# Waste Management Program

**Construction and Demolition Recycling** 

Waste Management Plan Requirements and Deposit Refund Instructions The California Green Building Code requires a minimum recycling rate of 65% for all covered projects.

1. Covered Project

- 1.1. Alteration or addition to a residential building that increases the building size by any amount

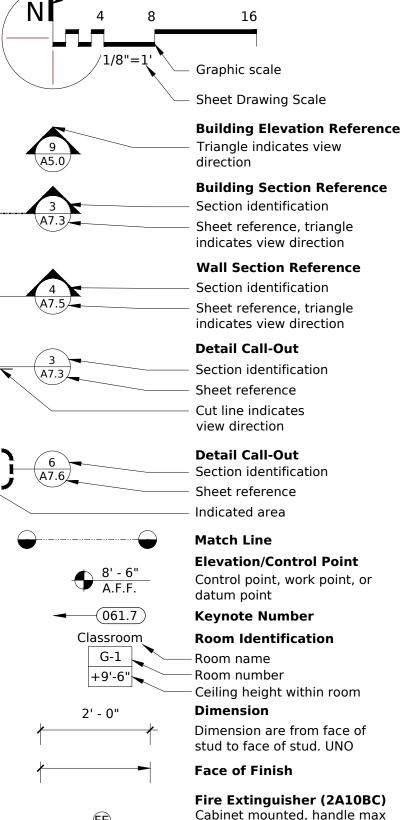
1.2. All commercial permits.

2. Diversion Methodologies

- 2.1. Deconstruction and Salvage: Removal for reuse of appliances, fixtures, lumber, flooring, brick and other materials before the structure is demolished. This work can be done by contractor or by a specialty company, some of which may provide tax benefits for the value of salvaged items. Non-structural deconstruction and **4**. salvage may be conducted before a demolition permit is issued. Structural deconstruction may begin upon issuance of a demolition permit.
- **2.2. Source Separation:** Separating into "clean" loads those materials that cannot be salvaged. Source separated loads may go to any facility and are generally charged lower rates for recycling
- 2.3. Mixed Debris Recycling: Applicants may use any facility that meets the requirements of the City's ordinance for recycling of "mixed construction and demolition" debris. Debris used as alternative daily cover (ADC) at a landfill is considered an acceptable recycling use. The following are examples of facilities that have previously met the City's recycling requirements, but it is the applicant's 5.1. responsibility to ensure that they are submitting a compliant Waste Management Plan.
- Shoreway Environmental Ctr (San Carlos) 650-802-8355
- Zanker Recycling (San Jose) 408-263-2384
- GreenWaste Recovery (San Jose) 408-283-4800 Newby Island Resource Recovery (Milpitas) 408-262-1401

### Legend & Symbols

North Arrow/Graphic Scale direction of plan north



Fire Extinguisher (2A10BC) Cabinet mounted, handle max 4'-0" a.f.f. refer interior elevations. City to provide extinguisher, contractor to provide blk'g & installation Wall mounted, handle max 4'-0"

a.f.f. refer interior elevations. City to provide extinguisher, contractor to provide blk'g & installation

- Blue Line Transfer Station (So. San Francisco) 650-589-4020
- Davis Street Transfer Station (San Leandro) 510-638-2303

### Premier Recycle Company (San Jose) 408-297-7910 Documentation

- **3.1. Prior to Permit Issuance:** A Waste Management Plan (BEFORE PERMIT) must be submitted and approved. The plan includes estimates of waste generated and materials to be diverted. Where a contractor will demolish a structure and construct a new one, a separate plan is required for each project.
- Upon completion of the project (within 60 days): A Final Compliance Report / 3.2. Deposit Refund Request Form (AFTER FINAL) must be submitted showing the date, project address, amount and type of materials disposed. Report shall summarize the actual weight of waste generated, weight of materials diverted and facility destinations of waste disposed and recycled, including back-up documentation. Fees and Deposit

- 4.1. A non-refundable fee for a construction or demolition permit is set forth in the City's Master Fees and Service Charges schedule, Section CDM-01 7a/b.
- 4.2. A refundable deposit of \$50 for every ton or \$0.25 for every pound of debris the project is estimated to generate is required.
- 4.3. The minimum deposit for all projects is \$1,000
- 4.4. The maximum deposit for residential projects is \$10,000. The maximum deposit for commercial projects is \$30,000. Return of Deposit
- Full deposit will be refunded upon demonstration of recycling, reuse and/or salvage of at least 65% of total generated tonnage from the project on the Final Compliance Report / Deposit Refund Request Form (AFTER FINAL) with required
- documentation or if a permit is withdrawn prior to the start of work. Deposits will be prorated if less than 65% of the total debris generated is recycled 5.2. Deposits will be forfeited if the Final Compliance Report / Deposit Refund Request 5.3. Form (AFTER FINAL) and documentation is not submitted within 60 days following project completion, if the permit expires, if the project does not pass a final

