



November 10, 2025

SHERMAN RECOVERY CENTER CRITERIA DOCUMENT

CONTRA COSTA COUNTY



CONTRA COSTA
COUNTY, CALIFORNIA



bcra

Sherman Recovery Center

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A. EXECUTIVE SUMMARY

A.1	PROJECT TEAM
A.2	PROJECT VISION
A.3	PROJECT SCOPE
A.4	PROJECT GOALS

CLIENT**Contra Costa County**

Jeffrey K. Acuff, *Public Works*

Sarah Price, *Public Works*

CONSTRUCTION MANAGEMENT**Vanir Construction Management**

Qendrese Alalusi, *Project Manager*

Cymbre Potter, *Project Director*

ARCHITECTS**BCRA**

Jim Wolch, *Principal in Charge*

Kari Kaufman, *Project Manager*

Sara Rickards, *Project Architect*

Hannah Morrow, *Interiors Support*

Emma Kim, *Architectural Support*

CIVIL ENGINEERING**WSP**

Mike Magee PE, *Vice President*

STRUCTURAL ENGINEERING**DEGENKOLB**

Cale Ash, PE, SE, *Principal and Group Director*

Brett Cates, PE, SE, *Associate*

MEP / FP / LOW VOLT / SECURITY SYSTEMS**WSP**

Andy Reed, PE, LEED AP, *Mechanical Engineer*

Donnie Davis, RCDD, *AVP - Building Technologies*

Megan Henry, Assistant Vice President, *Electrical Engineer*

Ron Brick, *Plumbing Engineer*

Madhura Dhayagude Assistant Vice President - Built Ecology, *LEED AP BD+C, LFA*

COST ESTIMATOR**Leland Saylor Associates**

Brad Saylor, *Cost Estimator*

The Sherman Recovery Center offers a thoughtfully designed program that prioritizes holistic healing, skill-building, and community integration while delivering high-quality behavioral health services, meeting both the immediate and long-term needs of vulnerable populations.

A licensed Social Rehabilitation Center (SRC) will be operated in the main building which provides non-medical residential care and support for individuals struggling with mental health issues, helping them develop life skills and maintain stability.

SRCs are designed for adults who are not yet ready for independent living, but require a structured, supportive environment to develop the capacity for independent living. The programming for residents includes counseling, group therapy, social and communication skills learning, vocational education, and life skills learning.

The site also includes Permanent Supportive Housing (PSH), ensuring a seamless transition for clients who are ready to move to the next stage of independent living. This forward-thinking development reinforces the continuum of care, providing ongoing support and stability for residents as they achieve long-term recovery goals.



CONTEXT

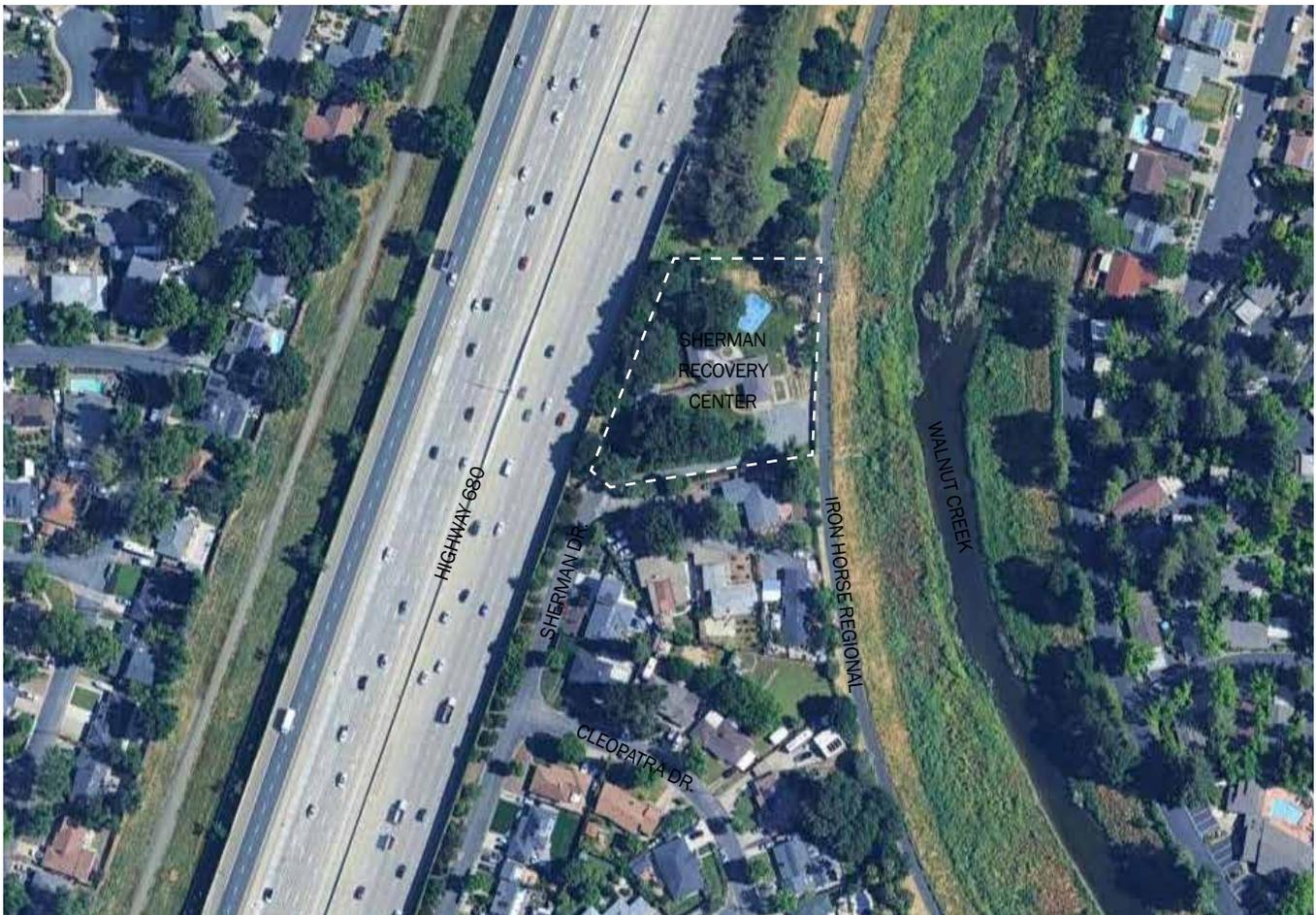
The property is situated within a quiet, residential neighborhood in Pleasant Hill, California. The property is located at the end of Sherman Drive and is bordered on the east side by the Walnut Creek and Iron Horse Regional Trail, a residence to the south and Highway 680 to the west. This established community is characterized by well-maintained homes, mature tree-lined streets, and a welcoming atmosphere that promotes a strong sense of belonging. The surrounding area offers convenient access to essential amenities, including grocery stores, healthcare services, and educational institutions, all located within a short distance from the site.

Pleasant Hill is also known for its abundance of green spaces that provide opportunities for outdoor recreation and contribute to residents' overall well-being. Public transportation is also readily available, including access to regional transit systems that connect Pleasant Hill to the broader Bay Area, enhancing mobility and access to employment, services, and community resources. The neighborhood's stability and connectivity provide a foundation for long-term healing, independence, and self-sufficiency.

The site is enclosed with natural green barriers providing privacy from neighboring properties and highway. The property encompasses a total area of approximately 41,931 square feet. Of this, roughly 31,765 square feet are designated for the development of the Social Rehabilitation Center and roughly 10,166 square feet is designated for the development of five Permanent Supportive Housing units. Planned site improvements include demolition of existing structures, removal of trees, grading, installation of underground utilities, new landscaping and planting, site lighting and perimeter fencing.

The County anticipates receiving grant funding from the State for the Permanent Supportive Housing project. It is currently listed as an alternate to the project.

CONTEXT SITE PLAN



PROPOSED SCOPE

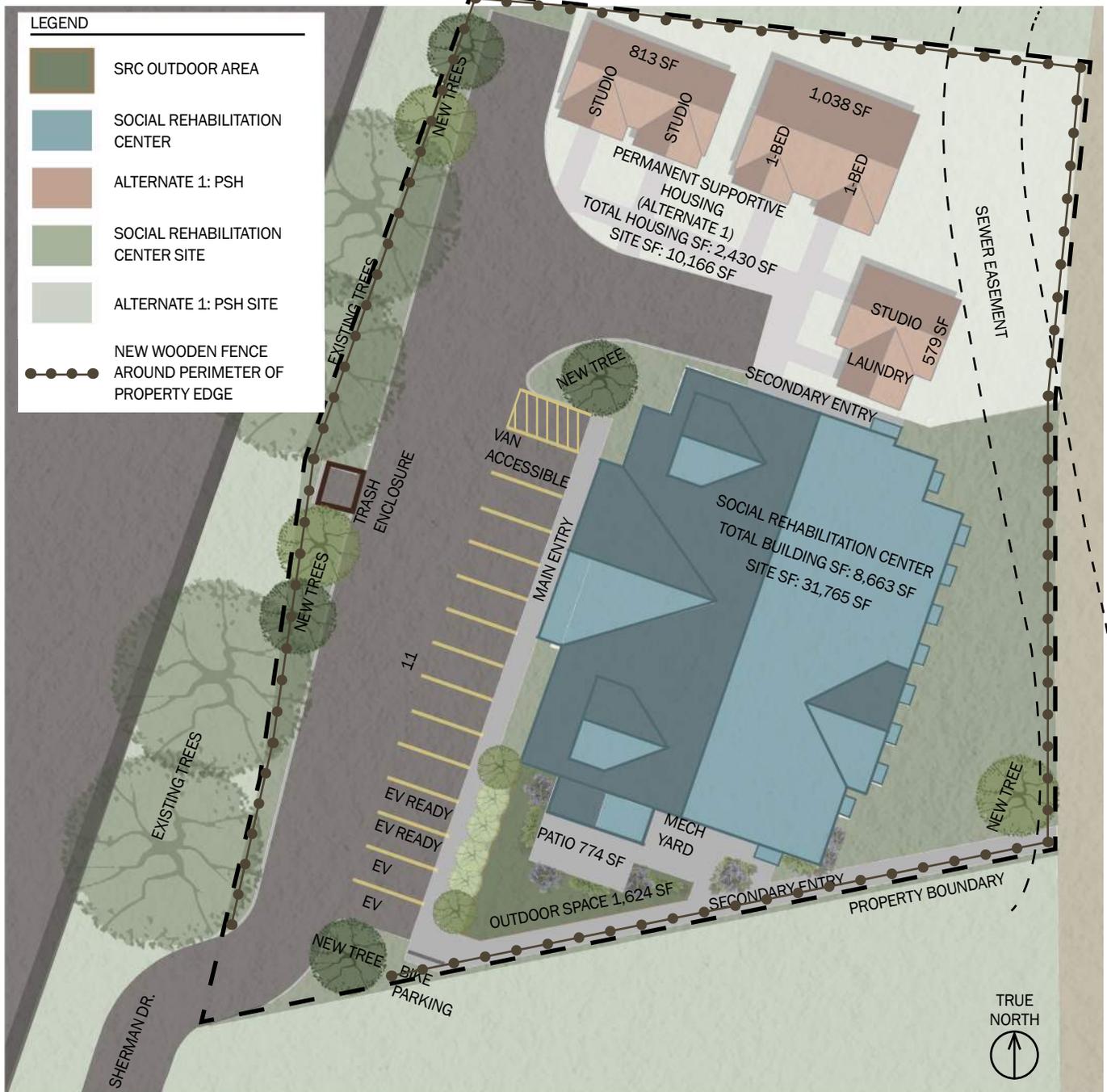
The site currently includes a vacant building that was previously operated as a residential facility for children and modular office for the County’s Employment and Human Services Department. The demolition and hazardous material abatement of both structures are included in this scope.

The scope of work for the new 31,765 SF Site and 8,663 square foot Social Rehabilitation Center (SRC) and the new 10,166 SF Site and 2,430 square foot (TOTAL) Permanent Supportive Housing units (PSH) includes all site preparation, utility installation, vertical construction,

NOTE: All landscaping within the property boundary is proposed new.

interior buildout, equipment and finishes required. The work to begin site preparation will include demolition, abatement, clearing, grubbing, layout, and rough grading to establish building pads and site drainage. Following grading, trenching and installation of underground utilities will be performed, including water, sewer, storm drain, gas, electrical, and communications infrastructure. Building foundations will consist of slab-on-grade construction with required reinforcement and embedded utilities.

PROPOSED SITE PLAN



The Sherman Recovery Center provides an opportunity to add therapeutic services within the community. A set of goals is listed below, to support and direct the Design-Build Entity's efforts to bring the County's vision to fruition. These are meant to bring focus on some aspects that will help make this project successful for the County and are in no way limiting or comprehensive in the Design-Build Entity's exploration in the next phases.

Project Goals:

- Highest value
 - Value for cost alignment with County goals
- Sustainability
 - Design with sustainability in mind; also refer to Sustainable Design Section
- Building Systems
 - Design building systems for optimum efficiency, long term value, indoor air quality and daylighting
- Residential setting
 - Blend into surrounding community and provide home like feeling
- Supportive Community
 - Tiered approach to serving community with a Social Rehabilitation Center and Permanent Supportive Housing

PROJECT GOALS



B. REGULATORY REQUIREMENTS

- B.1 APPLICABLE CODES, STANDARDS & REGULATIONS
- B.2 PRELIMINARY CODE STUDY

B.1 APPLICABLE CODES, STANDARDS & REGULATIONS

B.1 APPLICABLE CODES AND STANDARDS

B.1.1. CODES

2025 California Administrative Code, Title 24, Part 1
2205 California Building Code, Volume 1 & 2, Title 24, Part 2 (adopts with amendments International Building Code 2024)
2025 California Electrical Code, Part 3 (based on 2023 National Electrical Code)
2025 California Mechanical Code, Part 4 (based on the 2024 Uniform Mechanical Code)
2025 California Plumbing Code, Part 5 (based on the 2024 Uniform Mechanical Code)
2025 California Energy Code, Part 6
2025 California Fire Code, Title 24, Part 9 (adopts with amendments International Fire Code 2024)
2025 California Green Building Standards, Title 24, Part 11
2025 California Reference Standards Code Part 12
Contra Costa County Code, Title VII

B.1.2. AUTHORITIES HAVING JURISDICTION

Department of Conservation and Development
Central Contra Costa County Sanitary District
City of Pleasant Hill
Contra Costa County Department of Public Works
Contra Costa County Fire Protection District
Contra Costa Health

B.2. PRELIMINARY CODE SUMMARY

B.2.1. BUILDING SUMMARY INFORMATION

PROJECT: Sherman Recovery Center
 SITE ADDRESS: 2025 Sherman Drive, Pleasant Hill, CA 94523
 PARCEL NUMBER: APN-127-170-027
 ZONING: R7
 PROJECT SITE AREA: 0.962 ACRES: 41,931 SF
 CLIMATE ZONE: 12
 CONSTRUCTION TYPE: V-B with Automatic Sprinkler System
 NUMBER OF STORIES: 1 actual. 3 maximum for Type V-A allowable

PERMANENT SUPPORTIVE HOUSING

OCCUPANCY TYPE: GROUP R-2
 BUILDING HEIGHT: Approximately 14'-9" for tallest units; 35' maximum per City of Pleasant Hill chapter 1820 Ordinance

SOCIAL REHABILITATION CENTER

OCCUPANCY TYPE: GROUP R-4
 BUILDING HEIGHT: Approximately 27'. 35' maximum per City of Pleasant Hill chapter 1820 Ordinance
 BUILDING AREA: 8,663 SF actual. 28,000 SF maximum for Type V-A

The following Code Summary and notes are intended for the Social Rehabilitation Center, not Alternate 1 Permanent Supportive Housing.

B.2.2. FIRE RESISTANCE RATINGS

EXTERIOR WALLS: 1-hour fire resistive rating required (CBC 435.11)

INTERIOR WALLS:

Separation Walls (CBC 420.2) - Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

Smoke Barriers (CBC 435.5.1) - Constructed in accordance with Section 709 for areas over 6,000 square feet. Travel distance shall not exceed 200 feet and shall divide the floor area as equally as possible.

Fire Riser Room - no rating required unless Fire Pump determined to be required.

B.2.3. MEANS OF EGRESS

A minimum of two exit access doors are required (CBC 435.8.2.1).

Exit access doors serving occupant loads of more than 50 must swing in the direction of egress.

The means of egress is required to have illumination per CBC 1008, whenever the space is occupied. Emergency lighting is required along the egress path of corridors, exterior discharge door landings, within the fire pump room and electrical equipment rooms.

Exit and exit access doors in spaces that require access to two exits are required to be marked with an approved exit sign, readily visible from any direction of egress travel. Exit signs must be spaced so that no point within an exit access corridor is more than 100 feet (or the listed viewing distance – whichever is less) from the nearest exit sign.

Exit access travel distance: maximum 200'

B.2.4. OCCUPANT LOADS

Based on approximately 32 occupants for total building.

B.2.5. INTERIOR FINISHES

Meet CBC 803 Wall and Ceiling Finish requirements.

C. SITE PLANNING

C.1	SITE ANALYSIS
C.2	CIVIL NARRATIVE
C.3	SITE DEMOLITION PLAN
C.4	CIVIL SITE PLAN
C.5	ARCHITECTURAL SITE PLAN



C.1.1 PROJECT GUIDELINES

The proposed development will be executed in alignment with the applicable design guidelines and regulatory frameworks established by both Contra Costa County and the City of Pleasant Hill.

The proposed project will consist of the construction of a new Social Rehabilitation Center that will include construction of a single new structure, and adjacent asphalt concrete parking lot and driveway pavements, new utilities laterals, and associated improvements.

C.1.2 EXISTING SITE DESCRIPTION

The proposed project site is irregular in shape and is bound by Highway 680 to the west, undeveloped highway buffer zone to the north (Caltrans right of way) and residential properties to the south. To the east, the site is bound immediately by the Iron Horse Regional Trail which is situated along the western bank of the Walnut Creek channel. Walnut Creek appears to currently exist as an unhardened (natural) channel. The ALTA survey documents at least twelve easement dedications recorded at the site associated with right of way, sewer, drainage, general utility construction, and landscape.

The site slopes gently to the east towards Walnut Creek with elevations between 54 and 57 feet above Mean Sea Level (MSL). A portion of the site is mapped within Flood Zone X with 0.2 percent annual chance of flood.

ADDRESS:	2025 Sherman Drive, Pleasant Hill, CA
APN:	127-170-027
PARCEL AREA:	+/-0.962 Acres +/- 41,888 SF

C1.3 GEOTECHNICAL CONSIDERATIONS & ASSUMPTIONS

A geotechnical report has been prepared.

Titled: Sherman Recovery Center, Geotechnical Engineering Report, Pleasant Hill, Contra Costa County California.

Prepared by: Terracon

Dated: November 4, 2025

Generally, the near surface soils at the project site encountered consisted of interbedded lean clay and silty sand. Groundwater was encountered at 17.6 feet. Existing lean clays can be used for engineered fill.

The most significant and well-known geologic hazard affecting the greater San Francisco Bay Area is the presence of seismically active faults and fault systems. The site is located near Mount Diablo (north) and Hayward (north) Faults that are considered active. The geologic hazard database maintained by the California Geologic Survey DOES NOT identify the project site within an Alquist-Priolo Earthquake fault zone.

However, the site IS located within a mapped CGS liquefaction hazard zone. Liquefaction is a mode of ground failure that results from the generation of high pore water pressures during earthquake ground shaking, causing loss of shear strength.

The geologic hazards identified for the site according to the California Geologic Survey database are shown on the exhibit in Appendix A.

C.1.4 EXISTING DRAINAGE IMPROVEMENTS

Based on review of record drawings for the existing development, runoff sheet flows from the parking lot to Sherman Drive. The as-builts also show an inlet on the west side of the property that discharges to Sherman Drive.

Beyond the limits of the site, drainage consists of sheet flows conveyed within curb and gutter. Ultimately storm water from the site is discharged to the municipal storm sewer system through an existing curb inlet located at the southeast corner of the intersection of Sherman Drive and Cleopatra Drive, about 300-feet south of the site.

C.1.5 EXISTING WET UTILITIES

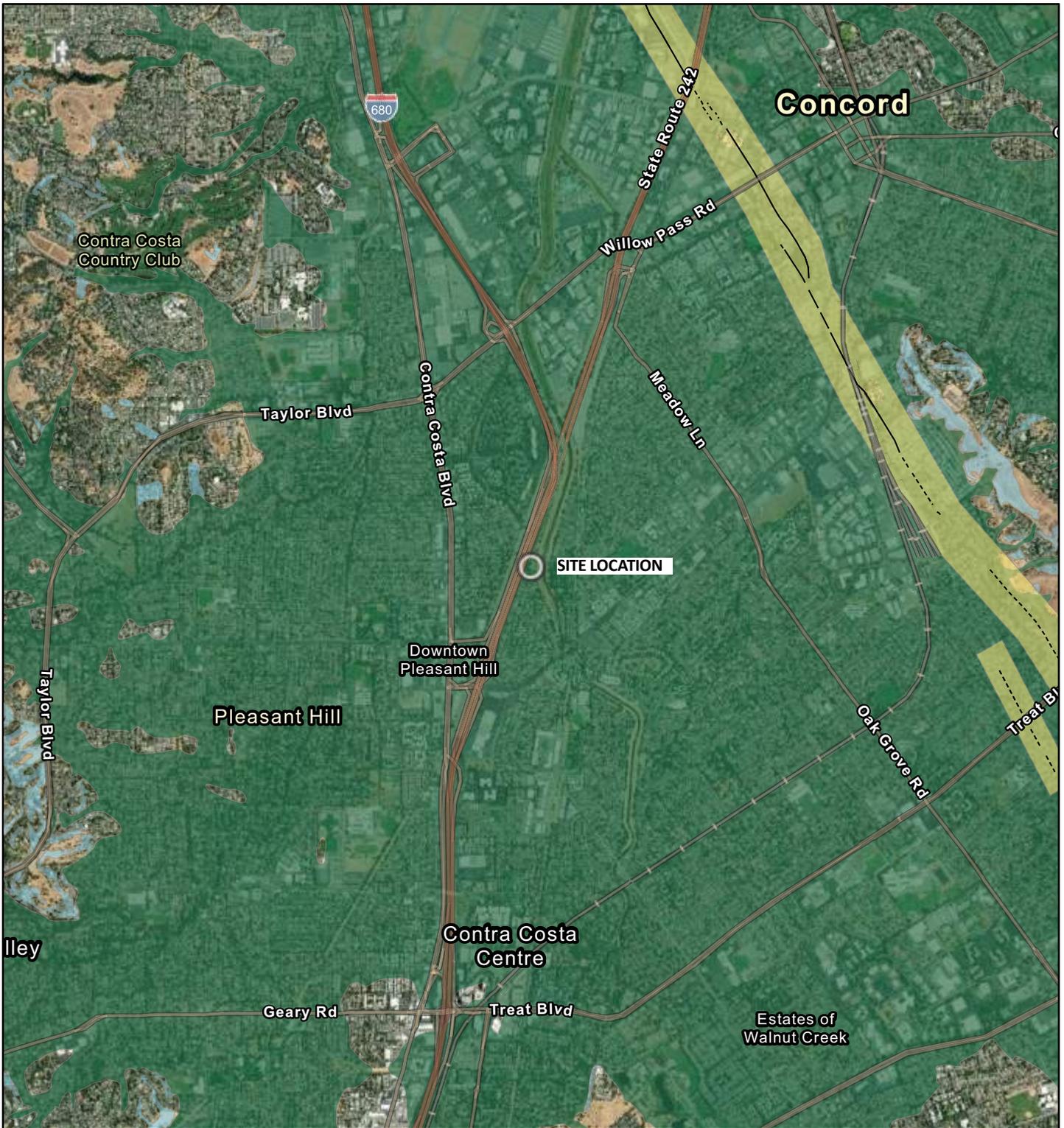
1.5.1 EXISTING DOMESTIC WATER

The record drawings for the existing site development identify an existing domestic water meter at the southwest property limit that is supplied by a water main that terminates at the cul-de-sac where Sherman Drive ends.

1.5.2 EXISTING SANITARY SEWER

The existing sanitary sewer easement are documented to exist at the site based on the ALTA survey. The sanitary sewer facilities within these easements serve the current site development. The record drawings show that a single 8-inch DIP sewer lateral connects from the existing structures to the municipal sanitary sewer system at an existing manhole structure at the southeast corner. The manhole structure is separate from the 72" RCP municipal sanitary trunk sewer main located along the eastern edge of the property but it has a lateral that connects to the existing 72" RCP trunk sewer. Note that an existing septic system was located on the northwesterly portion of the site, based on plans from 1994 the septic system was to be removed, the contractor shall verify this has been removed and if it exists shall remove it per CCCSD and health Department requirements.

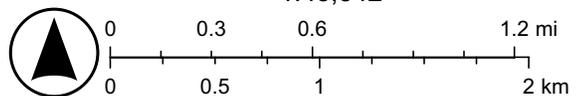
ArcGIS Web Map



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- | | | |
|---------------------------------|-------|--------------------------------|
| CGS Alquist Priolo Fault Traces | ----- | Concealed |
| — | | Accurately Located |
| ----- | | Approximately Located |
| ----- | | Inferred |
| | ■ | CGS Alquist-Priolo Fault Zones |
| | ■ | CGS Liquefaction Zones |
| | ■ | CGS Landslide Zones |



California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Maxar

C2.1 DEMOLITION

The project site is proposed for comprehensive redevelopment, necessitating the removal and demolition of all existing on-site infrastructure and features. This includes, but is not limited to, the existing building, hardscape, gas lines, electrical lines, communication lines, sewer and water lines, stormwater conveyance systems, trees, chain-link fencing, and landscaping elements.

C2.2 GRADING AND EARTHWORK

A detailed assessment of liquefaction is below:

DESCRIPTION	VALUE
2025 California Building Code (CBC) Site Class	F ¹
Risk Category	II
Site Latitude	37.9523 ^o
Site Longitude	-122.0543 ^o
Mapped Spectral Acceleration Parameters	$S_s = 2.59$ and $S_1 = 0.93$
Spectral Response Acceleration Parameters	$S_{MS} = 2.31$ and $S_{M1} = 1.88$
Design Spectral Acceleration Parameters	$S_{DS} = 1.54$ and $S_{D1} = 1.26$
<p>1. This site qualifies as a site class F due to the presence of liquefiable soils. A site class D was used to develop the listed seismic design parameters due to the shear wave velocity measurements obtained from the CPTs. Based on the exception for liquefiable soils provided in ASCE 7-22 Section 20.2.1, structures may use the listed design parameters provided they have a period of 0.5 seconds or less. This exception applies only to seismic parameters; other requirements of Site Class F continue to apply. Should the anticipated structure have a period greater than 0.5 seconds, a site-specific ground motion analysis is required to develop seismic design parameters. Terracon is qualified to perform such an analysis.</p>	

The geologic and geotechnical conditions at the site do not preclude the proposed development at the site.

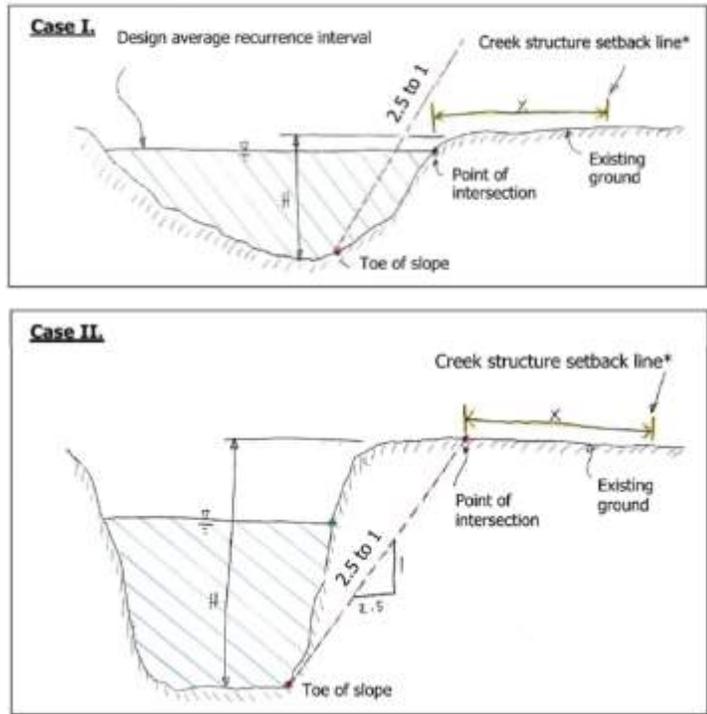
Prior to grading and earthwork operations, existing vegetation, topsoil, and root mats shall be removed to a minimum of 5 feet beyond the limits of proposed improvements and may extend to a depth of up to about 2-feet from the existing surface elevation or the bottom of footing whichever is deeper, unless existing fill materials extend deeper or no competent material is exposed. Subgrade soils beneath floor slabs, exterior hardscape, and pavements shall be removed to a depth of 2 feet beneath the proposed slab, pavement section or existing grade, whichever is greater.

C2.3 DRAINAGE DESIGN AND IMPROVEMENTS

The proposed project will be subject to the storm water quality standards and hydromodification requirements in accordance with the most current provisions in the Municipal Regional Permit and guidelines outlined by the Bay Area Municipal Stormwater Collaborative and Contra Costa Stormwater Guidebook. The project will need a Stormwater Control Plan including an exhibit and report.

Best Management Practices (BMPs) will be required to manage stormwater effectively on-site. Infiltration rates have been calculated to be 0.003 inch/hr making infiltration not feasible. Site-suitable BMPs include vegetated swales, bioretention basins, and dispersion areas. Additionally, localized conveyance infrastructure, such as inlets and storm drain piping, may be necessary to direct flow to treatment areas and ensure proper drainage throughout the site.

