WILEY W. MANUEL COURTHOUSE

UNDERGROUND STORAGE TANK REMOVAL/
ABOVE GROUND STORAGE TANK INSTALLATION

661 WASHINGTON STREET, OAKLAND, CA 94607

PERMIT SET RESUBMITTAL
FOR OAKLAND FIRE DEPARTMENT

2/21/2025

APPROVED WITH COMMENTS AND CONDITIONS

SUBJECT TO FIELD INSPECTION

Date 05/23/2025 Signature LLam

Fire Prevention Bureau
Oakland, CA 94612

FDPR24-0147
6_661 Washington St_Building Permit for AG Tank Updated Plan Approved

AS NOTED PER REVIEW COMMENTS:
1. OBTAIN SEPARATE FIRE DEPARTMENT PERMITS REQUIRED FOR:
A. INSTALLATION OF AUTOMATIC EXISTING SYSTEM REQUIRED FOR H OCCUPANCY FIRE SPRINKLER SYSTEMS PER CFC 903.2.5 AND TABLE 903.2.5.2.
B. AFFF FOAM FIRE PROTECTION IS NO LONGER ALLOWED AS OF JANUARY THIS YEAR. SFFF IS THE ACCEPTABLE ALTERNATIVE TO ADDRESS ENVIRONMENTAL CONCERNS
C. AUTOMATIC FIRE SUPPRESSION INSTALLATION IN THE ENCLOSED TANK SPACE IS A DEFERRED SUBMITTAL BY THE INSTALLING C16 CONTRACTOR. IT IS ADVISABLE THAT A REGISTERED CONSULTANT FROM YOUR OFFICE PREPARE THE NECESSARY EVALUATION FOR THE PROTECTION OF THE ENCLOSED FUEL STORAGE FACILITY EITHER MIST OR SFFF AUTOMATIC FIRE PROTECTION OR SUITABLE ALTERNATIVE.
D. INSTALLATION OF EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS) PER CFC 510.
E. FIRE SAFETY, EVACUATION AND LOCKDOWN PLAN PER CFC 2022.404CBC
F. REQUIRES THE MINIMUM SEPARATION DISTANCE OF THE EXISTING HIGH-RISE I-2.1 TO HAVE AT LEAST 20 FEET SEPARATION FROM AN ADJACENT BUILDING OR PROPERTY LINE.
G. SUBJECT TO APPROVAL BY ASSISTANT FIRE MARSHAL JAVAN SMITH REGARDING THE OVERALL HAZARDOUS MATERIALS (HAZMAT) CONSIDERATIONS AT THE SITE, INCLUDING THE TANK REMOVAL AND INSTALLATION PERMITS.
H. TANK REMOVAL PERMIT MAY BE ISSUED TO AVOID STATE PENALTIES FOR UG SINGLE-WALLED TANKS TO BEAT THE DEADLINE SET BY THE STATE.
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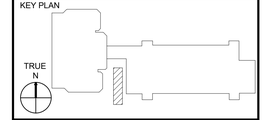
AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
COVER SHEET

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	G-000

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

2/21/2025 3:05:29 PM C:\Users\amarcil\Documents\2024013_VMC_Fuel&_Cantrol_Arvid56SDO.rvt
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Base Bid (Underground Storage Tank Removal)

(1)Reuse, recycle, or dispose of remaining diesel product in underground storage tanks (USTs) and piping. Reuse, recycle or disposal of diesel product must comply with all applicable federal, state, and local regulations.

(2)Remove and dispose of two existing (10,000 gallon each) USTs, piping, vents, foundations/curbs, soil, conduits, appurtenant equipment, and backfill to existing grade. Note: If County elects to proceed with Alternate #1 then back filling of the excavation will only be required to accommodate the new Aboveground Storage Tank (AST) enclosure.

(3)Recycle all non-hazardous soil and concrete waste in accordance with applicable code/regulations and (Document 01 74 19 – Construction Waste Management). Provide County with all receipts, weight tickets, etc. from recycling facilities documenting compliance with recycling requirements.

(4)Contractor shall furnish a portable 1,000-gallon diesel double walled fuel tank with USDOT, UL142 and NFPA 30 certification and compliant with applicable federal, state, and local codes. The tank shall be a "Transcube Global 40TCG" or County / Architect approved equivalent. The tank shall be connected in a manner to be able to provide fuel supply to the generators continuously from the start of construction until the commissioning of the new AST. Contractor shall completely fill the temporary diesel tank at the beginning of the project.

Contractor to submit a cutsheet / product data of the tank they intend to use (this is also applicable for tanks that are borrowed, rented and otherwise not owned by the Contractor) and shall be submitted along with a staging plan of the tank, fuel connections, protection for hoses at access paths, etc. for County approval prior to starting work.

(5)Contractor to install new wrought iron fence as described in the Contract Drawings by AE3 Partners.

(6)Defer remaining work related to AST enclosure, AST, site, MEP, and landscape work shown in the drawings by AE3 Partners.

(7)Contractor to provide a K-rail or equivalent at the perimeter of the site to guard against accident or intentional vehicle entry, and maintain a continuous perimeter fence at least 6' high that visually screens the site interior. K-rail shall remain in place for the duration of base bid work. Provide a temporary fencing / barrier plan for County review and approval prior to start of work.

Alternate #1 (Concrete Enclosure and AST Installation)

(8)Install/Construct the new concrete foundations, walls, removable lid and all Division 3 concrete for the tank enclosure as specified in the Contract Drawings by AE3 Partners dated February 21, 2025.

(9)Install all underground site drainage and all drainage within the enclosure and connect to the site storm water drainage system.

(10)Install/Construct new 12,000 gallon AST within the foundation/enclosure, connect new AST to Veeder Root monitoring panel and complete all remaining improvements as specified in the Contract Drawings by AE3 Partners dated February 21, 2025.

(11)Complete all testing and commissioning work specified in the Contract Drawings.

(12)Contractor to provide and maintain a K-rail or equivalent at the perimeter of the site to guard against accident or intentional vehicle entry, and maintain a continuous perimeter fence at least 6' high that visually screens the site interior. K-rail shall remain in place until all testing and commissioning have been completed.

Alternate #2 (Fire Suppression System)

(13)Contractor shall evaluate, design, and install a Fire Suppression System (FSS) as described by the Oakland Fire Department and stamped on the architectural drawings by AE3 Partners dated Feb. 21, 2025. The proposed design of the FSS shall be submitted to the County for review and approval before installation.

The Contractor's Base Bid and Alternate work shall include the following:

(a) All labor, material, equipment, mechanical workmanship, transportation and services required for project work.

(b)Electrical power, communications, fire suppression, drainage and all other utilities required for construction.

(c)Furnish any other facilities and services necessary for proper execution and completion of work.

(d)Secure and pay for all permits, government fees and licenses necessary for proper execution and completion of work.

APPROVED WITH COMMENTS AND CONDITIONS

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Date 05/23/2025 Signature LLam

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Oakland, CA 94612

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PROJECT TEAM

CLIENT
COUNTY OF ALAMEDA, GSA
CAPITAL PROGRAMS ENVIRONMENTAL DEPARTMENT
1401 LAKESIDE DRIVE, 10TH FLOOR
OAKLAND, CA 94612
TEL: 510.208.9520

CONTACT: JASON B. GARRISON
JOB TITLE ENVIRONMENTAL PROGRAM MANAGER
EMAIL: JASON.GARRISON@ACGOV.ORG

ARCHITECT
AE3 ARCHITECTURE + CM
11 EMBARCADERO WEST, SUITE 205
OAKLAND, CA 94607
TEL: 510-538-9991

CONTACT : DOUG DAVIS
TEL: 510-289-3241

STRUCTURAL
OLMM CONSULTING ENGINEERS
156 ELLIS ST. 2ND FLOOR
SAN FRANCISCO, CA 94109
TEL: 415-882-9449

CONTACT: TOMASZ WIENSKOWSKI
EMAIL: TOMASZ@OLMM.COM

MECHANICAL, ELECTRICAL, PLUMBING & LIGHTING
YEI ENGINEERS
7677 OAKPORT ST, #200
OAKLAND, CA 94621
TEL: 510-383-1050

MECHANICAL: HUBERT HIDALGO, HHIDALGO@YEIENGINEERS.COM
ELECTRICAL: BRANDON YEE, BYEE@YEIENGINEERS.COM
PLUMBING: HUBERT HIDALGO, HHIDALGO@YEIENGINEERS.COM
LIGHTING: BRANDON YEE, BYEE@YEIENGINEERS.COM

TANK ENGINEERS
TEC ACCUTITE
262 MICHELLE COURT
SO. SAN FRANCISCO, CA 94080
TEL: 650-616-1200
DIRECT TEL: 650.616.1277

CONTACT: ROBERT DE LOS SANTOS
EMAIL: RDELOSSANTOS@TECACCUTITE.COM

PROJECT DESCRIPTION

PROJECT NAME: WILEY W. MANUAL COURTHOUSE UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS: 661 WASHINGTON STREET, OAKLAND CA

COUNTY: COUNTY OF ALAMEDA

SCOPE OF WORK: REMOVAL OF TWO (2) UNDERGROUND DIESEL STORAGE TANKS AND INSTALLATION OF ONE (1) ABOVE GROUND DIESEL STORAGE TANK WITHIN A NEW FIRE RATED ENCLOSURE.

GOVERNING AUTHORITY: COUNTY OF ALAMEDA

ENCLOSURE AREA: APPROX- 820 SQFT.

NO. OF STORIES: 1

CONSTRUCTION TYPE: IB

OCCUPANCY GROUP : H3

SPRINKLERS: NO

YES

SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL INFORMATION	
G-000	COVER SHEET
G-001	SHEET INDEX & PROJECT INFORMATION
G-002	GENERAL NOTES, ABBREVIATIONS, & SYMBOLS
G-010	CALGREEN CHECKLIST
G-011	CALGREEN CHECKLIST
G-012	CALGREEN CHECKLIST
ARCHITECTURAL	
AD-100	SITE DEMOLITION PLAN
AD-101	ENLARGED SITE DEMOLITION PLAN
A-001	SITE PLAN - PATH OF TRAVEL
A-200	NEW SITE PLAN
A-201	NEW ENLARGED SITE PLAN
A-202	NEW AST - ROOF PLAN
A-301	EXTERIOR ELEVATIONS
A-310	BUILDING SECTIONS
A-320	WALL SECTIONS
A-401	ENLARGED STAIR PLANS - STAIR NO.1 & STAIR NO.2
A-501	INTERIOR ELEVATIONS
A-601	NEW AST - REFLECTED CEILING PLAN
A-801	EXTERIOR DETAILS
A-802	ROOF DETAILS
A-803	STAIRS/RAMP ACCESSIBILITY NOTES AND DETAILS
A-1001	DOOR SCHEDULE
STRUCTURAL	
S-001	GENERAL NOTES
S-002	GENERAL NOTES
S-010	LOAD MAPS
S-100	NEW- PARTIAL PLAN
S-500	REINFORCEMENT TYPICAL DETAILS
S-510	FOUNDATION AND CONCRETE WALL TYPICAL DETAILS
S-600	SECTIONS
MECHANICAL	
M001	MECHANICAL GENERAL NOTES, ABBREVIATIONS, AND LEGEND
M002	MECHANICAL EQUIPMENT SCHEDULES
M101	MECHANICAL SITE PLAN - NEW WORK
M102	MECHANICAL ENLARGED PLAN - NEW WORK
M201	MECHANICAL DETAILS
ELECTRICAL	
E001	ELECTRICAL GENERAL NOTES, ABBREVIATIONS, LEGEND, AND SCHEDULE
E102	ELECTRICAL ENLARGED PLAN - NEW WORK
E201	ELECTRICAL DETAILS
FUEL TANK	
F0-101	AST INSTALL PLAN
F0-102	AST INSTALL PLAN LINE DIAGRAM
F0-103	ANCHORAGE DESIGN
TOTAL: 40	

PROJECT CODES

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA FIRE CODE

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. SEE PROJECT CODES ABOVE.

OAKLAND FIRE DEPT. REQUIREMENTS

1. COMPLIANCE WITH CFC 2022 SECTION 5704.2.14 IS REQUIRED.
2. PROVIDE CERTIFICATION FOR THE FOLLOWING LICENSES: HAZMAT, EVACUATION, AND REMOVAL TANK.
3. THE WORK PLAN AND HEALTH AND SAFETY PLAN MUST INCLUDE THE FOLLOWING:
   - THE REMOVAL SITE MUST BE SECURED WITH A BARRICADE. A "NO SMOKING" SIGN MUST BE ATTACHED TO THE BARRICADE IF FLAMMABLE LIQUIDS (E.G., GASOLINE) ARE BEING REMOVED.
   - THE TANK MUST BE INERTED AND PURGED BEFORE REMOVAL:
     1. INERTING CONSIST OF REMOVING ALL PRODUCT AND TRIPLE-RINSING TANK.
     2. PURGING CONSIST OF ADDING DRY ICE TO REMOVE VAPORS. PURGING IS REQUIRED MAINLY FOR TANKS WHICH CONTAINED FLAMMABLE LIQUIDS.
     3. THE LEL (LOWER EXPLOSIVE LIMIT) MUST BE <10%, AND THE O2 LEVEL MUST BE < 20.9% BEFORE REMOVAL. THESE READINGS MUST BE WITNESSED BY AN OFD INSPECTOR.
   - THE REMOVED PRODUCT AND RINSE WATER MUST BE DISPOSED OF AS HAZARDOUS WASTE.
   - A 2A40BC FIRE EXTINGUISHER MUST BE PRESENT ON SITE.
   - ALL WORKERS MUST WEAR LEVEL D PPE
   - TANKS MAY BE DISPOSED OF AS NON-HAZARDOUS WASTE ONLY IF CERTIFIED AS CLEAN.
4. SUBMIT HAZARDOUS MATERIAL MANAGEMENT PLAN (HMMP) AND SUBMIT HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) TO OFD HAZ MAT GROUP PRIOR TO FINAL SIGNOFF AND FUEL DELIVERY. APPLICANT SHOULD PROVIDE A HAZARDOUS MATERIALS MANAGEMENT PLAN AND HAZARDOUS MATERIAL INVENTORY STATEMENT PER CFC 5001.5 PRIOR INSPECTION SCHEDULE. A LETTER CONTAINING A STATEMENT OF COMPETENCY AND EXPERIENCE SHALL BE SIGNED/STAMPED BY A CERTIFIED INDUSTRIAL HYGIENIST OR A PROFESSIONAL ENGINEER WITH RELEVANT KNOWLEDGE OF HAZARDOUS MATERIALS SAFETY.

DEFERRED SUBMITTALS

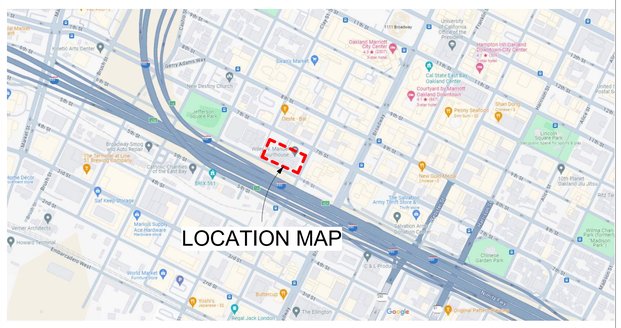
- FIRE ALARM SYSTEMS
- SEISMIC ANCHORAGE OF FUEL TANK
- EXCAVATION OF SHORING

PROJECT SCOPE

THE WORK CONSIST OF THE FOLLOWING:

- REMOVE TWO 10,000 GALLON UNDERGROUND STORAGE TANKS (UST) CONTAINING DIESEL
- INSTALL ONE 12,000 GALLON ABOVE-GROUND STORAGE TANK (AST) CONTAINING DUAL INTERIOR COMPARTMENTS
- AST TO BE LOCATED IN A NEW FULLY ENCLOSED CONCRETE STRUCTURE, ON NEW CONCRETE SLAB WITH SUFFICIENT SPACE VENTILATION.
- NEW FENCE TO ENCLOSE COURTYARD
- TEMPORARY ABOVE-GROUND STORAGE TANK TO PROVIDE FUEL TO GENERATORS DURING CONSTRUCTION.

VICINITY MAP



N

LOCATION MAP

AE3
ARCHITECTURE + CM
11 Embarcadero West, Suite 205
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www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20
2	REV 2 (for OFD)	2025/02/21

KEY PLAN

TRUE N

PROFESSIONAL SEAL

LICENSED ARCHITECT
DOUGLAS A. DAVIS
No. C-26267
EXP. 08-31-23
STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
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OAKLAND, CA 94607

SHEET TITLE
SHEET INDEX & PROJECT INFORMATION

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	G-001
COUNTY PROJECT NUMBER		
22113		
DATE		
FEB. 21, 2025		

2/21/2025 3:09:29 PM C:\Users\arcer\Documents\2024013_VMC_Fueltank_County_Arcer2025ADG.rvt
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SYMBOLS

NAME / ELEVATION — WORK/DATUM/CONTROL POINT

0 / 0 — COLUMN GRID TAG / GRID LINE

1 — REVISION

MATCHLINE
SEE SHEET 1 / A101 — MATCH LINE SYMBOL, MATCHLINE, VIEW REFERENCE

1 / A101 — EXTERIOR ELEVATION TAG: DRAWING NUMBER, SHEET NUMBER

1 / A101 — WALL SECTION TAG: DRAWING NUMBER, SHEET NUMBER

1 / A101 — BUILDING SECTION TAG: DRAWING NUMBER, SHEET NUMBER

SIM. / 1 / A101 — DETAIL TAG: DETAIL NUMBER, SHEET NUMBER

SIM. / 1 / A101 — ENLARGED CALLOUT: DETAIL NUMBER, SHEETING NUMBER

1 / A101 — INTERIOR ELEVATION TAG: ELEVATION NUMBER, SHEET NUMBER

ROOM NAME / 101 / 150 SF — ROOM TAG: ROOM NAME, ROOM NUMBER, SQUARE FOOTAGE- WHEN NOTED

ROOM NAME / OLF / 150 SF / OCC | TYPE — ROOM OCCUPANCY TAG: ROOM NAME, OCCUPANT LOAD FACTOR, SQUARE FOOTAGE, EXITS, OCCUPANTS

B - 013 — DOOR TAG: DOOR ID, BUILDING ID

A — WINDOW TAG

L1 — LOUVER TAG

S1 — STOREFRONT TAG

A0123 — PARTITION TYPE TAG

+ 10'-0" — CEILING HEIGHT TAG

KEY NOTE TAG

℄ — CENTERLINE MARK

ALIGN — ALIGNMENT SYMBOL

N — NORTH ARROW: PLAN / PROJECT NORTH, TRUE NORTH

SLOPE ARROW

APPROVED WITH COMMENTS AND CONDITIONS

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ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
°	DEGREES (45 DEGREES)
Ø	DIAMETER OR ROUND
#	POUND OR NUMBER
ℙ	PROPERTY LINE
<	LESS THAN
>	GREATER THAN
A/C	AIR CONDITIONING
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ACOUS	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
ANMW	GEL-FILLED UNDERGROUND CABLE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALTIC
AUTO	AUTOMATIC
AVG	AVERAGE
AV	ACOUSTICAL VENT
BD	BOARD
BITUM	BITUMINUOS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BSMT	BASEMENT
B/T	BETWEEN
BUR	BUILT-UP ROOF
BUWP	BUILT-UP WATERPROOFING
C	CONDUIT
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED COUNTY INSTALLED
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
COMB	COMBUSTION
COMP	COMPOSITION
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CS	CASEMENT (WINDOW)
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CYL	CYLINDER
DEMO	TO DEMOLISH
DEMOED	TO BE DEMOLISHED
D	DEEP
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DFPT	DOUGLAS FIR PRESSURE TREATED
DH	DOUBLE HUNG (WINDOW)
DIA	DIAMETER
DIF	DIFFUSER
DIM	DIMENSION
DIMP	DIMENSION POINT
DISP	DISPOSAL
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DET	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
E	EAST
EA	EACH
EFOS	EXTERIOR FACE OF STUD
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EO	EDGE OF
EP	ELECTRICAL PANEL
EQ	EQUAL
EQT	EQUIPMENT
EWC	ELECTRICAL WATER COOLER
EXH	EXHAUST
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F	FIXED POSITION (WINDOW)
FA	FIRE ALARM
FAU	FORCED AIR UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FDU	FIBER OPTIC DISTRIBUTION UNIT
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FHC	FIRE HOSE CABINET
FHMS	FLAT HEAD MACHINE SCREW
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOT	FACE OF TREAD
FPL	FIREPLACE
FPRF	FIREPROOF
FR	FIRE RESISTIVE
FRMG	FRAMING
FRP	FIBERGLASS REINFORCED POLYESTER PANEL
FS	FULL SIZE
FSK	FLOOR SINK
FT	FOOT, FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED (GYPSUM) PLASTER
GFI	GROUND FAULT INTERRUPTED
GI	GALVANIZED IRON
GLAZ	GLAZING
GND	GROUND
GR	GRADE
GRAN	GRANITE
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAPPED
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HH	HANDHOLE
HM	HOLLOW METAL
HO	HOPPER (WINDOW)
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENTING & AIR CONDITIONING
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IDF	INTERMEDIATE DISTRIBUTION FRAME
IN	INCH, INCHES
INCAN	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
IT	INFORMATION TECHNOLOGY
JAN	JANITOR
JCT	JUNCTION
JST	JOIST
JT	JOINT
KIT	KITCHEN
KHB	KEYED HOSE BIB
LAM	LAMINATE
LAN	LOCAL AREA NETWORK
LAND	LANDING
LAV	LAVATORY
LC	FIBER OPTIC CONNECTOR
LCC	LEAD COATED COPPER
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
LV	LOW VOLTAGE
LWT	LIGHTWEIGHT
MAT	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBL	MARBLE
MBX	MAILBOX
MC	MEDICINE CABINET
MD	MEDIUM DENSITY
MDF	MAIN DISTRIBUTION FRAME
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL OR METALLIC
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MUL	MULLION
MW	MICROWAVE
(N)	NEW
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NON RATED
NTS	NOT TO SCALE
OBS	OBSURE (GLASS)
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	COUNTY FURNISHED, CONTRACTOR INSTALLED
OFOI	COUNTY FURNISHED, COUNTY INSTALLED
OFD	OVERFLOW DRAIN
OPER	OPERABLE
OPG	OPENING
OPP	OPPOSITE
OSP	OUTSIDE PLANT
PC	PIECE OR PRECAST
PERP	PERPENDICULAR
PKT	POCKET (DOOR)
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POE	POWER OVER ETHERNET
POLCON	POLISHED CONCRETE
POLY	POLYETHYLENE
POS	PER COUNTY'S SELECTION
PR	PAIR
PRCST	PRECAST
PREFAB	PREFABRICATED
PT	POINT
PTCL	PARTICLE
PTDIS	PAPER TOWEL DISPENSER
PTD	PAINTED
PTN	PARTITION
PTREC	PAPER TOWEL RECEPTACLE
PTZ	PAN, TILT, ZOOM
PVC	POLY VINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
QUAL	QUALITY
(R)	RELOCATED
R	RISER OR RADIUS
RAD	RADIUS
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REF	REFERENCE
REFL	REFLECTED OR REFLECTIVE
REFR	REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RET	RETAINING
REV	REVISION OR REVISED
REVER	REVERSED
RF	RESILIENT FLOORING
RFI	REQUEST FOR INFORMATION
RH	RIGHT HAND
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
S&P	SHELF AND CLOTHES POLE
SAD	SEE ARCHITECTURAL DRAWINGS
SC	SEALED CONCRETE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SCP	SECURITY COMMUNICATION SYSTEM PANEL
SCWD	SOLID CORE WOOD DOOR
SD	SOAP DISH OR DISPENSER
SEC	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET
SFPD	SEE FIRE PROTECTION DRAWINGS
SGD	SLIDING GLASS DOOR
SH	SINGLE HUNG (WINDOW)
SH	SHELF
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SLAD	SEE LANDSCAPE DRAWINGS
SLTD	SEE LIGHTING DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SMW	SHEET METAL WATERPROOFING
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SP	STANDPIPE
SPEC	SPECIFICATION
SPD	SEE PLUMBING DRAWINGS
SPO	STANDPIPE OUTLET
SPRM	SINGLE PLY ROOF MEMBRANE
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STD	STANDARD
STL	STEEL
STN	STAINLESS
STOR	STORAGE
STRL	STRUCTURAL
SUPS	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TC	TRASH COMPACTOR
TDIS	TOWEL DISPENSER
TEL	TELEPHONE
TEMP	TEMPERED
TEMP	TEMPORARY
TER	TERRAZZO
THK	THICK
THRSD	THRESHOLD
TO	TOP OF
TOW	TOP OF WALL
TPH	TOILET PAPER HOLDER
TRASH	TRASH RECEPTACLE
TS	TUBE STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES, INC.
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
W/	WITH
W/D	WASHER AND DRYER
W	WEST OR WIDE
W/O	WITHOUT
WAN	WIDE AREA NETWORK
WAO	WORK AREA OUTLET
WAP	WIRELESS ACCESS POINT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WI-FI	WIRELESS FIDELITY
WO	WHERE OCCURS
WP	WATERPROOF
WPM	WATERPROOFING MEMBRANE
WR	WATER RESISTANT
WS	WEATHERSTRIPPING
WSCT	WAINSCOT
WSP	WET STANDPIPE
WT	WEIGHT
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY OF ALAMEDA GENERAL SERVICES AGENCY SPECIFICATIONS AND OTHER BIDDING AND CONTRACT DOCUMENTS FOR PROJECT #22113, WILEY W. MANUEL UST REMOVAL/AST INSTALLATION PROJECT, 661 WASHINGTON STREET, OAKLAND, CA, INCLUSIVE OF ALL CURRENT REVISIONS AND/OR ADDENDUMS.

2. THE CONTRACT DOCUMENTS INCLUDE THESE DRAWINGS, SPECIFICATIONS AND/OR PROJECT MANUAL, AND ANY OTHER DOCUMENTS PER AGREEMENT BETWEEN THE COUNTY AND THE CONTRACTOR FOR CONSTRUCTION. THE CONTRACT DOCUMENTS CONTAIN INFORMATION THAT DESCRIBES THE DESIGN INTENT FOR THE SCOPE OF WORK. SUCH INFORMATION SHALL NOT BE CONSTRUED TO BE COMPREHENSIVE, EXHAUSTIVE, OR DESCRIBE ALL LABOR, MATERIALS AND ITEMS NECESSARY TO COMPLETE THE SCOPE OF WORK. INTERNAL REFERENCING WITHIN THE CONTRACT DOCUMENTS IS FOR CONVENIENCE ONLY AND IS NOT INTENDED TO LIMIT THE APPLICATION OF ANY DRAWINGS OR DETAIL. DETAILS NOT SHOWN ARE SIMILAR TO THOSE DETAILED ELSEWHERE.

3. THE DRAWINGS ARE ORGANIZED INTO DISCIPLINES AND SECTIONS FOR CONVENIENCE; HOWEVER THIS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK OR THE CONTRACTOR'S ORGANIZATION OF TRADES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEWING THE WHOLE OF THE CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS (AND OTHER SUPPORTING DOCUMENTS) AND ENSURING THAT ALL TRADES ARE FULLY COORDINATED.

4. ALL WORK SHALL CONFORM WITH GOVERNING CODES AND ORDINANCES.

5. THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR MEANS AND METHODS IN COMPLETING THE WORK, CONDITION OF THE JOBSITE, AND THE SAFETY OF ALL PERSONS / PROPERTY LOCATED WITHIN THE JOB SITE AND SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM HAZARDOUS MATERIALS AND OTHER OCCUPATIONAL HAZARDS. SHOULD THE CONTRACTOR IDENTIFY OR DISCOVER ANY SUCH MATERIALS OR HAZARDS DURING ITS COURSE OF WORK THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE COUNTY.

6. THE CONTRACTOR, DURING ITS ENTIRE DURATION ON THE JOBSITE, IS RESPONSIBLE FOR PROTECTING ALL WORK, MATERIAL, EQUIPMENT, AND ALL PROPERTY FROM DIRT AND DAMAGE DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL BUILDING SYSTEMS INCLUDING BUT NOT LIMITED TO HVAC, FIRE, SPRINKLER, TELEPHONE AND DATA SYSTEMS FROM DAMAGE, DUST AND DEBRIS DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO SURFACES AND EXISTING BUILDING SYSTEMS / COMPONENTS TO THEIR ORIGINAL CONDITION.

7. THE CONTRACTOR SHALL ERECT SUITABLE BARRIERS TO SEPARATE THE JOB SITE / WORK AREA FROM NON-WORK AREAS AND PROVIDE APPROPRIATE TRAFFIC AND PEDESTRIAN CONTROLS TO ROUTE PERSONS AND TRAFFIC AROUND THE SITE. EXCEPT AS OTHERWISE PERMITTED BY THE COUNTY IN WRITING, THE CONTRACTOR SHALL KEEP THE GENERAL PUBLIC AND ALL NON-CONSTRUCTION PERSONNEL FROM THE WORK AREA. THE CONTRACTOR SHALL ENSURE THAT THE APPROPRIATE CODE REQUIRED EGRESS PATHS AND SIGNAGE ARE MAINTAINED FROM AND AROUND THE WORK AREA.

8. PRIOR TO COMMENCING WORK, THE CONTRACTOR, IN CONFERENCE WITH THE COUNTY , SHALL PREPARE A LIST OF ITS ACTIVITIES THAT WILL IN ANYWAY EFFECT THE NORMAL OPERATIONS OF THE BUILDING, SITE AND ADJACENT PROPERTIES. PROTECTIVE MEASURES AND SCHEDULING SHALL BE ESTABLISHED TO MINIMIZE DISRUPTION AND PROTECT PROPERTY NOT RELATED TO THIS PROJECT. PROVIDE THE COUNTY WITH A COPY OF THE SCHEDULE AND DESCRIPTION OF PROTECTION FOR COUNTY APPROVAL.

9. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE PRIOR TO PROCEEDING WITH ANY CONSTRUCTION. IF THE CONTRACTOR HAS ANY QUESTIONS OR ISSUES, THEY SHALL BE SUBMITTED IN WRITING AS A REQUEST FOR INFORMATION (RFI) TO OBTAIN CLARIFICATION FROM THE COUNTY BEFORE PROCEEDING WITH THE WORK IN QUESTION. THE COUNTY SHALL NOT CONSIDER CHANGE ORDERS OR ADDITIONAL CHARGES FOR THE CONTRACTORS FAILURE TO PROPERLY VERIFY FIELD DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF WORK

10.DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.

11.THE CONTRACTOR SHALL PROMPTLY REPORT TO THE COUNTY ANY DISCREPANCIES FOUND BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE DRAWINGS SO THAT A CLARIFICATION CAN BE ISSUED.

12.ALL MATERIALS, FIXTURES AND EQUIPMENT CALLED OUT IN THE DOCUMENTS ARE NEW UNLESS OTHERWISE NOTED (U.O.N.) IN THE DRAWING SET.

13.ALL WALL DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH UNLESS OTHERWISE NOTED.

14.CONTRACTOR SHALL ALWAYS PROVIDE FIRE STOP IN ALL WALLS, FURRED SPACES AND CEILING ETC. AS REQUIRED BY CODE AND SHALL PROVIDE APPROPRIATE SMOKE/FIRE DAMPERS AT DUCTWORK THAT CROSSES THROUGH RATED ASSEMBLIES.

15.ALL CLEAR DIMENSIONS ARE REQUIRED TO BE EXACT WITH 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF SURFACES.

16.CONTRACTOR SHALL SAFE OFF ANY FIRE ALARM OR SPRINKLER SYSTEM DURING THE COURSE OF WORK. SPRINKLER HEADS SHALL BE PROTECTED DURING CONSTRUCTION AND CONTRACTOR SHALL HAVE ON HAND AT ALL TIMES DURING CONSTRUCTION A MEANS OF CONTAINING AN ACCIDENTAL DISCHARGE. FIRE ALARM COMPONENT SHALL BE PROTECTED AND OR REMOVED AS NEEDED TO PROTECT THEM IN THE COURSE OF CONSTRUCTION.

17.CONTRACTOR SHALL PROVIDE ALL STIFFENERS, BRACING, BLOCKING, BACK- UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT NOTED IN THE DRAWINGS. CONTRACTOR SHALL VERIFY WITH THE MANUFACTURER THE PHYSICAL DIMENSIONS AND MOUNTING REQUIREMENT OF EQUIPMENT AND FIXTURES. IF THE SPACE, MOUNTING OR OTHER INSTALLATION PROVISIONS PROVIDED IN CONTRACT DOCUMENTS IS INADEQUATE THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE START OF WORK.

18.ALL DOORS SHALL USE LEVER HARDWARE. ALL REQUIRED EXIT DOORS SHALL NOT REQUIRE THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE TO OPERATE, AND SHALL BE OPERABLE WITH A SINGLE EFFORT. ALL FIRE RATED EXIT DOORS SHALL BE FITTED WITH A CLOSER. THE MAXIMUM EFFORT TO OPEN DOORS SHALL NOT EXCEED 15 POUNDS FOR FIRE RATED EXIT DOORS AND 5 LBS FOR ALL OTHER DOORS.

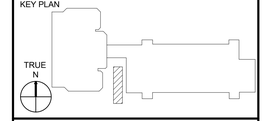
19.CONTRACTOR IS OBLIGATED TO CLEAN WORK AREA EACH DAY AFTER WORK.

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY W. MANUEL COURTHOUSE UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
GENERAL NOTES, ABBREVIATIONS, & SYMBOLS

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	G-002

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING

SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

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

SECTION 5.102 DEFINITIONS

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

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

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

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

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

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

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

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

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 5.106.5.3.1

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

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

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

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

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

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

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

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

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

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

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

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

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

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

Exceptions: [N]

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

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

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] (G)					
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G0	G1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

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

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

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

SECTION 5.302 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN
TRUE N

PROFESSIONAL SEAL
LICENSED ARCHITECT DOUGLAS A. DAVIS C-26207 EXP. 08-31-25 STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
CALGREEN CHECKLIST

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	G-010

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

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

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

Y	N/A	RESPON. PARTY

SECTION 5.303 INDOOR WATER USE

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

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

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

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

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

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

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

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

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

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

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

5.303.3.4 Faucets and fountains.

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

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

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

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

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

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

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

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

TABLE H-2

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

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

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

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

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

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

SECTION 5.304 OUTDOOR WATER USE

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

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

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

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

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

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

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

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

SECTION 5.402 DEFINITIONS

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

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

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

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

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

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

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

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

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

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

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

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

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

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

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

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

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

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

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

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

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

Notes:

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

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

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

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

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

Notes:

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

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

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

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

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

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

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

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

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

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

Commissioning requirements shall include:

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

Exceptions:

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

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

Informational Notes:

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

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

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

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

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

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

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

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

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

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

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

5.410.4.2 (Reserved)

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

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

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

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

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

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

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

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

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

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

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

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

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

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

Note: See CCR, Title 17, Section 93120.1.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PSIG. Pounds per square inch, guage.

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

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

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

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

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

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

SECTION 5.503 FIREPLACES

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

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

SECTION 5.504 POLLUTANT CONTROL

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

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

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

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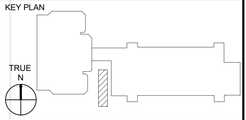
AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK
REMOVAL/ ABOVE GROUND STORAGE
TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
CALGREEN CHECKLIST

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	G-011

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

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

Y	N/A	RESPON. PARTY
☐	☐	

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

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

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

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

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

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

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

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

Y	N/A	RESPON. PARTY
☐	☐	

TABLE 5.504.4.3 - CONT.

