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Date
CONSTR. DOC. & REVISIONS
Description
No.

10/24/25

FOR
REFERENCE
ONLY

Professional of Record:

Drawn/Checked	ADJ / CHK
Project Number	2303540
Bid Date	--/--/--
Permit Date	--/--/--
For Construction	--/--/--

TITLE SHEET

T1.0

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PRIMROSE SCHOOLS
855 E HOMESTEAD RD
SUNNYVALE, CA 94087

PROJECT DESCRIPTION

THIS FACILITY DESIGN IS BASED ON THE FOLLOWING DESIGN CRITERIA:
BUILDING CLASSIFICATIONS AND DATA

BUILDING CODES LIST

2025 California Building Code
2025 California Electrical Code
2025 California Mechanical Code
2025 California Plumbing Code
2025 California Building Energy Code
2025 California Green Building Standards Code
2025 California Fire Code
Fire Code for the City of Sunnyvale

OCUPANCY GROUP CLASSIFICATION: SEPARATED OCCUPANCIES PER SECTION 508.4, TABLE 508.4
GROUP: E-EDUCATIONAL CLASSROOM (SECTION 305.2); BUILDINGS OCCUPIED BY MORE THAN SIX CHILDREN 36 MONTHS OF AGE OR OLDER WHO RECEIVE EDUCATIONAL SERVICES FOR FEWER THAN 24 HOURS PER DAY.

(SECTION 308.5.1) - A CHILD DAYCARE FACILITY THAT PROVIDES CARE FOR MORE THAN SIX BUT NOT MORE THAN 100 CHILDREN UNDER 36 MONTHS OF AGE WHERE THE ROOMS ARE LOCATED ON A LEVEL OF EXIT DISCHARGE WITH AN EXIT DOOR DIRECTLY TO THE EXTERIOR.
B - BUSINESS (SECTION 304)
ACCESSORY USE GROUP S-1 - STORAGE (SECTION 311.2)

TYPE OF CONSTRUCTION CLASSIFICATION:
TYPE V-B - UNPROTECTED - SPRINKLED

BUILDING AREA:
ALLOWABLE AREA: TABULAR AREA (TABLE 506.2): 28,500 SF

BUILDING HEIGHT:
MAXIMUM ALLOWABLE PER ZONING = 30' - 0"
ALLOWABLE NUMBER OF STORIES PER TABLE 504.4 = 2

ACTUAL BUILDING HEIGHT:
HIGHEST POINT FROM TOP OF CLOSEST CURB = 29' - 8" +/-
ACTUAL NUMBER OF STORIES = 2

DRAFTSTOPPING IN ATTICS: (SECTION 718.4)
EXCEPTION: DRAFTSTOPPING NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, PROVIDED THAT AUTOMATIC SPRINKLERS ARE INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE THE DRAFTSTOPPING IS BEING OMITTED.
BUILDING AND ATTIC ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

CORRIDORS: (SECTION 1020)
CORRIDORS SHALL BE FIRE RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.2

REFER TO LS1.0 'LIFE SAFETY PLAN' FOR EXITING INFORMATION

NOTE TO CONTRACTOR RE: MOLD/MILDEW

- THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
- IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND / OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND / OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE PROFESSIONAL OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
- CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF THREE (3) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
- ONCE DISCOVERY OR SUSPICION OF MOLD AND / OR MILDEW IS MADE, THE CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL AND THE PUBLIC FROM THE EXPOSURE TO MOLD AND / OR MILDEW, AND SUCH PRECAUTIONS SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECTS OTHERWISE. CONSTRUCTION OPERATIONS SHALL NOT BE STOPPED OR CURTAILED, EXCEPT IN THE AREA OF MOLD / MILDEW CONCERN, DUE TO THESE REQUIRED PRECAUTIONS.
- THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL-VENTILATED CONDITIONS.
- THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
- ALL PENETRATIONS SHALL BE SEALED WATER-TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
- ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED AND COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE, BUT ARE NOT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AND DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.)
- ENSURE THAT THERE ARE NO WATER LEAKS IN CONCEALED PLUMBING CHASES. RETURN AIR PATHS AND PLENUMS SHALL BE KEPT DRY. ALL EXISTING SUPPLY AIR PATHS AND ALL EXISTING DUCTWORK TO BE RE-USED SHALL BE CLEANED AND TREATED AS REQUIRED TO REMOVE THE POTENTIAL FOR MOLD AND MILDEW. ALL DAMP AREAS SHALL BE DRIED THOROUGHLY PRIOR TO ENCLOSURE.

PROJECT CONTACTS

OWNER/DEVELOPER	PROJECT MANAGERS:	CIVIL AND LANDSCAPE:
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ABBREVIATIONS

AC	AIR CONDITIONING	MFR	MANUFACTURER
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM
AHU	AIR HANDLING UNIT	MO	MASONRY OPENING
AL	ALUMINUM	MR	MIRROR/ MOISTURE RESISTANT
ASPH	ASPHALT	MT	MARBLE THRESHOLD
AT	ALUMINUM THRESHOLD	MTL	METAL
BD	BOARD	NA	NOT APPLICABLE
BLKT	BLANKET	NIC	NOT IN CONTRACT
BT	BRASS THRESHOLD	NOM	NOMINAL
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
COL	COLUMN	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PREFAB	PREFABRICATED
CPT	CARPET	PSF	POUNDS PER SQUARE FOOT
CT	CERAMIC TILE	PT	PAINT/ PRESSURE TREATED
C/L	CENTER LINE	QT	QUARRY TILE
DBL	DOUBLE	R	RISER/ RADIUS
DF	DRINKING FOUNTAIN	REBAR	REINFORCING BAR
DIA	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REINF	REINFORCE
DN	DOWN	REQ'D	REQUIRED
DS	DOWNSPOUT	RO	ROUGH OPENING
EA	EACH	SB	SPLASHBLOCK
EJ	EXPANSION JOINT	SHLVS	SHELVES
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV/EL	ELEVATION	SPEC	SPECIFICATION
EQ	EQUAL	SS	STAINLESS STEEL
EXST	EXISTING	STL	STEEL
FD	FLOOR DRAIN	STOR	STORAGE
FE	FIRE EXTINGUISHER	SUSP	SUSPENDED
FEC	FIRE EXTINGUISHER CABINET	T	TREAD
FF	FINISH FLOOR	TELE	TELEPHONE
FND	FOUNDATION	TPD	TOILET PAPER DISPENSER
FR	FIRE RATED	TS	TRANSITION STRIP
GALV	GALVANIZED	TYP	TYPICAL
GYP BD	GYP SUM BOARD	UNO	UNLESS NOTED OTHERWISE
HC	HANDICAPPED	VCT	VINYL COMPOSITE TILE
HDW	HARDWARE	VERT	VERTICAL
HM	HOLLOW METAL	VT	VINYL THRESHOLD
HVAC	HEATING, VENTILATION & AIR CONDITIONING	WC	WATER CLOSET
INFO	INFORMATION	WD	WOOD
INSUL	INSULATION	WP	WATERPROOF
MAS	MASONRY	WWF	WELDED WIRE FABRIC
MAX	MAXIMUM	W/	WITH
MECH	MECHANICAL		

SYMBOL LEGEND

	ELEVATION NUMBER		FLOOR PLAN KEYED NOTE
	DETAIL, SECTION OR PLAN NUMBER		WINDOW NUMBER
	SECTION NUMBER		DOOR NUMBER
	REVISION NUMBER		FINISH NUMBER
	ELEV. DATUM POINT		ACCESSORY NUMBER
	NORTH ARROW		WARMING KITCHEN EQUIPMENT NUMBER
	VIEW TITLE		
	SCALE: 1/4" = 1'-0"		

LOCATION MAP



GENERAL NOTES

THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. DOCUMENT A201, LATEST EDITION ARE HEREBY MADE A PART OF THESE CONSTRUCTION DOCUMENTS AS IF BOUND HEREIN. COPY OF A201, LATEST EDITION OF THE GENERAL CONDITIONS MAY BE OBTAINED FROM THE ARCHITECT OR DIRECTLY FROM THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006.

CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING ALL SIGNS. CONTRACTOR SHALL ENSURE THERE ARE NO CONTRACTOR OR BANK SIGNS ON THE PROPERTY DURING CONSTRUCTION. THESE DRAWINGS SHOW THE LOCATION AND SPECIFICATIONS FOR THE MINIMUM REQUIRED DESIGN. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR USED BY THE OWNER OR BY OTHERS, EXCEPT WITH WRITTEN APPROVAL FROM PRIMROSE. FIRE SUPPRESSION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13. FIRE SUPPRESSION SYSTEM SHALL BE SUPERVISED PER CBC 903. SYSTEM SHALL EXTEND INTO ATTIC & EXTERIOR CANOPIES.

PROJECT WILL MEET LEED GOLD REQUIREMENTS, COMPLIANCE DOCUMENTATION WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT REVIEW.

DEFERRED SUBMITTALS:
PROVIDE SHOP DRAWINGS TO THE ARCHITECT & APPROVING GOVERNMENTAL AUTHORITIES FOR THE FOLLOWING SYSTEMS:

- PREFABRICATED WOOD TRUSSES
- FIRE ALARM & SMOKE DETECTION SYSTEMS.
- FIRE SUPPRESSION SYSTEM - NFPA 13.

ALL OTHER SHOP DRAWINGS SHALL BE SUBMITTED & APPROVED BY THE GENERAL CONTRACTOR, ANY DEVIATIONS OR SUBSTITUTIONS TO THE PLANS OR SPECS. SHALL BE SUBMITTED TO & APPROVED BY THE ARCHITECTS CONSTRUCTION MANAGER.

SPECIAL INSPECTIONS:

- THE OWNER WILL EMPLOY THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE REQUIRED SPECIAL INSPECTION ITEMS.
- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE OR WAVE ANY OF THE REQUIREMENTS OF THE DOCUMENTS.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE PROFESSIONAL-OF-RECORD, AND THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF UNCORRECTED, SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL-OF-RECORD, UNTIL ALL CORRECTIONAL HAVE BEEN COMPLETED.
 - THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE.
- WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF OTHER SPECIFIED TESTING, DUPLICATE INSPECTIONS SHALL NOT BE REQUIRED.
- SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE GENERAL AREAS, IDENTIFIED IN THE FOLLOWING TABLE.
- STRUCTURAL OBSERVATION (AS DEFINED IN CHAPTER 17 OF THE BUILDING CODE) IS NOT REQUIRED, UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL.

BID ALTERNATES:
1. DEDUCT IRRIGATED SOD IN INFANT PLAYGROUND AND PRIMROSE PATCH IN LIEU OF ARTIFICIAL TURF.

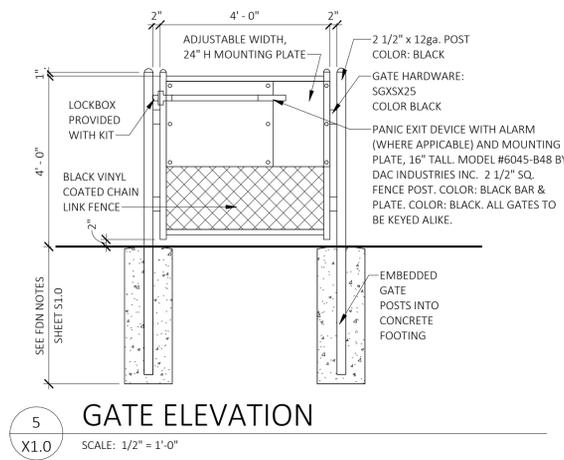
NOTE TO CONTRACTOR:
1. FENCING MAY REQUIRE A SEPARATE PERMIT AND SUBMITTAL. IF REQUIRED, IT SHALL BE SUBMITTED BY THE CONTRACTOR.
2. SIGNAGE REQUIRES A SEPARATE PERMIT AND SUBMITTAL BY THE CONTRACTOR AND/OR SIGN VENDOR.

GENERAL NOTES:

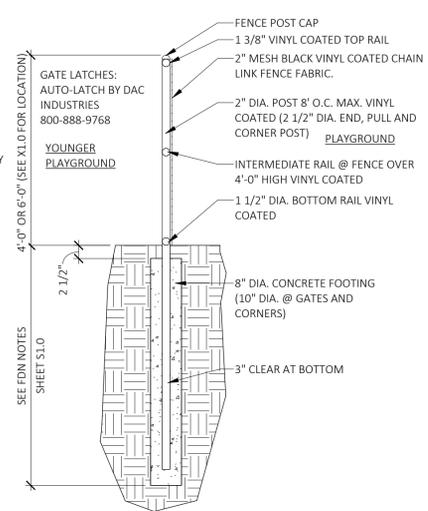
- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN ELEVATIONS, DIMENSIONS, AND SITE CONDITIONS BEFORE PROCEEDING WITH ANY WORK. COMMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS AND SPECIFICATIONS SHALL BE RESOLVED WITH THE ENGINEER/ARCHITECT PRIOR TO THE START OF WORK.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND MEANS NECESSARY TO PROTECT PERSONS AND THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING, ETC. OBSERVATION VISITS BY THE ARCHITECT OR ENGINEER DO NOT INCLUDE INSPECTION OF THOSE ITEMS.
- NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THESE STANDARD NOTES. TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE. REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE NOTES OR THE DRAWINGS.
- ALL WORK NOT DETAILED OR NOTED SHALL BE CONSTRUCTED IN ACCORDANCE WITH SIMILAR WORK SHOWN ON THE DRAWINGS AND TYPICAL DETAILS. DIMENSIONS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED AND APPROVED BY THE ENGINEER.
- ASTM AND SIMILAR REFERENCES ARE FOR LATEST REVISIONS AND ISSUE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EXCAVATION FOR UNSUITABLE CONDITIONS: UNCONSOLIDATED AND UNDOCUMENTED FILLS, BURIED STRUCTURES, UTILITIES, ETC. AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY SITE CONDITIONS NOT REFLECTED ON THE DRAWINGS OR DIFFERENT FROM MAXIMUM AND MINIMUM DIMENSIONS INDICATED, INCLUDING CONFLICTS IN GRADE, ADVERSE SOIL CONDITIONS, GROUND WATER PRESENT, DEEPEDED FOOTINGS, UNCOVERED AND UNEXPECTED UTILITY LINES, ETC.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON STRUCTURAL FRAME. LOAD SHALL NOT EXCEED THE DESIGN OF LIVE LOADS. PROVIDE SHORING AND BRACING WHERE DESIGN STRENGTH HAS NOT BEEN ATTAINED OR STRUCTURE IS NOT COMPLETE.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED BEFORE DIGGING. EXERCISE EXTREME CAUTION WHEN EXCAVATING AND TRENCHING.
- SCOPE OF SERVICES: SITE SURVEILLANCE AND OR SPECIAL INSPECTIONS FOR THIS PROJECT HAS NOT BEEN INCLUDED IN THE PROFESSIONAL OF RECORD'S SCOPE OF SERVICES. THE OWNER WILL BE PROVIDING FOR THESE SERVICES UNDER A SEPARATE MEANS.

SITE SUMMARY:
BUILDING AREA: 8,005 S.F.
PLAYGROUND AREA: 10,349 S.F.
PROPOSED PARKING SPACES: 47 (29 STANDARD (INCLUDES 16 FUTURE EV), 3 ACCESSIBLE (EV), 15 EV)
LOT AREA: 48,179 S.F. +/- (1.106 ACRES)

PLAYGROUND EQUIPMENT LEGEND:		
(EQUIPMENT TO BE PROVIDED BY EITHER PLAYPOWER OR BCI BURKE). SEE A7.2 FOR ADDITIONAL INFORMATION.		
ITEM TAG	PLAYPOWER EQUIPMENT	BCI BURKE EQUIPMENT
A	SHADE STRUCTURE	SHADE STRUCTURE
B	INFANT PLAYGROUND PANELS W/ INTEGRATED SHADE STRUCTURE	INFANT PLAYGROUND PANELS W/ INTEGRATED SHADE STRUCTURE
C	AFTERSCHOOL EQUIPMENT W/ FREESTANDING SHADE STRUCTURE	SENSORY STATION W/ INTEGRATED SHADE STRUCTURE
D	NOT USED	T-SWING (BUCKET SWINGS)
E	TOT TREE W/ INTEGRATED SHADE STRUCTURE	EXPLORATION STATION
F	KIDBUILDER FIRETRUCK W/ INTEGRATED SHADE STRUCTURE	FIRETRUCK W/ INTEGRATED SHADE STRUCTURE
G	MAX PLAY SWINGS (BELT SWINGS)	SWINGS (BELT SWINGS)
H	JR PICNIC TABLE	PICNIC TABLE



5 GATE ELEVATION
SCALE: 1/2" = 1'-0"



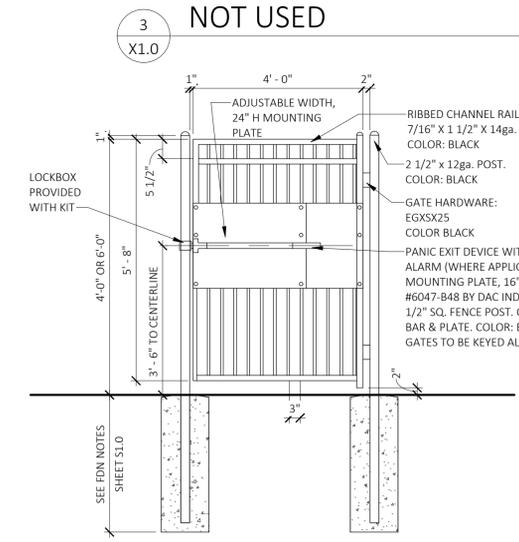
4 CHAIN LINK FENCE
SCALE: 3/4" = 1'-0"

SITE PLAN GENERAL NOTES

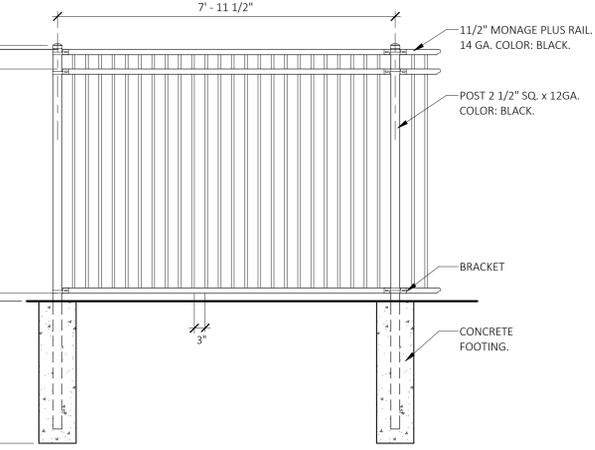
- ENTRAPMENT. THE DISTANCE BETWEEN ANY OPENING SURFACES SHALL NOT BE GREATER THEN 3.5 INCHES AND LESS THAN 9 INCHES.
- CONTRACTOR TO FURNISH, ASSEMBLE AND INSTALL PER MANUFACTURER'S INSTRUCTIONS ALL EQUIPMENT LISTED ON THIS PLAN UNLESS OTHERWISE NOTES.
- CONCRETE EXPANSION JOINTS ARE TO BE PLANNED AND SET WITH CONSIDERATION TO OVERALL SITE LAYOUT AND DESIGN. EXPANSION JOINTS SHALL OCCUR TO CREATE SQUARES NO GREATER THAN 20 FEET IN EACH DIRECTION. CONTROL JOINTS SHALL BE 1/2 INCH DEEP TOOLED JOINTS AND CREATE SQUARES NO GREATER THEN 10 FEET X 10 FEET IN EACH DIRECTION.
- CONCRETE WALKS SHALL BE FLUSH AT FF WITH A 2% MAX FALL. SIDEWALKS ELSEWHERE SHALL BE 2" MIN BELOW FF AND SLOPING AWAY FROM THE BUILDING AT 2%. MAX SLOPE ACROSS PLAY SURFACING SHALL BE 2% AT FALL SURFACES - SODDED AREAS 8% PATH OF TRAVEL FROM PUBLIC WALK TO FRONT DOOR SHALL BE 5% MAX, WITH A 1% MAX CROSS SLOPE.
- DO NOT USE TOXIC PLANTS. EXISTING PLANTS SHALL BE EVALUATED AND HAZARDOUS PLANTS REMOVED. CONTACT OWNER FOR LIST OF POISONOUS PLANTS. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO POISONOUS PLANTS ARE USED. PLANTS WHICH HAVE FRUITS THAT POSE A CHOKING HAZARDS SHALL NOT BE USED. EXISTING VEGETATION SHALL BE PROTECTED WHENEVER POSSIBLE.
- NO TREE SHALL BE PLANTED WITHIN 10' OF A UTILITY LINE UNLESS APPROVED BY OWNER
- TREES AND SHRUBS SHALL NOT INTERFERE WITH PHYSICAL OR SIGHT CLEARANCES REQUIRED FOR VEHICLE OR PEDESTRIAN TRAFFIC WITHIN AND ACCESSING THE SITE, BOTH INITIALLY AND THROUGH MATURITY.
- IF A METAL OR CONCRETE MOW STRIP IS USED, IT SHALL BE FLUSH WITH GRADE AND PREFERABLY OUTSIDE OF THE PLAYGROUND FENCE. THERE SHALL BE NO PROTRUDING OBJECTS ON THE PLAYGROUND.
- FILL GAP IN SOD WITH SANDY TOPSOIL AND LIGHTLY ROLL TO BRING THE ROOTS OF THE GRASS INTO FIRM CONTACT WITH THE SOIL SO THAT SOIL MOISTURE IS AVAILABLE TO THE ROOTS AND THE SOD CAN "KNIT" WITH THE SOIL SONNER. ROLLING ISN'T FOR SMOOTHING OUT THE BUMPS. THAT IS DONE BY PROPER SITE PREPARATION BEFORE LAYING THE SOD.
- ARCHITECTURAL SITE PLAN IS FOR LOCATION OF PLAY AND SITE FURNITURE. BUILDING SETBACKS, DRIVE AND BUILDING LOCATION SHOULD BE LOCATED PER CIVIL PLANS. UTILITIES AND SITE LIGHTING SHOULD BE LOCATED PER CIVIL AND ELECTRICAL DRAWINGS.
- FINAL SIGN PLACEMENT SHALL BE AGREED UPON BETWEEN CONTRACTOR AND FRANCHISE OWNER
- PROVIDE PANIC DEVICES ON ALL PLAYGROUND GATES. ALARMS ARE ONLY REQUIRED AT GATES THAT EXIT TO THE PARKING LOT OR A PUBLIC SPACE.

SITE PLAN KEYED NOTES

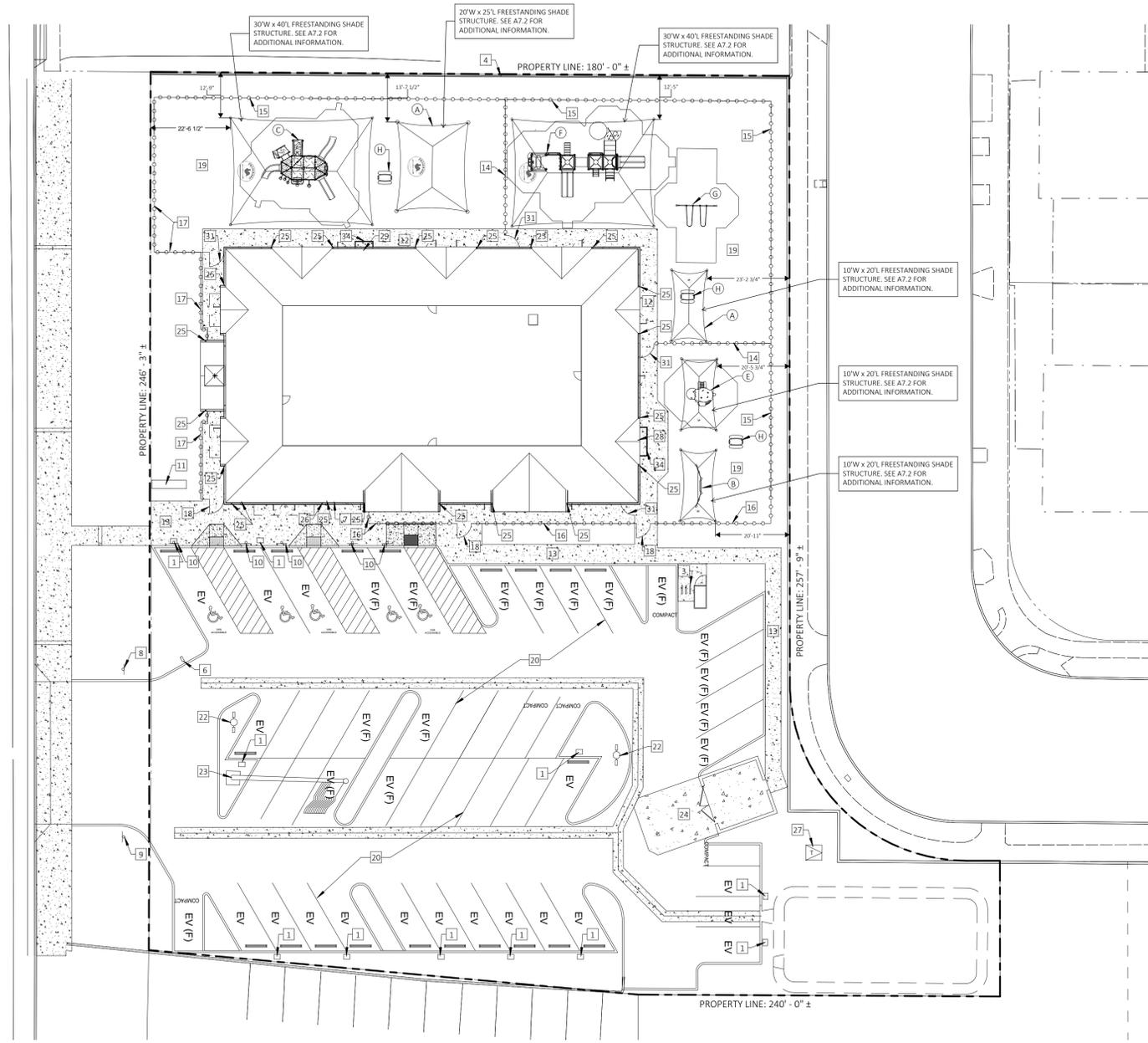
- EV CHARGING STATION, SEE ELECTRICAL DRAWINGS
- NOT USED
- BIKE PARKING, REFER TO DETAIL 6/A7.1
- 8' - 0" TALL BUFFER WALL, SEE DETAILS 8, 9, & 10 ON A7.1
- NOT USED
- MAILBOX, COORDINATE LOCATION WITH OWNER & USPS. SEE 8/A7.2
- SMOKE FREE SIGN INSTALLED TO FACE OF BUILDING - SEE 6/A7.2
- BUCKLE UP SIGN - SEE 6/A7.2
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- HC PARKING SIGNAGE - SEE CIVIL DRAWINGS
- PROPOSED MONUMENT SIGN - SEE CIVIL DRAWINGS
- 6"W SIDEWALK - SEE 7/A7.2 & CIVIL DRAWINGS
- SIDEWALK - SEE CIVIL DRAWINGS
- 4' BLACK VINYL CLAD CHAIN LINK FENCE, TYPICAL AT ALL INTERIOR FENCES - SEE 4/X1.0
- 6' BLACK VINYL CLAD CHAIN LINK FENCE, (NON-STREET SIDE), E-RAIL WITH MIDDLE RAIL @ 24" A.F.G. - SEE 6/X1.0
- 6'H AMERISTAR IMPACT FENCING - SEE DETAIL 7/A7.2
- 6' BLACK AMERISTAR FENCE - SEE 1 & 2/X1.0
- 4"W x 6'H BLACK GATE W/PANIC HARDWARE TO MATCH FENCE MATERIAL, TYPICAL - SEE 2 & 5/X1.0. ALL GATES TO BE KEYED ALIKE
- PROVIDE ARTIFICIAL TURF THROUGHOUT PLAYGROUND - SEE 4/A7.2
- PARKING LOT STRIPPING - SEE CIVIL DRAWINGS
- NOT USED
- LOT LIGHT - SEE ELECTRICAL DRAWINGS
- FLAGPOLE - SEE 7/A7.1
- PROPOSED MASONRY TRASH ENCLOSURE, WITH CONCRETE APPROACH - SEE SHEET A7.1
- DOWNSPOUT - CONNECT W/4" PVC TO STORM - SEE ROOF PLAN
- PROVIDE A KNOX BOX NEAR THE FRONT ENTERANCE FOR THE FIRE DEPT. ACCESS COORDINATE WITH LOCAL FIRE OFFICE.
- PAD MOUNTED TRANSFORMER - SEE ELECTRICAL DRAWINGS
- METER AND C.T. CABINET INSTALL BY G.C.G.C. CSHALL VERIFY EXACT LOCATION (PRIOR TO ROUGH-IN) WITH ELECTRIC UTILITY REP.
- GAS METER LOCATION - SEE PLUMBING DRAWINGS
- NOT USED
- 4"W x 4'H BLACK GATE W/ PANIC HARDWARE ARE TO MATCH FENCE MATERIAL, TYP. - SEE 2 & 5/X1.0. ALL GATES TO BE KEYED ALIKE
- NOT USED
- NOT USED
- NOT USED
- 6' TALL SOLID VINYL FENCE WITH 3"W GATES, COLOR: WHITE