A setback limit associated with Walnut Creek will be applicable to the site in accordance with Contra Costa County Title 9 Ordinance Code and General Plan. However, most, if not all the required setback distance will already be captured within the limits of the Iron Horse Trail. The requirement applies to sites adjacent to existing natural, unimproved, drainage channels. The setback distance is a function of the channel depth but could range between 30 and 50 feet measured from the channel banks. Figure 1 presents how the development setback is determined for a site adjacent to an existing channel. The land surveyor can confirm satisfaction of the setback distance using the elevations collected from the topographic site survey.



NATURAL CHANNEL SETBACK REQUIREMENTS

C2.4 PROPOSED WET UTILITES

An increase in capacity for existing wet utility services is anticipated for the project site. This will require the replacement and/or construction of new service laterals to support the proposed development.

2.4.1 DOMESTIC WATER

The domestic water service will involve extending the existing 6-inch mainline into the public right-of-way on the west side of the property. This alignment avoids placing the meter box and valves within the driveway area. A new 3-inch lateral will connect to the extended mainline and run approximately 150 feet to the proposed building.

2.4.2 FIRE WATER

Fire protection service will be provided via a 6-inch fire water line connected to the newly extended domestic water main. Due to the absence of a fire hydrant within the required 350-foot radius, a new hydrant will be installed. The 6-inch line will run approximately 10 feet before teeing off to serve the hydrant. From the tee, a 4-inch fire line will extend to the building to provide fire suppression service.

2.4.3 SANITARY SEWER

A new 6-inch sanitary sewer lateral is proposed to connect from the east side of the building to an existing sewer manhole located nearby.

DOMESTIC WATER:	<ul style="list-style-type: none"> • 6-inch diameter mainline extension • 3-inch diameter lateral • 3-inch water meter and reduced pressure detector assembly (RPDA) • Approximately 550 linear feet of new PVC pipe, trench backfill, and pavement repair
FIRE WATER	<ul style="list-style-type: none"> • 6-inch to 4-inch diameter lateral • 4-inch reduced pressure detector assembly (RPDA) • Approximately 550 linear feet of new PVC pipe, trench backfill, and pavement repair • 1 new hydrant assembly w/ thrust block
PARCEL AREA:	<ul style="list-style-type: none"> • 6-inch diameter lateral • Approximately 275 linear feet of PVC pipe • New connection to existing manhole structure • Replace in kind connection to main at existing manhole structure

Note: The following site demolition plan is a preview of the original drawings that can be located in the Appendix.



LEGEND

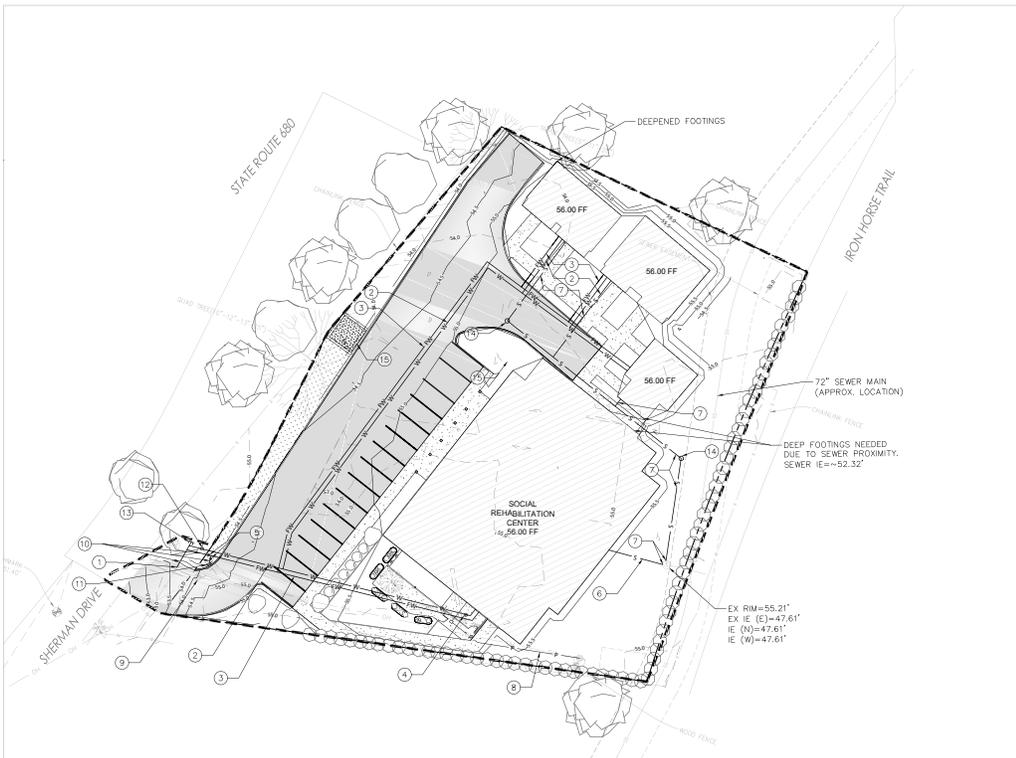
- CLEAR, GRUB, AND REMOVE EXISTING PLANTER / LANDSCAPE
- DEMOLISH EXISTING BUILDING
- DEMOLISH AND REMOVE EXISTING PORTLAND CEMENT CONCRETE (PCC) PAVEMENT
- DEMOLISH AND REMOVE EXISTING ASPHALT CONCRETE (AC) PAVEMENT
- DEMOLISH AND REMOVE BRICK WALKWAY
- DEMOLISH AND REMOVE EXISTING BRICK WALKWAY
- APPROXIMATE LIMIT OF WORK

DEMOLITION KEY NOTES

1	DEMOLISH AND REMOVE EXISTING SEWER LINE
2	DEMOLISH AND REMOVE EXISTING GAS LINE
3	DEMOLISH AND REMOVE EXISTING ELECTRIC LINE
4	DEMOLISH AND REMOVE EXISTING WATER LINE
5	DEMOLISH AND REMOVE EXISTING COMMUNICATION LINE
6	REMOVE TREE
7	EXISTING SEWER LINE AND MANHOLE TO REMAIN. PROTECT IN PLACE
8	EXISTING WATER LINE TO REMAIN. PROTECT IN PLACE
9	DEMOLISH AND REMOVE EXISTING CHAINLINK FENCE
10	DEMOLISH AND REMOVE EXISTING OVERHEAD TRILITY AND PIPE (LOCATION APPROXIMATE)
11	DEMOLISH OVERHEAD CANOPY
12	APPROXIMATE LOCATION OF FORMALLY REMOVED SEPTIC TANK



Note: The following site plan is a preview of the original drawings that can be located in the Appendix.



LEGEND

- PROPOSED BUILDING
- AC PAVEMENT 3.5" AC OVER 11" AGGREGATE
- PCC PAVEMENT IN TRASH ENCLOSURE 7.5" OVER 6" AGG
- STORM WATER BIOFILTRATION AREA
- DEMOLISH AND REMOVE EXISTING WALKWAY COVER AND STEEL COLUMNS
- APPROXIMATE LIMIT OF WORK

UTILITY KEYNOTES

1	CONNECT TO EXISTING WATER LINE
2	3" PVC PIPE TYP. L. DOMESTIC WATER LINE BEDDING AND BACKFILL
3	4" PVC PIPE TYP. L. FIRE WATER LINE BEDDING AND BACKFILL
4	3" GATE VALVE (ORSD), GATE WELL AND CAP
5	6" GATE VALVE (ORSD), GATE WELL AND CAP
6	4" SDR 35 PVC SEWER LINE BEDDING AND BACKFILL
7	CONNECT TO EXISTING SEWER MANHOLE
8	ELECTRIC LINE. SEE ELECTRICAL PLANS
9	RELOCATE ELECTRIC POLE AND LINES. SEE ELECTRICAL PLANS
10	4" PVC PIPE TYP. L. DOMESTIC WATER LINE BEDDING AND BACKFILL
11	INSTALL 4" MET BARREL HYDRANT (PRIVATE)
12	INSTALL 2" WATER WETER
13	CAP AND PLUG 4" WATER LINE
14	SEWER CLEANOUT
15	12' x 12' TRASH ENCLOSURE
16	STORM WATER BIOFILTRATION AREA



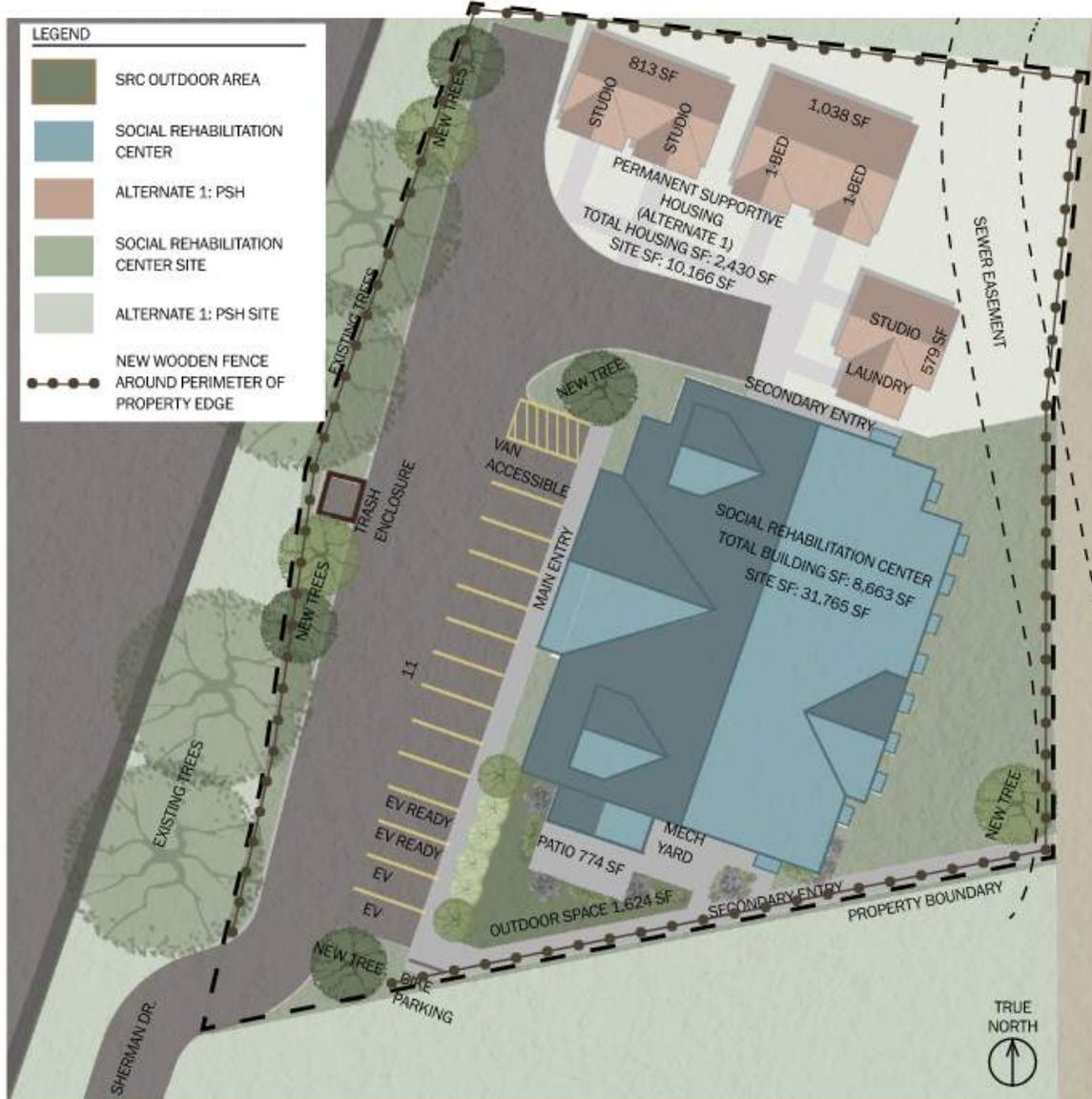
C5.1 LANDSCAPE DESIGN

The landscape design should integrate drought-tolerant, regionally appropriate plantings to enhance site aesthetics and ecological value, while also providing shade, privacy, and outdoor gathering spaces for residents and visitors. Stormwater management and erosion control are also important considerations, with planting zones organized to buffer adjacent residential areas, frame views to Walnut Creek, and create shaded courtyards and walking paths. All plant selections are low-water-use and adapted to local soils and climate, including trees such as Coast Live Oak, Valley Oak, and Western Redbud; shrubs like Toyon, Coffeeberry, and Manzanita; groundcovers and perennials such as California Fescue, Yarrow, and Creeping Sage; and accent plants like California Poppy and Blue-eyed Grass. Hardscape features include permeable paving for walkways and gathering areas, benches, shade structures, sensory gardens, bioswales, rain gardens for stormwater infiltration, and fencing for privacy and security.

The irrigation system for the Center will be supplied from the site’s potable water infrastructure. The precise location where the irrigation system connects to the potable water supply will be carefully coordinated with the building’s domestic water line during the design and construction phases. The connection will include appropriate backflow prevention devices to protect the domestic water supply from potential contamination, in accordance with City of Pleasant Hill and Contra Costa County requirements.

All landscape and irrigation design will comply with MWEL, as well as City of Pleasant Hill and Contra Costa County requirements. Stormwater best management practices (BMPs) will be integrated with landscape features, and the overall planting and irrigation approach supports long-term water conservation and site resilience.

PROPOSED SITE PLAN & LANDSCAPING



D. ARCHITECTURAL & INTERIOR DESIGN

D.1	DESIGN GOALS - EXTERIOR & INTERIOR
D.2	MASSING CONCEPT
D.3	ELEVATIONS
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D.7	SIGNAGE DESIGN GOALS
D.8	EXTERIOR AND INTERIOR FINISH SCHEDULE

ARCHITECTURAL DESIGN NARRATIVE

GENERAL

This Criteria Document outlines acceptable requirements for the Sherman Recovery Center project, while allowing the Design-Build Entity flexibility in approach. This document considers and achieves to align with the Contra Costa County Building Design and Construction Guidelines and the Contra Costa County Low-Voltage Cabling Standard; the Design-Build Entity will need to confirm final design adherence with any design standards.

CONCERNS

- Site Constraints: The area designated for the Recovery Center is limited due to the configuration of the parcel to avoid encroachment on the existing sewer easement.
- Timelines for construction approvals and building permits: Construction must be completed by May 5, 2030.

GOALS

Develop a facility that helps to promote a peaceful environment that supports mental well-being and recovery.

EXTERIOR

- Finishes to be low maintenance and integrated in the design and structure. Colors should be warm and inviting.
- Embellished finishes on outward facing surfaces shall enhance the building as it faces the community.
- Clear definition of entrance by use of accent materials, color, signage.
- Provide logical placement of signage, lighting, security cameras and other items as appropriate.
- A secure outdoor area provides clients with a tranquil environment to relax, exercise, and engage in recreational activities. This green space is thoughtfully designed to encourage physical activity and foster a sense of peace and connection with nature, enhancing therapeutic outcomes.

INTERIOR

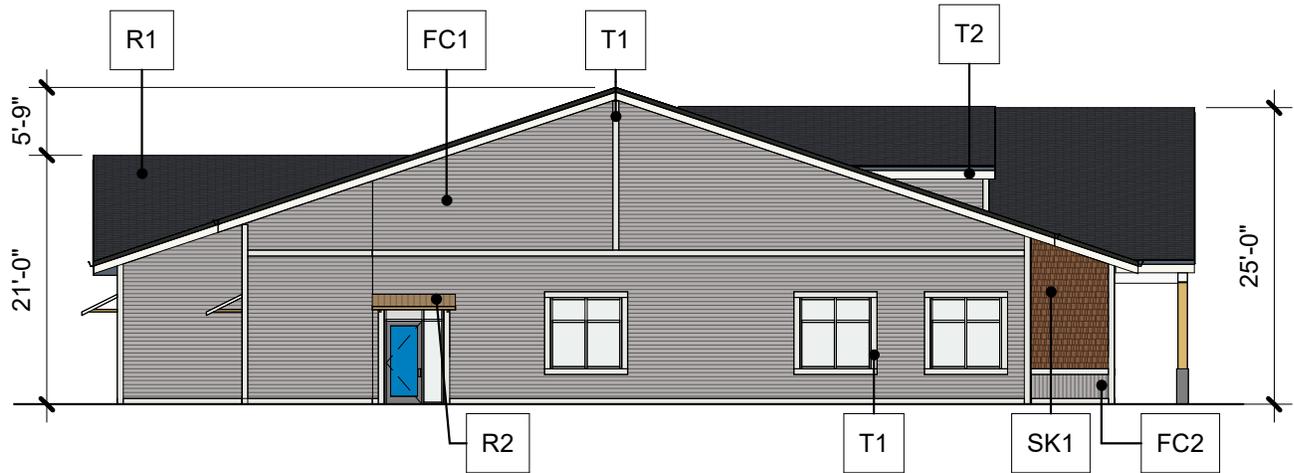
- Refer to room data sheets for specific goals per room.
- Interior design should provide a home-like atmosphere.
- Provide durable materials and furniture that also have a non-institutional and warm feeling.
- Include biophilic elements to promote calm and well being.
- Consider views in and out of windows in relationship to each space type.
- Group spaces (living room, dining room, kitchenette) to be opened to one another and designed in a way to encourage social interaction through communal dining and living experiences, while providing opportunities for quiet reflection and separation when needed, supporting both group dynamics and individual needs.
- Creative and educational spaces are essential to the facility and should be designed in a way that allow residents to explore artistic expression, engage in lifelong learning, and develop technical skills, supporting both emotional and professional growth.

ACOUSTICS

The primary acoustical concerns for this site are traffic noise from Interstate 680 impacting interior living and working spaces, creating acoustically comfortable exterior spaces, and designing a building that provides speech privacy for staff and residents while also acoustically supporting communication and healing. The Design-Build Entity to include acoustic consulting to address these concerns.

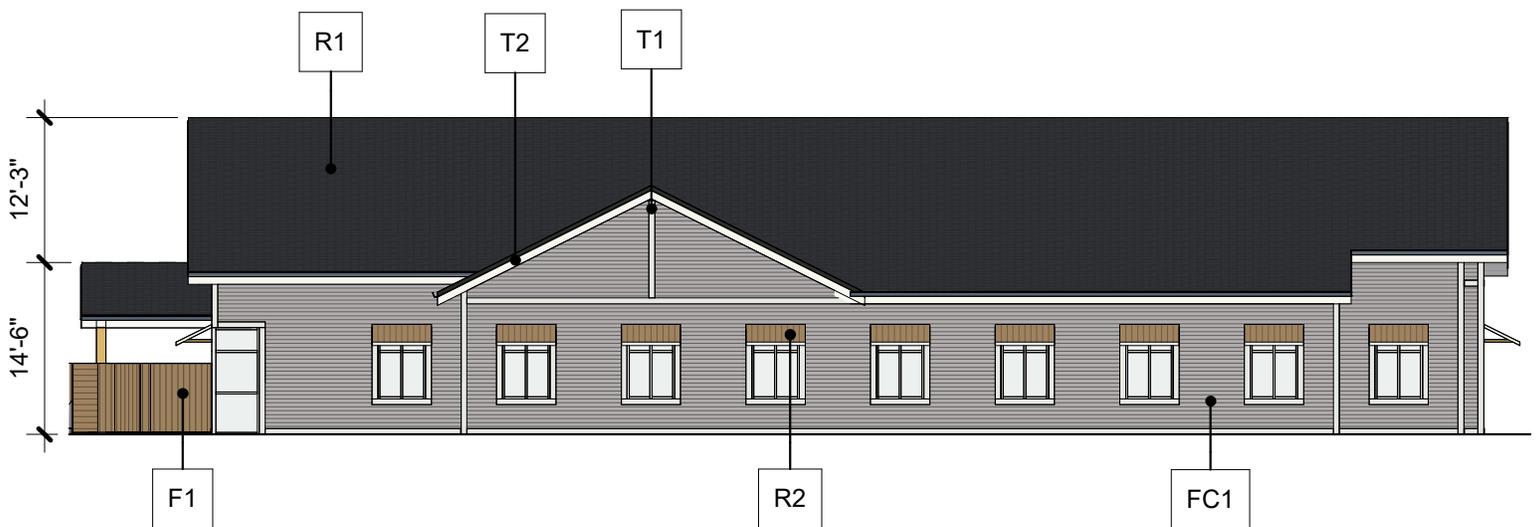
Table HS-3 of the County General Plan provides maximum allowable noise exposure guidelines. 71-75 dB is the maximum conditionally allowable noise exposure for extended care facilities. 66-70 dB is the maximum conditionally allowable noise exposure for residential.

The massing concept and the materials were chosen to best reflect the context of the local community as well as to coordinate with the Permanent Supportive Housing (PSH) design. The design intent for the PSH can be found in a subsequent section of this criteria document. See page 62 for Material Tag Identifications.



NORTH ELEVATION

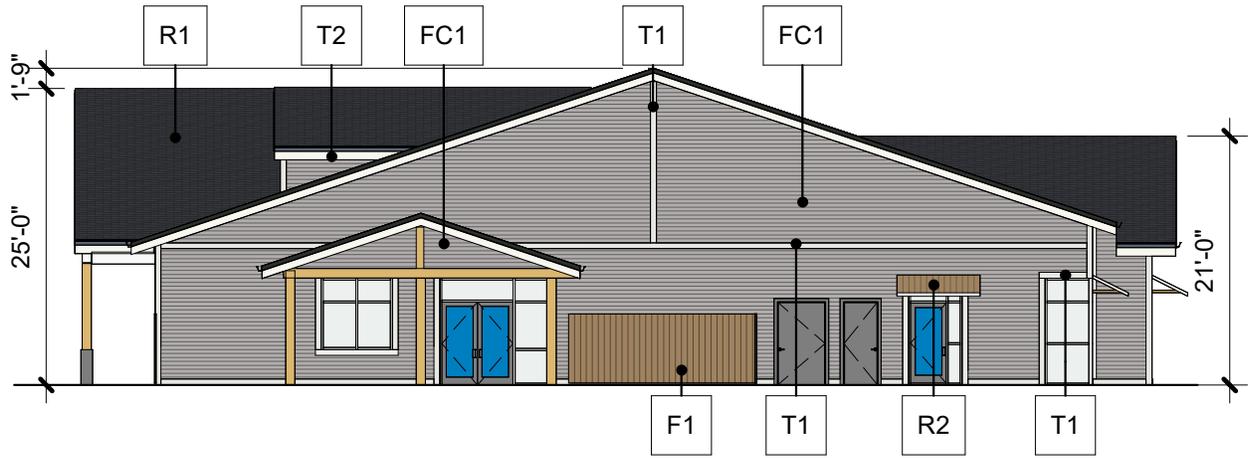
1/16" = 1'-0"



EAST ELEVATION

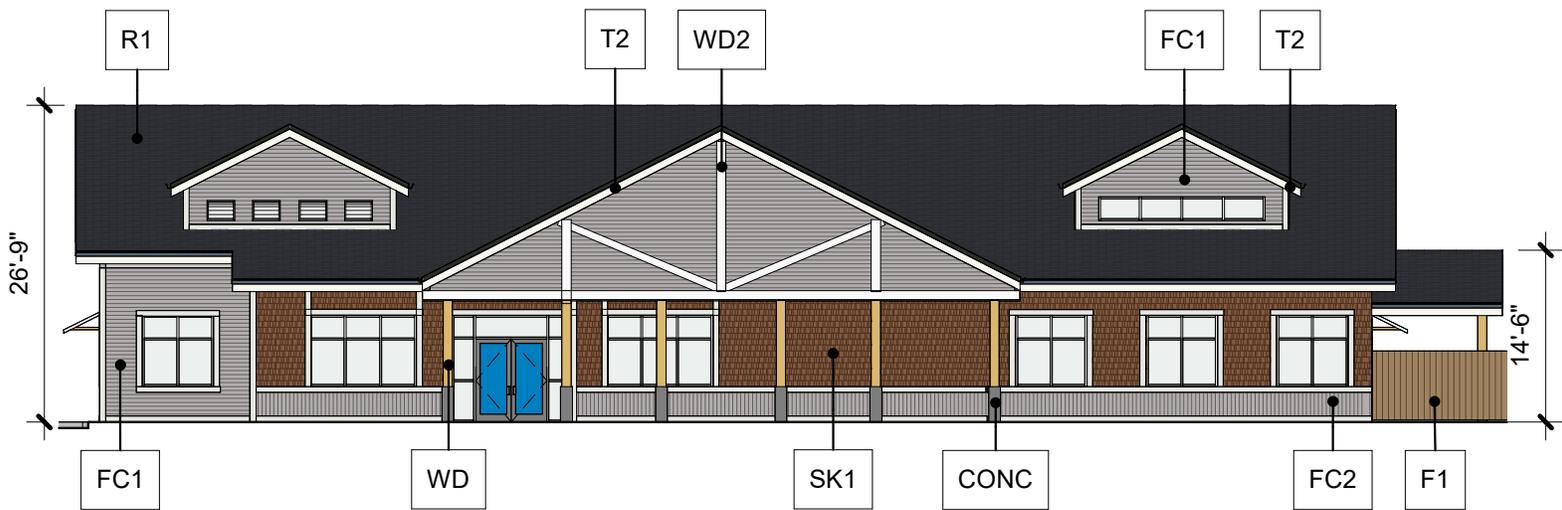
1/16" = 1'-0"

NOTE: See page 62 for Material Tag Identifications.



SOUTH ELEVATION

1/16" = 1'-0"

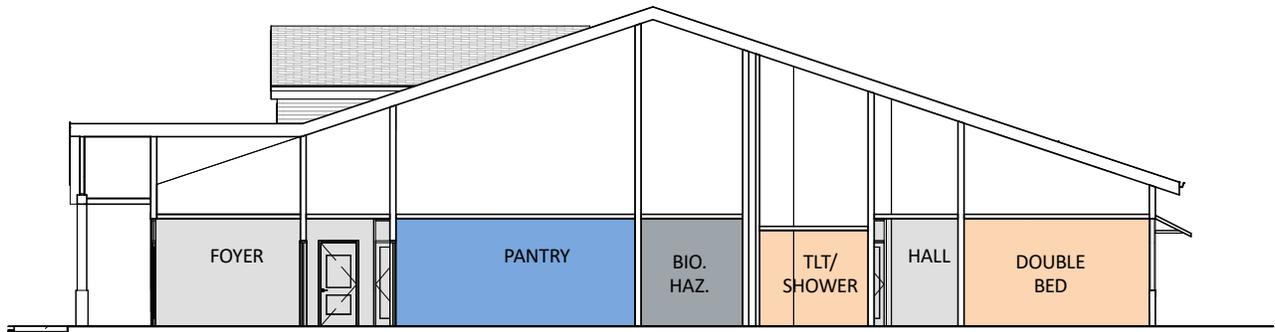


WEST ELEVATION

1/16" = 1'-0"

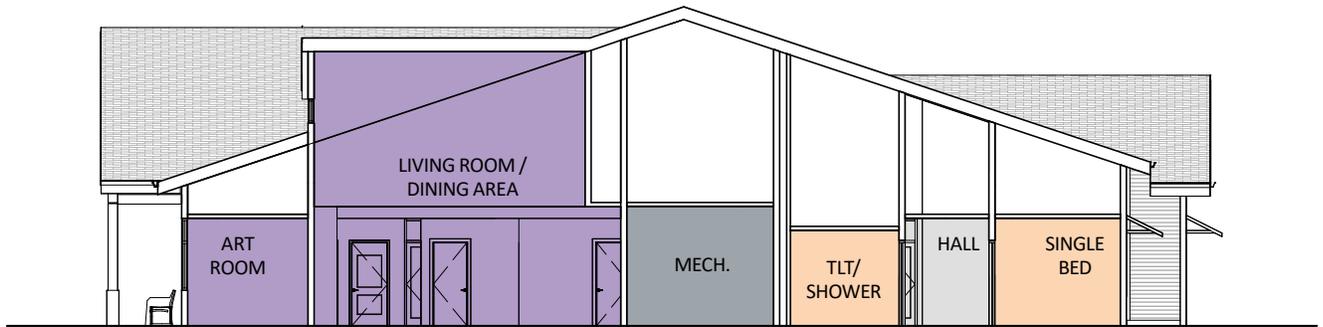
NOTE: See page 62 for Material Tag Identifications.





