CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, July 11, 2016 - 7:00 PM
City Hall Council Chambers – 2nd Floor
333 – 90th Street, Daly City, CA 94015

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

DRAFT

For those wishing to address the City Council on any Item on the Agenda or under Public Appearances/Oral Communications, please complete a Speaker Card located at the entrance to the Council Chambers and submit to a Staff Member as early in the meeting as possible.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City Clerk at 991-8078 as soon as possible.

CALL TO ORDER:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENTATIONS:

Proclaiming July 11, 2016 Daly City Public Library Associates Day in Daly City

Daly City's Arts and Culture Commission Annual Report of Activities (Presented by Commission Chair Pauline Fong-Martinez)

APPROVAL OF AGENDA:

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the City Council. There shall be no separate discussion of the matters on the Consent Agenda unless requested by a member of the City Council. If discussion is required, that item will be removed from the Consent Agenda and will be

AVAILABILITY OF PUBLIC RECORDS:

All public record to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

considered separately at the end of the Agenda.

Resolutions:

1. Authorizing the City Manager to Execute a License Agreement with Musicart Studio, Inc. for the Use of Certain Portions of the Doelger Art Center (200 Northgate Avenue)

2. Authorizing the City Manager to Execute a License Agreement with the Daly City Dolphins Aquatics Club for the Use of Giammona Swimming Pool located on the campus of Westmoor High School, 131 Westmoor Avenue

3. Accepting and Appropriating a $9,400 Grant from the Daly City Public Library Associates

4. Authorizing Professional Services Agreement for Construction Management and Support Services for John Daly Boulevard Streetscape Improvements

END OF CONSENT AGENDA

AWARD OF BIDS/CONTRACTS:

5. Award of Construction Contract for John Daly Boulevard Streetscape Improvements

Staff:
Ritchie
Recommended Action:
Adopt Resolution
Roll Call

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

NOTE: Speakers are limited to two minutes, unless modified by the Mayor. The Council cannot take action on any matter raised under this item

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

6. Council Committee

A Council Committee Meetings, June 27 - July 11, 2016

7. City Council

8. Staff

ADJOURNMENT:

City Council Meeting Agenda Report

Item # _____

Meeting Date: July 11, 2016

Subject: Authorizing the City Manager to Execute a License Agreement with Musicart Studio, Inc. for the Use of Certain Portions of the Doelger Art Center (200 Northgate Avenue)

Recommended Action

It is recommended the City Council authorize the City Manager to execute a license agreement with Musicart Studio, Inc. allowing for the use of Room 7 of the Doelger Arts Center in order to provide music and art classes during Fiscal Year 2016-17, with an option to renew for Fiscal Year 2017-18.

Background

The City of Daly City has owned the property at 200 Northgate Avenue since 1981. Through license agreements with both Musicart Studio, Inc. and Westlake School for the Performing Arts, the former Olympia School site serves as a place where Bay Area youth and adults are afforded the opportunity to participate in a variety of music and art classes. Musicart Studio, Inc. seeks to extend its license agreement with the City for the duration of Fiscal Year 2016-17, at an annual rate of $13,119.75. The proposed rate is significantly reduced from the previous term due to the reduced space MusicArt Studio intends to use. Prior to this year, MusicArt has used three classrooms. Under the terms of the new agreement, MusicArt would use only one room. Therefore, the rate for the space reflects a reduction of $26,280.25 in Fiscal Year 2016-17 budget and $27,594.25 in Fiscal Year 2017-18 budget.

Musicart Studio, Inc. is a San Mateo-based company that offers piano, guitar, and drums lessons and a variety visual arts classes, including creative uses of non-traditional media such as scrap and recycled materials. The Daly City location will focus primarily on studio arts, rather than music.

The license agreement provides Musicart Studio, Inc. access to one classroom at the Doelger Arts Center. Building maintenance, custodial service, garbage, water, and sewage treatment is provided by the City of Daly City.

Fiscal Impact

Musicart Studio, Inc. will pay the City a monthly fee of $1,093.31for Fiscal Year 2016-17. The fees collected will be credited into revenue account 01-131-154-3520.

Summary/Conclusion

Musicart Studio, Inc. has a 11-year history at the Doelger Arts Center. The CEO of Musicart Studio, Inc., Isaac Soncino, has expressed interest in entering into a one-year license agreement with the City of Daly City. The proposed license agreement would expire on June 30, 2017.

Staff is available to provide any additional information desired by the Mayor or City Council.

Respectfully submitted,

Joseph Curran
Director
Department of Library and Recreation Services

Attachment: License Agreement

LICENSE FOR THE
USE OF PROPERTY

This license is entered into by and between the CITY OF DALY CITY ("City") and MUSICART STUDIO Inc. ("Licensee").

This license is made and executed on 11th day of July, 2016, in Daly City, California.

WHEREAS, the City is the owner of certain real property commonly known as the Doelger Arts Center, 200 Northgate Avenue (hereinafter described as "Doelger Arts Center"), in the City of Daly City; and,

WHEREAS, the Licensee, a duly organized corporation, desires to use **Room 7** (hereinafter described as "Premises") of the Doelger Arts Center in order to provide cultural arts classes to the public;

NOW, THEREFORE, the parties agree as follows:

1. The City grants to Licensee a revocable license to use the Premises for the limited purpose of providing cultural arts classes for the benefit and convenience of the public. No other dissimilar uses, including childcare and fitness classes, are allowed without prior written consent from the City.

2. License Fee. Licensee shall pay the City the following fees to coincide the City's fiscal year beginning July 1, 2016:

   $13,119.75/year ($1,093.31/month)

   Fee shall be paid monthly in advance for the term of this License, unless terminated as provided herein. Except as otherwise specified herein, all payments required to be made by Licensee under this License shall be made without any set off, deduction or counter claim whatsoever and shall be made payable to and delivered by the fifteenth (15th) of the previous month to the City at the Office of the Daly City Department of Finance, 333-90th Street, Daly City, California, 94015.

3. Term. This License shall commence on July 1, 2016, and shall remain in effect until June 30, 2017 unless terminated by the City upon 30 days written notice to Licensee. Licensee may elect to extend the term by one year at a rate of $13,775.75 per year ($1.147.98/month) by providing the City written notice no later than May 1, 2017.

4. Revocable License. Licensee understands that Licensor may revoke this License at any time, with or without cause, by providing Licensee with thirty (30) days written notice. Licensee further understands that any violation of the terms of this License, may result in revocation with ten (10) days written notice. Licensee shall vacate the Premises upon revocation of this License.

5. Use of Premises. Licensee shall not use or allow the Premises to be used for any improper, immoral, unlawful or objectionable purpose, or obstruct the sidewalk in front of, within or adjacent to the Doelger Arts Center.

6. Business License. Licensee must maintain a Daly City Business License in good standing for the duration of the term of this License.

7. Smoking Prohibited on Premises. Smoking is prohibited in all areas of the Doelger Arts Center, including the courtyard and parking lot (Daly City Municipal Code – Chapter 8.36).

8. Employee Background Checks. All employees and volunteers of MusicArt Studio who have contact with students must have completed a Department of Justice (DOJ) criminal history clearance. As required by California State Education Code 44237, the DOJ criminal history clearance includes both state and federal criminal record checks.

9. Tuberculosis Testing Requirements. All employees and volunteers of MusicArt Studio must show proof of the absence of Tuberculosis (TB) (California Health and Safety Code sections 121525-121555). TB examination clearance forms are to be retained on site.

10. Hours of Operation. Licensee may provide cultural arts classes Monday through Friday from 8:00 a.m. to 8:00 p.m., and on Saturdays and Sundays from 10:00 a.m. to 8:00 p.m. No classes, rehearsals, or other use of the Premises may take place between the hours of 8:00 p.m. and 8:00 a.m. under any circumstances.

11. Noise. Amplified sound (music and/or voice) is not permitted in outdoor areas, nor shall amplified sound project outside of any building on the Premises (Daly City Municipal Code Chapter 9.32). Non-amplified instruments, including drums, string instruments, brass, and woodwinds, must be used indoors and shall not project outside of any building on the Premises.

12. Subleasing of Premises Prohibited. Licensee is not permitted to sublease or grant third party use of any part of Premises.

13. Licensee shall provide adequate supervisory personnel so that someone may be identified and contacted regarding management of the service at all times when any arts classes are being given.

14. Licensee shall be responsible for maintaining the Premises in a clean and orderly manner, and for removing debris or rubbish after each day's classes. If Licensee fails after notice from the City to maintain and keep the Premises clean and orderly, the City may at the expense of the Licensee cure the deficiency at any time.

15. Licensee understands that as a licensee, it has no property interest in the Premises or the Doelger Arts Center, and the Licensee is a post-acquisition occupant pursuant to this License, that the property subject to this License has been acquired or is being held for a public use and will be available only in the interim, and that the development for such ultimate use may result in the termination of this License. Pursuant to state law, and pursuant to the City of Daly City's Relocation Assistance Rules and Regulations, post-acquisition parties such as the Licensee, are not eligible for relocation assistance and payments even though they may move as a result of revocation of this License. Revocation of this License shall not suffer the City of Daly City to provide relocation assistance or payments to the Licensee.

16. Indemnification. Licensee agrees to indemnify, defend and hold harmless the City from and against any and all claims, losses, damages, expenses, judgments and costs, including

attorney's fees and court costs, resulting from Licensee's use of the Premises under this license.

9. Insurance. Licensee shall, at its own expense, maintain in force during the term of this License a policy of comprehensive liability insurance insuring the City against any liability resulting from Licensee's use of the Premises under the license. Primary insurance shall be provided on ISO-CGL form No. CG 00 01 11 85 or 88. Total limits shall be no less than $500,000.00 dollars per occurrence for all coverages and $1,000,000.00 dollars general aggregate. City and its employees and agents shall be added as additional insureds using ISO additional insured endorsement form CG 20 10 11 85 (in no event will City accept an endorsement form with an edition date later than 2016). Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to City or any employee or agent of City. There shall be no cross liability exclusion.

Liceensee agrees to provide evidence of the insurance required herein, satisfactory to City, consisting of certificate(s) of insurance evidencing all of the coverages required and an additional insured endorsement to Licensee's general liability and umbrella liability policies (if any) using ISO form CG 20 10 11 85. Certificate(s) are to reflect that the insurer will provide 30 days notice of any cancellation of coverage. Licensee agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions. Licensee agrees to provide complete copies of policies to City upon request.

Licensee shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages.

Any actual or alleged failure on the part of City or any other additional insured under these requirements to obtain proof of insurance required under this License in no way waives any right or remedy of City or any additional insured, in this or any other regard.

10 Assignability. Licensee shall not assign, sublicense or otherwise transfer its rights under this License to any other party.

11 Notices. All notices to the City shall be sent to Patricia E. Martel, City Manager, City of Daly City, 333 90th Street, Daly City, CA 94015. All notices to the Licensee shall be sent to Isaac Soncino, CEO, Musciart Studio, 1528 So. El Camino Real, Suite 201, San Mateo, CA 94402.

12 This License contains the entire understanding between the parties relating to the rights and obligations assumed under it. Any amendments or modifications to this license will not be effective unless contained in a writing issued by the City.

13 This license shall be interpreted and construed under the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this License as of the date and first above written.

CITY	LICENSEE, hereby accepts the above conditions:
_____	_____
Patricia E. Martel City Manager	Isaac Soncino CEO Musciart Studio

City Council Meeting Agenda Report

Item # _____

Meeting Date: July 11, 2016

Subject: Authorizing the City Manager to Execute a License Agreement with the Daly City Dolphins Aquatics Club for the Use of Giammona Swimming Pool Located on the Campus of Westmoor High School, 131 Westmoor Avenue

Recommended Action

The Recreation Commission voted 4-0 at its regular meeting of June 28, 2016, in support of recommending that the City Council authorize the City Manager to execute a license agreement with the Daly City Dolphins Aquatics Club for the Use of Giammona Swimming Pool located on the campus of Westmoor High School, 131 Westmoor Avenue. The term of the proposed agreement is July 1, 2016 through June 30, 2019.

Background

The Daly City Dolphins Aquatics Club was formed in 1975 under the auspices of the Daly City Parks and Recreation Department. Team members practiced at what was the newly opened swimming pool at Westmoor High School. In the ensuing years, the team grew and became a respected club in San Francisco Bay Area competitive swimming. Through the 1980s, the team continued to excel, winning meets across the Bay Area and competing in out-of-state events in Hawaii and Nevada.

As years passed, the old Giammona Pool fell into a state of disrepair. During the final years of the deteriorating facility, the Daly City Dolphins paid the City of Daly City a $200 monthly fee for the use of the pool. Ultimately, the old swimming pool was demolished. The City of Daly City and the Jefferson Union High School District collaborated and shared the cost of construction of a new swimming pool, which opened in 2010.

When the new pool opened, the Department of Library and Recreation Services recognized that it had an opportunity and responsibility to serve the public through expanded aquatics lessons, lap swim, recreational swim, and pool parties. Negotiations with the Daly City Dolphins began in earnest to reflect both the public demand for use of the pool, and the increased costs associated with maintaining the facility. Prior to 2010, the Dolphins were still paying $200 per month for what amounted to the use of the majority of pool time allocated to the City under the terms of the City's joint use agreement with the Jefferson Union High School District.

Following the opening of the new Giammona Pool in 2010, the City and the Dolphins initiated negotiations for a new use agreement. Ultimately, the parties agreed to terms on an agreement that was approved by the City Council on January 9, 2012. The Dolphins agreed to a new monthly rate of $2,000 for the first year of the agreement. Each successive year, the fee increased by $1,000 per month - $3,000 a month in Fiscal Year 2013-14, and $4,000 in Fiscal Year 2014-15. The fee increased to $4,400 in the final year of the agreement.

Ultimately, an agreement that resulted in $52,000 annually for use of the pool proved to be too costly for the Dolphins. When the time came to renegotiate a new monthly fee, the Dolphins demonstrated that $4,000 per month was far greater than the revenue they were capable of generating, and without a reduction in the fee, the Dolphins would likely disband.

Negotiations for a new agreement commenced in September 2014. Over the course of 18 months, City staff and representatives of the Daly City Dolphins met 12 times. The result of the cooperative negotiations is the agreement attached for the City Council's consideration.

Fiscal Impact

The term of the proposed agreement is July 1, 2016 through June 30, 2019. Under the terms of the proposed agreement, the Dolphins would pay the City of Daly City $3,100 per month during the first year, retroactive to January 1, 2016, plus $3,200 per swim meet, for an annual total of $40,400. The second year of the agreement is July 1, 2017 through June 30, 2018. The third and final year of the agreement is July 1, 2018 through June 30, 2019. The monthly rate will increase based on the Consumer Price Index, San Francisco Area as reported by the United States Department of Labor, Bureau of Labor Statistics, from the prior calendar year.

Summary

The Dolphins agree to pay the City a monthly fee of $3,100 for use of the Giammona Pool. Additionally, the Dolphins agree to pay a fee of $3,200 for each swim meet it hosts at the pool, up to two times each year. In exchange, the Dolphins will have greater access to the pool than they have had in recent years, as described in Exhibit A of the proposed agreement.

Staff recognizes that the Dolphins provide young swimmers with an opportunity to build upon skills they may have learned in the City's aquatics instruction program. Further, the Daly City Dolphins Aquatics Club is the only competitive swim team in Daly City for swimmers between the ages of 6 and 18.

Currently, the Dolphins have a membership of approximately 85 young swimmers. More than half of the members are from Daly City, but the team also attracts swimmers from Millbrae, San Francisco, San Bruno, Pacifica, South San Francisco, Burlingame, and Colma. Greg Olsen is the head coach, assisted by Kirsten Lee Spalding.

Conclusion

The Daly City Dolphins Aquatics Club traces its roots to 1975, when the team essentially formed under the auspices of the City's Department of Parks and Recreation. Over the last 41 years, the club forged an amicable relationship with the City and continues to call Giammona Pool its home base of operations.

Now a non-profit, 501(c)3 organization, a board of directors and coaching staff guide the Dolphins, not the City. Nevertheless, the City and Dolphins have a rich history of cooperation and benevolence. Many of the Lifeguards employed by the City's Department of Library and Recreation Services are former Dolphins, who like a generation before them, grew up in the water at Giammona Pool.

The agreement between the Daly City Dolphins and the City of Daly City executed in 2012 expires on December 31, 2016. However, the fee schedule for the current term only covered the period from January 1, 2012 to December 31, 2015. If adopted, the proposed agreement will supersede the existing agreement and establishes a new monthly rate for the use of the swimming pool retroactive to January 1, 2016.

In the spirit of cooperation, the Dolphins Board of Directors and staff have reached a mutually acceptable agreement that provides stability and growth opportunities to the swim team for the next three years. The Dolphins membership has fluctuated in recent years, due in part to the perception

Conclusion (continued)

that the agreement set to expire this year may not be renewed due to the rising monthly fee. The Board of Directors of the Daly City Dolphins Aquatics Club is confident that the club can flourish under the terms of the new agreement, securing a bright future for its current and future team members.

Staff is available to provide any additional information desired by the Mayor or City Council.

Respectfully submitted,

Joseph Curran
Director
Department of Library and Recreation Services

Attachment: License Agreement

SWIMMING POOL USE AGREEMENT
BETWEEN THE DALY CITY DOLPHINS AQUATICS CLUB
AND THE CITY OF DALY CITY

This swimming pool use agreement ("Use Agreement") is made and entered into as of the 11th day of July, 2016, by and between the Daly City Dolphins Aquatics Club (the "Dolphins") and City of Daly City, a California municipal corporation (the "City of Daly City") for the use of the Giammona Swimming Pool located on the campus of Westmoor High School, 131 Westmoor Avenue, Daly City, California.

WHEREAS, the City of Daly City maintains joint use with the Jefferson Union High School District of an indoor swimming pool located at 131 Westmoor Avenue, Daly City, California, (the "Pool") that contain facilities conducive to hosting and holding competitive and recreational swimming events; and

WHEREAS, the Dolphins desire to use the Pool for training and meets for its swimming team.

NOW, THEREFORE, in consideration for the use of the Pool and of the mutual covenants and agreements herein set forth, the Dolphins and City of Daly City agree as follows:

1. **Use**. The City of Daly City agrees to allow the Dolphins to use the Pool during the Term of this Use Agreement on those dates and times agreed upon and listed on Exhibit A and as set forth below (which may change from time to time by mutual consent of both parties).

A.) Storage at the Giammona Swimming Pool shall include one (1) rack in the storage room. Dolphins members and staff will not have access to the City's office..

B.) The entire swimming pool facility shall be utilized for swim meets not more than two (2) weekends (Saturday and Sunday) annually.

C.) Dolphins' coaches, staff, team members, and parents are not permitted to enter the facility more than 30 minutes prior to a scheduled practice.

D.) Access to the classroom for meetings and team fittings is limited to 20 times a year subject to availability. Reservations for the classroom must be made no less than two weeks in advance.

2. **Term**. Subject to the terms and conditions of this Use Agreement, the use granted in Section 1 above shall commence on July 1, 2016 ("Commencement Date") and shall continue until and expire on the date, which is June 30, 2019 (the "Termination Date"). Both the City of Daly City and the Dolphins agree that each party has the unrestricted right to terminate, revoke or otherwise cancel this Use Agreement upon ninety (90) days prior written notice of such intent.

3. **Fees**. The Dolphins will provide payment to the City of Daly City for the term of

the Use Agreement as follows:

A.) Monthly fee for use of the Pool to conduct training sessions on weekdays from Monday through Saturday:

i) January 1, 2016 - June 30, 2017: $3,100 per month

ii) July 1, 2017 - June 30, 2018: $3,100, plus an annual percentage increase not to exceed 5% based on the Consumer Price Index, San Francisco Area as reported by the United States Department of Labor, Bureau of Labor Statistics, for the calendar year 2016.

iii) July 1, 2018 - June 30, 2019: an amount equal to the amount assessed for the monthly payment between July 1, 2017 and June 30, 2018, plus an annual percentage increase not to exceed 5% based on the Consumer Price Index, San Francisco Area as reported by the United States Department of Labor, Bureau of Labor Statistics, for the calendar year 2017.

B.) Swim meet fees shall be $3,200 per occurrence for the term of this agreement, inclusive of the cost to the City of Daly City for lifeguards, custodial support and custodial supplies and partial lost program revenue.

C.) All payment of fees shall be paid within Fifteen (15) days of the date of each invoice to the following address:

City of Daly City
Attention Director of Library and Recreation Services
111 Lake Merced Boulevard, Room 9
Daly City, CA 940 15

4. **Damage to Pool**. The Dolphins shall reimburse the City of Daly City for the costs to repair any damage to the Pool caused by any affiliate of the Dolphins, including teams or clubs competing meets hosted by the Dolphins.

5. **Compliance with all Safety Procedures**. The Dolphins shall ensure that it follows all applicable safety procedures during its use of the Pool including, but not limited to, directly hiring and employing qualified coaches and certified lifeguards, providing safety equipment, and enforcing the occupancy of the Pool and the entire facility to not exceed 479 persons during swim meets. The Dolphins will provide at least one coach fully and currently certified in American Red Cross Lifeguarding on the swimming pool deck at all times during its use of the Pool. In addition, the Dolphins will provide one paid employee to supervise the inside of the Restroom Facility during all swim meets. Public Rules and Regulations for use of the Pool are listed on Exhibit B.

6. **Miscellaneous**.

A.) This Use Agreement excludes advertisement in the Department of Library and Recreation Services Activity Guide. Advertising is based on availability and can be separately purchased at a fee established in the City Council adopted fees and charges resolution.

7. **Indemnity and Hold Harmless**. The Dolphins shall (and hereby agree to) indemnify, defend and hold harmless the City of Daly City and its officers, employees, agents, successors and assigns from and against any and all suits, claims, liabilities, damages, judgments, order, decrees, actions, proceedings, fines, penalties, damages, losses, costs and expenses, including but not limited to reasonable attorneys' fees, (collectively, "Claims") to the extent arising during the term of this Use Agreement and in any way relating to the Uses in Paragraph 1 or any other use of the Pool. The provisions of this Paragraph 7 shall survive: the termination of this Use Agreement to the extent that any Claims arise or accrue with respect :to the period from the Commencement Date to and through the Termination Date.

8. **Insurance**. The Dolphins shall maintain a policy of general liability insurance to insure against all claims for injuries to persons attending or participating in the Dolphin sponsored aquatic programs occurring in or around the Pool. Said liability policy shall have limits of not less than One Million Dollars ($1,000,000) for injuries per person and Five Million Dollars ($5,000,000) per occurrence. The policy must include the City of Daly City, its officers, employees, agents, successors and assigns as additional insureds.

The Dolphins shall further obtain a policy from the Jefferson Union High School District which shall include coverage for liabilities arising out of premises, operations, independent contractors, products, completed operations, personal injury, and liability assumed under an insured contract. The policy must endorse the City of Daly City, its officers, employees, agents, successors and assigns as additional insureds.

9. **Applicable Law. This Use Agreement** shall be governed by the laws of the State of California, and any questions arising hereunder shall be construed and determined according to such laws.

10. **Entire Agreement**. This Use Agreement is the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements between the parties with respect to the matter contained in this Agreement. Any waiver, modification, consent or acquiescence with respect to any provision of the Agreement shall be set forth in writing and duly executed by both parties. No waiver by any party or any breach hereunder shall be deemed a waiver of any other subsequent breach.

11. **Assignment**. The Dolphins shall have no right to assign, sublicense or otherwise transfer its rights hereunder.

12. **Notices**. All notices that may be or are required to be given by either party to the other hereunder shall be in writing. All notices hereunder shall be sufficiently given, made or delivered if served personally or by certified or registered mail, postage prepaid, addressed as follows:

Daly City Dolphins Aquatics Club
Attention: Club President
Post Office Box 2881
Daly City, CA 94015

City of Daly City:
Department of Library and Recreation
Attention: Director of Library and Recreation Services
111 Lake Merced Boulevard, Room 9
Daly City, CA 94015

13. **Signs**. The Dolphins may not place any temporary signs upon the Pool property without the prior and express written approval of the City of Daly City.

14. **Parking**. This agreement does not extend to the parking lot adjacent to the pool facility.

15. **Non-Exclusive**: This Use Agreement is not exclusive, and the City of Daly City reserves the right to use or permit others to use any part of the Pool for any purpose as long as such use does not unreasonably interfere with any of the uses agreed upon in this Agreement.

IN WITNESS WHEREOF, the parties have executed this Use Agreement as of the day and year first above written.

CITY OF DALY CITY:
A California Municipal Corporation:

_____
Patricia E. Martel
City Manager

DALY CITY DOLPHINS:

_____
Zakarias Grafilo
President

Exhibit A

Number of Lanes to be Used by Daly City Dolphins Weekly

Lane usage per 30 minute duration

WINTER/SPRING						
	MONDAY	**TUESDAY**	**WEDNESDAY**	**THURSDAY**	**FRIDAY**	**TOTAL**
300-330PM	--	--	--	--	--	--
330-400PM	--	--	--	--	--	--
400-430PM	--	--	--	--	--	--
430-500PM	--	--	--	--	--	--
500-530PM	7	7	7	7	7	35
530-600PM	7 (+2)	7 (+2)	7 (+2)	7 (+2)	5	33 (+8)
600-630PM	7 (+2)	7 (+2)	7 (+2)	7 (+2)	5	33 (+8)
630-700PM	7 (+4)	7 (+4)	7 (+4)	7 (+4)	5	33 (+16)
700-730PM	--	--	--	--	--	--
						134 (+32)

SUMMER						
	MONDAY	**TUESDAY**	**WEDNESDAY**	**THURSDAY**	**FRIDAY**	**TOTAL**
300-330PM	--	--	--	--	--	--
330-400PM	--	--	--	--	--	--
400-430PM	11	7 (+2)	11	7 (+2)	5	41 (+4)
430-500PM	11	7 (+2)	11	7 (+2)	5	41 (+4)
500-530PM	7	7 (+2)	7	7 (+2)	5	33 (+4)
530-600PM	7 (+4)	7 (+4)	7 (+4)	7 (+4)	5	33 (+16)
600-630PM	7 (+4)	7 (+4)	7 (+4)	7 (+4)	5	33 (+16)
630-700PM	--	--	--	--	5	5
700-730PM	--	--	--	--	--	--
						186 (+44)

FALL						
	MONDAY	**TUESDAY**	**WEDNESDAY**	**THURSDAY**	**FRIDAY**	**TOTAL**
300-330PM	--	--	--	--	--	--
330-400PM	--	--	--	--	--	--
400-430PM	7	7	7	7	5	33
430-500PM	7	7	7	7	5	33
500-530PM	7	7	7	7	5	33
530-600PM	7 (+4)	7 (+4)	7 (+4)	7 (+4)	5	33(+16)
600-630PM	7 (+4)	7 (+4)	7 (+4)	7 (+4)	5	33(+16)
630-700PM	7 (+4)	7 (+4)	7 (+4)	7 (+4)	5	33(+16)
700-730PM	--	--	--	--	--	--
						198 (+48)

FULL YEAR		
	SATURDAY	TOTAL
630-700AM	11 (+11)	11 (+11)
700-730AM	11 (+11)	11 (+11)
		22 (+22)

Exhibit B

Giammona Pool Rules and Regulations

Enforcing facility rules and regulations and educating patrons about them is a significant component of your primary responsibility as a lifeguard, ensuring patron safety and to protect lives. The following rules and regulations are to be understood by patrons, Daly City Dolphins team members, and Aquatics staff from the City of Daly City.

It is our primary duty to protect the health, welfare, and safety of all pool patrons at all times. All pool safety rules must be followed at all times.

A. Lifeguards are in absolute control of all patrons using the facility.
B. Lifeguards have the authority to ask a patron to leave the facility if that patron is engaging in unwholesome, unsanitary, or unsafe behavior.
C. Patrons must pass a swim test before being allowed in the deep end of the pool.
D. Patrons must enter the shallow end of the water, feet first at all times.
E. Diving is not permitted in the shallow end of the pool.
F. Only paid patrons are allowed on the pool deck.
G. Children 6 years and under, or any child not proficient in the water, must be accompanied by a parent or guardian 16 years or older.
H. A lifeguard must be present when swimmers are in the pool. No solo swimming will be permitted at any time regardless of age or ability.
I. Pool patrons are expected to treat pool equipment with care and to respect the authority of the pool staff.
J. Running and general rough-housing are not allowed on the deck or in the water.
K. Hanging or climbing on lane lines, ropes, pool ladders, or starting blocks is not permitted.
L. The pool may be closed anytime for the safety and wellbeing of patrons.
M. Glassware is not permitted in the facility at any time.
N. Intoxicants are not permitted. The pool staff reserves the right to exclude any person appearing to be under the influence of drugs or alcohol.
0 . No smoking, eating, drinking, or gum chewing is allowed in the pool, locker rooms or on the pool deck. Food and drinks are acceptable in the balcony and classroom.
P. Keep all floatation devices away from the edges of the pool.

Recreation Swim

Recreation Swim

A. All patrons are expected to stay in the shallow end unless the patron passes the swim test.
B. Children under 48" tall must be accompanied by a guardian at all times while in or around the pool unless the child can pass the deep end swim test.
C. Swimmers have the right of way. Divers entering the water must make certain that no one is in front of them.
D. Flotation devices, lifejackets, beach balls, inner tubes, tempered glass masks, fins and snorkels must be approved for use in recreational swimming. Flotation equipment is only permitted if a child is accompanied by a guardian in the water.

E. Diving is only permitted in the designated area of the deep end (approved by the Senior Guard) or with an instructor. When diving, keep your arms stretched out in front to protect your head.
F. Slide Rules
• Do not slide down headfirst.
• Wait behind the line until the lifeguard permits you to go.
• Swim away from the slide as soon as you enter the water.
G. Tube Rules
• Only one person to a tube. Only two people are allowed on a two-person tube.
• Standing on the tube is prohibited.

Therapy Pool

Therapy Pool

A. The therapy pool will be open to the public during recreational swim. Special arrangements can be made for persons with a disability to use the therapy pool at other times.
B. Children under the age of 6 years are not allowed in the therapy pool unless accompanied by a guardian and with a lifeguard on duty.
C. Children 6 years and older are allowed in the hot tub with a lifeguard on duty.
D. Patrons should limit their stay to 15 minutes at a time.
E. A roaming guard will check the therapy pool every 5-10 minutes.
F. Pregnant women and the elderly should consult their doctor before using a hot tub.
G. Do not use the hot tub if you have a medical condition without discussing it with your doctor first.
H. Swimming is not allowed in the therapy pool.

Lap Swim Etiquette

Lap Swim Etiquette

A. Children 10 years and younger must have a paying and swimming adult with them.
B. Number of lanes will be designated by the Senior Guard.
C. Laps must be the length of the lane.
D. No rough-housing or horse play in lap swim lanes.
E. Each swimmer must swim in the appropriate lane according to the speed cone for each lane. All swimmers must be capable of swimming at least one lap.
F. Swimmers have the right of way. Divers entering the water must make certain that no one is in front of them.
G. Always enter the water feet first.
H. Two swimmers should split the lane, each swimmer swimming in one side of the lane,
I. With three or more swimmers present, all should circle swim swimming counter clockwise.
J. There should only be a maximum of six swimmers per lane.

Dress Code

Patron Dress Code

• Street clothing, shorts, shirts, tank tops, and suits with metal buttons or zippers are not permitted on the deck or in the water.
• Swimmers must wear proper bathing suits which include: swimming shorts, rash guards.
• Children who are not potty trained must wear swimming diapers.

• Patrons must wear appropriate attire for a family environment.
B. Slippers are the only type of footwear allowed on deck
C. Only flat jewelry is acceptable in the pool.

Locker Rooms

lockeroom

A. Females are NOT allowed in the men's locker room unless female is 6 years and younger and accompanied by a male parent/guardian.
B. Males are NOT allowed in the women's locker room unless male is 6 years and younger and accompanied by a female parent/guardian.
C. Parents have the option to dress their child in the lobby bathroom.
D. All patrons must shower before entering the pool.
E. Combination type locks must be used on all lockers.
F. Any locks left during closing will be removed.
G. The City of Daly City is not responsible for lost or stolen items.

City Council Meeting Agenda Report

Item # _____

Meeting Date: July 11, 2016

Subject: Accepting and Appropriating a $9,400 Grant from the Daly City Public Library Associates

Recommended Action

It is recommended the City Council accept and appropriate a $9,400 grant from the Daly City Public Library Associates.

Background/Discussion

The Daly City Public Library Associates provided a $9,400 grant to the Library for the three distinct purposes. $6,500 is for furniture, including portable tables and chairs, for Westlake Library. $2,750 is for maintenance of the fish tank at Westlake Library for the current fiscal year. $150 will be used for prizes/incentives for the summer learning program.

Fiscal Impact

The $9,400 grant revenue from the Daly City Public Library Associates was not anticipated in the current Fiscal Year budget. These grant funds were received and will be expended in Fiscal Year 2016/17.

Summary/Conclusion

Staff is available to provide any additional information desired by the Mayor or City Council.

Respectfully submitted,

Chela Anderson
Library Services Manager

Joseph Curran
Director
Department of Library and Recreation Services

City of Daly City
Budget Transfer/Adjustment

Department/Division: Library and Recreation Services **Date:** 7/11/2016

Month/Fiscal Year: July / FY17

Explanation/Justification:

The Daly City Public Library Associates provided three grants to the Library: one for the purposes of purchasing furniture for public use at the Westlake Library, one for the purchase of incentive prizes for the Adult Summer Reading program, and another for maintenance of the salt water fish tank also at the Westlake Library.

Approvals:

Originator

Director of Finance

Department Head

City Manager/City Council

City of Daly City Budget Transfer/Adjustment

Account Number	Account Name	Program/Project Name	Amount	Finance Only: Budget Balance Before	After
Use of Funds:					
01-120-128-4234	Special Departmental	Prizes & WST Program Room	$6,650.00		
01-120-126-4220	Other Contractual Services	Westlake Fish Tank	$2,750.00		
			$9,400.00	$	$
Source of Funds:					
Reduced Expenditures:					
New Revenue:					
01-120-128-3840	Private Contributions	Prizes & WST Program Room	$6,650.00		
01-120-126-3840	Private Contributions	Westlake Fish Tank	$2,750.00		
				$	$
		Total Source of Funds	$9,400.00		

For Capital Projects Only - Transfer of Funding Between Projects

From Account Number	Name/Type Code	Amount	**To** Account Number	Name/Type Code	Amount

Finance Only:

Verified By/Date | Entered By/Date | Audited By/Date | Document No.

City Council Agenda Report

Item # _____

Meeting Date: July 11, 2016

Subject: Professional Services Agreement for Construction Management and Support Services for John Daly Boulevard Streetscape Improvements

Recommended Action

Authorize the City Manager to execute an agreement with Park Engineering of Orinda, California, to provide construction management and support services for the John Daly Boulevard Streetscape Improvements project.

Background

The John Daly Boulevard Streetscape Improvements project is a "Complete Streets" project that will improve the access and connectivity between the Daly City Bay Area Rapid Transit (BART) station at Delong Street and the SamTrans bus hub at the Top of the Hill (Mission Street). The project will narrow the median island to accommodate the installation of bicycle lanes and transform the underutilized median areas by constructing new pedestrian facilities, bioswales, and landscaping to "Green" this segment of John Daly Boulevard. The project will utilize recycled water to irrigate the new trees and plants. The project will also include the installation of pedestrian scale lighting along the walking path and new street lights on the north and south medians, as well as traffic signal modifications at Santa Barbara Avenue. Lastly, the project will resurface the street pavement and install curb access ramps and stamped crosswalks.

The City has been awarded a total of $2,290,000 in grant funding to construct this project, a portion of which is federal funding that requires compliance with Caltrans procedures.

Discussion

Due to the project scale and complexity, full time inspection and substantial staff time for construction management is required due to the necessary paperwork for federally funded projects. The Public Works Engineering Division does not have the resources to perform the construction management required and recommends retaining the services of an outside consultant. The anticipated project duration is five months and therefore the amount of time needed for consultant support justifies the contract cost.

Staff advertised a Request for Proposal (RFP) for Construction Management and Support Services for John Daly Boulevard Streetscape Improvements on May 4, 2016. Contract procurement followed protocols from the Caltrans Local Assistance Procedures Manual (LAPM) because the project will be partially funded with federal funds. Two firms submitted proposals by the due date on May 25, 2016. The City established a selection committee to review and evaluate the proposals based on the evaluation criteria listed in the RFP. The City invited the two firms to interview with the selection committee and present their firms' interest and qualifications for this project. Park Engineering had the experience and qualifications that most closely met the needs of the project.

The scope of the professional services includes, but is not limited to the following elements:

- The Construction Manager shall interpret the contract documents and provide direction to the contractor on issues of a technical and non-technical nature.
- The Inspector shall be full-time by qualified personnel throughout the duration of the project. Inspector shall include observation of acceptance of testing as specified in contract specifications.
- Laboratory testing is included and will be performed in accordance with the City's testing plan.

Fiscal Impact

The professional services agreement provides for a not-to-exceed fee of $220,000. This amount includes construction management, construction inspection, and materials testing.

Adequate funding for these services, in the amount of $220,000 is available in the John Daly Boulevard Streetscape project Account 17-312-677. The construction management and support services are eligible for grant reimbursement at the same rate as the construction work.

Summary/Conclusion

Staff recommends that the City Council authorize the City Manager to execute an agreement for professional services with Park Engineering of Orinda, California, to provide construction management and support services for the John Daly Boulevard Streetscape Improvements project.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Hae Won Ritchie
Senior Civil Engineer

John L. Fuller
Director of Public Works

City Council Agenda Report

Item # _____

Meeting Date: July 11, 2016

Subject: Award of Construction Contract for John Daly Boulevard Streetscape Improvements

Recommended Action

Staff recommends that the City Council accept all responsive bids, award a construction contract for $3,258,067.50 to Bauman Landscape & Construction, Inc. of San Francisco, California and authorize the City Manager to execute the contract documents on behalf of the City. Staff further recommends the City Council affirm the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) determinations of Categorical Exemption, approve the design documents, and authorize a budget transfer to fully fund the project.

Background

The John Daly Boulevard Streetscape Improvements project is a "Complete Streets" project that will improve the access and connectivity between the Daly City Bay Area Rapid Transit (BART) station at Delong Street and the SamTrans bus hub at the Top of the Hill (Mission Street). Please see Attachment 1 for the project location map. The project will narrow the median island to accommodate the installation of bicycle lanes and transform the underutilized median areas by constructing new pedestrian facilities, bio-swales, and landscaping to improve the appearance of this segment of John Daly Boulevard. The project will utilize recycled water to irrigate the new trees and plants. The project will also include the installation of pedestrian scale lighting along the walking path and new street lights on the north and south medians, as well as traffic signal modifications at Santa Barbara Avenue. Lastly, the project will resurface the street pavement and install curb access ramps and stamped crosswalks.

The City was awarded a total of $2,290,000 in grant funding to construct this project. The City applied for and was awarded $1,000,000 in Transportation for Livable Communities (TLC) grant funds from the OneBayArea Grant Program (OBAG) and $1,000,000 in Measure A grant funds from the San Mateo County Transportation Authority. Please see Attachments 2 and 3 for copies of Resolutions 13-92 and 14-14 accepting these grant funds. The City was subsequently allocated an additional $290,000 in OBAG funding by the City/County Association of Governments (C/CAG). Please see Attachment 4 for a copy of Resolution 16-39 accepting these additional funds.

Discussion

Four (4) bids were received for this project on June 14, 2016 with total bids ranging from approximately $3,250,000 to $3,950,000.

The following table summarizes the three lowest bids and the Engineer's Estimate:

Bidder	Bid Schedule	Comment on Bidder
1. Bauman Landscape & Construction, Inc.	$3,258,067.50	Responsive Bid
2. CF Contracting, Inc.	$3,442,907.45	Non-Responsive Bid
3. Interstate Grading & Paving, Inc.	$3,474,901.40	Non-Responsive Bid
Engineer's Estimate	**$2,937,093.55**	

The apparent low bidder, Bauman Landscape & Construction, Inc. of San Francisco, California, has been in business since 1977. This bidder holds the required Class A contractor's license, which is current and in good standing. The bidder's references indicate the bidder has successfully completed streetscape improvement work for the San Francisco Public Utilities Commission.

This contract will be partially funded with federal funds and is, therefore, subject to Title 49, Code of Federal Regulations part 26 (49 CFR 26) entitled "Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs." The Disadvantaged Business Enterprise (DBE) Commitment form must be submitted by the fourth business day after bid opening. Bauman Landscape & Construction submitted their DBE form within the four days provided. However, CF Contracting, Inc. and Interstate Grading & Paving, Inc. did not submit the DBE Commitment from within the allowed timeframe; therefore, these two bidders were non-responsive to the call for bid. Most likely, both bidders did not bother to submit the DBE form when they realized they were not the successful low bidder.

