Criteria Drawings for

Diablo Water District Corporation Yard Office / Shop Building

3990 Main Street Oakley, CA 94561

APN: 037-191-006 & -034

LIST OF SHEETS

T1.1 TITLE SHEET

T2.1 OCCUPANCY PLAN + SYMBOLS + ABBREVIATIONS

COVER SHEET

2 PRELIMINARY SITE PLAN3 EXISTING CONDITIONS

PRELIMINARY GRADING AND DRAINAGE PLAN STORM WATER CONTROL PLAN

L1.0 PRELIMINARY PLANTING PLAN

D1.1 SITE DEMOLITION PLAN

A1.1 SITE IMPROVEMENT PLAN

A2.1 FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS

A3.2 EXTERIOR MATERIALS

A4.1 BUILDING SECTIONS A7.1 ROOF PLAN

A8.1 DOOR + WINDOW SCHEDULES
A9.1 REFLECTED CEILING PLAN

A10.1 FINISH SCHEDULE
A12.1 COVERED EQUIPMENT STORAGE

E0.1 GENERAL NOTES

E0.2 ONE-LINE DIAGRAM, PANEL SCHEDULES, LEGEND, & ELECTRICAL DETAILS

E1.0 ELECTRICAL SITE PLAN
E1.1 COVERED PARKING ELECTRICAL PLAN

LIST OF CONSULTANTS

ARCHITECT

5757 PACIFIC AVENUE, SUITE 226 STOCKTON, CA 95207

FAX: 209.944.9110 FAX: 209.944.5711 FMAII: dd@wmbarchited

EMAIL: dd@wmbarchitects.com
CONTACT: DOUG DAVIS, PROJECT ARCHITECT

CIVIL ENGINEER BELLECCI & ASSOCIATES 2290 DIAMOND BOULEVARD, SUITE 100 CONCORD, CA 94520

PHONE: 925.685.4569
FAX: 925.685.4838
EMAIL: frank@bellecci.com
CONTACT: FRANK BELLECCI

ELECTRICAL ENGINEER

HCS ENGINEERING 4512 FEATHER RIVER DRIVE, SUITE F STOCKTON, CA 95219

PHONE: 209.478.8270
FAX: 209.478.2169
EMAIL: richard@hcs-eng.com
CONTACT: RICHARD SMITH

LANDSCAPE ARCHITECT

THE HLA GROUP
301 UNIVERSITY AVENUE, SUITE 110
SACRAMENTO, CA 95825
PHONE: 916 447 7400

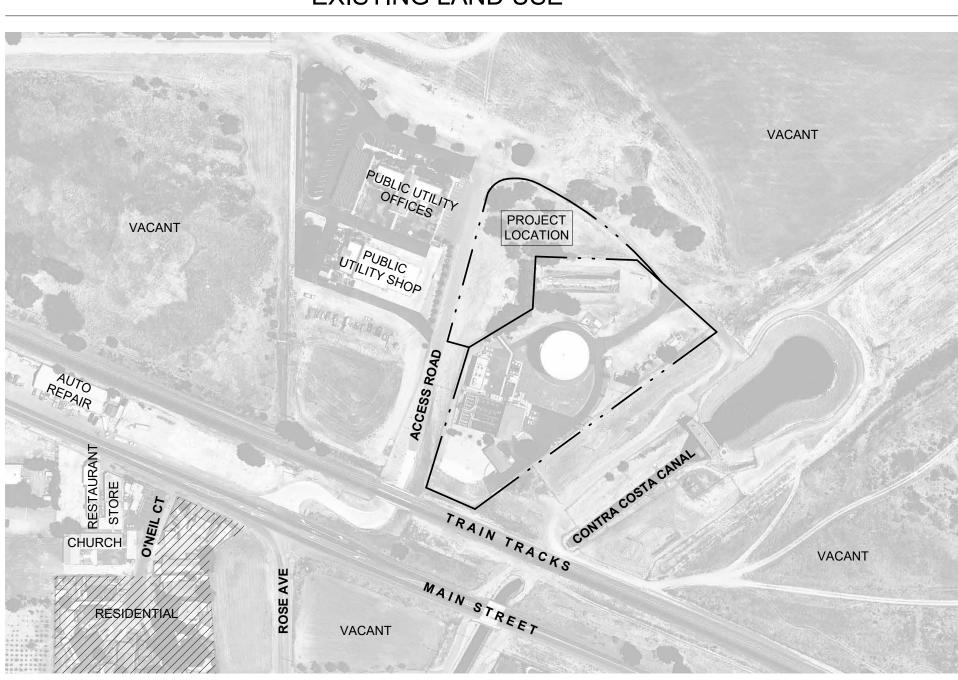
PHONE: 916.447.7400
EMAIL: astrahlo@hlagroup.com
CONTACT: ANDREA STRAHLO

OWNER INFORMATION

OWNER

DIABLO WATER DISTRICT
87 CAROL LANE
OAKLEY, CA 94561
PHONE: 925.625.3798
EMAIL: dmuelrath@diablowater.org
CONTACT: DAN MUELRATH







WMB ARCHITECTS

5757 Pacific Avenue Suite 226 Stockton, CA 95207

2000 L Street Suite 125 Sacramento, CA 95811

T 209.944.9110 F 209.944.5711 www.wmbarchitects.com

Owner-Applicant
Diablo Water District
87 Carol Lane
Oakley, CA 94561
925.625.3798

Diablo Water District -Corporation Yard Office/Shop Building

Oakley, California 94561

WMB Project No. 19-118

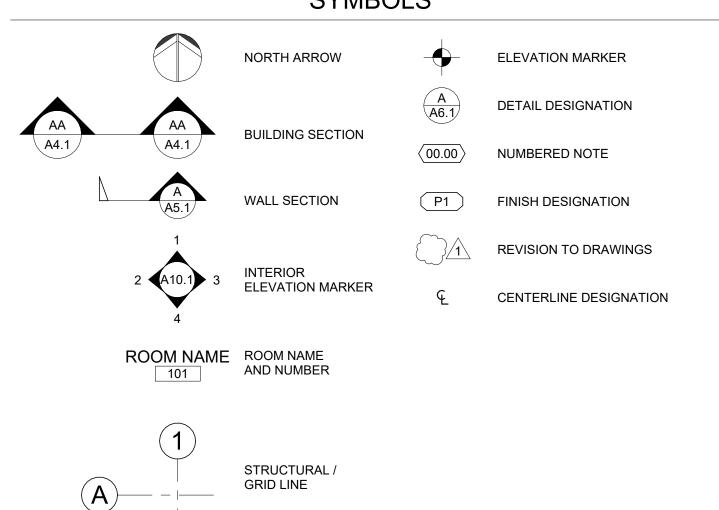
06.02.21 | CRITERIA DOCS

TITLE SHEET

T1.1



SYMBOLS



ADDDEVIATIONS

	ABBREVIATIONS							
@	AT	F.D.	FLOOR DRAIN	P.F.	PREFINISHED			
A.B.	ANCHOR BOLT	F.E.	FIRE EXTINGUISHER	P.O.C.	POINT OF CONNECTION			
A.C.	AIR CONDITIONER	F.G.	FIBERGLASS / FINISH GRADE	P.T.	PRESSURE TREATED			
A.D.	AREA DRAIN	F.H.	FIRE HYDRANT	PEMB.	PRE-ENGINEERED METAL			
A.F.F.	ABOVE FINISH FLOOR	F.O.S.	FACE OF STUD		BUILDING			
ABV.	ABOVE	FIN.	FINISH	PL.	PLATE			
ACC.	ACCESSIBLE	FLR.	FLOOR	PLAS.	PLASTIC			
ACST.	ACOUSTIC	FT.	FOOT / FEET	PLY	PLYWOOD			
ADJ.	ADJUSTABLE	FTG.	FOOTING	PR.	PAIR			
ALUM.	ALUMINUM			PROP.	PROPERTY			
APPROX.	APPROXIMATE	G.I.	GALVANIZED IRON	PSI	POUNDS PER SQUARE INCH			
		GA.	GAUGE					
B.O.	BOTTOM OF	GD.	GRADE	R.C.	RELATIVE COMPACTION			
B.P.	BUILDING PAPER	GL.	GLASS	RDWD.	REDWOOD			
B.U.	BUILT UP	GYP. BD.	GYPSUM BOARD	REINF.	REINFORCED			
BD.	BOARD			REQ'D.	REQUIRED			
BLDG.	BUILDING	H.M.	HOLLOW METAL	RM.	ROOM			
BLK.	BLOCK	HD.	HEAD					
BLKG.	BLOCKING	HDR.	HEADER	S.C.	SOLID CORE			
BOTT.	BOTTOM	HDWR.	HARDWARE	S.D.	STORM DRAIN			
BTWN.	BETWEEN	HORIZ.	HORIZONTAL	S.F.	SQUARE FOOTAGE			
		HR.	HOUR	S.M.	SHEET METAL			
C.I.	CAST IRON	HT.	HEIGHT	S.P.	SINGLE PLY			
C.I.P.	CAST-IN-PLACE			S.S.	SANITARY SEWER LINE /			
C.J.	CONTROL JOINT	INSUL.	INSULATION		STANDING SEAM / STAINLESS STEEL			
C.L.	CENTER LINE	INT.	INTERIOR	SCH.	SCHEDULE			
CAB.	CABINET			SECT.	SECTION			
CAT.	CATALOG	JB.	JAMB	SLC1.	SIMILAR			
CBC	CALIFORNIA BUILDING CODE	JT.	JOINT	SIM. SL.	SILL			
CLG.	CEILING			SPEC.	SPECIFICATION			
CLR.	CLEAR	LAM.	LAMINATE	SPEC. SQ.	SQUARE			
CMU	CONCRETE MASONRY UNIT	LAV.	LAVATORY	SQ. STD.	STANDARD			
COL.	COLUMN	LT.	LIGHT	STD. STL.	STEEL			
COMP.	COMPACTED	LTWT.	LIGHT WEIGHT	SUSP.	SUSPENDED			
CONC.	CONCRETE			SW.	SWITCH			
CONT.	CONTINUOUS	M.L.	METAL LATH	SVV.	SWITCH			
		MAX.	MAXIMUM	Т&В	TOP & BOTTOM			
D.F.	DOUGLAS FIR / DRINKING	MFG.	MANUFACTURER	T&G	TONGUE & GROOVE			
	FOUNTAIN	MIN.	MINIMUM / MINUTE	T.O.	TOP OF			
D.H.	DOUBLE HUNG	MTD.	MOUNTED	T.O.C.	TOP OF CURB			
D.S.	DOWNSPOUT			T.O.P.	TOP OF COND			
DBL.	DOUBLE	(N)	NEW	T.S.	TUBE STEEL			
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT	TEMP	TEMPORARY			
DN.	DOWN	N.T.S.	NOT TO SCALE	TYP.	TYPICAL			
DWG.	DRAWING	N/A	NOT APPLICABLE	IIF.	TFICAL			
		NO. / #	NUMBER	U.B.C.	UNIFORM BUILDING CODE			
E.J.	EXPANSION JOINT			U.O.N.	UNLESS OTHERWISE NOTED			
E.W.	EACH WAY	O.C.	ON CENTER	U.U.N.	UNLESS OTHERWISE NOTED			
EA.	EACH	OPP.	OPPOSITE HAND	V.B.	VAPOR BARRIER			
ELEV.	ELEVATION	ov/	OVER	v.b. V.I.F.				
EQ.	EQUAL	OZ.	OUNCE		VERIFY IN FIELD			
EXIST. / (E)	EXISTING			V.T.R. VERT.	VENT THROUGH ROOF VERTICAL			
EXT.	EXTERIOR				MUDE			
				W.	WIDE			
				W.H.	WATER HEATER			
				W.I.	WROUGHT IRON			
				W.W.F.	WOVEN WIRE FABRIC			
				w/	WITH			
				w/o	WITHOUT			
				WAINS.	WAINSCOT			

GENERAL NOTES

WD. WOOD

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST ADOPTED AND EFFECTIVE EDITION OF TITLE 24,

CALIFORNIA CODE OF REGULATIONS (CCR), AS APPLICABLE:

PART 1 CALIFORNIA ADMINISTRATIVE CODE

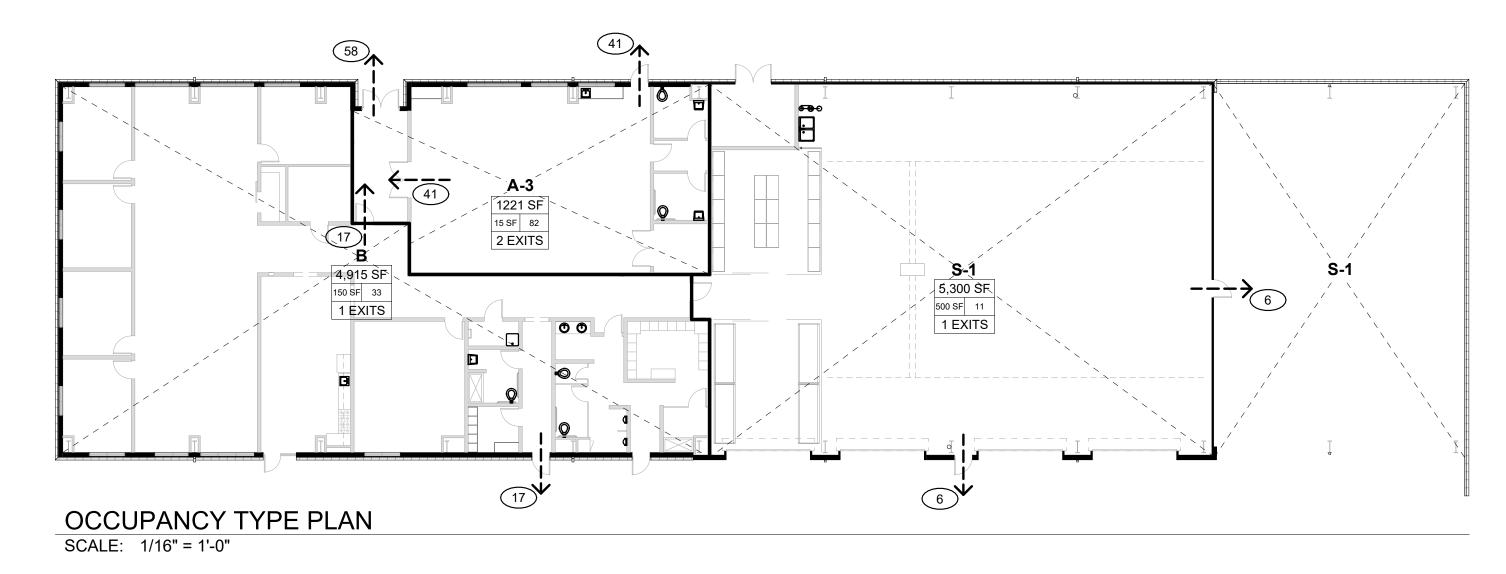
PART 2 2019 CALIFORNIA BUILDING CODE

PART 3 2019 CALIFORNIA ELECTRICAL CODE PART 4 2019 CALIFORNIA MECHANICAL CODE

PART 5 2019 CALIFORNIA PLUMBING CODE PART 6 2019 CALIFORNIA ENERGY CODE

PART 9 2019 CALIFORNIA FIRE CODE PART 11 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

2. PLANS FOR THE SPRINKLER SYSTEMS MUST BE SUBMITTED TO THE BUILDING INSPECTION DIVISION AND APPROVED BY THE FIRE DEPARTMENT.



PROJECT DATA MIXED OCCUPANCY NON-SEPARATED - SINGLE STORY

TYF	PE OF CONSTRUCTION	II-B			
FIR	E SPRINKLERS		YES	NFPA 1	
	FIRE SPRINKLER FACTOR CBC TABLES 504.3, 504.4, 506.2			S / S1	
	HEIGHT INCREASE		NO		
	AREA INCREASE	NO			
OC	CUPANCIES NON-SEPARATED	A-3	В	S-1	

ALLOWABLE HEIGHT	75'	75'	75'
ALLOWABLE STORIES	3	4	3
TABULAR ALLOWABLE AREA (A)	38,000	92,000	70,000
MOST RESTRICTIVE OCCUPANCY	A-3		•

ALLO	WABLE AREA (A _e)	$A_a = A_t + (NS \times I_f)$	A _a = 45,125 S.F.
TA FF	ABULAR ALLOWABLE ARE ROM MOST RESTRICTIVE OCC	A _t = 38,000 S.F.	
TA FF	ABULAR ALLOWABLE ARE ROM MOST RESTRICTIVE OCC	NS = 9,500 S.F.	
	RONTAGE AREA ICREASE FACTOR (I _f)	I _f = (F/P25) x W/30'	I _f = 75%
	WEIGHTED AVERAGE OF OPEN SPACE (W)	(L ₁ x w ₁ + L ₂ x w ₂) / F	W = 30'
	PERIMETER w/ OPEN/PU	F = 595'	
	PERIMETER, OVERALL	P = 595'	

ALLOWABLE HEIGHT FROM MOST RESTRICTIVE OCCUPANCY	75'
ACTUAL HEIGHT	22'
ALLOWABLE STORIES FROM MOST RESTRICTIVE OCCUPANCY	3
ACTUAL STORIES	1
ALLOWABLE AREA (A _a)	45,125 S.F.
ALLOWABLE AREA (A₃) ACTUAL AREA PER OCCUPANCY	45,125 S.F. 1,760 S.F. 4,920 S.F. 7,920 S

LEGEND

Α	3 -	USE CATEGORY
300	S.F.	ROOM AREA
15 SF	20	OCCUPANT LOAD
1 EXIT		EXITS REQUIRED
		OCCUPANCY LOAD FACTOR

PANIC HARDWARE

ILLUMINATED EXIT SIGN -REFER TO ELECTRICAL DWGS.

NUMBER OF OCCUPANTS

- 1. REFER TO NOTATION FLOOR PLAN FOR LOCATION OF FIRE EXTINGUISHERS.
- 2. REFER TO POSTED SIGNAGE PLAN FOR LOCATION OF TACTILE EXIT SIGNS. 3. REFER TO POSTED SIGNAGE PLAN FOR ASSISTIVE LISTENING DEVICES AS REQUIRED.
- 4. FOR EGRESS, SINGLE DOORS ACCOMMODATE 226 OCCUPANTS AND DOUBLE DOORS ACCOMMODATE 452 OCCUPANTS, U.O.N.

06.02.21 | CRITERIA DOCS.

WMB

Suite 226

2000 L Street

T 209.944.9110 F 209.944.5711

Owner-Applicant

925.625.3798

Diablo Water District 87 Carol Lane Oakley, CA 94561

Diablo Water District -

Corporation Yard Office/Shop Building

3990 Main Street Oakley, California 94561

WMB Project No.