SECTION 1

1/16" = 1'-0"



SECTION 2

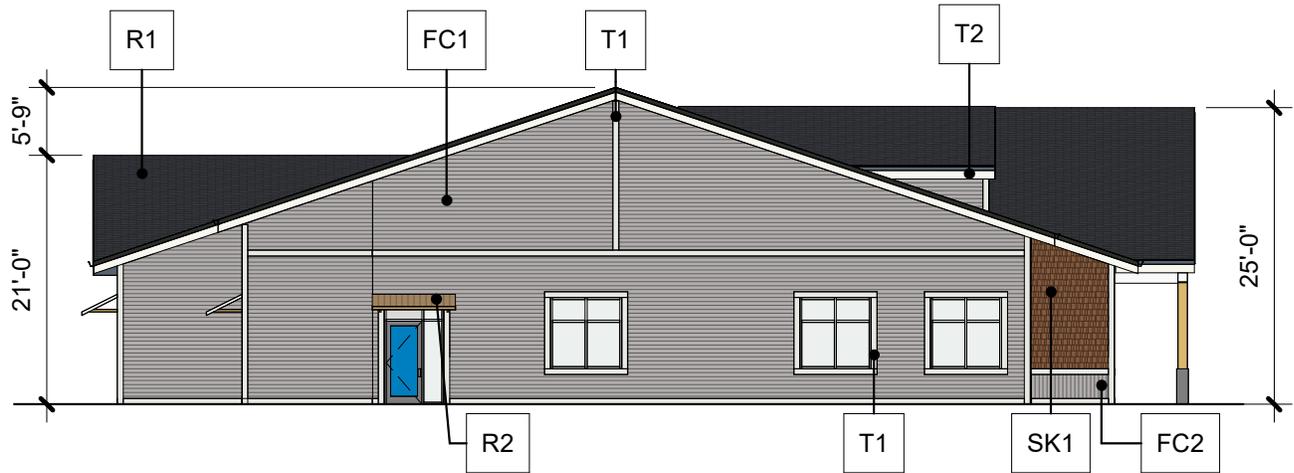
1/16" = 1'-0"

LEGEND

- STAFF SPACES
- SUPERVISED RESIDENT AREAS
- RESIDENT AREAS
- RESIDENT LODGING
- BUILDING SERVICES
- CIRCULATION

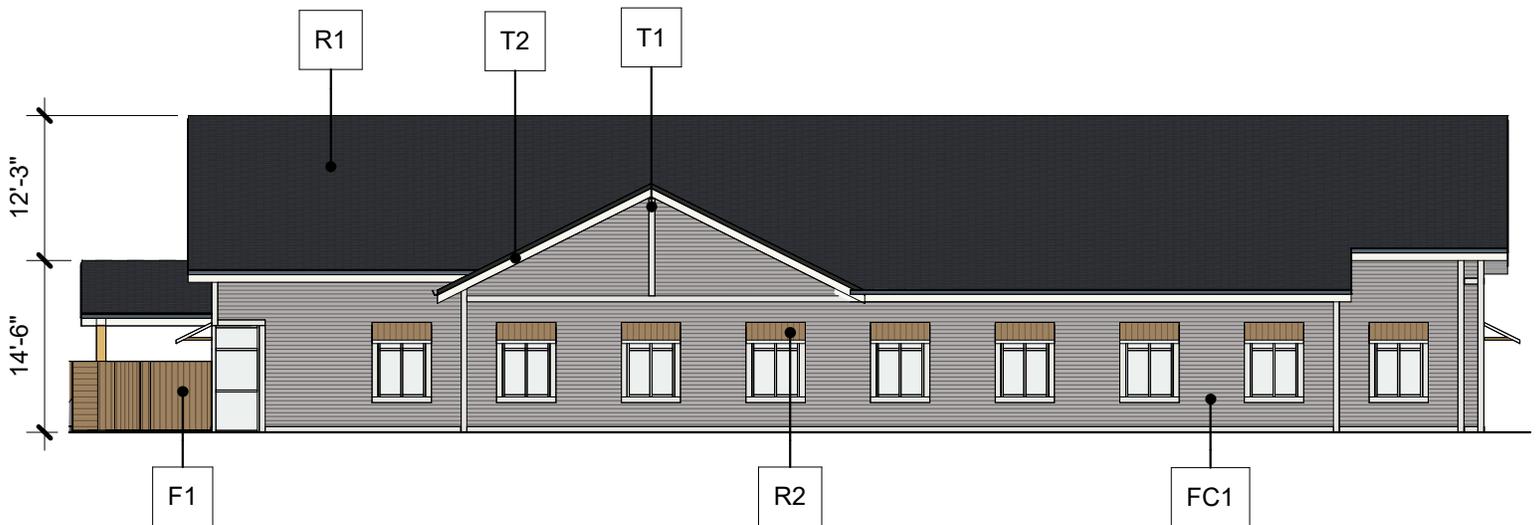


The massing concept and the materials were chosen to best reflect the context of the local community as well as to coordinate with the Permanent Supportive Housing (PSH) design. The design intent for the PSH can be found in a subsequent section of this criteria document. See page 62 for Material Tag Identifications.



NORTH ELEVATION

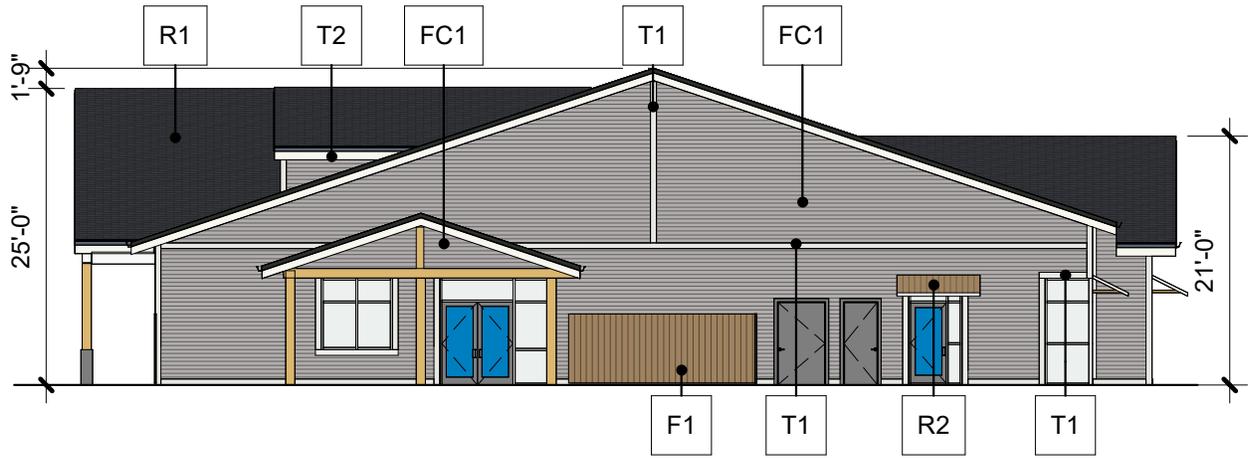
1/16" = 1'-0"



EAST ELEVATION

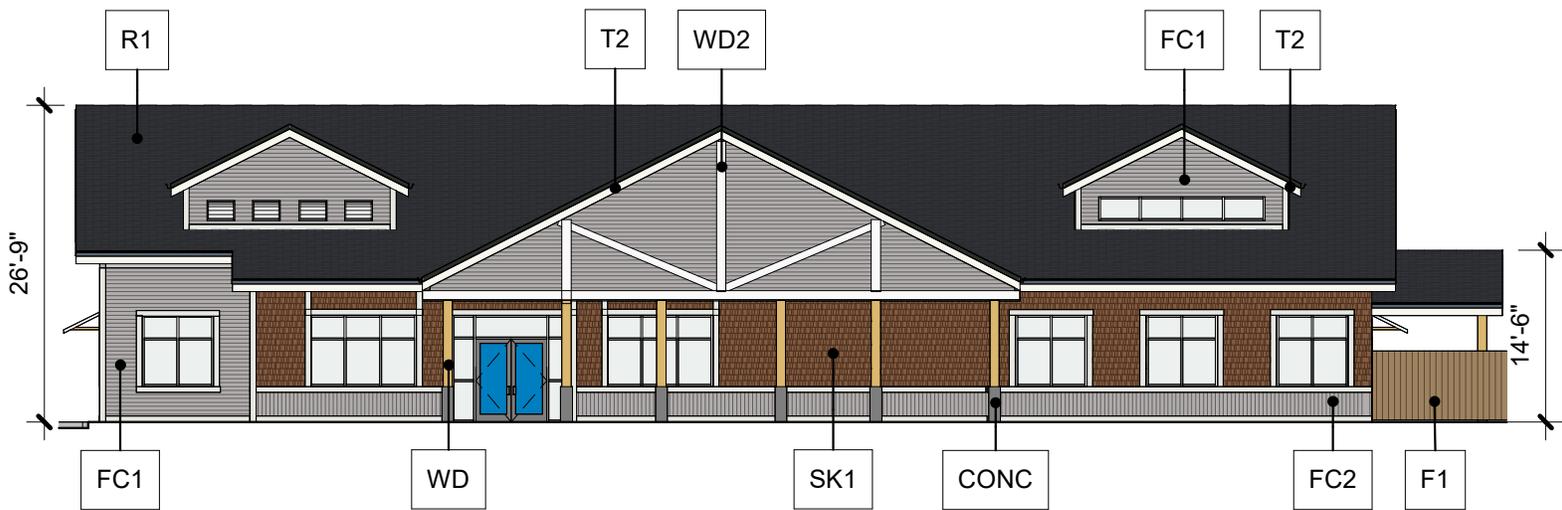
1/16" = 1'-0"

NOTE: See page 62 for Material Tag Identifications.



SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

NOTE: See page 62 for Material Tag Identifications.

NOTE: Layouts have been developed to reflect the goals and requirements of Contra Costa County. The Design-Build Entity (DBE) is solely responsible for the design of the project. Specific requirements for security cameras, gate systems and other operational needs should be reviewed by the DBE with the County Facilities and Operations group during the project design phase.

LEGEND

- STAFF SPACES
- SUPERVISED RESIDENT AREAS
- RESIDENT AREAS
- RESIDENT LODGING
- BUILDING SERVICES
- CIRCULATION



FLOOR PLAN

1" = 20'-0"

PROJECT PROGRAMMING

Room/Area	Requirements	Unit	SF	Total SF
Circulation				120
FOYER	Entry Lobby	1	120	120
Staff Spaces				1,175
OFFICE	Program Director	1	120	120
SHARED OFFICE	For staff to make phone calls or do documentation; include small conference table	1	215	215
INTERVIEW ROOMS	For therapy, intake, 1:1 or small group meetings	2	125	250
STAFF RESTROOM	near the shared office	1	70	70
MEDICAL RECORDS	locked cabinets inside room with locked door	1	100	100
MEDICATION ROOM	small medication fridge & locked storage for meds; eye wash, sink	1	100	100
CLEAN LINENS STORAGE	shelving for supplies	1	100	100
HOUSEKEEPING	mop sink & shelves for storage	1	100	100
STORAGE	shelving for supplies	1	120	120
Resident Areas				1,995
KITCHENETTE		1	110	110
DINING AREA	seating for 20 people	1	330	330
LIVING ROOM	chairs, coffee table, couches, tv, table top activities, seating for 10-15	1	480	480
LOUNGE		2	150	300
SENSORY ROOM	meditation and sensory	1	100	100
LIBRARY	reading & computer access	1	100	100
ART ROOM	deep sink	1	215	215
RESTROOM	toilet & lav only restroom	2	80	160
GROUP ROOM	For small group & visiting, 6-8 people	1	200	200
Resident Supervised Areas				790
KITCHEN	Residential grade- group cooking, 3 meals 2 snacks a day for 20 people-lockable cabinets	1	280	280
PANTRY	shelves for food	1	200	200
LAUNDRY	space for 3- 4 washers and dryers, high quality, will get a lot of use	1	310	310
Resident Lodging				1,610
SINGLE BEDROOMS	bed, night stand, chair, armoire	2	100	200
DOUBLE BEDROOMS	2 each: bed, night stand, chair, armoire	7	150	1050
TOILET / SHOWER	toilet, shower combos	4	90	360
Building Services				540
BIOHAZARD	special electricity requirements	1	60	60
DATA CLOSET		1	110	110
MECHANICAL		1	120	120
RISER ROOM		1	100	100
ELECTRICAL		1	150	150
Subtotal				5,440
<i>Circulation at 40%</i>				2,176
Total SF Based on Chart				7,616
Total SF Provided				8,663

GENERAL NOTES ON ROOM DATA SHEET REFERENCE:

- Room data sheets to be used as a starting point for future full design.
- Room sizes shown are approximate.
- Equipment and/or furniture represented on room data sheets represent what is required per room. Items noted and all other additional items will need to be confirmed. Items that are Owner Furnished/Owner Installed are indicated "OFOI." Items that are Contractor Furnished/Contractor Installed are indicated as such with "CFI."
- Refer to engineering narratives for additional information along with the Room Data Sheets themselves.
- Electrical outlets quantities are the programmatic requirement only. Actual quantities to comply with codes.

ROOM ENVIRONMENT INDICATION ICONS:

The following icons shown below indicate the expectations of what the environment for each room listed in the program should contain. These icons will be present on each room data sheet, directly below the floor plan.

**SAFETY**

One of the main focuses for this space is to allow for clear sightlines into and out this space for supervision.

**LIGATURE RISK**

Ligature risks to be minimized within a design approach that emphasizes a comfortable residential environment.

**CALMING AND QUIET**

These spaces have a degree of physical privacy and sound control to promote a quiet space, and include soft surfaces that allow residents to deescalate. This space has the potential for residents to listen to music.

**ACTIVE AND PLAY**

These spaces give residents the chance at active play, games, and physical movement.

**SOCIAL, INTERACTIVE, OPTIONAL SEATING**

These spaces give residents the option of choosing different kinds of seating and allow them to "change up" the layout. This promotes individual and group social interactions.

**BIOPHILIC ELEMENTS**

To incorporate biophilic elements into the design allows residents to connect with nature through natural elements/finishes, views to the outside, and patterns.

**NATURAL LIGHT**

This element provides natural light to be filtered into the space.

**ADJUSTABLE LIGHTING**

Adjustable lighting means that the residents and staff will have the option to control the lighting and to have lighting controls that adjust based on the time of day.

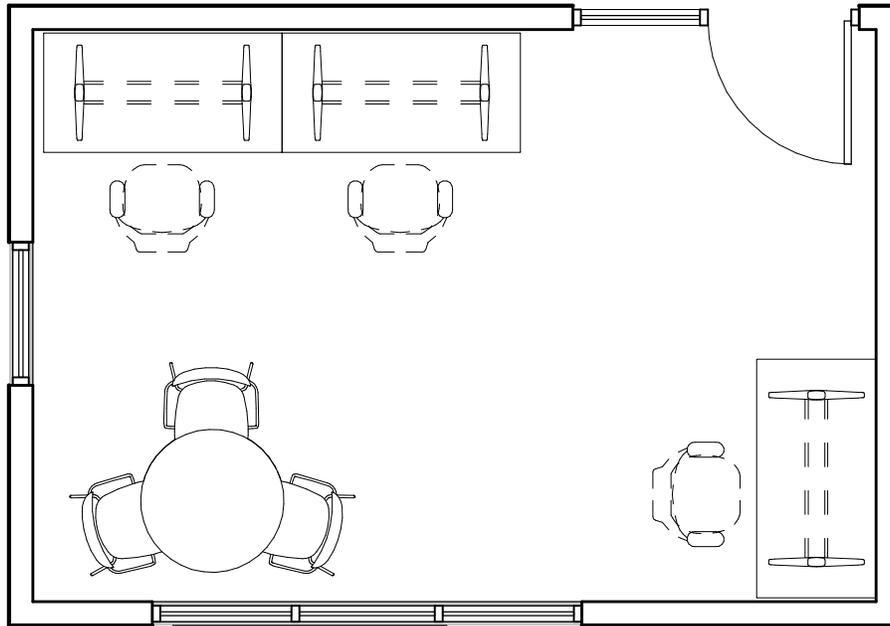
**PERSONALIZATION**

Residents will be given the chance to personalize this space, ie their bedroom entrances, or to allow for them to display their personal artwork.

ROOM DATA SHEET - SHARED OFFICE

STAFF SPACES, 210 SF

Room Function: Shared office space with hoteling workstations and a space for small staff meetings. Staff will only use this space for short durations throughout the day for phone calls or documentation.



FURNITURE - OFOI

- (3) Task Chairs
- (3) 60"W x 30"D Workstation
- (1) 36" Table & (3) Side Chairs
- (3) Desktop Task Lights

EQUIPMENT - OFOI

- (3) Computer Stations

CASEWORK

- N/A

ROOM FINISHES

- Flooring: carpet tile with rubber base
- Wall: paint on gypsum board
- Ceiling: acoustic tile ceiling
- Doors: wood veneer

LIGHTING

- Recessed linear downlighting

GLAZING

- Glazing for visibility to Foyer and Hall
- Exterior glazing for natural lighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- (4) Quad power outlets
- (1) Duplex power outlet
- (4) Data outlets
- no AV components

HVAC

- no special requirements

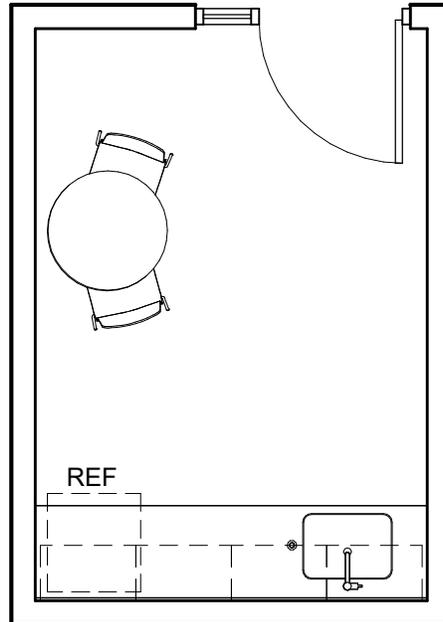
ADJACENCIES

- Foyer
- Med Room

ROOM DATA SHEET - MEDICATION ROOM

STAFF SPACES, 100 SF

Room Function: Staff will meet with resident in this room to support self medication. Staff removes meds from cabinet or refrigerator and goes thru meds with client. Then resident takes meds in this room. Staff records medication in a paper binder; no computer required.



FURNITURE - OFOI

- (1) 36" Table & (2) Side Chairs

EQUIPMENT - CFCI

- (1) Undercounter Refrigerator
- (1) Sharps Container
- (1) Soap dispenser, wall mounted, battery operated
- (1) Paper towel dispenser, surface mounted, manual

PLUMBING FIXTURES

- (1) Sink & Faucet
- (1) Eyewash Station

CASEWORK

- Upper and Lower lockable cabinets

ROOM FINISHES

- Flooring: LVT
- Wall: paint on gypsum board
- Ceiling: acoustic tile ceiling
- Doors: wood veneer

LIGHTING

- Undercabinet lighting
- Recessed linear downlighting

GLAZING

- Glazing for visibility to Hall
- Exterior glazing not desired

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- (4) Duplex power outlet
- (1) Data outlets
- no AV components

HVAC

- no special requirements

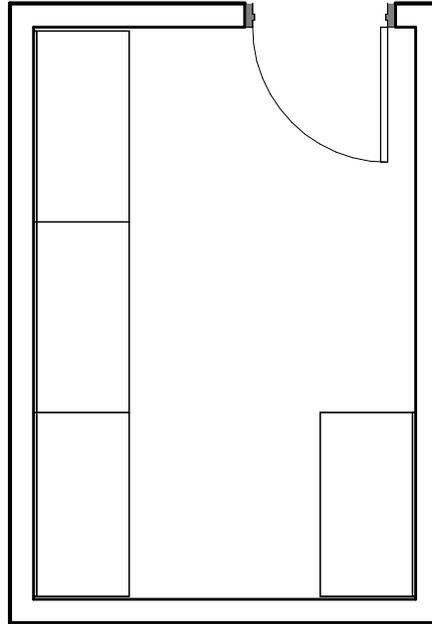
ADJACENCIES

- Shared Office
- Medical Records

ROOM DATA SHEET - RECORDS

STAFF SPACES, 120SF

Room Function: Storage for paper medical records



FURNITURE - OFOI

- File storage with locked cabinets

ROOM FINISHES

- Flooring: carpet tile with rubber base
- Wall: paint on gypsum board
- Ceiling: acoustic tile ceiling
- Door: wood veneer

LIGHTING

- Recessed linear downlighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- (2) Duplex power outlet
- no Data outlets
- no AV components

HVAC

- no special requirements

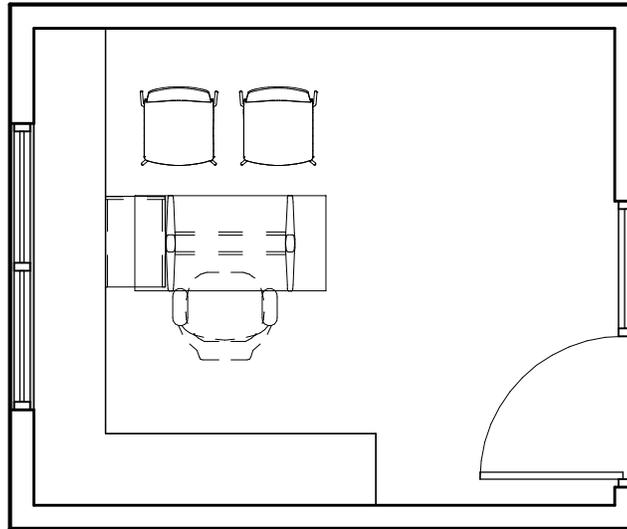
ADJACENCIES

- Med Room

ROOM DATA SHEET - OFFICE

Room Function: Office for Program Director

STAFF SPACES, 120SF



FURNITURE - OFOI

- (2) Side Chairs
- (1) Task Chair
- (1) 60"W x 30"D Adjustable Height Desk
- (1) Side and Back worksurfaces and storage
- (1) Desktop Task Light

EQUIPMENT - OFOI

- (1) Computer Station

ROOM FINISHES

- Flooring: carpet tile with rubber base
- Wall: paint on gypsum board
- Ceiling: gypsum wallboard
- Doors: wood veneer

LIGHTING

- Recessed linear downlighting

GLAZING

- Glazing for visibility to Hall
- Exterior glazing for natural lighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- (2) Quad power outlets
- (1) Duplex power outlet
- (2) Data outlets
- no AV components

HVAC

- no special requirements

ACOUSTICS

- Provide STC-45 for room assembly, including walls, ceilings, doors & mechanical items

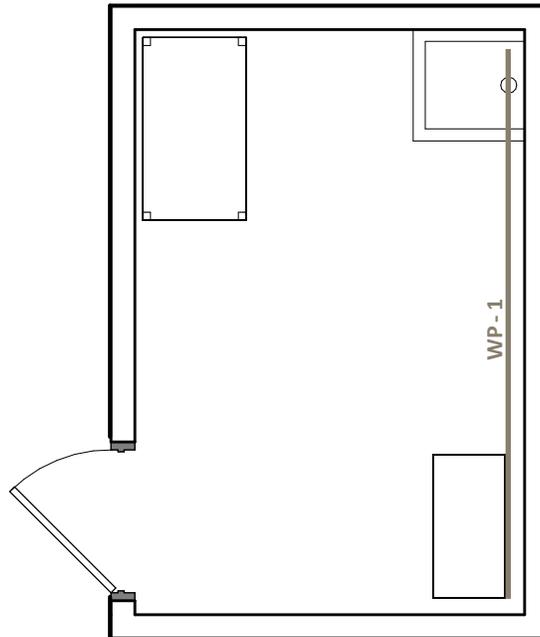
ADJACENCIES

- Interview Room(s)
- Staff Toilet

ROOM DATA SHEET - HOUSEKEEPING

STAFF SPACES, 100SF

Room Function: Room to accommodate cleaning supplies. It will be accessed by cleaning staff; no resident access.



FURNITURE - OFOI

- (1) 36"W x 18"D x 72"H metal shelf

EQUIPMENT - OFOI

- Utility Cart

EQUIPMENT - CFCI

- Mop Hook
- (1) Soap dispenser, wall mounted, battery operated
- (1) Paper towel dispenser, surface mounted, manual

PLUMBING FIXTURES

- Mop Sink & Faucet
- Hand Sink & Faucet
- Floor Drain

ROOM FINISHES

- Flooring: resilient sheet with cove base
- Wall: Paint on gypsum board & FRP
- Ceiling: acoustic tile ceiling
- Doors: wood veneer
- Specialty Finishes: WP-1

LIGHTING

- Recessed linear downlighting

GLAZING

- Glazing not desired

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- (2) Duplex power outlets

HVAC

- no special requirements

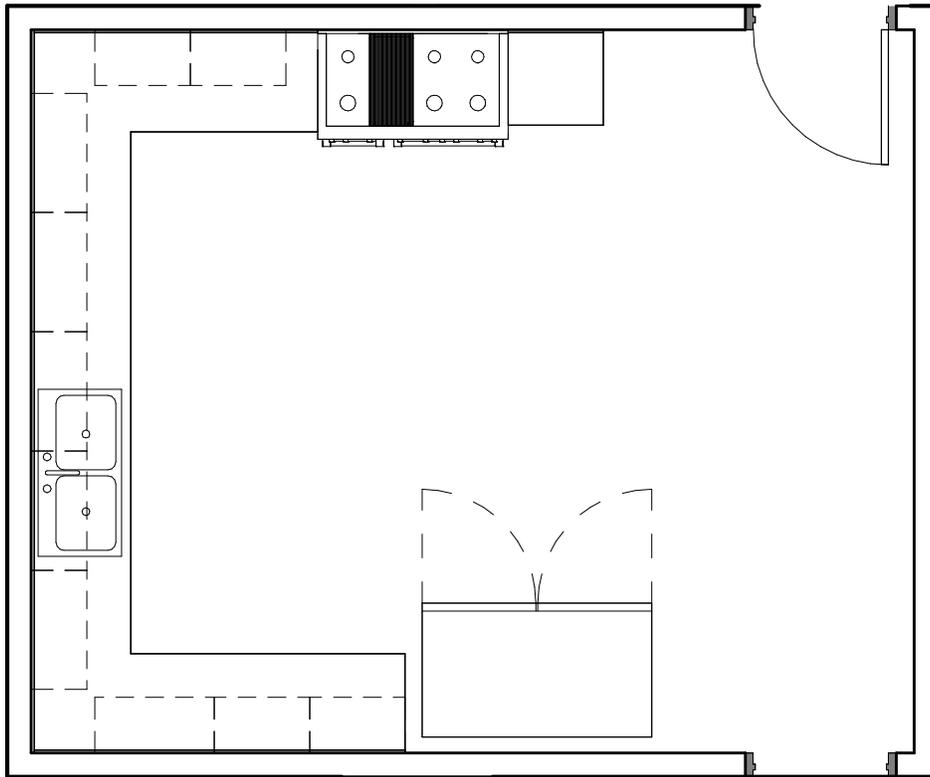
ADJACENCIES

- n/a

ROOM DATA SHEET - KITCHEN

RESIDENT SUPERVISED AREA, 280SF

Room Function: Kitchen for staff and residents to work together to prepare communal meals. Appliances to be heavy duty residential grade (not a commercial kitchen). Accessed by resident with staff supervision.



SAFETY



LIGATURE RISK



SOCIAL



EQUIPMENT - CFCI

- (1) 6-Burner Stove / Oven with Hood
- (1) Dishwasher
- (1) Large Refrigerator, approx 60" x 36"
- (2) Microwaves
- (1) Soap dispenser, wall mounted, battery operated
- (1) Paper towel dispenser, surface mounted, manual

PLUMBING FIXTURES

- (1) 2-Compartment Residential Sink & Faucet
- (1) Garbage Disposal with restrictor

CASEWORK

- Upper and Lower Cabinets; lockable. Include built in pull out drawers for one each: trash, recycle, compost bins

ROOM FINISHES

- Flooring: LVT with rubber base
- Wall: wall protection, paint on gypsum board, and tile backsplash
- Ceiling: gypsum wallboard
- Door: wood veneer

LIGHTING

- Undercabinet lighting
- Recessed can downlighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- outlet quantity to be coordinated with equipment
- no data or AV required

HVAC

- refer to mechanical BOD

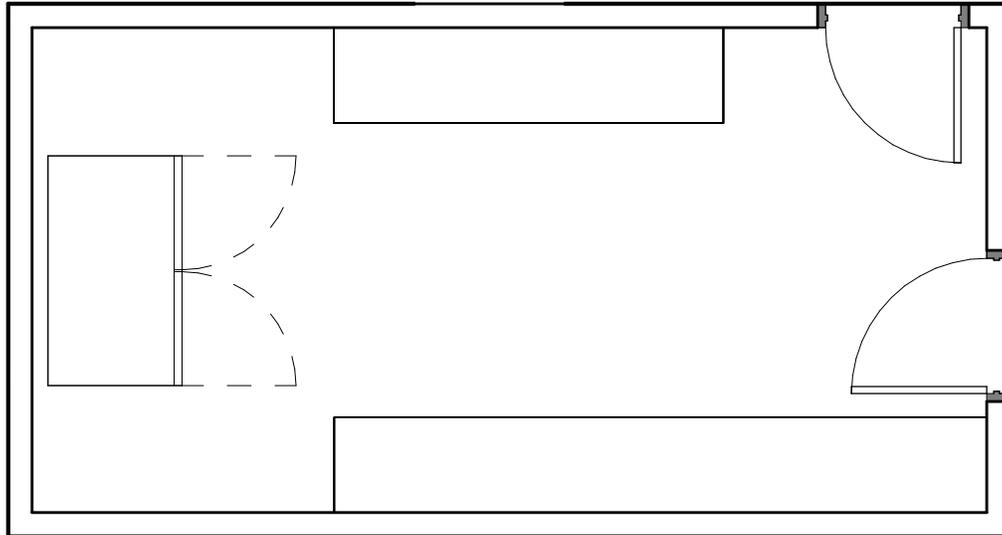
ADJACENCIES

- Kitchenette
- Pantry

ROOM DATA SHEET - PANTRY

Room Function: Food Storage. Accessed by resident with staff supervision.