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

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

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

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

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

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

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

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

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

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

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

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

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

Y	N/A	RESPON. PARTY
☐	☐	

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

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

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

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

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

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

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

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

Exceptions: Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

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

SECTION 5.506 INDOOR AIR QUALITY

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

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

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

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

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

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

   Exceptions:

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

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

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

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

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

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

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

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

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

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

Y	N/A	RESPON. PARTY
☐	☐	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

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

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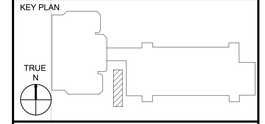
AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK
REMOVAL/ ABOVE GROUND STORAGE
TANK INSTALLATION

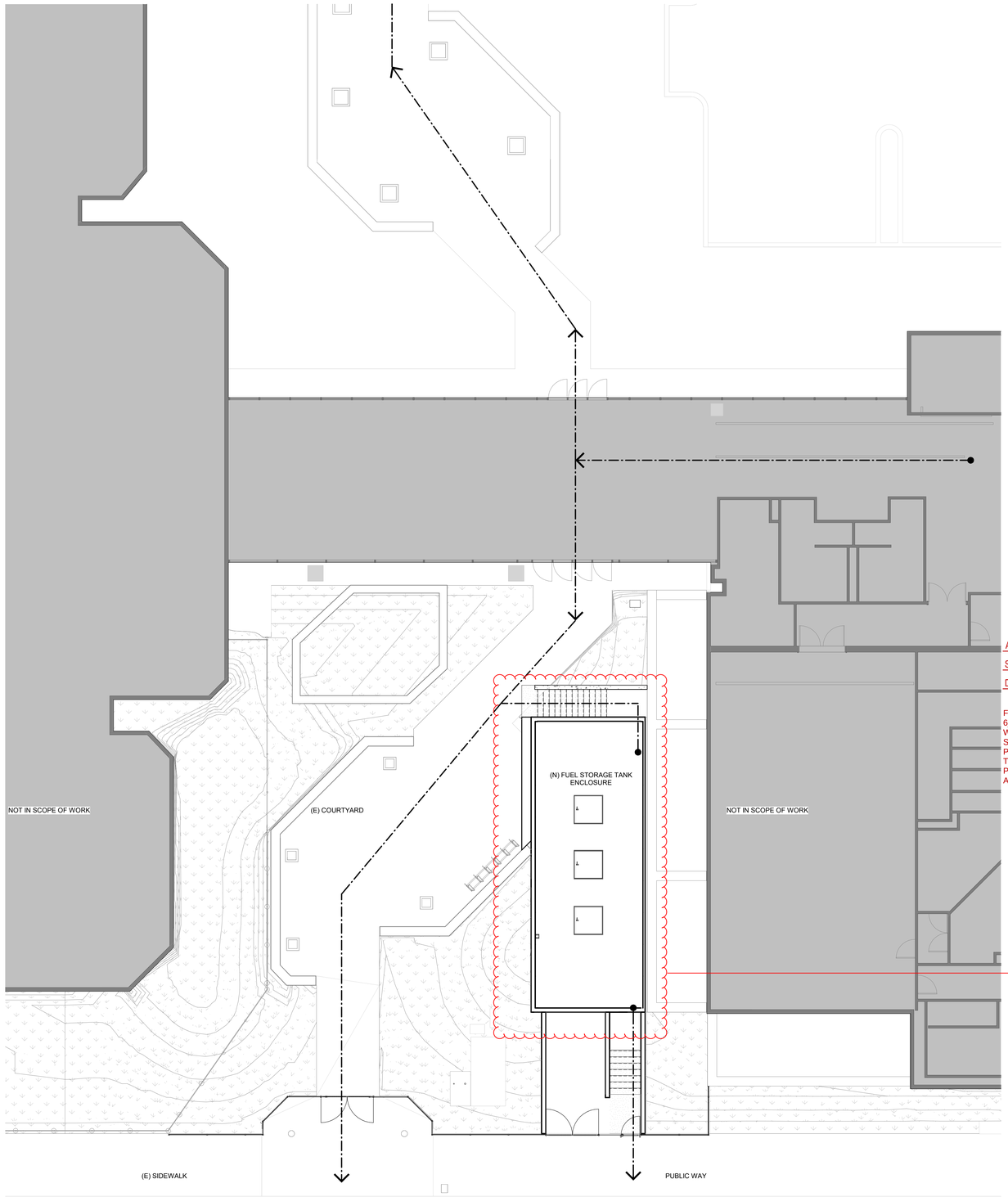
PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
CALGREEN CHECKLIST

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	G-012

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025



1 LIFE SAFETY - LEVEL 01
1/8" = 1'-0"

APPROVED WITH COMMENTS AND CONDITIONS

SUBJECT TO FIELD INSPECTION

Date 05/23/2025 Signature LLam

Fire Prevention Bureau
Oakland, CA 94612

FDPR24-0147
6_661 Washington St_Building Permit for AG Tank Updated Plan Approved

AS NOTED PER REVIEW COMMENTS:
1. OBTAIN SEPARATE FIRE DEPARTMENT PERMITS REQUIRED FOR:
A. INSTALLATION OF AUTOMATIC EXISTING SYSTEM REQUIRED FOR H OCCUPANCY FIRE SPRINKLER SYSTEMS PER CFC 903.2.5 AND TABLE 903.2.5.2.
B. AFFF FOAM FIRE PROTECTION IS NO LONGER ALLOWED AS OF JANUARY THIS YEAR. SFFF IS THE ACCEPTABLE ALTERNATIVE TO ADDRESS ENVIRONMENTAL CONCERNS
C. AUTOMATIC FIRE SUPPRESSION INSTALLATION IN THE ENCLOSED TANK SPACE IS A DEFERRED SUBMITTAL BY THE INSTALLING C16 CONTRACTOR. IT IS ADVISABLE THAT A REGISTERED CONSULTANT FROM YOUR OFFICE PREPARE THE NECESSARY EVALUATION FOR THE PROTECTION OF THE ENCLOSED FUEL STORAGE FACILITY EITHER MIST OR SFFF AUTOMATIC FIRE PROTECTION OR SUITABLE ALTERNATIVE.
D. INSTALLATION OF EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS) PER CFC 510.
E. FIRE SAFETY, EVACUATION AND LOCKDOWN PLAN PER CFC 2022 404CBC
F. REQUIRES THE MINIMUM SEPARATION DISTANCE OF THE EXISTING HIGH-RISE I-2.1 TO HAVE AT LEAST 20 FEET SEPARATION FROM AN ADJACENT BUILDING OR PROPERTY LINE.
G. SUBJECT TO APPROVAL BY ASSISTANT FIRE MARSHAL JAVAN SMITH REGARDING THE OVERALL HAZARDOUS MATERIALS (HAZMAT) CONSIDERATIONS AT THE SITE, INCLUDING THE TANK REMOVAL AND INSTALLATION PERMITS.
H. TANK REMOVAL PERMIT MAY BE ISSUED TO AVOID STATE PENALTIES FOR UG SINGLE-WALLED TANKS TO BEAT THE DEADLINE SET BY THE STATE.
J. CFC 102.10 ADDRESSES THE MOST RESTRICTIVE CODE PROVISION TO APPLY:
102.10 CONFLICTING PROVISIONS. WHERE THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL BE APPLICABLE. WHERE, IN A SPECIFIC CASE, DIFFERENT SECTIONS OF THIS CODE SPECIFY DIFFERENT MATERIALS, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN.

GENERAL NOTES

OCCUPANCY CLASSIFICATION

GROUP H-3 HAZARDOUS 150 SF / OCCUPANT

TANK ENCLOSURE AREA = 675 SF

OCCUPANT LOAD = 5

EGRESS LEGEND

(E) PEDESTRIAN PATH OF TRAVEL (POT)

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN

TRUE N

PROFESSIONAL SEAL

LICENSED ARCHITECT DOUGLAS A. DAVIS C-26267 REN. EXP. 08-31-25 STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
SITE PLAN - PATH OF TRAVEL

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-001

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

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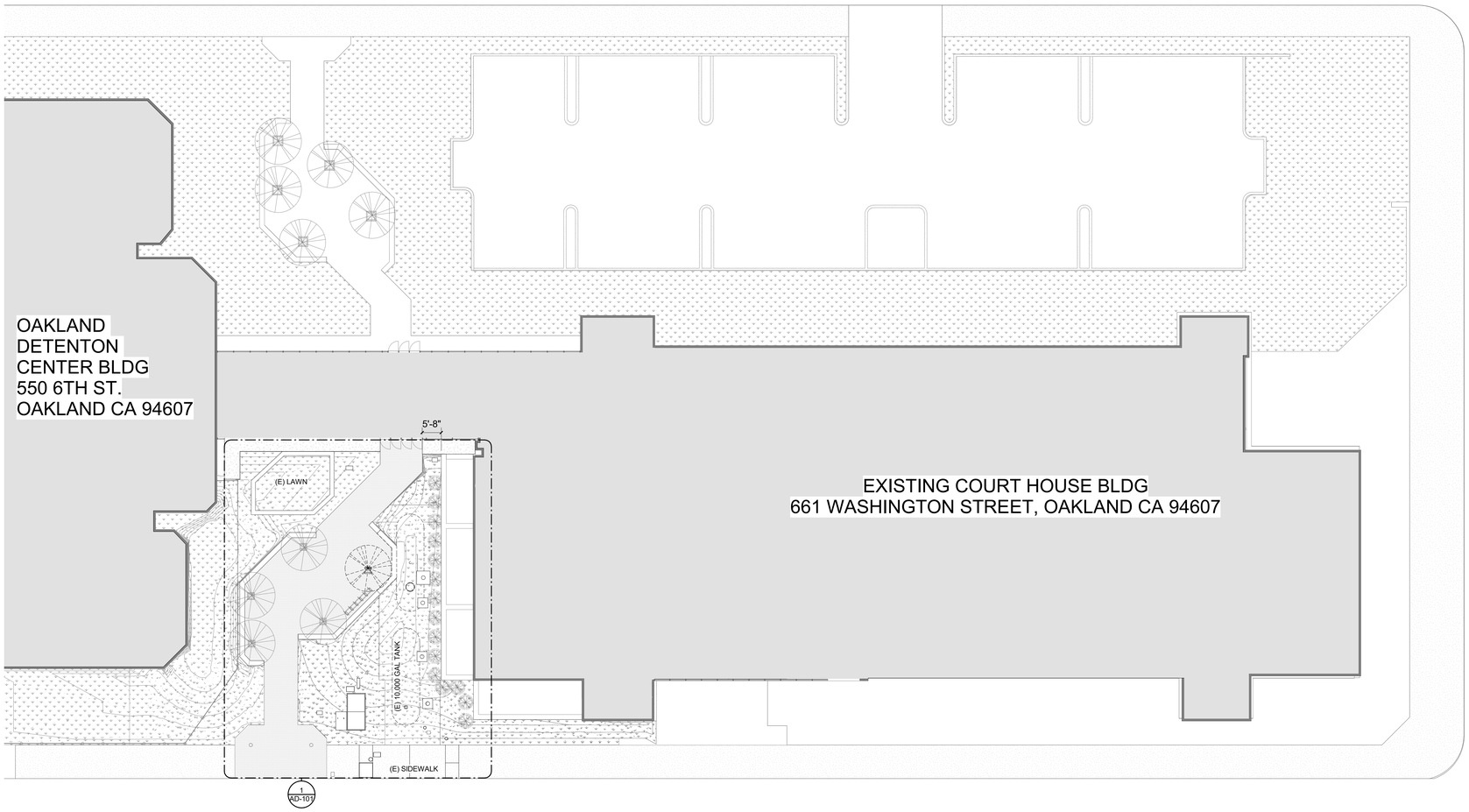
7TH STREET



6TH STREET

1 SITE DEMOLITION PLAN
1/16" = 1'-0"

GENERAL NOTES

1. PRIOR TO THE START OF THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS. INCLUDING BUT NOT LIMITED TO SITE CONDITIONS, UTILITIES, STRUCTURES, SURROUNDING BUILDINGS, THROUGHOUT THE CONSTRUCTION PERIOD. ANY ITEMS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT NO COST TO THE COUNTY.
2. PRIOR TO START OF EARTHWORK CONTRACTOR SHALL IDENTIFY ALL UTILITIES TO BE REMOVED, RELOCATED OR MODIFIED TO KEEP EXISTING BUILDING OPERATIONAL. CONSTRUCTION OPERATIONS SHALL NOT DISTURB EXISTING BUILDING.
3. EXCAVATION REQUIRED WITHIN PROXIMITY OF KNOWN EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE COUNTY.
4. ALL ITEMS CALLED FOR REMOVAL OR DEMOLITION SHALL BE DEMOLISHED FULLY. REMOVED FROM SITE AND DISPOSED OF PROPERLY.

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD

KEY PLAN
TRUE N

PROFESSIONAL SEAL
LICENSED ARCHITECT
DOUGLAS A. DAVIS
No. C-26252
EXP. 08-31-25
STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK
REMOVAL/ ABOVE GROUND STORAGE
TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
SITE DEMOLITION PLAN

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	AD-100

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

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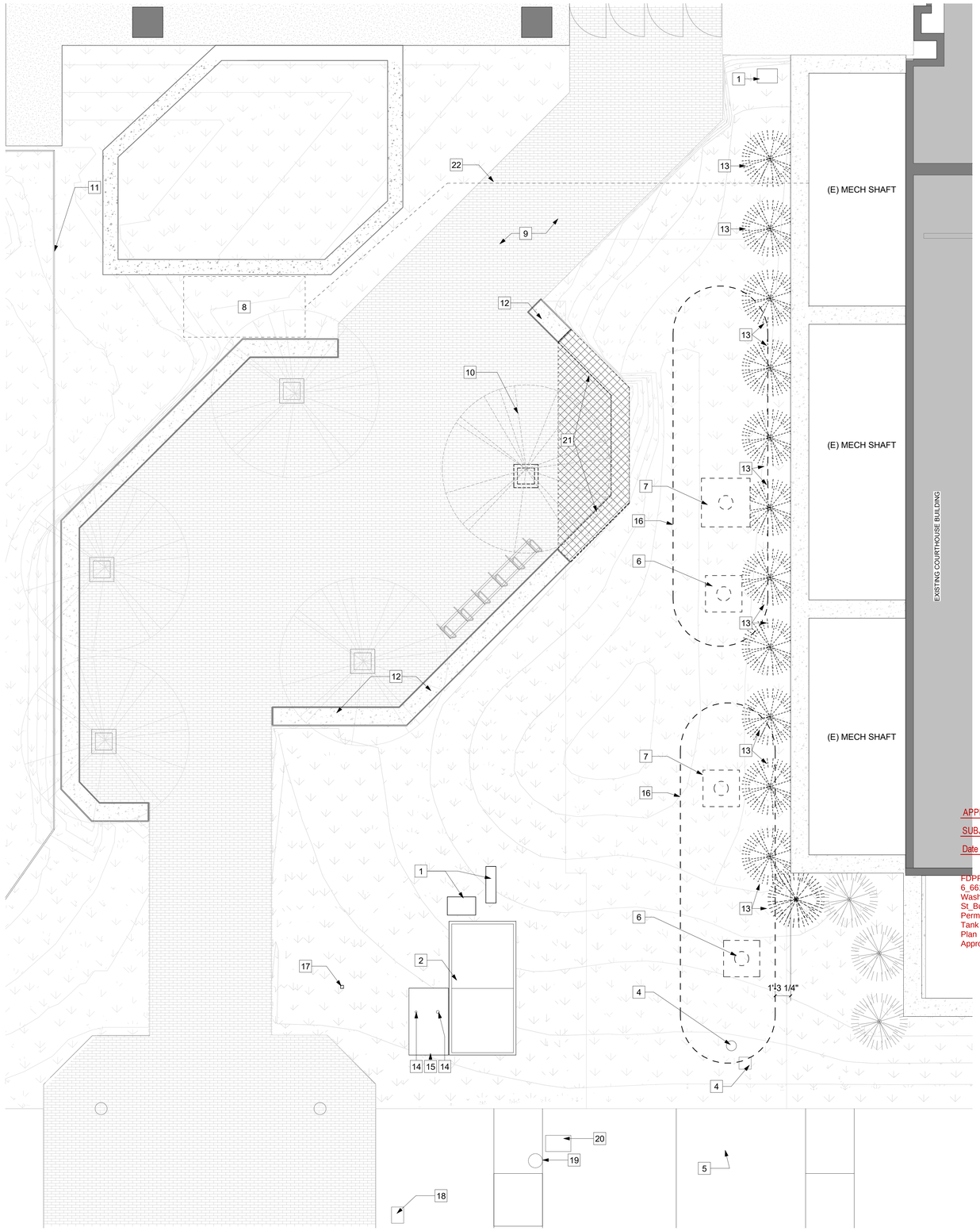

1 ENLARGED SITE DEMOLITION PLAN
1/4" = 1'-0"

GENERAL NOTES

1. PRIOR TO THE START OF THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS. INCLUDING BUT NOT LIMITED TO SITE CONDITIONS, UTILITIES, STRUCTURES, SURROUNDING BUILDINGS, THROUGHOUT THE CONSTRUCTION PERIOD. ANY ITEMS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT NO COST TO THE COUNTY.
2. PRIOR TO START OF EARTHWORK CONTRACTOR SHALL IDENTIFY ALL UTILITIES TO BE REMOVED, RELOCATED OR MODIFIED TO KEEP EXISTING BUILDING OPERATIONAL. CONSTRUCTION OPERATIONS SHALL NOT DISTURB EXISTING BUILDING.
3. EXCAVATION REQUIRED WITHIN PROXIMITY OF KNOWN EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE COUNTY.
4. ALL ITEMS CALLED FOR REMOVAL OR DEMOLITION SHALL BE DEMOLISHED FULLY. REMOVED FROM SITE AND DISPOSED OF PROPERLY.

DEMO KEY LEGEND

1. (E) UTILITY BOX TO REMAIN
2. (E) GAS METER VAULT TO REMAIN
3. (E) DIRECT FILL TANK CONNECTION TO BE REMOVED
4. (E) IRRIGATION CONTROL VALVE BOX TO BE REMOVED AND RELOCATED
5. (E) SIDEWALK TO REMAIN
6. (E) TLM MANHOLE TO BE REMOVED
7. (E) MANHOLE OVER TANK MANWAY TO BE REMOVED
8. PROPOSED LOCATION OF TEMPORARY TANK
9. (E) BRICK PAVERS TO REMAIN
10. (E) TREE TO BE DEMOLISHED
11. (E) WROUGHT IRON FENCE TO REMAIN
12. (E) 18" HIGH CONCRETE WALL TO REMAIN
13. (E) SHRUBS TO BE REMOVED
14. (E) GAS MONITORING METER AND POST TO REMAIN
15. (E) CONCRETE SLAB TO REMAIN
16. (E) UNDERGROUND STORAGE TANKS TO BE REMOVED
17. (E) DIRECTIONAL DISABILITY PARKING SIGN TO REMAIN
18. (E) PARKING PAY BOX TO REMAIN
19. (E) PG & E BOX TO REMAIN
20. (E) STREET LIGHTING BOX TO REMAIN
21. (E) HARDSCAPE TO BE REMOVED
22. PROPOSED DOUBLE WALLED FUEL LINE FOR TEMPORARY TANK

APPROVED WITH COMMENTS AND CONDITIONS

SUBJECT TO FIELD INSPECTION

Date 05/23/2025 Signature LLam

Fire Prevention Bureau
Oakland, CA 94612

FDPR24-0147
6_661 Washington St_Building Permit for AG Tank Updated Plan Approved

AS NOTED PER REVIEW COMMENTS:
1. OBTAIN SEPARATE FIRE DEPARTMENT PERMITS REQUIRED FOR:
A. INSTALLATION OF AUTOMATIC EXISTING SYSTEM REQUIRED FOR H OCCUPANCY FIRE SPRINKLER SYSTEMS PER CFC 903.2.5 AND TABLE 903.2.5.2.
B. AFFF FOAM FIRE PROTECTION IS NO LONGER ALLOWED AS OF JANUARY THIS YEAR. SFFF IS THE ACCEPTABLE ALTERNATIVE TO ADDRESS ENVIRONMENTAL CONCERNS
C. AUTOMATIC FIRE SUPPRESSION INSTALLATION IN THE ENCLOSED TANK SPACE IS A DEFERRED SUBMITTAL BY THE INSTALLING C16 CONTRACTOR. IT IS ADVISABLE THAT A REGISTERED CONSULTANT FROM YOUR OFFICE PREPARE THE NECESSARY EVALUATION FOR THE PROTECTION OF THE ENCLOSED FUEL STORAGE FACILITY EITHER MIST OR SFFF AUTOMATIC FIRE PROTECTION OR SUITABLE ALTERNATIVE.
D. INSTALLATION OF EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS) PER CFC 510.
E. FIRE SAFETY, EVACUATION AND LOCKDOWN PLAN PER CFC 2022 404CBC
F. REQUIRES THE MINIMUM SEPARATION DISTANCE OF THE EXISTING HIGH-RISE I-2.1 TO HAVE AT LEAST 20 FEET SEPARATION FROM AN ADJACENT BUILDING OR PROPERTY LINE.
G. SUBJECT TO APPROVAL BY ASSISTANT FIRE MARSHAL JAVAN SMITH REGARDING THE OVERALL HAZARDOUS MATERIALS (HAZMAT) CONSIDERATIONS AT THE SITE, INCLUDING THE TANK REMOVAL AND INSTALLATION PERMITS.
H. TANK REMOVAL PERMIT MAY BE ISSUED TO AVOID STATE PENALTIES FOR UG SINGLE-WALLED TANKS TO BEAT THE DEADLINE SET BY THE STATE.
J. CFC 102.10 ADDRESSES THE MOST RESTRICTIVE CODE PROVISION TO APPLY:
102.10 CONFLICTING PROVISIONS. WHERE THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL BE APPLICABLE. WHERE, IN A SPECIFIC CASE, DIFFERENT SECTIONS OF THIS CODE SPECIFY DIFFERENT MATERIALS, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN.

DEMOLITION LEGEND

- EXISTING WALLS
- DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING SHRUB TO REMAIN
- SHRUB TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED
- EXISTING LANDSCAPE

AE3 ARCHITECTURE + CM
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AE3 PROJECT NUMBER:
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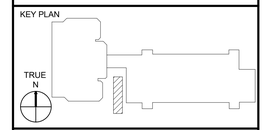
NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
ENLARGED SITE DEMOLITION PLAN

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	AD-101

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

2/21/2025 3:09:48 PM C:\Users\arose\Documents\22\0113_WMC_Fuel\ae_Central_Arose\R24R20.rvt
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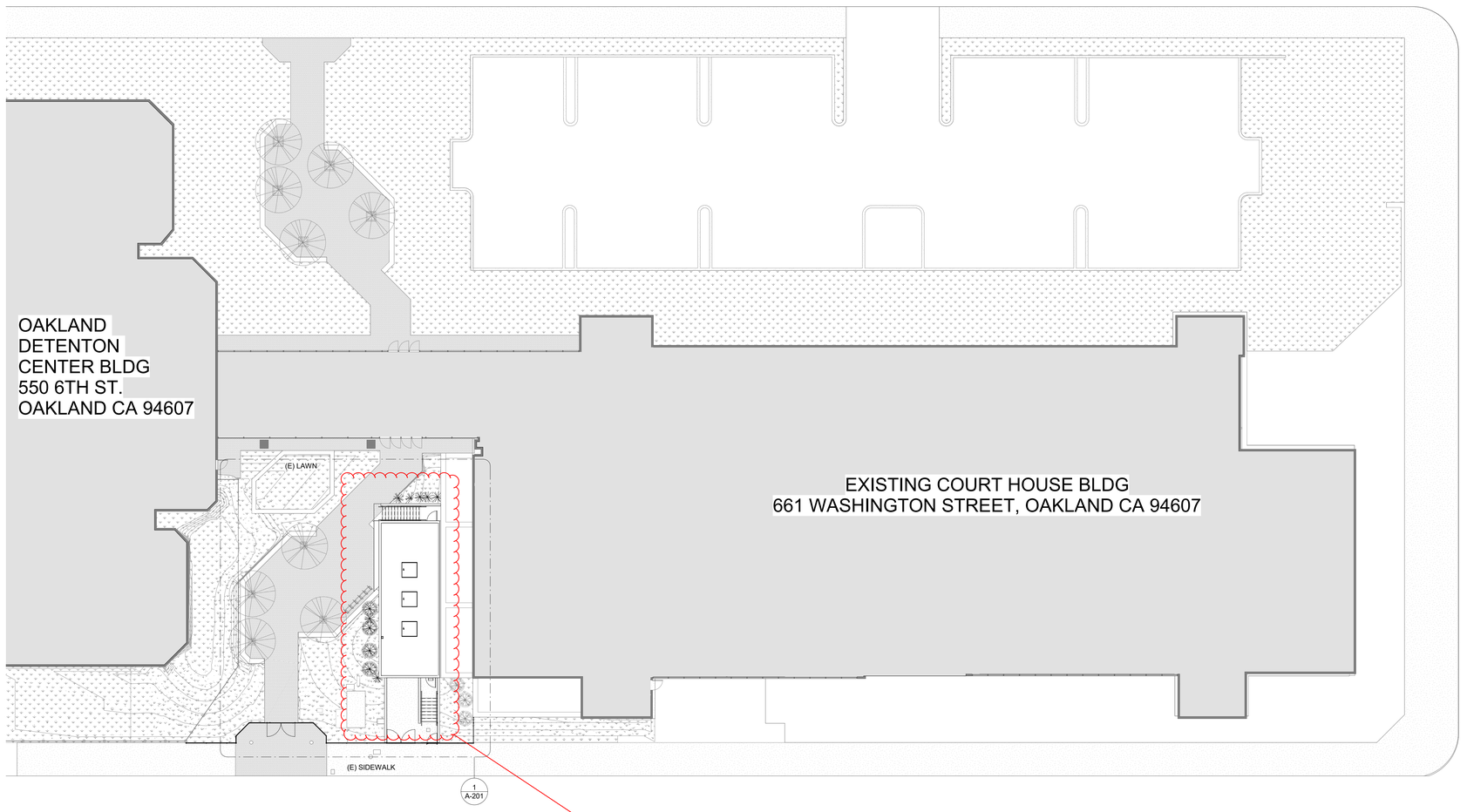

1 NEW SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL (E) CONDITIONS PRIOR TO START OF CONSTRUCTION WORK.
2. GENERAL CONTRACTOR TO COORDINATE WITH COUNTY FOR APPROVAL PRIOR TO SELECTION / INSTALLATION OF MATERIALS.
3. FOR DOOR SIZES AND FRAMES SEE DOOR SCHEDULE.
4. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS.
5. EXTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE AND CENTERLINE OF COLUMNS, UON.
6. INTERIOR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH AND CENTERLINE OF COLUMNS, UON.

APPROVED WITH COMMENTS AND CONDITIONS

SUBJECT TO FIELD INSPECTION

Date 05/23/2025 Signature LLam

Fire Prevention Bureau
Oakland, CA 94612

FDPR24-0147
6_661 Washington St_Building Permit for AG Tank Updated Plan Approved

AS NOTED PER REVIEW COMMENTS:
1. OBTAIN SEPARATE FIRE DEPARTMENT PERMITS REQUIRED FOR:
A. INSTALLATION OF AUTOMATIC EXISTING SYSTEM REQUIRED FOR H OCCUPANCY FIRE SPRINKLER SYSTEMS PER CFC 903.2.5 AND TABLE 903.2.5.2.
B. AFFF FOAM FIRE PROTECTION IS NO LONGER ALLOWED AS OF JANUARY THIS YEAR. SFFF IS THE ACCEPTABLE ALTERNATIVE TO ADDRESS ENVIRONMENTAL CONCERNS
C. AUTOMATIC FIRE SUPPRESSION INSTALLATION IN THE ENCLOSED TANK SPACE IS A DEFERRED SUBMITTAL BY THE INSTALLING C16 CONTRACTOR. IT IS ADVISABLE THAT A REGISTERED CONSULTANT FROM YOUR OFFICE PREPARE THE NECESSARY EVALUATION FOR THE PROTECTION OF THE ENCLOSED FUEL STORAGE FACILITY EITHER MIST OR SFFF AUTOMATIC FIRE PROTECTION OR SUITABLE ALTERNATIVE.
D. INSTALLATION OF EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS) PER CFC 510.
E. FIRE SAFETY, EVACUATION AND LOCKDOWN PLAN PER CFC 2022 404CBC
F. REQUIRES THE MINIMUM SEPARATION DISTANCE OF THE EXISTING HIGH-RISE I-2.1 TO HAVE AT LEAST 20 FEET SEPARATION FROM AN ADJACENT BUILDING OR PROPERTY LINE.
G. SUBJECT TO APPROVAL BY ASSISTANT FIRE MARSHAL JAVAN SMITH REGARDING THE OVERALL HAZARDOUS MATERIALS (HAZMAT) CONSIDERATIONS AT THE SITE, INCLUDING THE TANK REMOVAL AND INSTALLATION PERMITS.
H. TANK REMOVAL PERMIT MAY BE ISSUED TO AVOID STATE PENALTIES FOR UG SINGLE-WALLED TANKS TO BEAT THE DEADLINE SET BY THE STATE.
J. CFC 102.10 ADDRESSES THE MOST RESTRICTIVE CODE PROVISION TO APPLY:
102.10 CONFLICTING PROVISIONS. WHERE THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL BE APPLICABLE. WHERE, IN A SPECIFIC CASE, DIFFERENT SECTIONS OF THIS CODE SPECIFY DIFFERENT MATERIALS, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN.

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Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD

KEY PLAN

TRUE N

PROFESSIONAL SEAL

LICENSED ARCHITECT
NICHOLAS A. DAVIS
10196
REG. EXP. 08-31-2026
STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
NEW SITE PLAN

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-200

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

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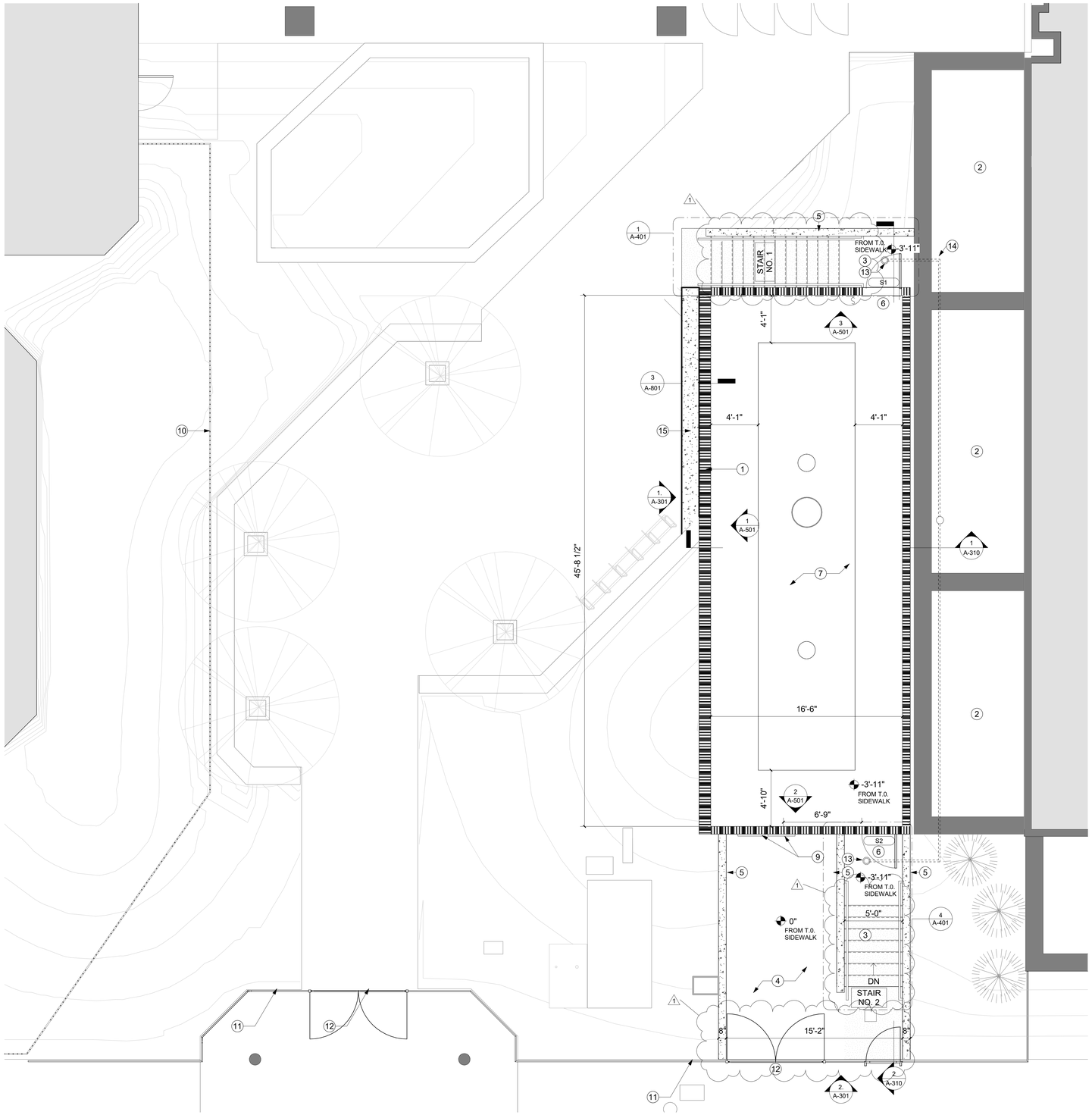

1 NEW ENLARGED SITE PLAN
1/4" = 1'-0"

GENERAL NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL (E) CONDITIONS PRIOR TO START OF CONSTRUCTION WORK.
2. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECT FOR APPROVAL PRIOR TO SELECTION / INSTALLATION OF MATERIALS.
3. FOR DOOR SIZES AND FRAMES SEE DOOR SCHEDULE.
4. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS.
5. EXTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE AND CENTERLINE OF COLUMNS, UON.
6. INTERIOR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH AND CENTERLINE OF COLUMNS, UON.
7. SEE PLUMBING DRAWINGS FOR DRAINAGE LOCATION AND ROUTE.
8. CONTRACTOR SHALL RESTORE THE GRADE AS SHOWN IN THE DRAWINGS AND SPRAY HYDROSEED THE AREA WITH GRASS MIX ON ANY UNPLANTED AREA. CONTRACTOR SHALL SUBMIT HYDROSEED PRODUCT FOR COUNTY / ARCHITECT REVIEW AND APPROVAL PRIOR TO APPLICATION

KEY NOTES

1. (N) CONC. FIRE RATED ENCLOSURE, SSD
2. (E) MECHANICAL SHAFT
3. (N) STAIRS & LANDING
4. (N) CONCRETE SLAB, SSD
5. (N) RETAINING WALL, SSD
6. (N) DOOR, SEE DOOR SCHEDULE
7. (N) AST 12,000 GAL. TANK, SEE FUEL DWGS
8. NOT USED
9. (N) FUEL PORT
10. (E) WROUGHT IRON FENCE TO REMAIN
11. (N) WROUGHT IRON FENCE TO MATCH EXISTING
12. (N) WROUGHT IRON GATES
13. (N) FLOOR DRAIN, S.P.D.
14. (N) DRAIN TO SUMP CONNECTION, S.P.D.
15. (N) 18" CONCRETE WALL, SEE 1/A-801

LEGEND

- (E) WALLS
- (N) RETAINING WALL
- (N) WALL
- (E) DOOR TO REMAIN
- (N) DOOR TO REMAIN
- (N) SHRUB
- (E) SHRUB
- (E) TREE
- (E) LANDSCAPE
- (N) CONCRETE WALKWAY

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NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN

TRUE N

PROFESSIONAL SEAL
LICENSED ARCHITECT DOUGLAS A. DAVIS C-26367 EXP. 08-31-25 STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
NEW ENLARGED SITE PLAN

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-201

COUNTY PROJECT NUMBER
22113

DATE
MAR. 7, 2025

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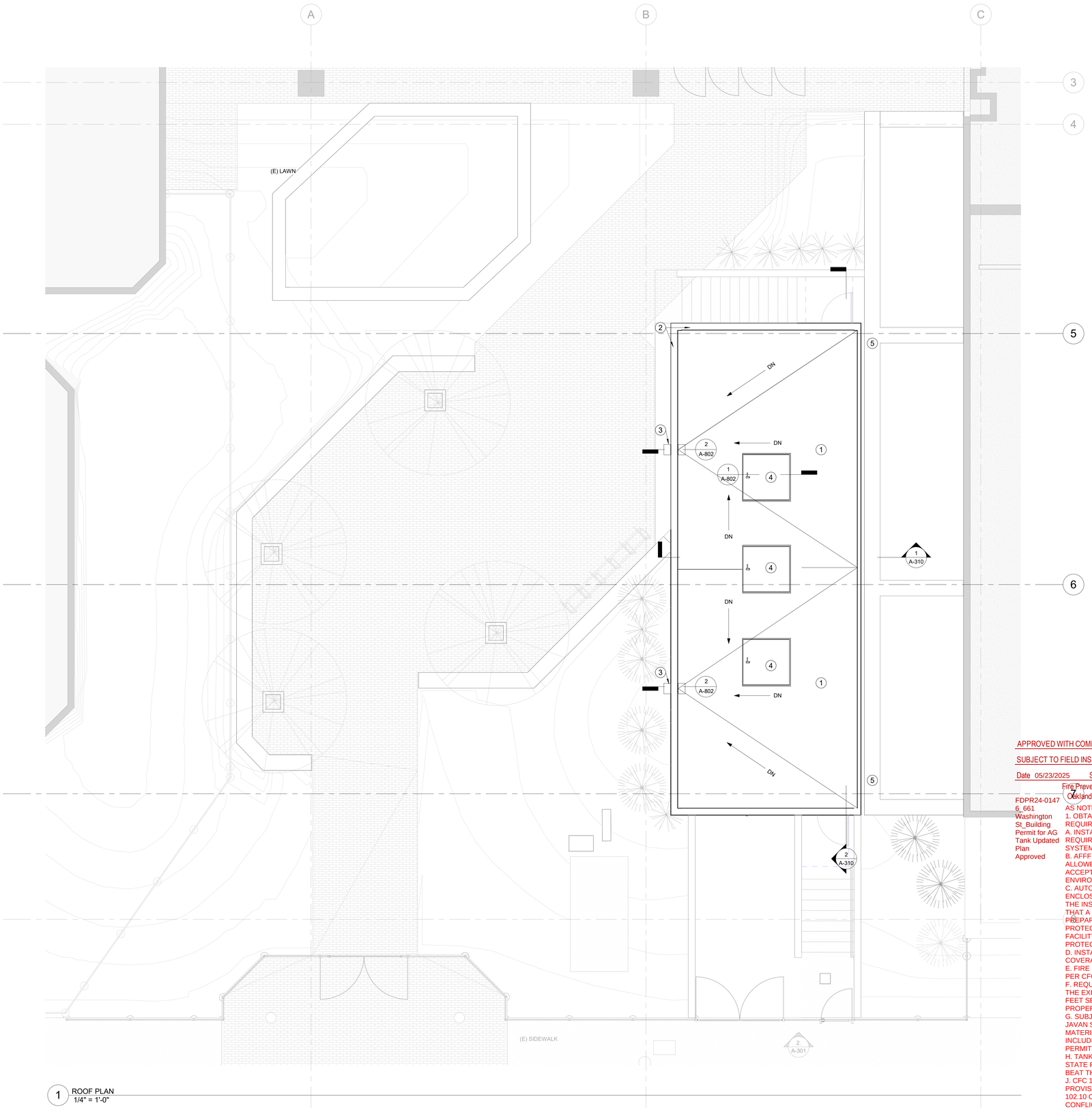

