

DEFERRED ITEMS:

- 1. IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.
- 2. WE UNDERSTAND THAT WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.
- 3. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS AND OTHER SPECIAL FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 4. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 5. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

ENERGY CONSERVATION (PLUMBING):

- 1. ALL WATER HEATERS SHALL BE LISTED IN THE CALIFORNIA ENERGY COMMISSION LIST OF APPROVED WATER HEATERS. INSTALLATIONS SHALL COMPLY WITH UPC EDITION, FOR THERMAL EXPANSION REQUIREMENTS.
- 2. ALL PLUMBING FIXTURES, FAUCETS AND SHOWER HEADS SHALL COMPLY WITH CEC MAXIMUM FLOW REQUIREMENTS (2.5 GPM MAXIMUM FOR SHOWER HEADS, 2.2 GPM MAXIMUM FOR FAUCETS, 1.6 GALLONS/FLUSH MAXIMUM FOR WATER CLOSETS AND 1.0 GALLONS/FLUSH MAXIMUM FOR URINALS).
- 3. ALL SERVICE HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH SECTION CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (HEREAFTER B.E.E.S.) AND TABLE 10.D OF 1985 U.M.C.
- 4. ALL EQUIPMENT MUST COMPLY WITH THE STATE OF CALIFORNIA B.E.E.S. HEATERS FOR DOMESTIC HOT WATER AND/OR POOLS SHALL MEET REQUIREMENTS PER THE B.E.E.S. COMPLIANCE CERTIFICATES SHALL BE PROVIDED WITH EQUIPMENT SUBMITTALS.
- 5. LAVATORY FAUCETS IN PUBLIC RESTROOMS SHALL BE OF THE SELF-CLOSING TYPE WITH A MAXIMUM HOT WATER FLOW RATE OF 5 GPM (G.C.E.C.)
- 6. SHOWER CONTROLS SHALL BE OF THE THERMOSTATIC MIXING OF THE PRESSURE BALANCING TYPE AND SHALL MEET THE REQUIREMENTS OF UPC.
- 7. ALL HOSE BIBS AND JANITOR SINK FAUCETS SHALL BE EQUIPPED WITH PERMISSIBLY MOUNTED VACUUM BREAKERS.
- 8. ALL FLOOR DRAINS AND FLOOR SINKS SHALL BE PROVIDED WITH AN APPROVED METHOD OF MAINTAINING THE LIQUID SEAL IN THE "P" TRAP.
- 9. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE UPC.
- 10. AS NOTED IN (B) ABOVE, ALL TOILETS AND URINALS SHALL BE OF THE "ULTRA LOW FLUSH" TYPE.
- 11. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 420.0.
- 12. EACH TOILET SHALL BE THE ULTRA LOW FLUSH TYPE.
- 13. EACH URINAL SHALL HAVE A WATER CONSUMPTION OF NOT MORE THAN 1 GALLON PER FLUSH.
- 14. VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS.
- 15. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
- 16. SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.
- 17. SWIMMING POOL AND SPA HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 114.
- 18. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
- 19. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- 20. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 811.0.
- 21. ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 608.3.
- 22. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.
- 23. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 510.5.
- 24. MATERIALS EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH CMC SEC. 601.1.3.
- 25. CHLORINATED POLYVINYL CHLORIDE (CPVC) SHALL NOT BE USED FOR INTERIOR WATER SUPPLY PIPING PER STATE HEALTH & SAFETY CODE SEC. 17921.9.

- 25. GENERAL CONTRACTOR TO VERIFY AND REMOVE/RELOCATE EXISTING SPRINKLER HEADS AND COVERS AS NECESSARY.
- 26. ALL REUSED LIGHT FIXTURES TO BE FULLY FUNCTIONING. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF QUANTITY OF LIGHT FIXTURES AVAILABLE FOR RELOCATION.
- 27. SPECIAL INSPECTION FOR POST INSTALLED ANCHORS.
- 28. G.C. SHALL PROVIDE ADEQUATE VERTICAL WOOD BLOCKING WITHIN THE STEEL STUDS AS REQUIRED BY THE CONTRACT DOCUMENTS IN WALLS BEHIND WALL HUNG SHELVING, CABINETS, ETC. ALL BLOCKING AND FURRING SHALL BE FIRE TREATED AS REQUIRED BY BUILDING CODE.
- 29. G.C. TO FURR ALL COLUMNS TO THEIR MINIMUM POSSIBLE DIMENSIONS U.O.N.
- 30. MILLWORK SUBCONTRACTOR TO PROVIDE BLOCKING BEHIND FILES AS REQUIRED TO PREVENT MOVEMENT.
- 31. G.C. THE TENANT SPACE AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY HANDICAPPED.
- 32. ALL REVISIONS TO THE APPROVED PLANS, NO MATTER HOW MINOR, MUST BE APPROVED BY BOTH THE BUILDING INSP. DEPARTMENT AND REVIEWED BY IKEDO DESIGN.
- 33. ALL PARTITIONS ARE DIMENSIONED FINISH TO FINISH U.O.N.
- 34. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF IKEDO DESIGN UNLESS OTHERWISE NOTED (+/-).
- 35. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF EXISTING SLAB UNLESS NOTED OTHERWISE.
- 36. ALL PARTITIONS SHALL BE BRACED ACCORDING TO REQUIREMENTS OF LOCAL SEISMIC CODES. SEE PARTITION DETAILS FOR ADDITIONAL INFORMATION.
- 37. DIMENSIONS TO ENDS OF WALL ARE TO FACE OF GYPSUM BRD.
- 38. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIM.
- 39. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, IKEDO DESIGN SHALL BE NOTIFIED IMMEDIATELY.
- 40. CORRIDOR DIMENSIONS ARE TO BE "CLEAR CORRIDOR WIDTHS" ANY ADJUSTMENTS SHALL BE APPROVED BY IKEDO DESIGN.
- 41. NO CORRIDOR SHALL BE LESS THAN 44" WIDE.
- 42. "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS WITH IKEDO DESIGN.
- 43. "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION E.G., WALLS, JAMB, ECT. SHALL ALIGN ACROSS VOID.
- 44. ALL PENETRATIONS IN DRYWALL CONSTRUCTION ABOVE FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
- 45. PARTITIONS SHALL BE CONTINUOUS OVER DOORS SAME AS ADJACENT WALLS WHERE DRYWALL CONTINUES ABOVE CEILING LINE AND BELOW RAISED FLOORS.
- 46. CONSTRUCTION VISIBLE THROUGH SCREEN VENTS AND GRILLS SHALL BE PAINTED FLAT BLACK TO COVER.
- 47. INTERIOR FINISH MUST CONFORM TO THE REQUIREMENTS OF THE CHAPTER 8, 2019 CBC AND ASTM E 84 AND ALL OTHER LOCAL CODES.
- 48. ALL DECORATIVE MATERIALS ARE REQUIREMENTS TO BE MAINTAINED IN A FLAME RETARDANT CONDITION.
- 49. FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
- 50. ALL MECHANICAL AND PLUMBING CHASES ARE TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.
- 51. THE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO IKEDO DESIGN 'S' DRAWINGS SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWING IT SHALL BE BROUGHT TO THE ATTENTION OF IKEDO DESIGN FOR CLARIFICATION.
- 52. G.C. SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OF SPECIAL OWNER SUPPLIED EQUIPMENT NOT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND/OR EQUIPMENT MANUFACTURER FOR PROPER SIZE AND LOCATION OF ANY REQUIRED POWER, STRUCTURAL SUPPORT, FOUNDATION DEPRESSIONS, DRAINS AND OR PLUMBING REQUIREMENTS.
- 53. THE G.C IS RESPONSIBLE FOR SECURITY OF THE PROJECT AND FOR DISCIPLINE OF ALL WORKERS ON THE PROJECT.
- 54. SHALL HAVE ON-SITE APPROVED CONSTRUCTION DRAWINGS AND BUILDING PERMIT.

CLEAN UP:

- 1. UPON COMPLETION OF THE JOB G.C. SHALL CLEAN ENTIRE AREA, INCLUDING GLASS, CARPET AND ALL OTHER FINISHED SURFACES IN A MANNER ACCEPTABLE TO THE OWNER AND TENANT.
- 2. PRIOR TO ANY SAW CUTTING OR DEMOLITION OF ANY CONCRETE SLAB OR WALLS CONTRACTOR IS RESPONSIBLE FOR VERIFYING TYPE OF CONSTRUCTION OF EXISTING SLAB/ WALL CONDITION.
- 3. CONTRACTOR TO VERIFY NO UNDERGROUND UTILITIES IN AREA OF DEMO/ SAW CUTS.

DEMOLITION, REMODELING, AND PATCHING:

- 1. SCOPE: THE WORK INCLUDES ALL LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY TO ACCOMPLISH THE DEMOLITION AND PATCHING AS SHOWN AND NOTED ON THE DRAWINGS AND AS SPECIFIED. CERTAIN PATCHING ITEMS MAY NOT BE INDICATED ON THE DRAWINGS BUT MAY BECOME APPARENT AS THE WORK PROCEEDS. THESE ITEMS SHALL BE INCLUDED AS PART OF THE WORK OF THIS PROJECT.
- 2. EXISTING CONDITIONS: THE DRAWINGS SHOW GENERAL INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE G.C. TO EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS, CHARACTER, EXTENT OF THE WORK TO BE PERFORMED, AND OPERATIONS REQUIRED.
- 3. THE FAILURE OR OMISSION OF THE G.C. TO VISIT THE SITE AND ACQUAINT HIM/HERSELF WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE HIM/HER FROM OBLIGATIONS WITH RESPECT TO THIS CONTRACT.
- 4. THE DRAWINGS ARE A DEPICTION OF THE BUILDING BY IKEDO DESIGN. IKEDO DESIGN IS NOT RESPONSIBLE FOR ADDITIONAL PLANS OTHER THAN CONTRACTED BETWEEN PROPERTY OWNER AND IKEDO DESIGN. COPIES OF DRAWINGS SHALL BE ACQUIRED VIA IKEDO DESIGN AND ARE TO BE PAID BY THE REQUESTER.
- 5. THE USE OF PROPER MATERIALS AND EQUIPMENT IS THE RESPONSIBILITY OF THE G.C.
- 6. EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED IN SUCH A MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND CONNECTION WORK SCHEDULED TO REPAIR. THE G.C. SHALL BE RESPONSIBLE FOR PREPARING AND/OR REPLACING ALL EXISTING WORK SCHEDULED TO REMAIN WHICH IS DAMAGED BY THESE OPERATIONS.
- 7. DEMOLITION SHALL INCLUDE PREPARATION OF EXISTING AREAS TO RECEIVE NEW MATERIALS AND REMOVAL OF MATERIALS AND EQUIPMENT TO ALTER OR REPAIR THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS AND AS SPECIFIED.
- 8. DEMOLITION WORK SHALL BE PERFORMED BY EXPERIENCED PERSONNEL EXERCISING PROPER CARE TO PREVENT INJURY TO THE PUBLIC, WORKMEN AND ADJOINING PROPERTY. APPROPRIATE SAFETY EQUIPMENT SHOULD BE UTILIZED.
- 9. PERFORM THE REMOVAL, CUTTING, DRILLING, ETC., OF EXISTING WORK WITH EXTREME CARE, AND USING SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- 10. REBUILD ANY EXISTING WORK WHICH HAS TO BE REMOVED TO ALLOW THE INSTALLATION OF NEW WORK AS REQUIRED.
- 11. THE G.C SHALL REMOVE, PROTECT AND REINSTALL EXISTING ITEMS AS INDICATED ON THE DRAWINGS. ANY MATERIAL SCHEDULED FOR REUSE WHICH ARE DAMAGED BY THE G.C. TO THE EXTENT THAT THEY CANNOT BE REUSED SHALL BE REPLACED BY THE G.C. WITH EQUIVALENT QUALITY MATERIALS.
- 12. NO BLASTING OR ON-SITE BURNING WILL BE PERMITTED.
- 13. ALL AREAS REQUIRING PATCHING DUE TO THE WORK OF THIS PROJECT, INCLUDING MARKS FROM RELOCATED WALLS, DAMAGED CAUSED BY REMOVING, RELOCATING, AND/OR ADDING FIXTURES AND EQUIPMENT, DAMAGED CAUSED BY DEMOLITION AT ADJACENT MATERIALS, ETC. SHALL BE EXPERTLY PATCHED BY JOURNEYMEN EXPERIENCED IN THE TRADE INVOLVED IN THE PATCH WORK.
- 14. EXISTING PERMANENT WALLS WHICH REMAIN SHALL HAVE CONTINUOUS SURFACES WITH NO VISIBLE MARKS FROM PREVIOUS ABUTTING CONSTRUCTION.
- 15. ALL DOORS ARE TO BE SAVED AND REUSED.
- 16. EXISTING FINISHES TO REMAIN SHALL BE REPAIRED TO ORIGINAL CONDITION.
- 17. GENERAL CONTRACTOR TO VERIFY AFTER DEMO WORK CONDITIONS OF UNCOVERED SPACE AND NOTIFY IKEDO DESIGN OF EXISTING CONDITIONS THAT REQUIRE MODIFICATION NOT INDICATED HEREIN.
- 18. THE FOLLOWING ITEMS, BUT NOT LIMITED TO: COLUMNS, STRUCTURAL BRACING, BEAMS, ROOF JOISTS, SPRINKLER LINES AND/OR DRAFTSTOPS WITHIN THE AREA OF THE BUILDING TO REMAIN, SHALL BE PROTECTED AND REMAIN IN GOOD CONDITION. CONTACT IKEDO DESIGN IMMEDIATELY IF SHOWN DEMOLISHED. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
- 19. GENERAL CONTRACTOR SHALL NOTIFY IKEDO DESIGN OF ANY ITEMS UNCOVERED THAT WERE NOT NOTED IN THE DEMOLITION PLAN THAT MAY HINDER THE FUTURE CONSTRUCTION.
- 20. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL OUTLETS, PHONE/DATA OUTLETS, PANELS, WIRING TO REMAIN. SAFE OFF ANY LIVE WIRES TO REMAIN.
- 21. CONTRACTOR SHALL INSURE THAT CONSTRUCTION OBSTACLES AND WORK WILL NOT HINDER PEDESTRIAN TRAFFIC AT ANY TIME, ADDITIONALLY, IT SHALL BE YOUR RESPONSIBILITY TO PROVIDE BARRIERS TO ALLOW FOR SAFE ACCESS IN AND AROUND THE CONSTRUCTION AREAS. AREAS OF WORK SHALL BE CLEANED UP ON A DAILY BASIS.
- 22. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, STATE, COUNTY AND FEDERAL REGULATION, CODES AND STANDARDS AND THE BEST PRACTICE OF THE TRADE. IN THE EVENT OF CONFLICT BETWEEN OR AMONG SPECIFIED REQUIREMENTS, PERTINENT REGULATIONS, CODES AND STANDARDS, THE MOST STRINGENT REQUIREMENT WILL GOVERN.
- 23. PRIOR TO ANY SAW CUTTING OR DEMOLITION OF ANY CONCRETE SLAB OR WALLS CONTRACTOR IS RESPONSIBLE FOR VERIFYING TYPE OF CONSTRUCTION OF EXISTING SLAB/ WALL CONDITION.
- 24. CONTRACTOR TO VERIFY NO UNDERGROUND UTILITIES IN AREA OF DEMO/ SAW CUTS.