19-118

Suite 125

ARCHITECTS

5757 Pacific Avenue

Stockton, CA 95207

Sacramento, CA 95811

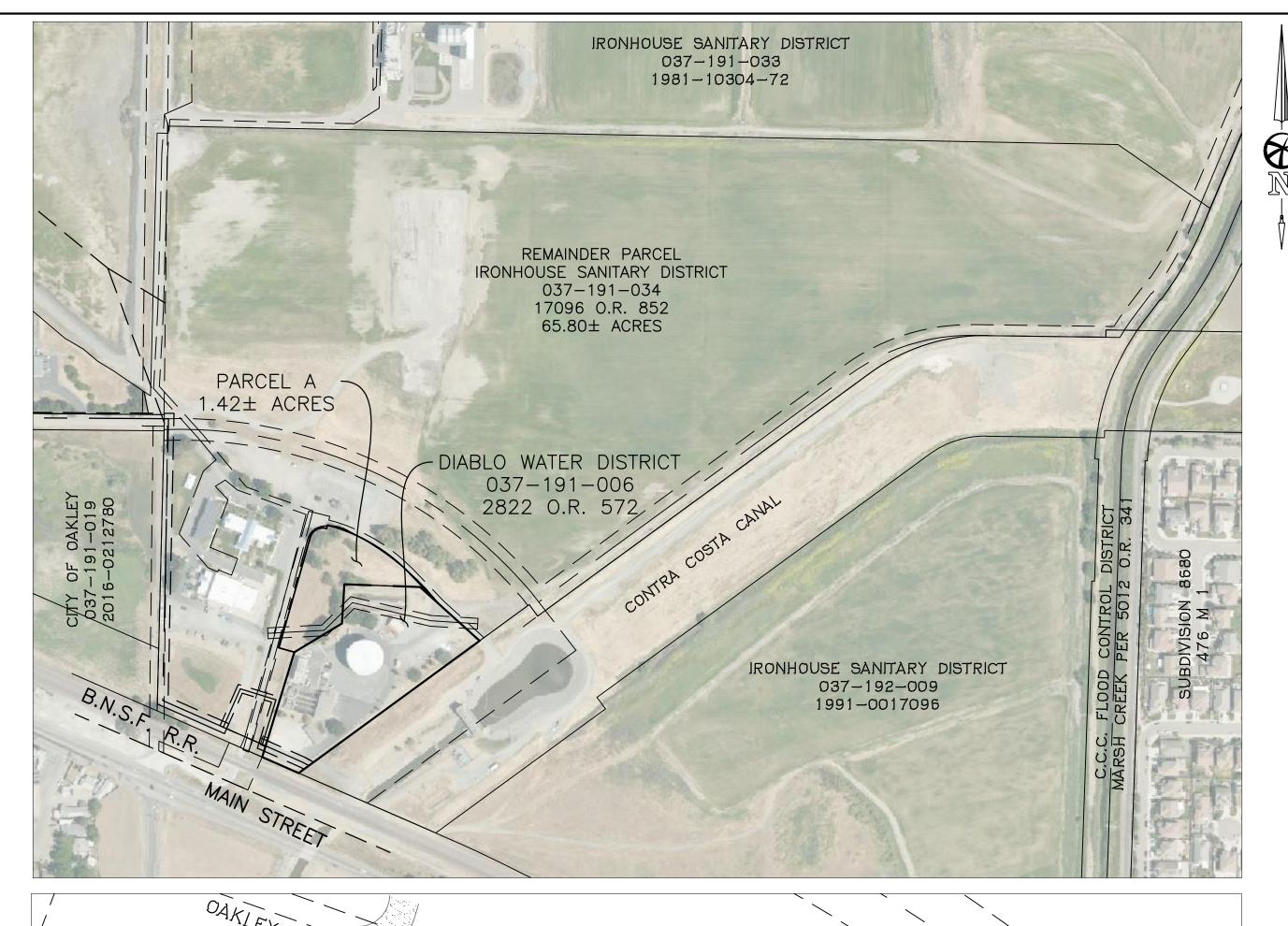
www.wmbarchitects.com

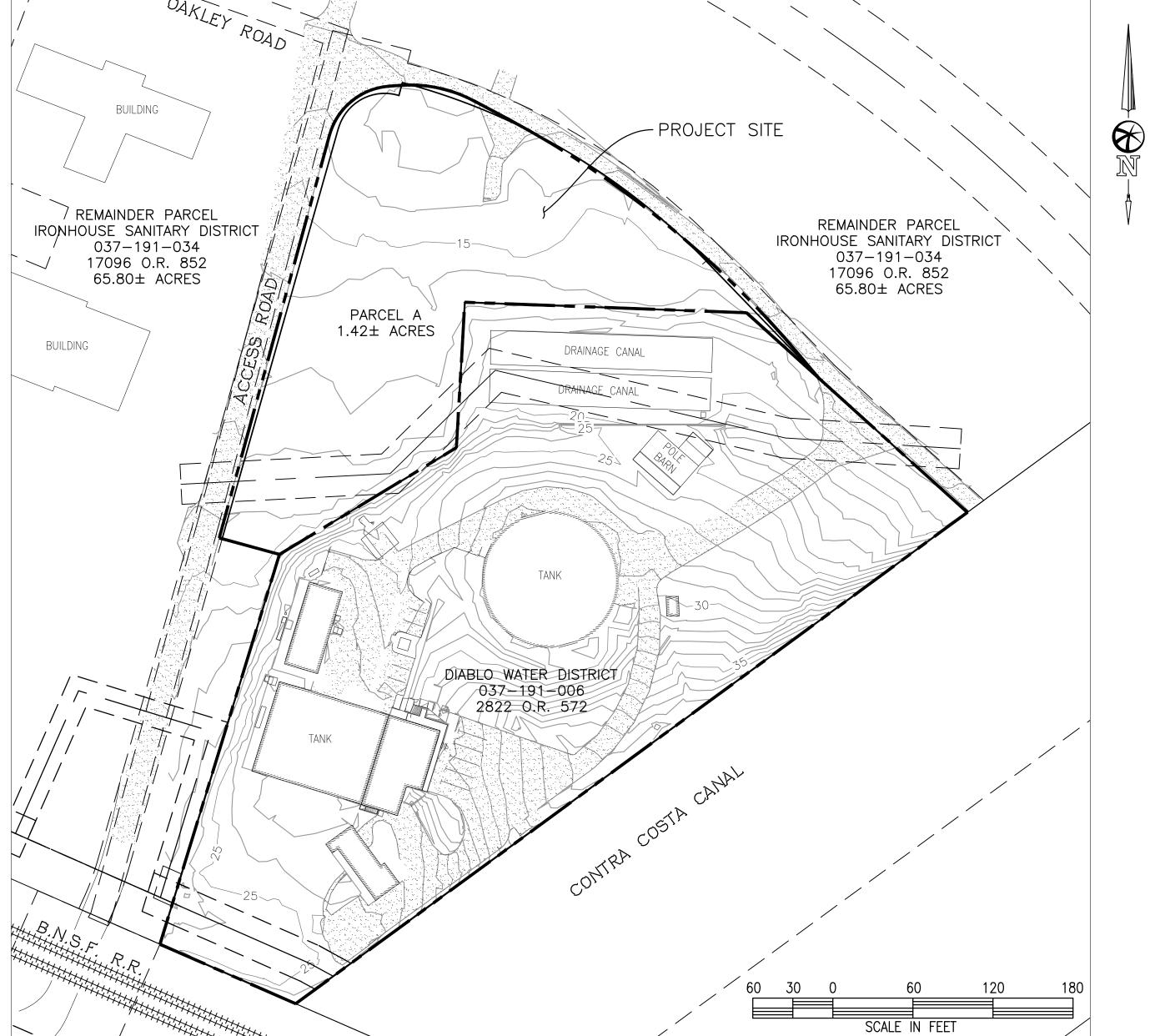
PLUMBING FIXTURE COUNT (CPC TABLE 422.1)

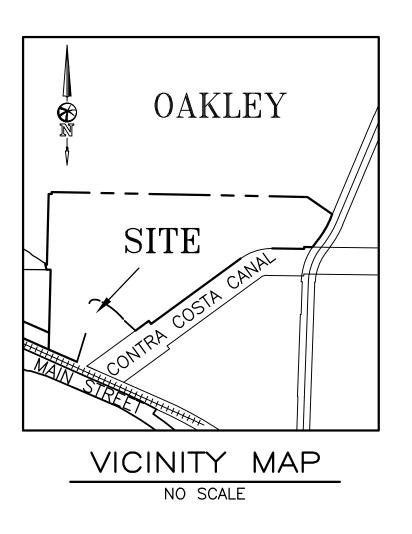
PLUMB		TURE CO	או ואוטכ	PC IAB		2. I)										
OCCUPANCY	S.F.	S.F./ PERSON	# PER	RSONS	# MEN	/WOMEN	v	v.c.	URI	NALS	L	AVS	DRINKING	FOUNTAINS	SERV	ICE SINK
							REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED
30 S.F. /		30 S.F. /	42.6	200	MEN	22	1	2	1	2	1	2				
A-3	1,280 S.F.	OCC.	43 (43 OCC.		22	2	2*			1	2*				
В	3,200 S.F.	200 S.F. / OCC.	16 OCC.	19 OCC.	UNI	UNISEX RESTROOM PROVIN ACCORDANCE WIT								REQUIRED CPC 415.2	1	1
S-1	5,000 S.F.	2,000 S.F. / OCC.	3 OCC.	TOTAL		CPC 422.2 E	_									

* PROVIDED IN SINGLE-USER RESTROOMS

OCCUPANCY PLAN + SYMBOLS + **ABBREVIATIONS**







VESTING TENTATIVE MAP SUBDIVISION MS 976-21

A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, T.2N., R.2E., M.D.B.& M.

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CALIFORNIA
APRIL 20, 2021

GENERAL NOTES:

SHEET INDEX

1. COVER SHEET

2. PRELIMINARY SITE PLAN

3. EXISTING CONDITIONS

4. PRELIMINARY GRADING & DRAINAGE PLAN

5. STORM WATER CONTROL PLAN

LEGEN	ID		
AC	ASPHALT CONCRETE	G	GROUND
BC	BUILDING CORNER	GB	GRADE BREAK
	BEGIN CURVE	GPS	GLOBAL POSITIONING SYSTEM
BFP	BACKFLOW PREVENTION	HV	HIGH VOLTAGE
BGN	BEGIN	IP	IRON PIPE
BLD	BUILDING	JP	JOINT PIPE
BM	BENCH MARK	MH	MANHOLE
BOL	BOLLARD	MON	MONUMENT
BS	BACK SITE	PED	PEDESTAL
CNC	CONCRETE	POC	POINT ON CURB
CMP	CORRUGATED METAL PIPE	POL	POINT ON LINE
CONEX/	CXNC SHIPPING CONTAINER	FL	FLOW LINE
CP	CONTROL POINT	RD	ROAD
CYC	CYCLONE	SL	STREETLIGHT
DI	DRAINAGE INLET	TC	TOP OF CURB
DL	DAYLIGHT	TFB	TOP OF FACE OF BERM
EB	ELECTRIC BOX	TFW — TW	TOP OF FACE OF WALL
EC	EDGE OF CONCRETE	TRNSFRMR	TRANSFORMER
ELEV	ELEVATION	TRW	TOP OF RETAINING WALL
EP	EDGE OF PAVEMENT	UTIL	UTILITY
EX	EXISTING	VLVE	VALVE
FH	FIRE HYDRANT	WD	WOOD
FL	FLOW LINE	WM	WATER METER
FNC	FENCE	WTR	WATER

WATER VALVE

Р	ELECTRIC I	BOX	_	
-	MISC SIGN			
@	SANITARY S	SEWER CL	EANOUT	
S	SANITARY S	SEWER MA	NHOLE	
\oslash	STORM DR	AIN THROU	JGH CURB	
	STORM DR	AIN CATCH	IBASIN	
(D)	STORM DR	AIN MANH	OLE	
Δ	SURVEY SE	ET 60D NA	AIL	
(a)	SURVEY M			
-	UTIL JOINT	POLE		
(\bigcup)	UTIL MH			
*	UTIL STREE		POLE	
	WATER HY			
WM	WATER ME			
×	WATER VAL	.VE		
-00-	-	FENCE		
		WALL		
	++++++++	RAILROAD		
		ASPHALT	CONCRETE	HATO
		BUILDING	HATCH	

IRONHOUSE SANITARY DISTRICT 450 WALNUT MEADOWS DRIVE OAKLEY, CA 94561 1-925-625-2279 DIABLO WATER DISTRICT 87 CAROL LANE OAKLEY, CA 94561 1-925-625-3798 BELLECCI & ASSOCIATES, INC. **ENGINEER:** 2290 DIAMOND BLVD., SUITE 100 CONCORD, CALIFORNIA 94520 925.685.4569 037-191-034 A.P.N.: 1.42 ACRES SITE AREA: EXISTING ZONING: P - PUBLIC AND SEMI-PUBLIC P - PUBLIC AND SEMI-PUBLIC PROPOSED ZONING: EXISTING USE: PROPOSED USE: SPECIAL DISTRICT ADMINISTRATIVE & SHOP BUILDING LOT SIZES: REMAINDER PARCEL: 65.80 ACRES PARCEL A: 1.42 ACRES

WATER - DIABLO WATER DISTRICT

TELEPHONE – AT&T

SEWER - IRONHOUSE SANITARY DISTRICT

GAS & ELECTRIC - PACIFIC GAS & ELECTRIC CO.

ZONE X. THIS AREA IS SUBJECT TO MINIMAL FLOODING

HAZARD PER FIRM PANEL 06013C 0355G DATED 3/21/2017.

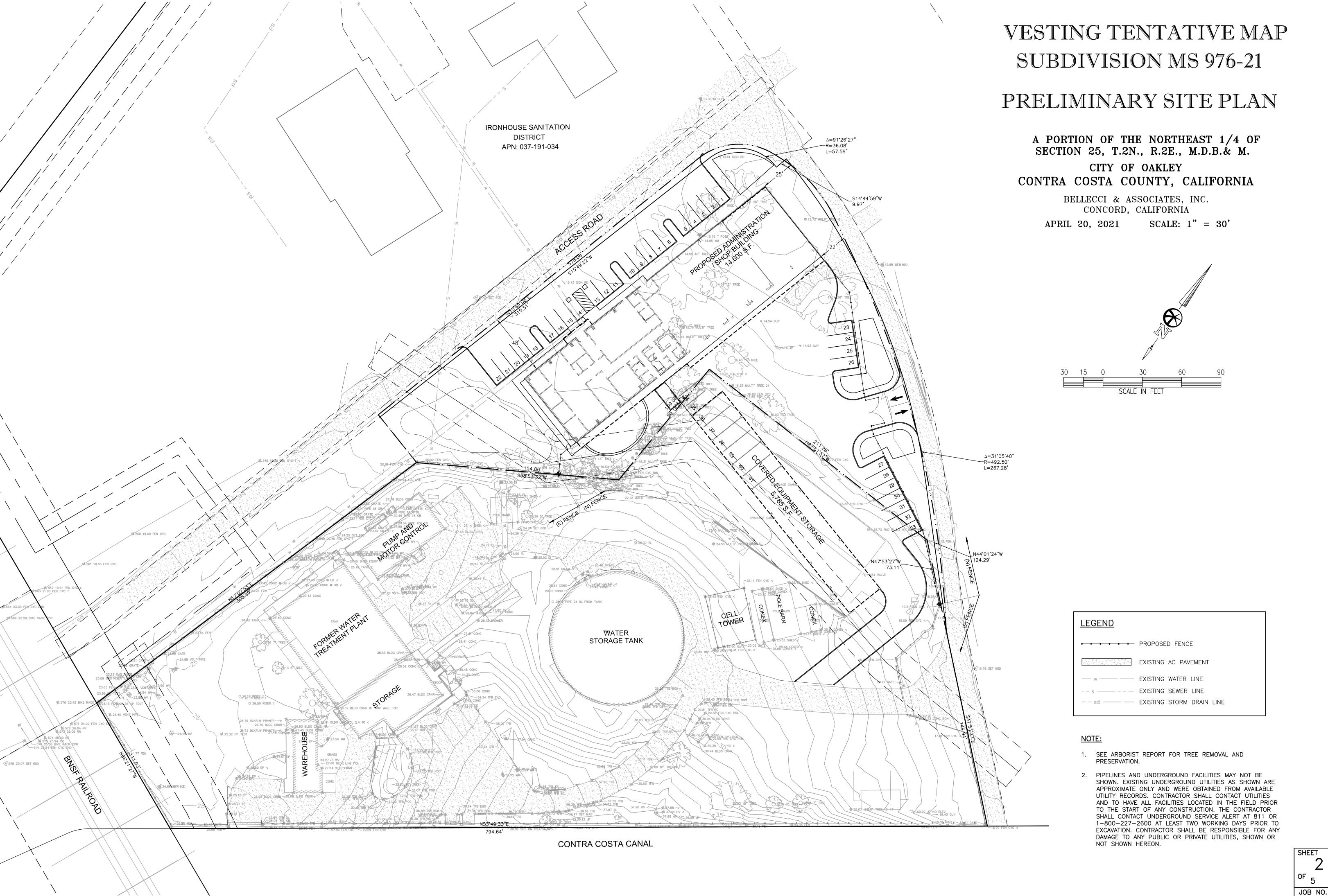
TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES,

SERVICES:

FLOODING:

TOPOGRAPHY:

BOUNDARY: BOUNDARY BASED ON FIELD SURVEY AND RECORD DATA.



REMAINDER PARCEL IRONHOUSE SANITARY DISTRICT 037-191-034 17096 O.R. 852 65.80± ACRES PARCEL A 1.42± ACRES Δ=31°05'40" —R=492.50' L=267.28' REMAINDER PARCEL IRONHOUSE SANITARY STORAGE TANK DISTRICT 037-191-034 DIABLO WATER DISTRIC 17096 O.R. 852 037-191-006 2822 O.R. 572 65.80± ACRES CONTRA COSTA CANAL

VESTING TENTATIVE MAP SUBDIVISION MS 976-21

EXISTING CONDITION

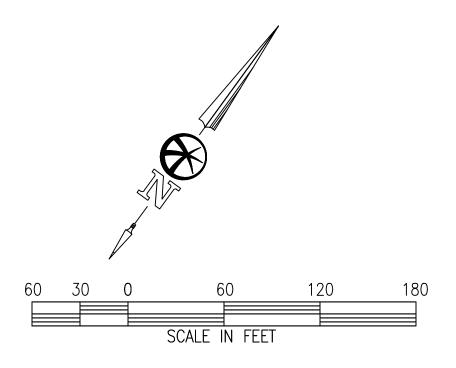
A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, T.2N., R.2E., M.D.B.& M.

CITY OF OAKLEY
CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC. CONCORD, CALIFORNIA

APRIL 20, 2021

SCALE: 1" = 60'



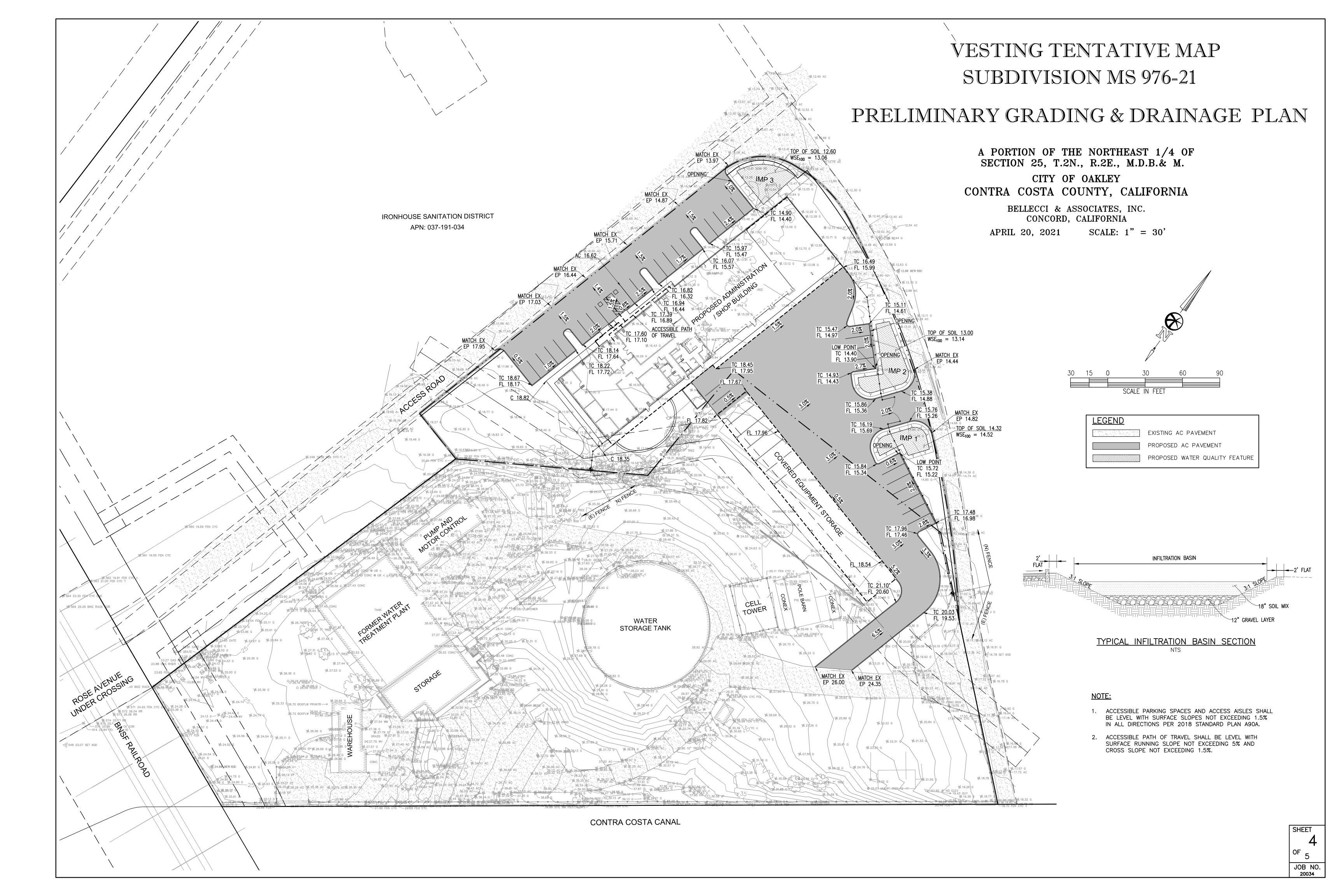
EASEMENT SUMMARY TABLE									
#	RECORDER'S SERIAL NUMBER	GRANTOR	GRANTEE	PURPOSE					
1	79 DEEDS 279	N/A	N/A	100' RIGHT OF WAY					
2	2006-0300829	BNSF RAILWAY COMPANY	IRONHOUSE SANITARY DISTRICT	THE CONSTRUCTION AND MAINTENANCE OF A VEHICULAR ROADWAY UNDERPASS					
3	BK 5013 OR PG 431	OAKLEY COUNTY WATER DISTRICT	PACIFIC GAS AND ELECTRIC COMPANY	THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF PUBLIC UTILITIES					
4	2009-0212030	IRONHOUSE SANITARY DISTRICT	CONTRA COSTA WATER DISTRICT, EAST BAY REGIONAL PARK DISTRICT, DIABLO WATER DISTRICT,	RECIPROCAL ACCESS					
5	BK 2822 OR PG 572	PORTER SOSNIN, JR., ET AL	OAKLEY COUNTY WATER DISTRICT	THE CONSTRUCTION, USE AND MAINTENANCE OF A SPUR RAILROAD TRACK					
6	2000-0053420	DIABLO WATER DISTRICT	SPRINT SPECTRUM L.P.	RIGHTS OF ACCESS TO THE PROPERTY AND TO ELECTRICAL AND TELEPHONE FACILITIES SERVING THE PROPERTY					
7	BK 5723 OR PG 342	PORTER SESNON, JR., ET AL	PACIFIC GAS AND ELECTRIC COMPANY	THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF PUBLIC UTILITIES					
8	BK 10304 OR PG 69	PORTER ESTATE COMPANY, OAKLEY RANCH, INC.	OAKLEY-BETHEL ISLAND WASTEWATER MANAGEMENT AUTHORITY	ROADWAY AND UTILITIES					
9	BK 17096 OR PG 864	OAKLEY-BETHEL ISLAND WASTEWATER MANAGEMENT AUTHORITY	PORTER ESTATE COMPANY, OAKLEY RANCH, INC.	ROADWAY AND UTILITIES					
10	96-3403	IRONHOUSE SANITARY DISTRICT	DIABLO WATER DISTRICT	THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF PUBLIC UTILITIES					
11	2007-0273970	IRONHOUSE SANITARY DISTRICT	PACIFIC GAS AND ELECTRIC COMPANY	THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF PUBLIC UTILITIES					
12	2013-0242914	IRONHOUSE SANITARY DISTRICT	CALIFORNIA PV ENERGY, LLC	THE INSTALLATION, MAINTENANCE AND OPERATION OF THE ELECTRIC GRID-CONNECTED PHOTOVOLTAIC SOLAR POWER PLANT					
13	N/A	N/A	N/A	POLE LINE EASEMENT NOT OF RECORD					