RESIDENT SUPERVISED AREA, 150SF



LIGATURE RISK



EQUIPMENT - CFCI

- (1) Large Refrigerator/Freezer

CASEWORK

- Full height, 24" deep plastic laminate lockable cabinets with adjustable shelves

ROOM FINISHES

- Flooring: LVT with rubber base
- Wall: paint on gypsum board
- Ceiling: gypsum wallboard
- Door: wood veneer

LIGHTING

- Recessed can downlighting

SECURITY

- Card Reader on door from hall only

ELECTRICAL/LOW VOLTAGE/AV

- outlet quantity to be coordinated with equipment
- no data or AV required

HVAC

- no special requirements

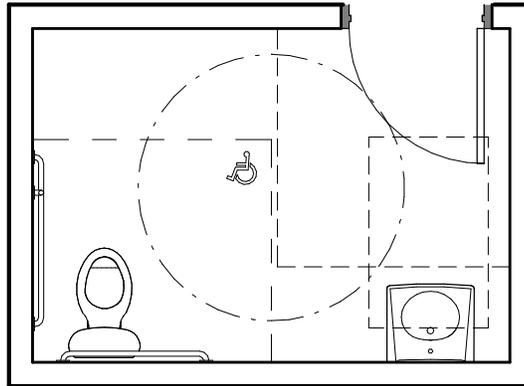
ADJACENCIES

- Kitchenette
- Pantry

ROOM DATA SHEET - STAFF RESTROOM

Room Function: Restroom designated for staff use.

STAFF SPACES, 60SF



EQUIPMENT - CFCI

- (1) Mirror; tilt mirror
- (1) Soap dispenser, wall mounted, battery operated
- (1) Paper towel dispenser, surface mounted, manual
- (1) Toilet Paper Dispenser, surface mounted
- (1) Sanitary Napkin Disposal, surface mounted
- (1) Toilet Seat Cover Dispenser, surface mounted
- (3) Grab bars
- (1) Coat Hook

EQUIPMENT - OFOI

- (1) Free-standing paper towel receptacle

PLUMBING FIXTURES

- Sink & Faucet
- Toilet

ROOM FINISHES

- Flooring: tile with tile base
- Wall: tile from floor to 6' AFF; paint above
- Ceiling: gypsum wallboard
- Doors: wood veneer

LIGHTING

- Recessed can downlighting
- Vanity Fixture

SECURITY

- Privacy lock with in-use indicator
- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- (1) Duplex power outlet
- no Data or AV

HVAC

- refer to mechanical BOD

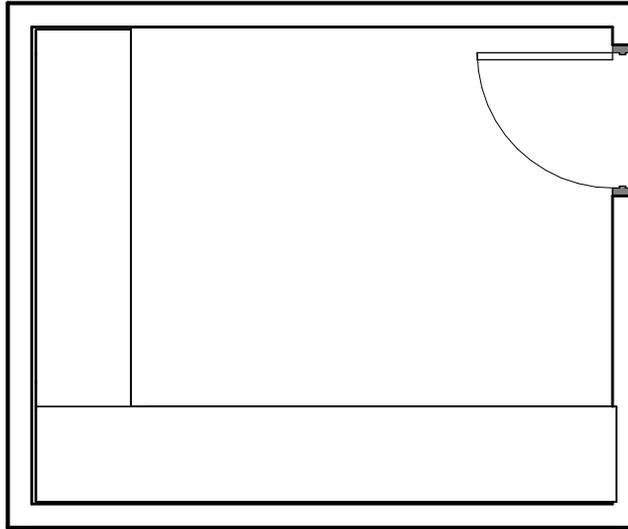
ADJACENCIES

- Interview Room(s)
- Office

ROOM DATA SHEET - STORAGE

Room Function: General storage

STAFF SPACES, 100SF



CASEWORK

- Plastic laminate adjustable shelves on heavy duty wall mounted standards; from floor to 7' AFF. Provide six shelves high

ROOM FINISHES

- Flooring: resilient sheet with cove base
- Wall: paint on gypsum board
- Ceiling: acoustic tile ceiling
- Doors: wood veneer

LIGHTING

- Recessed linear downlighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- (1) Duplex power outlet
- no Data or AV

HVAC

- no special requirements

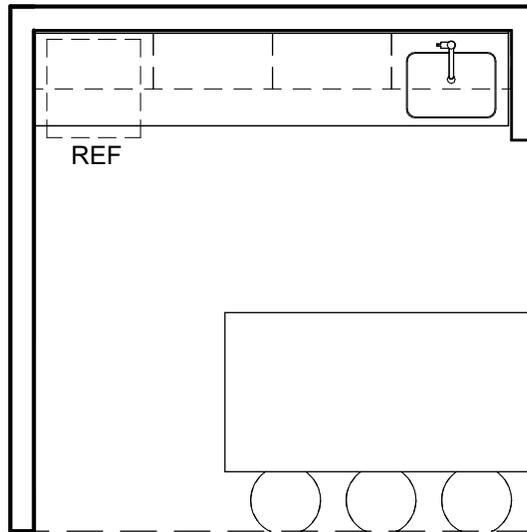
ADJACENCIES

- Office

ROOM DATA SHEET - KITCHENETTE

RESIDENT AREA, 100SF

Room Function: Similar to continental space in hotel; residents can access snacks and beverages throughout the day.



SAFETY



LIGATURE RISK



SOCIAL



ADJUSTABLE



FURNITURE - OFOI

- (3) Stools

EQUIPMENT - CFCI

- (1) Undercounter Refrigerator
- (1) Plumbed Coffee Maker
- (1) Microwave
- (1) Soap dispenser, wall mounted, battery operated
- (1) Paper towel dispenser, surface mounted, manual

PLUMBING FIXTURES

- Sink & Faucet

CASEWORK

- Upper and lower cabinets; lockable
- Island with lower cabinets with built in pull out drawers for one each: trash, recycle, compost bins

ROOM FINISHES

- Flooring: resilient floor with rubber base
- Wall: paint on gypsum board and wall tile
- Ceiling: gypsum board and suspended acoustical ceiling cloud
- Doors: wood veneer

LIGHTING

- Undercabinet lighting
- Specialty lighting above island
- Recessed Can Lighting

ELECTRICAL/LOW VOLTAGE/AV

- outlet quantity to be coordinated with equipment
- no data or AV required

HVAC

- refer to mechanical BOD

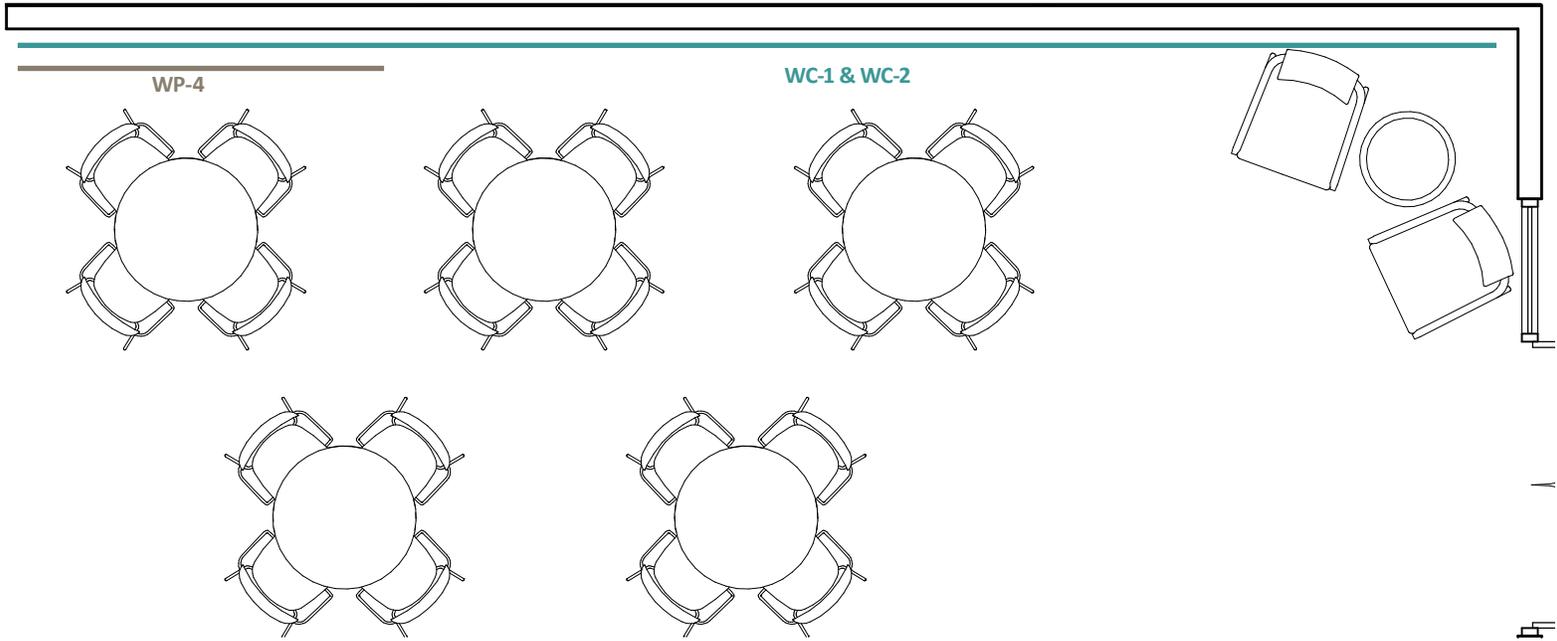
ADJACENCIES

- Kitchen
- Dining Area

ROOM DATA SHEET - DINING AREA

RESIDENT AREA, 330SF

Room Function: Space accommodates seated dining by all residents and a few additional visitors or staff



SAFETY



ACTIVE



SOCIAL



BIOPHILIC



NATURAL LIGHT



ADJUSTABLE



FURNITURE - OFOI

- (20) Dining Chairs
- (5) 36" Dia Dining Tables

ROOM FINISHES

- Flooring: LVT with painted wood base
- Wall: paint on gypsum board, wallcovering and magnetic wall panel
- Ceiling: gypsum board and applied acoustic panels
- Doors: wood veneer
- Specialty Finishes: WC-1, WC-2, WP-4 & WP-5

LIGHTING

- Recessed can downlights
- Pendant Lighting at high ceiling area
- Recessed Wallwasher at wall with WC-2

GLAZING

- Exterior glazing for natural lighting

ELECTRICAL/LOW VOLTAGE/AV

- (4) Duplex power outlets
- no Data outlets
- no AV components

HVAC

- no special requirements

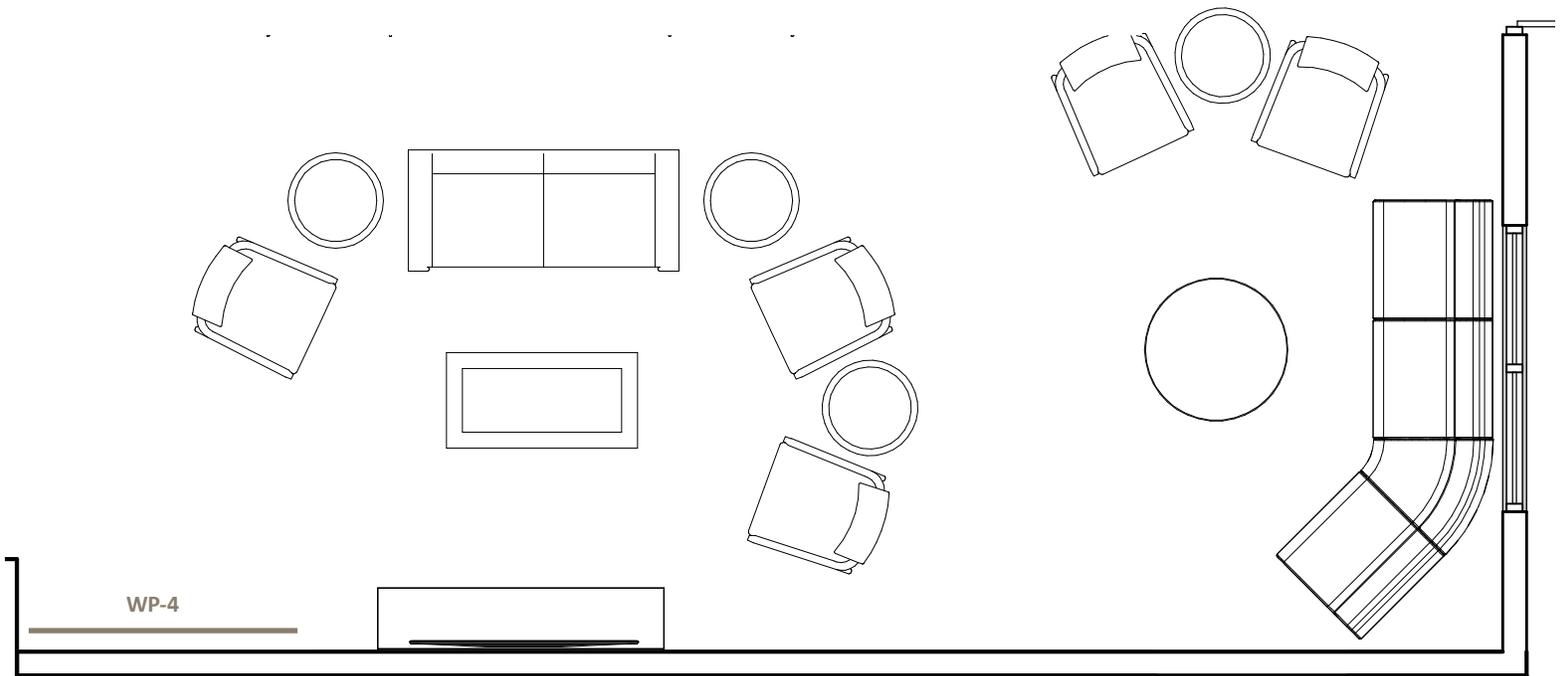
ADJACENCIES

- Kitchenette
- Living Room

ROOM DATA SHEET - LIVING ROOM

RESIDENT AREA, 480SF

Room Function: Flexible, living room like furniture to accommodate one TV grouping and table top activities. Locate adjacent to Dining Room so in combination the two spaces can accommodate all residents and a few guests.



SAFETY



ACTIVE



SOCIAL



BIOPHILIC



NATURAL LIGHT



ADJUSTABLE

FURNITURE - OFOI

- Variety of movable upholstered lounge seating, side tables and coffee tables
- Media Cabinet below TV

EQUIPMENT - CFCI

- 65" Wall mounted tv
- Articulating monitor wall mount bracket

ROOM FINISHES

- Flooring: LVT with painted wood base
- Wall: paint on gypsum board
- Ceiling: Gypsum Board and applied acoustic panels
- Doors: Wood veneer
- Specialty Finishes: WP-4

LIGHTING

- Recessed can downlights
- Pendant lighting at high ceiling area

GLAZING

- Exterior glazing for natural lighting

ELECTRICAL/LOW VOLTAGE/AV

- (4) Duplex power outlets
- (1) Data outlet
- AV outlets for TV

HVAC

- no special requirements

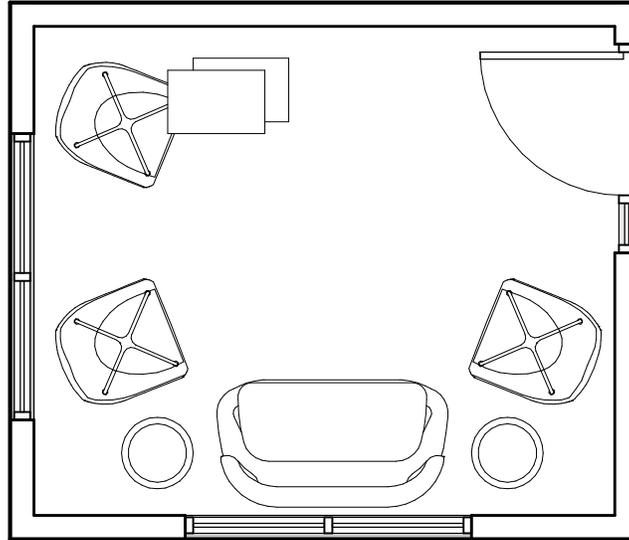
ADJACENCIES

- Kitchenette
- Living Room

ROOM DATA SHEET - INTERVIEW ROOM

STAFF SPACES, 125SF

Room Function: Space for staff to meet with resident and family or with resident and therapist. Informal/lounge furniture is preferred and either a small desk or a laptop table for staff is desired.



SAFETY



NATURAL LIGHT



ADJUSTABLE



FURNITURE - OFOI

- (3) Lounge Chair with working posture
- (1) Loveseat
- (2) Side Tables
- (1) Laptop Table

ROOM FINISHES

- Flooring: carpet tile with rubber base
- Wall: paint on gypsum board
- Ceiling: acoustic tile ceiling
- Doors: wood veneer

LIGHTING

- Recessed linear downlighting

GLAZING

- Glazing for visibility to Hall
- Exterior glazing for natural lighting

SECURITY

- Pre-wired door for future card reader

ELECTRICAL/LOW VOLTAGE/AV

- (2) Duplex power outlets
- (1) Data outlet
- no AV

HVAC

- no special requirements

ACOUSTICS

- Provide STC-45 for room assembly, including walls, ceilings, doors & mechanical items

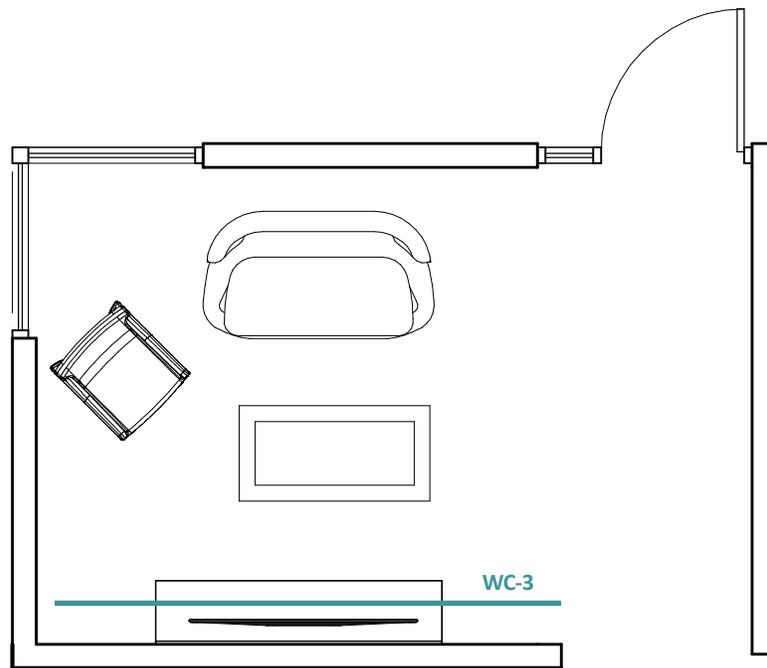
ADJACENCIES

- Group Room
- other Interview Room(s)

ROOM DATA SHEET - LOUNGE 1

Room Function: Smaller living room like setting, away from main Living Room

RESIDENT AREA, 180SF



FURNITURE - OFOI

- Variety of moveable upholstered lounge seating, side tables and coffee table
- Media cabinet below TV

EQUIPMENT - CFCI

- 65" wall mounted TV
- Articulating monitor wall mount bracket

ROOM FINISHES

- Flooring: LVT with painted wood base
- Wall: paint on gypsum board
- Ceiling: gypsum board
- Specialty Finishes: WC-3

LIGHTING

- Recessed can downlighting
- Dimmable lighting

GLAZING

- Exterior glazing for natural lighting

ELECTRICAL/LOW VOLTAGE/AV

- (3) Duplex power outlets
- (1) Data outlets
- AV outlets for TV

HVAC

- no special requirements

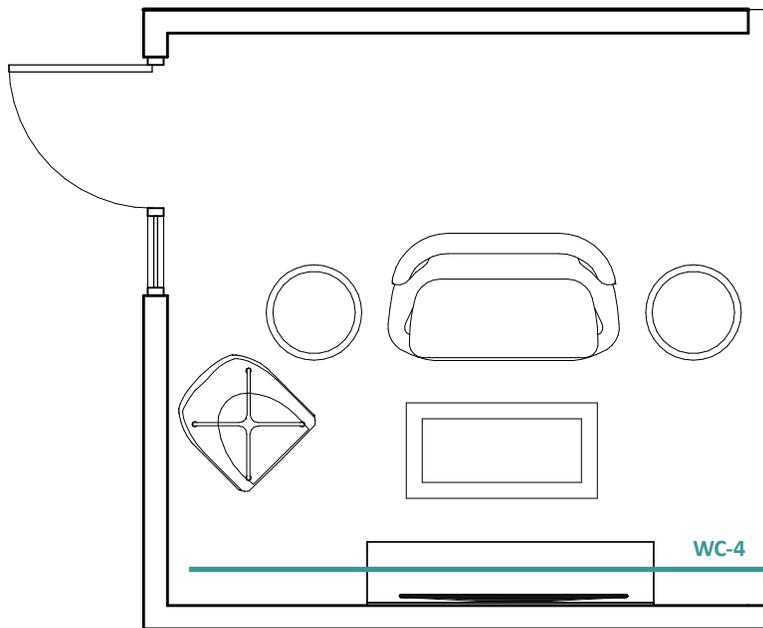
ADJACENCIES

- Apart from main Living Room and other Lounge

ROOM DATA SHEET - LOUNGE 2

Room Function: Smaller living room like setting, away from main Living Room

RESIDENT AREA, 150SF



FURNITURE - OFOI

- Variety of moveable upholstered lounge seating, side tables and coffee table
- Media cabinet below TV

EQUIPMENT - CFCI

- 65" wall mounted TV
- Articulating monitor wall mount bracket

ROOM FINISHES

- Flooring: LVT with painted wood base
- Wall: paint on gypsum board
- Ceiling: gypsum board
- Specialty Finishes: WC-4

LIGHTING

- Recessed can downlighting
- Dimmable lighting

GLAZING

- Exterior glazing for natural lighting

ELECTRICAL/LOW VOLTAGE/AV

- (3) Duplex power outlets
- (1) Data outlets
- AV outlets for TV

HVAC

- no special requirements

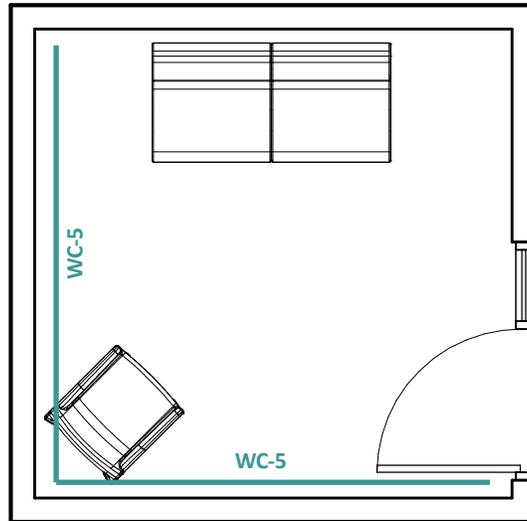
ADJACENCIES

- Apart from main Living Room and other Lounge

ROOM DATA SHEET - SENSORY ROOM

RESIDENT AREA, 100SF

Room Function: Separate, quiet space for residents to de-escalate and self regulate. Locate near main Living Room, so staff can keep an eye on person inside Sensory Room.



SAFETY



LIGATURE RISK



CALMING



BIOPHILIC



ADJUSTABLE

FURNITURE - OFOI

- (1) Lounge Chair
- (1) Sofa

ROOM FINISHES

- Flooring: LVT with painted wood base
- Wall: paint on gypsum board
- Ceiling: gypsum wallboard and applied acoustic panels
- Doors: wood veneer
- Specialty Finishes: WC-5

LIGHTING

- Dimmable lighting

GLAZING

- Glazing for visibility to Hall

ELECTRICAL/LOW VOLTAGE/AV

- (1) Duplex power outlet
- no Data or AV

HVAC

- no special requirements

ACOUSTICS

- Provide STC-45 for room assembly, including walls, ceilings, doors & mechanical items

ADJACENCIES

- Dining Area
- Living Room

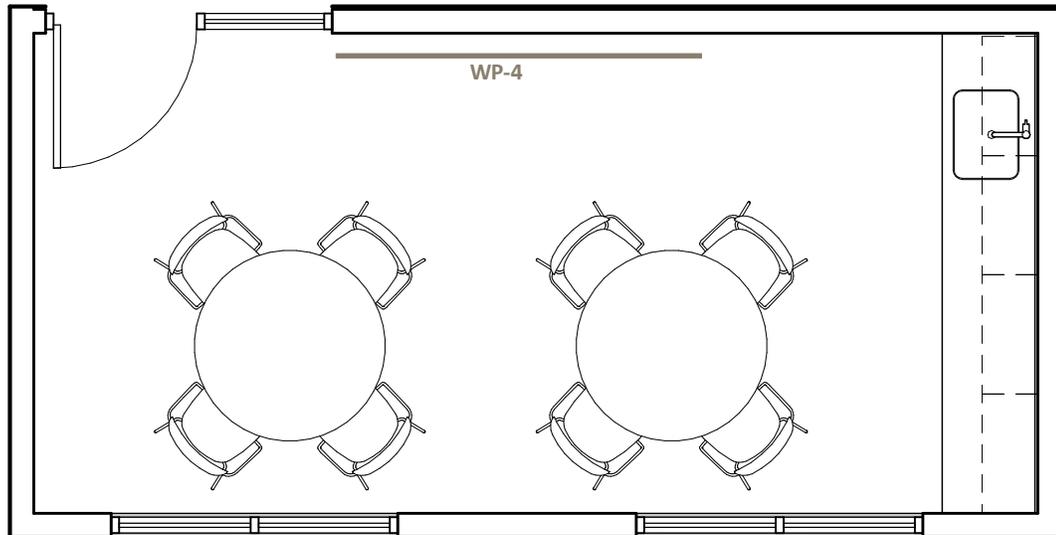
NOTES

- This room should promote sensory input. Consider the following:
 - Tactile wall panels
 - Adjustable / colored lighting
 - Furniture that promotes sensory feedback and movement
 - Music / Sound
 - Cozy, home like items (pillows, blankets)

ROOM DATA SHEET - ART ROOM

RESIDENT AREA, 215SF

Room Function: Space for residents to gather and chat, while working on craft/hobby activities.



SAFETY



ACTIVE



SOCIAL



NATURAL LIGHT



FURNITURE - OFOI

- (8) Side Chairs
- (2) 48" Dia Table

EQUIPMENT - CFCI

- (1) Soap dispenser, wall mounted, battery operated
- (1) Paper towel dispenser, surface mounted, manual

PLUMBING FIXTURES

- Sink & Faucet
- Plaster Trap

CASEWORK

- Upper and Lower lockable cabinets

ROOM FINISHES

- Flooring: LVT with painted wood base
- Wall: paint on gypsum board, tile backsplash
- Ceiling: gypsum wallboard ceiling
- Doors: wood veneer
- Specialty Finish: WP-4

SECURITY

- Card Reader

GLAZING

- Glazing for visibility to Living Room
- Exterior glazing for natural lighting

LIGHTING

- Recessed can downlights
- Undercabinet lighting

ELECTRICAL/LOW VOLTAGE/AV

- (5) Duplex power outlets
- (1) Data outlets
- no AV

HVAC

- no special requirements

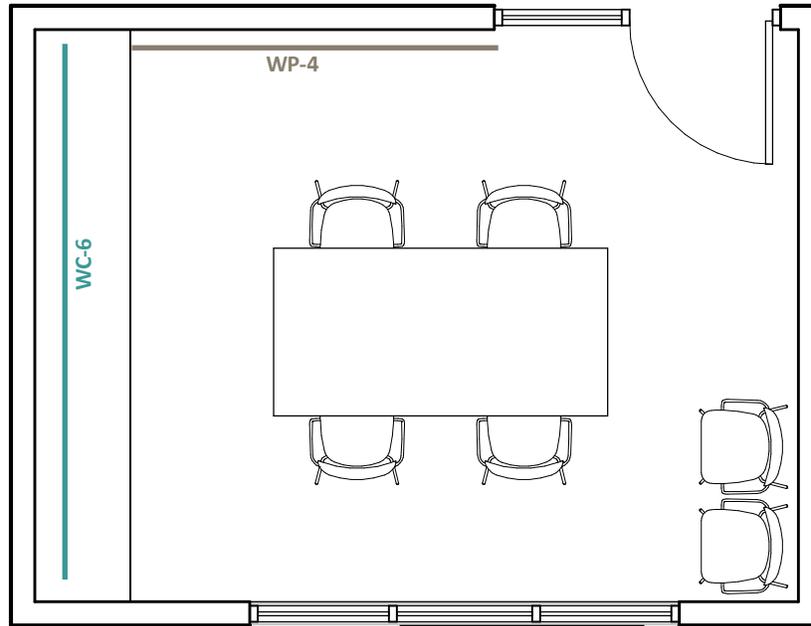
ADJACENCIES

- Living Room

ROOM DATA SHEET - GROUP/ VISITNG ROOM

RESIDENT AREA, 200SF

Room Function: Space for residents to gather in small groups, or for residents to meet with visitors.