SHOP DRAWINGS:

- 1. THE TERM "SHOP DRAWINGS" AS USED HEREIN INCLUDES METHOD OF FABRICATION AND CONSTRUCTION, DESCRIPTION OF MATERIALS AND, INSTALLATION OF ALL SPECIFICALLY CUSTOM FABRICATED ITEMS.
- 2. SHALL SUBMIT (3) COPIES OF SHOP DRAWINGS AND DESCRIPTIVE DATA FOR THE APPROVAL TO IKEDO DESIGN. ANY MATERIALS OR PRODUCTS INSTALLED WITHOUT SUCH SUBMITTALS ARE SUBJECT TO BEING REMOVED AND CORRECTED AT FULL COST TO CONTRACTOR.

SUBSTITUTION:

- 1. G.C. SHALL SUBMIT HIS HAND WRITTEN REQUEST FOR A PROPOSED SUBSTITUTION AND ALL DATA SUBSTITUTING HIS REQUEST. THE G.C. SHALL INCLUDE SAMPLES OF THE PROPOSED SUBSTITUTION WITH HIS REQUEST.
- 2. NO SUBSTITUTION WILL BE REVIEWED FOR ANY MATERIALS AND/OR ITEM OF MANUFACTURE CALLED FOR IN THE CONTRACT DOCUMENTS WHICH IS NOT OF EQUAL QUALITY AND PERFORMANCE AND WHICH DOES NOT POSSESS EQUIVALENT DESIGN AND/OR COLOR CHARACTERISTICS TO THOSE OF SPECIFIED MATERIAL OR ITEM.

MECHANICAL NOTES:

- 1. BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH THE C.M.C.
- 2. SUBMITTAL OF BID INDICATES THE CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- 3. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING SYSTEM AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- 4. ALL MATERIAL AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION.
- 5. THE COMPLETED JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE BY THE TENANT. ANY WORK MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE MECHANICAL CONTRACTOR.
- 6. THE MECHANICAL CONTRACTOR SHALL CARRY OUT HIS/HER WORK IN ACCORDANCE WITH ALL GOVERNING FEDERAL, STATE AND LOCAL CODES INCLUDING O.S.H.A..
- 7. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.
- 8. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. 116.
- 9. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CMC TABLE 6-D AS APPLICABLE.
- 10. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 112, 122 AS APPLICABLE.
- 11. SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CMC SEC. 608.
- 12. PERMANENT LADDER/ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH CMC SEC. 307.
- 13. HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP.3.
- 14. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET.
- 15. MECHANICAL VENTILATION, WHEN REQUIRED IN RESIDENTIAL BATHROOMS AND LAUNDRY ROOMS AS APPLICABLE PER CBC SEC. 1203.3, SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR.
- 16. MECHANICAL CONTRACTOR TO VERIFY ANY SPECIAL LOAD REQUIREMENTS FOR ANY TENANT EQUIPMENT.
- 17. MECHANICAL CONTRACTOR TO LOCATE THERMOSTATIC CONTROLS, VERIFY LOCATION OF THERMOSTATS WITH TENANT PRIOR TO INSTALLATION.
- 18. MECHANICAL VENTILATION WILL BE PROVIDED IN ALL ROOMS CAPABLE OF SUPPLYING OUTSIDE AIR, PER CMC.
- 19. SEE MECHANICAL ENGINEER'S DRAWINGS FOR THERMOSTAT LOCATIONS, VERIFY LOCATIONS WITH IKEDO DESIGN BEFORE INSTALLATION. MOUNT ALL THERMOSTATS 48" A.F.F. NEXT TO LIGHT SWITCH U.N.O.
- 20. THE ENGINEER OR RECORD OR THE DESIGN BUILD ENGINEER IS RESPONSIBLE FOR REVIEWING EXISTING HVAC EQUIPMENT INCLUDING BUT NOT LIMITED TO DUCTWORK, F-STATS, UNITS, FIRE DAMPERS, ETC. TO DETERMINE IF ANY OR ALL CAN BE RE-USED PER THE NEW REFLECTED CEILING PLAN.
- 21. BUILDING OWNER'S MECHANICAL ENGINEERS SHALL DETERMINE THE SIZE, QUANTITY AND LOCATION OF OPENINGS NECESSARY FOR RETURN AIR IN ROOMS OR AREAS WHICH ARE COMPLETELY ENCLOSED BY SOUND BARRIERS OR PARTITIONS.

- 21. G.C. SHALL PROTECT ALL BASE BUILDING FINISHES IN THE LOBBIES, ELEVATORS AND PUBLIC CORRIDORS AND SHALL BE RESPONSIBLE FOR REPAIRING DAMAGES MADE BY HIS EMPLOYEES OR AND SUBCONTRACTORS AT NO COST TO THE OWNER.
- 22. ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK SHALL BE NEW AND ALL WORK SHALL BE GOOD QUALITY, FREE FROM FAULTS AND IN CONFORMANCE WITH THE PLANS.
- 23. ALL PRODUCTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. G.C.'S SUBCONTRACTOR SHALL PROVIDE ALL ACCESSORIES AND LABOR TO INSTALL SUCH WORK.
- 24. IN AREAS WHERE NEW AND EXISTING WORK INTERSECT, PATCHING OF EXISTING SURFACES WILL BE REQUIRED TO MATCH EXISTING UNLESS OTHERWISE INSTRUCTED BY IKEDO DESIGN.
- 25. G.C. SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATION.
- 26. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
- 27. SPECIAL INSPECTION FOR POST INSTALLED ANCHORS.
- 28. G.C. SHALL PROVIDE ADEQUATE VERTICAL WOOD BLOCKING WITHIN THE STEEL STUDS AS REQUIRED BY THE CONTRACT DOCUMENTS IN WALLS BEHIND WALL HUNG SHELVING, CABINETS, ETC. ALL BLOCKING AND FURRING SHALL BE FIRE TREATED AS REQUIRED BY BUILDING CODE.
- 29. G.C. TO FURR ALL COLUMNS TO THEIR MINIMUM POSSIBLE DIMENSIONS U.O.N.
- 30. MILLWORK SUBCONTRACTOR TO PROVIDE BLOCKING BEHIND FILES AS REQUIRED TO PREVENT MOVEMENT.
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- 32. ALL REVISIONS TO THE APPROVED PLANS, NO MATTER HOW MINOR, MUST BE APPROVED BY BOTH THE BUILDING INSP. DEPARTMENT AND REVIEWED BY IKEDO DESIGN.
- 33. ALL PARTITIONS ARE DIMENSIONED FINISH TO FINISH U.O.N..
- 34. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF IKEDO DESIGN UNLESS OTHERWISE NOTED (+/-).
- 35. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF EXISTING SLAB UNLESS NOTED OTHERWISE.
- 36. ALL PARTITIONS SHALL BE BRACED ACCORDING TO REQUIREMENTS OF LOCAL SEISMIC CODES. SEE PARTITION DETAILS FOR ADDITIONAL INFORMATION.
- 37. DIMENSIONS TO ENDS OF WALL ARE TO FACE OF GYPSUM BRD.
- 38. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIM.
- 39. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, IKEDO DESIGN SHALL BE NOTIFIED IMMEDIATELY.
- 40. CORRIDOR DIMENSIONS ARE TO BE "CLEAR CORRIDOR WIDTHS" ANY ADJUSTMENTS SHALL BE APPROVED BY IKEDO DESIGN.
- 41. NO CORRIDOR SHALL BE LESS THAN 44" WIDE.
- 42. "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS WITH IKEDO DESIGN.
- 43. "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION E.G., WALLS, JAMB, ECT. SHALL ALIGN ACROSS VOID.
- 44. ALL PENETRATIONS IN DRYWALL CONSTRUCTION ABOVE FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
- 45. PARTITIONS SHALL BE CONTINUOUS OVER DOORS SAME AS ADJACENT WALLS WHERE DRYWALL CONTINUES ABOVE CEILING LINE AND BELOW RAISED FLOORS.
- 46. CONSTRUCTION VISIBLE THROUGH SCREEN VENTS AND GRILLS SHALL BE PAINTED FLAT BLACK TO COVER.
- 47. INTERIOR FINISH MUST CONFORM TO THE REQUIREMENTS OF THE CHAPTER 8, 2019 CBC AND ASTM E 84 AND ALL OTHER LOCAL CODES.
- 48. ALL DECORATIVE MATERIALS ARE REQUIREMENTS TO BE MAINTAINED IN A FLAME RETARDANT CONDITION.
- 49. FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
- 50. ALL MECHANICAL AND PLUMBING CHASES ARE TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.
- 51. THE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO IKEDO DESIGN 'S' DRAWINGS SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWING IT SHALL BE BROUGHT TO THE ATTENTION OF IKEDO DESIGN FOR CLARIFICATION.
- 52. G.C. SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OF SPECIAL OWNER SUPPLIED EQUIPMENT NOT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND/OR EQUIPMENT MANUFACTURER FOR PROPER SIZE AND LOCATION OF ANY REQUIRED POWER, STRUCTURAL SUPPORT, FOUNDATION DEPRESSIONS, DRAINS AND OR PLUMBING REQUIREMENTS.
- 53. THE G.C IS RESPONSIBLE FOR SECURITY OF THE PROJECT AND FOR DISCIPLINE OF ALL WORKERS ON THE PROJECT.
- 54. SHALL HAVE ON-SITE APPROVED CONSTRUCTION DRAWINGS AND BUILDING PERMIT.

GENERAL CONSTRUCTION:

- 1. ALL PLANS, DESIGNS AND ART ILLUSTRATED ON THESE DRAWINGS ARE PROPRIETARY IN NATURE AND ARE DISCLOSED FOR THE LIMITED PURPOSE FOR WHICH THEY WERE DELIVERED AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF IKEDO DESIGN. (ALL RIGHTS RESERVED)
- 2. NOTICE TO THE APPLICANT/ OWNER/ OWNER'S AGENT/ ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/ INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODE.
- 3. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
- 4. NOTICE TO THE CONTRACTOR/ BUILDER/ INSTALLER/ SUB-CONTRACTOR, OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/ INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODE.
- 5. ABBREVIATIONS USED ARE CONSIDERED CONSTRUCTION STANDARDS. ANY QUESTIONS REGARDING EXACT MEANINGS ARE TO BE ANSWERED BY IKEDO DESIGN.
- 6. GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS. ALL WORK SHALL BE COMPLETED IN A TIMELY AND WORKMANLIKE MANNER.
- 7. G.C. IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF WORK, THE REQUESTING AND COORDINATION OF BUILDING DEPARTMENT INSPECTIONS AND APPROVALS IN ALL FIELDS OF HIS WORK, AND THE OBTAINING OF A FINAL CERTIFICATE OR ANTICIPATED BY SUCH AN INSPECTION.
- 8. G.C. SHALL INSPECT SITE BEFORE SUBMITTING PROPOSALS FOR THIS WORK AND UNDERSTAND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO EXTRA PAYMENT WILL BE ALLOWED FOR CLAIMS FOR ADDITIONAL WORK THAT COULD HAVE BEEN DETERMINED OR ANTICIPATED BY SUCH AN INSPECTION.
- 9. THE G.C. IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION OR ORDERING MATERIALS, IF THERE ARE ANY QUESTIONS OR DIFFERENCES FOUND REGARDING THESE OR OTHER CONTRACT DOCUMENT QUESTIONS, THE G.C. IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM IKEDO DESIGN BEFORE PROCEEDING WITH WORK OR RELATED WORK IN QUESTIONS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND MEASUREMENTS INDICATED ON THE DRAWING.
- 10. IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO VERIFY ALL PLANS & DETAILS PRIOR TO BIDDING CONSTRUCTION. IF THERE IS A DISCREPANCY ON THE PLANS OR PERMITTED PLANS CONTACT IKEDO DESIGN.
- 11. G.C. SHALL INFORM IKEDO DESIGN OF ANY CONFLICTS PRIOR TO CONSTRUCTION THAT EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCE FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
- 12. G.C. AND SUB-CONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS REQUIRED BY LAW. THE G.C. SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- 13. ALL TEMPORARY UTILITIES REQUIRED TO PERFORM THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.
- 14. EACH TRADE WILL BE HELD RESPONSIBLE FOR KNOWLEDGE OF GENERAL NOTES LISTED HEREIN ELSEWHERE WITHIN THE CONTRACT DOCUMENTS.
- 15. G.C. SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND SUBCONTRACTORS, AND SHALL SUPERVISE THE WORK AND COORDINATE ALL PORTIONS THEREOF.
- 16. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY TENANT IN THE BUILDING. THE G.C. IS RESPONSIBLE FOR ANY AND ALL OVERTIME COSTS.
- 17. ALL WORK SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH BUILDING STANDARD MATERIALS AND MATERIALS.
- 18. UPON SUBMITTAL OF CONSTRUCTION COST, THE G.C. SHALL ALSO SUBMIT A SCHEDULED OF VALUES AND A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTORS AND G.C.'S WORK.
- 19. WILL COORDINATE ANY OVERTIME DEMOLITION, CUTTING AND RUBBISH REMOVAL WITH BUILDING PERSONNEL.
- 20. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR IKEDO DESIGN'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK AND IMPROPER MATERIALS.

