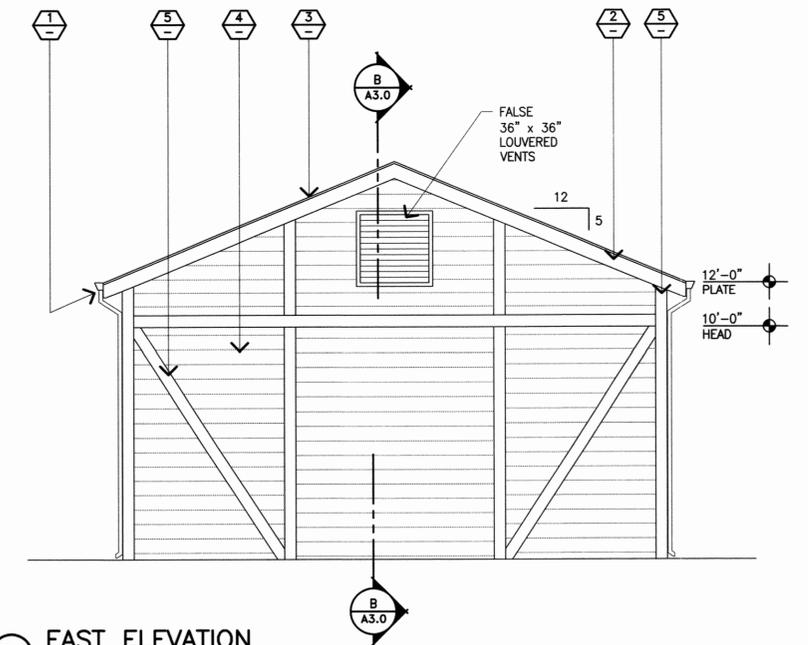
E1 NORTH ELEVATION
1/4" = 1' - 0"



E2 WEST ELEVATION
1/4" = 1' - 0"

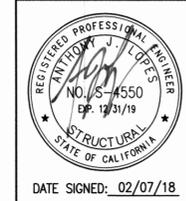


E3 SOUTH ELEVATION
1/4" = 1' - 0"



E4 EAST ELEVATION
1/4" = 1' - 0"

EXTERIOR FINISH SCHEDULE					
NO.	MATERIAL	MANUFACTURER	FINISH	COLOR	REMARKS
01	GUTTER/ DOWNSPOUT	G.C.	PAINT	TBD	
02	WOOD FASCIA	G.C.	PAINT	TBD	
03	COMP ASPHALT SHINGLES	GAF	FACTORY	BARKWOOD	
04	SIDING	JAMES HARDIE	PAINT	TBD	HARDIE PLANK, CEDARMILL SELECT 5/16" X 8.25" X 12', PRIMED 2x6 P.T.
05	WOOD TRIM	G.C.	PAINT	TBD	
06	WINDOW	G.C.	FACTORY	ANODIZED	
07	DOOR	G.C.	PAINT	TBD	GALVANIZED H.M., INSULATED



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

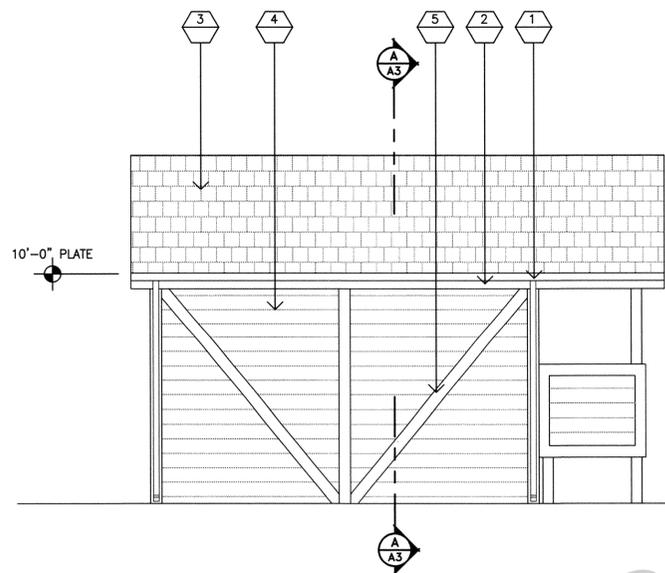
**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT
MEETING ROOM EXTERIOR ELEVATIONS**

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

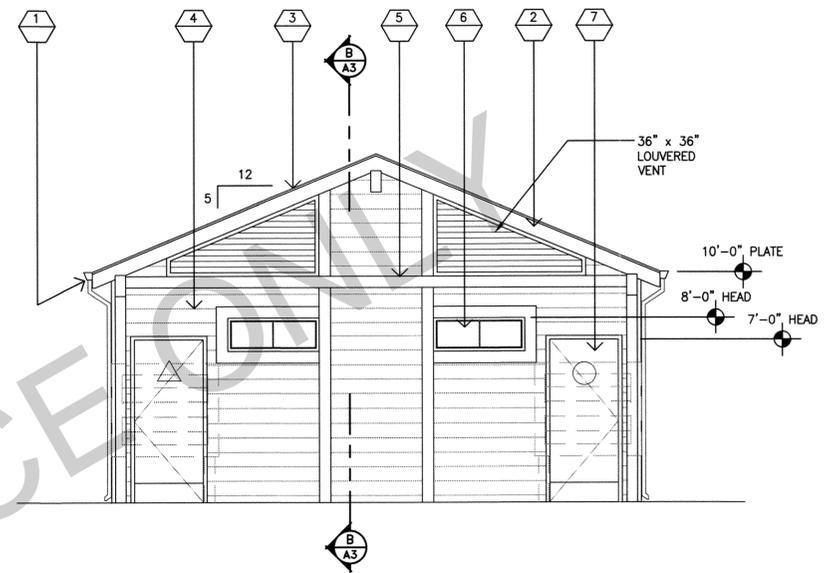
Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	AS SHOWN
Designed By:	AJL
Drawn By:	PS
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12304 A4.0-A5.0.dwg
SHEET	20 OF 49
A4.0	

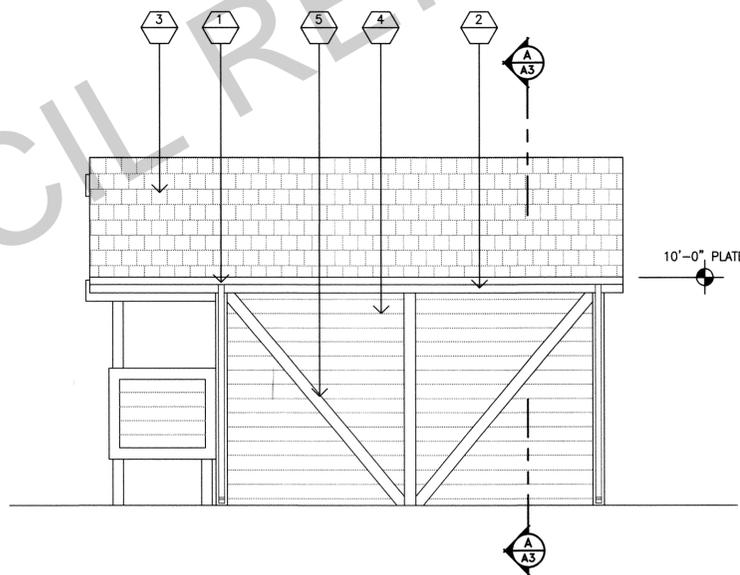
EXTERIOR FINISH SCHEDULE						
NO.	MATERIAL	MANUFACTURER	FINISH	COLOR	DETAIL	REMARKS
1	GUTTER/DOWNSPOUT	G.C.	PAINT	TBD		
2	WOOD FASCIA	G.C.	PAINT	TBD		
3	COMP ASPHALT SHINGLE	GAF	FACTORY	BARKWOOD		
4	SIDING	JAMES HARDIE	PAINT	TBD		HARDIE PLANK, CEDARMILL SELECT 5/16" X 8.25" X 12", PRIMED
5	WOOD TRIM	G.C.	PAINT	TBD		
6	WINDOW	G.C.	FACTORY	CLR ANODIZED		
7	DOOR	G.C.	PAINT	TBD		GALVANIZED H.M., INSULATED



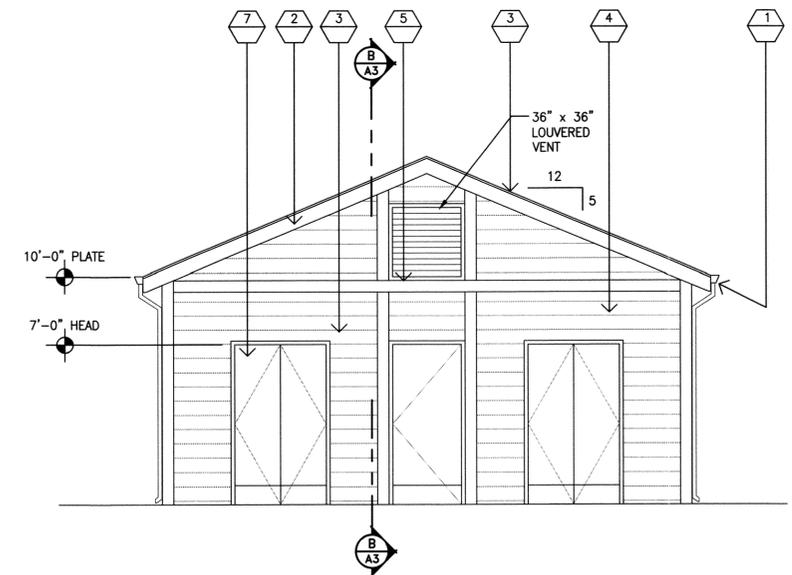
E1 NORTH ELEVATION
1/4" = 1'-0"



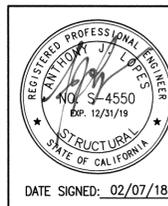
E2 WEST ELEVATION
1/4" = 1'-0"



E3 SOUTH ELEVATION
1/4" = 1'-0"



E4 EAST ELEVATION
1/4" = 1'-0"

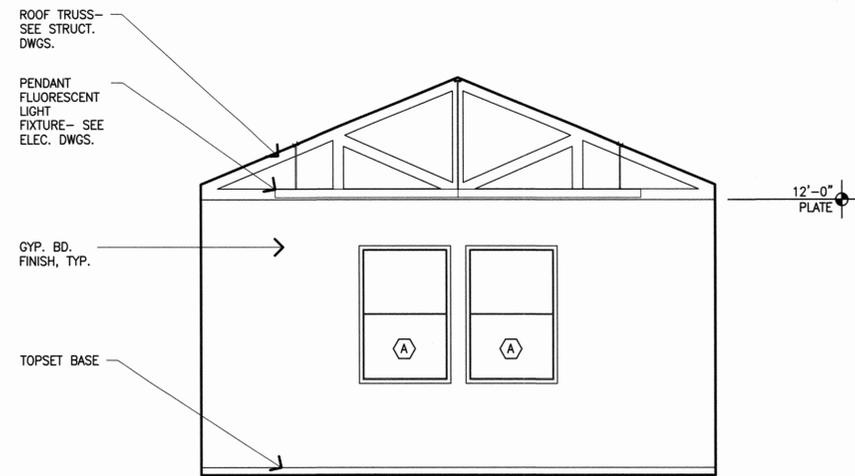


DATE SIGNED: 02/07/18

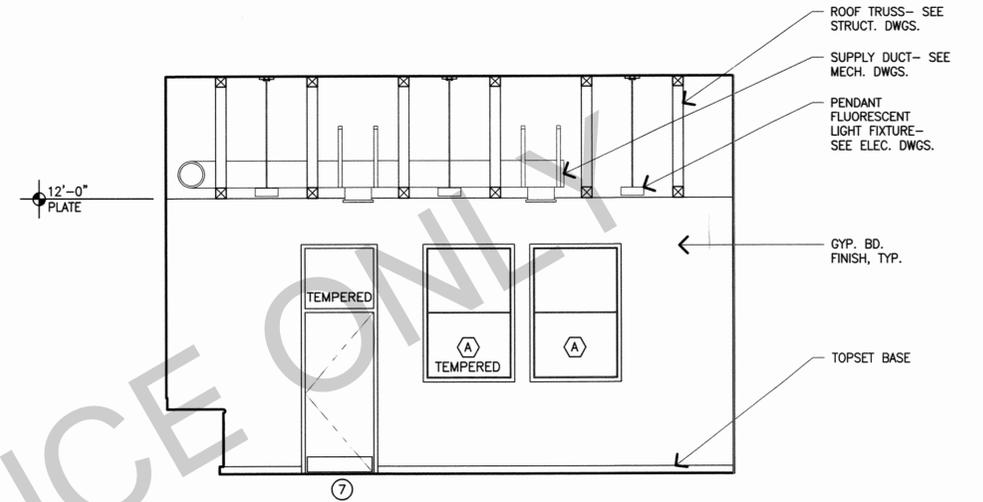
No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT			
RESTROOM BUILDING EXTERIOR ELEVATIONS			
CITY OF Fremont COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE			
Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date

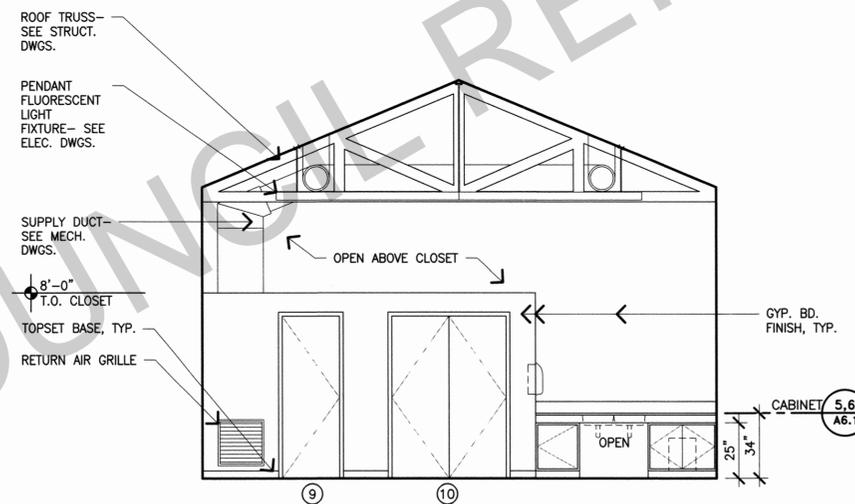
Scale: AS SHOWN
Designed By: AJL
Drawn By: PS
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304 A4.1-A5.1.dwg
SHEET 21 OF 49
A4.1



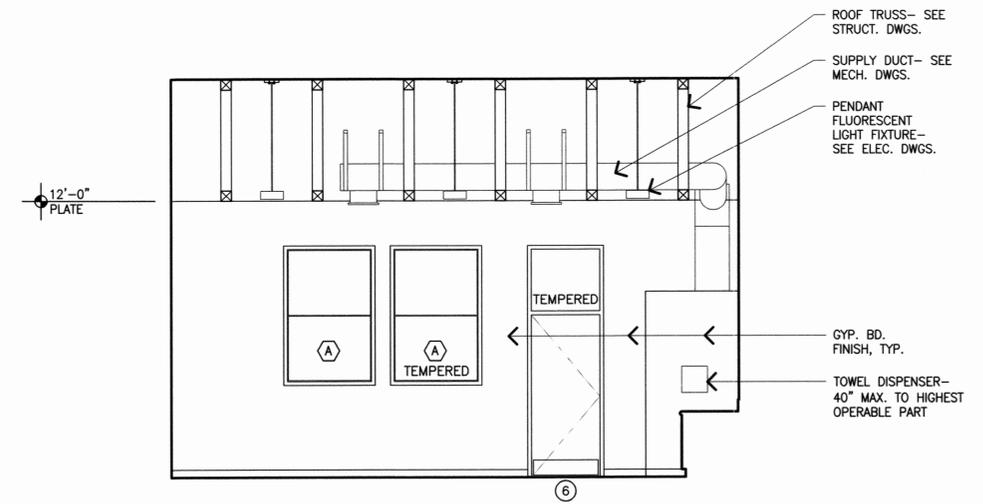
1 WEST WALL INTERIOR ELEVATION
1/4" = 1' - 0"



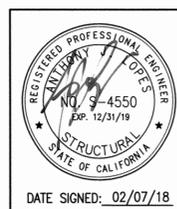
2 SOUTH WALL INTERIOR ELEVATION
1/4" = 1' - 0"



3 EAST WALL INTERIOR ELEVATION
1/4" = 1' - 0"



4 NORTH WALL INTERIOR ELEVATION
1/4" = 1' - 0"



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

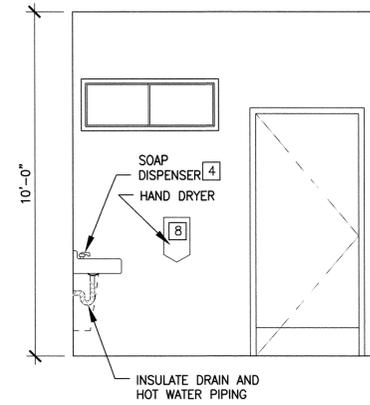
MEETING ROOM INTERIOR ELEVATIONS

Fremont
CITY OF
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

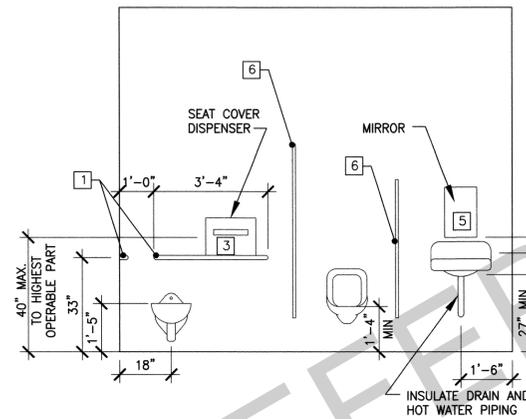
Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date
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Scale: AS SHOWN
Designed By: AJL
Drawn By: PS
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304 A4.0-A5.0.dwg
SHEET 22 OF 49
A5.0

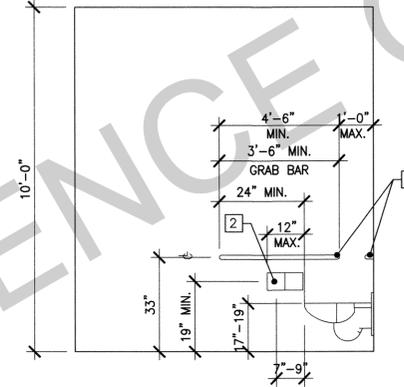
TOILET ACCESSORIES SCHEDULE				
NO.	DESCRIPTION	MANUFACTURER	MFR. NO.	FINISH
1	GRAB BAR	BOBRICK	B-5806 X 36	STAINLESS STEEL SATIN
1	GRAB BAR	BOBRICK	B-5806 X 36	STAINLESS STEEL SATIN
2	TOILET TISSUE DISPENSER	BOBRICK	B-697	STAINLESS STEEL SATIN
3	TOILET SEAT COVER DISPENSER	BOBRICK	B-697	STAINLESS STEEL SATIN
4	SOAP DISH	BOBRICK	B-680	STAINLESS STEEL SATIN
5	MIRROR	BOBRICK	B-942	STAINLESS STEEL POLISHED
6	PARTITIONS	BRADLEY	SERIES 700	STAINLESS STEEL SATIN
7	DIAPER CHANGING STATION	KOALA KARE	KB110-SSRE	STAINLESS STEEL SATIN
8	HAND DRYER	DYSON	AIRBLADE V	NICKEL



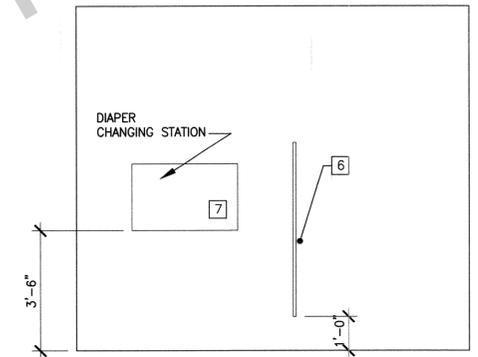
1 MEN'S
3/8" = 1' - 0"



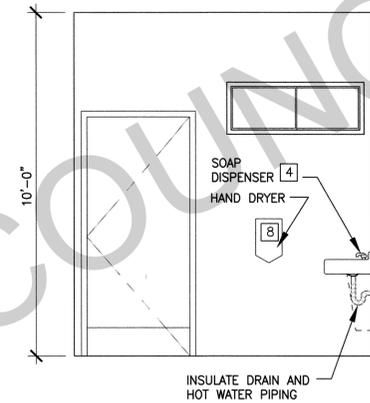
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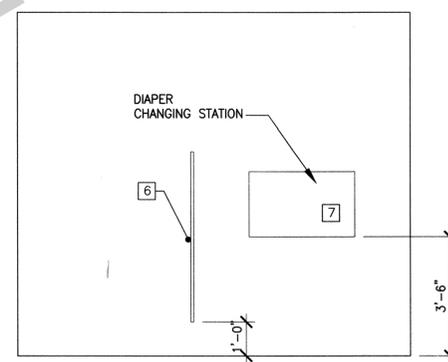
3 MEN'S
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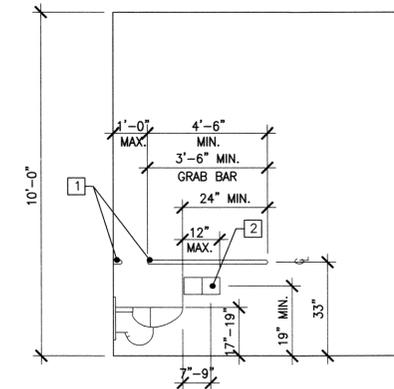
4 MEN'S
3/8" = 1' - 0"



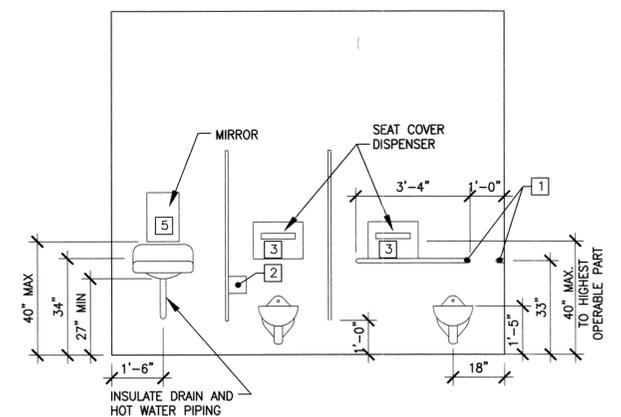
1 WOMEN'S
3/8" = 1' - 0"



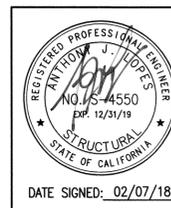
2 WOMEN'S
3/8" = 1' - 0"



3 WOMEN'S
3/8" = 1' - 0"



4 WOMEN'S
3/8" = 1' - 0"



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

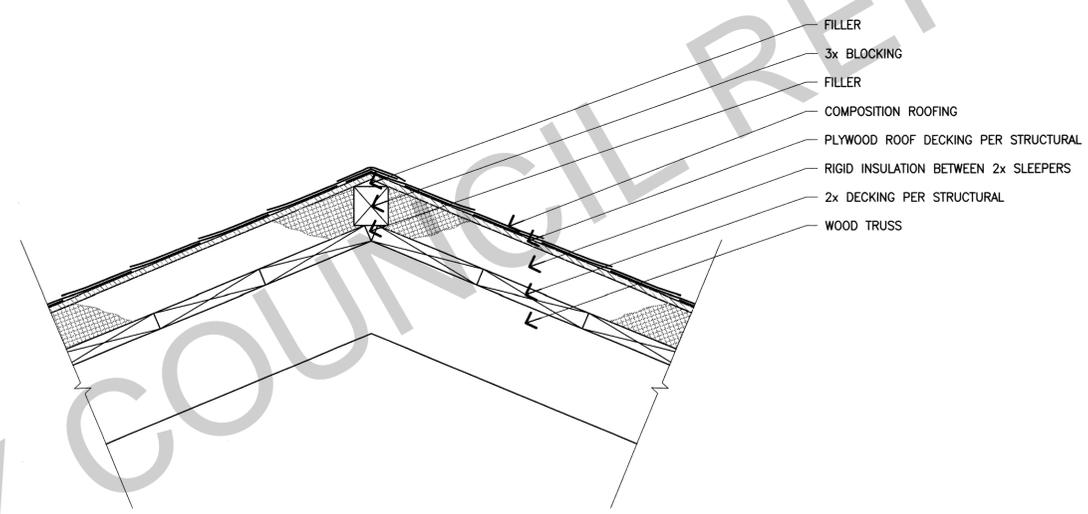
RESTROOM BUILDING INTERIOR ELEVATIONS

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

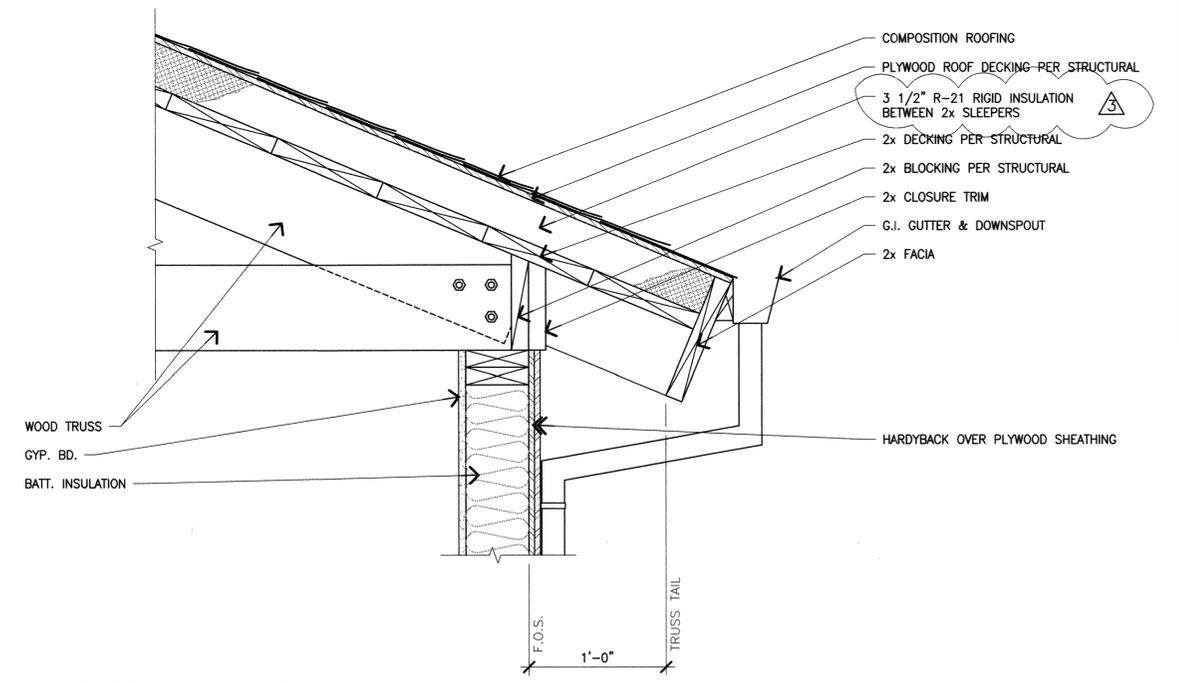
Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	AS SHOWN
Designed By:	AJL
Drawn By:	PS
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12304 A4.1-A5.1.dwg
SHEET	23 OF 49
A5.1	

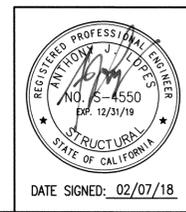
CITY COUNCIL REFERENCE ONLY



② RIDGE
1 - 1/2" = 1' - 0"



① ROOF OVERHANG
1 - 1/2" = 1' - 0"



DATE SIGNED: 02/07/18

No.	Date	Revision	By
△			
②	10/17/16	THIRD CYCLE PLAN CHECK	RJS
③	09/01/17	PLAN CHECK	RJS
△			
△			

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

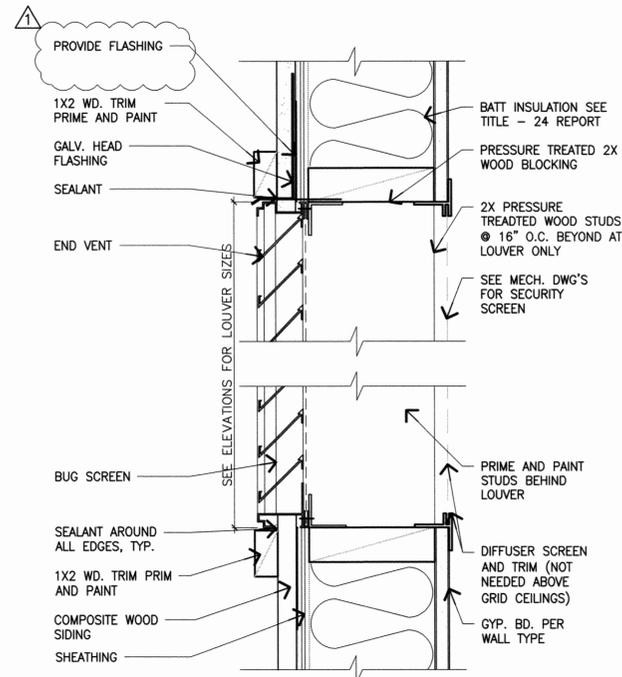
ARCHITECTURAL DETAILS

**COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE**

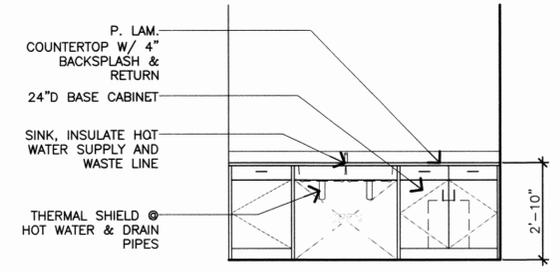
Fremont

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

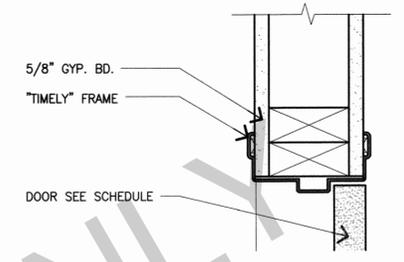
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Designed By:	AJL
Drawn By:	PS
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12304 A6.0-A6.1.dwg
SHEET	24 OF 49
A6.0	



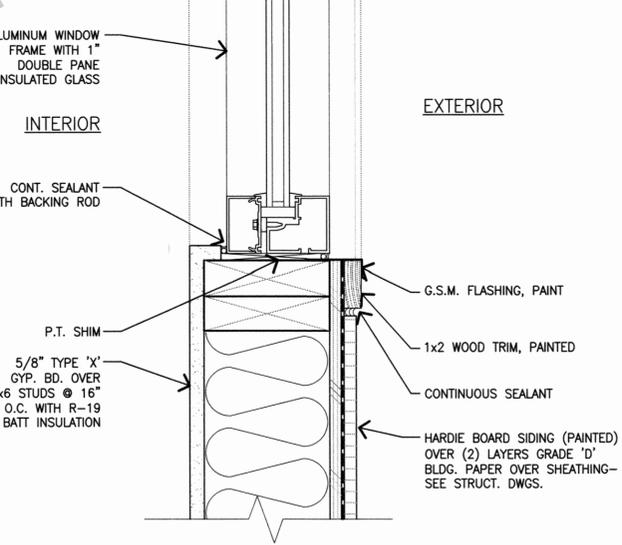
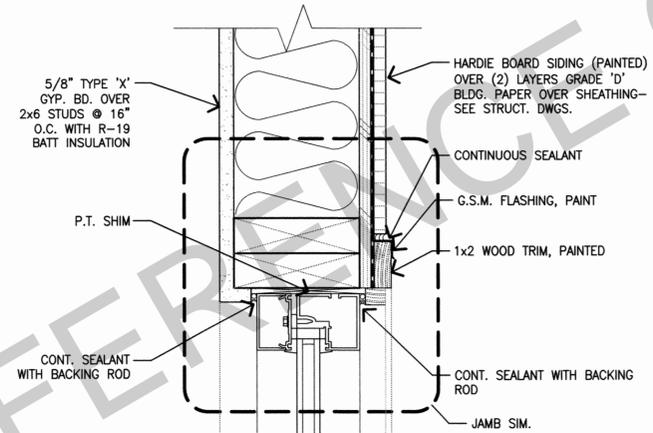
7 GABLE END VENT
3" = 1' - 0"



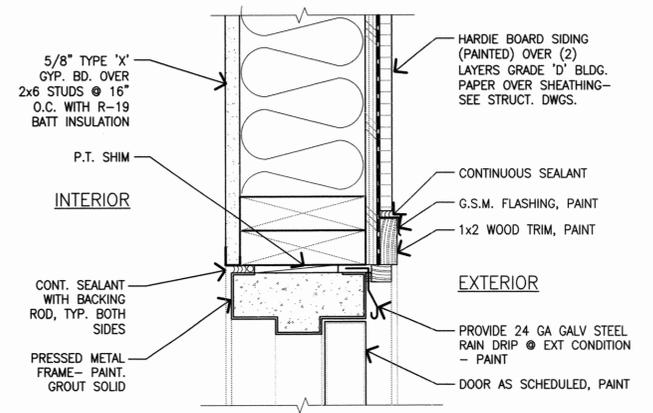
5 CABINET ELEVATION
3/8" = 1' - 0"



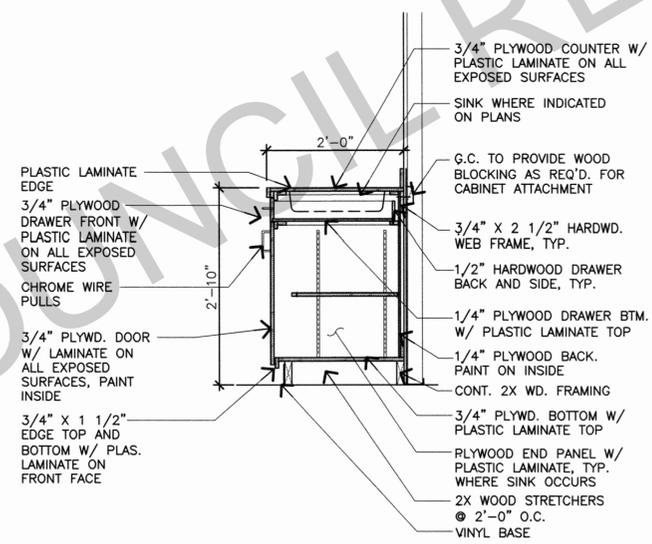
3 HEAD/JAMB-INTERIOR DOOR
3" = 1' - 0"



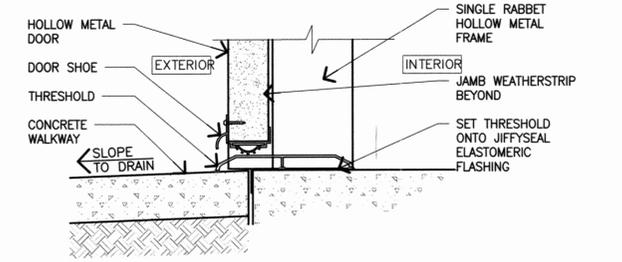
4 SECTION AT WINDOWS
3" = 1' - 0"



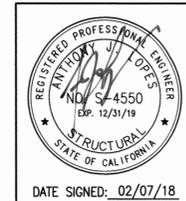
2 EXTERIOR DOOR HEAD (JAMB SIM.)
3" = 1' - 0"



6 CABINET SECTION
3/4" = 1' - 0"



1 THRESHOLD
3" = 1' - 0"



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
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4			
5			

WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT

ARCHITECTURAL DETAILS

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	NONE
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Project No.:	8777 (PWC)
CAD File:	12304 A6.0-A6.1.dwg
SHEET	25 OF 49

A6.1

1. GENERAL

- A. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE AND STANDARDS AND ALL PUBLICATIONS NOTED HEREIN.
- B. DETAILS SHOWN ON THE STRUCTURAL DRAWINGS ARE TYPICAL AND SIMILAR. DETAILS APPLY TO SIMILAR CONDITIONS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- C. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER SCALE ON PLANS AND DETAILS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- D. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- E. ALL DETAIL CHANGES DESIRED SHALL BE SUBMITTED TO THE ENGINEER IN WRITING. SHOP DRAWINGS DO NOT CONSTITUTE CHANGES IN WRITING. ALONG WITH A LETTER, THE SHOP DRAWINGS SHALL SHOW ALL PROPOSED CHANGES.
- F. COORDINATE STRUCTURAL DRAWINGS WITH EQUIPMENT DRAWINGS FOR CONSTRUCTION DETAILS.