NOTE:

1. PG&E EASEMENT WILL BE QUITCLAIM PRIOR TO ISSUANCE OF BUILDING PERMIT.

SHEET

JOB NO. 20034



Project Name: 20034_DWD Corp Yard LLA Project Type: Treatment Only APN: 037-191-006-8 Drainage Area: 158,471 Mean Annual Precipitation: 11.5

Self-Treating DMAs

DMA Name	Area (sq ft)
DMA3	1,210.0
DMA6	2,562.0
DMA10	154.0
DMA13	359.0
DMA14	293.0
DMA17	103.0
DMA18	103.0
DMA19	103.0
DMA20	359.0
DMA21	5,117.0
DMA22	3,310.0
DMA23	2,842.0

IV. Areas Draining to IMPs

IMP Type: Bioretention Facility
Soil Group: IMP1

Son Group: III	VIP1							
DMA Name	Area (sq ft)	Post Project	DMA Runoff	DMA Area x				
		Surface Type	Factor	Runoff Factor	IMP Sizing			
DMA1	8,745		1.00	8,745	IMP Sizing	Rain	Minimum	Proposed
		Asphalt			Factor	Adjustment	Area or	Area or
DMA2	2,850	Conventional	1.00	2,850	1 dotoi	Factor	Volume	Volume
		Roof				1 actor	Volume	Volume
			Total	11,595				
				Area	0.040	1.000	464	618

IMP Type: Bioretention Facility Soil Group: IMP2

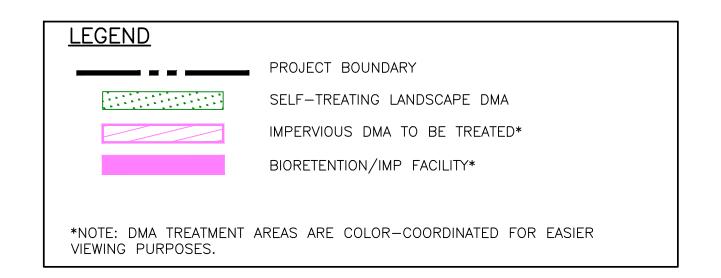
DMA Name	Area (sq ft)	Post Project	DMA Runoff	DMA Area x				
		Surface Type	Factor	Runoff Factor	IMP Sizing			
DMA4	12,811	Concrete or Asphalt	1.00	12,811	IMP Sizing Factor	Rain Adjustment	Minimum Area or	Proposed Area or
DMA5	2,850	Conventional	1.00	2,850	ractor	rajaotinone	711000	71100 01

		Roof				Factor	Volume	Volume
DMA7	8,480	Conventional Roof	1.00	8,480				
DMA8	200	Conventional Roof	1.00	200				
DMA9	1,052	Concrete or Asphalt	1.00	1,052				
DMA11	167	Concrete or Asphalt	1.00	167				
			Total	25,560				
			_	Area	0.040	1 000	1 022	1.0

IMP Type: Bioretention Facility

Son Group: IIV	IP3							
DMA Name	Area (sq ft)	Post Project	DMA Runoff	DMA Area x				
		Surface Type	Factor	Runoff Factor	IMP Sizing			
DMA12	7,956	Conventional Roof	1.00	7,956	IMP Sizing Factor	Rain Adjustment	Minimum Area or	Proposed Area or
DMA15	963	Concrete or Asphalt	1.00	963	1 40101	Factor	Volume	Volume
DMA16	8,510	Concrete or Asphalt	1.00	8,510				
			Total	17,429				
				Area	0.040	1,000	697	816

Report generated on 1/14/2021 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).



VESTING TENTATIVE MAP SUBDIVISION MS 976-21

STORM WATER CONTROL PLAN

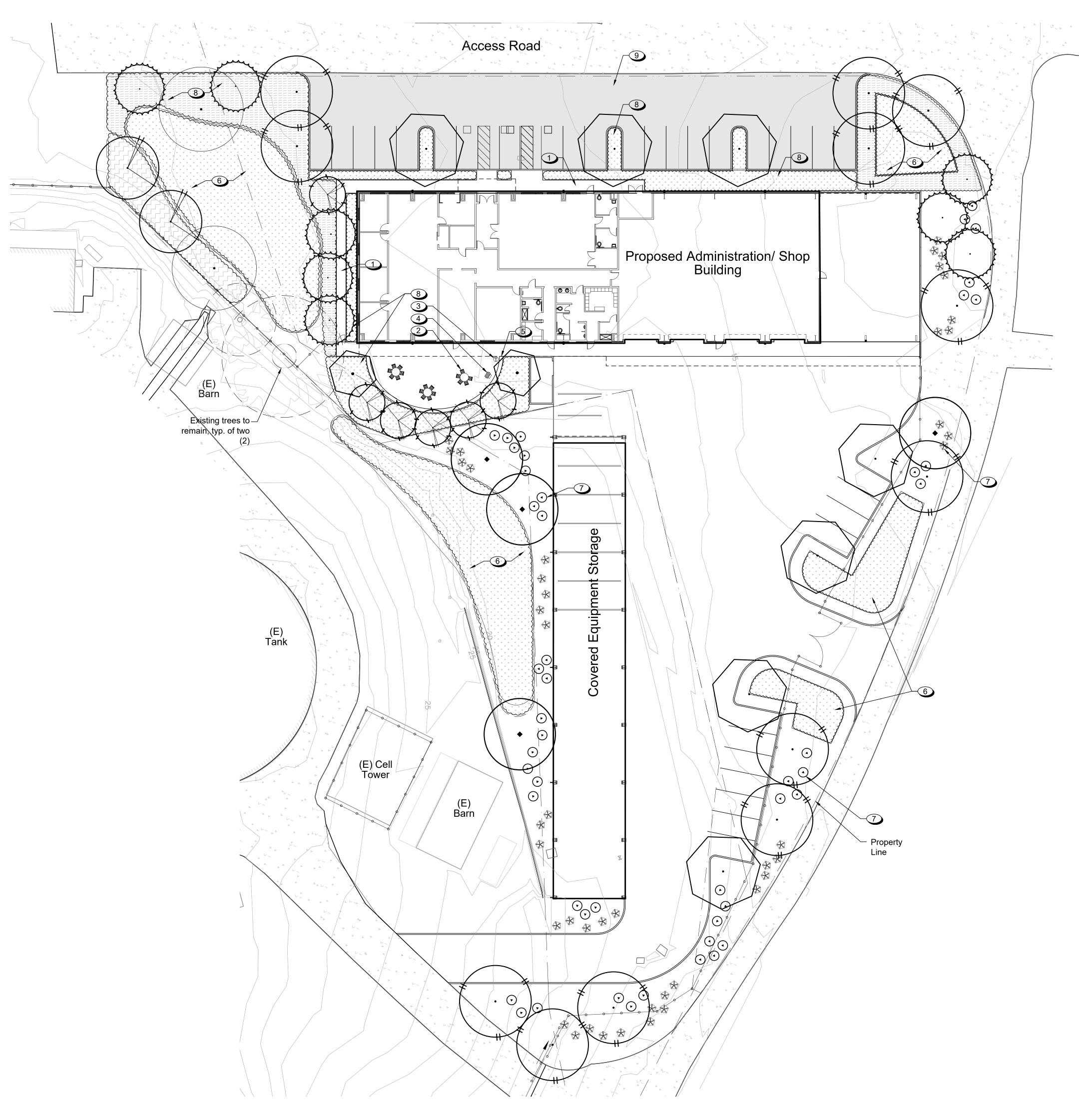
A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, T.2N., R.2E., M.D.B.& M. CITY OF OAKLEY

JOB NO.

BELLECCI & ASSOCIATES, INC. CONCORD, CALIFORNIA

CONTRA COSTA COUNTY, CALIFORNIA

APRIL 20, 2021 SCALE: 1" = 40IRONHOUSE SANITATION DISTRICT APN: 037-191-034 -288461 GRATE < WATER STORAGE TANK CONTRA COSTA CANAL

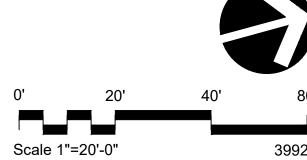


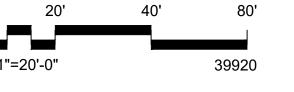
		Plant Legend			
Symb	ol Botanical Name	Common Name	Size	Remarks	Wat. Use
Tree	s				
ALN	Alnus rhombifolia	White Alder	24" Box	-	L
ACE	Acer negundo	Box Elder	24" Box	-	М
CER	Cercis occidentalis	Western Redbud	15 gal.	Multi-stem	VL
LAG	Lagerstroemia indica 'Natchez'	White Crape Myrtle	15 gal.	-	L
PAR	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	15 gal.	-	VL
PLA	Platanus racemosa	California Sycamore	24" Box	-	М
QUA	Quercus agrifolia	Coast Live Oak	24" Box	-	VL
Mid-	evel Enhanced Shrubs				
<u> CEEE</u>	Abelia x grandiflora 'Abelops'	Sunshine Daydream Abelia	5 gal.	-	М
	Achillea millefolium 'Apple Blossom'	Apple Blossom Common Yarrow	5 gal.	-	L
	Coleonema pulchellum	Pink Breath of Heaven	5 gal.	-	М
	Epilobium canum	California Fuchsia	1 gal.	-	L
	Euonymus japonicus	Dwarf Japanese Euonymus	1 gal.	-	L
	Gaura lindheimerii	White Guara	1 gal.	-	М
	Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	1 gal.	-	L
(EEEE	Nandina domestica 'Lemon Lime'	Lemon Lime Heavenly Bamboo	1 gal.	-	L
Low	Growing Enhanced Shrubs				
++++	Abelia x grandiflora 'Confetti'	Confetti Glossy Abelia	5 gal.	-	М
+ + + + + + + + + + + + + + + + + + + +	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gal.	-	L
+ + + + + + + + + + + + + + + + + + + +	Callistemon 'Little John'	Little John Bottlebrush	5 gal.	-	L
+ + + +	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	5 gal.	-	М
+ + + + + + + + + + + + + + + + + + + +	Lantana x 'Spreading Orange'	Spreading Orange Lantana	1 gal.	-	L
+ + + + + + + + + + + + + + + + + + + +	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal.	-	L
+ + + +	Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	5 gal.	-	L
Swa	e & Rain Garden				
(* * * * * * * * * * * * * * * * * * *	Achillea millefolium	Common Yarrow	1 gal.	Upland Zone	L
	Carex spissa	San Diego Sedge	5 gal.	Upland Zone	L
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Chondropetalum tectorum	Cape Rush	1 gal.	Inundation Zone	L
\(\frac{1}{2} \tau \tau \tau \tau \tau \tau \tau \tau	Juncus patens	California Gray Rush	1 gal.	Inundation Zone	М
* * * *	Juncus effusus	Soft Rush	1 gal.	Inundation Zone	М
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	5 gal.	Upland Zone	L
	e Planting				ī
♦		Sierra Salmon California Fuchsia	5 gal.	-	L
***	Wurlienbergia rigeris	Deer Grass	5 gal.	-	L
①	Rosa californica	California Wild Rose	5 gal.	-	L
∦(Salvia 'Bee's Bliss'	Bee's Bliss Sage	5 gal.	-	L
Scre	en Planting				
	Arctostaphylos densiflora Howard McMinn'	Howard McMinn Manzanita	5 gal.	-	L
	Ceanothus 'Concha'	Concha Ceanothus	5 gal.	-	L
	Frangula californica	Coffeeberry	5 gal.	-	L
	Heteromeles arbutifolia	Toyon	5 gal.	-	VL

		O.I.			:			
Shade Calculations								
Symbol	Botanical Name / Common Name		Quantity @ Full Shade / Sq. Ft.	Quantity @ ¾ Shade / Sq. Ft.	Quantity @ ½ Shade / Sq. Ft.	Quantity @ 1/4 Shade / Sq. Ft.	Total (Sq. Ft.)	
PIS	Pistacia chinensis 'Keith Davey' / Chinese Pistache (30' dia.)		3 @ 706 SF	0 @ 530 SF	0 @ 354 SF	0 @ 177 SF	2,118 SF	
QUA	Quercus agrifolia / Coast Live Oak (40' dia.)		0 @ 1,256 SF	0 @ 942 SF	4 @ 628 SF	0 @ 314 SF	2,512 SF	
TOTAL TREE SHADE								
S.	urfaced Area:		Parking Lo	ot	8,849 SF	Total Surfaced	8,849 SF	
50	uriaceu Area.	Covered	Stalls (garages	, carports, etc.)	0	Area =	0,049 SF	
SHADE AREA REQUIRED (50%) =								
	TOTAL SHADE PROVIDED =							
	_				PERCE	ENT SHADE =	52%	

Plan Keynotes

- 1 New 4' wide concrete walkway
- Picnic table at outdoor break area
- 3 Trash receptacle at outdoor break area
- BBQ at outdoor break area
- 5 Seatwall at outdoor break area
- 6 Swale / Retention Area
- 7 Drought tolerant native planting. 8 Shrub and groundcover planting area, typ.
- Parking area included in shade calculations.







The HLA Group Landscape Architects & Planners, Inc.

301 University Avenue, Suite 110 Sacramento, California 95825 916.447.7400 www.hlagroup.com



WMB ARCHITECTS

5757 Pacific Avenue Suite 226 Stockton, CA 95207

2000 L Street Suite 125 Sacramento, CA 95811

T 209.944.9110 F 209.944.5711 www.wmbarchitects.com

Owner-Applicant Diablo Water District 87 Carol Lane Oakley, CA 94561 925.625.3798

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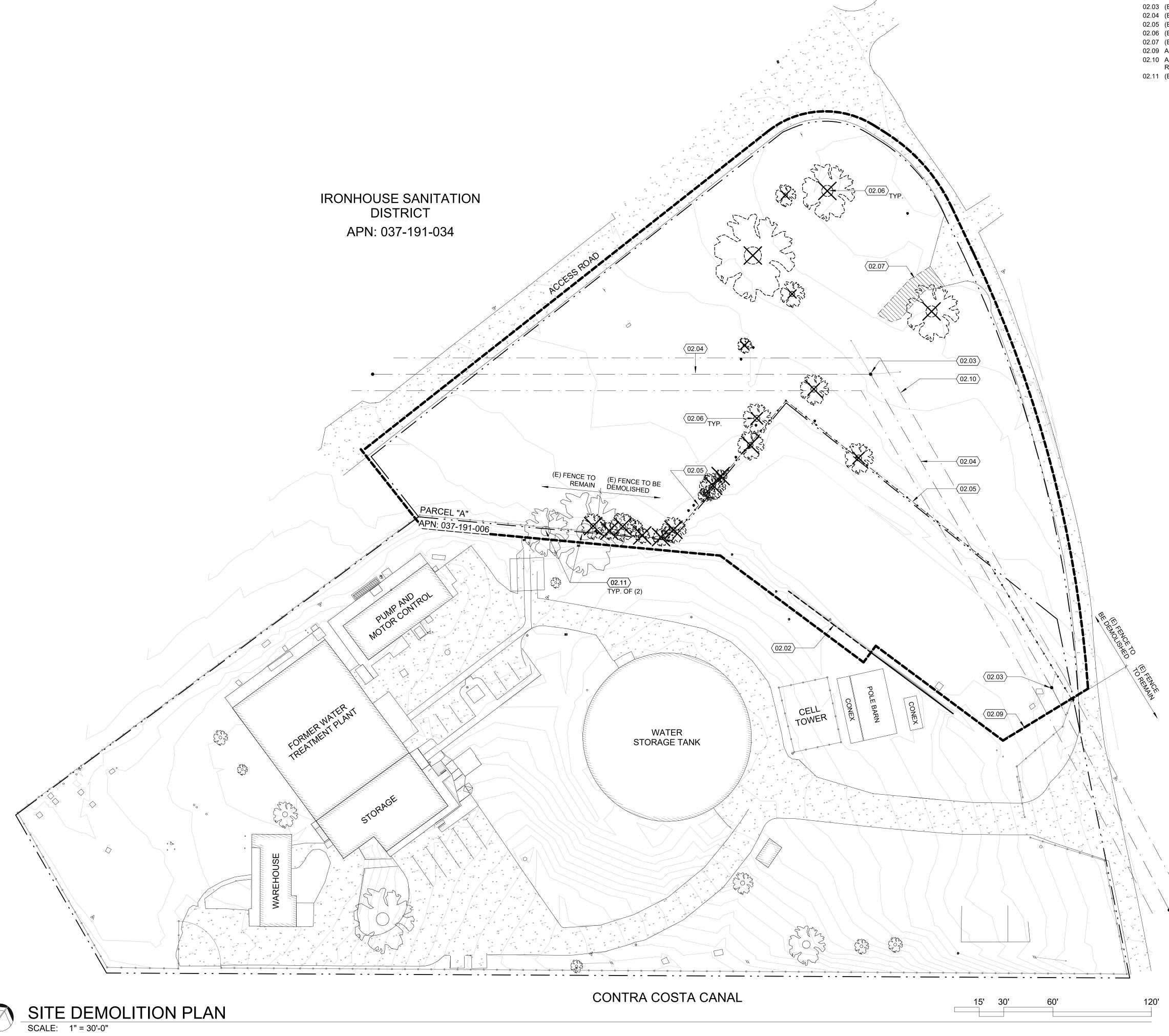
19-118



06.02.21 CRITERIA DOCS.

PRELIMINARY PLANTING PLAN

L1.0



KEYNOTES

- 02.02 PORTION OF (E) RETAINING WALL TO BE DEMOLISHED
- 02.03 (E) ELECTRICAL POLE TO BE RELOCATED BY PG&E
- 02.04 (E) OVERHEAD POWER LINES TO BE REROUTED BY PG&E 02.05 (E) CHAIN LINK FENCE TO BE REMOVED SHOWN DASHED
- 02.06 (E) TREES TO BE REMOVED SHOWN DASHED w/ "X" SYMBOL 02.07 (E) CONCRETE FLATWORK TO BE DEMOLISHED
- 02.07 (E) CONCRETE FLATWORK TO BE DEMOLISHED
 02.09 AREA OF WORK BOUNDARY HEAVY DASHED LINE
- 02.10 ASSUMED PG&E EASEMENT, TO BE QUITCLAIMED WITH NEW EASEMENT AT RELOCATED POWER LINES
- 02.11 (E) TREES TO REMAIN TYP. OF (2) REF. ARBORIST REPORT