If the contract is awarded as recommended, construction is anticipated to commence in August 2016 and be substantially completed by February 2017.

Fiscal Impact

The project budget includes a ten percent (10%) contingency and nine percent (9%) construction administration and inspection budget for a total project budget of $3,880,000. A portion of the construction administration and inspection budget will be used to retain a firm to provide professional services due to the limited availability of current Public Works staff resources.

Budget breakdown:

Contract Award Amount	$3,258,067.50
10% construction contingency	$326,000.00
9% construction administration and inspection	$295,000.00
Approximate Total	**$3,880,000.00**

The funds available for the project are approximately $3,060,000 in the FY 2016-17 Gas Tax project Account 17-312-677. Project savings from previous street resurfacing projects are proposed to be transferred to the project to finance the pavement rehabilitation portion of the work on John Daly Boulevard. Budget transfers of $70,000 from the 2014-15 Street Resurfacing Project account

(17-312-608) and $200,000 from the 2015-16 Street Resurfacing Project account (17-312-617) are necessary to fund the pavement rehabilitation and repair portion of the work. Sanitation District funds are used to finance the installation of the bio-swales and booster pump system to irrigate the landscaping with recycled water. The cost of the bio-swales and booster pump system is $715,000 and the current Sanitation District funding allocated to the project account is $455,000. An additional appropriation of $260,000 from the Sanitation Fund (Fund 87) is needed to fully fund the project. The budget transfer will be performed by a separate action by the North San Mateo County Sanitation District. Please see Attachment 5 for the budget transfer form.

Funding breakdown:

Project Account 17-312-677 (current all fund types)	$3,060,000.00
Project Account 17-312-608 (Gas Tax Fund)	$70,000.00
Project Account 17-312-617 (Gas Tax Fund)	$200,000.00
Additional OBAG Funding	$290,000.00
Fund 87 (Sanitation Fund)	$260,000.00
Approximate Total	**$3,880,000.00**

Sufficient funds will be available in the FY 2016-17 Capital Project Account 17-312-677 to cover the total estimated cost to construct the project following these additional funds transfers.

Summary/Conclusion

Staff recommends that the City Council accept all responsive bids, award a construction contract to Bauman Landscape & Construction, Inc. of San Francisco, California in the total bid amount of $3,258,067.50, and authorize the City Manager to execute the contract. Staff further recommends the City Council affirm the CEQA and NEPA determinations of a Categorical Exemption, approve the design documents, and authorize the budget transfer to fully fund the project.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Hae Won Ritchie
Senior Civil Engineer

John L. Fuller
Director of Public Works

Attachments:
1. Project Location Map
2. Resolution 13-92 – Application for OBAG Grant
3. Resolution 14-14 – Application for Measure A Grant
4. Resolution 16-39 – Accepting Additional OBAG Grant
5. Budget Transfer Form

City of Daly City Budget Transfer/Adjustment

Finance Only:

Account Number	Account Name	Program/ Project Name	Amount	Budget Balance Before	Budget Balance After
Use of Funds					
17 - 312 - 677 - 4509	John Daly Streetscape Improve	John Daly Boulevard Streetscape Imp.	$ 270,000.00	$	$
- - -					
		Total Use of Funds	$ 270,000.00	$	$
Source of Funds:					
Reduced Expenditures					
17 - 312 - 608 - 4516	Street Resurfacing 2001-Phase 1	2014-15 Street Resurfacing	$ 70,000.00	$	$
17 - 312 - 617 - 4509	Street Resurfacing	2015-16 Street Resurf.	100,000.00		
17 - 312 - 617 - 4516	Street Resurfacing	2015-16 Street Resurf.	100,000.00		
New Revenues/Fund Balance					
- - -			$	$	$
- - -					
- - -					
- - -					
		Total Source of Funds	$ 270,000.00	$	$

For Capital Projects Only - Transfer of Funding Between Projects

From Account Number	Name/Type Code	Amount	To Account Number	Name/Type Code	$ Amount
- - -	/	$	- - -	/	
- - -	/	$	- - -	/	
- - -	/	$	- - -	/	
- - -	/	$	- - -	/	
	Total	$		Total	$

Finance Only:

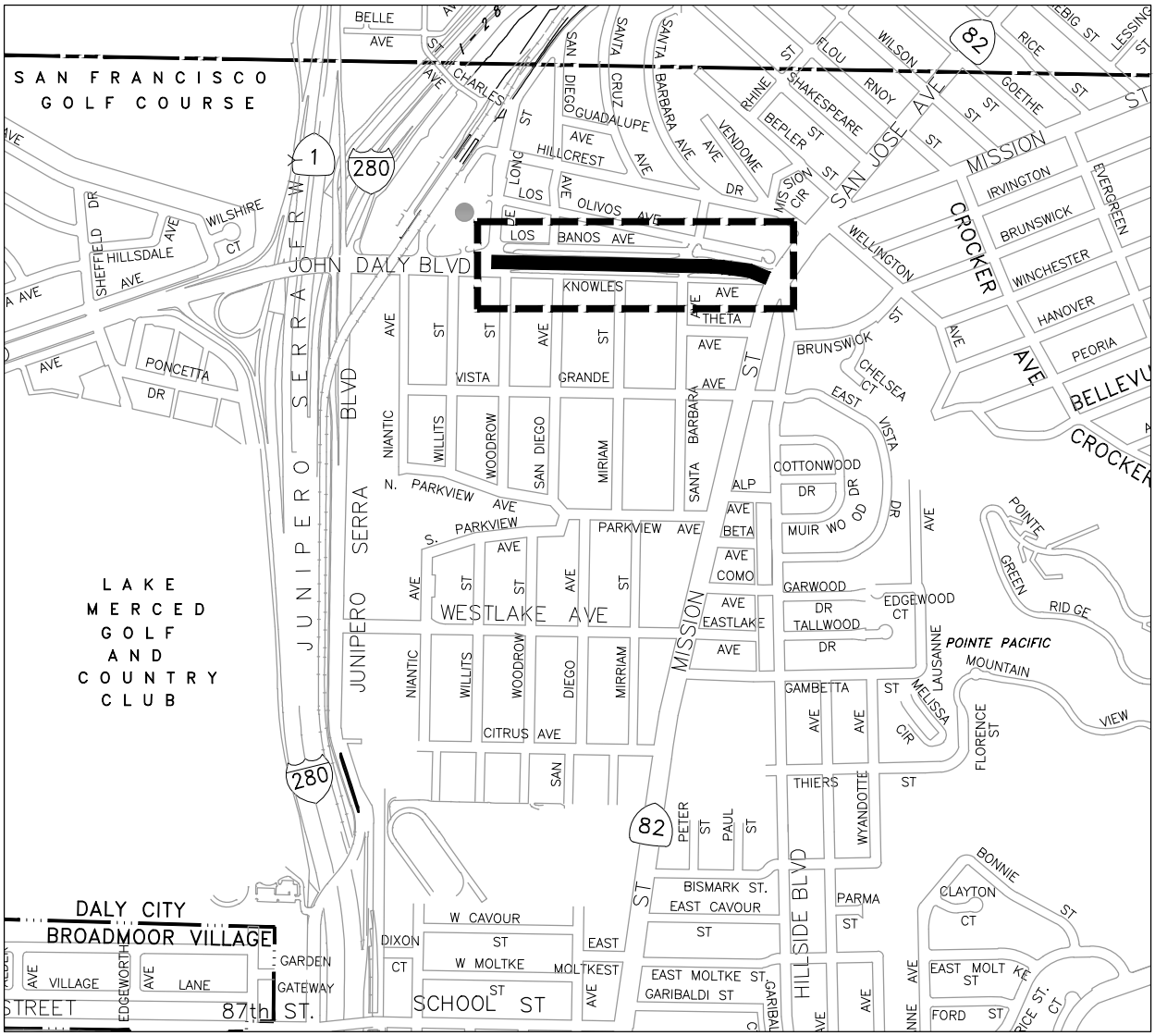
Verified By/Date _____ Entered By/Date _____ Audited By/Date _____ Document No. _____

CITY OF DALY CITY

SAN MATEO COUNTY, CALIFORNIA

PROJECT LOCATION MAP

JOHN DALY BOULEVARD STREETSCAPE IMPROVEMENTS



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RESOLUTION NO. 14-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY SUPPORTING THE JOHN DALY BOULEVARD STREETSCAPE IMPROVEMENTS PROJECT AND SUBMITTING AN APPLICATION FOR MEASURE A PEDESTRIAN AND BICYCLE PROGRAM FUNDING FOR THE JOHN DALY BOULEVARD STREETSCAPE IMPROVEMENTS PROJECT

RESOLVED by the City Council of the City of Daly City, that

WHEREAS, John Daly Boulevard is a heavily traveled corridor connecting major transit hubs between Mission Street and DeLong Street at the Top of the Hill and the Daly City Bay Area Rapid Transit Station, and

WHEREAS, the John Daly Boulevard Streetscape Improvements Project will make it safer for bicyclists and pedestrians to travel through this section of roadway, and

WHEREAS, $2,800,000 is needed to construct the bicycle and pedestrian improvements on John Daly Boulevard, and

WHEREAS, the City wishes to sponsor the construction of bicycle and pedestrian improvements on John Daly Boulevard between Mission Street and DeLong Street, and

WHEREAS, the City seeks $1,000,000 for the John Daly Boulevard Streetscape Improvements Project, and

WHEREAS, on June 7, 1988, the voters of San Mateo County approved a ballot measure to allow the collection and distribution by the San Mateo County Transportation Authority (TA) of a half-cent transactions and use tax in San Mateo County for 25 years, with the tax revenues to be used for highway and transit improvements pursuant to the Transportation Expenditure Plan presented to the voters (Original Measure A); and

WHEREAS, on November 2, 2004, the voters of San Mateo County approved the continuation of the collection and distribution by the TA the half-cent transactions and use tax for an additional 25 years to implement the 2004 Transportation Expenditure Plan beginning January 1, 2009 (New Measure A); and

WHEREAS, TA issued a Call for Projects for the Measure A Pedestrian and Bicycle Program on December 9, 2013, and

WHEREAS, TA requires a governing board resolution from the City in support of the City's application for $1,000,000 in San Mateo County Measure A Pedestrian and Bicycle Program funds for bicycle and pedestrian improvements on John Daly Boulevard between Mission Street and DeLong Street, and

WHEREAS, TA requires a governing board resolution from the City committing the City to the completion of the John Daly Boulevard Streetscape Improvements Project, including the commitment of any matching funds needed for implementation, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City that it does hereby:

1. Directs staff to submit an application for TA Measure A Pedestrian and Bicycle Program funds for $1,000,000 for the bicycle and pedestrian improvements on John Daly Boulevard between Mission Street and DeLong Street.

2. Authorizes the City Manager to execute a funding agreement with the San Mateo County Transportation Authority to encumber any TA Measure A Pedestrian and Bicycle Program funds awarded.

3. Let it be known the City commits $200,000 of local funds and $1,000,000 in One Bay Area Grant Funds to the completion of bicycle and pedestrian improvements on John Daly Boulevard between Mission Street and DeLong Street, including the commitment of any matching funds needed for implementation, if awarded the requested TA Measure A Pedestrian and Bicycle Program funds

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a regular meeting thereof held on the 27th day of January, 2014, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: Buenaventura, Guingona, Klatt, Canepa

NOES, Councilmembers: None

Absent, Councilmembers: Torres

K. Annette Hipona
CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

DAVID J. CANEPA
MAYOR OF THE CITY OF DALY CITY

RESOLUTION NO. 13-92

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY AUTHORIZING THE FILING OF AN APPLICATION FOR FUNDING ASSIGNED TO MTC AND COMMITTING ANY NECESSARY MATCHING FUNDS AND STATING THE ASSURANCE TO COMPLETE THE PROJECT

WHEREAS, City of Daly City (herein referred to as APPLICANT) is submitting an application to the Metropolitan Transportation Commission (MTC) for one million dollars ($1,000,000) in funding assigned to MTC for programming discretion, including but not limited to federal funding administered by the Federal Highway Administration (FHWA) such as Surface Transportation Program (STP) funding, Congestion Mitigation and Air Quality Improvement (CMAQ) funding and/or Transportation Alternatives (TA) funding (herein collectively referred to as REGIONAL DISCRETIONARY FUNDING) for the John Daly Boulevard Streetscape Improvements Project (herein referred to as PROJECT) for the Transportation for Livable Communities Program (herein referred to as PROGRAM); and

WHEREAS, the Moving Ahead for Progress in the 21st Century Act (Public Law 112-141, July 6, 2012) and any extensions or successor legislation for continued funding (collectively, MAP 21) authorize various federal funding programs including, but not limited to the Surface Transportation Program (STP) (23 U.S.C. § 133), the Congestion Mitigation and Air Quality Improvement Program (CMAQ) (23 U.S.C. § 149) and the Transportation Alternatives Program (TA) (23 U.S.C. § 213); and

WHEREAS, state statutes, including California Streets and Highways Code 182.6 and 182.7 provide various funding programs for the programming discretion of the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Agency (RTPA); and

WHEREAS, pursuant to MAP-21, and any regulations promulgated thereunder, eligible project sponsors wishing to receive federal funds for a project shall submit an application first with the appropriate MPO for review and inclusion in the MPO's Transportation Improvement Program (TIP); and

WHEREAS, MTC is the MPO and RTPA for the nine counties of the San Francisco Bay region; and

WHEREAS, MTC has adopted a Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) that sets out procedures governing the application and use of federal funds; and

WHEREAS, APPLICANT is an eligible sponsor for REGIONAL DISCRETIONARY FUNDING; and

WHEREAS, as part of the application for REGIONAL DISCRETIONARY FUNDING, MTC requires a resolution adopted by the responsible implementing agency stating the following:

1. the commitment of any required matching funds; and

2. that the sponsor understands that the REGIONAL DISCRETIONARY FUNDING is fixed at the programmed amount, and therefore any cost increase cannot be expected to be funded with additional REGIONAL DISCRETIONARY FUNDING; and

3. that the project will comply with the procedures, delivery milestones and funding deadlines specified in the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised); and

4. the assurance of the sponsor to complete the project as described in the application, subject to environmental clearance, and if approved, as included in MTC's federal Transportation Improvement Program (TIP); and

5. that the project will comply with all project-specific requirements as set forth in the PROGRAM; and

6. that the project (transit only) will comply with MTC Resolution No. 3866, revised, which sets forth the requirements of MTC's Transit Coordination Implementation Plan to more efficiently deliver transit projects in the region.

NOW, THEREFORE, BE IT RESOLVED that the APPLICANT is authorized to execute and file an application for funding for the PROJECT for REGIONAL DISCRETIONARY FUNDING under MAP-21 for continued funding; and be it further

RESOLVED that the APPLICANT by adopting this resolution does hereby state that:

1. APPLICANT will provide any required matching funds; and

2. APPLICANT understands that the REGIONAL DISCRETIONARY FUNDING for the project is fixed at the MTC approved programmed amount, and that any cost increases must be funded by the APPLICANT from other funds, and that APPLICANT does not expect any cost increases to be funded with additional REGIONAL DISCRETIONARY FUNDING; and

3. APPLICANT understands the funding deadlines associated with these funds and will comply with the provisions and requirements of the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) and APPLICANT has, and will retain the expertise, knowledge and resources necessary to deliver federally-funded transportation projects, and has assigned, and will maintain a single point of contact for all FHWA-funded transportation projects to coordinate within the agency and with the respective Congestion Management Agency (CMA), MTC, Caltrans and FHWA on all communications, inquires or issues that may arise during the federal programming and delivery process for all FHWA-funded transportation projects implemented by APPLICANT; and

4. PROJECT will be implemented as described in the complete application and in this resolution, subject to environmental clearance, and, if approved, for the amount approved by MTC and programmed in the federal TIP; and

5. APPLICANT and the PROJECT will comply with the requirements as set forth in MTC programming guidelines and project selection procedures for the PROGRAM; and

6. APPLICANT (for a transit project only) agrees to comply with the requirements of MTC's Transit Coordination Implementation Plan as set forth in MTC Resolution 3866, revised; and therefore be it further

RESOLVED that APPLICANT is an eligible sponsor of REGIONAL DISCRETIONARY FUNDING funded projects; and be it further

RESOLVED that APPLICANT is authorized to submit an application for REGIONAL DISCRETIONARY FUNDING for the PROJECT; and be it further

RESOLVED that there is no legal impediment to APPLICANT making applications for the funds; and be it further

RESOLVED that there is no pending or threatened litigation that might in any way adversely affect the proposed PROJECT, or the ability of APPLICANT to deliver such PROJECT; and be it further

RESOLVED that APPLICANT authorizes its Executive Director, General Manager, or designee to execute and file an application with MTC for REGIONAL DISCRETIONARY FUNDING for the PROJECT as referenced in this resolution; and be it further

RESOLVED that a copy of this resolution will be transmitted to the MTC in conjunction with the filing of the application; and be it further

RESOLVED that the MTC is requested to support the application for the PROJECT described in the resolution and to include the PROJECT, if approved, in MTC's federal TIP.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a regular meeting thereof held on the 24th day of June, 2013, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: Canepa, Guingona, Klatt, Buenaventura

NOES, Councilmembers: None

ABSENT, Councilmembers: Torres

K. Annette Hyams
CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

RAYMOND A. BUENAVENTURA
MAYOR OF THE CITY OF DALY CITY

RESOLUTION NO 16-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY ACCEPTING AND APPROPRIATING ADDITIONAL "ONE BAY AREA GRANT" FEDERAL CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENTS FUNDS FOR THE JOHN DALY BOULEVARD STREETSCAPE IMPROVEMENTS PROJECT

A Staff recommends the City Council accept and appropriate the additional $290,000 in Congestion Mitigation and Air Quality Improvement (CMAQ) funds under OneBayArea Grant (OBAG) funding for the John Daly Boulevard Streetscape Improvements project

B The City of Daly City submitted an application and was awarded the full requested amount of $1,000,000 for the John Daly Boulevard Streetscape Improvements project In June 2013, City Council accepted and appropriated the grant funds and adopted a resolution of local support required by the Metropolitan Transportation Commission (MTC) (Resolution No 13-92) City staff proceeded with the project design and planned to obligate the funds in early 2016

C In December 2015, C/CAG staff advised City staff about the availability of additional unobligated OBAG funding within San Mateo County and inquired about the City's ability to use the funds The John Daly project is capable of utilizing the additional OBAG funding and receipt of additional grant funding reduces the City's local costs for construction

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City that it does hereby accept and appropriate the additional $290,000 in Congestion Mitigation and Air Quality Improvement (CMAQ) funds under OneBayArea Grant (OBAG) funding for the John Daly Boulevard Streetscape Improvements project

BE IT FURTHER RESOLVED that the City Council of the City of Daly City that it does hereby authorize the City Manager of the City of Daly City or her designee to execute any supporting documents and writings required

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California at a regular meeting thereof held on the 11th day of April, 2016, by the following vote of the members thereof

AYES, and in favor thereof, Councilmembers Buenaventura, Guingona, Canepa

NOES, Councilmembers None

Absent, Councilmembers Christensen, Torres

Kathrinette Hyperna
CITY CLERK OF THE CITY OF DALY CITY

APPROVED

DAVID J CANEPA
VICE MAYOR OF THE CITY OF DALY CITY

City Council Meeting Agenda Report

Item # _____

Meeting Date: July 11, 2016

To: Honorable City Council

From: Anna Mostella, City Manager's Office

Date: June 30, 2016

Subject: Council Committee Meetings, June 27 – July 10, 2016

Date of Meeting:	**Meeting:**	**In Attendance:**
June 28, 2016	Draft Revisions to Chapter 17.08 - R-1 Single-Family Residential District	David J. Canepa Judith A. Christensen Patricia E. Martel Tatum Mothershead Mike Van Lonkhuysen
June 28, 2016	Pacific Place Partial Conversion of Retail to Residential, 2665 Geneva Avenue	Judith A. Christensen Michael P. Guingona Patricia E. Martel Rose Zimmerman Tatum Mothershead Mike Van Lonkhuysen
June 28, 2016	Design Review DR-6-16-12135 55 Calgary Street – Construction of seven single-family dwellings	Judith A. Christensen Michael P. Guingona Patricia E. Martel Tatum Mothershead Mike Van Lonkhuysen

/am

DALY CITY INTER-OFFICE MEMORANDUM

COUNCIL COMMITTEE
DATE: June 28, 2016

TO: Council Design Review Committee
David Canepa, Vice Mayor
Judith Christiansen, Councilmember

FROM: Michael Van Lonkhuysen, Planning Manager

SUBJECT: Draft Revisions to Chapter 17.08 – R-1 Single-Family Residential District

---

RECOMMENDATION

Staff recommends that the Committee members ask questions about the proposed draft revisions and provide staff any addition input they may have.

BACKGROUND

On May 23, 2016, the City Council held a Study Session to discuss potential revisions to the R-1 Single-Family Residential District (see Attachment A – Draft Revisions to Chapter 17.08 – R-1 Single-Family Residential District). Although the City Council provided staff with very useful feedback on the potential revisions, staff thought it would be appropriate to have a Council Committee review the details of the proposed revisions.

At the Committee meeting, staff will review with the Committee examples of plans that would have been affected by the proposed revisions to the City's floor plan regulations, to give the Committee members better insight as to the implications of the revisions. As the proposed content of the proposed revisions has not changed, the contents of this staff report are the same as the report presented for the Council study session.

DISCUSSION

As both an implementation measure of the General Plan and a codification of existing Planning Division policies, staff is proposing modifications to twelve areas of Chapter 17.08. Below is a list of each proposed amendment, a short summary of the proposed amendment, and the General Plan policy/task it is intended to implement. A complete description of each proposed amendment is provided in Attachment A.

Accessory structures. This amendment would clarify that any number of small accessory structures may be placed or constructed in the back yard of any home provided the total area of all structures does not exceed 120 square feet. The proposed regulation would also reduce to 10 feet the maximum permissible height for all such structure from the 15 feet currently allowed.

Fences. This amendment would specifically exclude trellises and allow greater fence heights for fences constructed on slopes.

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Front and back yard hardscape. This amendment would allow the replacement of existing front yard landscaping with hardscape (e.g., concrete, pavers, etc.) subject to design requirements (e.g., colored concrete, decorative banding, etc.) and placement of a permanent vertical barrier preventing the paving area to be used for vehicle parking. No portion of the public right-of-way could be paved (Land Use Task LU-8.2 and LU-8.3).

Internal integration – habitable and non-habitable rooms. This amendment would codify a longstanding Planning Division policy that habitable rooms be physically accessible to each other and further eliminates the ability to construct a single stairwell in a three-story home in an effort to prevent the illegal conversion of three-story homes to duplexes.

Interior common areas required. This amendment would require minimum kitchen and living room, family room, or dining room sizes for all new homes and homes proposed for interior modification. This regulation is intended to disallow the conversion of such rooms to bedrooms.

Garage opening and interior parking space dimension requirement. This amendment would codify a Planning Division policy providing guidance as to how parking spaces are measured and allow certain substandard parking spaces to be accepted as required parking when the overall parking condition in a residential driveway and garage would be improved.

Number or parking spaces required. This amendment would establish that parking be provided in new homes or additions based on the number of habitable square feet proposed in the home. The front setback could be used to provide up to 50 percent of the required parking. The proposed regulation would not apply to room additions inside existing homes where the existing building envelope is not expanded. (Housing Element Task HE-3.5)

Residential design – new home and additions. This amendment would codify many of the design requirements communicated in the City's Small Residential Design Guidelines for new single-family homes and additions. The front balcony recess would be increased to ten feet from the current five-foot requirement identified by the guidelines. The side yard setback for any proposed addition would be required to match the existing setback of the wall adjacent to the addition. (Land Use Policies LU-7 and LU-11, and Land Use Task LU-10.1)

Secondary pedestrian entrances. This amendment would define secondary pedestrian entrances and limit such entrances to the rear one-third of the first floor side elevation or at any side elevation, unless approved as part of a legal second unit. All second entrances, including those for second units, would be required to be perpendicular to the adjacent street. This regulation is intended to reduce the potential for the downstairs of existing homes to be illegally converted to a second unit. Additionally, the regulation would require that garage doors that have been modified to provide a secondary pedestrian entrances be replaced by a unmodified garage upon the issuance of any building permit for work exceeding $50,000 valuation. (Land Use Policy LU-10).

Second units. This amendment would replace the exist density calculation performed to determine whether a second unit is allowed and instead allow second units subject to the provision of parking calculated for new homes and additions, even if the second unit is proposed within the existing building envelope of the home. For example, a second unit proposed in a 2,000 square foot home where the building envelope is not proposed for expansion would require four parking spaces. This

amendment would effectively allow smaller homes in older neighborhoods to provide small second units, while ensuring that larger homes with second units provide ample parking. The current owner occupancy requirement would be replaced by a professional property management requirement. The requirement for a Certificate of Registration and maximum floor area percentage would be eliminated. (Housing Element Policy HE-5A)

Trash and recyclable bin storage areas. This amendment would require an interior trash and recyclable bin storage area for homes without side yards.

Wet bar allowance. This amendment would codify a longstanding Planning Division policy with regard to wet bars, which are sink and cabinet improvements common in the downstairs of many homes.

STAFF RECOMMENDATION

Staff recommends that the Committee members ask questions about the proposed draft revisions and provide staff any addition input they may have.

Respectfully submitted,

Michael Van Lonkhuysen
Planning Manager

Attachment
Attachment A – Draft Revisions to Chapter 17.08 – R-1 Single-Family Residential District

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Accessory structures

Allow structures that are less that are 120 square feet area, less than 10 feet tall by right, without requirements for setbacks, not subject to lot coverage maximum, and not subject to design review. All accessory structures other than trellises must be located on the rear half of the lot. Multiple structures are allowed, not totaling 120 square feet. Deviations allowed as to number of structures and height, subject to a public hearing (pre-specified findings) and imposition of zoning regulations applicable to the primary structure on the lot and design review. Plumbing and communications in accessory structures shall not be allowed. Limited electrical consisting of wall one wall plug and overhead lighting shall be permitted, subject to the property owner obtaining an electrical permit. Trellises, defined as a framework of light wooden or metal bars that is chiefly used to support fruit trees or climbing plants, may be constructed in the front half of the lot up to ten feet in height.

Fences

The definition of fences shall be amended to exclude trellises, which shall instead be regulated as accessory structures, and to allow portions of fences constructed on slopes to exceed six feet along a fence panel not exceeding eight feet in length (three feet for fences constructed in the front yard setback). The fences regulations shall be amended to clarify that they pertain to all single-family and duplexes, irrespective of the zoning district in which the single-family home or duplex is located.

Front and back yard hardscape

Replacing existing front yard landscaping with hardscape (e.g., concrete, pavers, etc.) to be allowed by administrative permit subject to design requirements (e.g., colored concrete, decorative banding, etc.) and placement of a permanent vertical barrier preventing the paving area to be used for vehicle parking. Vertical barriers shall consist of a poured concrete curb not less than six inches in height and bricks and/or pavers set in poured concrete with an exposed surface not less than six inches. No portion of the public right-of-way may be paved. Property owners paving the public right-of-way shall be subject to fine established by City Council resolution. Existing front yard pavement shall be brought into conformance with these regulations upon issuance of any building permit for work exceeding $50,000 valuation. Property owners and contractors pouring concrete or placing any other permanent material in the public right-of-way in contradiction to this section shall be subject to a fine established by City Council resolution, unless the pour or placement is remedied within a timeframe prescribed by the City's Code Enforcement Division.

Paving, terracing, and/or filling of the any yard shall not be counted toward lot coverage.

Internal integration – habitable and non-habitable rooms

Internal integration between all habitable rooms in a single-family home shall be required. Integration shall be defined as construction which allows pedestrian movement between all habitable rooms without the need to travel through non-habitable rooms, exterior breezeways, or outside the home in order to do so. In homes (including duplexes) with three floors, integration must be provided at

ATTACHMENT A

different locations between the first and second floors, and between second and third floors. There shall be no requirement for integration of one ½ bathroom, or one or more non-habitable rooms (e.g., storage rooms) collectively not exceeding 75 square feet, at the garage level. Pedestrian connections between non-habitable rooms and any room other than the garage shall be prohibited.

Interior common areas required

All new homes and home proposed for interior modification shall provide a kitchen not less than 50 square feet in area and a living room, family room, or dining room not less than 100 square feet in area located on the same floor as the kitchen. Patio covers, roof decks, and balconies shall not be counted toward meeting this requirement.

Garage opening and interior parking space dimension requirement

Required parking in single-family homes and duplexes shall comply with the following dimension requirements:

1. Single-car-width garages shall provide a minimum eight-foot opening. The interior dimension for each parking space shall be 10 feet wide and 19 feet deep, centered on the back of the garage door.

2. Garages providing any side-by-side interior parking shall provide a single garage door with a minimum 14-foot opening. The interior space dimension for side-by-side parking shall be 17 feet wide and 19 feet deep, centered on the back of the garage door. Duplexes shall provide 20-foot width instead of 17 feet.

3. In instances were an existing garage provides 32 feet or less interior depth dimension and the distance from the face of the garage door to the back of sidewalk is less than 19 feet, the garage door may be recessed so as to provide a substandard driveway space and a substandard garage space, provided neither space is less than 19 feet in length.

Parking spaces shall be approved clear of all permanent and appliance obstructions, including in-swinging doors and required trash/recyclable bin storage areas. Appliances such as water heaters, furnaces, and washer and dryers shall be assumed to have a 36-inch dimension from the face of adjacent sheetrock. Parking spaces provided in excess of the mandated minimum number of spaces (optional parking space) may be reduced to 16 feet in length and may not be subsequently eliminated.

Number or parking spaces required

The number of required parking spaces in any new home or any proposed addition to an existing home shall relate to the total number of habitable square feet on the subject property resulting after the proposed construction is complete. Homes and additions resulting in 1,500 square feet or less of habitable space on the property shall require the provision of two parking spaces; homes and additions resulting between 1,501 square feet and 2,500 square feet of habitable space shall require the provision of four parking spaces; and homes and additions over 2,500 square feet of habitable space shall require the provision of six parking spaces. Driveway areas in front of the home's garage may be counted toward meeting the parking requirement if the measurement between the back of the sidewalk and

face of the garage door is not less than 19 feet long. Up to three of the required parking spaces required by this section may be provided in tandem.

Irrespective of the number of resulting square feet, interior improvements to existing homes not expanding the existing building envelope of the home shall be required to provide at least two parking spaces meeting the parking dimension requirement unless the home has no garage or existing structural obstructions prevent the provision of the two fully-dimensioned parking spaces. In the instance where the home has no garage and is incapable of providing a garage due to site topography, no parking spaces shall be required. In no instance shall an existing side-by-side parking configuration be eliminated.

Up to 50 percent of the parking spaces required for a single-family home may be satisfied in the front-yard setback area.

Residential design – new home and additions

New homes shall to be subject to the following design requirements:

1. Three-story homes shall provide structural articulation at the front elevation. This may be accomplished by a minimum ten-foot recess to the third floor or by recessing one-third of front elevation vertically.

2. Structural additions onto any existing home, other than pre-fabricated sunrooms, shall match the design style of the home, including siding material, roof pitch and material, paint color, trim, and window design.

3. The side yard setback for any proposed addition shall match the existing setback of the wall adjacent to the addition.

4. Each floor of any new home shall, on all four elevations, receive horizontal trim as a visual separation between floors, a variety of exterior materials, and color variation, so as to reduce the bulk and mass appearance of the home. New homes providing a parapet wall at the front elevation shall provide the wall in a design quality complementary to those of existing homes, if such walls exist.

5. All new pedestrian entrances and garage doors shall be inset at least 24 inches unless matching an existing garage door at the front of the home.

6. Any proposed exterior elevation shall incorporate two-inch nominal dimension trim at all window, door, and other openings. All homes with siding shall incorporate corner trim.

7. All new windows at the front elevation shall provide window grilles, unless determined by the Planning Division to be in contradiction to the proposed architectural style of the home.

8. Garage doors shall be controlled by automatic garage door opener. The garage door shall complement the door style found in the adjacent neighborhood, including the provision of

window grilles, unless determined by the Planning Division to be in contradiction to the proposed architectural style of the home.

9. The entire driveway of the home shall receive pavers with a decorative band.

Additional design requirements may be imposed a result for the design review process.

Secondary pedestrian entrances

Any street-level pedestrian entrance to a single-family home other than the primary pedestrian entrance door to the home shall be considered a secondary pedestrian entrance. Unless approved as part of a legal second unit, secondary pedestrian entrances into habitable and non-habitable rooms at the street level shall be located on same side of the home as the home's primary pedestrian entrance and shall be located on the rear one-third of the first floor side elevation or at any rear elevation. Secondary pedestrian entrances leading to garage areas shall be allowed on either side of the home or on either side of the garage door exterior for homes with no side yard. All secondary pedestrian entrances, including those installed in homes with no side yard, shall be installed perpendicular to the adjacent street. Garage doors modified to allow for secondary pedestrian entrances shall not be allowed. Existing garage doors that have been modified to allow for secondary pedestrian entrances shall be replaced by an unmodified garage upon the issuance of any building permit for work exceeding $50,000 valuation.

Second units

Second units shall be allowed without regard to neighborhood density, subject to the provision of parking calculated for new homes and additions, even if the second unit is proposed within the existing building envelope of the home. Owner occupancy shall be required unless the property owner supplies proof of an annual contract beginning January 1 of the each year to the Planning Division demonstrating professional property management. Professional property management shall be defined as a service provided an incorporated agency charged with the responsibility for tenant selection, rent collection, and urgent and on-going maintenance at the subject property. The owner occupancy/property management requirement shall be communicated on the property's Residential Resale Requirement report, which shall be disclosed in escrow to each person purchasing any property with a legal second unit. The requirement for a Certificate of Registration and maximum floor area percentage shall be eliminated.

Trash and recyclable bin storage areas

Any construction of walls within the garage area of a new or existing home which provides a size yard of less than 36 inches shall include a trash and recyclable bin storage area measuring not less than 36 by 72 inches. This storage area shall be exclusive of the parking space dimension area.

Wet bar allowance

One wet bar improvement shall be allowed in each home consisting of any or all of the following permanent elements:

1. A single-basin sink not larger than 15 inches interior dimension;

2. An under-counter refrigerator which is no greater than five (5) cubic feet in size and utilizes a standard 110-volt electrical outlet;

3. Countertop area which does not exceed five (5) feet in length; and/or

4. Base and wall cabinets which do not exceed countertop length.

Wet bars shall be unrestricted as to size and appliance limitations, subject to second unit permit approval. Wet bars shall not be permitted on any floor in any home with an approved second unit.

DALY CITY INTER-OFFICE MEMORANDUM

BAYSHORE COUNCIL COMMITTEE
DATE: June 28, 2016

TO: City Council Bayshore Committee
Michael Guingona, Councilmember
Judith Christiansen, Councilmember

FROM: Michael Van Lonkhuysen, Planning Manager

SUBJECT: Pacific Place Partial Conversion of Retail to Residential
2665 Geneva Avenue

RECOMMENDATION

Staff recommends that the Committee consider the applicant's request to convert a portion of the vacant 9,736 square foot retail space at the street level of the existing building at 2665 Geneva Avenue to seven residential condominiums (see Attachment A – Site Location).

BACKGROUND

Approved in 2005, the existing building at 2665 Geneva Avenue (between Calgary Street and Rio Verde Street) consists of an L-shaped mixed-use building with ground floor commercial uses and 72 condominiums (currently rented as apartments) on the upper four levels of the building. At the time of approval, the commercial uses consisted of one 10,110 square foot space facing Geneva Avenue and a smaller 2,998 square foot space facing Rio Verde Street. Through the plan check process, the square footage of the space facing Geneva Avenue was reduced to 9,736 square feet, which has never been occupied. Since 2012, the smaller retail space has been occupied by a Subway restaurant. A Domino's Pizza is currently proceeding through the plan check process adjacent to the Subway restaurant.

The project applicant proposes converting the 9,736 square foot retail space into one 1,950 square foot retail space and seven residential condominium units at the ground floor level along Geneva Avenue (see Attachment B – Project Plans). According to the applicant, previous and current building owners have diligently and continuously marketed the vacant retail space for various retail users, but the space has remained vacant because the vehicular access to the site is challenging for the majority of "traditional" commercial uses and the loading/unloading layout for the site is difficult for retail users. The applicant has asserted that, due to the above design issues, coupled with the immediate area's abundant commercial vacancies, the retail space has experienced consistent obstacles in attracting viable retail tenants (see Attachment C – Applicant Justification Statement).

Because the Planned Development zoning approved in 2005 is specific to the amount of retail square feet and the number of residential units allowed in the building, the proposal will require an amendment of the existing Planned Development zoning (PD-58A) applicable to the property. Also required for the condominium proposal to advance will be tentative subdivision map, use permit, and design review approvals.

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DISCUSSION

Staff has requested a Council Committee to explore the applicant's assertion that retail or other non-residential uses are not economically viable in the 9,736 square foot retail space. At staff's request, the applicant has provided a retail feasibility analysis for the space (see Attachment D – Retail Feasibility Analysis). The analysis cites the following as hindrances to a viable retail space at the subject location:

1. The space is too large for a local small businesses.

2. Without the ability for a dedicated shipping/receiving area, it is difficult for a 10,000 square foot retail user to operate.

3. The immediate area does not make economic sense for a retailer to make a significant capital investment, as the main commercial corridor for Geneva Avenue is located at the Geneva Avenue/Mission Street intersection.

4. The demographics in the subject area are not as strong as one-quarter mile west.

5. The parking is problematic for retail and daily trips would deadlock the area.

6. Economic incentives provided by the building owner have not proven to be effective and therefore location is the deciding issue for retailers.

Also, according to the applicant, the proposed conversion of the existing vacant commercial space to additional residential units will also serve to complement the City's affordable housing initiatives and further supports the City's intent of encouraging further Geneva street activation objectives.

While all of the above may be true, staff requests policy direction from the Council Committee about a proposed zoning amendment that appears to contradict previous directives from the Council Committee that retail be maximized in the subject building. As the Committee is aware, such an approval would permanently remove the future ability for retail or office users to relocate in the space where the seven condominiums are proposed. Staff therefore recommends that the Committee further explore the feasibility issue with the applicant to ensure that avenues to securing a non-residential use in the space have been exhausted and the proposed removal of retail/office space from the building is both justified and reflects the policy direction of the Bayshore Council Committee.

STAFF RECOMMENDATION

Staff recommends that the Committee members consider the applicant's request and determine whether there exists sufficient justification to support the proposed amendment to the Planned Development zoning.