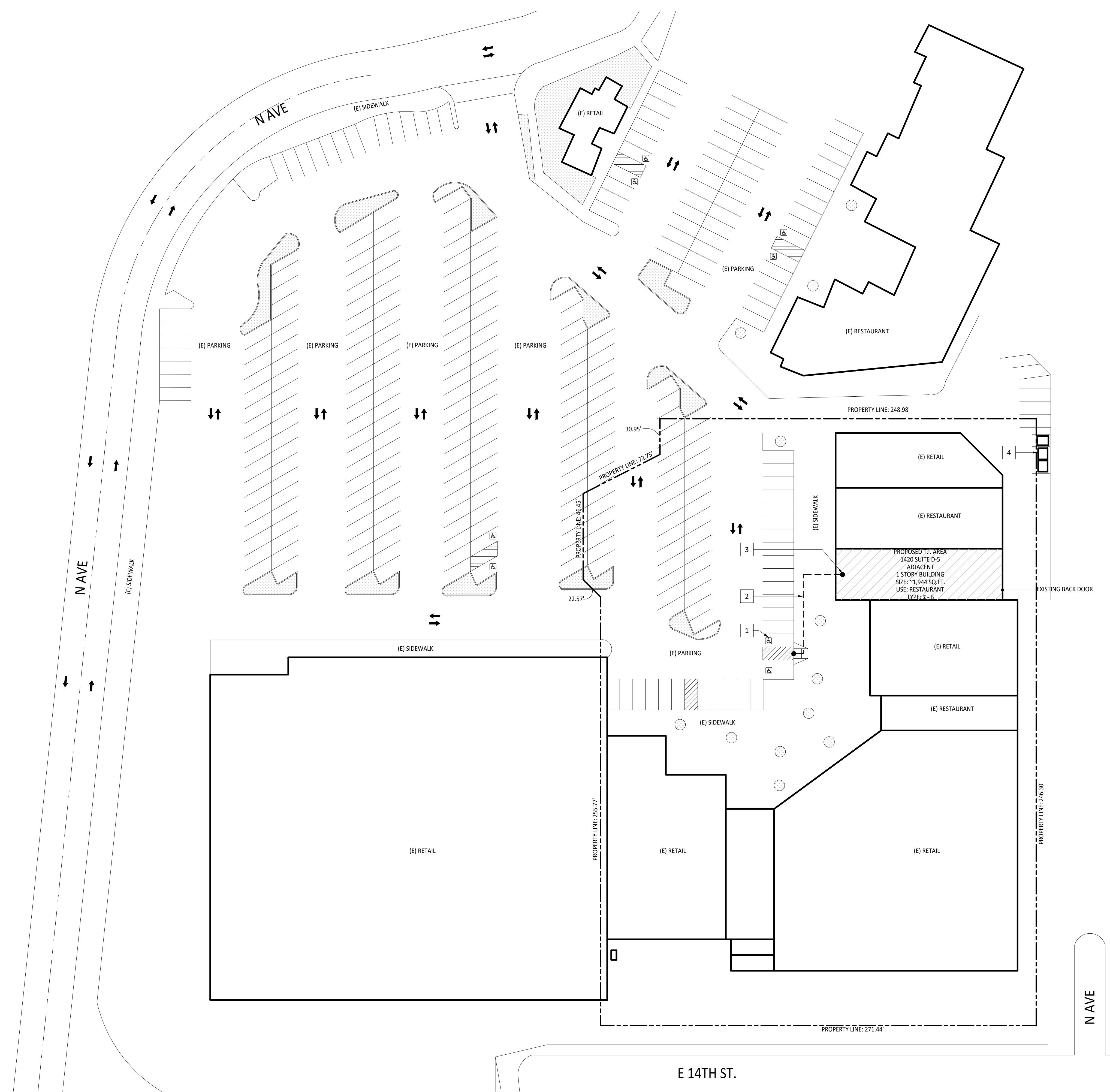


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GENERAL NOTES NOT FOR CONSTRUCTION UNTIL PERMITTED



1 SITE PLAN

1/32" = 1'-0"
 TRUE PROJECT

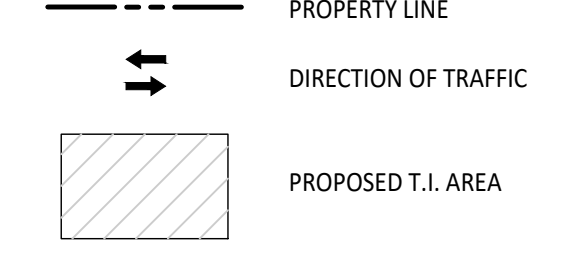
CONSTRUCTION STORM WATER BPM NOTES

1. ALL APPLICABLE CONSTRUCTION BMPs AND NON-STORM WATER DISCHARGE BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CITY OF NATIONAL CITY MINIMUM BMP REQUIREMENTS INCLUDED IN THE NATIONAL CITY MUNICIPAL CODE AND THE CITY OF NATIONAL CITY JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (RAMP). ALL STORM WATER BMPs SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
2. EROSION CONTROL BMPs SHALL BE IMPLEMENTED FOR ALL PORTIONS OF THE PROJECT AREA IN WHICH NO WORK HAS BEEN DONE OR IS PLANNED TO BE DONE OVER A PERIOD OF 14 OR MORE DAYS. ALL ON-SITE DRAINAGE PATHWAYS THAT CONVEY CONCENTRATED FLOWS SHALL BE STABILIZED TO PREVENT EROSION.
3. RUN-ON FROM AREAS OUTSIDE THE PROJECT AREA SHALL BE DIVERTED AROUND WORK AREAS TO THE EXTENT FEASIBLE. RUN-ON THAT CANNOT BE DIVERTED SHALL BE MANAGED USING APPROPRIATE EROSION AND SEDIMENT CONTROL BMPs.
4. SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED, INCLUDING PROVIDING FIBER ROLLS, GRAVEL BAGS, OR OTHER EQUALLY EFFECTIVE BMPs AROUND THE PERIMETER OF THE PROJECT TO PREVENT TRANSPORT OF SOIL AND SEDIMENT OFFSITE. ANY SEDIMENT TRACKED ONTO OFFSITE PAVED AREAS SHALL BE REMOVED VIA SWEEPING AT LEAST DAILY. ALL BMPs SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE CASQA FACT SHEETS.
5. TRASH AND OTHER CONSTRUCTION WASTES SHALL BE PLACED IN A DESIGNATED AREA AT LEAST DAILY AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
6. MATERIALS SHALL BE STORED TO AVOID BEING TRANSPORTED IN STORM WATER RUNOFF AND NON-STORM WATER DISCHARGES. CONCRETE WASHOUT SHALL BE DIRECTED TO A WASHOUT AREA DESIGNED IN ACCORDANCE WITH CASQA STANDARDS; CONCRETE SHALL NOT BE WASHED OUT TO THE GROUND.
7. STOCKPILES AND OTHER SOURCES OF POLLUTANTS SHALL BE COVERED WHEN THE CHANCE OF RAIN WITHIN THE NEXT 48 HOURS IS AT LEAST 50%.

PERMANENT STORM WATER BMP NOTES

1. LANDSCAPED AREAS SHALL BE DESIGNED IN ACCORDANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS.
2. ROOF DRAINAGE SHALL BE DIRECTED TO LANDSCAPED AREAS OR RAIN BARRELS.
3. WALKWAYS SHALL BE DESIGNED TO DRAIN TO ADJACENT LANDSCAPED OR NATURAL AREAS OR CONSTRUCTED USING PERMEABLE MATERIALS.
4. STREETS, SIDEWALKS, AND PARKING LOT AISLES SHALL BE CONSTRUCTED TO THE MINIMUM WIDTH NECESSARY, PROVIDED PUBLIC SAFETY IS NOT COMPROMISED.
5. EXISTING TREES AND NATURAL AREAS, INCLUDING BUT NOT LIMITED TO NATURAL WATER BODIES AND NATURAL STORAGE RESERVOIRS OR DRAINAGE CORRIDORS (E.G., TOPOGRAPHIC DEPRESSIONS, NATURAL SWALES, AND AREAS OF NATURALLY PERMEABLE SOILS), SHALL BE CONSERVED OR OTHERWISE PROTECTED TO THE EXTENT FEASIBLE.
6. THE IMPERVIOUS FOOTPRINT, INCLUDING ROOFED AREAS AND PAVED AREAS, OF THE PROJECT SHALL BE MINIMIZED TO THE EXTENT APPLICABLE AND FEASIBLE.
7. DUMPSTERS, OTHER TRASH RECEPTACLES, AND WASTE COOKING OIL CONTAINERS SHALL BE STORED INSIDE BUILDINGS OR IN FOUR-SIDED ENCLOSURES WITH A STRUCTURAL OVERHEAD CANOPY DESIGNED TO PREVENT PRECIPITATION FROM CONTACTING MATERIALS STORED IN THE ENCLOSURE.
8. ONSITE STORM DRAINS SHALL BE STENCILED OR OTHERWISE PERMANENTLY LABELED WITH "NO DUMPING, DRAINS TO OCEAN" OR OTHER EQUIVALENT LANGUAGE APPROVED BY THE CITY.
9. OUTDOOR MATERIAL STORAGE AREAS AND OUTDOOR WORK AREAS SHALL BE PROTECTED FROM RAINFALL, RUN-ON, AND WIND DISPERSAL.

SITE PLAN LEGEND



KEYNOTES

- | | |
|---|--|
| 1 | EXISTING HC PARKING SPACES |
| 2 | ADA ACCESSIBLE PATH-OF-TRAVEL |
| 3 | ADA ACCESSIBLE ENTRANCE |
| 4 | EXISTING TRASH ENCLOSURE. SEE ENVIRONMENTAL HEALTH NOTE #1/73. |

PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

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TITLE SHEET
 NOT FOR CONSTRUCTION UNTIL PERMITTED
 SHEET NO:
T5

PROJECT NOTES

1. NOTIFY IKEDO DESIGN OF ANY DISCREPANCIES WITH PLANS. CALL TO OBTAIN CLARIFICATION PRIOR TO CONSTRUCTION/ INSTALLATION/ ORDERING.
2. CALL IKEDO DESIGN IF DESIGN INTENT IS NOT CLEAR. AT NO TIME IS THE CONTRACTOR TO ASSUME OR GUESS IKEDO DESIGN'S DESIGN INTENT.
3. GENERAL CONTRACTOR IS TO INFORM IKEDO DESIGN IMMEDIATELY IF THERE ARE ANY DIMENSIONAL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.
4. IF THE CITY BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.

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ELECTRICAL SPECIFICATIONS

GENERAL:

- THE GENERAL CONDITIONS AND SUPPLEMENTARY GENERAL CONDITIONS SHALL BE CONSIDERED AS PART OF THIS SPECIFICATION AS WELL AS ALL OTHER DISCIPLINES.
- VISIT SITE PRIOR TO BIDDING. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS. FIELD VERIFY ALL EXISTING ELECTRICAL AND COMMUNICATIONS EQUIPMENT.
- FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND TOOLS TO PERFORM ELECTRICAL WORK SHOWN, NOTED OR SCHEDULED FOR A COMPLETE AND FINISHED INSTALLATION.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UNDERWRITERS LABORATORIES LIST OF APPROVED ITEMS AND SHALL MEET REQUIREMENTS OF ASTM, IEEE, NEC, NEMA, AND OTHER RECOGNIZED STANDARDS AND SHALL BE SIZED IN CONFORMITY WITH REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AND OTHER APPLICABLE CODES, WHICHEVER ARE MORE STRINGENT.
- THE WORD 'PROVIDE' AS USED HEREIN MEANS TO FURNISH AND INSTALL AND CONNECT COMPLETE.
- ALL WORK TO BE IN ACCORDANCE WITH CEC AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTION CERTIFICATES.
- CONTRACTOR SHALL PROVIDE ALL RACEWAY, CONDUCTORS, ETC. FOR A COMPLETE AND OPERATIONAL FACILITY.
- SUBMIT MATERIAL LISTS AND SHOP DRAWINGS FOR MAJOR EQUIPMENT FOR APPROVAL. SUBMITTALS SHALL BE IN ACCORDANCE WITH GENERAL CONDITIONS AND SHALL BEAR THE STAMP OF THE ELECTRICAL CONTRACTOR SHOWING THAT HE HAS REVIEWED AND APPROVED THEM. LACK OF SUCH CONTRACTOR'S APPROVAL WILL BE CAUSE FOR REJECTION WITHOUT REVIEW.
- PROVIDE ALL CUTTING, CHASING OR CHANNELING AND PATCHING REQUIRED FOR ANY WORK UNDER THIS DIVISION. ANY CUTTING SHALL HAVE PRIOR APPROVAL OF THE OWNER. SLEEVES SHALL EXTEND AT LEAST 2" ABOVE FINISHED FLOOR AND ALL SLEEVES, OPENINGS, ETC., THROUGH FIRE RATED WALLS AND FLOORS SHALL BE SEALED AFTER CONDUIT INSTALLATION TO RETAIN THEIR FIRE RATING.
- WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING MAINTAINING AND REPAIRING. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL, SUCH AS CHANNELS, RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK AND SHALL BE FASTENED TO STEEL, CONCRETE OR MASONRY, BUT NOT TO PIPING. CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUITS SHALL BE IN STRAIGHT LINES PARALLEL WITH OR AT RIGHT ANGLES TO COLUMN LINES OR BEAMS AND SEPARATED AT LEAST 3 LINES FROM WATER LINES WHEREVER THEY RUN ALONGSIDE OR ACROSS SUCH LINES. CONDUCTORS SHALL BE IN CONDUIT, DUCTS, OR APPROVED RACEWAYS.
- PROVIDE TEMPORARY POWER AND LIGHTING WIRING AS REQUIRED AND FURNISH EXTENSION CORDS FOR OWN USE. ANY TEMPORARY WIRING, FUSES, ETC., SHALL BE REMOVED UPON COMPLETION. PROVIDE GROUND FAULT PROTECTION AS REQUIRED BY CEC AND LOCAL CODES.
- MAKE PROVISIONS FOR COMMUNICATIONS SERVICE AS REQUIRED AND AS SHOWN.

CONDUCTORS:

- WIRE SHALL BE SINGLE CONDUCTOR COPPER WITH 800 VOLT INSULATION. #10 AWG AND SMALLER SHALL BE SOLID. #8 AWG AND LARGER SHALL BE STRANDED. MINIMUM WIRE SIZE SHALL BE #12 AWG. ALL WIRE AND CABLE SHALL BE NEW AND SHALL BE BROUGHT TO THE SITE IN UNBROKEN PACKAGES. ALL WIRING OF ANY TYPE SHALL BE IN CONDUIT.
 - GENERAL WIRING SHALL BE THWN OR THHN. (ALUMINUM CONDUCTORS ARE NOT PERMITTED.)
 - WIRE COLOR CODING SHALL BE AS FOLLOWS:

PHASE	200Y/120V
A	BLACK
B	RED
C	BLUE
NEUTRAL	WHITE
GROUND	GREEN

SWITCH LEGS AND TRAVELING WIRES SHALL HAVE UNIQUE COLOR CODING. WHEN DEDICATED NEUTRALS ARE PROVIDED, USE COLOR SPIRAL TO MATCH ASSOCIATED PHASE.