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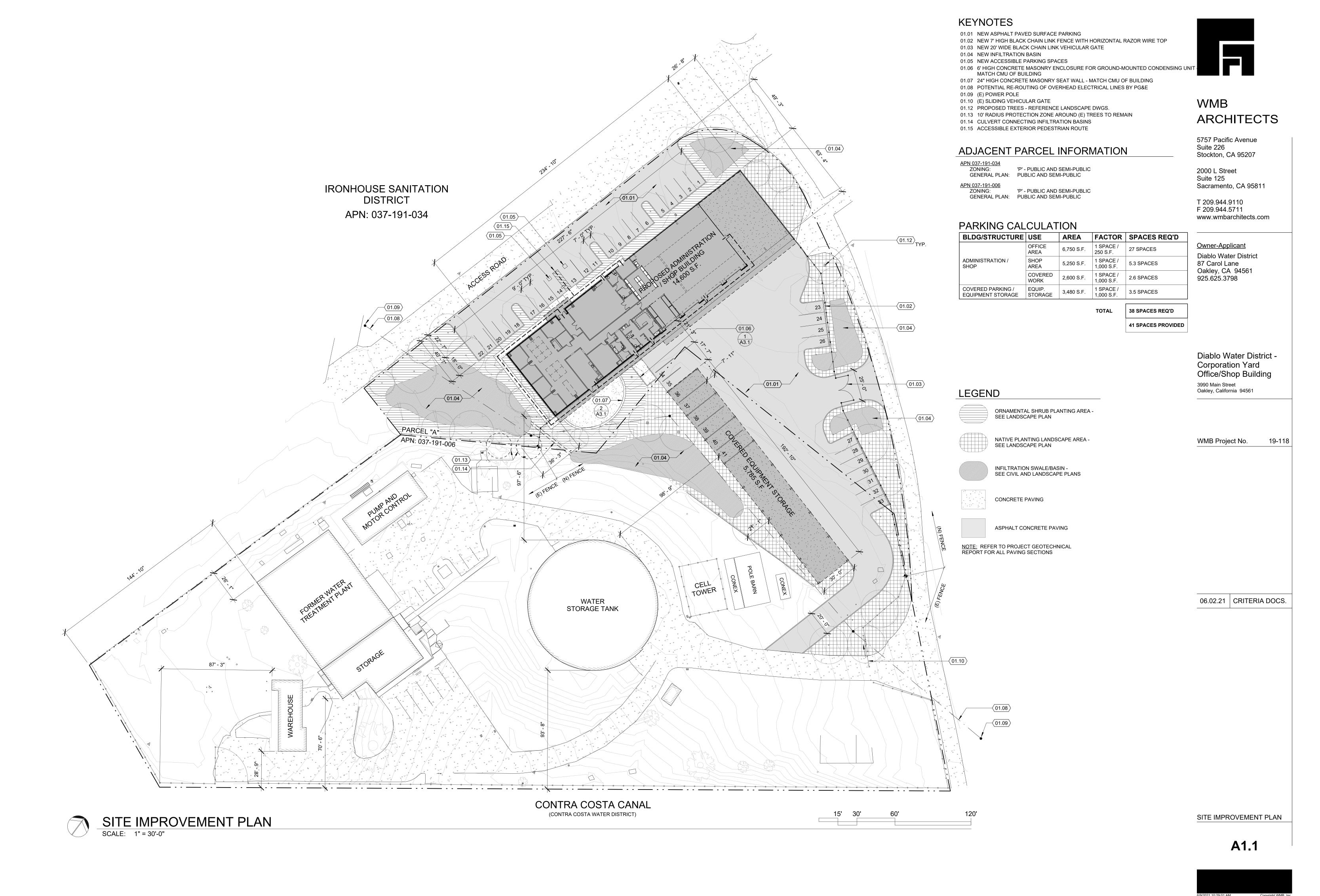
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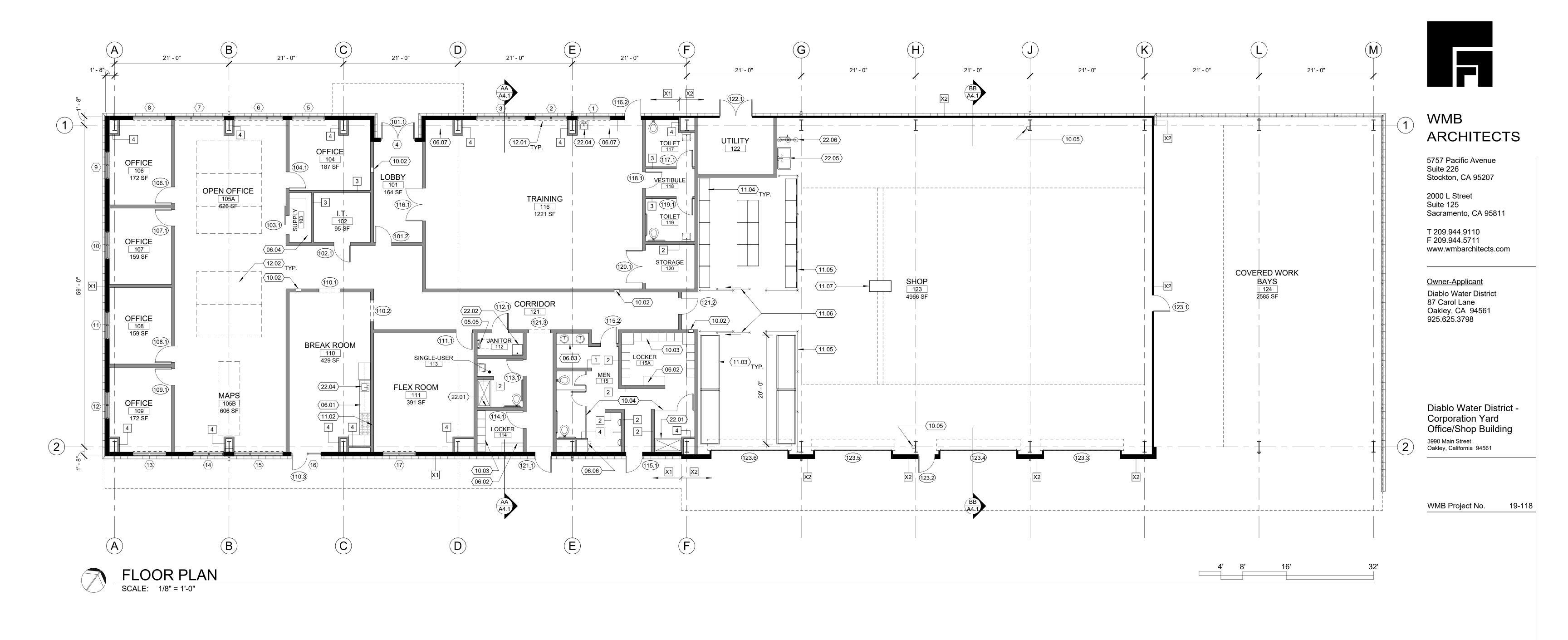
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SITE DEMOLITION PLAN

D1.1







	EXTERIOR WALL SCHEDULE							
		CORE WEA		FINISH				
NO.	CORE	INSUL.	BARRIER	INT.	EXT.			
X1	6" MTL. STUDS @ 16" O.C.	R-19 F.G. BATT.	-	5/8" GYP. BD.	INSUL. MTL. PANELS OR C.M.U PER EXT. ELEVS.			
X2	P.E.M.B. GIRTS w/ VERT. SUBFRAMING AT HORIZ. PANELS	-	-	-	INSUL. MTL. PANELS OR C.M.U PER EXT. ELEVS.			

	INTERIOR WALL-PARTITION SCHEDULE									
NO.	CORE	EXTENT	INSUL.	WALLBOARD						
1	20 GA. 6" MTL. STUDS @ 16" O.C.	FRAMING & WALLBOARD TO UNDERSIDE OF ROOF DECK		5/8" GYP. BD. BOTH SIDES						
2	20 GA. 6" MTL. STUDS @ 16" O.C.	FRAMING & WALLBOARD TO 6" ABOVE CLG.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES						
3		FRAMING & WALLBOARD TO 6" ABOVE CLG.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES						
4		FRAMING & WALLBOARD TO 6" ABOVE CLG.	-	5/8" GYP. BD. EXPOSED SIDE						

NOTE: ALL INTERIOR WALLS THIS SHEET TYPE 1 U.O.N.

LEGE	END
1	INTERIOR WALL TYPE - REF. SCHEDULE
X1	EXTERIOR WALL TYPE - REF. SCHEDULE
(101.1)	DOOR NUMBER - REF. A8.1
$\langle 1 \rangle$	WINDOW NUMBER - REF. A8.2
KEYN	NOTES
06.01 PI 06.02 BI	OOF ACCESS LADDER LASTIC LAMINATE CASEWORK - UPPER AND BASE CABINETS w/ COUNTERTOP UILT IN-PLACE BENCH - FRAMED BASE WITH CERAMIC TILE FINISH AND MIN. 4" X 48" SOLID SURFACE SEAT

24" X 48" SOLID SURFACE SEAT

06.03 SOLID SURFACE LAVATORY COUNTER

06.04 WALL-MOUNTED ADJUSTABLE SHELVES

06.06 FULL-HEIGHT STORAGE CABINET

06.07 PLASTIC LAMINATE CASEWORK - BASE CABINETS w/ COUNTERTOP 10.02 TYPE 2A:10B:C FIRE EXTINGUISHER IN RECESSED CABINET

10.03 LOCKERS

10.04 SOLID PHENOLIC TOILET/SHOWER PARTITIONS 10.05 TYPE 4A:80B:C FIRE EXTINGUISHER ON MOUNTING BRACKET

11.02 48" RESIDENTIAL OVER/RANGE BY OWNER 11.03 42" DEEP, 12' HIGH PALLET RACKS

11.04 48" WIDE, 24" DEEP, 12' HIGH STORAGE SHELVING 11.05 FULL-HEIGHT CHAIN-LINK FENCE ENCLOSURE

11.06 6' WIDE SLIDING CHAIN LINK GATE

11.07 2-1/2 TON OVERHEAD BRIDGE CRANE 12.01 ROLLER WINDOW SHADES - TYP. ALL EXTERIOR WINDOWS THIS SHEET

12.02 SYSTEMS FURNITURE BY OWNER, TYP. 22.01 FULL TILE, STANDARD ROLL-IN ACCESSIBLE SHOWER

22.02 MOP SINK

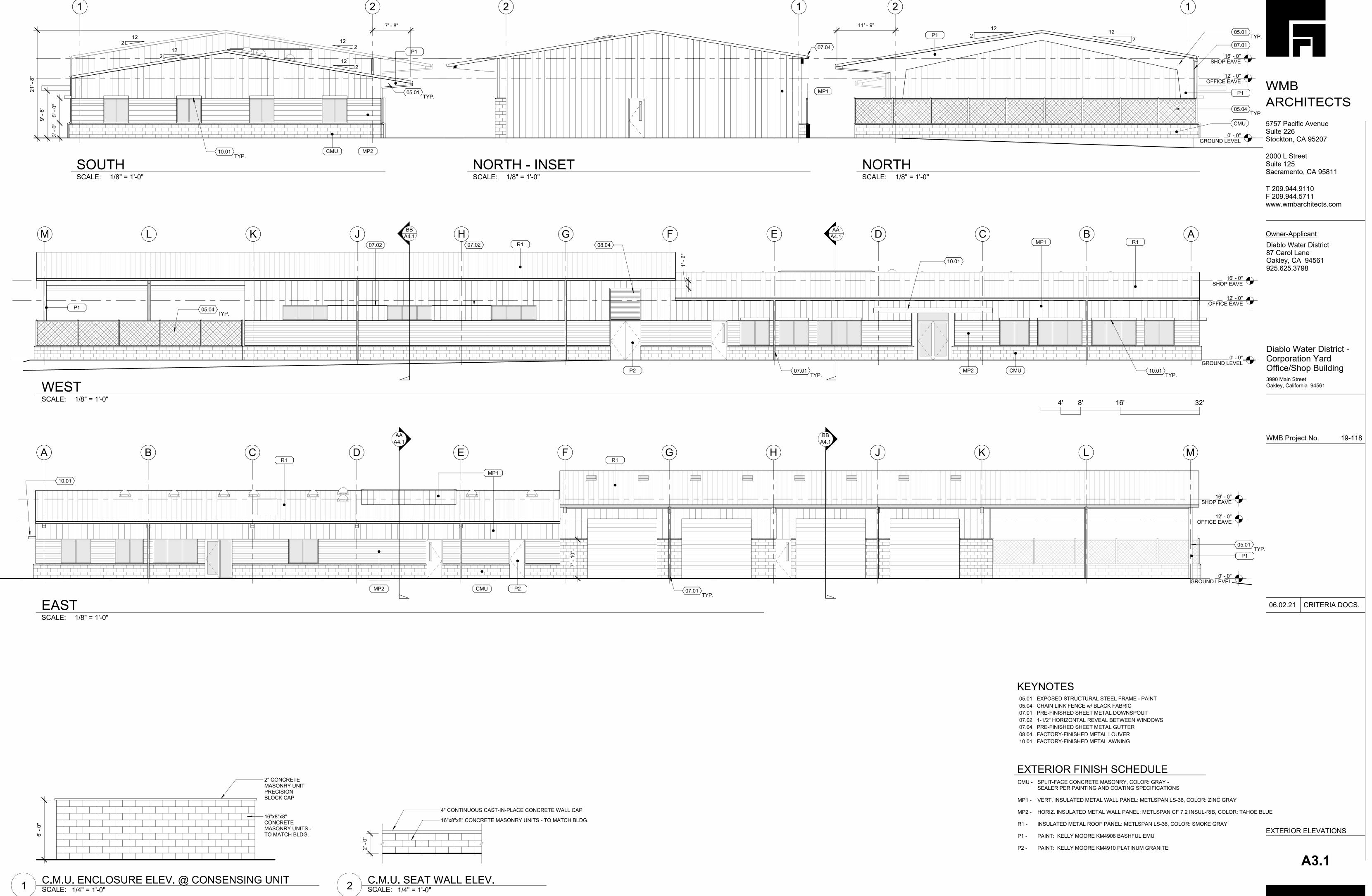
22.04 SINK

22.05 TWO-COMPARTMENT UTILITY SINK 22.06 EYE WASH AND EMERGENCY SHOWER 06.02.21 | CRITERIA DOCS.

FLOOR PLAN

A2.1





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EXTERIOR MATERIAL PALETTE

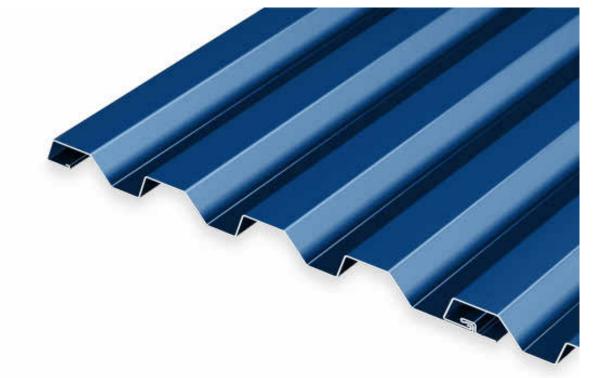


P1 - KELLY MOORE KM4908 BASHFUL EMU

P2 - KELLY MOORE KM4910 PLATINUM GRANITE



CMU - CONCRETE BLOCK WAINSCOT w/ SILL



MP1 - HORIZONTAL METAL PANEL, COLOR: 'TAHOE BLUE'



MP2 - VERTICAL METAL PANEL, COLOR 'COOL PARCHMENT'



R1 - STANDING SEAM METAL ROOF, COLOR: 'OLD TOWN GRAY'



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



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19-118

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06.02.21 CRITERIA DOCS.

EXTERIOR MATERIALS

A3.2

	INTERIOR WALL-PARTITION SCHEDULE								
NO.	CORE	EXTENT	INSUL.	WALLBOARD					
1	20 GA. 6" MTL. STUDS @ 16" O.C.	FRAMING & WALLBOARD TO UNDERSIDE OF ROOF DECK		5/8" GYP. BD. BOTH SIDES					
2	20 GA. 6" MTL. STUDS @ 16" O.C.	FRAMING & WALLBOARD TO 6" ABOVE CLG.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES					
3	20 GA. 3-5/8" MTL. STUDS @ 16" O.C.	FRAMING & WALLBOARD TO 6" ABOVE CLG.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES					
4	20 GA. 3-5/8" MTL. STUDS @ 16" O.C.	FRAMING & WALLBOARD TO 6" ABOVE CLG.	-	5/8" GYP. BD. EXPOSED SIDE					

TRAINING 116

BUILDING SECTION AA

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

		CORE	WEATHER		FINISH
NO.	CORE	INSUL.	BARRIER	INT.	EXT.
X1	6" MTL. STUDS @ 16" O.C.	R-19 F.G. BATT.	-	5/8" GYP. BD.	INSUL. MTL. PANELS OR C.M.U. PER EXT. ELEVS.
X2	P.E.M.B. GIRTS w/ VERT. SUBFRAMING AT HORIZ. PANELS	-	-	-	INSUL. MTL. PANELS OR C.M.U. PER EXT. ELEVS.

MECHANICAL WELL

1

CORRIDOR 121

1

r----

1

SINGLE-USER

ł	KEYNOTES	
	05.01 EXPOSED STRUCTURAL STEEL FRAME - PAINT	
	07.13 R-30 FIBERGLASS BATT INSULATION	

7' - 8" 6' - 8"

LOCKER 114

17' - 9"
T.O. PARAPET

______12' - 0" OFFICE EAVE

GROUND LEVEL



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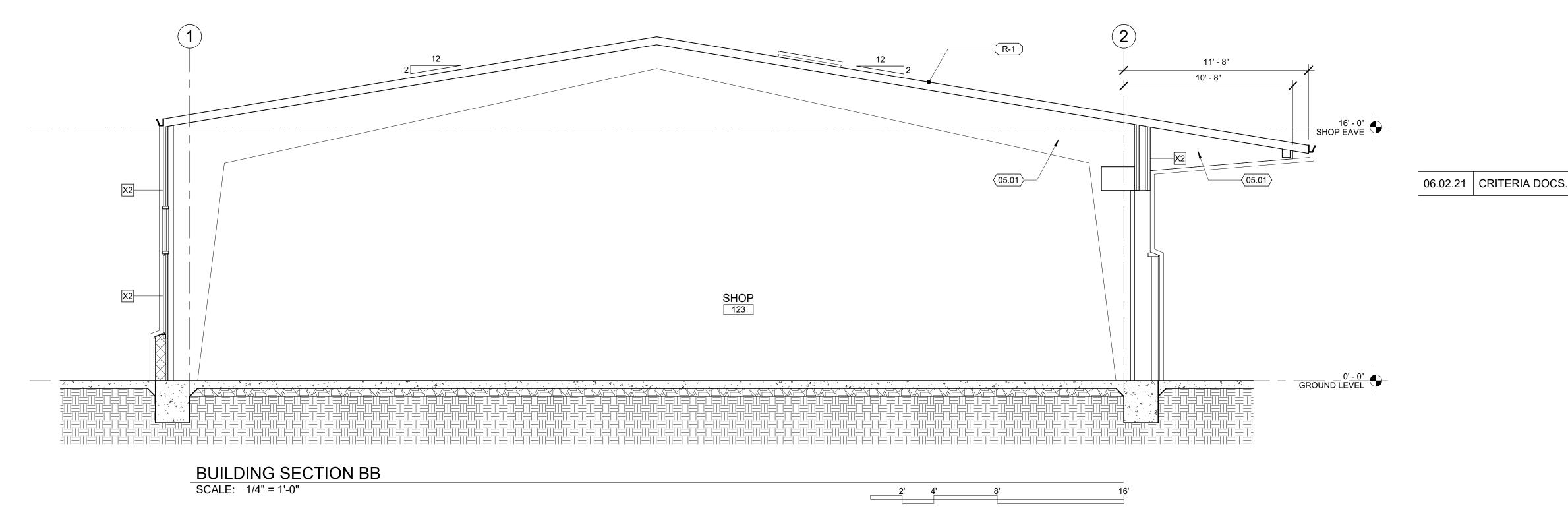
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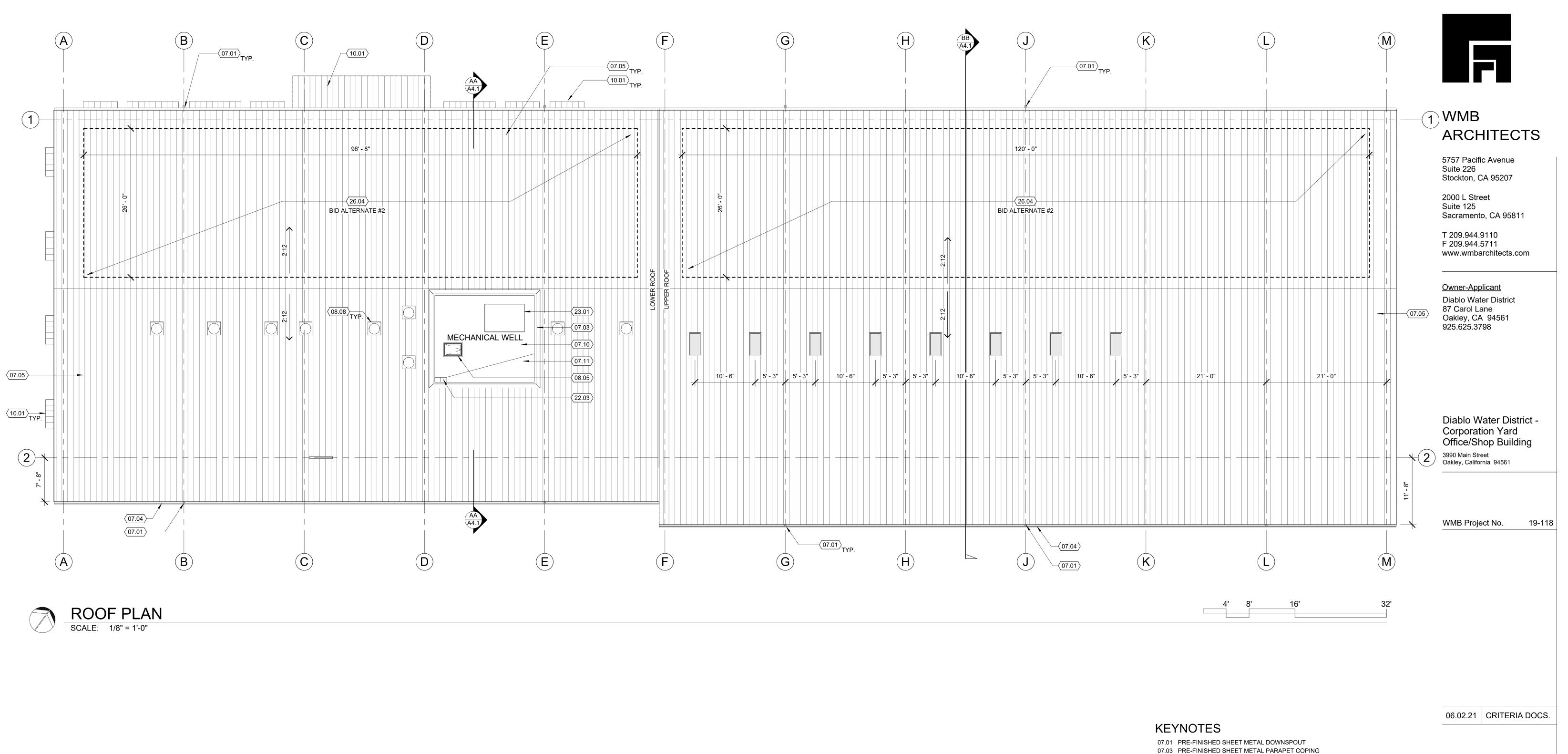
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BUILDING SECTIONS