1 ROOF PLAN
1/4" = 1'-0"

APPROVED WITH COMMENTS AND CONDITIONS

SUBJECT TO FIELD INSPECTION

Date 05/23/2025 Signature LLam

Fire Prevention Bureau
Oakland, CA 94612

FDPR24-0147
6_661 Washington St_Building Permit for AG Tank Updated Plan Approved

AS NOTED PER REVIEW COMMENTS:
1. OBTAIN SEPARATE FIRE DEPARTMENT PERMITS REQUIRED FOR:
A. INSTALLATION OF AUTOMATIC EXISTING SYSTEM REQUIRED FOR H OCCUPANCY FIRE SPRINKLER SYSTEMS PER CFC 903.2.5 AND TABLE 903.2.5.2.
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GENERAL NOTES

KEY NOTES

1. (N) EPDM SINGLE PLY ROOF
2. (N) PARAPET CAP
3. (N) SCUPPER
4. (N) ROOF HATCH
5. (E) WALL

LEGEND

- (E) WALLS
- (N) RETAINING WALL
- (N) WALL
- (E) DOOR TO REMAIN
- (N) DOOR TO REMAIN
- (N) SHRUB
- (E) SHRUB
- (E) TREE
- (E) LANDSCAPE
- (N) CONCRETE WALKWAY

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Oakland, CA 94607
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www.ae3partners.com

AE3 PROJECT NUMBER:
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KEY PLAN

TRUE N

PROFESSIONAL SEAL

LICENSED ARCHITECT DOUGLAS A. DAVIS C-26017 EXP. 08-31-25 STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
NEW AST - ROOF PLAN

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-202

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

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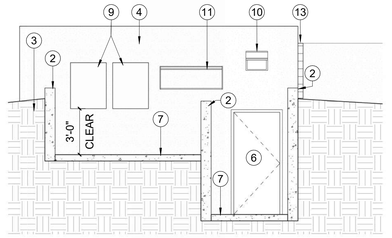
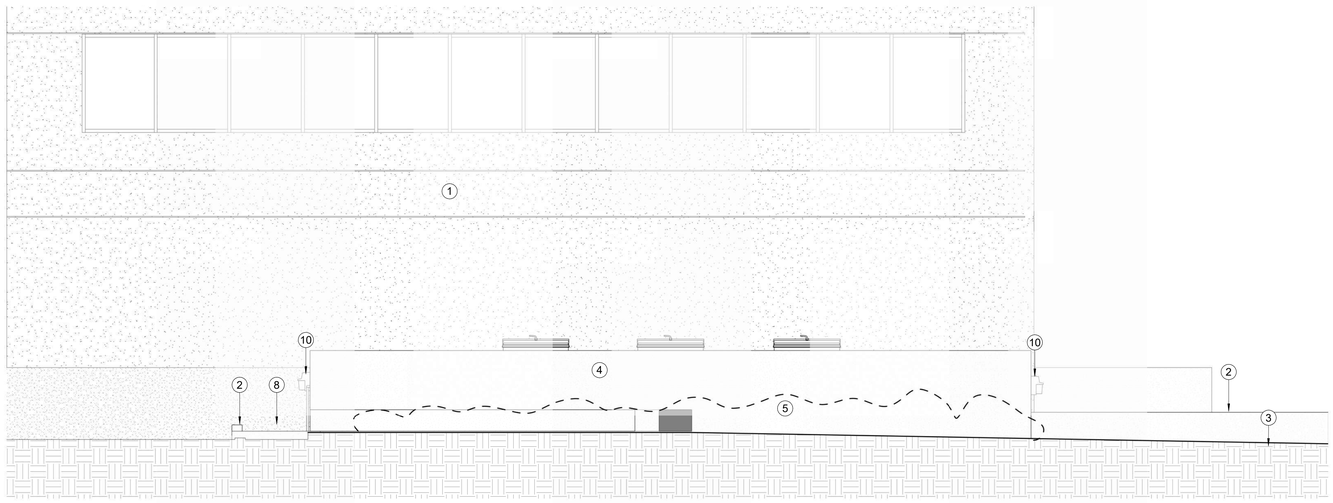


2. SOUTH - EXTERIOR ELEVATION
1/4" = 1'-0"



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

GENERAL NOTES

KEY NOTES

1. (E) BUILDING
2. (N) RETAINING WALL, S.S.D.
3. (N) GRADED TOPOGRAPHY
4. (N) CONCRETE AST ENCLOSURE, S.S.D.
5. (N) PLANTING SHRUBS
6. (N) DOOR. SEE DOOR SCHEDULE
7. (N) CONCRETE SLAB, S.S.D.
8. (N) STAIRS TO AST
   RISER HEIGHTS TO BE BETWEEN 4" & 7"
   NOSINGS PER CBC 1011.5
9. (N) FUEL REMOTE FILL, SEE FUEL DWGS
10. (N) EXT MOUNTED LIGHT FIXTURE, S.E.D.
12. (N) HANDRAIL. SEE SHEET A-803
13. (N) COMPRESSIBLE EXPANSION JOINT
14. (E) GRADE
15. (N) WROUGHT IRON FENCE & GATE TO MATCH (E)

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AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN
TRUE N

PROFESSIONAL SEAL
LICENSED ARCHITECT
DOUGLAS A. DAVIS
No. C-28677
EXP. 08-31-25
STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK
REMOVAL/ ABOVE GROUND STORAGE
TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-301
COUNTY PROJECT NUMBER		
22113		
DATE		
FEB. 21, 2025		

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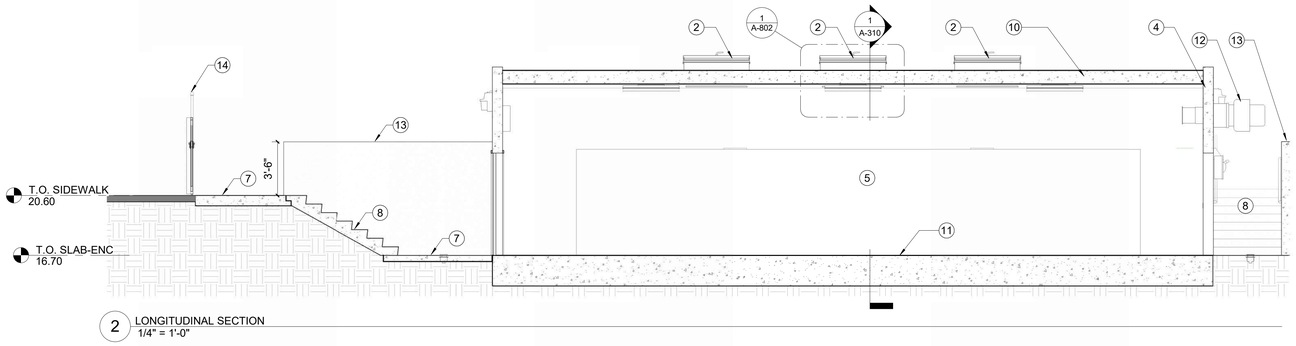
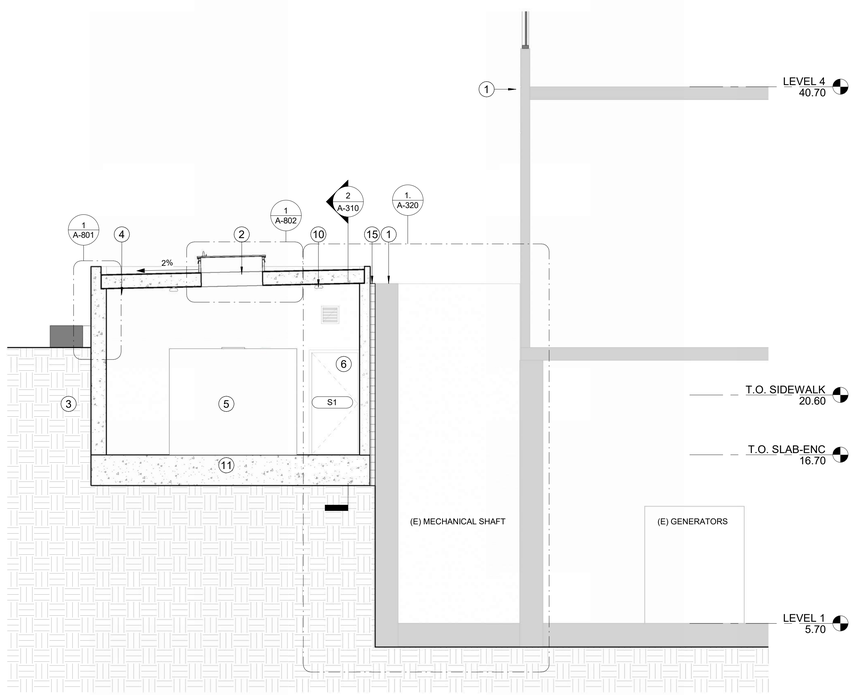


2 LONGITUDINAL SECTION
1/4" = 1'-0"



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

GENERAL NOTES

KEY NOTES

1. (E) BUILDING
2. (N) ACCESS HATCH
3. (N) GRADED TOPOGRAPHY
4. (N) CONCRETE AST ENCLOSURE, S.S.D.
5. (N) AST FOR DIESEL, SEE MFG. DWGS
6. (N) DOOR. SEE DOOR SCHEDULE
7. (N) CONRETE SLAB, S.S.D.
8. (N) STAIRS TO AST
9. (N) FUEL PORT, SEE FUEL DWGS
10. (N) 2HR RATED ROOF ASSEMBLY
11. (N) CONCRETE MAT SLAB, S.S.D.
12. (N) MECHANICAL EQUIPMENT, S.M.D.
13. (N) RETAINING WALL, S.S.D.
14. (N) WROUGHT IRON FENCE
15. COMPRESSIBLE EXPANSION JOINT

AE3
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Oakland, CA 94607
Ph: 510-538-9991
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AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN

TRUE N

PROFESSIONAL SEAL

LICENSED ARCHITECT
DOUGLAS A. DAVIS
No. C-28017
EXP. 08-31-25
STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
BUILDING SECTIONS

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-310

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

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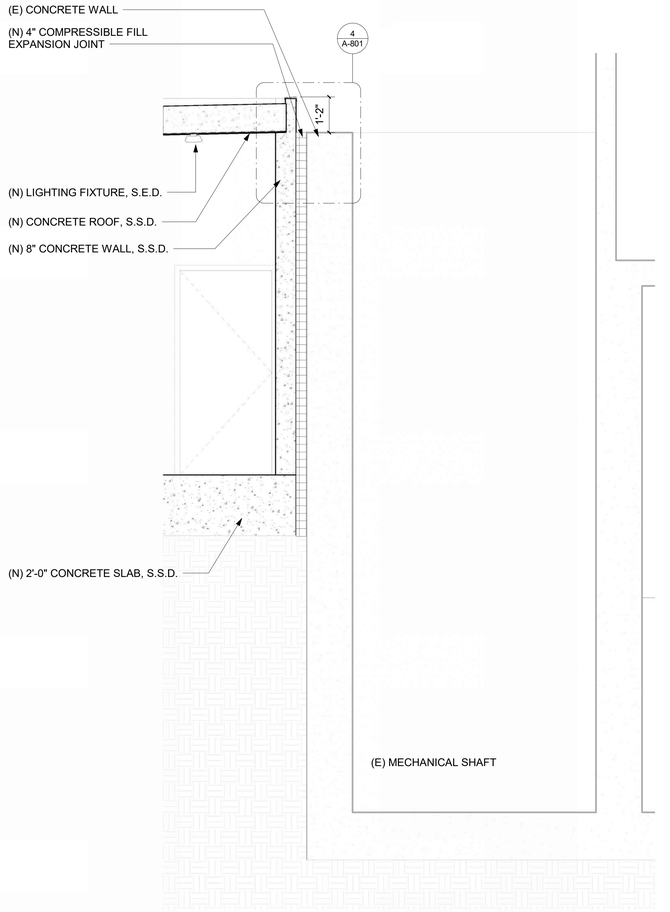

1. WALL SECTION @ EXISTING MECHANICAL WELL WALL
1/2" = 1'-0"

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1	REVISION 1	2024/12/20

KEY PLAN
TRUE N

PROFESSIONAL SEAL
LICENSED ARCHITECT
DOUGLAS A. DEITZ
No. C-28367
EXP. 08-31-23
STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
WALL SECTIONS

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-320

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

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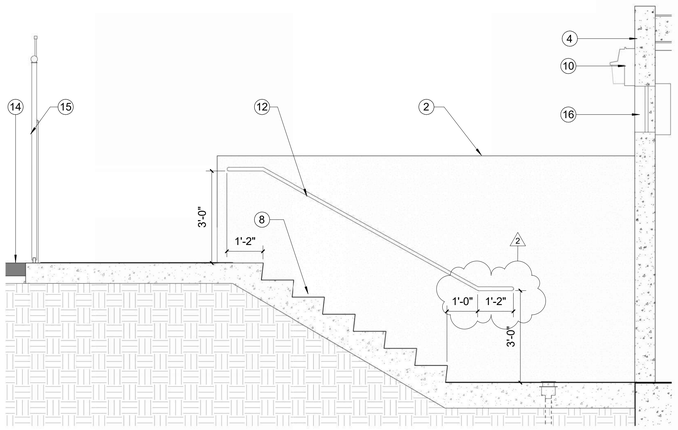
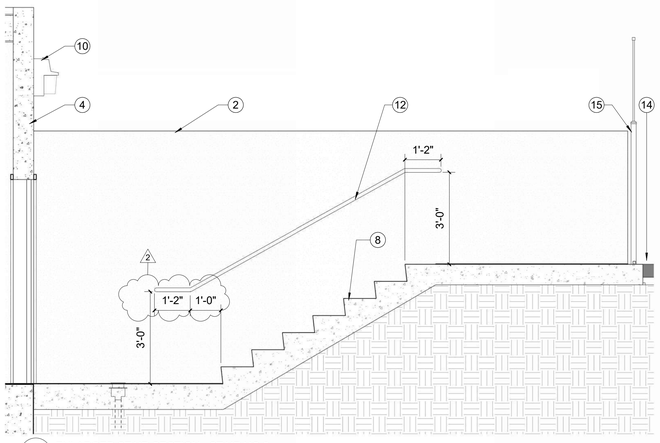


6 ENLARGED STAIR SECTION - STAIR NO. 2
1/2" = 1'-0"



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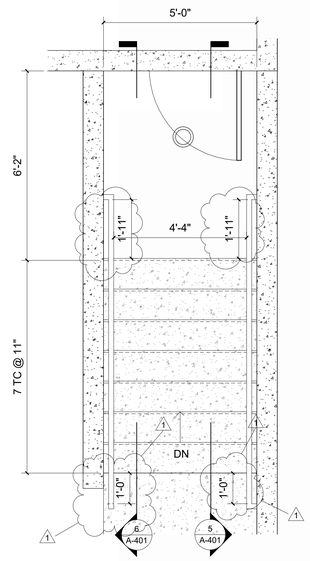

4 ENLARGED PLAN STAIR NO.2 - CONCRETE STAIRS ON GRADE
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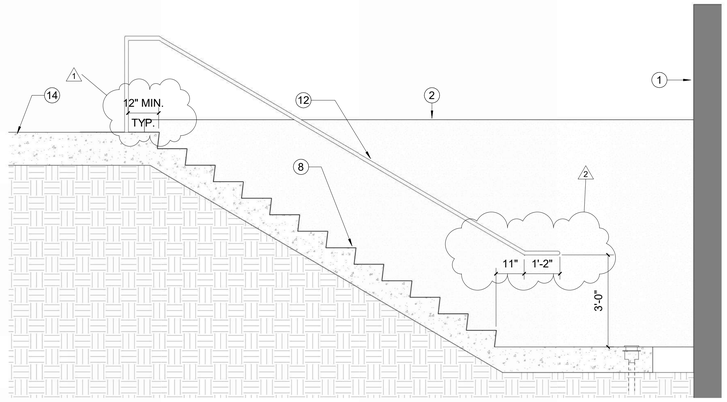

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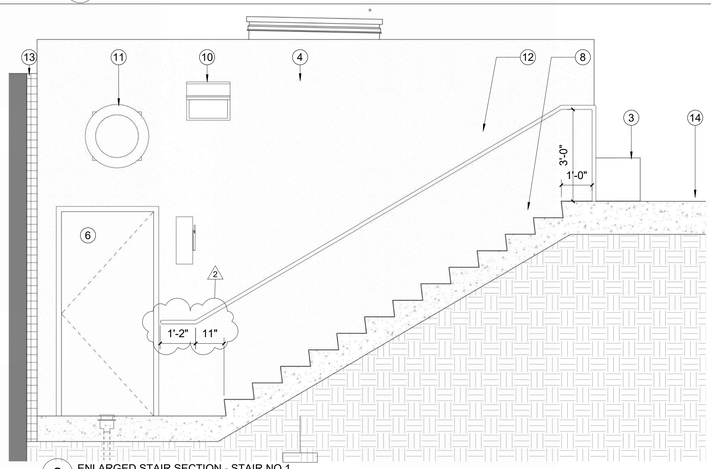
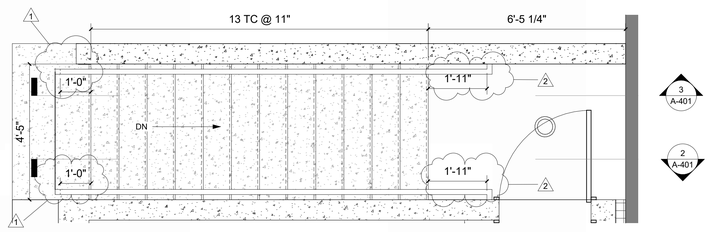
1/2" = 1'-0"



2 ENLARGED STAIR SECTION - STAIR NO.1
1/2" = 1'-0"



1 ENLARGED STAIR PLAN - STAIR NO.1
1/2" = 1'-0"

GENERAL NOTES

KEY NOTES

1. (E) BUILDING
2. (N) RETAINING WALL, S.S.D.
3. (N) GRADED TOPOGRAPHY
4. (N) CONCRETE AST ENCLOSURE, S.S.D.
5. (N) PLANTING SHRUBS
6. (N) DOOR. SEE DOOR SCHEDULE
7. (N) CONCRETE SLAB, S.S.D.
8. (N) STAIRS TO AST
   RISER HEIGHTS TO BE BETWEEN 4" & 7"
   NOSINGS PER CBC 1011.5
9. (N) FUEL REMOTE FILL, SEE FUEL DWGS
10. (N) EXT MOUNTED LIGHT FIXTURE, S.E.D.
12. (N) HANDRAIL. SEE SHEET A-803
13. (N) COMPRESSIBLE EXPANSION JOINT
14. (E) GRADE
15. (N) WROUGHT IRON FENCE & GATE TO MATCH (E)

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Oakland, CA 94607
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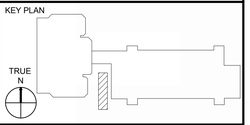
1	REVISION 1	2024/12/20
2	REVISION 2	2025/02/14

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK
REMOVAL/ ABOVE GROUND STORAGE
TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
ENLARGED STAIR PLANS - STAIR NO.1 &
STAIR NO.2

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-401
COUNTY PROJECT NUMBER		
22113		
DATE		
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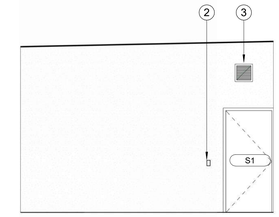
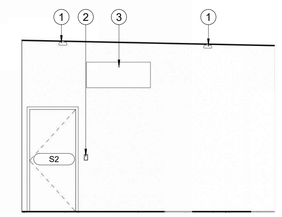
GENERAL NOTES

KEY NOTES

1. SURFACE MOUNTED LIGHTING FIXTURE, S.E.D.
2. (N) LIGHT SWITCH, S.E.D.
3. (N) LOUVER, S.M.D.



3 INTERIOR AST ENCLOSURE ELEVATION - NORTH
1/4" = 1'-0"



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

1 INTERIOR AST ENCLOSURE ELEVATION - WEST ELEVATION
1/4" = 1'-0"

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www.ae3partners.com

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KEY PLAN

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PROFESSIONAL SEAL

LICENSED ARCHITECT
DOUGLAS A. DAVIS
No. C-24427
EXP. 08-31-25
STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK
REMOVAL/ ABOVE GROUND STORAGE
TANK INSTALLATION

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OAKLAND, CA 94607

SHEET TITLE
INTERIOR ELEVATIONS

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RC	DD	A-501
COUNTY PROJECT NUMBER: 22113		
DATE: FEB. 21, 2025		

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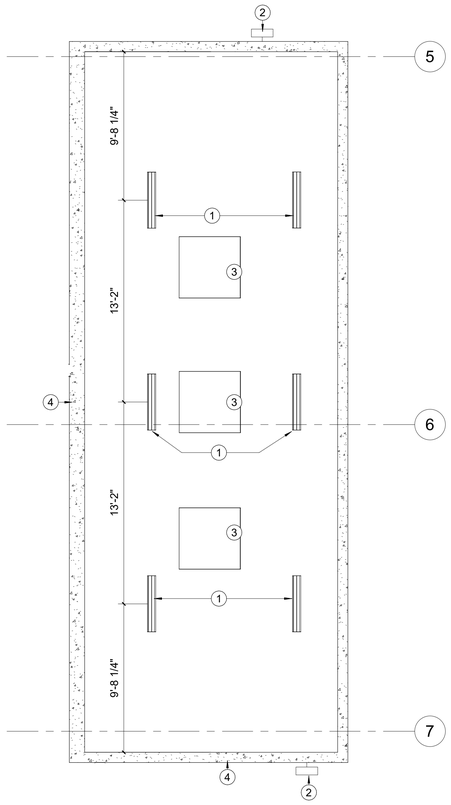

1 AST ENCLOSURE RCP
1/4" = 1'-0"

GENERAL NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL (E) CONDITIONS PRIOR TO START OF CONSTRUCTION WORK.
2. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECT FOR APPROVAL PRIOR TO SELECTION/ INSTALLATION OF MATERIALS.
3. SEE ELECTRICAL PLANS AND LIGHTING FIXTURE SCHEDULE FOR LIGHT TYPE.
4. SEE FIRE PROTECTION DRAWINGS FOR SPRINKLER HEAD LOCATIONS, PIPING AND BRACING REQUIREMENTS.
5. REFER TO HVAC/MECHANICAL & FIRE PROTECTION FOR COORDINATION.
6. FOR JOIST FRAMING AT GYP. BOARD CEILINGS, SEE STRUCTURAL DRAWINGS.
7. GYP. BOARD CEILINGS IS PART OF A FIRE RATE ASSEMBLY, ALL PENETRATIONS NEED TO BE FIRE CAULKED.

KEY NOTES

(1) SURFACE MOUNTED LIGHTING FIXTURE, S.E.D.
(2) WALL MOUNTED LIGHTING FIXTURE, S.E.D.
(3) ROOF HATCH FOR EQUIPMENT ACCESS
(4) (N) CONCRETE WALL, S.S.D.

RCP LEGEND

WALL MOUNTED EXTERIOR UTILITY FIXTURE, SEE ELECTRICAL DRAWINGS

SURFACE MOUNTED LINEAR UTILITY FIXTURE, SEE ELECTRICAL DRAWINGS

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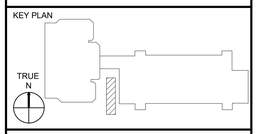
KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY W. MANUEL COURTHOUSE UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
NEW AST - REFLECTED CEILING PLAN

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-601

COUNTY PROJECT NUMBER
22113

DATE
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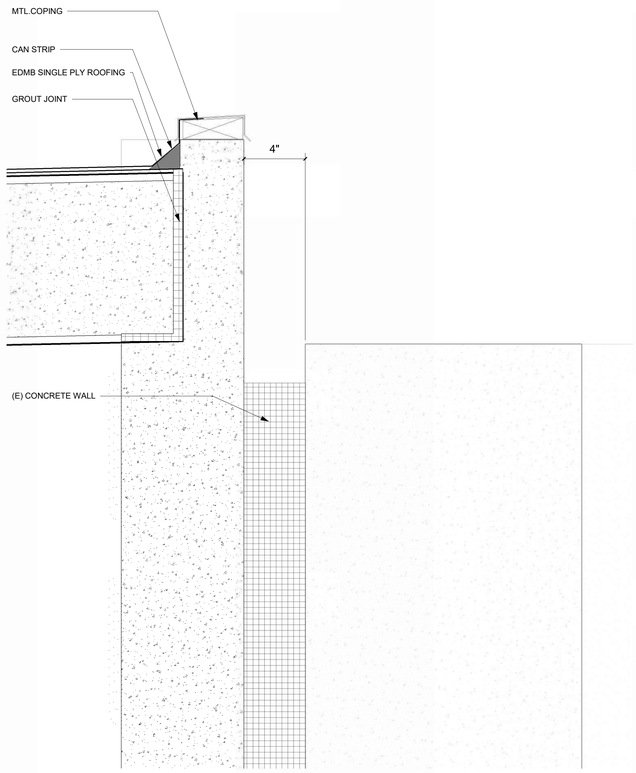
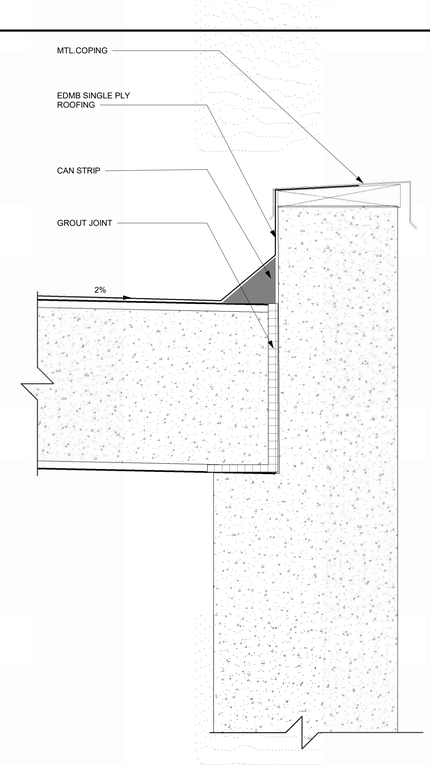
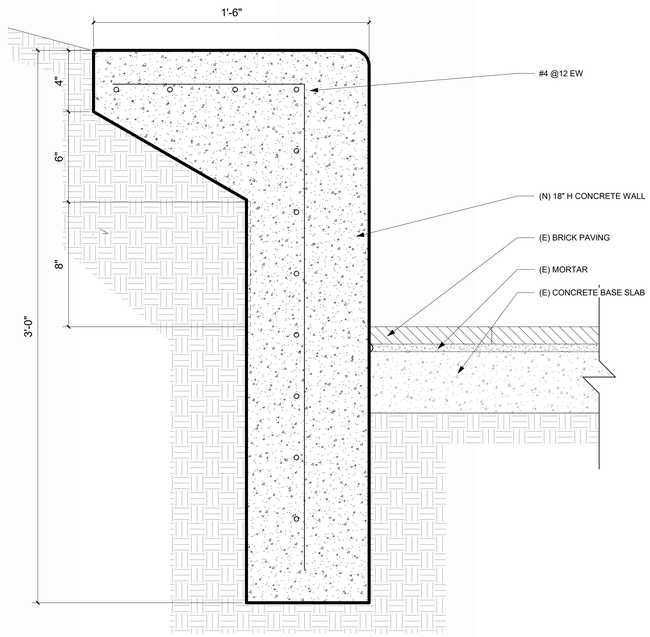


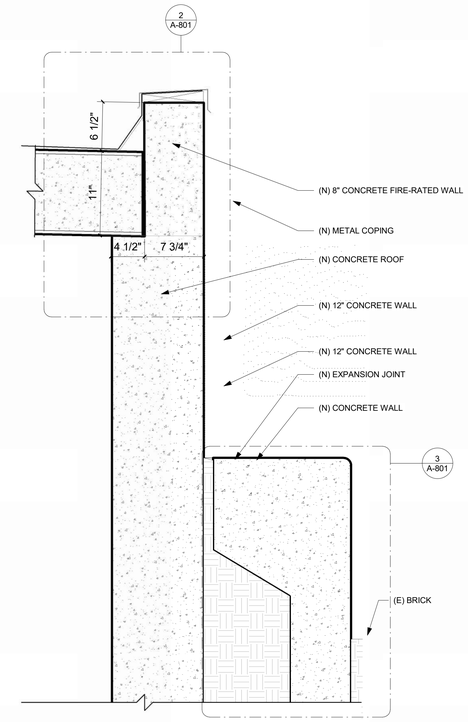
4 ENCLOSURE @ EXISTING MECHANICAL WELL WALL
3" = 1'-0"



2 2HR- ROOF ASSEMBLY
3" = 1'-0"



3 NEW 18" CONCRETE WALL
3" = 1'-0"



1 SECTION @ EXT WALL AND RETAINING WALL
1 1/2" = 1'-0"

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KEY PLAN

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PROFESSIONAL SEAL

LICENSED ARCHITECT
DOUGLAS A. DAVIS
No. C-28067
EXP. 08-31-23
STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

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SHEET TITLE
EXTERIOR DETAILS

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-801

COUNTY PROJECT NUMBER
22113

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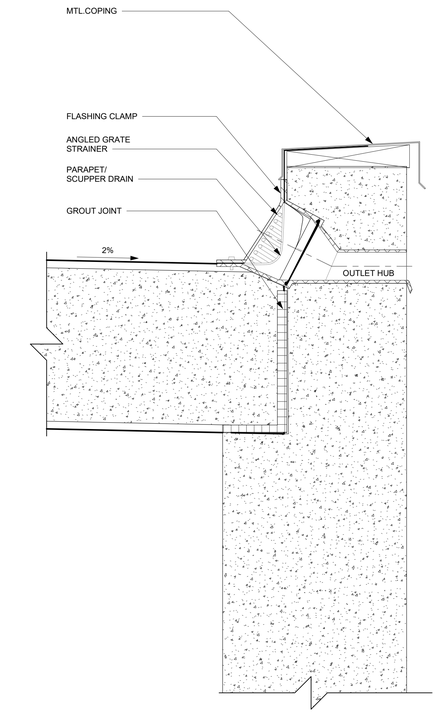
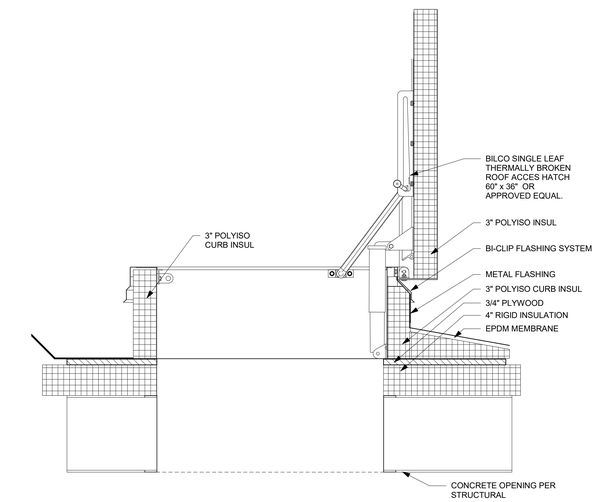


2 SCUPPER DETAIL
3" = 1'-0"



1 ROOF HATCH SECTION @ AST
1 1/2" = 1'-0"

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SHEET TITLE
ROOF DETAILS

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COUNTY PROJECT NUMBER: 22113		
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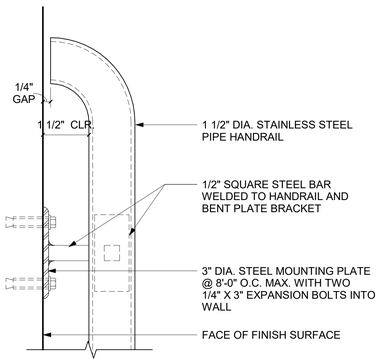
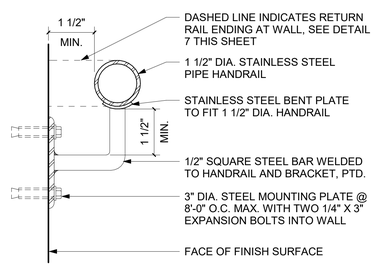
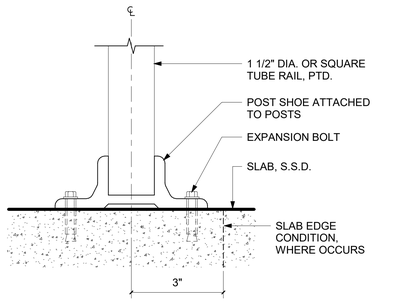


5 HANDRAIL ATTACHMENT DETAIL
6" = 1'-0"

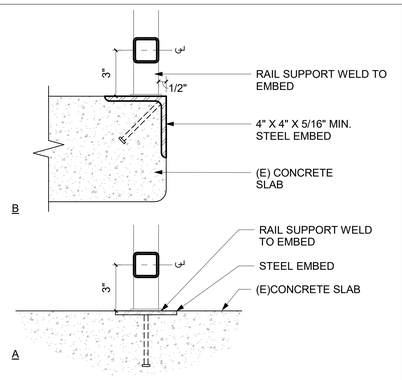


NOTES:
1. PRIME AND PAINT ALL METAL COMPONENTS
2. GUARDRAIL, BALCONY RAILINGS, STAIR SYSTEMS AND THEIR ATTACHMENTS WILL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER TO CONFORM WITH STRUCTURAL REQUIREMENTS OF CBC SECTION 1607.7
3. GRIND ALL WELDS SMOOTH

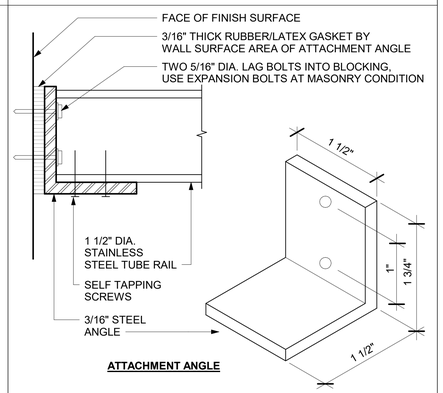
4 HANDRAIL ATTACHMENT DETAIL
6" = 1'-0"



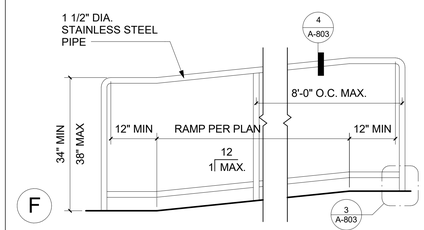
3 HANDRAIL SUPPORT @ SLAB
6" = 1'-0"

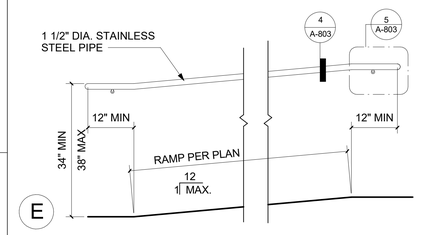


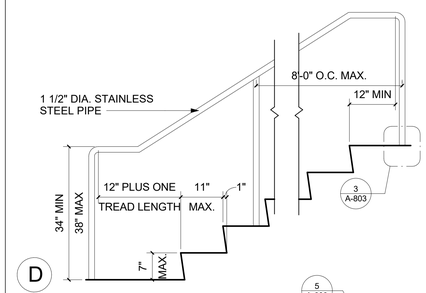
6 GUARDRAIL CONNECTIONS
3" = 1'-0"

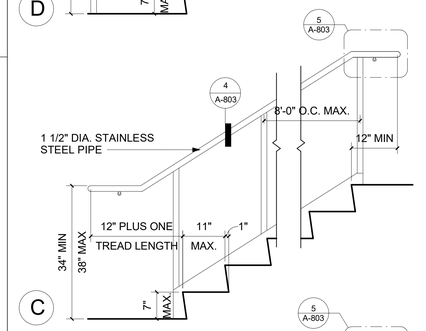


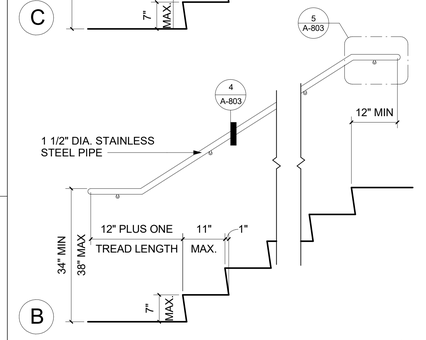
2 HANDRAIL TERMINATION DETAIL
12" = 1'-0"

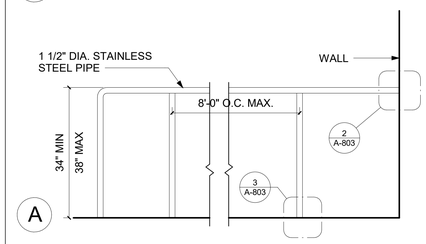












1 HANDRAIL CONFIGURATION
3/4" = 1'-0"

GENERAL NOTES - STAIRS AND RAMPS

1. OVERHEAD CLEARANCES

A. MINIMUM OVERHEAD CLEARANCE AT STAIRS AND RAMPS SHALL BE 80 INCHES MEASURED VERTICALLY FROM A PLANE PARALLEL AND/OR TANGENT TO THE TREAD NOSING TO THE SOFFIT, CEILING OR OTHER PERMANENT FEATURE AT ALL POINTS ON THE STAIR OR RAMP. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES HIGH. SEE CBC SECTION 11B-307.4.