SAFETY



ACTIVE



SOCIAL



NATURAL LIGHT

FURNITURE - OFOI

- (6) Side Chairs
- 84" x 40" Table

CASEWORK

- Lower lockable cabinets

ROOM FINISHES

- Flooring: LVT with painted wood base
- Wall: paint on gypsum board, wallcovering
- Ceiling: gypsum wallboard ceiling
- Doors: wood veneer
- Specialty Finish: WC-6 & WP-4

LIGHTING

- Recessed can downlights

GLAZING

- Glazing for visibility to Hall
- Exterior glazing for natural lighting

SECURITY

- Pre-wire door for future card reader

ELECTRICAL/LOW VOLTAGE/AV

- (5) Duplex power outlets
- (1) Data outlets
- no AV

HVAC

- no special requirements

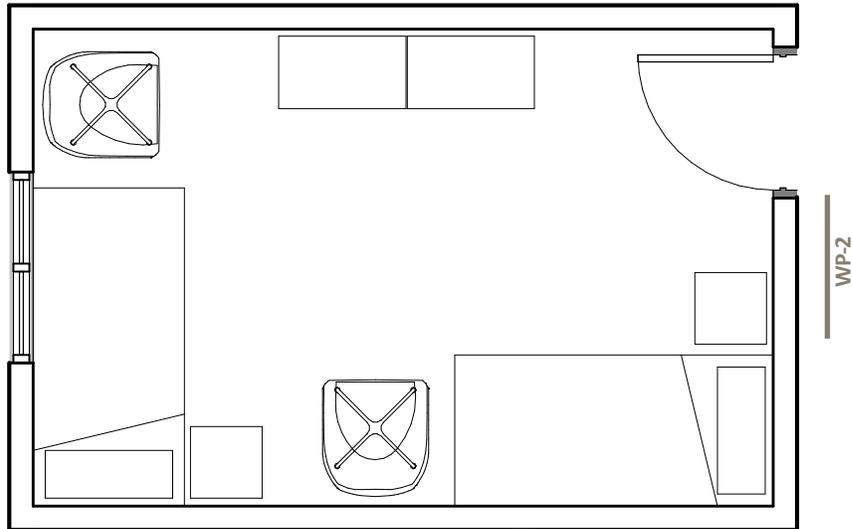
ADJACENCIES

- Interview Room(s)

ROOM DATA SHEET - DOUBLE BED

Room Function: Two-person shared bedroom

RESIDENT LODGING, 150SF



FURNITURE - OFOI

- (2) Twin Beds
- (2) Small Night Stands
- (2) Armoires
- (2) Lounge Chairs

ROOM FINISHES

- Flooring: Resilient Sheet flooring with painted wood base
- Wall: paint on gypsum board
- Ceiling: gypsum board
- Doors: wood veneer
- Specialty Finish: WP-2

LIGHTING

- Task Lighting at Night Stands
- Surface mounted acrylic drum fixtures

GLAZING

- Exterior glazing for natural lighting

SECURITY

- No locks on doors

ELECTRICAL/LOW VOLTAGE/AV

- (3) Duplex power outlets
- no Data outlets
- no AV

HVAC

- no special requirements

ADJACENCIES

- Resident Shower/Toilet

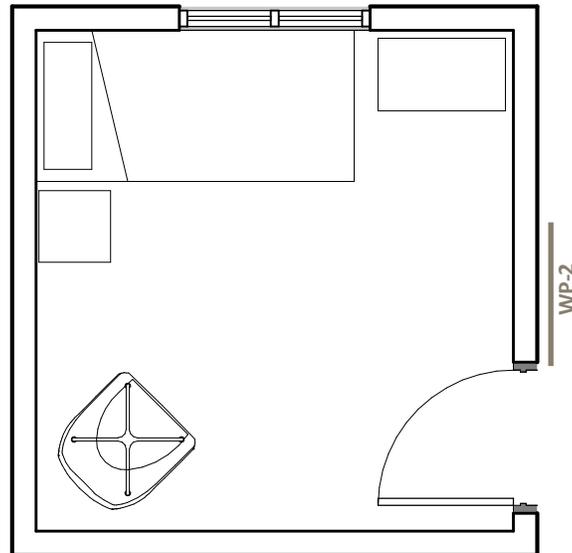
NOTES

- Windows are to be operable and large enough for a person to pass through in an emergency per residential code requirements

ROOM DATA SHEET - SINGLE BED

RESIDENT LODGING, 100SF

Room Function: One-person single bedroom; also serves as an accessible bedroom



FURNITURE - OFOI

- (1) Twin Bed
- (1) Small Night Stand
- (1) Armoire
- (1) Lounge Chair

ROOM FINISHES

- Flooring: Resilient sheet with painted wood base
- Wall: paint on gypsum board
- Ceiling: gypsum board
- Doors: wood veneer
- Specialty Finish: WP-2

LIGHTING

- Task Lighting at Night Stands
- Surface mounted acrylic drum fixture

GLAZING

- Exterior glazing for natural lighting

SECURITY

- No locks on doors

ELECTRICAL/LOW VOLTAGE/AV

- (2) Duplex power outlets
- no Data outlets
- no AV

HVAC

- no special requirements

ADJACENCIES

- Resident Shower/Toilet

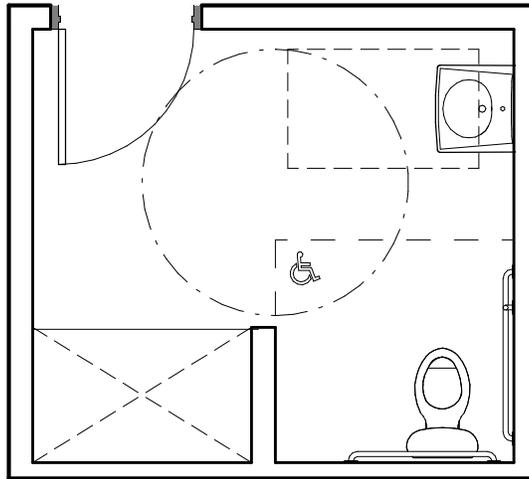
NOTES

- Windows are to be operable and large enough for a person to pass through in an emergency per residential code requirements

ROOM DATA SHEET - TOILET / SHOWER

Room Function: Single-user Toilet/Shower designed for resident use

RESIDENT AREA, 90SF



SAFETY



CALMING



BIOPHILIC



EQUIPMENT - CFCI

- (1) Tilt Mirror
- (2) Soap dispensers, wall mounted, battery operated
- (1) Paper towel dispenser, surface mounted, manual
- (1) Toilet Paper Dispenser, surface mounted
- (1) Sanitary Napkin Disposal, surface mounted
- (1) Toilet Seat Cover Dispenser, surface mounted
- (3) Grab bars at toilet + (3) at shower
- (1) Wall-mounted shelf with (3) Coat Hooks
- (1) Shower curtain & ceiling mounted track
- (1) Fold-down accessible seat

EQUIPMENT - OFOI

- (1) Free-standing paper towel receptacle

PLUMBING FIXTURES

- Toilet
- Sink & Faucet
- Shower Fixture: adjustable height with hose
- Floor drain in shower and in room

LIGHTING

- Recessed can downlights
- Vanity light

ROOM FINISHES

- Flooring: tile with tile wall base; in room and in shower stall
- Wall: tile from floor to 6' AFF; paint above
- Wall / Shower: tile full height
- Ceiling: gypsum board
- Doors: wood veneer

SECURITY

- Privacy lock with in-use indicator

ELECTRICAL/LOW VOLTAGE/AV

- (1) Duplex power outlet
- no Data or AV

HVAC

- refer to mechanical BOD

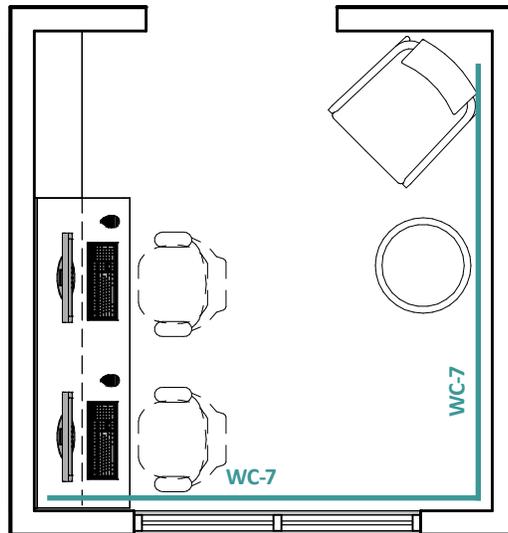
ADJACENCIES

- Resident Bedrooms

ROOM DATA SHEET - LIBRARY

RESIDENT AREA, 100SF

Room Function: Separate space to accommodate quiet reading or computer access



FURNITURE - OFOI

- (2) Task Chairs
- (1) Lounge Chair
- (1) Side Table

EQUIPMENT - OFOI

- (2) Computer Stations

CASEWORK

- Counter with grommets for computer stations
- Open cabinet with adjustable shelves on pin mount brackets; floor to ceiling height; approximately 7 shelves

ROOM FINISHES

- Flooring: LVT with painted wood base
- Wall: paint on gypsum board
- Ceiling: gypsum board and applied acoustic panels
- Opening: cased opening /painted wood trim
- Specialty Finishes: WC-7

LIGHTING

- Recessed can downlights

GLAZING

- Exterior glazing for natural lighting

ELECTRICAL/LOW VOLTAGE/AV

- (3) Duplex power outlets
- (2) Data outlets
- no AV

HVAC

- no special requirements

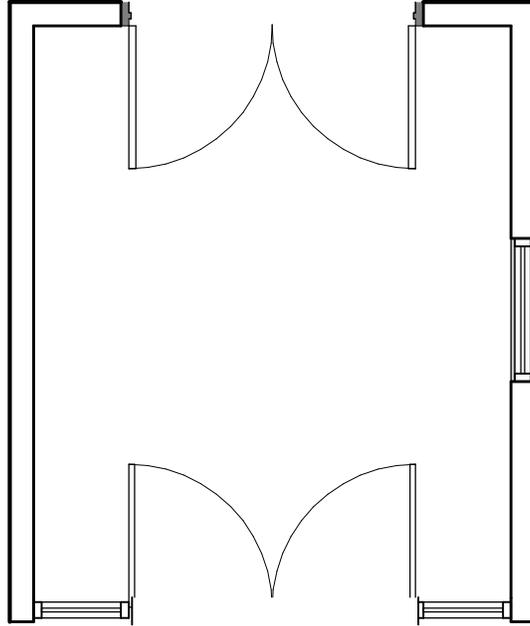
ADJACENCIES

- Living Room

ROOM DATA SHEET - FOYER

CIRCULATION, 120SF

Room Function: This facility won't have a lot of unexpected visitors, but visitors will ring outer video doorbell and then staff will unlock doors



ROOM FINISHES

- Flooring: walk off mat with painted wood base
- Wall: paint on gypsum board
- Ceiling: gypsum wallboard ceiling
- Doors: exterior grade with glass lite

LIGHTING

- Recessed can downlights

GLAZING

- Glazing for visibility to Shared Office
- Exterior glazing for natural lighting

SECURITY

- Card Reader on the outside exterior set of doors
- Exterior doors to have remote unlocking capabilities
- Interior doors to be non-locking
- Video doorbell outside exterior door

DOOR OPENER

- Automatic door opener at both sets of doors

ELECTRICAL/LOW VOLTAGE/AV

- (1) Duplex power outlet
- no Data or AV

HVAC

- no special requirements

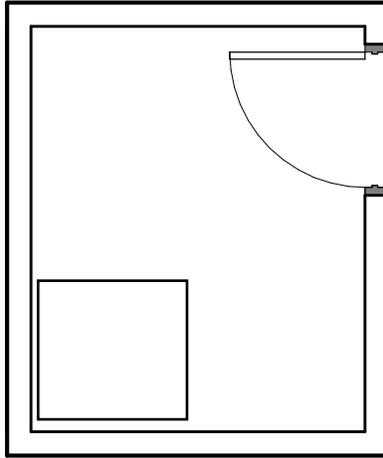
ADJACENCIES

- Shared Office

ROOM DATA SHEET - BIOHAZARD

BUILDING SERVICES, 605F

Room Function: Room to house bedbug machine



EQUIPMENT - OFOI

- (1) ZappBug machine

ROOM FINISHES

- Flooring: resilient sheet with covered base
- Wall: paint on gypsum board & FRP
- Ceiling: acoustic tile ceiling
- Doors: wood veneer

LIGHTING

- Recessed linear downlighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- (2) Duplex power outlets
- no Data or AV

HVAC

- no special requirements

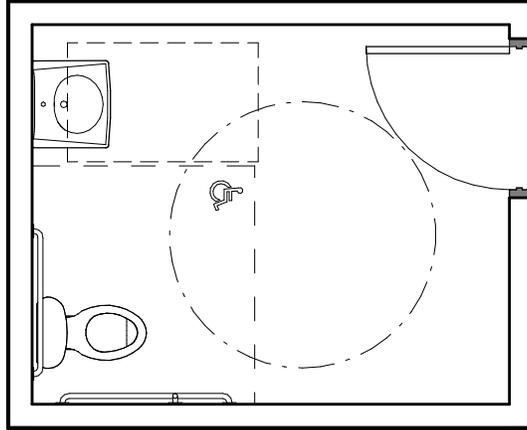
ADJACENCIES

- Laundry Room

ROOM DATA SHEET - RESTROOM

Room Function: Single-user Restroom designated for resident use

RESIDENT AREA, 80SF



SAFETY



CALMING



BIOPHILIC



EQUIPMENT - CFCI

- (1) Mirror; tilt mirror
- (1) Soap dispenser, wall mounted, battery operated
- (1) Paper towel dispenser, surface mounted, manual
- (1) Toilet Paper Dispenser, surface mounted
- (1) Sanitary Napkin Disposal, surface mounted
- (1) Toilet Seat Cover Dispenser, surface mounted
- (3) Grab bars
- (1) Coat Hook

EQUIPMENT - OFOI

- (1) Free-standing paper towel receptacle

PLUMBING FIXTURES

- Toilet
- Sink & Faucet

ROOM FINISHES

- Flooring: tile with tile wall base
- Wall: tile from floor to 6' AFF; paint above
- Ceiling: gypsum board
- Doors: wood veneer

LIGHTING

- Recessed can downlighting
- Vanity fixture

SECURITY

- Privacy lock with in-use indicator

ELECTRICAL/LOW VOLTAGE/AV

- (1) Duplex power outlet
- no Data or AV

HVAC

- refer to mechanical BOD

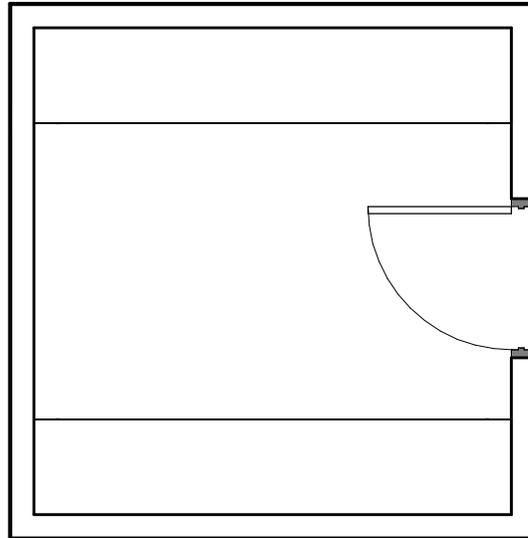
ADJACENCIES

- Dining Area
- Living Room
- Kitchenette

ROOM DATA SHEET - CLEAN LINEN

STAFF SPACES, 100SF

Room Function: This room will hold clean linens for new residents and items that would typically be located within a hall closet of a house



CASEWORK

- Plastic laminate adjustable shelves on heavy duty wall mounted standards; from floor to 7' AFF. Provide six shelves high

ROOM FINISHES

- Flooring: LVT with rubber base
- Wall: paint on gypsum board
- Ceiling: acoustic tile ceiling
- Doors: wood veneer

LIGHTING

- Recessed linear downlighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

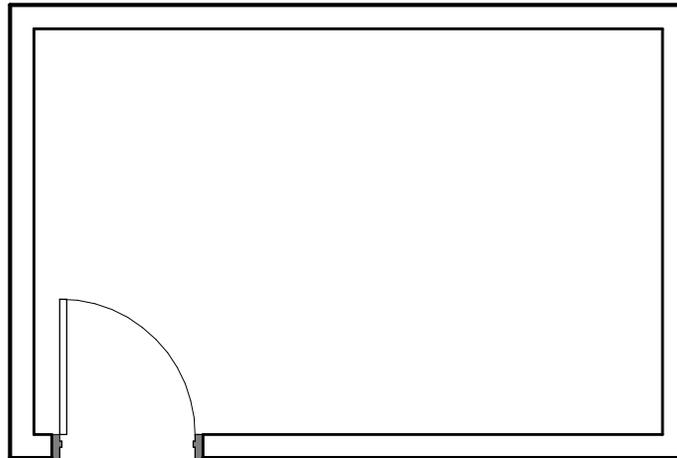
- (1) Duplex power outlet
- no Data or AV

HVAC

- no special requirements

ADJACENCIES

- Housekeeping
- Laundry



ROOM FINISHES

- Flooring: static dissipative tile with rubber base
- Wall: paint on gypsum board
- Ceiling: gypsum wallboard or open to structure
- Doors: wood veneer

LIGHTING

- Recessed linear downlighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- refer to electrical & low volt BOD

HVAC

- refer to mechanical & fire alarm BOD

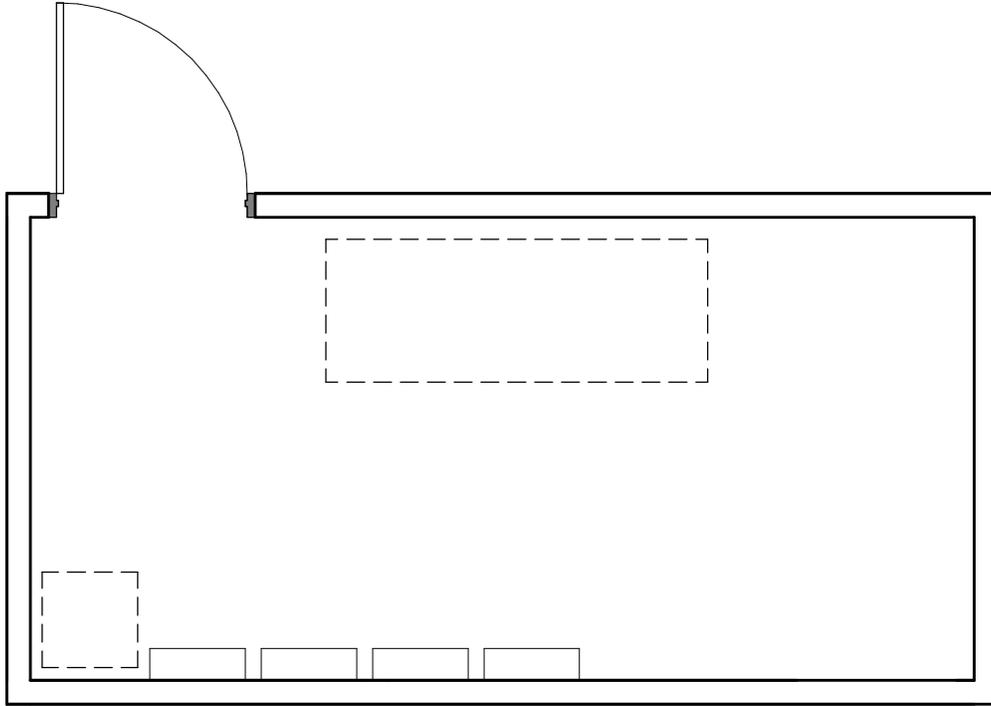
ADJACENCIES

- n/a

ROOM DATA SHEET - ELECTRICAL ROOM

Room Function: electrical items

STAFF SPACES, 150SF



ROOM FINISHES

- Flooring: sealed concrete
- Wall: paint on gypsum board & painted plywood for equipment
- Ceiling: open to structure
- Doors: painted metal

LIGHTING

- suspended strip lighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- refer to electrical & low volt BOD

HVAC

- refer to mechanical BOD

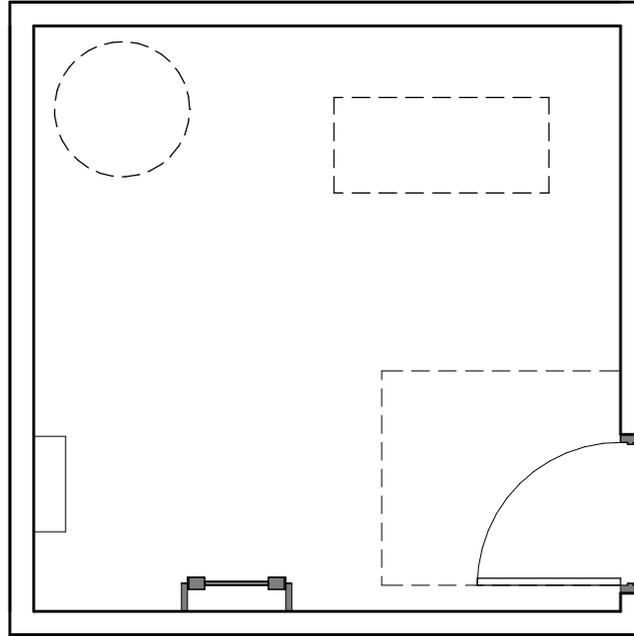
ADJACENCIES

- exterior
- Mechanical Room

ROOM DATA SHEET - MECHANICAL ROOM

Room Function: mechanical items

BUILDING SERVICES, 120SF



ROOM FINISHES

- Flooring: sealed concrete
- Wall: paint on gypsum board & painted plywood for equipment
- Ceiling: open to structure
- Doors: painted metal

LIGHTING

- suspended strip lighting

SECURITY

- Card Reader

ELECTRICAL/LOW VOLTAGE/AV

- refer to electrical & low volt BOD

HVAC

- refer to mechanical BOD

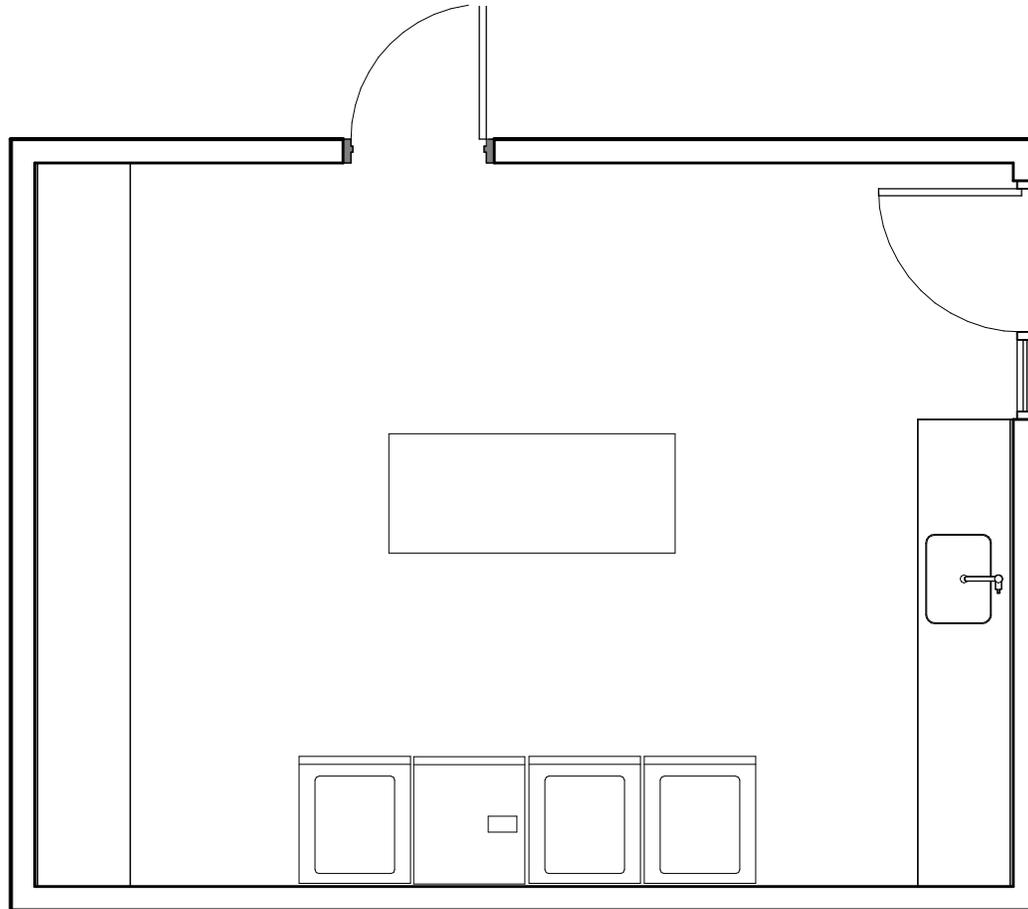
ADJACENCIES

- exterior
- Electrical Room

ROOM DATA SHEET - LAUNDRY

RESIDENT SUPERVISED AREA, 310SF

Room Function: Room for residents to wash their clothes, towels and bedding. Appliances should be heavy duty residential grade



EQUIPMENT - CFCI

- (2) Front Load Washer/Dryer stacked combo
- (1) Washer
- (1) Dryer
- (1) Soap dispenser, wall mounted, battery operated
- (1) Paper towel dispenser, surface mounted, manual

EQUIPMENT - OFOI

- (1) Free-standing paper towel receptacle

PLUMBING FIXTURES

- Washing Machine
- Deep Sink & Faucet

CASEWORK

- Base cabinets; lockable

ROOM FINISHES

- Flooring: resilient sheet with covered base
- Wall: paint on gypsum board & FRP
- Ceiling: acoustic tile ceiling
- Doors: wood veneer

LIGHTING

- Recessed linear downlighting

GLAZING

- Glazing for visibility to Hall

ELECTRICAL/LOW VOLTAGE/AV

- (5) Duplex power outlet plus
- Power outlets to support washers & dryers
- no Data or AV

HVAC

- refer to mechanical BOD

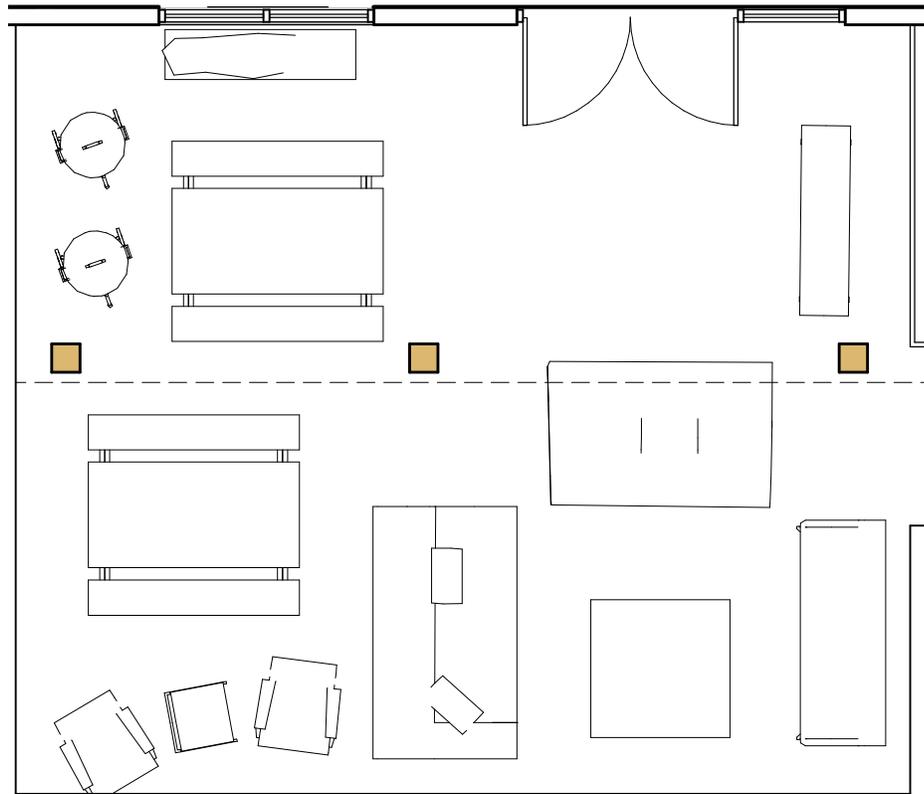
ADJACENCIES

- Resident Bedrooms

ROOM DATA SHEET - PATIO

RESIDENT AREA, 774SF

Room Function: Exterior Space for residents to relax and enjoy fresh air from the outside.



FURNITURE - OFOI

- Variety of movable outdoor lounge seating / tables and dining chairs / tables / loose planters

EQUIPMENT - OFOI

- (1-2) Free-standing grilles

PLUMBING FIXTURES

- (1) Hose bib within this patio
- (1) additional Hose bib to be located on the other side of the building

ELECTRICAL/LOW VOLTAGE/AV

- (1) Duplex power outlet
- no Data or AV

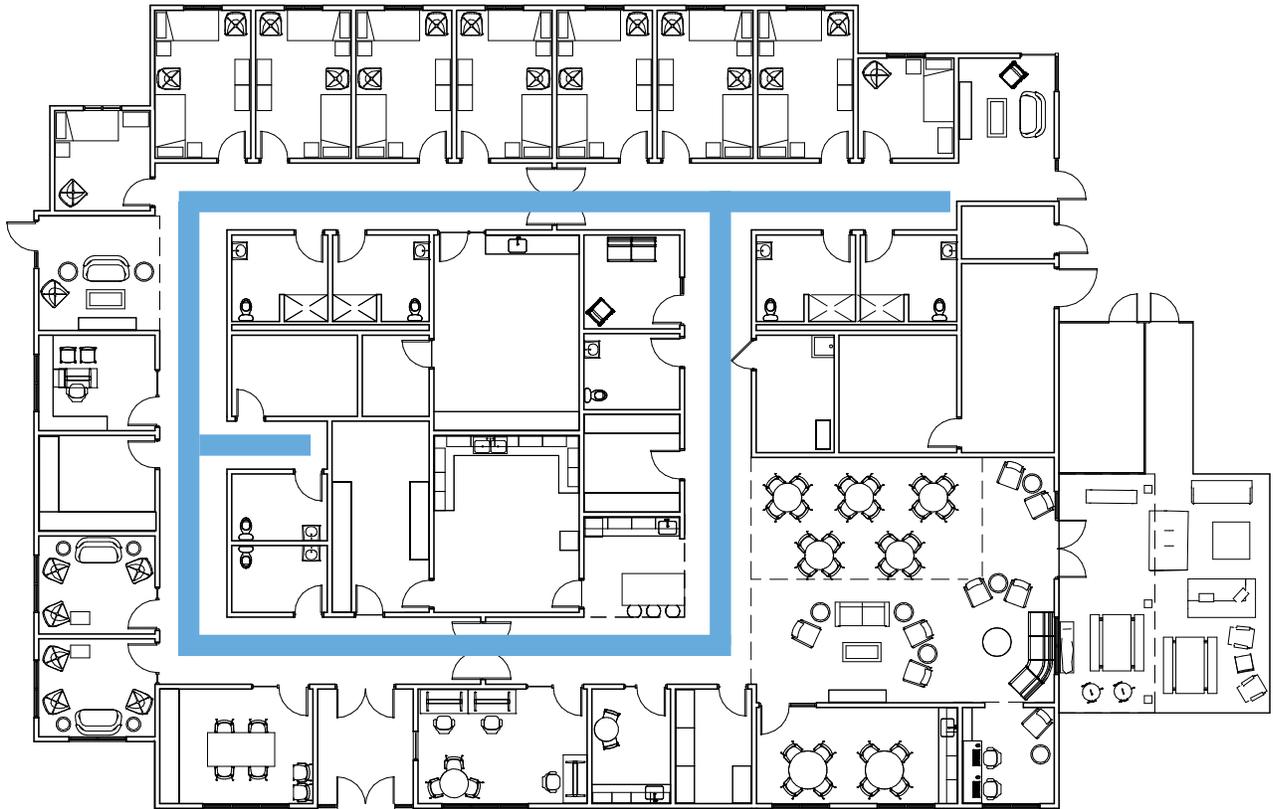
ADJACENCIES

- Living Room
- Dining Room

ROOM DATA SHEET - CORRIDOR

Room Function: Circulation throughout the facility.