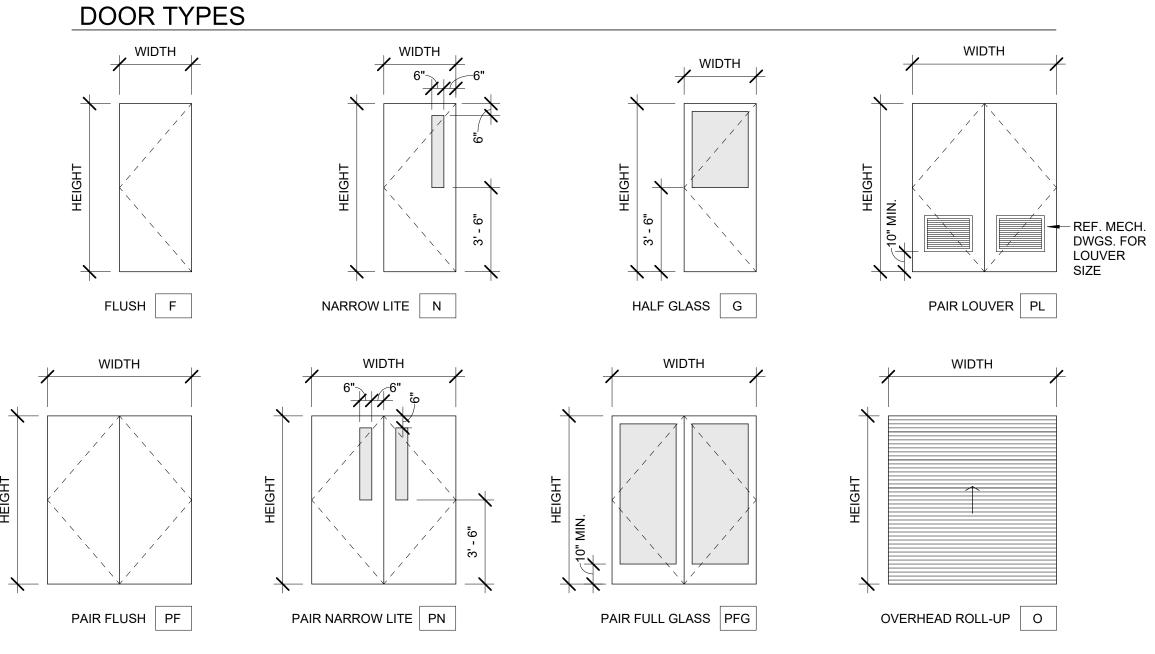
A4.1



- 07.03 PRE-FINISHED SHEET METAL PARAPET (
 07.04 PRE-FINISHED SHEET METAL GUTTER
- 07.04 PRE-FINISHED SHEET METAL GUTTE
 07.05 INSULATED METAL ROOF PANELS
- 07.10 SINGLE PLY ROOFING MEMBRANE ov/ ROOF BD.
 07.11 CRICKET FORMED w/ TAPERED RIGID INSULATION
- 08.05 ROOF ACCESS HATCH
- 08.08 TUBULAR DAYLIGHTING DEVICE
- 10.01 FACTORY-FINISHED METAL AWNING
- 22.03 ROOF DRAIN & OVERFLOW
 23.01 ROOFTOP ENERGY RECOVER
- 23.01 ROOFTOP ENERGY RECOVERY UNIT ON CURB26.04 SOLAR PANEL INSTALLATION BID ALTERNATE #2

ROOF PLAN

A7.1



	SI	ZE	PAN	IEL		PAN	EL	FF	RAME	
NO.	WIDTH	HEIGHT	TYPE	THK.	FACE	GLASS	FINISH	MATERIAL	FINISH	COMMENTS
GROUN	D LEVEL									
101.1	6' - 0"	7' - 10"	PFG	1 3/4"	ALUM.	G1	CLEAR ANODIZED	ALUM. SF.	CLEAR ANODIZED	
101.2	3' - 0"	7' - 0"	N	1 3/4"	WOOD	G2	FACTORY	H.M.	PAINT	
102.1	3' - 0"	7' - 0"	F	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	
103.1	3' - 6"	7' - 0"	F	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	SLIDING DOOR
104.1	3' - 0"	7' - 0"	N	1 3/4"	WOOD	G2	FACTORY	H.M.	PAINT	
106.1	3' - 0"	7' - 0"	N	1 3/4"	WOOD	G2	FACTORY	H.M.	PAINT	
107.1	3' - 0"	7' - 0"	N	1 3/4"	WOOD	G2	FACTORY	H.M.	PAINT	
108.1	3' - 0"	7' - 0"	N	1 3/4"	WOOD	G2	FACTORY	H.M.	PAINT	
109.1	3' - 0"	7' - 0"	N	1 3/4"	WOOD	G2	FACTORY	H.M.	PAINT	
110.1	4' - 0"	7' - 0"	-	-	-	-	-	H.M.	PAINT	CASED OPENING
110.2	4' - 0"	7' - 0"	-	-	-	-	-	H.M.	PAINT	CASED OPENING
110.3	2' - 9"	7' - 10"	FG	1 3/4"	ALUM.	G1	CLEAR ANODIZED	ALUM. SF.	CLEAR ANODIZED	
111.1	3' - 0"	7' - 0"	N	1 3/4"	WOOD	G2	FACTORY	H.M.	PAINT	
112.1	3' - 0"	7' - 0"	F	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	
113.1	3' - 0"	7' - 0"	F	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	
114.1	3' - 0"	7' - 0"	F	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	
115.1	3' - 0"	7' - 10"	F	1 3/4"	H.M.	-	PAINT	H.M.	PAINT	
115.2	3' - 0"	7' - 0"	F	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	
116.1	6' - 0"	7' - 0"	PN	1 3/4"	WOOD	G2	FACTORY	H.M.	PAINT	
116.2	3' - 0"	7' - 10"	N	1 3/4"	H.M.	G1	PAINT	H.M.	PAINT	
117.1	3' - 0"	7' - 0"	F	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	
118.1	3' - 0"	7' - 0"	F	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	
119.1	3' - 0"	7' - 0"	F	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	
120.1	6' - 0"	7' - 0"	PF	1 3/4"	WOOD	-	FACTORY	H.M.	PAINT	
121.1	3' - 0"	7' - 10"	N	1 3/4"	H.M.	G1	PAINT	H.M.	PAINT	
121.2	3' - 0"	7' - 0"	G	1 3/4"	H.M.	G1	PAINT	H.M.	PAINT	
121.3	4' - 0"	7' - 0"	-	-	-	-	-	H.M.	PAINT	CASED OPENING
122.1	6' - 0"	7' - 10"	PL	1 3/4"	H.M.	-	PAINT	H.M.	PAINT	
123.1	3' - 0"	7' - 10"	N	1 3/4"	H.M.	G1	PAINT	H.M.	PAINT	
123.2	3' - 0"	7' - 10"	N	1 3/4"	H.M.	G1	PAINT	H.M.	PAINT	
123.3	14' - 0"	12' - 0"	0	-	STEEL	-	FACTORY	-	-	
123.4	14' - 0"	12' - 0"	0	-	STEEL	-	FACTORY	-	-	
123.5	14' - 0"	12' - 0"	0	-	STEEL	-	FACTORY	-	-	
123.6	14' - 0"	12' - 0"	0	_	STEEL	_	FACTORY	-	-	



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GLAZED FRAME TYPES		
HEIGHT PER DOOR DOOR PER PLAN HEIGHT		WIDTH EQ EQ
	o,	FIN. FLR.
C	В	A

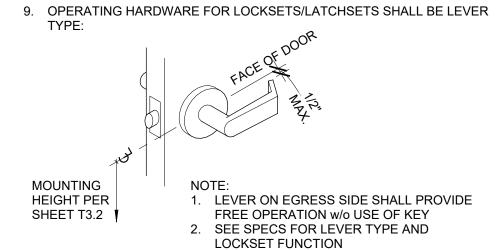
GLAZED FRAME SYSTEM SCHEDULE									
	SIZE				SILL	FRAME			
NO.	WIDTH	HEIGHT	TYPE	YPE GLAZING		MATERIAL	FINISH		
1	6' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
2	6' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
3	9' - 0"	5' - 0"	В	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
4	6' - 4"	9' - 6"	С	G1	0' - 0"	ALUM. SF.	CLEAR ANODIZED		
5	6' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
6	9' - 0"	5' - 0"	В	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
7	9' - 0"	5' - 0"	В	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
8	6' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
9	5' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
10	5' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
11	5' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
12	5' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
13	6' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
14	5' - 8"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
15	9' - 0"	5' - 0"	В	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		
16	5' - 6"	8' - 0"	Α	G1	0' - 0"	ALUM. SF.	CLEAR ANODIZED		
17	6' - 0"	5' - 0"	Α	G1	3' - 0"	ALUM. SF.	CLEAR ANODIZED		

GLAZING LEGEND

- G1 1" INSULATED DUAL-PANE GLASS EXT PANE - 1/4" CLEAR w/ PPG SOLARBAN 70XL LOW-E (2) AIR GAP - 1/2" INT. PANE - 1/4" CLEAR
- G2 1/4" CLEAR SINGLE-PANE GLASS
- T DENOTES TEMPERED GLASS AT HAZARDOUS LOCATIONS

GENERAL NOTES

- 1. MAXIMUM VERTICAL OFFSET AT DOOR THRESHOLD SHALL BE 1/4" VERTICAL OR 1/2" IF BEVELED - REFER TO THRESHOLD DETAIL(S).
- 2. ALL DOORS THAT ARE PART OF THE MEANS OF EGRESS SHALL BE EQUIPPED WITH HARDWARE THAT OPENS THE DOOR FROM THE INTERIOR WITHOUT SPECIAL KNOWLEDGE, EFFORT, OR A KEY.
- 3. MAXIMUM DOOR OPENING EFFORT SHALL BE 5# AT NON-RATED DOORS AND 15# AT FIRE RATED DOORS.
- 4. ALL FIRE RATED DOORS SHALL BE SELF-CLOSING, SELF-LATCHING, LISTED AND LABELED BY TESTING AGENCY, AND SHALL HAVE SMOKE SEALS. EXIT DEVICES ON FIRE RATED DOORS SHALL BE FIRE RATED WITHOUT DOGGING CAPABILITY.
- 5. SEE SPECIFICATIONS FOR DOOR HARDWARE SETS AND PRODUCTS.
- 6. ALL GLASS IN DOOR PANELS TO BE TEMPERED.
- 7. REFER TO A8.2 FOR GLASS TYPE DEFINITIONS. A. ALL GLAZING MATERIAL IN FIRE RATED DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH NFPA 257 OR UL 9, INCLUDING THE HOSE STREAM TEST (GLAZING IN 20-MINUTE FIRE DOOR ASSEMBLIES
- SHALL BE EXEMPT FROM THE HOSE STREAM TEST). 8. SCHEDULED DETAILS REFER TO DETAILS ON THIS SHEET U.O.N.



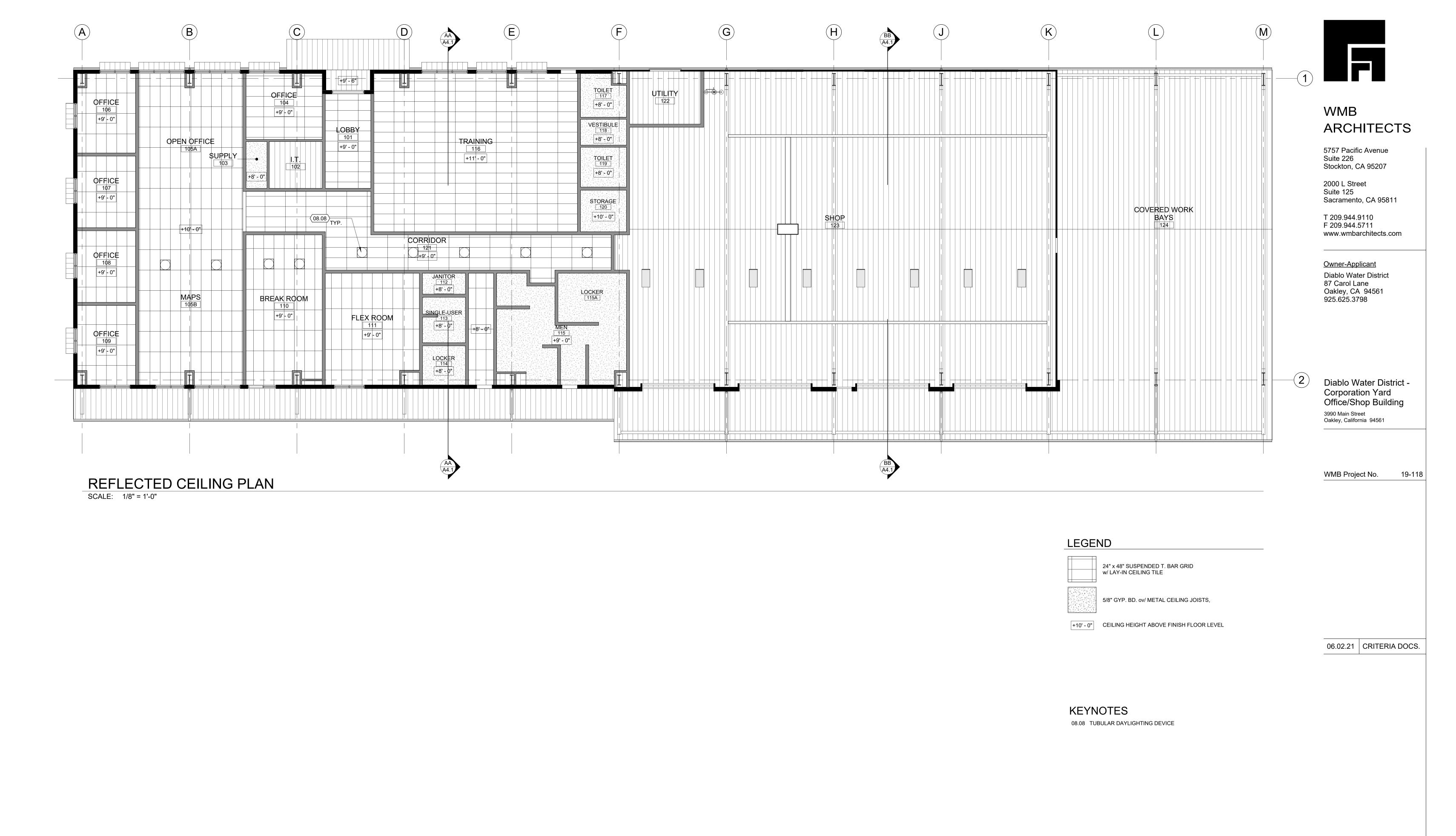
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DOOR + WINDOW SCHEDULES

A8.1





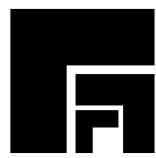
REFLECTED CEILING PLAN

A9.1





ROOM FINISH SCHEDULE									
NO.	NAME	FLOOR	BASE	WALL	WAINS.	CEILING			
101	LOBBY	C1	B1	P1	-	CT1			
102	I.T.	RT2	B1	P1	-	-			
103	SUPPLY	C1	B1	P1	-	P2			
104	OFFICE	C1	B1	P1	-	CT1			
105A	OPEN OFFICE	C1	B1	P1	-	CT1			
105B	MAPS	C1	B1	P1	-	CT1			
106	OFFICE	C1	B1	P1	-	CT1			
107	OFFICE	C1	B1	P1	-	CT1			
108	OFFICE	C1	B1	P1	-	CT1			
109	OFFICE	C1	B1	P1	-	CT1			
110	BREAK ROOM	RT1	B1	P1	-	CT1			
111	FLEX ROOM	C1	B1	P1	-	CT1			
112	JANITOR	RT1	B1	P1	FRP TO +48"	P2			
113	SINGLE-USER	T1	B2	P1	-	P2			
114	LOCKER	RT1	B1	P1	-	P2			
115	MEN	T1	B2	P1	T2 TO +84"	P2			
115A	LOCKER	T1	B1	P1	-	P2			
116	TRAINING	C1	B1	P1	-	CT1			
117	TOILET	T1	B2	P1	T2 TO +84"	P2			
118	VESTIBULE	C1	B1	P1	-	P2			
119	TOILET	T1	B2	P1	T2 TO +84"	P2			
120	STORAGE	C1	B1	P1	-	P2			
121	CORRIDOR	RT1	B1	P1	-	CT1			
122	UTILITY	CF	B1	P1	-	-			
123	SHOP	CF	-	P1	-	-			



WMB ARCHITECTS

5757 Pacific Avenue Suite 226 Stockton, CA 95207

2000 L Street Suite 125 Sacramento, CA 95811

T 209.944.9110 F 209.944.5711 www.wmbarchitects.com

Owner-Applicant Diablo Water District 87 Carol Lane Oakley, CA 94561 925.625.3798

Diablo Water District -Corporation Yard Office/Shop Building

3990 Main Street Oakley, California 94561

WMB Project No.

19-118

RESILIENT FLOOR TILE
RT1 - RESILIENT FLOOR TILE: FORBO MARMOLEUM OR EQ., 3-COLOR PATTERN

RT2 - ESD CONTROL RESILIENT FLOOR TILE: FORBO COLOREX SD/EC OR EQ.

B2 - COVE BASE TILE: 3 X 6 DAL TILE COLOR WHEEL COLLECTION CLASSIC OR EQ.

CERAMIC TILE
T1 - FLOOR TILE: 12 X 12 DAL TILE VOLUME 1.0 SERIES OR EQ.

SEALED CONCRETED

CF - HONED AND SEALED CONCRETE FINISH PER 03 35 00

T2 - WALL TILE: 4 X 9 DAL TILE COLOR WHEEL COLLECTION LINEAR OR EQ.

PAINT P1 - WALL PAINT

P2 - CEILING PAINT

FINISHES LEGEND

BASE B1 - 4" RUBBER BASE: BURKE OR EQ.

CARPET C1 - CARPET TILE

<u>CEILING TILES</u> CT1 - CERTAINTEED SAND MICRO CUSTOMLINE OR EQ.