- MAXIMUM VOLTAGE DROP AT 100 PERCENT CIRCUIT LOAD SHALL NOT EXCEED 3 PERCENT (PANEL TO DEVICE) AND TOTAL COMBINED (FEEDER AND BRANCH) TO FARTHEST CONNECTED LOAD OR OUTLET NOT TO EXCEED 5 PERCENT. (LENGTHS SHOWN ON PLANS ARE FOR VOLTAGE DROP CALCULATIONS ONLY)

WIRE SIZE AND MAXIMUM LENGTH RUN FOR BRANCH CIRCUITS, COPPER	100'	150'	200'
120 VOLT, SINGLE PHASE,	#12	#10	#8

- WIRE CONNECTORS SHALL BE SCOTCHLOCK FOR #8 AWG AND SMALLER AND T&B "LOCK-TITE" FOR #6 AWG AND LARGER, OR EQUIV.
- WHEN COMBINING HOMERUNS, THE CONTRACTOR SHALL DERATE ALL CONDUCTORS PER CURRENT CEC AND NEC REQUIREMENTS INCLUDING REDUCING THE CONDUCTOR AMPACITY AND USING HIGH TEMPERATURE INSULATION WHERE NECESSARY. CONDUIT SIZES SHALL BE ADJUSTED BY THE CONTRACTOR, PER CEC AND NEC REQUIREMENTS, FOR ANY CONDUCTOR REVISIONS.
- ALL MULTI-WIRE BRANCH CIRCUITS SUPPLYING LINE-TO-NEUTRAL LOADS SHALL BE PROVIDED WITH A DEDICATED NEUTRAL WIRE PER CIRCUIT OR (IF NOTED ON PLANS) A MULTI-POLE BREAKER TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT POINT OF BRANCH CIRCUIT ORIGIN. GROUP ALL MULTI-WIRE BRANCH CIRCUITS BY CABLE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN PANEL BOARD OR OTHER POINT OF ORIGIN.
- MAXIMUM NUMBER OF CURRENT CARRYING CONDUCTORS IN CONDUITS SHALL NOT EXCEED SIX (6) TO LIMIT DERATING OF CONDUCTORS TO 80 PERCENT.
- PROVIDE 200% NEUTRAL FOR MULTIPLE BRANCH CIRCUITS WITH COMMON NEUTRAL FEEDING ELECTRONIC LOADS OR PROVIDE A SEPARATE NEUTRAL PER CIRCUIT.
- PROVIDE LINE AND LOW VOLTAGE POWER AND CONTROL WIRING INCLUDING TEMPERATURE CONTROL, CONNECTIONS TO MOTORS, DAMPERS, INSTALLATION OF THERMOSTATS, INTERLOCKING, ETC. EXCEPT THAT WHICH IS SPECIFICALLY NOTED AS BEING BY MECHANICAL CONTRACTOR. PROVIDE CONTROL WIRING PER MECHANICAL DRAWINGS AND SPECIFICATIONS.
- WHEN WIRES ARE INCREASED FOR VOLTAGE DROP THE GROUND WIRE SHALL BE INCREASED EQUALLY.
- PROVIDE A GROUNDING CONDUCTOR, WHICH IS IN ADDITION TO THE CIRCUIT CONDUCTORS INDICATED, IN EACH CONDUIT.
- CONDUCTORS INSTALLED IN WET LOCATIONS (CABLE OR IN CONDUIT) SHALL BE LISTED FOR WET LOCATIONS AND INSTALLED PER NEC/CEC CHAPTER 3. BE TYPES MTW, RMW, RHW-2, TW, THW, THW-2, THHW, THWN, THWN-2, XHHW, XHHW-2, OR ZW.

CONDUITS AND BOXES:

- CONDUIT SHALL BE STANDARD STEEL RIGID, IMC OR EMT (THIN WALL) ACCORDING TO CODE REQUIREMENTS, NEC/CEC CHAPTER 3. CONDUIT SHALL BE CONCEALED IN FINISHED AREAS, EXCEPT AS OTHERWISE APPROVED BY ARCHITECT. EMT CONNECTIONS SHALL BE COMPRESSION OR SET-SCREW TYPE. MINIMUM SIZES OF CONDUITS SHALL BE 3/4" FOR EMBEDMENT IN CONCRETE AND 1/2" FOR ALL OTHER APPLICATIONS. ELECTRIC METALLIC TUBING (EMT) SHALL BE GALVANIZED OR ELECTRO-GALVANIZED. EMT SHALL BE USED FOR FEEDERS AND BRANCH CIRCUITS RUN ABOVE SUSPENDED CEILINGS OR CONCEALED IN INTERIOR PARTITIONS 12" MINIMUM SIZE. FLEXIBLE METALLIC CONDUIT MAY BE USED IN LIEU OF EMT ONLY WHERE PERMITTED BY ARTICLE 310.10, LOCAL AUTHORITIES AND ONLY FOR LESS THAN 6 FOOT CONNECTIONS TO FIXTURES AND EQUIPMENT.
 - RIGID STEEL CONDUIT: OUTDOOR, EXPOSED, OR CONCEALED, IN ELECTRICAL AND MECHANICAL ROOMS.
 - EMT CONDUIT: DRY LOCATIONS ONLY, NOT SUBJECT TO PHYSICAL DAMAGE.
 - RIGID NON-METALLIC CONDUIT: UNDERGROUND AND RECESSED IN CONCRETE WALL AND COLUMNS.
 - FLEXIBLE METALLIC CONDUIT (FMC): DRY LOCATIONS ONLY.
 - NON-METALLIC SHEATHED: PER ARTICLE 334.
- NO CONDUIT SHALL BE RUN IN DUCTWORK.
- PAINTING OF ELECTRICAL CONDUITS, ETC., IF REQUIRED WILL BE BY GENERAL CONTRACTOR.

- MC CABLE MAY BE PROVIDED FOR BRANCH CIRCUITS AS PERMITTED BY CODE.
- ELECTRICAL CONTRACTOR SHALL PROVIDE EG CONDUIT FOR ALL FLEX RACEWAYS.
- OUTLET BOXES AND COVERS SHALL BE GALVANIZED, ONE-PIECE PRESSED STEEL, KNOCKOUT TYPE.
- JUNCTION, PULL BOXES AND COVERS SHALL BE GALVANIZED STEEL, CODE GAUGE SIZE.
- CONDUIT SYSTEM FOR COMMUNICATIONS DISTRIBUTION WITHIN THE PREMISES SHALL BE PROVIDED WHERE REQUIRED FOR INTERCONNECT COMPANY WIRES. OUTLET BOXES SHALL BE 4" SQUARE MINIMUM WITH SINGLE DEVICE COVER AND TELEPHONE PLATE.
- CONDUITS PASSING THROUGH DIFFERENT AMBIENT TEMPERATURE AREAS ARE TO BE SEALED TO PREVENT THE CIRCULATION OF WARM AIR TO A COLDER SECTION OF THE RACEWAY OR SLEEVE.

WIRING DEVICES:

- COLOR OF WIRING DEVICES SHALL BE AS SELECTED BY THE ARCHITECT.
- RECEPTACLES SHALL BE 15A-125V-3 WIRE GROUNDING TYPE EQUAL TO LEVITON 1632, OR GFCI (GFI) 15A-125V-3 WIRE GROUNDING TYPE EQUAL TO LEVITON 7599 WHERE INDICATED, OR 20A-125V-3 WIRE GROUNDING TYPE EQUAL TO LEVITON 1632 AS INDICATED ON DRAWINGS. USB RECEPTACLES SHALL BE TAMPER RESISTANT DUPLEX RECEPTACLES 15A-125V-3 WIRE EQUAL TO LEVITON 7562. SINGLE DUPLEX RECEPTACLES ON A CIRCUIT SHALL BE RATED THE SAME AS THE BREAKER RATING.
- DEVICES IN DWELLING UNITS, GUEST ROOMS, ALL AREAS ACCESSIBLE TO CHILDREN, AND OTHER LOCATIONS AS REQUIRED BY CODE SHALL BE TAMPER RESISTANT TYPE DEVICES.
- ALL OUTDOOR AND INDOOR RECEPTACLES AND SWITCHES IN DAMP LOCATIONS AND WET LOCATIONS SHALL BE "WEATHER RESISTANT" TYPE OF DEVICE PER NEC/CEC 408.9.
- DEVICES IN WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHILE-IN-USE TYPE AND SHALL BE IDENTIFIED AS EXTRA DUTY.
- GROUND FAULT CIRCUIT INTERRUPTER (GFI) SHALL BE INSTALLED AS REQUIRED BY CODE. FEED THROUGH WIRING OF GFCI RECEPTACLES IS NOT ACCEPTABLE.
- PER CEC 210.8 AND 210.8(B): ALL 125 VOLT, 15 AND 20 AMP GFI RECEPTACLES THAT ARE NOT READILY ACCESSIBLE SHALL BE PROTECTED BY A GFCI TYPE CIRCUIT BREAKER. CONTRACTOR SHALL PROVIDE A SINGLE SPACE GFCI CIRCUIT BREAKER.
- SWITCHES SHALL BE SPECIFICATION GRADE RATED 20A AT 120/277 VOLT LEVITON #5621. 3-WAY SWITCHES SHALL BE SPECIFICATION GRADE 20A AT 120/277 VOLT, LEVITON #5623. SIDE SCREW TERMINALS SHALL BE USED.
- DIMMER SWITCHES SHALL BE RATED FOR THE TOTAL LOAD (WATTS) SERVED. CONTRACTOR SHALL ADD ADDITIONAL DIMMER SWITCHES AS NEEDED TO SERVE THE LIGHTING INDICATED. DIMMER SWITCHES SHALL BE RATED FOR THE LOAD TYPE.
- SPECIAL DEVICES SHALL BE SPECIFICATION GRADE.
- COLOR OF DEVICE PLATES SHALL MATCH DEVICES FOR FLUSH OUTLETS, USE GALVANIZED TRIMFIT STEEL FOR SURFACE OUTLETS.
- DEVICE PLATES SHALL BE THERMOPLASTIC NYLON OF A "STANDARD SIZE" (2.75"x4.5") TO SUIT THE DEVICE(S) INSTALLED. THE USE OF OVERSIZED DEVICE PLATES, MIDWAY DEVICE PLATES AND SECTIONALIZED DEVICE PLATES IS NOT PERMITTED. DEVICES IN FOOD SERVICE AREAS, LABS, UNFINISHED AREAS, MECHANICAL AND ELECTRICAL ROOMS SHALL HAVE SMOOTH STAINLESS STEEL DEVICE PLATES SCREW HEADS SHALL MATCH DEVICE PLATE.
- DEVICE PLATES SHALL BE INSTALLED WITH FOUR EDGES IN CONTINUOUS CONTACT WITH FINISHED WALL SURFACES WITHOUT THE USE OF MATS OR SIMILAR DEVICES AND LEVEL.
- COORDINATE ALL DIMMER SWITCHES SO THAT THEY ARE COMPATIBLE WITH THE SOURCE BEING DIMMED.
- ELECTRICAL OUTLETS SHALL BE MOUNTED A MINIMUM OF 15" TO THE BOTTOM AND 48" TO THE TOP OF OUTLET BOXES UNLESS OTHERWISE NOTED.
- SWITCHES AND CONTROLS SHALL BE 48" ABOVE FINISHED FLOOR TO TOP OF SWITCH OR CONTROL BOX.

LIGHTING:

- LUMINAIRES, INCLUDING LAMPS, SHALL BE FURNISHED AS INDICATED ON ELECTRICAL PLANS. INSTALL ALL LUMINAIRES AND LAMPS. PROVIDE ALL MOUNTING HARDWARE AND MATERIALS FOR A COMPLETE INSTALLATION. (IF G.I.) LUMINAIRES FURNISHED BY OWNER INCLUDING LAMPS. PROVIDE ALL LAMPS.
- LUMINAIRE, COMPLETE LIGHTING UNIT, INCLUDING LAMPS, REFLECTORS, HOUSINGS, MOUNTING HARDWARE, AND INTEGRAL CONTROLS AS SPECIFIED ON LUMINAIRE SCHEDULE AND PLANS.
- ALL LAMPS SHALL BE DIMMABLE FROM 100% TO 10% UNLESS OTHERWISE INDICATED ON DRAWINGS.
- EMERGENCY LIGHTING SHALL COMPLY WITH CBC SECTION 1008, WHERE ADJUSTABLE. SHALL BE ADJUSTED TO MEET THE REQUIREMENTS OF ALL CODES, MAINTAIN A MINIMUM OF 0.1 FOOT-CANDELS AN AVERAGE MINIMUM OF 1.0 FOOT-CANDELS AND NO GREATER THAN A MAXIMUM-TO-MINIMUM OF 40:1. ILLUMINATION UNDER NORMAL POWER SHALL NOT BE LESS THAN 1.0 FOOT-CANDLE.
- COLOR TEMPERATURE SHALL BE AS INDICATED ON SCHEDULE.
- TIME SWITCH LIGHTING CONTROLS, AUTOMATIC AND ASTRONOMICAL TIME SWITCH, SHALL PROVIDE BACKUP CAPABILITIES THAT PREVENT LOSS OF SCHEDULE FOR AT LEAST SEVEN DAYS AND SHALL COMPLY WITH TITLE 24, PART 6, SECTION 110.90(1).
- WHERE DAYLIGHT SENSORS ARE SHOWN ON PLANS, LOCATION SHOWN IS DIAGRAMMATICAL. VERIFY LOCATION IS PER MANUFACTURER RECOMMENDATIONS BASED ON TYPE OF SENSOR (OPEN/CLOSED LOOP), VERIFY WIRING REQUIREMENTS TO ADDITIONAL SENSORS, ROOM CONTROLLERS, REPLY PACKS, ETC. WITH PRODUCT BEING PROVIDED.

PANEL BOARDS:

- PROVIDE BRANCH CIRCUIT PANELS WHICH SHALL BE OF THE BOLTED CIRCUIT BREAKER TYPE WITH DOOR IN DOOR, AND TYPEWRITTEN DIRECTORY. TWO AND THREE POLE BREAKERS SHALL BE COMMON TRIP TYPE.
- PROVIDE TWO SPARE KEYS FOR EACH TYPE OF PANEL BOARD. ALL PANEL BOARDS SHALL BE KEYED ALIKE.
- BUSSING SHALL BE PLATED COPPER OR ALUMINUM AND SHALL BE 100% HEAVY DUTY RATED WITH SEQUENTIAL PHASED BRANCH DISTRIBUTION. A SOLIDLY BONDED COPPER GROUND BAR SHALL BE PROVIDED.
- INTERIOR TRIM SHALL BE DEAD FRONT CONSTRUCTION TO SHIELD USER FROM ENERGIZED PARTS.
- CONTINUOUS MAIN RATING SHALL BE AS INDICATED ON DRAWINGS. PROVIDE UL LISTED FOR SHORT CIRCUIT RATING AS INDICATED ON THE DRAWINGS AND AS RECOMMENDED BY SHORT CIRCUIT STUDY. DISTRIBUTION BOARDS AND ALL OVER-CURRENT PROTECTION DEVICES SHALL BE FULLY RATED AT 110% THE AVAILABLE FAULT CURRENT AS DETERMINED BY THE SHORT CIRCUIT STUDY. SERIES RATING IS NOT ACCEPTABLE.
- PROVIDE EACH PANELBOARD WITH SEPARATE, COPPER EQUIPMENT GROUND BUS, SIMILAR TO NEUTRAL BUS. EQUIPMENT GROUND BUS SHALL HAVE LUG OR LUGS FOR EQUIPMENT GROUNDING CONDUCTOR FROM SWITCHBOARD OR DISTRIBUTION BOARD AND SAME NUMBER AS POLES IN PANEL. SCREW TYPE TERMINALS FOR CONNECTION OF EQUIPMENT GROUND WIRE. EQUIPMENT GROUND BUS SHALL BE WELDED TO PANEL CABINET AND SHALL BE LOCATED ON BACK OF PANELBOARD.
- NEUTRAL BUS SHALL BE MOUNTED INDEPENDENTLY OF EQUIPMENT GROUND BUS. IN NO CASE SHALL NEUTRAL BUS BE USED AS EQUIPMENT GROUND BUS OR VICE VERSA. NEUTRAL CONDUCTORS SHALL TERMINATE ON NEUTRAL BUS AND EQUIPMENT GROUNDING CONDUCTORS SHALL TERMINATE ON EQUIPMENT GROUNDING BUS. IN NO INSTANCE SHALL THESE TERMINATIONS BE MIXED.
- MINIMUM INTERRUPTING RATINGS SHALL BE 14,000 (RMS SYMMETRICAL) AT 480/277V AND 10,000 (RMS SYMMETRICAL) AT 208/120V.
- CIRCUIT BREAKERS SHALL BE THE SAME MANUFACTURER AS PANELBOARD. CIRCUIT BEAKERS FOR FIRE ALARM SYSTEMS SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT" AND SHALL HAVE A RED MARKING.
- WHERE SPARE IS INDICATED, PANELBOARD SHALL BE PROVIDED WITH THE SPECIFIED BRANCH CIRCUIT BREAKER, FULL AMPACITY BUSSING AND MOUNTING HARDWARE. WHERE SPACE IS INDICATED, PANELBOARD SHALL BE PROVIDED WITH FULL AMPACITY BUSSING AND MOUNTING HARDWARE TO ACCOMMODATE FUTURE INSTALLATION OF BRANCH CIRCUIT BREAKER.
- LUGS: MECHANICAL STYLE, SUITABLE FOR NUMBER, SIZE, TRIP RATINGS, AND CONDUCTOR MATERIALS.
- APPLICATION LISTING: APPROPRIATE FOR APPLICATION.
- TYPE SWD FOR SWITCHING LIGHTING LOADS.
 - TYPE HACR FOR HEATING, AIR-CONDITIONING, REFRIGERATING EQUIPMENT AND ELEVATORS.