2. RAMPS

A. HANDRAILS SHALL BE DESIGNED TO RESIST A LINEAR LOAD 50 POUNDS PER LINEAR FOOT, A CONCENTRATED LOAD OF 200 POUNDS, AND INTERMEDIATE RAILS OR PANELS SHALL RESIST A CONCENTRATED LOAD OF 50 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7. SEE CBC SECTION 1015.2 AND 1607.8.1

B. ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1 FOOT OF RISE IN 20 FEET OF HORIZONTAL RUN (5%). THE RAMP RUNNING SLOPE SHALL NOT EXCEED 8.33%. SEE CBC SECTION 11B-405.

C. THE CROSS-SLOPE OF A RAMP OR LANDING IN ANY DIRECTION SHALL NOT EXCEED 2%. 1/4 INCH RISE IN 1 FOOT OF HORIZONTAL RUN. SEE CBC SECTION 11B-405 AND 11B-405.7.1.

D. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1-1/2 INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. SEE CBC SECTION 11B-505.6.

E. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1-1/2 INCH MINIMUM. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES MAXIMUM DEEP AND 18 INCHES MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL. SEE CBC SECTION 11B-505.5.

F. TOP OF GRIPPING SURFACE OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. SEE CBC SECTION 11B-504.4.

G. HANDRAIL GRIPPING SURFACES WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM. HANDRAIL GRIPPING SURFACES AND ALL ADJACENT SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. SEE CBC SECTION 11B-505.7.

H. RAMP SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. RAMP LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. SEE CBC SECTION 11B-302 AND 11B-405.10.

I. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM AND 60 INCHES LONG MINIMUM IN THE DIRECTION OF THE RAMP RUN. SEE CBC SECTION 11B-405.7.2.

J. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES OF RAMP VERTICAL RISE. INTERMEDIATE LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING AND 60 INCHES LONG MINIMUM. SEE CBC SECTION 11B-405.6 AND 11B-405.7.

K. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS, SHALL PROVIDE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN. SEE CBC SECTION 11B-405.7.4.

L. BOTTOM LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING AND EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN. SEE CBC SECTION 11B-405.7.

M. DOORS LOCATED ADJACENT TO RAMP LANDINGS SHALL NOT REDUCE THE REQUIRED RAMP LANDING BY MORE THAN 3 INCHES WHEN DOOR IS FULLY OPEN. DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES. SEE CBC SECTION 11B-405.7.5.

N. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF RAMP RUN WOULD CREATE A HAZARD, THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 DEGREES FROM THE DIRECTION OF RAMP RUN. SEE CBC SECTION 11B-505.10.

O. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. SEE CBC SECTION 11B-505.10.1.

P. A CURB, RAIL, WALL, OR BARRIER SHALL BE PROVIDED TO SERVE AS EDGE PROTECTION. A CURB SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT. BARRIERS SHALL BE CONSTRUCTED SO THAT THE BARRIER PREVENTS THE PASSAGE OF A 4-INCH-DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FLOOR OR GROUND SURFACE. SEE CBC SECTION 1012.10.1.

3. STAIRWAYS

A. HANDRAILS SERVING STAIRWAYS, RAMPS, STEPPED AISLES, AND RAMPED AISLES SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS. HANDRAILS FOR REQUIRED FOR STAIRWAYS SHALL IN ACCORDANCE WITH CBC SECTION 1011.11 AND 1014.2 THROUGH 1014.9. HANDRAILS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT AND A CONCENTRATED LOAD OF 200 POUNDS. SEE CBC SECTION 11B-1014.1, 11B-505, 1607.8.1.

B. STAIRWAYS MORE THAN 60 INCHES WIDE MUST HAVE AT LEAST ONE INTERMEDIATE RAIL FOR EACH 60 INCHES OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED AT EQUAL INTERVALS WITHIN THE WIDTH OF THE STAIRWAY AND BE CONTINUOUS FOR THE ENTIRE LENGTH

C. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE STAIR NOSINGS AND WALKING SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSING, AND RAMP SURFACES. SEE CBC SECTION 11B-505.4.

D. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1-1/2 INCH MINIMUM. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES MAXIMUM DEEP AND 18 INCHES MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL. SEE CBC SECTION 11B-505.5.

E. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1-1/2 INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. SEE CBC SECTION 11B-505.6.

F. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL EITHER RETURN TO A WALL, GUARD, LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. SEE CBC SECTION 11B-505.10.1.

H. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. SEE CBC SECTION 11B-505.10.

I. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF STAIR FLIGHT WOULD CREATE A HAZARD, THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 DEGREES FROM THE DIRECTION OF STAIR FLIGHT OR RAMP RUN. SEE CBC SECTION 11B-505.10.

J. HANDRAIL GRIPPING SURFACES WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM. GRIPPING SURFACES AND ALL ADJACENT SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. SEE CBC SECTION 11B-505.7.1.

K. CONTRASTING STRIPES FOR INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND THE LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. SEE CBC SECTION 11B-504.4.

L. CONTRASTING STRIPES FOR EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PRO PROVIDING CLEAR VISUAL CONTRAST. SEE CBC SECTION 11B-504.4.

M. ALL CONTRASTING STRIPES SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE SLIP RESISTANT. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. SEE CBC SECTION 11B-504.4.

N. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM. OPEN RISERS ARE NOT PERMITTED. ON EXTERIOR STAIRWAYS, AN OPENING OF NOT MORE THAN 1/2-INCH MAY BE PERMITTED BETWEEN THE BASE OF THE RISER AND THE TREAD AND RISERS CONSTRUCTED OF GRATING CONTAINING OPENINGS OF NOT MORE THAN 1/2-INCH MAY BE PERMITTED. SEE CBC SECTION 11B-504.2 AND 11B-504.3.

O. TREAD SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. TREADS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. SEE CBC SECTION 11B-302 AND 11B-504.7.

P. NOSING RADIUS OF CURVATURE AT THE LEADING EDGE OF TREADS SHALL BE 1/2 INCH MAXIMUM. NOSING THAT PROJECTS BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREADS AT AN ANGLE OF 30 DEGREES MAXIMUM FOR VERTICAL. NOSING PROJECTION BEYOND RISER SHALL BE PERMITTED TO EXTEND 1-1/4 INCHES MAXIMUM OVER THE TREAD BELOW. SEE CBC SECTION 11B-504.5.

4. GUARDRAILS

A. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES (E.G., MEZZANINES, PLATFORMS, STAIRS, RAMPS, LANDINGS, ETC.) THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY MEASURED VERTICALLY TO THE FINISH FLOOR OR GROUND BELOW. SEE CBC SECTION 1015.2.

B. GUARDRAILS SHALL BE DESIGNED TO RESIST A LINEAR LOAD 50 POUNDS PER LINEAR FOOT, A CONCENTRATED LOAD OF 200 POUNDS, AND INTERMEDIATE RAILS OR PANELS SHALL RESIST A CONCENTRATED LOAD OF 50 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7. SEE CBC SECTION 1015.2 AND 1607.8.1.

C. REQUIRED GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY FROM FINISH FLOOR OR FINISH GRAD, WALKING SURFACES, STAIRWAYS, STEPPED AISLES, LEADING EDGES OF TREAD NOSINGS, RAMPS RAMPED AISLES. SEE CBC SECTION 1015.3.

D. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED HEIGHT. SEE CBC SECTION 1015.4.

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
www.ae3partners.com

AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN
TRUE N

PROFESSIONAL SEAL
LICENSED ARCHITECT DOUGLAS A. DAVIS
16046
EXP. 08-31-25
STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE
UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
STAIRS/RAMP ACCESSIBILITY NOTES AND DETAILS

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-803

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

2/21/2025 1:15:13 PM C:\Users\arose\Documents\2024013_MMC_Fuelbank_Central_Arose5RA82r0.rvt
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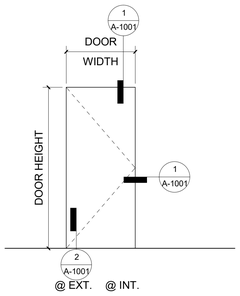
DOOR SCHEDULE

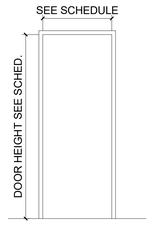
DOOR NUMBER	ROOM NAME	PAIR	DIMENSION			DOOR			FRAME			DETAILS			HARDWARE				COMMENTS
			WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL	HARDWARE GROUP	PANIC HARDWARE	FIRE RATING MIN.	CARD READER	
S1			3'-0"	6'-8"	1 3/4"	1	HM	PT	F1	HM							90MIN		
S2			3'-0"	6'-8"	1 3/4"	1	HM	PT	F1	HM							90MIN		

DOOR TYPE

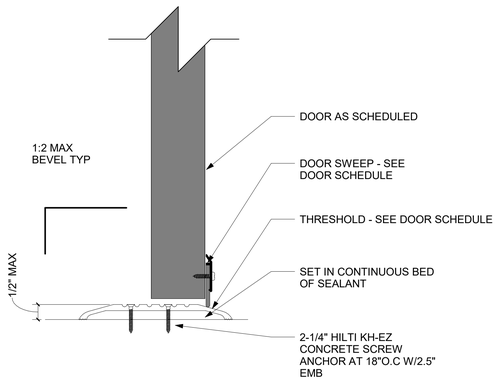


TYPE 1
HM FLUSH PANEL DOOR

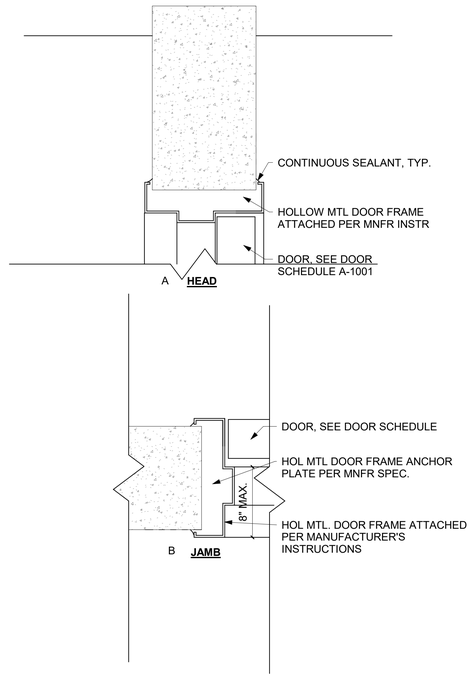
FRAME TYPE



F1
HM



2 SECTION DETAIL @ DOOR THRESHOLD
6" = 1'-0"



1 HM DOOR DETAIL
3" = 1'-0"

GENERAL NOTES

LEGEND

HM	HOLLOW METAL
PT	PAINT

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11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 510-538-9991
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AE3 PROJECT NUMBER:
2024013

NO.	ISSUE/REVISION	YYYY-MM-DD
	SCHEMATIC DESIGN SET	2023-03-20

KEY PLAN

TRUE N

PROFESSIONAL SEAL

LICENSED ARCHITECT DOUGLAS A. DAVIS LIC. NO. C-28067 EXP. 08-31-23 STATE OF CALIFORNIA

PROJECT
WILEY W. MANUEL COURTHOUSE UNDERGROUND STORAGE TANK REMOVAL/ ABOVE GROUND STORAGE TANK INSTALLATION

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CA 94607

SHEET TITLE
DOOR SCHEDULE

DRAWN BY	REVIEWED BY	SHEET NUMBER
RC	DD	A-1001

COUNTY PROJECT NUMBER
22113

DATE
FEB. 21, 2025

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A. GENERAL

1. THESE GENERAL NOTES APPLY UNLESS SPECIFICALLY NOTED OTHERWISE.
2. THESE GENERAL NOTES SUPPLEMENT THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE COUNTY'S REPRESENTATIVE.
3. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. ALL TYPICAL DETAILS SHALL APPLY, THOUGH NOT NECESSARILY INDICATED ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAILS. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS, ALL OMISSIONS AND/OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THESE DRAWINGS AND/OR SPECIFICATIONS AND SHOP DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE COUNTY BEFORE PROCEEDING WITH THE WORK INVOLVED.
4. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NET, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC. CONTRACTOR, AT HIS OWN EXPENSE, SHALL ENGAGE A REGISTERED CIVIL ENGINEER TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED AND INSPECT THE SAME IN THE FIELD. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER OR THEIR FIELD REPRESENTATIVE SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. CONTRACTOR SHALL PROTECT ADJOINING PROPERTY DURING EXCAVATION. PROTECTION SHALL BE SUCH THAT ANY EARTH OR STRUCTURE OF THE ADJOINING PROPERTY WILL NOT CAVE, SETTLE OR CRACK. CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE.
5. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON SUSPENDED FLOORS OR ROOF. LOAD SHALL NOT EXCEED DESIGN LIVE LOADS FOR EACH PARTICULAR LEVEL.
6. DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS.
7. THE CONTRACTOR AND ITS SUBS SHALL VERIFY ALL DIMENSIONS AS WELL AS FEASIBILITY OF CONNECTIONS AND DETAILS SHOWN PRIOR TO STARTING ANY WORK, INCLUDING BUT NOT LIMITED TO PREPARING SHOP DRAWINGS, ORDERING MATERIALS, ETC. THE COUNTY SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
8. CONTRACTOR SHALL INVESTIGATE SITE DURING FOUNDATION OPERATIONS FOR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, COUNTY/STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
9. CONTRACTOR SHALL VERIFY RELEVANT FEATURES OF EXISTING CONSTRUCTION AND NOTIFY COUNTY OF ANY VARIATION OR DISCREPANCIES. CONTRACTOR SHALL VERIFY, LOCATE, AND RELOCATE AS NECESSARY UTILITIES, SPRINKLERS, DUCTS & ETC.
10. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHEREVER POSSIBLE, EXISTING CONDITION SHOULD BE VERIFIED PRIOR TO WORK OR FABRICATION. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE COUNTY'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE COUNTY'S REPRESENTATIVE. DIMENSIONS BASED ON EXISTING CONSTRUCTION SHALL BE VERIFIED PRIOR TO FABRICATION.
11. TEMPORARY SHORING AND BRACING MAY BE NECESSARY IN ORDER TO PERFORM THE NECESSARY STRUCTURAL MODIFICATIONS TO THE EXISTING STRUCTURE SHOWN ON THE STRUCTURAL AND ARCHITECTURAL PLANS AND DETAILS. THE CONTRACTOR MUST RETAIN A STRUCTURAL ENGINEER LICENSED TO PERFORM WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED, WHO SHALL INVESTIGATE WHERE THIS TEMPORARY SHORING/BRACING IS REQUIRED AND SHALL DESIGN THIS TEMPORARY SHORING/BRACING.
12. SHOP DRAWINGS ARE PRODUCED TO FACILITATE FABRICATION AND COORDINATION BY THE CONTRACTORS, THEY SHALL IN NO WAY TAKE PRECEDENCE OVER THE GOVERNING APPROVED CONTRACT DOCUMENTS. REVIEW OF SHOP DRAWINGS BY THE COUNTY/ARCHITECT AND STRUCTURAL ENGINEER IS INTENDED TO BENEFIT THE FABRICATOR AND CONTRACTOR. NO APPROVAL IS IMPLIED OR INTENDED FOR VARIATIONS BETWEEN SHOP DRAWINGS AND THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS AND STAMP THEM "REVIEWED" PRIOR TO SUBMITTING TO THE COUNTY/ARCHITECT FOR REVIEW.
13. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
    a. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
    b. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS.
    c. SIZE AND LOCATION OF ALL FLOOR DRAINS, SLOPES, DEPRESS AREAS, ETC.
    d. SIZE AND LOCATION OF ALL FLOOR AND ROOF CURBS FLOOR AND ROOF FINISHES.
    e. STAIR DETAILS.
    f. WATERPROOFING DETAILS.
    g. EDGE OF SLAB.
14. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
    a. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC.
    b. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
    c. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
    d. MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
    e. UNDERGROUND CONCRETE DUCTS, TRENCHES, PITS OR MANHOLES.
    f. ANCHORAGE AND BRACING OF LINES AND EQUIPMENT.
    g. UTILITIES CROSSING SEISMIC JOINTS SHALL BE DETAILED WITH FLEXIBLE COUPLING DESIGNED TO ACCOMMODATE DESIGN DRIFTS.
15. SEE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION REGARDING FEATURES OUTSIDE OF BUILDING FOOTPRINT, SITE DRAINAGE, ETC.
16. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN OTHER DRAWINGS SHOW OPENINGS, POCKETS, ETC. BUT ARE NOT LIKEWISE SHOWN ON STRUCTURAL DRAWINGS.
17. EQUIPMENT SUPPLIER IS RESPONSIBLE FOR THE DESIGN OF EQUIPMENT ANCHORAGE AND BRACING FOR SEISMIC LOAD.

B. DESIGN BASIS

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (CBC).
2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
3. DEAD LOADS:
   BASED ON WEIGHT OF STRUCTURAL & ARCHITECTURAL ELEMENTS INCLUDING PARTITIONS, AND OTHER FIXED SERVICE EQUIPMENT.
4. LIVE LOADS:
   (REDUCED AS PERMITTED BY BUILDING CODE):
   a. ROOF LIVE: 20 PSF
5. SEISMIC LOADS:

a.	SITE CLASS:	D
b.	SPECTRAL ACCELERATION, Ss:	1.646
c.	SPECTRAL ACCELERATION, S1:	0.622
d.	DESIGN SPECTRAL ACCELERATION, SDS:	1.097
e.	DESIGN SPECTRAL ACCELERATION, SD1:	1.057
f.	RISK CATEGORY:	II
g.	SEISMIC IMPORTANCE FACTOR, Ie:	1
h.	SEISMIC DESIGN CATEGORY:	D
i.	ANALYSIS PROCEDURE:	ELFP
j.	DESIGN COEFFICIENTS AND FACTORS: CONCRETE BEARING WALLS:	

	BLDG A
R	3 1/2"
Ωo	3
Cd	5

C. FOUNDATION

1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON THE CRITERIA AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT ENTITLED GEOTECHNICAL INVESTIGATION PROPOSED TANK REMOVAL & REPLACEMENT WILEY W. MANUEL COURTHOUSE 661 WASHINGTON STREET OAKLAND, CALIFORNIA BY ROCKRIDGE GEOTECHNICAL DATED JULY 15 ,2024.
2. GEOTECHNICAL ENGINEER TO SUBMIT LETTER OF COMPLIANCE TO THE ARCHITECT.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANKS AND/OR EXCAVATION.
4. CONTRACTOR SHALL BRACE OR PROTECT BASEMENT WALLS FROM LATERAL LOADS AT PITS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH.
5. ALL STRUCTURAL FILL SHALL BE PROPERLY COMPACTED BUT NOT BEFORE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. FOUNDATION BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE COMPACTED PER APPROVAL OF COUNTY/GEOTECHNICAL ENGINEER.
6. CONTRACTOR TO PROVIDE FOR DEWATERING OF EXCAVATION FROM EITHER SURFACE WATER, GROUND WATER, OR SEEPAGE, AS NECESSARY. WATER AND LOOSE SOIL IN FOUNDATION/PILECAP EXCAVATIONS SHALL BE REMOVED BEFORE PLACING CONCRETE.
7. EXCAVATIONS FOR FOUNDATIONS MUST BE OBSERVED BY THE COUNTY/GEOTECHNICAL ENGINEER PRIOR TO PLACING REINFORCING AND CONCRETE. NOTIFY THE COUNTY/GEOTECHNICAL ENGINEER WHEN EXCAVATIONS ARE READY FOR INSPECTION.
8. NOTIFY THE COUNTY'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.
9. CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATION AND BACKFILLING.
10. FOUNDATION DESIGN VALUES:

a.	BEARING CAPACITY (D+L)	3000 PSF
b.	ACTIVE EARTH PRESSURE	79 PSF (UNDRAINED CONDITION)
c.	PASSIVE PRESSURE	250 PSF

1

D. CONCRETE

1. ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318 & PROJECT SPECIFICATIONS.
2. CONCRETE TYPES:

TYPE LOCATION	STRENGTH	MAX AGG. SIZE	TYPE	MAX WT	W/CM
A. USE	4000 PSI	3/4 IN	NWC	145PCF	0.45

3. CONCRETE MIXING OPERATIONS SHALL CONFORM TO ASTM C-94. CONCRETE SHALL BE POURED WITHIN 90 MINUTES AFTER ADDITION OF WATER WHEN AIR TEMPERATURE EXCEEDS 75°F.
4. PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE INDICATED ON ARCHITECTURAL DRAWINGS.
5. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
6. IF COLUMNS AND WALLS ARE PLACED WITH FLOORS, TWO HOURS MUST ELAPSE BETWEEN END OF COLUMN OR WALL POUR AND BEGINNING OF FLOOR POUR.
7. CONSTRUCTION JOINTS IN NEW CONCRETE FOOTINGS & WALLS SHALL BE KEYED OR ROUGHENED AS BELOW. UNLESS NOTED OTHERWISE, EXISTING CONCRETE SURFACES TO RECEIVE NEW CONCRETE SHALL BE PREPARED PER THE FOLLOWING PROCEDURE:
   a. ROUGHEN SURFACE TO AN AMPLITUDE OF 1/4" WITH BUSH HAMMER, SAND BLASTING OR OTHER APPROVED METHOD.
   b. CLEAN SURFACE OF DUST AND DEBRIS USING COMPRESSED AIR OR WATER.
8. CONCRETE WALL POUR SHALL BE 60 FEET MAXIMUM LENGTH UNLESS APPROVED BY ENGINEER.
9. SLEEVE PLUMBING OPENING AND PVC CONDUITS THROUGH CONCRETE WALLS AND SLABS BEFORE PLACING CONCRETE AND ARRANGE REINFORCING AROUND SLEEVES. CORING NOT PERMITTED IN FLOOR, ROOF SLABS, COLUMNS, AND WALLS, UNLESS APPROVED BY ENGINEER OF RECORD.
10. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHEN SPECIFICALLY APPROVED. PIPES SHALL NOT BE BUNCHED. THEY SHALL BE PLACED AT LEAST 6" APART, IN MIDDLE THIRD THICKNESS OF SLAB OR WALL, UNLESS SPECIFICALLY DETAIL OTHERWISE. NO PIPES SHALL BE PLACED IN CONCRETE FILL OVER METAL DECKING.

E. CONCRETE NOTES TO THE COUNTY

1. UNDER NORMAL CONDITIONS REINFORCED CONCRETE DEVELOPS CRACKS. THE CRACKS ARE DUE TO INHERENT SHRINKAGE OF CONCRETE, CREEP, AND RESTRAINING EFFECTS OF VERTICAL AND OTHER ELEMENTS TO WHICH THE BEAMS/SLABS ARE TIED.
2. THE CRACKS FORMED ARE NORMALLY COSMETIC. THE SLAB MAINTAINS ITS SERVICEABILITY AND STRENGTH REQUIREMENTS.
3. MOST SUCH CRACKS DEVELOP OVER THE FIRST THREE YEARS OF THE LIFE OF THE FLOOR SYSTEM. IT IS OFTEN NECESSARY TO CONDUCT A ONE-TIME MAINTENANCE ROUTINE TO REPAIR SHORTENING CRACKS, CONSISTING OF:
   a. INSPECTING AND EVALUATING SLABS AND SUPPORTING MEMBERS TWO YEARS AFTER CONSTRUCTION.
   b. REPAIRING CRACKS WIDER THAN 0.01 IN. THE LENGTH OF CRACKS TO BE REPAIRED CAN BE ESTIMATED AS 0.009 LINEAR FEET PER SQUARE FOOT OF SLAB.

F. SHOTCRETE

1. SHOTCRETE MAY BE USED FOR WALLS IN LIEU OF CAST-IN-PLACE CONCRETE AT CONTRACTOR'S OPTION WHEN IT CAN BE SHOWN THAT THIS METHOD WILL PROVIDE SOUND AND WELL CONSOLIDATED CONCRETE MEETING PROJECT REQUIREMENTS & ONLY UPON RECEIVING ACCEPTANCE FROM ARCHITECT.
2. SHOTCRETE SHALL CONFORM TO THE FOLLOWING:
   a. REQUIREMENTS OF ALL GENERAL CONCRETE NOTES.
   b. REQUIREMENTS OF ALL THE CALIFORNIA BUILDING CODE, SECTION 1908.
   c. SHOTCRETE SHALL NOT BE USED FOR BEAMS AND COLUMNS.
3. IF COARSE AGGREGATE IS USED, MAX AGGREGATE SIZE TO NOT EXCEED 3/4" IN DIAMETER.
4. PRECONSTRUCTION TEST PANELS SHALL BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF THE PROJECT.
5. LAP SPLICES OF REINFORCING BARS SHALL UTILIZE THE NON-CONTACT LAP SPLICE METHOD WITH A MINIMUM CLEARANCE OF 2" BETWEEN BARS. MAX SPACING BETWEEN NON-CONTACT LAP SPLICED BARS SHALL NOT EXCEED 6". THE USE OF CONTACT LAP SPLICES NECESSARY FOR SUPPORT OF THE REINFORCING IS PERMITTED BASED ON THE SATISFACTORY RECONSTRUCTION TESTS THAT SHOW THAT ADEQUATE ENCASEMENT OF THE BARS WILL BE ACHIEVED, AND PROVIDED THAT THE SPLICE IS ORIENTED SO THAT THE PLANE THROUGH THE CENTER OF THE SPLICED BARS ARE PERPENDICULAR TO THE SURFACE OF THE SHOTCRETE.
6. SPECIAL INSPECTION REQUIRED FOR SHOTCRETE, INCLUDING STRENGTH TESTS WHICH SHALL BE TAKEN ONCE EACH SHIFT, BUT NOT LESS THAN ONE FOR EACH 50 CUBIC YARDS OF SHOTCRETE.
7. REBOUND AND LOOSE AGGREGATE SHALL BE REMOVED PRIOR TO PLACEMENT OF SHOTCRETE AND SHALL NOT BE USED AS AGGREGATE.
8. UNFINISHED WORK SHALL NOT BE ALLOWED TO STAND FOR MORE THAN 30 MINUTES.

F. REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE NEW STOCK AND PLACED IN CONFORMANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST EDITION), AND THE "ACI DETAILING MANUAL" (ACI 315 LATEST EDITION) AS MODIFIED BY PROJECT DRAWINGS AND SPECIFICATIONS.
2. REINFORCING STEEL TO BE THE FOLLOWING, UNLESS OTHERWISE NOTED:
   a. ASTM A615, GRADE 60 DEFORMED BARS UON.
   b. ASTM A1064, FOR WELDED WIRE FABRIC.
   c. ASTM A706, GRADE 60, LOW ALLOY, FOR SHEAR WALL (CONC. & MASONRY) AND WHERE WELDING IS REQUIRED. ASTM A615 MAY BE SUBSTITUTED WHERE SUBMITTED MILL CERTS DEMONSTRATE COMPLIANCE WITH ASTM A706 REQUIREMENTS.
   d. ASTM A36, GRADE 36, FOR SMOOTH DOWELS IN SLAB ON GRADE.
3. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:

CAST AGAINST AND EXPOSED TO EARTH	3 IN
FORMED AND EXPOSED TO EARTH OR WEATHER	
#5 AND SMALLER	1-1/2 IN
#6 AND LARGER	2 IN
FORMED AND NOT EXPOSED TO EARTH OR WEATHER	
SLABS, WALLS, JOISTS	
#11 AND SMALLER, TYP	3/4 IN
BEAMS, COLUMNS	1-1/2 IN

   MINIMUM COVER SHALL NOT BE SMALLER THAN THE MAXIMUM SIZE OF COURSE AGGREGATE USED IN CONCRETE MIX DESIGN. NOTIFY ENGINEER WHERE DISCREPANCIES OCCUR.
4. ALL REINFORCING BAR BENDS TO BE MADE COLD. SLOPE SHALL BE 1:8 MAXIMUM IN COLUMN VERTICAL REINFORCING AND 1:6 IN HORIZONTAL REINFORCING.
5. REINFORCEMENT SHALL BE PLACED IN POSITION SHOWN ON THE DRAWINGS. PLACEMENT OF REINFORCING TO BE SUCH THAT ADEQUATE SPACE IS PROVIDED BETWEEN BARS TO ALLOW PASSAGE OF CONCRETE VIBRATOR, ETC. FOR BEAMS AND SLABS, THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS SHALL BE THE DIAMETER OF THE BAR OR 1 1/3 TIMES THE AGGREGATE SIZE, BUT IN NO CASE LESS THAN 1". FOR COLUMNS, THE MINIMUM CLEAR DISTANCE BETWEEN BARS SHALL BE 1 1/2" BAR DIAMETER BUT IN NO CASE LESS THAN 1 1/2".
6. ALL LAP SPLICES OF REINFORCING SHALL BE AS NOTED ON SCHEDULE. USE WELDED SPLICE OR MECHANICAL CONNECTOR IF THE BAR LAP SPLICE REINFORCEMENT DOES NOT HAVE A MINIMUM SPACING AND MINIMUM SPLICE COVER.
7. MECHANICAL CONNECTORS SHALL HAVE AND BE INSTALLED PER AN EVALUATION REPORT FROM ICC EVALUATION SERVICE INC. MECHANICAL CONNECTORS SHALL BE TYPE I SPLICE UNLESS OTHERWISE NOTED AS TYPE 2 SPLICE. SPLICES WITH MECHANICAL CONNECTORS SHALL BE CLASSIFIED AS FOLLOWS:
   a. TYPE I SPLICE MECHANICAL CONNECTION THAT CAN DEVELOP IN TENSION OR COMPRESSION AT LEAST 125% OF THE SPECIFIED YIELD STRENGTH OF THE SPLICED BARS.
   b. TYPE II SPLICE MECHANICAL CONNECTION THAT CAN DEVELOP THE SPECIFIED TENSION STRENGTH OF THE BAR, AND AT LEAST THE CAPACITY OF A TYPE 1 SPLICE.
8. NO SPLICES IN REINFORCING WILL BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY COUNTY/ENGINEER OF RECORD. UNLESS DETAILED OTHERWISE, REINFORCING STEEL IN CONTINUOUS BEAMS AND SPANDRELS SHALL HAVE THE TOP STEEL SPLICED OVER MID-SPAN AND BOTTOM STEEL SPLICED OVER SUPPORT (Ld MIN).
9. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6" OR ONE FULL MESH PLUS 2". PROVIDE WWF 6x6-W1.4x1.4 TO REINFORCE ALL ARCHITECTURAL CONCRETE, UON.
10. REBAR WELDING IS ALLOWED ONLY WHERE SPECIFIED ON DRAWINGS. WELDING OF REINFORCEMENT SHALL CONFORM WITH AWS D1.4. TACK WELDING OF REINFORCEMENT IS NOT PERMITTED. PROVIDE PRE-HEAT OF REBARS AS REQUIRED.
11. PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE.
12. FOUNDATION DOWELS SHALL MATCH SIZE AND SPACING OF WALL OR COLUMN REINFORCEMENT. EXTEND DOWELS LAP SPLICE LENGTH INTO WALL OR COLUMN AND TERMINATE WITH STANDARD HOOK 3" MINIMUM ABOVE BOTTOM OF FOOTING UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE.
13. TERMINATE REINFORCING STEEL IN STANDARD HOOKS, UNLESS OTHERWISE NOTED.
14. HEADED BARS OR TERMINATORS SHALL BE PROVIDED WHERE INDICATED ON THE DRAWINGS OR AT THE CONTRACTOR'S OPTION FOR CONGESTED AREAS OF REINFORCEMENT ANCHORAGE, SUBJECT TO THE COUNTY/ENGINEER OF RECORD'S APPROVAL. HEADED BARS OR TERMINATORS SHALL MEET THE REQUIREMENTS OF ACI 318 AND ASTM A970, AND HAVE A CURRENT ICC-ES REPORT.

G. ANCHORAGE TO EXISTING CONCRETE

1. ACCEPTABLE EPOXY ANCHORS AND REBAR:
   a. HILTI HIT RE500-V3 (ICC ESR-3814)
   b. SIMPSON STRONG-TIE SET-3G (ICC ESR-4057)
   c. DEWALT PURE 110+ (ICC ESR-3298)
   d. APPROVED EQUAL WITH CURRENT ICC-ES REPORT
2. ACCEPTABLE EXPANSION ANCHORS:
   a. HILTI KWIK BOLT TZ (ICC ESR-1917)
   b. SIMPSON STRONG-BOLT 2 (ICC ESR-3037)
   c. DEWALT POWER-STUD+ SD2 (ESR-2502)
   d. APPROVED EQUAL WITH CURRENT ICC-ES REPORT
3. PROVIDE STAINLESS STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS UNLESS OTHERWISE NOTED.
4. INSTALLATION:
   a. ALL ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) IN CONJUNCTION WITH EDGE DISTANCE, SPACING AND EMBEDMENT DEPTH AS INDICATED ON THE DRAWINGS.
   b. ADHESIVE ANCHORS SHALL BE INSTALLED BY PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS.
   c. INSTALLATION OF ADHESIVE ANCHORS TO SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI/CRSI [(ACI 318-14 17.8.2.2)]. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
   d. ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS [(ACI 318-14 17.1.2)]. FOR INSTALLATIONS SOONER THAN 21 DAYS CONSULT ADHESIVE MANUFACTURER.
   e. PROVIDE SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE BUILDING CODE AND PER THE CURRENT ICC-ES REPORT.
   f. REMOVE GREASE, OIL, RUST, AND OTHER LAITANCE FROM RODS AND DOWELS PRIOR TO INSTALLATION.
   g. HOLES FOR ANCHORS TO CONCRETE SHALL BE DRILLED WITH A ROTARY HAMMER OR OTHER SUITABLE METHOD TO ENSURE THAT EXISTING REINFORCING IS NOT DAMAGED. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETER OR 1 INCH, WHICH EVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL OR ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. WHERE THIS WOULD NOT BE PRACTICAL, LOCATE EXISTING REINFORCEMENT PRIOR TO DRILLING OR CORING. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
   h. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.

H. STRUCTURAL OBSERVATION

1. THE COUNTY/ENGINEER OF RECORD WILL PROVIDE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS AT SIGNIFICANT CONSTRUCTION STAGES AND AT THE COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE ANY PART OF SPECIAL INSPECTION REQUIREMENTS. STRUCTURAL OBSERVATION REPORTS WILL BE ISSUED TO THE COUNTY, ARCHITECT, CONTRACTOR, AND BUILDING OFFICIAL AT SIGNIFICANT CONSTRUCTION STAGES.
2. THE CONTRACTOR SHALL NOTIFY THE COUNTY/ENGINEER OF RECORD OF THE FOLLOWING SIGNIFICANT STAGES OF CONSTRUCTION, IN ORDER THAT STRUCTURAL OBSERVATION REQUIREMENTS PER CALIFORNIA BUILDING CODE MAY BE SATISFIED:
   a. PRIOR TO PLACEMENT OF CONCRETE IN FOOTINGS.
   b. PRIOR TO PLACEMENT OF CONCRETE IN WALLS.
   c. PRIOR TO PLACEMENT OF CONCRETE IN SUSPENDED SLAB.
3. THE COUNTY/ENGINEER OF RECORD SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE EVENT LISTED ABOVE.