### Abbreviations

	JIEVIALIUI		
@	At	GSM	Galvanized sheet metal
X	By	GYP	Gypsum
<b>ፍ</b> °	Center Line Degrees	H B HDW	Hose Bib Hardware
Ø	Diameter	HR	Hour
е (Е)	Existing	HT	Height
	Foot/Feet	ID	Inside Diameter
н	inch/inches	ΙE	Invert Elevation
(N)	New	INSUL	Insulation
<u>+</u>	Plus/Minus	INT	Interior
#	Pound/Number	INV	Invert
(R) A B	Remove Anabar Dalt	IT	Info Tech
а б ABV	Anchor Bolt Above	јн JT	Joist Hanger Joint
AC	Asphaltic Concrete	LAM	Laminate
ADJ	Adjustable	LAV	Lavatory
AFF	Above Finished Floor	LT	Light
ALUM	Aluminum	MAX	Maximum
ANCH	Anchor	MB	Marker Board
	Access Panel	MFR	Manufacturer
ARCH ASPH	Architectural Asphalt	MH MIN	Manhole Minimum
BD	Board	MR	Moisture Resistant
BJ	Building Joint	MTD	Mounted
BLDG	Building	MTL	Metal
BLK	Block	MUL	Mullion
BLKG	Blocking	Ν	North
BM	Beam	ΝA	Not Applicable
BOJ	Bottom of Joist	NIC	Not In Contract
BOT B/T	Bottom	NOM	Nominal Not Required
B/T BW	Between Bottom of Wall	N R N T S	Not Required Not To Scale
Вw С	Conduit		On Center
САВ	Cabinet	OFS	Off Face of Stud
СВ	Catch Basin	ОН	Overhang
CI	Cast Iron	OPG	Opening
CJ	Construction Joint	OPP	Opposite
CLG	Ceiling	O/	Over
CLR	Clear	PA	Planting Area
COL CONC	Column Concrete	P C PDF	Portland Cement Power Driven Fastener
CONC	Construction	PH	Panic Hardware
CONT	Continuous	PL	Plate
CORR	Corridor	P LAM	Plaster Laminate
CTR	Center	PLWD	Plywood
CTSK	Countersink	PR	Pair
CUST	Custodial	PTDF	Pressure Treated Douglas Fir
COTG	Clean Out To Grade	R C P	Reflected Ceiling Plan
C W D B L	Cold Water Double	R D	Roof Drain
DEMO	Demolition	REF	Refer To:
DET	Detail	REINF	Reinforced
D F	Drinking Fountain	REQD RM	Required Room
DIA	Diameter	RO	Rough Opening
DIM	Dimension	RR	Roof Rafter
DN	Down	RWL	Rain Water Leader
D S DWG	Downspout Drawing	S	South
E	East	SAT	Suspended Acoustical Tile
EA			
EF	Each	SCH	Schedule
	Each Exhaust Fan	SCH SEC	
EJ	Exhaust Fan Expansion Joint	SEC SHT	Schedule Section Sheet
ELEC	Exhaust Fan Expansion Joint Electrical	SEC SHT S O V	Schedule Section Sheet Shut Off Valve
ELEC ELEV	Exhaust Fan Expansion Joint Electrical Elevation	SEC SHT S O V SPEC	Schedule Section Sheet Shut Off Valve Specification
ELEC ELEV EMER	Exhaust Fan Expansion Joint Electrical Elevation Emergency	SEC SHT S O V SPEC SS	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer
ELEC ELEV EMER E P	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel	SEC SHT S O V SPEC SS STD	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard
ELEC ELEV EMER	Exhaust Fan Expansion Joint Electrical Elevation Emergency	SEC SHT S O V SPEC SS	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer
ELEC ELEV EMER E P EQ	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal	SEC SHT S O V SPEC SS STD STO	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage
ELEC ELEV EMER E P EQ EQUIP	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment	SEC SHT S O V SPEC SS STD STO STO	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board
ELEC ELEV EMER E P EQ EQUIP E/S	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate
ELEC ELEV EMER E P EQ EQUIP E/S F A	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete
ELEC ELEV EMER E P EQ EQUIP E/S F A F D	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Drain
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Drain Top Of Plate
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Drain
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Drain Top Of Plate Top Of Slab
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T O S T W	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Plate Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile Vinyl Covered
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C F O F	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete Face Of Finish	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N V C T	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N V C T V C TB	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Plate Top Of Slab Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile Vinyl Covered Tackboard
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C F O F F O M	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete Face Of Finish Face Of Masonry	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N V C T V C TB V I F	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Plate Top Of Slab Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Covered Tackboard Verify in Field
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C F O F F O M F O S	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete Face Of Finish Face Of Stud Framing Finished Surface	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N V C T V C TB V I F W W W B	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Slab Top Of Slab Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile Vinyl Covered Tackboard Verify in Field Waste West (elevation dwg's)
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C F O F F O M F O S FRMG F S FTG	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete Face Of Finish Face Of Stud Framing Finished Surface Footing	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N V C T V C TB V I F W W W W B W C	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Plate Top Of Slab Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile Vinyl Covered Tackboard Verify in Field Waste West (elevation dwg's) White Board Water Closet
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C F O F F O F F O S FRMG F S FTG FUT	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete Face Of Finish Face Of Stud Framing Finished Surface Footing Future	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N V C T V C TB V I F W W W W W W W S W C W/	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Plate Top Of Slab Top Of Slab Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile Vinyl Covered Tackboard Verify in Field Waste West (elevation dwg's) White Board Water Closet With
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C F O F F O F F O F F O M F O S FRMG F S FTG FUT GALV	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete Face Of Finish Face Of Stud Framing Finished Surface Footing Future Galvanized	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N V C T V C TB V I F W W W W W W W W W W W W W W W W W W W	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Slab Top Of Slab Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile Vinyl Covered Tackboard Verify in Field Waste West (elevation dwg's) White Board Water Closet With Woodwork Institute
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C F O F F O M F O S FRMG F S FTG FUT GALV G B	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete Face Of Finish Face Of Masonry Face Of Stud Framing Finished Surface Footing Future Galvanized Grade Break	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N V C T V C TB V I F W W W W W W W S W C W/	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Plate Top Of Slab Top Of Slab Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile Vinyl Covered Tackboard Verify in Field Waste West (elevation dwg's) White Board Water Closet With
ELEC ELEV EMER E P EQ EQUIP E/S F A F D F D C FDN FE FG F H FIN F O C F O F F O F F O F F O M F O S FRMG F S FTG FUT GALV	Exhaust Fan Expansion Joint Electrical Elevation Emergency Electrical Panel Equal Equipment Each Side Fire Alarm Floor Drain Fire Department Connection Foundation Fire Extinguisher Finished Grade Fire Hydrant Finish Face Of Concrete Face Of Finish Face Of Stud Framing Finished Surface Footing Future Galvanized	SEC SHT S O V SPEC SS STD STO STRUC SUSP T B T G T O C T O D T O P T O S T W U O N V C T V C TB V I F W W W W B W C W/ W I W/O	Schedule Section Sheet Shut Off Valve Specification Sanitary Sewer Standard Storage Structural Suspended Tack Board Top of Grate Top Of Concrete Top Of Concrete Top Of Drain Top Of Plate Top Of Plate Top Of Slab Top Of Slab Top Of Slab Top Of Wall Unless Otherwise Noted Vinyl Composite Tile Vinyl Covered Tackboard Verify in Field Waste West (elevation dwg's) White Board Water Closet With Woodwork Institute Without

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California Title 24 The intent of these drawings and specifications is that the work of the improvements are to be in accordance with Title 24, CCR. Should any existing conditions such as deterioration or non-complying construction be discovered which is not covered by the contract documents wherein the finished work will not comply with Title 24, CCR, notify the Architect and District before proceeding with the work.

Changes and change orders. Site Examination

The Contractor shall thoroughly examine the site and satisfy himself as to the conditions under which the Work is to be performed. The Contractor shall verify at the site all measurements and conditions affecting his work and shall be responsible for same unless brought to the attention of the Owner or his agent prior to proceeding with the Work. Commencement of work by Contractor or any Subcontractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

without impacting the progress.

adverse conditions.

Use of Site Work shall occur while portions of the site are occupied by the Tenant. Contractor is fully responsible for site safety and control of public access near work zones. Roadways shall be maintained clear of construction equipment or materials at all times. Existing landscaping shall be protected as required to prevent any damage to plants and trees unless specified for removal in plans or by Owner.

Americans with Disabilities Act It is the intent of these Documents to meet guidelines for accessibility to this public place of accommodation, by individuals with disabilities. These guidelines have been applied during design and shall be applied during construction.

If the Owner, Contractor or any Subcontractors become aware of any assembly or condition, either shown in the Drawings or constructed on-site, which does not, in their opinion, satisfy this intent or meet industry standards for construction quality, it is their responsibility to notify the Architect within a reasonable amount of time so that the condition or assembly can be reviewed, and, if necessary, modifications can be made to the Documents or to the Work without impacting the progress.

6.2. 6.3. 7. Resources 7.1.

inspection, or if deposit is unclaimed for a period of 60 days beyond the project completion date 6. Documentation

6.1. Each weight tag must list Foster City as the city of origin.

Material weight must be listed on each ticket or tag.

A separate weight tag is required for each job site. Weight tickets for combined loads from multiple job sites are invalid.