Respectfully submitted,

Michael Van Lonkhuysen
Planning Manager

Attachment
Attachment A – Site Location
Attachment B – Project Plans
Attachment C – Applicant Justification Statement
Attachment D – Retail Feasibility Analysis

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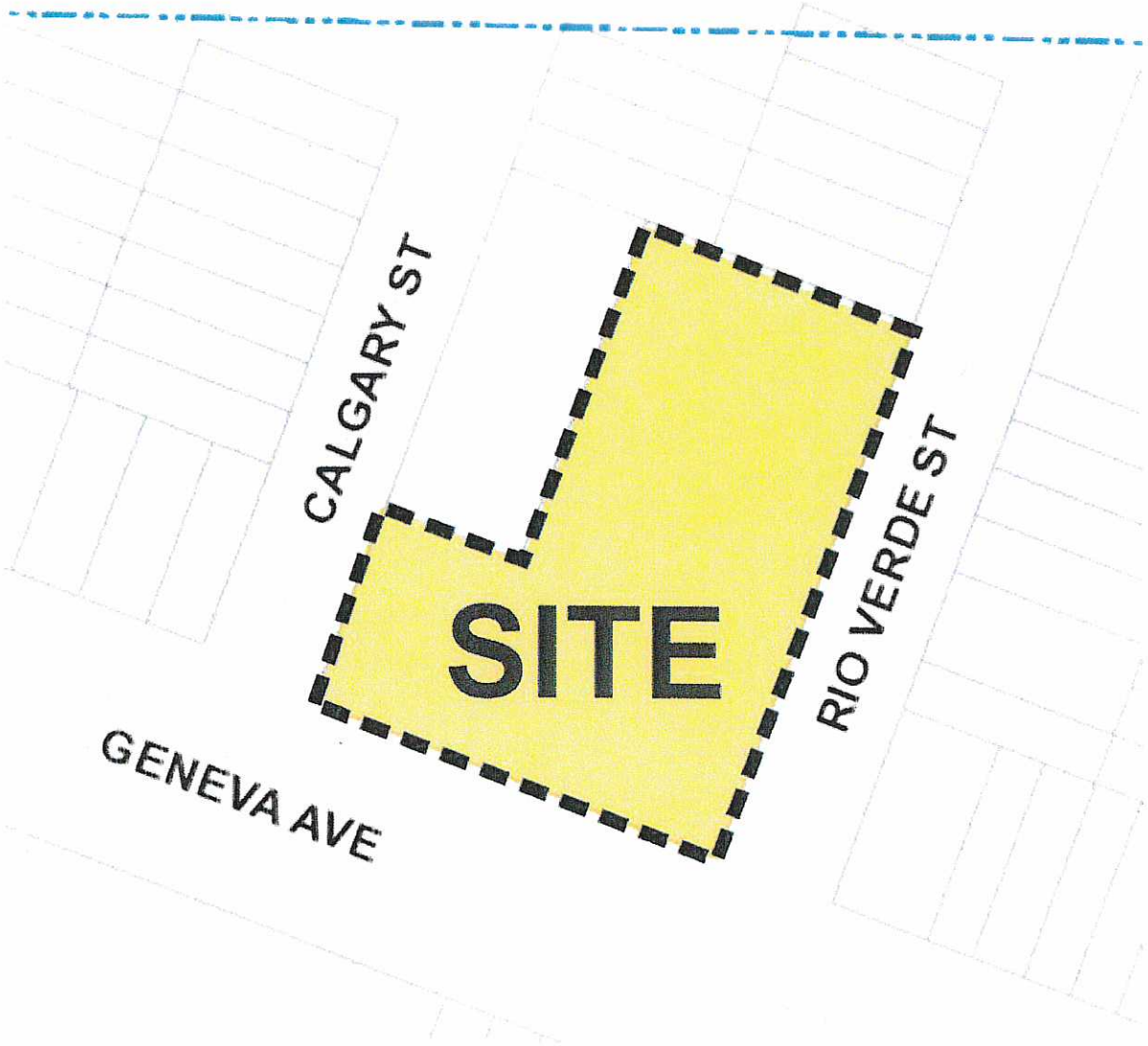

ATTACHMENT A

PLANNING SUBMITTAL -
Supporting Documents

MG Properties Group
Pacific Place
2665 Geneva Avenue
Daly City, CA 94014

City of Daly City
Planning Commission

CLIENT
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ATTACHMENT B

McCall

McCall

CONTENTS

1. Project Description
2. Zoning Issues
3. Analysis and Required Findings
4. Conclusion

1. Project Description

Existing Building and Conditions

Pacific Place Apartment Homes is located at the base of the San Bruno Mountains and in the quiet Bayshore community. It is located at the corner of Geneva Avenue and Calgary Street, where there are currently 72 fully occupied luxury apartments, 2 retail tenants and 1 unoccupied 9,736 square foot retail space. On-site parking facilities are located within an underground parking garage and on-street.

Location: 2665 Geneva Avenue, Daly City, CA 94014
Land Use Designation: Mixed Use (per Ordinance No.1315, Zone Change ZC04-4 for Planned Development PD-58A and Design Review DR05-3)
Land Acreage: 1.05
Building Square Footage: 72,960
Project Height: floor to deck height is approximately 19 feet
Existing Parking:
Subterranean: 66 standard, 2 accessible, and 2 motorcycle parking spots
Upper Garage: 27 standard, 1 accessible
Outside: 29 standard, 1 accessible
Building construction type: IIA
Occupancy: R-2
APN: 005-064-250

Proposed Project Description

The project proposal is to re-zone and subdivide the existing 9,736 square foot retail space into 1 retail space and 7 condominiums at the ground level along Geneva Ave.

Despite being actively and continuously marketed, the ground level has been vacant for at least 6 years, as the extensive square footage and vehicular access to the site has been problematic. Loading and unloading is very difficult in the area, making it difficult in obtaining a viable retail tenant. Due to this, this proposal seeks to break up the project area, creating residential units and one retail space.

2. Zoning Issues

Affordability

The project will contribute to affordable housing in the area, providing 1 unit consistent with the building's current AMI standing. Currently, 15% of the units operate at 65% of AMI.

McCall

Color Scheme

The project does not propose any changes to the existing exterior color scheme.

Landscaping

Previous efforts towards improving street frontage will be maintained. The trees on Calgary Street and Geneva Avenue will be preserved.

3. Analysis and Required Findings

Fire Protection

The existing build ng already has an approved automatic sprinkler system, along with an approved emergency voice/alarm communication system.

Exiting

A new two-hour rated stairwell will be built in the west end of the building serving as egress for occupants of the new condominiums and retail space. The new exit stair will only serve the project area, to ensure that the project does not increase the load on any existing emergency exit.

Parking

In accordance with city code, each of the 7 condominiums will need 1 parking space. For the proposed retail, 1 space for each three hundred square feet of gross floor area will be needed, totaling 7 spaces. As the area was previously zoned for retail, there will be adequate parking to meet the requirements.

Work/Live Requirements

The condominiums will be classified as Group R-2 occupancy. Accessibility will be designed in accordance to Chapters 11A and 11B, when applicable. Ventilation will be governed by the California Mechanical Code. The mezzanines within the condos shall not exceed one-third of the floor area of the room, to comply with code. Each mezzanine will be provided with two independent means of egress.

4. Conclusion

Overall, the re-zoning and subdivision of the project space at Pacific Place will benefit the community by providing housing and jobs to the surrounding community. The retail space will serve residents of both Pacific Place and the neighboring residents. This project will cater to small businesses and individual proprietors, a vital group in maintaining diversity within the Bay Area. For these reasons, the project team looks forward to comments and collaboration with the City of Daly City in bringing this project to life.

McCall

Site Plan
NTS
3/12/2016

Pacific Place
2665 Geneva Avenue
Daly City, CA 94014

C02

LEGEND

- FIRE HYDRANT
- EDGE PAVEMENT
- WATER VALVE
- METER, PULL BOX
- SIGN
- CONCRETE
- BLOCK WALL
- LIGHT STANDARD
- TRAFFIC SIGNAL
- STREET LIGHT
- HANDICAP STALL
- WROUGHT IRON FENCE
- WOOD FENCE
- CHAINLINK FENCE
- PARKING COUNT
- AC — ASPHALT PAVEMENT
- GI — GRATE INLET
- GP — GUARD POST
- L — LOT LINE
- MH — MAN HOLE
- PA — PLANTER AREA
- PL — PROPERTY LINE
- R/W — RIGHT OF WAY
- SCO — SEWER CLEAN OUT
- SMH — SEWER MANHOLE

LIST OF ENCROACHMENTS

NONE TO STATE

ZONING INFORMATION

ZONE: PD 58A

PLANNED DEVELOPMENT

SETBACKS:

FRONT:
SIDE:
STREET:
REAR:
— AS APPROVED BY PLANNING COMMISSIONS

BULK:
HEIGHT:
PARKING RESTRICTIONS:

THIS INFORMATION WAS OBTAINED FROM THE CITY OF DALY CITY, 333 90TH ST. 94015-1895, PH: 650-991-8033 ATTN: PUBLIC COUNTER

FLOOD ZONE INFORMATION

ZONE: UNMAPPED

NO ZONE DEFINED

PANEL NO. 060311-0025B

DATED: JULY 3, 1984

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE NORTH LINE OF GENEVA AVENUE USING A BEARING OF NORTH 70°34'00" WEST AS SHOWN ON PARCEL MAP LANDS PASIAN AND BANDINI OF BOOK 75 PAGE 91 RECORDS OF SAID COUNTY.

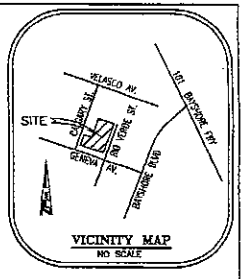
LEGAL DESCRIPTION

THE LAND REFERRED TO ON THIS SURVEY IS SITUATED IN THE CITY OF DALY CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL OF THE LANDS LYING WITHIN THE EXTERIOR BOUNDARIES OF LOT 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE GENEVA A SUBDIVISION FOR RESIDENTIAL AND RETAIL CONDOMINIUM PURPOSES 2665 GENEVA, LLC, CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON AUGUST 19, 2009 IN BOOK 137 OF MAPS PAGES 11, 12 AND 13.

JOINT PLANT NO'S 223-21-000-01; 223-22-000-01; THRU 03; 223-23-000-01 THRU 35; 223-24-000-01 THRU 37

APN: 005-064-250



VICINITY MAP
NO SCALE

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.

LAND AREA

45,536 SQUARE FEET

1.047 ACRES

PARKING COUNT

OUTSIDE PARKING

REGULAR STALLS = 27

ADA STALLS = 1

BASEMENT STALLS

REGULAR STALLS = 68

ADA STALLS = 2

STREET LEVEL IN BUILDING

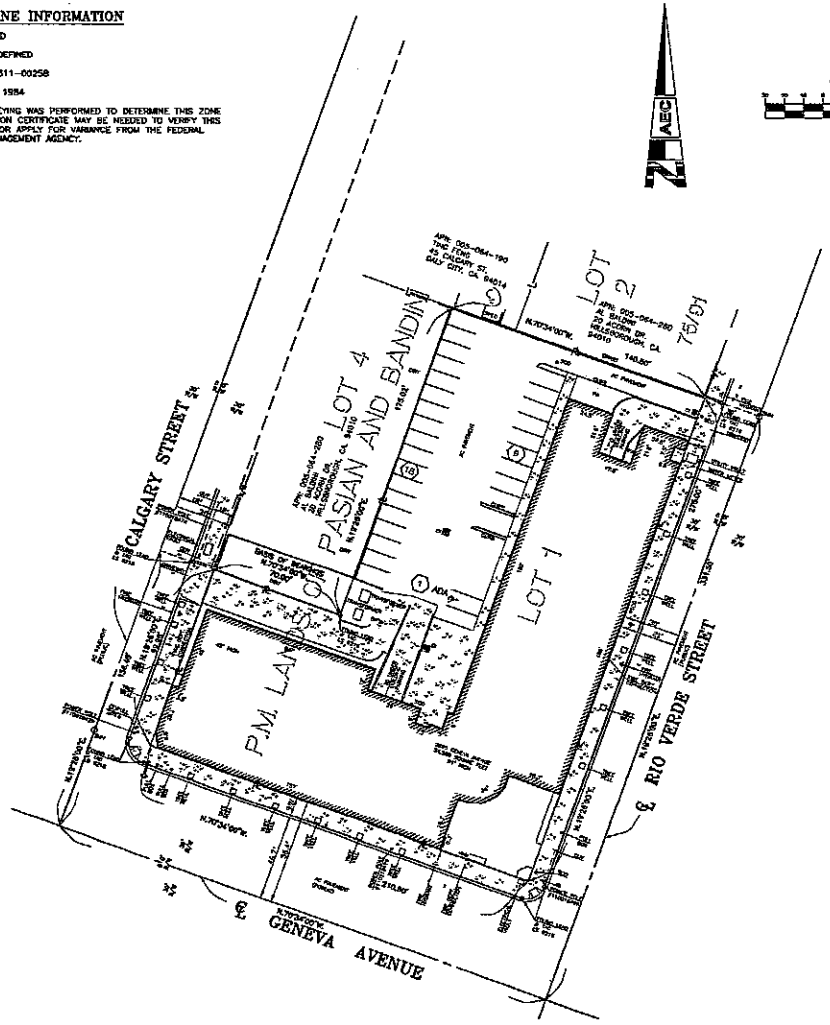
REGULAR = 58

ADA STALLS = 2

TOTAL STALLS = 158

GENERAL NOTES

1. SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY CHICAGO TITLE COMPANY REPORT NO. 10-40702771-A-JJ DATED MARCH 28, 2012 TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
2. BUILDING SETBACK LINES SHOWN HEREON REFLECT THE INFORMATION AS EXPLAINED BY THE CITY REPRESENTATIVE INDICATED HEREON.
3. THE PHRASE "FLOOD HAZARD" WITHIN THE CERTIFICATION HEREON REFERS TO "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FEMA AND THE NFIP AND ONLY REFERS TO THOSE AREAS ON FLOOD INSURANCE RATE MAPS AS BEING WITHIN ZONES A OR V OF SAID MAPS.
4. BY OBSERVATION NO CEMETERIES ARE KNOWN OR FOUND ON SUBJECT PROPERTY.
5. NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED OTHERWISE.
6. ASSESSORS PARCEL NUMBER FOR THIS PROPERTY IS 005-064-250.
7. BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER PARCEL MAP LANDS PASIAN AND BANDINI OF BOOK 75 PAGE 91 RECORDS OF SAID COUNTY. RECORDS OF SAID COUNTY, UNLESS NOTED OTHERWISE.
8. SURVEYOR TAKES NO RESPONSIBILITY OF ITEMS OMITTED DUE TO A RESULT OF VISUAL OBSTRUCTIONS, SUCH AS AUTOMOBILES, EQUIPMENT & THICK SHRUBBERY.
9. THE BUILDING SQUARE FOOTAGE INDICATED ON THIS PLAN IS BASED ON EXTERIOR DIMENSIONS AT GROUND LEVEL ONLY.
10. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREON ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
11. NO WETLANDS REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY AND NO WETLANDS WERE INDICATED BY VISUAL INSPECTION.
12. THERE IS NO EVIDENCE OF EARTH MOVING WORK, EXTERIOR BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED THAT HAVE BEEN DONE WITHIN RECENT MONTHS.
13. THERE IS NO EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL USE.
14. THROUGH RESEARCH DONE AT THE CITY'S &/OR COUNTY'S PUBLIC WORKS DEPARTMENTS THERE ARE NO CHANGES IN THE STREET RIGHT OF WAY LINES AS SHOWN HEREON. FURTHERMORE THERE IS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. THIS PLAN DOES NOT CONTAIN SUFFICIENT DATA FOR DESIGN PURPOSES AND IS NOT FOR CONSTRUCTION PURPOSES.
16. BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.
17. IF UNDERGROUND UTILITIES OR OTHER STRUCTURES, ZONES, SETBACK AND/OR STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION DUE TO CHANGED CONDITIONS NOT REFLECTED IN THE STANDARD RESEARCH PERFORMED FOR THIS PROJECT. ANY USER OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY COMPANY OR LOCAL AGENCY DIRECTLY.
18. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED.
19. SITE IS HAS DIRECT ACCESS FROM RIO VERDE STREET AND CALGARY STREET BOTH PUBLIC RIGHT OF WAYS.
20. SURVEYOR DOES NOT ASCERTAIN OWNERSHIP OF FENCES AND PERIMETER WALLS.
21. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENT, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
22. ALL RECIPROCAL EASEMENT (IF ANY) THAT THE SURVEYOR HAS BEEN MADE AWARE OF HAVE BEEN DENOTED ON THIS SURVEY. THE LIMITS OF ANY OFFSITE EASEMENTS THAT THE SURVEYOR HAS BEEN MADE AWARE OF ARE ALSO SHOWN (IF ANY).
23. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
24. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.



EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 10-40702771-A-JJ DATED MARCH 28, 2012 BY CHICAGO TITLE COMPANY;

(5) AN EASEMENT FOR BROADBAND COMMUNICATIONS SYSTEM PURPOSES TO COMCAST OF CALIFORNIA IX, INC. RECORDED JANUARY 2, 2008 AS INSTRUMENT NO. 2008-000213, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.

(11) AN ENCROACHMENT OF THE BUILDING, SITUATED ON SAID LAND INTO OR ONTO RIO VERDE STREET, RECORDED OCTOBER 19, 2009 AS INSTRUMENT NO. 2009-137378, OFFICIAL RECORDS. AS DESIGNATED ON THE PLAT SHOWN ON PAGE 17 OF 69 OF SAID PLAN AS ("BLDG. COR. 0.15' OVER"). ENCROACHMENT IDENTIFIES A THIRD FLOOR ENCROACHMENT INTO RIO VERDE STREET. SUBJECT SURVEY DOES NOT DETERMINE UPPER LEVEL BUILDING LOCATIONS AFFECTS ON SUBJECT PROPERTY.

SURVEYORS CERTIFICATE

TO CHRCAPITAL LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, FREDDIE MAC, THEIR SUCCESSORS AND ASSIGNS, M/G PACIFIC PLACE APARTMENTS L.P., A CALIFORNIA LIMITED PARTNERSHIP, AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a) AND (b), 7(a), 8, 9, 10, 11(a) AND (b), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 14, 2012.

DATE OF PLAT OR MAP: 6/5/12

C. J. QUEYREL, LS 2988 DATE

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

NO.	DESCRIPTION	DATE	APP'D

REVISIONS

PROJECT ENGINEER
ANACAL ENGINEERING CO.
CIVIL ENGINEERING & LAND SURVEYING
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~
ANAHEIM, CALIFORNIA 92805
PHONE: (714) 774-1763 FAX: (714) 774-4690
E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM

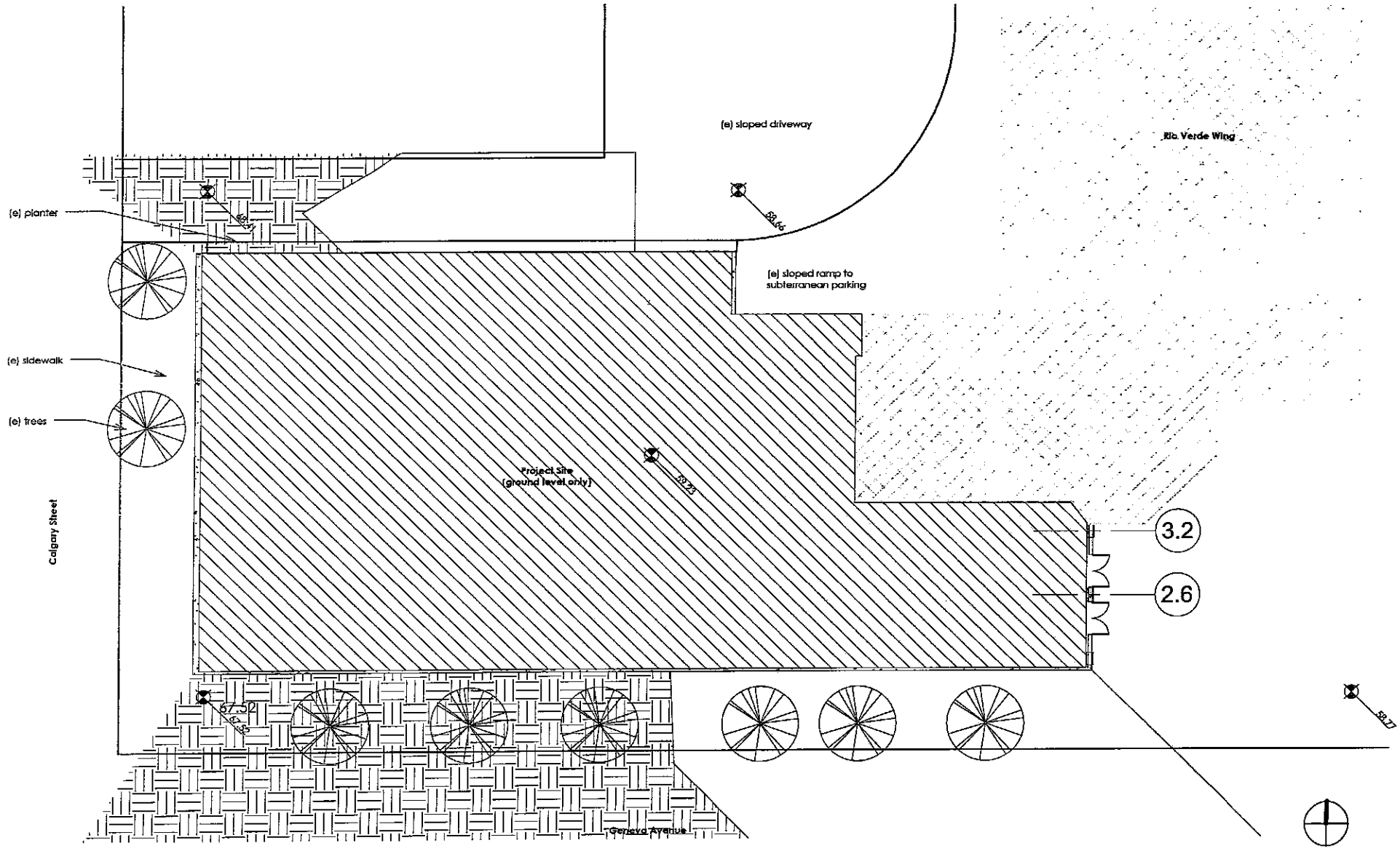
SHEET TITLE: A.L.T.A./A.C.S.M. LAND TITLE SURVEY

PROJECT: PACIFIC PLACE APARTMENTS
2665 GENEVA AVENUE
DALY CITY, CALIFORNIA

JOB NO. 12-056A

DATE	SCALE	DRAWN	ORDERED
6/5/12	1" = 30'	G. A. G.	C. J. Q.

SHEET NO. 1 of 1

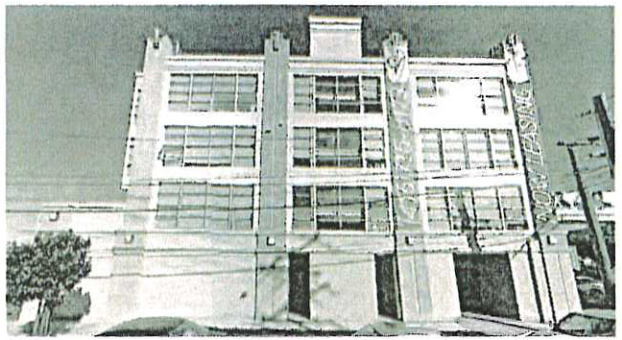


McCall

Landscape Plan
1/16" = 1'-0"
3/12/2016

Pacific Place
2665 Geneva Avenue
Daly City, CA 94014

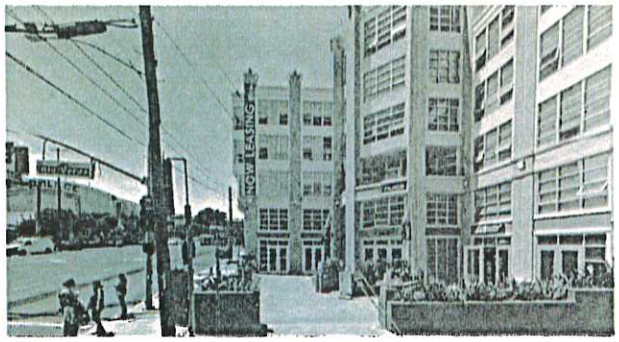
C04



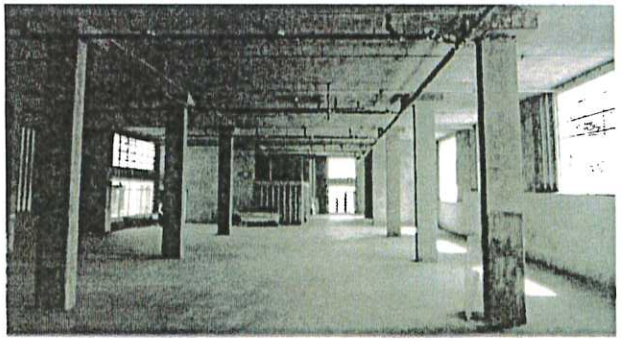
A. Exterior Elevation - East

B. Interior Elevation - South

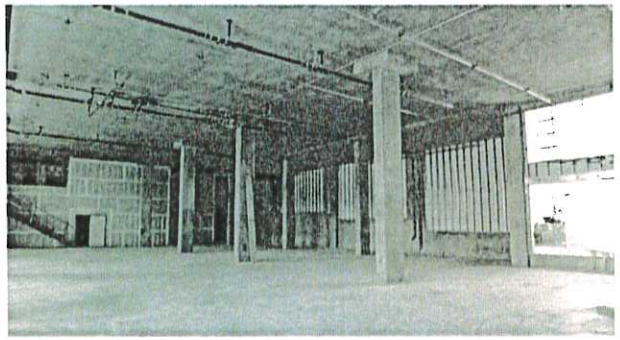
C. Interior Elevation - North



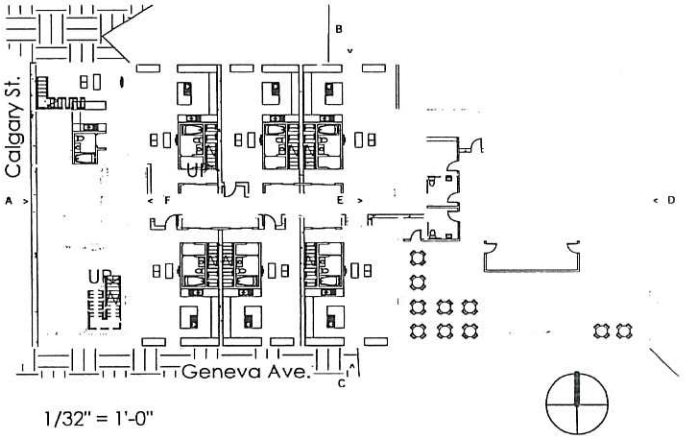
D. Interior Elevation - West



E. Interior Elevation - East



F. Interior Elevation - West



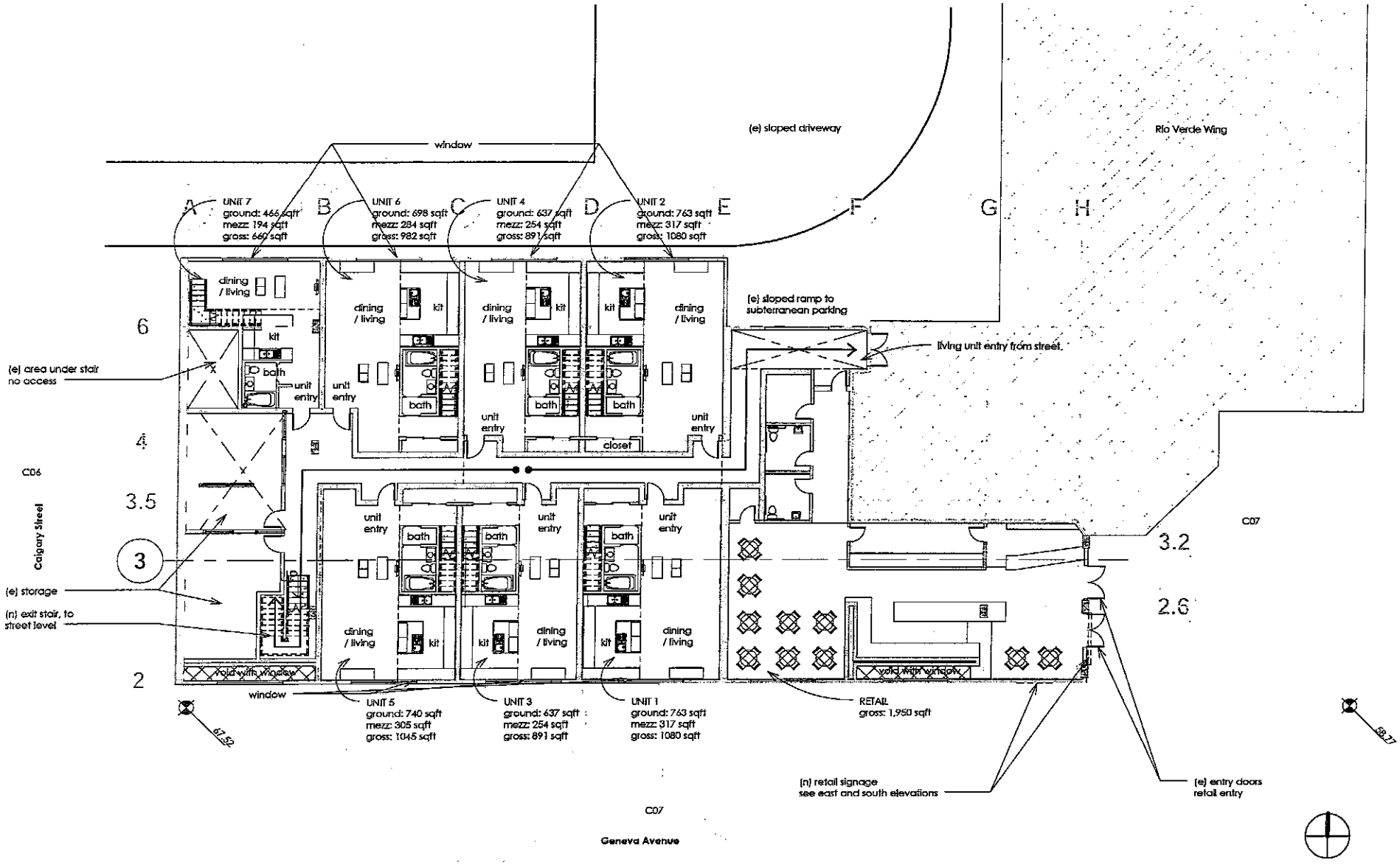
1/32" = 1'-0"

McCall

Site Photos
NTS
3/12/2016

Pacific Place
2665 Geneva Avenue
Daly City, CA 94014

C03



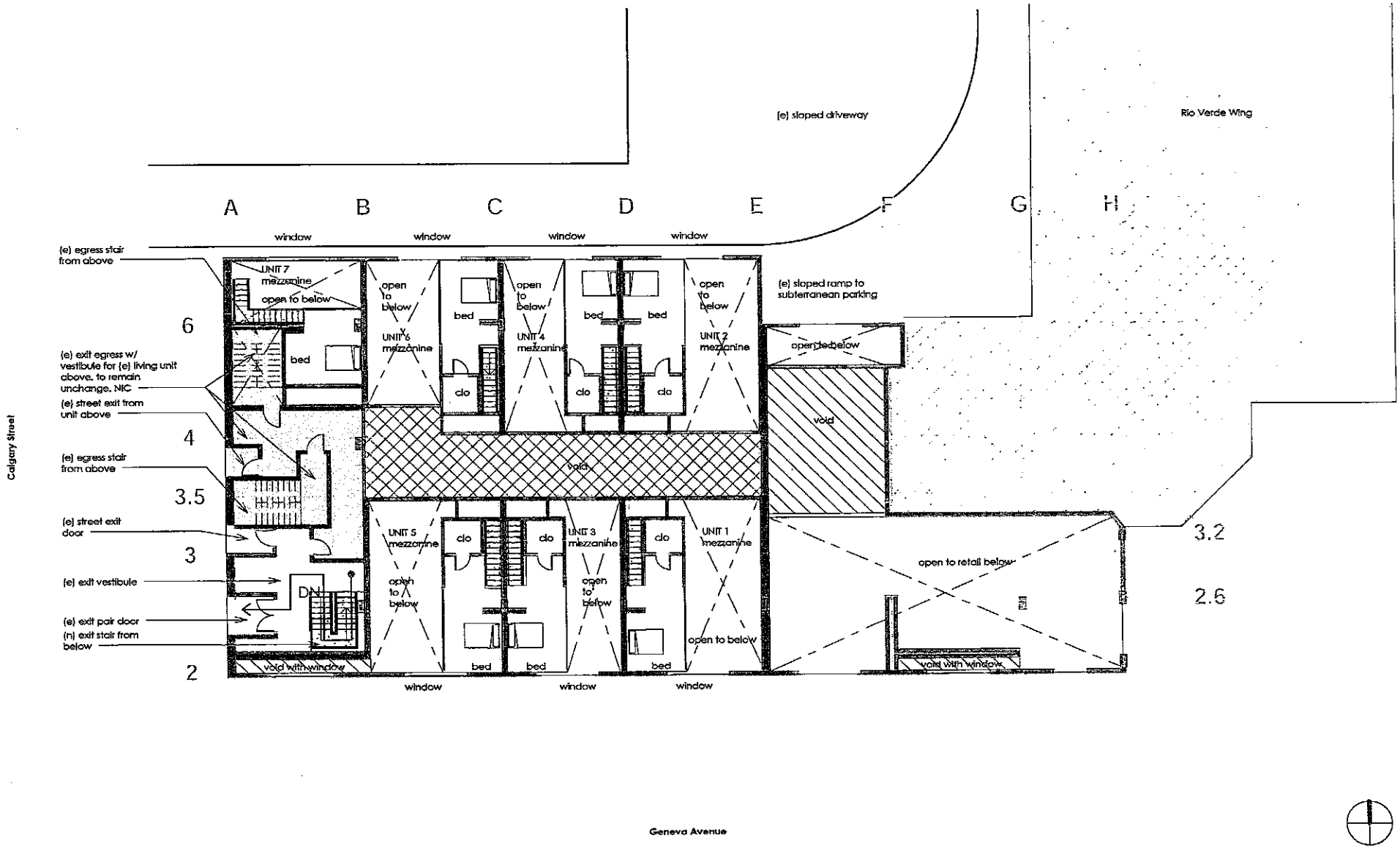
McCall

0' 8' 16' 32' 64'

Ground Floor Plan and Sign Plan
1/16" = 1'-0" @ 11x17 / 1/8" = 1'-0" @ 24x36
4/12/16

Pacific Place
2665 Geneva Avenue
Daly City, CA 94014

C05



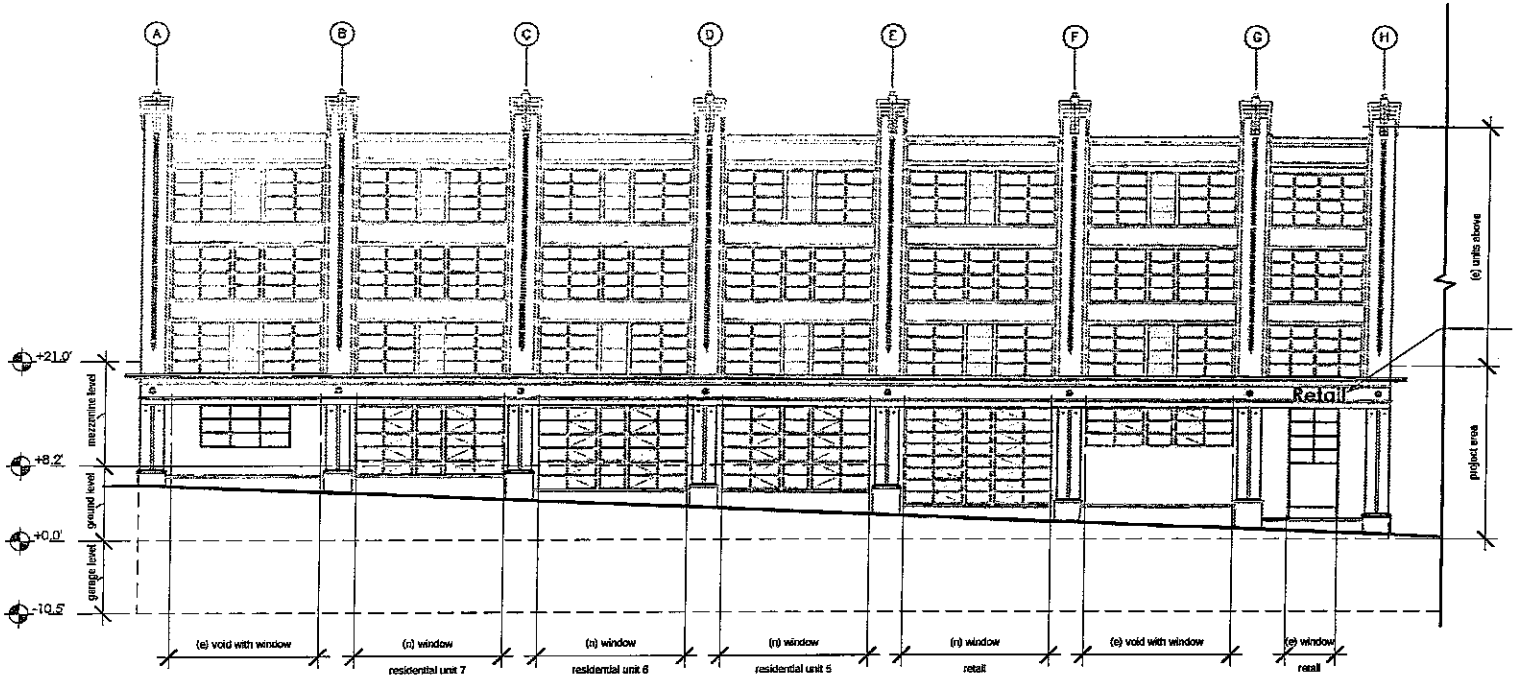
McCall

0' 8' 16' 32' 64'

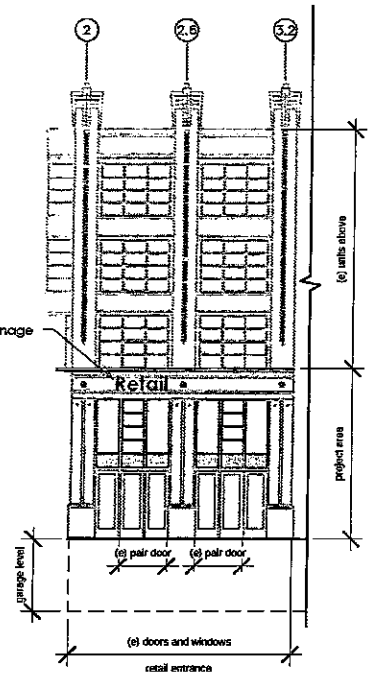
Mezzanine Level Plan and Sign Plan
1/16" = 1'-0" @ 11x17 / 1/8" = 1'-0" @ 24x36
3/12/2016

Pacific Place
2665 Geneva Avenue
Daly City, CA 94014

C06



3 Geneva Avenue - south elevation
scale: NTS



2 Rio Verde Street - east elevation
scale: NTS

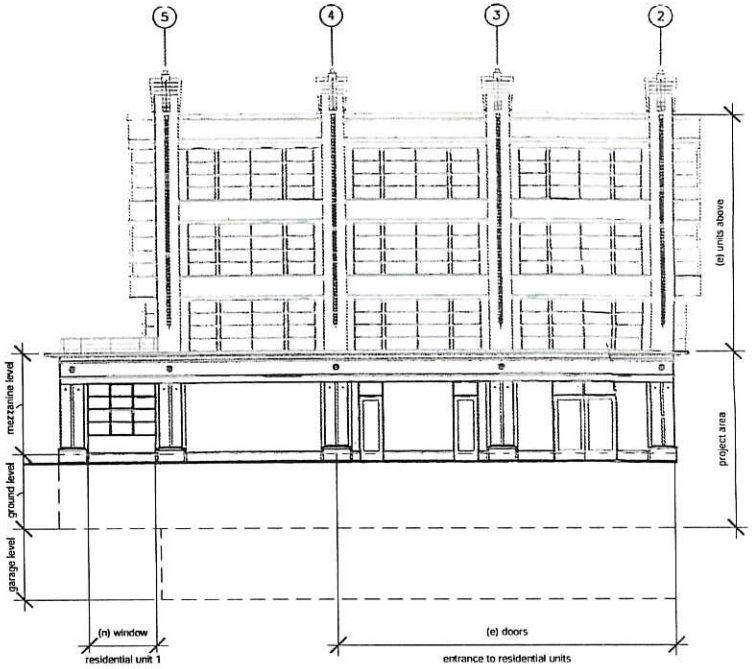
McCall

Exterior Elevation - South and East
NTS
10/08/15

Pacific Place
2665 Geneva Avenue
Daly City, CA 94014

C08

1 **Parking Lot - north elevation**
scale: NTS



4 **Calgary Street - west elevation**
scale: NTS

McCall

Exterior Elevation - North and West
NTS
06/09/15

Pacific Place
2665 Geneva Avenue
Daly City, CA 94014

C07

GENERAL NOTES

DESIGN

Design conforms to the California Building Code, 2013 Edition.

Design live loads:

1st Floor	100 psf	Stair	100 psf
Mezzanine Floor	100 psf		
Seismic Design Category (SDC)	D	Soil Profile	Dc
H (Wood Shear Shear Walls)	2.0	S_S	1.436
		S_1	0.62
Wind Exposure	B, 110 mph	F_a 1.0	F_v 1.5

Dimensions refer to rough concrete surfaces, face of studs, face of concrete block, top of sheathing, or top of slab, unless otherwise indicated.

Typical Details are cases as these sheets shall apply unless specifically shown or noted otherwise. Construction details not fully shown or noted shall be similar to details for similar conditions. All work and construction shall comply with all applicable building codes, regulations, and safety requirements.

Discrepancies: The Contractor shall inform the Architect in writing, during the bidding period, of any discrepancies or omissions noted on the drawings or in the specifications, or of any variations needed in order to conform to codes, rules, and regulations. Upon receipt of such information, the Architect will issue written instructions to all concerned. Any such discrepancy, omission, or variation not reported shall be the responsibility of the Contractor, and work shall be performed in a manner as directed by the Architect.