I. SPECIAL INSPECTION

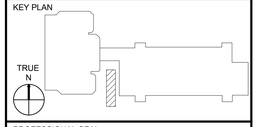
1. THE COUNTY SHALL RETAIN AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS TO PERFORM SPECIAL INSPECTIONS ACCORDING TO THE REQUIREMENTS OF CHAPTER 17 OF THE BUILDING CODE. THE INSPECTOR SHALL HAVE A MINIMUM OF 5 YEARS OF INSPECTION EXPERIENCE IN THE TYPE OF CONSTRUCTION TO BE INSPECTED.
2. JOB SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AND ARE NOT A SUBSTITUTE FOR INSPECTIONS UNLESS THE STRUCTURAL ENGINEER IS CONTRACTED TO DO SO.
3. A COPY OF ALL TESTING & INSPECTION REPORTS SHALL BE SUBMITTED TO THE COUNTY/ENGINEER OF RECORD FOR REVIEW.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SEE THAT THESE TESTS AND INSPECTIONS ARE PERFORMED.
5. IF INITIAL TESTS OR INSPECTIONS MADE BY THE COUNTY'S TESTING AGENCY INDICATE THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.
6. ITEMS REQUIRING SPECIAL INSPECTION INCLUDE THE FOLLOWING:
   ADDITIONAL ITEMS AND REQUIREMENTS FOR TESTS AND INSPECTIONS ARE IDENTIFIED IN THE SPECIFICATIONS.
   a. CONCRETE - PER CBC
   b. SOILS - PER CBC

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
www.ae3partners.com

OLMM CONSULTING ENGINEERS
156 Ellis St. 2nd Floor
San Francisco CA, 94109
Phone: 415-882-9449

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
GENERAL NOTES

DRAWN BY	REVIEWED BY	SHEET NUMBER
CASH	TW	S-001
PROJECT NUMBER		
22113		
DATE		
JAN. 21, 2025		

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2024-15 Alameda County Courthouse -Fuel Tank Anchorage

J. DEFERRED SUBMITTALS

1. SOME STRUCTURAL SYSTEMS ARE DEFINED AS VENDOR-DESIGNED COMPONENTS PER THE STRUCTURAL DOCUMENTS. THESE ELEMENTS OF THE DESIGN ARE DEFERRED SUBMITTAL COMPONENTS AND HAVE NOT BEEN PERMITTED UNDER THE BASE BUILDING APPLICATION. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT THE STAMPED COMPONENT SYSTEM DOCUMENTS TO THE BUILDING OFFICIAL FOR APPROVAL.
2. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE COUNTY/ ARCHITECT, WHO SHALL REVIEW THEM FOR GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE CONTRACTOR SHALL SUBMIT THESE REVIEWED DEFERRED SUBMITTAL DOCUMENTS TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
3. THE FOLLOWING LIST INCLUDES THE ITEMS THAT ARE DEFINED AS DEFERRED STRUCTURAL SUBMITTAL COMPONENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CIVIL DRAWINGS FOR ADDITIONAL DEFERRED SUBMITTAL COMPONENTS:
   a. TANK ANCHORAGE
4. UNLESS SHOWN AND DETAILED IN THE STRUCTURAL DRAWINGS, ALL STAIRS ARE TO CONSIST OF A PRE-FABRICATED AND PRE-ENGINEERED STAIR, LANDING, AND RAILING SYSTEM DESIGNED BY THE CONTRACTOR OR STAIR SUPPLIER. SEE THE ARCHITECTURAL DRAWINGS FOR STAIR SYSTEM LAYOUT, DIMENSIONS, AND CONFIGURATION OF RISE AND RUN. THE CONTRACTOR SHALL BE RESPONSIBLE TO DESIGN AND PROVIDE THE STAIR SYSTEM INCLUDING ALL CONNECTIONS AND SECONDARY SUPPORT FRAMING THAT MAY BE REQUIRED IN THE PRIMARY FRAMING SYSTEM AT FLOOR LEVELS, MID-LANDING LEVELS, OR ROOF LEVELS TO DISTRIBUTE THE STAIR LATERAL LOADS.
5. ALL ELEVATOR MACHINE BEAMS, HOIST BEAMS, SILLS, DOOR SUPPORTS, AND RAILS AND THEIR CONNECTIONS TO THE PRIMARY STRUCTURE ARE TO BE DESIGNED BY THE ELEVATOR MANUFACTURER. THE CONTRACTOR SHALL PROVIDE ADDITIONAL FRAMING AS NECESSARY FOR ADDITIONAL MACHINE ROOM FLOOR PENETRATIONS PER THE TYPICAL DETAILS. THE ELEVATOR MACHINE BEAMS SHALL BE DESIGNED TO BE FLUSH WITH THE BOTTOM OF CONCRETE AND SHALL BE DESIGNED FOR THE TRIBUTARY LOADS IN ADDITION TO THE WEIGHT OF THE SUPPORTED EQUIPMENT AND SELF WEIGHT OF THE MACHINE ROOM FLOOR/ROOF STRUCTURE.
6. THE CONTRACTOR SHALL DESIGN AND SUPPLY ALL ADDITIONAL MISCELLANEOUS METALS THAT ARE INDICATED IN THE ARCHITECTURAL DRAWINGS OR THOSE METALS WHICH ARE FOUND TO BE NECESSARY TO SUPPORT THE ARCHITECTURAL FINISHES, STAIRS OR OTHER BUILDING SYSTEMS.
7. FRAMING AND CONNECTIONS DESIGNED BY THE CONTRACTOR SHALL NOT RESULT IN ECCENTRIC LOADS BEING APPLIED TO THE PRIMARY STRUCTURE NOR LATERAL LOADS BEING APPLIED TO THE BOTTOM FLANGE OF STEEL BEAMS. THE CONTRACTOR'S DESIGN SHALL VERIFY THAT THE CONNECTIONS DO NOT RESULT IN ADVERSE LOCAL CONNECTION STRESSES OCCURRING WITHIN THE PRIMARY STRUCTURE. SHOP DRAWINGS STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PERFORM THE WORK IN THE JURISDICTION WHERE THE PROJECT IS LOCATED AND SHOP DRAWINGS INDICATING IMPOSED LOADS ON THE PRIMARY STRUCTURE.

K. ABBREVIATIONS

AB	ANCHOR BOLT
ADD'L	ADDITIONAL
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BE	BOUNDARY ELEMENT
BLDG	BUILDING
BLK, BLK'G	BLOCK, BLOCKING
BOF	BOTTOM OF FOOTING
BOTT	BOTTOM
BM	BEAM
BRB	BUCKLING RESTRAINED BRACE
BTN	BETWEEN
BU	BUILT-UP
B2B	BACK TO BACK
CC	CARRIED COLUMN
CBC	CALIFORNIA BUILDING CODE
CFS	COLD FORMED STEEL
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUITY OR CONTINUOUS
CONTR JT	CONTROL JOINT
COORD	COORDINATE
CJP	COMPLETE JOINT PENETRATION
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DCW	DEMAND CRITICAL WELD
DEMO	DEMOLITION, DEMOLISH
DEPR	DEPRESSION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DO	DITTO
DWG	DRAWING
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	ELEVATION
ENG	ENGINEERED
EOS	EDGE OF SLAB
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
EXA	EXPANSION ANCHOR
FDN	FOUNDATION
FF	FAR FACE
FLG	FLANGE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FS	FAR SIDE
FT	FOOT OR FEET
FTG	FOOTING
FW	FILLET WELD
GA	GAGE, GAUGE
GB	GRADE BEAM
GL	GRIDLINE
GLB	GLU LAM BEAM
GR	GRADE
HDG	HOT-DIPPED GALVANIZED
HDR	HEADER
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL SECTION
HYDR	HYDROSTATIC
JST	JOIST
JT	JOINT
Ld	DEVELOPMENT LENGTH
LLBB	LONG LEG BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
Ls	SPLICE LENGTH
LT WT	LIGHT WEIGHT
LWC	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NAVD	NORTH AMERICAN VERTICAL DATUM
NF	NEAR FACE
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OWSJ	OPEN WEB STEEL JOIST
PCC	PORTLAND CEMENT CONCRETE
PERP	PERPENDICULAR
PIP	POUR IN PLACE
PL	PLATE
PG	PLATE GIRDER
PLY, PLWD	PLYWOOD
PJP	PARTIAL JOINT PENETRATION
PSF	POUND PER SQUARE FOOT
PT	POST TENSIONED
P.T.	PRESSURE TREATED
R&C	ROUGHEN AND CLEAN
REINF	REINFORCEMENT
REQ'D	REQUIRED
SAD	SEE ARCHITECT DRAWING
SB	SOLID BLOCKING
SC	SLIP CRITICAL
SCD	SEE CIVIL DRAWING
SCHED	SCHEDULE
SED	SEE ELECTRICAL DRAWING
SEOR	STRUCTURAL ENGINEER OF RECORD
SFRS	SEISMIC FORCE RESISTING SYSTEM
SHTG	SHEATHING
SIM	SIMILAR
SLBB	STRONG LEG BACK TO BACK
SLD	SEE LANDSCAPE DRAWING
SMD	SEE MECHANICAL DRAWING
SOG	SLAB ON GRADE
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
SS	STAINLESS STEEL
SUPP	SUPPORT
T	TOP
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICK OR THICKNESS
THR'D	THREADED
TO	TOP OF
TOC	TOP OF CONCRETE/CURB
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TSW	TOP SEAM WELD
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
WF	WIDE FLANGE
W/	WITH
W/O	WITHOUT
WP	WORKPOINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

SYMBOL	DESCRIPTION
	CHANGE IN TOP OF SLAB ELEVATION
	SLOPING TOP OF CONCRETE
	CHANGE IN TOP OF SLAB ELEVATION AND SLOPING TOP OF CONCRETE
	SLAB CHANGE OF THICKNESS
	CONCRETE SLAB
	METAL DECKING
	CONCRETE OVER METAL DECK
	WOOD DIAPHRAGM
	GRADE BEAM OR FOOTING
	STRUCTURAL WALL ABOVE
	STRUCTURAL WALL BELOW
	WOOD SHEAR WALL
	CMU WALL

SHEET LIST

SHEET NUMBER	SHEET NAME
S-001	GENERAL NOTES
S-002	GENERAL NOTES
S-010	LOAD MAPS
S-100	NEW - PARTIAL PLAN
S-500	REINFORCEMENT TYPICAL DETAILS
S-510	FOUNDATION AND CONCRETE WALL TYPICAL DETAILS
S-600	SECTIONS

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
www.ae3partners.com

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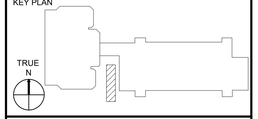
KEY PLAN



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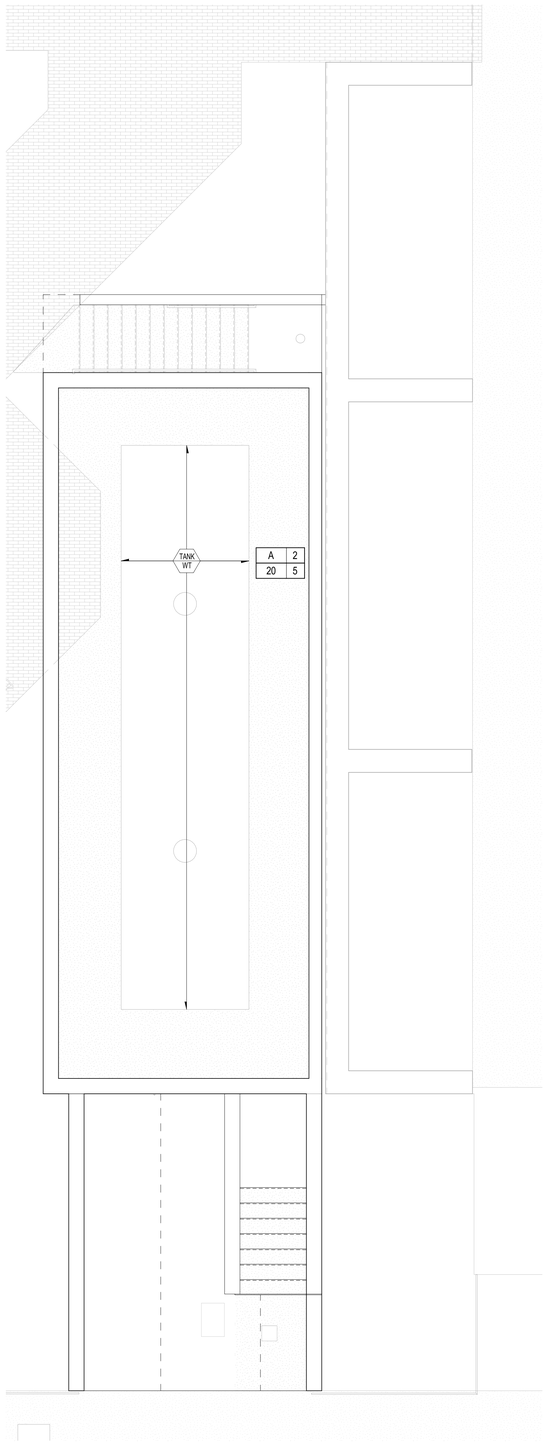
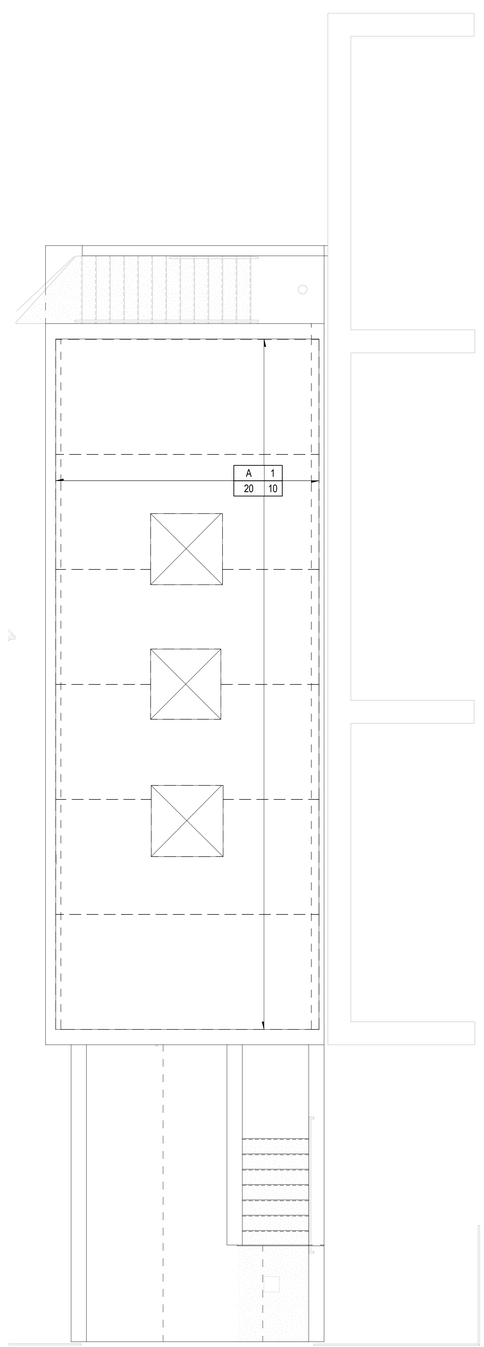


2 S-010 **LOAD MAP FOUNDATION**
1/4" = 1'-0"



1 S-010 **LOAD MAP ROOF**
1/4" = 1'-0"

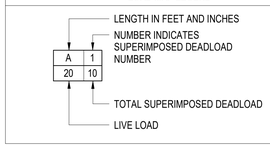
LIVE LOADS

MARK	TYPE	LOAD (PSF)
A	MAINTENANCE ACCESS	20

SUPERIMPOSED DEAD LOADS

MARK	TYPE	LOAD (PSF)
1	ROOFING	10
2	FLOOR FINISH	5

LOAD MAP LEGEND



NOTE:

1. SUPERIMPOSED DEAD LOADSARE IN ADDITION TO THE SELF WEIGHT OF THE STRUCTURE

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
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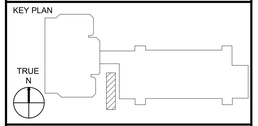
156 Ellis St. 2nd Floor
San Francisco CA, 94109
Phone: 415-882-9449

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
LOAD MAPS

DRAWN BY	REVIEWED BY	SHEET NUMBER
CASH	TW	S-010

PROJECT NUMBER
22113

DATE
JAN. 21, 2025

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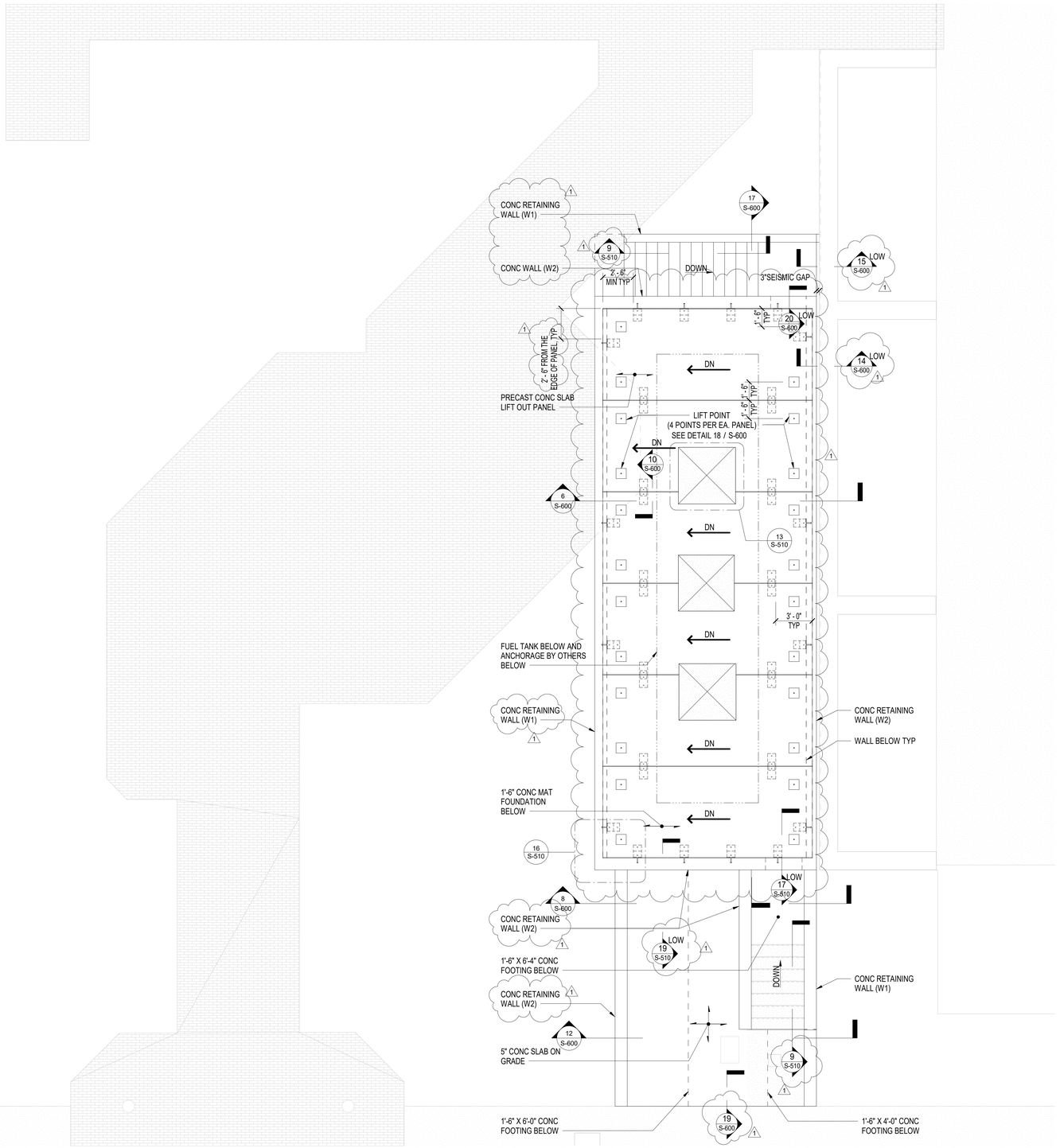
2024-15 Alameda County Courthouse -Fuel Tank Anchorage



NOTE:

MAT SLAB IS POURED MONOLITHICALLY

PROJECT NORTH

1 / S-100 SITE PLAN - NEW - FUEL TANK
1/4" = 1'-0"

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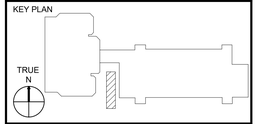
NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
NEW - PARTIAL PLAN

DRAWN BY	REVIEWED BY	SHEET NUMBER
CASH	TW	S-100

PROJECT NUMBER
22113

DATE
JAN. 21, 2025

1/3/2025 4:34:03 PM C:\Users\jakob\Documents\Alameda County Courthouse - Fuel Tank Anchorage_jakobdelmatti@32f.rvt
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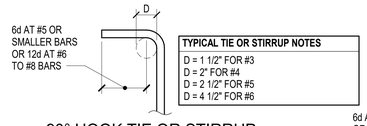
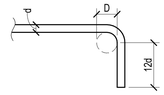
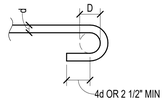
2024-15 Alameda County Courthouse - Fuel Tank Anchorage



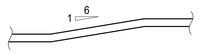
90° HOOK TIE OR STIRRUP



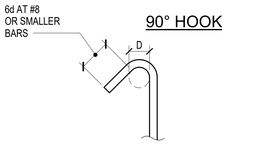
90° HOOK



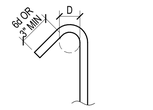
180° HOOK



MAX OFFSET BEND PRINCIPAL REINFORCING



135° HOOK TIE OR STIRRUP



135° HOOK SEISMIC STIRRUP / TIE

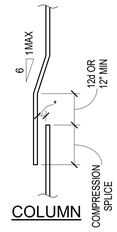
NOTES:

1. ALL BENDS SHALL BE MADE COLD.
2. #14 AND #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING.

TYPICAL SEISMIC TIE OR STIRRUP NOTES
D = 6d FOR #3 THRU #8
D = 8d FOR #9 THRU #11
D = 10d FOR #14 THRU #18

13 STANDARD HOOK AND TIE DETAILS
S-500 NTS

COMPRESSION LAP SPLICE (GRADE 60)		
BAR SIZE	TIED	SPIRAL
#4	13"	12"
#5	16"	15"
#6	19"	18"
#7	23"	21"
#8	25"	23"
#9	29"	26"
#10	32"	29"
#11	36"	33"



COLUMN

NOTES:

1. * INDICATES 1-1/2" MAX CLEAR OR WIRED IN CONTACT.
2. FOR GRADE 80 REINFORCING BARS, MULTIPLY TABULATED VALUES BY 1.60 AND FOR GRADE 100 REINFORCING BARS, MULTIPLY TABULATED VALUES BY 2.20.
3. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY TABULATED VALUES BY 1.33.

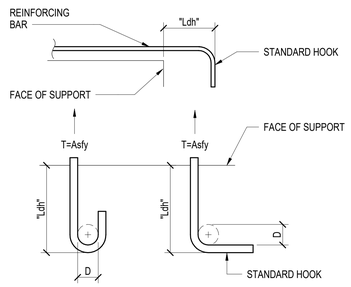
14 COMPRESSION LAP SPLICE SCHEDULE
S-500 NTS

MINIMUM TENSION EMBEDMENT LENGTHS, (Ldh), FOR STANDARD ACI END HOOKS ON GRADE 60 BARS
GENERAL USE (NON-SEISMIC)

BAR SIZE	NORMAL WEIGHT CONCRETE, f'c (psi)					
	3,000	4,000	5,000	6,000	7,000	8,000
#3	9"	7"	7"	6"	6"	6"
#4	11"	10"	9"	8"	7"	7"
#5	14"	12"	11"	10"	9"	9"
#6	17"	15"	13"	12"	11"	10"
#7	19"	17"	15"	14"	13"	12"
#8	22"	19"	17"	16"	15"	14"
#9	25"	22"	19"	18"	16"	15"
#10	28"	24"	22"	20"	19"	17"
#11	31"	27"	24"	22"	21"	19"

NOTES:

1. FOR GRADE 80 BARS MULTIPLY THE TABULATED VALUES BY 1.33 AND FRO GRADE 100 BARS MULTIPLY THE TABULATED VALUES BY 1.67.
2. SIDE COVER ≥2 1/2 INCHES. END COVER ≥ 2 INCH.
3. FOR HOOK AT DISCONTINUOUS ENDS OF MEMBERS WITH BOTH SIDE COVER AND TOP (OR BOTTOM) COVER TO HOOK LESS THAN 2 1/2":
   a. HOOKS SHALL BE ENCLOSED ALONG Ldh WITH TIES OR STIRRUPS PERPENDICULAR TO Ldh WITH A SPACING OF ≤ 3.0 db.
   b. FIRST TIE OR STIRRUP SHALL ENCLOSE THE BENT PORTION OF HOOK WITHIN 2.0db OF THE OUTSIDE OF BEND.
4. db=NOMINAL DIAMETER OF HOOKED BAR.
5. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY1.33.
6. FOR EPOXY-COATED BARS, MULTIPLY THE TABULATED VALUES BY 1.20.



FOR STANDARD HOOK SIZES, SEE "STANDARD HOOK AND TIE DETAILS"

180° HOOK 90° HOOK

12 DEVELOPMENT LENGTHS FOR HOOKED BARS
S-500 NTS

CASE 1

REINF BAR TENSION SPLICE AND STRAIGHT DEVELOPMENT LENGTHS (Ld) SCHEDULE
(SEE NOTES BELOW) (NORMAL WEIGHT CONCRETE)

SPLICE	f'c PSI	BAR SIZE GRADE 60	#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, Ld (IN)	3000	TOP	22"	29"	36"	43"	63"	72"	81"	91"	101"
		OTHER	17"	22"	28"	33"	48"	55"	62"	70"	78"
	4000	TOP	19"	25"	31"	37"	54"	62"	70"	79"	87"
		OTHER	15"	19"	24"	29"	42"	48"	54"	61"	67"
	5000	TOP	17"	22"	28"	33"	49"	55"	63"	70"	78"
		OTHER	13"	17"	22"	26"	37"	43"	48"	54"	60"
	6000	TOP	15"	20"	25"	31"	44"	51"	57"	64"	71"
		OTHER	12"	16"	20"	24"	34"	39"	44"	49"	55"
	7000	TOP	14"	19"	24"	28"	41"	47"	53"	59"	66"
		OTHER	12"	15"	18"	22"	32"	36"	41"	46"	51"
	8000	TOP	13"	18"	22"	26"	38"	44"	49"	56"	62"
		OTHER	12"	14"	17"	20"	30"	34"	38"	43"	48"
CLASS B	3000	TOP	28"	37"	47"	56"	81"	93"	105"	118"	131"
		OTHER	22"	29"	36"	43"	63"	72"	81"	91"	101"
	4000	TOP	24"	32"	40"	48"	70"	80"	91"	102"	113"
		OTHER	19"	25"	31"	37"	54"	62"	70"	79"	87"
	5000	TOP	22"	29"	36"	43"	63"	72"	81"	91"	101"
		OTHER	17"	22"	28"	33"	49"	55"	63"	70"	78"
	6000	TOP	20"	26"	33"	40"	58"	66"	74"	83"	93"
		OTHER	15"	20"	25"	31"	44"	51"	57"	64"	71"
	7000	TOP	18"	25"	31"	37"	53"	61"	69"	77"	86"
		OTHER	14"	19"	24"	28"	41"	47"	53"	59"	66"
	8000	TOP	17"	23"	29"	34"	50"	57"	64"	72"	80"
		OTHER	13"	18"	22"	26"	38"	44"	49"	56"	62"

CASE 2

REINF BAR TENSION SPLICE AND STRAIGHT DEVELOPMENT LENGTHS (Ld) SCHEDULE
(SEE NOTES BELOW) (NORMAL WEIGHT CONCRETE)

SPLICE	f'c PSI	BAR SIZE GRADE 60	#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, Ld (IN)	3000	TOP	32"	43"	54"	64"	94"	107"	121"	136"	151"
		OTHER	25"	33"	41"	50"	72"	82"	93"	105"	116"
	4000	TOP	28"	37"	47"	56"	81"	93"	105"	118"	131"
		OTHER	22"	29"	36"	43"	63"	71"	81"	91"	101"
	5000	TOP	25"	33"	42"	50"	73"	83"	94"	105"	117"
		OTHER	19"	26"	32"	38"	56"	64"	72"	81"	90"
	6000	TOP	23"	31"	38"	46"	66"	76"	85"	96"	107"
		OTHER	18"	24"	29"	35"	51"	58"	66"	74"	82"
	7000	TOP	21"	28"	35"	42"	61"	70"	79"	89"	99"
		OTHER	16"	22"	27"	33"	47"	54"	61"	69"	76"
	8000	TOP	20"	26"	33"	40"	58"	66"	74"	83"	93"
		OTHER	15"	20"	25"	30"	44"	51"	57"	64"	71"
CLASS B	3000	TOP	42"	56"	70"	84"	122"	139"	157"	177"	195"
		OTHER	32"	43"	54"	64"	94"	107"	121"	136"	151"
	4000	TOP	36"	48"	60"	72"	106"	121"	136"	153"	170"
		OTHER	28"	37"	47"	56"	81"	93"	105"	118"	131"
	5000	TOP	33"	43"	54"	65"	94"	108"	122"	137"	152"
		OTHER	25"	33"	42"	50"	73"	83"	94"	105"	117"
	6000	TOP	30"	40"	49"	59"	86"	98"	111"	125"	139"
		OTHER	23"	31"	38"	46"	66"	76"	85"	96"	107"
	7000	TOP	28"	37"	46"	55"	80"	91"	103"	116"	128"
		OTHER	21"	28"	35"	42"	61"	70"	79"	89"	99"
	8000	TOP	26"	34"	43"	51"	75"	85"	96"	108"	120"
		OTHER	20"	26"	33"	40"	58"	66"	74"	83"	93"

NOTES:

1. TABULATED VALUES ARE BASED ON ACI 318, GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE. FOR GRADE 80 REINFORCING BARS, MULTIPLY TABULATED VALUES BY 1.33. FOR GRADE 100 REINFORCING BARS, MULTIPLY TABULATED VALUES BY 1.67.
2. CASES 1 AND 2, WHICH DEPEND ON THE TYPE OF STRUCTURAL ELEMENT, CONCRETE COVER, AND THE CENTER-TO-CENTER SPACING OF THE BARS, ARE DEFINED AS:

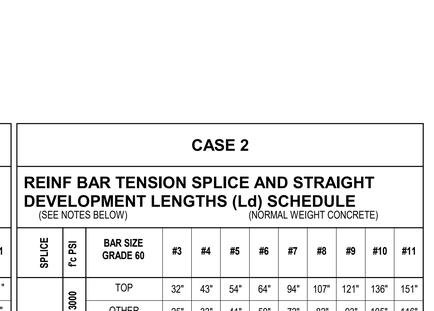
BEAMS AND COLUMNS:	CASE 1:	CONCRETE COVER ≥ 1.0 db AND CTR-CTR SPACING ≥ 2.0 db AND WITH STIRRUPS OR TIES THROUGHOUT Ld NOT LESS THAN THE CODE MINIMUM.
	CASE 2:	CONCRETE COVER < 1.0 db AND CTR-CTR SPACING < 2.0 db.
ALL OTHER ELEMENTS:	CASE 1:	CONCRETE COVER ≥ 1.0 db AND CTR-CTR SPACING ≥ 3.0 db.
	CASE 2:	CONCRETE COVER < 1.0 db AND CTR-CTR SPACING < 3.0 db.

3. LAP SPLICES OF DEFORMED BARS AND DEFORMED WIRE IN TENSION SHALL BE CLASS B SPLICES EXCEPT THAT CLASS A SPLICES ARE ALLOWED WHEN ONE-HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
4. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.33.
5. FOR EPOXY-COATED BARS, MULTIPLY THE TABULATED VALUES BY ONE OF THE FOLLOWING FACTORS:

CONCRETE COVER AND SPACING	TOP BARS	OTHER BARS
COVER < 3.0 db OR CTR-CTR SPACING < 7.0 db	1.50	1.50
COVER ≥ 3.0 db OR CTR-CTR SPACING ≥ 7.0 db	1.20	1.20

6. db = NOMINAL DIAMETER OF A BAR.
7. TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BAR.
8. OTHER BARS ARE ALL VERTICAL REINFORCING, ALL HORIZONTAL WALL REINFORCING, AND HORIZONTAL REINFORCING WITH LESS THAN 12" OF CONCRETE BELOW BAR.
9. SMALLER BAR LAP LENGTH MAY BE USED WHEN SPLICING DIFFERENT SIZE BARS.
10. LAP SPLICES ARE NOT PERMITTED IF MECHANICAL SPLICES ARE SHOWN.
11. NON-CONTACT LAP SPLICED BARS SHALL NOT BE SPACED TRANSVERSELY FURTHER APART THAN ONE -FIFTH OF THE REQUIRED LAP SPLICE LENGTH NOR 6 INCHES.
12. LAP TOP BARS AT MIDSPAN AND BOTTOM BARS AT SUPPORTS UNLESS OTHERWISE SHOWN.
13. BUNDLED BAR SPLICES:
    A. INDIVIDUAL BAR SPLICES WITHIN THE BUNDLE SHALL NOT OVERLAP EACH OTHER.
    B. INCREASE LAP LENGTH 20% AT THREE BARS. INCREASE LAP LENGTH 33% AT FOUR BARS.

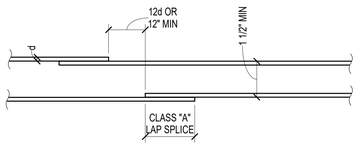
8 REINFORCING BAR TENSION DEVELOPMENT AND LAP SPLICE LENGTH SCHEDULE AND NOTES (GRADE 60)
S-500 NTS



BEAM COLUMN

*1 1/2" OR WIRED IN CONTACT

A BOUNDARY, COLUMN AND BEAM REINFORCING SPLICE DETAIL



B WALL OR SLAB REINFORCING SPLICE DETAIL

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11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
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156 Ellis St. 2nd Floor
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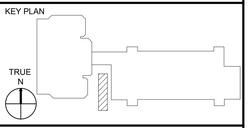
NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2024/12/20

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
REINFORCEMENT TYPICAL DETAILS

DRAWN BY	REVIEWED BY	SHEET NUMBER
CASH	TW	S-500

PROJECT NUMBER 22113

DATE JAN. 21, 2025

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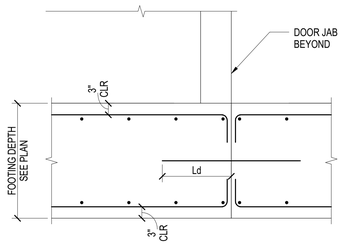
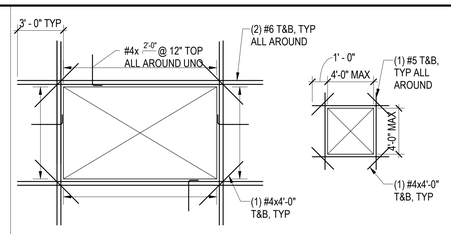
2024-15 Alameda County Courthouse - Fuel Tank Anchorage



NOTE:

FOR REINF. & OTHER MISSING INFO. REFER TO DETAIL 19 / S-510

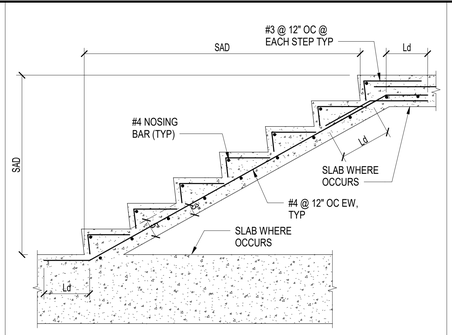
17 TYPICAL CONCRETE WALL DETAIL
S-510 3/4" = 1'-0"



NOTES:

1. LARGE OPENING DETAIL APPLIES AT ALL SLAB OPENINGS WITH ANY SIDE GREATER THAN 4'-0" IN WIDTH.
2. WHERE OPENING IS FLUSH WITH WALL OR BEAM BELOW, REINFORCING MAY BE EXCLUDED ON THAT SIDE OF THE OPENING.
3. HOOK INTERRUPTED REINFORCING.