Encroachment Permits are required to place debris containers on a public street. To download the Encroachment Permit packet, go to www.fostercity.org/publicworks/page/encroachment-permit

# Roof Replacements at City Buildings **CIP 301-693**

## **General Notes**

All work performed under the conditions of these drawings shall comply in every respect with the following:

- Administrative Code, Part 1, Title 24 CCR
- Building Code (CBC), Part 2, Title 24 CCR Electrical Code (CEC), Part 3, T-24 CCR
- lechanical Code (CMC), Part 4, T-24 CCR Plumbing Code (CPC), Part 5, T-24 CCR
- Energy Code, Part 6, T-24 CCR

### ire Code (CFC), Part 9, T-24 CCR Green Building Standards Code, Part 11, Title 24 CCR Referenced Standards Code, Part 12, Title 24 CCR, including ACC

prnia building code amendments

R Public Safety State, Fire Marshal Regulations A17.1 (w/ A17.1a/CSA B44a-08 Addenda)

Il Safety Code for Elevators and Escalators

Standard for ACC design

andard for installation of Sprinkler System (CA amended) 2016 Ed andard for installation of Standpipe and Hose System2013 Edition andard for Dry Chemical Extinguishing Systems, 2013Edition Standard for Wet Chemical Extinguishing Systems, 2013 Ed. andard for installation of Stationary Pumps, 2013 Ed andard for Water tank of Private Fire Protection 2013 Edition andard for installation of Private Fire Service Mains and rtenance 2016 Edition

ational Fire Alarm and Signaling Code (CA AMDT), 2016 Edition. andard for Fire Doors and Other Opening Protectives, 2016

Standard on Clean Agent Fire Extinguishing Systems 2015

ndard for Fire Testing of Fire Extinguishing Systems for Protection cial Cooking Equipment 2005 (R2010) lible Signaling Devices for Fire Alarm and Signaling Systems,

ccessories 2003 Edition ndard for Heat Detectors for Fire Protective Signaling

99 Edition andard for Signaling Devices for Hearing impaired 2002 Edition indard for Bleachers, Folding and Telescopic Seating, and

ds 2012 Edition lete list of applicable NFPA standards refer to 2016 CBC (SFM) and California Fire Code Chapter 80.

nia Building Code, Chapter 35, for State of California amendments to the NFPA Standards.

Work shall be executed strictly in accordance with approved plans, addenda,

### Moisture Proof Interior Spaces

It is the intent of these Documents to provide for the construction of a moisture proof enclosure of interior space. If the Owner, Contractor or any Sub-contractors become aware of any assembly or condition, either shown in the Drawings or constructed on-site, which does not, in their opinion, satisfy this intent, it is their responsibility to notify the Architect within a reasonable amount of time so that the condition or assembly can be reviewed, and, if necessary, modifications can be made to the Documents or to the Work

### **Moisture Protection During Construction**

Should any special situations or climatic conditions occur during construction the Owner, Contractor and Sub-contractors shall so notice and implement any measures required to assure the protection of materials and assemblies. The Contractor shall take all necessary measures to protect new or existing construction and materials from damage due to weather or any other

This project site is occupied. All construction activities shall be contained within fenced or barricaded areas in accordance with project specification and schedule requirements. Certain construction activities that generate disruptive noise, odors, dust, and debris must be scheduled when building is not occupied.

All work shown, noted, or detailed is new, except where indicated as existing or as existing to remain.

Contractor shall field verify all dimensions and existing conditions at the site and shall report any discrepancies in writing to the Architect by the means of a Request for Information (RFI) or as part of the applicable shop drawings or submittals.

Specific items noted to be verified or field verified are required to be verified prior to ordering materials or proceeding with the work.

Contractor is responsible for all incidental work necessary to complete the installation of new work. This includes, but is not limited to, the removal and/or reinstallation of all existing items, or portions of the existing construction whether shown or not.

Underground locating service (811 Dig) responsibility of the contractor prior to excavation work.

Refer to Specifications for additional requirements.

For Abatement Work, refer to Specifications and Hazardous Materials Report.

### Use of Documents

No guarantee for quality of construction is implied or intended by these Documents. The Contractor shall assume full responsibility for any construction deficiencies.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub-contractors shall review all documents prior to bidding. Sub-contractors are responsible for any information pertaining to their work no matter where it may occur in these Documents.

### **Dimension Control**

All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by Contractor and each Sub-contractor before proceeding with the work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. All dimensions take precedent over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.

All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting the Architect. Contractor shall review all dimensions for accuracy prior to construction.

Dimensions given as "CLR" are to face of finish. Otherwise, all dimensions are to face of stud/structure unless other wise noted.

Repeating items or assemblies may not be noted or dimensioned at all occurrences where repetition is obvious or noted as typical.

### DRAWINGS SHALL NOT BE SCALED V.I.F ALL (E) DIMENSIONS

# **Project Scope**

- This summary is an integral part of the project scope and contractor's responsibility. The scope is described in the project documents. Any items listed here that may not be in other areas of project documents is still a required part of any project bids/proposals.
- contractor shall contact City for clarification. Ensure construction operations in this project do not inhibit the continuous operation in other areas of the sites of all voltage systems including but not limited to: Fire Alarm, Energy Management, Security, Access, and Data. Contractor is responsible for all means and methods to ensure this requirement is met. Change orders for logistical operations related to continuous operation of these components will not be entertained.

### **Project Summary**

There are four roofs on the site. The lower portion of the pump station building is being re-roofed with a BUR. The three other buildings, Vehicle Maintenance Building, Public Works Workshops, and Parks Key Room, are being re-roofed with a KEE system.

The lower roof on the pump station building is a complete roof tear off down to the concrete deck. Then the BUR is being placed on top. The BUR will have a solar reflectance index not less than 78 when calculated according to ASTM E1980. The top ply will receive a flood coat covered in a highly reflective white marble stone aggregate.

The other three roofs are being demolished down to the plywood decking. Then a ketone ethylene ester, singly ply roof membrane will be applied over two substrate boards. The substrate boards consist of 1/2" Temco/GP Gypsum DensDeck with an R value of 0.56 and 1/2" Tremco/USG Securock with an R value of 0.5. The KEE roof membrane is white and has a solar reflectance index of 110 when tested to ASTM E1980.

Abatemen Each roof is subject to abatement and hazmat protocol during demolition. Reports and specifications are provided by others as a reference document in the project manual.

### Roofing Systems

Contractors shall be qualified and approved by manufacturers as necessary to provide warranties listed in project specifications for the following systems and relevant manufacturers

 Built up Roofing (BUR) Ketone Ethylene Ester (KEE)

### Location: Corporation Yard, 100 Lincoln Centre Dr. Foster City, CA 94404

- Pump Station: • Completely tear off lower roof material to expose existing concrete deck
- Prep exposed concrete deck for new insulation and roofing Install new rigid insulation
- Install new BUR roofing system sloped to existing roof drains Install new flashings as indicated
- Provide and install new walk pads

Vehicle Maintenance Building, Public Works Workshops, and Parks Key Room: • Completely tear off roofs to plywood decking. Replace any discovered rotting plywood decking

- Re-roof with KEE system.
- area to match existing Install new galvanized and painted sheet metal gutters, downspouts,

# **Code Analysis**

### Fire Rating

All re-roofing materials are class A, per performance requirements in the project manual. See technical specifications for additional information.