- BREAKERS FOR HID SHALL BE LISTED FOR THAT APPLICATION.
 - BREAKERS FOR DWELLING UNIT BEDROOM RECEPTACLES SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER WHERE REQUIRED BY CODE.
- LEAVE SPARE BREAKERS IN OFF POSITION.
 - TWO AND THREE POLE CIRCUIT BREAKERS SHALL USE 240 VOLT STRAIGHT BREAKERS. NOT 120/240 VOLT BREAKERS.

ENCLOSED SWITCHES AND STARTERS:

- PROVIDE HEAVY DUTY SAFETY AND DISCONNECT SWITCHES, FUSED OR NON-FUSED AS CALLED FOR ON DRAWINGS AND AS REQUIRED BY CODE. SWITCHES SHALL BE HEAVY DUTY, LOAD AND HORSEPOWER RATED AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC OR EQUAL. WIRING EQUIPMENT GROUND KIT AND NEUTRAL KIT AS REQUIRED. CIRCUIT BREAKERS SHALL BE LISTED FOR APPLICATION AS NOTED IN PANEL BOARD SECTION.
- SINGLE PHASE STARTERS SHALL BE SQUARE D OR EQUAL. THREE PHASE STARTERS SHALL BE PROVIDED WITH OVERLOAD DEVICE IN EACH PHASE. MAGNETIC MOTOR STARTERS SHALL BE USED FOR INTEGRAL HORSEPOWER MOTORS. COMBINATION STARTERS, WHEN USED, SHALL CONTAIN FUSIBLE SWITCHES.

IDENTIFICATION:

- THE FOLLOWING EQUIPMENT SHALL BE IDENTIFIED WITH ENGRAVED BAKELITE NAMEPLATES AS TO NAME AND/OR FUNCTION, WHERE FED FROM AND VOLTAGE. DISTRIBUTION PANELS, LIGHTING PANELS, MOTOR STARTERS, PUSH BUTTON STATIONS, AND TRANSFORMERS. ADHESIVE NAMEPLATES ARE NOT ACCEPTABLE. MINIMUM LETTER SIZE SHALL BE 1/4" FOR NAME AND 3/8" FOR OTHER INFORMATION.
- WARNING LABELS AND SIGNS SHALL BE INSTALLED AS REQUIRED BY CEC, NEC AND OSHA REGULATIONS.
- PROVIDE ARC-FLASH HAZARD WARNING LABELS ON ALL ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, SWITCHGEAR, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKETS, MOTOR CONTROL CENTERS AS REQUIRED BY THE CEC AND NEC SECTION 110.16 AND OSHA REGULATIONS.
- PROVIDE IDENTIFICATION OF RECEPTACLES THAT ARE SWITCHED BY OCCUPANCY SENSORS OR TIMECLOCK AS REQUIRED BY CA TITLE 24. LABELS SHALL INDICATE HOW DEVICE IS CONTROLLED.
- INSTALL PANELBOARDS AND ACCESSORIES ACCORDING TO NEMA PB 1.1. IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, APPLICABLE REQUIREMENTS OF CEC STANDARD, AND IN COMPLIANCE WITH RECOGNIZED INDUSTRY PRACTICES TO ENSURE THAT PRODUCTS FULLFILL REQUIREMENTS.
- PRIOR TO ENERGIZATION OF ELECTRICAL CIRCUITRY, CHECK ALL ACCESSIBLE CONNECTIONS TO MANUFACTURER'S TIGHTENING TORQUE SPECIFICATIONS.
- PRIOR TO ENERGIZATION OF PANELBOARDS, CHECK WITH GROUND RESISTANCE TESTER PHASE TO PHASE AND PHASE TO GROUND INSULATION RESISTANCE LEVELS. CHECK PANELBOARDS ELECTRICAL CONTINUITY OF CIRCUITS AND FOR SHORT CIRCUITS.
- NAMEPLATES ON DISTRIBUTION EQUIPMENT, PANELBOARDS, AND DISCONNECT SWITCHES SHALL BE 3-LINES INDICATING NAME, VOLTAGE/PHASE/WIRE, AND WHERE FED FROM.
- LABEL SWITCHGEAR AS REQUIRED IN CEC 110.24(A).

ELECTRICAL DEMOLITION:

- VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS ARE AS SHOWN ON DRAWINGS. TRACE EXISTING CIRCUITS USING ELECTRONIC TRACER TO VERIFY PRIOR TO DISCONNECTION. WHEN EXISTING CIRCUITS ARE REQUIRED TO BE EXTENDED TO FEED EQUIPMENT TO REMAIN, PROVIDE SCHEDULE FOR EXTENDED WORK PRIOR TO DEMOLITION TO ENSURE CONTINUITY OF EXISTING EQUIPMENT.
- DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS. REPORT DISCREPANCIES TO OWNER/TENANT BEFORE DISTURBING EXISTING INSTALLATION.
- COMMENCEMENT OF DEMOLITION MEANS CONTRACTOR HAS VERIFIED AND ACCEPTED EXISTING CONDITIONS.
- DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.
- PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION AS SHOWN ON CONSTRUCTION DOCUMENTS. ENSURE THAT TEMPORARY WIRING SHALL MEET ALL SAFETY REQUIREMENTS. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUIT, USE PERSONAL EXPERIENCE IN SUCH OPERATIONS.
- DEMOLISH AND REMOVE ALL EQUIPMENT AND DEVICES INCLUDING ASSOCIATED CONDUITS, BOXES AND WIRES BACK TO SOURCE AS SHOWN ON DRAWINGS OR INDICATED IN CONTRACT DOCUMENTS. PROVIDE BLANK COVER PLATES TO ALL ABANDONED FLUSH-MOUNTED BOXES WHICH COULD NOT BE REMOVED OR INDICATED TO REMAIN FOR FUTURE USE.
- WHEN EXISTING CIRCUITS OR FEEDERS ARE EXTENDED TO EQUIPMENT TO REMAIN, WORK SHALL BE PERFORMED UNDER PROVISIONS OF THIS SECTION AND AS INDICATED ON THE DRAWINGS. MINIMUM SIZE OF CONDUCTORS AND CONDUITS SHALL COMPLY WITH CEC AND OTHER SPECIFICATION SECTIONS, WHICHEVER IS MORE STRINGENT.
- EXTEND EXISTING INSTALLATION USING MATERIALS AND METHODS AS SPECIFIED IN THESE SPECIFICATIONS.
- MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN IN SERVICE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE.
- REMOVE, RELOCATE AND EXTEND EXISTING INSTALLATIONS INCLUDING LOW VOLTAGE COMMUNICATION AND SIGNAL SYSTEMS (FIRE ALARM, NURSE CALL, SECURITY, ETC.) TO ACCOMMODATE NEW CONSTRUCTION.
- DISCONNECT AND REMOVE ABANDONED DEVICES AND DISTRIBUTION EQUIPMENT.
- REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK TO ORIGINAL CONDITIONS.

GUARANTEE:

- MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
 - FOR THE SAME PERIOD, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY THEM.
- FINALLY:
- INSTALL ALL DEVICES AND EQUIPMENT LEVEL, PLUMB AND SQUARE WITH BUILDING LINES.
 - VERIFY ALL FINAL DEVICE AND ROUGH-IN LOCATIONS PRIOR TO INSTALLATION.
 - IT IS THE INTENT THAT THE FOREGOING WORK SHALL BE COMPLETE IN EVERY RESPECT AND THAT ANY MATERIAL OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT NECESSARY TO FULLY COMPLETE THE WORK SHALL BE FURNISHED.
 - ALL WORK SHALL BE PROVIDED AS REQUIRED BY ALL STATE AND LOCAL CODES WHETHER INDICATED OR NOT.
 - THE LOCATION OF OUTLETS AND EQUIPMENT SHOWN ON THE DRAWINGS IS APPROXIMATE AND THE OWNER'S REP SHALL HAVE THE RIGHT TO RELOCATE ANY OUTLETS OR FIXTURES BEFORE THEY ARE INSTALLED WITHOUT ADDITIONAL COST.
 - RECORD ALL FIELD CHANGES IN WORK AS THE JOB PROGRESSES, AND UPON COMPLETION TURN OVER TO THE OWNER A 'RECORD' SET OF PRINTS INDICATING THESE CHANGES.

REQUIRED SUBMITTALS

CONDUIT
WIRE
LIGHTS, LAMPS, BALLASTS-ARRANGE IN ORDER OF LUMINAIRE DESIGNATION
RECEPTACLES, SWITCHES, DEVICE PLATES
OCCUPANCY AND VACANCY SENSORS
DAYLIGHTING CONTROLS AND SYSTEMS
TIMECLOCK AND LIGHTING CONTROLS
GROUNDING
BOXES
SAFETY AND DISCONNECT SWITCHES



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HEALTH SUBMITTAL:	
CITY SUBMITTAL:	
TENANT APPROVAL:	
SCALE:	
PROJECT NO.:	FL-0423
DRAWN:	JC
DATE:	04 / 24 / 23

ELECTRICAL SPECIFICATIONS

THESE/THIS APPLICATION SET OF DRAWINGS ARE INTENDED FOR BUILDING DEPARTMENT REVIEW ONLY. PROVIDED ONE SET OF DRAWINGS AND BEST DESIGN REVIEW/COORDINATION MAY BE REQUIRED.

SHEET NO:
E01

Concept Electrical Solutions, Inc.
14427 Elmport Lane Poway, California 92064
cell: 858.449.5732 fax: 858.679.0611
e: robert.sarsieff@conceptelectricalsolutions.com 091-021

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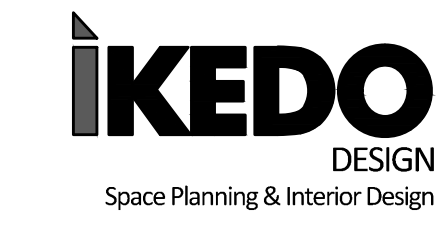
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Robert Aarsieff	Documentation Author Signature:
Company: Concept Electrical Solutions, Inc.	Signature Date: 2023-05-19
Address: 14427 Elmpoort Lane	CEV HES Certification Identification (if applicable):
City/State/Zip: Poway CA 92064	Phone: 858-449-5732

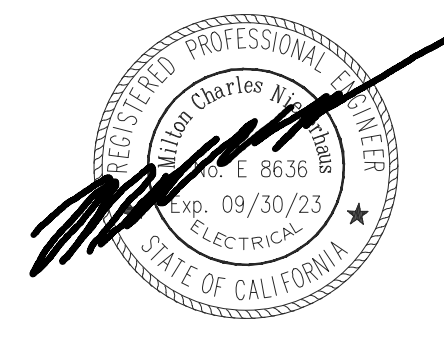
RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- 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).
- The energy features and performance qualifications, 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.
- 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.
- 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 completion.

Responsible Designer Name: Milton Niederhaus	Responsible Designer Signature:
Company: Concept Electrical Solutions, Inc.	Date Signed: 2023-05-19
Address: 2385 North Nutmeg Street	License: E 8636
City/State/Zip: Escondido CA 92026	Phone: 760-735-8883



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 Suite 110A
 Solana Beach, CA 92075
 p: 858.436.7967



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DRAWN:	JC
DATE:	04 / 24 / 23

TITLE 24

THIS PRINT APPLICATION SET OF DRAWINGS ARE INTENDED FOR BUILDING DEPARTMENT REVIEW ONLY. PROVIDED USE TO FRANCHISE AND BEST PERSON REVIEW COORDINATION MAY BE REQUIRED.

SHEET NO:
E21

Concept Electrical Solutions, Inc.
 14427 Elmpoort Lane Poway, California 92064
 call: 858.449.5732 fax: 858.679.0611
 e: robert.aarsieff@concepthelectricalsolutions.com 091-021

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KITCHEN AIR BALANCE SCHEDULE						
ROOM	EQUIPMENT	OSA	RA	SA	EA	PRESSURE
KITCHEN	(E)MAU-1	4,600	-	-	-	+4,600
	(E)RTU-1	-	-	1,050	-	+1,050
	(E)JEF-1	-	-	-	2,500	-2,500
	(E)JEF-2	-	-	-	2,500	-2,500
RESULT						+850

*ELECTRONICALLY INTERLOCK (E)JEF-1 & (E)JEF-2 WITH (E)MAU-1 & (E)RTU-1.

GENERAL NOTES

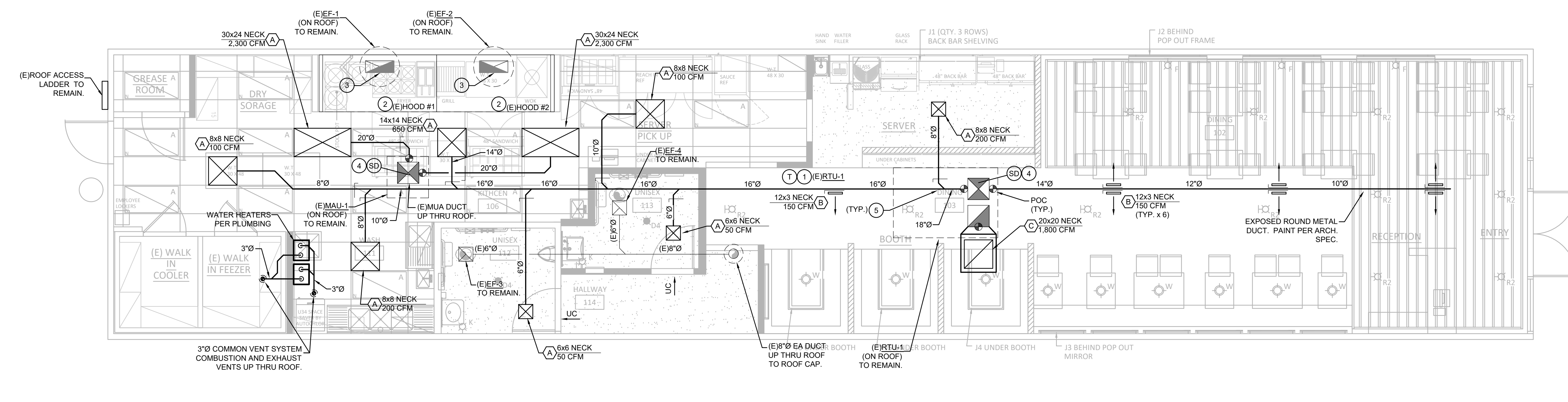
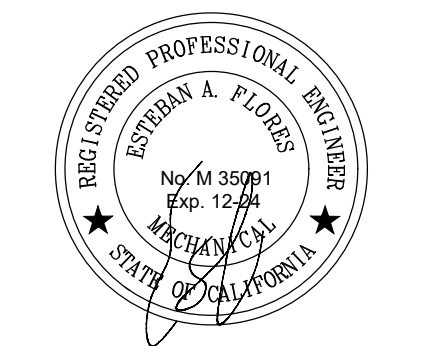
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH ALL OTHER TRADES/CONTRACTORS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.
- EXHAUST AND PLUMBING VENTS SHALL BE LOCATED MINIMUM 10'-0" AWAY FROM ALL OUTSIDE INTAKES AND BUILDING OPENING/INTAKES, 10'-0" ABOVE GRADE, AND 3'-0" FROM ALL PROPERTY LINES.
- COORDINATE FINAL THERMOSTAT MOUNTING LOCATION WITH TENANT AND ARCHITECT.
- CONTRACTOR SHALL VERIFY EXTENT OF DEMOLITION WORK BEFORE START OF WORK.
- OUTSIDE AIR INTAKES SHALL BE LOCATED MINIMUM 10'-0" AWAY FROM EXHAUST/PLUMBING/GAS FLUE VENTS.
- CONTRACTOR SHALL COORDINATE ALL DUCTWORK INSTALLATION AND FINAL AIR DEVICE LOCATION WITH OWNER'S REF. & ARCHITECT BEFORE START OF CONSTRUCTION.