13 TYPICAL SLAB OPENING REINFORCEMENT
S-510 1/4" = 1'-0"



NOTE:

FOR INSERTS, TOPPING OR SPECIAL FINISHES ETC, SAD

9 TYPICAL STAIR DETAIL
S-510 NTS

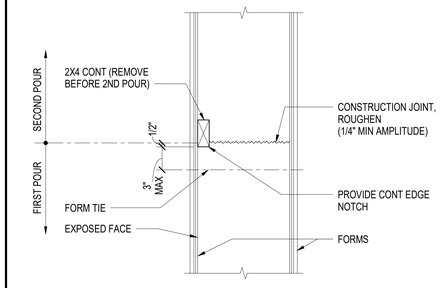
BASEMENT WALL REINFORCING SCHEDULE

WALL MARK	WALL THICKNESS (T)	REINFORCING (INTERIOR FACE)		REINFORCING (EXTERIOR FACE)		REMARKS
		VERT BAR (A)	HORIZ BAR (B)	VERT BAR (C)	HORIZ BAR (D)	
W1	12"	#6@12"	#5@18"	#6@12"	#5@18"	
W2	10"	#5@12"	#4@18"	#5@12"	#4@18"	

NOTE:

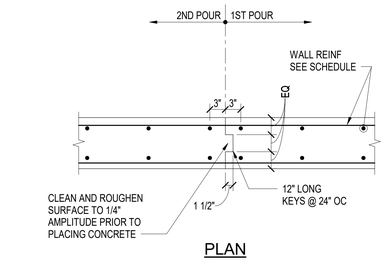
1. WALL DESIGN IS BASED ON WATER-PROOFING PROVIDE 1" CONCRETE COVER @ EXTERIOR.
2. REFERENCE DETAIL 19 / S-510

5 BASEMENT WALL REINFORCING SCHEDULE
S-510 NTS



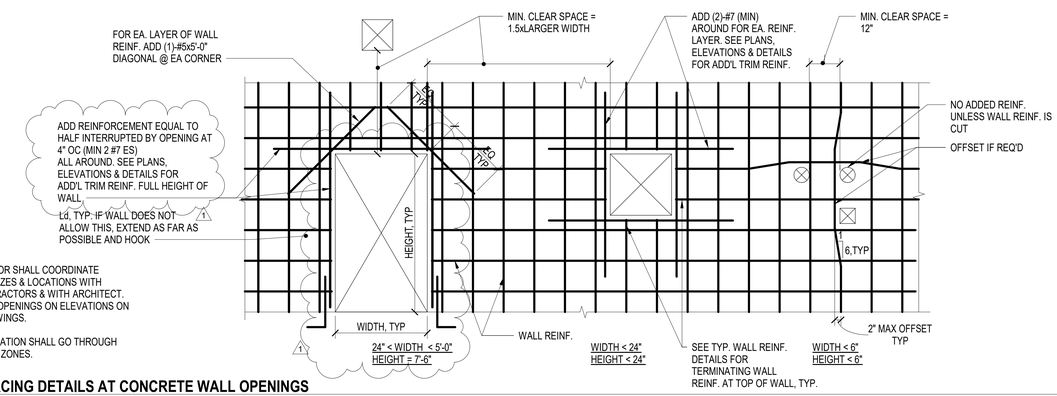
NOTE:
PROVIDE 2x4 CONT ON BOTH FACES WHEN BOTH FACES ARE EXPOSED. REMOVE 2x4 AND TIGHTEN FORM TIE BEFORE PLACING 2ND POUR. REINF CONT THROUGH JOINT (REBAR NOT SHOWN).

18 CONCRETE WALL HORIZONTAL CONSTRUCTION JOINT
S-510 NTS



NOTE:
SAD FOR SEALANT REQUIREMENT AT JOINT.

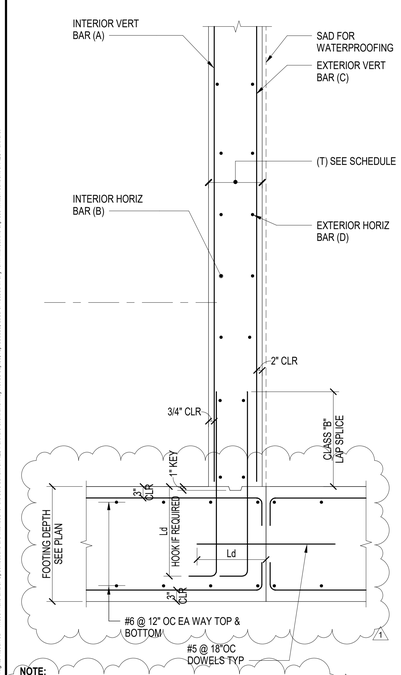
14 CONCRETE WALL VERTICAL JOINT DETIAL
S-510 NTS



NOTES:

1. CONTRACTOR SHALL COORDINATE OPENING SIZES & LOCATIONS WITH MEP CONTRACTORS & WITH ARCHITECT. SHOW ALL OPENINGS ON ELEVATIONS ON SHOP DRAWINGS.
2. NO PENETRATION SHALL GO THROUGH BOUNDARY ZONES.

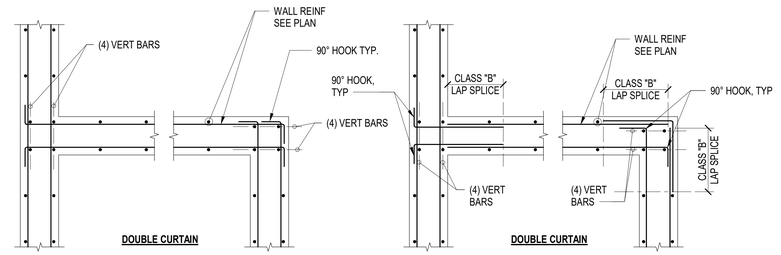
10 TYPICAL REINFORCING DETAILS AT CONCRETE WALL OPENINGS
S-510 NTS

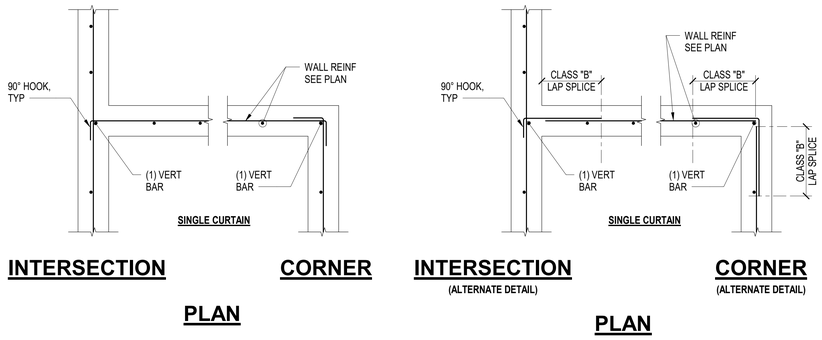


NOTE:

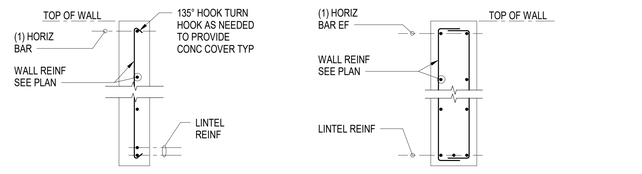
FOR MORE INFO ON LAP SPLICE & "Ld" LENGTHS SEE 8 / S-500

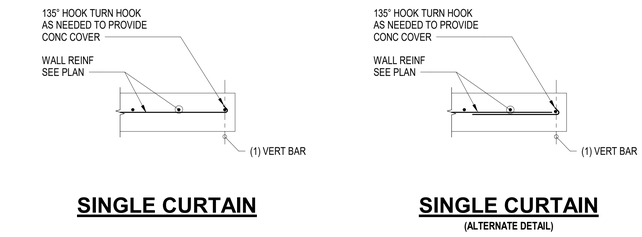
19 TYPICAL CONCRETE WALL DETAIL
S-510 NTS

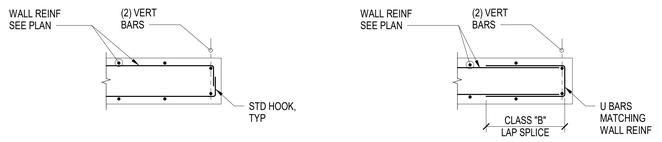




16 TYPICAL REINFORCING DETAILS AT CONCRETE WALL INTERSECTIONS
S-510 NTS







8 TYPICAL REINFORCING DETAILS AT CONCRETE WALL
S-510 NTS

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
www.ae3partners.com

OLMM CONSULTING ENGINEERS
156 Ellis St. 2nd Floor
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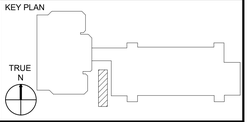
KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
FOUNDATION AND CONCRETE WALL TYPICAL DETAILS

DRAWN BY	REVIEWED BY	SHEET NUMBER
CASH	TW	S-510

PROJECT NUMBER 22113

DATE JAN. 21, 2025

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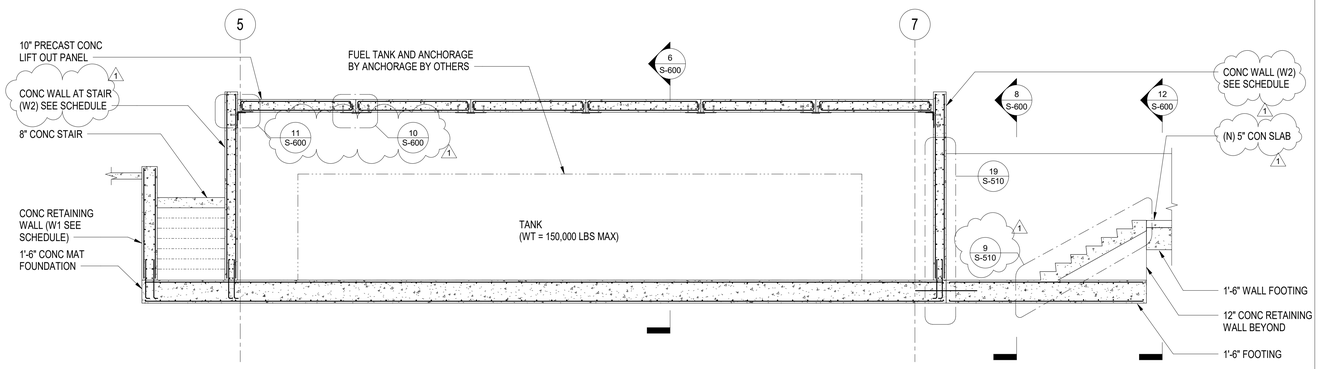
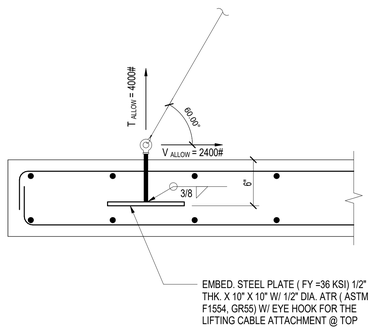
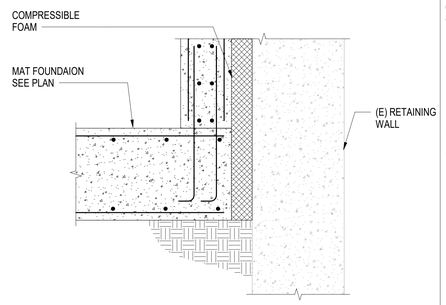
2024-15 Alameda County Courthouse - Fuel Tank Anchorage



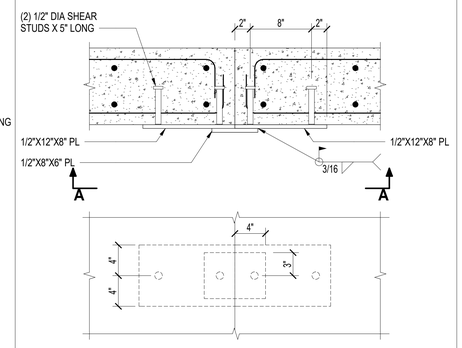
17 FUEL TANK SECTION
S-600 1/4" = 1'-0"



18 SECTION
S-600 NTS

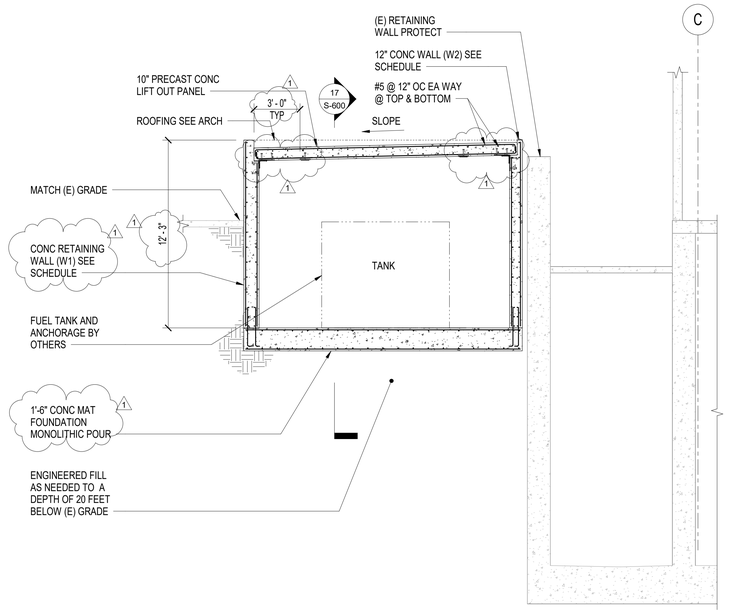


14 SECTION AT (E) RETAINING WALL
S-600 1" = 1'-0"

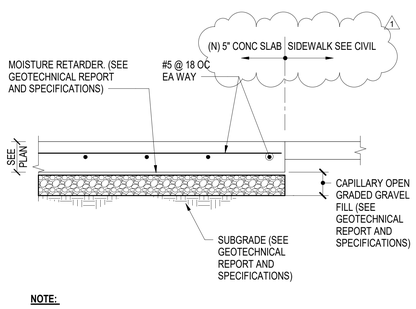


SECTION A-A

10 SECTION
S-600 1 1/2" = 1'-0"



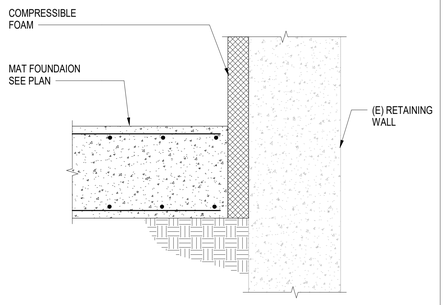
6 FUEL TANK SECTION
S-600 1/4" = 1'-0"



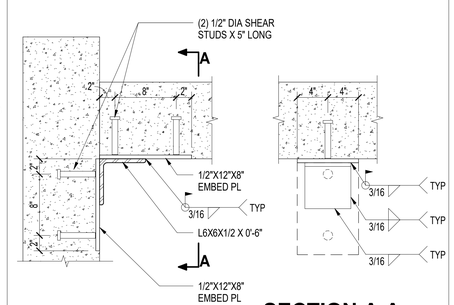
NOTE:

PLACE SLAB REINF AT 1/3 THE SLAB DEPTH FROM TOP OF SLAB WITH TWO LAYERS OF REINF, PLACE BOTTOM LAYER AT 3" CLEAR FROM BOTTOM OF SLAB.

19 TYPICAL SLAB ON GRADE DETAIL
S-600 NTS

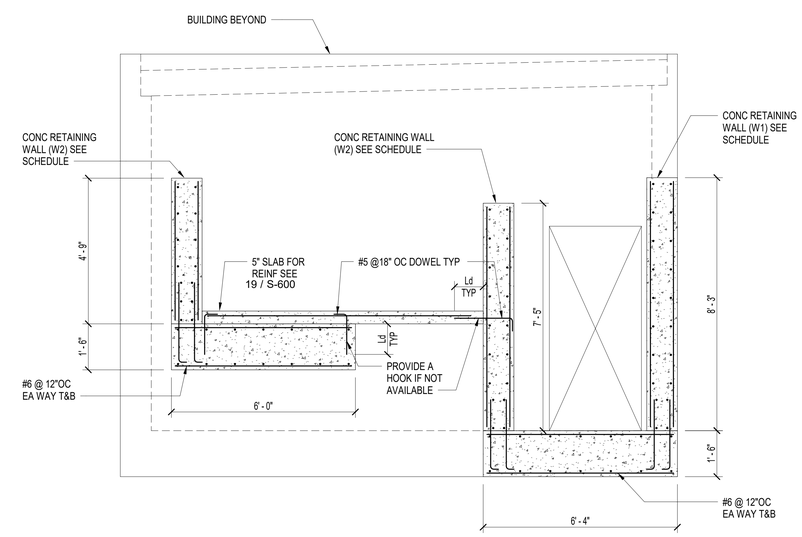


15 SECTION AT (E) RETAINING WALL
S-600 1" = 1'-0"

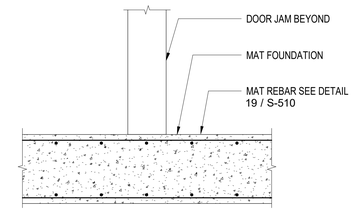


SECTION A-A

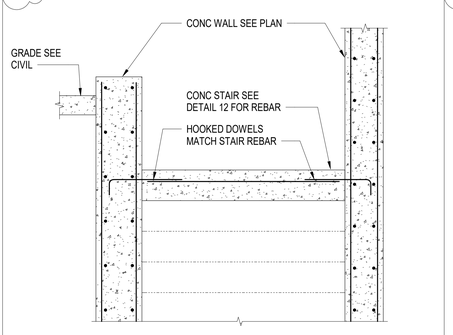
11 SECTION
S-600 1 1/2" = 1'-0"



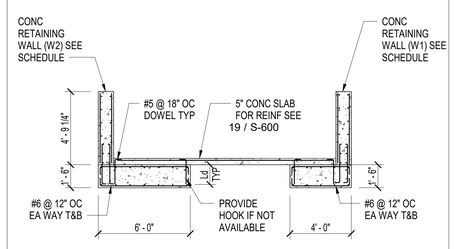
8 SECTION
S-600 1/2" = 1'-0"



20 SECTION AT FOUNDATION
S-600 3/4" = 1'-0"



16 SECTION AT STAIRS
S-600 3/4" = 1'-0"



12 SECTION
S-600 1/4" = 1'-0"

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ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
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KEY PLAN

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REGISTERED PROFESSIONAL ENGINEER REZNI K. PRIJATELJ SE-4401 STRUCTURAL STATE OF CALIFORNIA

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
SECTIONS

DRAWN BY	REVIEWED BY	SHEET NUMBER
CASH	TW	S-600

PROJECT NUMBER
22113

DATE
JAN. 21, 2025

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2024-15 Alameda County Courthouse - Fuel Tank Anchorage

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	PANELBOARD
J	CEILING JUNCTION BOX
J	WALL MOUNTED JUNCTION BOX
$3a	WALL MOUNTED 3-WAY LIGHT SWITCH. CIRCUIT DENOTED BY LETTER +48" AFF, UON
$M	SINGLE PHASE MANUAL MOTOR DISCONNECT
	DISCONNECT SWITCH, RATING ON PLANS
M	MECHANICAL EQUIPMENT
	3/4" DIA X 10'L GROUND ROD IN WELL
	3/4" DIA X 10'L GROUND ROD
7'-0" / A / 39W	LIGHT FIXTURE TAG HEIGHT AFF LIGHT FIXTURE TYPE WATTAGE
X / XX	MECHANICAL EQUIPMENT EQUIPMENT NUMBER
OS	WALL MOUNTED OCCUPANCY SENSOR
28,28a	UNCONTROLLED, CONTROLLED CIRCUIT FOR EMERGENCY BATTERY BACK UP SYSTEM
	CONDUCTORS, CONDUIT & HOMERUN
	CONCEALED CONDUIT IN WALL OR CEILING, 3/4" MIN.
	UNDERGROUND CONDUIT
	CONDUIT TURNING AWAY FROM VIEWER
	CONDUIT TURNING TOWARDS VIEWER
G	GROUND GRID
	CONDUIT HOMERUN TO PANEL. A-23,25,27: 6#12, #12G, 3/4"C

CONDUIT SIZE
SIZE GROUND WIRE
WIRE GAUGE
QTY OF WIRES
CIRCUIT NUMBERS
PANEL NAME

ELECTRICAL ABBREVIATIONS

ABBREV.	DESCRIPTION
&	AND
A, AMP	AMPERES
AFF	ABOVE FINISHED FLOOR
BC	BARE COPPER
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
DEMO	DEMOLITION
DIA	DIAMETER
DIV	DIVISION
DWG(S)	DRAWINGS
(E)	EXISTING
EA	EACH
ELEC	ELECTRICAL
EM	EMERGENCY
G/GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
JB	JUNCTION BOX
LTG/L	LIGHTING
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
N	NEUTRAL
NTS	NOT TO SCALE
N/A	NOT APPLICABLE
OS	OCCUPANCY SENSOR
PH, ∅	PHASE
P	POLE
PNL	PANEL
RECEPT	RECEPTACLE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT
W	WATT(S), WIRE

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT NATIONAL ELECTRICAL CODE (NEC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ENERGY CODE TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 CHAPTER 13, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AND ALL OTHER APPLICABLE CODES.
2. EXAMINE ALL DRAWINGS AND FIELD VERIFY (E) ELECTRICAL CONDITIONS INCLUDING VOLTAGES, EXISTING CIRCUITS, AND EXACT ROUTING OF ALL CONDUITS AND CONDITIONS IN AND AROUND CONDUIT RUNS.
3. COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE INCLUDING OTHER ONGOING CONSTRUCTION.
4. REPORT ANY DISCREPANCY TO ARCHITECT/ENGINEER PRIOR TO ANY WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND PROVIDE REPAIR OF ADJACENT EXISTING SURFACES, AREAS AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF NEW WORK.
6. COORDINATE ALL SHUTDOWNS WITH THE OWNER REPRESENTATIVE.
7. MAINTAIN SECURITY AND FIRE ALARM SYSTEMS AT ALL TIMES.
8. THE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION OF ELECTRICAL EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUITS, FITTINGS AND JUNCTION BOXES TO CONFORM WITH FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REINFORCING WALLS AND/OR CEILINGS TO SUPPORT LIGHT FIXTURE WEIGHT.
9. UNLESS OTHERWISE NOTED, USE 3/4" MINIMUM CONDUIT.
10. UNLESS OTHERWISE NOTED, USE #12 AWG WIRE.
11. CONDUIT SHALL BE CONCEALED IN NEW WALLS AND CEILING WHEREVER POSSIBLE.
12. LIFE SAFETY AND EMERGENCY LIGHTS SHALL BE PROVIDED AND INSTALLED ACCORDING TO NFPA 101. EMERGENCY LIGHTS AND EXIT SIGNS SHALL BE ON BACK UP EMERGENCY POWER FOR MINIMUM 90 MINUTES RUNTIME UPON POWER OUTAGE.

KEY NOTES

1. DEMOLISH (E) CKT BREAKER
2. PROVIDE (N) CKT BREAKER WITH BREAKER RATING SHOWN AND KAIC RATING MATCHING (E).
3. SEE VOLTAGE DROP ON SAME PAGE.
4. VOLTAGE DROP CALCULATION SHOWN USED FURTHEST DISTANCE FROM PANEL 1L2.

LIGHT FIXTURE SCHEDULE

SYMBOL	TYPE	VOLTAGE	WATTAGE	DESCRIPTION	MANUFACTURER
	L1	120V	30.3W	WALL MOUNTED LINEAR LED LIGHT FIXTURE WITH 3000K COLOR TEMPERATURE, 4000 LUMEN OUTPUT MINIMUM, ALUMINUM HOUSING, POLYCARBONATE LENS. 90 MINUTE BUILT-IN EMERGENCY BACK UP BATTERY POWER. SUITABLE FOR HAZARDOUS CLASS 1 DIVISION 2 LOCATIONS.	CROUSE-HINDS: #MLLAW2-UNV1-S903-EM1 MOUNTING KIT (TO BE ORDERED SEPARATELY): #M2-CEILING-WALL-KIT
	L2	120V	44.8W	WALL MOUNTED LINEAR LED LIGHT FIXTURE WITH 3000K COLOR TEMPERATURE, 5200 LUMEN OUTPUT MINIMUM, DIE-CAST ALUMINUM HOUSING, IMPACT-RESISTANT POLYCARBONATE LENS. 120V PHOTOCELL. SUITABLE FOR HAZARDOUS CLASS 1 DIVISION 2 LOCATIONS.	CROUSE-HINDS: #CPMV5LW-UNV1-S903 PC1
	L3	120V	10W	WALL MOUNTED LED EMERGENCY EXIT SIGN WITH HALOGEN BUG EYES, CAST ALUMINUM HOUSING WITH POLYCARBONATE COVER. 90 MINUTE RUN TIME. SUITABLE FOR HAZARDOUS CLASS 1 DIVISION 2 LOCATIONS.	LARSON: #HAL-EMG-EXT-3L-10W

VOLTAGE DROP 4

CIRCUIT	VOLTAGE DROP %
1L2 : 28	1.45
1L2 : 30	1.13

PANEL: 1L2 VOLTAGE: 208/120V, 3PH, 4W
BUS: 225A KAIC
MAIN: 125A LOCATION: GENERATOR RM. 1-06
LUGS: MOUNTING: SURFACE
NEMA REMARKS:

CKT	DESCRIPTION	CB	TYPE	LOAD	PH.	LOAD	TYPE	CB	DESCRIPTION	CKT
1	RECPT. RM. 1-03, 05, 15, 16 & HWG 3 & 4	20/1	M		A		R	20/1	RECPT. RM. 1-04, 05	2
3	RECPT. RM. 1-02, 03, 04	20/1	R		B		M	20/1	RECPT. RM. 1-05, 06 & HUMIDIFIER	4
5	SPARE	20/1			C		M	20/1	SUMP 2 ALARM / RECEPTACLE	6
7	SPARE				A		M		SUMP 2	8
9	SPARE	30/3			B			30/2	SPARE	10
11	BOILER #3 (NOT USED)				C					12
13	TLS - EXTERNAL ALARM & LIGHTS	20/1	M		A		M	20/1	TLS - 250 TANK MONITOR	14
15	REFRIGERANT MONITOR	20/1	M		B		M	20/1	CP - 3	16
17		20/1	M		C		M	20/1	CP - 6	18
19			M		A		M	40/2	GEN #1 JACKET HEATER	20
21	SP - 1	20/3	M		B		M		OIL PAN HEATER GEN #1	22
23			M		C		M	40/2	GEN #2 JACKET HEATER	24
25			M		A		M		OIL PAN HEATER GEN #2	26
27	SP-2	20/3	M		B			50/2	EXTERIOR RECP. (WELDING)	28
29			M		C					30

1

PANEL: 1L2 VOLTAGE: 208/120V, 3PH, 4W
BUS: 225A KAIC
MAIN: 125A LOCATION: GENERATOR RM. 1-06
LUGS: MOUNTING: SURFACE
NEMA REMARKS:

CKT	DESCRIPTION	CB	TYPE	LOAD	PH.	LOAD	TYPE	CB	DESCRIPTION	CKT
1	RECPT. RM. 1-03, 05, 15, 16 & HWG 3 & 4	20/1	M		A		R	20/1	RECPT. RM. 1-04, 05	2
3	RECPT. RM. 1-02, 03, 04	20/1	R		B		M	20/1	RECPT. RM. 1-05, 06 & HUMIDIFIER	4
5	SPARE	20/1			C		M	20/1	SUMP 2 ALARM / RECEPTACLE	6
7	SPARE				A		M		SUMP 2	8
9	SPARE	30/3			B			30/2	SPARE	10
11	BOILER #3 (NOT USED)				C					12
13	TLS - EXTERNAL ALARM & LIGHTS	20/1	M		A		M	20/1	TLS - 250 TANK MONITOR	14
15	REFRIGERANT MONITOR	20/1	M		B		M	20/1	CP - 3	16
17		20/1	M		C		M	20/1	CP - 6	18
19			M		A		M	40/2	GEN #1 JACKET HEATER	20
21	SP - 1	20/3	M		B		M		OIL PAN HEATER GEN #1	22
23			M		C		M	40/2	GEN #2 JACKET HEATER	24
25			M		A		M		OIL PAN HEATER GEN #2	26
27	SP-2	20/3	M		B	364	H	20/1	(N) AST LIGHTING	28
29			M		C	1176	L	20/1	(N) EF-1	30

2 3
2 3
1

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Oakland, CA 94607
Ph: 415-233-9991
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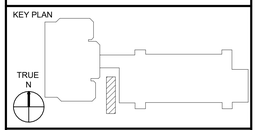

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OAKLAND, CALIFORNIA

SHEET TITLE
ELECTRICAL GENERAL NOTES, ABBREVIATIONS, LEGEND, AND SCHEDULES

DRAWN BY	REVIEWED BY	SHEET NUMBER
JN	BY	E001

PROJECT NUMBER
2024013

DATE
JAN. 21, 2025

11/7/2025 5:08:59 PM C:\Users\Jenny\Documents\Wiley Manuel MEP Central_v24_jenau7BJX.rvt
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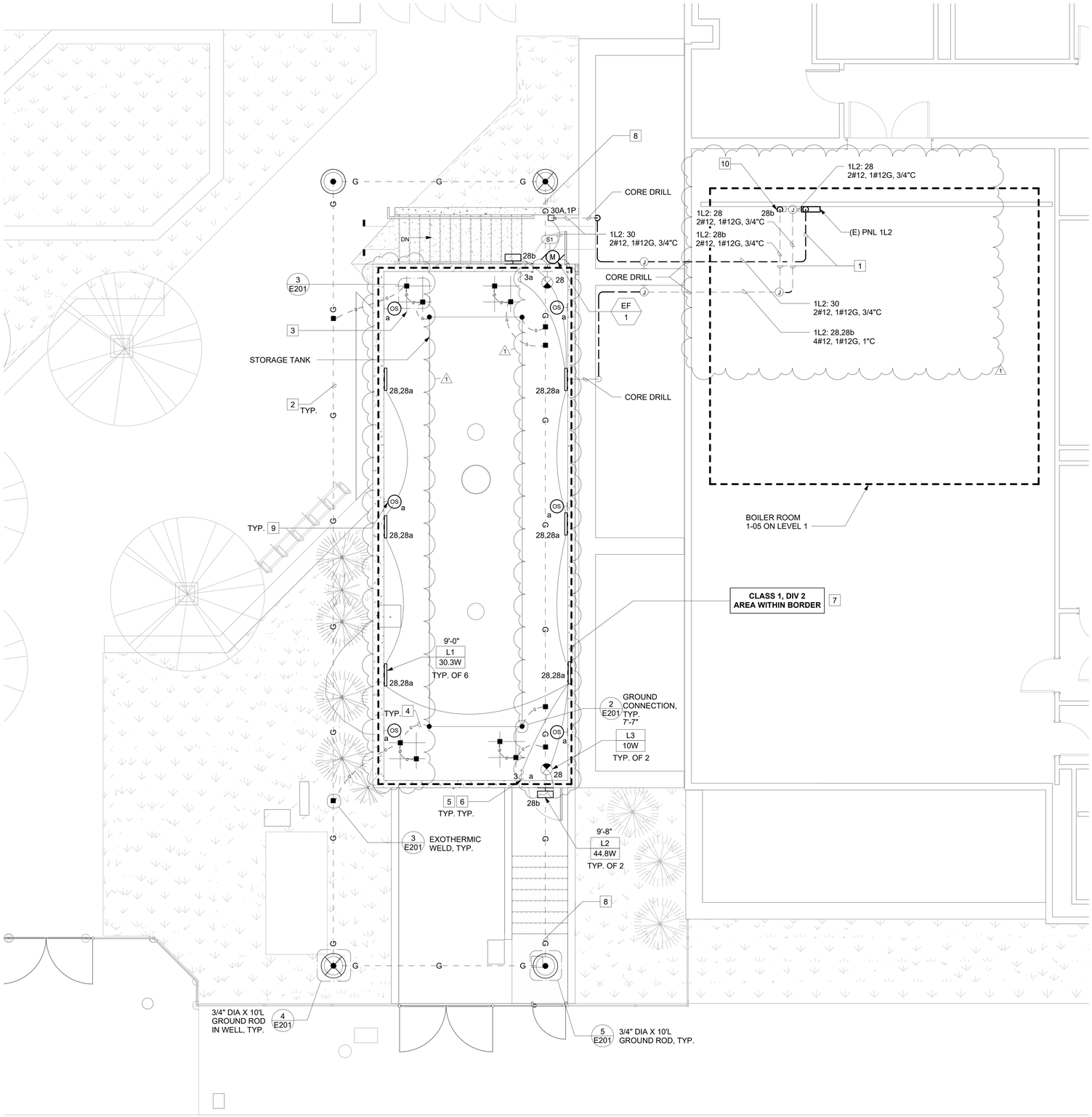


1 ELECTRICAL ENLARGED PLAN - NEW WORK
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET E001 FOR ELECTRICAL GENERAL NOTES, ABBREVIATIONS, AND LEGEND.

KEY NOTES

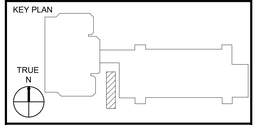
1. ROUTE RACEWAY OVERHEAD.
2. PROVIDE #4/0 BC GROUND GRID. BURIED 24" DEEP AND 12" MIN FROM THE WALL.
3. PROVIDE #4/0 BC CONNECTION BETWEEN GROUND GRID WITH EXOTHERMIC CONNECTION AT BOTH HORIZONTAL DIRECTIONS IN CONCRETE FLOOR.
4. PROVIDE #1/0 BC CONNECTION BETWEEN GROUND GRID TO THE EQUIPMENT.
5. PROVIDE EXPLOSION PROOF CLASS 1 DIVISION 2 RATED THREE-WAY LIGHT SWITCH.
6. PROVIDE CONDUIT SEAL IN CONDUIT RUN WITHIN 18" OF LIGHT SWITCH.
7. PROVIDE CONDUIT SEAL IN ALL CONDUIT RUNS LEAVING OR ENTERING CLASS 1 DIVISION 2 BOUNDARY WITHIN 10'-0" ON EITHER SIDE OF CLASSIFIED AREA BOUNDARY. THERE SHALL BE NO UNIONS, COUPLING, BOXES ,OR FITTING (OTHER THAN EXPLOSION PROOF REDUCERS) PERMITTED BETWEEN THE SEAL FITTING AND THE POINT WHERE THE CONDUIT LEAVES THE DIVISION 2 LOCATION.
8. ROUTE #4/0 BC GROUND GRID 18" BELOW CONCRETE FLOOR OF AST ROOM.
9. PROVIDE EXPLOSION PROOF WALL MOUNTED OCCUPANCY SENSORS AT 8'-0" AFF.
10. PROVIDE ASTRONOMICAL TIMER SWITCH RATED FOR 30A, 120V IN A NEMA 12 LOCKABLE ENCLOSURE. LOCATE ON WALL NEAR (E) PANEL 1L2 AND CONNECT IT TO LIGHT FIXTURES ON CKT-28 PER TITLE 24.