PRODUCT & MATERIAL REQUIREMENTS FOR INDOOR POLLUTANT CONTROL

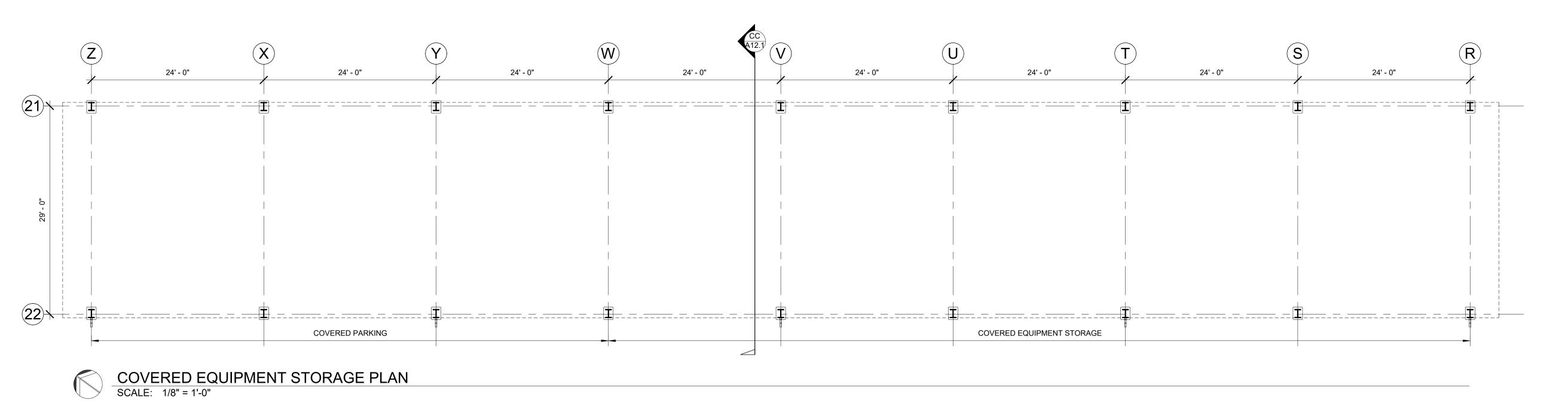
- ALL MATERIALS, ADHESIVES, COATINGS, AND SEALANTS SHALL COMPLY WITH V.O.C. LIMITATIONS SET FORTH BY THE LOCAL AIR POLLUTION CONTROL DISTRICT OR CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 11 (CALGREEN BUILDING STANDARDS), WHICHEVER IS MORE RESTRICTIVE.
- 2. ALL CARPET MATERIALS SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF THE CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR EQUIVALENT CRITERIA SET FORTH IN CALIFORNIA CALGREEN BUILDING STANDARDS.
- 3. A MINIMUM OF 50% OF RESILIENT FLOORING SHALL COMPLY WITH THE V.O.C. EMISSION LIMITS DEFINED IN 2009 COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) CRITERIA AND LISTED ON ITS LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOORSCORE PROGRAM.
- 4. ALL HARDWOOD COMPOSITE WOOD PRODUCTS (PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD) SHALL MEET THE MAXIMUM FORMALDEHYDE EMISSIONS LIMITATIONS AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) BY THE DATES SPECIFIED IN THOSE
- 5. ARCHITECT HAS MADE EVERY REASONABLE ATTEMPT TO CONFIRM THAT PRODUCTS SPECIFIED IN THESE DOCUMENTS COMPLY WITH ABOVE-LISTED REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR, VENDOR, AND/OR MANUFACTURER TO NOTIFY THE ARCHITECT THROUGH THE GENERAL CONTRACTOR OF ANY NON-COMPLIANT PRODUCT OR MATERIAL SPECIFIED BY THE ARCHITECT PRIOR TO BID DUE
- 6. CONTRACTOR SHALL PROVIDE PRODUCT/MATERIAL COMPLIANCE DOCUMENTATION WITH SUBMITTAL DOCUMENTS AS REQUIRED BY SPECIFICATION SECTION 013323. CONTRACTOR SHALL SUBMIT COMPLIANCE DOCUMENTATION TO THE JURISDICTION HAVING AUTHORITY UPON ACCEPTANCE BY ARCHITECT.

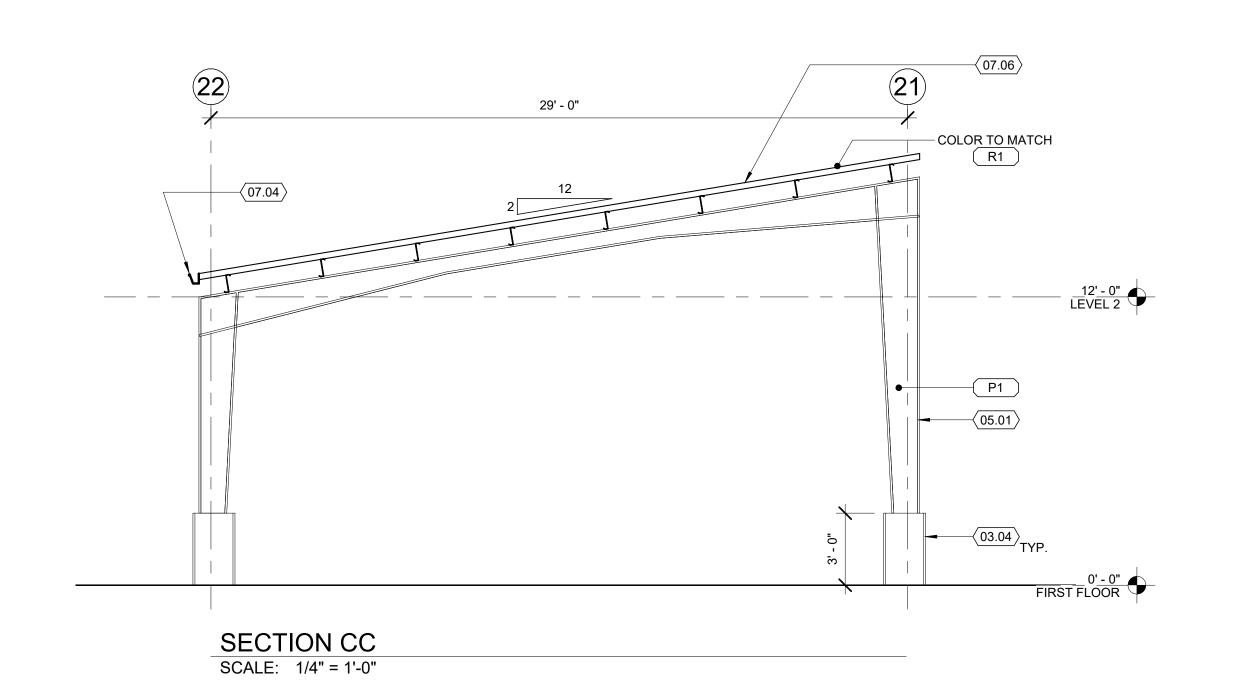
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FINISH SCHEDULE

A10.1







EXTERIOR FINISH SCHEDULE

CMU - SPLIT-FACE CONCRETE MASONRY, COLOR: GRAY - SEALER PER PAINTING AND COATING SPECIFICATIONS

MP1 - VERT. INSULATED METAL WALL PANEL: METLSPAN LS-36, COLOR: ZINC GRAY

MP2 - HORIZ. INSULATED METAL WALL PANEL: METLSPAN CF 7.2 INSUL-RIB, COLOR: TAHOE BLUE

R1 - INSULATED METAL ROOF PANEL: METLSPAN LS-36, COLOR: SMOKE GRAY

P1 - PAINT: KELLY MOORE KM4908 BASHFUL EMU

P2 - PAINT: KELLY MOORE KM4910 PLATINUM GRANITE

KEYNOTES

03.04 CONCRETE PLINTH
05.01 EXPOSED STRUCTURAL STEEL FRAME - PAINT

07.04 PRE-FINISHED SHEET METAL GUTTER

07.06 3" METAL DECK ov/ LIGHT-GAUGE PURLINS

26.04 SOLAR PANEL INSTALLATION - BID ALTERNATE #2

COVERED EQUIPMENT STORAGE

WMB

Suite 226

2000 L Street Suite 125

T 209.944.9110 F 209.944.5711

Owner-Applicant

Diablo Water District

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Office/Shop Building

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3990 Main Street Oakley, California 94561

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19-118

87 Carol Lane Oakley, CA 94561

925.625.3798

ARCHITECTS

5757 Pacific Avenue

Stockton, CA 95207

Sacramento, CA 95811

www.wmbarchitects.com

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- 1. ELECTRICAL INSTALLATION SHALL COMPLY WITH TITLE 24, CALIFORNIA
- CODE OF REGULATIONS, INCLUDING THE FOLLOWING: TITLE 24, CCR, PART 2, 2019 CBC
- TITLE 24, CCR, PART 3, 2019 CEC
- TITLE 24, CCR, PART 4, 2019 CMC
- TITLE 24, CCR, PART 9, 2019 CFC TITLE 24, CCR, PART 6, 2019 CALIFORNIA ENERGY CODE
- TITLE 24, CCR, PART 11, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE ALL APPLICABLE LOCAL CODES
- 2. ELECTRICAL CONTRACTOR SHALL VERIFY POWER, TELEPHONE AND CABLE TV SERVICES AT SITE PRIOR TO BIDDING. SERVICES TO CONFORM TO UTILITY COMPANY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL ARRANGE FOR SERVICE INSTALLATIONS PER UTILITY COMPANY REQUIREMENTS AND PAY ALL CUSTOMER CHARGED SERVICE COSTS. COORDINATE WITH OWNER AND UTILITY COMPANY FOR SERVICE
- 3. CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, LICENSES, ETC. REQUIRED TO CARRY ON AND COMPLETE THE WORK.
- 4. PROVIDE ALL LABOR, MATERIALS, TOOLS, PLANT EQUIPMENT, TRANSPORTATION AND PERFORM ALL OPERATIONS NECESSARY FOR ANY REASONABLE INCIDENTAL TO PROPER EXECUTION AND COMPLETION OF ALL "ELECTRICAL WORK" WHETHER SPECIFICALLY MENTIONED OR NOT; ALL AS INDICATED, SPECIFIED HEREIN, AND/OR IMPLIED THEREBY TO CARRY OUT THE APPARENT INTENT THEREOF.
- 5. ALL MATERIALS SHALL BE NEW AND LISTED WITH THE UNDERWRITERS' LABORATORIES, INC., SHALL MEET THEIR REQUIREMENTS AND SHALL BEAR THEIR LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE IS REGULARLY FURNISHED BY THAT AGENCY.
- 6. ELECTRICAL DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ALTHOUGH THE SIZE AND LOCATIONS OF EQUIPMENT ARE SHOWN TO SCALE WHEREVER POSSIBLE, CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION AT THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT AND INSTALLING HIS WORK TO AVOID INTERFERENCE WITH OTHER TRADES.
- 7. WORK SHOWN ON THE DRAWINGS TO BE INSTALLED UNDERGROUND SHALL BE INSTALLED AT LEAST 24" BELOW GRADE UNLESS OTHERWISE NOTED. BACKFILL IN 6" THICK, PROPERLY MOISTENED LAYERS, SOLIDLY PACKED AND IRON TAMPED TO A DENSITY NOT LESS THAN THAT OF ADJACENT, UNDISTURBED EARTH. RESTORE SURFACES, ROADWAYS, WALKS, CURBS, WALLS AND EXISTING UNDERGROUND INSTALLATIONS TO ORIGINAL CONDITION IN AN ACCEPTABLE MANNER.
- 8. ALL ELECTRICAL EQUIPMENT EXPOSED TO THE WEATHER SHALL BE LISTED FOR EXTERIOR USE.
- 9. ALL U.L. LISTED EQUIPMENT SHALL BE INSTALLED AS PER THEIR LISTING OR LABELING.
- 10. IN LOCATIONS WHERE ELECTRICAL EQUIPMENT WOULD BE EXPOSED TO PHYSICAL DAMAGE, ENCLOSURES OR GUARDS SHALL BE SO ARRANGED AND OF SUCH STRENGTH AS TO PREVENT SUCH
- 11. CONFLICTS BETWEEN SPECIFICATIONS AND PLANS:
- a. ANY CONFLICT BETWEEN ELECTRICAL SPECIFICATIONS AND ELECTRICAL PLANS; OR BETWEEN ELECTRICAL PLANS AND PLANS OF ANOTHER DISCIPLINE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND A RESOLUTION RECEIVED PRIOR TO PROCUREMENT OR INSTALLATION OF THE ITEM IN QUESTION.
- b. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT RECEIVING ANY RESOLUTION TO THE CONFLICT HE/SHE DOES SO AT HIS/HER OWN RISK AND SHALL RECTIFY THE WORK TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.

PROVIDE THE FOLLOWING SUBMITTALS FOR REVIEW AND APPROVAL. EACH SHALL BE SUBMITTED SEPARATELY TO AVOID DELAYS IN THE REVIEW OF ONE SUBMITTAL IN HOLDING UP REVIEW OF THE REMAINDER.

- SERVICE SWITCHBOARD LIGHTING CONTROL PANEL.
- LIGHTING CONTROLS
- PANEL BOARDS BASIC ELECTRICAL MATERIALS
- LIGHT FIXTURES

260500.03. WORKING CLEARANCES FOR ELECTRICAL SWITCHGEAR:

PROVIDE WORKING SPACES FOR ELECTRICAL PANELS AND SWITCHGEAR TO COMPLY WITH CEC 110.26.

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED TO ENSURE THE CLEARANCES REQUIRED BY ITEM 1 ABOVE ARE PROVIDED

- GROUND AND BOND ALL EQUIPMENT AS REQUIRED BY GOVERNING CODES AND SPECIFICALLY INCLUDING SWITCHBOARD, PANELBOARDS, MOTOR CASES, METAL PIPING SYSTEMS, STRUCTURAL STEEL,
- PROVIDE GROUND WIRES IN ALL FEEDERS AND BRANCH CIRCUITS, SIZE PER CEC TABLE 250.122
- ALL GROUND WIRES SHALL BE INSULATED GROUND WIRES.

260529. INSTALLATION OF SUPPORT SYSTEMS

- RACEWAYS, CABLE ASSEMBLIES, BOXES, CABINETS, AND FITTINGS SHALL BE SECURELY FASTENED IN PLACE PER CEC ARTICLE 300.11. SUPPORT WIRES THAT DO NOT PROVIDE SECURE SUPPORT SHALL NOT BE PERMITTED AS THE SOLE SUPPORT. SUPPORT WIRES AND ASSOCIATED FITTINGS THAT PROVIDE SECURE SUPPORT AND THAT ARE INSTALLED IN ADDITION TO THE CEILING GRID SUPPORT WIRES SHALL BE PERMITTED AS THE SOLE SUPPORT. WHERE INDEPENDENT SUPPORT WIRE ARE USED. THEY SHALL BE SECURED AT BOTH ENDS. CABLES AND RACEWAYS SHALL NOT BE SUPPORTED BY CEILING GRIDS.
- FURNISH ALL NECESSARY FOUNDATIONS, SUPPORTS, BACKING, ETC., FOR ALL ELECTRICAL ENCLOSURES, CONDUITS AND EQUIPMENT.
- ATTACH ALL BOXES, CABINETS, ETC. TO WOOD WITH WOOD OR LAG SCREWS, TO METAL WITH MACHINE SCREWS OR BOLTS AND TO CONCRETE WITH EXPANSION ANCHORS AND MACHINE SCREWS OR
- RIGID STEEL CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 10 FT, ELECTRICAL METALLIC TUBING AT INTERVALS NOT GREATER THAN 5 FT.
- A SUPPORT SHALL BE PROVIDED NOT MORE THAN 3 FT. FROM ANY CHANGE IN DIRECTION. ADDITIONAL SUPPORTS TO THOSE SPECIFIED ABOVE SHALL BE INSTALLED WHERE REQUIRED TO SUIT JOB CONDITIONS AND TO PROVIDE A SECURE INSTALLATION. ALL HANGERS AND SUPPORTS SHALL BE THE PRODUCTS OF ONE MANUFACTURER.

260533. PULL OR JUNCTION BOXES:

- INSTALL WHERE INDICATED, OR AS REQUIRED BY CODE, PULL BOXES AND JUNCTION BOXES OF SUFFICIENT SIZE AND CAPACITY TO FACILITATE ALL WIRING. BOXES SHALL BE SIZED TO PROPERLY ACCOMMODATE ALL CONDUCTORS ENTERING SAME.
- BOXES SHALL BE OF THE SHAPE AND SIZE BEST SUITED FOR THE PARTICULAR APPLICATION AND SHALL BE SUPPORTED DIRECTLY TO STRUCTURAL MEMBERS, FRAMING OR BLOCKING BY MEANS OF SCREWS, ANCHORS, BOLTS OR EMBEDDED IN MASONRY.
- A. SWITCH AND RECEPTACLE BOX SHALL BE ONE PIECE DRAWN OR STAMPED STEEL BOXES MINIMUM SIZE SHALL BE FOUR INCHES (4") SQUARE. BOXES SHALL BE FITTED WITH FLUSH DEVICE COVERS, PLASTER RINGS, OR TILE SWITCH RINGS IN MASONRY IN AREA WHERE EXPOSED WIRING IS PERMISSIBLE, BOXES SHALL BEFITTED WITH SURFACE TYPE COVERS.
- B. LIGHTING OUTLETS SHALL BE FOUR INCHES (4")OCTAGON, MINIMUM.
- FLOOR BOXES: SHALL BE SINGLE SERVICE OR MULTI-SERVICE AS NOTED ON PLANS. BOXES SHALL BE FULLY ADJUSTABLE BEFORE AND AFTER CONCRETE POUR. BOXES SHALL BE FURNISHED WITH ALL REQUIRED ACCESSORIES FOR A COMPLETE AND WORKING INSTALLATION, INCLUDING DEVICE MOUNTING BRACKETS, BOTH POWER AND COMMUNICATIONS, TRIM RING/COVERPLATE OR FLOOR PORT ACTIVATION KIT. PROVIDE POWER DEVICES AND TERMINATIONS. SINGLE SERVICE BOX SHALL BE HUBBELL, NON-METALLIC, CONCRETE FLOOR BOX TYPE PFB1 WITH FLUSH BRASS ROUND COVERPLATE AS HUBBELL #S3925, FLANGE AS HUBBELL #S3082 AND DUPLEX 120V, 15A OUTLET. MULTI-SERVICE FLOOR BOXES SHALL BE AS HUBBELL SYSTEM ONE AS FOLLOWS:
- ON-GRADE-CASTIRON #S1CFB
- UPPER CONCRETE FLOORS STEEL #S1SFB
- AV BOX #S1SFBAV
- NON-METALLIC 1 #S1PFB PROVIDE COVERPLATE AND FLANGE, FINISH PER ARCHITECT. PROVIDE MINIMUM (1) DUPLEX OUTLET AND A 4-PORT MULTISERVICE COMMUNICATIONS FRAMES. VERIFY EXACT REQUIREMENT WITH OWNER PRIOR TO PROCUREMENT

- WEATHERPROOF BOXES SHALL BE APPLETON FD SERIES AND FITTED WITH GASKETED CAST COVERS.
- VOICE/DATA OUTLET BOXES SHALL BE 4_11/16"SQ.x2_1/8" DEEP MINIMUM, FITTED WITH PLASTER RINGS.
- BOXES FOR SPECIAL EQUIPMENT SHALL BE SUITABLE FOR THE PARTICULAR EQUIPMENT.
- BOXES SHALL BE LOCATED AND PLACED ACCORDING TO ARCHITECTURAL AND STRUCTURAL

260550. WIRING METHODS: LINE VOLTAGE SYSTEMS (120V AND ABOVE):

ALL WIRING SHALL BE INSTALLED IN CONDUITS. CONDUITS SHALL BE RUN CONCEALED IN WALLS AND CEILINGS WHERE FEASIBLE. ALL CONDUITS INSTALLED SURFACE ON WALL SHALL BE PAINTED TO MATCH WALL FINISH. MOUNT EXTERIOR CONDUITS ON WALL ON GALVANIZED UNISTRUTS. ALL SURFACE CONDUIT INSTALLATION/ RUNS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

- ALL CONDUITS RUN WITHIN INTERIOR FINISHED SPACES SUCH AS OFFICES, BREAKROOM, RESTROOM ETC. SHALL BE RUN CONCEALED.
- 3. ALL CONDUITS RUN IN DEDICATED ELECTRICAL AND MECHANICAL ROOMS SHALL BE RUN EXPOSED.
- MINIMUM CONDUIT SIZE SHALL BE 1/2" ABOVE GRADE AND 3/4" UNDERGROUND.
- MINIMUM ACCEPTABLE CONDUITS ARE:
- A. GALVANIZED RIGID STEEL FOR USE ON:
- (1) EXTERIOR WALL SURFACES.

REQUIREMENTS.

- B. GALVANIZED STEEL EMT FOR USE
- (1) CONCEALED IN INDOOR FINISHED SPACES. (2) EXPOSED INSIDE ELECTRICAL & MECHANICAL ROOMS.
- LIQUID TIGHT STEEL FLEX:
- (1) FOR FINAL CONNECTION TO OUTDOOR EQUIPMENT. LENGTH SHALL NOT EXCEED 36".
- D. FLEXIBLE STEEL CONDUIT: (1) FOR INDOOR FINAL CONNECTION TO RECESSED LIGHT FIXTURES. LENGTH SHALL NOT EXCEED 72". (2) FOR INDOOR FINAL CONNECTION TO HVAC EQUIPMENT. LENGTH SHALL NOT EXCEED 36".
- E. "PVC" SCHEDULE 40: (1) FOR CONDUITS RUN UNDERGROUND AND FOR UNDER BUILDING SLAB. (2) CONDUIT STUBUPS THROUGH THE FLOOR OR GRADE SHALL BE IN PVC WRAPPED RIGID STEEL CONDUIT. PVC WRAPPING SHALL EXTEND 6" ABOVE FINISHED FLOOR OR GRADE.
- ALUMINUM CONDUITS, IMC CONDUITS OR ALUMINUM FITTINGS ARE NOT APPROVED FOR USE ON THIS PROJECT.
- G. ALL CONDUIT FITTINGS SHALL BE MALLEABLE IRON/STEEL

(3) NOT PERMITTED FOR WIRING ABOVE FINISHED FLOOR INSIDE BUILDINGS

- (1) EMT COUPLING APPLETON TWC-CS SERIES
- (2) EMT CONNECTOR APPLETON TW-CSI SERIES
- (3) FLEX CONDUIT CONNECTOR T&B "TITE BITE", INSULATED (4) LIQUID TIGHT FLEX CONDUIT CONNECTOR - APPLETON "STB" SERIES UP TO 2", "ST" SERIES OVER 2"
- RIGID STEEL CONDUIT CONNECTED TO BOXES AND CABINETS SHALL BE FITTED WITH TWO LOCKNUTS AND INSULATING BUSHING, OA "A" SERIES. PROVIDE GROUNDING BUSHING OZ "BL" SERIES WHERE LOCKNUTS AND BUSHING IS NOT USED. CONDUITS CONNECTED TO BOXES EXPOSED TO WEATHER/MOISTURE SHALL BE FITTED WITH WATERTIGHT SEALING HUBS OF STEEL OR MALLEABLE IRON WITH SEALING RING AND INSULATED THREAT, T & B 370 SERIES.
- TYPE NM AND NMC CABLES SHALL NOT BE USED ON THIS PROJECT.
- THE PROJECT DRAWINGS ARE LAID OUT USING SOLID CONDUITS AND CABLES PULLED THROUGH SUCH CONDUITS. MC CABLES MAY BE UTILIZED AS DESCRIBED BELOW, WITH RESTRICTIONS NOTED.
- (1) PRIOR APPROVAL OF OWNER/ARCHITECT OR ENGINEER REQUIRED.