PLAN NOTES

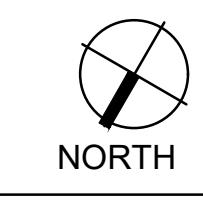
- PROVIDE TITLE 24 COMPLIANT PROGRAMMABLE THERMOSTAT, INSTALLED AT 48" A.F.F. COORDINATE FINAL MOUNTING LOCATION WITH BUSINESS OWNER AND ARCHITECT.
- EXISTING TYPE I KITCHEN HOOD TO REMAIN. CLEAN TO ORIGINAL CONDITION.
- EXISTING 24x10 FIRE WRAPPED 16 GA. WELDED CARBON STEEL GREASE DUCT TO REMAIN. VERIFY EXHAUST DUCT SIZE BEFORE START OF CONSTRUCTION. MAINTAIN GREASE DUCT EXHAUST VELOCITY BETWEEN 500-2,500 FPM PER CMC. REPLACE AS REQUIRED.
- SUPPLY DUCT MOUNTED SMOKE DETECTOR LOCATED IN DUCT MAIN PRIOR TO ANY BRANCH TAKEOFF. COORDINATE WITH ELECTRICAL CONTRACTOR.
- FOR BRANCH TAKE OFF, REFER TO DETAIL 3 ON SHEET M0.2.



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



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MECHANICAL FLOOR PLAN

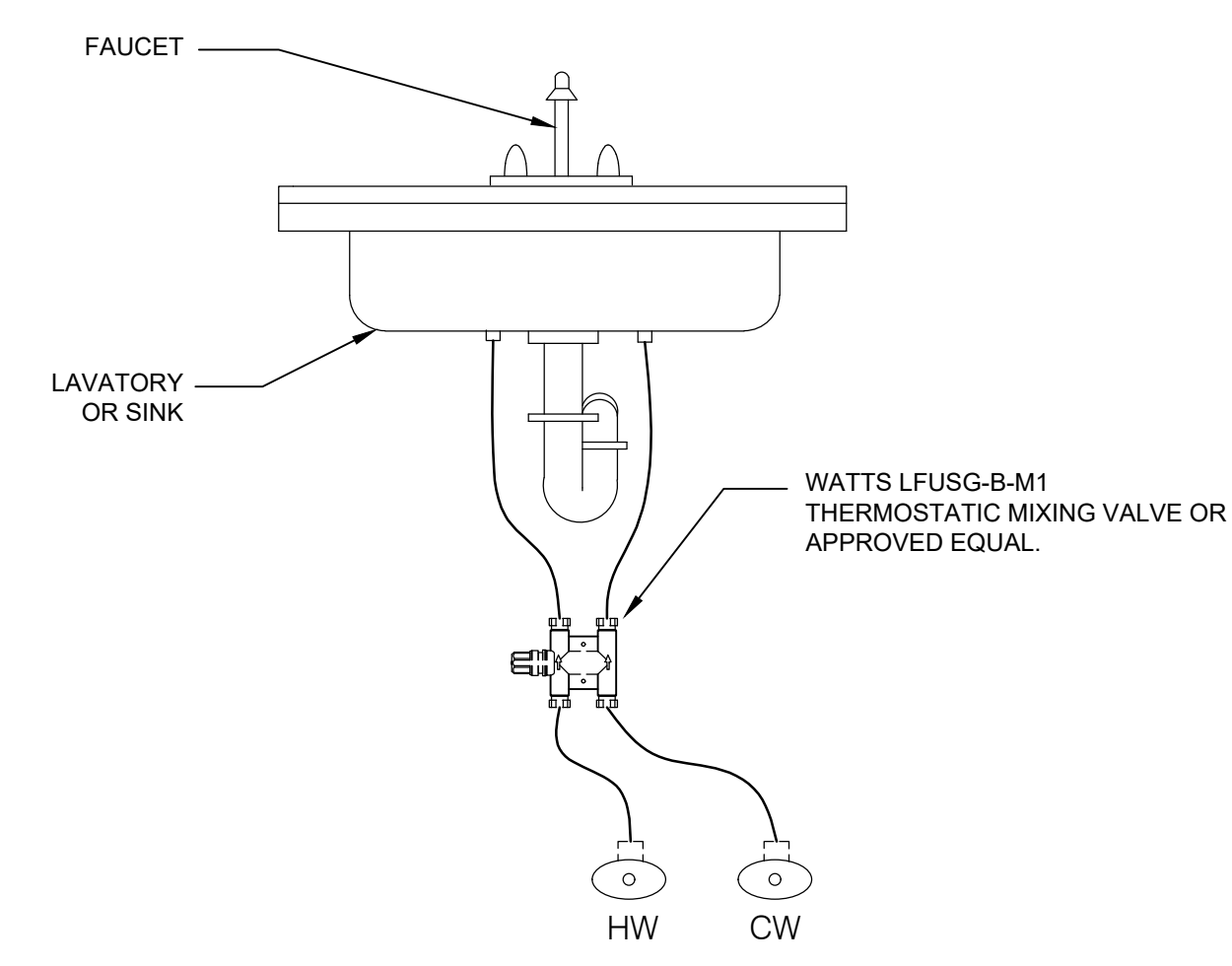
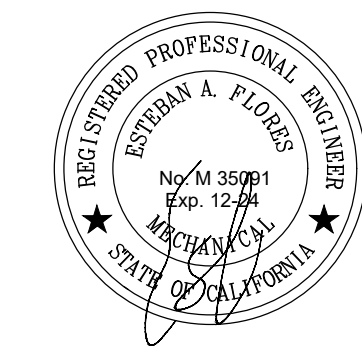
THE FIRST APPLICATION SET OF DRAWINGS ARE INTENDED FOR BUILDING DEPARTMENT REVIEW ONLY. REVISIONS DUE TO PLAN CHANGES AND ADDITIONAL INFORMATION WILL BE REQUIRED.

SHEET NO:
M2.1

FLORES
MECHANICAL ENGINEERING
531 Encinitas Blvd Ste 104
Encinitas CA 92024

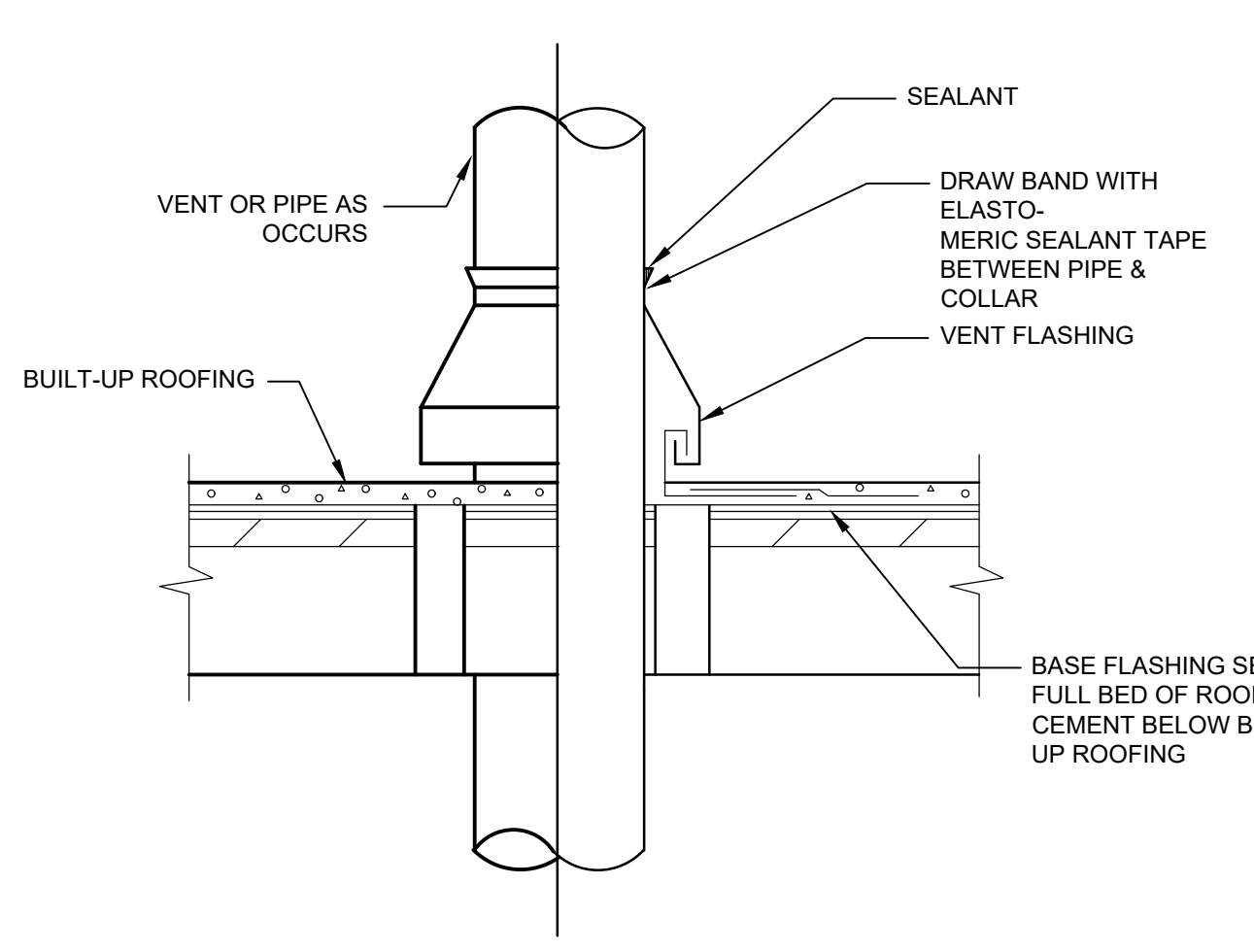
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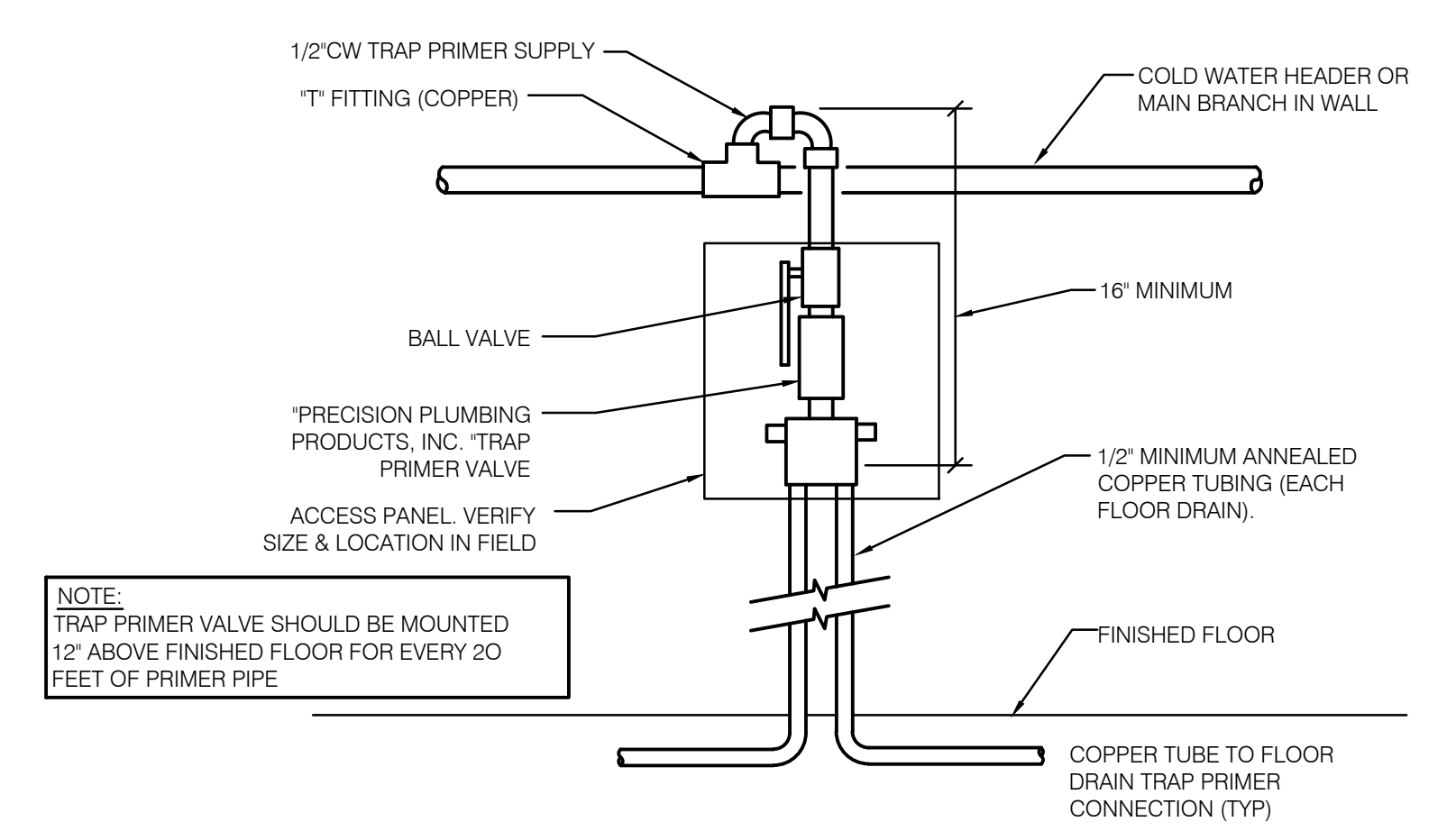


NOTE:
SET TO 110°F TEST TO VERIFY TEMPERATURE
SETTING AFTER INSTALLATION.