2. DESIGN DATA

A. ROOF LIVE LOAD:	20 psf (REDUCE PER ASCE 7-05 SECT. 4.9)
B. WIND DESIGN DATA:	
BASIC WIND SPEED (3 SECOND GUST)	85 MPH (FASTEST MILE)
WIND IMPORTANCE FACTOR (I)	1.0
OCCUPANCY CATEGORY	II
WIND EXPOSURE	CATEGORY C
C. EARTHQUAKE DESIGN DATA:	
SEISMIC IMPORTANCE FACTOR	1.0
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE ACCELERATION	S _s =1.80g S _w =0.67g
SITE CLASS	TYPE D
SPECTRAL RESPONSE COEFFICIENTS (S _w , S _s)	S _w =1.20g S _s =0.67g
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC-FORCE RESISTING SYSTEM	LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
RESPONSE MOD. FACTOR (R)	6.5
METHOD OF ANALYSIS	EQUIVALENT LATERAL FORCE PROCEDURE

3. FOUNDATION

- A. FOUNDATION DESIGN CRITERIA:
 - 1) THE FOUNDATION SYSTEM WAS PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER OF RECORD. FOR MORE INFORMATION REFER TO THE FOLLOWING GEOTECHNICAL INVESTIGATION REPORT: MEETING ROOM AND BATHROOM REPLACEMENT, WARM SPRINGS COMMUNITY PARK, FREMONT, CALIFORNIA, DATED JULY 30, 2012, AND PREPARED BY EARTH SYSTEMS PACIFIC. REPORT NO. SH-11811-SA.
 - 2) ALLOWABLE BEARING PRESSURE:
 - a) 2,000 psf D + L
 - b) 2,667 psf D + L + W or E.
 - 3) LATERAL RESISTANCE:
 - a) FRICTION COEFFICIENT = 0.25
 - b) PASSIVE SOIL RESISTANCE: 200 pcf.
- B. FOUNDATION CONSTRUCTION:
 - 1) PLACE REINFORCING STEEL AND CONCRETE AS SOON AS POSSIBLE AFTER EXCAVATION FOR THE FOUNDATION.
 - 2) CONCRETE SHALL OBTAIN THE SPECIFIED 28-DAY CONCRETE COMPRESSIVE STRENGTH PRIOR TO BACK-FILLING AGAINST THE CONCRETE.
 - 3) GRADE BEAMS AND WALL THAT RETAIN EARTH ON BOTH SIDES SHALL BE BACK-FILLED ON BOTH SIDES SIMULTANEOUSLY.
- C. SUBGRADE PREPARATION:
 - 1. AFTER EXCAVATION IS COMPLETED THE EXPOSED SOILS SHALL BE SCARIFIED AND RECOMPACTED TO A MINIMUM DEPTH OF 6 INCHES TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST METHOD, AT A MOISTURE CONTENT NEAR OPTIMUM, UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. IF ANY SOFT OR LOOSE SOIL POCKETS ARE FOUND IN THE SITE STRIPPING OR RECOMPACTATION PROCESS, THEY SHALL BE OVEREXCAVATED AND RECOMPACTED.
 - 2. GRANULAR MATERIAL BENEATH FLOOR SLABS SHALL BE NONEXPANSIVE AND SHALL HAVE A MAXIMUM PLASTICITY INDEX OF 8.
 - 3. UNLESS OTHERWISE NOTED IN THE ABOVE REFERENCED GEOTECHNICAL REPORT, FILL MATERIAL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. FILL MATERIALS SHALL BE ESSENTIALLY NON-PLASTIC AND LESS THAN 3" IN MAXIMUM DIMENSION. WELL GRADED MIXTURES OF GRAVEL, SAND, NON-PLASTIC SILT, SMALL QUANTITIES OF COBBLES AND OR CLAY ARE ACCEPTABLE.

GRADATION	
SIEVE SIZE	PERCENT PASSING
3 INCH	100
NO. 4	50-100
NO. 200	15-70
PLASTICITY	
LL<30	PI<12

D. OBSERVATION AND REPORTING

- 1) A TESTING COMPANY SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION.
- 2) INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

4. CONCRETE

- A. GENERAL: ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI AND CBC CODES.
- B. CONCRETE STRENGTH: CONCRETE SHALL OBTAIN A MINIMUM 28 DAY DESIGN STRENGTH OF FOUNDATION & SLAB: 3,000 PSI;
 - 1) CEMENT (MINIMUM REQUIREMENT):
 - 5.0 SACK PER YARD FOR 2,500 PSI CONCRETE;
 - 5.5 SACK FOR 3,000 PSI CONCRETE;
 - 6.0 SACK FOR 4,000 PSI CONCRETE
 - 2) WATER: MAXIMUM WATER/CEMENT RATIOS:
 - FOUNDATIONS: 0.60
 - WALLS AND SLAB: 0.45
 - 3) AGGREGATE: MAXIMUM SIZE 3/4"
 - 4) SLUMP: 4" MAXIMUM.
 - 5) CURING: KEEP WET MINIMUM OF 7 DAYS OR APPLY MEMBRANE CURING COMPOUND APPROVED BY THE ENGINEER.
 - 6) VIBRATION: ALL CONCRETE SHALL BE VIBRATED INTO PLACE WITH A MECHANICAL VIBRATOR.
 - 7) FORM REMOVAL: SIDE FORMS OF FOUNDATIONS AND SLABS AFTER A MINIMUM OF 2 DAYS.
 - 8) TESTING: IN ACCORDANCE WITH ACI-318 LATEST VERSION, CHAPTER 3.

C. REINFORCING MATERIALS:

- 1) DEFORMED BARS: ASTM A615 GRADE 60, UNLESS OTHERWISE NOTED.
- 2) ELECTRIC WELDED WIRE FABRIC (WWF): ASTM A-185.
- 3) MINIMUM LAP SPLICES AS FOLLOWS UNLESS OTHERWISE NOTED:
 - #3-#4=24", #5=30", #6=36", #7-55", #8-72", #9-92"
- 4) FOR SLABS ON GROUND, REINFORCING BARS SHALL BE HELD IN PLACE AT THE CENTERLINE OF THE SLAB BY MEANS OF CONCRETE BLOCKS, BAR CHAINS OR OTHER APPROVED METHOD. BARS SHALL NOT BE POSITIONED BY PULLING UP WITH HOOKS AS CONCRETE IS POURED.

D. ANCHOR BOLTS (UNLESS NOTED OTHERWISE ON PLANS):

- 1) HOOKED BOLTS, HEADED BOLTS, THREADED RODS:
 - a. SILL PLATES AND WOOD LEDGERS: ASTM F1554 GR. 36
 - b. HOLDDOWN BOLTS, WALL ANCHORS: ASTM F1554 GR. 36
- c. HIGH STRENGTH ANCHORS: ASTM F1554 GR. 55
- 2) ANCHOR BOLTS EXTENDING THROUGH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED AT LEAST FOR THE PORTION OF BOLTS IN CONTACT WITH PRESSURE TREATED. HOT DIP GALVANIZED IS NOT REQUIRED FOR ANCHOR BOLTS WITH D.O.T. TREATED WOOD AT MUDSILLS WITHIN WEATHER-TIGHT WALLS

E. MISCELLANEOUS:

- 1) PROVIDE 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES UNLESS OTHERWISE NOTED ON PLANS.
- 2) ANCHOR BOLTS AND DOWELS MUST BE SECURELY SUPPORTED IN PLACE BEFORE POURING CONCRETE TO ENSURE PROPER LOCATION PER PLAN.

F. VAPOR BARRIER: ASTM E 1745 CLASS A, B, AND C (SAME AS W.R. MEADOWS' PERMINATOR, STEGO VAPOR BARRIER, OR RYDEN VAPOR BLOCK [10 MIL. MIN.]])

5. WOOD

- A. MATERIALS:
 - 1) FOUNDATION SILLS, NAILERS AND LEDGERS IN DIRECT CONTACT WITH CONCRETE AND WITHIN 8" OF THE GROUND:
 - HEM FIR GRADE #1 OR BETTER, PRESSURE TREATED.
 - 2) ALL 4x AND 6x POSTS: D.F. GRADE #1 OR BETTER.
 - 3) ALL OTHER 6x FRAMING MEMBERS: D.F. GRADE #1 OR BETTER.
 - 4) ALL OTHER 2x OR 4x FRAMING MEMBERS: D.F. GRADE #1 OR BETTER.
 - 5) MINIMUM POST SIZE SHALL BE 2-2x UNLESS NOTED OTHERWISE ON PLANS
 - 6) MINIMUM HEADER SIZES (UNLESS NOTED OTHERWISE ON PLANS):
 - a. FOR 2x4 STUD WALL: 4x8
 - b. FOR 2x6 STUD WALL: 6x8
 - c. FOR 2x8 STUD WALL: 6x10
 - 7) PLYWOOD: ALL PANELS SHALL BE IDENTIFIED WITH THE GRADE MARK OF THE APA:
 - a. ROOF PLYWOOD: NOTED ON PLANS
 - b. FLOOR PLYWOOD: NOTED ON PLANS
 - c. WALL PLYWOOD: NOTED ON PLANS
 - 8) MAXIMUM 19% MOISTURE CONTENT FOR LUMBER MATERIAL DELIVERED TO JOBSITE.
 - 9) PRESERVATIVE TREATMENT: DOT (DISODIUM OCTABORATE TETRAHYDRATE) PER AWPA P5 OR ACQ TYPE B (ALKALINE COPPER QUAT) PER AWPA P5. MINIMUM RETENTION LEVEL 0.25 pcf ABOVE GROUND, 0.40 pcf GROUND CONTACT PER AWPA C15 & C31. FIELD TREAT CUT AND HOLES IN ACCORDANCE WITH AWPA STANDARD M4.
 - 10) GLU-LAMINATED BEAMS ARE GRADE 24F-V4 UNLESS NOTED OTHERWISE.
- B. WOOD FASTENERS:
 - 1) MACHINE BOLTS: ASTM A307.
 - 2) ALL BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD.
 - 3) LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. WAX THREADS.
 - 4) BOLTS AND SCREWS SHALL BE TIGHTENED AT TIME OF ERECTION AND RE-TIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
 - 5) ALL WOOD SCREWS SHALL HAVE CUT THREAD, WITH A MINIMUM PENETRATION OF 7x SHANK DIAMETERS INTO THE MAIN WOOD MEMBER.
 - 6) BOLT HOLES: MAXIMUM 1/16" LARGER THAN BOLT SIZE. OVERSIZED OR SLOTTED HOLES NOT ALLOWED UNLESS SPECIFICALLY NOTED ON PLANS.
 - 7) LAG SCREWS: LEAD HOLES FOR THE THREADED PORTION OF THE SHANK SHALL HAVE A DIAMETER EQUAL TO 75% OF THE SHANK DIAMETER WITH DEPTH EQUAL TO SCREW LENGTH. CLEARANCE HOLES FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK AND THE SAME LENGTH AS THE UNTHREADED SHANK PORTION. DEPTH OF THE LAG SCREW PENETRATION IN THE MAIN MEMBER SHALL BE 8x SHANK DIAMETER UNLESS NOTED OTHERWISE.
 - 8) SPLIT-RING CONNECTORS SHALL BE TECO, OR EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ANY MEMBER DAMAGED BY INSTALLATION OF CONNECTOR SHALL BE REPLACED. (HOLES FOR BOLTS TO BE BOLT DIAMETER + 1/16")

- 9) NAIL JOINTS:
 - a. ALL NAILS SHALL BE COMMON WIRE NAILS OR SPIKES.
 - b. MINIMUM NAILING PER TABLE 2304.9.1 OF CBC, OR AS NOTED ON PLANS.
- 10) CORROSION RESISTANCE:
 - a. ALL NAILS, BOLTS, SCREWS AND HARDWARE SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS WHERE EXPOSED TO WEATHER OR SOIL.
 - b. ALL NAILS AND SCREWS FASTENED TO PRESSURE-PRESERVATIVE-TREATED WOOD (INCLUDING WOOD SILLS) SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL 304 OR 316.
 - c. ELECTROGALVANIZED FASTENERS SHALL NOT BE SUBSTITUTED FOR HOT-DIPPED GALVANIZED.
 - d. SHEET METAL CONNECTORS IN CONTACT WITH PRESSURE-TREATED WOOD SHALL BE STAINLESS OR GALVANIZED COATED PER ASTM A653 CLASS G185.
 - e. STAINLESS STEEL OR HOT-DIPPED GALVANIZED CONNECTORS SHALL USE ALL FASTENERS OF THE SAME MATERIAL.
 - f. ALUMINUM FASTENERS, CONNECTORS OR FLASHING SHALL NOT BE PLACED IN CONTACT WITH COPPER-BASED PRESSURE-TREATED WOOD (E.G., CA OR ACQ).
- 11) MISCELLANEOUS METAL CONNECTORS: ALL METAL CONNECTORS USED FOR CONNECTING STRUCTURAL WOOD SHALL HAVE ICBO APPROVAL AND BE SIMPSON STRONG TIE CONNECTORS OR EQUAL.

C. MISCELLANEOUS:

- 1) PROVIDE BLOCKING AT ALL CHANGES IN CEILING LEVELS.
- 2) STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY SHOWN OR NOTED ON PLANS.
- 3) PIPES EXCEEDING ONE-THIRD OF THE PLATE WIDTH SHALL NOT BE PLACED IN PARTITIONS USED AS BEARING OR LATERAL FORCE RESISTING WALLS, UNLESS FURRED ENTIRELY CLEAR OF STUDS. WHERE ALLOWED, PIPES SHALL BE PLACED IN THE CENTER OF PLATES, USING A NEAT HOLE. NO NOTCHING ALLOWED. 2" HOLES ALLOWED IN CENTER OF A 2x6 NOMINAL PLATE.

6. SPECIAL INSPECTION

NOTE: DURING WORK, THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE GENERAL PUBLIC.

SPECIAL INSPECTION PER CBC SECTION 17 SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

A. SOIL PREPARATION:

SPECIAL INSPECTOR OR GEOTECHNICAL ENGINEER SHALL VERIFY SOIL CONDITIONS ARE IN SUBSTANTIAL CONFORMANCE w/ GEOTECHNICAL REPORT RECOMMENDATIONS.

B. CONCRETE:

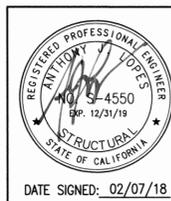
- 1) DURING THE TAKING OF TEST SPECIMENS AND PLACING OF REINFORCED CONCRETE.
- 2) PLACING OF REINFORCING STEEL.
 - a. EXCEPTION: THE SPECIAL INSPECTOR NEED NOT BE PRESENT CONTINUOUSLY DURING THE PLACING OF REINFORCING STEEL AND PRESTRESSING TENDONS, PROVIDED THE SPECIAL INSPECTOR HAS INSPECTED FOR CONFORMANCE TO THE APPROVED PLANS PRIOR TO THE CLOSING OF FORMS OR THE DELIVERY OF CONCRETE TO THE JOBSITE.
- 3) THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY THIS SECTION AND TABLE 1705.3

TABLE 1705.3
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	---	X
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2, ITEM 2B.	---	---
3. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	---	X
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.	---	X
5. VERIFYING USE OF REQUIRED DESIGN MIX.	---	X
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	---
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	---
8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	---	X

ABBREVIATIONS

A.B.	ANCHOR BOLT
ADD'L	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ARCH'L	ARCHITECTURAL
B.F.F.	BELOW FINISH FLOOR
BLKG.	BLOCKING
B.N.	BOUNDARY NAILING
B.O.S.	BOTTOM OF STEEL
CANT'L	CANTILEVERED
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONTIN.	CONTINUOUS
DIAM.	DIAMETER
D.O.	DO OVER (REPEAT)
DWGS.	DRAWINGS
(E)	EXISTING
EA.	EACH
E.F.	EACH FACE
E.N.	EDGE NAILING
EQ.	EQUAL
E.S.	EDGE SCREWS
E.W.	EACH WAY
F.D.	FLOOR DRAIN
F.N.	FOUNDATION
FIN. FL., F.F.	FINISH FLOOR
F.N.	FIELD NAILING
F.P.	FULL PENETRATION WELD
GALV.	GALVANIZED
HDR	HEADER
HORIZ.	HORIZONTAL
K	KIPS
KSI	KIPS PER SQUARE INCH
L	ANGLE
L.L.V.	LONG LEG VERTICAL
L.S.L.	TIMBERSTRAND
L.V.L.	MICRO-LAM (LAMINATED VENEER LUMBER)
MANUF.	MANUFACTURE
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH'L	MECHANICAL
M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING
MIN.	MINIMUM
(N)	NEW
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PL	PLATE
PLWD.	PLYWOOD
PSL	PARALLAM
PTDF	PRESSURE-TREATED
PTHF	PRESSURE-TREATED HEM-FIR
REINF.	REINFORCING
REQ'D	REQUIRED
SCHED.	SCHEDULE
SDS	HILTI SELF-DRILLING SCREW
SHT.	SHEET
SHG.	SHEATHING
SIM.	SIMILAR
S.J.I.	STEEL JOIST INSTITUTE
S.M.S.	SHEET METAL SCREWS
STD	STANDARD
STRUCT.	STRUCTURAL
T.C.	TENSION-CONTROL (BOLTS)
TJI	TRUSS JOIST MACMILLAN (TJ JOIST)
T.O.B.	TOP OF BEAM
T.O.P.	TOP OF PLYWOOD
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
Typ., (TYP)	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
W.P.J.	WEAKENED PLANE JOINT
W.W.F.	WELDED WIRE FABRIC



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT

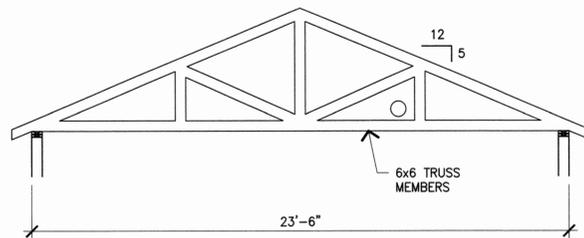
STRUCTURAL NOTES



COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

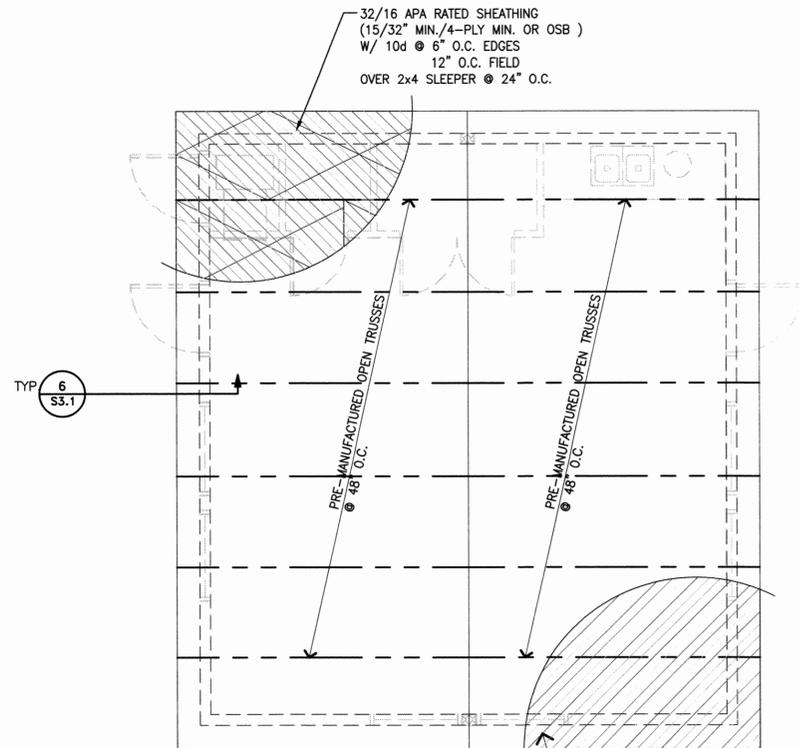
Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	NONE
Designed By:	AJL
Drawn By:	PS
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	123045-NTS.dwg
SHEET	26 OF 49
S1.0	

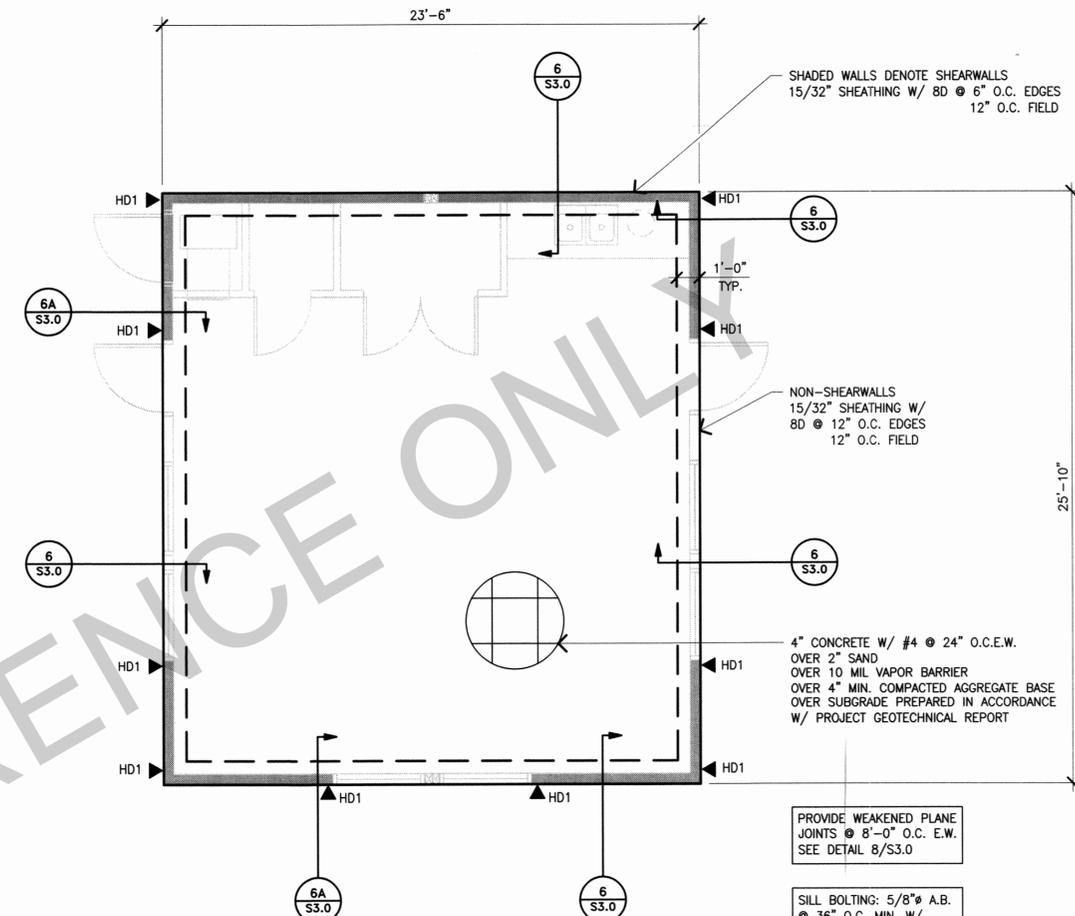


ROOF TRUSS NOTES

1. ROOF TRUSS DESIGN LOADS:
20 psf LIVE LOAD
25 psf DEAD LOAD + TRUSS WEIGHT
- A. LIVE LOAD REDUCIBLE PER ASCE 7-05 SECT. 4.9
- B. AXIAL LOADS PER PLAN ARE ALLOWABLE STRESS DESIGN VALUES UNLESS LABELED AS "STRENGTH DESIGN"
2. ROOF TRUSSES: REFER TO DRAWINGS BY ROOF TRUSS MANUFACTURER FOR ROOF MEMBER SIZES, BRIDGING, BRACING & TYPICAL DETAILS
- A. WOOD TRUSS MANUFACTURER TO PROVIDE SIEGFRIED ENGINEERING WITH CALCULATIONS FOR TRUSSES AND GIRDERS.



2x8 T&G DIAGONAL LUMBER SHEATHING W/ (3) - 16D COMMON AT EACH SUPPORT (FIELD) (4) - 16D COMMON AT EACH SUPPORT (EDGES). END JOINTS IN ADJACENT BOARDS SHALL BE SEPARATED BY AT LEAST ONE JOIST SPACE AND THERE SHALL BE AT LEAST TWO BOARDS BETWEEN JOINTS ON THE SAME SUPPORT



HOLDOWNS

MARK	SIMPSON HOLDOWN	POST CONNECTORS	SIMPSON ANCHOR BOLT	MINIMUM POST
HD1	LTT20B	(2)-1/2" BOLT	SB 5/8 x 24	DBL STUD
HD2	HDSB	(2)- 3/4" BOLT	SB 5/8 x 24	4X

PROVIDE WEAKENED PLANE JOINTS @ 8'-0" O.C. E.W. SEE DETAIL 8/S3.0

SILL BOLTING: 5/8" A.B. @ 36" O.C. MIN. W/ 3"x3"x1/4" PLATE WASHER

3 TRUSS SCHEMATIC

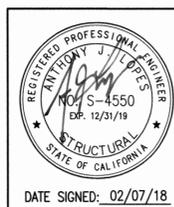
1/4" = 1'-0"

2 MEETING ROOM BUILDING ROOF FRAMING PLAN

1/4" = 1'-0"

1 MEETING ROOM BUILDING FOUNDATION PLAN

1/4" = 1'-0"



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

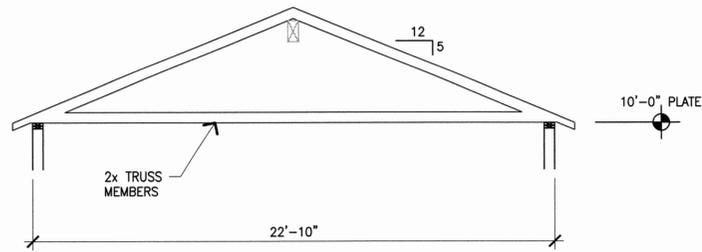
**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

MEETING RM BLDG FOUNDATION & ROOF FRAMING

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

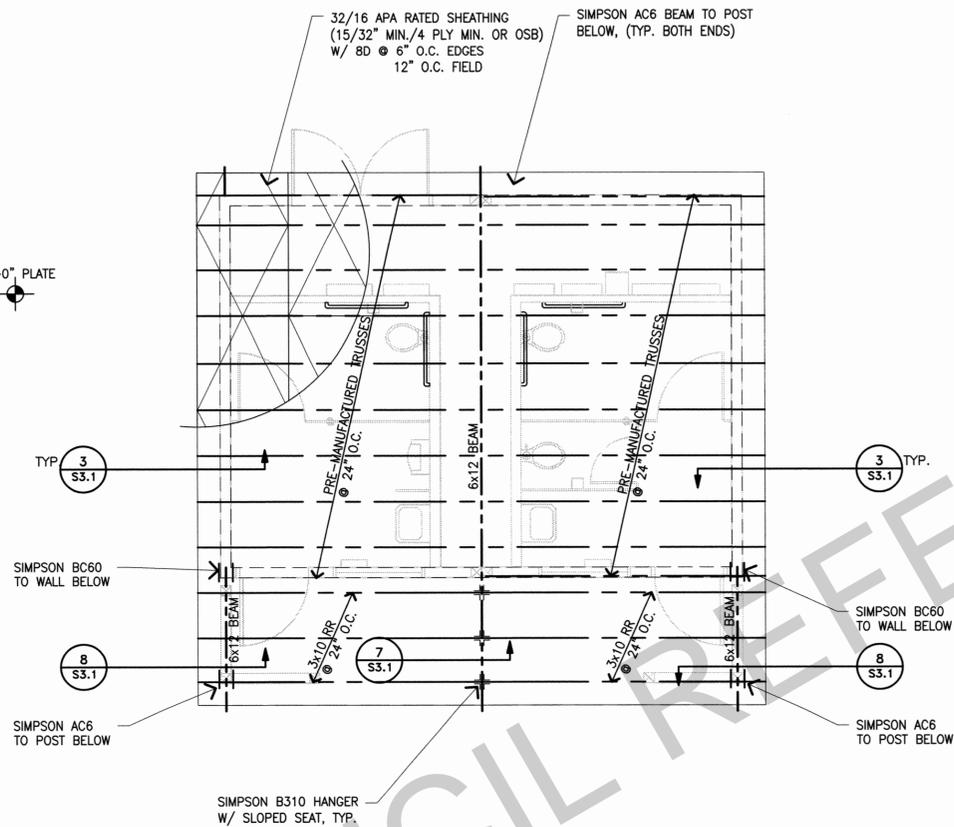
Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	AS SHOWN
Designed By:	AJL
Drawn By:	PS
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12304FND-MR.dwg
SHEET	27 OF 49
	S2.0

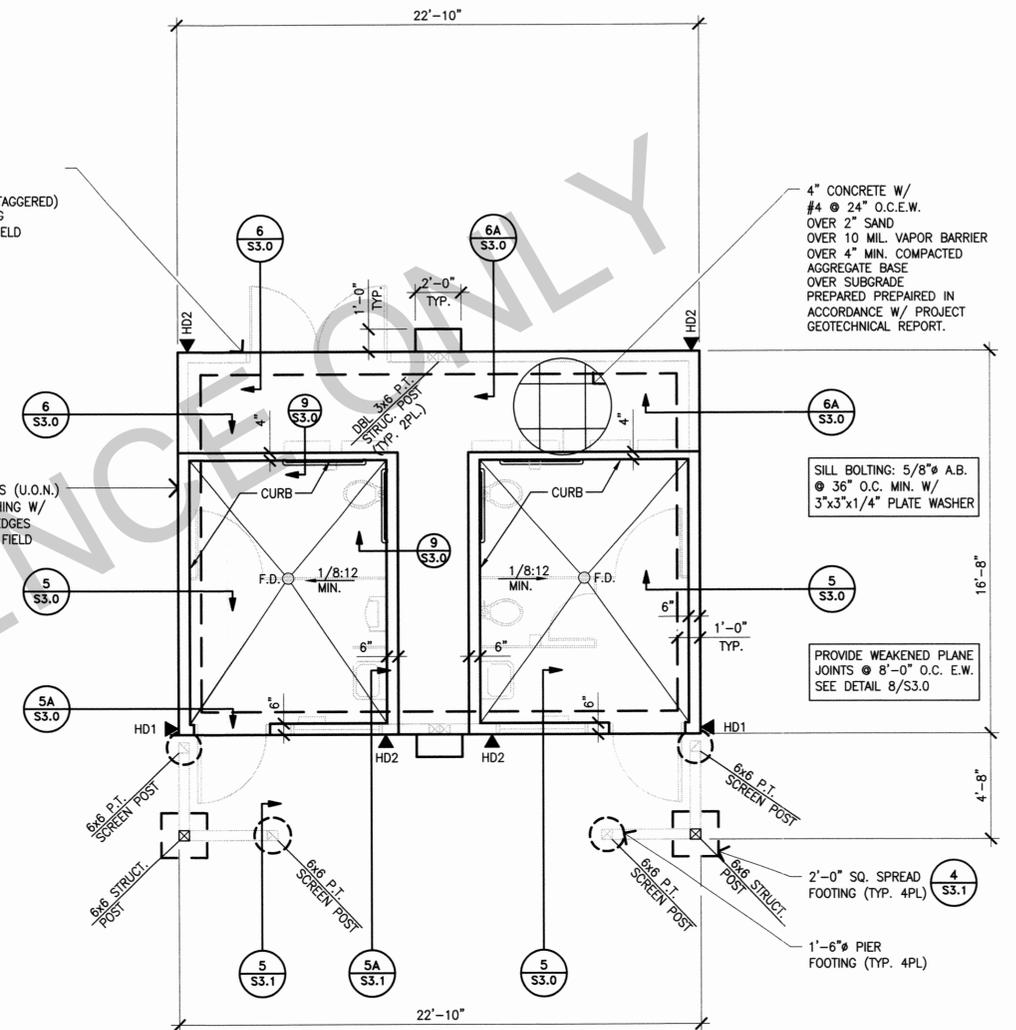


ROOF TRUSS NOTES

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 20 psf LIVE LOAD
 25 psf DEAD LOAD + TRUSS WEIGHT
 A. LIVE LOAD REDUCIBLE PER ASCE 7-05 SECT. 4.9
 B. AXIAL LOADS PER PLAN ARE ALLOWABLE STRESS DESIGN VALUES UNLESS LABELED AS "STRENGTH DESIGN"
- ROOF TRUSSES: REFER TO DRAWINGS BY ROOF TRUSS MANUFACTURER FOR ROOF MEMBER SIZES, BRIDGING, BRACING & TYPICAL DETAILS
 A. WOOD TRUSS MANUFACTURER TO SUBMIT ENGINEER CALCULATIONS FOR TRUSSES AND GIRDERS.