RESIDENT AREA



SAFETY



SOCIAL



ADJUSTABLE



ROOM FINISHES

- Flooring: LVT with painted wood base
- Wall: paint on gypsum board with specialty wall finishes, including Personalization and Decorative Wall Panels
- Ceiling: gypsum wallboard
- Note: corner guards at all outside corners
- Specialty Finishes:
 - WP-2 (refer to Double Bed and Single Bed Room Data Sheet for location)
 - WP-3 (refer to Interior Finish Schedule for locations)
 - WP-5 (refer to Interior Finish Schedule for locations)

LIGHTING

- Recessed can downlights
- Recessed can wallwasher and/or wall sconce

ELECTRICAL/LOW VOLTAGE/AV

- Duplex power outlets spaced for cleaning
- no Data or AV

HVAC

- no special requirements

SIGNAGE DESIGN NARRATIVE

GENERAL

This section outlines requirements and goals for signage throughout the site, and will allow for the Design-Build Entity the flexibility of creating the initial design. Certain signage is required based on applicable codes, while others are recommended for the improvement of the mental well-being and recovery of the residents. The final signage design will need to adhere to Contra Costa County's Building Design and Construction Guidelines.

GOALS

Develop a signage package that adheres to code standards and to include signage that promotes healthy well-being and individuality.

EXTERIOR

- Monumental sign; non-illuminated exterior grade aluminum cabinet with push thru lettering.
- Moniker/logo signage to be placed near the entry to indicate the main entrance location.

INTERIOR

Standard Signage: acrylic signs with non-custom, two-color design, raised letters and braille

- Room signage is required to be located outside of every room's door/opening. This signage is to include the name and the number of said room. Single Bed and Double Bed rooms sign's to include removable signage element for resident name; one removable element for each resident
- Emergency exit signage with raised braille lettering is required by code.
- Restroom signage with raised braille lettering is required by code.
- Wayfinding signage is encouraged to be located within Hall; assume up to six locations; blade signs.
- Informational signage in the Foyer to describe building access protocols

D.8 EXTERIOR & INTERIOR FINISH SCHEDULES

SITE AND EXTERIOR FINISH SCHEDULE

NOTE: Finishes shown are basis of design. DBE to also comply with the County's Building Design and Construction Guidelines.

LEGEND	MATERIAL DESCRIPTION	LOCATIONS OF USE	BASIS OF DESIGN PRODUCT SPECS OR EQUAL
SITE			
	Concrete	Sidewalks and Patios	Minimum compressive strength: 3,000psi Do not use materials or products containing calcium chloride. Smooth formed finish for exposed concrete. Medium sandblast finish at entry and main sidewalks with static coefficient of friction of 0.8 or greater when wet.. Light medium broom finish at patios.
	Benches		
	Picnic Benches		
	Lighting	Exterior Luminaires	See electrical narrative.
EXTERIOR			
ROOF			
R1	Asphalt shingles	Roof	Asphalt shingles factory finish grey.
R2	Metal Standing Seam Sunshade	At resident bedroom windows	color: brown
WALLS			
FC1	Fiber Cement Lap Siding	Dormers and majority of siding	5/4" fiber cement lap siding, with wood look texture,color: painted grey or manufacturer grey to match FC2.
FC2	Fiber Cement Vertical Panel Siding	Exterior wainscot	5/8" wood plan texture with 3/8" groovesiber cement vertical panels, color: painted grey or manufacturer grey to match FC1
SK1	Fiber Cement Siding Shingles	Above exterior wainscot	Straight edge panel, dark brown
T1	6" Fiber Cement Trim		color: white
T2	12" Fiber Cement Facia Trim		color: white
WD	10"x10" wood timber column	Covered Entry	stained light brown
WD2	Wood trusses per structural specifications	Covered Entry	painted white
	Glazed Aluminum-Framed Entrances and Storefronts		Kawneer VersaGlaze 451T 2 by 4-1/2" Kawneer Trifab 601T 2 by 6" Door: Kawneer 350 Series Finish Anodized, white
GLAZING			
	Clear Insulating Glass with Low-E Coating	Storefront Glazing	1" IGU Vision Glass. Aluminum Storefront Glazing system. Low-E coating on No.2 surface; mfr. Standard. U-Factor: 0.25 max. Solar Heat Gain Coefficient: 0.21 max.
	Clear Laminated Insulating Glass with Low-E Coating	Exterior Glazing	1-5/16" Laminated IGU Glass with PVB interlayer Low-E coating on No.2 surface; mfr. Standard. U-Factor: 0.25 max. Solar Heat Gain Coefficient: 0.21 max.
DOORS			
	Doors - metal	exterior metal doors	Construction: Level 3-Extra Heavy-Duty Type, 16 gauge steel, Honeycomb type filler. Finish: prime painted with 1 coat based on rust-inhibiting paint
	Doors - storefront	exterior aluminum doors	Construction: Extra Heavy-Duty with 5.5" wide stile, 6" top rail, 10" bottom rail & true intermediate rail at exit device
	Door Frames - metal	exterior metal doors	Hollow metal, welded one-piece Finish: paint
	Door Hardware		Note: acceptable substitutes shown in parenthesis; if no substitutes shown, then substitutes are not allowed Hinges: Hager (Stanley, McKinney) Continuous Hinges: Select (Roton, Pemko) Locks, Latches, Conventional Standard Cylinders, Stand Alone Key Pad Devices: Sargent (no substitutes) Exit Devices: Von Duprin (no substitutes) Closers: LCN (no substitutes) Push, Pulls, & Protection Plates: Ives (Trimco, BBW) Flush Bolts: Glynn-Johnson (Ives) Dust Proof Strikes: Glynn-Johnson (Ives) Coordinators: Glynn-Johnson (Ives) Stops: Glynn-Johnson (Ives) Thresholds: National Guard (Pemko, Zero) Seals & Bottoms: National Guard (Pemko, Zero) Low Energy Door Operators: LCN (Stanley) Power Supplies for Electric Hardware: Same mfr as device Electrified Strikes: Hes (Adams Rite)

INTERIOR FINISH SCHEDULE

NOTE: Finishes shown are basis of design. DBE to also comply with the County's Building Design and Construction Guidelines.

LEGEND	MATERIAL DESCRIPTION	LOCATIONS OF USE	BASIS OF DESIGN PRODUCT SPECS OR EQUAL
CEILING			
GWB-1	Gypsum Wallboard Ceiling	all spaces, except where shown to receive alternate finish as noted below	
GWB-2	Gypsum Wallboard Ceiling, Moisture-Resistant	Toilet/Showers, Restrooms, Housekeeping, BioHazard, Riser Room	
ACT-1	Acoustic Ceiling Tile	Offices, Storage, Interview, Med Room, Records, Laundry, Clean Linens/Storage, Housekeeping	Armstrong Tile: Ultima, Beveled Tegular, #1902 Tile Size: 24" x 24" Tile Color: White Grid: Suprafine XL, 9/16" Blizzard
ACT-2	Surface Mounted Acoustic Panels	Library, Sensory, Lounge Spaces, Dining Area, Living Room	Autex Cube, 1" thick panels Size: plank format/shape, arranged to cover 90% of ceiling area Note: panel attached to underside of GWB-1 Ceiling
ACT-3	Suspended Acoustical Ceiling Cloud	Kitchenette	Autex Lattice, Trapezium Size: dimensions to work with island casework below Note: cloud suspended from underside of GWB-1 Ceiling
FLOORING			
CPT-1	Carpet Plank or Tile	Offices, Storage, Interview, Records	Tandus, Milliken, Shaw, Mohawk Fiber: Solution Dyed Nylon Backing: Standard backing
WOM-1	Walk Off Mat Carpet	Foyer	Mohawk Step Up II Size: 24"x 24"
LVT-1	Luxury Vinyl Tile	Hallways, Kitchen, Pantry, Kitchenette, Dining Area, Living Room	Mannington Commercial Amtico Signature Note: 40 MIL wear layer
LVT-2	Luxury Vinyl Tile	Lounge Spaces, Art Room, Library, Sensory, Clean Linens Storage, Group Room, Med Room	Mannington Commercial Amtico Signature Note: 40 MIL wear layer
RS-1	Heterogenous Resilient Sheet	Bedrooms	Mohawk Juniperus II Note: 40MIL wear layer
RS-2	Homogenous Resilient Sheet	Laundry, BioHazard, Housekeeping	Mohawk Medella Fleck note: install with integral cove base
SDT-1	Static Dissipative Tile	Data Closet	Armstrong Excelon SDT
FT-1	Porcelain Floor Tile	Toilet/Shower Rooms, Restrooms	Crossville Material: Porcelain Size: 12"x24" Trim: provide trim units, including base, to match adjoining flat tile Grout: Epoxy
FT-2	Porcelain Floor Tile	Shower stall	Crossville Material: Porcelain Size: 1"x1" on mesh backer Grout: Epoxy
CON-1	Sealed Concrete	Mechanical, Electrical, Riser Room	Sealer/Hardener/Densifier: Prosocon Consolidack LS or ECOS Concrete Sealer Active Ingredients: 100% Type: Siliconates Flash Point: None Specific Gravity: 1.155 VOC/gmL: 0 Solids Minimum: 30%
WALL BASE			
WB-1	Painted Wood Base	Foyer, Bedrooms, Hallways, Kitchenette, Dining Area, Living Room, Lounge Spaces, Art Room, Library, Sensory, Group Room, Med Room	Paint grade wood base Size: 4" high Profile: Straight
RB-1	Rubber Base	Offices, Kitchen, Pantry, Storage, Interview, Records, Clean Linens Storage, Data Closet, Mechanical, Electrical, Riser Room	Armstrong 4" high coved rubber base
WALLS (PAINT, WALLCOVERING, WALL TILE, FRP)			
PT-1	Paint - General		Sherwin Williams Low VOC Latex Paint - 2 Coats Finish: Eggshell Wall Finish to be Level 4 GWB
PT-2	Paint - Trim	Wood Base & Hollow Metal Frames	Sherwin Williams Low VOC Latex Paint - 2 Coats Finish: Semi-gloss
PT-3 thru PT-6	Paint - Accent Color		Sherwin Williams Low VOC Latex Paint - 2 Coats Finish: Eggshell Wall Finish to be Level 4 GWB Note: Quantity of accent colored paint TBD; assume minimum of 4 accent paint colors (PT-3, PT-4, PT-5, PT-6)
WC-1	Wallcovering / Wall Protection	Dining Area	Wolf-Gordon Rampart Resolve Wall Protection Installation: material to be installed from top of base to 42" AFF with painted wood top cap between wall protection and wallcovering above
WC-2 thru WC-7	Wallcovering	Dining Area (WC-2), Lounge 1 (WC-3), Lounge 2 (WC-4), Sensory (WC-5), Group Room (WC-6), Library (WC-7)	DesignTex Digital Studio Notes: BOD is for unique mural pattern at each location to assist with wayfinding Wall finish to be Level 5 GWB Quantity of wallcoverings TBD; assume minimum of 6 wallcoverings (WC-2, WC-3, WC-4, WC-5, WC-6, WC-7)
WT-1	Wall Tile	Toilet/Showers, Restrooms	Crossville Material: Porcelain Size: 12"x24" Grout: Polymer-modified portland cement
WT-2	Wall Tile	Backsplash at Kitchen, Kitchenette, Art Room	Decorative glazed ceramic tile Grout: Polymer-modified portland cement
FRP-1	Fiber Reinforced Panel	Housekeeping, BioHazard, Laundry	Note: locate up to 4"-4" AFF on all walls

WALL PANELS			
WP-1	Pegboard Wall Panel	Housekeeping	Pegboard to cover one full wall surface
WP-2	Personalization Wall Panel	Hallway - outside each Bedroom	Custom / Personalization Element with Signage Size: Approximately 16" wide x 6'-10" high x 3/4" thick Material: MDF with painted finish Additional Elements on panel: Room Signage & approximately 16" x 16" magnetic surface for each room occupant to use for personalization and pin up
WP-3	Decorative Wall Panel	Hallway	Plyboo, Reveal panels (see note below) Size: approximately 36" wide x 72" high Note: consider either decorative wall panel or artwork to break up length of hallway and provide visual relief at end of hallways; assume six locations within hall
WP-4	Magnetic Wall Panel	Dining Area, Living Room, Art Room, Group Room	Steelcase Motif, porcelain steel magnetic whiteboard Color: TBD Size: approximately 72" wide x 36" high
WP-5	Lettering Wall Panel	Dining Area, Hallway	Wall mounted dimensional letters design intent: inspirational messages to promote healthy mental well being. Can be stand alone or incorporated with wallcovering Size: approximately 3" high letters; assume 20-30 letters per installation Color: TBD Locations/Quantity: locations shown are estimated; assume up to six locations total
CASEWORK			
PL-1	Plastic Laminate	Casework/vertical surfaces: Group Room, Med Room, Art Room, Kitchen, Kitchenette, Laundry	Wilsonart High-Pressure Laminate Finish: Matte Note: assume quantity of up to four different plastic laminates
SS-1	Solid Surface	Casework/countertops: Group Room, Med Room, Art Room, Kitchen, Kitchenette, Laundry	Dupont Corian Thickness: 3/4"
SS-2	Solid Surface	Casework/countertops: Toilet/Showers, Restrooms	Dupont Corian Thickness: 3/4"
WINDOW TREATMENT			
WT-1	Manual mesh roller shades	All exterior windows	Inpro WebbLok Manual Roller Shade, tamper-resistant, cord free Provide Security Box, Guide Tracks, Bottom Rail in addition to standard components Fabric: PVC Free Openness Factor: 1-5% TBD
MISCELLANEOUS			
	Toilet Accessories		Stainless Steel: AISI 18-8 Type 304 with No. 4 finish
	Corner Guards	All outside corners	Clear plastic corner guards 72" high x approximately 1"x1"
	Doors	interior doors	Boral Wood veneer door Finish: clear finish
	Door Frames	interior doors	Hollow metal, welded one-piece Finish: paint
	Door Hardware		Note: acceptable substitutes shown in parenthesis; if no substitutes shown, then substitutes are not allowed Hinges: Hager (Stanley, McKinney) Continuous Hinges: Select (Roton, Pemko) Locks, Latches, Conventional Standard Cylinders, Stand Alone Key Pad Devices: Sargent (no substitutes) Exit Devices: Von Duprin (no substitutes) Closers: LCN (no substitutes) Push, Pulls, & Protection Plates: Ives (Trimco, BBW) Flush Bolts: Glynn-Johnson (Ives) Dust Proof Strikes: Glynn-Johnson (Ives) Coordinators: Glynn-Johnson (Ives) Stops: Glynn-Johnson (Ives) Thresholds: National Guard (Pemko, Zero) Seals & Bottoms: National Guard (Pemko, Zero) Low Energy Door Operators: LCN (Stanley) Power Supplies for Electric Hardware: Same mfr as device Electrified Strikes: Hes (Adams Rite)

E. STRUCTURAL & BUILDING SYSTEMS DESIGN

- E.1 STRUCTURAL NARRATIVE
- E.2 MECHANICAL SYSTEMS DESIGN & EVALUATION CRITERIA
- E.3 PLUMBING & FIRE SUPPRESSION SYSTEMS DESIGN & EVALUATION CRITERIA
- E.4 ELECTRICAL SYSTEMS DESIGN & EVALUATION CRITERIA
- E.5 LOW VOLTAGE AND SECURITY SYSTEMS DESIGN & EVALUATION CRITERIA

E.1.1 DESIGN CRITERIA

The 2025 California Building Code (CBC) will govern the design of the building. The building will be classified as type 'R-4' occupancy and have a structural Risk Category of II. The building will be permitted under the Contra Costa County Building Department and be Type VA per Chapter 6 of the CBC. All systems shall comply with the County's Building Design and Construction Guidelines.

E.1.2 STRUCTURAL SYSTEMS - SOCIAL REHABILITATION CENTER

The building will be primarily wood framed. The structure will consist of a combination of stud bearing walls, and wood posts for the vertical gravity carrying members. Both exterior walls and interior corridor walls will be utilized as bearing walls. Typical exterior bearing walls could consist of 6-to-8-inch deep 2x studs with plywood sheathing on one face, while typical interior bearing walls could consist of 4-to-6-inch deep 2x studs with gypsum board or plywood sheathing on both sides (depending on shear wall configuration). Window and door openings will be framed with wood headers.

Depending on roof configuration, premanufactured wood trusses or solid sawn joists with plywood sheathing will be used to support the typical roof areas and can accommodate a range of roof slope geometries.

A mechanical loft and walkway is required to support MEP equipment in the building and provide access to the attic spaces. The loft/walkway will be accessible via a fixed ships ladder, and the floor will be framed with solid sawn joists and plywood sheathing framing between interior bearing walls. Determination of whether a concrete or gypcrete topping is required should be made in consultation with the Architect and Mechanical Engineer that are part of the Design-Build Entity.

The proposed lateral system for the building is structural sheathed wood framed shear walls. This is an efficient system for bearing wall building as the exterior and selected interior walls can also double as shear walls. The wall sheathing and roof diaphragm will likely consist of ½" plywood. Posts will be required at the ends of shear walls, with holdowns anchored into the foundation.

E.1.3 FOUNDATION SYSTEMS

A geotechnical engineering report has been provided by Terracon (report dated November 4, 2025). Based on the findings presented in this report, the project site has a potential for earthquake-induced liquefaction, leading to possible vertical settlement and lateral soil movement. Vertical settlements are estimated to be up to ½ to 1 inch and lateral spread movement of approximately 7 ½ inches could occur. These effects can be mitigated through use of a mat foundation or by utilizing ground improvement of the existing soils on site. Aggregate piers are the recommended ground improvement method and drilled displacement columns are a potential alternate method. Once ground improvement is completed, shallow foundations may be used to provide support for the building and floor slab. The floor slab is assumed to be a 5" thick slab on grade constructed over the top of the foundation elements.

Site preparation recommendations include removal of existing soils within the footprint of the proposed structures and below exterior hardscape or paving areas. This should be completed to a nominal depth of two feet below bottom of footings or bottom of slabs / paving. Existing soils could be conditioned and used for fill or imported fill materials may be used. Refer to the geotechnical engineering report for additional recommendations and requirements.

The geotechnical engineering report should be studied carefully, and Terracon should be consulted prior to finalizing the foundation and ground improvement design for the project.

E.1.4 ADDITIONAL CONSIDERATIONS

- Exterior patios and MEP enclosures will be enclosed via wood fence systems which will require foundations for intermittent vertical posts. A fence with similar construction will also be provided along the boundary of the entire site.
- The program will lead to consideration for durable material for abuse resistance. As required, interior stud spacing of 16" may be required.

E.1.5 BUILDING STRUCTURAL MATERIALS

1. Concrete
 - a. Concrete: 4,000 psi, NW
 - b. Maximum aggregate size: 1" typical
 - c. Maximum water-to-cement ratio: 0.45
 - d. Base Plate Grout: 7,000 psi
2. Concrete/Masonry Reinforcement
 - a. Reinforcement:
 - i. ASTM A615 (60 KSI) for #5 bars and smaller
 - ii. ASTM A706 (60 KSI) for #6 bars and larger
 - b. Welded Bars: ASTM A706 Grade 60
 - c. Bar Splice Couplers: Type 2 per ACI-318
3. Masonry
 - a. Concrete Masonry Units: medium-weight units, grouted solid
 - b. CMU Assembly Compressive Strength: 2,000 psi
 - c. Mortar Type S
 - d. Grout 2,000 psi
4. Wood
 - a. Sawn lumber: DF #1
 - b. Simple Span Glulam Beams: 24F-V4
 - c. Continuous Glulam Beams: 24F-V8
 - d. Plywood Sheathing: Structural 1 Grade
5. Steel
 - a. Wide Flange: ASTM A992
 - b. Channels, Angles, and miscellaneous plates: ASTM A36
 - c. Hollow Structural Steel (HSS)
 - i. Rectangular: ASTM A500C
 - ii. Round: ASTM A500C
 - iii. Pipe: ASTM A53 Grade B
 - d. Base Plates: ASTM A572 Grade 50
 - e. Connection Material/Plates: ASTM A572 Grade 50
 - f. High Strength Bolts: ASTM A325-N
 - g. Welding: E70XX electrodes
 - h. Anchor Rods: ASTM F1554 Grade 55 with weldable supplement S1

E.1.6 DESIGN CRITERIA

1. Gravity Loads
 - a. Dead Loads: Vary based on actual building and equipment operating weights
 - b. Live Loads:
 - i. Roof Live Load = 20psf
 - c. Snow Loads:
 - i. Ground Snow Load = 5psf
2. Seismic Design
 - a. $S_s = 2.59$
 - b. $S_1 = 0.93$
 - c. $S_{ms} = 2.68$
 - d. $S_{m1} = 1.88$
 - e. $S_{ds} = 1.79$
 - f. $S_{d1} = 1.26$
 - g. Seismic Importance Factor = 1.0
 - h. Risk Category: II
 - i. Seismic Design Category: E
3. Wind Design
 - a. Basic Wind Speed (Ultimate): 92 mph
 - b. Exposure Category: C
 - c. Risk Category: II

E.2.1 GENERAL REQUIREMENTS

- All Mechanical systems shall be designed and installed in accordance with the latest addition of applicable local, state and federal codes.
- All Mechanical systems shall be tested and balanced by an independent contractor as a subcontractor hired by the DBE.
- All Mechanical systems will be commissioned by the County's independent commissioning agent.
- All Mechanical systems to comply with the County's Building Design and Construction Guidelines.
- DBE to be responsible for all permits associated for all work.

E.2.2 CODES AND STANDARDS

2025 California Building Code
 2025 California Fire Code
 2025 California Mechanical Code
 2025 California Energy Code
 2025 California Green Building Code
 Contra Costa County Planning Regulations
 Contra Costa County Building Design and Construction Guidelines
 NFPA 90A Air Conditioning and Ventilating Systems
 NFPA 101 - Life Safety Code
 ANSI - Safety Code for Mechanical Refrigeration
 OSHA - California Occupational Safety and Health Act
 NEMA- National Electrical Manufacturers Association
 UL- Underwriters Laboratories
 US Green Building Council Leadership in Energy and Environmental Design
 AMCA - Air Movement and Control Association International, Inc.
 ARI - Air Conditioning and Refrigeration Institute
 ASHRAE Handbooks
 SMACNA Fire and Smoke Damper Installation Guide
 SMACNA Guidelines for Seismic Restraints of Mechanical Systems
 SMACNA Standards for Duct Construction
 ASME American Society of Mechanical Engineers
 ASTM American Society for Testing and Materials
 FM Factory Mutual

E.2.3 AUTHORITIES HAVING JURISDICTION (AHJ)

Department of Conservation and Development
 Contra Costa County Sanitary District
 City of Pleasant Hill
 Contra Costa County Department of Public Works
 Contra Costa County Fire Protection District
 Contra Costa Health Department
 Pacific Gas and Electric Company (PG&E)
 ATT
 Comcast

E.2.4 DESIGN CRITERIA

- A. Design Conditions – Outdoors
1. System load calculations are based on the following outdoor design conditions per ASHRAE Climate Data for Climate Zone 3B as follows:
 - a) Location Pleasant Hill California
 - b) Winter Design Temperatures Based on Median of Extremes: 25° F
 - c) Summer Design Temperatures Based on 0.1% Values 96° F DB / 68° F WB
 2. Building heating and cooling loads shall be computer modeled. In addition, the Design-Build team engineer shall be responsible for all Title 24 calculations.
 3. Building shall be designed with net positive pressure between 0.03" wc. and 0.05" wc.
 4. Provide ducted returns. Plenum return is not allowed.
 5. Design shall be based on the following criteria unless noted otherwise:

DOAS UNIT SUPPLY AIR TEMPERATURE	
SUPPLY AIR TEMPERATURE (SUMMER)	SUPPLY AIR TEMPERATURE (WINTER)
79-81° F	62-64° F

FAN COIL (VRF) UNIT SUPPLY AIR TEMPERATURE	
SUPPLY AIR TEMPERATURE (SUMMER)	SUPPLY AIR TEMPERATURE (WINTER)
53-56° F	80-90° F

OUTDOOR AMBIENT DESIGN TEMPERATURE	
SUMMER	WINTER
96° F DB, 68° F WB	25° F DB
100° F DB, 70° F WB (CONDENSING UNIT AND OUTSIDE AIR FOR DOAS)	25° F DB

INDOOR DESIGN TEMPERATURES	
GENERAL	
SUMMER	WINTER
75°F DB	70°F DB
IT	
SUMMER	WINTER
72°F DB	72°F DB
MECHANICAL/ SPRINKLER ROOM	
SUMMER	WINTER
80°F	60°F DB
ELECTRICAL ROOMS	
SUMMER	WINTER
80°F	60°F DB

NOISE CRITERIA LEVELS	
TYPE OF SPACE	MAXIMUM NC (DB RE 10-12 WATTS)
Bedrooms	30
Office Areas	35
Interview Room	30
Dining Area	40
Corridors	35
Toilet Rooms	40
Storage	50

6. Duct velocities shall not exceed the following
- Low pressure ductwork: 800 FPM @ 0.08" wc/100ft (maximum)
 - Run-out to diffuser neck: 400 FPM
 - Return/ Exhaust Air: 800 FPM @ 0.06" wc/100ft
 - Outside Air: 800 FPM @ 0.06" wc/100ft

E.2.5 HVAC SYSTEM

A. The mechanical system for the building will utilize a Variable Refrigerant Flow (VRF) system with heat recovery and a Dedicated Outdoor Air System (DOAS) unit (located in the attic) that provides fresh outside/ventilation air ducted to each VRF fan coil.

B. Ducted VRF fan coil units will provide heating and cooling to the zoned spaces. The VRF fan coils will be located within ceiling voids and within remote areas for ease of access and serviceability. Fan coils will be provided with a filter rack housing MERV-8 filters.

C. The building will have one, single, indoor DOAS unit to provide tempered outside air to all occupied spaces of the building. The DOAS unit will be a package unit with enthalpy wheels engineered to capture waste heat from the building and precondition (temper) the fresh outside/ventilation air. The DOAS units shall be capable of tempering the ambient outside air from 100F/70F down to 80F/67F in the summer. The tempered outside air shall then be ducted to the return air of each VRF fan coil. Exhaust/return air shall be routed back to the DOAS energy recovery wheels. The DOAS units shall be balanced to ensure that any required spaces are under negative pressure where required. The building as a whole shall be under a slight positive pressure. These DOAS units will be complete with MERV-13 air filters on the outside air inlet and MERV-8 filters on the return/exhaust inlet, electric heating coils (if necessary), and supply and exhaust fans with variable frequency drives (VFD).

D. A separate, redundant Heating, Ventilation, and Air Conditioning (HVAC) system shall be used to cool MDF/IDF/MPOE rooms. Two ductless split systems (one backup) shall be provided for the room. The HVAC system should be able to maintain an ambient room temperature of 68-degrees to 75-degree Fahrenheit and not to exceed a maximum temperature of 85-degrees Fahrenheit. DOIT WAN Team will provide additional equipment heat outputs so appropriate HVAC system can be specified. The optimal relative humidity level should be between 40% to 60% and not exceed a maximum relative humidity of 70%.