2 GATE ELEVATION
SCALE: 1/2" = 1'-0"



1 FENCE ELEVATION
SCALE: 1/2" = 1'-0"



6 SITE PLAN
SCALE: 1" = 20'-0"

3 NOT USED
SCALE: X1.0

PRIMROSE SCHOOLS
855 E HOMESTEAD RD
SUNNVALE, CA 94087



PRIMROSE SCHOOL FRANCHISING COMPANY
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No.	Description	Date

10/24/25

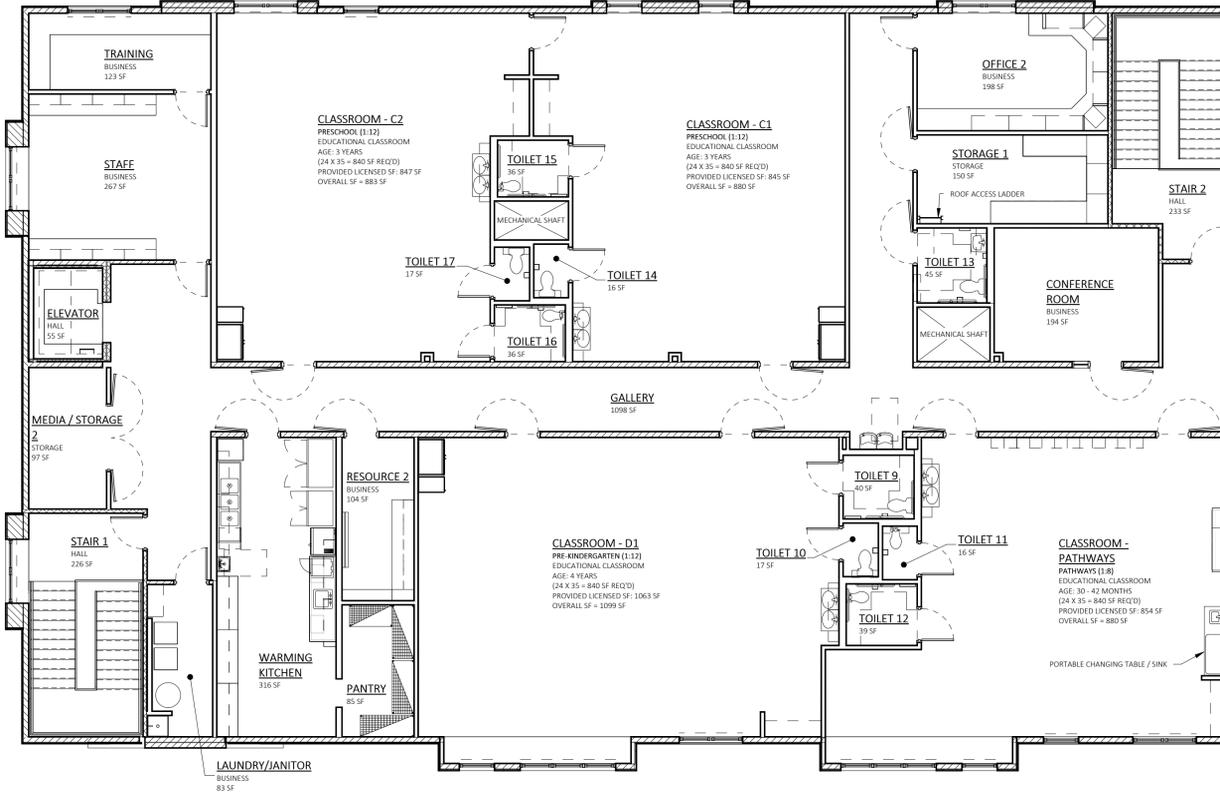
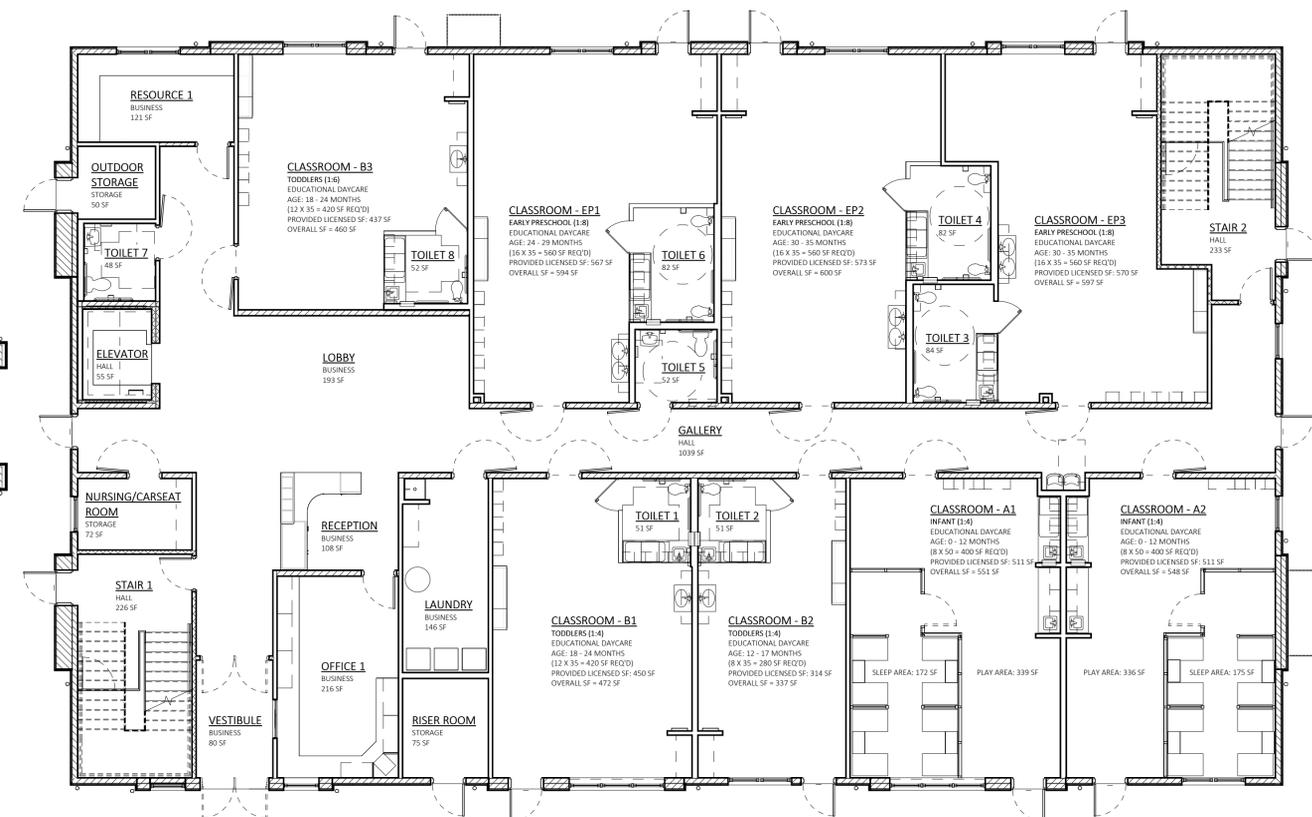
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Professional of Record:

Drawn/Checked	ADJ / CHK
Project Number	2303540
Bid Date	--/--
Permit Date	--/--
For Construction	--/--

ARCHITECTURAL SITE PLAN

X1.0



1 FIRST FLOOR LICENSING PLAN
SCALE: 1/8" = 1'-0"
NORTH

2 SECOND FLOOR LICENSING PLAN
SCALE: 1/8" = 1'-0"
NORTH

BUILDING PROGRAM - CA
Primrose School - California (CA) 03/06/2025

Classroom	Ages			Ratio			Max Group Size			Square Footage / FTE			Staff Required	Required Area S.F.	Proposed Area S.F.	Proposed Capacity
	PSFC	State	Proposed	PSFC	State	Proposed	PSFC	State	Proposed	PSFC	State	Proposed				
A1 - Infants	0 - 12 Months	0 - 12 Months	0 - 12 Months	1:4	1:4	1:4	8	12	8	50	35	50	2	400	511	8
A2 - Infants	0 - 12 Months	0 - 12 Months	0 - 12 Months	1:4	1:4	1:4	8	12	8	50	35	50	2	400	511	8
B1 - Toddlers	12 - 24 Months	12 - 24 Months	18 - 24 Months	1:6	1:4	1:4	12	12	12	35	35	35	3	420	450	12
B2 - Toddlers	12 - 24 Months	12 - 24 Months	12 - 17 Months	1:6	1:4	1:4	12	12	8	35	35	35	2	280	314	8
B3 - Toddlers	12 - 24 Months	12 - 24 Months	18 - 24 Months	1:6	1:4	1:4	12	12	12	35	35	35	2	420	437	12
EP1 - Early Preschool	24 - 29 Months	24 - 29 Months	24 - 29 Months	1:8	1:8	1:8	16	16	16	35	35	35	2	560	567	16
EP2 - Early Preschool	30 - 35 Months	30 - 35 Months	30 - 35 Months	1:8	1:11	1:8	16	16	16	35	35	35	2	560	573	16
EP3 - Early Preschool	30 - 35 Months	30 - 35 Months	30 - 35 Months	1:8	1:11	1:8	16	16	16	35	35	35	2	560	570	16
PW - Pathways	30 - 42 Months	30 - 42 Months	30 - 42 Months	1:8	1:11	1:8	16	N/A	24	35	35	35	3	840	854	24
C1 - Preschool	3 Years	3 Years	3 Years	1:12	1:12	1:12	24	N/A	24	35	35	35	2	840	845	24
C2 - Preschool	3 Years	3 Years	3 Years	1:12	1:12	1:12	24	N/A	24	35	35	35	2	840	847	24
D1 - Pre - Kindergarten	4 Years	4 Years	4 Years	1:12	1:12	1:12	24	N/A	24	35	35	35	2	840	1063	24
													26	6,960	7,542	192

FIRST FLOOR OCCUPANT LOAD:

USE GROUPS	AREA	AREA SUM	CALCULATED OCCUPANTS
EDUCATIONAL: DAYCARE		4,159 S.F. / 35 =	119
BUSINESS:		864 S.F. / 150 =	6
STORAGE:		197 S.F. / 300 =	1
TOTAL FIRST FLOOR OCCUPANTS:			126

SECOND FLOOR OCCUPANT LOAD:

USE GROUPS	AREA	AREA SUM	CALCULATED OCCUPANTS
EDUCATIONAL: CLASSROOM		3,743 S.F. / 20 =	188
WARMING KITCHEN:		401 S.F. / 200 =	3
BUSINESS:		973 S.F. / 150 =	7
STORAGE:		247 S.F. / 300 =	1
TOTAL SECOND FLOOR OCCUPANTS:			199
TOTAL NET CALCULATED OCCUPANTS:			325

OCCUPANCY LOAD:
MAX. FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.5)
NOTE:
EXTERIOR WALLS, TOILETS AND CORRIDORS ARE CONSIDERED UNOCCUPIED SPACE AND NOT CALCULATED IN THE OCCUPANCY.

ACTUAL OCCUPANTS	MINIMUM TOILET FIXTURES	TOILET FIXTURES REQUIRED	MINIMUM LAVATORIES	MINIMUM DRINKING FOUNTAINS	MINIMUM SERVICE SINK
228 OCCUPANTS 192 LICENSED CHILDREN 26 TEACHERS 10 ADMINISTRATIVE PERSONNEL	MALE 1 PER 50 OCC. FEMALE 1 PER 30 OCC.	3 FIXTURES 4 FIXTURES	1 FIXTURE PER 40 OCC.	1 PER 150	
TOTAL FIXTURES REQUIRED:		7 FIXTURES	6 FIXTURES	2 FIXTURES	1 FIXTURES
TOTAL FIXTURES PROVIDED:		20 FIXTURES	18 FIXTURES	4 FIXTURES	2 FIXTURES

CALCULATED AREA

BUILDING SQUARE FOOT AREA SUMMARY

NAME	AREA
EDUCATION & BUSINESS USE:	
EDUCATIONAL DAYCARE (E)	4,159 SF
BUSINESS USE GROUP	864 SF
HALL	1,553 SF
TOILETS	502 SF
ACCESSORY USES:	
STORAGE USE GROUP	197 SF
INTERIOR WALLS	380 SF
NET AREA (INSIDE FACE OF EXT. WALLS)	7,655 SF
EXTERIOR WALLS	350 SF
TOTAL BUILDING S.F.	8,005 SF
SECOND FLOOR	
NAME	AREA
EDUCATION & BUSINESS USE:	
EDUCATIONAL CLASSROOM (E)	3,743 SF
BUSINESS USE GROUP	973 SF
WARMING KITCHEN	401 SF
HALL	1,612 SF
TOILETS	262 SF
ACCESSORY USES:	
STORAGE USE GROUP	247 SF
UNOCCUPIED SPACE	63 SF
INTERIOR WALLS	354 SF
NET AREA (INSIDE FACE OF EXT. WALLS)	7,655 SF
EXTERIOR WALLS	350 SF
TOTAL BUILDING S.F.	8,005 SF

CONSTR. DOC. & REVISIONS

No.

10/24/25

FOR REFERENCE ONLY

Professional of Record:

Drawn/Checked ADJ / MS
Project Number 2303540
Bid Date --/--/--
Permit Date --/--/--
For Construction --/--/--

LICENSING PLAN

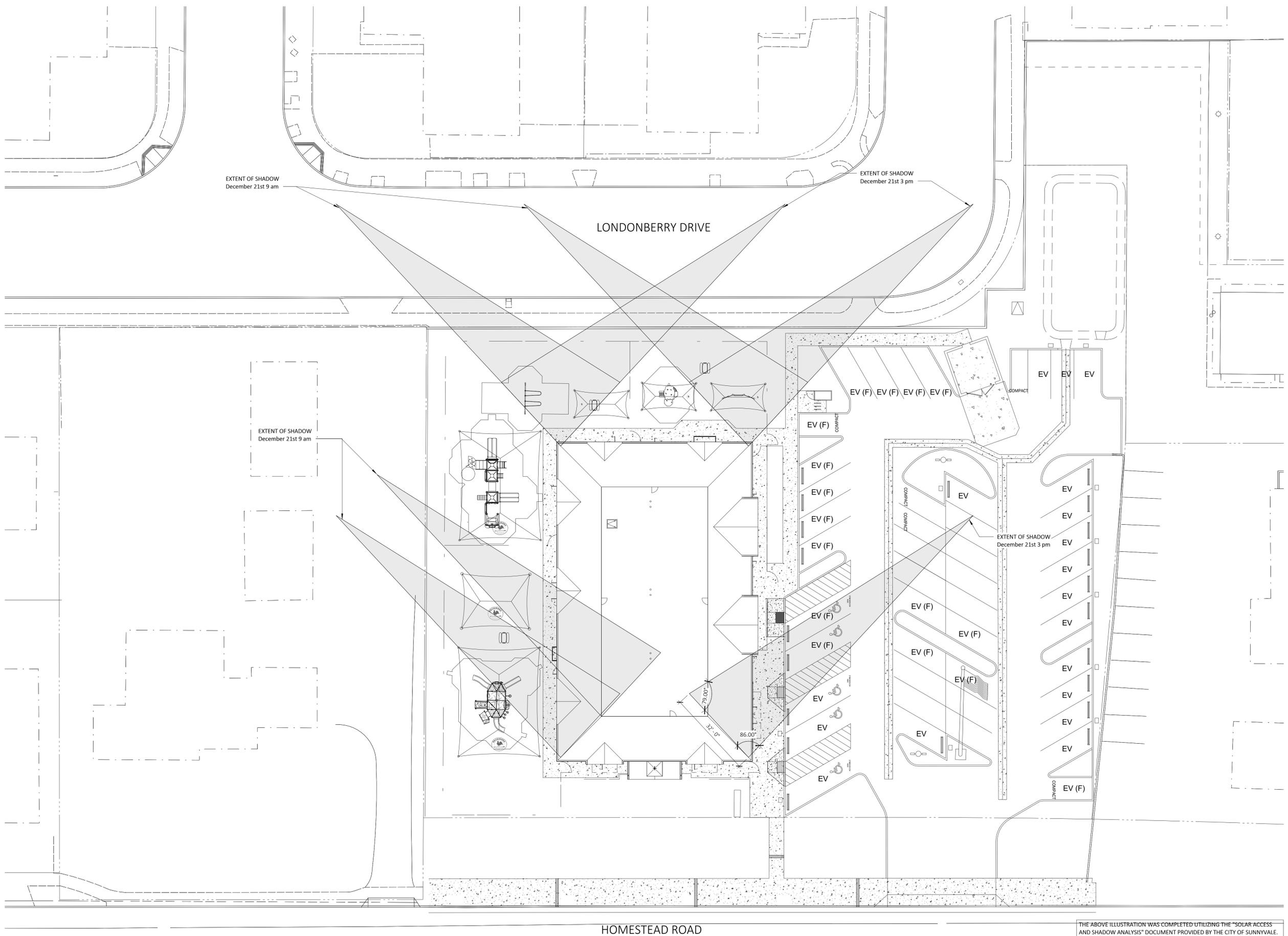
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SUNNYVALE, CA 94087



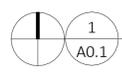
PRIMROSE SCHOOLS, FRANCHISING COMPANY
3300 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640
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CONSTR. DOC. & REVISIONS	Date
Description	
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Professional of Record:	
Drawn/Checked	MS / MS
Project Number	2303540
Bid Date	--/--
Permit Date	--/--
For Construction	--/--



THE ABOVE ILLUSTRATION WAS COMPLETED UTILIZING THE "SOLAR ACCESS AND SHADOW ANALYSIS" DOCUMENT PROVIDED BY THE CITY OF SUNNYVALE. PER THE TERMS LISTED IN THE PREVIOUSLY REFERENCED DOCUMENT, THE PROPOSED BUILDING COMPLIES WITH SUNNYVALE MUNICIPAL CODE 19.56.

SHADOW STUDY
SCALE: 1/16" = 1'-0"



HOMESTEAD ROAD

SHADOW STUDY

A0.1



PRIMROSE SCHOOL FRANCHISING COMPANY
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Date
Description
CONSTR. DOC. & REVISIONS

No.
10/24/25

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Professional of Record:

Drawn/Checked ADJ / MS
Project Number 2303540
Bid Date --/--/--
Permit Date --/--/--
For Construction --/--/--

2022 CALGREEN
BUILDING
STANDARDS
A0.12

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y N/A RESPON. PARTY

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.106.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 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.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3	
NUMBER OF PARKING SPACES IN A PARKING FACILITY	MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P x .05 x 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with California Building Code Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. 1 Outdoor lighting systems shall be designed and installed to comply with the following:

- 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
- Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
- Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
- 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]**
- Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
 - Emergency lighting.
 - Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
 - Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
 - 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 RATING³					
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 ⁴	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING - (G)					
MAXIMUM ALLOWABLE GLARE RATING - (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING - (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING - (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING - (G)	N/A	G0	G0	G0	G1

- IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code.
- 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.
- General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting"

Y N/A RESPON. PARTY

5.106.8.1 Facing-Backlight
Luminaires 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 point(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]**
- See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
 - 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.
 - 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:

- Swales.
 - Water collection and disposal systems.
 - French drains.
 - Water retention gardens.
 - 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 tree 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:**
- 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.
 - 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 are 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 (MWLEO). 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 (MWLEO), [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 MWLEO, or adopt a local ordinance at least as effective as the MWLEO.

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 (MWLEO).

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:

- 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.
- Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
 - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
 - Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
 - 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 gallons.

Y N/A RESPON. PARTY

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.

5.303.3.3 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 80 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 than 1.8 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 valve
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 VALVES 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 (MWLEO), whichever is more stringent.

- Notes:**
- The Model Water Efficient Landscape Ordinance (MWLEO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
 - MWLEO 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 (MWLEO) commencing with Section 400 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 MWLEO.

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 specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower-GHG emissions 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.

Y N/A RESPON. PARTY

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.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

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

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

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

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, facility-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

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:

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 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

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5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3 PRODUCT GWP LIMITS

Table with columns: Buy Clean California Materials Product Category, Maximum Acceptable GWP Value (unfabricated) (GWP_allowed), Unit of Measurement, Concrete, Ready-Mixed^2, Concrete Product Category, Maximum GWP Allowed Value (GWP_allowed), Unit of Measurement.

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3. Exception: Concrete may be considered one product category to meet compliance with this section.

Exception EQUATION 5.409.3.1 GWP_p < GWP_allowed where GWP_p = Σ (GWP_p)(V_p) and GWP_allowed = Σ (GWP_allowed)(V_p)

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents.

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.

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.

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.

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.

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.

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.

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.

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.

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.

- 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.

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.

5.410.2.7 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 140.0(b) 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 warranties/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.

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).

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.

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

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

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

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

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

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

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment 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 hydrochlorofluorocarbon, 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 hundredths of a gram (g) O³/g ROG.

PRODUCT-WEIGHTED MIR (PW MIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PW MIR 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, gauge.

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).

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

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.

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.

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.

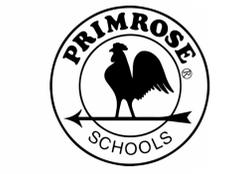
TABLE 5.504.4.1 - ADHESIVE VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter ARCHITECTURAL APPLICATIONS CURRENT VOC LIMIT INDOOR CARPET ADHESIVES 50 CARPET PAD ADHESIVES 50 OUTDOOR CARPET ADHESIVES 150 WOOD FLOORING ADHESIVES 100 RUBBER FLOOR ADHESIVES 60 SUBFLOOR ADHESIVES 50 CERAMIC TILE ADHESIVES 65 PVC & 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/DRDS/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.

PRIMROSE SCHOOLS 855 E HOMESTEAD RD SUNNVALE, CA 94087



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Date: No. Description: CONSTR. DOC. & REVISIONS

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Professional of Record: Drawn/Checked ADJ / MS Project Number 2303540 Bid Date --/--/-- Permit Date --/--/-- For Construction --/--/--

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No.