EAST WALL
 15/32" SHEATHING
 W/ 8D @ 2" O.C. (STAGGERED)
 TO 3x6 EDGE FRAMING
 & 10D @ 12" O.C. FIELD



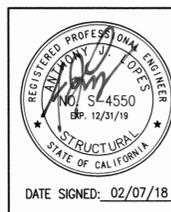
HOLDDOWNS

MARK	SIMPSON HOLDOWN	POST CONNECTORS	SIMPSON ANCHOR BOLT	MINIMUM POST
HD1	LTT20B	(2)-1/2" BOLT	SB 5/8 x 24	DBL STUD
HD2	HD5B	(2)- 3/4" BOLT	SB 5/8 x 24	4X

1 TRUSS SCHEMATIC
 1/4" = 1'-0"

2 RESTROOM ROOF FRAMING PLAN
 1/4" = 1'-0"

3 RESTROOM FOUNDATION PLAN
 1/4" = 1'-0"



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

**WARM SPRINGS COMMUNITY PARK
 RESTROOM AND MEETING ROOM REPLACEMENT**

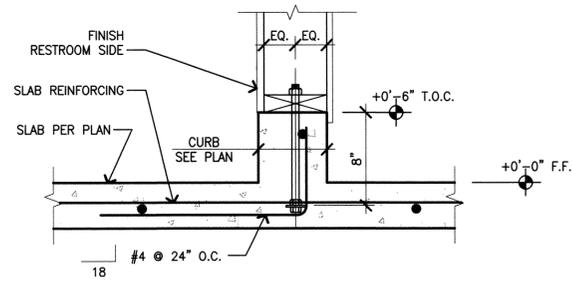
RESTROOM FOUNDATION & ROOF FRAMING PLANS

CITY OF Fremont
 COMMUNITY SERVICES DEPARTMENT
 LANDSCAPE ARCHITECTURE

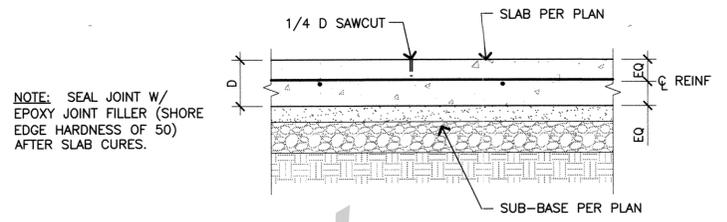
Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date
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Scale: AS SHOWN
 Designed By: AJL
 Drawn By: PS
 Date: 09/01/2017
 Project No.: 8777 (PWC)
 CAD File: 12304FND-RR.dwg
 SHEET 28 OF 49

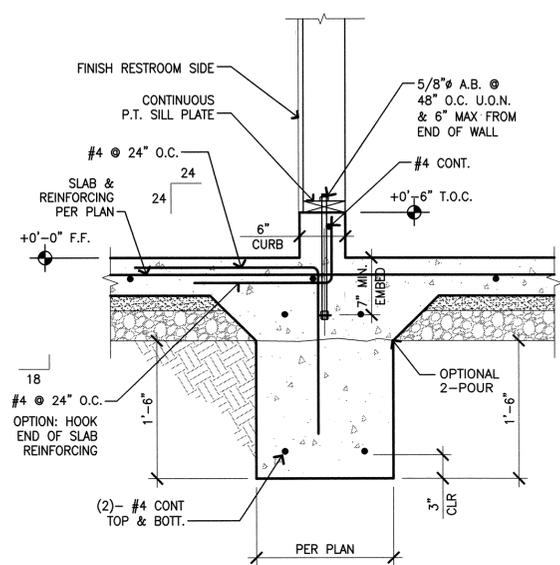
S2.1



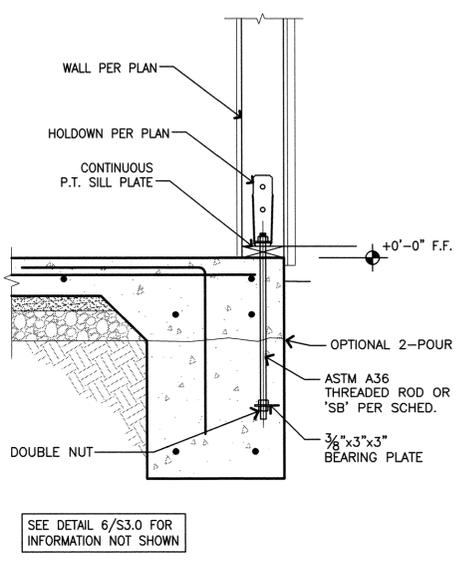
9 INTERIOR CURB
1/2" = 1' - 0"



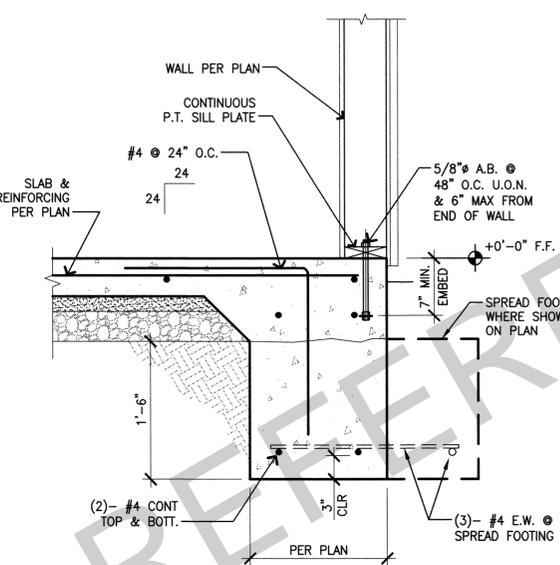
8 WEAKENED PLANE JOINT DETAIL
1" = 1' - 0"



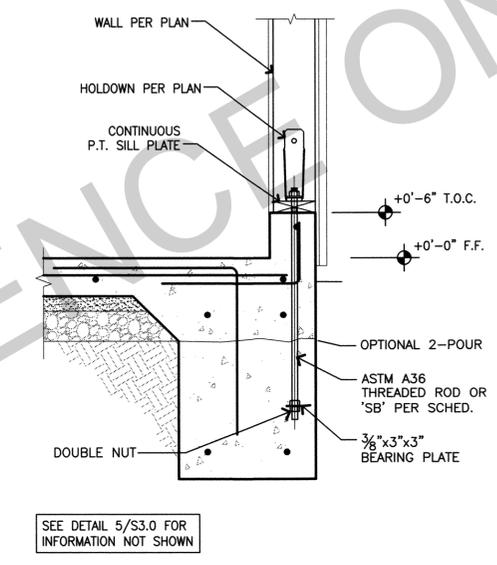
7 INTERIOR FOOTING W/ CURB
1" = 1' - 0"



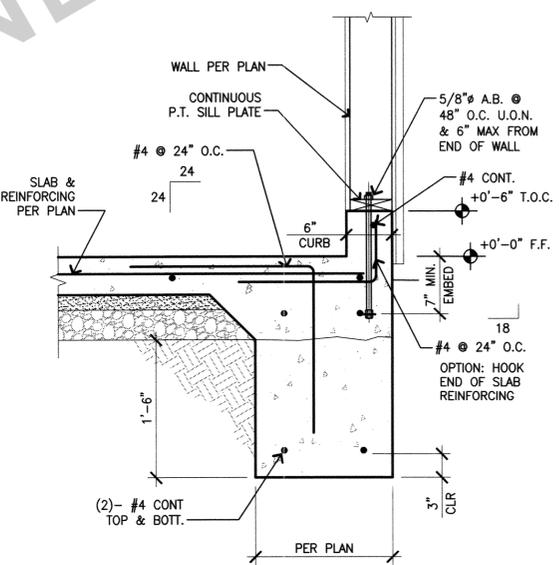
6A HOLDOWN W/O CURB
1" = 1' - 0"



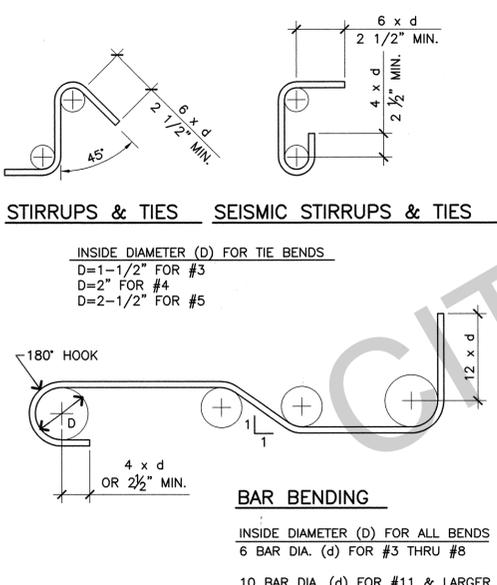
6 CONTINUOUS FOOTING W/O CURB
1" = 1' - 0"



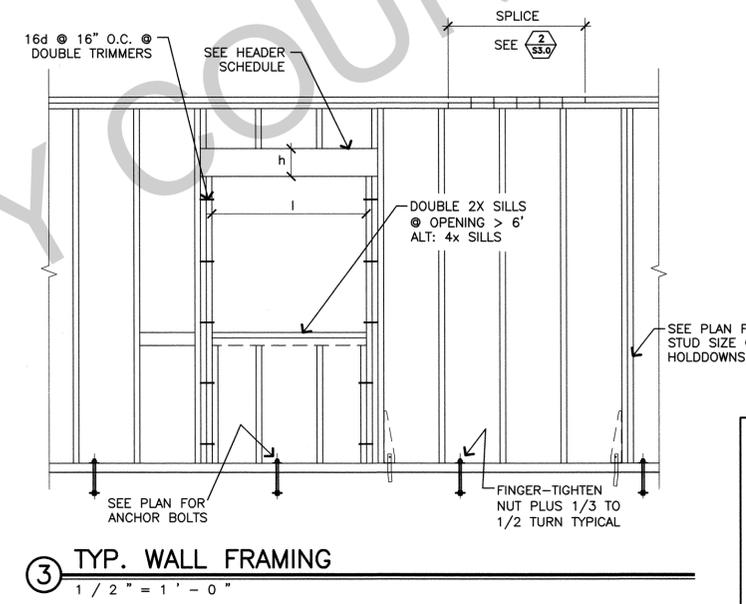
6A HOLDOWN W/ CURB
1" = 1' - 0"



5 CONTINUOUS FOOTING W/ CURB
1" = 1' - 0"



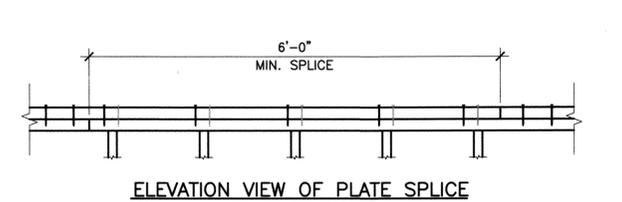
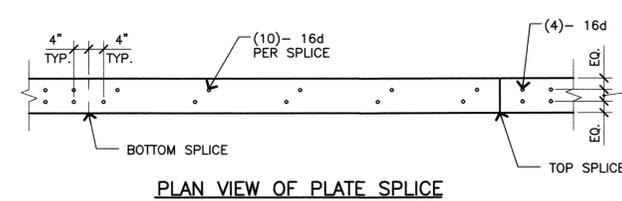
4 TYPICAL BAR BENDING
3/4" = 1' - 0"



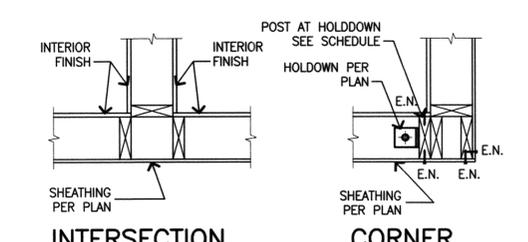
3 TYP. WALL FRAMING
1/2" = 1' - 0"

	HEADER SCHEDULE (MINIMUMS)		
	4" WALL	6" WALL	8" WALL
2'	4x6	6x4	8x4
4'	4x6	6x6	8x4
6'	4x8	6x8	8x6
8'	4x10	6x8	8x8
10'	4x12	6x10	8x8
12'	4x14	6x12	8x10

- UNLESS NOTED OTHERWISE.
- DF#1 OR BETTER.



2 TYP. TOP PLATE SPLICE
3/4" = 1' - 0"



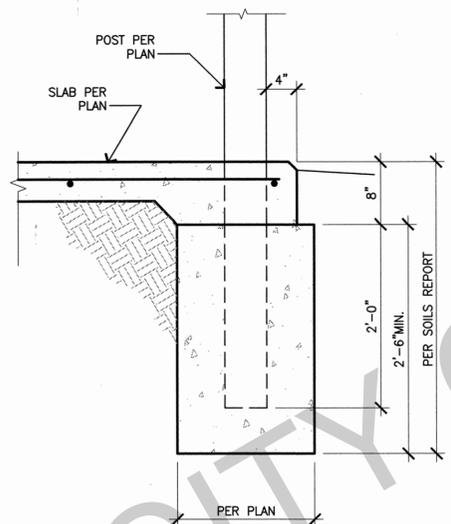
1 WALL PLAN DETAILS
1" = 1' - 0"

	No.	Date	Revision	By	WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT FOUNDATION/FRAMING DETAILS COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE	Scale: AS SHOWN
	1					Designed By: AJL
	2	10/17/16	THIRD CYCLE PLAN CHECK	RJS		Drawn By: PS
	3	09/01/17	PLAN CHECK	RJS		Date: 09/01/2017
					Project No.: 8777 (PWC)	CAD File: 12304DET.dwg
						SHEET 29 OF 49

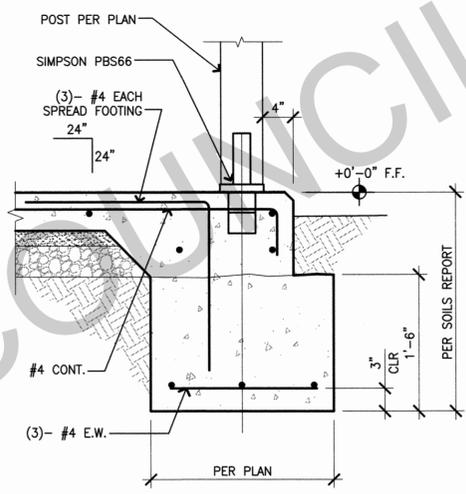
DATE SIGNED: 02/07/18

S3.0

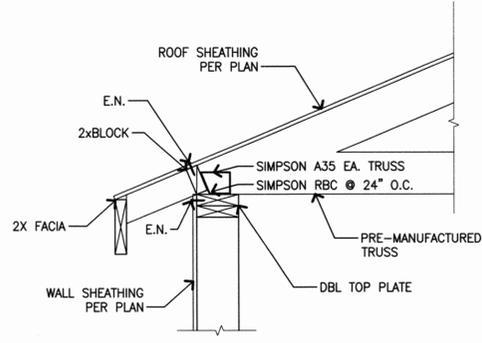
CITY COUNCIL REFERENCE ONLY



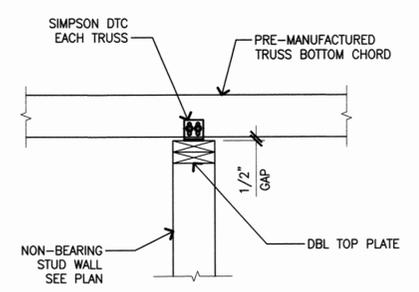
5 SCREEN POST
1" = 1' - 0"



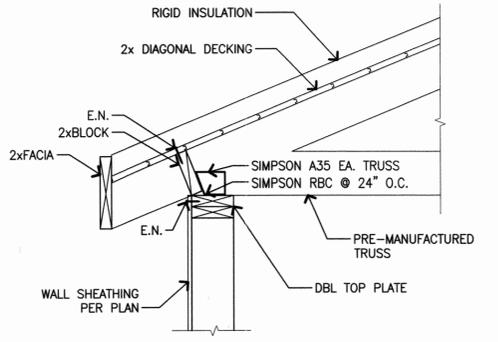
4 STRUCTURAL POST
1" = 1' - 0"



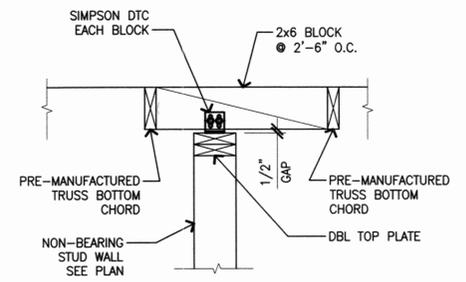
3 DETAIL
1" = 1' - 0"



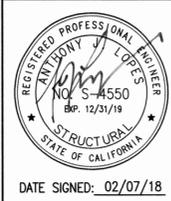
2 WALL PERPEND. TO TRUSS
1" = 1' - 0"



6 DETAIL
1" = 1' - 0"



1 WALL PARALLEL TO TRUSS
1" = 1' - 0"



DATE SIGNED: 02/07/18

No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS
4			
5			

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT
FOUNDATION/FRAMING DETAILS**

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	AS SHOWN
Designed By:	AJL
Drawn By:	PS
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12304DET.dwg
SHEET	30 OF 49

S3.1

SPECIFICATIONS

1.01 GENERAL

- A. GENERAL SCOPE: FURNISH ALL LABOR AND MATERIALS, POWER TOOLS, TRANSPORTATION, SERVICES, EQUIPMENT, FACILITIES AND TEMPORARY CONSTRUCTION NECESSARY TO INSTALL ALL ELECTRICAL INDICATED ON THE DRAWINGS AND TO PROVIDE THE COMPLETE IN-PLACE AND OPERATING ELECTRICAL SYSTEM TO NEW DEVICES AND LIGHTS AND MAINTAIN SERVICES TO AREA TO REMAIN AS EXISTING.
- B. CODES, REFERENCES AND STANDARDS: COMPLY WITH APPLICABLE SECTIONS OF FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS.
- C. DRAWINGS: THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL EXTENT AND ARRANGEMENT OF THE WORK REQUIRED WHICH SHALL BE FOLLOWED AS CLOSELY AS THE ACTUAL CONSTRUCTION SITE CONDITIONS AND WORK OF THE OTHER TRADES WILL PERMIT.
- D. PAY ALL FEES AND PERMITS.
- E. COORDINATION OF THE WORK: CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONDITIONS OF THE JOB SITE, AND WITH THE ARCHITECTURAL DRAWINGS, DRAWINGS OF OTHER DISCIPLINES AND SPECIFICATIONS AND PLAN THE INSTALLATION OF THE ELECTRICAL WORK TO CONFORM WITH THE EXISTING CONDITIONS AND THAT SHOWN AND SPECIFIED SO AS TO PROVIDE THE BEST POSSIBLE ASSEMBLY OF THE COMBINED WORK OF THE TRADES.
- F. PROVIDE AS-BUILT REPRODUCIBLES SHOWING ALL OUTLETS NEW AND EXISTING WITH CIRCUIT NUMBERS AT EACH OUTLET AND MAINTENANCE MANUALS FOR ALL NEW EQUIPMENT AND LIGHTING FIXTURES.
- G. WARRANTIES FOR LABOR AND MATERIALS - 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
- H. IN ADDITION TO MATERIAL AND EQUIPMENT SPECIFIED, ALSO PROVIDE ALL INCIDENTAL MATERIALS REQUIRED TO EFFECT COMPLETE INSTALLATION. SUCH INCIDENTAL MATERIALS INCLUDE SOLDER, TAPES, CAULKINGS, MASTICS, GASKETS, ETC.
- I. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO HAVE EXAMINED THE SITE AND PREMISES AND SATISFIED HIMSELF AS TO EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGATED TO OPERATE IN PERFORMING HIS PART OF THE WORK OR THAT WHICH WILL IN ANY MANNER AFFECT THE WORK UNDER THIS CONTRACT.
- J. IDENTIFICATION: BRANCH CIRCUIT CONDUITS SHALL BE IDENTIFIED AT LOCATION ABOVE THE PANELBOARD AND AT EACH OUTLET AND LIGHTING FIXTURE.
- K. PROVIDE WIRING TESTS UPON COMPLETION OF WORK AND MAKE ADJUSTMENTS AS NECESSARY FOR SATISFACTORY OPERATION OF SYSTEM.

2.01 EQUIPMENT AND MATERIAL SPECIFICATIONS

- A. MATERIALS AND EQUIPMENT SHALL BE NEW, CURRENT MODELS OF MANUFACTURERS, BEAR COMPLETE IDENTIFICATION BY MANUFACTURER AND BEAR UL LABELS WHERE APPLICABLE.
- B. CONDUITS:
 - 1. ELECTRICAL METALLIC TUBING SHALL BE GALVANIZED OR SHERARDIZED. COUPLINGS AND CONNECTORS, INSULATED THROAT TYPE, SHALL BE GALVANIZED OR CADMIUM PLATED; TRIANGLE, NATIONAL, ROME OR EQUAL.
 - 2. RIGID GALVANIZED STEEL OR IMC SHALL BE GALVANIZED OR SHERARDIZED. COUPLING AND CONNECTORS SHALL BE GALVANIZED OR CADMIUM PLATED; TRIANGLE, NATIONAL, ROME OR EQUAL.
 - 3. FLEXIBLE METAL CONDUIT: SHALL BE STEEL METAL STRIP INTERLOCK CONSTRUCTION, ZINC COATED, INCLUDING SUITABLE ACCESSORIES. THIS SHALL BE USED IN WHIP APPLICATION ONLY (6"-0" MAX).
 - 4. PVC CONDUIT: SCHEDULE 40 POLYVINYLCHLORIDE, HEAVY WALL, WITH FACTORY-MADE BENDS, COUPLINGS AND FITTINGS, AS MANUFACTURED BY CARLON OR CERTAINTED. 90 DEGREE BENDS AND STUBOUTS MUST BE ENCASED ON CONCRETE OR RIGID GALVANIZED STEEL ELBOWS MUST BE USED. EXTERIOR UNDERGROUND UTILITY DUCTS P & C; TYPE DB; TELEPHONE AND COMMUNICATIONS, TYPE C.
 - 5. CONDUIT FITTINGS: PROVIDE WATERTIGHT COMPRESSION TYPE CONDUIT FITTINGS FOR ELECTRICAL METALLIC TUBING INSTALLED IN WET LOCATION. MALLEABLE IRON SETSCREW FITTINGS MAY BE USED IN DRY LOCATIONS. FITTINGS FOR RIGID GALVANIZED STEEL OR IMC SHALL BE THREADED.
- C. CONDUCTORS: PROVIDE SOFT DRAWN, ANNEALED COPPER WIRE 98% CONDUCTIVITY BEARING THE UL LABEL. INSULATION: PROVIDE THE FOLLOWING (600 VOLT): TYPE THW, XHHW INSULATED WIRE FOR CONDUCTORS #2 OR LARGER; TYPE THW OR THHN/THWN FOR ALL WIRE SMALLER THAN #2. MANUFACTURERS: GENERAL ELECTRIC, ANACONDA, ROME, GENERAL CABLE, AND SOUTHWIRE.
- D. WIRE CONNECTORS:
 - 1. #6 AWG AND LARGER: THOMAS AND BETTS "LOCK-TITE", BURNEY, "QUICKLUG" OR OZ TYPE PT/PTC.
 - 2. #8 AWG AND SMALLER: SCOTCH SPRING STEEL WITH INSULATED CAP, THOMAS AND BETTS, "STA-KON PIGGY" WITH INSULATOR OR IDEAL, WIRE NUT OR WING NUT TYPE.
- E. OUTLET BOXES: SHALL BE ONE PIECE GALVANIZED STEEL 4 INCH SQUARE BY 1-1/2" DEEP OR LARGER WITH PLASTER RING COVERS WITH FRONT EDGES FLUSH WITH FINISHED SURFACE OF CONSTRUCTION OR CABINET WORK.
 - 1. JUNCTION AND PULLBOXES: PROVIDE WITH SCREW COVERS ALWAYS ACCESSIBLE.
- F. WIRING DEVICES:
 - 1. SINGLE POLE SWITCH: INTERIOR, 20A, 120/277V RATED, HUBBELL 1221-1, P&S 20AC1-1.
 - 2. THREE WAY SWITCH: INTERIOR, 20A, 120/277V RATED, HUBBELL 1223-1, P&S 20AC3-1.
 - 3. DUPLEX RECEPTACLES: 20A, 3 WIRE, GROUNDED, NEMA 5-20R, HUBBELL 5362-1, P&S 5362-1.
 - 4. WEATHERPROOF OUTLET: DUPLEX RECEPTACLE WITH FS CAST BOX AND FLIP COVERPLATE, HUBBELL 5205-WO, P&S WPD-8.

- 5. PLATES: ALL DEVICE PLATES SHALL BE PLASTIC, WHITE UNLESS OTHERWISE NOTED. PLATES SHALL MATCH COLOR OF DEVICE.
- 6. OTHER MANUFACTURERS: GENERAL ELECTRIC, OR LEVITON.
- G. PANELBOARD: PROVIDE BUILDING BRANCH PANELS WITH QUICK-MAKE, QUICK-BREAK ARC QUENCHING TYPE BOLT-ON BREAKERS AS INDICATED ON DRAWINGS. PROVIDE PANELS WITH FLUSH DOOR LOCKS AND 2 KEYS. PROVIDE EACH PANEL WITH TYPEWRITTEN PANEL DIRECTORY INSTALLED ON DOOR, IDENTIFYING THE USE OF THE BRANCH CIRCUIT. THE BARS TO FORM TWO-POLE BREAKERS WILL NOT BE ACCEPTED. PANELBOARD AS MANUFACTURED BY ITE-SIEMENS, SQUARE D, GENERAL ELECTRIC OR CUTLER-HAMMER.
- H. DISCONNECT SWITCHES: PROVIDE VISIBLE BLADE TYPE, HEAVY-DUTY SAFETY SWITCHES; ELECTRICAL EQUIPMENT AS MANUFACTURED BY ITE-SIEMENS, SQUARE D, GENERAL ELECTRIC OR WESTINGHOUSE.
- I. GROUNDING: PROVIDE GROUNDING SYSTEM PER NEC. PROVIDE GROUND RODS WHERE REQUIRED OR WHERE SO INDICATED, 1" DIAMETER BY 10 FEET LENGTH BY COPPERWELD.
- J. LIGHTING FIXTURES: PROVIDE LIGHTING FIXTURES, COMPLETE WITH LAMPS AND ACCESSORIES, AS INDICATED ON THE DRAWINGS, AND SPECIFIED HEREIN. PROVIDE EACH FIXTURE WITH AN UNDERWRITER'S LABORATORIES APPROVAL TAG.
 - 1. BALLASTS: CBM APPROVED, UL LABELED, HIGH POWER FACTOR QUIETEST SOUND RATING AVAILABLE FOR THE PARTICULAR BALLAST TYPE AND VOLTAGE WITH BUILT-IN AUTOMATIC RESETTING THERMAL PROTECTOR EQUAL TO ADVANCE "ADVANGUARD" CLASS P, ADVANCE MARK III OR UNIVERSAL SLH, OR GENERAL ELECTRIC MAXI MIZER II. EXTERIOR FIXTURES SHALL BE ZERO DEGREE. ALL FLUORESCENT BALLASTS AND FIXTURE MANUFACTURERS SHALL BE CALIFORNIA ENERGY COMMISSION APPROVED AND CERTIFIED (CAC T-24, 2-5314(B)).
 - 2. LAMPS: BY GENERAL ELECTRIC, SYLVANIA, OR PHILLIPS.
- L. MOTOR CONTROLLERS: MANUAL CONTROLLER: HORSEPOWER RATED SWITCH WITH BUILT-IN OVERLOAD PROTECTION, SQUARE D FG-2; P&S 20AC2-HP.
 - 1. MAGNETIC MOTOR STARTERS: 3 PHASE STARTERS SHALL HAVE THREE HEATER COILS AND OVERLOAD RELAYS. PROVIDE HAND-OFF-AUTO SWITCH, GREEN RUNNING PILOT LIGHTS AND AUXILIARY CONTACTS.
 - M. LIGHTING CIRCUIT EQUIPMENT: PROVIDE PROGRAMMABLE ELECTRONIC TIME SWITCH, CIRCUIT CONTROLLER, 365 DAY CAPACITY, WITH ADJUSTABLE ON/OFF TIMES FOR EACH CIRCUIT CONTROLLED, 4 HOUR BATTERY BACKUP; PARAGON EC SERIES.

3.01 EXECUTION

- A. GENERAL: EXACT LOCATIONS OF DISTANCES AND DEVICES PLANS SHALL BE TAKEN FROM FIELD MEASUREMENTS.
 - 1. PROVIDE ALL WIRING CONNECTIONS FOR EQUIPMENT FURNISHED UNDER OTHER SECTIONS OF THE SPECIFICATIONS, INCLUDING NECESSARY WIRING FOR THE COOLING AND HEATING EQUIPMENT. PROVIDE CONNECTIONS TO MOTORS WITH WATERTIGHT FLEXIBLE CONDUIT CONTAINING A CODE SIZE BOND WIRE. OBTAIN REQUIRED INFORMATION FROM THE OTHER TRADES AND OWNER AND ROUGH-IN TO MEET REQUIREMENTS OF SAID EQUIPMENT.
- B. CONDUIT:
 - 1. ELECTRICAL METALLIC TUBING: FOR ALL WIRE EXCEPT IN OR UNDER CONCRETE, EARTH, FILL, IN MASONRY WALLS, IN CONCRETE WALLS, OR SIZES EXCEEDING 2".
 - 2. PVC: IN OR UNDER CONCRETE 90 DEGREE BENDS STUB-UPS MUST BE ENCASED IN CONCRETE OR RIGID STEEL ELBOWS SHALL BE USED.
 - 3. RIGID STEEL OR IMC: ALL EXPOSED CONDUIT BELOW 10 FEET AND ALL SIZES EXCEEDING 2".
- C. SIZES: PROVIDE NO WIRE SMALLER THAN #12 FOR LIGHTING, RECEPTACLES OR OTHER CIRCUITS. PROVIDE STRANDED WIRE FOR WIRE LARGER THAN #10.
- D. GROUNDING CONDUCTORS: NEC SIZED, PROVIDE IN ALL FLEXIBLE CONDUIT.
- E. WIRING DEVICES: SHALL BE INSTALLED LEVEL AND PLUMB.
- F. PANELBOARDS, CABINETS, EQUIPMENT, ENCLOSURES, AND THE COMPLETE CONDUIT SYSTEM SHALL BE BONDED SECURELY IN ACCORDANCE WITH PERTINENT SECTIONS OF ARTICLE 250 OF NEC. BOND ELECTRICALLY OPERATED EQUIPMENT HOUSINGS AND BOND TO THE GROUNDED CONDUIT SYSTEMS. MAIN GROUNDING ELECTRODE SHALL CONFORM TO NEC 250-81(C), UFER GROUND SYSTEM.
- G. LIGHTING FIXTURES:
 - 1. FLUORESCENT LIGHT FIXTURES SHALL BE ADEQUATELY SUPPORTED, LEVEL AND TRUE.

SYMBOLS

- WALL MOUNTED FLUORESCENT FIXTURE AND BOX.
- CEILING OR PENDANT MOUNTED FLUORESCENT STRIPLIGHT AND BOX.
- CEILING MOUNTED LIGHT FIXTURE AND BOX.
- WALL MOUNTED LIGHT FIXTURE AND BOX. SEE ARCH ELEVATIONS FOR MOUNTING HEIGHT.
- RECESSED MOUNTED LIGHT FIXTURE AND BOX.
- ILLUMINATED EXIT SIGN AND JUNCTION BOX, CEILING, WALL MOUNTED, SHADED PORTION INDICATES FACE(S) ON SIGN, ARROW INDICATES DIRECTIONAL ARROWS IN FACE.
- EXTERIOR WALL MOUNTED FIXTURE AND BOX. + AFF (UON).
- EMERGENCY BATTERY PACK WITH FIXTURES AND BOX, +7'-6" AFF (UON)
- SINGLE POLE, SINGLE THROW SWITCH AND BOX, +44" AFF.
- ADJUSTABLE PHOTOCELL AND MOUNTING ASSEMBLY, MOUNT ON ROOF (UON), ON RIGID CONDUIT THRU FLASHED ROOF JACK, AIM TOWARDS NORTH.
- MOTION DETECTOR AND BOX, CEILING, WALL MOUNTED, +44" AFF (UON). LOWER CASE LETTER INDICATES CIRCUIT OR FIXTURE CONTROLLED BY DETECTOR. AIM ADJUSTABLE SENSORS PER DIRECTIONAL ARROWS WHERE INDICATED.
- WALL MOUNTED TIMESWITCH, +60 AFF.
- DUPLEX RECEPTACLE 20A, 125V, 3W, NEMA 5-20R, +16" AFF (UON). (WP= WEATHERPROOF, D= DEDICATED, S= WITH SURGE SUPPRESSOR), M= MOUNT IN MILLWORK AFTER CABINET IS SET).
- DUPLEX RECEPTACLE 20A, 125V, NEMA 5-20R, WITH ISOLATED GROUND, +16" AFF (UON).
- DUPLEX RECEPTACLE 20A, 125V, NEMA5-20R, WITH GROUNDFAULT CIRCUIT INTERRUPTER, +16" AFF (UON) (WP= WEATHERPROOF). COVER - TAYMAC #10510 OR ACCEPTED EQUIVALENT.
- WALL MOUNTED POWER OR SIGNAL DEVICES WITH AN ANGLED LINE THRU THEM INDICATES DEVICE TO BE MOUNTED ABOVE THE COUNTER SPLASH. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT.
- CONDUIT STUB UP WITH FLUSH COUPLING. TOP OF COUPLING SHALL BE FLUSH WITH FLOOR.
- JUNCTION OR OUTLET BOX - MOUNT ABOVE CEILING WITH BLANK COVER. (F= FLUSH IN FINISHED CEILING)
- WALL MOUNTED JUNCTION OR OUTLET BOX WITH BLANK COVER, FLUSH, HEIGHT AS INDICATED.
- FLOOR MOUNTED JUNCTION BOX WITH BLANK COVER (FLUSH OR SURFACE AS INDICATED). IF NO INDICATION INSTALL FLUSH.
- FLUSH MOUNTED JUNCTION BOX AND COVER PLATE FOR SIGN (WP=WEATHERPROOF).
- PRECAST ELECTRICAL SPLICE PULLBOX-13"x24"x16" DEEP MINIMUM (SIZE PER NEC), WITH HEAVY DUTY TRAFFIC COVER WHERE EXPOSED TO VEHICLES. LOCATE SO AS NOT TO AFFECT PLANTING.
- EXHAUST FAN
- EXISTING TO REMAIN
- EXISTING REMOVE
- EXISTING REMOVE AND REPLACE AS INDICATED
- EXISTING REMOVE AND RELOCATE AS INDICATED
- EXISTING REMOVE, RELOCATE, AND REPLACE AS INDICATED
- RELOCATE AS INDICATED.
- SECURITY SYSTEM ACCESS STATION, WIRING, AND BOX +44" AFF (UON) ('A' LETTER DENOTES ZONE CONTROL).