### 2022 California Building Code, Title 24, Part 2

1505.1.2 The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class C.

### 2022 Foster City Municipal Code

15.02.150 Section 1505 of the California Building Code is amended to read as follows: Section 1505.1 General. Roof covering shall be not less than, Class B fire retardant

which complies with ASTM E108, UL 790 or ASTM D2898. Roof coverings shall be securely fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

### Subject to the requirements of this chapter, combustible roof coverings and roof insulation may be used in any type of construction. Skylights shall be constructed as required in Section 2405. Penthouses shall be constructed as required in Section 1511.1. For the use of

plastics in roofs, see Section 2606.4. For solar energy collectors placed on the roof see Chapter 5. Approval for changes in roof coverings, material, color, weight shall be made by the Community Development Director or designated staff members of the Community Development Department.

If any questions arise during bid period as to these requirements,

Replace rotted soffit plywood as identified. Paint entire exterior soffit

• Remove and replace, paint existing wood fascia, typ.

# **Project Directory**

City of Foster City 610 Foster City Blvd Foster City, CA 94404

**Corporation Yard** 100 Lincoln Centre Dr Foster City, CA 94404

Architect Bartos Architecture 300 8th Ave, Suite 202 San Mateo, CA 94401 (650) 340-1221 **Hazardous Material Consultant** HazmatDOC 3080 Olcott Street, Suite# D135 Santa Clara, CA 95054 (408) 748-0055

# **Drawing Index**

- Architectural A1.0 Title Sheet and Drawing Index
- A1.1 Site Plan
- A1.2 Pump Station Roof Plan A1.3 Public Works Workshops Roof Plan
- Vehicle Maintenance Bldg. and Parks Key Room A1.4
- Roof Plans Ketone Ethylene Ester and Built-Up Roofing A1.5 Details



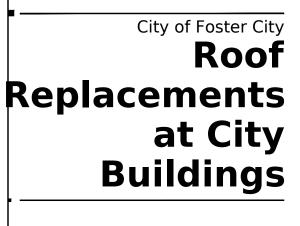
300 8<sup>th</sup> Avenue Suite 202 San Mateo California 9440 www.bartosarchitecture.com