10/24/25

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Project Number	2303540
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For Construction	--/--/--

2022 CALGREEN
BUILDING
STANDARDS

A0.14



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

Y	N/A	RESPON. PARTY
		<p>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.</p> <p>5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PVMIR Limits for VOC 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.</p>
		<p>5.504.4.4 Carpet Systems. 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).</p> <p>See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx#material</p> <p>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).</p> <p>See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx#material</p> <p>5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.</p>
		<p>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 (17CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.</p> <p>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:</p> <ol style="list-style-type: none"> Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the European Wood Association, the Australian AS/NZS 2269 or European 636 3S standards. Other methods acceptable to the enforcing agency.
		<p>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)</p> <p>See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx#material</p> <p>5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.</p> <p>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 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/DEODCEHLB/IAQ/Pages/VOC.aspx#material</p> <p>5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.</p> <p>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.</p> <p>5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.</p> <p>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.</p> <p>Exceptions: Existing mechanical equipment.</p> <p>5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.</p> <p>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.</p>
		<p>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.</p> <p>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.</p> <p>5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).</p> <p>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:</p> <ol style="list-style-type: none"> The monitor or sensor shall be permanently affixed in a lamp-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. 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. A monitor shall provide notification through 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. 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. 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. 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.
		<p>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.</p> <p>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.</p> <p>Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.</p> <p>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:</p> <ol style="list-style-type: none"> Within the 65 CNEL noise contour of an airport. <p>Exceptions:</p> <ol style="list-style-type: none"> L₅₀ or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan. L₅₀ 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. <p>5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L₅₀ - 1hr 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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.</p> <p>5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.</p> <p>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.</p> <p>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 (CO₂), and potentially other refrigerants.</p> <p>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.</p> <p>5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.</p> <p>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.</p> <p>5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.</p> <p>5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.</p> <p>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.</p> <p>5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.</p> <p>5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.</p> <p>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.</p> <p>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.</p> <p>5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.</p> <p>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.</p> <p>5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.</p> <p>5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.</p> <p>Exception: Valves with seal caps that are not removed from the valve during stem operation.</p> <p>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.</p> <p>5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.</p> <p>5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.</p> <p>5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.</p> <p>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.</p> <p>5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.</p> <p>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.</p>

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		<p>TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS:</p> <table border="1"> <thead> <tr> <th>GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS</th> <th>CURRENT VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>FLAT COATINGS</td><td>50</td></tr> <tr><td>NONFLAT COATINGS</td><td>100</td></tr> <tr><td>NONFLAT HIGH GLOSS COATINGS</td><td>150</td></tr> <tr><td>SPECIALTY COATINGS</td><td></td></tr> <tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr> <tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr> <tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr> <tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr> <tr><td>BOND BREAKERS</td><td>350</td></tr> <tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr> <tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr> <tr><td>DRIVEWAY SEALERS</td><td>50</td></tr> <tr><td>DRY FOG COATINGS</td><td>150</td></tr> <tr><td>FALX FINISHING COATINGS</td><td>350</td></tr> <tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr> <tr><td>FLOOR COATINGS</td><td>100</td></tr> <tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr> <tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr> <tr><td>HIGH-TEMPERATURE COATINGS</td><td>420</td></tr> <tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr> <tr><td>LOW SOLIDS COATINGS¹</td><td>120</td></tr> <tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr> <tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr> <tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr> <tr><td>MULTICOLOR COATINGS</td><td>250</td></tr> <tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr> <tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr> <tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr> <tr><td>RECYCLED COATINGS</td><td>250</td></tr> <tr><td>ROOF COATINGS</td><td>50</td></tr> <tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr> <tr><td>SHELLACS:</td><td></td></tr> <tr><td>CLEAR</td><td>730</td></tr> <tr><td>OPAQUE</td><td>550</td></tr> <tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr> <tr><td>STAINS</td><td>250</td></tr> <tr><td>STONE CONSOLIDANTS</td><td>450</td></tr> <tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr> <tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr> <tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr> <tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr> <tr><td>WOOD COATINGS</td><td>275</td></tr> <tr><td>WOOD PRESERVATIVES</td><td>350</td></tr> <tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr> </tbody> </table> <p>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.</p>	GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	CURRENT VOC LIMIT	FLAT COATINGS	50	NONFLAT COATINGS	100	NONFLAT HIGH GLOSS COATINGS	150	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	FALX 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
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		<p>TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:</p> <table border="1"> <thead> <tr> <th>PRODUCT</th> <th>CURRENT LIMIT</th> </tr> </thead> <tbody> <tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr> <tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr> <tr><td>PARTICLE BOARD</td><td>0.09</td></tr> <tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr> <tr><td>THIN MEDIUM DENSITY FIBERBOARD²</td><td>0.13</td></tr> </tbody> </table> <p>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).</p>	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																																																																														
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		<p>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)</p> <p>See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx#material</p> <p>5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.</p> <p>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 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/DEODCEHLB/IAQ/Pages/VOC.aspx#material</p> <p>5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.</p> <p>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.</p> <p>5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.</p> <p>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.</p> <p>Exceptions: Existing mechanical equipment.</p> <p>5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.</p> <p>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.</p>																																																																																										
		<p>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.</p> <p>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.</p> <p>5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).</p> <p>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:</p> <ol style="list-style-type: none"> The monitor or sensor shall be permanently affixed in a lamp-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. 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. A monitor shall provide notification through 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. 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. 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. 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. 																																																																																										
		<p>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.</p> <p>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.</p> <p>Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.</p> <p>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:</p> <ol style="list-style-type: none"> Within the 65 CNEL noise contour of an airport. <p>Exceptions:</p> <ol style="list-style-type: none"> L₅₀ or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan. L₅₀ 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. <p>5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L₅₀ - 1hr 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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.</p> <p>5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.</p> <p>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.</p> <p>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 (CO₂), and potentially other refrigerants.</p> <p>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.</p> <p>5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.</p> <p>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.</p> <p>5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.</p> <p>5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.</p> <p>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.</p> <p>5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.</p> <p>5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.</p> <p>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.</p> <p>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.</p> <p>5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.</p> <p>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.</p> <p>5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.</p> <p>5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.</p> <p>Exception: Valves with seal caps that are not removed from the valve during stem operation.</p> <p>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.</p> <p>5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.</p> <p>5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.</p> <p>5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.</p> <p>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.</p> <p>5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.</p> <p>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.</p>																																																																																										



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CALGREEN COMMERCIAL MANDATORY CHECKLIST
THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2023

Following is a standardized checklist of the 2022 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 5). This checklist is required for all new buildings, additions of 1,000 square feet or more, and alterations with a permit valuation of \$200,000 and more. 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.

Description	Designer's Comments with Plan Sheet Reference
5.1 Planning and Design	
5.106.1 Stormwater pollution prevention for projects that disturb < 1 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 stormwater runoff from the construction activities through local ordinance in Section 5.106.1.1 or Best Management Practices (BMP's) in Section 5.106.1.2.	Sheet: N/A
5.106.2 Stormwater pollution prevention for projects that disturb ≥ 1 acres of land. Comply with all lawfully enacted stormwater discharge regulations for projects that disturb one acre or more of land, or disturb less than one acre of land but are part of a larger common plan of development or sale.	Sheet: Civil drawings
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.	Sheet: X1.0, A7.1, Civil drawings
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.	
5.106.5.2 Designated parking for clean air vehicles.	

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444
Building and Planning hours are 8 a.m. - 12:30 p.m. and 1 - 5 p.m.
Sunnyvale.ca.gov

Rev. 1/2023
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TOTAL NUMBER OPARKING SPACES	NUMBER OFREQUIRED SPACES
0-9	0
10-25	3
26-50	6
51-75	9
76-100	12
101-150	18
151-200	21
201 and over	At least 12 percent of total ¹

1. Calculation for spaces shall be rounded up to the nearest whole number.

Note: Designated parking for clean air vehicles shall count toward the total parking spaces required by the local enforcing agencies.

5.106.5.2.1 Parking stall marking.
Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:
CLEAN AIR/
VANPOOL/EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.2.2 Clean Air Vehicle Parking Designation
EVCS qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

Notes:

- The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD) to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives number 13-01. www.dot.ca.gov/hq/traffops/policy/13-01.pdf.
- See Vehicle Code Section 22511 for EV charging spaces signage in offstreet parking facilities and for use of EV charging spaces.
- The Governor's Office of Planning and Research published a Zero-Emission Vehicle Community Readiness Guidebook which provides helpful information for local governments, residents and businesses. www.opr.ca.gov/docs/ZEV_Guidebook.pdf.
- Section 11B-812 of the California Building Code requires that a facility providing EVCS for public and common use also provide one or more accessible EVCS as specified in Table 11B-228.3.2.1.
- It is encouraged that shared parking, EV Ready are designated as "EV preferred."

5.106.5.3 Electric vehicle (EV) charging.
New construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1.

Exceptions:

- Where there is no local utility power supply.

Sheet: X1.0, Civil drawings

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<p>2. Spaces accessible only by automated mechanical car parking systems are excepted from providing EV charging infrastructure.</p> <p>5.106.5.3.1 EV Office buildings. In nonresidential new construction buildings designated primarily for office use with parking: 1. 35% of parking spaces shall be provided with at least one Level 2 EVCS. Calculations for the required minimum number of Level 2 EVCS shall be rounded up to the nearest whole number. 2. An additional 35% shall be provided with at least EV Capable. Calculations for the required minimum number of spaces equipped with Level 2 EVCS and EV Capable spaces shall all be rounded up to the nearest whole number. Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation of EVCS at all required EV Capable spaces; Electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EV spaces including EV Capable spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.</p> <p>Notes:</p> <ol style="list-style-type: none"> ALMS may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS. 	Sheet: Civil drawings, X1.0
<p>5.106.5.3.2 Other nonresidential buildings. In nonresidential new construction buildings that are not designated primarily for office use, such as retail or institutional uses: 1. 35% of the available parking spaces on site shall be equipped with Level 2 EVCS; 2. An additional 35% shall be at least EV Capable. 3. A Level 3 EVCS (Direct Current Fast Charger) shall be provided for every one hundred (100) spaces on site or fraction thereof. Calculations for the required minimum number of spaces equipped with Level 2 and Level 3 EVCS and EV Capable shall be rounded up to the nearest whole number.</p> <p>Exception: Installation of each Direct Current Fast Charger with the capacity to provide at least 80 kW output may substitute for 6 Level 2 EVCS spaces after a minimum of 6 Level 2 EVCS are installed. Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation of EVCS at all required EV Capable spaces; Electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EV spaces including EV Capable spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.</p> <p>Notes:</p> <ol style="list-style-type: none"> ALMS may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS. 	Sheet: X1.0, Civil drawings
<p>5.106.5.3.4 Accessible EVCS. When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.</p>	Sheet: N/A
<p>5.106.5.4 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N]</p>	Sheet: N/A

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<p>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.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> Where there is no local utility power supply. Where the local utility is unable to supply adequate power. 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. <p>When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code.</p> <p>5.106.5.4.1 Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores with planned off-street loading spaces. [N] In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(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 subpanels 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 one 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 subpane(l) 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 equipment for medium- and heavy-duty vehicles. 4. The raceway(s) or busway(s) shall be of 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.</p> <p>5.106.8 Light pollution reduction. [N] 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.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> Luminaires that qualify as exceptions in Sections 130.2(b) and 140.7 of the California Energy Code. Emergency lighting. 	Sheet: E2.0, E6.0, E7.0, E7.1
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<p>3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.</p> <p>4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.</p> <p>5. Luminaires with less than 6,200 initial luminaire lumens.</p> <p>5.106.8.1 Facing – Backlight. Luminaires 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 points 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 point(s) on the property lines to determine the required backlight rating.</p> <p>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.</p> <p>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.</p>	Sheet: Civil drawings
5.2 Energy Efficiency	
<p>5.201.1 Scope Compliance with the California Energy Commission mandatory standards.</p>	Sheet: Refer to drawing set
5.3 Water Efficiency and Conservation	
<p>5.303.1.1 New buildings or additions 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).</p>	Sheet: N/A
<p>5.303.1.2 Excess consumption.</p>	Sheet: N/A

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<p>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.</p> <p>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.</p> <p>5.303.3.2.1 Wall-mounted urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.</p> <p>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.</p> <p>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.</p> <p>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 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.</p> <p>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.</p> <p>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.</p> <p>5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi].</p> <p>5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.</p> <p>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 cycle/20 [rim space (inches) at 60 psi].</p> <p>5.303.3.4.6 Pre-rinse spray valve. 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.</p> <p>5.303.4.1 Food waste disposers. Food waste disposers in commercial buildings are prohibited in City of Sunnyvale.</p> <p>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 Sections 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.</p> <p>5.303.6 Standards for plumbing fixtures and fittings.</p>	Sheet: PS.0
	Sheet: N/A
	Sheet: A1.4, PS.0
	Sheet: PS.0
	Sheet: N/A
	Sheet: N/A
	Sheet: N/A

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<p>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.</p> <p>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 (MWEL0), whichever is more stringent.</p> <p>Notes:</p> <ol style="list-style-type: none"> The Model Water Efficient Landscape Ordinance (MWEL0) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2. MWEL0 and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/. 	MP1.0
5.4 Material Conservation and Resource Efficiency	
<p>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.</p> <p>5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures</p> <p>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.</p> <p>5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.</p> <p>5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. The City of Sunnyvale requires the use of Green Halo, the Construction and Demolition Waste Management Plan (CDWMP) waste-tracking program to document and monitor compliance.</p> <p>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.</p> <p>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.</p> <p>Notes:</p>	Sheet: A6.1
	Sheet: Landscape drawings
	Sheet: Landscape DWGs
	Sheet: A4.0, A6.1, A1.3
	Sheet: By G.C.
	Sheet: N/A
	Sheet: By G.C.

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<p>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. (www.cdffa.ca.gov/exec/county_contacts.html)</p> <p>2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov)</p>	Sheet: By G.C. and tenant. See exterior trash enclosure on X1.0, A7.1, and Civil drawings
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 percent or more in floor area, shall provide recycling areas on site. Exception: Additions within a tenant space resulting in less than a 30-percent 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).	
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 by 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:	
<ol style="list-style-type: none"> Unconditioned warehouses of any size. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. Open parking garages of any size, or open parking garage areas, of any size, within a structure. 	

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Date

CONSTR. DOC. & REVISIONS

No.

10/24/25

FOR REFERENCE ONLY

Professional of Record:

Drawn/Checked	ADJ / MS
Project Number	2303540
Bid Date	--/--/--
Permit Date	--/--/--
For Construction	--/--/--

2022 CALGREEN CHECKLIST

A0.15



PRIMROSE SCHOOLS
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SUNNVALE, CA 94087



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

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.	Sheet: By tenant vendor
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.	Sheet: By tenant vendor
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, 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, balance the system 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 warranties/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.	

5.5 Environmental Quality	
5.503.1 Fireplaces. Install only a direct vent sealed or pellet stove. Any installed pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent	Sheet: NA

label indicating they are certified to meet the emission limits. Pellet stoves and fireplaces shall also comply with applicable local ordinances.	
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 percent 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.	Sheet: By G.C.
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 ventilating 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.	Sheet: By G.C.
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.	Sheet: A2.2
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. 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	Sheet: A2.2
5.504.4.4 Carpet systems.	Sheet: A2.2

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 Specification 01350). See California Department of Public Health's website for certification programs and testing labs. 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 Specification 01350). See California Department of Public Health's website for certification programs and testing labs. 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 building 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.	Sheet: A2.2
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.	
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 Specification 01350). See California Department of Public Health's website for certification programs and testing labs. 5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.	Sheet: A2.2
5.504.4.7 Thermal insulation. 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. 5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.	Sheet: A2.2
5.504.4.8 Acoustical ceilings 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	Sheet: A3.0

Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). 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. Exception: Existing mechanical equipment.	Sheet: M2.0
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.	Sheet: NA
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.	Sheet: AB.1
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.	Sheet: M2.0, M3.1, M4.0
5.506.2 Carbon dioxide (CO₂) 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 120.1(c)(4).	
5.507.4 Acoustical control. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, 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. 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 _w or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.	Sheet: A3.0, AB.1

2. L _w 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 _w 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 _w -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 (L _{eq} -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.	
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.	Sheet: MP1.0, M2.0, fire protection drawings
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.	
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.	Sheet: NA
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-fourth-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 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. 5.508.2.2.2.1 Chain tethers. Chain tethers to fit over 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 that 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.	
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Notes:
[N] = New construction pursuant to Section 301.3
[A] = Additions and/or Alterations pursuant to Section 301.3

Date	
CONSTR. DOC. & REVISIONS	
No.	10/24/25
Description	FOR REFERENCE ONLY
Professional of Record:	

Drawn/Checked	ADJ / MS
Project Number	2303540
Bid Date	--/--/--
Permit Date	--/--/--
For Construction	--/--/--

2022 CALGREEN CHECKLIST

A0.16



PRIMROSE SCHOOL FRANCHISING COMPANY
3300 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30338-5640
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Date
Description
No.

GENERAL FLOOR PLAN NOTES

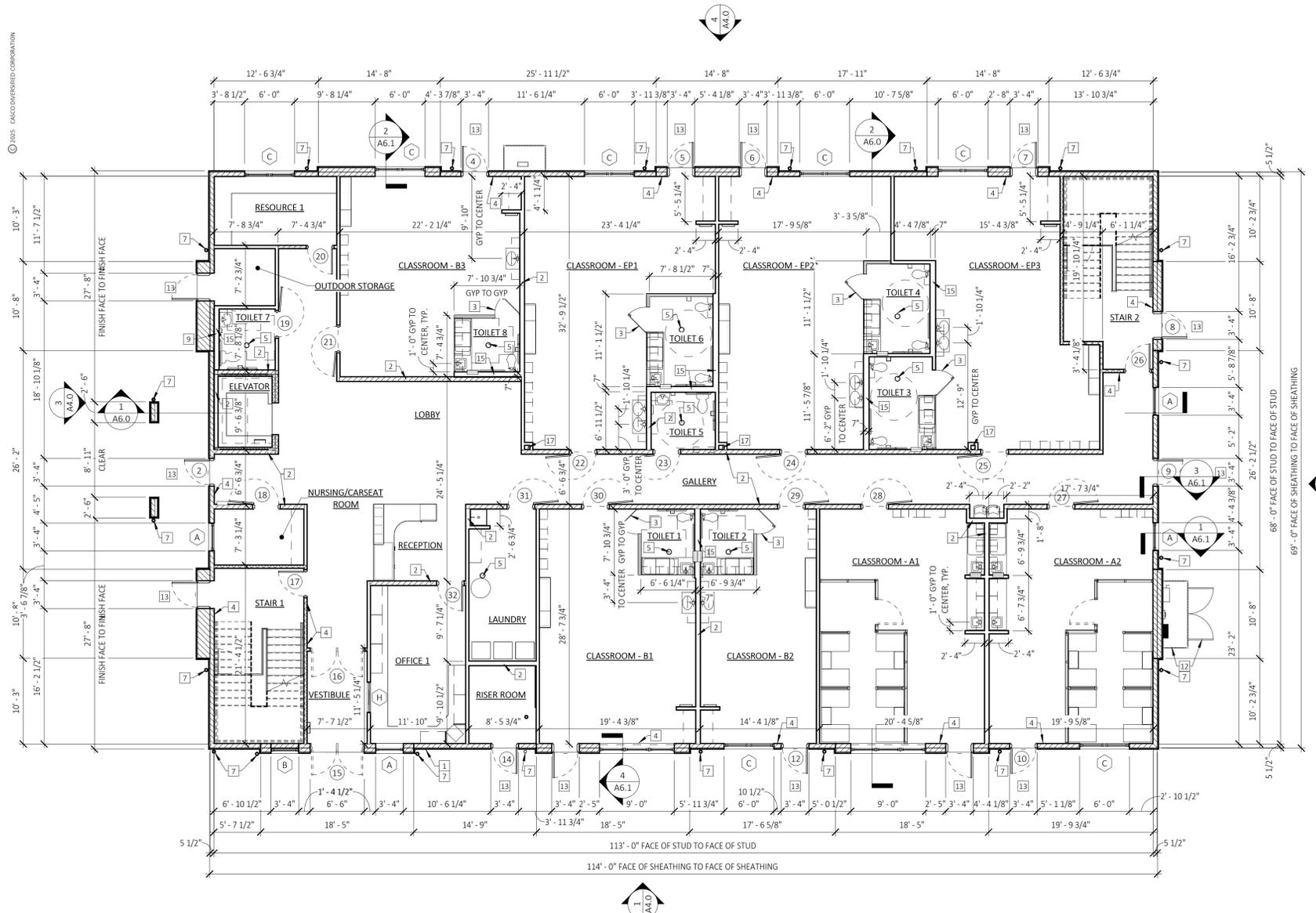
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS, UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF STUD OR ROUGH OPENING, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING IN WALL BEHIND ALL WALL MOUNTED FIXTURES & CASEWORK (TYPICAL).
- CONTROLS AND OPERATING MECHANISMS:
CONTROLS SPECIFICALLY INTENDED FOR ADULTS SUCH AS INTERCOMS, THERMOSTATS, ETC, SHALL BE MOUNTED AT 48" A.F.F. TO THE OPERATING PARTS. CONTROLS SUCH AS LIGHT SWITCHES, ALARM CONTROLS, SHALL BE MOUNTED AT 48" A.F.F. TO THE OPERATING PARTS. VERIFY WITH OWNER BEFORE INSTALLING CONTROLS.
- SECURITY SYSTEM NOTES:
A. THIS IS A REQUIRED SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR HIRING A LICENSED SECURITY FIRM FOR THEIR SCHOOL.
B. SECURITY SYSTEM SUBCONTRACTOR TO SEAL ALL WIRING PENETRATIONS FOR SECURITY SYSTEM AT POINTS OF CONTACT.
- BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET. NUMBER HEIGHT A MINIMUM OF 6" FOR UP TO 50' DISTANCE. THEN LETTERS SHALL BE AN ADDITIONAL 1" TALLER PER EACH ADDITIONAL 10' 0" OF DISTANCE.
- THERE ARE NO RECEPTACLES IN ANY OF THE TOILET ROOMS.
- HOLD DOORS 4" FROM WALLS UNLESS NOTED OTHERWISE.
- G.C. SHALL CONFIRM EXACT QUANTITY & LOCATION OF SOAP AND PAPER TOWEL DISPENSERS WITH FRANCHISE OWNER PRIOR TO ORDERING.
- ALL PARTITIONS EXTEND TO UNDERSIDE OF ROOF TRUSSES, UNLESS NOTED OTHERWISE. REFER TO BUILDING SECTIONS FOR ADDITIONAL INFORMATION.
- REFER TO REFLECTED CEILING PLAN FOR LOCATION OF SOUND BATTS.
- ALL DOWNSPOUTS ARE TO BE ROUTED TO UNDERGROUND STORM DRAIN SYSTEM.
- ALL INTERIOR WALLS ARE 2X4s WITH 5/8" GYPSUM BOARD EACH SIDE, UNLESS NOTED OTHERWISE.
- MOISTURE RESISTANT GYPSUM BOARD REQUIRED IN TOILET ROOMS, WARMING WARMING KITCHEN, AT WATER COOLERS AND LAUNDRY ROOM. JOINT ALONG PERIMETER OF BUILDING AT ADJOINING FLATWORK SHALL BE SEALED.
- MINIMUM R-VALUES:
EXTERIOR WALLS = R-23 KRAFT FACED ROOF = R-38 (SEE SPECIFICATIONS)

FLOOR PLAN LEGEND

- EXTERIOR SHEAR AND/OR BEARING WALL:
THIN BRICK ON 2X6 WOOD STUDS WITH EXTERIOR SHEATHING AND 5/8" GYPSUM BOARD UP TO ROOF DECK ON INTERIOR - SEE EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.
- EXTERIOR SHEAR/BEARING WALL:
THIN BRICK ON A 2X6 WOOD STUDS WITH EXTERIOR SHEATHING WITH BLOCKING TO PROVIDE BUMPOUT WITH EXTERIOR SHEATHING ON A 2X6 WOOD STUDS AND 5/8" GYPSUM BOARD UP TO ROOF DECK ON INTERIOR - SEE EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.
- TYPICAL INTERIOR BEARING WALL: 2X4 OR 2X6 WOOD STUDS WITH 5/8" GYPSUM BOARD TO UNDERSIDE OF STRUCTURE. REFER TO REFLECTED CEILING PLAN FOR SOUND WALL LOCATIONS - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- TYPICAL INTERIOR WALL: 2X4 WOOD STUDS TO BE FRAMED 1" BELOW BOTTOM CHORD OF TRUSS, THEY SHALL BE ATTACHED WITH SIMPSON STC ROOF TRUSS CLIP TO ALLOW FOR VERTICAL MOVEMENT WHEN LOADS ARE APPLIED. SIMPSON STRONG-TIE SHALL BE PLACED EVERY 48" O.C. WALL IS TO HAVE 5/8" GYPSUM BOARD TO 6" ABOVE CEILING BOTH SIDES, PROVIDE GYPSUM BOARD TO BOTTOM OF STRUCTURE AT SOUND WALLS, SEE REFLECTED CEILING PLAN FOR LOCATIONS.
- TYPICAL INTERIOR HALF WALL: 2X4 WOOD STUDS WITH 5/8" GYPSUM BOARD ON BOTH SIDES. SEE DETAILS 7 AND 8/A2.4
- 1HR RATED WALL: PER UL#333 - 5/8" TYPE X GYP BOARD ON BOTH SIDES OF 2X4 WOOD STUDS. REFER TO DETAIL ON THIS SHEET.
- 1HR RATED DOUBLE WALL: PER GA FILE NO. WP 3370 (SEE DETAIL ON THIS SHEET) - 5/8" TYPE X GYP BOARD ON BOTH SIDES OF DOUBLE 2X4 WOOD STUDS WITH 1" AIR SPACE BETWEEN STUD WALLS.
- SHAFT WALL: 1HR RATED WALL PER GA FILE NO. WP 6800 - (SEE DETAIL ON THIS SHEET) 1" x 24" PROPRIETARY TYPE X GYP BOARD INSERTED BETWEEN 2-1/2" FLOOR AND CEILING RUNNERS WITH T SECTION OF 2-1/2" STEEL C-T STUDS BEING PANELS. OPPOSITE SIDE: ONE LAYER OF 5/8" PROPRIETARY TYPE X GYP BOARD. REFER TO ENLARGED PLANS AND FOR ADDITIONAL INFORMATION
- DOOR TAG, SEE DOOR SCHEDULE.
- WINDOW TAG, SEE WINDOW LEGEND.

FLOOR PLAN KEYED NOTES

- PROVIDE A KNOX BOX NEAR THE FRONT ENTRANCE FOR FIRE DEPT. ACCESS. COORDINATE WITH LOCAL FIRE OFFICIAL.
- 2 X 6 STUD WALL
- HALF HEIGHT GATE, PART OF MILLWORK PACKAGE. SEE DETAIL 7/A2.4
- PROVIDE TACTILE EXIT SIGN AT LATCH SIDE OF EXIT DOOR
- FLOOR DRAIN, SEE PLUMBING
- NOT USED
- DOWNSPOUT. SEE EXTERIOR ELEVATIONS FOR EXACT LOCATION. COORDINATE WITH CIVIL DRAWINGS FOR UNDERGROUND PIPING CONNECTIONS (TYP.)
- PROVIDE AN ADDITIONAL DOUBLE 2 X 4 STUD WALL AT INTERIOR SIDE OF THE EXTERIOR WALL. BOTH STUD SPACES ARE TO BE FULLY INSULATED. PIPING SHOULD ONLY BE PLACED IN THE INSULATED INTERIOR WALL.
- ROOF ACCESS LADDER. CENTER LADDER ON ROOF HATCH ABOVE. SEE DETAIL 2/A6.2
- 6'-0" HIGH SOLID VINYL FENCE WITH (2) 3'-0" WIDE GATES
- PROVIDE A ROUGH OPENING OF 40 1/2" WIDE X 86 1/4" TALL AT EXTERIOR DOOR OPENINGS FOR METAL DOOR FRAMES. VERIFY WITH DOOR CONTRACTOR FOR REQUIRED FRAME OPENING
- NOT USED
- DOUBLE 2 X 4 STUD WALL
- PROVIDE 3/4" PLYWOOD BACKER BAORD ALONG REAR WALL OF MEDIA ROOM FOR MOUNTING EQUIPMENT TO.
- PRIMARY ROOF DRAIN ROUTED THROUGH BUILDING TO CONNECT TO UNDERGROUND STORM. COORDINATE WITH CIVIL. BOX OUT DRAIN WITH 2X4 STUDS TIGHT TO DRAIN (UNLESS SHOWN OTHERWISE) AND 5/8" GYP. BD.