- COMBINATION STARTER AND FUSIBLE DISCONNECT SWITCH. M = MOTOR CIRCUIT PROTECTOR
- HORSEPOWER RATED TOGGLE SWITCH WITH THERMAL OVERLOADS.
- MOTOR OUTLET AND FLEX CONNECTION TO MOTOR.
- IRRIGATION CONTROLLER, PROVIDE DUPLEX RECEPTACLE ON 120V DEDICATED CIRCUIT AND 2". TO NEAREST PLANTER (UON).
- PANELBOARD, 277/480V, 3 PHASE, 4W U.O.N. FLUSH, SURFACE.
- PANELBOARD, 120/208V, 3 PHASE, 4W U.O.N. FLUSH, SURFACE.
- MAIN SWITCHBOARD; DISTRIBUTION SWITCHBOARD AS NOTED.
- TERMINAL CABINET AS NOTED ON THE PLANS, REFERENCE ABBREVIATIONS, FLUSH, WALL.
- APPROXIMATE LOCATION OF A/C UNIT (VERIFY LOCATION). PROVIDE WEATHERPROOF FUSED DISCONNECT AT UNIT AND FEEDER TO PANEL AS INDICATED. SEE MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION (SIZE 1.25 X FLA ON NAMEPLATE, MINIMUM). SIZE CONDUIT PER FEEDERS, PROVIDE 1/2" THRU FLASHED ROOF JACK FOR CONTROL WIRING. SEE MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- BRANCH CIRCUIT WIRING IN CONDUIT CONCEALED IN CEILING SPACE OR WALL.
- BRANCH CIRCUIT WIRING IN CONDUIT CONCEALED UNDER FLOOR OR UNDERGROUND.
- BRANCH CIRCUIT HOMERUN TO PANEL AS INDICATED.
- CONDUIT, 1/2"- 2 # 12 MINIMUM. HASHMARKS INDICATE NUMBER OF WIRES AND SIZE OTHER THAN # 12. "G" ON HASHMARKS INDICATES INSULATED/ISOLATED GROUND WIRE.
- FLASHED ROOF JACK
- FLEXIBLE CONDUIT
- CONDUIT UP
- CONDUIT DOWN
- CONDUIT STUBBED OUT IN ACCESSIBLE LOCATION, CAP AND MARK LOCATION.
- METER SOCKET PER POWER COMPANY REQUIREMENTS
- METER SOCKET AND PROVISIONS FOR CT'S PER POWER COMPANY REQUIREMENTS
- LANDING LUGS OR STUDS PER POWER COMPANY REQUIREMENTS.
- CIRCUIT BREAKER
- DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- GROUND
- STARTER
- LIGHTING FIXTURE TAG. SEE FIXTURE SCHEDULE.
- GENERAL SHEET NOTE, SEE SHEET E-1.
- MECHANICAL UNIT TAG. SEE MECHANICAL EQUIPMENT SCHEDULE.
- DETAIL TAG. REFER TO DETAIL 2 ON SHEET NUMBER E-2.
- EQUIPMENT TAG - SEE EQUIPMENT SCHEDULE.
- WALL MOUNTED TELEPHONE OUTLET +44" AFF
- WALL MOUNTED CABLE TV OUTLET +44" AFF
- POST INDICATOR VALVE - PROVIDE 3/4". FROM VALVE TO BUILDING ALARM PANEL.

SHEET INDEX

E1.0	SYMBOLS AND SPECIFICATIONS
E2.0	ELECTRICAL PLAN
E3.0	ONE LINE DIAGRAM AND SCHEDULES
E4.0	TITLE 24.0



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12129-NL

No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/14/17	CITY COMMENTS	
4			
5			

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

SYMBOLS AND SPECIFICATIONS

CITY OF Fremont
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

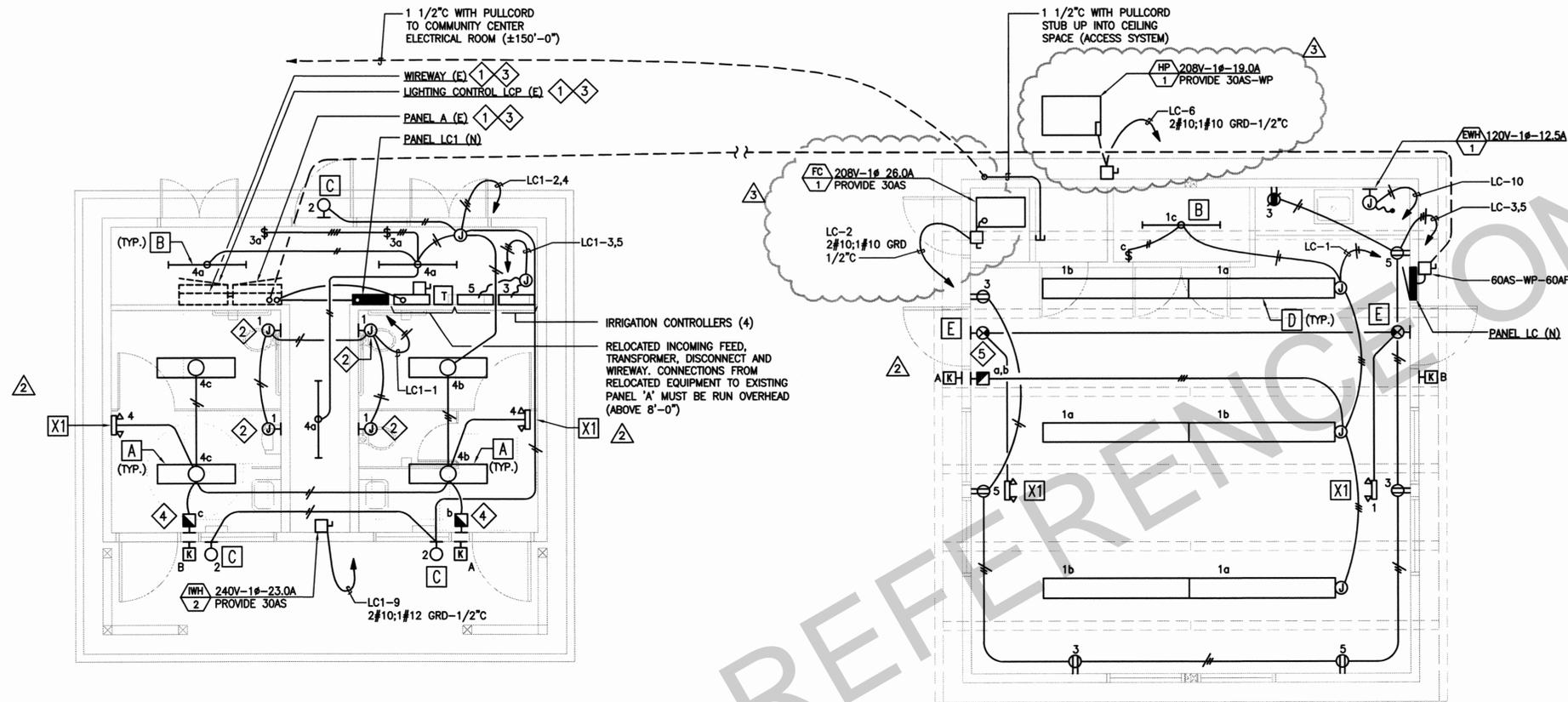
Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	AS NOTED
Date:	10/17/2014
Project No.:	8777 (PWC)
CAD File:	12129E1.0.dwg
SHEET	29 OF 49
E1.0	

FILE: N:\Jobs\12129 City of Fremont Fabbri and Warm Springs\12129E1.0.dwg Sep 14, 2017 - 4:54pm alexandrom
 XREF: 12129BWarm Springs.dwg 00-Ca-F-Flang 00-Signaling Mt-Ca-F-Flang Mt-Signaling

KEY NOTES

- 1 ALL EXISTING ELECTRICAL EQUIPMENT SHALL BE REUSED. IF NOT FEASIBLE REPLACE WITH NEW EQUAL OR BETTER.
- 2 AQUASENSOR-120V-1Ø -1.0A.
- 3 REFER TO ONE LINE DIAGRAM ON SHEET E3.0.
- 4 PROVIDE WALL MOUNTED OCCUPANCY DUAL TECHNOLOGY OCCUPANCY SENSOR WITH MANUAL ON/OFF. LUTRON, LC&D.
- 5 PROVIDE WALL MOUNTED OCCUPANCY DUAL TECHNOLOGY OCCUPANCY SENSOR WITH DUAL RELAY FOR BI-LEVEL SWITCHING. LUTRON, LC&D.



RESTROOM - ELECTRICAL PLAN

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



MEETING ROOM - ELECTRICAL PLAN

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



CITY COUNCIL REFERENCE ONLY



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**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

MEETING ROOM AND RESTROOM - ELECTRICAL PLAN

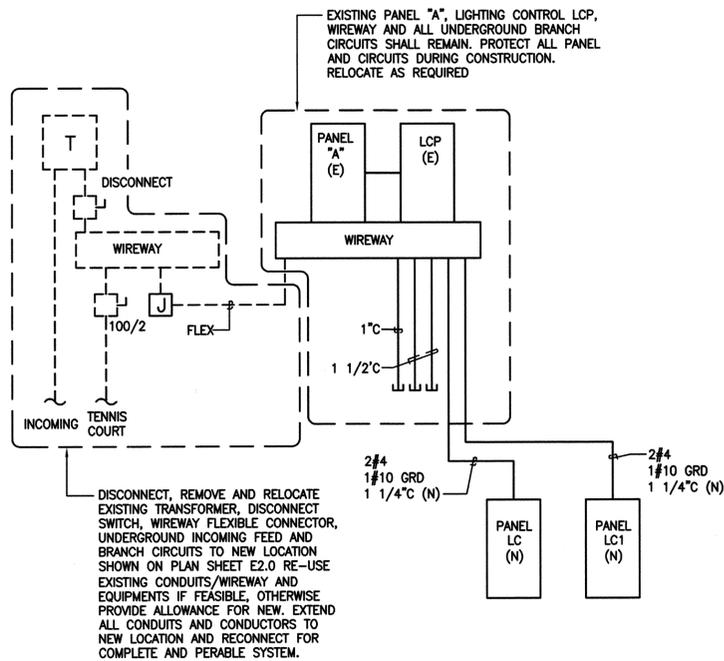
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Fremont
CITY OF

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale: 1/4" = 1'-0"
Date: 10/17/2014
Project No.: 8777 (PWC)
CAD File: 12129E2.0.dwg
SHEET 30 OF 49
E2.0

FILE: N:\Jobs\12129 City of Fremont\Bldg and Warm Springs\Warm Springs\12129E2.0.dwg, Sep 14, 2017, 4:55pm
 USER: 12129Bldg Warm Springs\12129E2.dwg 08-City-PL.dwg 08-City-PL.dwg in 1'-0"=1'-0"



PARTIAL ONE LINE DIAGRAM

N.T.S.

FIXTURE SCHEDULE				
TYPE	DESCRIPTION	MFG. CATALOG #	LAMPS	REMARKS
A	1'x4' SURFACE FLUORESCENT FIXTURE	DAYBRITE # SWN-232-120-1/2	(2) F32T8SP35	
B	4'-0" FLUORESCENT STRIP	DAYBRITE # T-132-120-1/1	(1) F32T8SP35	
C	WALL MOUNTED SCENCE WET LOCATION. BRONZE FINISH WITH BUILT IN PHOTOCELL	AMERICAN FLUORESCENT ARMM1F13-RBECT-120 PC	(1) 13CF	
D	8'-0" DECORATIVE AIRCRAFT CABLE MOUNTED FLUORESCENT FIXTURE	FINELITE # S128-218-SC-91W 120-FA-CE	(4) F32T8SP35	
E	EXIT SIGN	LITHONIA LIGHTING LQM-S-W-3-R-120-SD	LED-FURNISHED W/ FIXTURE	
X1	UNIVERSAL MOUNTED EMERGENCY FIXTURE WIPA 90 MINUTE BATTERY PACK	LITHONIA LIGHTING ELM2-LED-SD-120	LED-FURNISHED W/ FIXTURE	

ALTERNATE BID	
1.	PROVIDE NEW PANEL A - SAME VOLTAGE. QUANTITY OF CIRCUITS AND PANEL MANUFACTURER
2.	PROVIDE NEW LIGHTING CONTROL PANEL LCP LC&D - GR1408-8NCL-DTCMOD-DVTVB.

EXISTING														
PANEL A		120/240		VOLTS 1		PHASE 3		WIRE		MAIN		MOUNTING		
LOAD DESCRIPTION & LOCATION		TYPE		BOLT-ON		BUS		225		LUGS ONLY		SURFACE		
CKT. NO.		LTD	BRKR	PHASE #A	KVA LOAD	PHASE #B	BRKR	PHASE #A	KVA LOAD	PHASE #B	BRKR	LOAD DESCRIPTION & LOCATION	CKT. NO.	
1	PLAZA LTS (E)		2 20	0.4 / 0.4		0.4 / 0.4	2 20					SIDEWALK LTS (E)	2	
5	BOLLARDS LTS (E)		2 20	0.3 / 0.4		0.3 / 0.4	2 20					SIDEWALK LTS (E)	6	
9	SPARE		1 20				1 20					SPACE	10	
11	SPARE		1 20				1 20					REC-	12	
13	REC- (E)		1 20	0.2 / .			1 20					REC- (E)	14	
15	SPARE		1 20				1 20					SPACE	16	
17	PANEL LC1 (N)		2 60	4.2 / 5.9		4.1 / 4.0	2 60					PANEL LC (N)	18	
21	SPARE (E)		1 20				1 20					SPACE	22	
23	SPARE (E)		2 20				1 20					SPACE	24	
25	SPARE		1 20				1 20					SPACE	26	
27	SPACE						2 40					SPACE	28	
29	SPACE											SPACE	30	
MIN. CB INTER. CAP. 10,000 AMPS		SUB TOTALS		11.8		9.8								
		TOTAL CONNECTED LOADS		21.6		KVA+((LCL)KVAx25%)= 21.6		KVA= 90.0		AMPS				

◇ PROVIDE NEW BREAKER, CONDUIT AND CONDUCTOR.

NEW														
PANEL LC		120/240		VOLTS 1		PHASE 3		WIRE		MAIN		MOUNTING		
LOAD DESCRIPTION & LOCATION		TYPE		BOLT-ON		BUS		60		LUGS ONLY		SURFACE		
CKT. NO.		LTD	BRKR	PHASE #A	KVA LOAD	PHASE #B	BRKR	PHASE #A	KVA LOAD	PHASE #B	BRKR	LOAD DESCRIPTION & LOCATION	CKT. NO.	
1	LTS - MEETING		6 1 20	0.4 / 2.0			2 30					FC-1	2	
3	REC - MEETING		4 1 20	0.5 / 1.5		0.5 / 2.0	2 30					HP-1	6	
5	REC - MEETING		3 1 20	0.5 / 1.5			2 30					HP-1	6	
7	SPARE		1 20				1 20					SPARE	8	
9	SPARE		1 20				1 20					SPARE	10	
11	SPARE		1 20				1 20					SPARE	12	
MIN. CB INTER. CAP. 10,000 AMPS		SUB TOTALS		5.9		4.0								
		TOTAL CONNECTED LOADS		9.9		KVA+((LCL)KVAx25%)= 9.9		KVA= 41.0		AMPS				

NEW														
PANEL LC1		120/240		VOLTS 1		PHASE 3		WIRE		MAIN		MOUNTING		
LOAD DESCRIPTION & LOCATION		TYPE		BOLT-ON		BUS		60		LUGS ONLY		SURFACE		
CKT. NO.		LTD	BRKR	PHASE #A	KVA LOAD	PHASE #B	BRKR	PHASE #A	KVA LOAD	PHASE #B	BRKR	LOAD DESCRIPTION & LOCATION	CKT. NO.	
1	AQUASENSOR		1 20	0.4 / 0.4			1 20					LTS-EXTERIOR	2	
3	IRRIGATION CONTROLLERS		1 20	0.7 / 0.7			1 20					LTS-INTERIOR	4	
5	IRRIGATION CONTROLLERS		1 20	0.7 / .			1 20					SPARE	6	
7	SPARE		1 20				1 20					SPARE	8	
9	IWH-2		2 30	2.7 / .			1 20					SPARE	10	
11	SPARE						1 20					SPARE	12	
MIN. CB INTER. CAP. 10,000 AMPS		SUB TOTALS		4.2		4.1								
		TOTAL CONNECTED LOADS		8.3		KVA+((LCL)KVAx25%)= 8.3		KVA= 35.0		AMPS				

CITY COUNCIL REFERENCE

FILE: N:\Jobs\12129 City of Fremont, Springs Warm Springs\12129 E3.0.dwg Sep 14, 2017 - 4:57pm alexandrom
 REF: 12129 Warm Springs.dwg 00-Civil.dwg 00-Civil.dwg 00-Civil.dwg 00-Civil.dwg



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△	09/14/17	CITY COMMENTS	
△			
△			

WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT
 ONE LINE DIAGRAM AND SCHEDULES

COMMUNITY SERVICES DEPARTMENT
 LANDSCAPE ARCHITECTURE
 Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	AS SHOWN
Date:	10/17/2014
Project No.:	8777 (PWC)
CAD File:	12129E3.0.dwg
SHEET	31 OF 49
E3.0	

CERTIFICATE OF COMPLIANCE (Part 1 of 4) LTG-1C
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
 Project Address: Warm Springs Road, Warm Springs, Climate Zone 4, Total Cond. Floor Area 432, Unconditioned Floor Area 432

GENERAL INFORMATION
 Building Type: Nonresidential High-Rise Residential Hotel/Motel Guest Room
 School Recreational Public Conditioned Spaces Unconditioned Spaces
 Phase of Construction: New Construction Addition Alteration
 Method of Compliance: Complete Building Area Category Tailored

Documentation Author's Declaration Statement
 I certify that this Certificate of Compliance documentation is accurate and complete.
 Name: Gerald Gonzalez, Signature: [Signature]
 Company: Belden Consulting Engineers, Date: 10/28/2013
 Address: 6670 Anador Plaza Road, Suite 200, CEA # 816961, CEPE # 816961
 City/State/Zip: Dublin, CA 94568, Phone: (925) 361-1201

The Principal Lighting Designer's Declaration Statement
 I am eligible under Division 3 of the California Business and Professional Code to accept responsibility for the lighting design.
 This Certificate of Compliance identifies the lighting features and performance specifications required for compliance with Title 24, Part 6, and 6 of the California Code of Regulations.
 The design features represented on this Certificate of Compliance are consistent with the information provided to document this design on the other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Name: Gerald Gonzalez, Signature: [Signature]
 Company: Belden Consulting Engineers, Phone: 925-425-0772
 Address: 6670 Anador Plaza Rd #200, License # 816961
 City/State/Zip: Dublin, CA 94568-2961, Date: [Date]

Lighting Mandatory Measures: Indicate location on building plans of Mandatory Measure Note Block: 36.0

LIGHTING COMPLIANCE FORMS & WORKSHEETS (check box if worksheets is included)
 For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.
 LTG-1C Pages 1 through 4 Certificate of Compliance, All Pages required on plans for all submittals.
 LTG-2C Lighting Controls Credit Worksheet
 LTG-3C Indoor Lighting Power Allowance
 LTG-4C Pages 1 through 4 Tailored Method Worksheet
 LTG-5C Pages 1 and 2 Line Voltage Track Lighting Worksheet

Building total number of pages: 653
 Installed Watts Page Total: 303
 Installed Watts Building Total (Sum of all pages): 303
 Enter into LTG-1C Page 4 of 4: 653

1. Wattage shall be determined according to Section 130 (d and e). Wattage shall be rating of light fixture, not rating of bulb.
 2. If fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

EnergyPro 5.1 by EnergySoft User Number: 4903 RunCode: 2013-10-28T14:46:06 ID: 12-129 Page 3 of 12

CERTIFICATE OF COMPLIANCE (Part 2 of 4) LTG-1C
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST
 Installation Certificate, LTG-1-INST (Retain a copy and verify form is completed and signed.) Field Inspector
 Certificate of Acceptance, LTG-2A and LTG-3A (Retain a copy and verify form is completed and signed.) Field Inspector
 A separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces Installed Lighting Power listed on this Lighting Schedule is only for:

CONDITIONED SPACE UNCONDITIONED SPACE
 The actual indoor lighting power listed below includes all installed permanent and portable lighting systems in accordance with §146(a).
 Only for offices: Up to the first 0.2 watts per square foot of portable lighting shall not be required to be included in the calculation of actual indoor lighting power density in accordance with the Exception to §146(a). All portable lighting in excess of 0.2 watts per square foot is to be listed below.

None or Item Tag	Complete Luminaire Description ¹ (e.g. 3 lamp fluorescent troffer, PEXEL, one dimmable electronic ballast)	Watts per Luminaire	CEC Default From Table 146-5	According to §146 (a) or (b)		Number of Luminaires	Installed Watts (D x F)
				Conditioned	Unconditioned		
A	(1) 4 ft Fluorescent T8 Energy Savings ELEC	29.0	29.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	29
B	(4) 4 ft Fluorescent T8 Energy Savings ELEC	104.0	104.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	624

Building total number of pages: 653
 Installed Watts Page Total: 303
 Installed Watts Building Total (Sum of all pages): 303
 Enter into LTG-1C Page 4 of 4: 653

1. Wattage shall be determined according to Section 130 (d and e). Wattage shall be rating of light fixture, not rating of bulb.
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EnergyPro 5.1 by EnergySoft User Number: 4903 RunCode: 2013-10-28T14:46:06 ID: 12-129 Page 4 of 12

CERTIFICATE OF COMPLIANCE (Part 2 of 4) LTG-1C
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST
 Installation Certificate, LTG-1-INST (Retain a copy and verify form is completed and signed.) Field Inspector
 Certificate of Acceptance, LTG-2A and LTG-3A (Retain a copy and verify form is completed and signed.) Field Inspector
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None or Item Tag	Complete Luminaire Description ¹ (e.g. 3 lamp fluorescent troffer, PEXEL, one dimmable electronic ballast)	Watts per Luminaire	CEC Default From Table 146-5	According to §146 (a) or (b)		Number of Luminaires	Installed Watts (D x F)
				Conditioned	Unconditioned		
A	(2) 4 ft Fluorescent T8 Energy Savings ELEC	58.0	58.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	232
B	(1) 4 ft Fluorescent T8 Energy Savings ELEC	29.0	29.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	87

Building total number of pages: 653
 Installed Watts Page Total: 303
 Installed Watts Building Total (Sum of all pages): 303
 Enter into LTG-1C Page 4 of 4: 653

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EnergyPro 5.1 by EnergySoft User Number: 4903 RunCode: 2013-10-28T14:46:06 ID: 12-129 Page 5 of 12

CERTIFICATE OF COMPLIANCE (Part 3 of 4) LTG-1C
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST
 Installation Certificate, LTG-1-INST (Retain a copy and verify form is completed and signed.) Field Inspector
 Certificate of Acceptance, LTG-2A and LTG-3A (Retain a copy and verify form is completed and signed.) Field Inspector
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				Conditioned	Unconditioned		
A	(2) 4 ft Fluorescent T8 Energy Savings ELEC	58.0	58.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	232
B	(1) 4 ft Fluorescent T8 Energy Savings ELEC	29.0	29.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	87

Building total number of pages: 653
 Installed Watts Page Total: 303
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 2. If fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

EnergyPro 5.1 by EnergySoft User Number: 4903 RunCode: 2013-10-28T14:46:06 ID: 12-129 Page 6 of 12

CERTIFICATE OF COMPLIANCE (Part 4 of 4) LTG-1C
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
CONDITIONED AND UNCONDITIONED SPACE LIGHTING MUST NOT BE COMBINED FOR COMPLIANCE
 Indoor Lighting Power for Conditioned Spaces Indoor Lighting Power for Unconditioned Spaces

Watts	Watts
Installed Lighting (from Conditioned LTG-1C, Page 2) 653	Installed Lighting (from Unconditioned LTG-1C, Page 2) 303
Lighting Control Credit (from LTG-2C) 126	Lighting Control Credit (from LTG-2C) 32
Adjusted Installed Lighting Power 527	Adjusted Installed Lighting Power 271
Complies if installed ≤ Allowed 653	Complies if installed ≤ Allowed 303
Allowed Lighting Power (Conditioned Spaces from LTG-3C or PERF-1) 870	Allowed Lighting Power (Unconditioned Spaces from LTG-3C) 269

MANDATORY LIGHTING CONTROLS - FIELD INSPECTION ENERGY CHECKLIST

Type/Description	Number of Units	Location in Building	Special Features
Occupancy Sensor		Meeting Room	<input type="checkbox"/>

SPECIAL FEATURES INSPECTION CHECKLIST (See Page 2 of 4 of LTG-1C)
 The local enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification. The local enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.

Field Inspector's Name or Discrepancies:

Luminaires Controlled

Equipment/Room/Testing	Description	Number of Luminaires	Location	Controls and Sensors and Automatic Dimming Controls
Occ Sensor - Storage	(2) 4 ft Fluorescent T8 Energy Savings	4	Restroom	<input checked="" type="checkbox"/>
Occ Sensor - Multi-Level	(4) 4 ft Fluorescent T8 Energy Savings	6	Meeting Room	<input checked="" type="checkbox"/>

Required Acceptance Tests Designer:
 This form is to be used by the designer and attached to the plans. Listed below is the acceptance test for the Lighting system, LTG-2A and LTG-3A. The designer is required to check the acceptance tests and list all control devices serving the building or space that will be certified as meeting the Acceptance Requirements for Code Compliance. If all the lighting system or control of a certain type requires a test, list the different lighting and the number of systems. The NA7 Section in the Appendix of the Nonresidential Reference Appendix Manual describes the test. Since this form will be part of the plans, completion of this section will allow the response party to budget for the scope of work appropriately. Forms can be grouped by type of Luminaire controlled.

Enforcement Agency:
 Systems Acceptance: Before Occupancy Permit is granted for a newly constructed building or space or when ever new lighting system with controls is installed in the building or space shall be certified as meeting the Acceptance Requirements. The LTG-2A and LTG-3A forms are not considered complete forms and are not to be accepted by the enforcement agency unless the boxes are checked and/or filled and signed. In addition, a Certificate of Acceptance forms shall be submitted to the enforcement agency that certifies plans, specifications, installation certificates, and operating and maintenance information meet the requirements of §10-100(b) of Title 24 Part 6. The field inspector must receive the properly filled out and signed forms before the building can receive final occupancy. A copy of the LTG-2A and LTG-3A for each different lighting luminaire control(s) must be provided to the owner of the building for their records.

Building total number of pages: 653
 Installed Watts Page Total: 303
 Installed Watts Building Total (Sum of all pages): 303
 Enter into LTG-1C Page 4 of 4: 653

1. Wattage shall be determined according to Section 130 (d and e). Wattage shall be rating of light fixture, not rating of bulb.
 2. If fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

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LIGHTING CONTROLS CREDIT WORKSHEET (Part 1 of 2) LTG-2C
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
POWER ADJUSTMENT FACTORS (PAF) FOR NON-DAYLIGHT CONTROLS
 A Separate PAF Worksheet Must Be Filled Out for Conditioned and Unconditioned Spaces. Control Credits listed on this schedule are only for:

CONDITIONED SPACES UNCONDITIONED SPACES

A	B	C	D	E	F	G
Room # Zone ID Area	Lighting Control Description ¹	Plan Reference	Room Area (ft²)	Watts of Control Lighting	Power Adjustment Factor	Control Credit Watts (E x F)
Meeting Room	Occ Sensor - Multi-Level	D	675	624	0.20	125

PAGE TOTAL: 125

Note: Building total of non-daylight control credit watts for all pages of LTG-2C Page 1 of 2
 Enter building total of all daylight control credit watts from LTG-2C Page 2 of 2
BUILDING TOTAL OF ALL CONTROL CREDIT WATTS
 (FOR BOTH NON-DAYLIGHT AND DAYLIGHT CONTROL CREDITS)
 Enter in LTG-1C, Page 4: Lighting Control Credit as appropriate for CONDITIONED or UNCONDITIONED Spaces: 125

1. Description shall be consistent with Type of Control defined in Table 146-C
 2. Power Adjustment Factor taken from Table 146-C

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LIGHTING CONTROLS CREDIT WORKSHEET (Part 1 of 2) LTG-2C
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
POWER ADJUSTMENT FACTORS (PAF) FOR NON-DAYLIGHT CONTROLS
 A Separate PAF Worksheet Must Be Filled Out for Conditioned and Unconditioned Spaces. Control Credits listed on this schedule are only for:

CONDITIONED SPACES UNCONDITIONED SPACES

A	B	C	D	E	F	G
Room # Zone ID Area	Lighting Control Description ¹	Plan Reference	Room Area (ft²)	Watts of Control Lighting	Power Adjustment Factor	Control Credit Watts (E x F)
Restroom	Occ Sensor - Storage	A	432	216	0.16	32

PAGE TOTAL: 32

Note: Building total of non-daylight control credit watts for all pages of LTG-2C Page 1 of 2
 Enter building total of all daylight control credit watts from LTG-2C Page 2 of 2
BUILDING TOTAL OF ALL CONTROL CREDIT WATTS
 (FOR BOTH NON-DAYLIGHT AND DAYLIGHT CONTROL CREDITS)
 Enter in LTG-1C, Page 4: Lighting Control Credit as appropriate for CONDITIONED or UNCONDITIONED Spaces: 32

1. Description shall be consistent with Type of Control defined in Table 146-C
 2. Power Adjustment Factor taken from Table 146-C

EnergyPro 5.1 by EnergySoft User Number: 4903 RunCode: 2013-10-28T14:46:06 ID: 12-129 Page 9 of 12

INDOOR LIGHTING POWER ALLOWANCE LTG-3C
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
ALLOWED LIGHTING POWER (Choose One Method)
 A Separate LTG-3C must be filled out for Conditioned and Unconditioned Spaces. Indoor Lighting Power Allowances listed on this page are only for:

CONDITIONED SPACES UNCONDITIONED SPACES

COMPLETE BUILDING METHOD

BUILDING CATEGORY (From §146 Table 146-E)	WATTS PER (ft²)	COMPLETE BLDG. AREA	ALLOWED WATTS
Classroom, Lecture, Training	1.20	675	810

TOTALS: AREA 675, WATTS 810

AREA CATEGORY METHOD

BUILDING CATEGORY (From §146 Table 146-F)	WATTS PER (ft²)	Area ft²	ALLOWED WATTS
Classroom, Lecture, Training	1.20	675	810

TOTALS: AREA 675, WATTS 810

TAILORED METHOD
 Total Allowed Watts using the Tailored Method taken from LTG-4C (Page 1 of 4) Row 3: 0

The Indoor lighting power allowance using the Tailored Method of compliance shall be determined using the LTG-4C set of forms. A separate set of LTG-4C forms shall be filled out for CONDITIONED and UNCONDITIONED spaces.

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INDOOR LIGHTING POWER ALLOWANCE LTG-3C
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
ALLOWED LIGHTING POWER (Choose One Method)
 A Separate LTG-3C must be filled out for Conditioned and Unconditioned Spaces. Indoor Lighting Power Allowances listed on this page are only for:

CONDITIONED SPACES UNCONDITIONED SPACES

COMPLETE BUILDING METHOD

BUILDING CATEGORY (From §146 Table 146-E)	WATTS PER (ft²)	COMPLETE BLDG. AREA	ALLOWED WATTS
Corridor/Restroom/Support	0.80	432	269

TOTALS: AREA 432, WATTS 269

AREA CATEGORY METHOD

BUILDING CATEGORY (From §146 Table 146-F)	WATTS PER (ft²)	Area ft²	ALLOWED WATTS
Corridor/Restroom/Support	0.80	432	269

TOTALS: AREA 432, WATTS 269

TAILORED METHOD
 Total Allowed Watts using the Tailored Method taken from LTG-4C (Page 1 of 4) Row 3: 0

The Indoor lighting power allowance using the Tailored Method of compliance shall be determined using the LTG-4C set of forms. A separate set of LTG-4C forms shall be filled out for CONDITIONED and UNCONDITIONED spaces.

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LIGHTING MANDATORY MEASURES: NONRESIDENTIAL LTG-MM
 Project Name: Warm Springs Community Park
 Date: 10/28/2013
Indoor Lighting Measures:

§131(c): Shut-off Controls
 For every floor, all interior lighting systems shall be equipped with a separate automatic control to shut off the lighting.
 1. This automatic control shall meet the requirements of Section 119 and may be an occupancy sensor, automatic time switch, or other device capable of automatically shutting off the lighting.
 2. Override for Building Lighting Shut-off: The automatic building shut-off system is provided with a manual, accessible override switch in addition to the lights. The area of override is not to exceed 5,000 square feet.

§119(c): Automatic Control Devices Certified: All automatic control devices specified are certified, all alternate equipment shall be certified and installed as directed by the manufacturer.

§111: Fluorescent Ballast and Luminaires Certified: All fluorescent ballasts specified for the project are certified and listed in the Directory. All installed ballasts shall be certified.

§131(e): Individual Room/Area Controls: Each room and area in this building is equipped with a separate switch or occupancy sensor device for each area with floor-to-ceiling walls.
 Uniform Reduction for Individual Rooms: All rooms and areas greater than 100 square feet and more than 0.8 watts per square foot of lighting load shall be controlled with bi-level switching for uniform reduction of lighting within the room.

Daylight Area Control: All rooms with windows and skylights that are greater than 250 square feet and that allow for the effective use of daylight in the area shall have 80% of the lamps in each daylight area controlled by a separate switch; or the effective use of daylight cannot be accomplished because the windows are continuously shaded by a building on the adjacent lot. Diagram of shading during different times of the year is included on plans.

§131(c): Display Lighting: Display lighting shall be separately switched on circuits that are 20 amps or less.

Outdoor Lighting Measures:

§130(c): Mandatory lighting power determination for medium base acrotes without permanently installed ballasts
 §132(a): All permanently installed luminaires with lamps rated over 100 Watts either have a lamp efficacy of at least 60 lumens per Watt or are controlled by a motion sensor.
 §132(b): All luminaires with lamps rated greater than 175 Watts in hardcopy areas, including parking lots, building entrances, canopies, and all outdoor sales areas meet the Cutoff Requirements.
 §132(c): All permanently installed outdoor lighting meets the control requirements listed.
 §132(c): Building facades, parking lots, garages, canopies, and outdoor sales areas meet the Multi-Level Lighting Requirements listed.