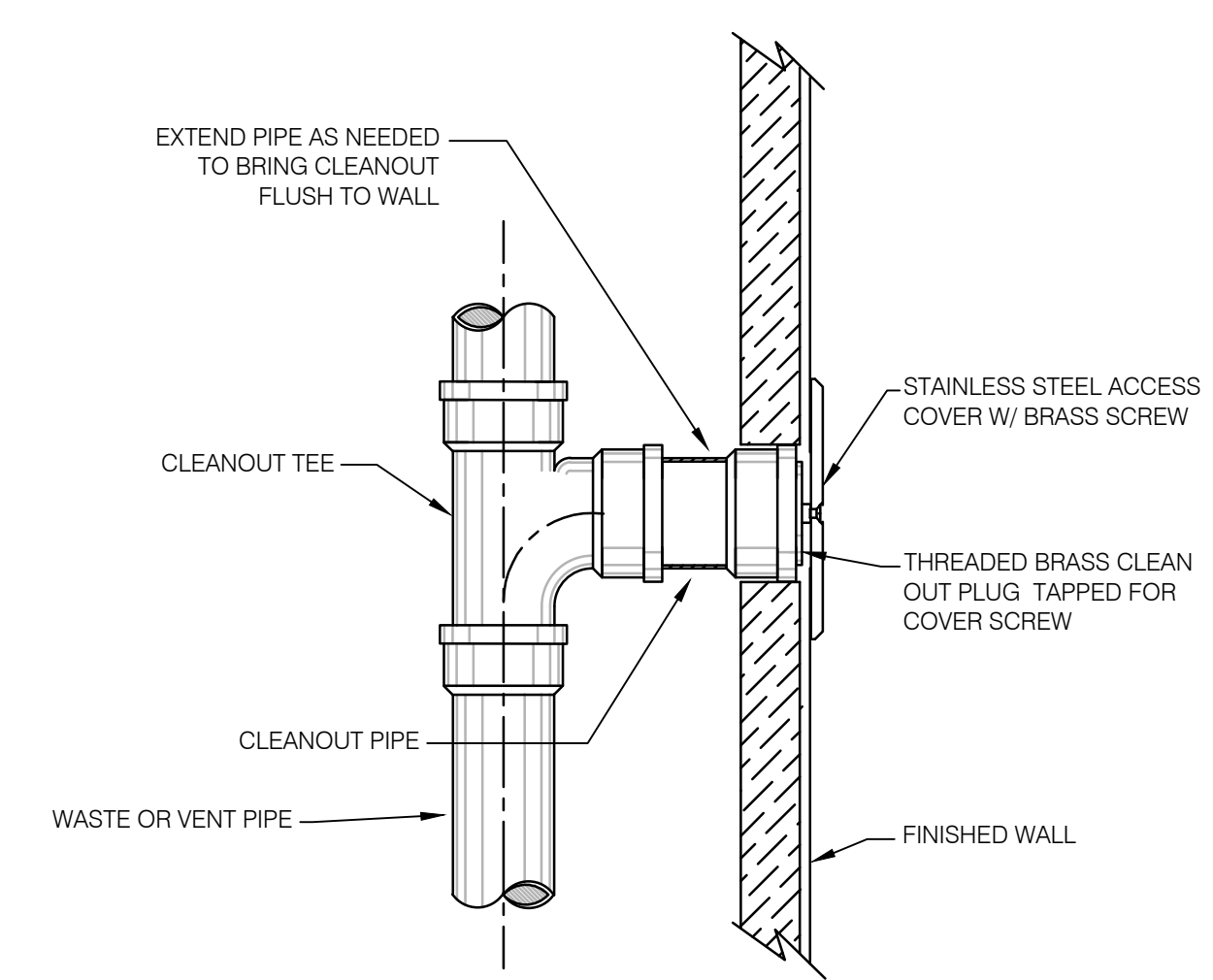
P.O.U. THERMOSTATIC MIXING VALVE DETAIL 4
SCALE: N.T.S. P0.2



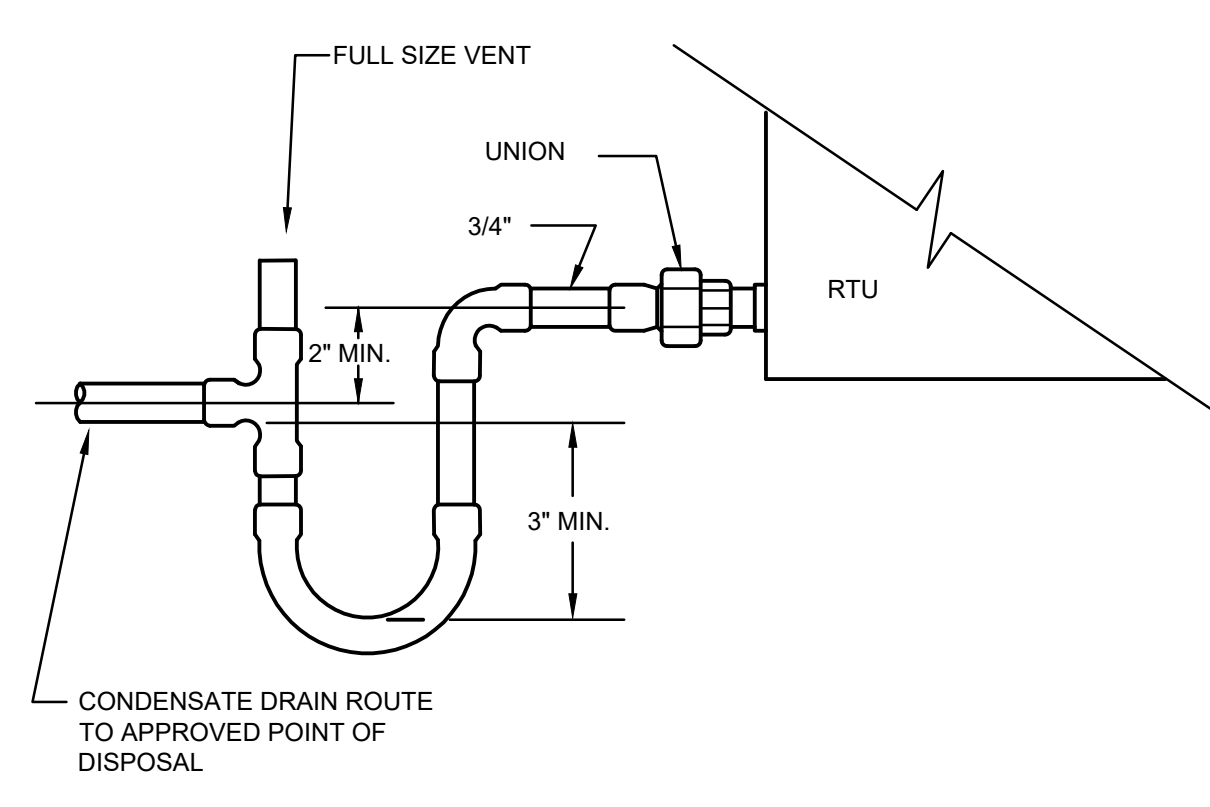
VENT/PIPE THROUGH ROOF DETAIL 3
SCALE: N.T.S. P0.2



TRAP PRIMER DETAIL 2
SCALE: N.T.S. P0.2

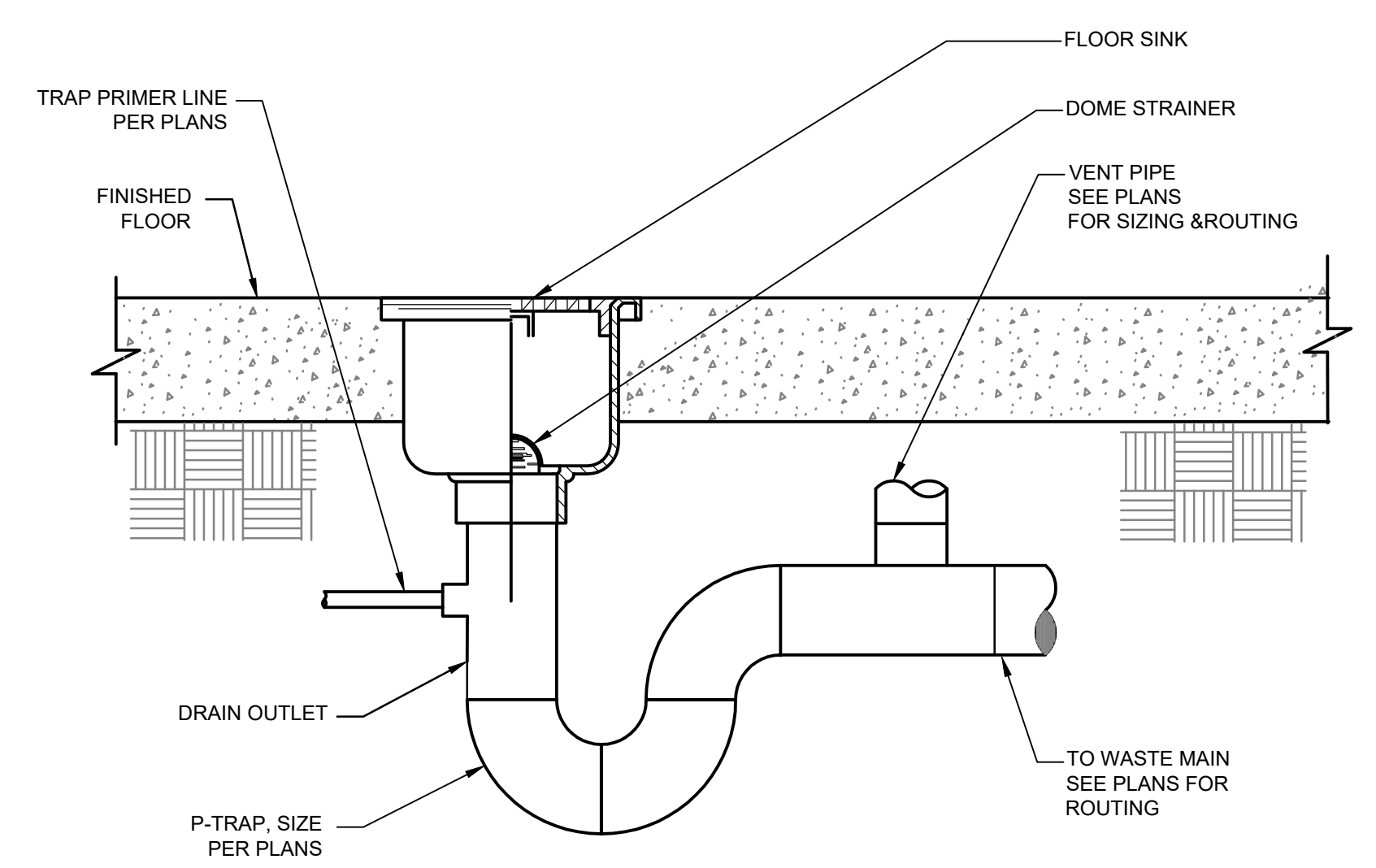


WALL CLEANOUT DETAIL 1
SCALE: N.T.S. P0.2

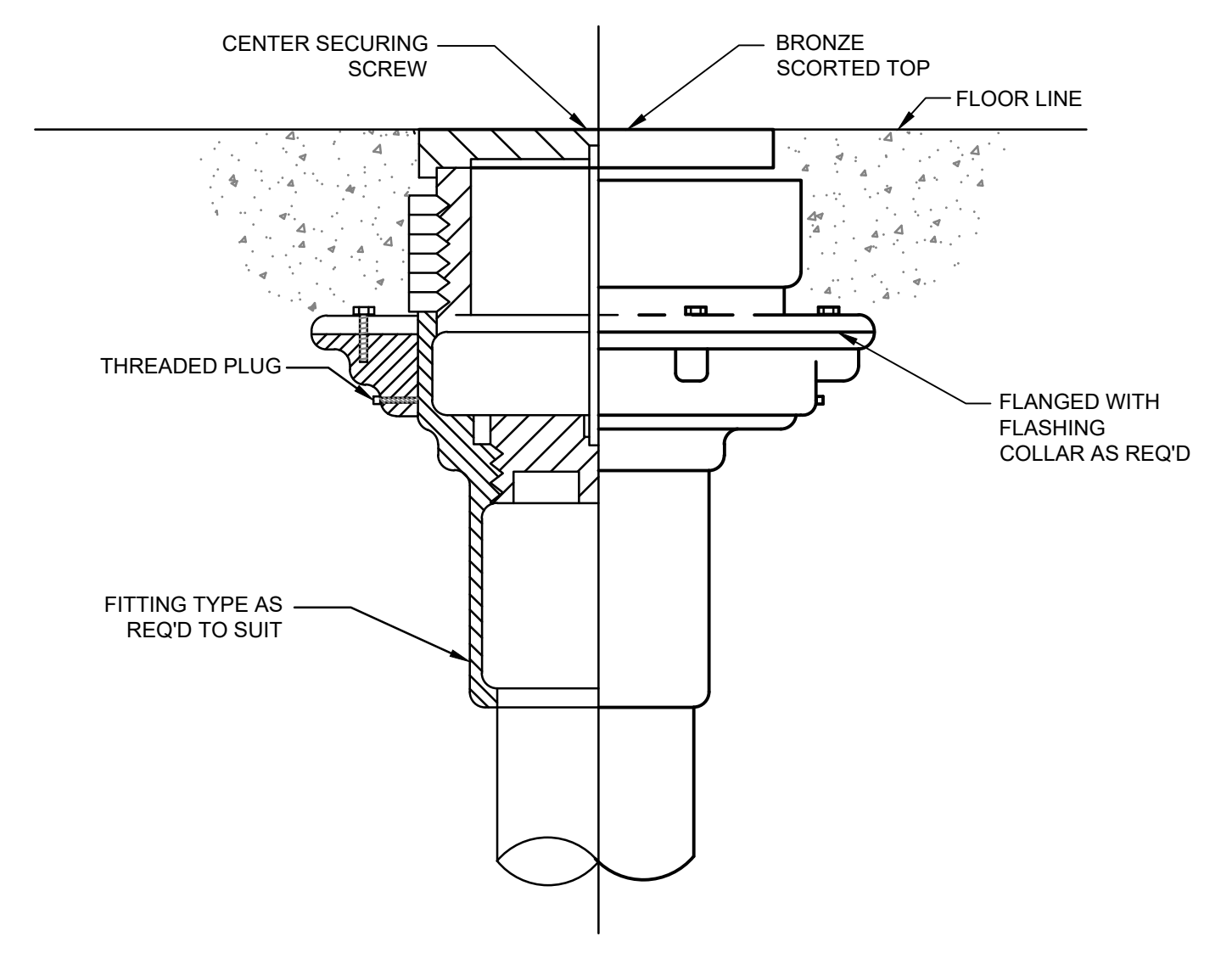


NOTES:
1. ALL INTERIOR CONDENSATE DRAINS SHALL BE INSULATED.
(TYPE 'M' COPPER)