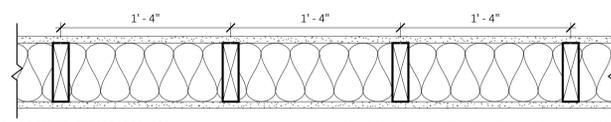


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS, INSULATION Fire Design: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 2" Type W screws 7" o.c. Two layers 3.5" unfaced glass fiber insulation friction fit on both sides. Joints staggered 1/2" on OPPOSITE SIDES. Horizontal bracing required at mid-height. (LOAD-BEARING) Sound Design: Sound tested as constructed for fire. Thickness: 9-1/2" (Fire and Sound) Approx. Weight: 8.5 psf (Fire and Sound) Fire Test: See WP 3605 (UL R1519-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; UL Design U305; ULC Design W301); UL R4028, 10-31-68 Sound Test: NOAL 17-0837, 8-25-17			

SHAFT WALLS			
GA FILE NO. WP 6800	PROPRIETARY*	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM WALLBOARD, STEEL C-T STUDS Fire Design: One layer 1" x 24" proprietary type X gypsum panels inserted between 2-1/2" floor and ceiling runners with T section of 2-1/2" steel C-T studs between panels. OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard applied parallel to studs with 1" Type S screws 12" o.c. (NLB) Sound Design: Sound tested with resilient channels 24" o.c. and 2-1/2" glass fiber friction fit in stud space. Thickness: 3-1/8" (Fire and Sound) Approx. Weight: 7 psf (Fire and Sound) Fire Test: WHI-495-1303, 7-19-95 Sound Test: RAL T186-26, 2-19-96 PROPRIETARY GYPSUM BOARD PABCO® Gypsum.....5/8" FLAME CURB® Super C Type C 1" PABCORE® Gypsum Liner Board			

DESIGN NO. U333
BEARING WALL RATING - 1 HR
FINISH RATING - 23 MIN



- WOOD STUDS - NOM 2 BY 4 IN., SPACED 16 IN. OC EFFECTIVELY CROSS BRACED.
- GYPSUM BOARD* - 5/8 IN. THICK, 4 FT WIDE, APPLIED EITHER VERTICALLY OR HORIZONTALLY, SCREW ATTACHED TO STUDS AND PLATES WITH 1-1/4 IN. LONG TYPE W STEEL SCREWS, SPACED 12 IN. OC
AMERICAN GYPSUM CO - TYPES AG-C
BPB AMERICAN INC - PROROC TYPE C
CANADIAN GYPSUM COMPANY - TYPES C, IP-X2, IPC-AR
G-P GYPSUM CORP. SUB OF GEORGIAN PACIFIC CORP - TYPE 5
LAFARGE NORTH AMERICAN INC - TYPES LGFC-C, LGFC-C/A
NATIONAL GYPSUM CO - TYPES FSK-C, FSW-C, FSW-G
PABCO GYPSUM, DIV OF PACIFIC COAST BUILDING PRODUCTS INC - TYPE C OR PG-C
STANDARD GYPSUM L L C - TYPE SG-C
TAMPLE-INLAND FOREST PRODUCTS CORP - TYPE TG-C
UNITED STATES GYPSUM CO - TYPES C, IP-X2, IPC-AR
USG MEXICO SA DE CV - TYPES C, IP-X2, IPC-AR
*BEARING THE UL CLASSIFICATION MARK
- BATTS AND BLANKETS* - (OPTIONAL) - MINERAL WOOL INSULATION, PARTIALLY OR COMPLETED FILLING STUD CAVITY.
3A. FIBER, SPRAYED* - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 3) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/FT³
US GREENFIBER L L C - COCOON STABILIZED CELLULOSE INSULATION.
3B. FIBER, SPRAYED* - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 3) AND ITEM 3A - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO INTERIOR SURFACES IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. APPLIED TO COMPLETELY FILL THE ENCLOSED CAVITY. MINIMUM DRY DENSITY OF 4.3 POUNDS PER CUBIC FT.
NU-WOOL CO INC - CELLULOSE INSULATION
- JOINTS AND NAILHEADS - WALLBOARD JOINTS COVERED WITH PAPER TAPE AN JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.

FIRST FLOOR PLAN

A1.0

Drawn/Checked	ADJ / MS
Project Number	2303540
Bid Date	--/--/--
Permit Date	--/--/--
For Construction	--/--/--

FOR REFERENCE ONLY

10/24/25

Professional of Record:

10/24/2025 11:06:44 AM



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3300 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640
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Date
Description
No.
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10/24/25
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Professional of Record:

Drawn/Checked ADJ / MS
Project Number 2303540
Bid Date --/--/--
Permit Date --/--/--
For Construction --/--/--

DOOR & WINDOW SCHEDULE & DETAILS

A2.1

DOOR SCHEDULE

Door #	Door		Door		Frame		Hardware Group	Details			Remarks
	Type	Material	Width	Height	Material	Finish		Head	Jamb	Sill	
1	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	3	4/A2.1	5/A2.1	6/A2.1	NOTE 1, 3
2	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	2	4/A2.1	5/A2.1	6/A2.1	NOTE 1
3	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	2	4/A2.1	5/A2.1	6/A2.1	NOTE 3
4	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	3	4/A2.1	5/A2.1	6/A2.1	NOTE 1
5	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	3	4/A2.1	5/A2.1	6/A2.1	NOTE 1
6	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	3	4/A2.1	5/A2.1	6/A2.1	NOTE 1
7	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	3	4/A2.1	5/A2.1	6/A2.1	NOTE 1
8	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	2	4/A2.1	5/A2.1	6/A2.1	NOTE 1, 3
9	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	2	4/A2.1	5/A2.1	6/A2.1	NOTE 1
10	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	3	4/A2.1	5/A2.1	6/A2.1	NOTE 1
11	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	3	4/A2.1	5/A2.1	6/A2.1	NOTE 1
12	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	3	4/A2.1	5/A2.1	6/A2.1	NOTE 1
14	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	4	4/A2.1	5/A2.1	6/A2.1	NOTE 3
15	E	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	5	4/A2.1	5/A2.1	6/A2.1	NOTE 1
16	F	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	1	2/A2.1	3/A2.1	-	-
17	J	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	15	2/A2.1	3/A2.1	-	-
18	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	11	2/A2.1	3/A2.1	-	-
19	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	9	2/A2.1	3/A2.1	-	-
20	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	11	2/A2.1	3/A2.1	-	-
21	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
22	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
23	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	9	2/A2.1	3/A2.1	-	-
24	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
25	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
26	J	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	15	2/A2.1	3/A2.1	-	-
27	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
28	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
29	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
30	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
31	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	11	2/A2.1	3/A2.1	-	NOTE 7
32	D	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	10	2/A2.1	3/A2.1	-	-
33	J	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	15	2/A2.1	3/A2.1	-	-
34	G	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	6	2/A2.1	3/A2.1	-	NOTE 10
35	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	11	2/A2.1	3/A2.1	-	-
36	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	11	2/A2.1	3/A2.1	-	-
37	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
38	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	8	2/A2.1	3/A2.1	-	NOTE 2
39	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	8	2/A2.1	3/A2.1	-	NOTE 2
40	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
41	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
42	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	8	2/A2.1	3/A2.1	-	NOTE 2
43	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	8	2/A2.1	3/A2.1	-	NOTE 2
44	D	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	10	2/A2.1	3/A2.1	-	-
45	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	11	2/A2.1	3/A2.1	-	-
46	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	9	2/A2.1	3/A2.1	-	NOTE 2
47	H	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	10	2/A2.1	3/A2.1	-	-
48	J	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	15	2/A2.1	3/A2.1	-	-
49	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
50	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
51	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	8	2/A2.1	3/A2.1	-	NOTE 2
52	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	8	2/A2.1	3/A2.1	-	NOTE 2
53	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
54	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	8	2/A2.1	3/A2.1	-	NOTE 2
55	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	8	2/A2.1	3/A2.1	-	NOTE 2
56	B	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	7	2/A2.1	3/A2.1	-	-
57	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	11	2/A2.1	3/A2.1	-	-
58	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	14	2/A2.1	3/A2.1	-	NOTE 8
59	C	PLAM	3'-0"	6'-8"	1 3/4"	HM PAINT	11	2/A2.1	3/A2.1	-	-
67	A	HM	3'-0"	7'-0"	1 3/4"	HM PAINT	3	4/A2.1	5/A2.1	6/A2.1	NOTE 1

HARDWARE GROUPS

HARDWARE SET 1 (INTERIOR VESTIBULE)				HARDWARE SET 7 (INTERIOR CLASSROOM)			
QTY	ITEM	MODEL	FINISH	MFR	QTY	ITEM	MODEL
2EA	SAFETY HINGE	780-113/224 79"	ALUM	HAGER	1EA	SAFETY HINGE	780-113/224 79"
2EA	RIM EXIT DEVICE	9300B	US32D	DORMA	1EA	PASSAGE SET	C210 LRE
1EA	STOREROOM TRIM	YR03R-T @ RHR	US26D	DORMA	1EA	CLOSER	8616 AF86P COV SNDPK
1EA	ELECTRIC STRIKE	9600 x 2005M3 x 2006M	US32D	HES	1EA	KICKPLATE	1905 8" x 34"
1EA	FINAL CORE	IC7A MKD	US26D	MBS	1EA	WALL STOP	236W
2EA	CLOSER W/ STOP	8616 SDS COV SNDPK	ALUM	DORMA	3EA	SILENCER	307D
2EA	KICKPLATE	1905 8" x 34"	US32D	HAGER	HARDWARE SET 8 (INTERIOR CHILDREN TOILET)		
2EA	SILENCER	307D	GRAY	HAGER	QTY	ITEM	MODEL
1EA	REMOVABLE MULLION	1330-8"	USP	DORMA	1EA	SAFETY HINGE	780-113/224 78 1/4"
1EA	WALL MOUNTED KEYPAD BY OTHERS				1EA	PUSH PLATE	40R 3 1/2" x 15"
NOTE: FRAME TO HAVE A JUNCTION BOX IN HEADER FOR WIRE ACCESS TO STRIKE				1EA PULL W/ PLATE 43R 3 1/2" x 15"			
HARDWARE SET 2 (EXTERIOR CORRIDOR)				1EA CLOSER 8616 AF86P COV SNDPK			
QTY	ITEM	MODEL	FINISH	MFR	QTY	ITEM	MODEL
1EA	CONTINUOUS HINGE	780-224 83"	ALUM	HAGER	1EA	WALL STOP	1905 8" x 34"
1EA	RIM EXIT DEVICE	9300B	US32D	DORMA	1EA	WALL STOP	236W
1EA	STOREROOM TRIM	YR03R-T	US32D	DORMA	3EA	SILENCER	307D
1EA	FINAL CORE	IC7A MKD	US26D	MBS	HARDWARE SET 9 (INTERIOR STAFF TOILET)		
1EA	CLOSER W/ STOP	8616 SDS COV DPK	ALUM	DORMA	QTY	ITEM	MODEL
1EA	KICKPLATE	1905 8" x 32" TEK	US32D	HAGER	1EA	SAFETY HINGE	780-113/224 78 1/4"
1EA	THRESHOLD	2005AT 36" MSES10	ALUM	PEMKO	1EA	PRIVACY	C240 LRE
1EA	WEATHER SEAL	KERF 17"	DK BRZ	REPUBLIC	1EA	CLOSER	8616 AF86P COV SNDPK
1EA	DOOR SHOE	223ANB 36" TEK	ALUM	PEMKO	1EA	KICKPLATE	1905 8" x 34"
1EA	FINGER GUARD	MK1A 83"	ALMOND	FINGER	1EA	WALL STOP	236W
NOTE: MOUNT KICK PLATE AFTER FINGER GUARD				3EA SILENCER 307D			
HARDWARE SET 3 (EXTERIOR CLASSROOM)				HARDWARE SET 10 (INTERIOR OFFICE, CONF. ROOM)			
QTY	ITEM	MODEL	FINISH	MFR	QTY	ITEM	MODEL
1EA	CONTINUOUS HINGE	780-224 83"	ALUM	HAGER	1EA	SAFETY HINGE	780-113/224 79"
1EA	STOREROOM LOCK	C280-T LRE	US26D	DORMA	1EA	ENTRY OFFICE	C250-T LRE
1EA	FINAL CORE	IC7A MKD	US26D	MBS	1EA	FINAL CORE	IC7A MKD
1EA	CLOSER W/ STOP	8616 SDS COV DPK	ALUM	DORMA	1EA	CLOSER	8616 AF86P COV SNDPK
1EA	KICKPLATE	1905 8" x 34"	US32D	HAGER	1EA	KICKPLATE	1905 8" x 34"
1EA	THRESHOLD	2005AT 36" MSES10	ALUM	PEMKO	1EA	WALL STOP	236W
1EA	WEATHER SEAL	KERF 17"	DK BRZ	REPUBLIC	3EA	SILENCER	307D
1EA	DOOR SHOE	223ANB 36" TEK	ALUM	PEMKO	HARDWARE SET 11 (INTERIOR STAFF, RESOURCE, LAUNDRY ROOM)		
1EA	FINGER GUARD	MK1A 83"	ALMOND	FINGER	QTY	ITEM	MODEL
NOTE: MOUNT KICK PLATE AFTER FINGER GUARD				1EA SAFETY HINGE 780-113/224 79"			
HARDWARE SET 4 (RISER ROOM, OUTSIDE STORAGE)				1EA ENTRY OFFICE C250-T LRE			
QTY	ITEM	MODEL	FINISH	MFR	QTY	ITEM	MODEL
1EA	CONTINUOUS HINGE	780-224 83"	ALUM	HAGER	1EA	STOREROOM LOCK	C280-T LRE
1EA	STOREROOM LOCK	C280-T LRE	US26D	DORMA	1EA	FINAL CORE	IC7A MKD
1EA	FINAL CORE	IC7A MKD	US26D	MBS	1EA	CLOSER	8616 AF86P COV SNDPK
1EA	CHAIN STOP	3000 25 1/2"	US26D	HAGER	1EA	KICKPLATE	1905 8" x 34"
1EA	THRESHOLD	2005AT 36" MSES10	ALUM	PEMKO	1EA	WALL STOP	236W
1EA	WEATHER SEAL	KERF 17"	DK BRZ	REPUBLIC	3EA	SILENCER	307D
1EA	DOOR SHOE	223ANB 36" TEK	ALUM	PEMKO	HARDWARE SET 12 (INTERIOR MEDIA/ STORAGE)		
1EA	FINGER GUARD	MK1A 83"	ALMOND	FINGER	QTY	ITEM	MODEL
NOTE: MOUNT KICK PLATE AFTER FINGER GUARD				1EA SAFETY HINGE 780-113/224 79"			
HARDWARE SET 5 (EXTERIOR VESTIBULE)				1EA STOREROOM LOCK C280-T LRE			
QTY	ITEM	MODEL	FINISH	MFR	QTY	ITEM	MODEL
2EA	CONTINUOUS HINGE	780-224 83"	ALUM	HAGER	1EA	FINAL CORE	IC7A MKD
2EA	RIM EXIT DEVICE	9300B	US32D	DORMA	1EA	CLOSER	8616 AF86P COV SNDPK
2EA	CLASSROOM TRIM	YR08-T	US32D	DORMA	1EA	KICKPLATE	1905 8" x 34"
2EA	FINAL CORE	IC7A MKD	US26D	MBS	1EA	WALL STOP	236W
2EA	CLOSER W/ STOP	8616 SDS COV DPK	ALUM	DORMA	3EA	SILENCER	307D
2EA	KICKPLATE	1905 8" x 32" TEK	US32D	HAGER	HARDWARE SET 13 (CONF. ROOM BARN DOOR)		
2EA	THRESHOLD	2006AT 36" MSES10	ALUM	PEMKO	QTY	ITEM	MODEL
2EA	WEATHER SEAL	KERF 17"	DK BRZ	REPUBLIC	1EA	SAFETY HINGE	780-113/224 79"
2EA	SPLIT ASTRAGAL SEAL	305CN 7"	ALUM	PEMKO	1EA	STOREROOM LOCK	C280-T LRE
2EA	DO						



PRIMROSE SCHOOLS
855 E HOMESTEAD RD
SUNNVALE, CA 94087



PRIMROSE SCHOOL FRANCHISING COMPANY
3300 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640

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Date
CONSTR. DOC. & REVISIONS
Description
No.

10/24/25

FOR
REFERENCE
ONLY

Professional of Record:

Drawn/Checked	ADJ / MS
Project Number	2303540
Bid Date	--/--/--
Permit Date	--/--/--
For Construction	--/--/--

FINISH LEGENDS &
SCHEDULES

A2.2

SIGNAGE PACKAGE SCHEDULE - ALTERNATES WILL NOT BE ACCEPTED		
MARK	DESCRIPTION	SPECIFICATION
REQUIRED VENDOR: ONE HOUR SIGNS, INC. ATTN: MICHAEL MARTIN michael@onehour signs.com 4011 CANTON RD. MARIETTA, GA 30066 PHONE: 770-591-1111 x 2 FAX: 770-591-7542 TOLL FREE: 866-591-5911		
NOTE: ALL SIGNS NOT PREPARED BY ONE HOUR SIGNS, INC. REQUIRE PRIOR WRITTEN APPROVAL FROM PRIMROSE CORPORATE OFFICE. CONTRACTOR RESPONSIBLE FOR PERMITTING ALL SIGNS		
ESTIMATED QUANTITY	DESCRIPTION	
1	42" ROUND PRIMROSE LOGO	LED LIGHTED CAN (BUILDING SIGN)
1	60" ROUND PRIMROSE LOGO	LED LIGHTED CAN (BUILDING SIGN)
1	18" x 24" BUCKLE UP SIGN WITH 6" PVC POST	
1	PRIMROSE PATCH SIGN WITH 8" PVC POST	
1	11" x 28" ADDRESS PANEL WITH 8" REFLECTIVE BLACK NUMBERS	SEE EXTERIOR ELEVATIONS
1	12" x 12" SMOKE FREE CAMPUS SIGNS WITH 2 x 2 x 36" PVC POST	LOCATE OUTSIDE BUILDING'S MAIN ENTRY
1	24" ROUND ACRYLIC PRIMROSE LOGO	OPTIONAL FOR CONFERENCE ROOM WALL
1	MAILBOX PACKAGE WITH PVC POST AND PRIMROSE LOGOS	
2	HANDICAP SIGNS WITH VAN ACCESS AND TRAFFIC POSTS	VERIFY STYLE WITH LOCAL AUTHORITIES
1	INTERIOR SIGN PACKAGE - CLASSROOM/ RESTROOM DOOR SIGNAGE	SEE NOTE 1
2	12" DECAL LOGO FOR EXTERIOR VESTIBULE GLASS DOORS. (ETCHED GLASS LOOK)	TO BE ADHERED ON INTERIOR SIDE
1	12" DECAL LOGO FOR CONFERENCE ROOM GLASS DOOR. (ETCHED GLASS LOOK)	TO BE ADHERED ON RECEPTION SIDE
1	22" DECAL LOGO FOR OFFICE GLASS VIEWING WINDOW. (ETCHED GLASS LOOK)	TO BE ADHERED ON VESTIBULE SIDE
1	PLEASE SLOW DOWN SIGN WITH 6" PVC POST	
1	4" REFLECTIVE NUMBERS FOR EXTERIOR DOORS/4" VINYL NUMBERS FOR INTERIOR DOORS	SEE FFE PLAN AND ELEVATIONS
NOTES: 1. CONTRACTOR TO VERIFY WITH OWNER THE NAME OF EACH CLASSROOM PRIOR TO APPROVING THE INTERIOR SIGNAGE. 2. CONTRACTOR TO PULL MONUMENT SIGN PERMIT.		
MONUMENT SIGNAGE PACKAGE SCHEDULE		
NOTE: SEE 5/A7.2 FOR DETAILS		

CASEWORK PACKAGE		
REQUIRED VENDOR:	CALHOUN MILLWORKS CONTACT: AL SCHELLHORN ADDRESS: 995 W LINE STREET, CALHOUN, GA 30701-7913 PHONE: 706-625-2288 FAX: 706-629-6802	
DESCRIPTION	CABINETRY, COUNTERTOPS, AND MILLWORK OFFERED BY THIS VENDOR.	

FLAGS		
VENDOR:	FLAG SOURCE SOUTHEAST, INC. ADDRESS: 1956 LOWER ROSWELL RD., SUITE C, MARIETTA, GA, 30068 CONTACT: MARK EGLESTON PHONE: 770-977-3331 EMAIL: flagsource@bellsouth.net	
QUANTITY	ITEM #	DESCRIPTION
1	POLE	ECSS 25 25' FLAG POLE
1	PSFC FLAG	PRIMROSE FLAG
1	FLAG	4' x 6' U.S. NYLON II FLAG
NOTE: 1. G.C. TO PROVIDE FLAGS WITH 4 HALYARD CLIPS AND FLAG POLE. PROVIDE HIGH WIND POLE PER SPECIFICATIONS WHEN REQUIRED.		

PLAYGROUND EQUIPMENT		
APPROVED VENDOR:	PLAYPOWER, INC. ADDRESS: 878 E HIGHWAY 60, MONETT, MO 65708 DANIELLE OWENS DANIELLE.OWENS@PLAYPOWER.COM 573.631.2428 JENNY MOENNIG - NATIONAL ACCOUNTS MANAGER JENNY.MOENNIG@PLAYPOWER.COM 417.489.2230 EMAIL: PRIMROSE.SUPPORT@PLAYPOWER.COM OR BCI BURKE KEN KRUG P.O. BOX 549 FOND DU LAC, WI 54936 920.921.9220 PRIMROSE@BCIBURKE.COM	
TO ENSURE ON-TIME DELIVERY AND INSTALLATION, YOU MUST ORDER EQUIPMENT TWELVE (12 WEEKS) PRIOR TO YOUR OPENING DATE.		

WASHER AND DRYER SPECIFICATIONS		
DESCRIPTION (4) SETS OF FRONT-LOAD WASHERS/ FRONT LOAD DRYERS (3 STACKING SETS, 1 ACCESSIBLE NON-STACKED SET)		
1.	WASHER - 4.3 CU.FT. CAPACITY STAINLESS STEEL FRONT LOAD WASHER 120V APPROX. 12A. SIZE APPROX. 27"W X 33"D X 40" T. NO PEDESTAL. ENERGY STAR APPROVAL REQUIRED. COLOR TO BE SELECTED BY FRANCHISE OWNER.	
2.	DRYER - 7.5 CU.FT. CAPACITY STAINLESS STEEL FRONT LOAD ELECTRIC DRYER, WITH 30AMP CIRCUIT BREAKER, APPROX. 5.6KW (24A) @ 240V OR 4.4 KW (22A) @ 208V. PROVIDE BRACKETS FOR STACKING OVER WASHER. SIZE APPROX. 27"W X 33"D X 40" T. DRYER SHALL BE EXHAUSTED TO THE OUTSIDE. ENERGY STAR APPROVAL REQUIRED. COLOR TO BE SELECTED BY FRANCHISE OWNER.	
3.	PROVIDE AN ALLOWANCE OF \$10,000 FOR THE WASHERS, DRYERS, AND STACKING KITS	

INTERIOR FINISH LEGEND							
MARK	DESCRIPTION	SPECIFICATION					
1 - FLOORING							
F-1	SEALED CONCRETE	SONNEBORN - KURE N-SEAL-W, TWO (2) COATS.					
F-2	12" x 12" FLOOR TILE	TRINITY SURFACES: VIDAL LOOKOUT POINT, RECTIFIED. SIZE: 12" X 12", FINISH: MATTE, LAY PATTERN: MONOLITHIC, GROUT: MAPEI 27 SILVER, NO SEALANT PER MANUFACTURER'S RECOMMENDATIONS.					
F-3	24" x 24" CARPET TILE	PATCRAFT, FOOT IN THE DOOR II, STYLE: #10304 WALK RIGHT IN II, COLOR: CHOCOLATE.					
F-4	7.5" x 48" PLANK	PATCRAFT ANEW 1542V, 0074D "AMARETTO" *RANDOM STAGGERED JOINTS, PLANKS TO RUN ONE DIRECTION THROUGHOUT, PARALLEL TO MAIN HALLWAY. COVER WITH HEAVY PAPER. LEVEL THE FLOOR SURFACE AS NEEDED USING A PORTLAND CEMENT LEVELING COMPOUND. FILL IN LOW OR UNEVEN AREAS UNTIL FLOOR IS SMOOTH AND LEVEL.					
FT-1	TRANSITION STRIP	SCHLUTER SYSTEMS, RENO-U. FINISH: STAINLESS STEEL. *FIELD VERIFY SPECIFIC HEIGHT REQ'D.					
2 - BASE							
B-1	4" COVE BASE	ROPPE. COLOR: P-679 SEPIA					
B-2	TILE COVE BASE	TRINITY SURFACES: VIDAL LOOKOUT POINT, RECTIFIED. 6"X12"; FINISH: MATTE; GROUT: TO MATCH FLOOR TILE.					
B-3	WOOD BASE	1" x 4" PAINT GRADE POPLAR					
3 - CEILING							
C-1	PAINT	SW 7063 - NEBULOUS WHITE					
C-2	PAINT	SW 7063 - NEBULOUS WHITE, SMOOTH NON-ABSORBANT					
C-3		UNPAINTED, TAPE & MUD					
C-4	ACT & GRID	ARMSTRONG "CIRRUS REGULAR" 534, 2x2 TILE WITH ANGLED TEGULAR EDGE. COLOR: WHITE. ARMSTRONG PRELUD XL 15/16 EXPOSED TEE GRID. COLOR: WHITE					
C-5	ACT & GRID	ARMSTRONG "KITCHEN ZONE" 673. 2x2 TILE WITH SQUARE EDGE. COLOR: WHITE. ARMSTRONG PRELUD XL 15/16" EXPOSED TEE GRID. COLOR: WHITE.					
4 - PLASTIC LAMINATE							
PL-1	MAMBO, FINE GRAIN FINISH	WILSONART #7948K-07, MELAMINE FINISH					
PL-2	CAVALCADE SOUTH, SUEDE	PIONITE AT650 + MATCHING EDGE BAND, MELAMINE FINISH					
PL-3	ENGLISH LACE, TEXTURED	NEVAMAR S208ST. MELAMINE FINISH					
PL-4	INTERIOR DOORS	MAMBO (SEE PL-1)					
5 - INTERIOR PAINT							
P-1		SW 7063 NEBULOUS WHITE					
P-2		SW6149 RELAXED KHAKI					
P-3		SW 7531 CANVAS TAN					
P-4		SW 9039 BROCCOFLOWER					
P-5		SW 7609 GEORGIAN REVIVAL BLUE					
P-6		UNPAINTED. TAP AND MUD					
6 - MISCELLANEOUS							
CP-1	CULTURED MARBLE	IMPERIAL MARBLE CORP. COLOR: TO BE SELECTED FROM MFR'S FULL RANGE.					
CR-1	WOOD CHAIR RAIL	1" x 4" PAINT GRADE POPLAR, SEE 2/A2.3					
FRP-1		MARLITE #P-140 IVORY, PEBBLE FINISH. SEE FINISH SCHEDULE NOTES AND INTERIOR ELEVATIONS FOR HEIGHTS AND LOCATIONS					
T-1	12" x 24" WALL TILE	TRINITY SURFACES: VIDAL LOOKOUT POINT. SIZE 12" x 24", FINISH: MATTE, LAY PATTERN: RUNNING, GROUT: MAPEI 27 SILVER, NO SEALANT PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE 3" x 12" BULLNOSE TILE AS TOP ROW.					
TINT-1	TINTED FILM	3M FASARA GLASS FINISHES, MILKY MILK (SAN MARINO) SH2MAMM.					
WT-1	WINDOW TREATMENT (SHADES)	SWFCONTRACT - CROSSHATCH R300 WHITE/CREAM C8210 (VANGAURD 3% CORTINA 48210) ULTRA LIGHT CORDLESS, FABRIC WRAPPED HEMBAR, CASSETTE VALANCE, OR INPRO ARCHITECTURAL PRODUCTS					