Building total number of pages: 653
 Installed Watts Page Total: 303
 Installed Watts Building Total (Sum of all pages): 303
 Enter into LTG-1C Page 4 of 4: 653

1. Wattage shall be determined according to Section 130 (d and e). Wattage shall be rating of light fixture, not rating of bulb.
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EnergyPro 5.1 by EnergySoft User Number: 4903 RunCode: 2013-10-28T14:46:06 ID: 12-129 Page 12 of 12

FILE: N:\Jobs\121209_City of Fremont_Ebbel and Warm Springs\Warm Springs\121209E4.0.dwg Sep 14, 2017 4:54pm d:\work\m
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No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/14/17	CITY COMMENTS	

WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT

TITLE 24

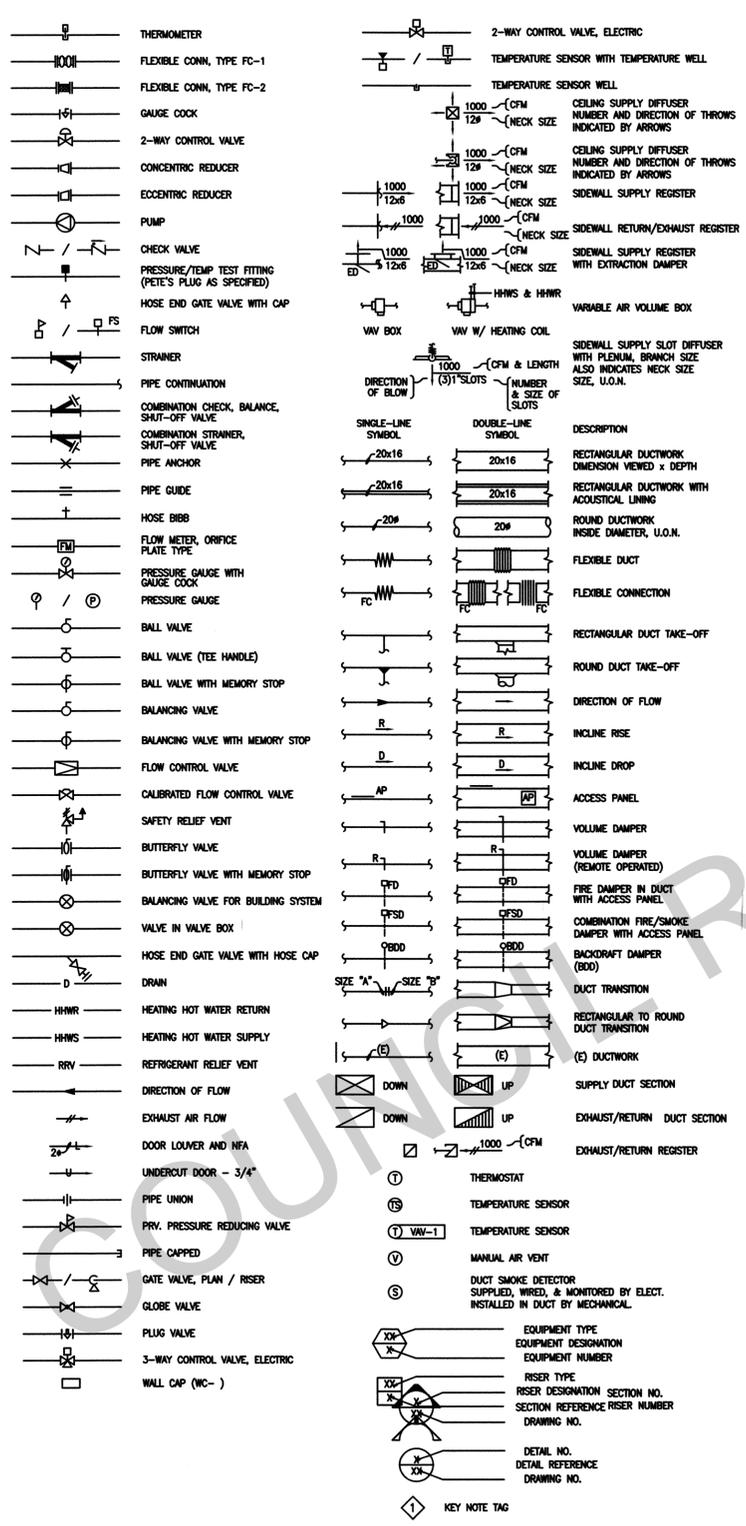
CITY OF Fremont
 Reviewed --- Associate Land. Arch. Date Recommended --- Project Manager Date

Scale: AS NOTED
 Date: 10/17/2014
 Project No.: 8777 (PWC)
 CAD File: 12129E4.0.dwg
 SHEET 32 OF 49
 E4.0

ABBREVIATIONS

AC	AIR CONDITIONING UNIT	KW	KILOWATT
ACCU	AIR COOLED CONDENSING UNIT	LBS	POUNDS
AD	ACCESS DOOR	LOB	LEAVING DRY BULB
AF	ABOVE FINISHED FLOOR	LF	LINEAR FEET
AHU	AIR HANDLING UNIT	LG	LENGTH
AHS	AIR HANDLING SYSTEM	LWB	LEAVING WET BULB
AL	ACOUSTIC LINING	LWT	LEAVING WATER TEMPERATURE
AP	ACCESS PANEL	MAX	MAXIMUM
APD	AIR PRESSURE DROP (INWG)	MBH	1000 BTUS PER HOUR
ARCH	ARCHITECTURAL	MCA	MINIMUM CIRCUIT AMPACITY
AS	AIR SEPARATOR	MCC	MOTOR CONTROL CENTER
ATV	ACOUSTIC TURNING VANES	MECH/MECHL	MECHANICAL
B	BOILER	MER	MECHANICAL EQUIPMENT ROOM
BDD	BACKDRIFT DAMPER	MFR	MANUFACTURER
BFF	BELOW FINISHED FLOOR	MFS	MAXIMUM FUSE SIZE
BHP	BRAKE HORSEPOWER	MN	MINIMUM
BMS	BUILDING MANAGEMENT SYSTEM	(N)	NEW
BOP	BOTTOM OF PIPE	N/A	NOT APPLICABLE
BTU	BRITISH THERMAL UNIT	NC	NORMALLY CLOSED, NOISE CRITERIA
C	CLOSED, AIR COMPRESSOR	NFA	NET FREE AREA
CAP	CAPACITY	NO	NOT IN CONTRACT
CC	COOLING COIL	NO	NORMALLY OPEN NUMBER
CEG	CEILING EXHAUST GRILLE	NPT	NATIONAL PIPE THREAD
CF	CAP FOR FUTURE	NTS	NOT TO SCALE
CFM	CUBIC FEET PER MINUTE	OA	OUTSIDE AIR
CLG	CEILING	OAI	OUTSIDE AIR INTAKE
CONN	CONNECTION	OB	OPPOSED BLADE DAMPER
CONC	CONCRETE	OC	ON CENTER
CRG	CEILING RETURN GRILLE	OD	OUTSIDE DIAMETER
CS	CURRENT SWITCH	OPER	OPERATING
CONC	CONCRETE	OV	OUTLET VELOCITY
CSD	CEILING SUPPLY DIFFUSE	P	PUMP
CONC	CONCRETE	PD	PRESS. DROP
DB	DECIBELS	PH	HEATING HOT WATER PUMP
DDCP	DIRECT DIGITAL CONTROL PANEL	PBLG	PLUMBING
DIAM	DIAMETER	POC	POINT OF CONNECTION
DICA	DRILLED-IN CONCRETE ANCHOR	PRESS	PRESSURE
DIL	DYNAMIC INSERTION LOSS (DB)	PSI	POUNDS PER SQUARE INCH
DL	DOOR LOUVERS	PSIG	POUNDS PER SQUARE INCH GAUGE
DN	DOWN	PX	CHEMICAL WATER TREATMENT PUMP
DWG	DRAWING	RA	RETURN AIR
#	DIAMETER, PHASE	RC	ROOF CAP
(E)	EXISTING	RF	RETURN FAN
EA	EACH	RPM	REVOLUTIONS PER MINUTE
EAD	EXHAUST AIR DUCT	REQ'D	REQUIRED
EAT	ENTERING AIR TEMPERATURE	SA	SUPPLY AIR
EDB	ENTERING DRY BULB	SAD	SUPPLY AIR DAMPER
EF	EXHAUST FAN	SC	SENSIBLE COOLING (MBH)
EFF(X)	EFFICIENCY (PERCENT)	SF	SUPPLY FAN
ELEV	ELEVATION	SM	SHEET METAL
ELEC/ELECT	ELECTRICAL	SP	STATIC PRESSURE
ESP	EXTERNAL STATIC PRESSURE (INWG)	SQ	SQUARE
ET	EXPANSION TANK	ST	SOUND TRAP
EWB	ENTERING WET BULB	TC	TOTAL COOLING CAPACITY (MBH)
EWT	ENTERING WATER TEMPERATURE	TCP	TEMPERATURE CONTROL PANEL
EXHAUST	EXHAUST	TEF	TOILET EXHAUST FAN
EA	EXHAUST AIR	TEMP	TEMPERATURE
F	FILTER	TP	TOTAL PRESSURE
(F)	FUTURE	TP	TYPICAL
F	FAHRENHEIT IN DEGREES	UCD	UNDERCUT DOOR
FC	FLEXIBLE CONNECTION	UN	UNLESS OTHERWISE NOTED
FD	FIRE DAMPER, FLOOR DRAIN	VAV	VARIABLE AIR VOLUME
FFE	FINISHED FLOOR ELEVATION	VEL	VELOCITY
FLA	FULL LOAD AMPS	VFD	VARIABLE FREQUENCY DRIVE
FLR	FLOOR	VOL	VOLUME
FSM	FEET PER MINUTE	WC	WALL CAP
FPS	FEET PER SECOND	WMS	WIRE MESH SCREEN
FRE	FIRE RATED ENCLOSURE	WPD	WATER PRESSURE DROP (FTWG)
FT	FEET	WRR	WALL RETURN REGISTER
FTWG	FEET OF WATER, GAUGE PRESSURE	WSD	WALL SUPPLY DIFFUSER
FT ²	SQUARE FEET	WT	WEIGHT
GA	GAUGE	WdH	WIDTH x HEIGHT
GAL	GALLON	WdHd	WIDTH x HEIGHT x DEPTH
GALV	GALVANIZED	WxL	WIDTH x LENGTH
GPM	GALLONS PER MINUTE		
GSM	GALVANIZED SHEET METAL		
GV	GATE VALVE		
GW	GAS FIRED WATER HEATER		
HC	HEATING COIL		
HORIZ	HORIZONTAL		
HP	HORSEPOWER, HEAT PUMP		
HTR	HEATER		
HW	HOT WATER		
ID	INSIDE DIAMETER		
IFS	IN FURRED SPACE		
IFW	IN FURRED WALL		
IN	INCH		
INWG	INCHS OF WATER, GAUGE		
LE/INV	INVERT ELEVATION		

LEGEND AND SYMBOLS



GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND STANDARDS, INCLUDING 2010 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ENERGY CODE.
- PRIOR TO BIDDING, OBTAIN A COPY OF THE SPECIFICATIONS AND PLANS, VISIT THE JOB SITE, TAKE NECESSARY MEASUREMENTS, AND GATHER ALL OTHER INFORMATION NEEDED FOR AN ACCURATE BID.
- CONTRACT DRAWINGS ARE DIAGRAMMATIC. ACTUAL CONDITIONS MAY VARY AND MUST BE FIELD VERIFIED PRIOR TO FABRICATION AND CONSTRUCTION.
- ALL ROOF WORK SHALL BE COORDINATED WITH THE ROOFING CONTRACTOR, AND SHALL COMPLY WITH HIS REQUIREMENTS TO PROTECT THE ROOFING WARRANTY.
- COORDINATE INSTALLATION WITH THE WORK OF OTHER TRADES PRIOR TO STARTING. IN THE EVENT THAT CONFLICTS ARE FOUND WITH THE WORK OF OTHER TRADES, BRING ALL SUCH CONFLICTS TO THE DESIGNER'S ATTENTION FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- CONTRACTOR SHALL ALLOW 2" DUCT SIZE LARGER THAN GALVANIZED SHEET METAL DUCT SIZE SHOWN ON DRAWINGS WHEN PRE-INSULATED FLEXIBLE DUCTWORK ARE USED. ALL VERTICAL DUCT IN SHAFTS SHALL BE SHEET METAL DUCTWORK.
- GRILLES AND REGISTERS SHALL BE LOCATED SO AS TO BE CENTERED ON ADJACENT ARCHITECTURAL FEATURES, AND WITH THEIR EDGES ALIGNED WITH ONE ANOTHER WHERE APPLICABLE (ALIGN TOPS OF ADJACENT SUPPLY AND RETURN WALL REGISTERS AND GRILLES, FOR EXAMPLE). COORDINATE WITH GENERAL CONTRACTOR SO THAT FRAMING, BLOCKING, ETC. WILL ALLOW FOR INSTALLATION OF REGISTERS, GRILLES AND DUCTWORK.
- CUTTING OR PENETRATION OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND THE ARCHITECT.
- LINE VOLTAGE EQUIPMENT, SUCH AS MOTOR STARTERS, DISCONNECTS, ALTERNATOR, AND FIRE SMOKE DAMPERS SHALL BE PROVIDED AND INSTALLED UNDER DIVISION 16. THE MECHANICAL CONTRACTOR SHALL ADVISE THE ELECTRICAL CONTRACTOR OF THE REQUIRED SIZES AND CAPACITIES OF ALL SUCH EQUIPMENT.
- CONTROLS SCHEMATICS ARE INTENDED TO CONVEY OPERATING PRINCIPLES AND INTER-RELATIONSHIPS ONLY. ACTUAL SIZING, LOCATION AND PLACEMENT OF COMPONENTS AND WIRING SHALL BE PER MANUFACTURERS' AND CODE REQUIREMENTS.
- PRIOR TO START OF CONSTRUCTION WORK, CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS IN ADEQUATE DETAIL FOR REVIEW BY THE ARCHITECT AND SHALL RECEIVE APPROVAL OF THE DRAWINGS.
- FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR A COMPLETE AND WORKABLE SYSTEM.
- INSTALL ALL PIPING, DUCTWORK AND EQUIPMENT TO CLEAR STRUCTURAL AND ARCHITECTURAL MEMBERS.
- GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR FROM THE DATE OF FILING NOTICE OF COMPLETION.
- OWNER SHALL PAY AND OBTAIN FOR ALL REQUIRED UTILITY SERVICES, INSPECTIONS AND PERMITS.
- INSTALL ALL DUCTWORK AND PIPING AS HIGH AS POSSIBLE UNLESS NOTED OTHERWISE.
- PLATFORMS, CURBS, AND FLASHING FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORTS FOR FURNISHED EQUIPMENT.
- ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS OR THE APPLICABLE STANDARDS ADOPTED BY SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION).
- ALL DUCTWORK SHALL BE INSULATED OR LINED PER SPECIFICATIONS OR AS NOTED IN THE DRAWINGS. ALL DUCT JOINTS AND SEAMS SHALL BE SEALED PER SPECIFICATIONS.
- AS REQUIRED FOR AIR BALANCING, MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS.
- ALL EQUIPMENT, DUCTS, PIPING AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE OF THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
- COORDINATE LOCATIONS OF THERMOSTATS/SENSORS WITH ARCHITECTURAL DOCUMENTS.
- COORDINATE ALL FLOOR, CEILING AND WALL OPENINGS WITH ARCHITECTURAL AND STRUCTURAL.
- MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONTROL VALVES SHOWN IN FLOOR PLANS, FLOW DIAGRAMS AND CONTROL DIAGRAMS.
- ALL PIPING AND DUCTWORK SHALL BE CONNECTED TO EQUIPMENT WITH FLEXIBLE CONNECTIONS.
- SEE ARCHITECTURAL DWGS. FOR ALL LOUVER SIZES AND LOCATIONS.
- ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS INDICATED IN INCHES.
- ALL THERMOSTATS SHALL BE MOUNTED TO MEET THE LATEST ADA REQUIREMENTS.
- FOR EXACT CONCRETE PAD/CURB SIZES COORDINATE WITH APPROVED EQUIPMENT AND WITH STRUCTURAL DOCUMENTS.
- SEE ARCHITECTURAL DOCUMENTS FOR PAINTING OF ALL EXPOSED DUCTWORK, PIPING, AIR OUTLETS AND FUTURE TRIM. ALL DUCTWORK AND PIPING IN MECHANICAL EQUIPMENT ROOM IS TO BE PAINTED IN COMPLIANCE WITH DIVISION 15.
- ALL DUCT SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY DIV. 16. INSTALLED BY DIV. 15. DETECTOR SAMPLING TUBES TO HAVE AN ACCESS DOOR MAKING SAMPLING TUBES READILY ACCESSIBLE.
- ALL PIPING SHOWN ON DRAWINGS ARE DIAGRAMMATIC. PROVIDE ALL NECESSARY PIPING OFFSETS, WHETHER OR NOT SHOWN ON DRAWINGS TO COORDINATE WORK WITH OTHER TRADES.
- ALL PIPING IN CONCRETE FOUNDATIONS, AND WALLS, INCLUDING BLOCK WALLS SHALL BE FULLY INSULATED TO ISOLATE PIPING FROM CONCRETE.
- ALL PIPING AND DUCTWORK PENETRATIONS SHALL BE UL LISTED THROUGH PENETRATION FIRE STOP SYSTEM WHERE THEY PENETRATE A RATED WALL.
- PROVIDE CEILING ACCESS PANELS IN ALL NON-ACCESSIBLE CEILINGS FOR VALVES AND DAMPERS REQUIRING SERVICE.

- INSTALL ACCESS PANELS IN ALL NON-ACCESSIBLE CEILINGS AND WALLS FOR ACCESS TO VALVES, CLEANOUTS AND OTHER MAINTENANCE ITEMS. REFER TO ARCHITECTURAL PLANS FOR TYPE OF CEILINGS AND WALLS. INSTALL FIRE RATED ACCESS PANELS IN FIRE RATED CEILING AND WALLS. SEE ARCHITECTURAL SPECIFICATIONS FOR ACCESS PANELS. COORDINATE WITH GENERAL CONTRACTOR FOR LOCATIONS OF ACCESS PANELS.
- WHERE MAIN PIPE SIZE IS NOT INDICATED BETWEEN BRANCH CONNECTIONS IN THE DRAWING, THE PIPE SIZE SHALL BE OF THE LARGER PRECEDING PIPE SIZE.
- UNLESS OTHERWISE NOTED, ALL VALVES AND ACCESSORIES SHALL BE FULL LINE SIZE. PROVIDE ALL NECESSARY UNIONS, REDUCERS AND STOPS AS REQUIRED WHEN CONNECTING TO EACH FIXTURE AND/OR EQUIPMENT.
- ANY CONFLICT IN THE DRAWINGS AND/OR SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO THE CONSTRUCTION OF SUCH ITEMS.
- PRE-INSULATED FLEXIBLE DUCTWORK SHALL BE THERMAFLEX M-KE OR APPROVED EQUAL MEETING UL 181 AND NFPA 90A-90B APPROVED. FLEXIBLE DUCTWORK SHALL USE A REINFORCED METALLIZED WOVEN BARRIER, BE ACOUSTICALLY RATED, USE A SELF-EXTINGUISHING CHLORINATED POLYETHYLENE (CPE) CORE PERMANENTLY BONDED TO A COATED SPRING STEEL WIRE HELIX THAT SUPPORTS AMPL BLANKET OF FIBERGLASS INSULATION, PROVIDING A DOUBLE AIR SEAL.
- WHENEVER PRE-INSULATED FLEXIBLE DUCTWORK IS INSTALLED AS BRANCH DUCTWORK TO A POINT OF TERMINATION, CONTRACTOR SHALL UTILIZE ADJUSTABLE SHEET METAL ELBOWS WITH AN ALUMINIZED INSULATION MATCHING THE PRE-INSULATED FLEXIBLE DUCTWORK INSULATING VALUE. AN APPROVED OPTION WHEN THERMAFLEX M-KE DUCTWORK OR EQUAL IS INSTALLED WOULD BE THE USE OF A THERMAFLEX "FLEX FLOW" ELBOW.
- ALL PRE-INSULATED FLEXIBLE DUCTWORK SHALL BE SUPPORTED AND JOINED TO SHEET METAL PER SMACNA DUCT CONSTRUCTION STANDARDS AN SHALL USE A 2" SHEET METAL SADDLE AT EACH SUPPORT HANGER.
- FLEXIBLE DUCTWORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER THAT SHALL ELIMINATE RESTRICTION TO AIR FLOW. ALL FLEXIBLE DUCTWORK SHALL BE CUT TO FIT THE LENGTH REQUIRED.
- CONTRACTOR IS REQUIRED TO PROVIDE A FULLY FUNCTIONAL AND OPERATIONAL SYSTEM THAT COMPLY WITH ACCEPTABLE TOLERANCES OF PLUS OR MINUS 10% OF THE DESIGN PARAMETERS; SUCH TOLERANCES ARE UP TO THE CONTRACTOR TO DOCUMENT AND PROVE AS REQUIRED. ANY CORRECTIONS REQUIRED IN MEETING THE DESIGN PARAMETERS AND TOLERANCES SHALL BE AT CONTRACTOR EXPENSE.
- MATERIALS FOR METAL DUCTS SHALL COMPLY WITH CMC SECTION 602.5.
- METAL DUCT SHALL BE SUPPORTED PER THE MINIMUM REQUIREMENTS OF CMC SECTION 604.5 AND ROUND DUCT LESS THAN 41" DIAMETER SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING. USE SMACNA SEISMIC RESTRAINT GUIDELINES FOR ALL DUCT SUPPORT REQUIREMENTS.
- FACTORY MADE DUCTWORK SHALL BE SUPPORTED PER THE MINIMUM REQUIREMENTS OF CMC SECTION 604.5 6-8 OR AS SPECIFIED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER CMC 604.3.
- DUCT LINER OR EXTERIOR INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 50, PER CMC SECTION 602.2, CMC 605.
- MECHANICAL EQUIPMENT AND DEVICES SHALL OPERATE WITHOUT OBJECTIONABLE NOISE AND VIBRATION BEING TRANSMITTED TO OCCUPIED PORTIONS OF THE BUILDING OR ANY PART OF THE BUILDING STRUCTURE BY APPARATUS, PIPING, DUCT WORK, CONDUITS, OR OTHER PARTS OF THE MECHANICAL WORK.
- AIR DISTRIBUTION DEVICES, AIR MOVING UNITS, LIGHT FIXTURES, AIR DIFFUSERS, FANS, THERMOSTATS AND OTHER SUCH EQUIPMENT THAT MAY PRODUCE SOUND OR VIBRATION EITHER OUTSIDE OR WITHIN THE OCCUPIED SPACE OF THE BUILDING SHALL, AS A MINIMUM REQUIREMENT, CONFORM TO THE INSTALLATION DETAILS AND RECOMMENDATIONS IN CHAPTER 47 OF THE 2003 ASHRAE HANDBOOK, "HVAC APPLICATIONS".

SEISMIC BRACING CRITERIA

- PROVIDE SEISMIC BRACING OF ALL MECHANICAL EQUIPMENT, PIPING AND DUCTWORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2010 CALIFORNIA BUILDING CODE FOR "SEISMIC DESIGN CATEGORY D."
- INSTALLATION OF METAL DUCTS OR FACTORY AIR DUCTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2013 CALIFORNIA MECHANICAL CODE.
- WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE FIELD INSTALLATION OF ALL MECHANICAL EQUIPMENT ANCHORAGE SHALL BE SUBJECT TO THE APPROVAL OF THE MECHANICAL ENGINEER AND THE FIELD REPRESENTATIVE OF THE OFFICE OF THE STATE ARCHITECT.

LEGEND, SYMBOLS AND ABBREVIATION NOTE

LEGEND, SYMBOLS AND ABBREVIATIONS LISTED ARE FOR GENERAL USE. DISREGARD THOSE WHICH ARE NOT USED ON THE DRAWINGS.

SHEET INDEX

MO.0	GENERAL NOTES, SYMBOLS AND ABBREVIATIONS
MO.1	MECHANICAL SCHEDULES
MI.0	MECHANICAL PLAN & SECTIONS
MT24.1	MECHANICAL TITLE 24
MT24.2	MECHANICAL TITLE 24

FILE: N:\Jobs\12129 City of Fremont Fabbr and Warm Springs\12129MO.0.dwg Nov 01, 2016 - 10:13am susana XREF: 12129BWarm Springs.dwg



BELDEN
Consulting Engineers
5860 W. Las Positas Boulevard, Suite 15
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12129-JM

No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

**CITY OF FREMONT
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE**

Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date
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Scale:	AS NOTED
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12129MO.0.dwg
SHEET	35 OF 49
MO.0	

FAN COIL UNIT (FC-1) SCHEDULE															
UNIT TAG	MFR/MODEL NO.	SERVICE / LOCATION	NOM. COOLING CAP MBTUH	NOM. HEATING CAP MBTUH	CFM	ESP IN W/G	AUXILIARY ELECT HEAT (KW)	ELECTRICAL						CONTROLS	REMARKS
								INDOOR FAN HP (KW)	VOLT/PH/Hz	FLA	MCA	MOCP	WT/LBS		
FC-1	CARRIER / FX4DNB937L00	MEETING ROOM/ CLOSET	34.2	33.14	1200	0.5	5	1/2	208/1/60	4.1	26	30	175	Programmable Thermostat	1,2,3,4,5
							PART# KFCEH0501N05								

NOTES:
 1. PROVIDE CONDENSATE DRAIN TRAP AND CONDENSATE PUMP GOBI PART #4678538 WITH 3/4 INCH PRIMARY & SECONDARY OVERFLOW FITTINGS AND SAHARA OVERFLOW SENSOR.
 2. PROVIDE CARRIER 24 VOLT THERMOSTAT MODEL # TB-PHP TWO STAGE HEAT ONE STAGE COOL, LOW VOLTAGE WIRING AND STEP DOWN 120/24 VOLT TRANSFORMER BY MECHANICAL DIVISION
 3. SINGLE PIECE CABINET WITH 1 INCH THICK INSULATION
 4. 3 KW ELECTRIC HEATER PART #KFCEH0401N03 WITH POWER CONNECTION, 20A HEATER CONTACTOR, WITH SINGLE POINT POWER CONNECTION WITH FUSED DISCONNECT.
 5. UNIT MOUNTED ON FLOOR.
 6. FAN COIL UNIT PROVIDES BOTH HEATING AND COOLING.
 7. EVAPORATOR FREEZE STAT. WIRE TO SHUT DOWN COMPRESSOR CIRCUIT.

AIR OUTLET SCHEDULE				
TAG	MANUFACTURER	MODEL NO.	THROW PATTERN	REMARKS
S-1	TITUS	TMRA		VERTICAL TO HORIZONTAL DISCHARGE ADJUSTABLE WITH OBD AT DUCT. DUCT MOUNTED AT ELBOW TURNED DOWNWARD. SIZED @ 500 FPM MAX NECK VELOCITY. TYPE 3.
R-1	TITUS	350RL		3/4-INCH 35-DEG FIXED DEFLECTION STEEL GRILLE WITH OBD

OUTDOOR HEAT PUMP (HP-1) UNIT SCHEDULE													
UNIT TAG	SERVICE/ LOCATION	MFR/MODEL NO.	COOLING				HEATING			ELECTRICAL			
			TCC MBH	SEER	EER	THC MBH	COP	HSPF	VOLT/PH/Hz	FLA	MCA	MOCP	WT/LBS
HP-1	FC-1 / ROOF	CARRIER 25HHA436A003	34.2	14.00	12.00	33.14	4.0	8.20	208/1/60	1.2	19	30	227

NOTES:
 1. PROVIDE CRANKCASE HEATER AND HARD SHUT OFF TXV BI-FLOW.
 2. SIZE REFRIGERANT LINES PER MANUFACTURER'S APPLICATION GUIDE TO YIELD THE LEAST EFFECTIVE CAPACITY LOSS.
 3. PROVIDE COMPRESSOR START ASSIST CAPACITOR AND RELAY.
 4. N/A
 5. PROVIDE ISOLATION RELAY, TIME-DELAY RELAY AND LOW AMBIENT SWITCH
 6. HEAT PUMP IS & COMBINATION HEATING/COOLING UNIT

CITY COUNCIL REFERENCE ONLY



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 12129-JM

No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3			
4			
5			

WARM SPRINGS COMMUNITY PARK
 RESTROOM AND MEETING ROOM REPLACEMENT

MECHANICAL SCHEDULES

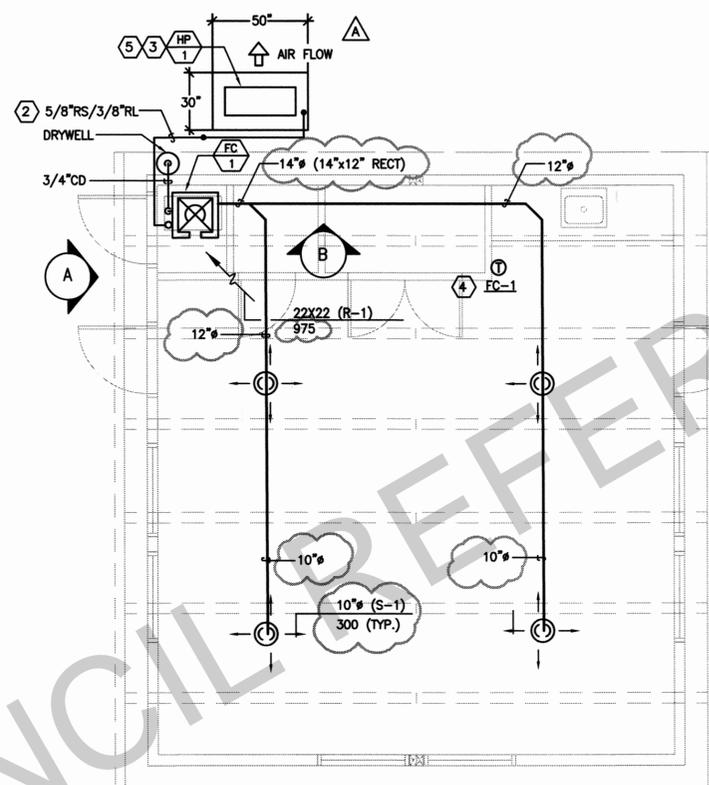
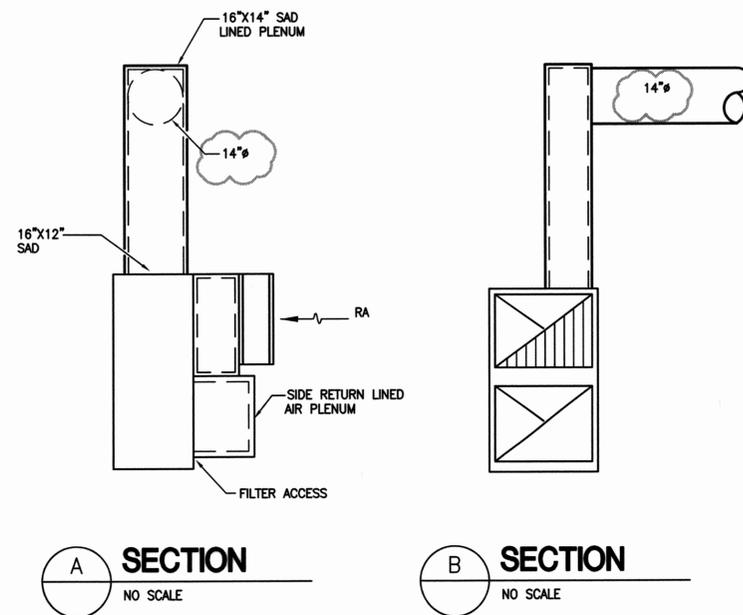
CITY OF Fremont
 COMMUNITY SERVICES DEPARTMENT
 LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	AS NOTED
Date:	10/17/2014
Project No.:	8777 (PWC)
CAD File:	12129M0.1.dwg
SHEET	34 OF 49
MO.1	

KEY NOTES

- ① ROUTE 3/4"CD TO DRY WELL.
- ② ROUTE RS/RL TO OUTDOOR HEAT PUMP UNIT.
- ③ MOUNT OUTDOOR HEAT PUMP UNIT ON PAD. INSTALL WITH MANUFACTURER'S REQUIRED CLEARANCES.
- ④ MOUNT THERMOSTAT 48" A.F.F.
- ⑤ INSTALL VANDAL PROOF CAGE WITH LOCK AROUND OUTDOOR HEAT PUMP.