(2) MC CABLES SHALL BE AS MANUFACTURED BY SOUTHWIRE TYPE EZ-MC DURACLAD TYPE WITH LIGHT WEIGHT STEEL ARMOR AND INSULATED GREEN GROUNDING CONDUCTORS OR APPROVED EQUAL.

- (3) SHALL BE USED FOR BRANCH CIRCUITS ONLY AS NOTED BELOW.
- (a) CANNOT BE USED ANYWHERE EXPOSED
- (b) LIGHTING: VERTICAL DROPS IN WALL FOR LIGHT SWITCHES FORM JBOX IN CEILING. HORIZONTAL RUNS IN CEILING SHALL BE IN SOLID STEEL CONDUITS.
- (c) POWER RECEPTACLES:
- (A) FOR UNDERGROUND HOMERUNS: SOLID CONDUIT VERTICAL RISER IN WALL FROM UNDERGROUND CONDUIT TO FIRST RECEPTACLE JBOX. THEN HORIZONTAL RUNS WITHIN WALLS TO OTHER
- RECEPTACLE BOXES IN MC CABLE. (B) FOR OVERHEAD HOMERUNS: VERTICAL DROPS FROM JBOX IN CEILING THEN HORIZONTAL RUNS WITHIN WALLS TO OTHER RECEPTACLES. HORIZONTAL RUNS IN CEILING SHALL BE IN SOLID STEEL
- (d) NO OTHER USE IS PERMITTED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ARCHITECT OR
- (4) ALL FITTINGS AND TERMINATIONS FOR THE MC CABLING SYSTEM SHALL BE METAL AND SUITABLE AND LISTED FOR SUCH USE.
- (5) ALL SUPPORTS. ATTACHMENTS SPACING SHALL BE PER CEC 330.30.
- (6) FOR MULTI-WIRE BRANCH CIRCUITS SUCH CABLES SHALL HAVE MULTIPLE NEUTRALS, ONE FOR EACH CIRCUIT.
- 6. CONDUCTORS SHALL BE COPPER CONDUCTORS TYPE THHN/THWN UNLESS OTHERWISE NOTED OR REQUIRED BY CODE.
- ALL DEVICES, CONDUITS, RACEWAYS AND CABLES SHOWN ARE NEW TO BE PROVIDED UNLESS
- FLASH AND COUNTERFLASH ALL ITEMS PASSING THROUGH THE ROOF.
- THE OWNER RESERVES THE RIGHT TO RELOCATE ALL LIGHTING, OUTLETS AND SWITCHES BEFORE RATING AND VOLTAGES AS INDICATED ON THE PLANS. PROVIDE FULL CAPACITY, OFF LOAD PRIMARY TAPS. THEY ARE ROUGHED IN AT NO EXTRA COST.
- 10. SEPARATION OF WIRING OF DIFFERENT VOLTAGE CLASSIFICATIONS:
- WIRING FOR DIFFERENT VOLTAGE CLASSIFICATIONS SHALL BE INSTALLED IN ENTIRELY SEPARATE RACEWAYS/CONDUITS SYSTEM AND ENCLOSURES/BOXES
- CLASSIFICATION 1 0 TO 30V CLASSIFICATION 2 - 100 TO 250V CLASSIFICATION 3 - 251 TO 500V
- PARTICULAR ATTENTION SHALL BE PAID TO THE WIRING FOR
- ROOF TOP CONVENIENCE OUTLETS FOR SERVICING ROOF TOP EQUIPMENT.
- LINE VOLTAGE CONTROLS FOR ROOF TOP HVAC AND OTHER REQUIREMENTS.
- DISCONNECTS SHALL NOT BE USED AS THROUGH RACEWAYS FOR WIRING NOT DIRECTLY SERVING THE DISCONNECTS. SERVICING OUTLETS SHALL NOT BE MOUNTED ON DISCONNECTS.
- 260551. INSTALLATION OF RACEWAYS AND FITTINGS
- CONCEAL RACEWAYS WITHIN CEILINGS, WALLS, AND FLOORS EXCEPT WHERE EXPOSED RACEWAYS ARE SPECIFICALLY PERMITTED.
- WHERE CONDUIT IS ALLOWED TO BE EXPOSED, INSTALL THE CONDUIT PARALLEL WITH OR AT RIGHT ANGLES TO STRUCTURAL MEMBERS, WALLS, AND LINES OF THE BUILDING.
- INSTALL WHERE INDICATED, OR AS REQUIRED BY CODE, PULLBOXES AND JUNCTION BOXES OF SUFFICIENT SIZE TO FACILITATE WIRING. BOXES SHALL BE SIZED TO PROPERLY ACCOMMODATE ALL CONDUCTORS ENTERING SAME.

- DO NOT INSTALL CONDUIT OR TUBING WHICH HAS BEEN CRUSHED OR DEFORMED.
- RUN CONDUCTORS OF SAME CIRCUIT IN SAME CONDUIT. RUN CONDUCTORS OF DIFFERENT VOLTAGE SYSTEMS IN SEPARATE CONDUITS.
- INSTALL NO CONDUCTORS UNTIL WORK WHICH MIGHT CAUSE DAMAGE TO SUCH CONDUCTORS
- OR THE CONDUIT HAS BEEN COMPLETED.
- KEEP ALL CONDUITS AT LEAST SIX INCHES AWAY FROM THE COVERING ON HOT WATER OR STEAM
- CAP RACEWAY ENDS DURING CONSTRUCTION. CLEAN OR REPLACE CONDUITS IN WHICH WATER OR FOREIGN MATTER HAVE ACCUMULATED, TO THE SATISFACTION OF THE ARCHITECT.
- CONDUITS SHALL BE SUPPORTED WITH STRAPS, WITH GALVANIZED MALLEABLE SPLIT RING AND ROD FOR INDIVIDUAL RUNS OR WITH KINDORF OR UNISTRUT CHANNEL SUPPORTS FOR MULTIPLE RUNS. DISTANCE BETWEEN SUPPORTS SHALL NOT EXCEED 10 FEET. CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF ONE ANOTHER.
- CONDUITS CONNECTED TO BOXES AND CABINETS SHALL BE FITTED WITH TWO LOCKNUTS AND INSULATED BUSHING, OA "A" SERIES.
- 11. CONDUITS NOT CONNECTED WITH LOCKNUTS AND BUSHINGS SHALL BE FITTED WITH GROUNDING BUSHING, OZ "BL" SERIES, U. L. APPROVED AND BONDED.
- CONDUIT STRAPS FOR INDIVIDUAL RUNS SHALL BE SECURED BY TOGGLE BOLTS ON HOLLOW MASONRY, EXPANSION ANCHORS ON SOLID CONCRETE OR MASONRY, MACHINE SCREWS OR BOLTS ON METAL SURFACES AND WOOD SCREWS ON WOOD CONSTRUCTION. THE USE OF NAILS TO ANCHOR STRAPS ON WOOD CONSTRUCTION IS PROHIBITED. STRAPS SHALL BE TWO HOLE MALLEABLE IRON OR SNAP-TYPE STEEL WITH RIBBED BACK, GALVANIZED OR CADMIUM PLATED. THE USE
- 13. PLACEMENT OF ALL BOXES SHALL BE GOVERNED BY APPLICABLE ARCHITECTURAL AND STRUCTURAL REQUIREMENTS.
- 14. CONDUIT FITTINGS: EXCEPT WHERE OTHERWISE NOTED, CONDUIT FITTINGS SHALL BE APPLETON OR APPROVED EQUAL. UNILETS SHALL BE MALLEABLE IRON AND FITTED WITH COVERS AND GASKETS.
- 15. TELEPHONE AND SIGNAL CONDUIT BENDS WHERE REQUIRED SHALL HAVE A RADIUS OF TEN TIMES THE CONDUIT TRADE SIZE.
- 16. PROVIDE PULL TAPE IN ALL EMPTY CONDUITS.

260553. NAMEPLATES & IDENTIFICATION:

- INSTALL ENGRAVED NAMEPLATES FOR EACH PANELBOARD, CABINET, DISCONNECT, ETC. NAMEPLATES SHALL BE SECURELY FASTENED TO THE EQUIPMENT WITH #4 PHILLIPS ROUND HEAD CADMIUM PLATED SELF-TAPPING SCREWS, BRASS BOLT.
- PROVIDE CIRCUIT LABEL INDICATING PANEL AND CIRCUIT NUMBER ON EACH COVERPLATE FOR EACH RECEPTACLE AND LIGHT SWITCH, MOTION SENSOR SWITCH. SUCH LABEL SHALL BE SELF ADHESIVE WHITE TAPE WITH BLACK LETTERS MADE ON A LABEL MAKER.
- ALL CONTROLLED RECEPTACLES SHALL BE PERMANENTLY MARKED TO DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES PER CALIFORNIA ENERGY CODE SECTION 130.5(d)(3).

PROVIDE WARNING LABEL ON ELECTRICAL EQUIPMENT OF POSSIBLE ARC FLASH HAZARDS PER C.E.C. 110.16.

260800. TESTING:

THE ENTIRE ELECTRICAL INSTALLATION SHALL BE FREE FROM SHORT CIRCUITS AND IMPROPER GROUNDS. TEST ALL WIRING AND CONNECTIONS FOR CONTINUITY AND GROUNDS BEFORE ANY FIXTURES OR EQUIPMENT ARE CONNECTED AND WHERE SUCH TESTS INDICATE FAULTY INSULATION OR OTHER DEFECTS, THEY SHALL BE LOCATED, REPAIRED AND RETESTED AT THE CONTRACTOR'S EXPENSE. PROVIDE ALL INSTRUMENTS TO MAKE SUCH TESTS.

DEMONSTRATE TO THE OWNER AND THE ARCHITECT, THAT THE ENTIRE INSTALLATION IS COMPLETE, IN PROPER OPERATING CONDITION AND THAT THE CONTRACT HAS BEEN PROPERLY AND FULLY EXECUTED.

260800.01. CERTIFICATE OF COMPLETION:

ACCEPTANCE OF THE CONTRACT FOR THIS WORK INCLUDES THIS GUARANTEE: THE CONTRACTOR GUARANTEES THAT HE HAS PERFORMED THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR AGREES TO REPLACE OR REPAIR, AS NEW ANY DEFECTIVE WORK, MATERIALS, OR PART WHICH MAY APPEAR WITHIN ONE YEARS (1) OF FINAL ACCEPTANCE, IF, IN THE OPINION OF THE ARCHITECT OR THE OWNER, THE DEFECT IS DUE TO WORKMANSHIP OR MATERIAL.

260800.02. WARRANTIES, GUARANTEES, CERTIFICATES, ETC.

- WARRANTIES, GUARANTEES, CERTIFICATES, ETC, THAT ARE FURNISHED AND AVAILABLE FOR EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SECTION SHALL BE PROPERLY FILLED OUT AS OF DATE OF ACCEPTANCE OF THE WORK BY THE OWNER AND SHALL BE DELIVERED TO THE ARCHTITECT.
- 260811. OPERATIONS AND MAINTENANCE (O&M) MANUALS:
- PROVIDE AS-BUILT DRAWINGS.
- UPON COMPLETION OF WORK COVERED BY THIS CONTRACT, PROVIDE AS-BUILT PLANS UPON WHICH SHALL BE SHOWN ALL CHANGES OF FEEDERS, PANELS, CIRCUITS, LIGHT FIXTURES, ETC., FOR THIS PROJECT AND INSTALLED UNDER THIS CONTRACT, WHICH ARE NOT IN ACCORD WITH THESE DRAWINGS
- B. ALL SYMBOLS AND DESIGNATIONS USED IN PREPARING "AS-BUILT" DRAWINGS SHALL MATCH THOSE USED IN CONTRACT DRAWINGS.
- PROVIDE OF OPERATION AND MAINTENANCE MANUAL FOR POWER, AND LIGHTING SYSTEMS. SCAN BOTH "AS-BUILT" PLANS AND O&M MANUAL ON TO A CD AND PROVIDE (3) COPIES OF THE CD

TO OWNER PRIOR TO RELEASE OF FINAL PAYMENT. 262200. TRANSFORMERS:

DRAWINGS.

COMPONENT RECOGNIZED INSULATION SYSTEM.

- TRANSFORMERS SHALL BE DRY TYPE LOW LOSS TRANSFORMERS TYPE AS MANUFACTURED BY SQUARE D OR APPROVED EQUAL THE SAME MANUFACTURER AS THE MAIN SERVICE SWITCHBOARD.
- 2. TRANSFORMERS SHALL BE THREE PHASE, FOUR WIRE OR SINGLE PHASE, THREE WIRE, WITH KVA
- TRANSFORMERS SHALL BE 150 DEGREES C TEMPERATURE RISE ABOVE 40 DEGREE C AMBIENT. INSULATION SHALL BE IN ACCORDANCE WITH THE LATEST NEMA STANDARDS FOR A 220 DEGREE C UL
- 4. TRANSFORMER COILS SHALL BE COPPER OR ALUMINUM AND OF THE CONTINUOUS WIRE WOUND CONSTRUCTION AND SHALL BE IMPREGNATED WITH NON-HYGROSCOPIC THERMO SETTING VARNISH. TRANSFORMER CORES SHALL BE CONSTRUCTED FROM HIGH GRADE, NON-AGING SILICON STEEL WITH MAGNETIC PERMEABILITY AND LOW LOSSES.THE COMPLETE CORE AND COIL ASSEMBLY SHALL BE SUITABLY CLAMPED AND BRACED MECHANICALLY. ADDITIONALLY, PROVIDE AN ELECTROSTATIC SHIELD
- 5. TRANSFORMERS SHALL BE IN HEAVY GAUGE, SHEET STEEL, VENTILATED ENCLOSURE PER UL, NEMA AND CEC STANDARDS EXCEPT ONES CALLED OUT ON THE PLANS TO HAVE NON-VENTILATED
- 6. TRANSFORMER SOUND LEVELS SHALL NOT EXCEED 45dB FOR UNITS UP TO 50KVA AND 50dB FOR UNITS 51 TO 150KVA. 7. TRANSFORMERS SHALL BE SUITABLE FOR FLOOR OR WALL MOUNTING AS INDICATED ON THE

ENVELOPING THE FULL HEIGHT OF THE WINDING IN CASE OF SHIELDED TRANSFORMERS.

TRANSFORMERS FOR OUTDOORS INSTALLATION SHALL BE WEATHERPROOF. PROVIDE WEATHER SHIELDS WHERE SO REQUIRED.

FASTEN TRANSFORMERS TO BUILDING STRUCTURE (WALL OR FLOOR AS CASE MAY BE) USING

EXPANSION ANCHORS. PROVIDE BRACKETS AND ALL MOUNTING HARDWARE AS NEEDED. PROVIDE MINIMUM CLEARANCE FROM WALLS AT THE BACK FOR VENTILATION AIR. SUCH CLEARANCES SHALL BE AS REQUIRED BY THE MANUFACTURER.

- PROVIDE CONCRETE PAD (FOR GRADE MOUNTING) OR PLATFORM (FOR ROOF AND ATTIC SPACE MOUNTING). ROOF PLATFORM DESIGN SHALL BE COMPATIBLE ROOF SYSTEM.
- 12. FOR ROOF MOUNTING, SEAL ALL ANCHOR BOLTS WITH SILICON SEALER.
- 13. CONDUITS FOR TRANSFORMER CONNECTIONS SHALL BE LOCATED WITHIN THE FOOTPRINT OF THE UNITS AS FAR AS PRACTICAL.
- CLEAN ALL DEBRIS FROM WITHIN THE TRANSFORMER.

262400. MAIN SERVICE SWITCHBOARD

- 1. SQUARE D, EATON, OR APPROVED EQUAL, METAL ENCLOSED UNIT WITH UGPS, METERING SECTION, MAIN DISCONNECT AND GROUP MOUNTED, MOULDED CASE BRANCH CIRCUIT BREAKERS COMPLETE WITH INTERCONNECTING BUS IN A FACTORY ASSEMBLED, INTEGRATED UNIT. ARRANGEMENT AND RATINGS OF EQUIPMENT ARE SHOWN ON DRAWINGS. UNIT SHALL MEET ALL UTILITY COMPANY REQUIREMENTS.
- SWITCHBOARD SHALL BE ENCLOSED STRUCTURE OF CODE GAUGE STEEL PLATES WITH REMOVABLE FRONT. FULL FRONT ACCESS SHALL BE PROVIDED FOR CONNECTIONS AND OPERATIONS. FRONT SECTIONS SHALL BE ATTACHED WITH MACHINE SCREWS, EVENLY SPACED. HINGED DOOR SHALL HAVE VAULT TYPE HANDLES AND LOCKS. UNITS SHALL BE NEMA 3R FOR OUTDOOR INSTALLATION AND NEMA 1
- 3. ALL BUSES SHALL BE COPPER OR ALUMINUM SIZED TO CONFORM TO UL TO LIMIT TEMPERATURE RISE. ALL BUS CONNECTIONS SHALL BE BOLTED. BUSES SHALL BE BRACED TO WITHSTAND, AS A MINIMUM, THE SHORT CIRCUIT CURRENT INDICATED ON DRAWINGS. BUSES SHALL BE SEQUENCE PHASED AND SHALL RUN FULL HEIGHT
- 4. SERVICE SWITCHBOARD SHALL HAVE PERMANENTLY INSTALLED USER-ACCESSIBLE METERING OF TOTAL ELECTRICAL ENERGY USE PER TABLE 130.5-A OF THE 2016 CALIFORNIA ENERGY CODE. AS A MINIMUM THIS REQUIRES THE FOLLOWING:
- a. INSTANTANEOUS KW DEMAND.
- b. HISTORICAL PEAK KW DEMAND. c. RESETTABLE KWH.

UTILITY COMPANY AND PLANS.

THE DISTRIBUTION SECTION SHALL BE SET UP TO PERMIT IN FUTURE THE DESEGREGATED MEASUREMENT OF ELECTRICAL LOAD ENERGY USES DOWNSTREAM FROM THE SERVICE ACCORDING TO TABLE 130.5-B OF THE 2016 CALIFORNIA ENERGY CODE.

7. PROVIDE INCOMING SERVICE TERMINALS, METERING SECTIONS, CTs, ETC. IN ACCORDANCE WITH THE

- 6. PROVIDE "SPACES" INDICATED ON DRAWINGS WITH ALL NECESSARY MOUNTING HARDWARE PERMITTING EASY FUTURE INSTALLATION OF BREAKERS IN THE FIELD.
- 8. PROVIDE A COPPER GROUND BUS.

5757 Pacific Avenue Suite 226 Stockton, CA 95207

2000 L Street Suite 125 Sacramento, CA 95811

T 209.944.9110 F 209.944.5711 www.wmbarchitects.com

Owner-Applicant **Diablo Water District** 87 Carol Lane Oakley, CA 94561 925.625.3798

Diablo Water District Corporation Yard Office/Shop Building 3990 Main Street

Oakley, California 94561

WMB Project No.