Shoring: It shall be the Contractor's sole responsibility to design and provide adequate shoring, bracing, and formwork, etc., as required for the protection of life and property during the construction of this building.

Sleeve Trades: See architectural, electrical, and mechanical drawings for size and location of pipe, vent, duct, and other openings, and details not shown on these structural drawings. All dimensions are to be checked and verified with the architectural drawings.

Bracing: Do all temporary bracing as required to hold the various elements in place until final support is securely anchored.

Welding shall be performed by welders certified for the welds to be made. See specifications for welding process to be used.

Shop Drawings shall be submitted to Architect for review, where noted. Engineer will review 1 reproducible copy and 2 prints.

Waterproofing: Specifications and detailing of all waterproofing and drainage items, although sometimes indicated on the structural drawings for general information purposes only, are solely the design responsibility of others.

FOUNDATIONS

Foundations conform to recommendations of Geotechnical Report prepared by Wesson & Associates, Inc. entitled "Geotechnical Engineering Investigation, Proposed Lo Galoto Inn & Suites, 4021 Evers Road, Bay Point, California" dated April 2, 2007.

Refer to Geotechnical Report for additional recommendations not listed below. All site grading, fills, and soil preparation shall conform to the Geotechnical Report and all work shall be done under the supervision of the Geotechnical Engineer.

Maximum soil pressure = 1875 psf DL
= 2500 psf DL + LL
= 3325 psf DL + LL + EQ/WIND

Material for rock base under concrete slabs on grade shall consist of 2" thick layer of sharp clean sand over a visqueen moisture barrier over 2" minimum of compacted pieces 3/4" Gravel. Gravel shall be rolled to a smooth surface. All footings shall be founded at a depth at least 24" below lowest adjacent grade. Footing depths shown on drawings are minimum depths. Footings may be poured in neat undisturbed trenches. Footings and slab-on-grade shall bear upon non-expansive soil or lime treated Engineered fill compacted at least 90% minimum relative compaction as determined by ASTM D1557. See soils report.

STRUCTURAL STEEL AND MISCELLANEOUS IRON

Structural Steel and Miscellaneous Iron shall be fabricated and erected according to the American Institute of Steel Construction's "Specifications for Structural Steel Buildings," latest edition and the "Code for Standard Practice for Steel Buildings and Bridges," latest edition.

Unless otherwise noted, steel shall conform to ASTM Specification A992. Steel pipe column shall conform to ASTM A53 Grade B (Fy = 35 ksi) or ASTM A501 (Fy = 30 ksi). Structural tubing shall conform to ASTM A500 Grade B. Use more in lieu of plates wherever practical or called for on plans.

All steel to steel bolted connections shall be bolted with high strength bolts according to ASTM A325 and ASTM A490, or approved by the Research Council of Riveted and Bolted Structural Joints. Other bolted connections, including anchor bolts, shall be bolted with unfinished bolts according to ASTM A307.

All welded connections shall be welded according to the American Welding Society's AWS D1.1 "Structural Welding Code - Steel," latest edition. All welds shall be made with low-hydrogen electrodes using matching filler metals. Submit a written Welding Procedure Specifications (WPS) for all welds directly to the Structural Engineer and Testing Agency for review per AWS D1.1

Galvanize according to ASTM A123, hot dip process, where galvanizing is called for on plans.

Shop drawings shall be submitted to the Architect for approval prior to fabrication.

The testing agency shall send copies of all structural testing and inspection reports directly to the Structural Engineer.

Structural steel members shall be fire proofed in accordance with Section 704 and Table 7A of the CBC.

POWDER DRIVEN PINS

Except at shear walls, bearing walls and exterior walls, sills may be fastened to the concrete slabs using powder driven pins following the manufacturer's installation recommendations, unless otherwise noted. The fastening system used shall have the approval of the International Conference of Building Officials. Pins shall have a minimum shank diameter of 0.145", a minimum length of 1", and shall be spaced at 12"o.c. minimum. See P/T note gtl.

CARPENTRY

Framing lumber shall meet the following minimum standards except where otherwise noted:

USE	SPECIES	GRADE	AUTHORITY
Sudsills 2 x	D.F.	No. 2 or Better	UBC
		Pressure Treated	Sec. 2317.4

Plywood (or equivalent A.P.A. marked U.S.D. panels)	A.P.A. Green Marked	Exposure 1 or CD Int. w/ Exterior Glue	UBC Standards 23-2 or 23-3

Horizontal framing lumber:

4 x 4 and smaller	D.F.	No. 2	WCLIB & WWPA
2 x roof joists and rafters	D.F.	No. 2	WCLIB & WWPA
*2 x or 3X floor joists	D.F.	No. 2	WCLIB & WWPA
4 x headers and beams	D.F.	No. 2	WCLIB & WWPA
6 x 6 and larger	D.F.	No. 1	WCLIB & WWPA

Vertical framing lumber:

2 x 4 & 3 x 4 studs	D.F.	Stud	WCLIB & WWPA
2 x 6 & 2 x 8 studs	D.F.	No. 2	WCLIB & WWPA
4 x 4 & 4 x 6 posts	D.F.	No. 2	WCLIB & WWPA
3 x 8 & larger posts	D.F.	No. 1	WCLIB & WWPA
All other framing lumber, n.o.s.	D.F.	Standard & Better	WCLIB & WWPA

Floor joists shall be grade stamped "S-DRY" which indicates a moisture content not exceeding 19 percent.

Stud walls shown on plans are below framing level.

All stud walls shall be as follows:

1st Floor : (Below PT Slab) 2x4 studs at 16"o.c. at non-bearing partitions
2x6 studs at 16" o.c. at exterior walls.

1st Floor : 2x4 studs at 16"o.c. at non-bearing partitions
2x4 studs at 16"o.c. at required by shear wall schedule
3x4 studs at 16"o.c. at bearing walls.
2x4 min studs at 8"o.c. staggered on 2x6 plate at party walls.
2x6 studs at 16" o.c. at exterior walls.

Joist hangers and other metal framing accessories are referred to on plans by particular type as manufactured by Simpson Company, San Leanore, California. USP lumber connectors are an acceptable alternative.

The Tiedown System shall be the Another Tiedown System provided by Simpson Strongtie, Inc. per ICBO No. 5980 Engineering calculations, shop drawings, and layouts, as required, prepared by Simpson, shall be provided for review and approval of the Project Design Professional.

Schedule of Minimum Fastenings Nailing:

Studs to bearings	Ea. Ja Stude	2-16d nails (clip-up) or 2-8d toenails each side
Sill, 2" top plates	Lower plate to stud	2-16d
	Upper to lower staggered	16d at 12"o.c. except at lap
	Lap at splices	12-16d
	Lap at intersections	2-16d
Joist, Rafter	To bearing	2-8d toenails each side
	To partial member	16d at 12"o.c.
Upper sole plate	To joist or blocking	16d at 12"o.c.
Blocking	To joist or rafter	2-16d toenails each end
Horizontal blocking	To block	2-16d toenails each end
Multiple members	To adjacent member	16d at 12"o.c.
Plywood	To blocking	Edge nailing with 8d or 10d at 6"o.c. See typical plywood nailing
Plywood nails shown on plans, but not noted for size or spacing	To supporting member	Plywood edge nailing
Nails shown on plans, but not noted for size or spacing	To adjacent member	10d at 12"o.c.
Cross Bolton Board	Each Bearing	2-16d toenails each side

Provide the following blocking as a minimum, unless shown otherwise:
2" x full depth solid blocking between joists over support.
2" x full depth solid blocking between joists over one below partition walls.

Provide nail holes to FOR of nail shank diameter where nailing tends to split wood.

Fire stopping, bonding for interior finishes, nonbearing walls, and other non-structural framing are not necessarily shown on structural drawings.

Common nails are required at the following locations:

- At all Simpson hardware including straps, clips, angles, and joist hangers.
- At floor and roof plywood edge and field nailing.
- At plywood shear wall edge and field nailing.
- At shear wall sole plate to blocking or joist nailing.
- At double top plate splices.
- At ledgers w/ plywood edge blocking to framing
- At doubled joists.

Plywood Sheathing - Plywood floor sheathing shall be 3/4" T&G Exposure 1 Plywood wall sheathing shall be 15/32" Structural I, See Schedule

Note that where plans, notes and details call for plywood, only A.P.A. rated sheathing (plywood or oriented strand board) may be used.

Plywood Installation - Plywood roof and floor sheathing shall be laid with the grain of the outer plies perpendicular to the framing members and joints shall be staggered. Wall sheathing shall be applied vertically.

Unless otherwise noted, plywood nails shall be common. Equivalent pneumatic driven nails or staples may be used if fastener manufacturer has received ICBO approval according to NER 272. Fasteners to be substituted shall be equivalent in lateral and withdrawal strength to the size of common nail specified.

Floor Sheathing - Edge blocking of unsupported edges of plywood sheathing may be omitted if longer and grooved plywood is used unless specifically called for on plans. All of 2nd floor shall be blocked as indicated on plans. Refer to section entitled "Blood Floor System" for additional criteria.

Typical nailing shall be 10d at 6"o.c. at all supported edges and over shear walls, and 10d at 12"o.c. at all intermediate supports, unless otherwise noted, see plans.

EPOXY

Epoxy shall be manufactured by Hilti, Inc. Use Hilti HY-150 adhesive for concrete masonry applications (ICC Report No. 2672) and the Hilti HIT-RE 500-SD for concrete applications (ICC Report No. 2322). Drill holes and install epoxy according to manufacturer's recommendations. Holes are to be cleaned using a nylon brush and a jet of compressed air. Special inspection required. Alternate at concrete anchoring anchorage, SIMPSON EPOXY SET (ICC Report No. 1772) may be used. At concrete anchorage, SIMPSON EPOXY SET-XP (ICC Report No. 2508) may be used. Use non-sag epoxy in horizontal and overhead applications.

SYMBOLS AND ABBREVIATIONS

A.B.	ANCHOR BOLT	M.B.	MACHINE BOLT
BLK.	BLOCK	MAX.	MAXIMUM
BLKG.	BLOCKING	MIN.	MINIMUM
BM.	BEAM	MISC.	MISCELLANEOUS
BOTT.	BOTTOM	(N)	NEW
BTWN.	BETWEEN	N.S.	NEAR SIDE
C.J.	CONST. JOINT	NO.	NUMBER
CLR.	CLEAR	o.c.	ON CENTER
COL.	COLUMN	O.H.	OPPOSITE HAND
CONC.	CONCRETE	OPNG.	OPENING
CONT.	CONTINUOUS	P.D.P.	POWDER DRIVEN PIN
CONST.	CONSTRUCTION	PL.	PLATE
CTRD.	CENTERED	PLYWD.	PLYWOOD
DBL.	DOUBLE	REINF.	REINFORCING
DIA.	DIAMETER	REQD.	REQUIRED
DN.	DOWN	S.A.D.	SEE ARCH. DRAWINGS
DWG.	DRAWING	S.O.G.	SLAB ON GRADE
(E)	EXISTING	SECT.	SECTION
E.F.	EACH FACE	SHTG.	SHEATHING
E.J.	EXP. JOINT	SIM.	SIMILAR
E.N.	EDGE NAIL	SP.	SPACING
E.W.	EACH WAY	SQ.	SQUARE
EA.	EACH	STRL.	STRUCTURAL
EL.	ELEVATION	STM.	SYMMETRICAL
EMBMNT.	EMBEDMENT	T.O.	TOP OF
EQ.	EQUAL	T&B	TOP & BOTTOM
EXIST.	EXISTING	T&G	TONGUE & GROOVE
EXP.	EXPANSION	THK.	THICK(NESS)
EXT.	EXTERIOR	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.N.O.	UNLESS NOTED OTHERWISE
FIN.	FINISH	VERT.	VERTICAL
FLR.	FLOOR	w/	WITH
FTG.	FOOTING	W.W.F.	WELDED WIRE FABRIC
FOUND.	FOUNDATION	@	AT
G.L.B.	GLU-LAM BEAM	&	AND
GRD.	GRADE	#	NUMBER
HDR.	HEADER	ø	DIAMETER
HORIZ.	HORIZONTAL	d	PENNY
INT.	INTERIOR	L	ANGLE
JT.	JOINT	℄	CENTER LINE
JST.	JOIST		

SPECIAL INSPECTION

The following items shall be inspected in accordance with UBC 1701 by a certified special inspector from an established Testing Agency, when indicated as "Required". All inspection shall be continuous unless otherwise noted. For material testing requirements, see specifications and/or general notes. Testing agency shall send copies of all structural testing and inspection reports directly to the Engineer, Architect, and Building Department.

Item	Remarks
Expansion bolt placement	Placement and installation torque
Epoxy anchor, hole size and cleanliness	Periodic, inspect all holes
Shear wall nailing	
Anchor bolts/hold down bolts/ties & straps	
Structural steel field welding, periodic	Fillet Weld
Structural steel shop welding, periodic	Fillet Weld
Structural steel shop welding, continuous	Partial or full penetration welds
Structural Steel Bolting	
Pre-fab Roof Trusses	

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FILE NUMBER:
21-006

DATE	ISSUE

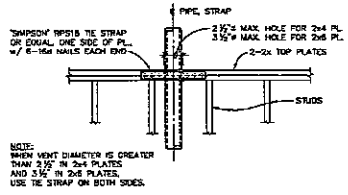
SEAL/SIGNATURE

DRAWING DESCRIPTION
GENERAL NOTES

SCALE
1/8" = 1'-0"

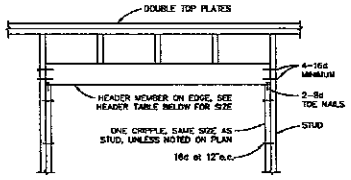
SHEET NUMBER
S0.1

Plot Date: Mar 18, 2016 - 1:45pm Plotted by: Jinyeon Filename: 15138_S0.1s.dwg



TYPICAL PLATE SPLICE
(WHEN VENT IS > 1/3 THE STUD WIDTH)

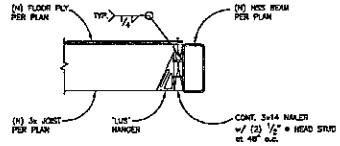
DETAIL 10 / S3.0
NO SCALE 28030



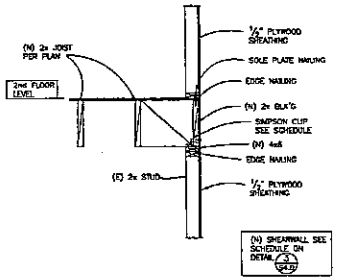
HEADER SCHEDULE		
WIDTH OF OPENING	STUD WIDTH SIZE	
	2x4	2x6
3'-0" MAX.	4x6	6x6
6'-0" MAX.	4x8	6x8
OVER 6'-0"	SEE SPECIFIC DETAILS	

NOTE:
AT EXTERIOR AND INTERIOR WALLS, A 4x12 MIN. HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE TABLE. (OMIT JACK STUDS IF 4x12 IS USED.) TYP. HEADERS NOTED IN TABLE SHALL BE PROVIDED OVER ALL WINDOWS, DOOR, AND OTHER OPENINGS, UNLESS NOTED OTHERWISE AS SHOWN ON WINDOW AND DOOR DETAILS.

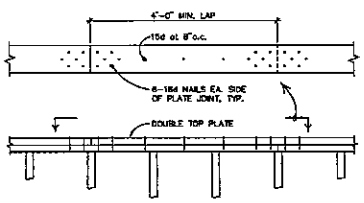
DETAIL 7 / S3.0
NO SCALE 28010



DETAIL 4 / S3.0
3/4"=1'-0"

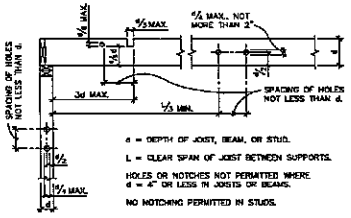


SECTION 1 / S3.0
3/4"=1'-0"



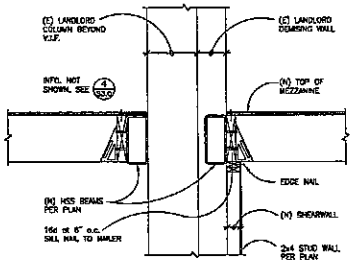
TYPICAL WALL TOP PLATE LAP

DETAIL 11 / S3.0
NO SCALE 28025

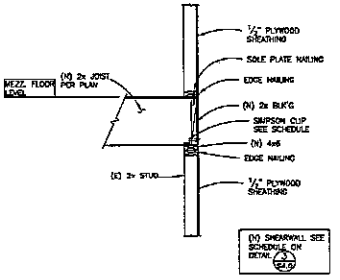


TYPICAL HOLES OR NOTCHES IN JOISTS AND STUDS

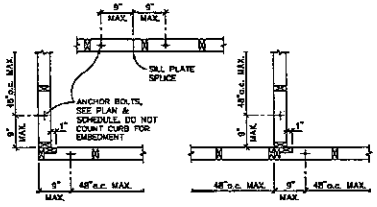
DETAIL 8 / S3.0
NO SCALE 28000

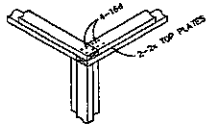


SECTION 5 / S3.0
3/4"=1'-0"



SECTION 2 / S3.0
3/4"=1'-0"





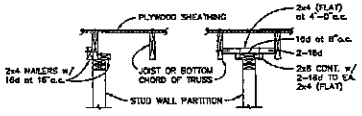
TYPICAL STUD WALL CORNERS

DETAIL 12 / S3.0
NO SCALE 28015

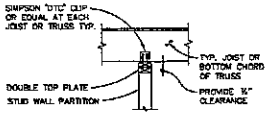
NOTE: PROVIDE HANGERS AS REQUIRED PER SCHEDULE UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.

HANGER SCHEDULE		
BEAM OR JOIST	CONNECTED TO:	HANGER
2x10	WOOD BEAM	SIMPSON LUS26
	STEEL BEAM w/ NAILER	SIMPSON LS210
	CMU WALL w/ NAILER	SIMPSON LS210
2-2x10	WOOD BEAM	SIMPSON LUS26-2
	STEEL BEAM w/ NAILER	SIMPSON HUS210-2TF
4x10	WOOD BEAM	SIMPSON HUS410
6x10	WOOD BEAM	SIMPSON HUS610
TJI	(E) WOOD BEAM	BY MANUFACTURER

SCHEDULE 9 / S3.0
NO SCALE 28000



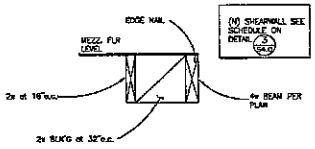
PARALLEL



PERPENDICULAR

TYPICAL NON-BEARING STUD WALL AT FLOOR

DETAIL 6 / S3.0
NO SCALE 28040



DETAIL 3 / S3.0
3/4"=1'-0"

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FILE NUMBER: 214064

DATE	ISSUE

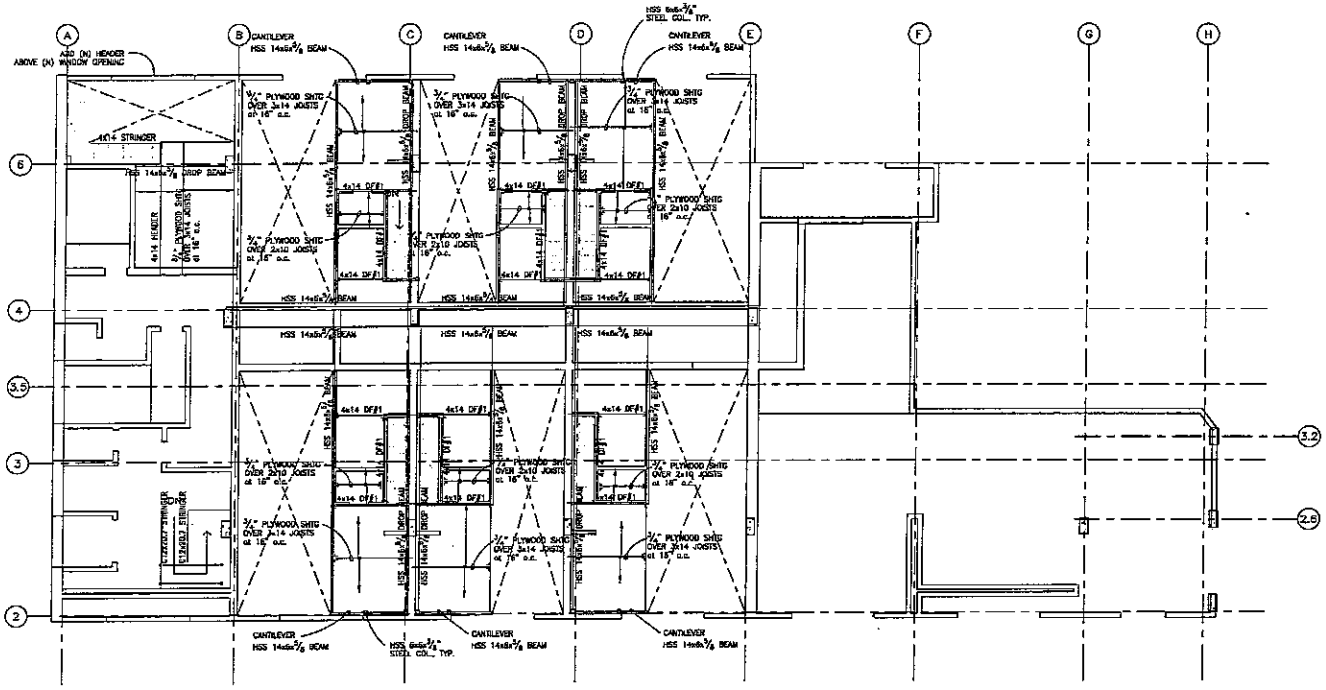
SEAL/SIGNATURE

DRAWING DESCRIPTION
ELEVATION AND DETAILS

SCALE
1/8"=1'-0"

SHEET NUMBER
S3.0

Plot Date: Mar 18, 2016 - 1:45pm Plotted by: Jayson Filename: 15138_S3.0.dwg



MEZZANINE FLOOR PLAN (1 / S2.0)
1/8"=1'-0"

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DALY CITY, CALIFORNIA

FILE NUMBER: 214084

DATE	ISSUE

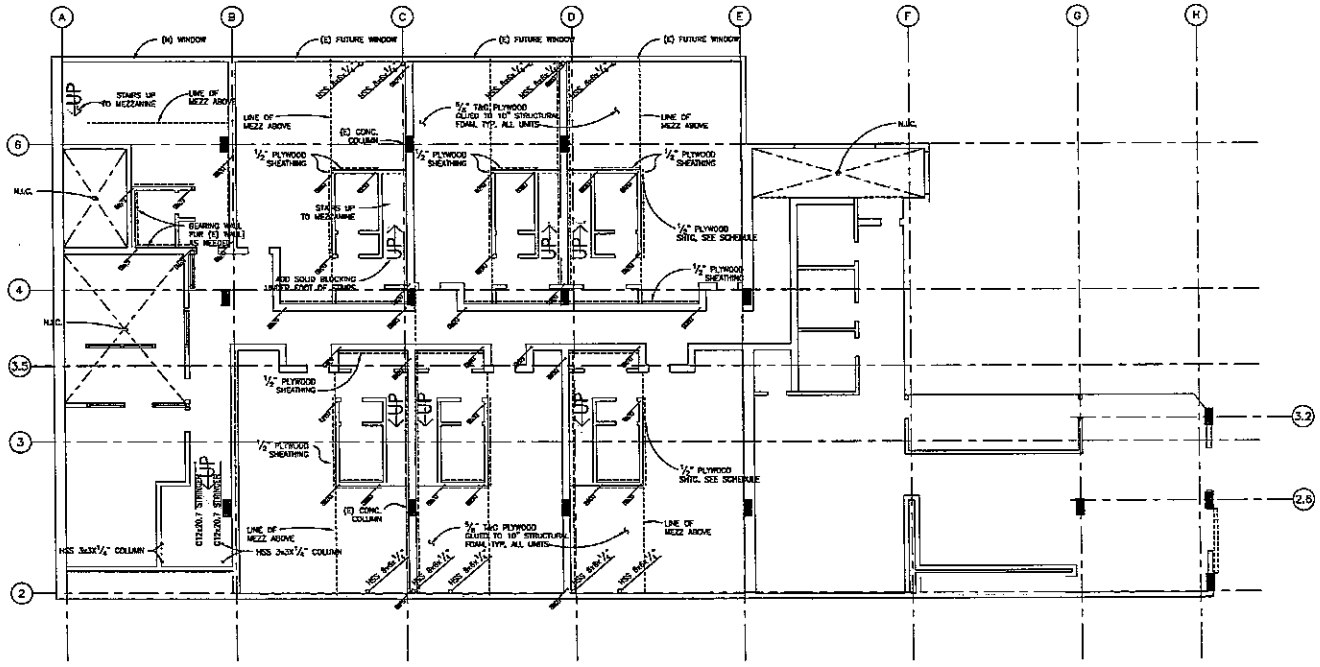
SEAL/SIGNATURE

DRAWING DESCRIPTION
MEZZANINE FLOOR PLAN

SCALE
1/8" = 1'-0"

SHEET NUMBER
S2.0

File Date: Mar 18, 2016 - 12:39pm Plotted by: Jayson Filename: 15136_S2.0.dwg



NOTES:
1. TYP. HOLDOWN SCHEDULE SEE 4/S4.0
2. TYP. SHEARBOLT AT SHEARWALL SEE 2/S4.0

GROUND FLOOR PLAN 1/S1.0

1/8"=1'-0"

PROJECT NORTH

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FILE NUMBER: 214088

DATE	ISSUE

SEAL/SIGNATURE

DRAWING DESCRIPTION
GROUND FLOOR PLAN

SCALE
1/8" = 1'-0"

SHEET NUMBER
S1.0

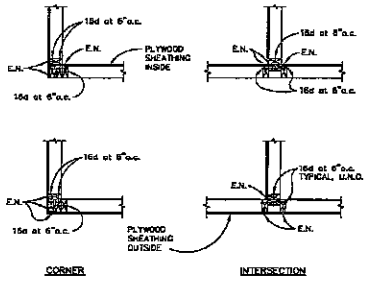
Plot Date: Mar 19, 2014 - 12:39pm Plotted by: Jayson Filename: 18139_S1.0.dwg

TYPICAL SIMPSON HOLDOWN SCHEDULE (HDU's)					
TYPE	HOLDOWN A.B./ROD SIZE	A.B. EMBEDMENT DEPTH IN (E) PDN	SCREW CONN TO HOLDOWN POST	ALLOW T (lbs)	MIN. POST SIZE at
HDU2	5/8"	7"	(6) SDS 1/4x3	3,075	4x
HDU4	5/8"	7"	(10) SDS 1/4x2-1/2	4,585	4x

NOTES:

1. SEE PLAN FOR LOCATIONS OF HOLDOWNS
2. ALL HOLDOWNS POSTS SHALL BE DF#1, FULL HEIGHT AND SAME WIDTH POST AS WALL WIDTH. PROVIDE SHEARWALL EDGE NAILING (AS NOTED IN THE SHEARWALL SCHEDULE) TO ALL STUDS & POST WHICH HAVE HOLDOWNS @TOP OR BOTTOM.
3. INSTALL ALL HARDWARE & ANCHOR BOLTS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
4. FASTENER (A.B. ETC.) OR PASSING THROUGH PRESERVATIVE TREATED WOOD SHALL BE HOT DIP GALVANIZED.
5. A.B. INTALL w/ HILTI-HY-150 EPOXY INTO THE EXISTING CONCRETE SLAB

SCHEDULE 4 / S4.0
NO SCALE



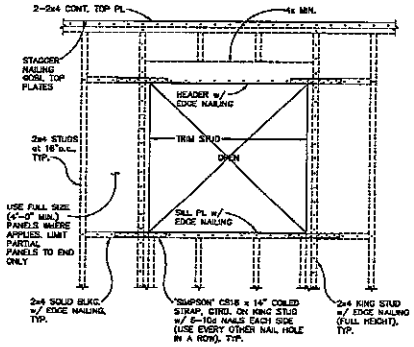
TYPICAL SHEAR WALL CORNERS AND INTERSECTIONS

PLAN DETAIL 3 / S4.0
1/4" = 1'-0"

SHEAR WALL SCHEDULE						
TYPE	PLYWOOD SHEATHING	EDGE NAILING	JOISTS OR BLOCKS TO TOP PLATE	SOLE PLATE TO JOIST OR BLKG.	SILL EPOXY BOLTS TO CONCRETE	ALLOW. SHEAR
	APA RATED EXPOSURE 1	10d COMMON NAILS AT	SIMPSON ANCHOR	16d BOX NAILS AT	5/8"ø x 3" at	P.L.F.
(A)	15/32"	6"o.c.	L50 at 16"o.c.	4"o.c.	48"o.c.	310
(B)	15/32"	4"o.c.	L70 at 16"o.c.	3"o.c.	32"o.c.	460

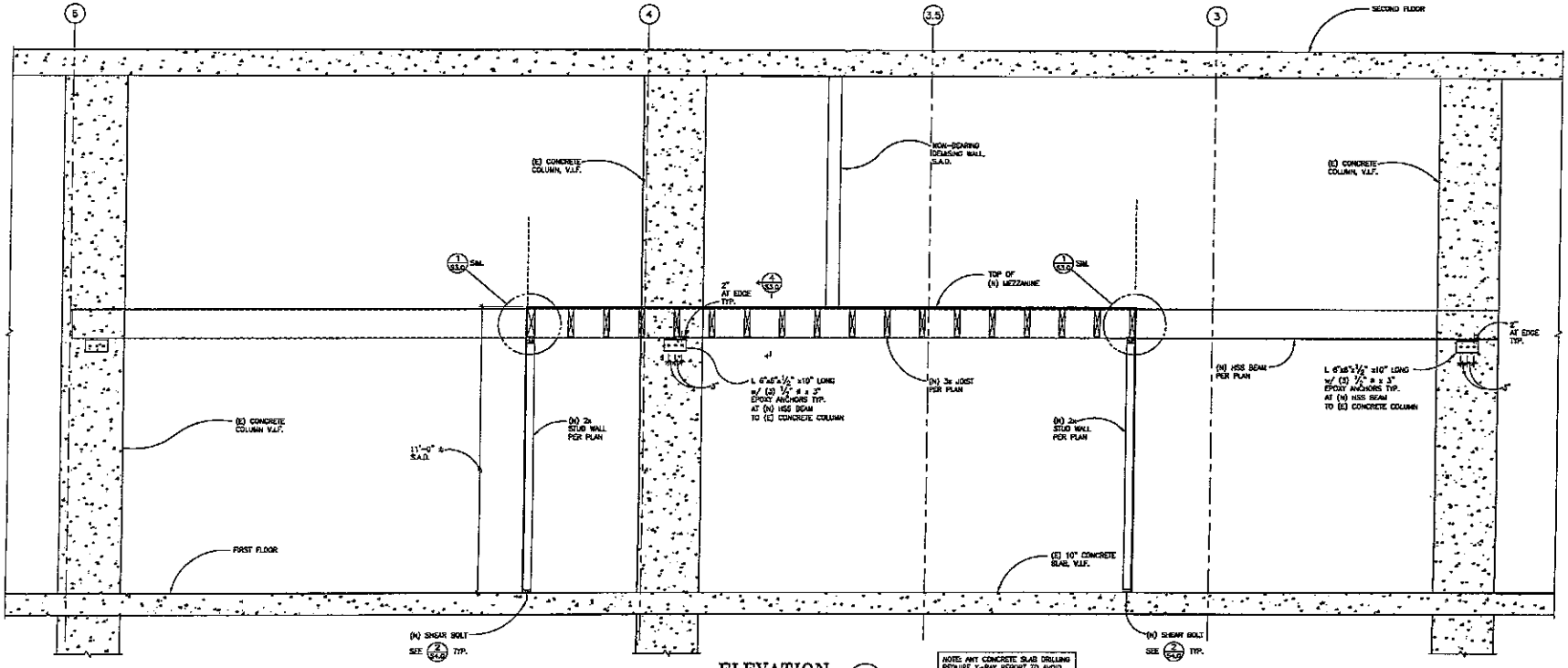
(1) FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL AND NAILS SHALL BE STAGGERED.

SCHEDULE 2 / S4.0
NO SCALE



TYPICAL FRAMING OF OPENING IN EXTERIOR (PLYWOOD) SHEAR WALL

DETAIL 1 / S4.0
NO SCALE



ELEVATION 5 / S4.0
1/8"=1'-0"

NOTE: ANY CONCRETE SLAB DRILLING REQUIRE X-RAY REPORT TO AVOID DAMAGING (E) STEEL REINFORCEMENT

McCall

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FILE NUMBER: 214088

DATE	ISSUE

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DRAWING DESCRIPTION: TYPICAL DETAILS

SCALE: 1/8" = 1'-0"

SHEET NUMBER: S4.0

Plot Date: Mar 16, 2016 - 1:56pm Plotted by: Jayson Filename: 15135_S4.0.dwg

CALIFORNIA GREEN BUILDING REQUIREMENTS

1. BUILDING COMMISSIONING

A. TESTING AND ADJUSTING – TESTING AND ADJUSTING OF SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING, ADJUSTING, AND BALANCING BUREAU PROCEDURAL STANDARDS, OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS, OR AS APPROVED BY THE BUILDING OFFICIAL. PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

B. OPERATION AND MAINTENANCE (O & M) MANUAL – PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEM. O & M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

C. INSPECTIONS AND REPORTS – INCLUDE A COPY OF ALL INSPECTIONS, VERIFICATIONS, AND REPORTS, REQUIRED BY THE ENFORCING AGENCY.

2. POLLUTANT CONTROL

A. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

B. INDOOR AND OUTDOOR AIR QUALITY

1. OUTSIDE AIR DELIVERY – FOR MECHANICAL OR NATURALLY VENTILATED SPACES IN THE BUILDINGS, MEET THE MIN. REQUIREMENTS OF SECTION 121 (REQUIREMENTS FOR VENTILATION) OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT, AND CHAPTER 4 OF CCR, TITLE 8.

2. OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS – INSTALLATIONS OF HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2.

3. IAQ POSTCONSTRUCTION

AFTER ALL INTERIOR FINISHES HAVE BEEN INSTALLED, FLUSH OUT THE BUILDING BY SUPPLYING CONTINUOUS VENTILATION WITH ALL AIR HANDLING UNITS AT THEIR MAXIMUM OUTDOOR AIR RATE AND ALL SUPPLY FANS AT THEIR MAXIMUM POSITION AND RATE FOR AT LEAST 14 DAYS.

1. DURING THIS TIME, MAINTAIN AIR INTERNAL TEMPERATURE OF AT LEAST 60F DEGREES AND RELATIVE HUMIDITY NO HIGHER THAN 60%. IF EXTENUATING CIRCUMSTANCES MAKE THESE TEMPERATURE AND HUMIDITY LIMITS UNACHEVABLE, THE FLUSH-OUT MAY BE CONDUCTED UNDER CONDITIONS AS CLOSE AS POSSIBLE TO THESE LIMITS, PROVIDED THAT DOCUMENTATION OF THE EXTENUATING CIRCUMSTANCES IS PROVIDED IN WRITING.

2. OCCUPANCY MAY START 4 DAYS, PROVIDED FLUSH-OUT CONTINUES FOR THE FULL 14 DAYS. DURING OCCUPIED TIMES, THE THERMAL COMFORT CONDITIONS OF TITLE 24 MUST BE MET.

3. DO NOT "BAKE-OUT" THE BUILDING BY INCREASING THE TEMPERATURE OF THE SPACE.

4. IF CONTINUOUS VENTILATION IS NOT POSSIBLE, FLUSH-OUT AIR MUST TOTAL THE EQUIVALENT OF 14 DAYS OF MAXIMUM FEASIBLE AIR FLOW RATE (IN CUFT/M). THE AIR VOLUMES FOR EACH PERIOD ARE THEN CALCULATED AND SUMMED, AND THE FLUSH-OUT CONTINUES UNTIL THE TOTAL EQUALS THE TARGET AIR VOLUME.

5. ALL AHUs TO BE USED FOR BUILDING FLUSH OUT TO PROTECT AHU COILS AND INTERIOR SURFACES FROM CONSTRUCTION DEBRIS AND TEMPORARY FILTERS SHALL BE USED DURING THE FLUSH OUT PERIOD. THE TEMPORARY FILTERS SHALL BE CHANGED AFTER FLUSH OUT AND PRIOR TO BUILDING OCCUPANCY. AHUs SHALL BE USED HEATING DURING THE FLUSH OUT PERIOD.