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

FILE: N:\Jobs\12129 City of Fremont, Faber, and Warm Springs\Warm Springs\12129M1.dwg, Sep 13, 2017 - 2:49pm stweo
 XREF: 12129Warm_Springs.dwg 12129M1.dwg 02-Signing_M1-City.dwg 02-Signing_M1-LS.dwg

CITY COUNCIL REFERENCE ONLY



BELDEN Consulting Engineers 5860 W. Las Positas Boulevard, Suite 15 Pleasanton, California 94588 phone: (925) 621-5300 fax: (925) 474-2159 belden@beldeninc.com 12129-JM	No.	Date	Revision	By	WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT MECHANICAL AND SECTIONS PLAN	Scale:	AS NOTED
	①	09/16/15	FIRST PLAN CHECK	RJS		Date:	10/17/2014
	②	10/17/16	THIRD CYCLE PLAN CHECK	RJS	Project No.:	8777 (PWC)	
	③				CAD File:	12129M1.0.dwg	
	④				SHEET	35 OF 49	
	⑤				Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager
							M1.0

Project Name: WARM SPRINGS MEETING ROOM	Page 5 of 16
Project Address: FREMONT 94539	14-00, Thu, Aug 31, 2017
Compliance Scope: NewDevelopmentMechanical	2017-078 TAE0DF.chdfile
H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRC/NRCA/NRVC) -	
Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for field inspector to verify). See Tables G, and H, in MCH and LI Details Sections for Acceptance Tests and Forms by equipment.	
Building Component	Compliance Form(s) Required (For submittal)
Envelope	<input checked="" type="checkbox"/> NRC-ENV-01-E - For all buildings <input checked="" type="checkbox"/> NRC-ENV-02-F - NRC label verification for Penetration <input checked="" type="checkbox"/> NRC-MCH-Q1-E - For all buildings with Mechanical Systems <input checked="" type="checkbox"/> NRC-MCH-Q2-A - Outdoor Air <input checked="" type="checkbox"/> NRC-MCH-Q3-A - Constant Volume Single Zone HVAC <input checked="" type="checkbox"/> NRC-MCH-Q4-A - Air Distribution Duct Leakage <input checked="" type="checkbox"/> NRC-MCH-Q5-A - Air Economizer Controls <input checked="" type="checkbox"/> NRC-MCH-Q6-A - Demand Control Ventilation <input checked="" type="checkbox"/> NRC-MCH-Q7-A - Supply Fan Variable Flow Controls <input checked="" type="checkbox"/> NRC-MCH-Q8-A - Valve Leakage Test <input checked="" type="checkbox"/> NRC-MCH-Q9-A - Supply Water Temp Reset Controls <input checked="" type="checkbox"/> NRC-MCH-Q10-A - Hydronic System Variable Flow Controls <input checked="" type="checkbox"/> NRC-MCH-Q11-A - Auto Demand Shed Controls <input checked="" type="checkbox"/> NRC-MCH-Q12-A - Packaged Direct Expansion Units <input checked="" type="checkbox"/> NRC-MCH-Q13-A - Air Handling Units and Zone Terminal Units <input checked="" type="checkbox"/> NRC-MCH-Q14-A - Distributed Energy Storage <input checked="" type="checkbox"/> NRC-MCH-Q15-A - Thermal Energy Storage <input checked="" type="checkbox"/> NRC-MCH-Q16-A - Supply Air Temp Reset Controls <input checked="" type="checkbox"/> NRC-MCH-Q17-A - Condensate Water Temp Reset Controls <input checked="" type="checkbox"/> NRC-MCH-Q18-A - Energy Management Controls Systems <input checked="" type="checkbox"/> NRC-MCH-Q19-R - Duct Leakage Test
	Confirmed

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance Report Generated at: 2017-08-31 14:40:49

Project Name: WARM SPRINGS MEETING ROOM	Page 6 of 16
Project Address: FREMONT 94539	14-00, Thu, Aug 31, 2017
Compliance Scope: NewDevelopmentMechanical	2017-078 TAE0DF.chdfile
I. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRC/NRCA/NRVC) -	
Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for field inspector to verify). See Tables G, and H, in MCH and LI Details Sections for Acceptance Tests and Forms by equipment.	
Building Component	Compliance Form(s) Required (For submittal)
Envelope	<input checked="" type="checkbox"/> NRC-ENV-01-E - For all buildings <input checked="" type="checkbox"/> NRC-ENV-02-F - NRC label verification for Penetration <input checked="" type="checkbox"/> NRC-MCH-Q1-E - For all buildings with Mechanical Systems <input checked="" type="checkbox"/> NRC-MCH-Q2-A - Outdoor Air <input checked="" type="checkbox"/> NRC-MCH-Q3-A - Constant Volume Single Zone HVAC <input checked="" type="checkbox"/> NRC-MCH-Q4-A - Air Distribution Duct Leakage <input checked="" type="checkbox"/> NRC-MCH-Q5-A - Air Economizer Controls <input checked="" type="checkbox"/> NRC-MCH-Q6-A - Demand Control Ventilation <input checked="" type="checkbox"/> NRC-MCH-Q7-A - Supply Fan Variable Flow Controls <input checked="" type="checkbox"/> NRC-MCH-Q8-A - Valve Leakage Test <input checked="" type="checkbox"/> NRC-MCH-Q9-A - Supply Water Temp Reset Controls <input checked="" type="checkbox"/> NRC-MCH-Q10-A - Hydronic System Variable Flow Controls <input checked="" type="checkbox"/> NRC-MCH-Q11-A - Auto Demand Shed Controls <input checked="" type="checkbox"/> NRC-MCH-Q12-A - Packaged Direct Expansion Units <input checked="" type="checkbox"/> NRC-MCH-Q13-A - Air Handling Units and Zone Terminal Units <input checked="" type="checkbox"/> NRC-MCH-Q14-A - Distributed Energy Storage <input checked="" type="checkbox"/> NRC-MCH-Q15-A - Thermal Energy Storage <input checked="" type="checkbox"/> NRC-MCH-Q16-A - Supply Air Temp Reset Controls <input checked="" type="checkbox"/> NRC-MCH-Q17-A - Condensate Water Temp Reset Controls <input checked="" type="checkbox"/> NRC-MCH-Q18-A - Energy Management Controls Systems <input checked="" type="checkbox"/> NRC-MCH-Q19-R - Duct Leakage Test
	Confirmed

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance Report Generated at: 2017-08-31 14:40:49

Project Name: WARM SPRINGS MEETING ROOM	Page 7 of 16
Project Address: FREMONT 94539	14-00, Thu, Aug 31, 2017
Compliance Scope: NewDevelopmentMechanical	2017-078 TAE0DF.chdfile
J. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRC/NRCA/NRVC) -	
Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for field inspector to verify). See Tables G, and H, in MCH and LI Details Sections for Acceptance Tests and Forms by equipment.	
Building Component	Compliance Form(s) Required (For submittal)
Covered Process	<input checked="" type="checkbox"/> NRC-PR-01-E - Refrigerated Warehouse <input checked="" type="checkbox"/> NRC-PR-02-F - Compressed Air Systems <input checked="" type="checkbox"/> NRC-PR-03-E - Machine Exhaust <input checked="" type="checkbox"/> NRC-PR-04-F - Garage Exhaust <input checked="" type="checkbox"/> NRC-PR-05-F - Refrigerated Warehouse - Evaporator Fan Motor Controls <input checked="" type="checkbox"/> NRC-PR-06-F - Refrigerated Warehouse - Evaporative Condenser Controls <input checked="" type="checkbox"/> NRC-PR-07-F - Refrigerated Warehouse - Air Cooled Condenser Controls <input checked="" type="checkbox"/> NRC-PR-08-F - Refrigerated Warehouse - Variable Speed Compressor <input checked="" type="checkbox"/> NRC-PR-09-F - Electrical Resistance Underlath Heating System
	Confirmed

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance Report Generated at: 2017-08-31 14:40:49

Project Name: WARM SPRINGS MEETING ROOM	Page 8 of 16																												
Project Address: FREMONT 94539	14-00, Thu, Aug 31, 2017																												
Compliance Scope: NewDevelopmentMechanical	2017-078 TAE0DF.chdfile																												
K. FINESTRATION ASSEMBLY SUMMARY																													
Finestration Assembly Name / Fig on ID	2. Fenestration Type / Product Type	3. Certification Method	4. Assembly Method	5. Area (ft ²)	6. Continuity R-Value	7. U-Factor / F-Factor	8. Overall U-Factor / F-Factor	9. Overall SHGC	10. Overall VT	11. Overall SHGC	12. Overall VT																		
LOW E WINDOW	Vertical Finestration	NRC Rated	Manufactured	144	0.34	0.28	0.30	N	0	0	0																		
<p>10. Window to Wall Ratio</p> <table border="1"> <tr> <td>North Wall</td> <td>258 ft²</td> <td>0.0%</td> </tr> <tr> <td>East Wall</td> <td>235 ft²</td> <td>20.4%</td> </tr> <tr> <td>South Wall</td> <td>258 ft²</td> <td>18.0%</td> </tr> <tr> <td>West Wall</td> <td>235 ft²</td> <td>20.4%</td> </tr> <tr> <td>Roof</td> <td>588 ft²</td> <td>14.8%</td> </tr> <tr> <td>Total</td> <td>600 ft²</td> <td>30.0%</td> </tr> </table>												North Wall	258 ft ²	0.0%	East Wall	235 ft ²	20.4%	South Wall	258 ft ²	18.0%	West Wall	235 ft ²	20.4%	Roof	588 ft ²	14.8%	Total	600 ft ²	30.0%
North Wall	258 ft ²	0.0%																											
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South Wall	258 ft ²	18.0%																											
West Wall	235 ft ²	20.4%																											
Roof	588 ft ²	14.8%																											
Total	600 ft ²	30.0%																											
L. ROOFING PRODUCT SUMMARY																													
Roofing Product Name	2. Surface Type	3. Area (ft ²)	4. Framing Type	5. Continuity R-Value	6. U-Factor / F-Factor	7. Overall U-Factor / F-Factor	8. Overall SHGC	9. Overall VT	10. Overall SHGC	11. Overall VT																			
T&G ROOF DECKS	Roof	606	NA	0	0.21	0.21	0.21	N	0	0																			
SH-DI-G-48R	Underlayment/Insulation	606	NA	0	0.21	0.21	0.21	N	0	0																			
R-19 W&I HARDBOARD	Exterior/Wall	588	Wood	19	0.08	0.08	0.08	N	0	0																			
<p>11. Roofing Product Description</p> <table border="1"> <tr> <td>Product Type</td> <td>2. Product Density (lb/ft³)</td> <td>3. Thermal Emittance</td> <td>4. SH</td> <td>5. Roofing Product Description</td> <td>6. No</td> <td>7. Pass</td> </tr> <tr> <td>T&G ROOF DECKS</td> <td>8.6521</td> <td>0.08</td> <td>NA</td> <td>Roofing Product Description</td> <td>No</td> <td>Pass</td> </tr> </table>												Product Type	2. Product Density (lb/ft ³)	3. Thermal Emittance	4. SH	5. Roofing Product Description	6. No	7. Pass	T&G ROOF DECKS	8.6521	0.08	NA	Roofing Product Description	No	Pass				
Product Type	2. Product Density (lb/ft ³)	3. Thermal Emittance	4. SH	5. Roofing Product Description	6. No	7. Pass																							
T&G ROOF DECKS	8.6521	0.08	NA	Roofing Product Description	No	Pass																							

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance Report Generated at: 2017-08-31 14:40:49

Project Name: WARM SPRINGS MEETING ROOM	Page 1 of 16			
Project Address: FREMONT 94539	14-00, Thu, Aug 31, 2017			
Compliance Scope: NewDevelopmentMechanical	2017-078 TAE0DF.chdfile			
A. PROJECT GENERAL INFORMATION				
1. Project Location (City)	FREMONT			
2. CA Zoning Code	94539			
3. Compliance Software (Version)	Empower 7.1			
4. Climate Zone	30			
5. Weather File	HWYARD_724915_CZ3010.epw			
6. Total Unconditioned Floor Area	606 ft ²			
7. Total Floor Area	11,254 sq ft			
8. Total # of Stories (Excluding Above Ground)	0			
9. Total # of Dwelling Units	0			
10. Building Type(s)	NonresidentialMechanical			
11. Other Use	None			
12. Input File Name	2017-078 TAE0DF.chdfile			
B. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDY Energy Use, kWh/ft²-yr)				
1. Energy Component	2. Standard Design (TDY)	3. Proposed Design (TDY)	4. Compliance Margin (TDY)	5. Percent Better than Standard
Space Heating	24.93	22.35	2.58	10.3%
Space Cooling	77.47	71.28	6.19	8.0%
Indoor Fans	118.19	95.99	22.19	18.8%
Heat Rejection	-	-	-	-
Power & Misc.	30.29	9.71	20.58	67.9%
Domestic Hot Water	64.15	64.15	0.00	0.0%
Indoor Lighting	383.01	292.69	90.32	23.6%
COMPLIANCE TOTAL	903.57	903.57	0.00	0.0%
Process	-	-	-	-
Other Use	-	-	-	-
TOTAL	429.34	388.82	40.52	9.4%

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance Report Generated at: 2017-08-31 14:40:49

Project Name: WARM SPRINGS MEETING ROOM	Page 2 of 16	
Project Address: FREMONT 94539	14-00, Thu, Aug 31, 2017	
Compliance Scope: NewDevelopmentMechanical	2017-078 TAE0DF.chdfile	
C. PRIORITY PLAN CHECK / INSPECTION ITEMS (in order of highest to lowest TDY energy savings)		
1st	Indoor Fans Check envelope and mechanical	Priority
2nd	Domestic Hot Water Check mechanical	Priority
3rd	Space Cooling Check envelope and mechanical	Priority
4th	Space Heating Check envelope and mechanical	Priority
5th	Heat Rejection Check envelope and mechanical	Priority
6th	Pumps & Misc. Check mechanical	Priority
7th	Indoor Lighting Check lighting	Priority
D. EXCEPTIONAL CONDITIONS		
The project includes Domestic Hot Water in the analysis. Please verify that Domestic Hot Water is included in the design for the permitted scope of work.		
E. HERS VERIFICATION		
This section does not apply.		
F. ADDITIONAL REMARKS		
None Provided		

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance Report Generated at: 2017-08-31 14:40:49

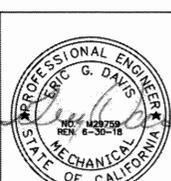
Project Name: WARM SPRINGS MEETING ROOM	Page 3 of 16		
Project Address: FREMONT 94539	14-00, Thu, Aug 31, 2017		
Compliance Scope: NewDevelopmentMechanical	2017-078 TAE0DF.chdfile		
G. COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY			
Identify which building components use the performance or prescriptive path for compliance. "NA" used for project components that utilize the performance path. Indicate the sheet number that includes mandatory notes or plans.			
Building Component	Compliance Path	Compliance Form(s) Required (For submittal)	Location of Mandatory Notes on Plans
Envelope	<input checked="" type="checkbox"/> Performance <input checked="" type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> NA	<input checked="" type="checkbox"/> NRC-ENV-01 / 02 / 03 / 04 / 05 / 06-E <input checked="" type="checkbox"/> NRC-ENV-02 / 03 / 04 / 05 / 06-E	
Mechanical	<input checked="" type="checkbox"/> Performance <input checked="" type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> NA	<input checked="" type="checkbox"/> NRC-PR-01-E <input checked="" type="checkbox"/> NRC-PR-02-F <input checked="" type="checkbox"/> NRC-PR-03-E <input checked="" type="checkbox"/> NRC-PR-04-F <input checked="" type="checkbox"/> NRC-PR-05-F <input checked="" type="checkbox"/> NRC-PR-06-F <input checked="" type="checkbox"/> NRC-PR-07-F <input checked="" type="checkbox"/> NRC-PR-08-F	
Domestic Hot Water	<input checked="" type="checkbox"/> Performance <input checked="" type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> NA	<input checked="" type="checkbox"/> NRC-PR-09-F	
Lighting (Indoor/Conditioned)	<input checked="" type="checkbox"/> Performance <input checked="" type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> NA	<input checked="" type="checkbox"/> NRC-LT-01 / 02 / 03 / 04 / 05-E <input checked="" type="checkbox"/> NRC-LT-02 / 03 / 04 / 05-E	
Covered Process: Commercial Kitchens	<input checked="" type="checkbox"/> Performance <input checked="" type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> NA	<input checked="" type="checkbox"/> NRC-PR-01-E	
Covered Process: Computer Rooms	<input checked="" type="checkbox"/> Performance <input checked="" type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> NA	<input checked="" type="checkbox"/> NRC-PR-01-E	
Covered Process: Laboratory Exhaust	<input checked="" type="checkbox"/> Performance <input checked="" type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> NA	<input checked="" type="checkbox"/> NRC-PR-01-E	

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance Report Generated at: 2017-08-31 14:40:49

Project Name: WARM SPRINGS MEETING ROOM	Page 4 of 16			
Project Address: FREMONT 94539	14-00, Thu, Aug 31, 2017			
Compliance Scope: NewDevelopmentMechanical	2017-078 TAE0DF.chdfile			
H. COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY				
The following building components are only eligible for prescriptive compliance. Indicate which one is used for the project. "NA" used for project components that utilize the performance path. Indicate the sheet number that includes mandatory notes or plans.				
Yes	NA	Prescriptive Requirement	Compliance Form(s)	Compliance Form(s)
		Lighting (Indoor/Unconditioned) \$146.6	<input checked="" type="checkbox"/> NRC-LT-01 / 02 / 03 / 04 / 05-E <input checked="" type="checkbox"/> NRC-LT-02 / 03 / 04 / 05-E	<input checked="" type="checkbox"/> NRC-LT-01 / 02 / 03 / 04 / 05-E <input checked="" type="checkbox"/> NRC-LT-02 / 03 / 04 / 05-E
		Lighting (Shop) \$140.8	<input checked="" type="checkbox"/> NRC-LT-01 / 02 / 03 / 04 / 05-E <input checked="" type="checkbox"/> NRC-LT-02 / 03 / 04 / 05-E	<input checked="" type="checkbox"/> NRC-LT-01 / 02 / 03 / 04 / 05-E <input checked="" type="checkbox"/> NRC-LT-02 / 03 / 04 / 05-E
		Solar Thermal Water Heating \$160.3	<input checked="" type="checkbox"/> NRC-ST-01-E	<input checked="" type="checkbox"/> NRC-ST-01-E

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No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS

WARM SPRINGS COMMUNITY PARK
 RESTROOM AND MEETING ROOM REPLACEMENT
 TITLE 24 DOCUMENTATION

CITY OF Fremont COMMUNITY SERVICES DEPARTMENT
 LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	
Date:	10/17/2014
Project No.:	8777 (PWC)
CAD File:	2017-078 T-24 REPORTS.dwg
SHEET	OF 49

T24.1

ABBREVIATIONS

AD	ACCESS DOOR	MECH/MECH'L	MECHANICAL
ADA	AMERICAN DISABILITIES ACT	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	(N)	NEW
ARCH	ARCHITECTURAL	N/A	NOT APPLICABLE
BOP	BOTTOM OF PIPE	NC	NORMALLY CLOSED/NOISE CRITERIA
CO	CLEANOUT	NIC	NOT IN CONTRACT
CPC	CALIFORNIA PLUMBING CODE	NPT	NATIONAL PIPE THREAD
CW	COLD WATER (DOMESTIC)	NTS	NOT TO SCALE
DF	DRINKING FOUNTAIN	OC	ON CENTER
DIA	DIAMETER	OD	OUTSIDE DIAMETER
DN	DOWN	ODI	PLUMBING AND DRAINAGE INSTITUTE
DWGS	DRAWINGS	PH	PHASE
DWV	DRAIN WASTE VENT	PBLG	PLUMBING
Ø	DIAMETER	POC	POINT OF CONNECTION
(E)	EXISTING	PSI	POUNDS PER SQUARE INCH
EA	EACH	PSIG	POUNDS PER SQUARE INCH GAUGE
EL/ELEV	ELEVATION	R	RELOCATED
ELEC/ELECT	ELECTRICAL	REQ'D	REQUIRED
EWH	ELECTRIC WATER HEATER	SCH	SCHEDULE
EWT	ENTERING WATER TEMPERATURE	SF	SQUARE FOOT
°F	FAHRENHEIT IN DEGREES	SK	SINK
FCO	FLOOR CLEANOUT	SS	STAINLESS STEEL
FD	FLOOR DRAIN	SS	SANITARY SEWER
FF	FINISHED FLOOR	STD	STANDARD
FLA	FULL LOAD AMPS	STRUCT	STRUCTURAL
FLR	FLOOR	TP	TRAP PRIMER
FT	FEET	TV	TURNING VANES
FTWG	FEET OF WATER, GAUGE PRESSURE	TYP	TYPICAL
FT	SQUARE FEET	UG	UNDERGROUND
FU	FIXTURE UNIT	UL	UNDER WRITER'S LABORATORY
GA	GAUGE	UON	UNLESS OTHERWISE NOTED
GAL	GALLON	UR/U	URINAL
GALV	GALVANIZED	V	VENT
GCO	GRADE CLEANOUT	VTR	VENT THRU ROOF
GPH	GALLONS PER HOUR	W	WASTE
GPM	GALLONS PER MINUTE	WC	WATER CLOSET
GPF	GALLONS PER FLUSH	WCO	WALL CLEANOUT
GSM	GALVANIZED SHEET METAL	WHA	WATER HAMMER ARRESTOR
GV	GATE VALVE	WT	WEIGHT
HB	HOSE BIBB		
H2O	WATER		
HET	HIGH FREQUENCY TOILET		
LAV	LAVATORY		
LBS	POUNDS		
LF	LINEAR FEET		
LG	LENGTH		
LWT	LEAVING WATER TEMPERATURE		
MAX	MAXIMUM		
MBH	1000 BTUS PER HOUR		

LEGEND AND SYMBOLS

	POC	POINT OF CONNECTION
	(N)	THICK LINE REPRESENTS (N) WORK
	(E)	THIN LINE REPRESENTS (E) WORK
	SOV	SHUT-OFF VALVE, PLAN / RISER
	BV	BALL VALVE
	CV	CHECK VALVE
	HB	HOSE BIBB
		DIRECTION OF FLOW
		BALL VALVE
		DIRECTION OF FLOW
	FCO	FLOOR CLEANOUT
	GCO	GRADE CLEANOUT
		CLEANOUT PLUG
	FD	FLOOR DRAIN
		SLOPE DOWN IN DIRECTION OF ARROW
	WHA	WATER HAMMER ARRESTOR
	CO	CLEANOUT
	WCO	WALL CLEANOUT
	(E)	EXISTING LINE
	SS	ABOVE FLOOR SANITARY SEWER PIPING
	SS	BELOW FLOOR SANITARY SEWER PIPING
	V	VENT PIPING (SANITARY)
	CW	DOMESTIC COLD WATER SUPPLY PIPING
	HW	DOMESTIC HOT WATER SUPPLY PIPING
	TP	TRAP PRIMER PIPING
		RISER UP (ELBOW)
		RISER DOWN (ELBOW)
		RISE OR DROP
		BRANCH-SIDE CONNECTION
		BRANCH-TOP CONNECTION
		BRANCH-BOTTOM CONNECTION
	VTR	VENT THRU ROOF
		SECTION NO. SHEET TAG
		DRAWING NO. DETAIL TAG
		EQUIPMENT TYPE EQUIPMENT TAG
		EQUIPMENT NUMBER EQUIPMENT TAG
		KEY NOTE TAG

GENERAL NOTES

- CONTRACTOR SHALL PAY AND OBTAIN FOR ALL REQUIRED UTILITY SERVICES, INSPECTIONS AND PERMITS.
- ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA PLUMBING CODE.
- PRIOR TO BIDDING, THE CONTRACTOR SHALL OBTAIN COPY OF THE PLANS AND SPECIFICATIONS AND EXAMINE THEM. ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT AND/OR ENGINEER, IN WRITING, BEFORE BIDS ARE SUBMITTED. NO ALLOWANCE WILL BE MADE FOR FAILURE TO SUBMIT DISCREPANCIES TO THE ARCHITECT AND/OR ENGINEER.
- PRIOR TO START OF CONSTRUCTION WORK, PLUMBING CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWING IN ADEQUATE DETAIL FOR REVIEW AND APPROVAL BY THE ARCHITECT AND/OR ENGINEER.
- CONTRACTOR SHALL CLOSELY COORDINATE WORK WITH ALL TRADES.
- VERTICAL AND HORIZONTAL OFFSETS SHOWN IN PIPES INDICATE THE GENERAL RELATIONSHIP OF THE SYSTEMS. PROVIDE ADDITIONAL OFFSETS SIMILAR TO THOSE SHOWN AS REQUIRED TO SUIT CONSTRUCTION AND WORK DONE BY OTHER TRADES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
- ALL VALVES, CONTROLS, ETC. SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. PROVIDE ADEQUATELY SIZED ACCESS DOORS WHERE REQUIRED.
- EXAMINE ARCHITECTURAL DRAWINGS TO ENSURE THAT ALL PIPING CROSSING FIRE AND/OR SMOKE SEPARATION CONSTRUCTION SHALL BE SEALED WITH UL LISTED ASSEMBLIES.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.
- OFFSET VENTS AT ROOF AS REQUIRED TO MAINTAIN 10 FEET SEPARATION FROM ANY AIR INTAKE, DOORS, OPERABLE WINDOWS AND TERRACES. COMBINE ALL VENTS IN PROXIMITY IN ATTIC SPACE TO MINIMIZE ROOF PENETRATIONS.
- PROVIDE 3/8 INCH COLD WATER SUPPLY TO ICE MAKER BOXES/REFRIGERATOR FROM KITCHEN SINK COLD WATER SUPPLY, WHEN REQUIRED. PROVIDE 3/8 INCH HOT WATER SUPPLY TO DISHWASHER FROM KITCHEN SINK HOT WATER SUPPLY. SUPPLY PIPES SHALL BE COMPLETE WITH SHUTOFF VALVE AND WATER HAMMER ARRESTOR, WHERE REQUIRED BY UPC.
- HORIZONTAL SANITARY SEWER PIPES SHALL HAVE 1/4" PER FOOT MINIMUM SLOPE OR 2% MINIMUM FLOW TOWARDS THE DISPOSAL AREA.
- ALL HOSE BIBBS SHALL BE PROVIDED WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
- ALL WATER AND DRAINAGE PIPING SYSTEMS SHALL BE INSTALLED WITH ACOUSTICAL ISOLATORS AND SHALL BE ISOLATED FROM ANY STRUCTURAL MEMBERS, WALL SECTIONS OR OTHER MATERIALS THAT COULD TRANSMIT SOUND TO THE OCCUPIED AREAS.
- PIPING PENETRATIONS OF STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND MUST BE COORDINATED WITH THE TRADES INVOLVED BEFORE MAKING THE PENETRATIONS.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SPACING COORDINATION OF WOOD FRAMING AND SPECIAL CONDITIONS REQUIRED FOR INSTALLATION OF PLUMBING WORK. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR OBSTRUCTIONS.
- ALL PIPING ON PLANS IS TYPICALLY SHOWN CONCEALED IN CEILING OR PLUMBING WALLS. RISERS AND OFFSETS SHALL BE CONCEALED IN WALLS OR CEILING UNLESS OTHERWISE NOTED.
- EACH PLUMBER USING A TORCH TO SWEAT PIPE JOINT SHALL HAVE ACCESS TO 2A RATED FIRE EXTINGUISHER AT WORK AREA AND SHALL FIRE WATCH FOR 1/2-HOUR AFTER USE, IN COMPLIANCE WITH THE UNIFORM FIRE CODE (UFC).
- ALL PIPING PENETRATING CONCRETE FLOOR OR WALL MUST BE PROVIDED WITH SLEEVE TO PREVENT PIPE BREAKAGE.
- FURNISH AND INSTALL ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH IS NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.
- FOR EXACT LOCATIONS OF PLUMBING FIXTURES, FLOOR DRAINS, DOWNSPOUT AND HOSE BIBBS, SEE ARCHITECTURAL DRAWINGS AND DETAILS.
- KEEP ALL PLUMBING PIPING AS HIGH AS POSSIBLE TO STRUCTURE ABOVE AND OFFSET AS REQUIRED.
- FOR ANY CONFLICT IN THE DRAWINGS AND/OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL APPLY. ANY SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO THE CONSTRUCTION OF SUCH ITEMS.
- ALL PIPING PENETRATIONS SHALL BE "UL LISTED THROUGH PENETRATION FIRE STOP SYSTEM" PENETRATING A RATED WALL.
- COORDINATE ROUGH-IN OF ALL WORK WITH EQUIPMENT/FIXTURE REQUIREMENTS AND OTHER TRADES.
- ALL PLUMBING EQUIPMENT SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE.
- INSTALL ACCESS PANELS IN ALL NON-ACCESSIBLE CEILINGS AND WALLS FOR ACCESS TO VALVES, CLEANOUTS AND OTHER MAINTENANCE ITEMS. REFER TO ARCHITECTURAL PLANS FOR TYPE OF CEILINGS AND WALLS. INSTALL FIRE RATED ACCESS PANELS IN FIRE RATED CEILING AND WALLS. SEE ARCHITECTURAL SPECIFICATIONS FOR ACCESS PANELS. COORDINATE WITH GENERAL CONTRACTOR FOR LOCATIONS OF ACCESS PANELS.
- WHERE MAIN PIPE SIZE IS NOT INDICATED BETWEEN BRANCH CONNECTIONS IN THE DRAWING, THE PIPE SIZE SHALL BE OF THE LARGER PRECEDING PIPE SIZE.
- ALL VALVES AND ACCESSORIES SHALL BE FULL LINE SIZE. PROVIDE ALL NECESSARY UNIONS, REDUCERS AND STOPS AS REQUIRED WHEN CONNECTING TO EACH FIXTURE AND/OR EQUIPMENT.
- PROVIDE CLEANOUTS ON DRAINAGE LINES IN ACCORDANCE WITH THE PLUMBING CODE AND AS INDICATED ON THE DRAWINGS.
- PROVIDE DEEP SEAL TRAPS ON ALL FLOOR DRAINS.
- PROVIDE INDIVIDUAL SHUT-OFF VALVE/SUPPLY STOP TO ALL PLUMBING FIXTURES AND EQUIPMENT.
- ALL PIPING IN CONCRETE FOUNDATIONS, AND WALLS, INCLUDING BLOCK WALLS SHALL BE FULLY INSULATED TO ISOLATE PIPING FROM CONCRETE.
- ALL PLUMBING FIXTURES AND PIPING SHALL BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY AND PROPERLY LABELED PER CPC SECTION 301.1.1.
- ALL WATER CLOSETS SHALL HAVE A MAXIMUM OF 1.6 GPF. 2013 CPC SECTION 403.2.
- ALL DOMESTIC WATER VALVES UP TO AND INCLUDING 2" SIZE SHALL BE BRASS OR OTHER APPROVED MATERIALS. EACH GATE VALVE SHALL BE A FULL-WAY TYPE WITH WORKING PARTS OF NON-CORROSIVE MATERIAL PER CPC 605.1.
- REMOVE AND DISPOSE OFF FROM SITE ALL ITEMS CALLED OUT TO BE REMOVED OR DEMOLISHED IN DRAWINGS.

SHEET INDEX

P0.0	GENERAL NOTES, SYMBOLS, & ABBREVIATIONS
P1.0	PLUMBING SCHEDULES
P2.0	SANITARY SEWER PLAN AND DETAILS
P2.1	PLUMBING FLOOR PLAN
P2.2	FIRE SPRINKLER PLAN



BELDEN Consulting Engineers 5860 W. Las Positas Boulevard, Suite 15 Pleasanton, California 94588 phone: (925) 621-5300 fax: (925) 474-2159 belden@beldeninc.com 12129-JM	No.	Date	Revision	By	WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT GENERAL NOTES, SYMBOLS AND ABBREVIATIONS CITY OF Fremont COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE	Scale:	AS NOTED
		09/16/15	FIRST PLAN CHECK	RJS		Date:	09/01/2017
		10/17/16	THIRD CYCLE PLAN CHECK	RJS		Project No.:	8777 (PWC)
		09/01/17	PLAN CHECK	RJS		CAD File:	12129P0.0.dwg
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PLUMBING FIXTURES SCHEDULE

TAG	DESCRIPTION	MANUFACTURER/ MODEL NO.	SPECIFICATIONS	MIN PIPE SIZE CONNECTIONS, IN				REMARKS
				WASTE	VENT	CW	HW	
WC-1	WATER CLOSET	ACORN PENAL-WARE 1675 SERIES	WALL MOUNT BLOWOUT JET TOILET FIXTURE WITH CONCEALED SUPPLY, 14 GA 304 SS WELDED ONE-PIECE CONSTRUCTION, INTEGRAL ELONGATED SEAT, VANDAL RESISTANT, 1.6 GPF, AND CARRIER. FIELD VERIFY PRIOR TO ORDERING.	3"	2"	1-1/4"		PROVIDE CONCEALED 1.6 GPF FLUSHOMETER VALVE ZURN AQUASENSE ZEMS6140AV HARDWIRED SENSOR FLUSH VALVE WITH PUSHBUTTON OVER RIDE, VACUUM BREAKER, SPUD COUPLING AND FLANGE FOR BACK SPUD CONNECTION. ELECTRICAL J-BOX BY ELECTRICAL DIVISION.
WC-2	WATER CLOSET ADA (MOUNT AT ADA HEIGHT)	ACORN PENAL-WARE 1675 SERIES	SAME AS WC-1 EXCEPT MOUNT AT ADA HEIGHT.	3"	2"	1-1/4"		
UR-2	URINAL ADA	ACORN DURA-WARE 2158 URINAL - ADA	WALL OUTLET SIPHON JET TOILET FIXTURE WITH CONCEALED SUPPLY, 18 GA 304 SS WELDED ONE-PIECE CONSTRUCTION WITH 16 GA SS BOWL, VANDAL RESISTANT. FURNISH WITH ANCHOR AND CONCEALED 0.5 GPF LOW CONSUMPTION FLUSH VALVE. FIELD VERIFY PRIOR TO ORDERING. 17" ADA MOUNTING HEIGHT.	2"	1-1/2"	1"		PROVIDE CONCEALED URINAL FLUSHOMETER VALVE ZURN AQUASENSE ZEMS6195AV HARDWIRED SENSOR FLUSH VALVE WITH PUSHBUTTON OVER RIDE, VACUUM BREAKER, SPUD COUPLING AND FLANGE FOR BACK SPUD CONNECTION. ELECTRICAL J-BOX BY ELECTRICAL DIVISION.
LAV-1	WALL HUNG LAVATORY	METCRAFT 5680 ACORN 1682LRB	SINGLE PIECE 14 GA 304 SS VANDAL RESISTANT LAVATORY WITH 4" BACKSPASH AND A775 SS ANGLE BRACES. PROVIDE WITH SINGLE TEMPERATURE VALVE AND SPOUT. FURNISH WITH QUARTER TURN STOPS. ADA COMPLIANT. ALTERNATE: ACORN MERIDIAN 3701-1 SERIES ADA.	2"	1-1/2"	1/2"		PROVIDE (MH-2) EEMAX THERMOSTATIC ELECTRIC TANKLESS WATER HEATER MODEL EX55T ML LOCATED IN UTILITY CHASE 5.5 KW, 240V, 23A, 75 DEG F RISE AT 0.5 GPM
KS-1	KITCHEN SINK	ELKAY GECR3321-ADA DOUBLE BOWL SINK	SELF RIMMING COUNTER 4-HOLE FAUCET. INDIVIDUAL BOWL SIZE 14" X 15-3/4" X 5-3/8" DEEP 20 GA. S.S. POLISHED CHROME FINISH WITH SINK STRAINER, 2" TRAP. FAUCET KOHLER FORTE MODEL K 10412 SINGLE HANDLE KITCHEN FAUCET, 9-1/16" SWING SPOUT REACH, LEVER STYLE ADA HANDLE, 1 GPM AERATOR, MATCHING FINISH SIDESPRAY, QUARTER-TURN STOPS AND FLEXIBLE SUPPLIES.	2"	1-1/2"	1/2"	1/2"	PROVIDE (EWH-1) AMERICAN MODEL E61-08U-017SV ELECTRIC WATER HEATER 6 GALLON, 1500W 120 V 12.5A, 7.5 GPH AT 90 DEG F RISE 1/4" DIAMETER X 17" HIGH WT=80# PROVIDE WITH T&P AND DRAIN SEPARATELY PIPED TO EXTERIOR OF BUILDING AND TERMINATED 6" ABOVE GRADE. TERMINATE COMMON WATER HEATER DRAIN AND DRAIN PAN BELOW THE T&P DRAIN. PROVIDE QUICK STAND #40-SWH-P-WM WALL SUPPORT WITH DRAIN PAN AND #GS-50-D WATER HEATER RESTRAINTS.
DF-1	DRINKING FOUNTAIN EXTERIOR	ELKAY BARRIER FREE WALL MOUNT DRINKING FOUNTAIN MODEL EHWMT7C	TWO LEVEL WALL MOUNTED DRINKING FOUNTAIN, 14 GA 304 SS, NSF/ANSI 61, AB 1983 COMPLIANT, ADA COMPLIANT, VANDAL RESISTANT BUBBLER, FULLY ASSEMBLED FRONT PUSH BUTTONS, FLOW REGULATOR. FURNISH WITH TRAP AND STOPS. FURNISH WITH VANDAL PROOF MOUNTING FRAME AND ACCESS PANEL.	2"	1-1/4"	1/2"		
TP-1	TRAP PRIMER	PPS PRIME RITE #PR-500	CORROSION RESISTANT BRASS TRAP PRIMER, AUTOMATICALLY ADJUSTS TO LINE PRESSURE.				1/2"	

PIPING MATERIAL SCHEDULE

PIPE	NO-HUB CAST IRON	DWV COPPER	TYPE "K" COPPER	TYPE "L" COPPER	TYPE "M" COPPER	SCH 40 BLACK STEEL	SCH. 40 GALVANIZED STEEL	REMARKS
SANITARY SEWER	X							
HOT WATER				X				
COLD WATER			X UNDERGROUND	X ABOVEGROUND				USE TYPE "K" FOR UNDERGROUND
VENT	X	X						
CONDENSATE					X NON PRESSURE			

NOTES:
 1. SUSPENDED PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED THOSE SHOWN IN CPC TABLE 3-2.
 2. HANGER ROD SIZES SHALL BE NO SMALLER THAN THOSE SHOWN IN CPC TABLE 3-1.

ELECTRIC HOT WATER STORAGE HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	CAPACITY (KW)	STORAGE GALS	GPH RECOVERY @ 90 DEG F RISE	DIMENSIONS (DIA. X HEIGHT) INCHES	LWT (° F)	WEIGHT (LBS)	ELECTRICAL			REMARKS
									AMP	V	PH	
EWH-1	AMERICAN WATER HEATER	E61-08U-017SV	1.5	6	7.5	14" X 17" HIGH	120	80	12.5	120	1	

NOTES:
 1. PROVIDE T&P VALVE, DRAIN VALVE, ANODE ROD, BUILT-IN ELECTRICAL J-BOX, HIGH LIMIT CONTROL THERMOSTAT, WATER HEATER WALL SUPPORT AND SEISMIC STRAPS. UL LISTED.