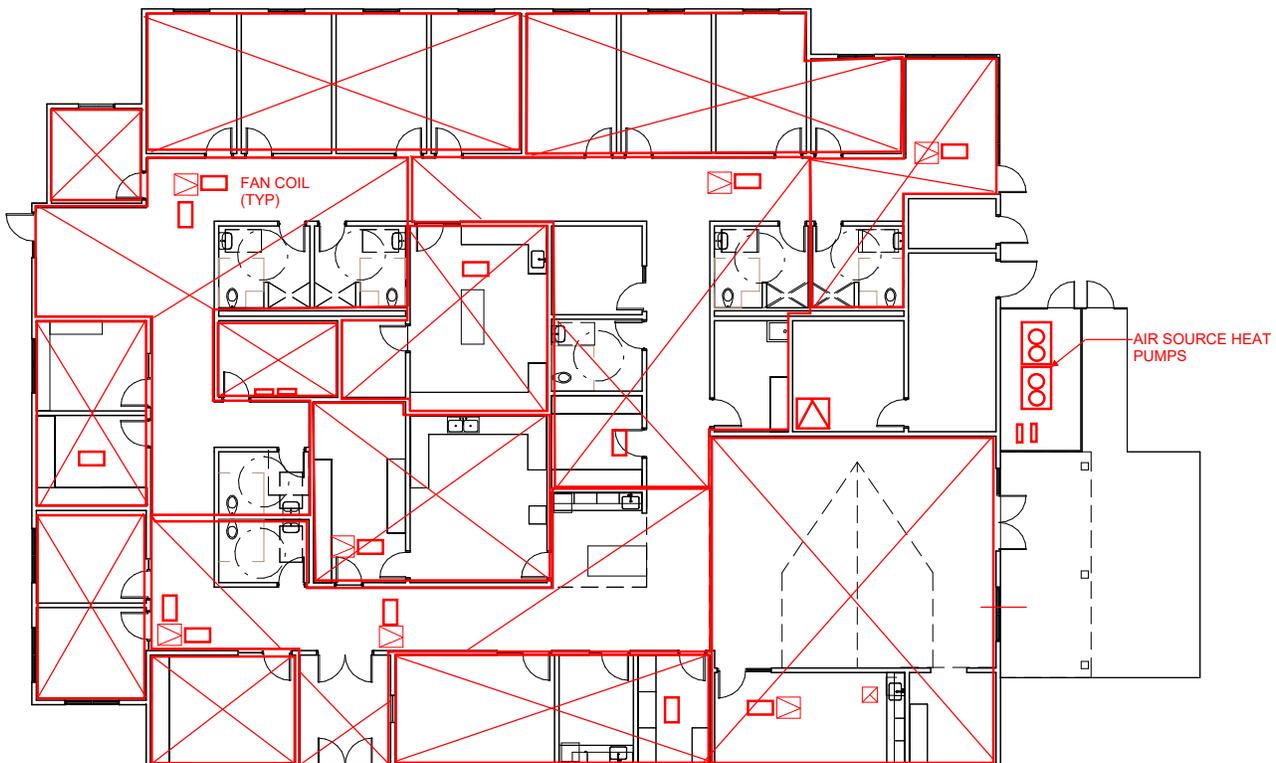
E. The Mechanical and Electrical spaces will be provided with thermostatically controlled, split system heat pumps.

F. Air distribution will be configured for VRF fan coils with heat recovery operation. Room temperature sensors are DDC and are connected to the BMS.

G. HVAC zoning requirements:

1. Provide temperature control zones of the air-distribution system to compensate for the differing heating and cooling load requirements, similar as shown in below sketch.
2. Separate temperature control zones shall be provided for perimeter and interior spaces.
3. Dedicated temperature control zones shall be provided for:
 - a) Perimeter corner offices or work area, conference rooms, lobby reception.
 - b) Interior conference rooms, IT, electrical rooms.
 - c) Perimeter rooms of the same orientation, of similar size and functions can be grouped in a single temperature control zone.Assume each temperature control zone would serve 4 interior rooms

TYPICAL HVAC ZONING PLAN



H. System Configuration Considerations

1. Outside air intakes will be located 10 feet from building exhaust. Outside air shall be provided through louvers located in the dormers of the roof and be ducted to the DOAS unit.
2. Exhaust from toilet/support areas will be ducted and discharged to exterior of building at the roof level or through wall louvers located at the back of the building.
3. Air distribution outlets and inlets shall be coordinated with the architectural reflected ceiling plan.
4. The DOAS system shall utilize heat recovery and shall utilize the exhaust from the following rooms:

DOAS EXHAUST		
ROOM NAME	SQUARE FEET	CFM
TLT/Shower	90	100
Restroom	80	90
Restroom	70	80
Staff TLT	70	80
HSKP	100	100
Kitchenette	100	90
TOTAL		840 cfm

5. The following rooms are not required to run their exhaust through the DOAS, and can be combined together:

COMBINED EXHAUST		
ROOM NAME	SQUARE FEET	CFM
Dining Area	330	100
Living Room	482	100
Med Room	99	100
TOTAL		300 cfm

6. The following rooms shall have their own individual exhaust fans:

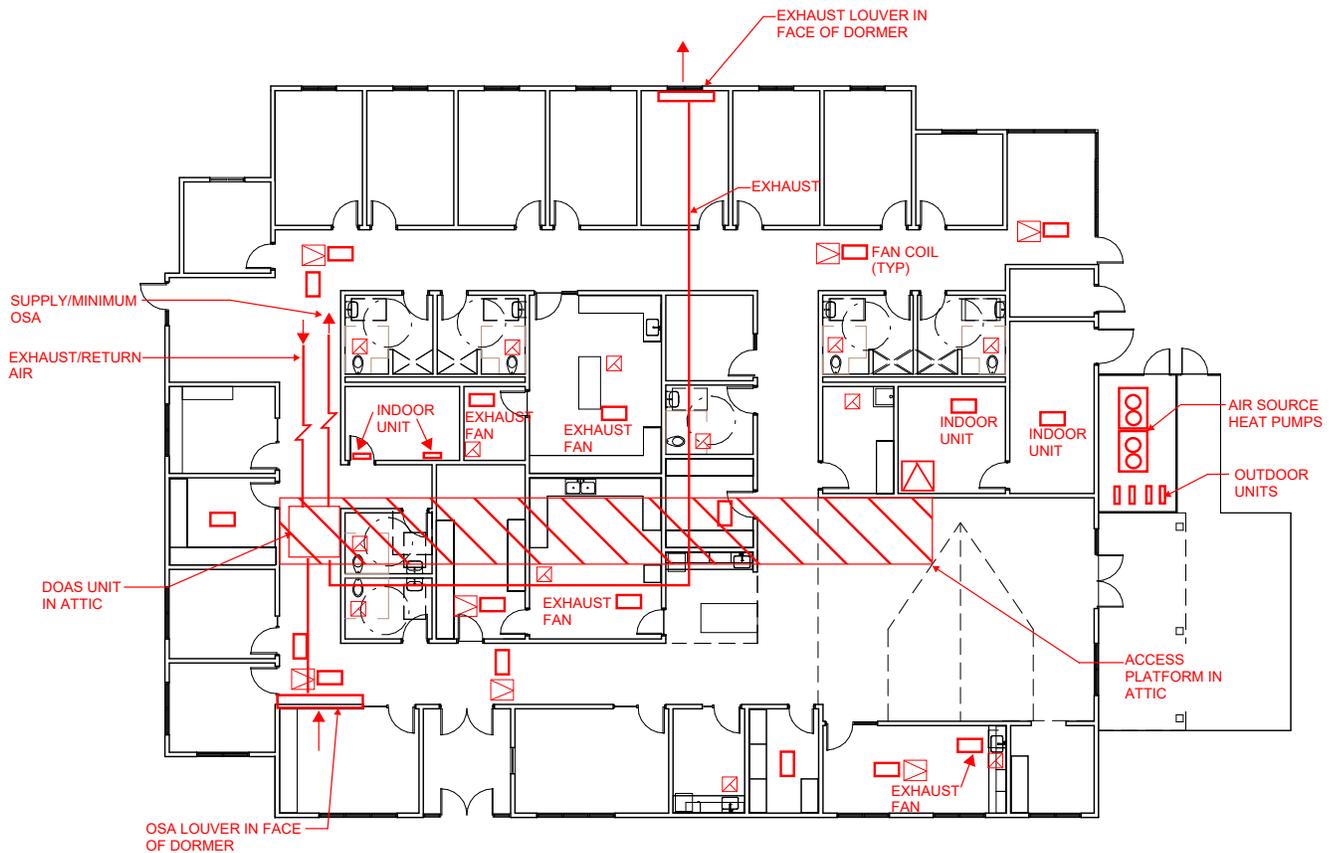
INDIVIDUAL EXHAUST		
ROOM NAME	SQUARE FEET	CFM
BIO Haz	60	120
Kitchen /Pantry	484	150
Laundry	311	150
Art Room	212	100

7. The following rooms shall have their own individual split system heat pumps:

INDIVIDUAL SPLIT SYSTEMS		
ROOM NAME	SQUARE FEET	CFM
Data Closet	112	3
Mechanical	123	2
Electrical	147	2

8. Typical HVAC layout is shown in the floor plan below.

TYPICAL FLOOR PLAN



I. Emergency Power

1. No emergency power is required.

J. Vibration Isolation

1. All motor operated equipment shall be provided with vibration isolation mounting to prevent the transmission of vibration or noise to the building.
2. Piping connecting to motor operated equipment shall be provided with vibration isolation hangers for a distance to be determined by the design engineer.
3. Limit noise transmission of HVAC equipment with acoustic flexible ducts, internal duct lining, or sound attenuators to achieve noise levels in Table on previous page 69.

K. Ductwork

1. General service supply and exhaust ductwork shall be galvanized steel. Flexible connections will be provided at fan powered components. Runouts to diffusers will be made from flexible ducts using conical bell mouth type, spin-in fittings.
2. Supply and exhaust ducts will be constructed to SMACNA 2" pressure class.
3. Flexible Ducts: Pre-insulated acoustical flex with vapor barrier used for diffuser connection only. Flexible ducts will not be permitted on exhaust systems.
4. Return air diffusers will be provided with acoustic boots to minimize voice transmission between offices.
5. Fire Smoke Dampers will be same material of construction as ductwork.

6. Insulation for ductwork: Concealed supply and return ducts: R-8, 2" thick fiberglass blanket duct wrap.
7. Exposed supply ducts: 2" thick rigid board fiberglass insulation with canvas wrap or double wall insulated ductwork.
8. Exhaust ducts: Not insulated except for acoustical liner where required. Acoustical liner shall not be provided on wet exhaust systems. If acoustical treatment is recommended by the acoustical consultant, acoustical duct wrap or other encasement shall be provided to not subject acoustical treatment to the air stream.
9. Outdoor supply and return ductwork and ductwork subject to damage will be double wall construction.

L. Building Automation System

1. An Alerton BACnet direct digital control (DDC) system will be provided for the control of all HVAC components. The building will have its own network controller and operator workstation. The system will be capable of optimal start/stop, time and holiday scheduling, and after-hours override. Each zoned area is to be individually controlled through tamper proof temperature sensors located within each zone. The BACnet control system will meter building power, and domestic water consumption.
2. A JACE-9000 controller will interface and communicate between the BACnet DDC system and the VRF equipment panels (Daiken i-Touch Manager), the DOAS/ERV unit(s), split systems, and exhaust fans.
3. The DDC system will incorporate monitoring and control points necessary for scheduling and control. The DDC system will be accessible remotely through a web interface. The building will be added to the Contra Costa County central BMS system.
4. All thermostats and temperature sensors shall be located in tamper-proof, secured enclosures, accessible only by staff.

M. Testing, Adjusting and Balancing:

1. Provide an AABC certified independent testing and balancing contractor (as a sub-contractor to the HVAC contractor) to balance all air systems to the required quantities and to verify the capacity and operating conditions of each piece of equipment.

N. Seismic Restraints

1. Provide seismic restraints for conduit, piping, and ductwork are in accordance with seismic restraint systems as designed by the structural engineer.
2. Where structural details for hangers, pipe racks, or other bracing or anchorage conditions are not available and if no pre-approved detail exists, the contractor is required to furnish engineered design and details (stamped and signed) for approval.

E.3

PLUMBING & FIRE SUPPRESSION SYSTEMS DESIGN & EVALUATION CRITERIA

E.3.1 GENERAL REQUIREMENTS

- All Plumbing and Fire Protection systems shall be designed and installed in accordance with the latest addition of applicable local, state and federal codes.
- All Plumbing systems shall be commissioned by an independent commissioning agent.
 - All Mechanical systems to comply with the County's Building Design and Construction Guidelines. DBE to be responsible for all permits associated for all work.

E.3.2 CODES AND STANDARDS

2025 California Building Code
2025 California Fire Code
2025 California Plumbing Code
2025 California Energy Code
2025 California Green Building Code
Contra Costa County Planning Regulations
Contra Costa County Building Design and Construction Guidelines
NFPA 101 - Life Safety Code
NFPA 10 - Portable Fire Extinguishers
NFPA 13 - Installation Sprinkler Systems
NFPA 54 - National Fuel Gas Code
ANSI - Safety Code for Mechanical Refrigeration.
OSHA - California Occupational Safety and Health Act
NEMA- National Electrical Manufacturers Association
UL- Underwriters Laboratories
US Green Building Council Leadership in Energy and Environmental Design
AGA American Gas Association
ASME American Society of Mechanical Engineers
ASSE American Society of Sanitary Engineering
ASTM American Society for Testing and Materials
AWWA American Water Work Association
CISPI Cast Iron Soil Pipe Institute
FM Factory Mutual
NSF National Sanitation Foundation
PDI Plumbing and Drainage Institute

E.3.3 AUTHORITIES HAVING JURISDICTION (AHJ)

Department of Conservation and Development
Contra Costa County Sanitary District
City of Pleasant Hill
Contra Costa County Department of Public Works
Contra Costa County Fire Protection District
Contra Costa Health Department
Pacific Gas and Electric Company (PG&E)
ATT
Comcast

E.3.4 PLUMBING SYSTEMS

A. Component Requirements:

1. Plumbing Piping Systems
2. Domestic Water Heaters
3. Recirculation Pumps
4. Plumbing Fixtures

B. Plumbing Systems

1. Sanitary Sewer System

- a. A new waste and vent system will be provided within the building for all sanitary fixtures and equipment. These services will be required in any location where plumbing fixtures are present.

- b. The sanitary waste and vent system shall be designed to accommodate the requirements of the project most directly and straightforwardly possible. The sanitary waste system will be collected below the slab and connected by gravity to the on-site sewer system. The system includes connections to all plumbing fixtures, floor drains with trap primers in all toilet rooms, floor sinks for indirect waste discharge of all equipment requiring drains, and an automatic sprinkler system standpipe drain.
- c. All underground sanitary waste piping will be located under the building floor. Complete accessibility shall be available to all cleanouts in the drainage piping. The sanitary drainage will drain by gravity to a new sewer main provided by the site utilities contractor, no further than 5' outside the building.
- d. The design of the building's sanitary system will minimize the amount of under-slab piping or floor penetrations. The drainage flow rates and pipe sizes shall be based on drainage fixture unit values of the actual fixtures, appropriate code factors, and allowances as prescribed in the 2025 California Plumbing Code Chapter 7.

2. Storm Water System

- a. A storm drain and overflow system shall service the building and shall be designed to accommodate the requirements of the project with minimal piping.
- b. Primary and secondary roof drainage shall be provided at all flat roof areas and shall be in accordance with the 2025 CPC Chapter 11. Storm and overflow drain pipe shall run above the ceiling to the nearest wall, dropping down in the wall with the storm drain continuing down to below grade and the overflow daylighting at 6" to 12" above finish grade. Storm drainage shall be connected directly into the site storm drainage system and will drain by gravity to multiple storm water laterals provided by the site utility contractor, no further than 5' outside the building.
- c. The storm drainage system at the sloped roofs will be a sheet metal gutter system with downspouts designed by the Architect to integrate with the architectural design. The downspout locations will be determined by the Architect and be designed to spill to grade. Provide a splash block in landscape areas.
- d. The building storm drainage system will be sized in accordance with tables and flow rates as stated in the 2025 California Plumbing Code Chapter 11. Storm drainpipe sizing shall be per local rainfall rate average of 1.5 inches per hour for a 1-hour duration and 100-year period in accordance with Contra Costa County requirements.

3. Domestic Cold Water System

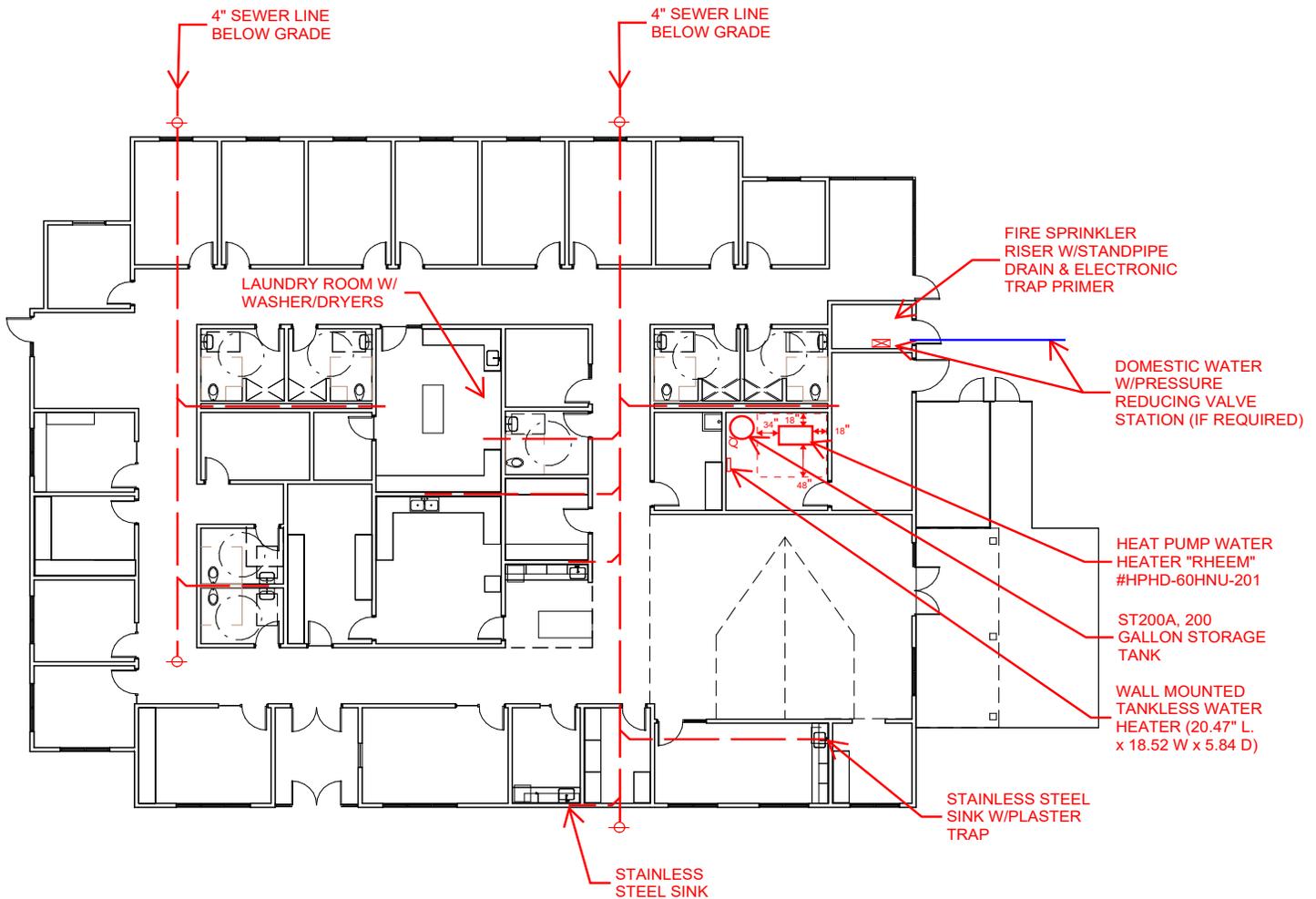
- a. A domestic water supply will be extended into to building from the water main downstream of the water meter and reduced pressure backflow preventer provided by site utilities contractor, no further than 5' outside the building. Water service will enter the building at a Mechanical Room or other coordinated location.
- b. Domestic water system distribution will be based on street-pressure with pressure regulator to limit the water pressure to maximum 80 psi as mandated by code. Pending hydrant flow test - if street pressure is not adequate, the domestic water service will be routed to a skid-mounted duplex VFD pump package with a hydro-pneumatic tank and BACNet technology. The booster pump package will be sized to deliver a minimum of 35 PSI at the most remote plumbing fixture.
- c. The water supply will provide domestic water to all fixtures and miscellaneous equipment as required. Branch piping shall be sized to maintain 30 psig at the most hydraulically remote equipment connection and a minimum pressure of 30 psig at the most remote flush valve.
- d. The domestic water system will be designed to provide a maximum velocity of 6 feet per second, and water hammer arrestors will be provided at all quick closing valves. Each branch shall be provided with an accessible sectionalizing shut-off valves to permit servicing and replacement. Additionally, shut off valve will be provided to isolate each room individually.
- e. System capacities for domestic water will be based on fixture unit values with appropriate actual equipment demands and sized for a maximum pressure loss of 2 psi per 100 feet at 6 feet per second maximum velocity as prescribed in Chapter 6 of the 2025 California Plumbing Code.
- f. The entire domestic water systems will be sterilized with a hydrochloride solution per the 2025 California Plumbing Code section 609.9.
- g. Provide domestic cold water to dishwasher, ice maker in refrigerator and coffee maker in the Main Kitchen.
- h. Water metering shall be provided to meet the project goal of LEED Silver Certification. Provide separate water meters for the building, hot water system, and irrigation.
- i. Provide exterior recessed hose bibs with lockable covers around the entire building.

4. Domestic Hot Water Production

- a. Provide a domestic hot water system with an electric air-source heat pump water heater, including, storage tank, expansion tank, instantaneous electric water heater for low ambient temperatures and a reduced pressure backflow preventer, and recirculation pump.
- b. The domestic hot water will be heated to 140°F and distributed at 120 F using a thermostatic mixing valve. The temperatures are set to minimize conditions that promote the growth of disease-causing bacteria and microorganisms.
- c. The hot water system will be fully circulated to within 15 feet of all points of use to minimize dead legs. The system will be fully circulated with a pump and recirculation distribution systems.
- d. Provide domestic hot water heater and thermostatic mixing valve with BACNet interface to monitor status and water temperature by the building management system.
- e. The piping will be sized to limit the velocity in any section of the system to a maximum of five (4) feet per second for hot water and hot water return piping.
- f. The hot water system will be insulated in accordance with the plumbing code and Title 24 requirements.
- g. The entire hot water system will be sterilized with a hydrochloride solution per the 2025 California Plumbing Code section 609.9.

5. Natural Gas

- a. The site has an existing natural gas meter that will be removed, all underground gas piping should be removed and capped at the property line.



C. Plumbing Fixtures – Water conservation type and ADA compliant

1. Water conserving fixtures will be provided wherever restricted flows will not interfere with functional needs to meet the project goal of LEED Silver Certification.
2. Water closets will be floor mounted, flush valve, vitreous china with siphon jet action.
3. Water conserving (1.28) flushometer type. Flush valves will be sensor operated.
4. Lavatories will be drop-in counter mounted type, case work with knee space below, vitreous china, ADA Compliant.
5. Lavatory faucets will be sensor operated with flow restrictors to maintain maximum flowrates.
6. Showers will be provided with an ADA compliant shower head, quick disconnect hand shower with flexible hose and pressure balancing valve. Shower enclosures shall be ADA compliant with preformed shower pan and floor drain. Provide an additional floor drain in the center of the restroom.
7. Floor drains: Cast iron double drain with clamping flange, bottom outlet, 6" square heel-proof adjustable strainer.
8. Mop sink in all Janitor/Housekeeping closet shall be floor mounted, with cast iron enamel finish faucet, wristblade controls, wall brace, pail hook, rubber hose, and wall hook. Provide a wall mounted hand sink and floor drain.
9. Kitchen Sinks: ADA compliant single and double compartment stainless steel with single lever faucet. Provide In-Sink-Erator Evolution Cover Control, ¾ horsepower garbage disposal in Kitchen and Kitchenette.
10. Med Room Sink: ADA compliant single compartment stainless steel with single lever faucet.
11. Art Room Sink: ADA compliant single compartment stainless steel with single lever faucet. Provide undercounter plaster trap.
12. Ice maker water box, recessed water supply box with integral water hammer arrestor with lead free quarter turn valve.
13. Washing machine box, recessed supply and drain box with integral water hammer arrestor on supplies and quarter turn valves.

D. Seismic Restraints

1. Provide seismic restraints for piping in accordance with seismic restraint systems as designed by the structural engineer.
2. Where structural details for hangers, pipe racks, or other bracing or anchorage conditions are not available, the contractor is required to furnish engineered design and details (stamped and signed) for approval.

E. Material

1. Underground – Storm and Sanitary Drainage
 - a) Service weight no-hub cast iron soil pipe and no-hub cast iron fittings with “husky” Heavy Duty type no-hub coupling. Pipe will be encapsulated for corrosion protection.
2. Aboveground - Interior Storm and Sanitary/Vent
 - a) Cast iron hub-less type with FM 1680 Class I 4-band no-hub couplings “husky” type.
3. Domestic Water, Aboveground
 - a) Up to 4 inches, Type L hard copper tubing, cast bronze or wrought copper fittings.
4. Hot Water: Type L hard copper tubing with polyurethane foam insulation and PVC jacket, cast bronze or wrought copper fittings.

E.3.5 FIRE PROTECTION SERVICES

A. General

1. Systems will be designed in accordance with listed applicable Codes, Standards and Authorities having jurisdiction, the Underwriters requirements and in accordance with current engineering practices.

B. Fire Protection System

1. The building will be fully sprinklered in accordance with the latest NFPA 13 and the requirements of the local Fire Marshall and designed by a licensed Fire Protection Engineer.
2. The backflow prevention device as required by the city will be coordinated and located with the Civil engineer. Building entry with appropriate backflow prevention, valves, and alarms will be located within the building.
3. A Siamese connection will be provided at grade level for fire department connection to the fire protection system.
4. Sprinkler heads will be quick-response. Provide concealed or exposed sprinkler heads as required by the architect.
5. Braided flex connectors may be used on individual sprinkler head branches.
6. The fire detection system interface will consist of flow alarms in the sprinkler system, and valve supervision as required by code.
7. Other supports, anchorages, and restraints for equipment and special conditions will be installed per the structural drawings.

E.4

ELECTRICAL SYSTEMS DESIGN & EVALUATION CRITERIA

E.4.1 GENERAL REQUIREMENTS

- All Electrical systems shall be designed and installed in accordance with the latest addition of applicable local, state and federal codes.
- All Electrical systems to comply with the County's Building Design and Construction Guidelines.
- DBE shall be responsible for all permits associated with all work within the project scope.

E.4.2 CODES AND STANDARDS

2025 California Building Code
2025 California Fire Code
2025 California Electrical Code
2025 California Energy Code
2025 California Green Building Code
Contra Costa County Planning Regulations
Contra Costa County Building Design and Construction Guidelines
NFPA 72 – National Fire Alarm and Signaling Code
NFPA 101 - Life Safety Code
OSHA - California Occupational Safety and Health Act
IEEE- Institute of Electrical and Electronic Engineers
NEMA- National Electrical Manufacturers Association
UL- Underwriters Laboratories
ADA- Americans with Disabilities Act
IESNA Illuminating Engineering Society of North America Handbook, 2010 edition
US Green Building Council Leadership in Energy and Environmental Design
ASTM American Society for Testing and Materials
FM Factory Mutual

E.4.3 AUTHORITIES HAVING JURISDICTION (AHJ)

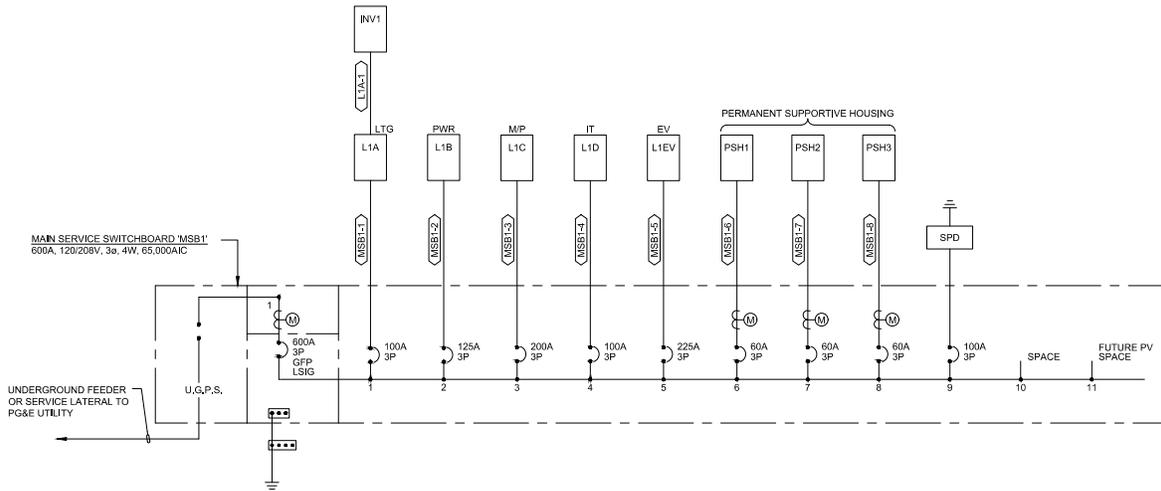
Department of Conservation and Development
Contra Costa County Sanitary District
City of Pleasant Hill
Contra Costa County Department of Public Works
Contra Costa County Fire Protection District
Contra Costa Health Department
Pacific Gas and Electric Company (PG&E)
ATT
Comcast

E.4.4 ELECTRICAL SYSTEMS

A. Electrical Service and Distribution

1. Utility Electrical Service

- a) The electrical service to the building will be provided by a 120/208V, 3-Phase feeder supplied via either above ground or underground conduits from PG&E. A concrete transformer pad, located in a landscape area adjacent to the building, will be provided along with underground secondary conduits to the building main switchboard. Exact utility routes shall be coordinated with PG&E service planner.