19-118

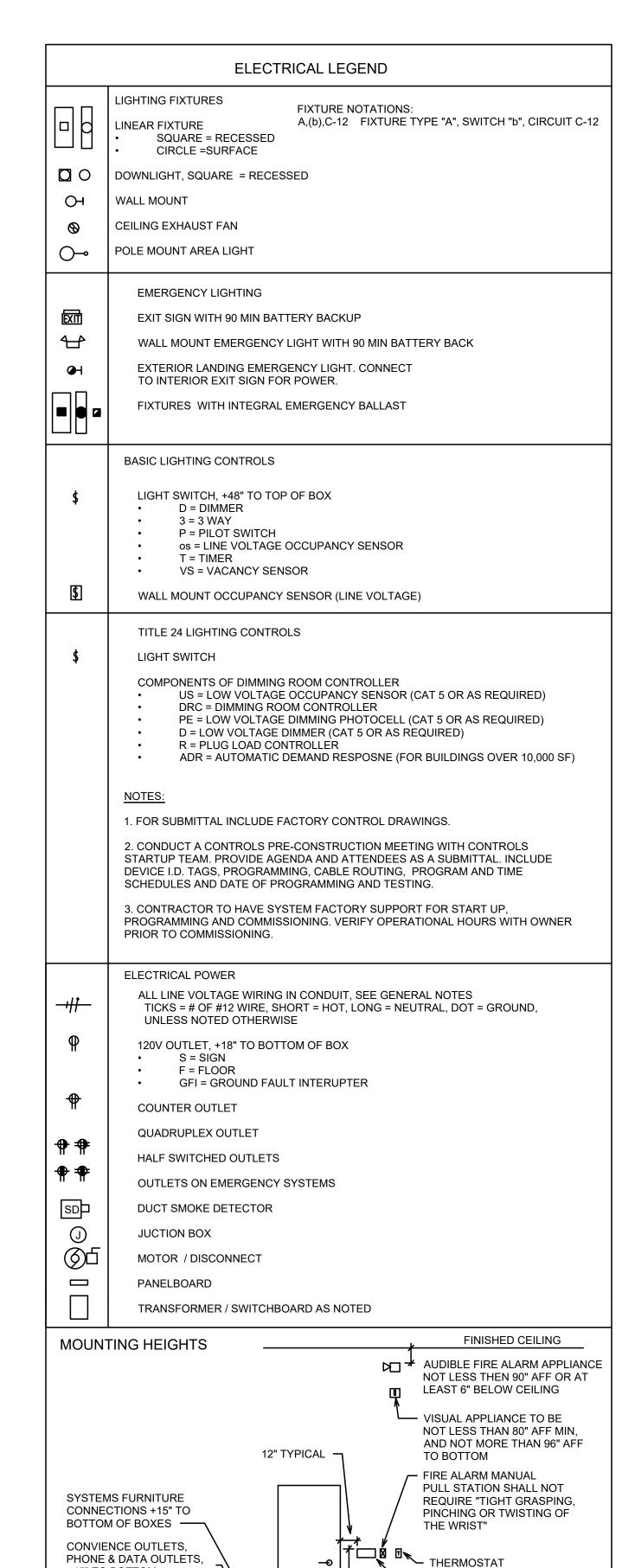
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GENERAL NOTES

E0.

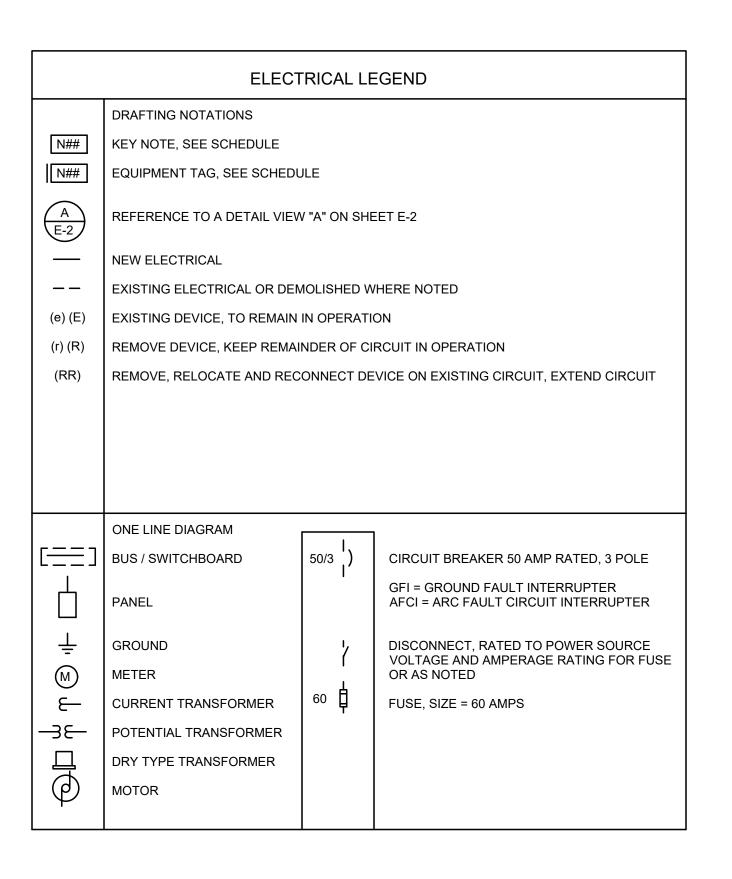
4512 Feather River Dr #F. Stockton, CA 95219 209-478-8270 | www.hcs-eng.com Richard C. Smith, PE richard@hcs-eng.com ■ Bhupendra Patel, PE bhupendra@hcs-eng.com ☐ Elizabeth Aguilar elizabeth@hcs-eng.com PROJECT # 2020.309

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+15" TO BOTTOM

OF BOX



MAIN SERVICE SWITCHBOARD "MS" - NEMA 3R

PANEL "L"

600/3

1-1/4"C-4#2+1#6 GND —

600A - 120/208V, 3ø, 4W BUS

100/

PANEL "P"

200/

PANEL "H"

100/

SCALE: N.T.S.

Ф— 2"C−4#3/0+1#6 GND

LOCATION		PANEL		ナバナ	F 04 04	— TEOODY	OUT! FTC	
LOCATION : -					TITLE 24 CATEGORY: OUTLETS CONNECT AMPS: -A			
TOTAL KVA : -	OLL CLID	-105	\rightarrow				7 - 414	
MOUNTING : FLU							, 3ø, 4W DNE LINE DIAGRAM	
BUSSING : 100		ICB 🖂 N	/LO	FEE	DER :	EXISTI		
AIC : 18,0		L DDIKD	\vdash		DDKD			
DESCRIPTION	LOAD	BRKR	1	 	BRKR	LOAD	DESCRIPTION	
			3	2				
			5	6				
	+	-	$\frac{3}{7}$	8			+	
			9	10				
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+		1	41	42	*		†	
•	7200	,	VA T	OTAL	•	6660	'	

ARC FLASH LABELING REQUIREMENT:

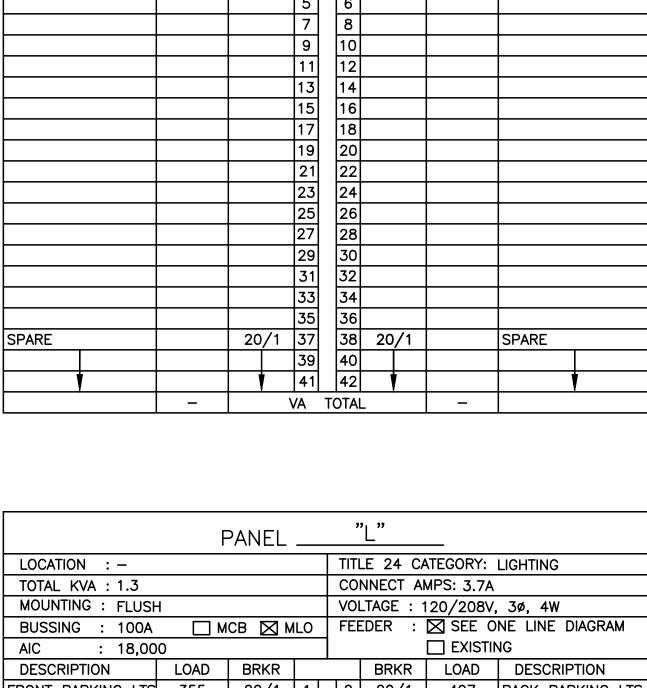
= 159,172 VA

= 442.1 A

LOAD CALCULATIONS

TOTAL SQ FT

TOTAL



PANEL

LOAD BRKR

LOCATION : -

TOTAL KVA : -

DESCRIPTION

MOUNTING : FLUSH

BUSSING : 200A

AIC : 18,000

TITLE 24 CATEGORY: HVAC

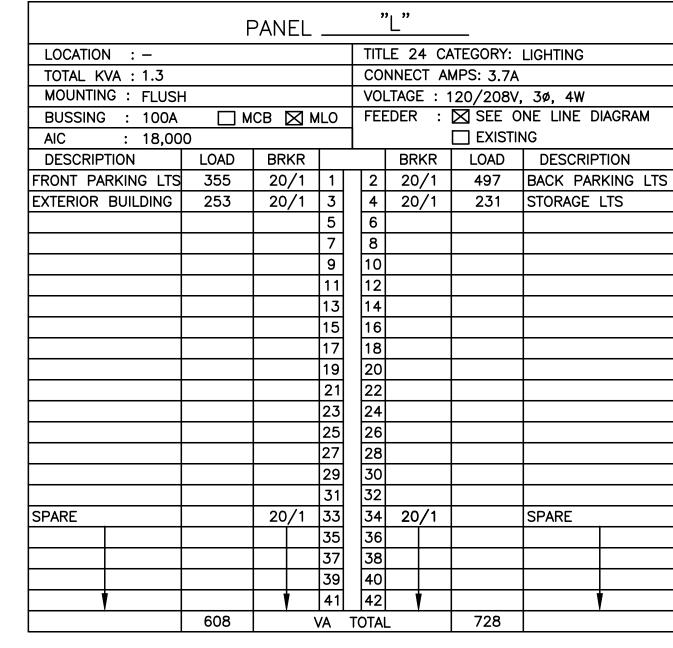
VOLTAGE: 120/208V, 3ø, 4W

☐ EXISTING

BRKR LOAD DESCRIPTION

CONNECT AMPS: -A

☐ MCB ☒ MLO FEEDER : ☒ SEE ONE LINE DIAGRAM





WMB ARCHITECTS

5757 Pacific Avenue Suite 226 Stockton, CA 95207

2000 L Street Suite 125 Sacramento, CA 95811

T 209.944.9110 F 209.944.5711 www.wmbarchitects.com

Owner-Applicant **Diablo Water District** 87 Carol Lane Oakley, CA 94561 925.625.3798

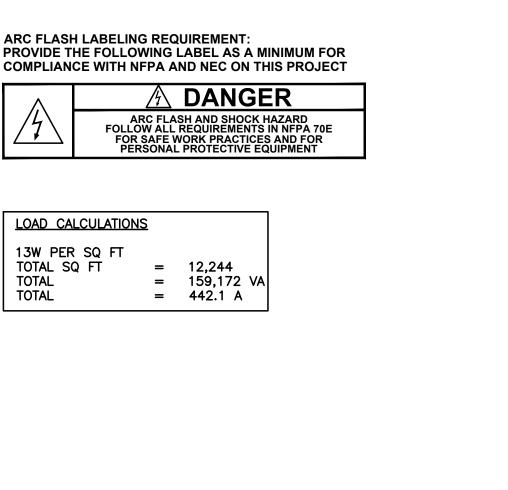
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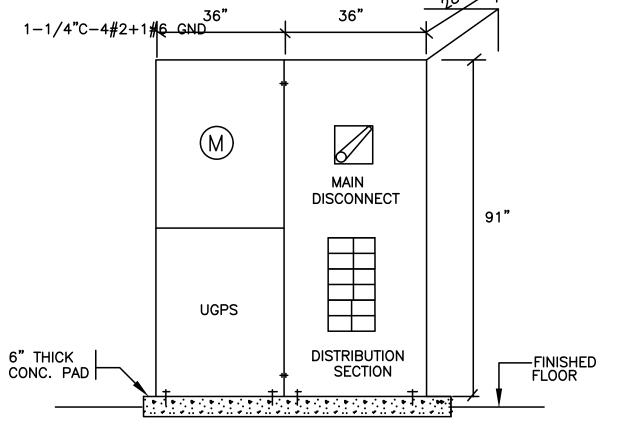
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ONE LINE DIAGRAM

MAIN SERVICE SWITCHBOARD "MS"

NOTES: MAIN SERVICE SWITCHBOARD

1. ALL DIMENSIONS ARE NOMINAL.

(2)5°CO —

TO P.G.&E.

OR WALL PHONE

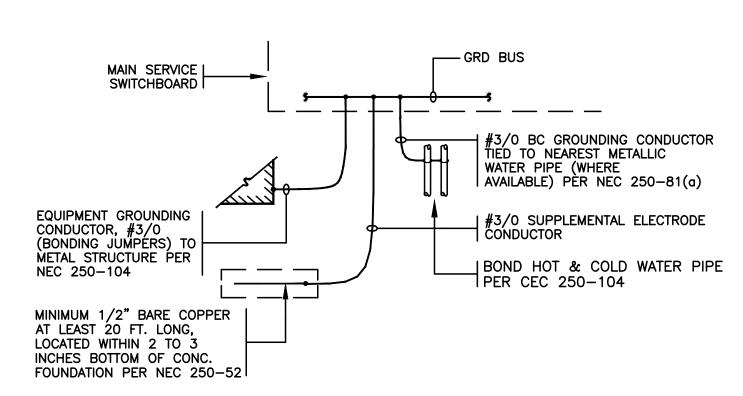
FINISHED FLOOR

─ LIGHT SWITCHES

48" TO TOP OF BOX

- 2. THE COMPLETE SWITCHBOARD SHALL HAVE A SYMMETRICAL SHORT CIRCUIT RATING EQUAL TO OR GREATER THAN THAT AVAILABLE FROM THE UTILITY COMPANY.
- 3. MINIMUM INTEGRAL A.I.C. RATING OF SWITCHBOARD AND FEEDER CIRCUIT BREAKERS TO BE 22,000 AMPS.
- 4. BOLT SECTIONS OF THE SWITCHBOARD TOGETHER WITH 1/2" BOLT AND NUTS AT 4 PLACES PER SECTION.
- 5. BOLT EACH SECTION OF SWITCHBOARD TO FLOOR WITH (4) 1/2"x3" ANCHOR BOLTS.

	F		X T U R E	SCHEDULE	
TYPE	#LAMPS	W/LAMP	DESCRIPTION	MANUFACTURER'S NO.	LOAD
A	LE	.D	PARKING AREA & STORAGE AREA LED	LITHONIA #EVT4-4000LM-FST-M-GZ10-40K- 90CRI-DL-MSI10NWL	
S1	LED		SINGLE HEAD PARKING LOT LUMINAIRE	LITHONIA #DSX0-LED-P3-40K-TFTM-MVOLT	
S2	LED		DOUBLE HEAD PARKING LOT LUMINAIRE	LITHONIA #DSX0-LED-P3-40K-TFTM-MVOLT	
W1	LED		WEDGE ARCHITECTURAL WALL PACK	LITHONIA #WDGE2-LED-P3-40K-40CRI-VW -MVOLT-SRM	23
4€}	_	_	COMBINATION EXIT SIGN/ EGRESS LIGHT UNIT, 90 MIN BATTERY BACKUP	LITHONIA #LHQM LED R HO SD	_
\$	_	_	WALL MOUNT EMERGENCY EGRESS LIGHT UNIT, 90 MIN BATTERY BACKUP	LITHONIA #ELM2L	_
Ю	_	_	REMOTE EMERGENCY EXTERIOR LIGHT POWERED BY	LITHONIA AFF OELR DWHGXD WT	_



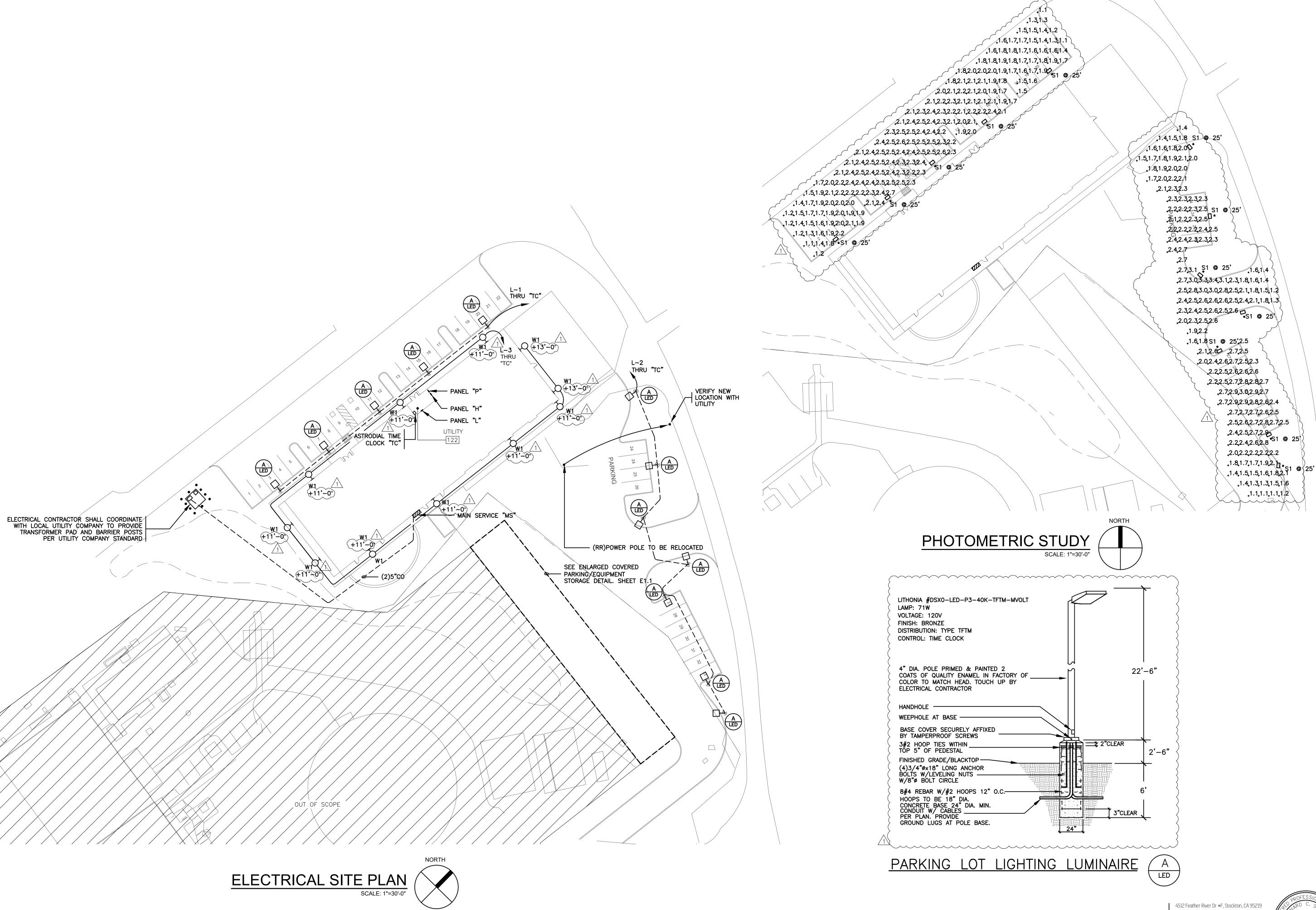
GROUNDING DETAIL: MAIN SERVICE SW/BD



ONE LINE DIAGRAM, PANEL SCHEDULES, LEGEND & **ELECTRICAL DETAILS**

E0.2

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WMB ARCHITECTS

5757 Pacific Avenue Suite 226 Stockton, CA 95207

2000 L Street Suite 125 Sacramento, CA 95811

T 209.944.9110 F 209.944.5711 www.wmbarchitects.com

Owner-Applicant

Diablo Water District 87 Carol Lane Oakley, CA 94561 925.625.3798

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ELECTRICAL SITE PLAN

E1.0

4512 Feather River Dr #F, Stockton, CA 95219
209-478-8270 | www.hcs-eng.com

Richard C. Smith, PE richard@hcs-eng.com
Bhupendra Patel, PE bhupendra@hcs-eng.com
Elizabeth Aguilar elizabeth@hcs-eng.com
PROJECT # 2020.309



ARCHITECTS

5757 Pacific Avenue Suite 226 Stockton, CA 95207

2000 L Street Suite 125 Sacramento, CA 95811

T 209.944.9110 F 209.944.5711 www.wmbarchitects.com

Owner-Applicant Diablo Water District 87 Carol Lane Oakley, CA 94561 925.625.3798

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Richard C. Smith, PE richard@hcs-eng.com

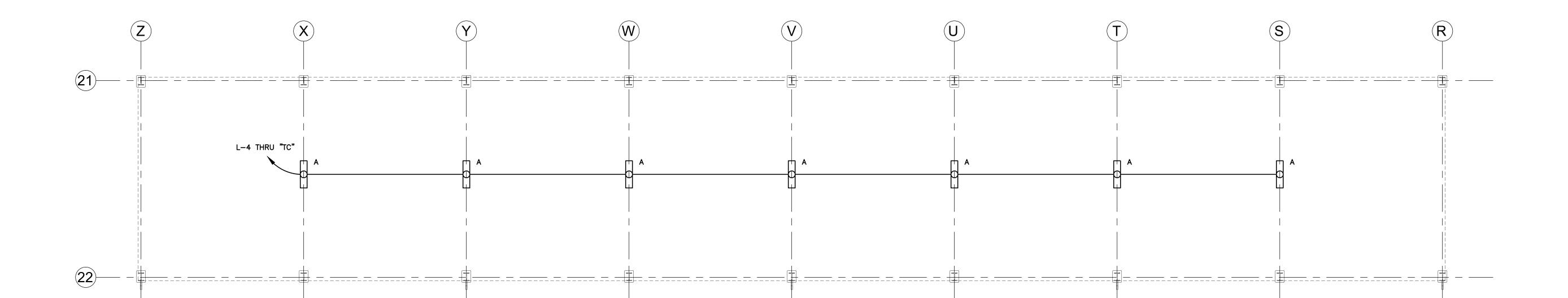
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Elizabeth Aguilar elizabeth@hcs-eng.com PROJECT # 2020.309

COVERED PARKING ELECTRICAL PLAN

E1.1



COVERED PARKING/EQUIPMENT STORAGE ELECTRICAL PLAN