CASEWORK COLOR SCHEDULE		
PIECE	CASEWORK SURFACE	COUNTERTOP
CAR SEAT STORAGE	PL-2	
CHANGING TABLES	PL-1	PL-2
COT STORAGE	PL-2	
CR CABINETS	PL-1	
CR SHELF	PL-1	
CUBBIES	PL-2	
CURRICULUM CABINET	PL-1	
DISINFECTANT	PL-1	
EXP SCIENCE	PL-1	

CASEWORK COLOR SCHEDULE		
PIECE	CASEWORK SURFACE	COUNTERTOP
KITCHENETTE	PL-1	PL-2
OFFICE	PL-1	PL-2
POTTY POD CUBBIES	PL-2	
POTTY POD GATES	PL-1	
PUT DOWN	PL-2	PL-2
PUT DOWN CABINETS	PL-1 UNDER PUT DOWN	
RECEPTION	PL-1	SS-1
SHELIVING	PL-2	
VANITIES	PL-1	CP-1

INTERCOM AND DOOR BELL SYSTEM		
CONTRACTOR TO PROVIDE OWNER WITH PRICING FOR BOTH INTERCOM SYSTEM OPTIONS. OWNER WILL MAKE DECISION ON WHICH SYSTEM TO PROCEED WITH PRIOR TO CONSTRUCTION.		
APPROVED VENDORS: <u>VALET SYSTEM</u> ADDRESS: 12101 31st COURT NORTH, ST. PETERSBURG, FL 33716 WEB: http://www.centralvacuumstores.com/intercoms/voice-only/Valet-System-one/index.php CONTACT: Roger Ambrose PHONE: 727-732-9551 EMAIL: rambrose@fullnet.net		
<u>CUSTOMER SERVICE</u> PHONE: 800-221-8227 EMAIL: salesinfo@centralvacuumstores.com		
QUANTITY	ITEM #	DESCRIPTION
1	VVTV	AUDIO INPUT VOLUME & TONE CONTROL - MOUNT HORIZ. IN 1 GANG BOX
UP TO 20	V3SW	VALET MINI ROOM STATION - WHITE
UP TO 20		RECESSED HOUSING ROUGH-IN
1	VDSL	DOOR STATION WITH DOOR PUSH BUTTON - WHITE
1	VPS3DC	TRANSFORMER
1	VPSC	TRANSFORMER POWER CORD
AS REQ'D	8VM500	CAT 5 CABLE OR VALET 8-CONDUCTOR INTERCOM CABLE
2	BK105	NUTONE ELECTRONIC DOOR CHIME
1	PB53LWH	PUSH BUTTON AT THE FRONT DOOR
<u>AIPHONE</u> ADDRESS: 106 ENON SPRINGS RD E., SMYRNA, TN 37167 WEB: https://turnersecurity.us CONTACT: JOHN HILL, SALES MANAGER PHONE: 629-215-6464 OFFICE: 615-223-9600 EMAIL: jhill@turnersecurity.us		
QUANTITY	ITEM #	DESCRIPTION
1	IX-DVM	INTERIOR VESTIBULE DOOR MULLION
1	IX-MV7-HB	RECEPTION DESK
UP TO 20	IX-SS-2G	CLASSROOM AND SUPPORT ROOMS
PROVIDE ALL ITEMS (WIRING, CABLING, ETC.) AS NEEDED FOR A COMPLETE WORKING AIPHONE SYSTEM		

FINISH SCHEDULE								
ROOM	FLOORING		Wall Finish / Chair Rail	CEILING FINISH	DOOR/WIN FRAMES	INT. DOOR	EXT. DOOR (INT. FACE)	REMARKS
	MAT.	BASE						
CLASSROOM - A1	F-4	B-1	P-2/CR-1 (P-5)	C-4	P-3	PL-4	P-3	NOTE 1, 3, 4, 5, 10
CLASSROOM - A2	F-4	B-1	P-2/CR-1 (P-5)	C-4	P-3	PL-4	P-3	NOTE 1, 3, 4, 5, 10
CLASSROOM - B1	F-4	B-1	P-2/CR-1 (P-5)	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CLASSROOM - B2	F-4	B-1	P-2/CR-1 (P-5)	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CLASSROOM - B3	F-4	B-1	P-2/CR-1 (P-5)	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CLASSROOM - C1	F-4	B-1	P-2/CR-1 (P-4)	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CLASSROOM - C2	F-4	B-1	P-2/CR-1 (P-4)	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CLASSROOM - D1	F-4	B-1	P-2/CR-1 (P-5)	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CLASSROOM - EP1	F-4	B-1	P-2/CR-1 (P-4)	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CLASSROOM - EP2	F-4	B-1	P-2/CR-1 (P-4)	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CLASSROOM - EP3	F-4	B-1	P-2/CR-1 (P-4)	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CLASSROOM - PATHWAYS	F-4	B-1	P-2/CR-1/P-4	C-4	P-3	PL-4	P-3	NOTE 1, 2, 3, 4, 10
CONFERENCE ROOM	F-4	B-3/P-3	P-2/CR-1 (P-3)	C-4	P-3	PL-4	-	NOTE 1, 3, 4, 10
ELEVATOR	-	-	-	-	-	-	-	-
GALLERY	F-4	B-3/P-3	P-2/CR-1 (P-3)	C-1	P-3	PL-4	P-3	NOTE 3, 4
GALLERY	F-4	B-3/P-3	P-2/CR-1 (P-3)	C-1	P-3	PL-4	P-3	NOTE 3, 4
LAUNDRY	F-2	B-2	P-2/FRP-1	C-5	P-3	PL-4	-	NOTE 3, 11, 12
LAUNDRY/JANITOR	F-2	B-2	P-2/FRP-1	C-5	P-3	PL-4	-	NOTE 3, 11, 12
LOBBY	F-4	B-3/P-3	P-2/SL-1/CR-1 (P-3)	C-1	P-3	PL-4	P-3	NOTE 1, 3, 4
MEDIA / STORAGE 2	F-4	B-1	P-2	C-1	P-3	PL-4	-	NOTE 3
NURSING/CARSEAT ROOM	F-4	B-1	P-2	C-4	P-3	PL-4	-	NOTE 1, 3
OFFICE 1	F-4	B-1	P-2	C-4	P-3	PL-4	-	NOTE 1, 3, 4, 10
OFFICE 2	F-4	B-1	P-2	C-4	P-3	PL-4	-	NOTE 1, 3, 4, 10
OUTDOOR STORAGE	F-4	B-1	P-2	C-4	P-3	PL-4	-	NOTE 1, 3, 6
PAINTRY	F-2	B-2	FRP-1	C-5	P-3	-	-	NOTE 3, 8, 13
RECEPTION	F-4	B-3/P-3	P-2/SL-1/CR-1 (P-3)	C-1	P-3	PL-4	P-3	NOTE 1, 3, 4
RESOURCE 1	F-4	B-1	P-2	C-4	P-3	PL-4	-	NOTE 1, 3
RESOURCE 2	F-4	B-1	P-2	C-4	P-3	PL-4	-	NOTE 1, 3
RISER ROOM	F-1	-	P-6	C-3	P-3	-	P-3	NOTE 9
STAFF	F-4	B-1	P-2	C-4	P-3	PL-4	-	NOTE 1, 3
STAIR 1	F-4	B-3/P-3	P-2	C-1	P-3	PL-4	P-3	NOTE 3
STAIR 2	F-4	B-3/P-3	P-2	C-1	P-3	PL-4	P-3	NOTE 3
STORAGE 1	F-4	B-1	P-2	C-4	P-3	PL-4	-	NOTE 1, 3, 6
TOILET 1	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 2	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 3	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 4	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 5	F-2	B-2	P-2	C-2	P-3	PL-4	-	NOTE 1, 3, 12
TOILET 6	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 7	F-2	B-2	P-2	C-2	P-3	PL-4	-	NOTE 1, 3, 12
TOILET 8	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 9	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 10	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 11	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 12	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 13	F-2	B-2	P-2	C-2	P-3	PL-4	-	NOTE 1, 3, 12
TOILET 14	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 15	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 16	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TOILET 17	F-2	B-2	P-2/FRP-1	C-2	P-3	PL-4	-	NOTE 1, 3, 7, 12
TRAINING	F-4	B-1	P-2	C-4	P-3	PL-4	-	NOTE 1, 3
VESTIBULE	F-3	B-3/P-3	P-2/SL-1	C-1	P-3	PL-4	P-3	NOTE



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REFLECTED CEILING PLAN

A3.0

RCP KEYED NOTES

- 5/8" MOISTURE RESISTANT GYPSUM BOARD CEILING.
- 5/8" GYPSUM BOARD CEILING.
- 2' X 2' SUSPENDED CEILING GRID WITH LAY IN ACOUSTICAL TILES. CENTER LIGHTS U.N.O.
- DRYWALL CONTROL JOINT. MAXIMUM SPACING 30" - 0" O.C.
- ELECTRIC HEATER. SEE MECHANICAL FOR ADDITIONAL INFORMATION.
- HEADER AT 8'-10" AFF
- HEADER AT 7'-10" AFF
- 2' X 2' SUSPENDED CEILING GRID WITH "KITCHEN ZONE" LAY IN ACOUSTICAL TILES, CENTER LIGHTS, U.N.O. COLOR AS INDICATED ON FINISH SCHEDULE.
- ROOF LADDER. SEE Z/A6.1
- 1-HOUR RATED CEILING PER GA-5406
- 36" X 30" BILCO TYPE 5" ROOF HATCH OR EQUAL.

CEILING LEGEND

- DRYWALL CEILING. CEILING HEIGHT (C.H.) AS INDICATED.
- SUSPENDED LAY - IN ACOUSTICAL TILE CEILING. CEILING HEIGHT (C.H.) AS INDICATED.
- SOUND WALL - FILL CAVITY FROM FLOOR TO BOTTOM OF STRUCTURE W / SOUND ATTENUATION BATTS. PROVIDE GYPSUM BOARD TO BOTTOM OF STRUCTURE AS REQUIRED FOR INSTALLATION OF BATTS.
- EXTERIOR WALL MOUNTED FIXTURE. MOUNT 84" A.F.F. TO BOTTOM OF FIXTURE, U.N.O. EXTERIOR ELEVATIONS. SEE ELECTRICAL.
- EXTERIOR EMERGENCY LIGHT FIXTURE, SEE ELECTRICAL.
- INTERIOR EMERGENCY LIGHT FIXTURE, SEE ELECTRICAL.
- 1' X 4' LIGHT FIXTURE, CEILING MOUNTED. SEE MECHANICAL.
- 2' X 4' LIGHT FIXTURE, RECESSED. SEE ELECTRICAL.
- 2' X 4' LIGHT FIXTURE, RECESSED - NIGHT LIGHT. SEE ELECTRICAL.
- RECESSED DOWNLIGHT. SEE ELECTRICAL.
- CEILING / WALL MOUNTED BATTERY POWERED EMERGENCY EXIT LIGHT W / EMERGENCY LIGHT HEADS. SEE ELECTRICAL.
- RETURN AIR - SEE MECHANICAL.
- EXHAUST GRILLE - SEE MECHANICAL.
- SUPPLY AIR - SEE MECHANICAL.

CEILING GENERAL NOTES

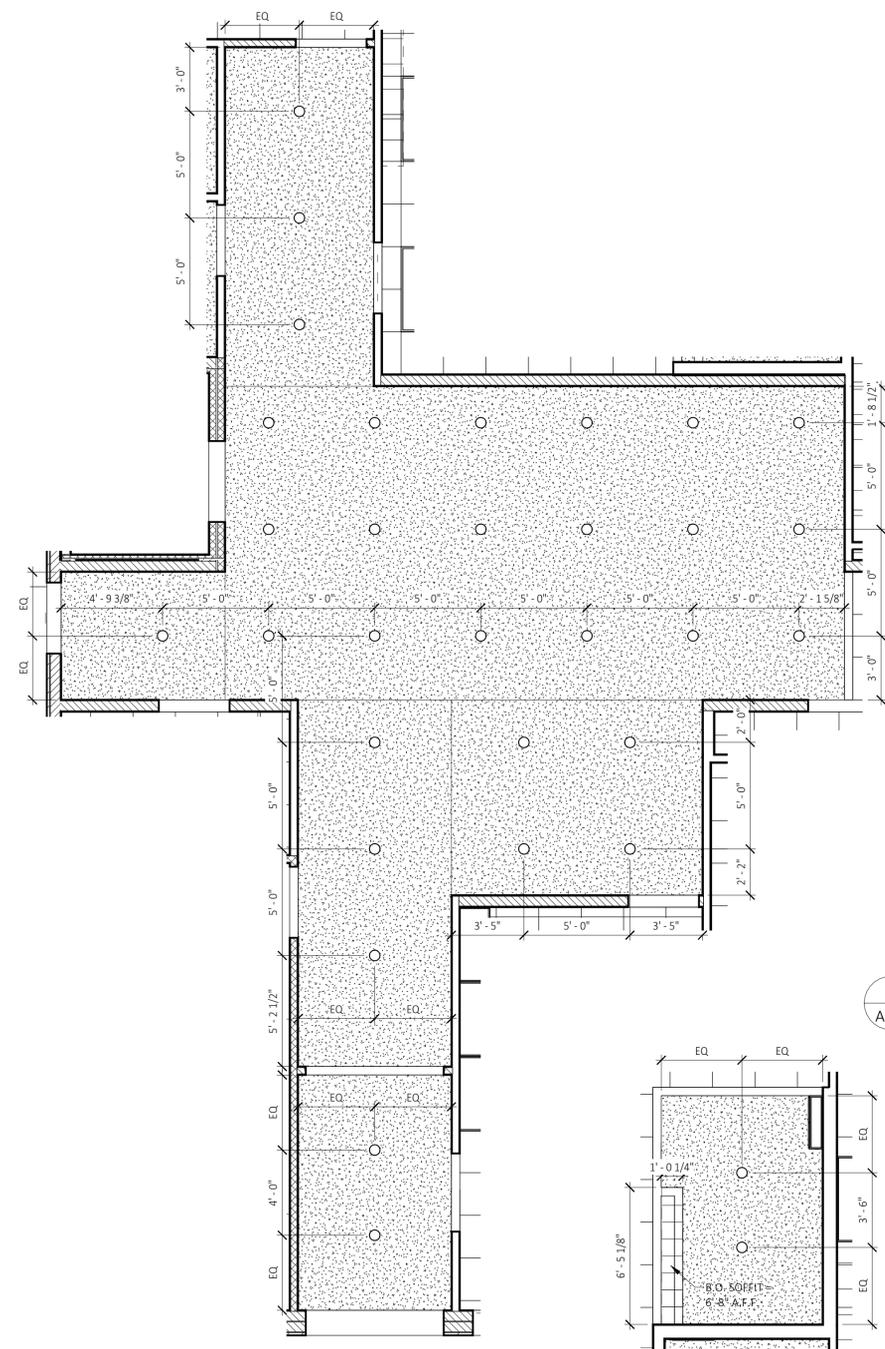
- ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE.
- CENTER LIGHT FIXTURES IN ROOMS, UNLESS NOTED OTHERWISE.
- COORDINATE CEILING PLAN & INSTALLATION WITH ALL ARCHITECTURAL, MECHANICAL & ELECTRICAL TRADES. (REFER TO MECHANICAL, PLUMBING, FIRE PROTECTION & ELECTRICAL DRAWINGS FOR REQUIREMENTS)
- REFER TO ROOM FINISH SCHEDULE AND SPECS FOR FINISH CEILING TYPES & INSTALLATION REQUIREMENTS.
- PROVIDE AND INSTALL SEISMIC CEILING BRACING & RESTRAINTS, WHERE REQUIRED BY STATE OR LOCAL LAWS, CODES AND ORDINANCES.
- MECHANICAL CONTRACTOR SHALL COORDINATE ALL GRILLES, DIFFUSERS, EQUIPMENT, DUCTS, ETC. WITH ALL OTHER TRADES INCLUDING, BUT NOT LIMITED TO THE MILLWORK, CABINERY THAT EXTENDS TO THE CEILING IN TOILET ROOMS, ELECTRICAL CONTRACTOR, AND LIGHTING.
- ALL GYP. BD. CEILING PENETRATIONS TO BE SEALED, TEXTURED, AND FINISHED.
- CENTER ALL SUSPENDED CEILING GRIDS IN BOTH DIRECTIONS, TYPICAL UNLESS NOTED OR DIMENSIONED.
- EXTEND GYP. BD. TO 6" ABOVE SUSPENDED CEILINGS, U.N.O. GYP. BD. SHOULD EXTEND TO ROOF DECK AT ALL EXTERIOR WALLS.
- GC TO COORDINATE EXACT ROOF HATCH OPENING LOCATION WITH WALL AND LADDER BELOW AS WELL AS TRUSS SHOP DRAWINGS.



1 FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"
A3.0

NORTH



3 ENLARGED RECEPTION PLAN

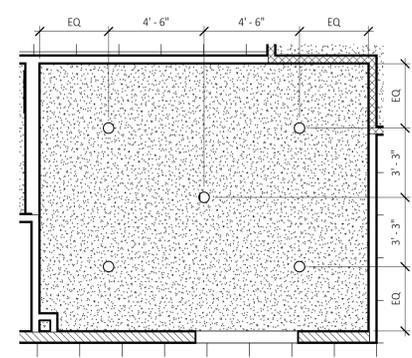
SCALE: 1/4" = 1'-0"
A3.0

4 ENLARGED TOILET PLAN

SCALE: 1/4" = 1'-0"
A3.0

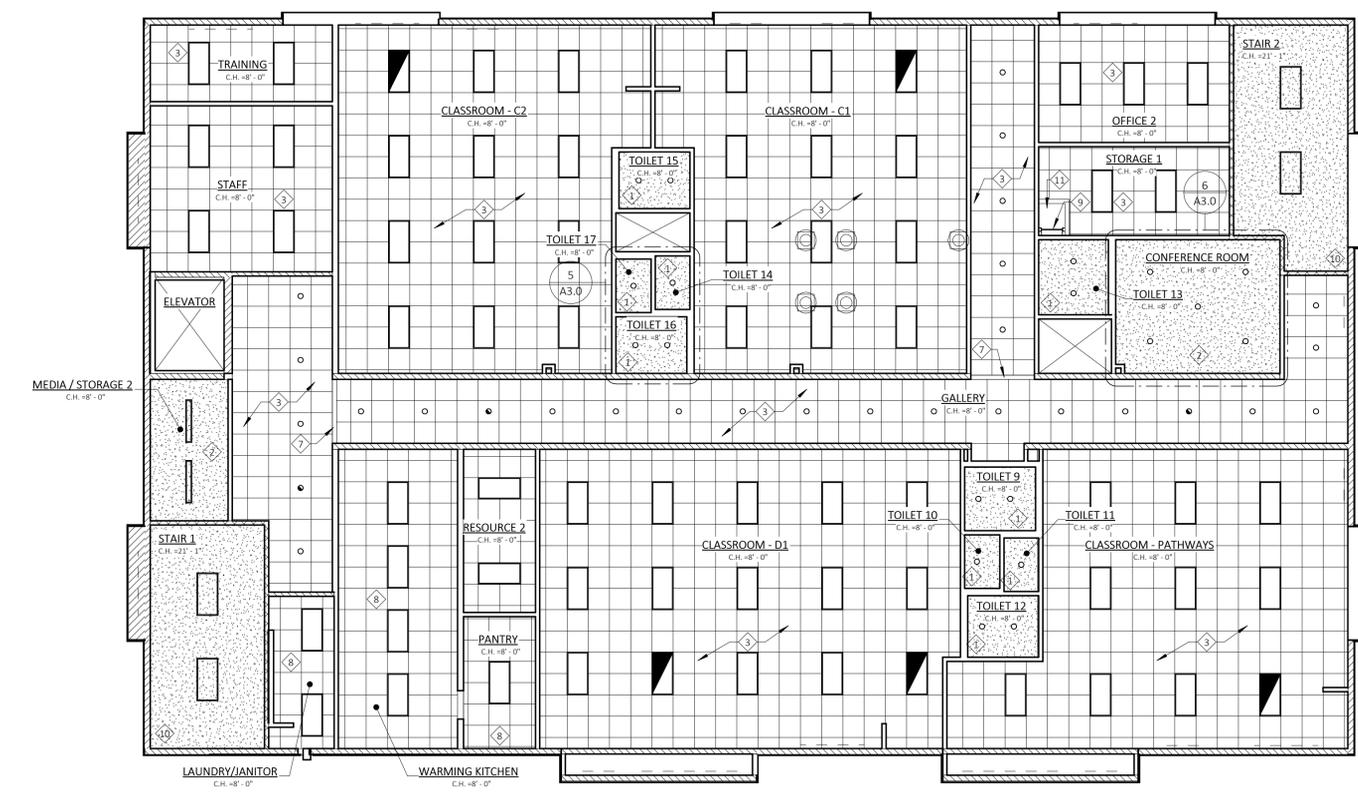
5 ENLARGED TOILET PLAN

SCALE: 1/4" = 1'-0"
A3.0



6 ENLARGED CONFERENCE PLAN

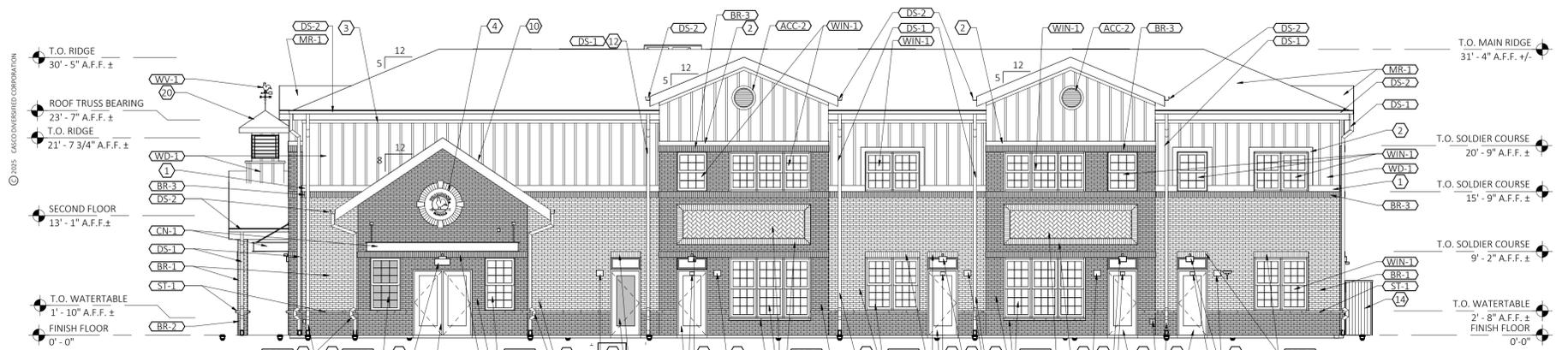
SCALE: 1/4" = 1'-0"
A3.0



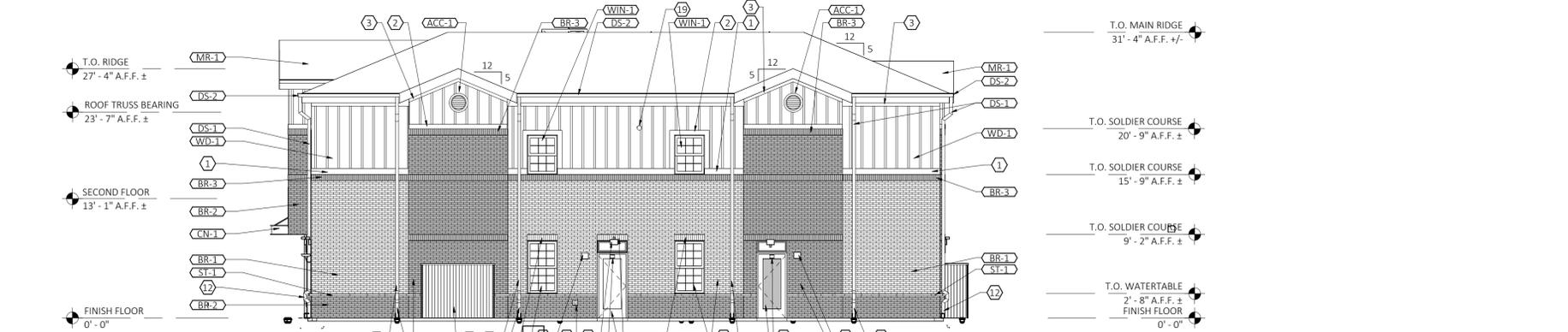
2 SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"
A3.0