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
www.ae3partners.com

YEI ENGINEERS

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2025-01-17

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
ELECTRICAL ENLARGED PLAN - NEW WORK

DRAWN BY	REVIEWED BY	SHEET NUMBER
JN	BY	E102
PROJECT NUMBER		
2024013		
DATE		
JAN. 21, 2025		

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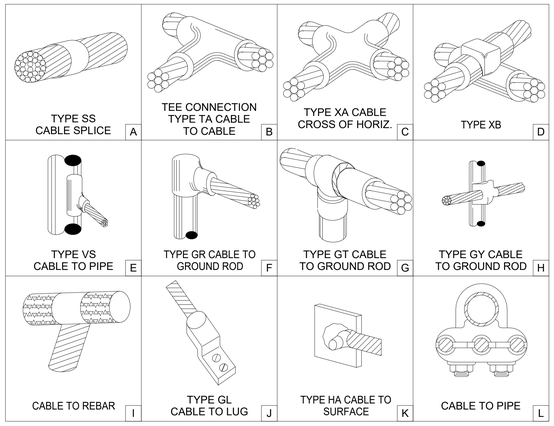
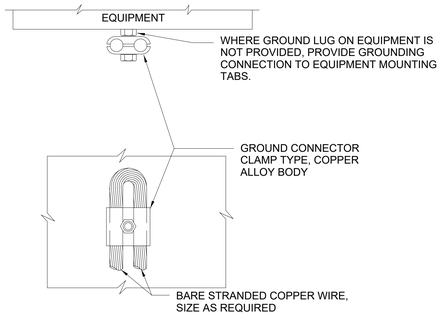
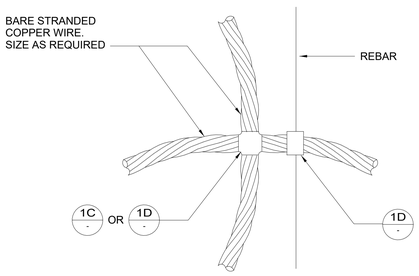


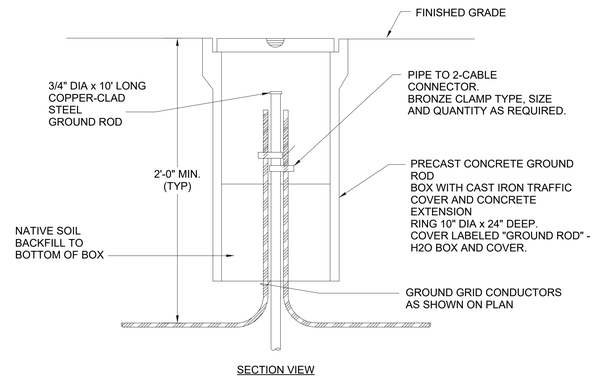
1 TYPICAL EXOTHERMIC CONNECTIONS
NTS



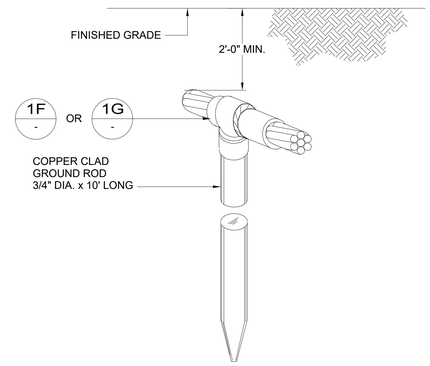
2 TYPICAL CONNECTION TO EQUIPMENT ENCLOSURES
NTS



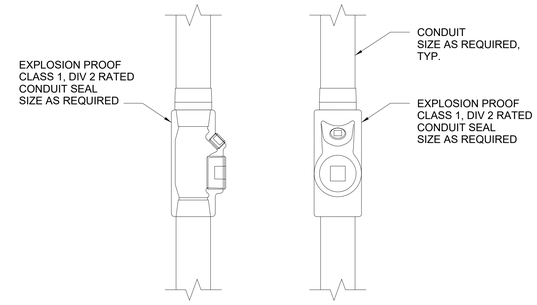
3 TYPICAL EXOTHERMIC WELD CONNECTION
NTS



4 TYPICAL GROUND WELL
NTS



5 TYPICAL GROUNDING ROD
NTS



6 TYPICAL CONDUIT SEAL
NTS

GENERAL NOTES

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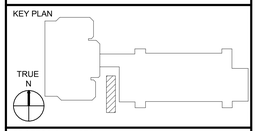
YEI ENGINEERS

NO.	ISSUE/REVISION	YYYY-MM-DD

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
ELECTRICAL DETAILS

DRAWN BY	REVIEWED BY	SHEET NUMBER
JN	BY	E201
PROJECT NUMBER		
2024013		
DATE		
JAN. 21, 2025		

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT	**Report Page:** (Page 1 of 7)
Project Address: Oakland, CA.	**Date Prepared:** 2024-12-24T16:56:11-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Oakland	04	Total Illuminated Hardscape Area (ft²)	11110.8
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
●	All Other Occupancies				

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02	
☒	New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6
☐	Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ○ Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT	**Report Page:** (Page 2 of 7)
	Date Prepared: 2024-12-24T16:56:11-05:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv													Compliance Results	
01		02		03		04		05		06		07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
580.93	+	---	+	---	+	---	+	---	OR	---	=	580.93	≥	0	COMPLIES
Shielding Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance | Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 | Documentation Software: Energy Code Ace Compliance ID: 248731-1224-0006 Report Generated: 2024-12-24 13:56:03

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT	**Report Page:** (Page 3 of 7)
	Date Prepared: 2024-12-24T16:56:11-05:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)[4]	Field Inspector	
										Pass	Fail
Type L2	WALL MOUNTED LINEAR LED LIGHT FIXTURE WITH 3000K COLOR TEMPERATURE, 5200 LUMEN OUTPUT MINIMUM, DIE-CAST ALUMINUM HOUSING, IMPACT-RESISTANT POLYCARBONATE LENS. 120V PHOTOCELL SUITABLE FOR HAZARDOUS CLASS 1 DIVISION 2 LOCATIONS.	☐ Linear	44.8	Mfr. Spec	2	New	☒	---	NA: < 6200 lumens	☐	☐
							Total Design Watts:	0			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT	**Report Page:** (Page 4 of 7)
	Date Prepared: 2024-12-24T16:56:11-05:00

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
Fuel Storage Tank Enclosure: "Type L2"	Astronomical Timer	Provided	NA: Stairs Wheelchair Lift/Ramp Lighting	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT	**Report Page:** (Page 5 of 7)
	Date Prepared: 2024-12-24T16:56:11-05:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Fuel Storage Tank Enclosure	11110.8	0.021	233.33	488	0.2	97.6	330.93
					Initial Wattage Allowance for Entire Site (Watts):		250
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		580.93

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT	**Report Page:** (Page 6 of 7)
	Date Prepared: 2024-12-24T16:56:11-05:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Fuel Storage Tank Enclosure: "Type L2"

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT	**Report Page:** (Page 7 of 7)
Project Address: Oakland, CA.	**Date Prepared:** 2024-12-24T16:56:11-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jennifer Elias	Documentation Author Signature:
Company: YEI ENGINEERS, INC	Signature Date: 12/24/24
Address: 7677 OAKPORT STREET, STE. 200	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: OAKLAND, CA 94621	Phone: (510) 334-5079

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Brandon Yee	Responsible Designer Signature: Brandon Yee
Company: YEI ENGINEERS, INC	Date Signed: 12/24/24
Address: 7677 OAKPORT STREET, STE. 200	License: E18384
City/State/Zip: OAKLAND, CA 94621	Phone: (510) 220-4486

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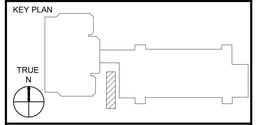
YEI ENGINEERS

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2025-01-17

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
Title 24 - Outdoor Lighting

DRAWN BY	REVIEWED BY	SHEET NUMBER
JE	BY	E301
PROJECT NUMBER		
2024013		
DATE		
JAN. 21, 2025		

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT	**Report Page:** (Page 1 of 7)
Project Address: Oakland, CA.	**Date Prepared:** 2025-01-14T17:33:50-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Oakland	04 Total Conditioned Floor Area (ft²)	820
02	Climate Zone	3	05 Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	0
● All Other Occupancies				

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Complete Building Method	820	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	820			

STATE OF CALIFORNIA
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C. COMPLIANCE RESULTS

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

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04		05	06	07 Adjustments		08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	=	**Total Allowed** (Watts)	Total Designed (Watts)	PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	=	**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned	328				=	328 ≥	181.8		=	181.8	COMPLIES
Unconditioned					=	≥			=		
Controls Compliance (See Table H for Details)											COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

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STATE OF CALIFORNIA
Indoor Lighting
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F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
Type L1	#MLLAW2-UNV1-S903-EM1	No	NA	30.3	Mfr. Spec	6	No	181.8	☐	☐
							Total Designed Watts: CONDITIONED SPACES	181.8		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2]*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
NA < 4,000W subject to multilevel	See Area/Space Level Controls		

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
Fuel Storage Tank Enclosure	All Other Occupancies	Auth. Personnel	Multilevel Switch	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
					13				
					Plan Sheet Showing Daylit Zones:				

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Fuel Storage Tank Enclosure	All Other Occupancies	0.4	820	328	No	No
		TOTALS:	820	328	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

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K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

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S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Fuel Storage Tank Enclosure

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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

Report Page: (Page 7 of 7)

Project Address: Oakland, CA. Date Prepared: 2025-01-14T17:33:50-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jennifer Elias	Documentation Author Signature:
Company: YEI ENGINEERS, INC	Signature Date: 12/24/24
Address: 7677 OAKPORT STREET, STE. 200	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: OAKLAND, CA 94621	Phone: (510) 334-5079

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Brandon Yee	Responsible Designer Signature:
Company: YEI ENGINEERS, INC	Date Signed: 12/24/24
Address: 7677 OAKPORT STREET, STE. 200	License: E18384
City/State/Zip: OAKLAND, CA 94621	Phone: (510) 220-4486

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11/7/2025 5:09:24 PM C:\Users\Jenny\Documents\Wiley Manuel MEP Central_v24_jdeau7bLX.rvt
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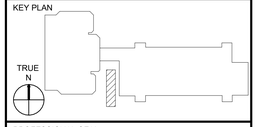
AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
www.ae3partners.com

YEI ENGINEERS

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	2025-01-17

KEY PLAN



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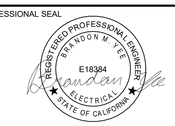


PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
Title 24 - Indoor Lighting

DRAWN BY	REVIEWED BY	SHEET NUMBER
JE	BY	E302
PROJECT NUMBER		
2024013		
DATE		
JAN. 21, 2025		

GENERAL NOTES

1. IN CASE OF DIFFERENCE BETWEEN ASHRAE 90.1, BUILDING CODES, SPECIFICATIONS, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS, FIRE INSURANCE CARRIER'S REQUIREMENTS AND CONTRACT DOCUMENTS, THE MOST STRINGENT SHALL GOVERN. PROMPTLY NOTIFY THE ALAMEDA COUNTY IN WRITING OF ANY SUCH DIFFERENCE.
2. DUCTWORK, PIPING AND CONDUIT, AS SHOWN ON DRAWINGS ARE SCHEMATIC AND SHALL BE FABRICATED AND INSTALLED ON ACTUAL FIELD MEASUREMENT. DO NOT SCALE DRAWINGS FOR EXACT LOCATION OF PIPING. COORDINATE WITH OTHER TRADES AS REQUIRED.
3. PLANS ARE BASED ON ANTICIPATED EQUIPMENT SIZE AND CONFIGURATION. SUBCONTRACTOR SHALL MODIFY ARRANGEMENT TO SUIT ACTUAL PURCHASED EQUIPMENT AS REQUIRED FOLLOWING THE CRITERIA ESTABLISHED BY THESE PLANS. DEPARTURES FROM THE CONTRACT DRAWING RESULTING FROM CHANGES IN EQUIPMENT SIZES AND CONFIGURATIONS, OR RE-ARRANGEMENTS TO ACCOMMODATE FIELD CONDITIONS SHALL BE SUBMITTED IN DETAIL FOR ALAMEDA COUNTY'S APPROVAL.
4. CONFORM TO LATEST NFPA 90A "STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATION SYSTEMS".
5. ALL DUCTWORK AND ITS INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTION.
6. PROVIDE VOLUME DAMPERS FOR EACH BRANCH DUCTWORK. VOLUME DAMPERS SHALL BE LOW LEAKAGE WITH SHAFT SEAL, AND REMOVABLE AND REVERSIBLE HANDLE.
7. DUCT SIZES SHOWN ARE MINIMUM INSIDE DIMENSION.
8. ALL SEAMS AND CONNECTIONS IN DUCTWORK AND INSULATION SHALL BE SEALED WITH TWO LAYERS OF FABRIC AND MASTIC.
9. EXACT LOCATION OF AIR OUTLETS/INLETS AND ACCESS PANELS SHALL BE COORDINATED WITH THE ARCHITECTURAL REFLECTED CEILING PLAN. COORDINATE REGISTERS AND DIFFUSERS WITH CEILING SUPPORTS MEMBERS AND LOCATE AIR OUTLETS/INLETS CLEAR OF CEILING MEMBERS.
10. PROVIDE ALL TRANSITION IN DUCTWORK REQUIRED TO CROSS PIPING OR OTHER OBSTRUCTIONS. MAINTAIN EQUIVALENT CROSS-SECTIONAL AREA WITH MINIMUM DUCT SIZE 6" INSIDE DIMENSION. DUCT SHALL TRANSITION BACK TO ORIGINAL SIZE UPON PASSING ANY OBSTRUCTIONS.
11. SUPPORTS FOR ALL DUCTWORK AND PIPING SHALL BE IN ACCORDANCE WITH THE LATEST SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PIPING SYSTEMS" AND MSS SP-58 AND SP-69. DUCTWORK AND PIPING HANGERS SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF DUCTWORK AND PIPING INCLUDING THE WEIGHT OF THE CONTENTS OF THE DUCT AND PIPING.
12. HANDLE, STORE AND INSTALL ALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. ALL EQUIPMENT AND DUCTWORK SHALL BE PROTECTED FROM THE WEATHER ELEMENTS.
13. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE FUNCTIONALITY OF THE EQUIPMENT INCLUDING CONTROL ITEMS ASSOCIATED WITH THE PROJECT.
14. PROVIDE EQUIPMENT CLEARANCES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
15. EQUIPMENT OF HIGHER ELECTRICAL CHARACTERISTICS MAY BE FURNISHED PROVIDED SUCH PROPOSED EQUIPMENT IS APPROVED IN WRITING AND CONNECTING ELECTRICAL SERVICES, CIRCUIT BREAKERS, AND CONDUIT SIZES ARE APPROPRIATELY MODIFIED WITHOUT COST TO ALAMEDA COUNTY. IF MINIMUM ENERGY RATINGS OR EFFICIENCIES ARE SPECIFIED, EQUIPMENT SHALL COMPLY WITH REQUIREMENTS.
16. SUBCONTRACTOR SHALL MAINTAIN RECORDED "AS-BUILT" INFORMATION ON ALL EXISTING SERVICES UNCOVERED DURING CONSTRUCTION AND ALL NEW SERVICES BEING INSTALLED. "AS-BUILT" INFORMATION SHALL BE CLEARLY MARKED IN COLORED PENCIL ON A PRINT OF THE CONTRACT DRAWING. RECORDED INFORMATION SHALL INCLUDE ROUTING AND INVERT ELEVATIONS. AT THE COMPLETION OF THE CONTRACT, THE SUBCONTRACTOR SHALL TURN RECORDED "AS-BUILT" INFORMATION OVER TO ALAMEDA COUNTY AND TO BE COORDINATED WITH AS BUILT REQUIREMENTS IN SPECIFICATION.
17. DO NOT SLEEVE STRUCTURAL MEMBERS WITHOUT CONSENT OF A LICENSED ENGINEER AND ALAMEDA COUNTY. REVIEW STRUCTURAL DRAWINGS PRIOR TO PLACING ANY SLEEVES.
18. INSTALL ALL DUCTS CONCEALED IN FURRED CEILING UNLESS OTHERWISE INDICATED.
19. COOPERATE WITH OTHER TRADES TO LOCATE EXPOSED PIPING RUNS, AIR OUTLET LOCATIONS, EXPOSED DUCT RUNS, ETC., TO FORM A FULLY COORDINATED CEILING PATTERN AND VISUAL APPEARANCE AS INDICATED ON ARCHITECTURAL DRAWINGS.
20. SLOPE ALL PIPING AS INDICATED. TRUE TO LINE AND GRADE, AND FREE OF TRAPS AND AIR POCKETS.
21. SECURELY FASTEN DUCTWORK AND PIPING WITHIN STRUCTURES TO THE BUILDING CONSTRUCTION BY MEANS OF HANGERS, SUPPORTS, GUIDES, ANCHORS, AND SWAY BRACES TO MAINTAIN DUCTWORK ALIGNMENT, TO PREVENT SAGGING, AND TO PREVENT NOISE AND EXCESSIVE STRAIN ON DUCTWORK AND PIPING DUE TO MOVEMENT UNDER OPERATING CONDITIONS.
22. PROVIDE A HANGER NOT MORE THAN 12" FROM THE POINT OF CHANGE OF DIRECTION OF DUCTWORK AND PIPING RUN IN BOTH HORIZONTAL AND VERTICAL PLANE.
23. CERTAIN VERTICAL AND HORIZONTAL OFFSETS ARE SHOWN IN DUCTWORK AND PIPING ON PLANS TO INDICATE THE GENERAL POSITION RELATIONSHIP OF THE SYSTEMS WITHIN THE CEILING SPACE. PROVIDE ADDITIONAL OFFSETS SIMILAR TO THOSE SHOWN, AS REQUIRED TO COORDINATE WITH INSTALLATION REQUIREMENTS OF OTHER SYSTEMS.
24. PROVIDE NEMA PREMIUM EFFICIENT MOTOR FOR 1 HORSEPOWER AND BIGGER.
25. ALL NEW MATERIALS AND EQUIPMENT INSTALLED ABOVE CEILING SHALL BE NON-COMBUSTIBLE AND U.L. APPROVED. ALL NEW WIRING SHALL BE NON-COMBUSTIBLE AND SHALL BE ENCLOSED IN METAL CONDUIT.
26. PROVIDE READILY VISIBLE NON-FUSIBLE DISCONNECT SWITCHES FOR ALL NEW EQUIPMENT. COORDINATE WITH OTHER TRADES.
27. PROVIDE GUARDS ON ALL V-BELT DRIVES, ROTATING SHAFTS, AND COUPLING IN ACCORDANCE WITH REQUIREMENTS OF THE STATE DIVISION OF INDUSTRIAL SAFETY.
28. PROVIDE A TIGHT SEAL OF INCOMBUSTIBLE MATERIAL AROUND ALL PIPES WHICH PENETRATE FIRE SEPARATIONS. PROVIDE COLLARS OR TRIM RINGS AROUND PIPING TO RETAIN PACKING.
29. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN FEET AND INCHES UNLESS INDICATED OTHERWISE.
30. PREPARE AND SUBMIT 1/4" OR LARGER SCALE COORDINATED COMPOSITE LAYOUTS SHOWING, ON BOTH PLAN AND ELEVATION, ALL DUCTS, PIPING (PLUMBING, MECHANICAL AND FIRE PROTECTION) AND CONDUITS SPECIALLY IN CONGESTED AREAS. CHECK ROUTING OF ALL DUCTWORK AND PIPING BEFORE FABRICATION.
31. SUBMIT FOR APPROVAL ALL PIECES OF EQUIPMENT TO BE INSTALLED ON THE JOB. PROVIDE ALL REQUIRED SUBMITTAL DATA IN ONE COMPLETE SET.
32. PROVIDE FLEXIBLE CONNECTIONS AT PIECES OF ISOLATED EQUIPMENT ONLY AS SHOWN ON THE DETAILS OR AS SPECIFIED.
33. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALAMEDA COUNTY'S STANDARD, LATEST EDITION OF CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE AND LATEST CITY/COUNTY ADOPTED CODE.

MECHANICAL LEGEND

SYMBOL	ABBR.	DESCRIPTION
	POC/POD	POINT OF CONNECTION/POINT OF DEMOLITION
M		FURNISHED AND INSTALLED BY MECHANICAL
ME		FURNISHED BY MECHANICAL AND INSTALLED BY ELECTRICAL
E		FURNISHED AND INSTALLED BY ELECTRICAL
RG	RG	REFRIGERANT GAS PIPE
RL	RL	REFRIGERANT LIQUID PIPE
CD	CD	CONDENSATE DRAIN PIPE
D	D	DRAIN PIPE
		DIRECTION OF FLOW
	CL	CAPPED LINE
	DN	DOWN OR DROP
	UP	RISE OR RISER
		ENLARGER/REDUCER PIPE FITTING
FS-X		FLOOR SINK
R		LOW VOLTAGE RELAY
10X6		DUCTWORK (1ST NUMBER INDICATES SIDE SHOWN), NET INSIDE DIMENSION
6Ø	6Ø	ROUND DUCTWORK, NET INSIDE DIMENSION
		ROUND DUCT UP
		ROUND DUCT DOWN
		SUPPLY AIR DUCT UP
		SUPPLY AIR DUCT DOWN
		EXHAUST AIR DUCT UP
		EXHAUST AIR DUCT DOWN
	SA	SUPPLY AIR DIFFUSER
	RA/OA	RETURN AIR/OUTSIDE AIR REGISTER
	EA	EXHAUST AIR REGISTER
AIRFLOW	SAG	SIDEWALL AIR GRILLE W/ AIRFLOW DIRECTION
		FAN

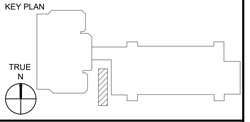
SYMBOL	ABBR.	DESCRIPTION
M/S	MS	MOTOR STARTER
T	T'STAT	ZONE THERMOSTAT
SW		EQUIPMENT WALL-MOUNTED AUTO/ON/OFF SWITCH WITH PILOT LIGHT
TS		ROOM/ZONE TEMPERATURE SENSOR
X Y		SUPPLY AIR DIFFUSER WITH FLEXIBLE CONNECTION (DUCTWORK) X-TYPE OF AIR OUTLET (REFER TO AIR OUTLET SCHEDULE) Y-SUPPLY AIR FLOW RATE, CFM
X Y		EXHAUST AIR GRILLE WITH DUCTWORK X-TYPE OF AIR OUTLET (REFER TO AIR OUTLET SCHEDULE) Y-EXHAUST AIR FLOW RATE, CFM
		FLEXIBLE CONNECTION SEISMIC OR JOINT
UP		DUCT RISE
DN		DUCT DROP
		DUCT TRANSITION
		RECTANGULAR TO ROUND DUCT TRANSITION
		DUCT WITH MANUAL VOLUME CONTROL DAMPER
TS		UNIT/DUCT MOUNTED AIR TEMPERATURE SENSOR (AVERAGING TYPE)
		CURRENT RELAY
FCU 1		MECHANICAL EQUIPMENT TAG
1		NEW WORK KEYNOTE NUMBER
1 / M202		DETAIL/SECTION NUMBER/LETTER DETAIL/SECTION SHEET NUMBER
M201		SHEET NUMBER, THE DETAIL/SECTION IS REFERENCED.
A XXXX		SECTION REFERENCE SYMBOL

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
www.ae3partners.com

YEI ENGINEERS

NO.	ISSUE/REVISION	YYYY-MM-DD

KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
MECHANICAL GENERAL NOTES, ABBREVIATIONS, AND LEGEND

DRAWN BY	REVIEWED BY	SHEET NUMBER
PN	HH	M001
PROJECT NUMBER		
2024013		
DATE		
JAN. 21, 2025		

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AIR OUTLET SCHEDULE

SYMBOL	TYPE	THROW TYPE	AIR FLOW RANGE	SIZE	NECK SIZE	REMARKS
			CFM	INCHES	INCHES	
A1	ALUMINUM HORIZONTAL SINGLE DEFLECTION INDUSTRIAL EXHAUST/RETURN AIR GRILLE, 1-1/2" BLADE SPACING	30 DEGREE DEFLECTION	1000	14.5 x 14.5	12 x 12	GREENHECK MODEL XG-H4252 WITH OPPOSED BLADE CONTROL DAMPER.
B1	AIR INTAKE WEATHERPROOF ALUMINUM WALL LOUVER	45 DEGREE DEFLECTION	1000	51.5 x 21.5	48 x 18	LOUVER SHALL HAVE MINIMUM NET FREE AREA OF 1.99 SQ. FT. LOUVER SHALL BE 4" X 0.125" FRAME THICKNESS, 2" EXTERIOR FLANGED, AND WELDED CONSTRUCTION WITH 3 COAT 70% KYNAR/100% FLOUROPOLYMER, COLOR SELECTED BY ARCHITECT, AND INTERNAL ALUMINUM BIRD SCREEN. LOUVER SHALL BE GREENHECK MODEL ESJ-401 OR APPROVED EQUAL. PROVIDE 3 HRS. FIRE RATING FIRE DAMPER MULTIBLADE TYPE AT THE INTERIOR FACE OF LOUVER.

PLUMBING FIXTURE SCHEDULE

EQUIP. TAG	FIXTURE	ROUGH IN CONNECTION					REMARKS
		W	SD	V	CW	HW	
AD-1	AREA DRAIN	-	2"	-	-	-	DUCO CAST IRON BODY WITH MEMBRANE FLANGE AND CLAMP COLLAR, 5" DIAMETER ROUND ADJUSTABLE NICKEL BRONZE STRAINER TOP WITH HEEL-PROOF SQUARE SQUARE OPENINGS GRATE, SEDIMENT BUCKET, AND TRAP PRIMER CONNECTION, JR SMITH MODEL 2005Y-A05-NB-HP-P-B OR OR EQUAL.
AD-2	AREA DRAIN	-	3"	-	-	-	DUCO CAST IRON BODY WITH MEMBRANE FLANGE AND CLAMP COLLAR, 5" DIAMETER ROUND ADJUSTABLE NICKEL BRONZE STRAINER TOP WITH HEEL-PROOF SQUARE SQUARE OPENINGS GRATE, SEDIMENT BUCKET, AND TRAP PRIMER CONNECTION, JR SMITH MODEL 2005Y-A05-NB-HP-P-B OR OR EQUAL.

MECHANICAL VENTILATION FAN SCHEDULE

EQUIP. NUMBER	BUILDING/ AREA SERVED	FAN TYPE	AIR FLOW CFM	TOTAL EXT. S.P. IN. W.G.	FAN RPM	DRIVE TYPE	ELECTRICAL		TOTAL EST. WT. LBS.	REMARKS	MANUFACTURER / MODEL OR APPROVED EQUAL
							MOTOR HP	VOLT-PH-HZ			
EF-1	WILEY MANUEL COURTHOUSE - FUEL TANK	CENTRIFUGAL SIDE WALL EXHUAST FAN - EXPLOSION PROOF	1000	0.75	1304	DIRECT	1/2	115-1-60	120	SEE NOTES BELOW	GREENHECK / CUE-120A

NOTES:
1. VENTILATION FAN AND MOTOR SHALL BE SIDEWALL MOUNTING, OUTDOOR TYPE SPARK B RESISTANT CONSTRUCTION WITH EXPLOSION PROOF MOTOR.
2. PROVIDE CONCRETE MOUNTING WALL BRACKET, TIE DOWN POINTS, STAINLESS STEEL BIRDSCREEN, STAINLESS STEEL FASTENERS AND SHAFT, INTERNAL WIRING PIGTAIL FLEXIBLE METAL CONDUIT, NEMA 1 TOGGLE SWITCH JUNCTION BOX MOUNTED AND WIRED, SEISMIC RATED TO DESIGN GATEGORY F PER IBC-2018, CBC 2019 & ASCE 7-16 STANDARDS, HCAI SEISMIC CERTIFIED #OSP-0148, AND HIGH WIND RATED (+/- 150 PSF RATING).
3. FAN AND ATTACHED ACCESSORIES, AND WALL MOUNTING BRACKET SHALL BE COATED WITH PERMATECTOR, CONCRETE GRAY-RAL 7023.
4. PROVIDE WALL MOUNTED ONE FUNCTION TYPE SWITCH WITH PILOT LIGHT SINGLE POLE ROCKER FOR FAN ON/OFF OPERATION.
5. PROVIDE SOLID STATE SPEED CONTROL-10AMP AND CONTROL INTERLOCK WITH FAN MOTOR OPERATION.
6. PROVIDE ALUMINUM INDUSTRIAL TYPE WALL GRILLE.
7. MAXIMUM INLET SOUND LEVEL OF EF-1 SHALL BE 61 dBA.
8. INSTALL FAN SIDEWALL MOUNTING BRACKET TO CONCRETE WALL AND ANCHOR USING HILTI KB-TZ TYPE 316 STAINLESS STEEL ANCHOR BOLTS - SIZE AND QUANTITIES PER FAN MANUFACTURER RECOMMENDATIONS.
9. SECURED FAN ASSEMBLY TO SIDEWALL MOUNTING BRACKET WITH APPROVED TYPE 316 STAINLESS STEEL FASTENERS SIZE AND QUANTITIES PER MANUFACTURER RECOMMENTDATIONS.

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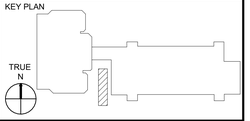
KEY PLAN



PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
MECHANICAL EQUIPMENT SCHEDULES

DRAWN BY	REVIEWED BY	SHEET NUMBER
PN	HH	M002
PROJECT NUMBER		
2024013		
DATE		
JAN. 21, 2025		

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7TH STREET

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CENTER BLDG
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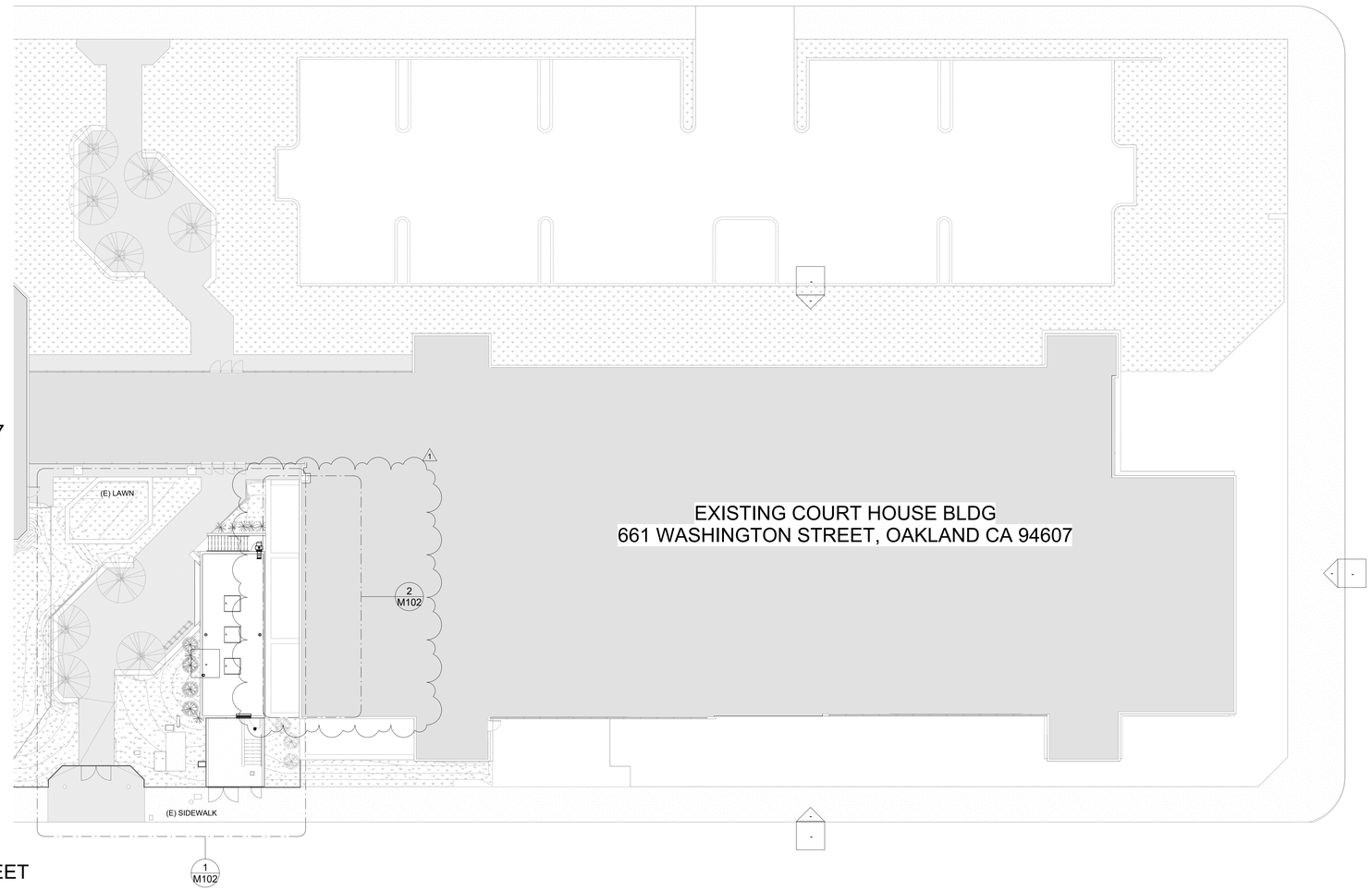
OAKLAND CA 94607



6TH STREET

1 ME LEVEL 3 (GROUND)
1/16" = 1'-0"

GENERAL NOTES

KEY NOTES

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REGISTERED PROFESSIONAL ENGINEER ROBERT A. HUMMEL NO. M38106 MECHANICAL STATE OF CALIFORNIA

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
MECHANICAL SITE PLAN - NEW WORK

DRAWN BY	REVIEWED BY	SHEET NUMBER
RH	HH	M101

PROJECT NUMBER
2024013

DATE
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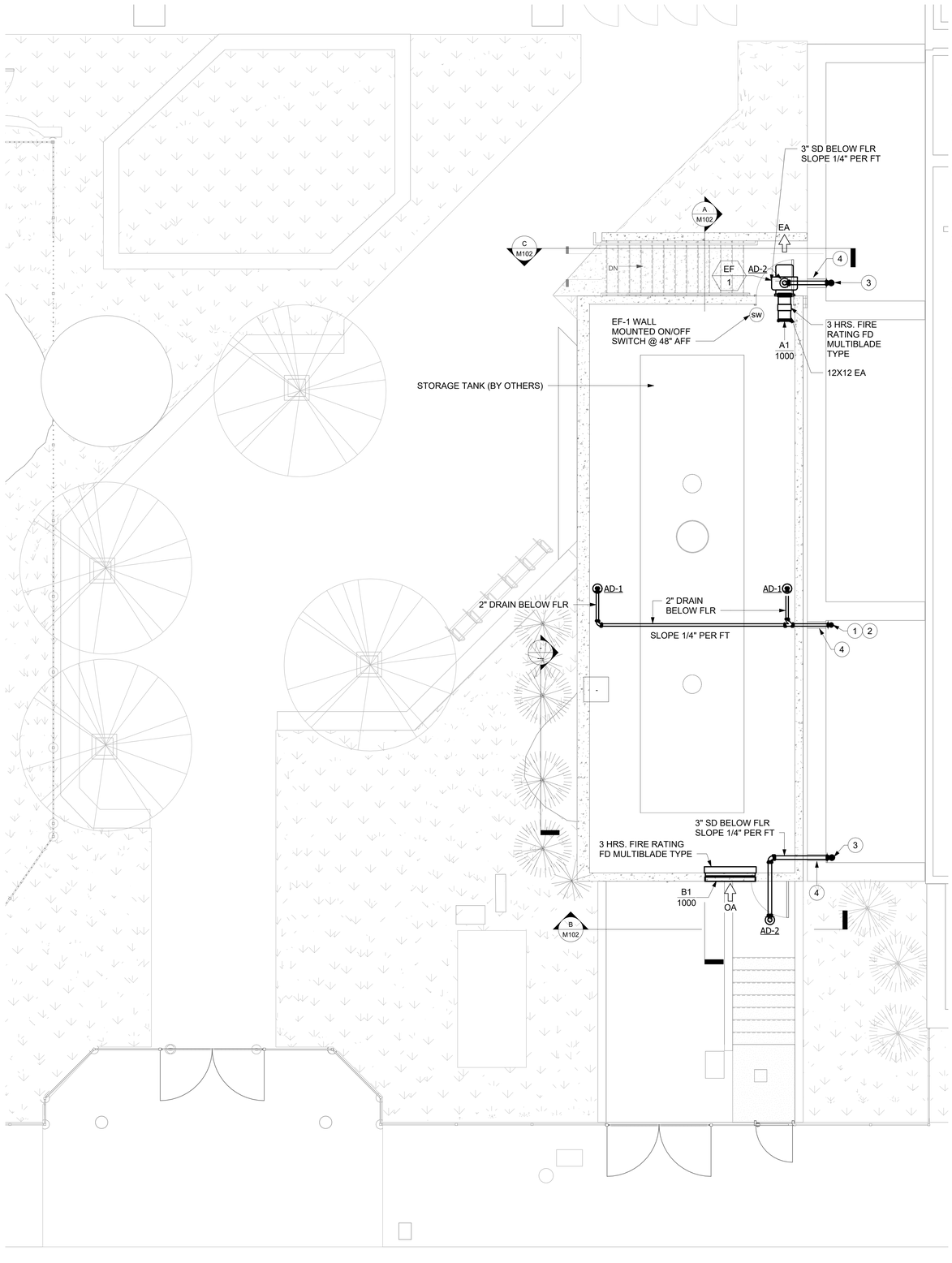
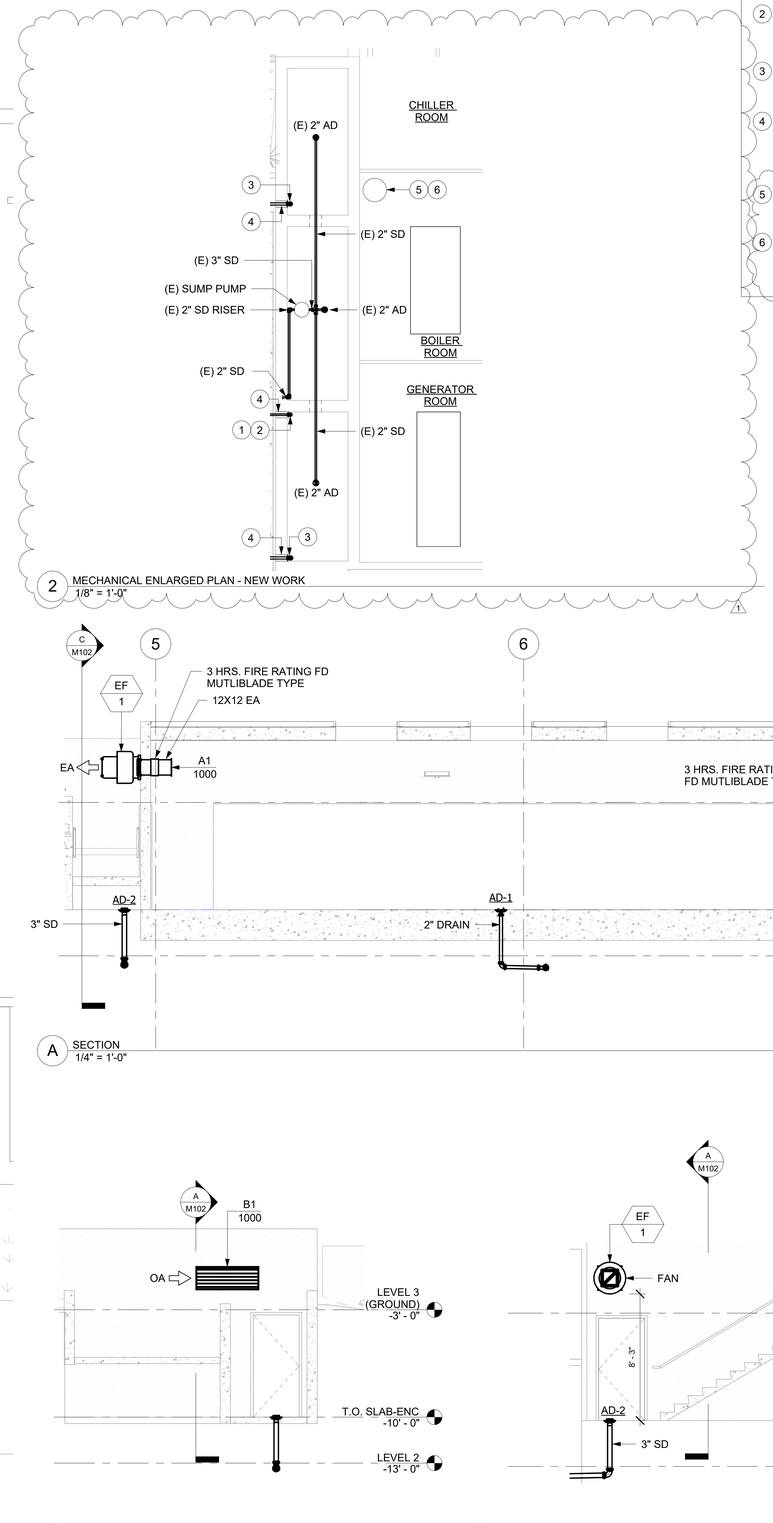
KEY NOTES

1. 2" DRAIN PIPING RISER DOWN TO AIR INTAKE SHAFT AT 3'-0" ABOVE FINISHED FLOOR COMPLETE WITH FITTINGS, SUPPORT, AND END WITH 3/4" FULL-PORT ISOLATION DRAIN BALL VALVE AND SCREW CAP FOR HOSE CONNECTION.
2. AT END OF 2" DRAIN RISER, PROVIDE 2" X 3/4" PIPE REDUCER FITTING, 3/4" FULL-PORT ISOLATION DRAIN BALL VALVE, AND ¾" SCREW END PIPE WITH CAP.
3. 3" SD PIPING RISER DOWN TO AIR INTAKE SHAFT AT 6" ABOVE FINISHED FLOOR COMPLETE WITH FITTINGS AND SUPPORT.
4. SEAL PIPING WALL SHAFT PENETRATION PER 3/M201 DETAIL. PROVIDE STAINLESS STEEL ESCUTCHEON PLATE AT THE PIPING PENETRATION ON THE INTERIOR SIDE OF EXISTING SHAFT.
5. PROVIDE A 50-FOOT, 3/4" FLEXIBLE HOSE WITH A HOSE-TO-PIPE COUPLER THAT IS COMPATIBLE WITH A 3/4" SCREW-END-PIPE.
6. PROVIDE A 55-GALLON LINED STEEL DRUM WITH A CLOSED TOP AND A 20-GALLON SPILL TRAY.