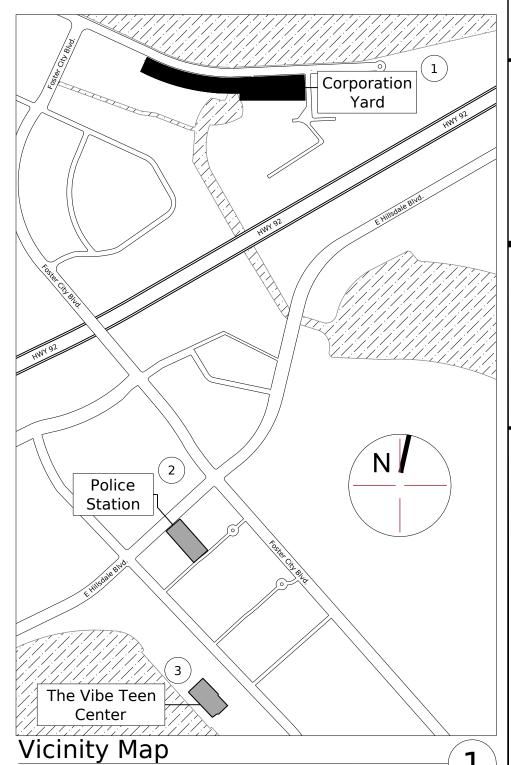




City of Foster City 610 Foster City Blvd Foster City, CA 94404

City of Foster City Corp Yard 100 Lincoln Centre Dr Foster City, CA 94404

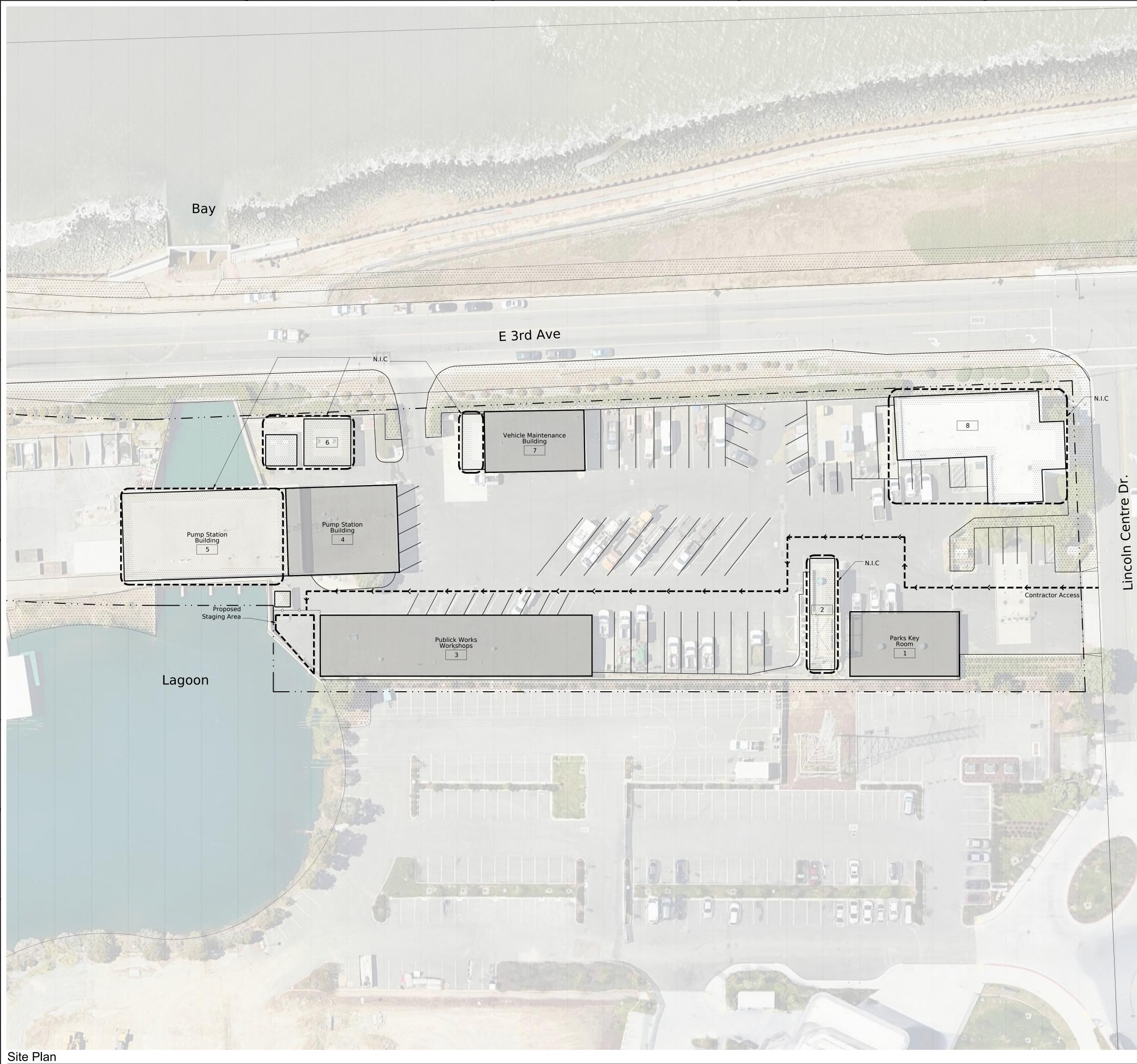




Title Sheet and Drawing Index



NTS \



Corporation Yard



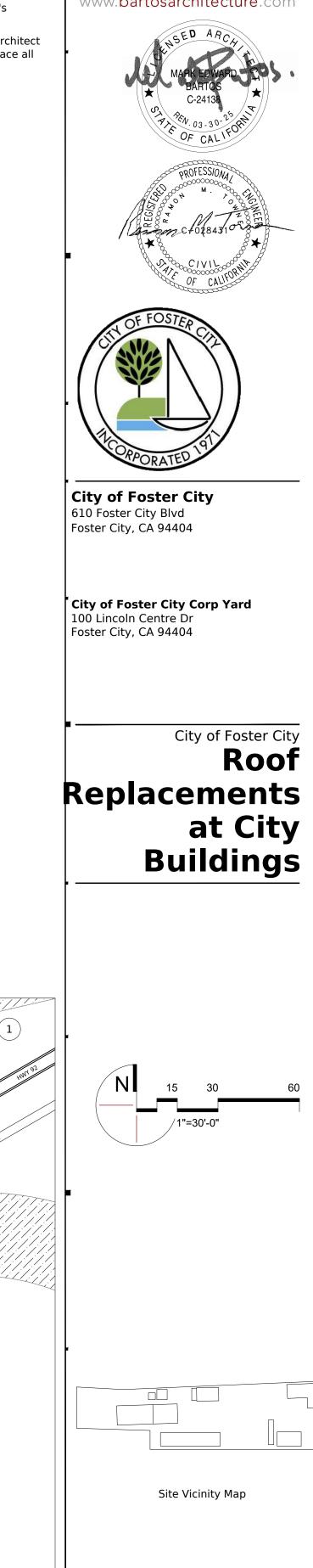
- Contractor shall coordinate staging area with the City.
- Temporary Fencing must be erected at staging area.
- Contractor staging area may not block public right of way.
- Contractor must apply for a J# and provide a BAAQMD Clearance Report for any hazmat abatement.
- Contractor to submit final staging plan within 7 days of contract execution.
- Contractor to determine sequence of schedule and submit to Architect/City for review. Note however that contractor shall carefully coordinate with published weather report. No work to occur while roof is exposed to rain. Follow manufacturer's guidelines for installation.
- Actual staging area to be finalized in consultation with Architect and City representatives prior to start of construction. Place all debris boxes within temporary fenced area.

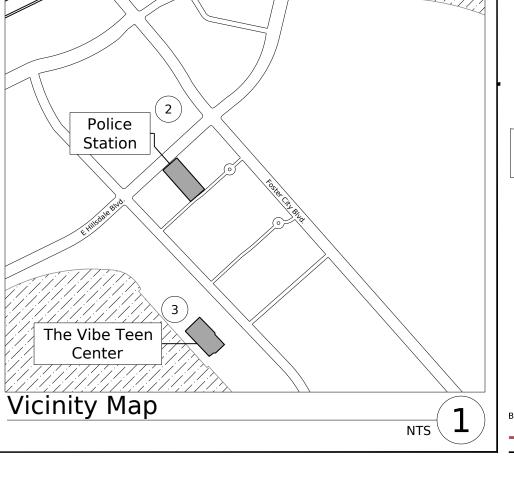
# **Building Reference**

- Parks Key Room (1)
- Pump House
- Public Works Workshops
- Pump Station (Lower Level)
- Pump Station (Upper Level)
- Misc. Vehicle Maintenance Building
- Administrative Building



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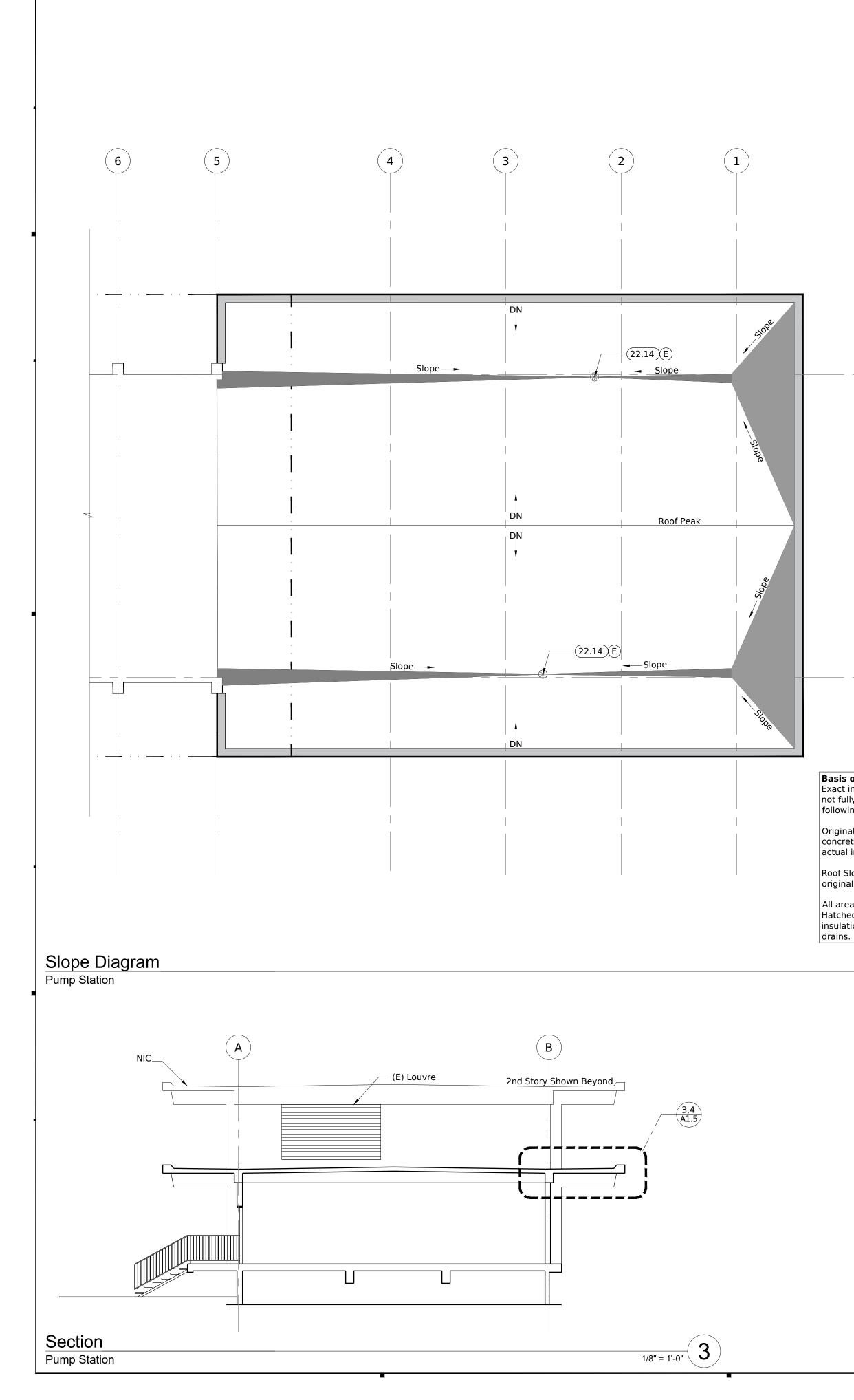
Corporation Yard