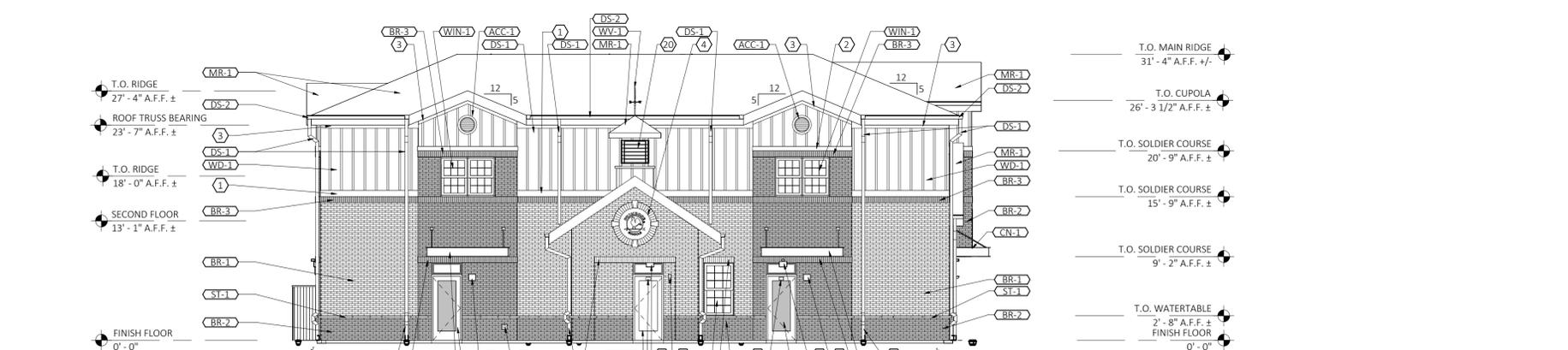
NORTH



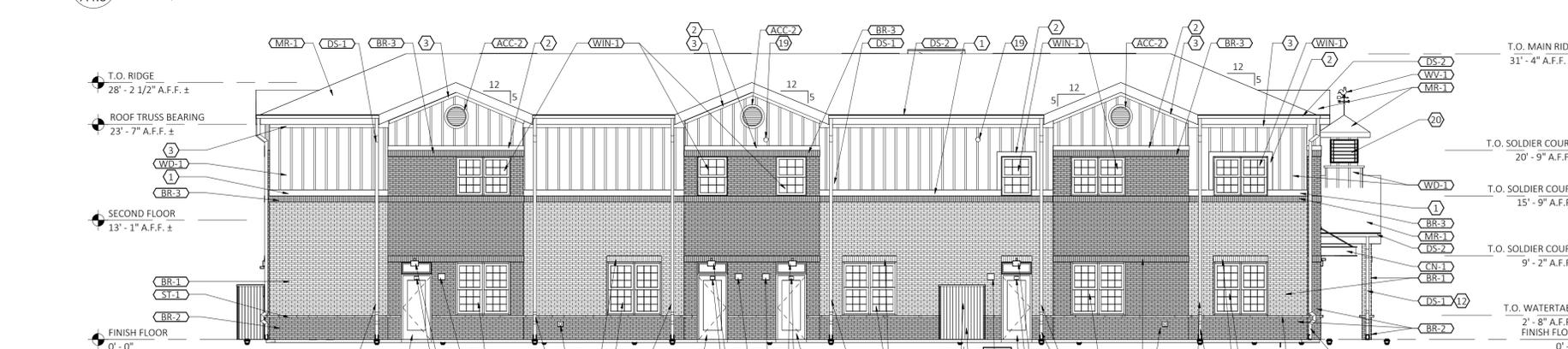
1 EAST ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



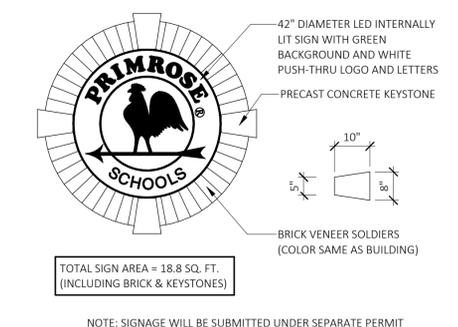
4 WEST ELEVATION
A4.0 SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

- 1 5/4 x 8 TRIMBOARD, WD - 2
- 2 5/4 x 6 TRIMBOARD, WD - 2
- 3 5/4 x 4 TRIMBOARD, WD - 2
- 4 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT), SEE 5/A4.0.
- 5 WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE ELECTRICAL DRAWINGS.
- 6 WALL MOUNTED EMERGENCY LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 7 SPANDREL GLASS WINDOW, SEE WINDOW SCHEDULE ON A2.1
- 8 HOSE BIBB, SEE PLUMBING DRAWINGS. COORDINATE WITH INTERIOR WALL.
- 9 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 10 PROVIDE ROOF TRANSITION FLASHING
- 11 LOCATION OF GAS METER, SEE MECHANICAL AND PLUMBING DRAWINGS
- 12 4" DIA. DOWNSPOUTS TIED INTO UNDERGROUND STORM SYSTEM, TYP. U.N.O.
- 13 DOOR GLAZING TO RECEIVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- 14 6' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0" GATES. COLOR TO MATCH WD-1
- 15 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
- 16 4" REFLECTIVE NUMBERS SEE SIGNAGE PACKAGE
- 17 NOT USED
- 18 NOT USED
- 19 LAMB'S TONGUE, REFER TO DETAIL 7/A1.3
- 20 CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH WD-1, ROOF TO BE MR-1. SEE DETAILS ON A6.2.

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
ACC-1	LOUVERS	EKENA MILLWORK: 24" X 24" H X 2 1/4" P, ROUND GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVRO24D (COLOR TO MATCH "ARCTIC WHITE")
ACC-2	LOUVERS	EKENA MILLWORK: 30" X 30" H X 2 1/4" P, ROUND GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVRO30D (COLOR TO MATCH "ARCTIC WHITE")
BR-1	BRICK VENEER	MERIDIAN BRICK: AUTHINTIC BRICK; COLOR: GRAND RIVER.
BR-2	BRICK VENEER	THE BELDEN BRICK COMPANY; COLOR: BELCREST BLACK.
BR-3	BRICK SOLDIER COURSE	THE BELDEN BRICK COMPANY; COLOR: BELCREST BLACK.
BR-4	BRICK HERRINGBONE	MERIDIAN BRICK: AUTHINTIC BRICK; COLOR: GRAND RIVER.
BR-5	BRICK SOLDIER COURSE	MERIDIAN BRICK: AUTHINTIC BRICK; COLOR: GRAND RIVER.
CN-1	METAL CANOPY	MFR: LAWRENCE FABRIC AND METAL. COLOR: OVERCAST.
DR-1	DOORS	EXTERIOR INSULATED METAL; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR-2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR : COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS-1	DOWNSPOUTS	BM COLOR REVIEW #OC - 21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"); 4" EXTRUDED ALUMINUM DIA. DOWNSPOUTS.
DS-2	GUTTERS	BM COLOR REVIEW #OC - 21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"); 6" EXTRUDED ALUMINUM GUTTERS WITH SPIKE AND FERRULE AT 36" O.C. OEGE PROFILE.
MR-1	METAL ROOF	BERRIDGE SHINGLE SYSTEM - VICTORIAN SHINGLES. COLOR: CHAMPAGNE
ST-1	STONE SILL/MANTEL	CORONADO: CHISELED STONE SILL/MANTEL. COLOR: LOMPOC (2.5" T X 3.5" D SILL AT SINGLE WALL, 2.75" T X 7.75" D MANTEL AT DOUBLE WALL, SEE DETAILS)
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
WD-1	BOARD & BATTEN SIDING	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2' - 0" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA, FRIEZE, RUNNING TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATION). COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WIN-1	VINYL HUNG WINDOWS	PLY GEM 1100 SINGLE HUNG WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN-2	VINYL FIXED WINDOWS	PLY GEM 1100 PICTURE WINDOW. COLOR: WHITE. SEE WINDOW SCHEDULE.
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE CONSTRUCTION DETAIL FOR ADDITIONAL INFORMATION.



5 WALL MOUNT SIGN
A4.0 SCALE: 1/2" = 1'-0"

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EXTERIOR ELEVATIONS
A4.0

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EXTERIOR 3D
RENDERINGS

A4.1

EXTERIOR MATERIAL SAMPLES

MR-1 METAL ROOF SHINGLES, VICTORIAN, COLOR: CHAMPAGNE



WD-1A BOARD & BATTEN SIDING



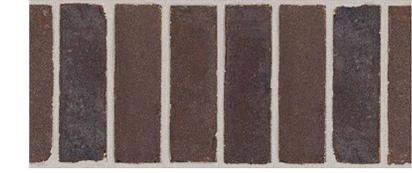
BR-1 BRICK VENEER, PATTERN: RUNNING BOND, COLOR: GRAND RIVER



BR-2 BRICK VENEER, PATTERN: RUNNING BOND, COLOR: BELCREST BLACK



BR-3 BRICK VENEER, PATTERN: SOLDIER COURSE, COLOR: BELCREST BLACK



BR-4 BRICK VENEER, PATTERN: HERRINGBONE, COLOR: GRAND RIVER



BR-5 BRICK VENEER, PATTERN: SOLDIER COURSE, COLOR: GRAND RIVER



1 VIEW FROM HOMESTEAD ROAD
A4.1 SCALE: NOT TO SCALE



2 VIEW FROM LONDONBERRY DRIVE
A4.1 SCALE: 12" = 1'-0"



1 FRONT (EAST) ELEVATION
A4.2 SCALE: 1/2" = 1'-0"

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2 SOUTHWEST CORNER
A4.2 SCALE: 1/2" = 1'-0"

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EXTERIOR 3D RENDERINGS

A4.2



1 VIEW FROM SIDEWALK
A4.3 SCALE: 1/2" = 1'-0"



2 VIEW FROM SIDEWALK
A4.3 SCALE: 1/2" = 1'-0"

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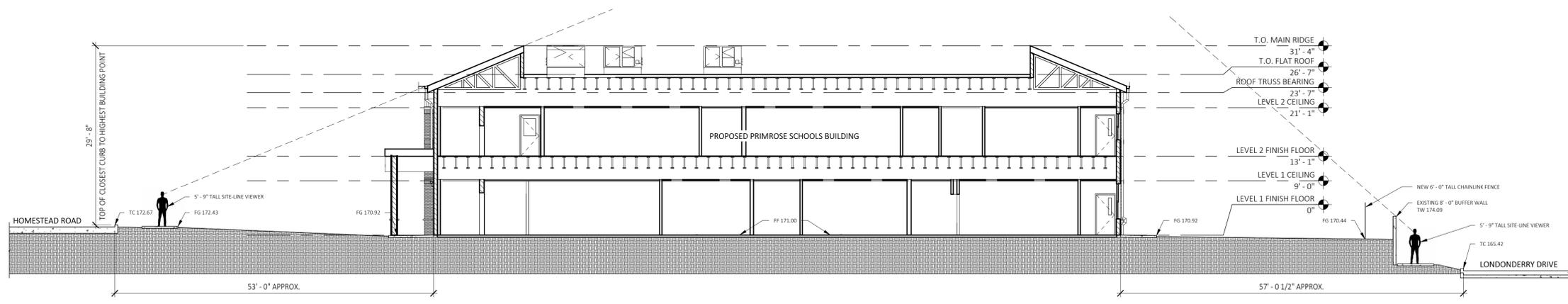


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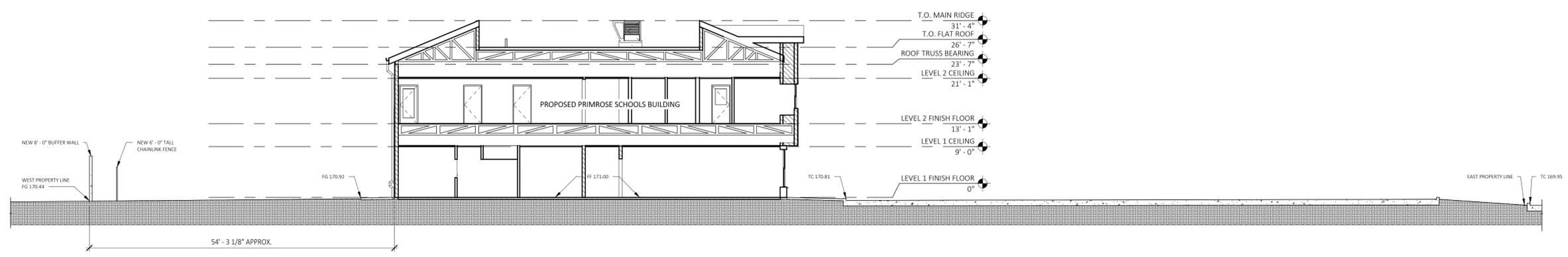
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EXTERIOR 3D RENDERINGS

A4.3



1 SOUTH TO NORTH SITE SECTION
A6.0 SCALE: 1" = 10'-0"



2 WEST TO EAST SITE SECTION
A6.0 SCALE: 1" = 10'-0"

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SITE SECTIONS

A6.0

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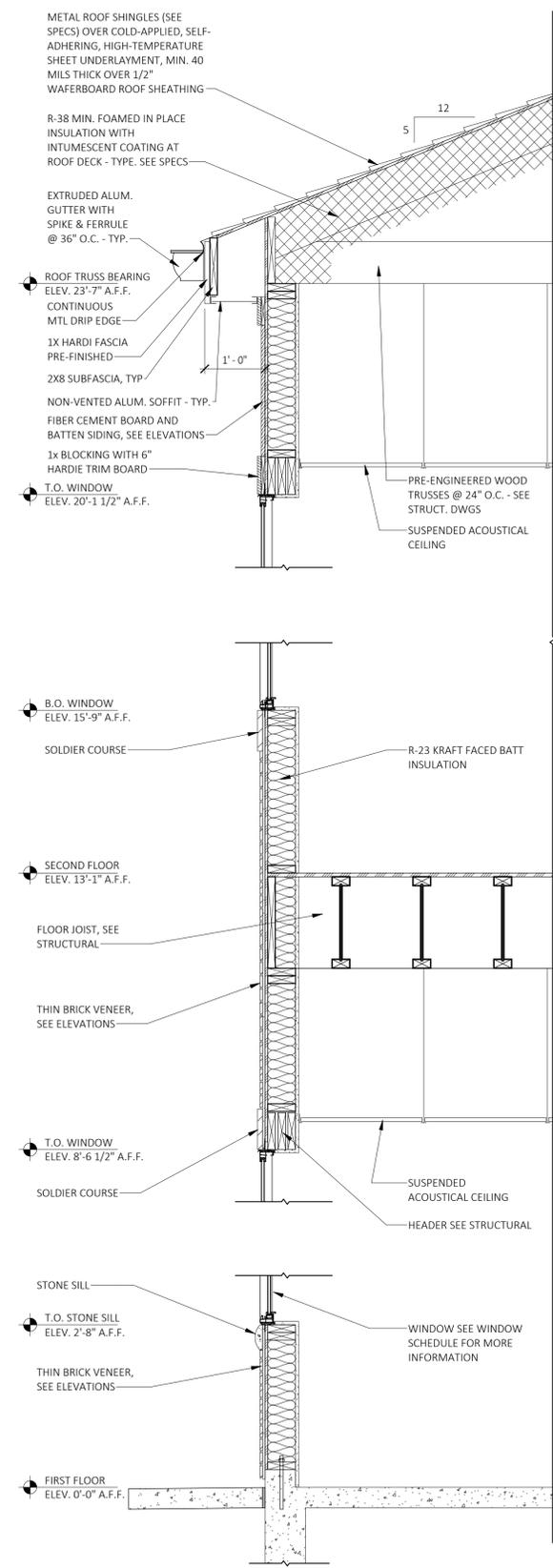
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WALL SECTIONS

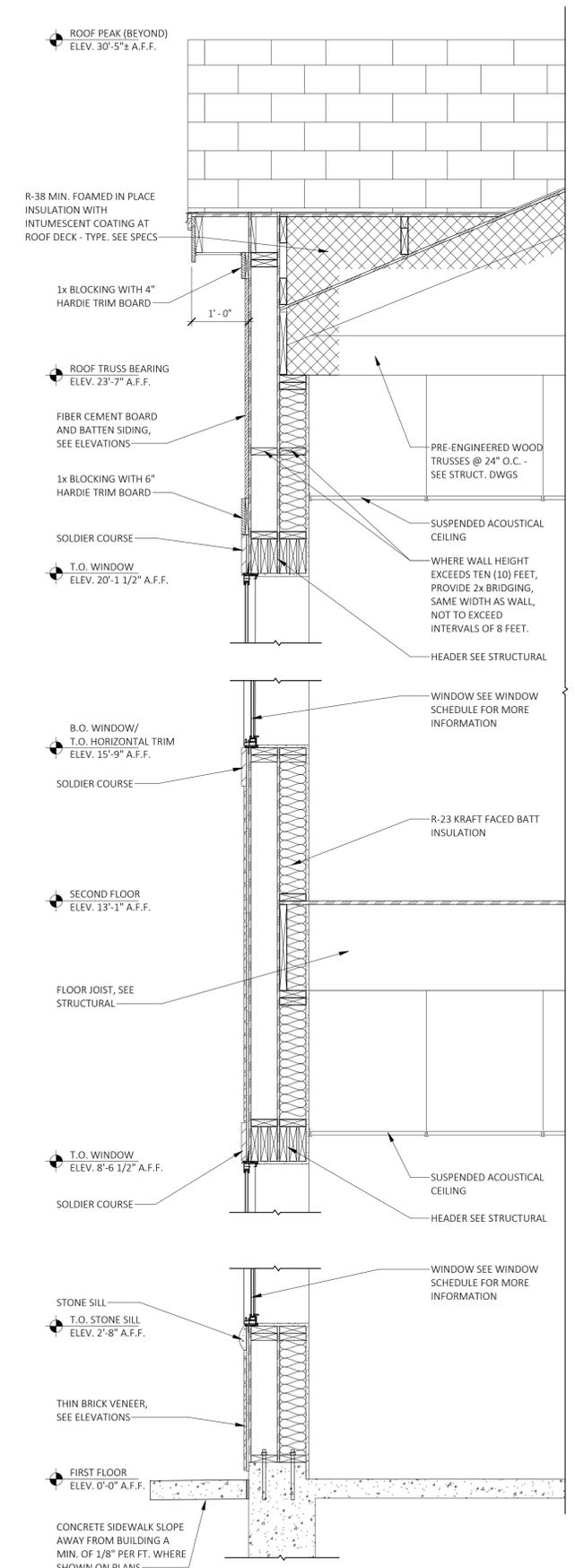
A6.1

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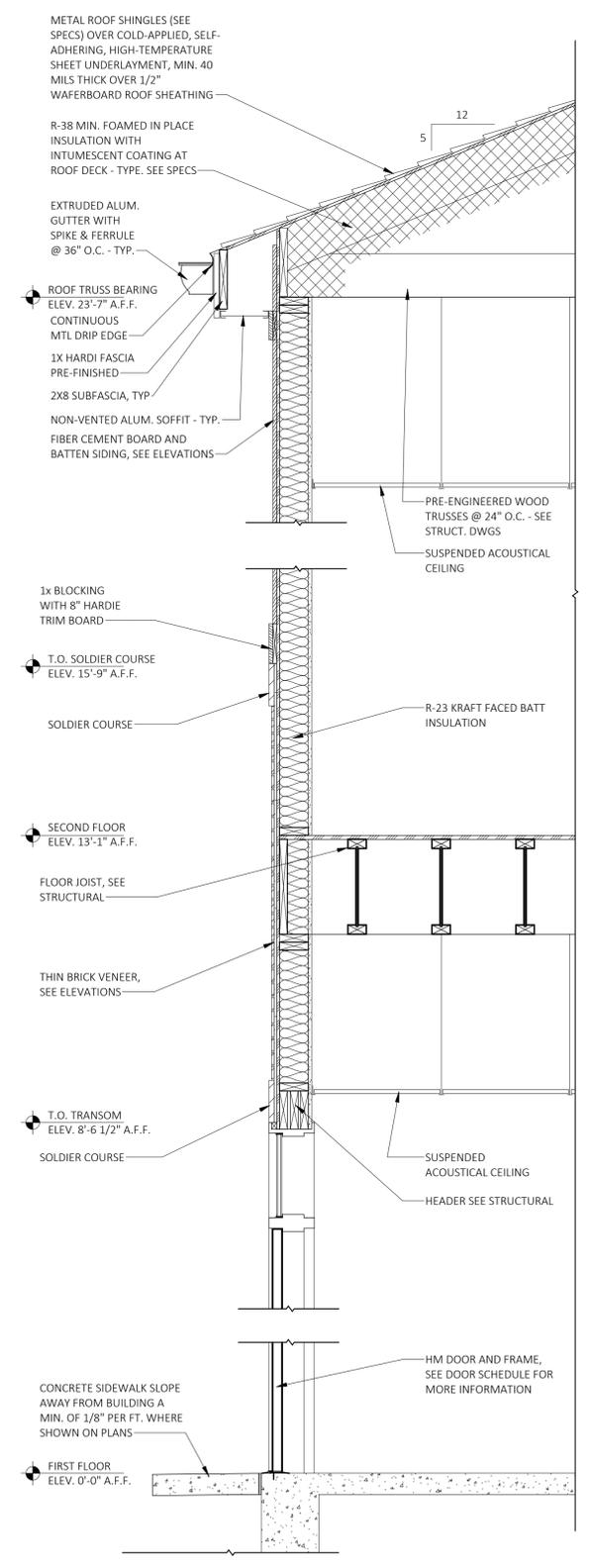
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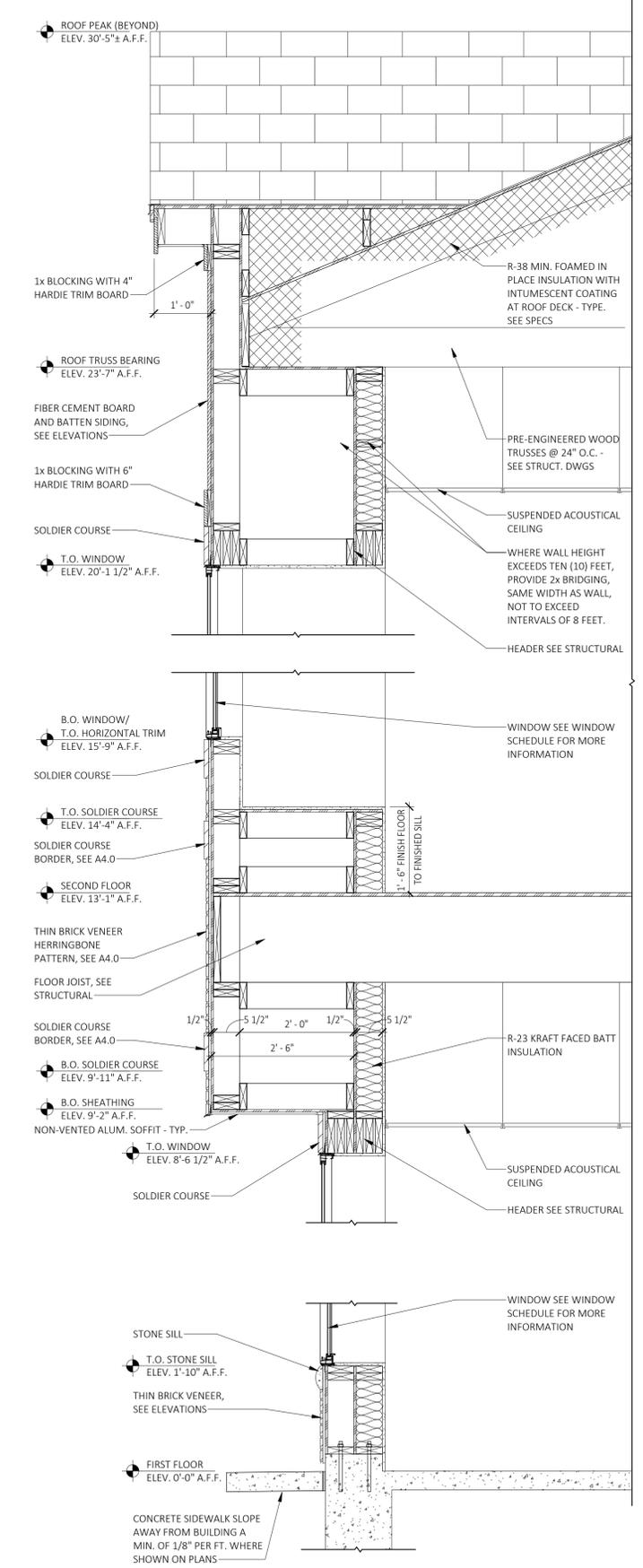
1 WALL SECTION
A6.1 SCALE: 3/4" = 1'-0"



2 WALL SECTION
A6.1 SCALE: 3/4" = 1'-0"

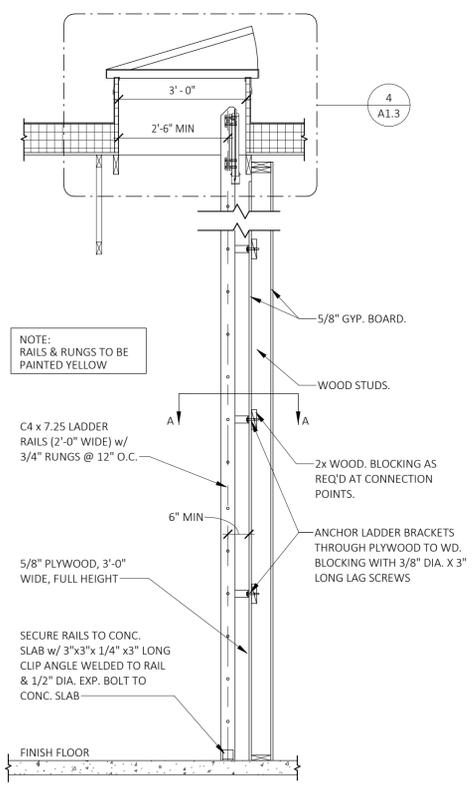


3 WALL SECTION
A6.1 SCALE: 3/4" = 1'-0"



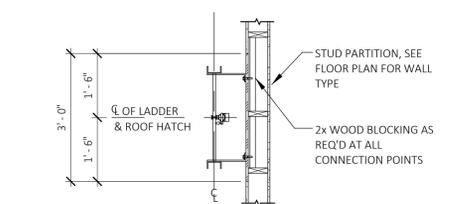
4 WALL SECTION
A6.1 SCALE: 3/4" = 1'-0"

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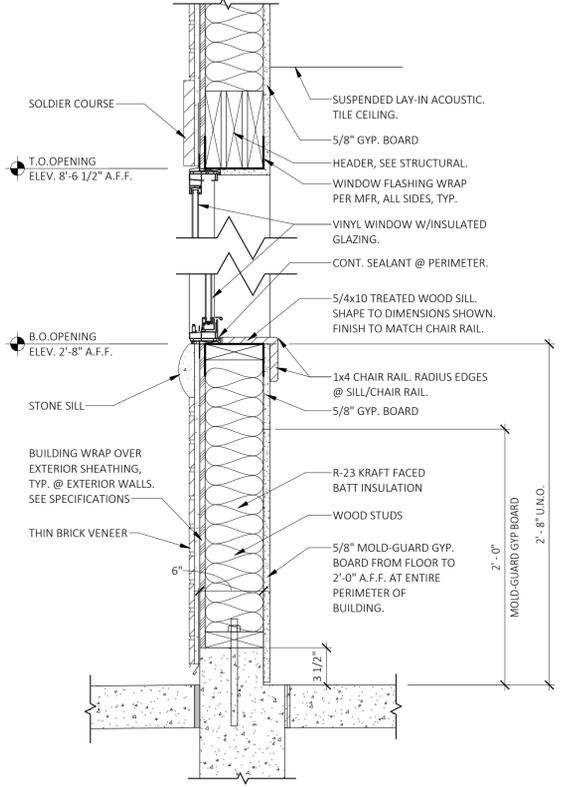