1 MECHANICAL ENLARGED PLAN - NEW WORK
1/4" = 1'-0"



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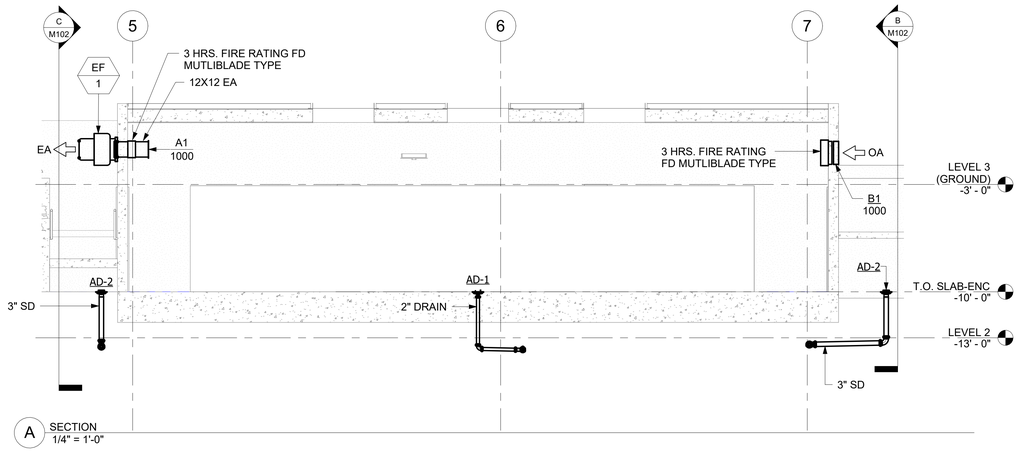
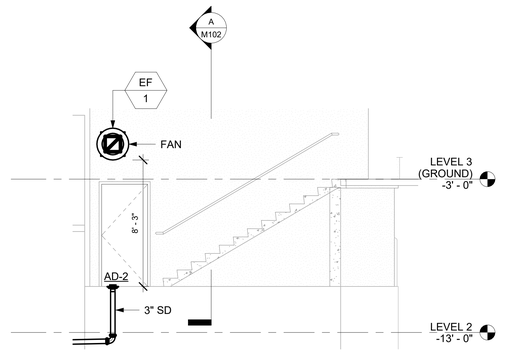
1/8" = 1'-0"



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

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



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

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1	REVISION 1	2025-01-17

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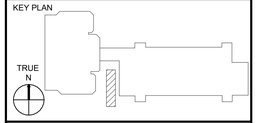

PROFESSIONAL SEAL

PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
MECHANICAL ENLARGED PLAN - NEW WORK

DRAWN BY	REVIEWED BY	SHEET NUMBER
RH	HH	M102

PROJECT NUMBER
2024013

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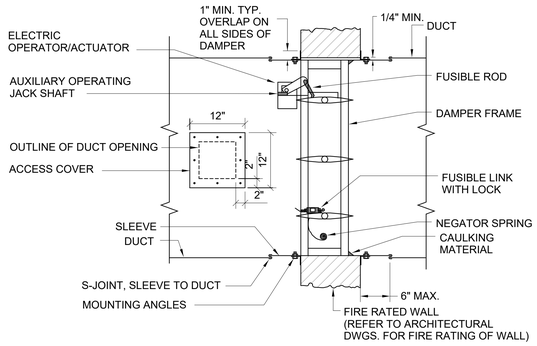
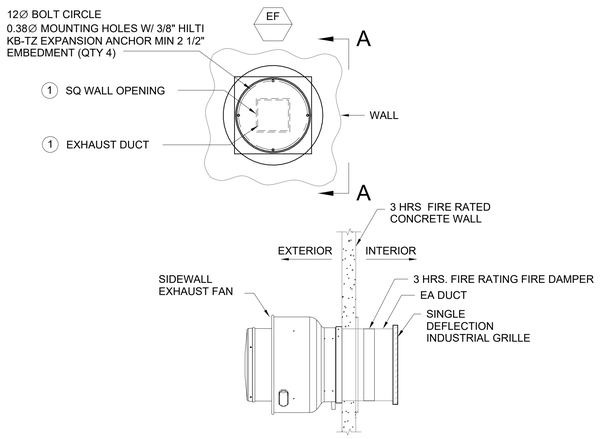
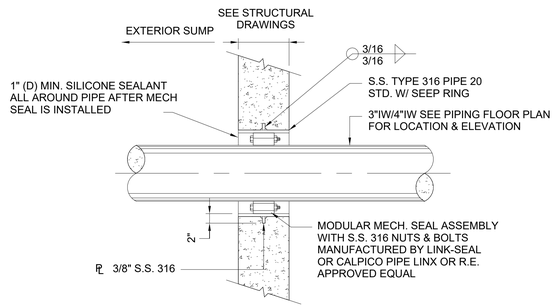


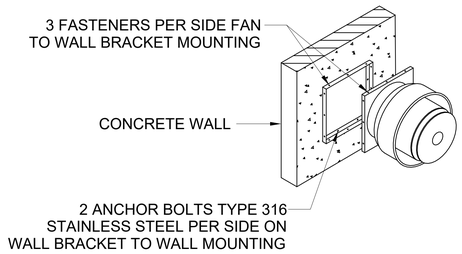
1 TYPICAL FIRE DAMPER DETAIL
NTS



SECTION A



2 TYPICAL PIPING WALL PENETRATION FITTING
NTS



KEY NOTE:

1. WALL OPENING AND DUCT SIZE SHALL BE PER FAN AND SIDE WALL WALL BRACKET MANUFACTURER RECOMMENDATIONS.

3 SIDEWALL EXHAUST FAN MOUNTING DETAIL
NTS

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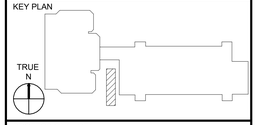

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PROJECT
WILEY MANUEL UST REMOVAL - AST INSTALLATION PROJECT

PROJECT ADDRESS
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SHEET TITLE
MECHANICAL DETAILS

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RH	HH	M201
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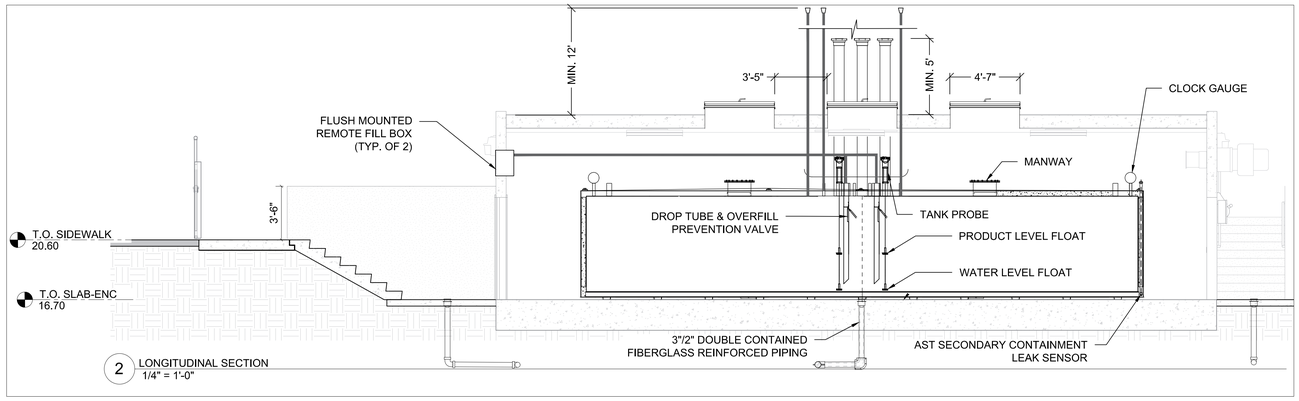
Manufacturer	Model	Equipment Description
TANK		
Containment Solutions (CSI)	Hoover Vault Tank	UL 2085 2 compartment AST (6,000 / 6,000)
TANK EQUIPMENT		
Morrison	244OM-0600AVEVR	Emergency Vents
Morrison	9095AA3300AVEVR	Overfill Prevention Valve
Morrison	419-03081TEVR	Drop Tube
Morrison	818-0100AGEVR	2" Clock gauge
Morrison	285-1400 AS	2" cast iron line strainer
Morrison	334-0300 AV	single poppet foot valve
Morrison	912-071000AV	antisiphon valve
Morrison	354-0300AV	3" Updraft vent cap
REMOTE FILL		
Morrison	715F-TK2-2MBB-0	Remote Fill w/ male QD adaptor, ball valve, and hand pump
MONITORING EQUIPMENT		
Veeder Root	846397-10X	0.1 GPH Stainless steel mag plus probe
Veeder Root	846400-001	Diesel float kit
Morrison	305XPA-1100AKEVR	Probe cap and ring kit
Veeder Root	794390-420	Annular space leak sensor
Veeder Root	794380-208	Liquid leak sensor

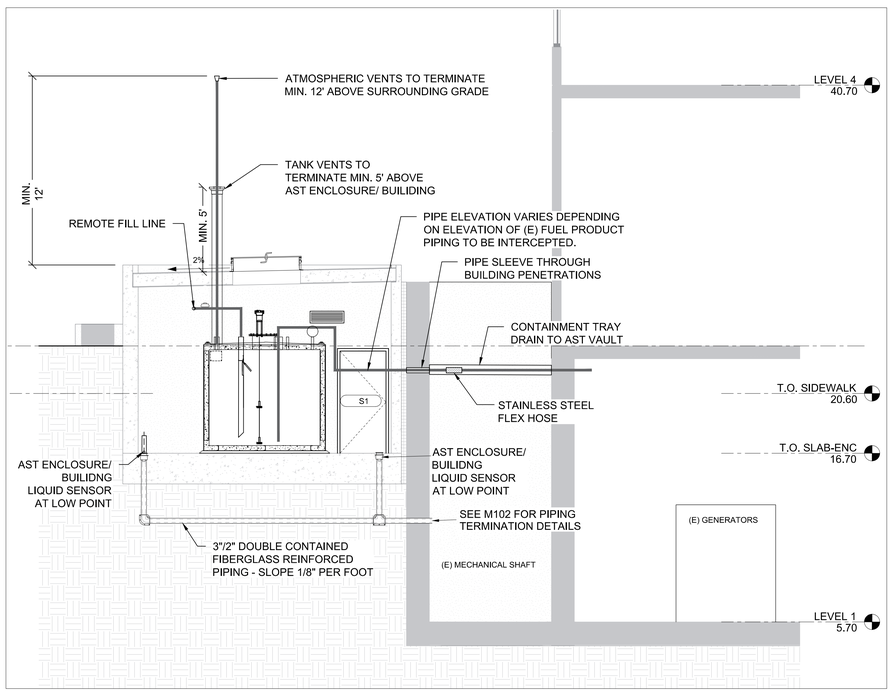
*Equivalent equipment may be allowed upon review and approval of submitted alternative(s).

A ABOVEGROUND TANK EQUIPMENT LIST*
NOT TO SCALE

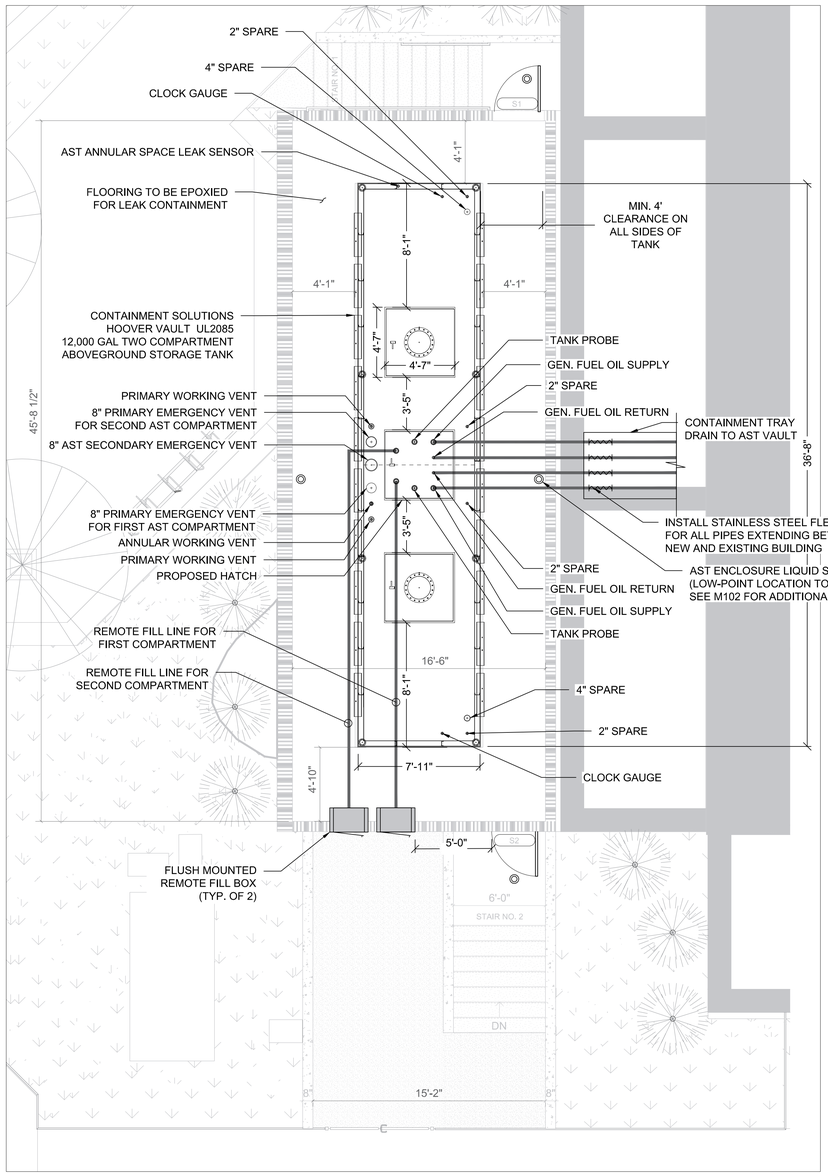
FUEL SYSTEM NOTES:
(1) - NEW FUEL OIL SUPPLY AND RETURN LINES SHALL TIE INTO EXISTING LINES.
(2) - USE SCHEDULE 40 BLACK STEEL PIPE
(3) - ALL VENTS PENETRATING THROUGH ROOF OF TANK VAULT, MUST TERMINATE MINIMUM 5' ABOVE ROOF LINE. ALL VENT PIPING PENETRATIONS TO BE SEALED BY ROOFER.
(4) - ALL ATMOSPHERIC TANK VENTS MUST TERMINATE A MINIMUM OF 12' ABOVE SURROUNDING GRADE. NEW AST ATMOSPHERIC VENTS CAN TIE INTO EXISTING UST ATMOSPHERIC VENT PLUMBING IF IT CAN MAINTAIN A MINIMUM 2% UPWARD SLOPE AWAY FROM TANK TOP, WITH NO DROPS OR SAGS.
(5) - ENGINEER RECOMMENDS REPLACING TRANSFER PUMPS, DAYTANKS, AND TANK MONITORING PANEL DUE TO AGE OF EQUIPMENT. ADDITIONALLY, TLS-350 PANEL MANUFACTURER HAS DISCONTINUED THE MODEL.



2 LONGITUDINAL SECTION
1/4" = 1'-0"



3 CROSS SECTION
1/4" = 1'-0"



1 AST INSTALL PLAN
1/4" = 1'-0"

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APN: 1-205-13

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
www.ae3partners.com

TEC ACCUTITE
262 Michelle Court
So. San Francisco, California 94080
Tel: (650) 616-1200
Fax: (650) 616-1244

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KEY PLAN

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PROFESSIONAL SEAL

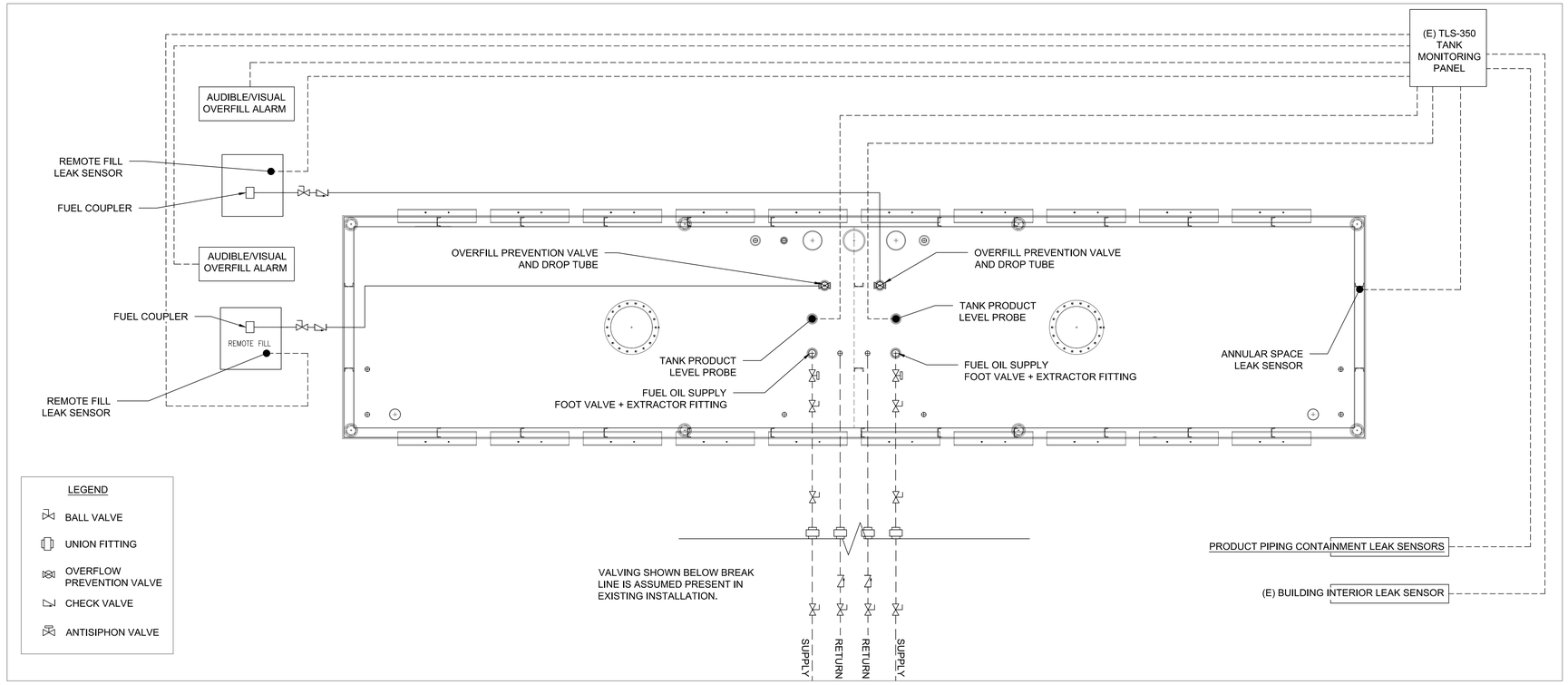
REGISTERED PROFESSIONAL ENGINEER
Eddy A. Tabet
No. 43041
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

PROJECT
WILEY MANUEL UST REMOVAL/AST INSTALLATION PROJECT

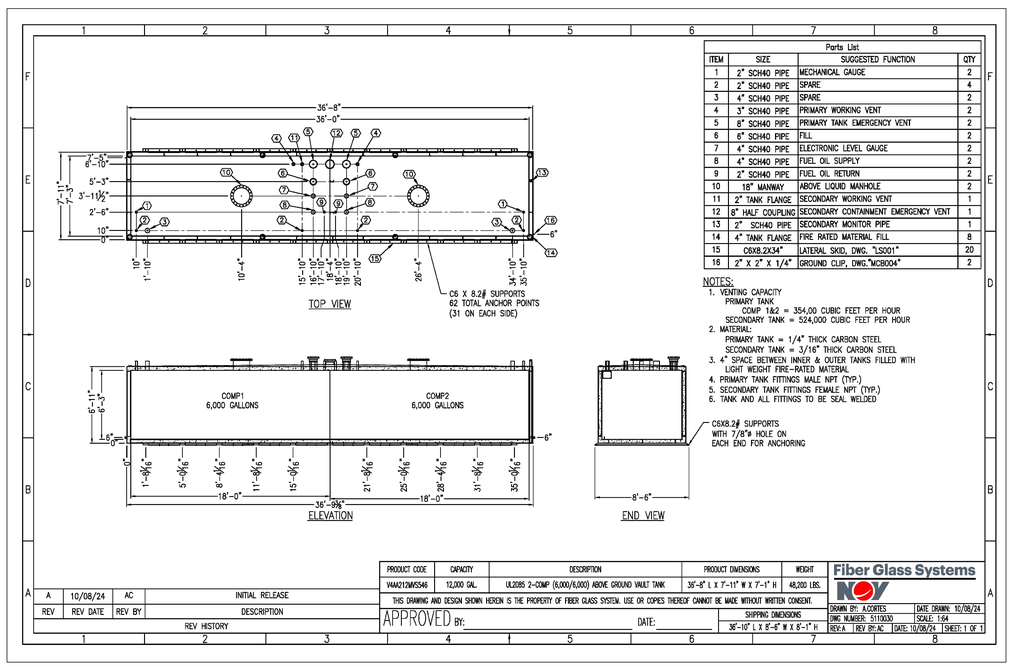
PROJECT ADDRESS
661 WASHINGTON STREET
OAKLAND, CALIFORNIA

SHEET TITLE
AST INSTALL PLAN

DRAWN BY	REVIEWED BY	SHEET NUMBER
AR	RD	FO-101
PROJECT NUMBER		
22113		
DATE		
2/11/2025		



1 VALVING AND TANK MONITORING EQUIPMENT SCHEMATICS
N.T.S.



Parts List			
ITEM	SIZE	SUGGESTED FUNCTION	QTY
1	2" SCH40 PIPE	MECHANICAL GAUGE	2
2	2" SCH40 PIPE	SPARE	4
3	4" SCH40 PIPE	SPARE	2
4	3" SCH40 PIPE	PRIMARY WORKING VENT	2
5	8" SCH40 PIPE	PRIMARY TANK EMERGENCY VENT	2
6	6" SCH40 PIPE	FILL	2
7	4" SCH40 PIPE	ELECTRONIC LEVEL GAUGE	2
8	4" SCH40 PIPE	FUEL OIL SUPPLY	2
9	2" SCH40 PIPE	FUEL OIL RETURN	2
10	18" MANWAY	ABOVE LIQUID MANHOLE	2
11	2" TANK FLANGE	SECONDARY WORKING VENT	1
12	8" HALF COUPLING	SECONDARY CONTAINMENT EMERGENCY VENT	1
13	2" SCH40 PIPE	SECONDARY MONITOR PIPE	1
14	4" TANK FLANGE	FIRE RATED MATERIAL FILL	8
15	C6X8.2X34"	LATERAL SKID, DWG. "LS001"	20
16	2" X 2" X 1/4"	GROUND CLIP, DWG."MCB004"	2

NOTES:
1. VENTING CAPACITY
   PRIMARY TANK
   COMP 1&2 = 354,00 CUBIC FEET PER HOUR
   SECONDARY TANK = 524,000 CUBIC FEET PER HOUR
2. MATERIAL:
   PRIMARY TANK = 1/4" THICK CARBON STEEL
   SECONDARY TANK = 3/16" THICK CARBON STEEL
3. 4" SPACE BETWEEN INNER & OUTER TANKS FILLED WITH LIGHT WEIGHT FIRE-RATED MATERIAL
4. PRIMARY TANK FITTINGS MALE NPT (TYP.)
5. SECONDARY TANK FITTINGS FEMALE NPT (TYP.)
6. TANK AND ALL FITTINGS TO BE SEAL WELDED

NO.	REV DATE	REV BY	DESCRIPTION
A	10/08/24	AC	INITIAL RELEASE

REV HISTORY

PRODUCT CODE	CAPACITY	DESCRIPTION	PRODUCT DIMENSIONS	WEIGHT
VAAA212AWS546	12,000 GAL.	UL2085 2-COMP (6,000/6,000) ABOVE GROUND VAULT TANK	36'-8" L X 7'-11" W X 7'-1" H	48,200 LBS.

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APPROVED BY: _____ DATE: _____

SHIPPING DIMENSIONS
36'-10" L X 8'-6" W X 8'-1" H

Fiber Glass Systems
NOV

DRAWN BY: A.CORTES | DATE DRAWN: 10/08/24
DWG NUMBER: 5110030 | SCALE: 1:64
REV:A | REV BY:AC | DATE:10/08/24 | SHEET: 1 OF 1

2 12,000 GALLON ABOVEGROUND STORAGE TANK SPECIFICATIONS
N.T.S.

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AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
www.ae3partners.com

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262 Michelle Court
So. San Francisco, California 94080
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REGISTERED PROFESSIONAL ENGINEER — Eddy Tabet — No. 43247 Exp. 3/31/26 — CIVIL — STATE OF CALIFORNIA

PROJECT
WILEY MANUEL UST REMOVAL/AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET OAKLAND, CALIFORNIA

SHEET TITLE
AST INSTALL PLAN

DRAWN BY	REVIEWED BY	SHEET NUMBER
AR	RD	FO-102

PROJECT NUMBER
22113

DATE
2/11/2025

GENERAL NOTES

DESIGN

Design conforms to 2018 International Building Code (2021 IBC) and 2022 CBC.
Seismic Design Data:

Longitude: 37.799 Latitude: −122.2769
Importance Factor: 1.0

S_S=1.646 S_1=0.622 Fa=1.0 Fv=1.7
S_{MS}=1.646 S_{M1}=1.586 S_{DS}=1.097 S_{D1}=1.057
Seismic Design Category: D
Site Classification: D
Occupancy Category: II
Response modification factor: R=2.5 Appendages
Amplification Factor a_p= 1.0
Component Importance Factor I_p=1.0
Analysis procedure: Non−Structural Components

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 and notes on 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 County/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 County/Architect will send 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 County/Architect.

Shoring: It shall be the Contractor's sole responsibility to design and provide adequate shoring, bracing, and formwork, etc., as required to hold the various elements in place until final support is securely anchored, and for the protection of life and property during the construction of this building.

Other 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.

Welding shall be performed by welders certified for the welds to be made.

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

EXISTING CONSTRUCTION

Existing construction shown on the drawings was obtained from review of field conditions and original structural drawings. The Contractor shall verify all existing conditions and shall notify the Architect of all exceptions before proceeding with the work.

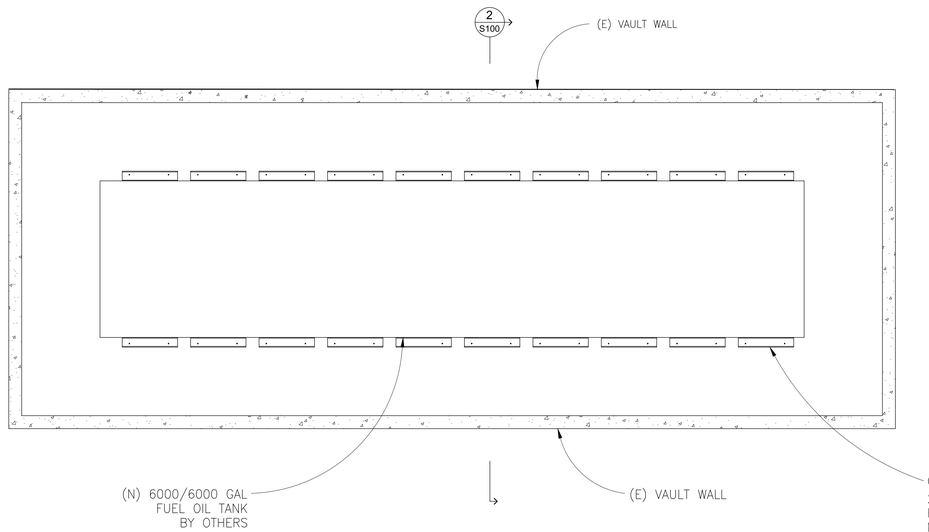
The removal, cutting, drilling, etc. of existing work shall be performed with great care and small tools in order not to jeopardize the structural integrity of the building. If structural members, not indicated for removal, interfere with the new work, the Structural Engineer shall be notified immediately and approval obtained before removal of the existing members.

The Contractor shall safely shore existing construction wherever existing supports are removed to allow installation of the new work. The existing construction shall be connected and/or embedded into the new construction as shown or specified.

SPECIAL INSPECTION

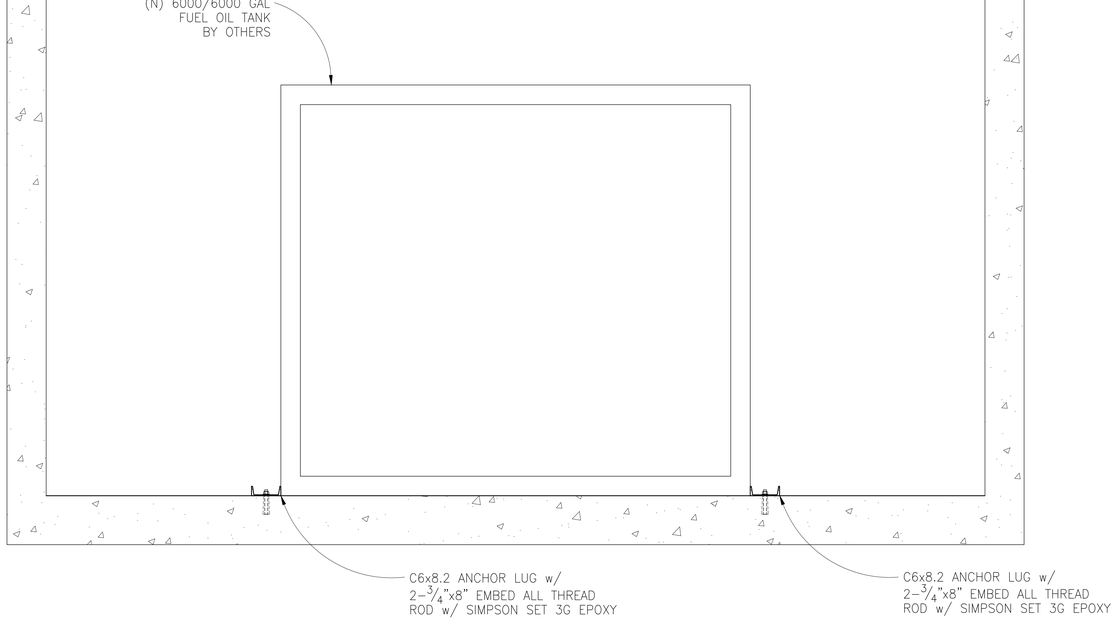
The following items shall be inspected in accordance with CBC Section 1704 by a certified special inspector from an established Testing Agency. Testing Agency shall send copies of all structural testing and inspection reports directly to the County/Engineer of Record.

1. Post Installed concrete anchors including expansion anchors, epoxy anchors and concrete screws.



3/4"ø x6" SIMPSON TITEN HD
CONC SCREW MAY BE USED
IN LIEU OF EPOXY EMBEDDED ROD

TANK VAULT PLAN (1/S100)
1/4"=1'−0"



3/4"ø x6" SIMPSON TITEN HD
CONC SCREW MAY BE USED
IN LIEU OF EPOXY EMBEDDED ROD

SECTION (2/S100)
3/4"=1'−0"

RMJ
Robinson Meier Juilly & Associates
www.rmjse.com
Structural Engineers
241 Joaquin Avenue
San Leandro, CA 94577
Tel: 510.991.0977
Job No. 24226

STRUCTURAL SEAL:

REGISTERED PROFESSIONAL ENGINEER — JASON E. HANLEY — No. 48201 — Exp. 12/31/2025 — STRUCTURAL — STATE OF CALIFORNIA

ARCHITECTURAL SEAL:

DATE: DESCRIPTION:

SITE DATA:

OWNER:	
SITE ADDRESS:	661 Washington St.
CITY, ZIP:	Oakland, CA 94607
MAILING ADDRESS:	455 Golden Gate Ave.
CITY, ZIP:	San Francisco, CA 94102
APN:	1-205-13

AE3 ARCHITECTURE + CM
11 Embarcadero West, Suite 205
Oakland, CA 94607
Ph: 415-233-9991
www.ae3partners.com

TEC ACCUTITE
262 Michelle Court
So. San Francisco, California 94080
Tel: (650) 616-1200
Fax: (650) 616-1244

NO.	ISSUE/REVISION	YYYY-MM-DD
1	REVISION 1	DATE

KEY PLAN

TRUE N

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER — TEDDY A TABET — Eddy Tabet — No. 42041 — Exp. 3/31/26 — CIVIL — STATE OF CALIFORNIA

PROJECT NAME:
661 Washington Street
Oakland CA

GENERAL NOTES
SLAB PLAN
AND DETAILS

PROJECT INFORMATION:
DATE: 07.25.2024
DRAWN BY: JH
CHECKED BY: JEH

PROJECT
WILEY MANUEL UST REMOVAL/AST INSTALLATION PROJECT

PROJECT ADDRESS
661 WASHINGTON STREET OAKLAND, CALIFORNIA

SHEET TITLE
ANCHORAGE DESIGN

DRAWN BY	REVIEWED BY	SHEET NUMBER
AR	RD	FO-103

PROJECT NUMBER: 22113
DATE: 2/11/2025

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