1" = 30'-0" 2

Police Station







**Basis of Design:** Exact in situ conditions below existing roof system is not fully known. Contractor shall base bid on the following assumptions:

B

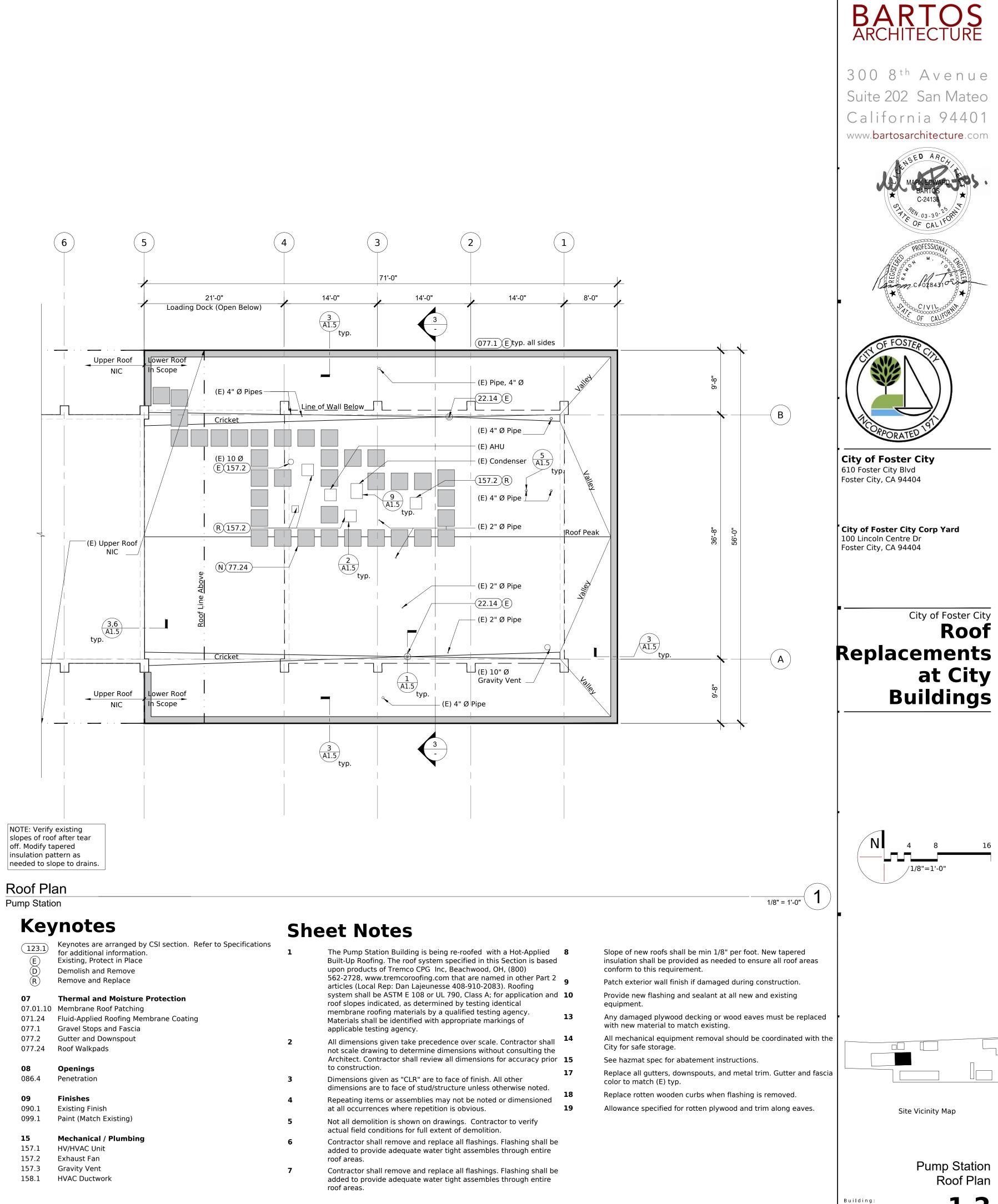
 $(\mathbf{A})$ 

Original drawings indicate slopes are built into existing concrete deck. After roof tear off, contractor shall verify actual in situ concrete deck slopes.

Roof Slopes indicated here are intended to match original roof slope design.

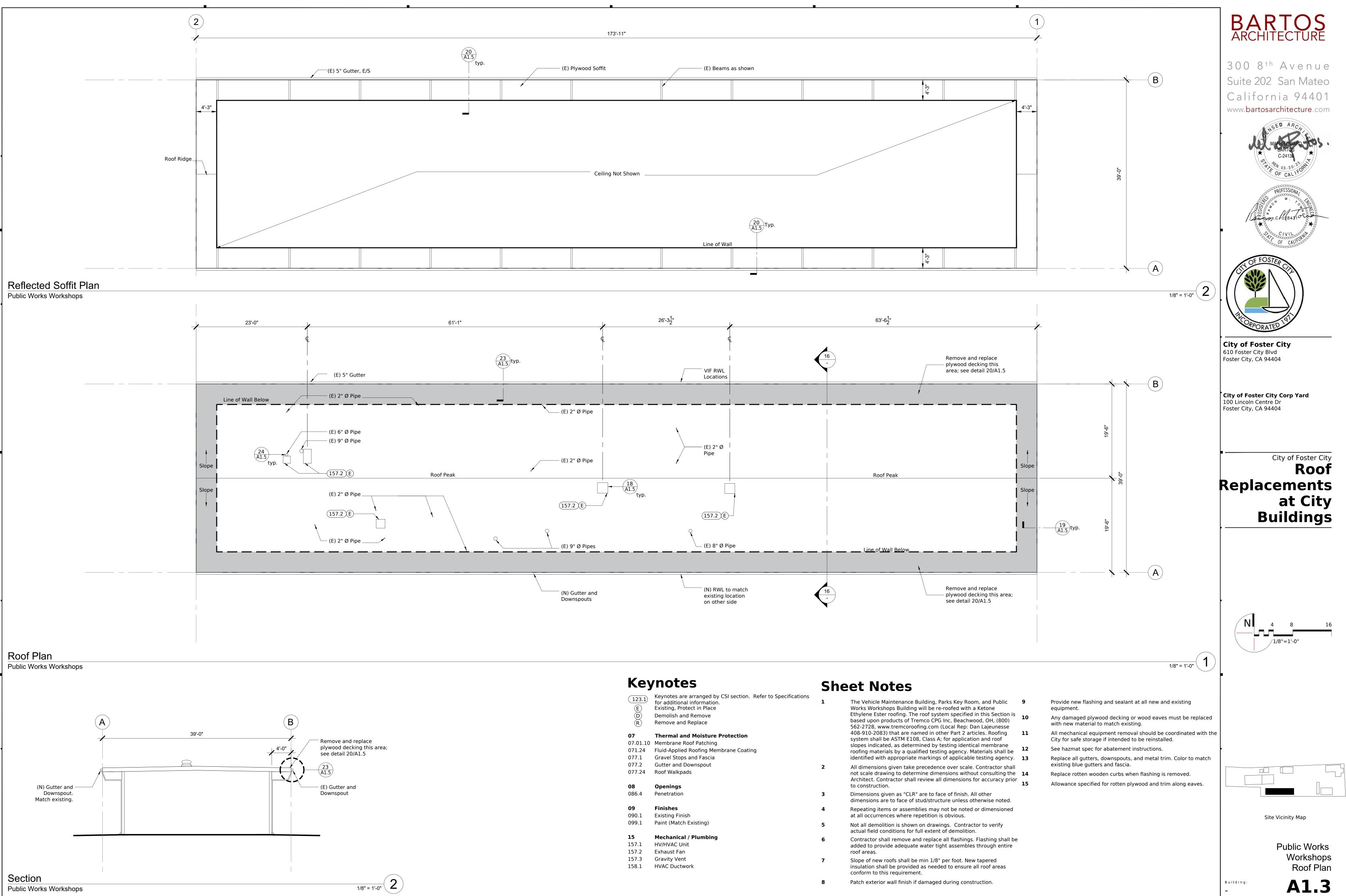
All areas to receive a minimum of 3" thick insulation. Hatched areas indicate areas to receive tapered insulation to create minimum 1/8" per foot slope to