NOTE:
RAILS & RUNGS TO BE PAINTED YELLOW

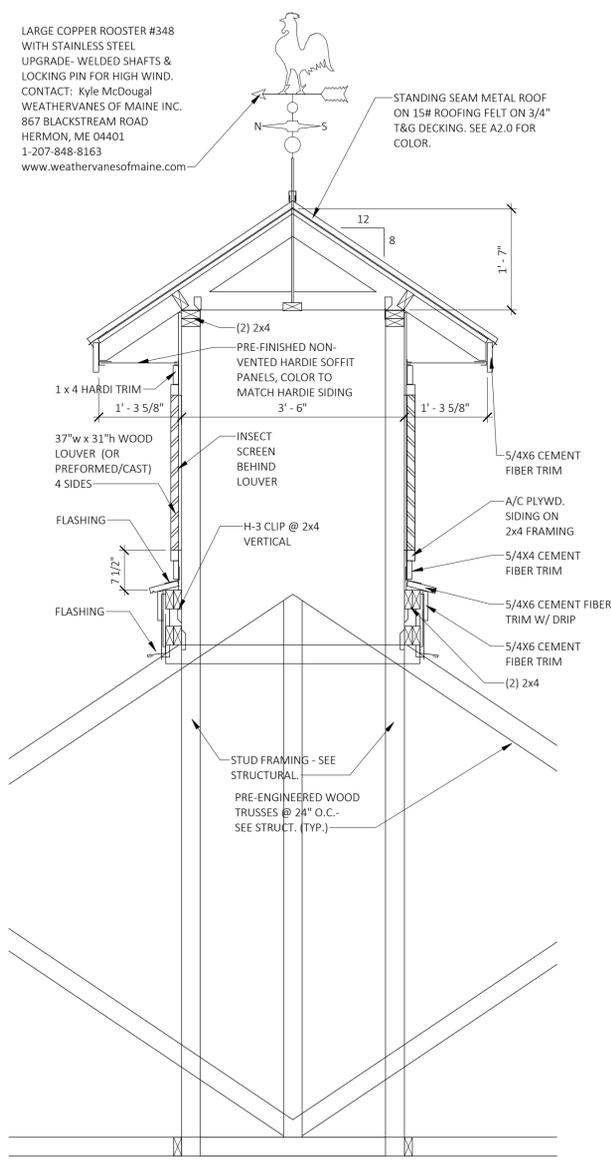
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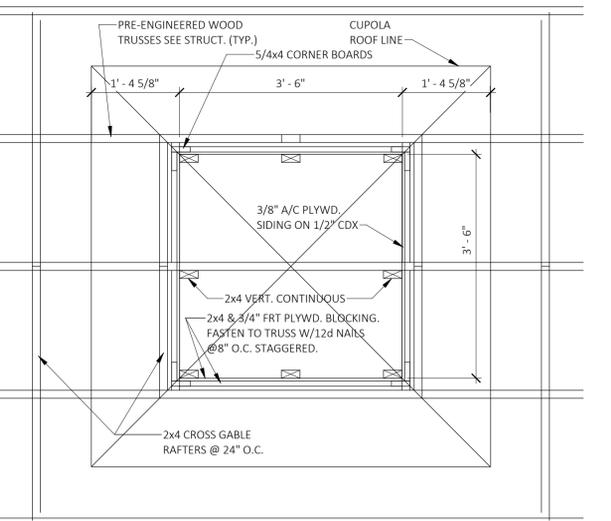
2
A6.2 LADDER
SCALE: 1/2" = 1'-0"



1
A6.2 WINDOW
SCALE: 1 1/2" = 1'-0"



4
A6.2 CUPOLA SECTION
SCALE: 3/4" = 1'-0"



3
A6.2 CUPOLA PLAN
SCALE: 3/4" = 1'-0"

PRIMROSE SCHOOLS
855 E HOMESTEAD RD
SUNNVALE, CA 94087



PRIMROSE SCHOOL FRANCHISING COMPANY
3300 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640
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Date	Description

No. 10/24/25
FOR REFERENCE ONLY
Professional of Record:

Drawn/Checked	ADJ / MS
Project Number	2303540
Bid Date	--/--
Permit Date	--/--
For Construction	--/--

WALL SECTIONS & DETAILS

A6.2

10/24/2025 11:06:44 AM

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SUNNVALE, CA 94087



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CONSTR. DOC. & REVISIONS		

10/24/25

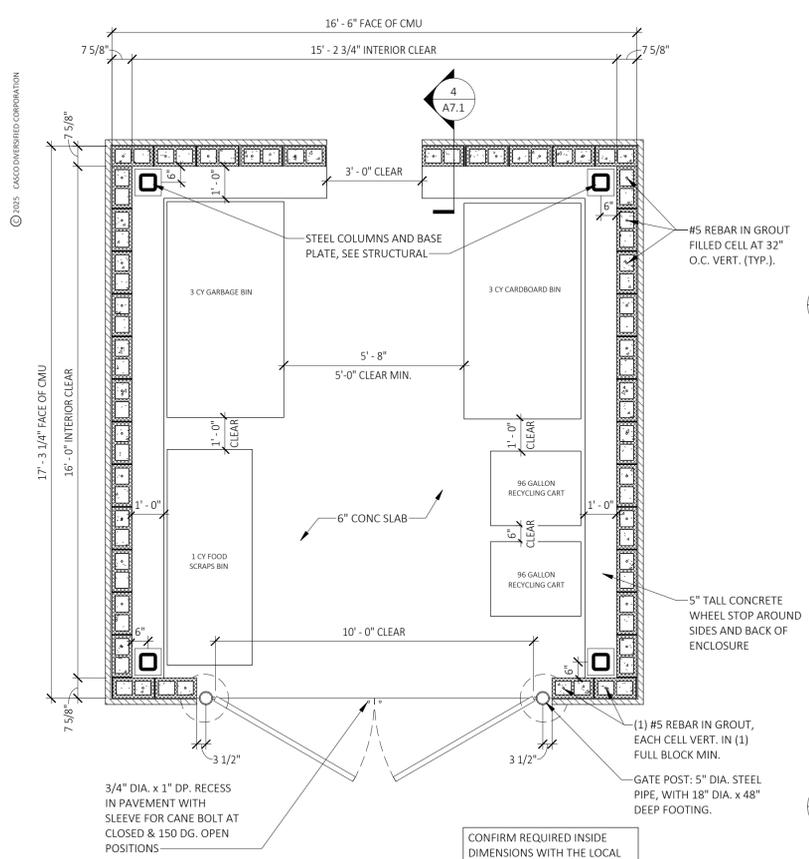
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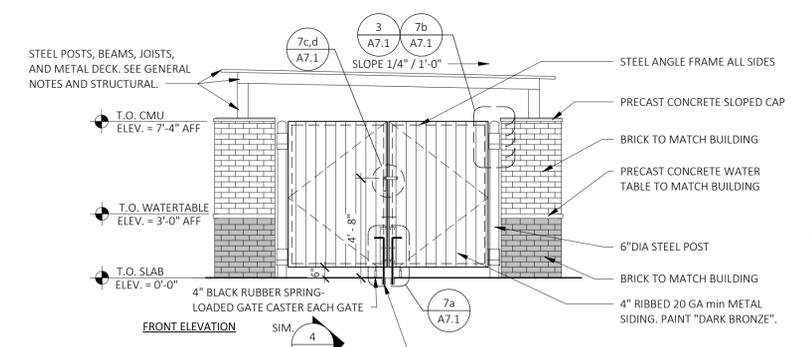
Drawn/Checked	ADJ / MS
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For Construction	--/--

SITE DETAILS

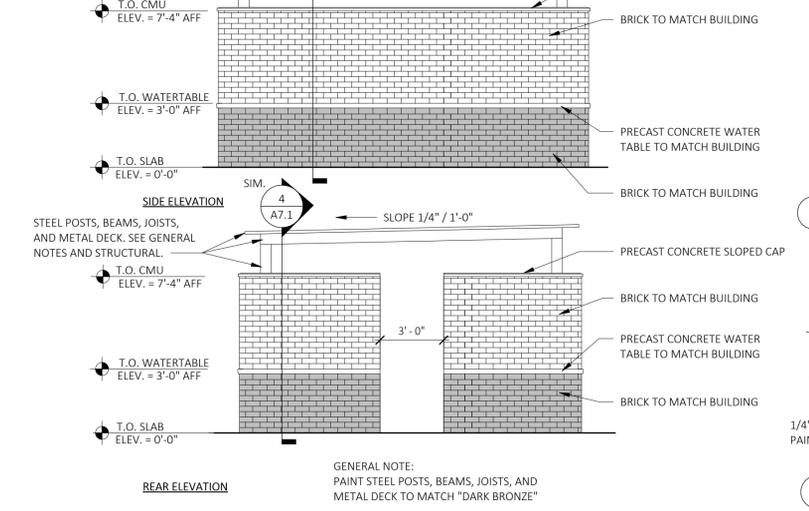
A7.1



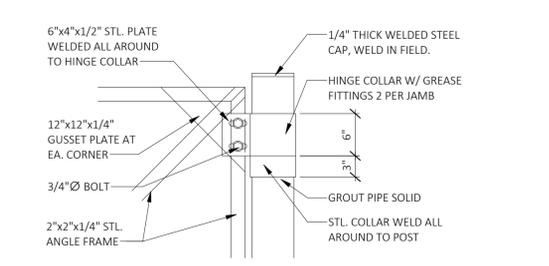
1 DUMPSTER PLAN
SCALE: 3/8" = 1'-0"



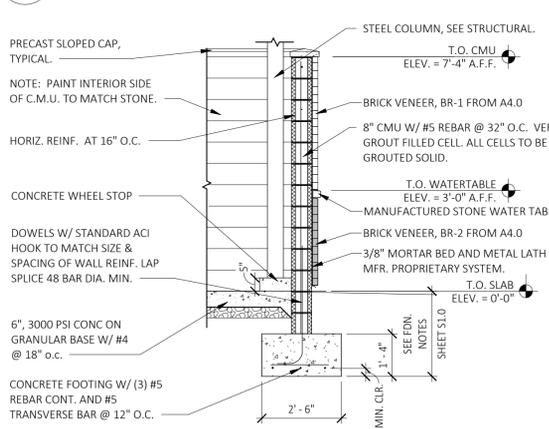
2 DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



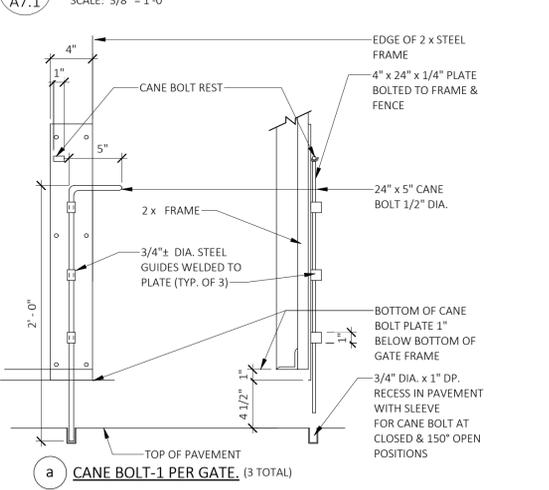
3 DUMPSTER GATE HARDWARE
SCALE: 1 1/2" = 1'-0"



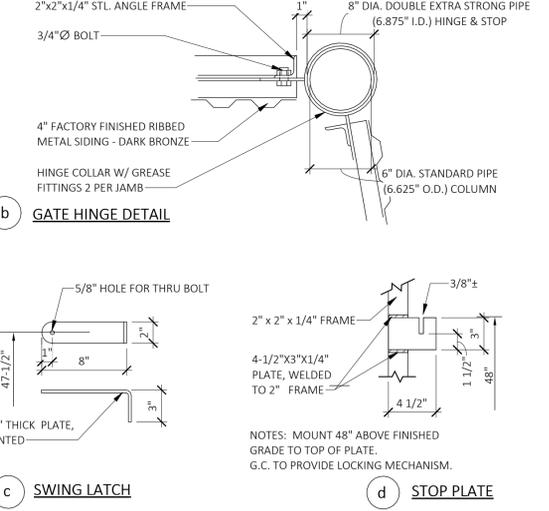
4 DUMPSTER ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"



5 SWING LATCH
SCALE: 1/4" = 1'-0"



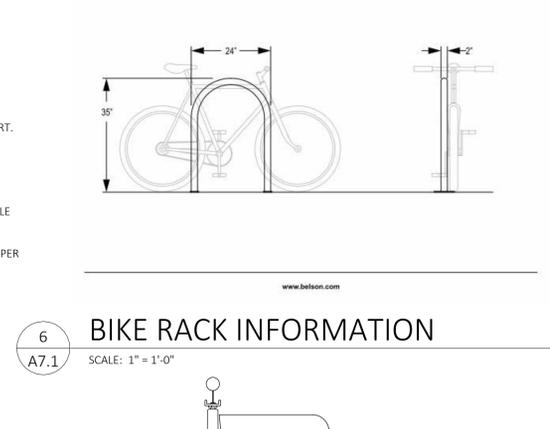
6 BIKE RACK INFORMATION
SCALE: 1" = 1'-0"



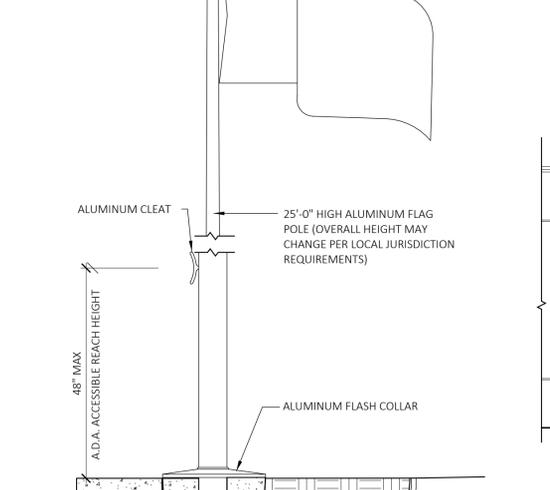
7 FLAG POLE
SCALE: 1" = 1'-0"



8 PROPERTY LINE BUFFER WALL SECTION
SCALE: 3/8" = 1'-0"



9 PROPERTY LINE BUFFER WALL ELEVATION
SCALE: 3/8" = 1'-0"



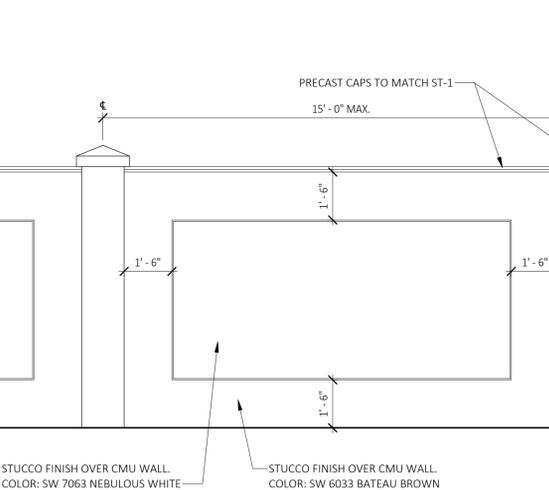
10 PROPERTY LINE BUFFER WALL PLAN
SCALE: 3/4" = 1'-0"



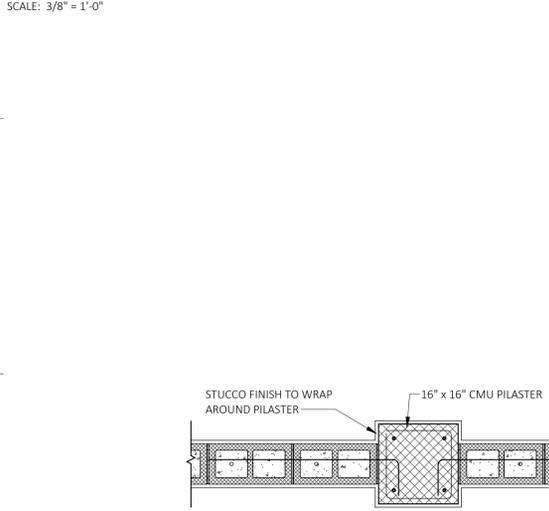
HINGE
SCALE: 1/2" = 1'-0"



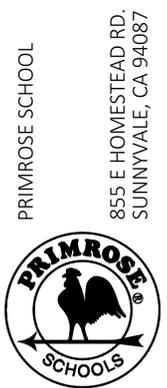
HOOP RACK 2 BIKE CAPACITY SURFACE MOUNT



CANE BOLT-1 PER GATE (3 TOTAL)



STOP PLATE



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For Construction -/-/-

PRELIMINARY
GRADING PLAN

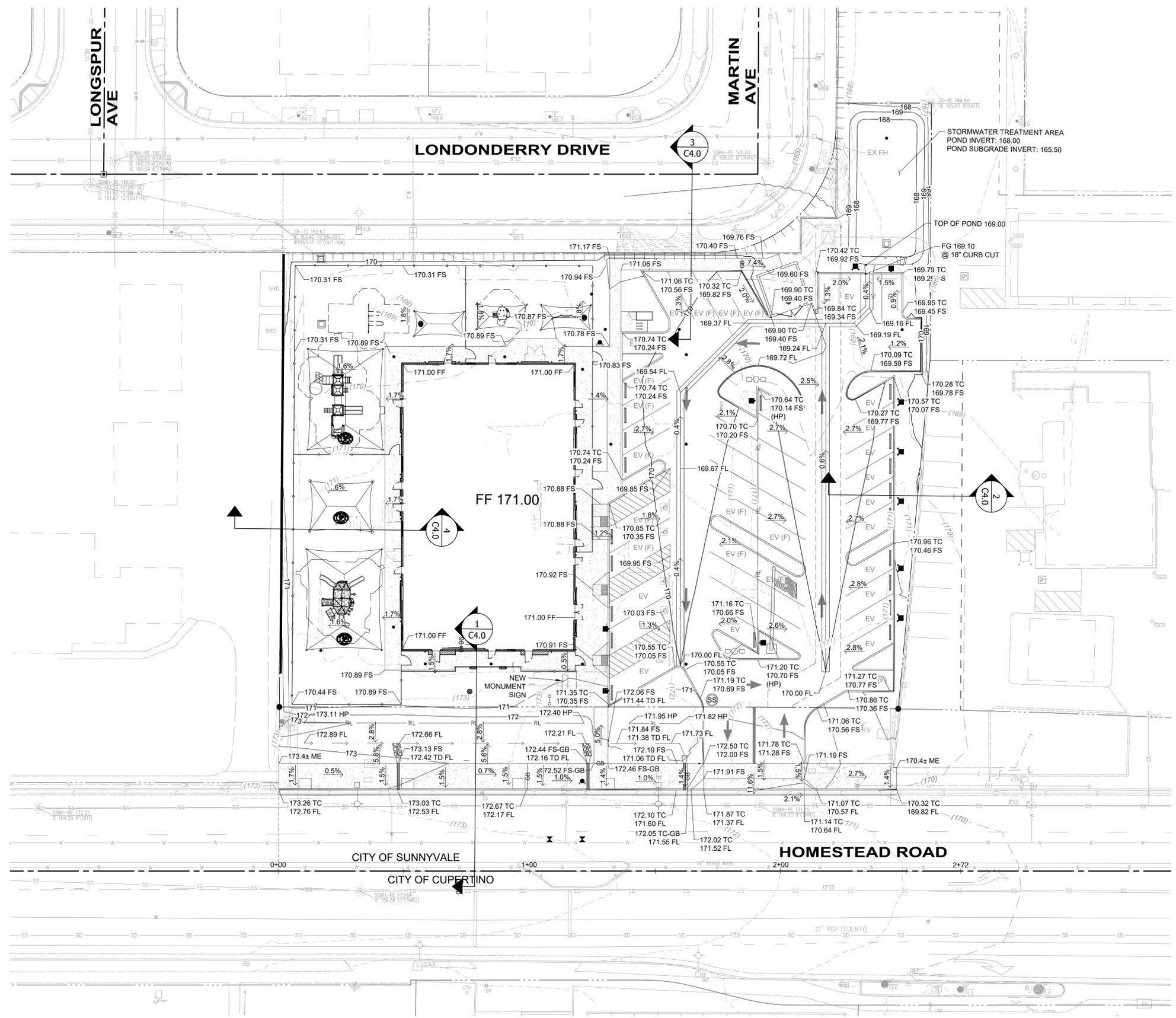
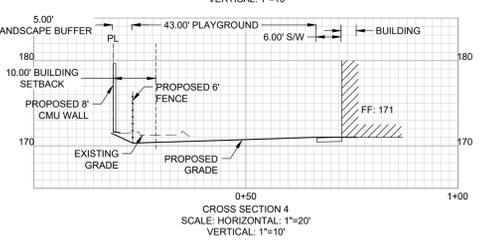
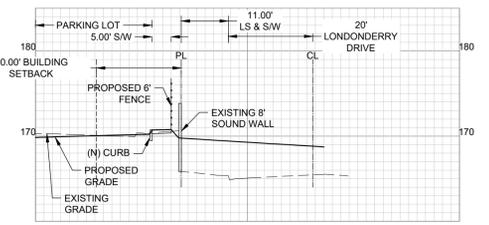
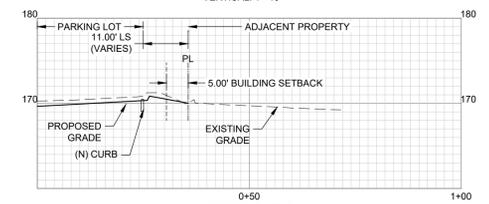
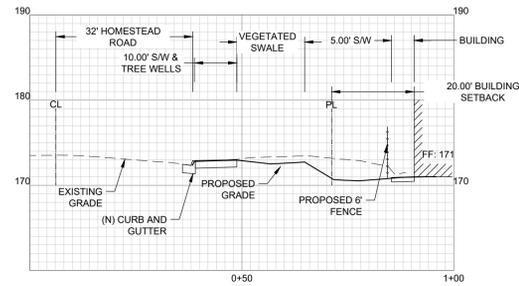
C4.0

10/27/2025

CITY OF SUNNYVALE APPROVAL

NOTES

1. SEE LANDSCAPING PLANS FOR LANDSCAPING WITHIN TRAFFIC ISLAND. CURB SHALL BE STANDARD CURB, NOT A ROLLED OR MOUNTABLE CURB. OWNER WILL ENTER INTO MAINTENANCE AGREEMENT WITH CITY FOR ALL PRIVATE CURB AND LANDSCAPING WITHIN CITY ROW.



P:\SNR24\4009\00\Civil\CAD\Sheets\Preliminary\SNR24-4009-00_C4.0_Prelim Grading Plan.dwg 10/27/2025 3:01 PM VBAONI 1:1

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



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suite 300
pleasanton, ca 94588
p 925.244.9620
waremalcomb.com

PRIMROSE SCHOOL
7930 PAINTED DESERT DR.
ROSEVILLE, CA 95747



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	Planning Resubmittal		8.15.2025
	Planning Resubmittal		10.27.2025

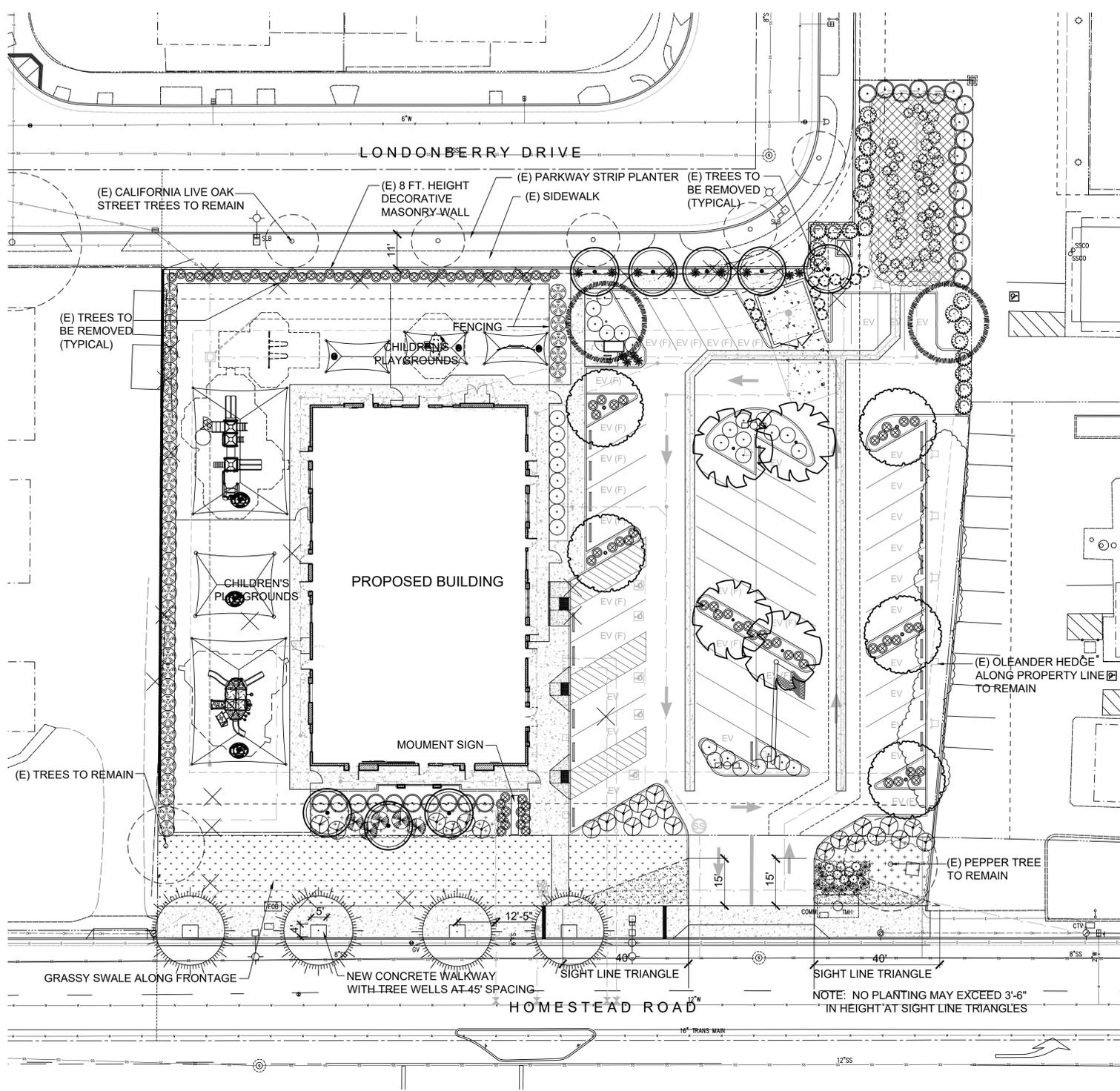


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PRELIMINARY
LANDSCAPE PLAN

L1.1

03/24/2025



RECOMMENDED PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	MATURE WATER USE	MATURE SIZE (WxH)	COUNT
TREES:							
	ACER RUBRUM	RED MAPLE	15 GA	MED		32'x32'	4
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 GA	MED		18'x18'	8
	TRISTANIA ELEGANT	ELEGANT WATER GUM	15 GA	MED		30'x35'	4
	QUERCUS WISLIZENI	INTERIOR LIVE OAK	15 GA	LOW		30'x35'	2
	ULMUS PARVIFOLIA	CHINESE ELM	15 GA	MED		28'x30'	5
SHRUBS:							
	*ARCTOSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA	5 GA	LOW		4'x4'	27
	*CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GA	LOW		4'x3'	31
	*FRANGULA CALIFORNICA 'LITTLE SUR'	LITTLE SUR COFFEEBERRY	5 GA	LOW		5'x4'	21
	GREVILLEA 'NOELLII'	NOEL'S GREVILLEA	5 GA	LOW		5'x5'	5
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX-LEAF PRIVET	5 GA	MED		5'x7'	41
	LOROPETALUM C. 'PURPLE DAYDREAM'	FRINGE FLOWER	5 GA	LOW		4'x4'	21
	ROSMARINUS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	5 GA	LOW		4'x4'	12
PERENNIALS AND GRASSES:							
	*ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GA	LOW		3'x3'	11
	DIETES BICOLOR	FORTNIGHT LILY	1 GA	LOW		3'x3'	13
	*JUNCUS PATENS	GRAY RUSH	1 GA	LOW		3'x3'	33
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GA	LOW		3'x3'	95
	*MUHLENBERGIA RIGENS	DEER GRASS	5 GA	LOW		4'x4'	20

GROUND COVER: (ONE GALLON CANS AT 36" ON CENTER SPACING)

	*BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	LOW	6'x2'	1,612 SF
	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW	8'x12"	1,102 SF
	DRAINAGE SWALE GRASSES: STOVER SEED COMPANY NATIVE BIOFILTER GRASS SEED MIX (FESTUCA RUBRA 'MOLATE', NASELLA PULCHRA, HORDEUM CALIFORNICUM, LYEMUS TRITICOIDES, HORDEUM BRACHYANTHERUM, & AGROSTIS PALLENS)				
			MED	2'x3'	3,390 SF

NOTE: ASTERISK SYMBOL (*) REPRESENTS PLANT SPECIES SELECTED FROM THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM PLANT LIST.