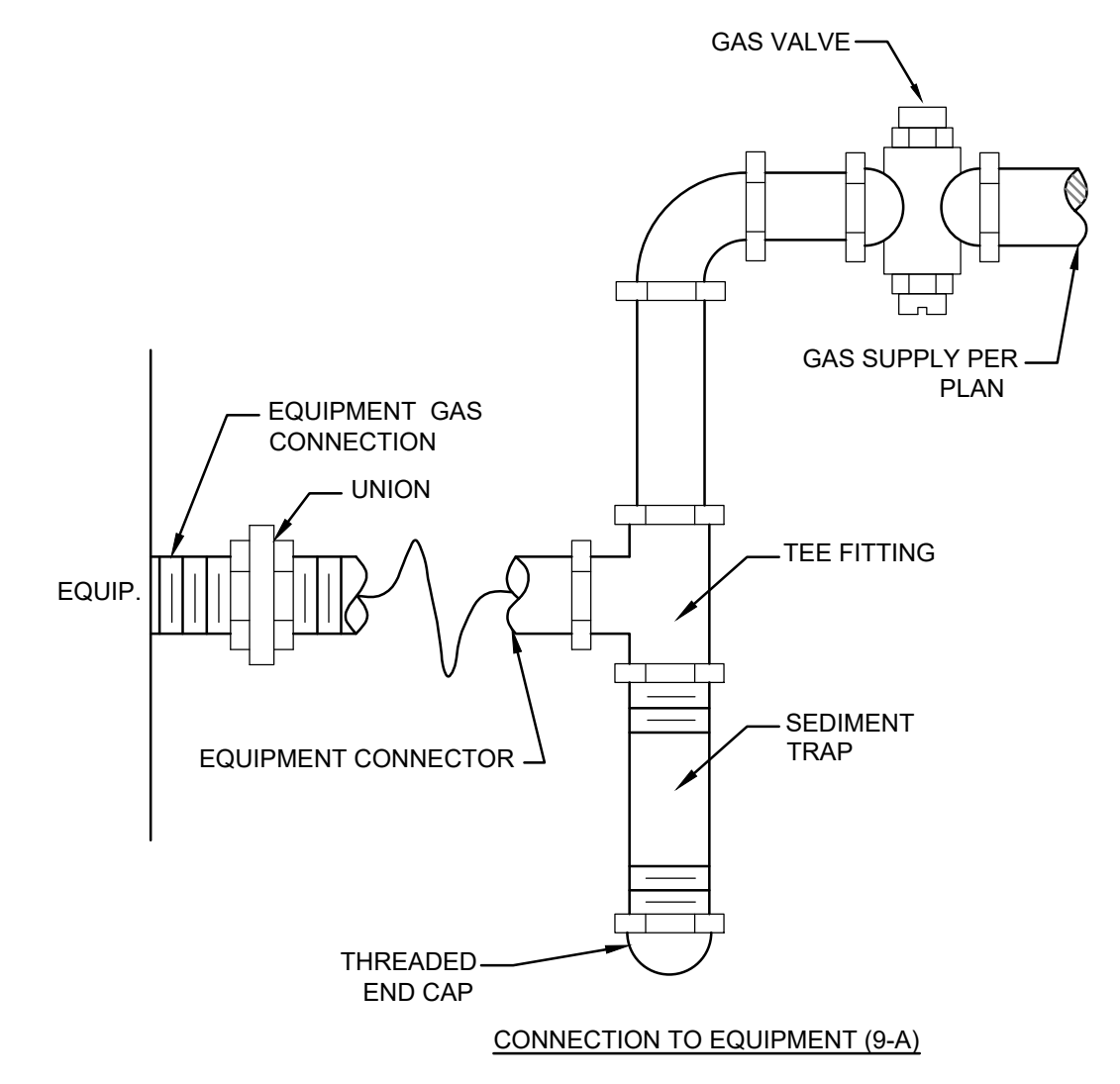
CONDENSATE DRAIN TRAP DETAIL 8
SCALE: N.T.S. P0.2



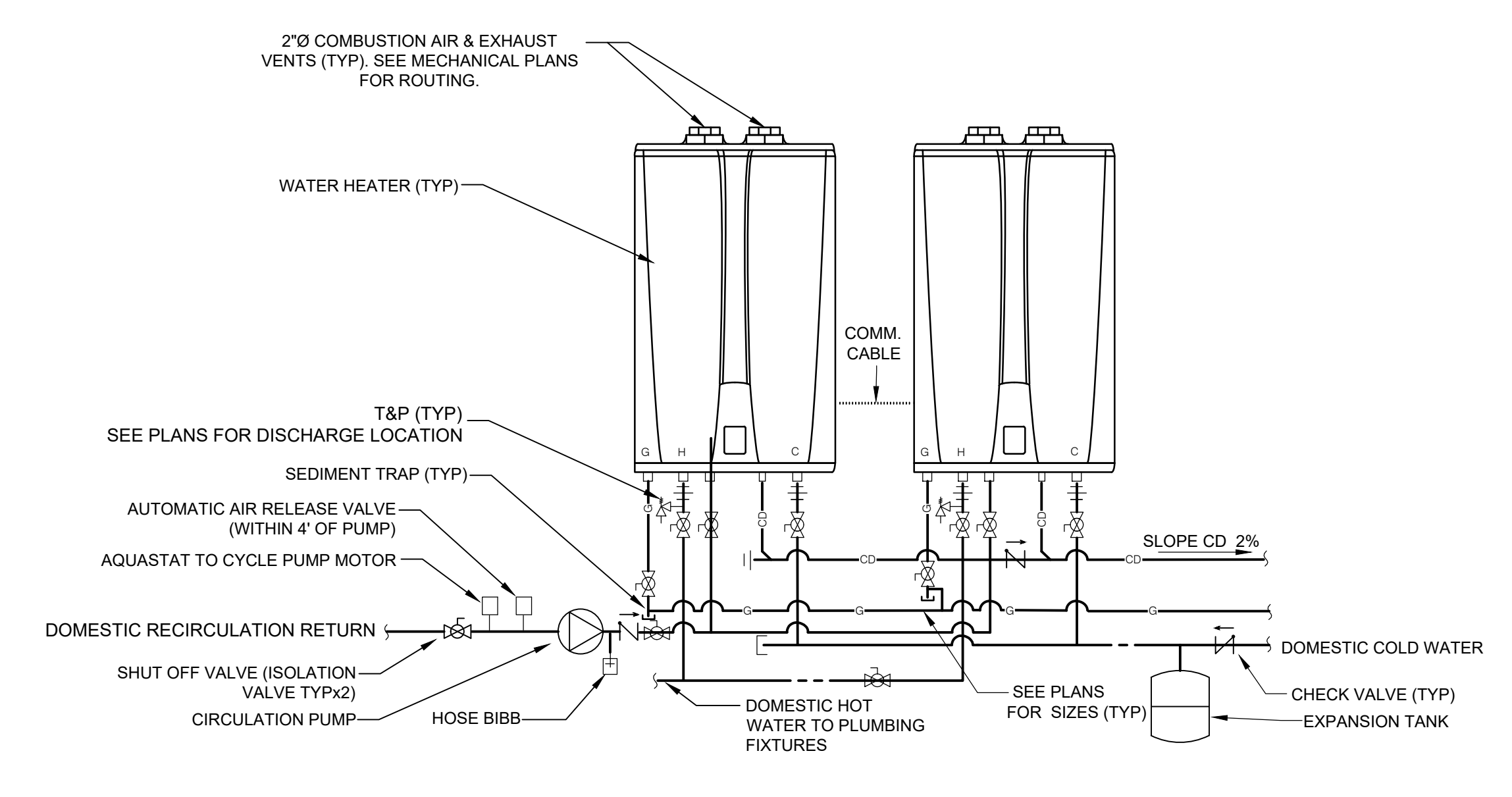
FLOOR SINK WITH DOME BOTTOM STRAINER 7
SCALE: N.T.S. P0.2



FLOOR CLEANOUT DETAIL 6
SCALE: N.T.S. P0.2



GAS CONNECTION TO EQUIP. 5
SCALE: N.T.S. P0.2



TANKLESS WATER HEATER DETAIL 9
SCALE: N.T.S. P0.2

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PLUMBING DETAILS

THE PERMIT APPLICATION SET OF DRAWINGS ARE INTENDED FOR BUILDING DEPARTMENT REVIEW ONLY. PROVIDED USE TO FRANCHISE AND REDESIGN. REVIEW COORDINATION MAY BE REQUIRED.

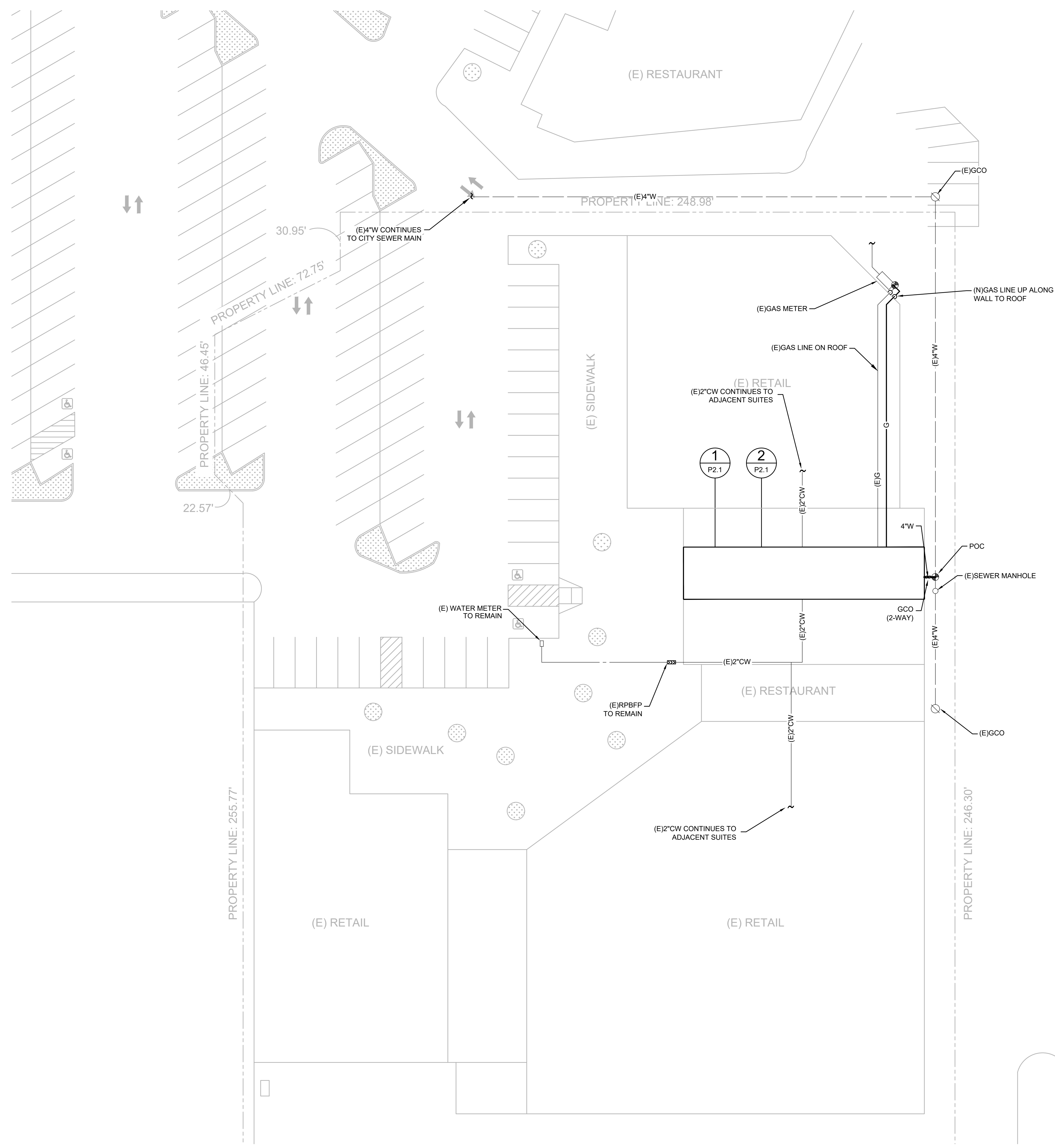
SHEET NO:
P0.2

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH ALL OTHER TRADES/CONTRACTORS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.
2. EXHAUST AND PLUMBING VENTS SHALL BE LOCATED MINIMUM 10'-0" AWAY FROM ALL OUTSIDE INTAKES AND BUILDING OPENING INTAKES, 10'-0" ABOVE GRADE, AND 3'-0" AWAY FROM ALL PROPERTY LINES.
3. CONTRACTOR SHALL VERIFY INVERT ELEVATION OF ALL EXISTING WASTE PIPE BEFORE START OF CONSTRUCTION. IN THE EVENT PROPER WASTE LINE FALL TO EXISTING CANNOT BE ACHIEVED, REPLACE (E) WASTE LINE TO EXISTING GCO LOCATED AT FRONT OF BLDG. SLOPE ALL 4" WASTE LINES AT 1% AS NEEDED.
4. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFF-SETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
5. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
6. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WET SEALS.
7. FOR WASTE AND VENT BRANCH SIZES REFER TO PLUMBING FIXTURE SCHEDULE IF NOT SHOWN ON PLAN.
8. INSTALLATION OF SOIL OR DRAIN PIPES IN FOOD HANDLING ESTABLISHMENTS WILL COMPLY WITH SECTION 318.0 CPC.
9. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 1002.2 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.
10. REFER TO FOOD SERVICE & ARCHITECTURAL PLANS FOR PLUMBING FIXTURES TO BE REMOVED. CAP WASTE/VENT & DRAINS LINES AS SHOWN. PATCH REPAIR FLOOR, WALLS, CEILING, ETC. AS NEEDED.
11. CONTRACTOR SHALL REFER TO FOOD SERVICE & ARCHITECTURAL PLANS FOR ADDITIONAL WASTE/VENT, DRAIN, WATER, GAS, ETC. PLUMBING SYSTEM REQUIREMENTS & SPECIFICATIONS. PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH BY THE SHELL BUILDING LANDLORD.



990 Highland Drive
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FOR LOVE NOODLE
RESTAURANT
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HEALTH SUBMITTAL:	
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TENANT APPROVAL:	
SCALE:	
PROJECT NO:	FL-0423
DRAWN:	JC
DATE:	04 / 24 / 23

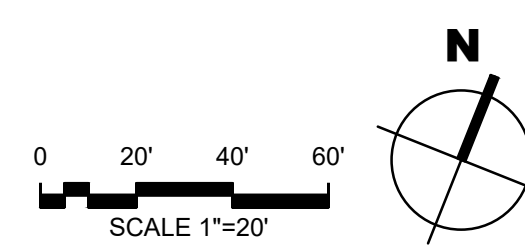
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PLUMBING SITE PLAN

THIS PRINT APPLICATION SET OF DRAWINGS ARE INTENDED FOR BUILDING DEPARTMENT REVIEW ONLY. PROVIDE ONE TO PLAN CHECK AND REE FOR PER REVIEW COORDINATION MAY BE REQUIRED.

SHEET NO:
P1.1

FLORES
MECHANICAL ENGINEERING
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PLUMBING SITE PLAN

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