> 0 1/8" = 1'-0" \ **Z**



(123.1) (E) (D) (R)	Keynotes are arranged by CSI section. Refer to Specifications for additional information. Existing, Protect in Place Demolish and Remove Remove and Replace
07	Thermal and Moisture Protection
07.01.10	Membrane Roof Patching
071.24	Fluid-Applied Roofing Membrane Coating
077.1	Gravel Stops and Fascia
077.2	Gutter and Downspout
077.24	Roof Walkpads
<b>08</b> 086.4	<b>Openings</b> Penetration
086.4	Penetration
086.4 09	Penetration Finishes
086.4 09 090.1 099.1 15	Penetration Finishes Existing Finish Paint (Match Existing) Mechanical / Plumbing
086.4 09 090.1 099.1 15 157.1	Penetration Finishes Existing Finish Paint (Match Existing) Mechanical / Plumbing HV/HVAC Unit
086.4 09 090.1 099.1 15 157.1 157.2	Penetration Finishes Existing Finish Paint (Match Existing) Mechanical / Plumbing HV/HVAC Unit Exhaust Fan
086.4 09 090.1 099.1 15 157.1 157.2 157.3	Penetration Finishes Existing Finish Paint (Match Existing) Mechanical / Plumbing HV/HVAC Unit Exhaust Fan Gravity Vent
086.4 09 090.1 099.1 15 157.1 157.2	Penetration Finishes Existing Finish Paint (Match Existing) Mechanical / Plumbing HV/HVAC Unit Exhaust Fan