CERTIFICATION STATEMENT:

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLANS COMPLY WITH THE LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS FOR THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

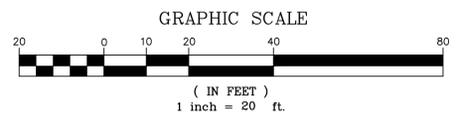
RICK STOVER
RW STOVER AND ASSOCIATES, INC.
LANDSCAPE ARCHITECT

SIGNATURE- LANDSCAPE ARCHITECT DATE 3-25-25

#3017
STATE LICENSE NUMBER

RIGHT-OF-WAY NOTE::

ALL HARDSCAPE AND LANDSCAPE IN THE RIGHT-OF-WAY IS TO BE MAINTAINED BY OWNER



REFER TO SHEET L-1.2 FOR PRELIMINARY SHADING PLAN AND WELO



03/24/2025



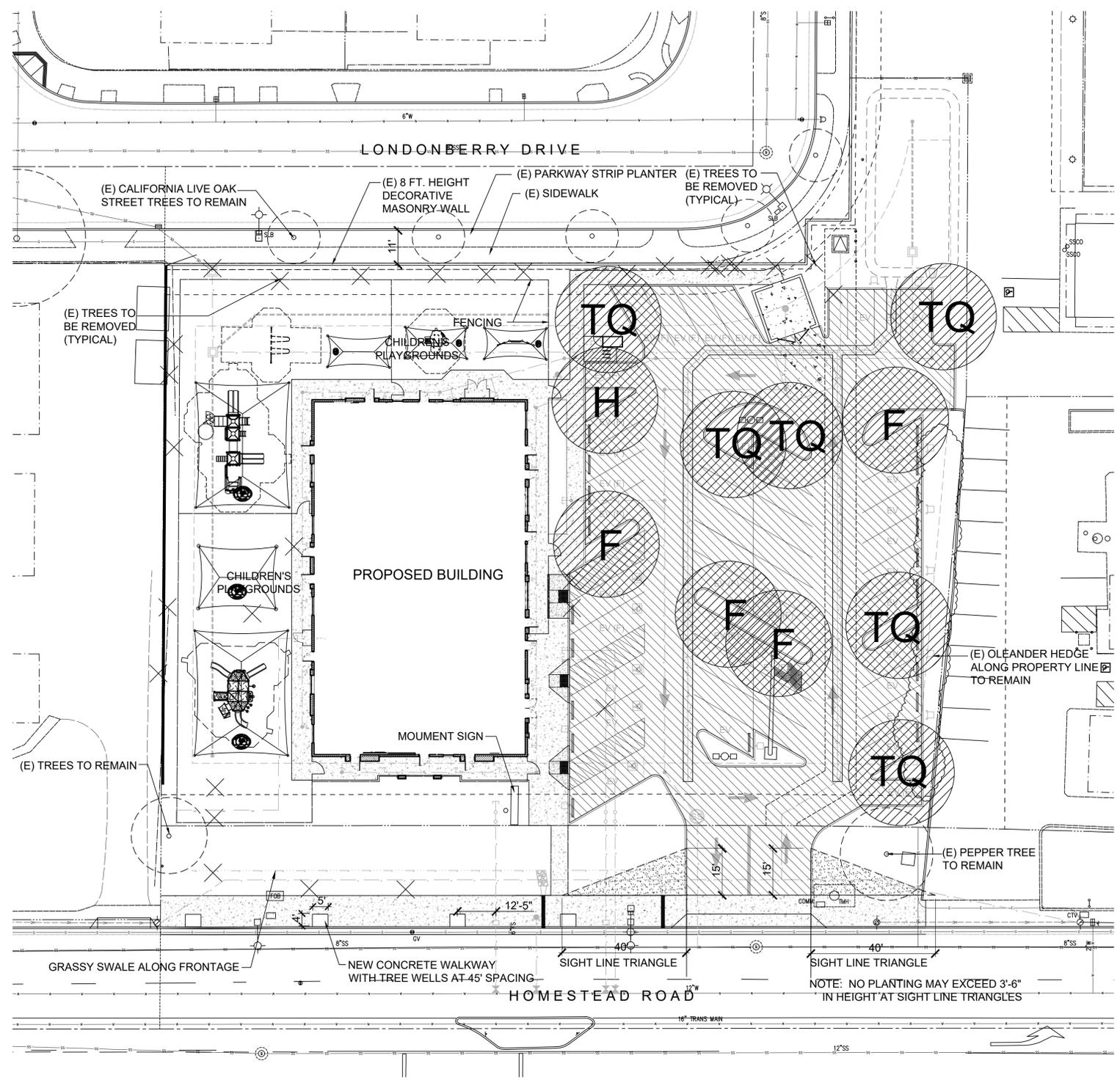
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PRELIMINARY SHADING PLAN
L1.2
03/24/2025

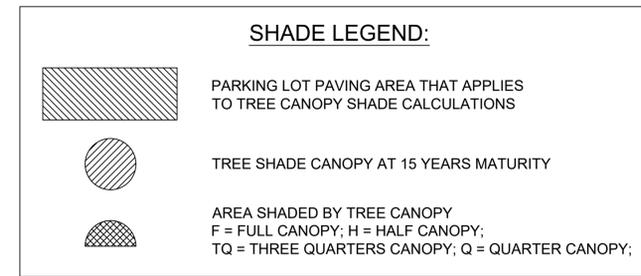


TREE CANOPY SHADE CALCULATIONS

GROUND FLOOR OPEN SPACE AREA (SQ. FT.):	17,000
MINIMUM REQUIRED AREA TO BE SHADED (50%)	8,500

SHADE COVERAGE	FULL CANOPY	3/4 CANOPY	1/2 CANOPY	1/4 CANOPY	SQ. FT. TOTAL
LARGE TREES	962 SF	722 SF	481 SF	240 SF	8,661
MEDIUM TREES	707 SF	530 SF	354 SF	177 SF	-
SMALL TREES	314 SF	181 SF	157 SF	79 SF	-
	0	0	0	0	-
	0	0	0	0	-
TOTAL SQ. FT. SHADED:					8,661

SHADE REQUIRED (SQ. FT.):	8,500
SHADE PROVIDED (SQ. FT.):	8,661
PERCENT SHADED:	50.9%



TREE SHADE CANOPY SPECIES

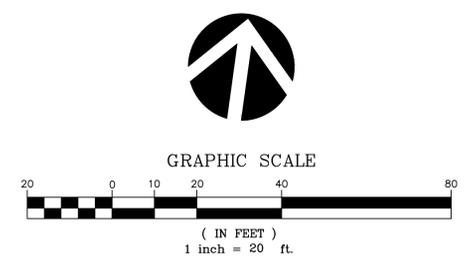
Large Trees:
Acer rubrum (Red Maple)
Quercus wislizeni (Interior Live Oak)
Ulmus parvifolia (Chinese Elm)

WATER EFFICIENT LANDSCAPE WORKSHEET - BY HYDROZONE

REFERENCE EVAPOTRANSPIRATION (ET₀): 41.7

HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	8,086	2994.814815	77427.9	59%
2	LOW WATER USE	SHRUBS	0.3	SPRAY	0.75	0.4	4,547	1818.8	47023.3	33%
3	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	1007	621.6049383	16071.0	7%
TOTALS:							13640	5435		100%
SPECIAL LANDSCAPE AREAS:										
	REC. AREA						1	0	0	
	POOL						1	0	0	
	WATER FEATURE 2						1	0	0	
TOTALS:							0	0	0	
ETWU TOTAL:									140,522	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):									158,692	
ETAF CALCULATIONS:										
REGULAR LANDSCAPE AREAS:										
TOTAL ETAF x AREA									5,435	
TOTAL LANDSCAPE AREA									13,640	
AVERAGE ETAF									0.40	
ALL LANDSCAPE AREAS:										
TOTAL ETAF x AREA									5,435	
TOTAL LANDSCAPE AREA									13,640	
SITEWIDE ETAF									0.40	

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

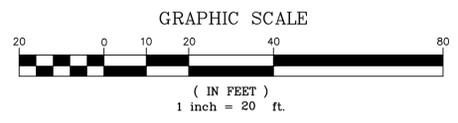
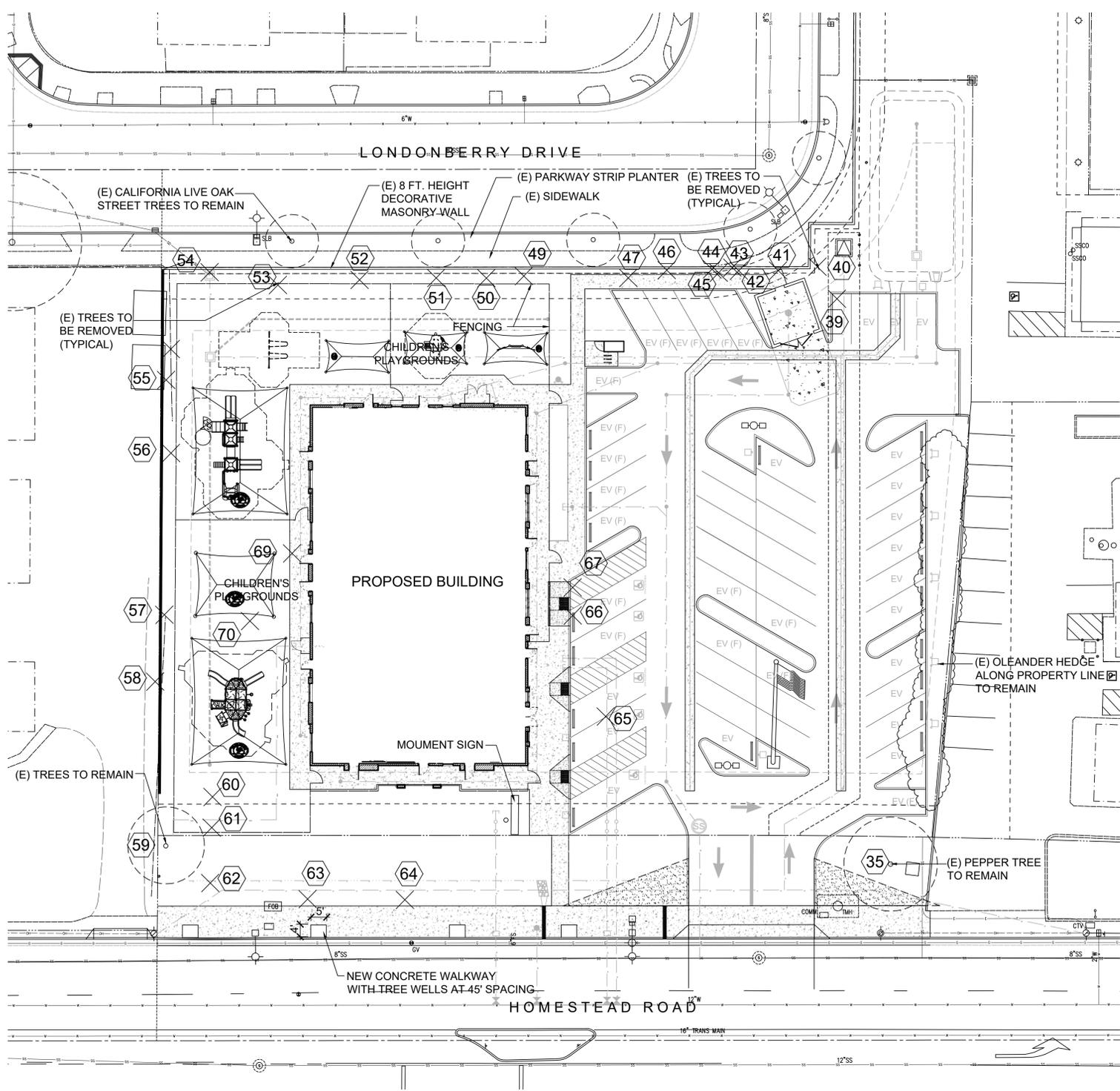




Primrose School
855 E. Homestead Rd.
Sanityvale, California
May 2025

Tree Data

TREE No.	SPECIES	TRUNK DIAMETER (in inches)	PROTECTED	CONDITION	SUITABILITY FOR RETENTION	COMMENTS	Driplines (ft.)			
							N	S	E	W
35	Calif. pepper	30,18,15	Yes	4	High	Multiple attachments at 3'; good form and structure; pruned S. for overhead utilities; couple of small wounds/cavities.	18	15	18	22
39	Calif. pepper	9,8	No	3	Low	Codominant trunks at base; very one sided SE.	15	12	10	12
40	Holly oak	7,6,5	No	3	Moderate	Multiple attachments at base; crowded; narrow form; fire damaged.	10	10	10	8
41	Brazilian pepper	9,5,5,4,3	No	3	Moderate	Multiple attachments at 4'; poor structure fire damaged.	12	10	8	8
42	Holly oak	8	No	4	Moderate	Crowded; slight lean S.; fire damaged.	6	12	8	10
43	Holly oak	5	No	3	Low	Crowded; very one sided N.; fire damaged.	10	3	6	8
44	Holly oak	6,5	No	3	Low	Crowded; narrow form; fire damaged.	10	12	5	10
45	Holly oak	5,3	No	3	Low	Suppressed; leans NW.; fire damaged.	8	8	3	12
46	Holly oak	5,4,4,3	No	3	Moderate	Multiple attachments at base; crowded; one sided W.; fire damaged.	10	10	5	10
47	Mexican fan palm	14	Yes	5	High	Excellent form and structure; 6' of brown trunk height.	5	5	5	5
49	Brazilian pepper	29	Yes	4	Moderate	Multiple attachments at 4'; good form, fair structure; displaced asphalt 5'.	15	15	18	15
50	Brazilian pepper	6	No	3	Low	Suppressed; leans NW.	8	8	3	10
51	Brazilian pepper	8,7,6	No	3	Moderate	Multiple attachments at 3'; compact form; wounds w/ decay N.; displaced asphalt 3'.	10	8	6	8
52	Brazilian pepper	13	Yes	4	Moderate	Multiple attachments at 7'; good form; cracked curb & asphalt.	12	8	12	12
53	Brazilian pepper	18,11,10,9	Yes	4	Moderate	Multiple attachments at 4'; poor structure fire damaged.	15	12	18	12
54	Holly oak	13,10	Yes	4	Moderate	Codominant trunks at base; good form and structure; fire damaged.	15	18	12	15
55	Brazilian pepper	12,6	Yes	2	Low	Poor form and structure; branch failure S.; dieback.	10	10	6	8
56	Brazilian pepper	12,8	Yes	2	Low	Property line tree, growing through fence; poor form and structure; ganoderma; dieback.	10	8	10	10
57	Brazilian pepper	12	Yes	3	Moderate	Multiple attachments at 6'; property line tree, growing through fence; dieback.	8	8	8	8
58	Italian stone pine	18	Yes	3	Moderate	Property line tree, growing through fence; leans S.; several long laterals S. & W.	8	22	12	20
59	Brazilian pepper	12,11,7	Yes	3	Moderate	Codominant trunks at base; one sided W. over adj. property; dieback.	12	12	15	10
60	Brazilian pepper	9	No	0	Low	Dead.	10	6	8	8
61	Brazilian pepper	9	No	3	Moderate	Multiple attachments at 6'; dieback.	8	12	8	8
62	Brazilian pepper	9,4	No	4	Moderate	Multiple attachments at 6'; a little one sided SE.; dense crown.	8	8	10	6
63	Hackberry	9	No	3	Moderate	Multiple attachments at 7'; lateral NE.; dieback in upper crown.	10	10	10	12
64	Zelkova	15	No	3	Moderate	Multiple attachments at 7'; dead top; beneath overhead utilities.	12	10	12	12
65	Evergreen ash	9	No	4	Moderate	Multiple attachments at 7'; good form, fair structure; minor dieback.	0	10	10	12
66	Oleander	6,4,4,3,2	No	3	Moderate	Multiple attachments at base; topped at 8'; large shrub	6	6	6	6
67	Oleander	6,5,5,3,3,2	No	3	Moderate	Multiple attachments at base; topped at 8'; large shrub	8	8	6	10
69	Oleander	6,5,4,4,3	No	3	Moderate	Multiple attachments at base; topped at 8'; large shrub	6	6	6	6
70	Evergreen ash	26	Yes	4	Moderate	Multiple attachments at 18'; good form and structure; in tight spot for demo; dieback.	20	8	22	20



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PRIMROSE SCHOOL



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EXISTING TREE DEMOLITION PLAN

L1.3

03/24/2025





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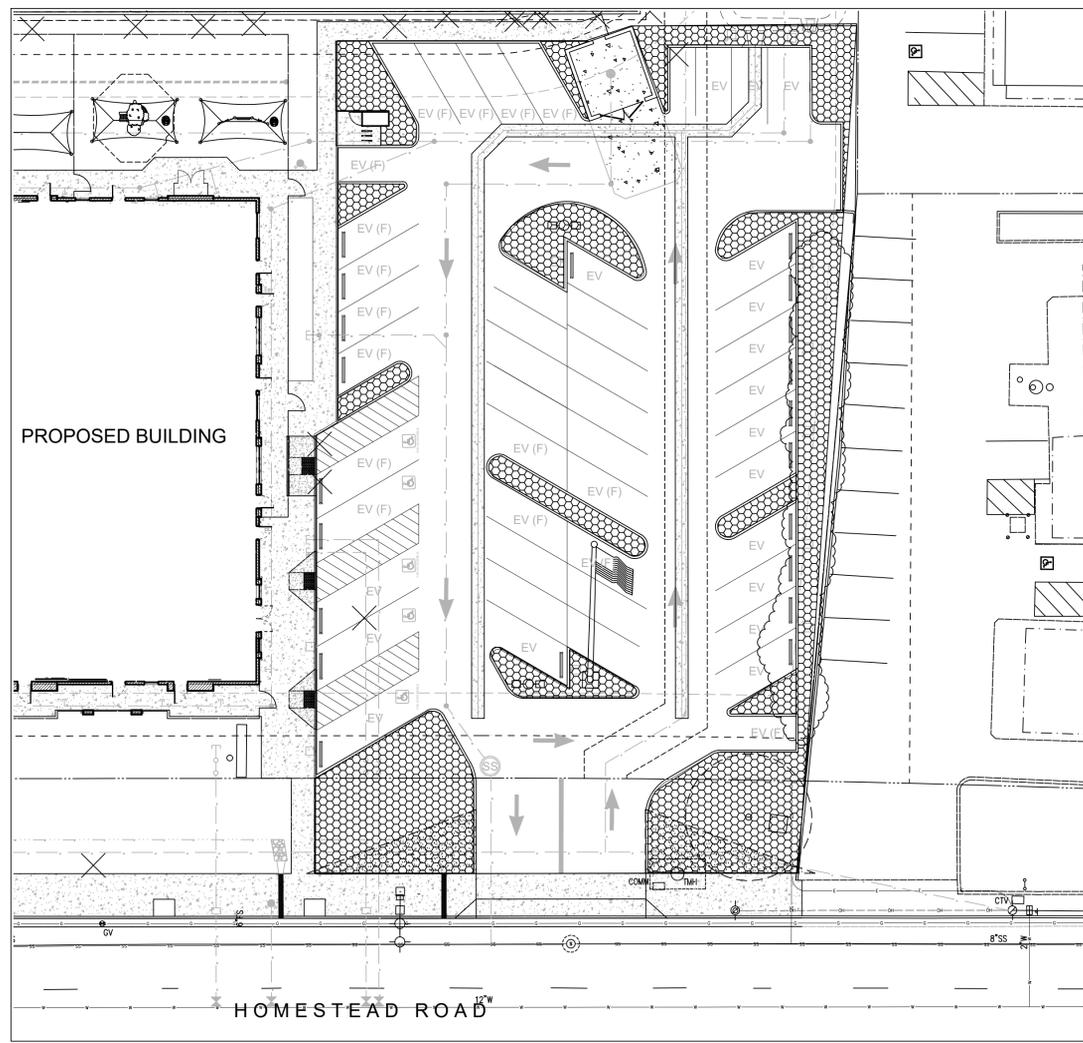


Drawn / Checked	VB/MM
Project Number	SNR24-4009-00
Bid Date	--/--
Permit Date	--/--
For Construction	--/--

LANDSCAPE AREA PERCENTAGES

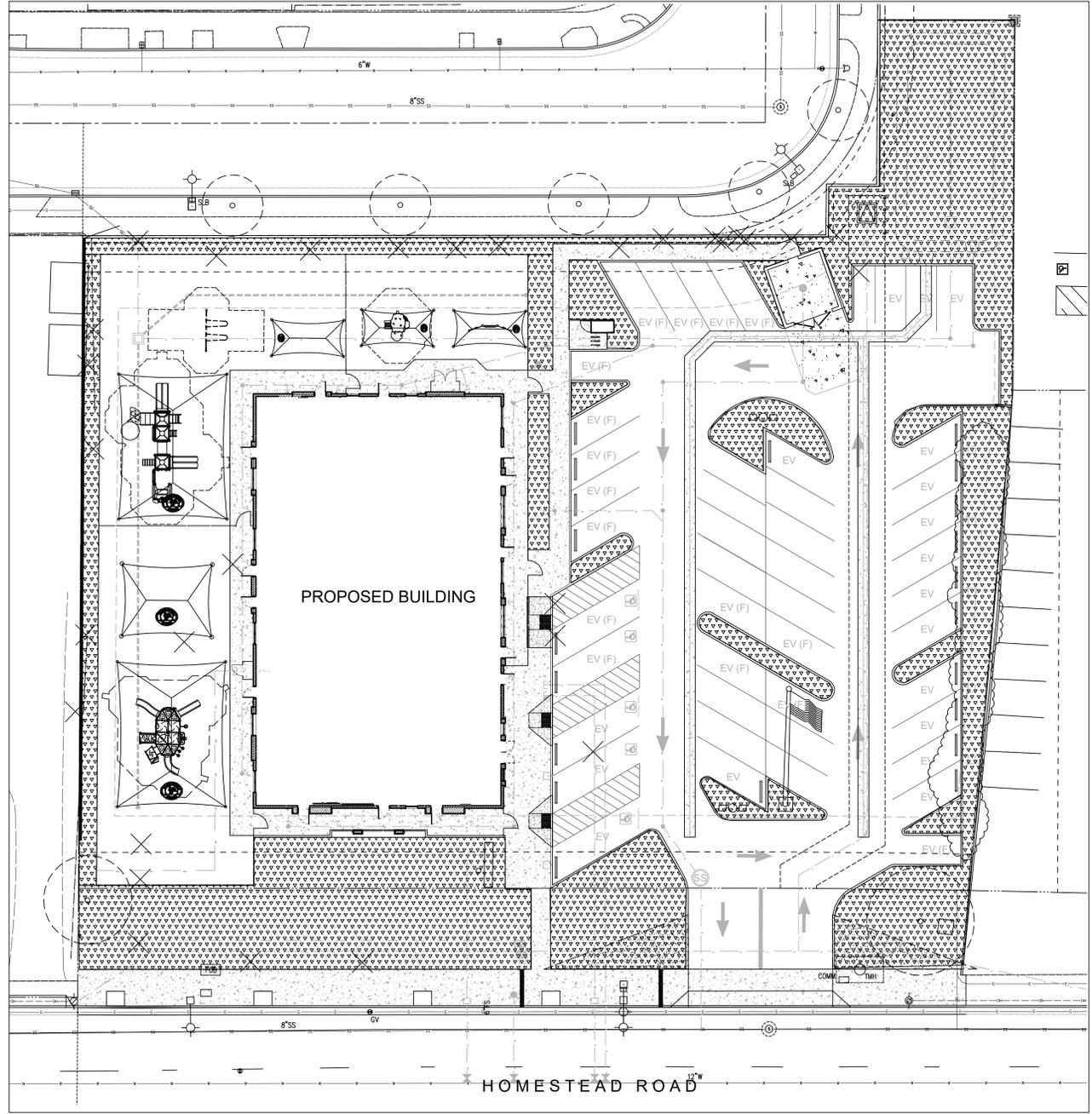
L1.4

03/24/2025



PARKING LOT LANDSCAPE AREA (20% REQUIRED)

LANDSCAPE AREA = 5,090 SF
PARKING LOT W/ LANDSCAPE AREA = 22,538 SF
LANDSCAPE AREA = 22.6% OF AREA



TOTAL LANDSCAPE AREA (20% REQUIRED)

LANDSCAPE AREA = 13,640 SF
PARKING LOT W/ LANDSCAPE AREA = 31,088 SF
LANDSCAPE AREA = 43.8% OF AREA