SHEET INDEX

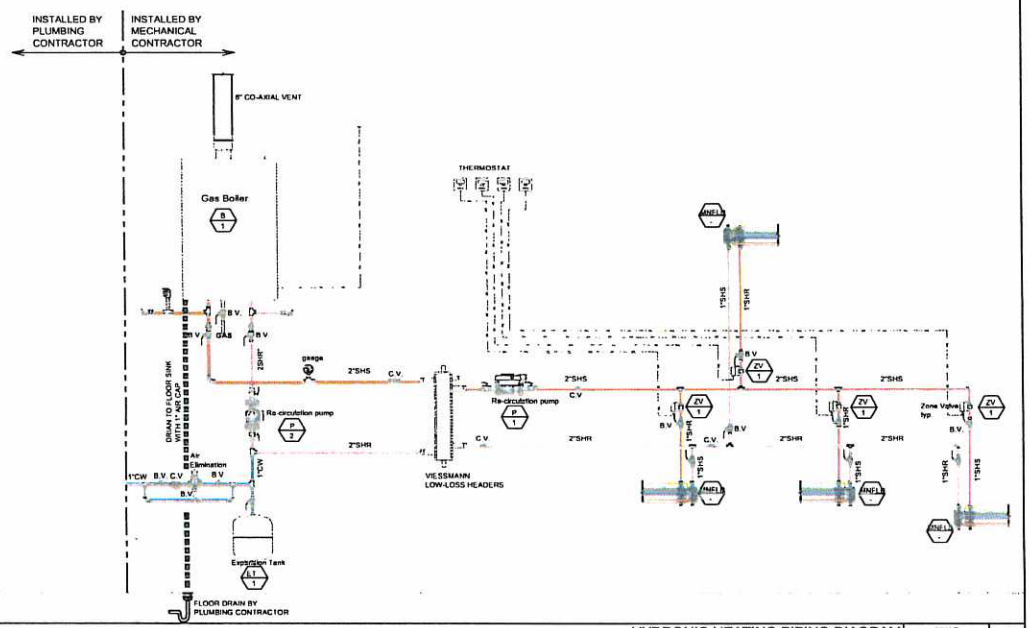
M0.1	SYMBOL, GENERAL NOTES
M0.2	MECHANICAL SCHEDULES
M0.3	MECHANICAL SEPECIFICATIONS
M0.4	TITLE 24 FORMS
M0.5	TITLE 24 FORMS
M0.6	TITLE 24 FORMS
M1.0	GROUND FLOOR PLAN
M2.0	MEZZANINE FLOOR PLAN
M3.0	MECHANICAL ELEVATIONS
M4.0	MECHANICAL DETAIL

LEGEND

SYMBOL & ABBREVIATION	DESCRIPTION
SA/SUP	SUPPLY AIR (RISE/DROP)
RA/RET	RETURN AIR DUCT (RISE/DROP)
EA/EXH	EXHAUST AIR DUCT (RISE/DROP)
CD/SG	CEILING DIFFUSER/SUPPLY GRILLE (ARROWHEAD REPRESENTS NUMBER OF THROW) (4-WAY TYPICAL IF NO ARROWS)
RR/RG	RETURN REGISTER/GRILLE
ER/EG	EXHAUST REGISTER/GRILLE
	RECTANGULAR DUCT ELBOW WITH TURNING VANES
FC	FLEXIBLE CONNECTION
MVD	MANUAL VOLUME DAMPER
FD	FIRE DAMPER
(L)	DUCT LINING (1" THICK UNLESS OTHERWISE NOTED)
	SINGLE LINE DUCT BRANCH TAKE-OFF
	DUCT TRANSITION (RECTANGULAR TO ROUND)
FLEX	FLEXIBLE DUCT (7'-0 MAXIMUM)
T-STAT	PROGRAMMABLE THERMOSTAT
SENSOR	TEMPERATURE SENSOR
SWITCH	THERMOSTAT SWITCH
SD	SMOKE DAMPER
FSD	BUILT IN FIRE/SMOKE COMBINATION DAMPER
FD	FIRE DAMPER
MD	MECHANICAL DAMPER
CD	CONDENSATE DRAIN
DIA.	DIAMETER
DL	DOOR LOUVER
UC	DOOR UNDERCUT (3/4" MINIMUM)
M	FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.
E	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
M/E	FURNISHED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR.
CD-1	AIR DEVICE DESIGNATION
200	AIR QUANTITY IN CFM
RTU 1	MECHANICAL EQUIPMENT DESIGNATION / DESIGNATED NUMBER
10x8 / ø8	DUCTWORK 10"WIDTH x 8"HIGH / ø8"DIA.
	NET INSIDE DIMENSIONS
A/C , AC	AIR CONDITIONING
BDD	BACK DRAFT DAMPER
CLG.	CEILING
CONN.	CONNECT/CONNECTION
CONT.	CONTINUATION
CONT'R	CONTRACTOR
CFM	CUBIC FEET PER MINUTE
DET.	DETAIL
DISC.	DISCONNECT
EF	EXHAUST FAN
(E)	EXISTING
E.A.T.	ENTERING AIR TEMPERATURE
FD	FIRE/SMOKE DAMPER
GA.	GAGE/GAUGE
GC	GENERAL CONTRACTOR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
Hz	HERTZ
MCA	MINIMUM CIRCUIT AMPACITY
MFR.	MANUFACTURER
MECH.	MECHANICAL
MOCP	MAXIMUM OVERCURRENT PROTECTION
(N)	NEW
OA/OSA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
PH	PHASE
S/S	STAINLESS STEEL
TEMP.	TEMPERATURE
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTS
S.A.D	SEE ARCHITECTURAL DRAWING
S.L.D	SEE LANDSCAPE DRAWING
S.S.D	SEE STRUCTURAL DRAWING
S.C.D	SEE CIVIL DRAWING

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO 2013 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS, 2013 CALIFORNIA BUILDING CODE LOCAL AMENDMENTS AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
2. THIS CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES.
3. CONDENSATE DRAIN PIPING AND FINAL CONNECTION TO UNIT BY PLUMBING CONTRACTOR.
4. CONNECT MAIN DUCT TO AIR CONDITIONING UNIT WITH WEATHERPROOF FLEXIBLE CONNECTION. SUN SHIELD OVER ENTIRE FLEXIBLE CONNECTION IS REQUIRED IF FLEXIBLE CONNECTION IS EXPOSED TO WEATHER.
5. MOUNT THERMOSTATS AND SENSORS 48" AFF.
6. PROVIDE FILTER FOR AIR CONDITIONING AND/OR AIR SIDE UNITS AS REQUIRED PER ASHRAE AND CODE.
7. THIS CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR SIZE AND LOCATION OF DUCTWORK ROOF OPENINGS AND WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL REQUIREMENTS OF ALL MECHANICAL EQUIPMENT AND ARCHITECTURAL DRAWINGS FOR AIR DISTRIBUTION LOCATION AND EMS COMPANY.
8. THE CONTRACTOR SHALL SUBMIT BID BASED ON THE DRAWINGS AND ALTERNATE FOR COST SAVING. THESE DRAWINGS ARE FOR BIDDING PURPOSES.
9. COORDINATE THE LOCATION OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOM ELEVATIONS. IN NO CASE SHALL LOWEST EDGE OF SUPPLY/RETURN GRILLE PROTRUDE BELOW CEILING OR CEILING GRID.
10. DUCTS SHALL BE SUPPORTED WITH 1" WIDE 16-GAUGE HANGER STRAPS AND SHALL BE SPACED AT NO MORE THAN 7'-0" ON CENTERS AND SHALL BE SECURED TO STRUCTURAL MEMBER. EXPOSED DUCTWORK ON ROOF SHALL BE SUPPORTED BY GALVANIZED STEEL ANGLE & SHALL BE PER LOCAL CODE.
11. ROUND AND RECTANGULAR DUCTWORK ARE INTERCHANGEABLE IF CROSS SECTION AREAS ARE EQUIVALENT. CONTRACTOR IS TO VERIFY THE EXACT CEILING SPACE AND INTERCHANGE THE DUCT SIZE TO FIT THE CEILING SPACE WITHOUT ADDITIONAL FEE CHARGE.
12. INSTALL VOLUME CONTROL DAMPERS AT EACH SUPPLY DIFFUSER TO AFFORD COMPLETE CONTROL OF THE AIR FLOW IN THE VARIOUS DUCT SYSTEMS. INSTALL SPLITTER DAMPER AT DUCT TAKEOFFS AND DAMPER IF REQUIRED.
13. COORDINATE ENTIRE INSTALLATION OF THE H.V.A.C. SYSTEM WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
14. PROVIDE BACK-DRAFT DAMPER FOR ALL EXHAUST AIR DUCT UNLESS OTHERWISE NOTED PER CODE.
15. CONTRACTOR SHALL SUBMIT A COMPLETE BALANCE REPORT FOR APPROVAL. THE REPORT SHALL INCLUDE THE FOLLOWING:
    A) AIR QUANTITIES AT EACH REGISTER.
    B) STATIC PRESSURE READINGS AT INLET AND DISCHARGE OF EACH AIR HANDLING SYSTEM AND AT INLET OF EACH EXHAUST AIR SYSTEM.
    C) COOLING AND HEATING SUPPLY AND RETURN AIR TEMPERATURES AT EACH AIR CONDITIONING UNIT.
    D) ANTI VIBRATION AND OPERATION NOISE DAMPENING.
16. ALL LINED DUCT DIMENSIONS ARE NET CLEAR DIMENSION AFTER LINING HAS BEEN INSTALLED.
17. ANY MATERIAL, ARTICLE OR PIECE OF EQUIPMENT OTHER THAN THAT INDICATED SHALL NOT BE USED UNLESS APPROVED IN WRITING BY THE ENGINEER AND ANY CHANGES IN MECHANICAL, ELECTRICAL AND/OR OTHER SYSTEMS REQUIRED DUE TO SUCH SUBSTITUTION SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR; AND AT NO ADDITIONAL COST TO THE OWNER.
18. EXHAUST TERMINATION SHALL BE MINIMUM 10'-0" ABOVE OR 3'-0" ABOVE FROM ANY FRESH AIR INTAKE, OPENABLE WINDOWS, DOORS AND 10'-0" MINIMUM ABOVE GRADE.
19. THE CONTRACTOR SHALL FURNISH AND INSTALL ACCESS DOORS AND/OR ACCESS PANELS AT LOCATIONS AS NECESSARY TO SERVICE FIRE DAMPERS AND PROVIDE MAINTENANCE FOR EQUIPMENT. ALL ACCESS DOORS AND PANEL LOCATIONS SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO INSTALLATION.
20. ACCURATE AS-BUILT DRAWINGS SHALL BE MADE DURING CONSTRUCTION AND SUBMITTED FOR APPROVAL UPON COMPLETION OF INSTALLATION.
21. EQUIPMENT APPROVAL AND INTERLOCK DIAGRAM SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PURCHASE OF INSTALLATION.
22. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR COMPLETION OF THE WORK. ALL MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE CODES AND GOVERNING REGULATIONS AND MEET THE APPROVAL OF THE LOCAL JURISDICTION.
23. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE MATERIALS BEFORE, DURING AND AFTER INSTALLATION. IN THE EVENT OF DAMAGE, IMMEDIATELY REPAIR ALL DAMAGED AND DEFECTIVE WORK TO THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
24. COMPLETE SHOP DRAWINGS AND EQUIPMENT SUBMITTAL SHALL BE SUBMITTED AND APPROVED PRIOR TO ORDERING AND INSTALLATION OF ANY EQUIPMENT.
25. FOUR SETS OF OPERATING AND MAINTENANCE MANUALS SHALL BE SUBMITTED UPON COMPLETION OF PROJECT.
26. IN ADDITION TO EQUIPMENT WARRANTIES, FURNISH A WRITTEN GUARANTEE AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR ONE YEAR. GUARANTEE SHALL INCLUDE REPAIR OF DAMAGE TO, OR REPLACEMENT OF, ANY PART OF EQUIPMENT OR PREMISES CAUSED BY EQUIPMENT PROVIDED.
27. THESE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL OTHER TRADES. THIS INCLUDES COORDINATING THE LOCATION AND SIZE OF ALL OPENINGS, LOCATIONS OF EQUIPMENT PADS AND CHANGES OF ELEVATIONS OF DUCTWORK, PIPING AND OTHER EQUIPMENT.
28. PROVIDE ALL FRESH AIR INTAKES AND EXHAUST OUTLETS WITH HOOD, 1/4" GALVANIZED MESH SCREENS PER 2013 CMC.
29. DUCTWORK SHALL BE INSULATED OR LINED AS NOTED ON DRAWINGS. ALL DUCTWORK EXPOSED ON ROOF SHALL BE INTERNALLY LINED UNLESS OTHERWISE INDICATED OR SPECIFIED. ALL DUCT SIZES ARE INSIDE CLEAR SIZES. ALL DUCT JOINTS SHALL BE SEALED PER SPECIFICATIONS. MECHANICAL CONTRACTOR TO PROVIDE 1" ACOUSTICAL FIBERGLASS DUCT LINER FOR APPROXIMATELY 15'-0" FROM UNITS ON BOTH SUPPLY AND RETURN DUCTS. MINIMUM R-8.0 DUCT INSULATION IN UNCONDITIONED AREAS.
30. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
31. FIRE SMOKE DAMPERS PER 2013 CBC.
    A) PROVIDE FIRE SMOKE DAMPERS AT ALL PENETRATIONS OF FIRE-RATED CEILINGS AND WALLS THROUGHOUT. CONTRACTOR SHALL COORDINATE WITH FIRE-RATED CEILING AREAS AND WALLS AS INDICATED ON ARCHITECTURAL DRAWINGS AND LOCAL CODE REQUIREMENTS. THIS NOTE SHALL TAKE PRECEDENCE OVER ANY OMISSIONS ON THE DRAWINGS. SEE SPECIFICATIONS.
    B) LOCATION OF FIRE-RATED CEILINGS AND WALLS ARE AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
33. DUCTS SHALL BE SUPPORTED PER THE MINIMUM REQUIREMENT OF UMC AND SHALL BE BRACED AND GUITED TO PREVENT LATERAL OR HORIZONTAL SWING. THE USE OF SEISMIC RESTRAINT GUIDE LINES PER SMACNA.
34. ALL MECHANICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION PER SECTION 1707.3 OF THE CALIFORNIA BUILDING CODE. CONTRACTOR SHALL PROVIDE PROPER DOCUMENTS AND CALCULATIONS UPON REQUEST.
35. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) AND SHALL COMPLY WITH THE UNIFORM MECHANICAL CODE, WHICHEVER REQUIREMENT IS MOST STRINGENT.



HYDRONIC HEATING PIPING DIAGRAM | SCALE NONE | 1

CONTINUOUS GENERAL NOTES

36. PROVIDE SMOKE DETECTORS AND AUTOMATIC SHUTOFF FOR HVAC UNITS OR COMBINATION THEREOF SUPPLYING AIR IN EXCESS OF 2000 CFM. WHERE FIRE DETECTION OR ALARM SYSTEMS ARE PROVIDED FOR THE BUILDING, THE SMOKE DETECTORS SHALL BE SUPERVISED BY SUCH SYSTEMS AND SHALL ACTIVATE THE FIRE ALARM SYSTEMS.
37. PROVIDE HOUSE KEEPING CONCRETE PAD FOR EACH GARAGE EXHAUST FANS IN GARAGE AND WATER HEATERS IN BOILER ROOM. SEE ARCHITECTURAL DRAWING FOR DETAIL.

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HYDRONIC FAN CONVECTOR SCHEDULE

EQUIPMENT TAG	SERVICE	HEATING CAPACITY BTU/HR	HOT WATER GPM	HOT WATER ENT. °F	HOT WATER TEMP. DIF. °F	ELECTRICAL VOLT-PHASE-Hz	DIMENSION H x W x D	WEIGHT LBS.	MANUFACTURER & MODEL	REMARKS
HFC-1	SEE PLAN	9,000	0.5	180	30	115-1-60	23" x 10" x 3.5"	24	MISON & GHSPA M 9000	1-4
HFC-2	SEE PLAN	5,000	0.3	100	20	115-1-60	23" x 10" x 3.5"	21	MISON & GHSPA M 5000	1-4

NOTES:
1. PROVIDE THERMOSTAT.
2. INCLUDED ITEMS; FLOW CONTROL, ISOLATION VALVES, SOLENOID VALVE, 24 VAC TRANSFER, PURGE VALVE, FAN SPEED CONTROL.
3. REQUIRED COMPONENTS FOR REFRIGERANT SUCTION PIPING; SUCTION LINE FILTER, SHUT-OFF VALVE AND FROSTAT.
4. DISCONNECT SWITCH BY ELECTRIC CONTRACTOR.

FAN SCHEDULE

EQUIPMENT TAG	SERVICE	LOCATION	AIR FLOW CFM	TOTAL STATIC PRESSURE IN. W.G.	REVOL./ MINUTE RPM	SONES	ELECTRICAL SERVICE V/Ph/Hz	MOTOR POWER (WATT/HP)	OPERATING WEIGHT LBS.	MANUFACTURER	MODEL	REMARKS
EF-10	BATHROOM	CEILING	20	0.25	1130	0.4	120/1/60	11 WATT	13	PANASONIC	FV-0511VHS1	1,2,3,5
EF-1	BATHROOM	CEILING	100	0.375	1100	1.3	115/1/60	53 WATT	17	GREENHECK	SP-A125	1,2,4
EF-2	BATHROOM	CEILING	100	0.375	1100	1.3	115/1/60	53 WATT	17	GREENHECK	SP-A125	1,2,4
EF-3	JAN.	CEILING	100	0.375	1100	1.3	115/1/60	53 WATT	17	GREENHECK	SP-A125	1,2,4
EF-4	CORRIDOR	EXPOSED	400	0.4	884	6.2	115/1/60	1/4 HP	101	GREENHECK	BCF-107-4	1,2,3,7

NOTES:
1. PROVIDE BACKDRAFT DAMPER.
2. PROVIDE NEOPRENE ISOLATOR PADS.
3. MANUAL WALL SWITCH.
4. INTERLOCK WITH ROOM LIGHTING.
5. 24/7 HR. OPERATION
6. CONTINUOUS FAN(SET CFM: 45 CFM)
7. FACTORY INSTALLED DISCONNECT SWITCH

AIR DISTRIBUTION SCHEDULE

EQUIPMENT TAG	TYPE	NECK SIZE	FACE SIZE	BORDER TYPE	MANUFACTURERS MODEL #	REMARKS
EG-1	DUCT EXHAUST REGISTER	24"x14"	28"x18"	SURFACE	TRUE 667S	2,4,5

NOTES:
1) OFF-WHITE FINISH
2) MANUAL VOLUME DAMPER

WALL LOUVERS SCHEDULE

EQUIPMENT TAG	SPACE SERVED	MANUFACTURER	MODEL	SIZE WxH (INCHES)	LOUVER FREE AREA (SF)	FRAME	ACCESSORIES
SL-1	AIR INTAKE - CORRIDOR	RUSKIN	ELF6375DX	36x12	1.04	STANDARD	1, 2, 3, 4
SL-2	EXHAUST AIR - CORRIDOR	Ruskin	ELF6375DX	24x18	1.28	STANDARD	1, 2, 3, 4

NOTE:
1. STATIONARY WALL LOUVER.
2. PROVIDE KYNAR FINISH.
3. FINAL COLOR SELECTION SHALL BE MADE BY ARCHITECT AT TIME OF SHOP DRAWINGS APPROVAL.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF LOUVERS

HEATING SYSTEM ACCESSORY SCHEDULE

EQUIPMENT TAG	DESCRIPTION
MBFV 1	VIEGA 304 STAINLESS MANIFOLD SHUT OFF/BALANCE/FLOW METERS FACTORY INSTALLED AIR BLEEDER, MOUNTING BRACKETS.
ZV 1	VIEGA ZONE VALVE, 24 V, 300mA per 2 MIN. FLUID 32°F TO 212°F

EXPANSION TANK SCHEDULE

EQUIPMENT TAG	MFR. & MODEL	TANK VOLUME GALLONS TOTAL	TANK VOLUME GALLONS ACCEPT	DIA.xHEIGHT	SYSTEM CONNECTION	PRE-CHARGE PRESS. PSI	REMARK
EF-1	AMTROL & SX-60V	44	34	15 3/8"DIA. x 47 1/2"H	1-1/4" NPSF	12	

HOT WATER CIRCULATION PUMP SCHEDULE

EQUIPMENT TAG	MFR. & MODEL	SERVICE	CIRCULATING FLUID FLUID	CIRCULATING FLUID GPM	CIRCULATING FLUID TEMP. °F	HOT FT	TYPE	MOTOR WATTS	MOTOR V/Ph/Hz	OPER. WT. LBS	REMARK
P-1	GRUNDFOS & MAGNA3 40-180	HEATING HOT WATER	WATER	30	180	43	VERT. INLINE	607	230/1/60	41	
P-2	GRUNDFOS & MAGNA3 40-60	HEATING HOT WATER	WATER	30	180	24	VERT. INLINE	295	230/1/60	41	

SPACE HEATING BOILER SCHEDULE

EQUIPMENT TAG	MFR. & MODEL	SERVICE	FUEL	INPUT MBTU	OUTPUT MBTU	EFFICIENCY %	WATER FLOW GPM	WATER TEMP °F EST	WATER TEMP °F LWT	HEAD LOSS(FT)	ELECTRIC V/Ph/HZ	ELECTRIC AMP	STACK DIA.(in)	DIMENSION W x D x H	WEIGHT (LBS)	REMARK
B-1	VESSMANN & VITODENS 200-W B2HA 112	HEATING HOT WATER	GAS	399,000	375,000	93.9	37.5	150	180	15	115/1/60	15	8	24" x 27.1" x 44.5"	295	1,2

NOTES:
1. LOW-LOSS HEADER.
2. 80°COAXIAL VENT PIPE TRANSITION ADAPTER

CONTACT INFORMATION:
RADIANT TUBES AND RELATIVE PARTS: JIM ERHARDT(viega), 1.877.843.4262. x 313
BOILER AND RELATIVE PARTS: RYAN BERG(Cal-steam), 510)512-0754

McCall

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SECTION 15900 – HEATING, VENTILATING AND AIR CONDITIONING

1.00 – GENERAL

1.01 DESCRIPTION OF WORK

Furnish and install complete and operating HVAC system as shown on the drawing and specified herein. Work shall include, but not be limited to the following:

A. AC unit, see schedule.
B. Supply/exhaust fans.
C. Automatic temperature controls system including time clock, thermostats, control low-voltage interlock wiring and other associated devices.
D. Ductwork and air distribution systems.
E. Hangers and supports for ductwork, piping and HVAC equipment
F. Flashing of duct and pipe penetrations through exterior openings.
G. Roof curb roof and stopper supports.
H. Duct Thermal and Acoustic insulation.
I. Dampers, Permits and associated fees.
J. Seismic restraints and bracing.

1.02 RELATED WORK INCLUDED UNDER OTHER SECTIONS

A. Fire Protection, Section 15200.
B. Plumbing, Section 15400.
C. Testing and Balancing Section 15900.
D. Line Voltage and Power Wiring, Electrical Section 16200.

1.03 COORDINATION OF WORK

Visit site before submitting bid and check location of all existing conditions which will affect this work, verify dimensions and locations shown on drawings, and cover all work. Contractor shall assume reasonable variations or minor deviations and shall complete proposed work without additional cost. Failure to visit site will not lessen responsibility or entitle additional compensation for work not included in proposal.

1.04 DRAWINGS

The accompanying drawings shall be considered part of these specifications. Work and materials shown on the drawings and not mentioned in the specifications and vice versa shall be included as if specifically mentioned or shown in both. The drawings shall be considered as schematic in nature and minor modifications of the work to comply with the structure as found shall be made.

1.05 RULES AND REGULATIONS

A. All work and material shall be in full accordance with the latest rules and regulations of the State Fire Marshal and other applicable State and local rules and regulations. Nothing in these drawings or specifications shall be construed to permit work not conforming to these codes.

B. Furnish without any extra charge any additional material and labor when required to comply with these laws, ordinances and codes regardless of whether shown or mentioned in these specifications or drawings.

1.06 SUBMITTALS

A. Submit for review to the Owner a complete and all-inclusive list of equipment and materials proposed for use (6 copies), accompanied by manufacturer's data sheets. Data shall be forwarded in a single package within 15 days after award of contract. Submit manufacturer's prints and non-reproducible shop drawing showing proposed ductwork installation. Include sizes, locations and other required information to coordinate installation with other trades.

B. Within 5 days after award of contract, submit 6 copies of a letter stating any materials and contractor names to substitute, to the Owner for approval. Include such information as manufacturer's name, type of material, certified ratings, overall appearance, and necessary information to explain function and connection of materials. All proposed substitutions shall be equal in quality, design, utility and appearance to materials, equipment or product specified.

1.07 AS-BUILT DRAWINGS

A set of HVAC Prints will be furnished to the Contractor on which he shall indicate the installation "as-built" as the work progresses. Upon completion of the work, a set of reproducible drawings shall be created from the Owner at cost, and all changes as noted on the record set of prints shall be incorporated thereon. This set of reproducibles, along with one set of blueprints, shall be delivered to the Owner upon completion and before final acceptance of the project.

1.08 GUARANTEE

The Contractor shall issue the entire installation in complete working order free from any defective material, workmanship or finish. He shall guarantee to repair or replace, without charge, defects due to faulty workmanship or material for a period of one year from the date of filing of the Notice of Completion.

1.09 OPERATION MANUALS AND OWNER INSTRUCTIONS

A. Provide complete operation and maintenance manuals covering all mechanical systems and equipment that have been installed. Three (3) copies of the manual shall be bound in hardback binders.

B. Provide instruction to store personnel on in operation of all HVAC equipment and mechanisms. Instruction period to commence for minimum of (2) hours and shall be scheduled at owner's convenience. Also provide video recorder with operation manual.

1.10 CUTTING AND PATCHING

A. The contractor shall do all cutting, drilling and patching which may be required for the installation of the work under this Section of the Specifications.

B. Patching work be of the same workmanship, materials, and finish and shall match exactly all surrounding construction in a manner satisfactory to the Owner. No cutting of the structure shall be permitted without written approval of the Owner.

2.00 – PRODUCTS

2.01 DUCTWORK

Shall be as specified in the following schedules. Materials shall be sheet stamped or marked with grades and gauges.

A. Sheet metal rectangular ductwork, plenums and casing construction shall be in strict accordance with the HVAC Duct Construction Standards – Metal and Flexible, and the Sheet Metal Construction For Ventilating/Air Conditioning Systems, latest edition as issued by SMACNA and ASHRE respectively.

B. Sheet metal round: Shall be Galvanized Sheet Metal, or approved equal, spiral "Helical" with "Uniform" fittings, machine formed.

C. Materials for ductwork steel be galvanized steel, of gauges shown in the SMACNA HVAC Duct Construction Standards. All ductwork shall be constructed in accordance with the pressure-velocity classification standards on base sheet +/- 2" WG and duct sealing requirements of Class C (minimum).

D. Flexible ductwork shall be pre-insulated low pressure type (rated to 4" W.P.) with vapor barrier. Ducts shall meet Class 1 requirements of NFPA 90A and shall be listed by U.L. Flexible ducts shall be Genflex, Wallab or approved equal. Flexible duct is allowed only at final connections to air distribution fixtures at lengths of five feet maximum.

E. Unless shown otherwise, all insulation shall be external to ductwork.

2.02 DUCTWORK ACCESSORIES

A. Damper Operators
1. Ducts with external insulation: Ventlock #637, Ventfabs, Young, or approved equal.
2. Ducts with internal insulation and/or no insulation: Ventlock #635, Ventfabs, Young, or approved equal.

B. Flexible Connections: Ventlerion "Ventglas", Ventfabs, or approved equal, U.L. approved with metal attachment.

C. Air Extractors: Titus AC-525, Krueger FX-800, or approved equal.

D. Turning Vanes shall comply with SMACNA HVAC Duct Construction Standards. All rectangular duct with mitered elbows shall be fitted with turning vanes.

E. Spin-in-Fittings are not allowed. Use United SMCM Dimension fitting for round duct taps.

F. Support ductwork according to the SMACNA Duct Construction Standards and the drawings.

G. Access Doors in Ductwork: Shall be Ventlock, Ventfabs or approved equal, stamped or formed insulated access doors complete with all hardware and gasket.

H. Joint Sealing:
1. Use following items one in no special site Hardcast DT tape and adhesive:
a. Longitudinal and transverse seams of rectangular ductwork.
b. All round fittings and joint connections use FTA-20 for indoor use and FTA-30 for outdoor use.
2. Flexible duct at diffusers shall use hinged stainless steel stem band and premium sealing tape, Hardcast P-301 or equal.

I. Bracings, hangers, rods, etc. shall be galvanized.

J. Curved elbows shall have centerline radius equal to one and one-half times duct width for piece of turn.

K. Square elbows shall have turning vanes. Elbow elbows (not square) shall have splitter vanes 3 inches o.c.

L. Volume dampers shall be constructed to SMACNA Standards and shall be Young Regulator model 4040 for round ducts and series 820 for rectangular ducts

2.03 AIR DEVICES

Diffusers, Grilles and Registers: Titus, Krueger, Metalaire, or Thermafiber where shown. Furnished and Installed by Mechanical Contractor. Provide volume dampers and paint interior flat black. Size, finish, frame types and accessories as shown on the drawings.

2.04 FIRE DAMPERS & SMOKE FIRE DAMPERS

A. Provide fire dampers with access doors installed where required by or local codes. In general, fire dampers are required where ducts pierce fire-rated floors, ceilings, walls and shafts. Refer to Architectural drawings for locations of all fire rated construction.

B. Fire dampers shall be equal to Air Balance Inc., Model No. 1198UL or 1192L, or as approved, for rectangular and round ducts. Dampers shall meet the requirements for NFPA Bulletin No. 90A, and shall be tested in accordance with U. 555 Test Criteria. Fire dampers shall be labeled and listed by U.L.

C. If applicable, fire dampers shall comply with UL-555-1990, 4th edition and shall be marked "For Use in Dynamic Systems" or "For use in Static Systems" as required.

D. Combination Smoke Fire Dampers shall be installed where ductwork penetrates fire rated walls surrounding an exit corridor.

2.05 AIR CONDITIONING EQUIPMENT

A. Furnish and install "Carrier" or equal air conditioning equipment as specified on the drawings and in these specifications.

2.06 INSULATION (Installed per Manufacturer's Recommendations)

A. Heating and Cooling Ductwork located in interior locations
1. Insulate with 1-1/2" thick Owens-Corning Fiberglas all service board Duct Wrap type 150 with factory applied Nomex reinforced Foil Reinforced Kraft Facing (FSK-25 UL Listed), or approved equal. Installed thermal resistance shall be a minimum of 4.3.

B. Acoustical Ductwork and Plenum and Casing Liner
1. Provide intumescent fiber ductwork where indicated on drawings. Acoustical duct liner must be matte coat liner, or equal, matte back, 3 lb. density, 1" thick, suitable for velocities from 2000 to 4000 fpm, in compliance w/ UL723 and UL181. Secure liner to ductwork with adhesive and mechanical fastener per SMACNA Duct Liner installation standard.
2. Where internal insulation is applied, duct and plenum sizes as shown on the drawings shall be inside clear dimensions.
3. Fiberglass duct and plenum insulation are to be applied only with manufacturer's approved adhesives, anchors and mechanical fastening devices.

C. Heating and Cooling ductwork located on the roof.
1. Insulate with rigid board insulation with a minimum R value of R-4.3. Coat exterior of insulation with perforated sheet metal liner, suitable for velocities from 1500 to 4000 fpm, in compliance w/ UL723 and UL181.
2. Where internal insulation is applied, duct and plenum sizes as shown on the drawings shall be inside clear dimensions.
3. Fiberglass duct and plenum insulation are to be applied only with manufacturer's approved adhesives, anchors and mechanical fastening devices. Coat interior with Armtal and Comco to manufacturer's directions for exterior application.

D. Salt Resistant duct.
1. Ductlite Ml(A). 7-0" maximum length unless noted otherwise. Class 1 rating with R value of 4.3 minimum.

E. Insulation.
1. Felt based fiberglass, Owens Corning type 75 or equal. 1-1/3" thick. Flame spread rating of not more than 25 and a smoke development rating of not more than 50.

F. Duct liner.
1. For exterior ducts: Fiberglass 1-1/2" thick with fire rated black coating. 1-1/2 lbs. per cubic foot minimum density. Owens Corning Aeroflex type 150.
2. For other locations shown on drawings Aeroflex type 150, as above, except 1 inch thick. Flame spread rating of not more than 25 and smoke developed rating of not more than 50.
3. An EPA-approved biocide in the airstream coating enables Owens-Corning duct liners to resist fungal or bacterial growth when subjected to microbial attack described in ASTM C 665 and standard practices ASTM C 21 (fungus test) and G 22 (bacteria test).

2.07 TEMPERATURE CONTROL SYSTEM (SEE ELECTRICAL FOR SCOPE OF WORK)

A. Provide line stock control systems with interface to HVAC equipment. Control system shall be capable of providing scheduling, override, night setback, and energy efficiency recovery functions.

B. Contractor shall furnish all necessary control devices (relays, contacts, etc.) and shall check circuits from manufacturer on actual wiring requirements.

C. Contractor shall post in the office operation instructions on operation of all controls.

2.08 DX PIPING

Refrigerant piping shall be Type L hard copper ACR tubing with wrought copper, solder joint fittings, silver soldered. All refrigerant piping shall be insulated except where the uninsulated area does not result in an energy loss to the system or an unusual effect to the system from sleep heat. Pipe insulation shall be Armstrong Armaflex, Owens-Corning Foamlite tubing, Rubiflex or approved equal. Thickness shall be 3/4" on interior piping and 1" on exterior piping. Insulated piping exposed to weather shall be provided with Armstrong Armaflex finish and all-weather service jacket for outdoor applications Valves, strainers, sight glass, filter driers, oil separators, etc. shall be manufactured by Sporlan Valve Co.

2.09 SEISMIC RESTRAINTS AND BRACING

A. All HVAC equipment, ductwork, piping and wiring conduits shall be installed to meet the lateral bracing requirements for the applicable seismic zone. Provide seismic restraints in accordance with Seismic Hazard Level (SHL) A of the "Seismic Restraint Manual: Guidelines for Mechanical Systems" dated 1991, as published by S.M.A.C.N.A. and also in accordance with applicable local building codes.

B. All rooftop equipment shall have proper anchoring and restraint systems, and shall be secured to a roof curb, equipment pad or other structural member to prevent lateral, vertical or overturning movement without permitting any excessive vibration isolation requirements.

3.00 INSTALLATION AND EXECUTION

3.01 INSTALLATION REQUIREMENTS

A. Ductwork
1. Duct branches shall be fitted with volume or splitter damper and where required, extraction damper. All accessible volume controls shall have locking mechanisms. All inaccessible controls (dampers, etc.) shall be provided with permanent extensions to accessible spaces. Branch volume controls are in addition to volume controls at the registers and diffusers.
2. Air leaks, outlets shall be properly set in place. Registers and grilles shall be tightly sealed.
3. Transitions in size of ducts shall be made by uniformly tapering sections having 1 inch increase in width for each 7 inches of run unless construction limitations require a more compact transition.
4. Diffusers, Grilles and Registers: Each register and diffuser shall be equipped with a volume damper or air extractor. Paint interior surface of all units flat black. Face and trim of all units shall be finished. Size, finish, frames, accessories, especially vent pattern as shown on drawings.
5. Contractor shall provide manual volume dampers at all branch ductwork in supply air, return air and outside air systems (whether shown on plans or not) where required for air balancing of HVAC systems.

3.02 TESTING AND BALANCING (also see Section 15990)

Balancing of the air conditioning system will be performed by an independent test and balancing agency. The mechanical contractor shall cooperate with the selected test and balance agency in the following manner:

A. Provide sufficient time before final completion date so that test and balancing can be accomplished.
B. Provide immediate labor and tools to make corrections when required without undue delay. Install balancing dampers as required by test and balance agency.
C. The contractor shall put all heating, ventilating and air conditioning systems and equipment into full operation and shall continue the operation of same during each working day of testing and balancing.
D. Testing and balancing agency shall be kept informed of any major changes made to system during construction and shall be provided with complete as-built drawings.
E. The mechanical contractor shall include the costs of dampers, pulley and belt changes in his contract.

3.04 SPECIAL CONDITIONS

A. Air conditioning equipment on roof: The exact equipment locations on the roof shall be field verified by Contractor. The intent of the design is to utilize a manufacturer equipment roof curb that would support the new equipment. Contractor shall conform to manufacturer's published installation and assembly guide. Installation shall conform to structural engineer's requirements.
B. Structural support for the air conditioning unit: The Owner shall engage a licensed structural engineer to design the structural support for the air conditioning unit on the roof. The mechanical contractor is to coordinate all work with the structural engineer.
C. All required penetrations of building roofing system shall be made by Contractor's roofing contractor at Owner's expense after notification to contractor for approval.

END OF SECTION

SECTION 15990 – TESTING, ADJUSTING AND BALANCING

1.00 – GENERAL

1.01 DESCRIPTION

The testing and balancing work will be performed under a separate contract from the HVAC work. The work described in this section shall be performed by an independent test and balance agency, specializing in testing and balancing of HVAC systems and a member of the AABC or approved equal organization.

1.02 SCOPE OF WORK

A. HVAC System Test and Balance in accordance with procedures established by AABC or NEBB.
B. Measurement of final operating conditions of HVAC equipment.
C. Test and Balance Reports.
D. Each piece of air conditioning and heating equipment and the air distribution systems must be tested and adjusted to insure proper functioning of all control, proper distribution of air, maintenance of temperature, elimination of drafts, noise and vibration, and left in first class operating condition. The air system must be readjusted if required for comfort of each room.
E. The mechanical contractor will make any changes to the pulleys, belts, dampers, vanes, baffles and the like required for correct balance of system as recommended by TAB agency and to the satisfaction of the Owner.

1.03 SUBMITTALS

A. Provide (6) six copies of test and balance report to the Owner for review and approval in soft cover, letter size, 3-ring binder manual complete with index page and balancing data. The report shall include a set of reduced drawings with air outlets and equipment identified to correspond with data sheets and indicating terminal locations.
B. The test and balance report shall include, as a minimum, but not be limited to:
1. Each equipment shall be identified by equipment service number, manufacturer, model number, and serial number, motor horsepower, motor amperage ratings, motor RPM, actual and design static pressure, actual duct velocity, actual CFM, design CFM.
2. Each unit shall be identified by equipment service number, manufacturer, model number and size, number of runs, total CFM, air inlet and actual dry bulb and wet bulb temperatures.
3. Each air outlet shall be identified with manufacturer, model number, size, velocity, correction factor, actual CFM, design CFM.
4. Traverse reading of main supply, return and outside air ducts to establish air operation.
5. Test and record temperatures from temperature controllers such as day thermostat, night thermostat.
6. Test and record temperatures from main supply air trunk, mixed air during the full heating and full cooling cycle and economizer cycle.
7. Test and balance economizer.
8. Water balance information
9. Enthalpy system balance.

2.00 – PRODUCTS (Not Applicable)

3.00 – EXECUTION

3.01 DEFICIENCIES IN SYSTEM

Balancing Contractor shall report in writing to the Owner any discrepancies or items not included in accordance with contract documents, or deficiencies in HVAC system, and other deficiencies. The Owner will reinstruct the balancing contractor if additional work is required for his phase of work.

3.02 WARRANTY

The test and balance agency shall include an extended warranty of 90 days, after completion of work, during which time the Owner, at their discretion, may request a recheck or recalling of any outlet, supply air box, or exhaust fan as listed in test report.

END OF SECTION

McCall

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PACIFIC PLACE
2666 GENEVA AVENUE
DALY CITY, CALIFORNIA

FILE NUMBER

DATE	ISSUE

SEAL/SIGNATURE

DRAWING DESCRIPTION

MECHANICAL SPECIFICATIONS

SCALE

AS SHOWN

SHEET NUMBER

M-0.3

Plot Date: Mar 14, 2016 - 9:10am Plotted by: Keith Filename: M0.1 M0.2 M0.3.dwg

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01 — Page 1 of 9

Project Name: 2266 Geneva Ave — Calculation Date/Time: 08:48, Fri, Mar 18, 2016

Calculation Description: Title 24 Analysis — Input File Name: 2016-03-17 Geneva Ave - Altered Wall Insulation.cse

GENERAL INFORMATION					
01	Project Name	2266 Geneva Ave			
02	Calculation Description	Title 24 Analysis			
03	Project Location	2266 Geneva Ave			
04	City	[illegible]	05	Climate Zone	[illegible]
06	Zip Code	[illegible]	07	Climate Zone Weather Station	[illegible]
08	Climate Zone	[illegible]	09	Climate Zone Weather Station Name	[illegible]
10	Building Type	Multi-Family	11	Front Orientation (degrees)	[illegible]
12	Project Scope	[illegible]	13	Number of Building Units	7
14	Site East West Dim (ft)	[illegible]	15	Number of Zones	1
16	Gross Area (ft²)	0	17	Number of Stories	2
18	Conditioned Floor Area (ft²)	0	19	Attached Gas Available	Yes
20	Attached Floor Area (ft²)	0	21	Glazing Percentage (%)	10.6%

COMPLIANCE STATUS	
01	Building complies with Computer Performance
02	This building incorporates features that require field verification by a certified HERS rater under the requirements of the CFC (approved HERS provider)
03	This building incorporates one or more Special Features, shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDV/ft² yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	[illegible]	[illegible]	0.10	11.1%
Space Cooling	4.05	6.09	-2.04	-33.7%
IAQ Ventilation	2.13	2.13	0.00	0.0%
Water Heating	24.04	19.82	4.22	17.5%
Photovoltaic Offset	-	0.00	0.00	-
Compliance Energy Total	55.48	51.07	4.41	7.9%

Signature Name: [illegible] — Signature Date/Time: [illegible] — HERS Provider: [illegible]

CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version: [illegible] — Report Generated on: 2016-03-18 08:48:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01 — Page 2 of 9

Project Name: 2266 Geneva Ave — Calculation Date/Time: 08:48, Fri, Mar 18, 2016

Calculation Description: Title 24 Analysis — Input File Name: 2016-03-17 Geneva Ave - Altered Wall Insulation.cse

SPECIAL FEATURES
[illegible]
• No cooling system installed

HERS FEATURE SUMMARY
[illegible]
Conditioned Ventilation
• [illegible]
Cooling System Verification
• — None —
HERS Diagnostic Cooling Verifications
• [illegible]
• Test or verify refrigerant charge
• Verify [illegible]
• — None —

ENVELOPE PROJECT RATING				
	Reference Energy Use	Energy Design Rating	Margin	Percent Improvement
Total Energy (kTDV/ft²-yr)	55.48	51.07	4.41	7.9%

* Indicates Calculation Results do not meet Minimum Energy Use (MAX 10)

DOOR DATA - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
2266 Geneva Ave	[illegible]	7	7	1	0	1

ZONE INFORMATION				
01	02	03	04	05
Zone Name	Zone Type	Zone Floor Area (ft²)	Avg. Ceiling Height	Number of Dwelling Units
[illegible]	[illegible]	[illegible]	[illegible]	7

Signature Name: [illegible] — Signature Date/Time: [illegible] — HERS Provider: [illegible]

CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version: [illegible] — Report Generated on: 2016-03-18 08:48:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01 — Page 3 of 9

Project Name: 2266 Geneva Ave — Calculation Date/Time: 08:48, Fri, Mar 18, 2016

Calculation Description: Title 24 Analysis — Input File Name: 2016-03-17 Geneva Ave - Altered Wall Insulation.cse

DWELLING UNIT INFORMATION		
01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DU 1 (Unit 1)	DU 1 (Unit 1)	[illegible]
DU 2 (Unit 2)	DU 2 (Unit 2)	[illegible]
DU 3 (Unit 3)	DU 3 (Unit 3)	[illegible]
DU 4 (Unit 4)	DU 4 (Unit 4)	[illegible]
DU 5 (Unit 5)	DU 5 (Unit 5)	[illegible]
DU 6 (Unit 6)	DU 6 (Unit 6)	[illegible]
DU 7 (Unit 7)	DU 7 (Unit 7)	[illegible]

DWELLING UNIT TYPES							
01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number of Building	Energy Consumption Systems Name (Count)	DHW System Name	IAQ Vent Fan Name
DU 1 (Unit 1)	[illegible]	1	1	[illegible]	DHW Sys 1	Default Kitchen IAQ Fan
DU 2 (Unit 2)	[illegible]	1	1	[illegible]	DHW Sys 1	Default Kitchen IAQ Fan
DU 3 (Unit 3)	[illegible]	1	1	[illegible]	DHW Sys 1	Default Kitchen IAQ Fan
DU 4 (Unit 4)	[illegible]	1	1	[illegible]	DHW Sys 1	Default Kitchen IAQ Fan
DU 5 (Unit 5)	[illegible]	1	1	[illegible]	DHW Sys 1	Default Kitchen IAQ Fan
DU 6 (Unit 6)	[illegible]	1	1	[illegible]	DHW Sys 1	Default Kitchen IAQ Fan
DU 7 (Unit 7)	[illegible]	1	1	[illegible]	DHW Sys 1	Default Kitchen IAQ Fan

Signature Name: [illegible] — Signature Date/Time: [illegible] — HERS Provider: [illegible]

CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version: [illegible] — Report Generated on: 2016-03-18 08:48:40

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01 — Page 4 of 9

Project Name: 2266 Geneva Ave — Calculation Date/Time: 08:48, Fri, Mar 18, 2016

Calculation Description: Title 24 Analysis — Input File Name: 2016-03-17 Geneva Ave - Altered Wall Insulation.cse

OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)	Status	Verified Existing Condition
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01

Project Name: 2365 Geneva Ave.