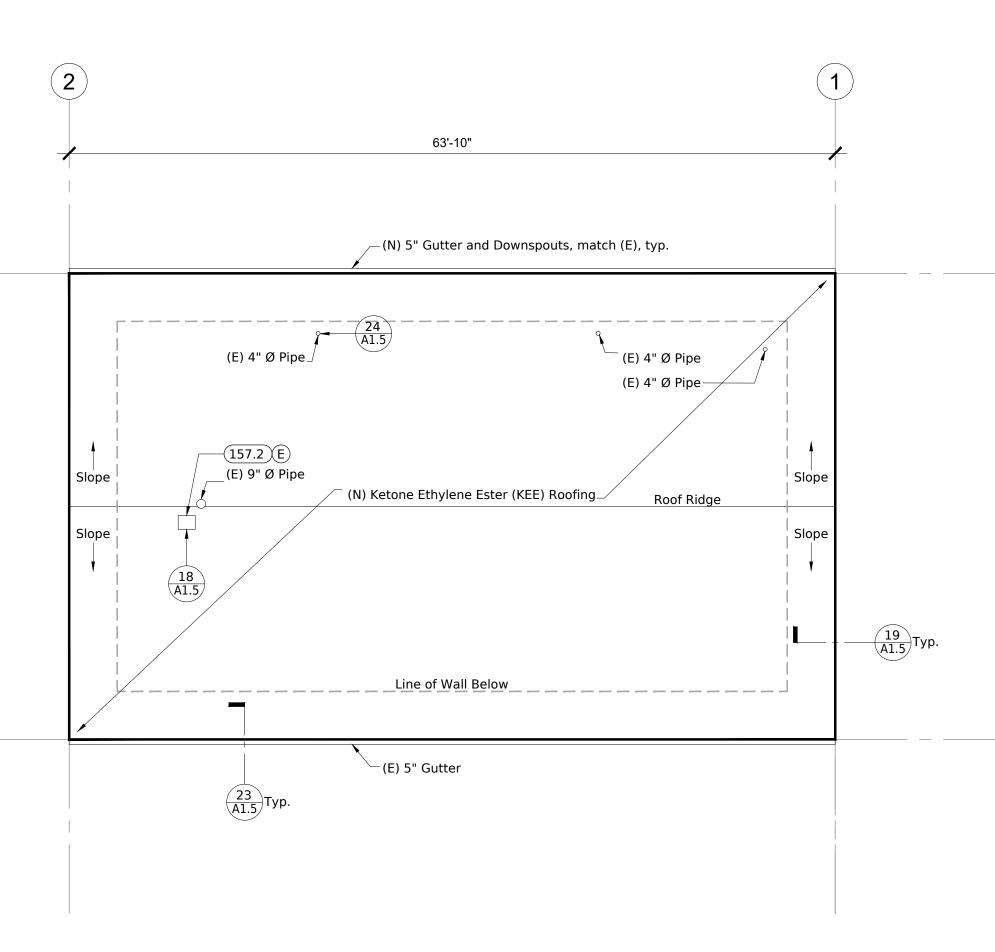




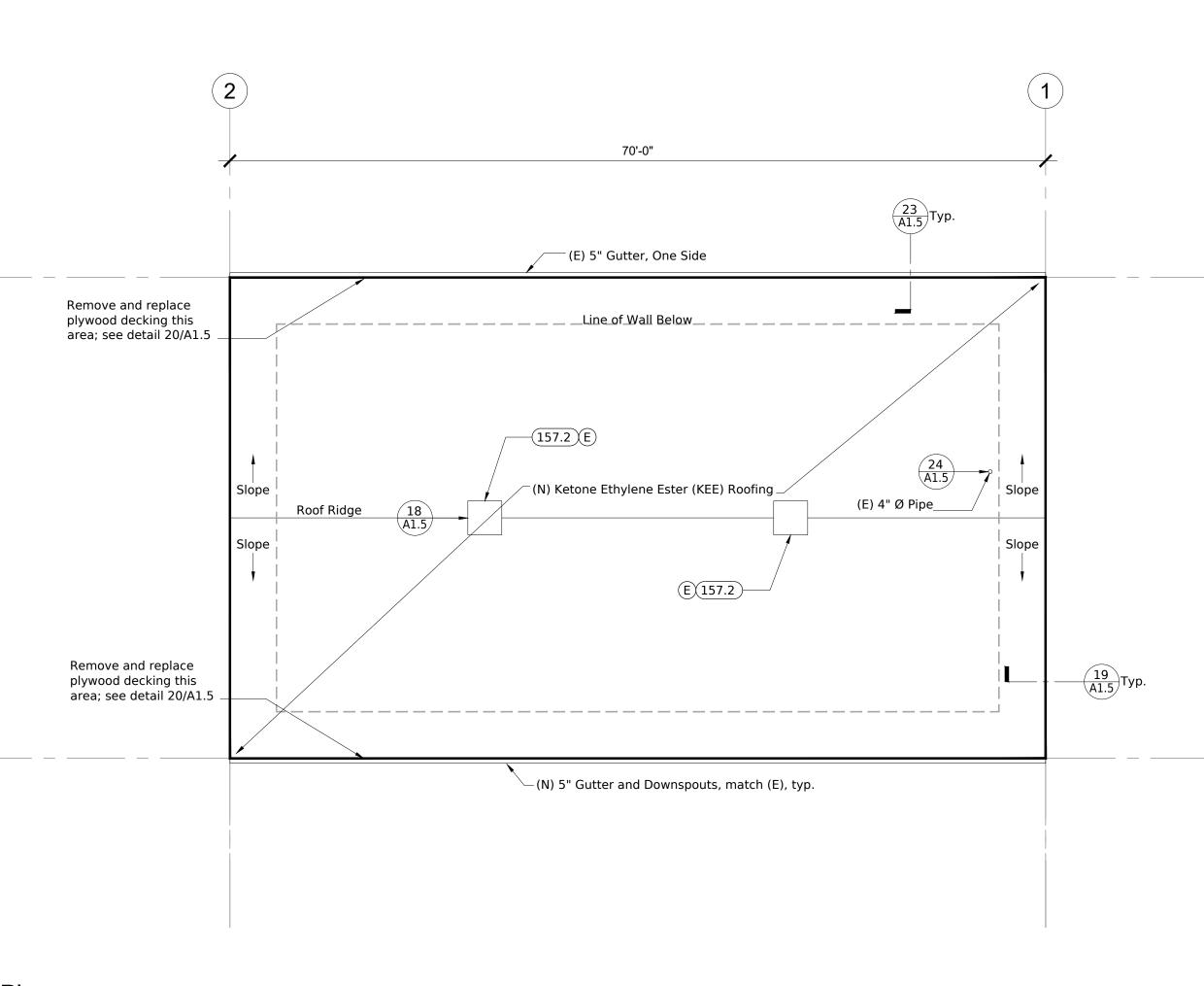
22-010.01

Roof Plan









# **Sheet Notes**

1

2

3

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The Vehicle Maintenance Building, Parks Key Room, and Public Works Workshops Building will be re-roofed with a Ketone Ethylene Ester roofing. The roof system specified in this Section is based upon products of Tremco CPG Inc, Beachwood, OH, (800) 562-2728, www.tremcoroofing.com (Local Rep: Dan Lajeunesse 408-910-2083) that are named in other Part 2 articles. Roofing system shall be ASTM E108, Class A; for application and roof slopes indicated, as determined by testing identical membrane roofing materials by a qualified testing agency. Materials shall be identified with appropriate markings of applicable testing agency.

All dimensions given take precedence over scale. Contractor shall not scale drawing to determine dimensions without consulting the Architect. Contractor shall review all dimensions for accuracy prior to construction.

- Dimensions given as "CLR" are to face of finish. All other dimensions are to face of stud/structure unless otherwise noted.
- Repeating items or assemblies may not be noted or dimensioned 4 at all occurrences where repetition is obvious.
- Not all demolition is shown on drawings. Contractor to verify 5
- actual field conditions for full extent of demolition. Contractor shall remove and replace all flashings. Flashing shall be 6 added to provide adequate water tight assembles through entire roof areas.
- Slope of new roofs shall be min 1/8" per foot. New tapered 7 insulation shall be provided as needed to ensure all roof areas conform to this requirement.
- Patch exterior wall finish if damaged during construction. 8 Provide new flashing and sealant at all new and existing 9
- equipment. 10 Any damaged plywood decking or wood eaves must be replaced
- with new material to match existing. All mechanical equipment removal should be coordinated with the 11
- City for safe storage if intended to be reinstalled. See hazmat spec for abatement instructions. 12
- 13 Replace all gutters, downspouts, and metal trim. Color to match existing blue gutters and fascia.
- Replace rotten wooden curbs when flashing is removed. 14
- 15 Allowance specified for rotten plywood and trim along eaves.

### Keynotes

- Keynotes are arranged by CSI section. Refer to Specifications (123.1) for additional information. Existing, Protect in Place Demolish and Remove Remove and Replace
- 07 Thermal and Moisture Protection
- 07.01.10 Membrane Roof Patching
- 071.24 Fluid-Applied Roofing Membrane Coating 077.1 Gravel Stops and Fascia
- 077.2 Gutter and Downspout
- 077.24 Roof Walkpads

Openings 086.4 Penetration

08

09

15

0

1/8" = 1'-0" \ 🖌

### Finishes

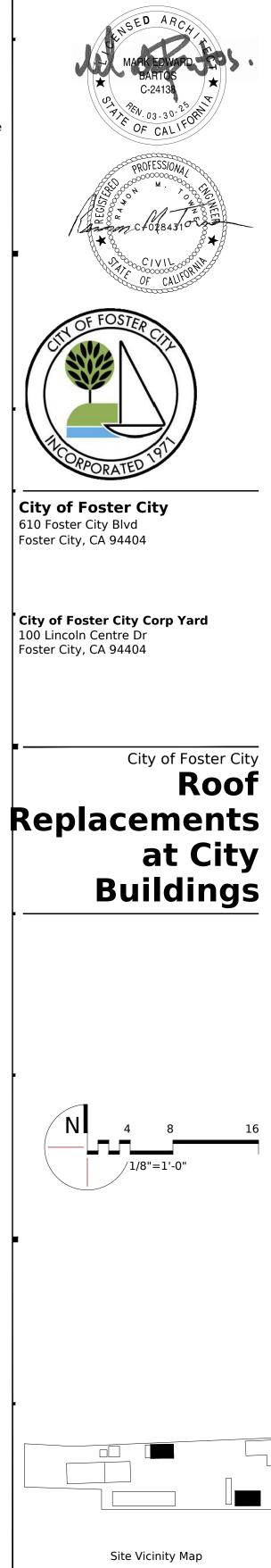
Existing Finish 090.1 099.1 Paint (Match Existing)

### Mechanical / Plumbing 157.1 HV/HVAC Unit

157.2 Exhaust Fan 157.3 Gravity Vent 158.1 HVAC Ductwork



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Vehicle Maintenance Bldg. and Parks Key Room Roof Plan





1/8" = 1'-0"

- B