INSTANTANEOUS WATER HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	INPUT (KW)	TEMP RISE (DEG F)	FLOWRATE (GPM)	ELECTRICAL		REMARKS
						AMP	V	
IWH-2	EEMAX	EX55T	5.5	75.00	0.5	23	240	

NOTES:

DRAINS AND CLEANOUT SCHEDULE

TAG	MANUFACTURER	MODEL NO.	STRAINER/ COVER TYPE	REMARKS
FD-1 / FLOOR DRAIN	JR Smith	2005Y-U-NB	5" ADJUSTABLE ROUND TOP, NICKEL BRONZE STRAINER HEAD	DUCO CAST IRON BODY WITH FLASHING COLLAR AND ADJUSTABLE STRAINER HEAD, HINGED GRATE, VANDAL PROOF SCREWS.
FCO / FLOOR CLEANOUT	JR Smith	4422	5-1/2" ROUND PRIME COATED STEEL	CAST IRON IRON SPIGOT FERRULE WITH CAST BRONZE TAPER THREADED PLUG. SS ROUND COVER, VANDAL PROOF SCREWS.
WCO / WALL CLEANOUT	JR Smith	4021S-U	5-3/4" ROUND NICKEL BRONZE TOP	DUCO CAST IRON CLEANOUT WITH ROUND ADJUSTABLE SCORRIATED SECURE NICKEL BRONZE TOP. CLOSURE PLUG TYPE, VANDAL PROOF.

NOTES:
 1. PROVIDE FLOOR DRAIN WITH 1/2" TRAP PRIMER PIPE CONNECTION.
 2. SEE PLANS FOR MINIMUM TYPE SIZE CONNECTIONS.



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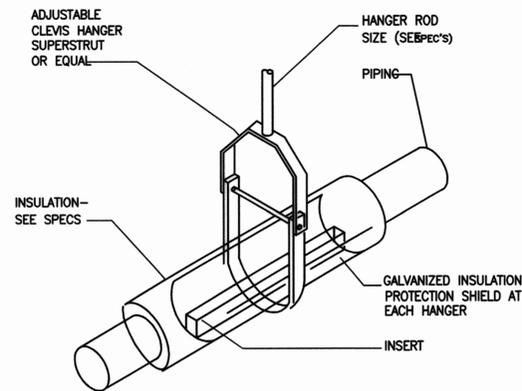
**WARM SPRINGS COMMUNITY PARK
 RESTROOM AND MEETING ROOM REPLACEMENT**

PLUMBING SCHEDULES

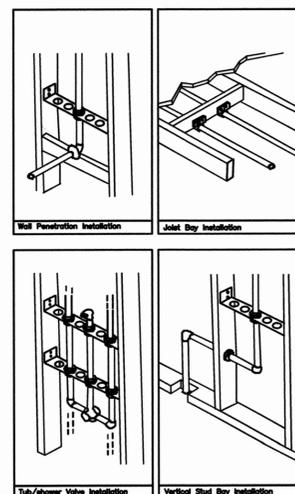
CITY OF Fremont
 COMMUNITY SERVICES DEPARTMENT
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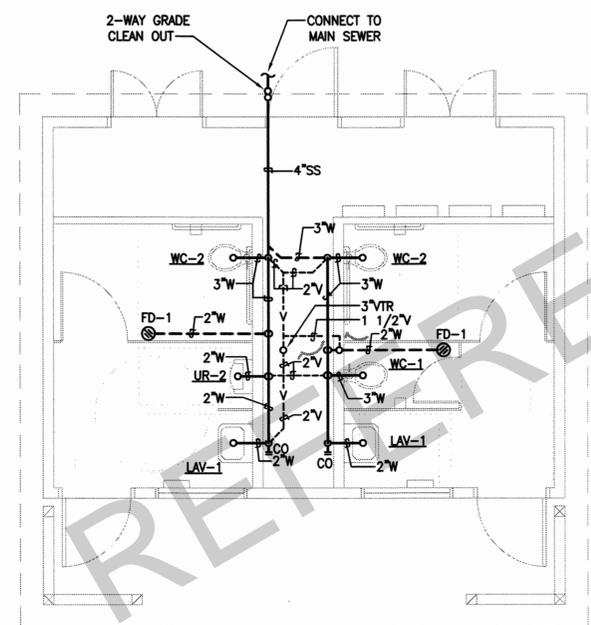


3 PIPE HANGER & INSULATION DETAIL
NO SCALE

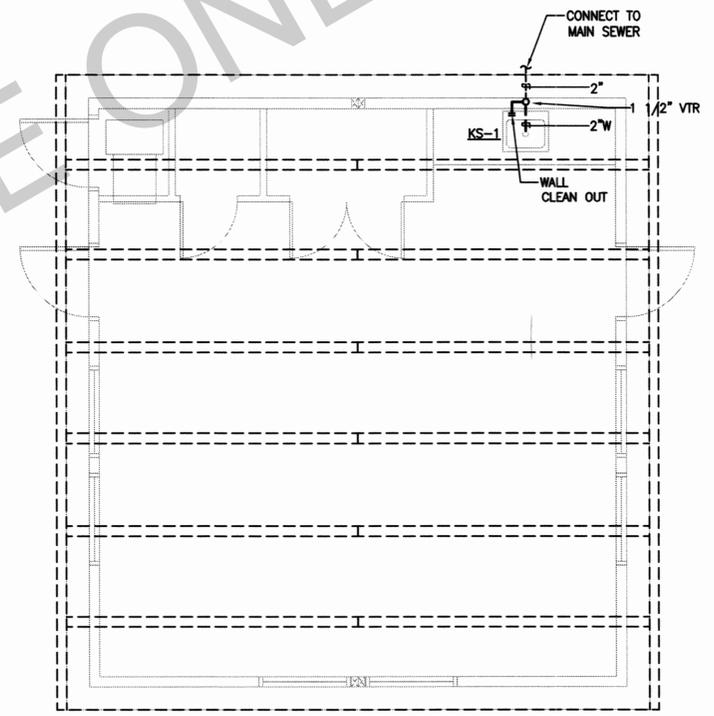


Acousto Plumb System Installation Examples
(Pipes 1" Diameter or less)

4 TYPICAL PIPE ACOUSTICAL ISOLATION DETAIL
NO SCALE



1 RESTROOM SANITARY SEWER PLAN
SCALE: 1/4" = 1'-0"



2 MEETING ROOM SANITARY SEWER PLAN
SCALE: 1/4" = 1'-0"

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 XREF: 12129P1.dwg Warm Springs\BMS-PP.dwg Warm Springs\BMS-PP-2.dwg



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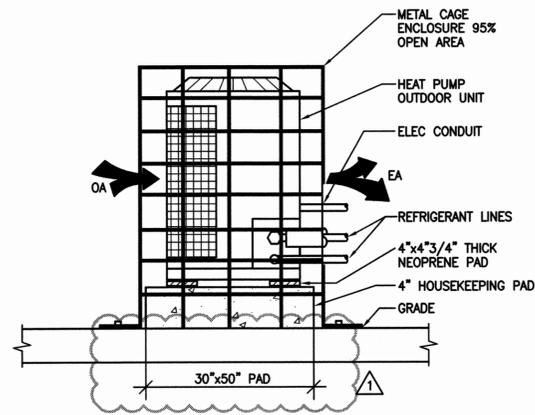
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4			
5			

WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT
SANITARY SEWER PLAN AND DETAILS

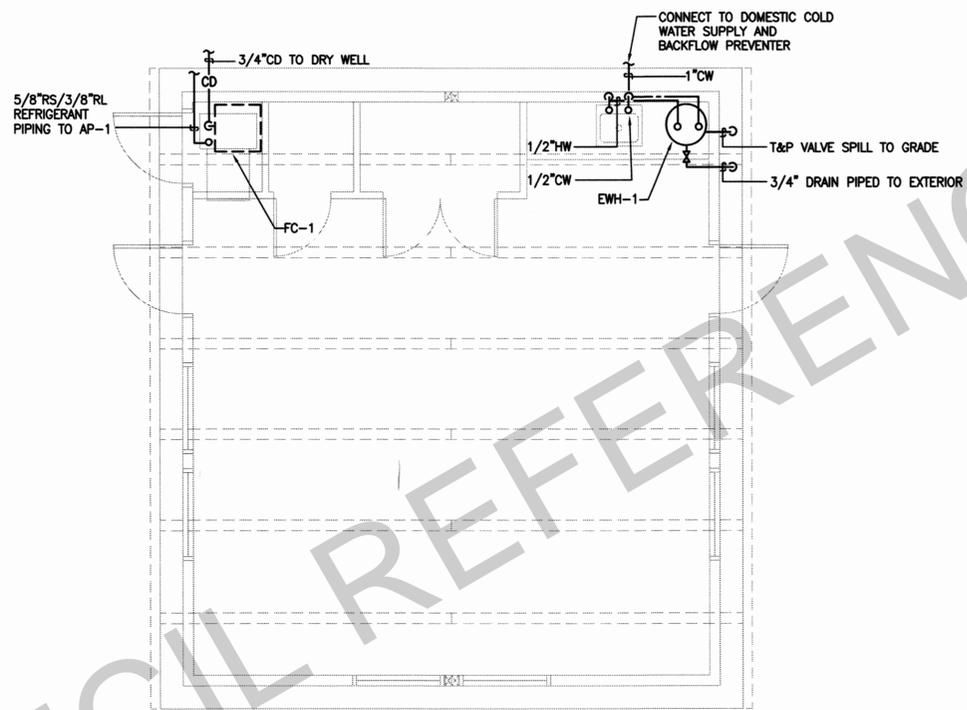
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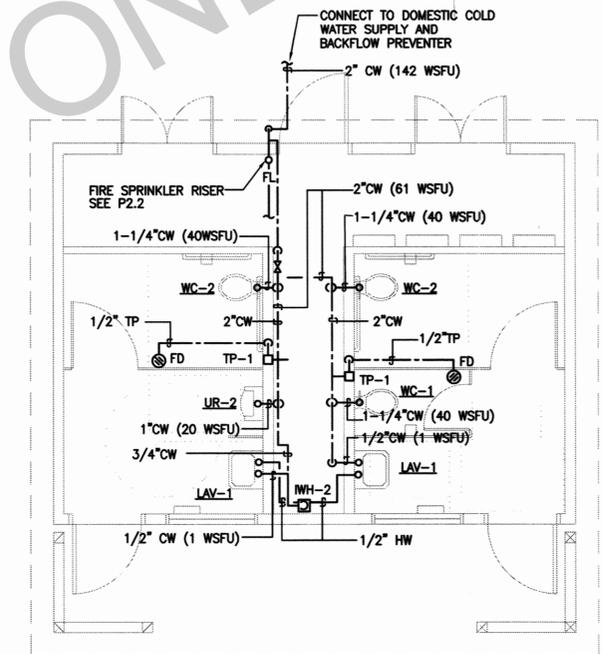
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3 HEAT PUMP (HP-1) OUTDOOR UNIT MOUNTING
NTS



2 MEETING ROOM PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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CITY COUNCIL REFERENCE ONLY



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12128-JM

No.	Date	Revision	By
1	09/16/15	FIRST PLAN CHECK	RJS
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT
 PLUMBING FLOOR PLAN AND DETAILS
COMMUNITY SERVICES DEPARTMENT
 LANDSCAPE ARCHITECTURE

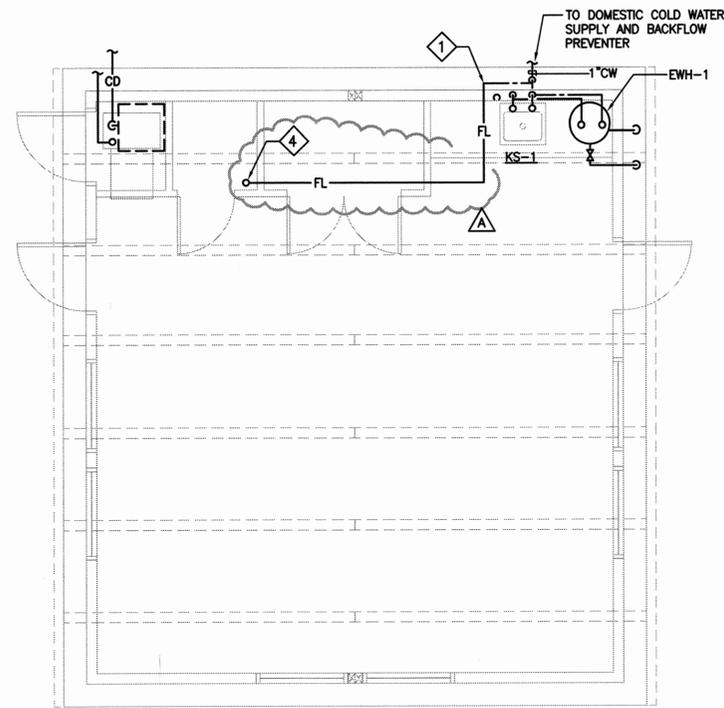
Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	AS NOTED
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12128P2.1.dwg
SHEET	43 OF 49
P2.1	

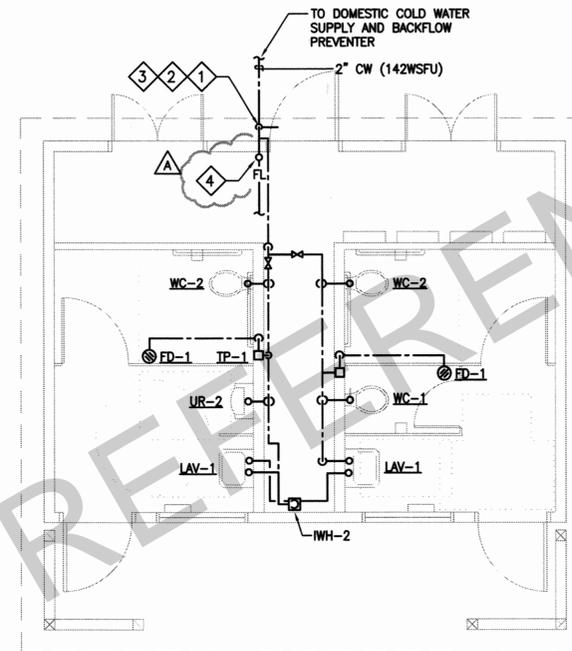
KEY NOTES

- 1 PROVIDE A HYDRAULICALLY DESIGNED FIRE PROTECTION SYSTEM PER NFPA 13 DESIGNED TO SUPPLY BOTH DOMESTIC AND FIRE FLOW REQUIREMENTS.
- 2 SUBMIT FIRE SUPPRESSION DESIGN DRAWINGS, PIPING SHOP DRAWINGS, HYDRAULIC CALCULATIONS, INCLUDING ALL MATERIALS AND DEVICES USED ON THE PROJECT TO THE FIRE MARSHALL OR AHJ FOR THE PURPOSE OF SECURING A FIRE SPRINKLER PROTECTION PERMIT.
- 3 OBTAIN FIRE FLOW INFORMATION AT THE SITE, ETC. AS REQUIRED TO DESIGN THE FIRE SPRINKLER SUPPRESSION SYSTEM.
- 4 FIRE SPRINKLER RISER LOCATED INSIDE UTILITY ROOM OR CLOSET TO PROTECT FROM VANDALISM AND TAMPERING.

DEFERRED SUBMITTAL BY
FIRE SPRINKLER CONTRACTOR



2 MEETING ROOM PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"



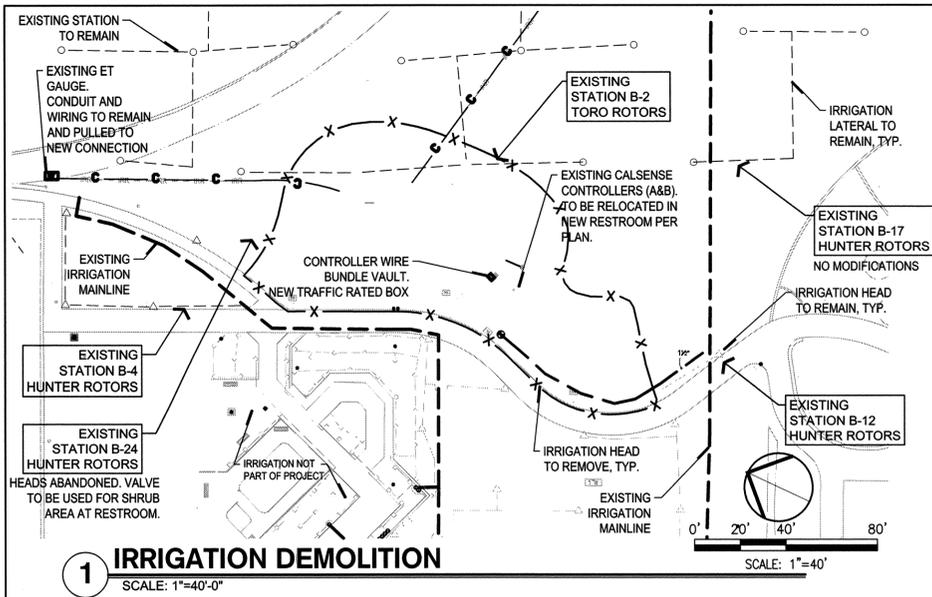
1 RESTROOMS PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'-0"

FILE: N:\Jobs\12129 City of Fremont Febri and Warm Springs Warm Springs\12129P2.dwg Nov 01, 2016 - 10:13am susana
 XREF: 12129Bldg Warm Springs\12129P2.dwg Warm Springs\12129P2.dwg Warm Springs\12129P2.dwg

CITY COUNCIL REFERENCE ONLY



BELDEN Consulting Engineers 5860 W. Las Positas Boulevard, Suite 115 Pleasanton, California 94588 phone: (925) 621-5300 fax: (925) 474-2159 belden@beldeninc.com 12129-JM	No.	Date	Revision	By	WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT FIRE SPRINKLER PLAN COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE	Scale:	AS NOTED
	1	09/16/15	FIRST PLAN CHECK	RJS		Date:	09/01/2017
	2	10/17/16	THIRD CYCLE PLAN CHECK	RJS		Project No.:	8777 (PWC)
	3	09/01/17	PLAN CHECK	RJS	CAD File:	12129P2.dwg	
					Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager
							SHEET 44 OF 49
							P2.2



1 IRRIGATION DEMOLITION
SCALE: 1"=40'-0"

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
⊙	Toro O-T-570Z-12P 10 Series	2	180	30	0.51	10'
⊙	Toro O-T-570Z-12P 10 Series	1	90	30	0.23	10'
⊙	Toro O-T-570Z-12P 12 Series	9	180	30	0.74	12'
⊙	Toro O-T-570Z-12P 12 Series	7	90	30	0.37	12'
⊙	Toro O-T-570Z-12P 12 Series	1	120	30	0.49	12'
⊙	Toro O-T-570Z-12P 15 Series	2	90	30	0.58	15'
☂	Rain Bird RWS-B-C-SOCK	6	360	20	0.25	1'
⊙	Hunter I-20-04-NCV Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle. Plastic Riser. Standard Nozzle.	3	35	1.7	33"	
⊙	Hunter I-20-04-NCV Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle. Plastic Riser. Standard Nozzle.	4	35	3.5	39"	
⊙	Hunter I-20-04-NCV Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle. Plastic Riser. Standard Nozzle.	2	35	7	41"	
⊙	Toro 640-02 Turf Rotor, 2-3/8" Pop-Up, Stainless Steel-Encased Nozzle. Commercial Applications. 1" Inlet, NPT Threaded. With Check-O-Matic Check Valve, and Adjustable Arc Trajectory.	2	40	6	47"	
⊙	Griswold 2000H 1" solenoid, normally closed remote control valve. cast iron and bronze material. npt end connection.	1				
A	Calsense ET 2000e (existing) (2) Two Existing wall-mounted irrigation controllers to be relocated per plan within building. Contractor to relocate splice box and reconnect stations. Installation per City park standard detail PSD IRR-3.	1				
B	Calsense ET 2000e (existing) (2) Two Existing wall-mounted irrigation controllers to be relocated per plan within building. Contractor to relocate splice box and reconnect stations. Installation per City park standard detail PSD IRR-3.	1				
R	Calsense Rain Bucket (existing) Existing pole-mounted rain bucket to be relocated per plan. Installation per City park standard detail PSD IRR-4.	1				
PX CW/CX	Wire Bundle (as indicated for future use) Spare control wire bundle for future use in junction box. P=pilot wires, C=common wires bundled. Coil wires in valve box, and run continuous wire back to controller. Label each wire with a plastic I.D. tag at the wire bundle and at the controller.	1				
POC 1 HT	Point of Connection 2" Point of connection #1 on existing valve B-24 lateral. Existing rotor heads to be connected to existing valves per plan. Contractor to adjust system accordingly.	1				
POC 2 HT	Point of Connection 2" Point of connection #2 on existing valve B-12 lateral. Existing rotor heads to be removed per plan. Contractor to adjust system accordingly.	1				
POC 3 HT	Point of Connection 2" Point of connection #3 on existing mainline. New valve connection for tree bubblers. Controller wires to be run accordingly.	1				
---	Irrigation Lateral Line: PVC Schedule 40 and Class 315 PVC Schedule 40 to 1-1/2", PVC Class 315 SDR 13.5 for pipes 2" and larger.	646.2 l.f.				
---	Irrigation Mainline: PVC Class 315 SDR 13.5	104.6 l.f.				
---	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Min. size 2x diameter of pipe being sleeved. Extend sleeves 18 inches beyond edges of paving or construction.	78 l.f.				
⊙	Valve Callout # → Valve Number → Valve Flow # → Valve Size					

IRRIGATION DEMOLITION NOTES

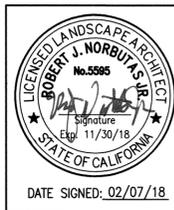
- COORDINATE WITH CITY OF FREMONT PARKS REPRESENTATIVE FOR LOCATIONS OF ALL GATE VALVES AND SHUT-OFF DEVICES PRIOR TO DEMOLITION.
- INFORMATION ON VALVES AND ZONES BASED ON SITE INSPECTION WITH CITY OF FREMONT PARKS DEPARTMENT. FOR ANY SITE QUESTIONS OR COORDINATION, CONTACT MARK MENNUCCI 510-494-4530, AND NOTIFY LANDSCAPE ARCHITECT.
- VALVES AND MAINLINES ARE NOT ACTUAL AND NEED TO BE CONFIRMED BY CONTRACTOR. CONTRACTOR SHALL PROTECT CONTROLLER WIRES FOR EXISTING VALVES TO REMAIN.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND IRRIGATE AREAS OF PLANT MATERIAL TO REMAIN. TEMPORARY IRRIGATION METHODS NEED TO BE DONE TO MAINTAIN HEALTH OF PLANTS UNTIL PERMANENT IRRIGATION SYSTEM IS INSTALLED.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANTS OF EQUAL VALUE, THAT DIE WITHIN A MODIFIED IRRIGATION ZONE.

IRRIGATION GENERAL NOTES

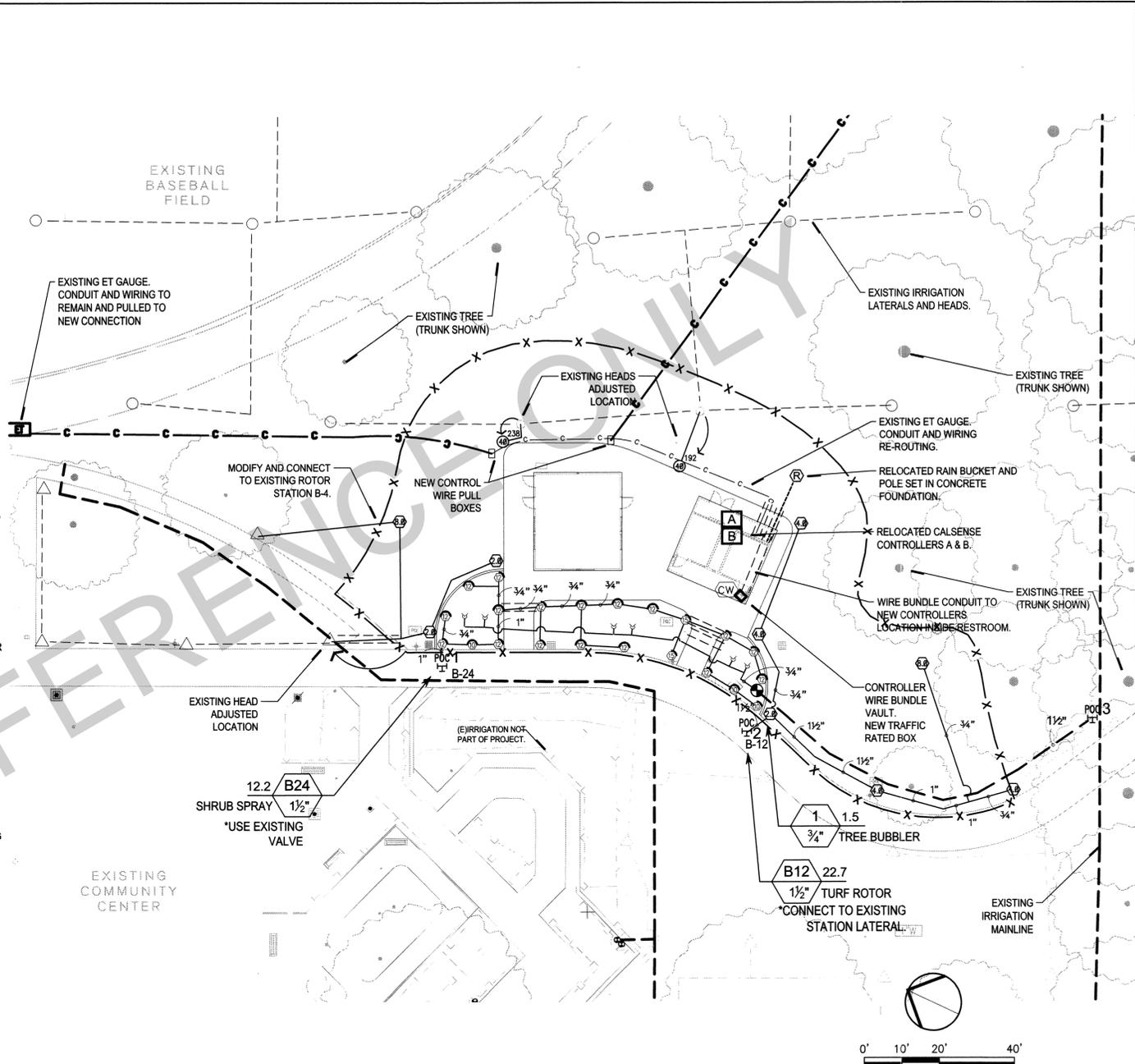
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF FREMONT STANDARDS.
- THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 40 PSI AND SCHEDULED FOR A MAXIMUM OF 50 GPM TO RUN AT A SINGLE TIME. CONTRACTOR SHALL COORDINATE SYSTEM FLOWS, AVAILABLE PRESSURE AND SCHEDULING WITH CITY OF FREMONT PARK SUPERINTENDENT.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. CONTRACTOR SHALL GUARANTEE 100% COVERAGE OF SYSTEM.
- EXISTING IRRIGATION CONTROLLER TO BE USED.
- SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" LONG, 6" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRE TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES. RUN WIRE FROM EACH REMOTE CONTROL VALVE TO THE CONTROLLER. ALL CONTROLLER WIRES TO BE INDEXED AT VALVES AND CONTROLLER.
- PLASTIC VALVE BOX LIDS TO BE T-STYLE NON-HINGED COVERS. BOX BODY SHALL HAVE KNOCK-OUTS WITH BOLT-DOWN LIDS.
- INSTALL NEW REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- THIS PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM AND PLANTING AND ARCHITECTURAL FEATURES.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO MINIMIZE OVERSPRAY ON TO WALKS, WALLS, FENCES, DRIVES, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- SEE DETAILS FOR COMMON TRENCHING REQUIREMENTS.
- ALL PVC SLEEVES UNDER PAVEMENT AND ROADWAYS TO BE SCH. 40. SLEEVES TO BE TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE THAT WILL PASS THROUGH SLEEVE.
- SUBSTITUTION FOR IRRIGATION EQUIPMENT SPECIFIED ON THE PLANS MAY BE DONE ONLY WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- PROVIDE A MINIMUM 24" COVER OVER ALL MAIN LINE PIPING AND 18" OVER ALL LATERAL LINES.
- THE IRRIGATION SUBCONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT IDENTIFIED IN THE DRAWINGS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. OTHERWISE, THE SUBCONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL WIRE CONNECTIONS TO BE MADE IN VALVE BOX WITH WATER TIGHT CONNECTORS PER THE MANUFACTURERS DIRECTIONS. WIRE SPLICES SHALL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. WIRE SPLICE LOCATIONS MUST BE INDICATED ON "AS-BUILTS" PER THE SPECIFICATIONS.
- ALL PIPE 2 1/2" AND SMALLER TO BE SOLVENT WELD AND ALL PIPE 3" AND OVER TO BE RING-TITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY.
- SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.

GENERAL NOTES

- EXISTING IRRIGATION LAYOUT IS DIAGRAMMATIC. CONTROLLERS, MAINLINE AND VALVE LOCATIONS NEED TO BE FIELD VERIFIED.
- CONTRACTOR SHALL VERIFY LOCATIONS AND PROTECT AS NECESSARY.
- CONTROLLERS C & D ARE LOCATED AT FABBRI BASEBALL FIELD.



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS



2 IRRIGATION LAYOUT
SCALE: 1"=20'-0"

NOTE:
1. EXISTING MASTER VALVE AND FLOW SENSOR WIRES MUST NOT BE CUT DURING CONSTRUCTION.
2. DEDICATED MASTER VALVE AND FLOW SENSOR WIRES SHALL BE BUNDLED AND ROLLED UP FROM OLD CONTROLLER BACK TO NEW JUNCTION BOX, AND RE-ROUTED THROUGH A DEDICATED CONDUIT TO NEW CONTROLLER LOCATIONS.
3. CONTRACTOR SHALL COORDINATE WITH CITY ALL LOCATIONS AND CONNECTIONS.

IRRIGATION CONTROL WIRES NOTE:
1. ALL IRRIGATION CONTROL WIRES SHALL BE CLEARLY MARKED TO DESIGNATE THE STATION EACH WIRE IS DEDICATED TO PRIOR TO REMOVAL OR CUTTING OF ANY IRRIGATION WIRING.
2. ALL IRRIGATION WIRING SHALL BE RE-INSTALLED ON THE APPROPRIATE STATION LUGS AND OPERATE IN THE SAME SEQUENCE AS EXISTED BEFORE CONSTRUCTION BEGAN.
3. CONTRACTOR SHALL COORDINATE WITH CITY ALL LOCATIONS AND CONNECTIONS.

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

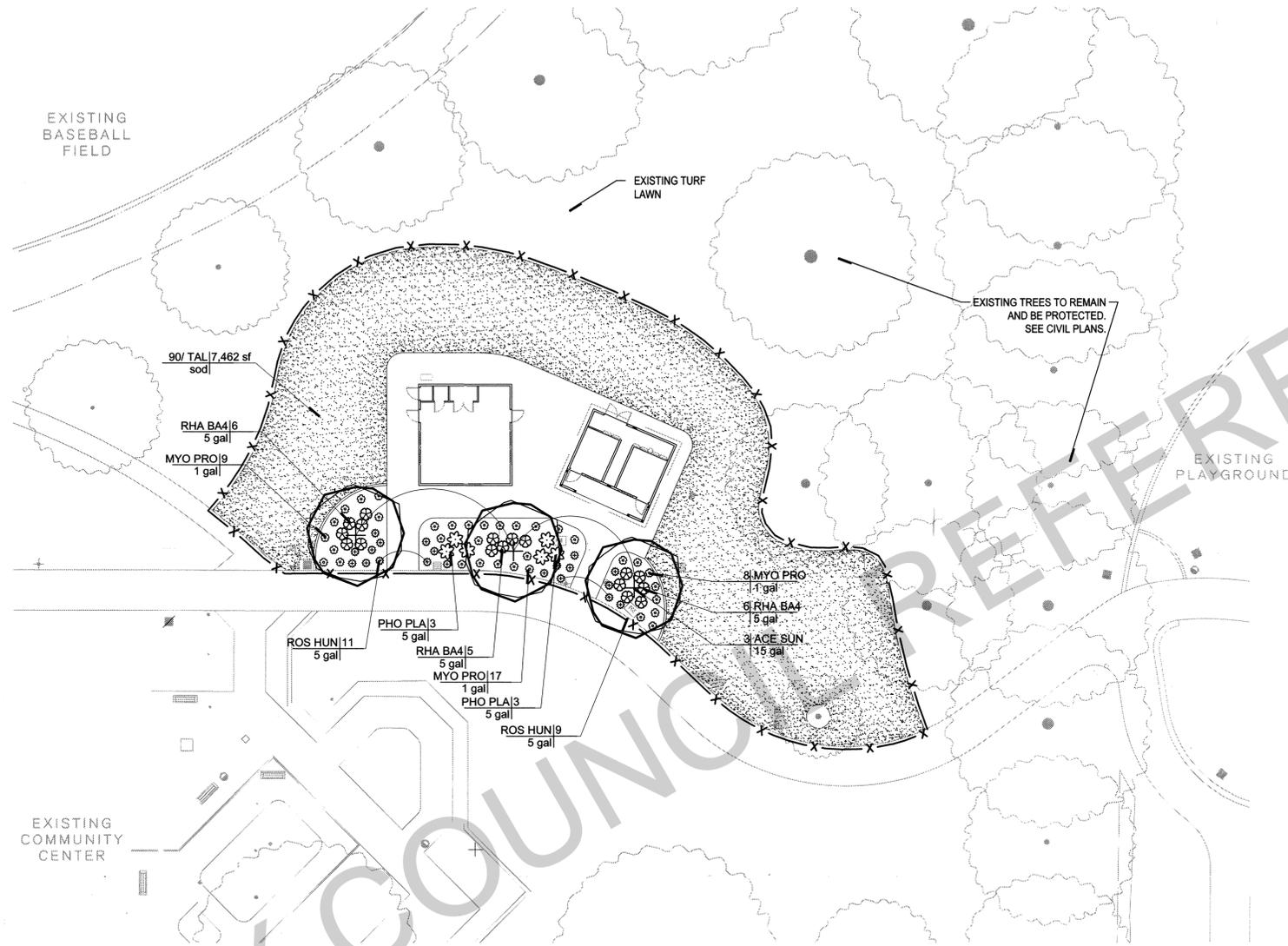
IRRIGATION PLAN

**CITY OF FREMONT
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE**

Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date
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Scale: SEE PLAN
Designed By: RJN
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-L1.X-L3.X.dwg
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L1.0



PLANT LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	ACE SUN	Acer rubrum 'Red Sunset' / Red Sunset Maple	15 gal	3	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	MYO PRO	Myoporum parvifolium 'Prostratum' / Myoporum	1 gal	34	
	PHO PLA	Phormium x 'Platt's Black' / New Zealand Flax	5 gal	6	
	RHA BA4	Raphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	5 gal	17	
	ROS HUN	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	5 gal	20	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	90' TAL	90/10 Tall Fescue / 90% Tall Fescue 10% Kentucky Bluegrass Delta Bluegrass 90/10 Tall Fescue or Pacific Sod Medallion Tall Fescue. Install blended to adjacent turf. Shovel-cut rings around existing trees (6 foot diameter minimum) and add bark.	sod		7,462 sf
	TREE TO REMAIN				

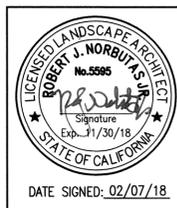
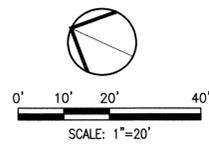
GENERAL PLANTING NOTES

- IF A DISCREPANCY BETWEEN THESE PLANS AND ACTUAL ON-SITE CONDITIONS OCCURS, THE LANDSCAPE SUBCONTRACTOR IS TO NOTIFY THE CITY IMMEDIATELY, BEFORE PROCEEDING WITH HIS WORK, FOR A DECISION.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF FREMONT STANDARDS.
- ALL PLANTS BROUGHT ONTO THE SITE SHALL BE WATERED AND PROTECTED FROM EXCESSIVE WIND, SUN, FROST, PHYSICAL DAMAGE AND THEFT UNTIL PLANTED.
- ALL ASPHALT, BASE COURSE AND OTHER DEBRIS ARE TO BE REMOVED COMPLETELY BELOW PLANTING AREAS TO NATIVE SOIL LEVEL.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE AT 2% MINIMUM IN PLANTING AREAS EXCEPT WHERE SHOWN.
- THE SUBCONTRACTOR SHALL FURNISH AND APPLY THE APPROPRIATE PRE-EMERGENT HERBICIDE AT RATES PRESCRIBED BY LAW AND THE MANUFACTURER'S RECOMMENDATIONS. 'SURFLAN 75W' IS RECOMMENDED FOR GROUND COVER AND SHRUB AREAS. ALL PRE-EMERGENT HERBICIDES SHALL BE APPLIED BY LICENSED OPERATORS UNDER FAVORABLE WEATHER CONDITIONS.
- ALL PLANTING AREAS SHALL BE ROTOTILLED (OR HAND CULTIVATED UNDER EXISTING TREES) TO A DEPTH OF 8". TAKE CARE NOT TO DAMAGE ROOTS. DO NOT DISTURB GROUND UNDER TREES WITHOUT DIRECTION FROM CITY.
- THE LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING A SOILS TEST FROM A SOIL TESTING LABORATORY, AND PROVIDE THE APPROPRIATE AMENDMENTS BASED ON THE TEST RESULTS. FOR PURPOSES OF BIDDING, THE FOLLOWING AMENDMENTS WILL BE USED (PER 1000 SQ. FT.):

4 YDS. NITROLIZED OR REDWOOD OR FIR BARK COMPOST
-200 LBS GRO-POWER PLUS
ROTOTILL AMENDMENTS TO A DEPTH OF 8" IN TWO DIRECTIONS.
- FINISH GRADE OF PLANTED AREAS TO BE ONE (1) INCH BELOW PAVING. WATER SOIL THOROUGHLY BEFORE PLANTING. ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY BEAR THE SAME RELATIONSHIP TO THE SURROUNDING FINISH GRADE AS THEY BORE TO THE SOIL LINE GRADE IN THE CONTAINER, UNLESS OTHERWISE NOTED.
- IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE OF ALL PLANTINGS, SUFFICIENT TO INSURE HEALTHY GROWTH.
- ALL SHRUBS AND TREES TO HAVE FERTILIZER PAKS (20-10-5), OR EQUAL SET AT MIDPOINT OF BACKFILL. QUANTITY ACCORDING TO THE MANUFACTURER'S DIRECTIONS.