Calculation Description: Title 24 Analysis

Calculation Date/Time: 08:48, Fri, Mar 18, 2016

Input File Name: 2016-03-17 Geneva Ave - Altered Wall Ins and windows.xml

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01	02	03	04	05	06	07	08	09	10	11
Name	Overhang (Orientation, Distance)	Height (ft)	Width (ft)	Multiplier	Area (ft²)	U-Factor	SHGC	Exterior Shading	Status	Verified Existing Condition
Window 1	N ADJACENT WALL	-	-	1	125.0	0.32	0.40	Insect Screen (Default)	Altered	N/A
Window 2	NONE-RIGHT WALL	-	-	1	62.5	0.32	0.40	Insect Screen (default)	Altered	N/A
Window 3	N ADJ-LEFT WALL	-	-	1	125.0	0.32	0.40	Insect Screen (default)	Altered	N/A
Window 4	N ADJ-RIGHT WALL	-	-	1	62.5	0.32	0.40	Insect Screen (default)	Altered	N/A
Window 5	S ADJ-LEFT WALL	-	-	1	140.0	0.32	0.40	Insect Screen (default)	Altered	N/A
Window 6	N ADJ-LEFT WALL	-	-	1	125.0	0.32	0.40	Insect Screen (default)	Altered	N/A
Window 7	N ADJ-LEFT WALL	-	-	1	125.0	0.32	0.40	Insect Screen (default)	Altered	N/A
Window 8	N ADJ-LEFT WALL	-	-	1	125.0	0.32	0.40	Insect Screen (default)	Altered	N/A
Window 9	N ADJ-LEFT WALL	-	-	1	125.0	0.32	0.40	Insect Screen (default)	Altered	N/A
Window 10	N ADJ-LEFT WALL	-	-	1	125.0	0.32	0.40	Insect Screen (default)	Altered	N/A

01	02	03	04	05	06
Name	Date of Building	Area (ft²)	U-Factor	Status	Verified Existing Condition

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity Insulation	Whole Assembly U-value	Assembly Layers
[illegible]	Exterior Wall	Framed Wall - Stucco			0.295	[illegible]
[illegible]	Exterior Wall	Framed Wall - Stucco			0.195	[illegible]
[illegible]	Exterior Wall	Framed Wall - Stucco			0.195	[illegible]

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01

Project Name: 2365 Geneva Ave.

Calculation Description: Title 24 Analysis

Calculation Date/Time: 08:48, Fri, Mar 18, 2016

Input File Name: 2016-03-17 Geneva Ave - Altered Wall Ins and windows.xml

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01	02	03	04	05	06	07	08	09
Name	System Type	Number in Building	Multi-Family Distribution Type	Water Heater	Recirculation Loop	Recirculation Pump Power Input	Recirculation Pump Demand (Watts)	Zone Priorities (%)
DHW Sys 1	Pipe Insulation All Pipes	1	Not Applicable	DHW Heater 1		0.25	0.25	0.25

01	02	03	04	05	06	07	08
Name	Heater Fuel Type	Tank Type	Tank Volume (gal)	Storage Capacity (Btu/hour)	Input Rating	Tank Exterior Insulation (R-value)	Standby Loss (Btu/hr)
DHW Heater 1	Natural Gas	Small Storage	50	96,000	200,000 Btu/hr	0	5

01	02	03	04	05	06	07
Group	Pipe Insulation	Parallel Piping	Common Distribution	Point of Use	Recirculation with Demand Control	Recirculation with Timer Control
DDU 1 Unit 1	n/a	n/a	n/a	n/a	n/a	n/a
DDU 2 Unit 2	n/a	n/a	n/a	n/a	n/a	n/a
DDU 3 Unit 3	n/a	n/a	n/a	n/a	n/a	n/a
DDU 4 Unit 4	n/a	n/a	n/a	n/a	n/a	n/a
DDU 5 Unit 5	n/a	n/a	n/a	n/a	n/a	n/a
DDU 6 Unit 6	n/a	n/a	n/a	n/a	n/a	n/a
DDU 7 Unit 7	n/a	n/a	n/a	n/a	n/a	n/a

01	02	03	04	05	06	07	08	09	10
Name	System Type	Heating System Name	Heating System Fuel	Cooling System Name	Cooling System Fuel	Distribution System	Fan System	Floor Area Served	Verified Existing Condition
Living Unit/Office	Other Heating and Cooling System	Heater Fan Energy 1	Yes	Heating Equipment 1	No	Air Distribution System 2	HVAC Fan 1	[illegible]	Yes

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01

Project Name: 2365 Geneva Ave.

Calculation Description: Title 24 Analysis

Calculation Date/Time: 08:48, Fri, Mar 18, 2016

Input File Name: 2016-03-17 Geneva Ave - Altered Wall Ins and windows.xml

Page 7 of 9

01	02	03
Name	Type	Efficiency
Heating Equipment 1	Central Furnace - Fuel fired centre furnace	80 AFUE

01	02	03	04	05	06	07
Name	System Type	Efficiency EER	Efficiency SEER	Zonally Controlled	Mechanical Ventilation	HERS Verification
Cooling Equipment 1	Air Cooled Direct Expansion	n/a	n/a	n/a	No	

01	02	03	04	05	06	07	08	09	10
Name	Type	Duct Location	Insulation Position	Supply Duct Location	Return Duct Location	Bypass Duct	Status	Verified Existing Condition	HERS Verification
AC Distribution System 1	Dx in buffer cavity in unconditioned space	Ducts outside	4.2	Conditioned Zone	Conditioned Zone	None	New	No	AC Distribution System 1-Item 4.0

01	02	03	04	05	06
Name	Duct Leakage Verification	Duct Leakage Test Method	Verified Duct Location	Verified Duct Design Return	Verified Duct Design Supply
AC Distribution System 1-Item 4.0	Required	Duct Leakage Test Method	Duct location consistent with DHR		—

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	--

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01

Project Name: 2365 Geneva Ave.

Calculation Description: Title 24 Analysis

Calculation Date/Time: 08:48, Fri, Mar 18, 2016

Input File Name: 2016-03-17 Geneva Ave - Altered Wall Ins and windows.xml

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01	02	03	04	05
Name	IAQ CFM	IAQ Fan Type	IAQ Mechanical Ventilation	HERS Verification
DDU 1 Unit 1	47	Exhaust	3	Not Required
DDU 2 Unit 2	47	Exhaust	3	Not Required
DDU 3 Unit 3	47	Exhaust	3	Not Required
DDU 4 Unit 4	47	Exhaust	3	Not Required
DDU 5 Unit 5	47	Exhaust	3	Not Required
DDU 6 Unit 6	47	Exhaust	3	Not Required
DDU 7 Unit 7	47	Exhaust	3	Not Required

McCall

McCall Design Group

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PACIFIC PLACE
2665 GENEVA AVENUE
DALY CITY, CALIFORNIA

FILE: PP_HPR_PRE-FILE

DATE	ISSUE

SEAL/SIGNATURE

DRAWING DESCRIPTION

TITLE 24 FORMS

SCALE

AS SHOWN

SHEET NUMBER

M-0.5

Plot Date: Mar 18, 2016 - 8:10am Plotted by: Keith Filename: M0.4 M0.5 M0.6.dwg

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01

Project Name: 2665 Geneva Ave

Calculation Description: Title 24 Compliance

Calculation Date/Time: Wed, Fri, May 18, 2016

Page 8 of 9

Input File Name: 2016-02-17 Geneva Ave - Altered Walls and Windows.tdl

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I hereby full the Certificate of Compliance documentation is in accordance	
Documentation Author Name:	Company or Affiliation:
Address:	Signature Date:
	Certificate of Compliance Software Version
City/State/Zip:	Phone:
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I hereby certify that the building shown on this Certificate of Compliance complies with the lighting mandatory requirements of the California Code of Regulations.	
1. The single-zone thermostat complies with Section 110.2(b) of the Energy Code.	
2. I certify that the mandatory features and devices identified on the CF1R-PRF-01 form will be installed in the building, in addition to the requirements of Part 6 and Part 11 of the California Code of Regulations.	
3. The building design features or systems shown on the Certificate of Compliance documents are consistent with the information provided on other documents submitted to the enforcement agency for this project. Any alterations from the documents shown on the Certificate of Compliance will be identified and documented in a subsequent Certificate of Compliance.	
Responsible Person's Name:	Date Signed:
Company:	Date Signed:
Address:	Location:
City/State/Zip:	Phone:

Digital Version Version:

Digital Version Date/Time:

HERS Provider:

ROOM LOAD SUMMARY

Project Name: 2265 Geneva Ave , SF

Date: 3/18/2016

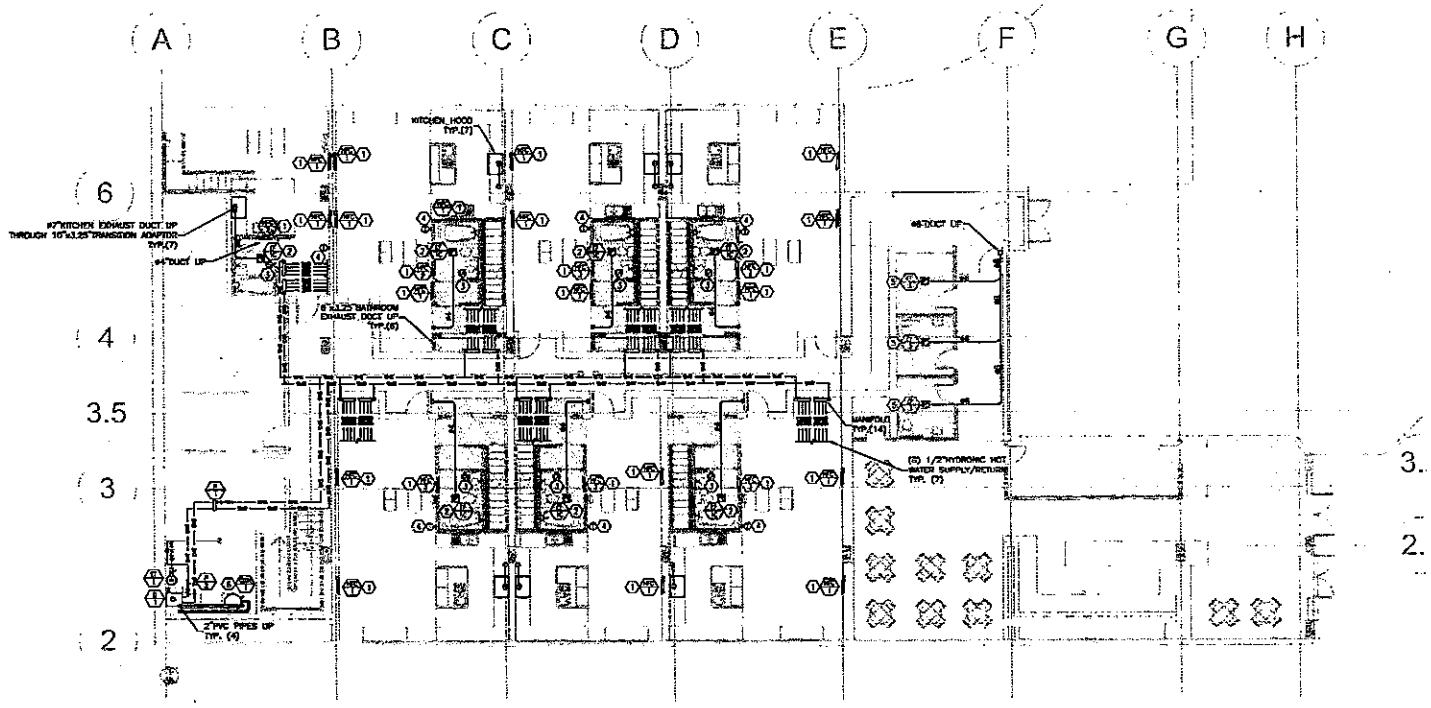
Custom Name:

Units: 1

Floor Area: 6,629

ROOM LOAD SUMMARY

Zone Name	Room Name	Qty	ROOM COOLING PEAK CFM	ROOM COOLING PEAK Sen/Btu/h	ROOM COOLING PEAK Latent	COIL COOLING PEAK CFM	COIL COOLING PEAK Sen/Btu	COIL COOLING PEAK Latent	COIL HTG PEAK CFM	COIL HTG PEAK Btu/h
Units	Unit 1	*	896	23,748	491	899	75,745	491	824	55,946
	Unit 2	1	845	19,036	486	912	18,656	481	383	36,534
	Unit 3	1	504	11,621	361	504	11,621	361	382	13,704
	Unit 4	1	436	9,344	367	434	9,335	367	347	13,707
	Unit 5	1	847	18,967	488	917	19,487	469	313	14,993
	Unit 6	1	462	9,851	455	467	9,851	448	324	14,403
	Unit 7	1	881	11,420	344	837	11,420	344	363	11,129



GROUND FLOOR PLAN

SCALE 1/8"=1'-0"

1

KEY NOTES

1. HYDRONIC FAN CONVECTOR. INSTALL PER MANUFACTURER'S RECOMMENDATION.
2. EXHAUST FAN FOR INDOOR AIR QUALITY. EXHAUST FAN SHALL BE OPERATE CONTINUOUSLY WITH MIN. 45 CFM ACCORDING TO ASHRAE 62.2. PROVIDE MANUAL SWITCH FOR TIMED OVERRIDE.
3. MANUAL SWITCH FOR BATHROOM EXHAUST FAN.
4. THERMOSTAT TO BE MOUNTED ON WALL 48"AFF. COORDINATE LOCATION OF THERMOSTAT WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.
5. CEILING EXHAUST FAN.
6. DOMESTIC HOT WATER HEATER SEE PLUMBING PLAN FOR DETAIL.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THE DISTANCE FROM THE EXHAUST OUTLETS TO THE INTAKES OR OPENING OF THE BUILDINGS. MINIMUM DISTANCE FROM THE EXHAUST OR VENT OUTLETS TO THE AIR INTAKES OR OPENING SHALL BE AS FOLLOWING:
   1) KITCHEN HOOD EXHAUST OUTLET : MIN. 3'-0"
   2) BATHROOM EXHAUST OUTLET : MIN. 3'-0"
2. ALL OF EXHAUST DUCTS SHALL BE 26 GA. SHEET METAL.
3. PROVIDE 3/4"UNDERCUT BY GENERAL CONTRACTOR FOR ALL DOORS OF BATHROOM.
4. FIRE DAMPERS ARE REQUIRED AT PENETRATIONS OF RATED FLOOR CEILING ASSEMBLY. PROVIDE ACCESS PANELS AS REQUIRED.

CEILING LEGEND

DROP CEILING AREA.

McCall

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PACIFIC PLACE
2668 GENEVA AVENUE
DALY CITY, CALIFORNIA

CAF PN#9BER

DATE	ISSUE

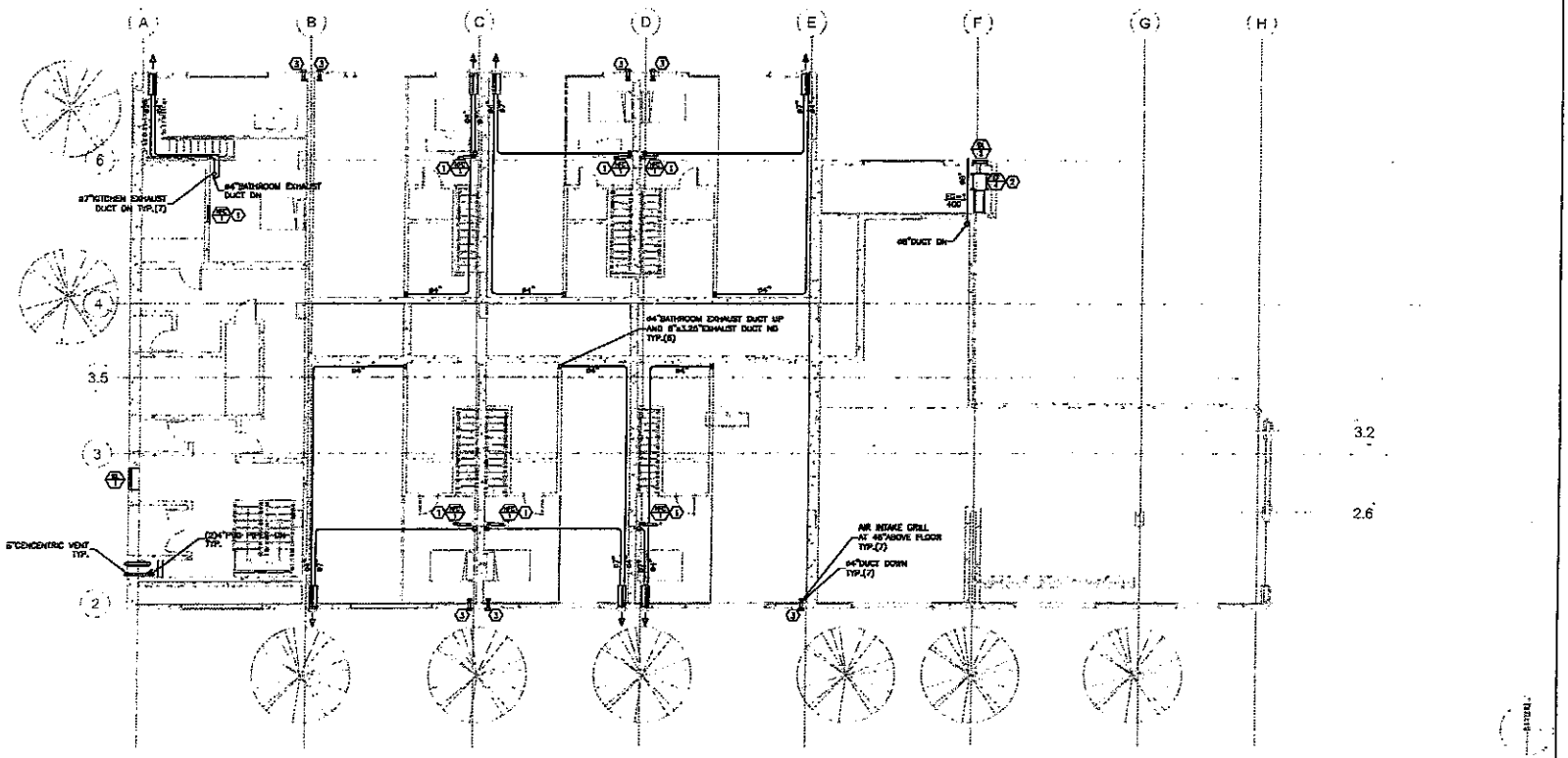
SEAL/SIGNATURE

DRAWING DESCRIPTION
GROUND FLOOR PLAN

SCALE
AS SHOWN

SHEET NUMBER
M-1.0

Plot Date: Mar 18, 2016 - 9:14am Plotted by: Keith Filename: M1.0 M2.0 M3.0.dwg



MEZZANINE FLOOR PLAN

SCALE 1/8"=1'-0" | 1

① HYDRONIC FAN CONVECTOR. INSTALL PER MANUFACTURER'S RECOMMENDATION.

② IN-EXHAUST FAN FOR CORRIDOR VENTILATION.

③ FRESH 100dB AIR INTAKE. INTAKE SHALL BE MIN. 10FT. HORZONTALLY OR 3FT. VERTICAL FROM ANY EXHAUSTS OR VENTS.

KEY NOTES

1. CONTRACTOR SHALL VERIFY THE DISTANCE FROM THE EXHAUST OUTLETS TO THE INTAKES OR OPENING OF THE BUILDINGS. MINIMUM DISTANCE FROM THE EXHAUST OR VENT OUTLETS TO THE AIR INTAKES OR OPENING SHALL BE AS FOLLOWING:
   1) KITCHEN HOOD EXHAUST OUTLET : MIN. 3'-0"
   2) BATHROOM EXHAUST OUTLET : MIN. 3'-0"
2. ALL OF EXHAUST DUCTS SHALL BE 26 GA. SHEET METAL.
3. PROVIDE 3/4"UNDERCUT BY GENERAL CONTRACTOR FOR ALL DOORS OF BATHROOM.
4. FIRE DAMPERS ARE REQUIRED AT PENETRATIONS OF RATED FLOOR CEILING ASSEMBLY. PROVIDE ACCESS PANELS AS REQUIRED.

GENERAL NOTES

CEILING LEGEND

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MEZZANINE FLOOR PLAN

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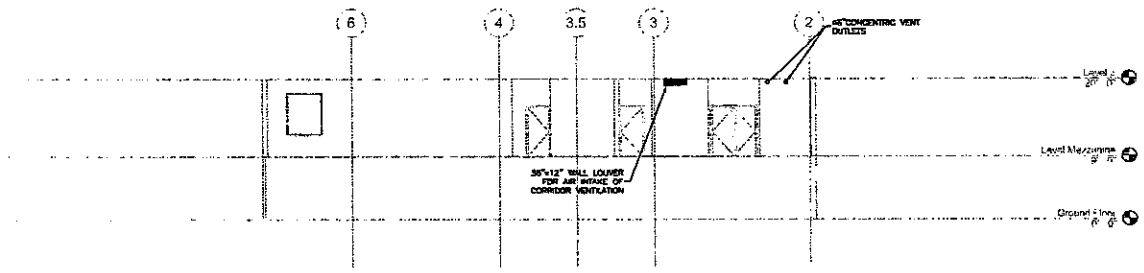
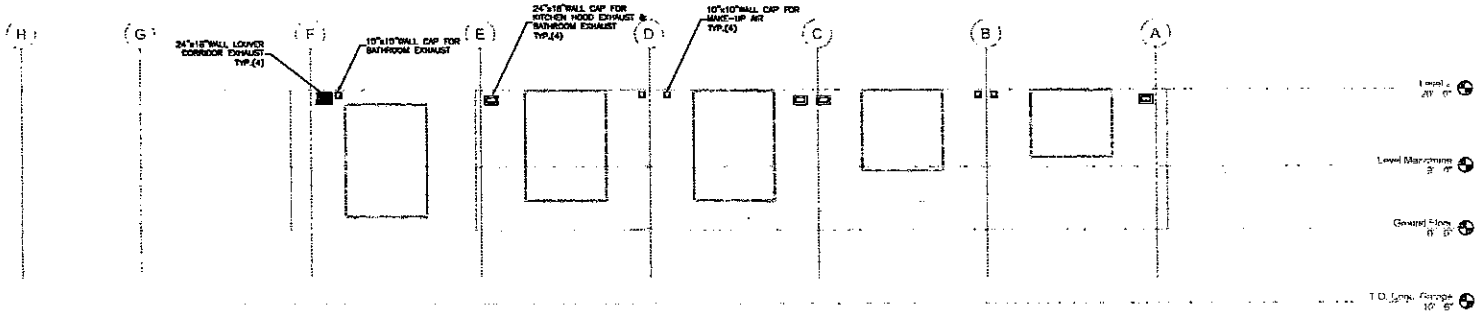
SHEET NUMBER
M-2.0

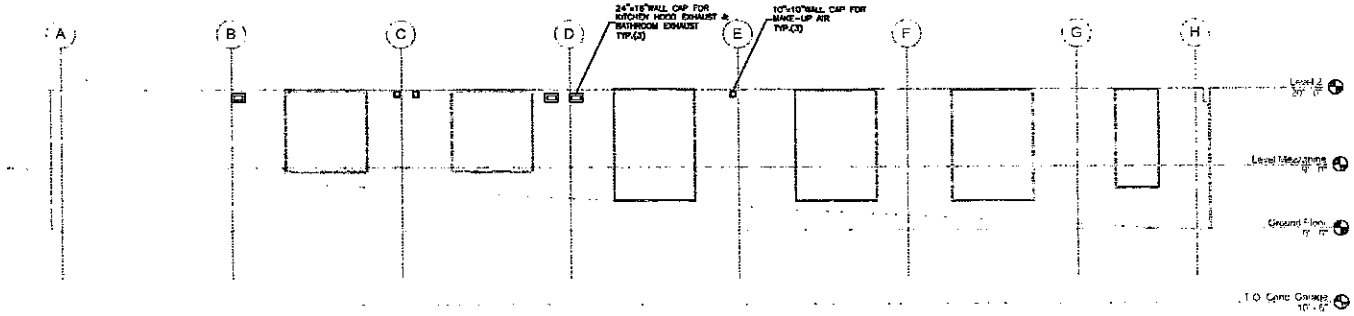
Plot Date: Mar 16, 2016 - 8:11am Plotted by: Keith Filename: M1.0 M2.0 M3.0.dwg



WEST ELEVATION | SCALE 1/8"=1'-0" | 1



NORTH ELEVATION | SCALE 1/8"=1'-0" | 2



SOUTH ELEVATION | SCALE 1/8"=1'-0" | 3

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DRAWING DESCRIPTION
MECHANICAL ELEVATION

SCALE
AS SHOWN

SHEET NUMBER
M-3.0

Plot Date: Mar 19, 2015 - 8:11am Plotted by: Keith Filename: M1.0 M2.0 M3.0.dwg

LIGHT FIXTURE SCHEDULE — SCALE NTS — 6

NOT USED — SCALE NTS — 5

GENERAL NOTES — SCALE NTS — 4

SYMBOL	DESCRIPTION
$\$^{x}$	SINGLE POLE SINGLE THROW SWITCH, +42" AFF U.O.N. X MEANS: a - CONTROLLING FIXTURE OR OUTLET "a" 2 - DOUBLE POLE 4 - FOUR WAY 3 - THREE WAY D - DIMMER (RATING AS REQUIRED) K - KEY OPERATED V - VARIABLE SPEED EXAMPLE $\$^{3/D-17}$ MEANS, THREE WAY SWITCH THAT CONTROLS CIRCUIT # 17 @ PANEL 'B'
T	DOUBLE OR THREE POLE HP RATED TOGGLE SWITCH
TT	DOUBLE OR THREE POLE HP RATED TOGGLE SWITCH WITH THERMAL OVERLOADS
	FLUSH FLOOR OUTLET. RECEPTACLE INSIDE, 20A, 125V, 3WG, NEMA 5-20R
	DUPLEX RECEPTACLE 20A, 125V, 3WR, NEMA 5-20R, FLUSH MOUNTED ON CEILING.
	SINGLE RECEPTACLE 20A, 125V, 3WG, NEMA 5-20R MOUNTED +16"AFF UON.
	DUPLEX RECEPTACLE 20A, 125V, 3WG, NEMA 5-20R MOUNTED +18"AFF UON. (WP= WEATHERPROOF, D= DEDICATED, CK=CLOCKHANGER)
	DOUBLE DUPLEX RECEPTACLES, (2) NEMA 5-20R, MOUNTED +18"AFF UON.
	SPECIAL RECEPTACLE, POLES AND RATING AS REQUIRED PER SERVED UNIT
	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.
TV	WALL MOUNTED TV OUTLET.
	FUSED DISCONNECT SWITCH WITH DUAL ELEMENT FUSES (UON), RATING
M	MOTOR OUTLET AND FLEX CONNECTION TO MOTOR.
T	DRY TYPE TRANSFORMER
TS	WALL MOUNTED TIMESWITCH.
	FLEXIBLE CONDUIT WITH CONNECTION TO EQUIPMENT
	PANELBOARD, SURFACE, FLUSH.
	BRANCH CIRCUIT WIRING IN CONDUIT CONCEALED IN CEILING OR WALL.
	BRANCH CIRCUIT WIRING IN CONDUIT CONCEALED UNDER FLOOR OR UNDERGROUND.
—T—	TELEPHONE SYSTEM CONDUIT WITH PULLCORD ONLY, 3/4"C., UON.
—D—	DATA SYSTEM CONDUIT WITH WIRES. WIRES BY THE OWNER, PULLED BY THE EC. CONDUIT TYPE AND SIZE PER PCS INSTALLATION GUIDE.
	BRANCH CIRCUIT HOMERUN TO PANEL
G	CONDUIT, 1/2"-2 & 12 MINIMUM. HASHMARKS INDICATE NUMBER OF WIRES AND SIZE OTHER THAN # 12. "G" ON HASHMARKS INDICATES INSULATED/ ISOLATED GROUND WIRE.
	CONDUIT UP.
	CONDUIT DOWN.
	FLEXIBLE CONDUIT
	CONDUIT STUBBED OUT IN ACCESSIBLE LOCATION, CAP AND MARK LOCATION.
	HOME RUN POINT OF BRANCH CIRCUIT GROUPING (BRANCH WIRING SEE GENERAL NOTE).

LEGENDS — SCALE NTS — 3

ABBREVIATIONS AND TAGS

ABB.	DESCRIPTION	ABB.	DESCRIPTION
IG	ISOLATED GROUND	WP	WEATHERPROOF
AE	APPROVED EQUIVALENT	(E)	EXISTING TO REMAIN
AFF	ABOVE FINISHED FLOOR	(N)	NEW
EF	EXHAUST FAN	LL	LANDLORD
EM	EMERGENCY LIGHT	EC	ELECTRICAL CONTRACTOR
NL	NIGHT LIGHT	MC	MECHANICAL CONTRACTOR
NTS	NOT TO SCALE	GC	GENERAL CONTRACTOR
PROVIDE	FURNISH, INSTALL AND CONNECT.	AC/1	MECHANICAL UNIT TAG. SEE MECHANICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS
SAD	SEE ARCHITECTURAL DRAWINGS	E-4/4	DETAIL TAG, REFER TO DETAIL 4 ON SHEET NUMBER E-4.
GFI/GFCI	GROUND FAULT INTERRUPTER		
SMD	SEE MECHANICAL DRAWINGS		
UNC	UNDER ANOTHER CONTRACT		
UAS	UNDER ANOTHER SECTION		
UON	UNLESS OTHERWISE NOTED		

ABBREVIATIONS & TAGS — SCALE NTS — 2

SHEET	SHEET TITLE
E0.1	[illegible]
E0.2	[illegible]
E0.3	[illegible]
E0.4	[illegible]
E0.5	[illegible]

DRAWING INDEX — SCALE NTS — 1

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E0.1

PROGRESS SET NOT FOR CONSTRUCTION

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E0.2

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RESIDENTIAL METERING MODULE "MM-6FA" LOAD CALCULATION

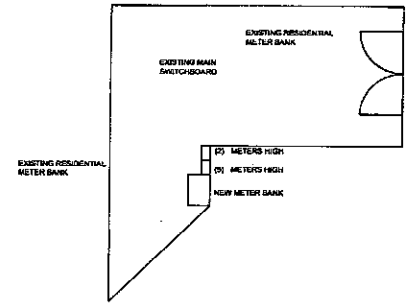
#	LOAD DESCRIPTION	NUMBER OF UNITS	VA	TOTAL LOAD (VA)	DEMAND LOAD (VA)
1					
2	EXISTING UNITS LOADS	72	3600	259200	
3	NEW UNITS LOADS	2	12000	24000	
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17	TOTAL # OF UNITS	74			
18					
19	EXISTING CONNECTED LOAD:			283200	
20	DEMAND FACTOR	0.35			
21					
22	TOTAL DEMAND LOAD METRIC 208/120 (VA)				473600
23					
24					
25	TOTAL DEMAND KVA LOAD				473600
26	AMPS @ 208/120, 3 PHASE, 4 WIRE				1316
27					
	TOTAL SWITCHBOARD CAPACITY (AMPS)				1600
	AVAILABLE CAPACITY (AMPS)				[illegible]

TOTAL SWITCHBOARD LOAD — SCALE: NTS — 4

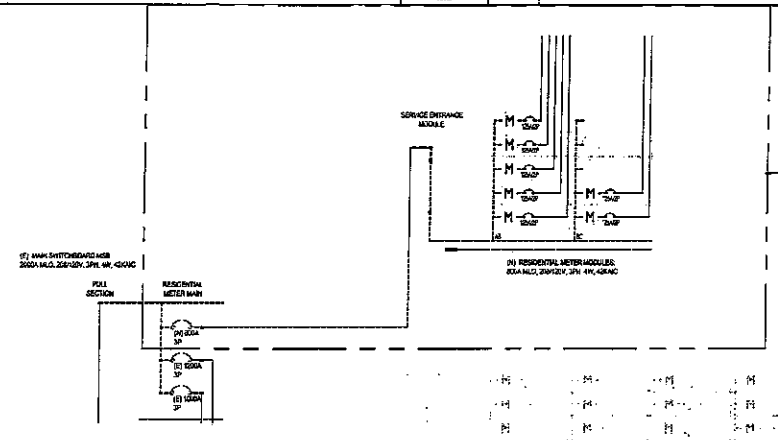
UNIT LOAD CALCULATION

#	LOAD DESCRIPTION	VA	TOTAL AREA (SF)	NUMBER OF UNITS	LOAD (VA)
1	GENERAL LOADS:				
2	GENERAL LIGHTING AND GENERAL USE RECEPTACLES LOADS PER NEC 220-42(B)	3	1100		3300
3	SMALL APPLIANCE BRANCH CIRCUIT LOAD PER NEC 220-52(A)	1500		2	3000
4	LAUNDRY BRANCH CIRCUIT LOAD PER NEC 220-52(B)	1500		1	1500
5	SUB TOTAL LOAD				7800
6					
7	APPLIANCE LOADS, PER NEC 220-53(A):				
8	DISHWASHER	900		1	900
9	GARBAGE DISPOSAL	1170		1	1170
10	MICROWAVE	1000		1	1000
11	REFRIGERATOR	800		1	800
12	EXHAUST FAN	85		2	170
13	CLOTHES DRYER PER NEC 220-54	5000		1	5000
14	ELECTRIC RANGE	8000		1	8000
15					0
16	SUB TOTAL LOAD				17040
17					
18	HEATING AND AIR CONDITIONING LOADS PER NEC 220-60				
19	WALL HEATER: (1-3000W)	3000		1	3000
20					0
21					
22	TOTAL CONNECTED LOAD (VA = #16 + #19 + #20)				28800
23					
24	TOTAL DEMAND LOAD PER NEC 220-82 (A)				17040
25					
26	AMPS @ 120/208, 1 PHASE 3 WIRE				85

UNIT LOAD CALCULATIONS — SCALE: NTS — 3



ELECTRICAL ROOM (BASEMENT) — SCALE: 1/4"=1'-0" — 1



SHEET NOTES:

1. EQUIPMENT LINE-UP IS BASED ON EATON CUTLER HAMMER PRODUCT. ALTERNATE MANUFACTURER IS ACCEPTABLE PROVIDED THAT IT MEETS THE DESIGN INTENT.
2. CONTRACTOR TO COORDINATE THE AVAILABLE SHORT CIRCUIT CURRENT WITH THE UTILITY COMPANY AND MAKE ADJUSTMENTS AS REQUIRED. MAIN SWITCHBOARD SHALL BE FULLY RATED. SERIES RATING FOR PANELBOARD IS ACCEPTABLE. PROVIDE REQUIRED MARKING AS REQUIRED PER DEC ARTICLE 110.22(B) & (C) FOR SIGNAGE AT ALL PANELS AND EQUIPMENT.
   IF THE SYSTEM IS NOT FULLY RATED SYSTEM COMPLYING WITH THE MINIMUM SWP AVAILABLE FAULT CURRENT, THEN THE CONTRACTOR SHALL PROVIDE THE MANUFACTURER'S SERIES RATING DOCUMENTATION TO THE AHJ FOR FIELD REFERENCING.
3. ALL GROUNDING ELECTRODES AS DESCRIBED IN NEC 250.52 THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. PROVIDE BONDING TO THE UNDERGROUND METAL WATER PIPE, ALL METAL PIPING SYSTEM AND STRUCTURAL METAL (IF AVAILABLE) TO THE GROUNDING ELECTRODE SYSTEM USING #3/0 CU.
4. PROVIDE A PERMANENT PLAQUE/DIRECTORY AT EACH SERVICE DISCONNECT LOCATION DENOTING ALL OTHER SERVICES SUPPLYING THE BUILDING AND THE AREA SERVED BY EACH. INCLUDE THE LOCATION OF THE OTHER SERVICE DISCONNECTING MEANS.
5. CONTRACTOR IS RESPONSIBLE FOR THE ARRANGEMENT OF INSPECTING ELECTRICAL EQUIPMENT IN A DE-ENERGIZED STATE.
6. DUE TO CORROSIVENESS OF THE SOIL CONTENT, ALL UNDERGROUND ELECTRICAL CONDUIT SHALL PVC ONLY. ANY METALLIC CONDUIT INSTALLED UNDERGROUND SHALL BE PROTECTED WITH UL LISTED AND APPROVED POLYWRAP MATERIALS.
7. PROVIDE PIGTAIL ADAPTOR FOR WIRE TERMINATION EXCEEDING LUG SIZES

SINGLE LINE DIAGRAM — SCALE: N.T.S. — 2

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E0.3

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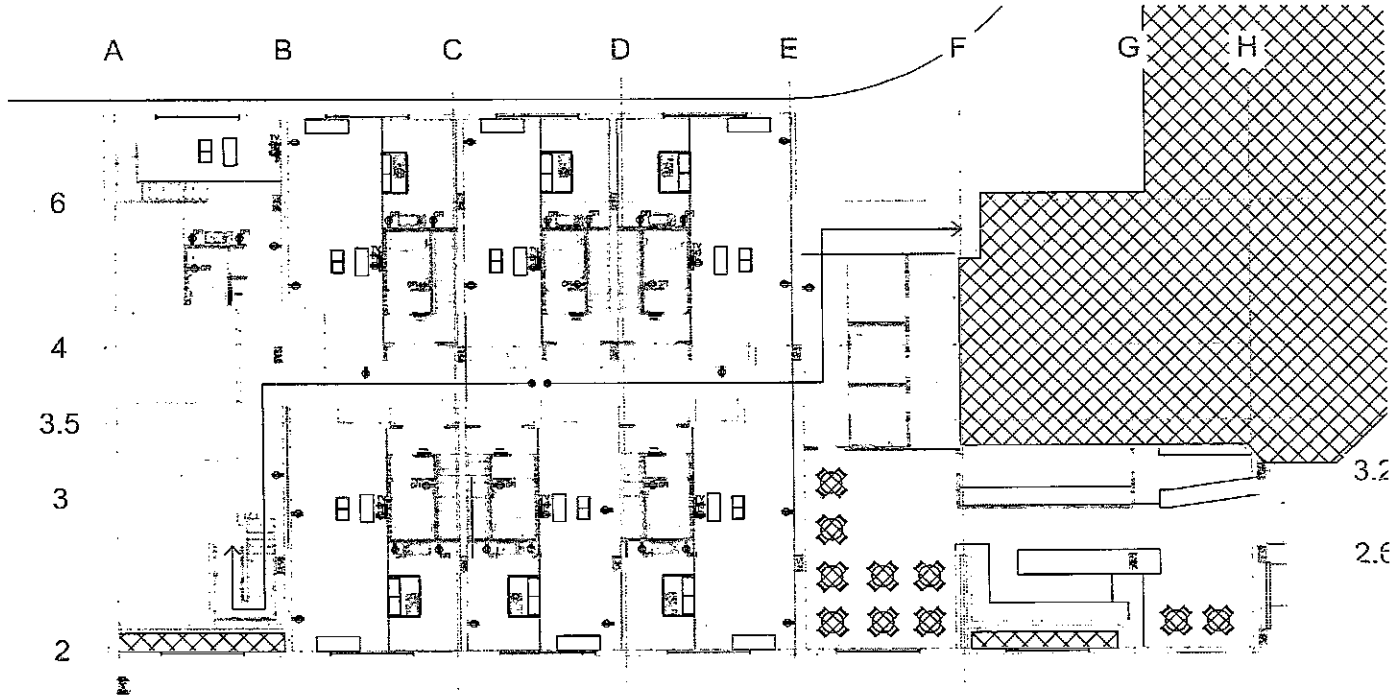

PANEL 1E																			
					VOLTAGE	208/120		WIRE	3		MOUNTING	RECESSED		NOTES					
					BUS RATING	125		PHASE	4		A.I.C. RATING	10kA		FLEX-PICS					
					MAIN BREAKER	20 AMP		TYPE	NEMA 1		CONDITION	NEW							
CKT	WIRE	LOAD	CB	P	T	LOAD DESCRIPTION	LOAD KVA	PHASE	LOAD KVA	LOAD DESCRIPTION	CB	P	T	LOAD	WIRE	CKT
1	H		1	20		GARBAGE DISPOSAL	0.08	A	4.20	COOKING RANGE	3	50				2
3	H		1	20		DISHWASHER	1.00	B	4.20							4
5H	T		1	20		COOKING SHELVES	1.00		1.79	CLOTHES WASHER	1	20				6H
7H	T		1	20		HYDRO RECEP	1.50	A	2.29	CLOTHES DRYER	3	30				8H
9H	T		1	20		HYDRO RECEP	1.50	B	2.29					CT		10
11H	T		1	20		MICROWAVE/TRASH COMP	1.50			SPARE	1	20				12
13	T		1	15		SPARE										14
15	T		1	20		MASTER BATHROOM	1.50	A	1.77	RANGE HOOD	2	20		HOR		16
17H	T		1	15		SPARE		B	1.77					HOR		18
19H	T		1	15		SPARE										20
21	AFI		1	15		LIVING ROOM RECEP	1.50	A	1.18	AFI	1	15		AFI		22
23	AFI		1	15		MASTER BEDROOM RECEP	1.50	B	1.18					HOR		24
										SPACE						
27	AFI		1	15		BELT AND HOLLY RECEP	1.50	A		SPACE						28
29	AFI		1	15		KITCHEN GFI RECEPTACLE	1.50	B		SPACE						30
										SPACE						

NOTES
H = WITH HANDLE TIE
I = WITH HANDLE TIE (NON-TRIP)
T = TANDEM BREAKER
AFI = ARC-FAULT CIRCUIT INTERRUPTER
HOR = HACR TYPE CIRCUIT BREAKER
CT = COMMON TRIP

SHEET NOTES:

1. SEE E-000, GENERAL NOTES.
2. OUTLET BOXES IN FIRE-RATED WALLS:
   ALL BOXES SHALL BE U.L. CLASSIFIED FOR USE IN CERTAIN FIRE RESISTIVE DESIGNS AND INSTALLED IN ACCORDANCE WITH THE DETAILS PRESCRIBED FOR EACH CLASSIFIED PRODUCTS.
   NON-METALLIC BOXES SHALL NOT BE INSTALLED ON OPPOSITE SIDES OF WALLS OF STAGGERED STUD CONSTRUCTION UNLESS SPECIFICALLY CLASSIFIED FOR USE IN SUCH CONSTRUCTION.
3. RESIDENTIAL GRADE, 'DECORA STYLE DEVICES SHALL BE INSTALLED IN DWELLING UNITS.
4. USE 15A, 125V DUPLEX RECEPTACLE EXCEPT FOR DEDICATED CIRCUITS, SMALL APPLIANCE BRANCH CKTS, AND BATHROOM CIRCUITS.
5. DURING CONSTRUCTION, THE LOCATION OF DEVICES IN EACH TYPE OF DWELLING UNIT SHALL BE REVIEWED BY THE OWNER/ARCHITECT AND THE CITY INSPECTOR FOR FINAL PLACEMENT AND LOCATION. RECEPTACLE OUTLET SPACING SHALL BE CONTINGENT UPON THE FIELD CONDITION APPROVAL BY THE AHJ.