1 GALLON	2 PAKS	36" BOX	12 PAKS
5 GALLON	3 PAKS	48" BOX	18 PAKS
15 GALLON	5 PAKS		
24" BOX	8 PAKS		
- COVER ALL PLANTING AREAS WITH A 3" DEPTH OF APPROVED BARK MULCH AFTER FINAL SHAPING OF SAUCERS AND DRESS OFF NEATLY.
- TREES ARE TO BE STAKED PER DETAIL.
- AN AUTOMATIC IRRIGATION SYSTEM IS TO BE PROVIDED TO WATER ALL PLANTING AREAS. LANDSCAPE CONTRACTOR IS TO PROVIDE ADEQUATE COVERAGE FOR ALL INDICATED PLANTING AREAS PRIOR TO PLANT INSTALLATION.

CITY COUNCIL REFERENCE



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

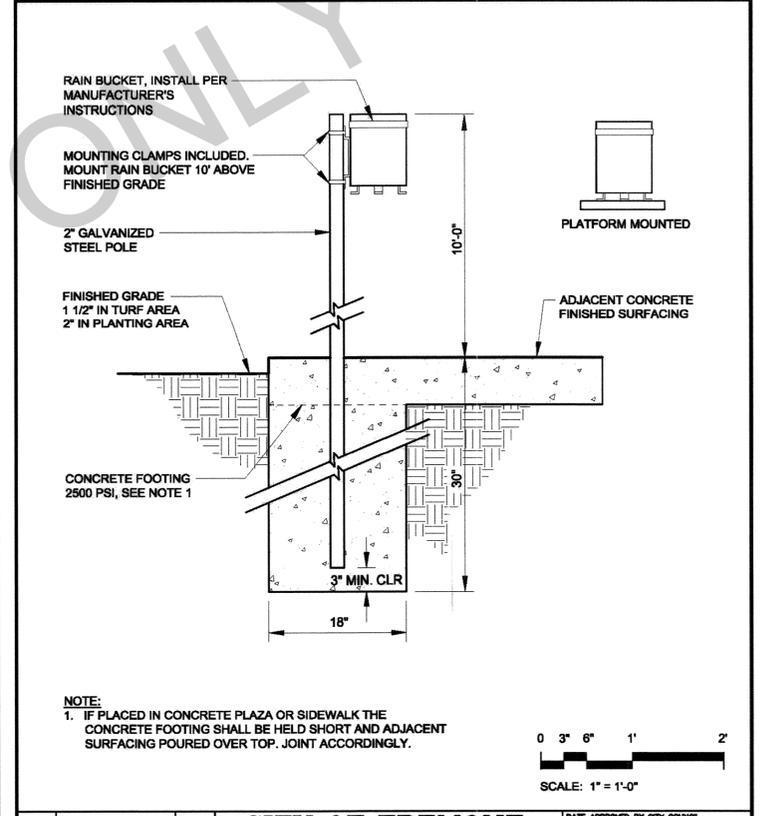
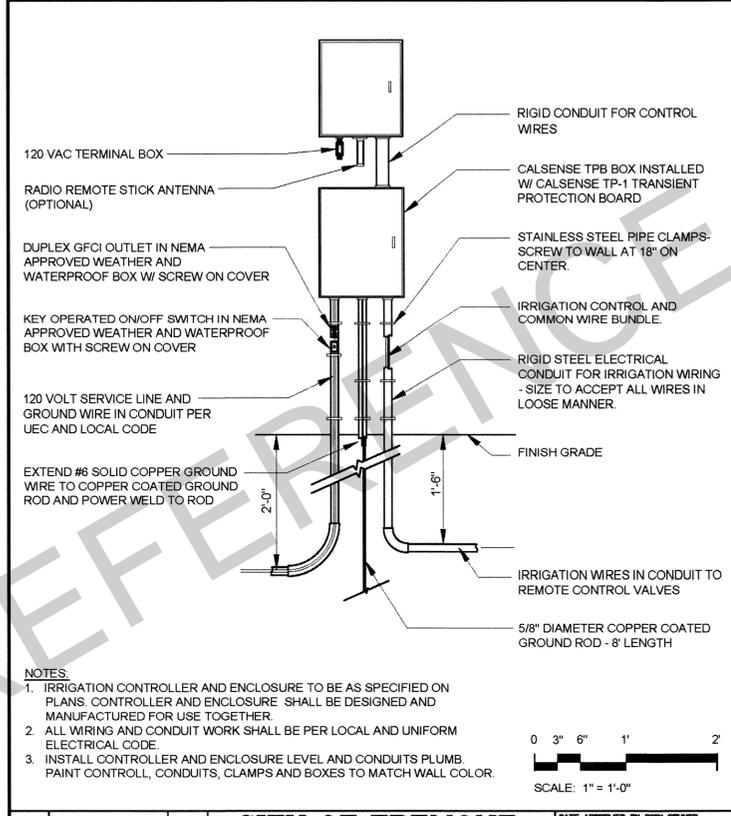
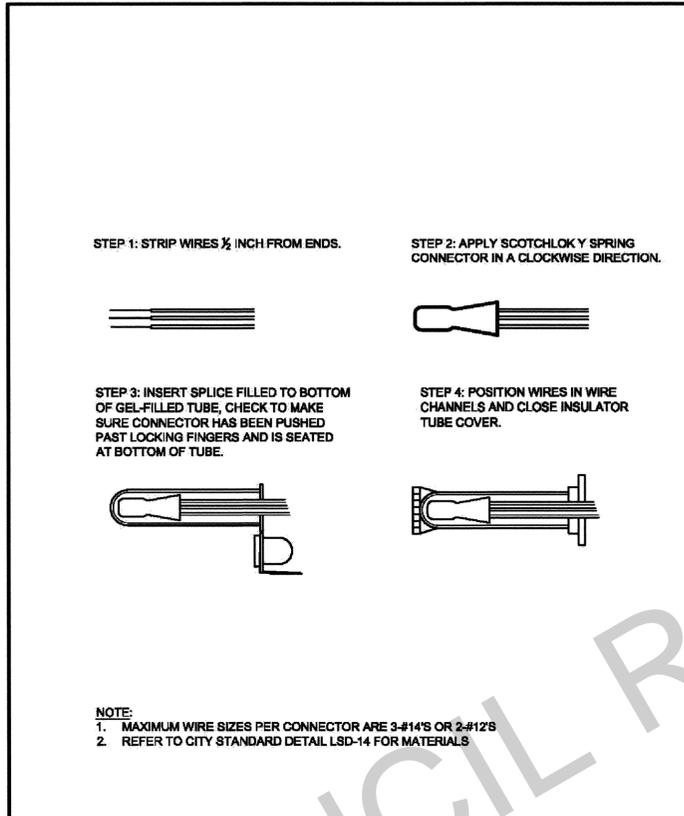
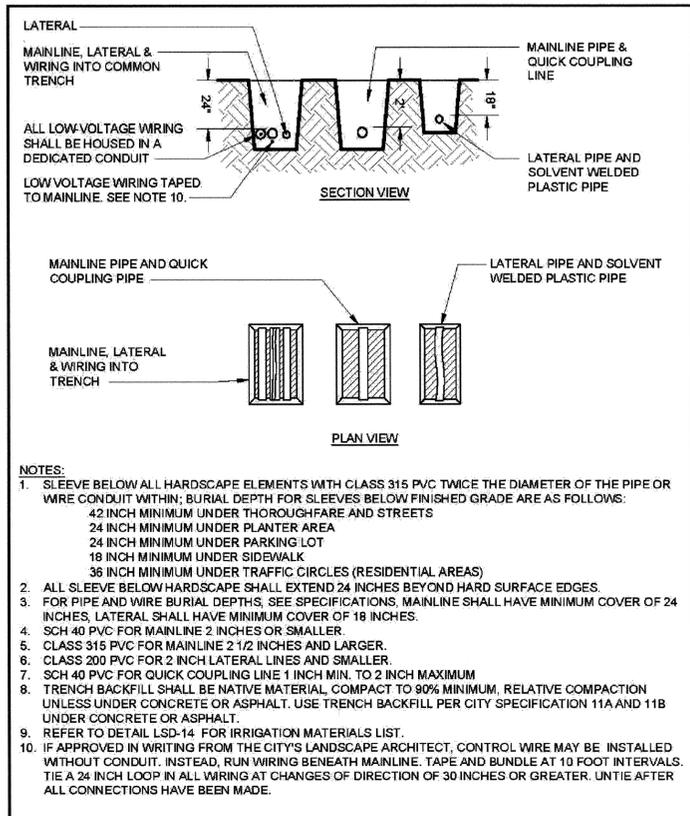
**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

PLANTING PLAN

**CITY OF FREMONT
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE**

Reviewed -- Associate Land. Arch.	Date	Recommended -- Project Manager	Date
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Scale: 1"=20'
Designed By: RJN
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-L1.X-L3.X.dwg
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L2.0

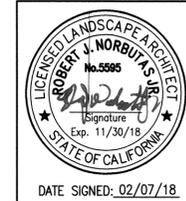


CITY OF FREMONT STANDARD DETAILS				DATE APPROVED BY CITY COUNCIL 12/13/11
CITY STANDARD IRRIGATION TRENCH				RESOLUTION NO. 2006-31
APPR	REVISED	DATE	CITY ENGINEER <i>Han Hoglea</i>	
FILE NO.	SCALE	DRAWN	CHECKED	DATE
LSD-18.DWG	1/4" = 1'-0"	AK/MM/PM	RER	DEC. 2011
DWG NO.	LSD-18		1 of 1	

CITY OF FREMONT STANDARD DETAILS				DATE APPROVED BY CITY COUNCIL 12/13/11
CITY STANDARD IRRIGATION WIRE SPLICE				RESOLUTION NO. 2006-31
APPR	REVISED	DATE	CITY ENGINEER <i>Han Hoglea</i>	
FILE NO.	SCALE	DRAWN	CHECKED	DATE
LSD-20.DWG	NONE	AK/MM/PM	RER	NOV. 2005
DWG NO.	LSD-20		1 of 1	

CITY OF FREMONT PARK STANDARD DETAILS				DATE APPROVED BY CITY COUNCIL December 13, 2011
CALSENSE CONTROLLER WALL MOUNTED				RESOLUTION NO. 2011-XX
APPR	REVISED	DATE	SENIOR LANDSCAPE ARCHITECT <i>[Signature]</i>	
FILE NO.	SCALE	DRAWN	CHECKED	DATE
PSD IRR-3.DWG	1" = 1'-0"	MAM	RER	05/15/2011
DWG NO.	PSD IRR-3		1 OF 1	

CITY OF FREMONT PARK STANDARD DETAILS				DATE APPROVED BY CITY COUNCIL December 13, 2011
CALSENSE RAIN BUCKET				RESOLUTION NO. 2011-65
APPR	REVISED	DATE	SENIOR LANDSCAPE ARCHITECT <i>[Signature]</i>	
FILE NO.	SCALE	DRAWN	CHECKED	DATE
PSD IRR-4.DWG	1" = 1'-0"	MAM	RER	05/15/2011
DWG NO.	PSD IRR-4		1 OF 1	



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
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**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

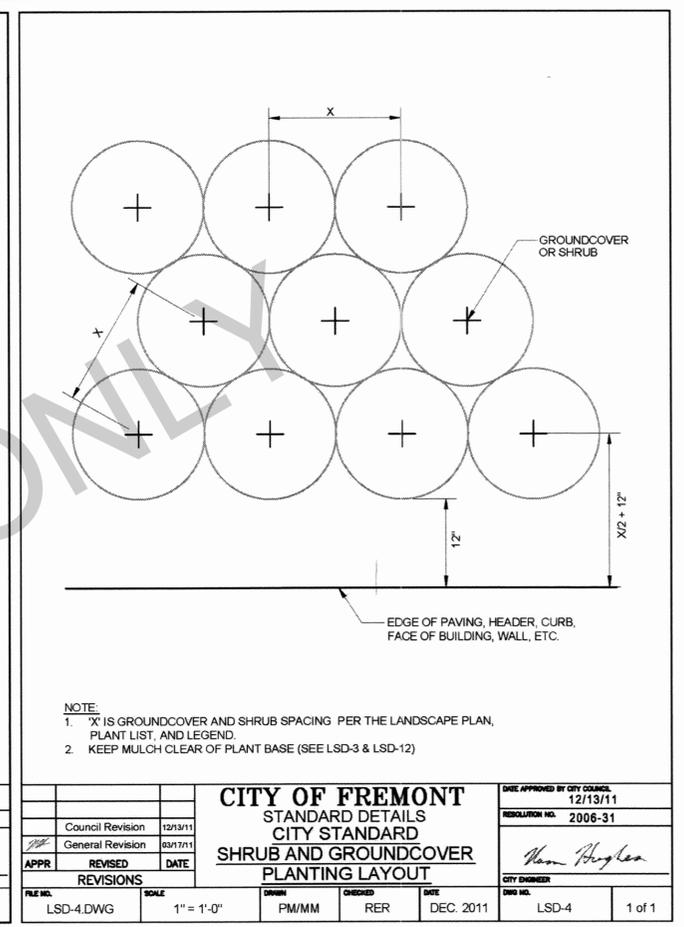
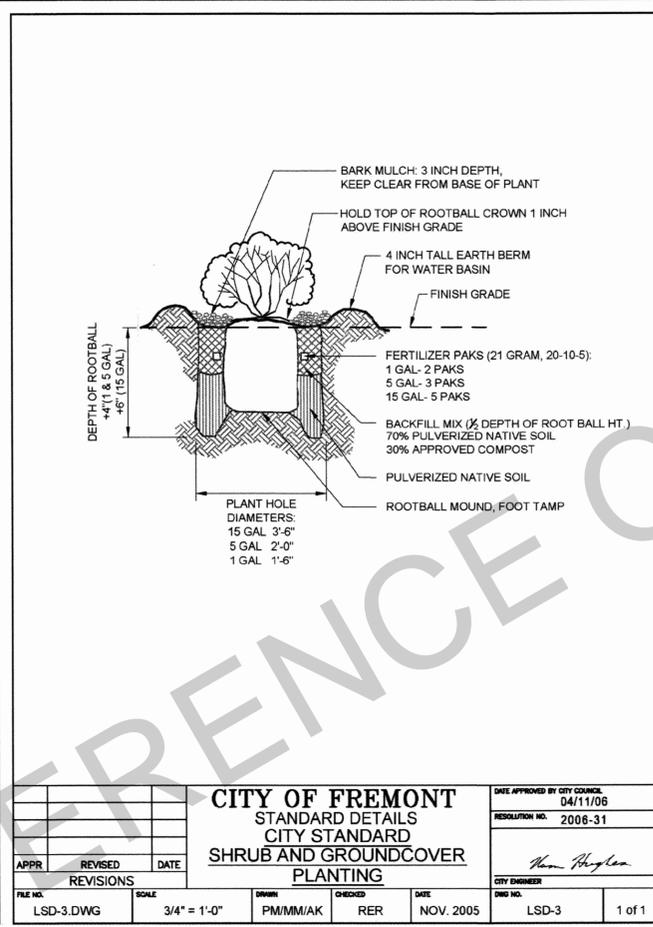
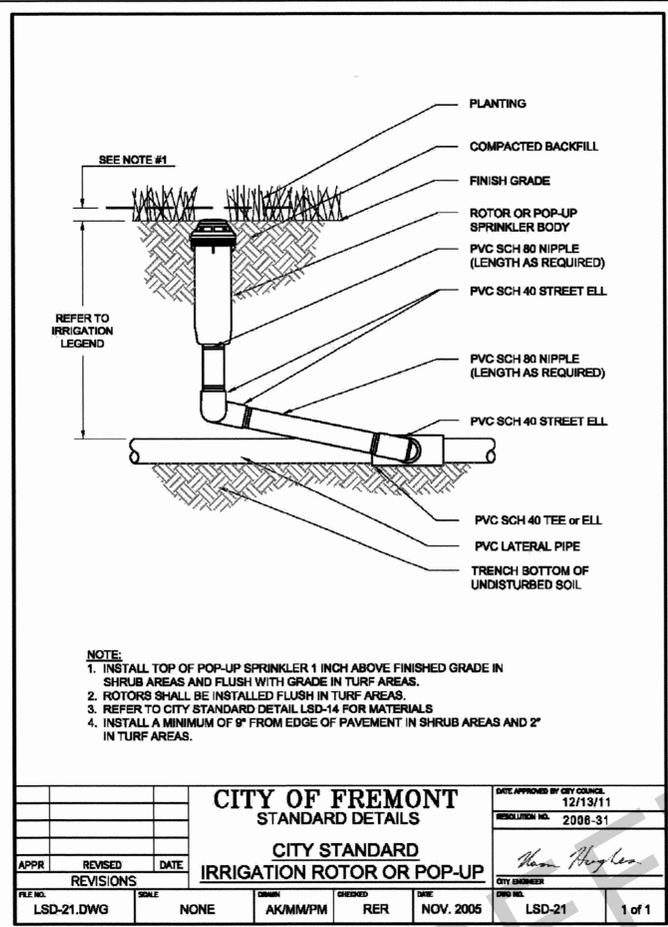
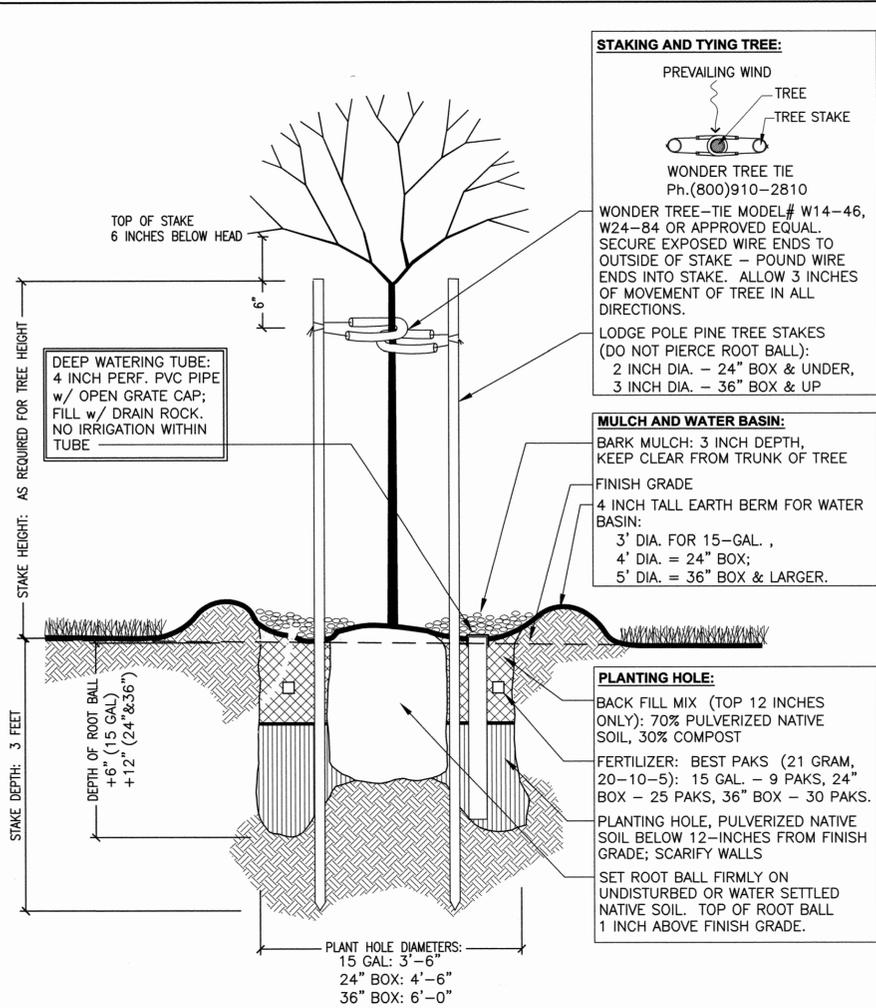
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Designed By: RJN
Drawn By: RJN
Date: 09/01/2017
Project No.: 8777 (PWC)
CAD File: 12304-L1.X-L3.X.dwg
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LANDSCAPE DETAILS I

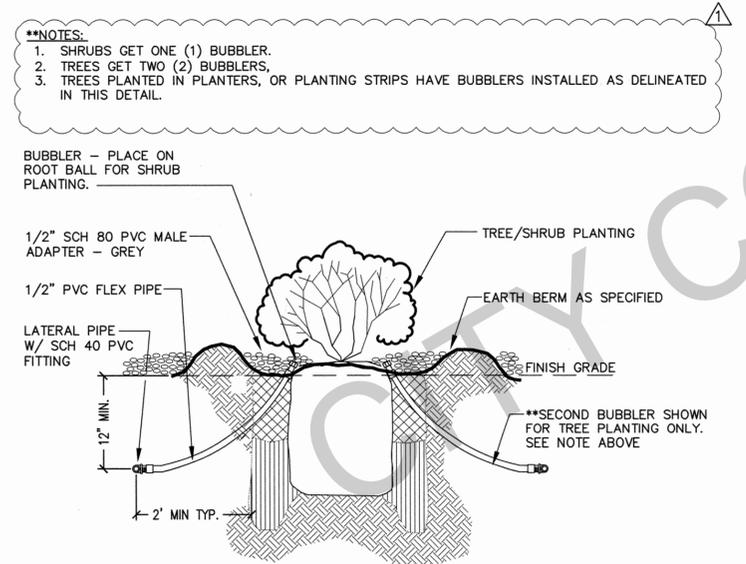
CITY OF FREMONT
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

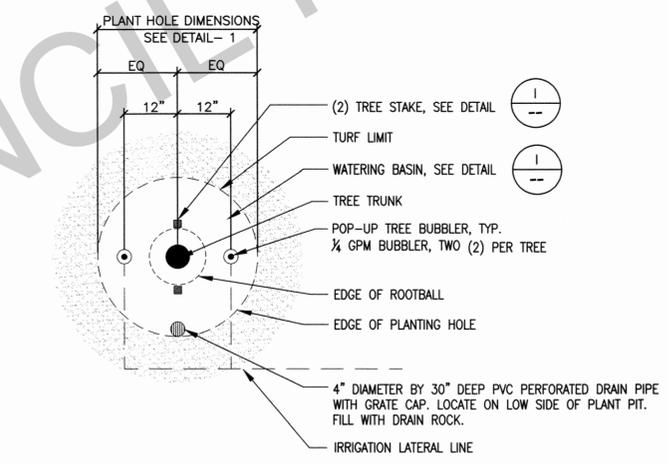
L3.0



1 STANDARD TREE PLANTING
 N.T.S. CITY OF FREMONT STANDARD

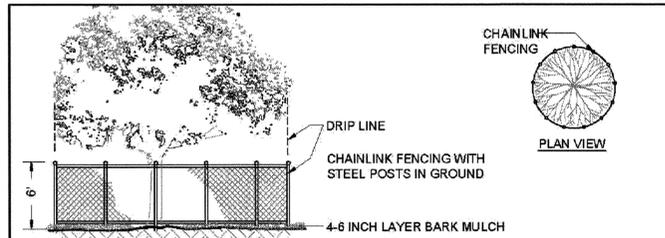


2 TREE/ SHRUB BUBBLERS
 N.T.S. CITY OF FREMONT STANDARD



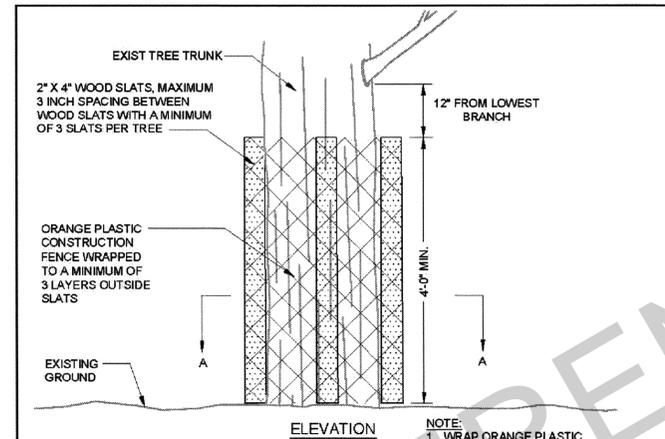
3 TREE PLANTING PLAN (IN LAWN)
 N.T.S. CITY OF FREMONT STANDARD

	No.	Date	Revision	By	WARM SPRINGS COMMUNITY PARK RESTROOM AND MEETING ROOM REPLACEMENT LANDSCAPE DETAILS II COMMUNITY SERVICES DEPARTMENT LANDSCAPE ARCHITECTURE Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date	Scale: NTS
	1					Designed By: RJN
	2	10/17/16	THIRD CYCLE PLAN CHECK	RJS		Drawn By: RJN
	3	09/01/17	PLAN CHECK	RJS		Date: 09/01/2017
					Project No.: 8777 (PWC)	CAD File: 12304-L1.X-L3.X.dwg
					SHEET 48 OF 49	L3.1



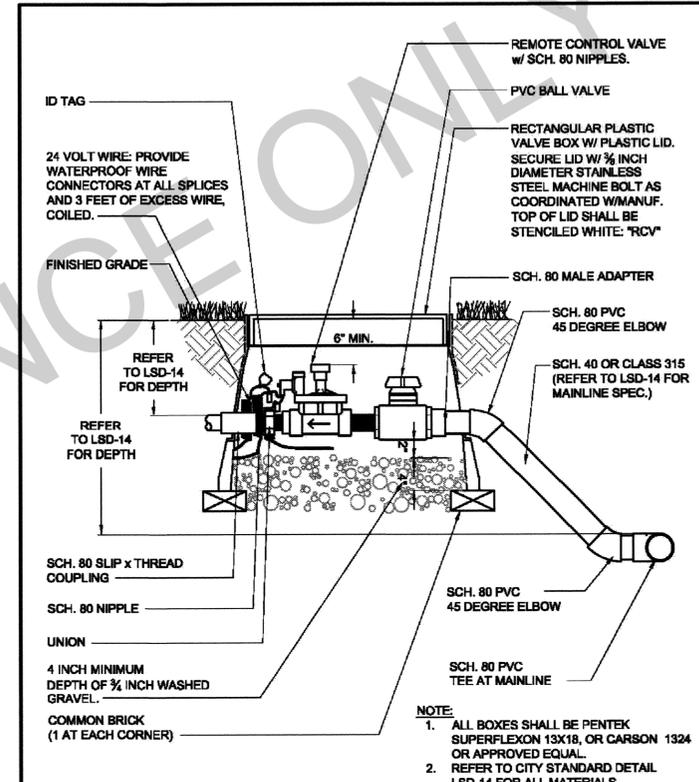
- TREE PROTECTION NOTES**
- CURRENT STANDARD DETAIL AT CITY ENGINEERING DIVISION SHALL PREVAIL.
 - TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. CITY OF FREMONT WILL STOP CONSTRUCTION IF TREE PROTECTION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 - TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 4-6 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED. KEEP BARK 2-3 FEET FROM TREE TRUNK.
 - FENCING SHALL BE 6 FEET TALL CHAIN LINK FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
 - NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
 - NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
 - CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED BY THE CITY AS NEEDED.
 - THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), APPROVED BY THE CITY, ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING. ROOTS APPROVED FOR CUTTING MUST BE CUT CLEANLY WITH A SAW. RIPPING OR SHREDDING ROOTS SUBJECT TO FINE/PENALTY.
 - UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST PER FMC 4-5108.
 - THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.
 - IF TREES ARE BEING RELOCATED: RELOCATION OF EXISTING TREES SHALL OCCUR UNDER THE OBSERVATION AND DIRECTION OF A CERTIFIED ARBORIST APPROVED BY THE CITY OF FREMONT.
 - TRUNK WRAP PROTECTION SHALL OCCUR FOR TREES SITUATED IN SMALL TREE WELLS OR SIDEWALK PLANTERS. THIS FORM OF PROTECTION WILL BE ALLOWED BY APPROVAL FROM SENIOR LANDSCAPE ARCHITECT ONLY. REFER TO LSD-10.

CITY OF FREMONT STANDARD DETAILS CITY STANDARD TREE PROTECTION FENCING				DATE APPROVED BY CITY COUNCIL 12/13/11 RESOLUTION NO. 2006-31
APPR	REVISED	DATE	CITY ENGINEER	<i>Hann Hogle</i>
FILE NO.	SCALE	DWNN	CHECKED	DATE
LSD-9.DWG	1/8" = 1'-0"	PN/MM	RER	DEC. 2011
DWG NO.	SCALE	DWNN	CHECKED	DATE
LSD-9	1 of 1			

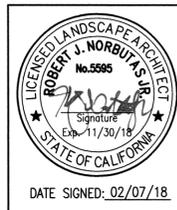


- NOTE:**
- WRAP ORANGE PLASTIC CONSTRUCTION FENCE ON TOP OF WOOD SLATS WITH AN OVERLAP OF 12 INCHES AND TIE WITH WIRE. SEE SECTION BELOW.
 - TEMPORARY TRUNK WRAP PROTECTION WILL BE ALLOWED ONLY BY APPROVAL FROM THE SENIOR LANDSCAPE ARCHITECT
 - DAMAGE TO BRANCHES & ROOTS SUBJECT TO FINE UP TO APPRAISED VALUE OF THE TREE, PER CITY TREE PRESERVATION ORDINANCE (FMC 4-5100).
 - REFER TO LSD-9 FOR ADDITIONAL TREE PROTECTION REQUIREMENTS APPLICABLE TO THIS DETAIL.
 - TRUNK WRAP SHALL BE IN PLACE NO MORE THAN 5 WORKING DAYS BEFORE WORK ADJACENT TO TREE, AND REMOVED NO MORE THAN 5 WORKING DAYS AFTER WORK ADJACENT TO THE TREE, UNLESS OTHERWISE APPROVED BY THE CITY.

CITY OF FREMONT STANDARD DETAILS CITY STANDARD TEMPORARY TRUNK WRAP PROTECTION				DATE APPROVED BY CITY COUNCIL 12/13/11 RESOLUTION NO. 2006-31
APPR	REVISED	DATE	CITY ENGINEER	<i>Hann Hogle</i>
FILE NO.	SCALE	DWNN	CHECKED	DATE
LSD-10.DWG	3/4" = 1'-0"	PN/MM	RER	DEC. 2011
DWG NO.	SCALE	DWNN	CHECKED	DATE
LSD-10	1 of 1			



CITY OF FREMONT STANDARD DETAILS CITY STANDARD IRRIGATION REMOTE CONTROL VALVE W/ GATE VALVE				DATE APPROVED BY CITY COUNCIL 12/13/11 RESOLUTION NO. 2006-31
APPR	REVISED	DATE	CITY ENGINEER	<i>Hann Hogle</i>
FILE NO.	SCALE	DWNN	CHECKED	DATE
LSD-23.DWG	1" = 1'-0"	AK/MM/PM	RER	NOV. 2005
DWG NO.	SCALE	DWNN	CHECKED	DATE
LSD-23	1 of 1			



No.	Date	Revision	By
1			
2	10/17/16	THIRD CYCLE PLAN CHECK	RJS
3	09/01/17	PLAN CHECK	RJS

**WARM SPRINGS COMMUNITY PARK
RESTROOM AND MEETING ROOM REPLACEMENT**

LANDSCAPE DETAILS III

**CITY OF FREMONT
COMMUNITY SERVICES DEPARTMENT
LANDSCAPE ARCHITECTURE**

Reviewed -- Associate Land. Arch. Date Recommended -- Project Manager Date

Scale:	NTS
Designed By:	RJN
Drawn By:	RJN
Date:	09/01/2017
Project No.:	8777 (PWC)
CAD File:	12304-L1.X-L3.X.dwg
SHEET	49 OF 49
	L3.2