GROUND LEVEL ELECTRICAL PLAN | SCALE 1/8"=1'-0" | 1

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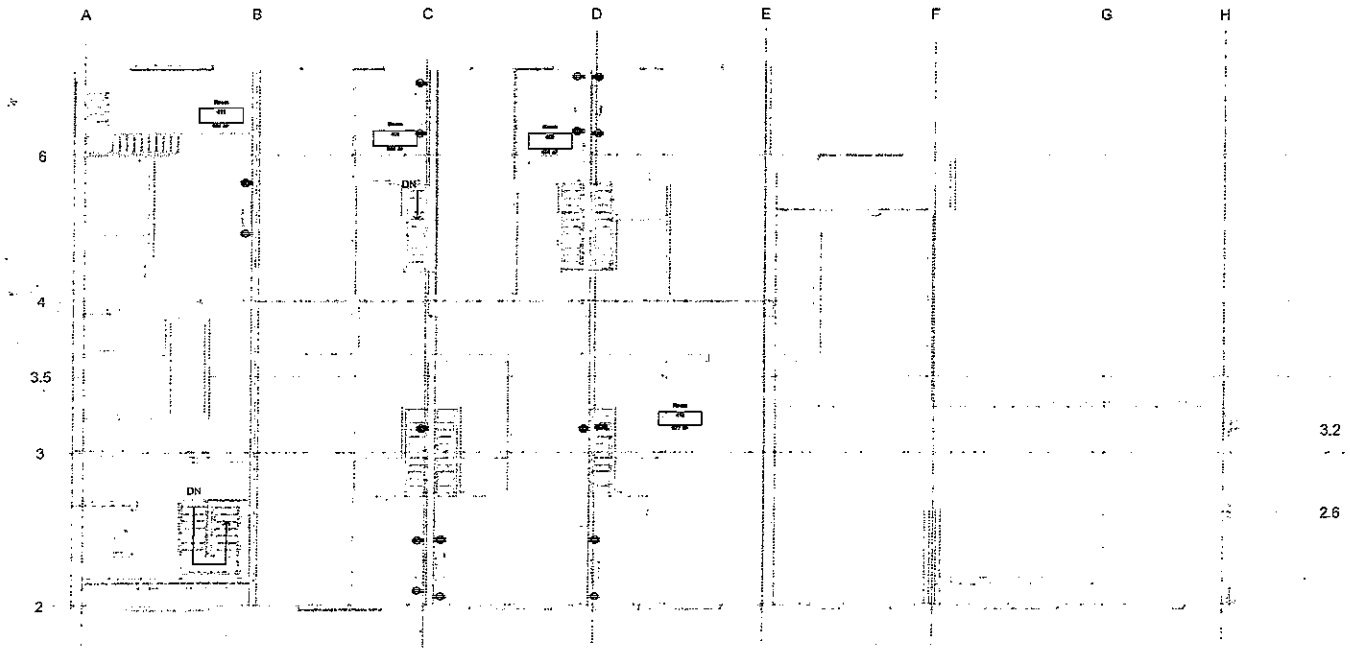

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MEZZANINE ELECTRICAL PLAN | SCALE 1/8"=1'-0" | 1

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PLUMBING FIXTURE LOAD CALCULATION

FIXTURE ID	QTY	SANITARY F.U.		WATER F.U. COLD		WATER F.U. HOT	
		EACH	TOTAL	EACH	TOTAL	EACH	TOTAL
WATER CLOSET	9	4	36	2.5	22.5	–	–
LAVATORY	9	1	9	1	9	1	9
KITCHEN SINK	7	2	14	1.5	10.5	1.5	10.5
MOP SINK	1	3	3	3	3	3	3
BATHTUB	7	2	14	3	21	2	21
DISH WASHER	7	–	–	1.5	10.5	–	–
HOSE BIBB	1	–	–	2.5	2.5	–	–
ADDITIONAL	0	–	–	1	0	–	–
FLOOR DRAIN	2	2	4	–	–	–	–
FLOOR SINK	1	2	2	–	–	–	–
TOTAL			69		79		16.5

UTILITY LOAD

SANITARY SEWER	(N) 4"	69 F.U.
COLD WATER	(N) 1-1/2"	79 F.U. = 38.5 GPM

BASED ON THE CALIFORNIA PLUMBING CODE 2013

WATER CALCULATION

PIPE LENGTH FROM THE METER TO THE LAST FIXTURE	=	460	FEET
TOTAL DEVELOPED LENGTH (460 X 1.20 LOSS FOR FITTINGS)	=	575	FEET
STREET PRESSURE = 80 PSI			
TOTAL FIXTURE UNITS : 79 F.U. = 38.5 GPM			
LOSSES:			
RESIDUAL PRESSURE REQUIRE AT THE REMOTE FIXTURE	=	25	PSI
STATIC BUILDING LOSS (16 FEET X 0.43)	=	7.74	PSI
THROUGH WATER METER	=	1	PSI
THROUGH BACKFLOW PREVENTER	=	12	PSI
TOTAL PRESSURE LOSS	=	45.74	PSI
DIFFERENCE PRESSURE (80 – 45.74)	=	14.26	PSI
MAXIMUM PRESSURE ALLOWABLE PER 100 FT OF PIPE			
[14.26 X 100) / 750]	=	1.9	PSI

DESIGN VELOCITY <= 8 FPS & DESIGN PRESSURE DROP PER 100 FT <= 1.9 PSI
THE MAXIMUM FLOW RATE FOR EACH COLD WATER PIPE SIZE CAN CARRY

PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
GPM	1	3	7	13	21	43.5	102	131
F.U.	0	3	6	16	32	101	256	335

BASED ON THE CALIFORNIA PLUMBING CODE 2013

GAS PIPE SIZE CALCULATION

1. GAS LOAD

ITEM	QTY	BTUH	GAS PIPE TO UNIT
GAS WATER HEATER	1	150,000	1-1/4"
GAS SPACE HEATER	1	350,000	2"
			–
TOTAL		500,000	3"

2. NATURAL GAS OF 0.6 SG. PRESSURE DROP OF 0.5 PSI, INLET PRESSURE OF 1/4 PSI
3. DISTANCE FROM THE MOST REMOTE OUTLET TO WATER METER : 460 FT.
4. GAS PIPING SIZES ARE DETERMINED PER TABLE 1216.2(4) OF 2013 CPC.

MATERIAL SPECIFICATIONS

SERVICE		CAST IRON SR-135	NO-HUB OR PVC SCH 40	STEEL PIPE, SCH 40	BLACK STEEL SCH 40	TYPE M COPPER	TYPE L COPPER	TYPE K COPPER		REMARKS
COLD WATER	ABOVE GROUND									
	BELOW GROUND							•		
HOT WATER	ABOVE GROUND									
	BELOW GROUND							•		
WASTE	ABOVE GROUND	•								
	BELOW GROUND	•								
VENT	ABOVE GROUND	•								
	BELOW GROUND	•								
NATURAL GAS	INDOOR				•					PAINTED WITH ZONE MARKING PAINT
	OUTDOOR			•						
RAINWATER SERVICE	INDOOR					•				
	OUTDOOR					•				
STORM DRAIN	ABOVE GROUND	•								
	BELOW GROUND	•								

WATER HAMMER ARRESTER SIZING

PDI SYMBOL	A	B	C	D	E	F
MODEL #	3005	5010	5020	5030	5040	5050
FIXTURE UNIT RATING	1-11	12-32	33-60	61-113	114-154	155-330

FIGURE NUMBERS ARE THOSE OF JAY R SMITH HYDROTROL SERIES

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	HWR	DOMESTIC HOT WATER RETURN
	SS	SANITARY SEWER
	SS	SANITARY SEWER HUNG PIPE
	V	VENT
		BUILDING FOOTING DRAIN
	G	NATURAL GAS (LOW PRESSURE)
	NPG	NATURAL GAS (MEDIUM PRESSURE)
	OFL	OVERFLOW LEADER
	WFL	RAINWATER LEADER
	OD	OVERFLOW DRAIN
	SD	STORM DRAIN
	PS	PRESSURIZED SUPPLY
	CT	CONDENSATE TRAPS
	CD	CONDENSATE DRAIN
	SR	SEDIMENTATION PIPE
	WHA	WATER HAMMER ARRESTOR
	P.O.C.	POINT-OF-CONNECTION
		CAPPED
		UNION
	CP	PIPE CAP
	DN	PIPE DOWN
	DN	PIPE TEE DOWN
	BV	BALL VALVE
	CV	CHECK VALVE
	RED	REDUCER
		PUMP
	FSV	FIRE SUPPRESSION VALVE
	FCO	FLOOR CLEANOUT
	CCTO	CLEANOUT TO GRADE
	HB	HOSE BIBB
	WCO	WALL CLEANOUT
		GAS COCK WITH UNION
	PRV	PRESSURE REDUCING VALVE
	T&P	TEMPERATURE & PRESSURE RELIEF VALVE
	AG	ABOVE GROUND
	AFF	ABOVE FINISHED FLOOR
	BG	BELOW GROUND
	CFT	CAP FOR FUTURE
	IE	INVERT ELEVATION
	(N)	NEW
	N.I.C.	NOT IN CONTRACT
	(E)	EXISTING
	VTR	VENT THROUGH ROOF
	UG	UNDERGROUND
	S.A.D.	SEE ARCHITECTURAL DRAWING
	S.L.D.	SEE LANDSCAPE DRAWING
	S.S.D.	SEE STRUCTURAL DRAWING
	E.C.D.	SEE CIVIL DRAWING

SHEET INDEX

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P0.3	PLUMBING SPECIFICATIONS
P1.0	PLUMBING PLAN – WATER AND GAS PIPING
P2.0	PLUMBING PLAN – SANITARY AND VENT PIPING

CONTINUOUS GENERAL NOTES

44. PRIOR OF INSTALLATION OF THE WATER SUBMETERS, CONTRACTOR SHALL REGISTER AND CERTIFIED FOR TESTING AND VERIFICATE ALL WATER SUBMETERS WITH THE COUNTY HAVING JURISDICTION. CONTRACTOR "MUST" PROPERLY FOLLOW THE MANUFACTURER'S INSTALLATION MANUAL. SUBMETERS SHALL BE COMPATIBLE WITH THE REMOTE READING. REMOTE READING SHALL BE MOUNTED AT READILY ACCESSIBLE LOCATION AT EYE-LEVEL. MOUNT SUBMETERS TO FIELD ABOVE THE FINISHED FLOOR ON 12 INCHES ABOVE THE HIGH POINT MANIFOLD, OR, IF THE CEILING IS PLENUM, MOUNT SUBMETERS 12 INCHES ABOVE THE CEILING. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS WITH FIRE SPRINKLERS, HVAC DUCTWORK, ELECTRICAL CONDUITS AND FIXTURES. ALL SUBMETERS SHALL BE EASILY ACCESSIBLE. PROVIDE ACCESS PANEL IF NEEDED. EXACT LOCATION AND ELEVATION OF THE SUBMETER MOUNTING MOUNT SHALL BE ADJUSTED AND COORDINATED DURING THE "REMOTE" REPRESENTATIVE PHASE AS REQUIRED.
45. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS. TRAP PRIMERS SHALL BE NON-MECHANICAL TYPE AND INSTALLED PER 2013 CPC.
46. PROVIDE WATER HAMMER ARRESTOR AT THE END OF ALL COLD & HOT WATER HORIZONTAL BRANCHES LINES. PROVIDE 12"x12" ACCESS PANELS BUILDER FOR ENCLOSURE AS SHOWN LOCATED.
47. ALL FLOOR DRAINS SHALL HAVE A SEAL PROTECTION PER 2013 CPC.
48. PROVIDE BACKFLOW PREVENTION ASSEMBLY ON WATER LINE SERVE REQUIRED BY 2013 CPC.
49. PRIOR OF INSTALLATION OF THE BACKFLOW PREVENTER (REMOTE), IF EXISTED, CONTRACTOR SHALL REGISTER AND CERTIFY ALL DEVICES WITH THE COUNTY HAVING JURISDICTION. CONTRACTOR "MUST" PROPERLY FOLLOW THE MANUFACTURER'S INSTALLATION MANUAL. DEDICATED PREVENTER DEVICE SHALL BE MOUNTED HORIZONTALLY ACCESSIBLE LOCATION & TOWARDS. CONTRACTOR SHALL PROVIDE REQUIRED DRAIN PIPING TO DISCHARGE INTO AN APPROVED RECEPTOR.

GENERAL NOTES

1. PLUMBING CONTRACT DRAWINGS ARE IN PART DIAGRAMMATIC, SHOWING THE SCOPE OF WORK AND GENERAL ARRANGEMENT OF THE EQUIPMENT, PIPING, ETC. AND THE APPROXIMATE SIZE OF EQUIPMENT AND MATERIALS. THE CONTRACTOR SHALL FOLLOW THESE DRAWINGS IN LIEU OF THE INTERIOR DESIGN, PLUMBING CONTRACTOR SHALL COORDINATE GENERAL, STRUCTURAL, MECHANICAL/PLUMBING/ELECTRICAL CONTRACT AND ELECTRICAL DRAWINGS TO ENSURE THAT THERE WILL BE NO HOLDS THE SPACES IN WHICH THE PLUMBING WORK WILL BE INSTALLED.
2. BECAUSE OF THE NATURE AND SCALE OF THE DRAWINGS, CERTAIN BASIC PLUMBING ITEMS SUCH AS VALVES, FITTINGS, ETC. MAY NOT BE SHOWN. THEY SHOULD BE INCLUDED IN THE BID ESTIMATE OF WORK. SECTIONS OF THE SPECIFICATIONS, OR WHERE THEY ARE REQUIRED TO THE NATURE OF THE WORK OR BY CODES AND REGULATIONS. THOUGH THEY MAY NOT BE SPECIFIED AND SHOWN, THEY ARE REQUIRED AS AN ADDITIONAL COST TO THE CONTRACT. THE APPROVED DRAWINGS SHOWING LOCATIONS OF PIPING, EQUIPMENT, SECTIONS AND TRADES, THE FIRST LOCATION TO BE DETERMINED BY THE CONTRACTOR TO BEGIN ON THE LAYOUT OF THE JOB.
3. ALL EQUIPMENT SHALL BE PROPERLY COVERED AND PROTECTED AGAINST DIRT, WATER, AND CHEMICAL OR DEPOSITORS, PLASTER OR MORTAR. PROCESSED FIXTURES, CABLE, ETC. DAMAGED WITH MORTAR, PAINT, PLASTER, ETC. REPLACEMENT AND CABLE, ETC. BE PERMANENTLY CLEANED AFTER COMPLETION OF THE PROJECT.
4. ALL MATERIALS SUCH AS VALVES, FITTINGS, PIPING, EQUIPMENT, CHAIRS, CABLE, ETC. SHALL BE PROPERLY PROTECTED, AND ALL PIPING OPENINGS SHALL BE TEMPORARILY CLOSED BY THE CONTRACTOR. ALL THE WORK UNDER THIS CHAPTER, AS A DAILY BASIS, AT THE END OF EACH WORKING DAY, SO AS TO PREVENT OBSTRUCTION AND DAMAGE. SEE ARCHITECTURAL DRAWINGS.
5. THE CONTRACTOR SHALL SEE THAT ALL SUPPORTS, INSTALLATION AND WORKMANSHIP IS PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES, LAWS, OR ORDINANCES OF THE STATE OF SAN DIEGO, AND ALL COUNTY AND LOCAL CODES, CITY OF SAN DIEGO, CLEAN AIR ACT, OSHA, AND ANY OTHER ALL STATE OR LOCAL REPORT OF HEALTH, PERSONNEL AND SAFETY ENVIRONMENTAL PROTECTION REGULATIONS, STATE ENERGY REPORT AND MINIMUM NECESSARY ACCORDING.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF FIRE ENGINEERING, UNIFORM PLUMBING AND BUILDING CODES, NATIONAL ELECTRICAL CODE, THE ENVIRONMENTAL, SAFETY AND HEALTH ACT, THE AMERICAN DISABILITIES ACT, AND ALL OTHER GENERAL SPECIFIC CODES. ALL ARE TO REFERRED TO IN THE INDIVIDUAL SECTIONS OF THE SPECIFICATIONS.
7. PIPE CODES SHOWN ON THE DRAWINGS ARE THE MINIMUM SIZES ALLOWED REGARDLESS OF THE CODE SCHEDULE, EXCEPT WHEN THE CODE NUMBER SIZE IS LARGER THAN THAT SHOWN.
8. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONTRACT PLANS ON THE CONSTRUCTION SITE AT ALL TIMES, ON WHICH HE SHALL ACCURATELY RECORD THE ACTUAL INSTALLATION OF ALL PLUMBING WORK, ALL WORK PRACTICALLY, WHEN CHANGES WERE DESIGNED FROM THOSE SHOWN ON THE CONTRACT DRAWINGS, REPORT, REMARK, ENTERED OR ISSUED BY THE ARCHITECTURAL DRAWING OF THE FURNISHER.
9. THE PLUMBING CONTRACTOR SHALL RECEIVE, PROTECTED, OF COLLEGE IN VARIOUS PIPES, FITTINGS, AND ACCESSORIES APPROPRIATE CONTACT AS THAT ARE, PROTECT AND INSTALLED.
10. SHOW ALL PIPE SIZES AND LOCATIONS CLEARLY CONSTRUCTION. ALSO, SIZE LOCATIONS OF ALL VALVES AND VARIOUS TEMPERATURE, APPARATUS, AND ACCESSORIES AUTHORIZATIONS BY LICENSED ENGINEER BEFORE CONSTRUCTION.
11. BY THE EXECUTION OF THE JOB THERE PRIMARY, ACCOMPANYING CHANGES, ADDITIONS AND ADDED DATA, NOTED ON THE DRAWINGS OF THE PRIMARY, INCLUDING ENGINEERING DATA OF PROCEDURE AND DRAWING DRAWING LIGHT OF BUILDING, SHALL BE SUBMITTED BY THE EXECUTED THE FINAL, CHANGE AND FINISHING, THE PRIMARY SHALL BE REVIEWED WITH APPROPRIATE EXPERIENCE AND REPRESENTATIVE. THESE CHANGES THAT ARE NOTED WITH CONSTRUCTION PRIMARY REPORTED ALL THE REVISIONS, REVISIONS AND DEVELOPING OF WORK, SHALL REMAIN THE FIRST FIRM REGARDING A SET OF REVISED DRAWINGS.
12. WHERE PRIMARY, AND OTHER PLUMBING APPURTENANCES REQUIRED WITHIN FIRE CONDITIONS, FIRE SHALL CUT FLOORS, INSTALL A PIPE-STOP SHAFT PROVIDED AN EFFECTIVE CHANGE AGAINST THE SPREAD OF FIRE, SMOKE AND GASES. FIRE-STOP MATERIAL SHALL BE AS ATTACHED, PROVIDED SHAFT AND STABILIZATION FILL ELEVATED SECTION PROPERTIES AND SPACINGS. FLOORS, DIVISION SHALL AND FIRE SEALS SHALL ALSO BE MADE WORKMANSHIP AS APPROVED BY THE ACCEPTABLE AUTHORITY.
13. INSTALLED AND INSTALL THINGS AUTHORITATIVELY AS INDICATED, STRAIGHT, PLUMB AND AS EXACT AS POSSIBLE. PIPES SHALL ORIGINALLY BE STRAIGHT, LAYS SAFE AND FREE FROM SHARP, WITH PIPES SIZES OF SMALL PORTIONS AND CHANGES. SPECIFYING PIPE SHALL NECESSARY TO PROVIDE PLUMB AND AXIS, INTERMEDIATE RUN CHAIR MECHANICAL WORK, PROVIDE EXCEPT OF PIPES PROVIDED, TO RUN DIRECT, CHANGE THEM AT A DISTANCE TO REPAIR ACCESS FOR REMOVING VALVES.
14. PIPING SHALL BE PROVIDED TO POINTS OF DRAINAGE WITH CONSTANT UNIFORM SLOPE.
15. INSTALL HORIZONTAL PIPING AS NEAR AS POSSIBLE BAMBOO SPACE OR HOMES.
16. STORM DRAINAGE AT WEATHER SURFACE OF NOT LESS THAN 10 FEET FROM TRANSFER THE POINT OF DISCHARGE, WHICH DEPENDED BY HORIZONTAL DIMENSIONS, PIPE SIZE 4" AND LARGER MAY TAKE A SLOPE OF NOT LESS THAN 1/8 PER FOOT.
17. STATIC CHANGES IN PIPE STOCK SECTION, USE EASY SCREWING FITTINGS.
18. FOR REMAINS PIPING CHANGES IN SECTIONS, USE USING SCOOP SHAPE, POSITIVE, GENERATE, THERE SHALL 1/4 ZONES, OR CONSTANT SPIC AND 1/8 FEEDING USE SHAPING TO DIMENSIONS EASY FOR HORIZONTAL DIMENSIONS DISTANCING IN SHAPE.
19. INSTALL CHECKMANUAL VALVES AND ON EACH DRAINS LINE TO SHOW-SHAPED ACCURATE LOCATION VALVES IN A FACTORY ACCURATE LOCATION, DO NOT CONCEAL, DO NOT INSTALL VALVE WITHIN SEVERE PERMITTED, MAKING ACCESSES ON PLANS. EXACT SHALL STOP VALVES BELOW THE SINK OR SHOWER CLEANER.
20. WATER SUPPLY TO ALL FIXTURES AND CONTAINERS SHALL BE TO ACCIDENTS AS TO PREVENT POSSIBLE BACK SYPHONAGE OF POLLUTED WATER. ALL SUPPLIES SHALL BE PROVIDED WITH A FLOWS ON IF THE FIXTURE OR EQUIPMENT FROM THE DRAINAGE, AND ON FLOWS, AND ON FLOWS.
21. PROVIDE PRIMARY AND FUTURE PRIMARY, CONNECT TO FIXTURES AND OTHER DRAINAGE ACCESSORIES OR EQUIPMENT AS INDICATED ON ALL SCOPE, DRAIN AND VENT PROVIDED.
22. LAY ALL PIPING TRUE TO LINE AND GRADE. FIT EACH TOGETHER, WHICH TO THAT SENSE OF DRAIN SHALL HAVE MAXIMUM AND UNIFORM WIDTH. FOLLOW CHANGES AND CLEARANCE AT LINE, TO THE PRIMARY SUPPLIES PROVIDED, CLEAN PIPE INTERIOR OF CONTACT DIRT, AND OTHER FOREIGN MATERIALS. REPAIR SUPPLIES PRIMARY, PRIMARY SYSTEMS, PLUMB OR CHANGE FOR GOOD SIZES OF PIPE AND DRAINS.
23. PROVIDE CLEANOUTS WHERE INDICATED AND AT INTERVALS OF NOT OR AS REQUIRED BY LOCAL PLUMBING CODE AND SHOULD STRAIGHT AT CHANGES OF DIRECTION OF PIPE AND PRIMARY SERVICE. INSTALL CLEANOUTS SO AS TO BE ACCESSIBLE FOR EASY CLEANING, AND TO PREVENT ELECTRONIC FIRE CHANGING. CLEANOUTS SHALL BE THE SAME SIZE AS THE PIPE CONNECTED EXCEPT THAT NO CLEANOUT NEED BE LARGER THAN FOUR INCHES.
24. EXTEND VENT PIPES TO INCHES ABOVE ROOF AND VENT INCREASE ROOF FROM ANY FIRE AND WINDOWS.
25. SANITARY VENT PIPING SHALL BE CONNECTED TO TAKE THE APPLICATION OF THE SURFACE SOIL, BE CONTAMINATED SPRINKLED AND SO THAT NO LEFT POINTS WILL BE DRAINED.
26. INSTALL VENT CONNECTION SECTION EXTEND CLOSED FLANGES AND EXPANDERS FIXTURE OF HOMES OF AN APPROVED BUILDER VENT TRIM ON EXTERIOR CLEANING AND SCALING.
27. VENTS PROVIDE PLUMBING FOR SMOKE PASSING THROUGH ROOF. MAKE WATER-TIGHT AT ROOF WITH A LEAD SHEET LEAD SHEET AND ROOFING PLATE AT LEAST 24" FROM PIPES. EXTEND LEAD COLLAR UP ALONG PIPE AT LEAST 8 INCHES. SHAPE TIGHT AT TOP. LEAD SHEET SHALL BE THREE INCHES FROM PIPE AND FRESH AIR INTAKE.
28. ALL PLUMBING FIXTURES AND PIPING IS TO BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY AND PROPERLY LACELED.
29. CONTAINER ALL LOCATIONS, SIZES, AND ELEVATIONS OF ALL SCREWS THROUGH WALLS, BEAMS, FLOOR AND PIPING WITH PLUMBING, AND ARCHITECTURAL DRAWINGS. ALL PIPES BURIED THROUGH FOOTINGS SHALL HAVE A SLEEVE SHAPED OF TWO PIPE SIZES OVER THE PIPE PASSING THROUGH THE FOOTING. NO PIPE TO BE BURIED BEFORE PIPING UNLESS APPROVED BY THE ACCEPTABLE AUTHORITY.
30. ALL PIPES TEMPS, BE PROTECTED AS THE POINT THAT CAUSES BREAKING EXPANSION JOINT. STRAIGHT WITH AN EXPANSION FITTINGS OR AN ANCHOR BRACKET ACCEPTABLE IN THE DRAWING.
31. PIPE MUST NOT BE IN TRUE CONTACT WITH THE BUILDING STRUCTURE. ACCEPTED CONTACTING BY STRAIGHT PIPE MUST BEING SUPPORT PIPING SO AS NOT IN CONTRACTION WITH THE INTERIOR, TO PIPE CHANGE OF MAKER WHEN BUILDING PIPES TO THE STRUCTURE.
32. PLUMBING CONTRACTOR SHALL CONNECT ALL ONE PIPING TO ALL THE PLUMBED SPACE FOR PLAN WITH LISTED AND APPROVED ONE SHOWER VALVE, CLEANOUT TRAP, AND DRAIN.
33. PROVIDE CONTAINER SHALL BE SPRINKLE WITH ONE HOSE AND SHALL NOT SCRAPE YOUR CONTAINER, PROVIDED ON THE TOP OF THE WALL. THE PIPES REQUIRED TO ACTUATE CONTAINER SHALL BE THE CONTACT THAN 8 INCHES.
34. PROTECTION OF PLUMBING/PLUMBING APPURTENANCE AND ACCESSORIES REQUIRED TO MAKE A FIRE-RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH THE PREVIOUS CODE.
35. WHERE WORKS PREVENTED EITHER A PLUMBING CONTRACTOR TO FIX, AN APPROVED WATER-MATERIAL CONTAINING VALVE CONFORMING TO NOTE 1000 WITH CONTACT SHALL BE INSTALLED TO REPLACE THE INTERIOR OF THE BUILDING WHERE ACCEPTABLE PIPING THE 30 FEET SERVICE ON LINE.
36. INSPECTION OF PLUMBING WORKS SHOULD COMPLY WITH THE LOCAL AND THE CALIFORNIA PLUMBING CODE.
37. PROVIDE ACCESS MUST BE PROVIDED FOR THE TESTING AND MAINTENANCE OF THE SPECIFICATION PROCEDURE, IF THE 2" THE BACKFLOW PREVENTER IS INSTALLED MORE THAN 5'-0" ABOVE THE FLOOR, SPECIAL PROVISIONS MUST BE MADE.
38. PLACING PIPES ARE NOT PERMITTED TO BE INSTALLED WITHIN THE AIR PLENUM SPACE.
39. PROVIDE AND INSTALL A SINGLE ONE CONTROL VALVE PER THE MULTIPLE ONE SHOWER DRAIN FOR THE SHARE SUITE.
40. ALL PIPING DRAIN, MINIMUM AS LOWER 6"-0" CLEARANCE IN FRONT OF THE HVAC SUPPLY AND SCRAPE DRAIN.
41. HOSE BIBBS DRAIN SHALL BE INDEPENDENTLY SUPPORTED AS NEAR AS POSSIBLE BELOW THE BUILDINGS. PIPING TO DRAIN MORE HOSE BIBBS AS A PATCH INSTALLED THE LOWEST POINT TO KEEP WATER FROM WITHIN THE GROUND SPACE.
42. CONTRACTOR IS REQUIRED TO VERIFY THE EXISTING STRUCTURE TOWARD LINE POINT OF WORK, IF REQUIRED, CONTRACTOR SHALL PROPERLY PROVIDE TO REMOVE, REPLACE, REPAIR, OR THE EXISTING WORK LINE AND NOTIFY THE ENGINEER IF THE EXISTING WORK ELEVATION 18-24 POINT IS NOT ACCURATE TO KEEP THE SHARP ELEVATION WITHOUT ON THE PLANS.
43. COVER PIPES SHALL PASS THROUGH FOUNDATION WALLS MUST LESS THAN 3'-0" BELOW FINISHED GRADE OR TOP OF PIPE.
44. ROUND PIPING THROUGH CONCRETE PIPING SHALL HAVE ADEQUATE PROTECTION AGAINST DISTURBANCE. SPECIAL CONDITIONS OR BREAKING WALLS SHALL NOT BE CONNECT TO ANY LOAD FROM BUILDING CONSTRUCTION.

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F.M.E. NUMBER

DATE	ISSUE

SEAL/SIGNATURE

DRAWING DESCRIPTION
GENERAL NOTES
LEGEND &
CALCULATIONS

SCALE
AS SHOWN

SHEET NUMBER
P-0.1

Plot Date: Mar 18, 2013 - 8:11am Plotted by: Keith Filename: P0.1 P0.2 P0.3.dwg

NON-RESIDENTIAL PLUMBING FIXTURE SCHEDULE

FIXT. ID	DESCRIPTION	MANUFACTURER	MODEL	ROUGH-IN W	ROUGH-IN Y	ROUGH-IN CW	ROUGH-IN HW	REMARKS
WC-1	WATER CLOSET ADA COMPLIANT	AMERICAN STANDARD	COMPACT CADET 3 FLOWISE 2411.128	3"	2"	1/2"	-	FLOOR MOUNT, ELONGATED, WHITE, 1.28 GPF, HET SUPPLY BRN SEAT, LEFT-HAND CHROME ZMP LEVER. 15th DLSCHATE BOC WHITE OPEN FRONT SEAT LESS COVER
LV-1	LAVATORY ADA COMPLIANT	AMERICAN STANDARD	LUCERNE 0.355.012	2"	1-1/2"	1/2"	1/2"	WALL-HUNG, WHITE VITREOUS China, 4" CENTERS, CONCEALED ARMS SUPPORT, 3.0GPM OPTIMA SYSTEM, SOLAR POWERED, BATTERY BACK-UP FAUCET MODEL EHF-275-1SM, TRIM PLATES (ETF-213-A), 0.35GPM(EAF-21) WITH TRUEBRO LAVGUARD 102
MS-1	MOP SINK	FLORESTONE	87	2"	2"	1/2"	1/2"	FLOOR MOUNT, 24"x24"x12" DEEP 15th BALLMOUNT DELTA FAUCET # 2696, 8" CENTERS, 2 HANDLES, INTERNAL SEEPS, VACUUM BREAKER, HOSE-END SPOUT, WALL BRACE
GWH-1	GAS WATER HEATER	BOCK WATER HEATER	GF500-A	-	-	-	-	134 GALLON, 500,000BtuH, 500 GPH RECOVERY RAIE @ 100°F TEMP RISE PROVIDE TMP RELIEF VALVE, VACUUM RELIEF VALVE AND CONDENSATE NEUTRALIZATION KIT. 120V, 1PH
ET-1	EXPANSION TANK	AMTROL	ST-20V	-	-	1"	-	10.3 GALLON CAPACITY, 15 3/8"D X 19 1/4"H, 3/4"FPT
RP-1	HOT WATER CIRCULATING PUMP	GRUNDFOS	UPS 1027-NLC	-	-	-	3/4"	4.2 GPM @ 3 FHD, 115V/1PH/60Hz, 1/25HP, 23 WATTS, WITH TIME CLOCK AND AQUASTAT, COORDINATE WITH OWNER FOR TIMER SETTINGS. MOUNT PUMP AT EASILY ACCESSIBLE LOCATION NEAR THE WATER HEATER
MV-1	MIXING VALVE	LEONARD	TM-2002B -2PS-LF	-	-	1-1/2"	1-1/2"	SET MIXED TEMPERATURE TO 120°F, ALL BRONZE BODY
HB-1	HOSE BIBB	WATTS	LFB	-	-	3/4"	-	LEAD-FREE HOSE BIBBS, LEAD-FREE VACUUM BREAKER, MOUNT 24" ABOVE FINISHED GRADE
WHA	WATER HAMMER ARRESTOR	JAY R SMITH HYDROTROL	5000 SERIES	-	-	SEE PLANS	-	SEE WATER HAMMER ARRESTER SIZING TABLE FOR CORRECT MODEL AND FIXTURE UNIT COUNT. PROVIDE ACCESS PANEL.
FD-1	FLOOR DRAIN	ZURN	Z-509	2"	2"	-	-	5" HEAVY-DUTY DRAIN, ZURN-COATED CAST IRON, NO HUB 15th 1/2" TRAP PRIMER CONNECTION.
FD-2	FLOOR DRAIN	ZURN	Z-415	2"	2"	-	-	6x6 SQUARE STRAINER, NO HUB. 15th 1/2" TRAP PRIMER CONNECTION
TP-1	TRAP PRIMER	PRECISION PLUMBING PRODUCTS	PZ 500	-	-	1/2"	-	CORROSION RESISTANT, INSTALL AT LEAST 12" ABOVE THE TRAP TO REMAIN PROPER FLOW. 1/2" BRASS INLET, 1/2" FLARE OUTLET PROVIDE AND INSTALL ACCESS PANEL
FCO	FLOOR CLEANOUT	ZURN	ZN-1400	SAME AS PIPE SIZE	-	-	-	SAME AS PIPE SIZE, BRONZE COVER
WCO	WALL CLEANOUT	ZURN	ZN-1498	SAME AS PIPE SIZE	-	-	-	SAME AS PIPE SIZE, POLISHED BRONZE

RESIDENTIAL PLUMBING FIXTURE SCHEDULE

FIXT. ID	DESCRIPTION	MANUFACTURER	MODEL	ROUGH-IN W	ROUGH-IN Y	ROUGH-IN CW	ROUGH-IN HW	REMARKS
WC	WATER CLOSET	STERLING	WINDHAM 402001	3"	2"	1/2"	-	FLOOR MOUNT, ELONGATED, WHITE, 1.28 GPF, TANK TYPE, HET, WATER SENSE. BRN BEMIS 1500EC ELONGATED EASY CLEAN SEAT.
LV	LAVATORY	KOHLER	VERSACHL K-2882	2"	1-1/2"	1/2"	1/2"	17"x13" RECTANGULAR BASIN UNDERCOUNTER SINK WITH KOHLER FAUCET "JULY" K-16027-4 1.5 GPM SINGLE HANDLE FOR BOTH ON/OFF ACTUATION AND TEMPERATURE SETTING WITH POP UP DRAIN ASSEMBLY.
KS	KITCHEN SINK	KOHLER	K-3894	2"	1-1/2"	1/2"	1/2"	SINGLE BOWL STAINLESS STEEL UNDERCOUNTER SINK KOHLER FAUCET "ELATE" K-13963, 1.8 GPM PULLOUT SPRAYHEAD WITH RETRACTABLE HOSE
GD	GARBAGE DISPOSER	BADGER	5	1-1/2"	-	-	-	1/2 HP MOTOR, SINGLE PHASE, 120V/60HZ, ON/OFF WALL SWITCH BY ELECTRICAL CONTRACTOR
BT	BATHTUB	STERLING	71240120	2"	1-1/2"	1/2"	1/2"	71244106 60"X30" WALL SET WITH BACKE BOARDS 71141128 60"x30" BATH WITH BACKER BOARD, KOHLER "JULY" K-T96008-4 RITE-TEMP SHOWER TRIM, K-5327 REFINIA BATH SPOUT WITH DIVERTER, 2.0 GPM SHOWERHEAD FLOW RATE, WATER SENSE, K-304-KS PRESSURE-BALANCING VALVE WITH SCREWDRIVER STOPS
WHA	WATER HAMMER ARRESTOR	JAY R SMITH HYDROTROL	5000 SERIES	-	-	SEE PLANS	-	SEE WATER HAMMER ARRESTER SIZING TABLE FOR CORRECT MODEL AND FIXTURE UNIT COUNT. PROVIDE ACCESS PANEL.
DW	BOW WASHER	KENMORE	22-15113	-	-	-	1/2"	ENERGY STAR

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FILE NUMBER:

DATE	ISSUE

SEAL/SIGNATURE

DRAWING DESCRIPTION
PLUMBING FIXTURES SCHEDULES

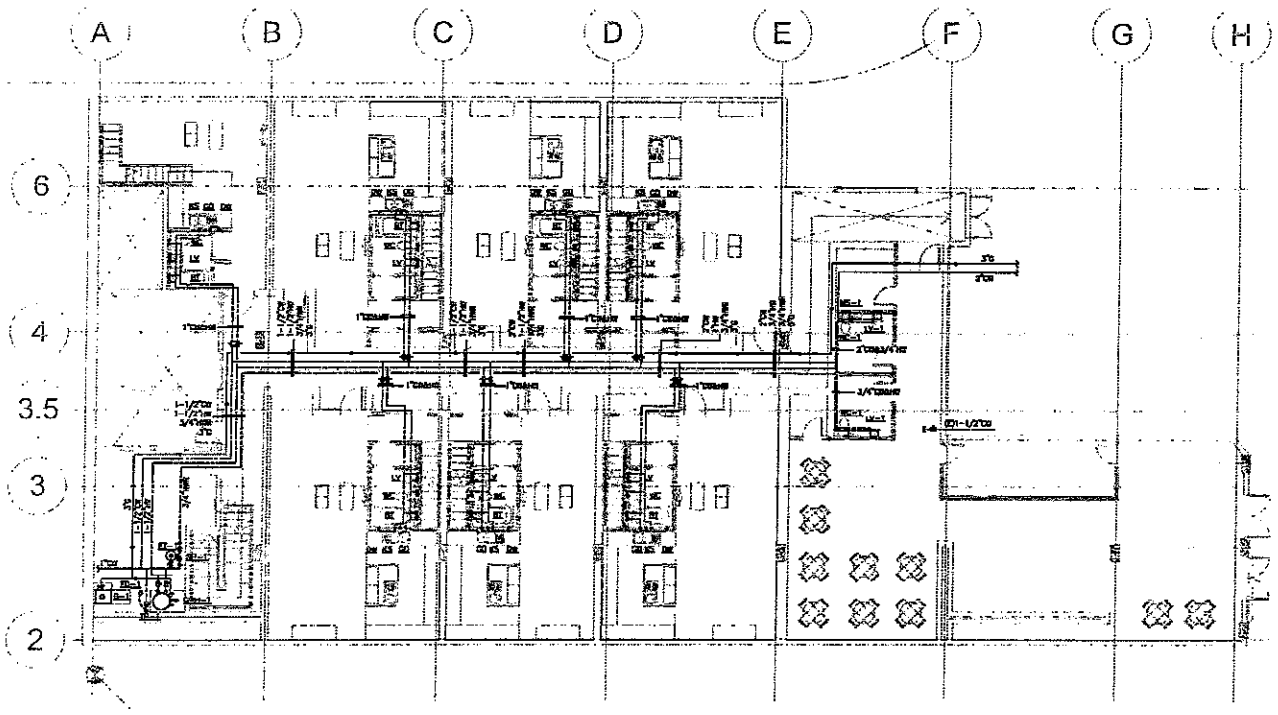
SCALE
AS SHOWN

SHEET NUMBER
P-0.2

Plot Date: Mar 18, 2016 - 9:19am Plotted by: Keith Filename: P0.1 P0.2 P0.3.dwg

SEISMIC RESTRAINTS GUIDELINES FOR PIPING

1. ALL BRACING RESTRAINTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DESIGN SCHEMATIC CHARACTERISTICS FOR ALL SERVICE MATERIAL.
2. TRANSVERSE BRACE SPACING SHALL NOT EXCEED TO EXCEED UP TO EQUAL, AS FEET UP TO 1.5, AND 20 FEET UP TO 2.5 FOR SIZES 2 INCHES AND LARGER WITH HOLES OR SLIDED TRANSVERSE. LONGITUDINAL BRACING SHALL NOT EXCEED 40 FEET UP TO 1.5, AND 40 FEET UP TO 2.5 FOR 2" AND LARGER WITH HOLES OR SLIDED TRANSVERSE.
3. STEEL AND COPPER PIPE WITH WELDED CONNECTIONS WHICH EXCEED SHALL NOT EXCEED 1/2 OF SPACING LISTED IN NOTE 2 ABOVE. FOR PVC, PEX, PVC, AND OTHER SPECIALTY PIPING, SPACE SHALL NOT EXCEED 1/4 THE SPACING LISTED IN NOTE 2. ALL PIPE SIZE 2" EXCEEDED FULL OF WATER WHEN DESIGNATED WITHIN SPACE REQUIREMENTS, SHALL CAREFULLY EXCEEDED CALCULATED.
4. ALTERNATIVE RESTRAINT FOR ONE PIPE SYSTEM MAY ALSO BE AN ALTERNATIVE RESTRAINT FOR A PIPE SYSTEM OF THE SAME SIZE CONNECTED PERPENDICULAR TO IT IF THE RESTRAINT IS INSTALLED WITHIN 24-INCHES OF THE BRACE AS THE OR DESIGNED DIRECTION AND SHALL ALTERNATE (SAME) AS LONGER CONNECTED.
5. HOLD BRACE CLAMPS MUST BE USED TO ATTACH PIPE TO ALL SERVICE BRACING SYSTEM APPROVED ACCEPTABLE.
6. CLAMPS MAY NOT BE USED TO RESTRAINT THIN LINES.
7. PROVIDE REINFORCED CLAMP BACK SHOP DRAWINGS.
8. PIPING CONTAINING BRACING TO BE EXTENDED ABOVE, PROVIDE FROM BALCONY TO BUILDING, OR SUPPORTED FROM CONTINUOUS OPENING OF THE BUILDING SHALL BE PROVIDED TO ALLOW DIFFERENTIAL SUPPORT REPLACEMENTS WITHOUT BRACING. DO NOT PIPE, EQUIPMENT CONNECTIONS, OR TRANSFER BRACING. ALL PIPE, EQUIPMENT, LIGHTS, AUTHORITY, AND SUPPORT SHALL BE INSTALLED AS REQUIRED TO PREVENT DISPLACEMENT BETWEEN CONNECTION AND LAST SECTION OF ALLOWED PIPING.
9. PROVIDE PERIMETER TEST EXTENSION IN VALVES, FLANGES, AND BRANCHES FOR ANCHORAGE BEFORE INSTALLING. PREVENT THE TEST SPACING IN PRE-BRACED BRACE.
10. ALL PIPING LESS THAN 2" I.D. NEED NOT BE BRACED.
11. BRACE BODY SUPPORTED PIPES ARE SUBJECTED TO EXAMPLE WITH VIBRATION SOLUTION. THOSE CONDITIONS MUST BE EXCLUDE AT ACCELERATIONS EXCEEDING 1.5G (ACCELERATION). COMPONENTS WITH SIMILAR CHARACTERISTICS WHICH ARE PROTECTED TO INSTALL SUPPORTED (SUPPORTS, ETC.) THOSE WHICH MUST BE CHANGE AT ACCELERATIONS EXCEEDING 1.5G.
12. NON PIPING SPACING MAY NOT BE CHANGED TO ENGAGE PIPES OF THE SYSTEM AS TO CONTINUE FLUID PIPING FOR THE ALL ALL ALL NON PIPING SPACING MAY NOT CHANGE A BRACE TO THE CONTINUOUS STRUCTURE SUCH AS CHANGE.
13. STRUCTURAL MATERIAL ALL PIPE, DUCT, VENTS, PIPE, DUCT, VENTS, CABLE TRAYS, AND COMPONENTS ARE TYPICAL FOR THE ALL ALL ALL



PLUMBING PLAN - WATER & GAS | SCALE 1/8"=1'-0" | 1

1. 1/2"CW&HW TO KITCHEN SINK. PROVIDE WATER HAMMER ARRESTOR(WHA) AT HOT WATER SUPPLY OF DISH WASHER.
2. 1/2"CW&HW TO BATHTUB.
3. 1/2"CW&HW TO LAVATORY.
4. 1/2"CW TO WATER CLOSET.
5. 1/2"CW TO ICE MAKER BOX. PROVIDE WATER HAMMER ARRESTOR(WHA)
6. 3/4"CW&HW TO MOP SINK.
7. 1/2"CW DOWN TO TRAP PRIMER WITH ACCESS.
8. EXTEND & CONNECT 2"CW TO (E)4"CW MAIN IN PARKING GARAGE. VERIFY THE LOCATION OF (E)4"CW MAIN.
9. EXTEND & CONNECT 3G TO (E)4"G MAIN IN (E)GAS METER ROOM. VERIFY THE LOCATION OF (E)4"G MAIN.
10. 1-1/2"CW&HW TO GAS WATER HEATER. PROVIDE 2"GAS PIPE WITH SHUT-OFF VALVE. P&T RELIEF VALVE TO FLOOR DRAIN WITH AIR GAP.
11. 1"CW TO SPACE HEATING BOILER. PROVIDE 2"GAS PIPE WITH SHUT-OFF VALVE. P&T RELIEF VALVE TO FLOOR DRAIN WITH AIR GAP.

KEY NOTES | GENERAL SHEET NOTES | CEILING LEGEND

McCall

ACIES ENGINEERING

PACIFIC PLACE
2665 GENEVA AVENUE
DALY CITY, CALIFORNIA

FILE NUMBER:

DATE | ISSUE

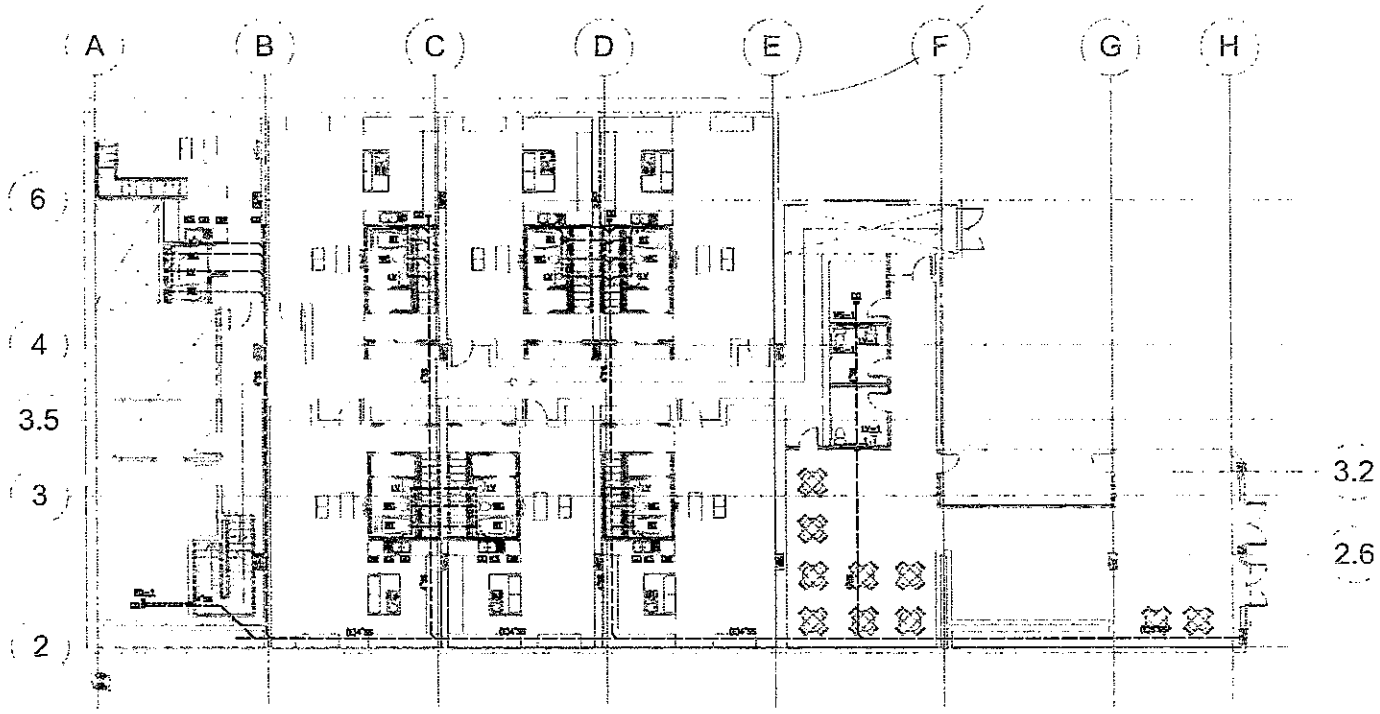
SEAL/SIGNATURE

DRAWING DESCRIPTION
PLUMBING PLAN - WATER & GAS

SCALE
AS SHOWN

SHEET NUMBER
P-1.0

Plot Date: Mar 16, 2016 - 3:15am Plotted by: Keith Filename: P1.0 P2.0.dwg



PLUMBING PLAN - SEWER & VENT

SCALE 1/8"=1'-0"

1

1. 2"SS, 2"V TO KITCHEN SINK WITH GARBAGE DISPOSAL.
2. 2"SS, 2"V TO BATHTUB.
3. 2"SS, 2"V TO LAVATORY.
4. 3"SS, 2"V TO WATER CLOSET.
5. 2"SS, 2"V TO MOP SINK.
6. 2"SS, 2"V TO FLOOR DRAIN.
7. SPARE NUMBER.
8. P.O.C.
9. EXTEND & CONNECT 2"V TO (E)VENT BELOW CEILING. VERIFY THE LOCATION & SIZE OF (E)VENT.

KEY NOTES

GENERAL SHEETS NOTES

CEILING LEGEND

McCall

ACIES ENGINEERING

PACIFIC PLACE
2665 GENEVA AVENUE
DALY CITY, CALIFORNIA

FILE NUMBER

DATE	ISSUE

SEAL/SIGNATURE

DRAWING DESCRIPTION

PLUMBING PLAN - SEWER & VENT

SCALE

AS SHOWN

SHEET NUMBER

P-2.0

Plot Date: Mar 18, 2010 - 8:11am Plotted by: Keith Filename: P1.0 P2.0.dwg

Pacific Place
2665 Geneva Avenue
Daly City, CA

Project Narrative

The Pacific Place project site is 1.05 acres and located at 2665 Geneva Avenue on the corner of Calgary Street in Daly City, CA (APN 005-064-250). The site is occupied by the Pacific Place Apartment Homes where there are currently 72 fully occupied apartments, 2 retail tenants (Subway and Domino's) and one unoccupied 9,736 square foot retail space. Ample on-site parking is allocated between an underground parking garage and surface parking.

The project proposes to convert the existing 9,756 square foot retail space into one additional retail space and seven residential condominium units at the ground floor level along Geneva Avenue (Project).

The referenced unoccupied retail space has been vacant since the Project's initial development. Previous and current ownership have diligently and continuously marketed the vacant retail space for various retail users. The space has remained vacant because the vehicular access is challenging for the majority of "traditional" commercial uses and the loading/unloading layout for the site is difficult for retail users.

Due to the above primary design issues coupled with the immediate area's abundant commercial vacancies, the Project has experienced consistent obstacles in attracting viable retail tenants. The Project now seeks to provide one additional retail space and much-needed residential units to support the housing demand in the immediate area.

The proposed conversion of the existing vacant commercial space to additional residential units will also serve to complement the City's affordable housing initiatives and further supports the City's intent of encouraging further Geneva street activation objectives.

The Project will require a rezoning of the existing PD zoning (PD-58A), an amendment to the existing tentative subdivision map, a use permit, and design review.

Attached find detailed City application requests completed in detail.
Feel free to contact us should there be any questions related to our application.

Thank you in advance for your time and consideration in this matter..

ATTACHMENT C

LOUIS CORNEJO
PRINCIPAL

URBANGROUP
real estate

April 18, 2016

Mr. Marc Wing
MG Properties Group
10505 Sorrento Valley Road, Suite 300
San Diego, CA 92121

RE: 2665 Geneva Avenue

Dear Marc,

In my professional opinion there are numerous reasons as to why it has been a challenge for retail at your 2665 Geneva Avenue location:

- The space is too large for local small businesses.
- Without the ability for a dedicated shipping/receiving area, it is difficult for a 10,000 square foot retail user to operate.
- The immediate area does not make economic sense for a retailer to make a significant capital investment. As the main commercial corridor for Geneva Avenue is located at Geneva Avenue and Mission Street.
- Demographics in the subject area are not as strong as ¼ mile West.
- The parking is problematic for retail – daily trips would deadlock the area.
- Your economic incentives have not proven to be effective, leading me to believe location is the deciding issue for retailers.

I suggest a kiosk use on the corner while converting the balance of the space to residential in order to optimize the space.

If you have any further questions, please contact me at 415.863.1775.

Sincerely yours,

Urban Group Real Estate, Inc.

Louis Cornejo
Principal

ATTACHMENT D

URBAN GROUP REAL ESTATE INC. | 2601 MISSION STREET SUITE 502 SAN FRANCISCO CA 94110 | PHONE 415.863.1775 | FAX 415.863.4713

DALY CITY INTER-OFFICE MEMORANDUM

DESIGN REVIEW COMMITTEE
DATE: June 28, 2016

TO: Council Design Review Committee
Michael Guingona, Councilmember
Judith Christiansen, Councilmember

FROM: Michael Van Lonkhuysen, Planning Manager

SUBJECT: Design Review DR-6-16-12135
55 Calgary Street - Construction of seven single-family dwellings

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RECOMMENDATION

Staff recommends that the Committee approve Design Review DR-6-16-12135, subject to the conditions in this report.

BACKGROUND

In September 2015, the City Council approved the subdivision of an existing 12,251 square foot parcel into seven parcels for the purpose of constructing seven single-family homes on the east side Calgary Street. The approved tentative map allowed each lot to be 25 feet wide and 70 feet long, for a total lot size of 1,750 square feet. The applicant is now seeking approval for the final site plan and architectural design of the homes.

PROPOSAL

The applicant, Luis Robles, is proposing the construction of seven homes on a vacant property located on the east side of Calgary Street (see Attachment A – Location Map and Attachment B – Project Plans). The Design Review Permit consists of an evaluation of the following:

- Site Plan
- Floor Plan
- Architectural Design
- Landscaping

PROJECT SUMMARY

Site Plan

The proposal consists of seven three-story homes, each of which will be situated on a 1,750 square foot lot located on the east side of Calgary Street. As configured, the new three-story homes would create a transition between the more traditional, two-story home on Calgary Street and the newer mixed-use building at 2665 Geneva Avenue. The floor plan of every other home is reversed to allow maximum preservation of on-street parking spaces.

RECEIVED JUN 27 2016

Each home would be constructed with a zero side-yard setback and 20-foot rear setback. The front setbacks for the homes would match the existing predominant setback of the adjacent existing homes to the north, as allowed by the Planned Development zoning. As proposed, each home would be constructed with a two-car tandem garage, plus a driveway space measuring 19 feet long from the back of the sidewalk, for a total of three spaces. Tandem parking is necessary for the homes due to a number of existing utility poles and guy wires that exist at the project frontage (undergrounding these utilities was determined to be cost-prohibitive at the time of the subdivision map approval). Such a parking arrangement is permitted by the Zoning Ordinance, provided that the two required parking spaces for each home are located outside of the required front setback. This two-space requirement is satisfied by the proposed two-car garage in each home.

Floor Plans

The houses are two-story plus a penthouse master suite. Each home contains five bedrooms and three bathrooms. The garage level contains two off-street parking spaces, a bedroom, a mudroom laundry/bathroom combination, and approximately 200 square feet of storage space. The second level has approximately 1,315 square feet of habitable space that includes a kitchen/dining room/living room area with an open floor plan that allows the owners maximum flexibility in arranging space, three bedrooms and a full bathroom. The third level, which is set back an additional 10 feet and contains approximately 500 square feet of habitable space, features the master bedroom, a full bath, walk-in closet and a study or reading area.

Architectural Design

Along Calgary Street, the facades of the proposed homes would complement the style of existing homes with stucco exteriors, bay windows, and a significantly recessed third floor. Expansive windows are proposed to provide architectural interest at the front facade, while providing each home with natural light. Similar to the existing homes on Calgary Street, the new homes would incorporate flat roofs, with ornamentation at the top added through the use of a cornice element. Decorative banding between each floor would provide additional design each home.

To reduce the perceived mass of the new homes from the pedestrian level, the applicant has recessed the third story a distance of 12 to 20 feet from the front elevation, exceeding the five-foot minimum established by the Residential Design Guidelines. At the street level, the proposed homes would have a recessed pedestrian entry and deeply recessed garage entrance providing access to a single-wide garage. The garage door which itself would be of a design that matches the character of the home, with decorative panels and windows.

The applicant has proposed a three-tone color scheme that includes two body and one trim color. Color samples for each will be presented at the Design Review Committee meeting.

Because staff has worked closely with the applicant on the architectural design of the homes, no Conditions of Approval are recommended with regard to architectural design other than ensure that window trim is meets the Planning Division's dimensional requirements.

Landscaping

Although the applicant has not submitted a detailed landscape plan, the project site plan illustrates opportunities for landscaping between the driveway and entry walkways of each home. Staff has added a Condition of Approval that requires that the applicant submit a detailed landscape plan prior to building permit issuance to ensure that the proposed planting material is appropriate for the site. The Condition stipulates that all landscaped areas shall be fully irrigated and equipped with an automatic timing device.

As a stormwater treatment measure, staff has also added the requirement that the applicant provide interlocking pavers at all project walkways and driveways. The requirement for the pavers is intended to reduce stormwater runoff from impervious surfaces.

ENVIRONMENTAL ASSESSMENT

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15303(b): New Construction of Small Structures.

FINDINGS:

Staff recommends that the Design Review Committee find Design Review DR-9-15-12135, as conditioned, is in accordance with Section 17.45, Design Review, of the Daly City Municipal Code. Approval of the Design Review application, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and the general site, architecture and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based in part on the following:

1. The Committee has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15303(b): New Construction of Small Structures.

2. The lots on which the proposed seven homes are proposed have been approved as part of a tentative subdivision map, which although pending recordation, would remain a valid for the duration of this design review approval;

3. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance; and

4. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of other adjacent buildings. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors.

CONDITIONS OF APPROVAL

Failure to comply with a design review condition of approval is a violation of this title and subject to enforcement, penalties, and legal procedures as prescribed by Chapter 17.50 of this code. Minor modifications may be approved administratively by the Planning Division however; major changes to the approved design will require Design Committee approval. Distinctions between major and minor changes are subject to the determination by the Director of Economic and Community Development. The recommended Conditions of Approval related to the site and architectural designs for Design Review DR-6-16-12135 are as follows:

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. The design review permit shall be valid for a period of one year from the date of approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of project approval.

Architectural Design

2. The applicant shall provide a detail for all building and window trim, which shall be 2x dimension.

Landscaping

3. The applicant shall submit a detailed landscape plan for all landscaped areas in the front yards as part of the building permit application. Those landscaped areas should be fully irrigated and equipped with an automatic timing device. Plant species should be drought tolerant groundcover and shrubs.

4. All landscaped areas shall be maintained in a vigorous and healthy condition. Dead and dying plants shall be removed and replaced as necessary.

5. The applicant shall install street trees in number and location to the satisfaction of the City Arborist and Planning Division.

6. The applicant shall install interlocking pavers at the project driveways, walkways, and at all rear patios. Paver material and design shall be subject to review and approval by the Planning Division.

B. ENGINEERING DIVISION

7. Prior to the issuance of building permits, the applicant shall secure an encroachment permit for the proposed second story projections into the ROW. These projections and their associated window openings shall be of a sufficient horizontal distance from the adjacent existing overhead power and communication lines located in the public right-of-way, as determined and permitted by appropriate utility providers (e.g., PG and E).

8. Prior to the issuance of building permits, the applicant shall have moved or removed guy wires and/or relocated utility poles to maintain vehicular driveway ingress/egress and/or sidewalk ADA compliance. Any proposed utility pole/guy wire movements shall indicated on the public improvement drawings submitted with the proposed Final Map and shall be approved by any affected utility and the City Engineer prior to implementation.

9. The applicant shall ensure that the public improvement drawings submitted with the proposed Final Map for the project reflects the replacement of all City sidewalk to implement the proposed sidewalk design indicated on the architectural plans and/or utility/guy wire replacement/movement. The sidewalk design shall include a properly dimensioned sidewalk as necessary to meet the City design standard and ADA.

10. Prior to the issuance of building permits, the applicant shall provide a grading plan for review by the City Engineer which indicates all project cut and fill, and the size and location of all necessary retaining walls to implement the project.

11. All roof drainage shall be directed to the street through under sidewalk drains.

C. FIRE DEPARTMENT

12. Fire system underground supply mains shall be submitted on a separate permit or in conjunction with fire sprinkler submittal. All fire service back flow devices must be reduced pressure principle detector assemblies (RPDA) that are on the University of Southern California (USC) approved back flow list and be NSF 61 compliant.

13. Fire Flows - Project shall comply with fire flows per 2013 CFC Appendix B for buildings with fire sprinklers and obtain a fire flow report from the local water provider showing a flow of per Table B105.1

14. Fire Sprinklers - Fire Sprinklers are required per Municipal Code, and 2013 CFC Chapter 9 Section 903. If the design is to be a Passive Purge/Flow Through system it shall be a completely looped design with on dead-ends except for the vertical sprinkler drops.

15. The submission shall be submitted to the Water Department and approved by them prior to issuing of a permit.

16. Project shall comply with 2013 CFC Appendix D. for fire apparatus access requirements. If a hydrant is required there shall be no framing construction until all fire service features are in place. Project shall comply with Fire Apparatus Access per 2013 CFC Chapter 5 Fire Service Features, 501.4 for Fire Apparatus Access Roads and Water supply.

17. Premises Identification - Project shall comply with 2013 CFC Chapter 5, Section 505.1 and 2 as amended by DCMC 15.32.070.

18. Sprinkler system supervision and alarms. - Project shall comply with 2013 CFC section 903.4 to 903.4.2 Alarms as amended by DCMC 15.32.110. – Provide a horn/strobe on the address side of the building.

19. Fire Safety During Construction and Demolition - Project shall conform to 2013 CFC Chapter 33 sections 3301 through 3317.

20. Hydrant Spacing and Location - Project shall comply with hydrant location and spacing per 2013 CFC Appendix C

STAFF RECOMMENDATION

Staff recommends the Design Review Committee approve Design Review DR-6-16-12135, subject to the findings and conditions in this report.

Respectfully submitted,

Michael Van Lonkhuysen
Planning Manager

Attachments

Attachment A - Location Map
Attachment B - Project Plans

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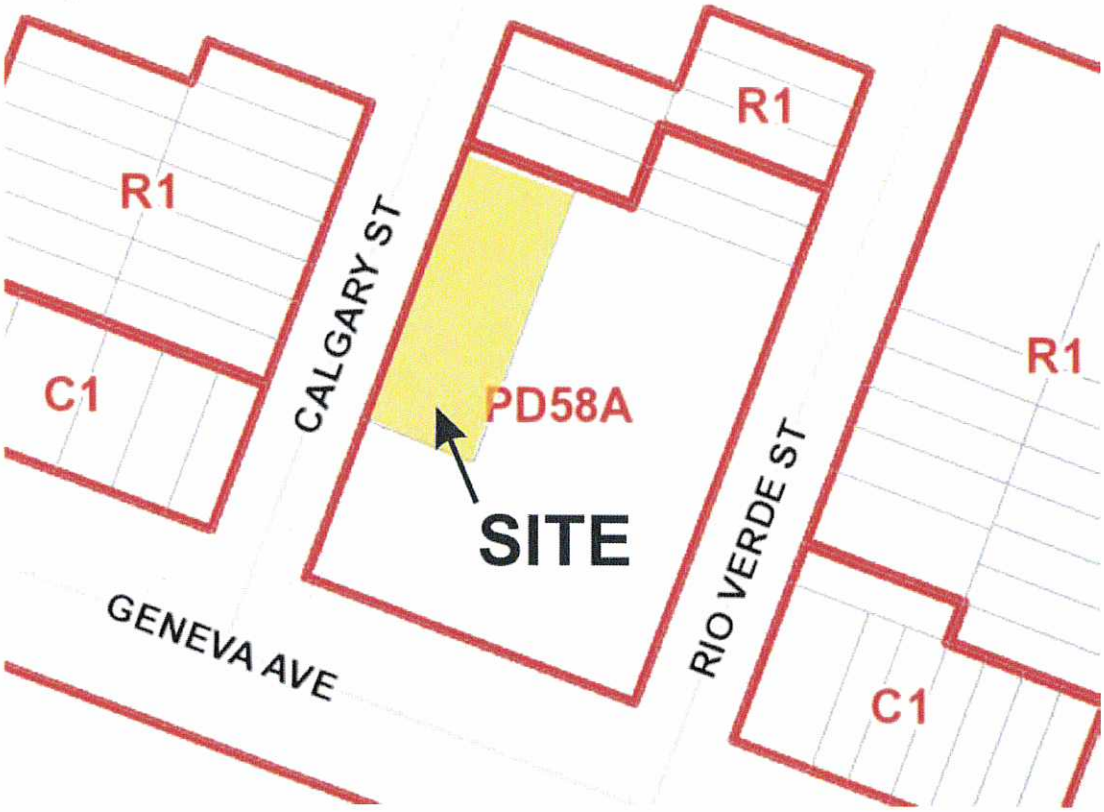


ATTACHMENT A

PROJECT DATA

55 CALGARY ST., DALY CITY, CA
APN _____ 005-064-280
LOT SIZE _____ 25'x70'
LOT AREA _____ 1750 SQ. FT
NUMBER OF LOTS _____ 7 VACANT
SINGLE FAMILY DWELLINGS _____ 7

Calgary Street Project Description

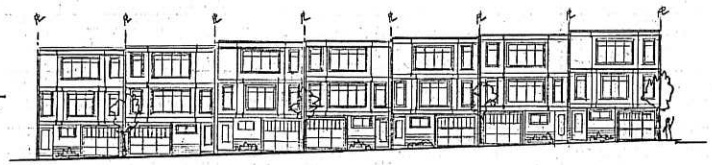
Calgary Street lots have a 25-foot frontage and a depth of 70 feet which is allowed under the current Planned Development standards.

Along Calgary Street, facades of the proposed homes would match the other houses with stucco exteriors, but architecturally the homes have clean lines with expansive windows that break up the facade, while flooding the indoors with natural light. The new homes create a transition between the more traditional homes on the street and the newer mixed-use building at 2665 Geneva Avenue. Garage access is provided by a single-car wide garage door. The floor plan of every other home is reversed to allow maximum preservation of on-street parking spaces.

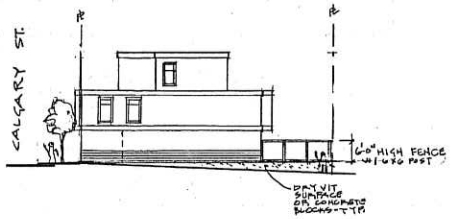
The houses are two-story plus a penthouse master suite. Each home contains five bedrooms and three bathrooms. The garage level contains two off-street parking spaces, a bedroom, a mudroom/laundry/bathroom combination, and approximately 200 square feet of storage space. The second level has approximately 1,315 square feet of habitable space that includes a kitchen/dining room/living room area with an open floor plan that allows the owners maximum flexibility in arranging space, three bedrooms and a full bathroom. The third level, which is set back an additional 10 feet and contains approximately 500 square feet of habitable space, features the master bedroom, a full bath, walk-in closet and a study or reading area.

Landscaping in the front yard will be confined to two strips of land on either side of the driveway with plantings and a street tree. Drip irrigation and plant selection will be designed for drought resistant plants that add to the Calgary Street streetscape.

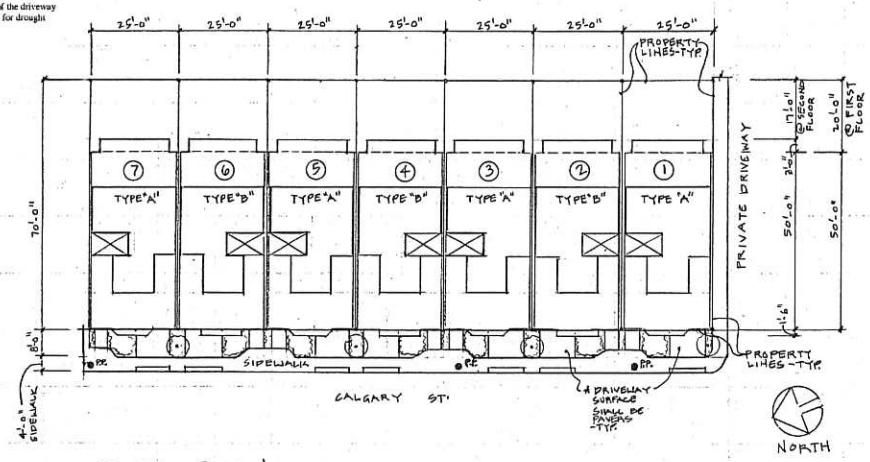
The rear yard setback will be 20 feet and the yard will be landscaped.



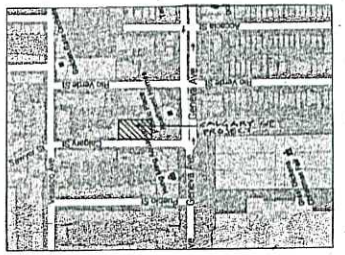
STREET PROFILE
1"=16'-0" CALGARY ST.



DRIVEWAY PROFILE
1"=16'-0" PRIVATE DRIVEWAY



PLOT PLAN
1"=16'-0"



LOCATION MAP
N.T.S.

GRAPHIC SCALE

1/4"=1'-0"

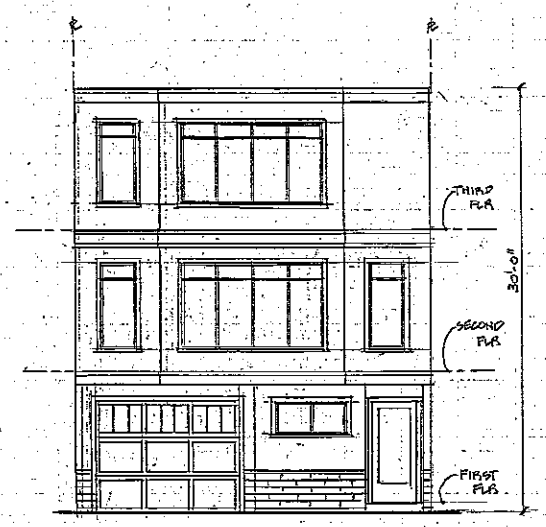
1/16"=1'-0"

ATTACHMENT B

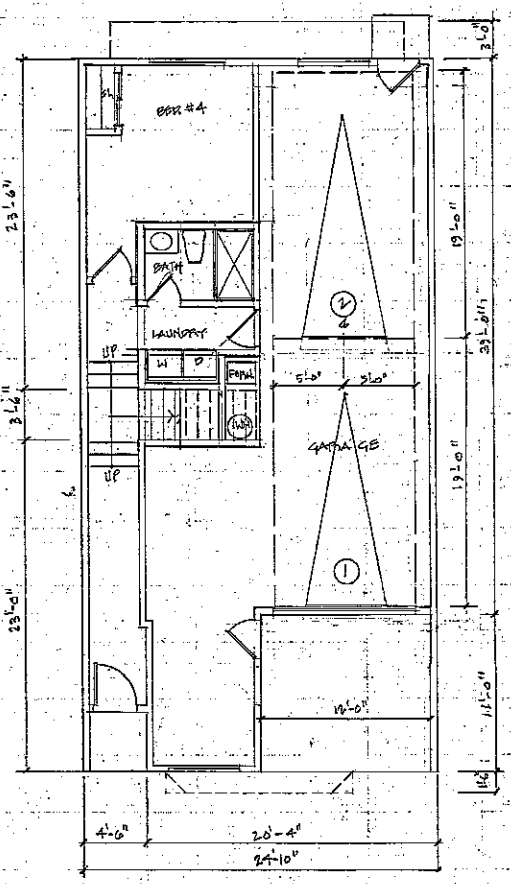
REVISIONS	BY

SINGLE FAMILY RESIDENCES
55 CALGARY ST.
DALY CITY, CA.

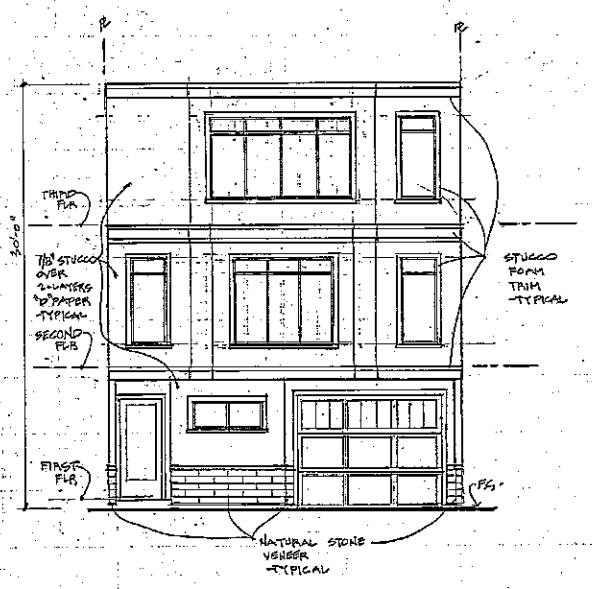
DRAWN	
CHECKED	
DATE	
SCALE	AS SHOWN
JOB NO.	PAS 1337
SHEET	1
OF	SHEETS



WEST ELEVATION
1/4"=1'-0"
TYPE "B"
REVERSE-PLAN
SQUARE BAY
@ SECOND FLOOR



FIRST FLOOR PLAN
1/4"=1'-0"
TYPE "A"

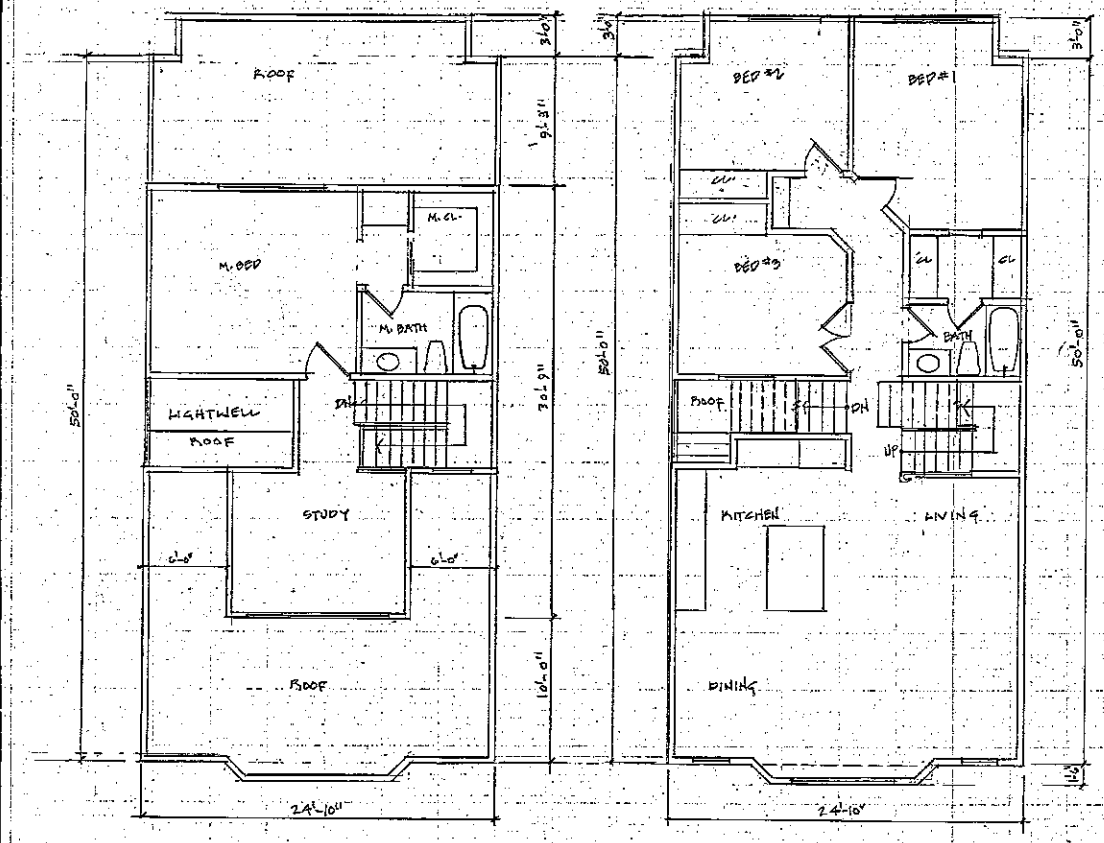


WEST ELEVATION
1/4"=1'-0"
TYPE "A"

REVISIONS	BY

SINGLE FAMILY RESIDENCES
55 CALGARY ST.
DALY CITY, CA.

DRAWN
CHECKED
DATE
AS SCALE 1/4"=1'-0"
JOB NO. PAS 1501
SHEET 2
OF SHEETS



THIRD FLOOR PLAN
1/4"=1'-0"

SECOND FLOOR PLAN
1/4"=1'-0"

REVISIONS	BY

SINGLE FAMILY RESIDENCES
55 CALGARY ST.
DALY CITY, CA.

DRAWN
CHECKED
DATE
SCALE AS SHOWN
JOB NO. FAS 1501
SHEET 3
OF SHEETS