FEEDER SCHEDULE

FEEDER	CONDUIT AND CONDUCTORS	LOAD (A)
MSB1-1	1 1/2" C. - 4#1 & 1#6 GND	(100A)
MSB1-2	1 1/2" C. - 4#1/0 & 1#6 GND.	(125A)
MSB1-3	2" C. - 4#3/0 & 1#6 GND.	(200A)
MSB1-4	1 1/2" C. - 4#1 & 1#8 GND	(100A)
MSB1-5	2 1/2" C. - 4#4/0 & 1#4 GND.	(225A)
MSB1-6	1 1/4" C. - 4#4 & 1#10 GND.	(60A)
MSB1-7	1 1/4" C. - 4#4 & 1#10 GND.	(60A)
MSB1-8	1 1/4" C. - 4#4 & 1#10 GND.	(60A)
L1A-1	3/4" C. - 2#4 & 1#10	(60A)

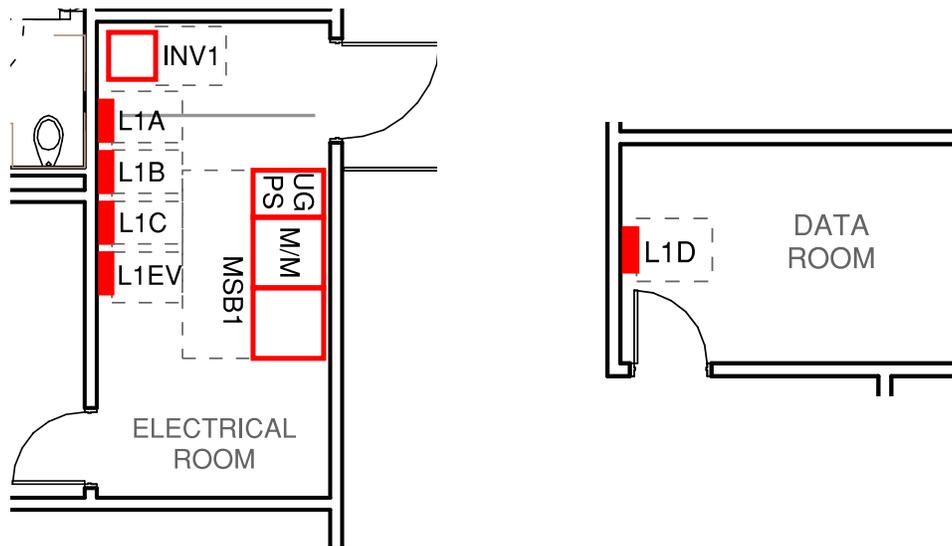
LOADS INDICATED WITH " () " REPRESENT WORST CASE LOAD IN AMPS.

2. Existing Utility Power Poles

a) One existing power pole will need to be relocated as it will be in the path of the proposed driveway location. Coordinate with Civil design criteria documentation.

3. Building Distribution

a) The main electrical room will contain a 600 Amp, 120/208V 3-Phase, 4-Wire main switchboard, and branch panelboards for segregated power, lighting, mechanical and plumbing, IT, and electric vehicle charging station loads. The main switchboard will contain utility metering, an NEC, or CEC where adopted, compliant digital power meter and molded-case circuit breakers. Provisions for three (3) separately metered future permanent supportive housing units shall be provided. In addition, the main electrical room will also house 120/208V, 3-Phase, 4-Wire branch panelboards for the following. One (1) panel for interior, exterior building, and site lighting, one (1) panel for interior and exterior plug loads, one (1) inverter for egress lighting, one (1) panel for mechanical and plumbing loads, and one (1) panel for electric vehicle charging stations. The 120/208V, 3-Phase, 4-Wire branch panelboard for IT loads shall be located within the Data Room.



b) Electric vehicle charging stations will be installed as required per 2025 California Green Building Code. Quantities shall be per Table 5.106.5.3.1. Proposed site plan shows (15) spaces, therefore, (4) spaces are required to be EV capable and (2) spaces provided with EV charging stations. Provide individual 40-amp, 208V feeders from a dedicated panelboard underground to each charging station. The charging stations will be County furnished and Contractor installed. Additional conduit to be run to add additional capacity to potentially double the number of EV parking spaces.

TABLE 5.106.5.3.1— EV CAPABLE SPACES AND EVCS

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	OTHER THAN OFFICE AND RETAIL NUMBER OF REQUIRED EVCS ^{2,3}	OFFICE AND RETAIL NUMBER OF REQUIRED EVCS ^{2,3}
1-9	0	0	0
10-25	4	2	3
26-50	8	4	6
51-75	13	6	8
76-100	17	8	13
101-150	25	12	19
151-200	35	18	26
201 and over	20 percent of actual parking spaces ¹	50 percent of EV capable spaces ¹	75 percent of EV capable spaces ¹

1. Calculation for spaces shall be rounded up to the nearest whole number.
 2. Each EVCS shall reduce the number of required EV capable spaces by the same number.
 3. At least one Level 2 EVSE shall be provided.

4. Emergency Power

- a) An emergency generator is not required for this building.
- b) Emergency egress lighting will be provided by a central battery inverter providing 90- minutes of egress illumination. The inverter shall be located within the main electrical room.

5. Protective Devices

- a) Overcurrent devices selected are coordinated so the overcurrent device nearest the fault will clear the faulted circuit. Protective devices are of the same manufacture to prevent unacceptable coordination between overcurrent devices. The power distribution system shall be 'fully rated' system and not 'series' rated devices.

6. Receptacle Distribution

- a) 20-amp duplex receptacles will be provided in all interior areas of the building per functionality and code requirements. GFCI type receptacles within 6'-0" of a sink, but not within 6'-0" of tub or shower enclosure.
- b) Time/occupancy-controlled receptacles will be provided in office areas, lobbies, conference rooms, kitchen areas, and copy rooms within 6'-0" of non-controlled receptacles.
- c) Coordinate receptacle requirements and workstation power feeds with furniture and workstation layouts if required.
- d) Weatherproof GFCI receptacles shall be provided on each building exterior wall and within outdoor patio locations and mechanical yards.
- e) Tamper-resistant receptacles shall be provided within shared bedrooms, offices, corridors, and waiting rooms.

7. Conduit and Wire

- a) Conduit shall be EMT in interior concealed or exposed areas.
- b) Conduit shall be rigid steel in exterior areas.
- c) Schedule 40 PVC conduit shall be used under-slab or underground.
- d) Wire in conduit shall be copper, 600 V THHN/THWN color-coded insulation. Conductors sized #8 AWG and larger shall be stranded.

8. Grounding

- a) Provide a wall-mounted ground bar in the electrical room. Building grounding will include a connection to the building cold water pipe, a connection to the foundation reinforcing bars, a connection the building steel structure, and a connection to a concrete-encased ground conductor.
- b) Equipment ground conductors shall be ran in all conduits with each branch circuit and feeder.

B. Lighting Systems

1. Interior Lighting

- a) LED light fixtures shall be specified for use for all areas of the building. The light fixtures shall be specified to provide warm color temperature illumination to more closely match incandescent lamp sources (3000K or 3500K).
- b) Lighting power densities shall be in compliance with 2025 California Energy Code requirements, Table 140.6-C.

NONRESIDENTIAL AND HOTEL/MOTEL OCCUPANCIES—PERFORMANCE AND PRESCRIPTIVE COMPLIANCE APPROACHES FOR ACHIEVING ENERGY EFFICIENCY

TABLE 140.6-C—AREA CATEGORY METHOD—LIGHTING POWER DENSITY VALUES (WATTS/FT ²)—continued				
BUILDING TYPE/USE	PRIMARY FUNCTION AREA	ALLOWED LIGHTING POWER DENSITY FOR GENERAL LIGHTING (W/ft ²)	ADDITIONAL LIGHTING POWER ¹	
			Qualified Lighting Systems	Additional Allowance ² (W/ft ² , unless noted otherwise)
Financial Transaction Area	NA	0.70	Decorative/display	0.25
Healthcare Facility and Hospital	Exam/Treatment Room	1.15	NA	NA
	Imaging Room	0.60	Decorative/display	0.20
			Tunable white or dim-to-warm ³	0.10
	Medical Supply Room	0.55	NA	NA
	Nursery	0.80	Tunable white or dim-to-warm ³	0.10
	Nurse's Station	0.85	Tunable white or dim-to-warm ³	0.10
			Detailed task work ⁷	0.20
	Operating Room	1.90	NA	NA
	Patient Room	0.70	Decorative/display	0.15
			Tunable white or dim-to-warm ³	0.10
	Physical Therapy Room	0.75	Tunable white or dim-to-warm ³	0.10
	Recovery Room	0.90	Tunable white or dim-to-warm ³	0.10
Hotel Function Area	NA	0.85	Decorative/display	0.25
Kitchen/Food Preparation Area	NA	0.95	NA	NA
Laboratory, Scientific	NA	0.90	Specialized task work ⁸	0.35
Laundry Area	NA	0.45	NA	NA
Library	Reading Area	0.80	Decorative/display	0.25
	Stacks Area	1.00	NA	NA
Lobby, Main Entry	NA	0.70	Decorative	0.25
	NA	0.70	Wall Display MH ≤ 10'6"	3 W/ft
	NA	0.70	Wall Display MH 10'7" - 14'	3.5 W/ft
	NA	0.70	Wall Display MH > 14'	4 W/ft
Locker Room	NA	0.45	NA	NA
Lounge, Breakroom, or Waiting Area	NA	0.55	Decorative/display	0.25
Manufacturing, Commercial & Industrial Work Area	Low Bay	0.60	Detailed task work ⁷	0.20
	High Bay	0.65	Detailed task work ⁷	0.20
	Precision	0.85	Precision specialized work ⁹	0.70
Museum Area	Exhibition/Display	0.60	Decorative/display	0.45
	Restoration Room	0.70	Detailed task work ⁷	0.35
Office Area	> 250 square feet	0.60	Decorative/display and portable lighting for office areas ⁴	0.20
	≤ 250 square feet	0.65		
Parking Garage Area	Parking Zone and Ramps	0.10	First ATM or ticket machine	100 W
	Daylight Adaptation Zones ⁵	1.00	Additional ATM or ticket machine	50 W each
Pharmacy Area	NA	1.00	Specialized task work ⁸	0.35

NONRESIDENTIAL AND HOTEL/MOTEL OCCUPANCIES—PERFORMANCE AND PRESCRIPTIVE COMPLIANCE APPROACHES FOR ACHIEVING ENERGY EFFICIENCY

TABLE 140.6-C—AREA CATEGORY METHOD—LIGHTING POWER DENSITY VALUES (WATTS/FT ²)—continued					
BUILDING TYPE/USE	PRIMARY FUNCTION AREA	ALLOWED LIGHTING POWER DENSITY FOR GENERAL LIGHTING (W/FT ²)	ADDITIONAL LIGHTING POWER ¹		
			Qualified Lighting Systems	Additional Allowance ² (W/FT ² , unless noted otherwise)	
Retail Sales Area	Grocery Sales	1.00	Decorative	0.35	
		1.00	Wall Display MH ≤ 10'6"	6.6 W/ft	
		1.00	Wall Display MH 10'7"- 14'	7.76 W/ft	
		1.00	Wall Display MH > 14'	8.8 W/ft	
		1.00	Floor Display & Task MH ≤ 10'6"	0.60	
		1.00	Floor Display & Task MH 10'7"- 14'	0.70	
		1.00	Floor Display & Task MH > 14'	0.80	
		1.00	General Lighting in the enclosed space of ceiling height > 10'	0.10	
	Retail Merchandise Sales	0.95	Decorative	0.35	
		0.95	Wall Display MH ≤ 10'6"	9.5 W/ft	
		0.95	Wall Display MH 10'7"- 14'	11.2 W/ft	
		0.95	Wall Display MH > 14'	12.7 W/ft	
		0.95	Floor Display & Task MH ≤ 10'6"	0.45	
		0.95	Floor Display & Task MH 10'7"- 14'	0.52	
		0.95	Floor Display & Task MH > 14'	0.60	
		0.95	Valuable Display Case	0.50	
	Fitting Room	0.60	External illuminated mirror ³	40 W each	
			Internal illuminated mirror ⁴	120 W each	
	Religious Worship Area	NA	0.95	Decorative/display	0.25
	Restrooms	NA	0.65	Decorative/display	0.35
Stairwell	NA	0.60	Decorative/display	0.35	
Storage, Commercial/Industrial	Warehouse	0.40			
	Shipping & Handling	0.60	NA	NA	
Sports Arena—Playing Area	Class I Facility ¹³	2.25	NA	NA	
	Class II Facility ¹³	1.45			
	Class III Facility ¹³	1.10			
	Class IV Facility ¹³	0.75			
Theater Area	Motion Picture	0.50	Decorative/display	0.25	
	Performance	0.80			
Transportation Function	Baggage Area	0.40	NA	NA	
	Ticketing Area	0.45	Decorative/display	0.20	
Videoconferencing Studio	NA	0.90	Videoconferencing ¹⁴	1.00	
All other	NA	0.40	NA	NA	

1. White board or chalk board: directional lighting dedicated to a white board or chalk board.
2. Daylight adaptation zones shall be no longer than 66 feet from the entrance to the parking garage.
3. MH denotes the luminaire mounting height of the qualified lighting systems.
4. Reserved.
5. Illuminated mirrors: lighting shall be dedicated to the mirror.
6. Portable lighting in office areas includes under-shelf or furniture-mounted supplemental task lighting when controlled by a time clock or an occupancy sensor.
7. Detailed task work: lighting provides the high level of visual acuity needed for activities that require close attention to small elements and/or extreme close-up work.
8. Specialized task work: lighting provides for small-scale, cognitive or fast performance visual tasks; lighting required for operating specialized equipment associated with pharmaceutical/laboratorial activities.
9. Precision specialized work: lighting for work performed within a commercial or industrial environment that entails working with low contrast, finely detailed or fast-moving objects.
10. Tunable white luminaires capable of color change greater than or equal to 2000K CCT, or dim-to-warm luminaires capable of color change greater than or equal to 500K CCT, connected to controls that allow color changing of the luminaires.
11. Aging eye/low-vision areas can be documented as being designed to comply with the light levels in ANSI/IES RP-26 and are or will be licensed by local or state authorities for senior long-term care, adult day care, senior support and/or people with special visual needs.
12. Transition lighting OFF at night: Lighting power controlled by astronomical time clock or other control to shut off lighting at night. Additional LPD only applies to area within 30 feet of an exit. Not applicable to lighting in daylight zones.
13. Class I facility is used for competition play for 5000 or more spectators. Class II facility is used for competition play for up to 5000 spectators. Class III facility is used for competition play for up to 2000 spectators. Class IV facility is normally used for recreational play and there is limited or no provision for spectators.
14. The additional videoconferencing lighting power shall be allowed provided the videoconferencing studio meets all the requirements of Section 140.6(c)(2)(G).

c) Foot candle levels shall be in accordance with the current cycle of ANSI/IES RP-10-20.

Conference/Group Rooms	30 FC
Kitchens	50 FC
Electrical/Mechanical/IT	20-30 FC
Janitor	10 FC
Restrooms	5-10 FC
Circulation/Corridors	5-10 FC
Entries/Vestibules	10-15 FC

2. Exterior Lighting

a) Building exterior lighting and walkway lighting will be provided at the main entrance and all exit pathways from the building.

b) Pole lighting and bollard lighting will be provided at the parking stalls, drive aisles, and pedestrian walkways.

c) LED light fixtures shall be specified for use at all exterior areas of the building. The light fixtures shall be specified to provide color temperature of 4000K.

d) All exterior lighting shall comply with the BUG (Backlight, Uplight, Glare) spill light restrictions required by Title 24 and shall also meet new lower outdoor lighting power allowances, including a minimum of two separate timeclock schedules for all areas.

3. Emergency Lighting

a) Provide code required exit and egress lighting for all common areas. The emergency lighting shall be designed to be powered from the lighting inverter.

b) Selected general area and parking lot fixtures will be circuited to emergency lighting battery-inverter circuits. A minimum of 1.0 Foot-candle of battery-powered emergency lighting will be provided on the building exterior and site pathways to allow building occupants to exit the building to the public way.

4. Lighting Control

a) Approved Manufacturer: Lutron Electronics.

b) All lighting will be automatically controlled to meet T24 lighting mandatory control requirements. Lighting control shall be provided by a digital lighting management system combining time control and local occupancy/motion sensing.

c) Daylighting controls shall dim lighting when sufficient daylighting is available.

d) This system shall be able to automatically reduce total interior lighting energy consumption by 15% in response to a Demand Response Signal.

e) Corridor lighting shall be controlled by occupancy sensors to reduce lighting power by 50% when unoccupied.

f) Support spaces shall utilize ceiling mounted dual-tech occupancy sensors and wall mounted PIR sensors.

g) Site parking lot lighting fixtures shall have a pole-mounted motion-sensor installed within each 1500-watt zone to bring the lighting level up from 50% to 100% light output when motion is detected.

C. Fire Alarm System

1. An automatic fire alarm system per the 2025 CFC including water flow monitoring, manual pull station, duct and area mounted smoke detectors in specific locations required by code will be provided in accordance with NFPA 72.

2. County approved fire alarm system vendors include: Notifier, Silent Knight and Fire-lite.

3. All open fire alarm wiring shall be plenum rated.

4. Evacuation annunciation will be provided via ceiling and wall mounted horn/strobes.

5. Alarms, trouble and supervisory signals shall be sent to an off-site monitoring agency.

E.5.1 GENERAL REQUIREMENTS

- All Technology, Low Voltage, and Security systems shall be designed and installed in accordance with the latest addition of applicable local, state and federal codes.
- All systems shall adhere to the County's Building Design and Construction Guidelines
- DBE shall be responsible for all permits associated with all work within the project scope.

E.5.2 CODES AND STANDARDS

2025 California Building Code
 2025 California Electrical Code
 2025 California Green Building Code
 Contra Costa County Planning Regulations
 Contra Costa County Building Design and Construction Guidelines
 NFPA 101 - Life Safety Code
 OSHA - California Occupational Safety and Health Act
 NEMA - National Electrical Manufacturers Association
 UL - Underwriters Laboratories
 US Green Building Council Leadership in Energy and Environmental Design
 ASSE American Society of Sanitary Engineering
 ASTM American Society for Testing and Materials
 FM Factory Mutual

E.5.3 AUTHORITIES HAVING JURISDICTION (AHJ)

Department of Conservation and Development
 Contra Costa County Sanitary District
 City of Pleasant Hill
 Contra Costa County Department of Public Works
 Contra Costa County Fire Protection District
 Contra Costa Health Department
 Pacific Gas and Electric Company (PG&E)
 ATT
 Comcast

E.5.4 TECHNOLOGY SYSTEMS

A. General Scope

1. Contract drawings shall incorporate all applicable County Design standards.
2. Design-builder shall provide 1" conduit stub up for all data and technology outlets.
3. Design-builder shall provide J-Hook system, support cable every 48"-60" cable shall not sag onto ceiling or other MEP equipment.
4. Where cabling routes through hard lid area, EC shall provide conduit.
5. All cable shall be plenum rated.

B. Technology Room Requirements

1. The building MPOE/MDF (Data Room) shall be designed on the 1st floor. This shall provide incoming entry for telephone/fiber optic service, building servers, and local Technology Distribution to the limited 1st floor services. Coordination with the County ISP regarding site vaults and conduit coordination is required prior to finalizing location of MPOE/MDF (Data Room) function.
2. Lighting shall be placed such that there is lighting in front and behind the floor mounted racks. There shall be no water lines routing over this room.
3. Design-builder shall provide EZ Path Penetrations into the room for access to corridor cable tray.
4. Design-builder shall provide minimum of (2) 2" conduits to the site utilities. One conduit for ATT and one conduit for Comcast. County DoIT will coordinate with Comcast and ATT to finalize design and service type.
5. Design-builder shall provide No. 6 ground to all racks and ladder rack. Minimum bus bar is 3" x 6".
6. Design-builder shall provide 3/4" fire rated plywood on all walls within MPOE/MDF/IDF.

7. There shall be a minimum of 6 dedicated NEMA 5-20 circuits provided within the room. Two shall be dedicated for the access control system, 3 mounted at the ladder racks above the racks, and the other for outlets scattered on 3 of the walls.
8. Room shall be cooled via a separate independent zone supplying air 24x7 and maintaining temperature of 68 to 76 degrees.
9. The Building shall not have centralized UPS power to the technology rooms. Owner to provide rack mounted UPS within the MPOE/MDF (Data Room).

C. Structured Cabling

1. The structured cabling system including cabling, racks, patch panels, vertical and horizontal wire manager shall be provided by the Design-builder and include a 20-year CommScope warranty.
2. All station cabling shall be Category 6A plenum rated Systimax 360. Jacks shall be confirmed with Owner during design.
3. Standard outlets use 4 cables, except Wireless AP (WAP) locations, which require 2 cables. Refer to the table below for typical configurations. Final layout must be coordinated with furniture and approved by county IT.
4. Design-builder shall install Category 6A network connection to each electric vehicle charging station.
5. The owner will provide all patching at workstations and racks.
6. Data racks, ladder racks, horizontal and vertical management shall be Chatsworth black.
7. Design-builder shall provide grommets within casework at all locations where data outlets are mounted below counter.
8. Refer to project space programming for data outlet counts.
9. Outdoor WIFI coverage with WIFI Bollards is subject to review and approval by DOIT.

D. Network, Wireless, and Telephone Equipment

1. The owner will supply and install all network servers and switches in data racks provided by the design-builder.
2. All patch cables and patching required at both station and patch panel shall be owner furnished and owner installed.
3. Design Builder will be responsible to provide study and design wireless coverage to include both voice and data traffic for full building coverage. Access points shall be Cisco. Exact model to be confirmed by design-builder. Design-builder will direct County DoIT to quantity, make and model of required access points for county purchase design-builder shall install county provided wireless APs, including any brackets and cabling. Design-builder shall validate work with heat map after installation for county review and approval.
4. IP Telephone system will be owner furnished and owner installed through design-builder installed structured cabling system.

E. Security Systems

1. Security system includes Access Control, CCTV, Intrusion system, cabling, software, headend and any other miscellaneous items needed for a turnkey solution. Security system shall be design-builder furnished and design-builder installed.
2. Access Control system shall be a Lenel system utilizing HIDRPK40 card readers, GE Security 1079 door contacts and Bosch DS150i PIR sensors. Card readers shall be placed at locations per room data sheets.
3. Cameras shall be provided to monitor public corridors and waiting areas. Cameras shall be Panasonic models WV-S2231L (indoor), WV-S2531LTN (outdoor), and WV-S6130 (PTZ) pending location. System shall match existing Contra Costa County system. There shall be a monitor on-site located in building MDF room, but no live viewing of cameras will take place onsite. Design-builder shall provide video storage to accommodate 30 days of images with remote access. CCTV system shall be on separate network and all network equipment shall be provided and installed by security design-builder.
4. Duress Buttons are not required for this project.

F. Audio/Visual

1. Audio Visual system limited to display monitors located in designated space such as lounges and dining areas.

G. DAS/BDA/ERRCS

1. County to further identify requirements for DAS, BDA, ERRCS for cellular and emergency radio coverage.

F. SUSTAINABLE DESIGN

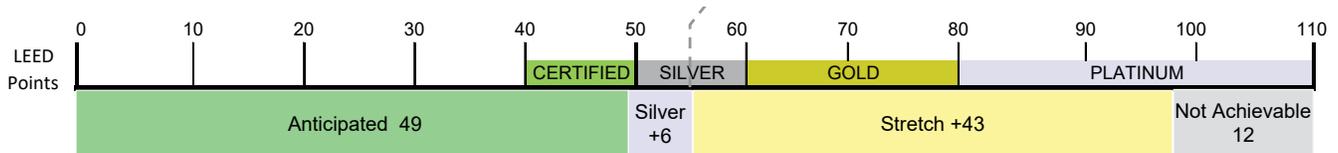
F.1	SUSTAINABLE DESIGN OVERVIEW
F.2	LEED SCORECARD
F.3	LEED SCORECARD BREAKDOWN

EXECUTIVE SUMMARY

The Sherman Terrace project is actively pursuing LEED v5 Silver certification. The contractor is encouraged to provide a project that has two stretch goals: 1) LEED Gold and 2) Net Zero. While these are not requirements, the owner is interested in investigating these two goals during the design phase. This report serves as a status update on progress towards those goals at this design milestone.

After updating the scorecard to reflect recent design changes, the Sherman Terrace project is currently tracking a total of 49 points

anticipated as “Yes” and an additional 25 points identified as “High Likely.” Silver requires 50 points minimum, and Gold requires 60 points. If additional “High Likely” credits are secured, the project could reach Gold certification. Project registration will be in progress pending information from the owner.



This LEED credit feasibility report analyzed the eight credit categories in the LEED v5 BD+C rating system: Integrative Process, Planning & Assessments; Location & Transportation; Sustainable Sites; Water Efficiency; Energy & Atmosphere; Materials & Resources; Indoor Environmental Quality; and Project Priorities & Innovation. Each of the prerequisites and possible credits were reviewed to determine if requirements would be met per current design documents and whether achieving a credit would impact project costs or schedule. Recommendations and action items were summarized to aid the project team in developing a holistic sustainability strategy and a LEED game plan. Included below are summaries of each credit within the eight categories as they apply to the Sherman Terrace project.

CURRENT SCORECARD

The information below is a summary of each LEED category and the associated prerequisites and credits. The confirmed credits are based on the collection of information and meetings to date. Some credits are designated as “Likely” because they can be achieved, but information may still be pending or to be determined in a different phase of the project. Each credit includes any pending items or next steps regarding the documentation. The letter D refers to a Design Phase prerequisite or credit, and the letter C refers to Construction Phase[MD1.1][MD2.1][CB2.2][DM2.3][VT3.1][VT4.1]. Please refer to the responsible parties for each prerequisite and credit in the “Responsible” column of the scorecard. WSP Built Ecology is responsible for reviewing documentation completed by other disciplines.

PROGRAM	Social Rehabilitation Center and Permanent Supportive Housing (Alt 1) - One main building and three smaller buildings consisting of studios, 1 bedrooms, and laundry.
PROJECT AREA	43,298 SF, Subject to Change
BUILDING AREA:	SRC 8,663 SF, Subject to Change Alt 1: 2,430 SF, Subject to Change
FLOORS	One Floor Above Grade
ADDITIONAL INFORMATION	To be Determined



Image 1. Approximated Entitlement Set Phase LEED Project Boundary

Target Score				Target Level					
55				Silver					
				LEED v5 BDC NC				LEED Manager:	
				Certified: 40 to 49 points Silver: 50 to 59 Gold: 60 to 79 Platinum: 80 - 110				Madhura Dhayagude	
								10/6/2025	
Y	H	L	N	CREDIT NAME	PTS	RESPONSIBLE			
0	0	0	0	Project Information					
P				PIf: Project Information Form	0	ARCH WSP BE			
1	0	0	0	Integrative Process, Planning & Assessments (IP)					
P				IPp1: Climate Resilience Assessment (D)	0	OWNER WSP BE			
P				IPp2: Human Impact Assessment (D)	0	OWNER WSP BE			
P				IPp3: Carbon Assessment (D)	0	OWNER WSP BE			
1				IPc1: Integrative Design Process (D)	1	OWNER WSP BE			
7	3	2	3	1. Location and Transportation (LT)					
1				LTc1: Sensitive Land Protection (D)	1	WSP BE CIVIL			
	2			LTc2: Equitable Development (D)	2	WSP BE OWNER ARCH			
4	1		1	LTc3: Compact and Connected Development (D)	6	WSP BE ARCH			
		2	2	LTc4: Transportation Demand Management (D)	4	WSP BE ARCH			
2				LTc5: Electric Vehicles (D)	2	WSP BE ARCH OWNER			
3	0	4	4	2. Sustainable Sites (SS)					
P				SSp1: Minimize Site Disturbance (D)		GC CIVIL			
		2		SSc1: Biodiverse Habitat (D)	2	ARCH LAND ARCH WSP BE			
			1	SSc2: Accessible Outdoor Space (D)	1	LAND ARCH			
			3	SSc3: Rainwater Management (D)	3	LAND ARCH CIVIL			
		2		SSc4: Enhanced Resilient Site Design (D)	2	ARCH LAND ARCH CIVIL			
2				SSc5: Heat Island Reduction (D)	2	ARCH LAND ARCH			
1				SSc6: Light Pollution Reduction (D)	1	ELEC LIGHTING			
5	2	2	0	3. Water Efficiency (WE)					
P				WEp1: Water Metering and Reporting (D)		PLUMB OWNER			
P				WEp2: Minimum Water Efficiency (D)		PLUMB LAND ARCH CIVIL			
1				WEc1: Water Metering and Leak Detection (D)	1	PLUMB OWNER			

Target Score

Target Level

55

Silver

LEED Manager:

Madhura Dhayagude

10/8/2025

LEED v5 BDC NC				Certified: 40 to 49 points Silver: 50 to 59 Gold: 60 to 79 Platinum: 80 - 110		
Y	H	L	N	CREDIT NAME	PTS	RESPONSIBLE
49	25	24	12	WEc2: Enhanced Water Efficiency (D)	8	PLUMB LAND ARCH CIVIL
4	2	2				
16	10	5	2	4. Energy and Atmosphere (EA)		
P				EAp1: Operational Carbon Projection and Decarbonization Plan (D)		MECH OWNER WSP BE
P				EAp2: Minimum Energy Efficiency (D)		MECH ELEC
P				EAp3: Fundamental Commissioning (C)		CxA MECH GC
P				EAp4: Energy Metering and Reporting (D)		MECH OWNER
P				EAp5: Fundamental Refrigerant Management (D)		MECH OWNER
5				EAc1: Electrification (D)	5	MECH ELEC
2	2	1		EAc2: Reduce Peak Thermal Loads (D)	5	MECH ELEC
4	2	4		EAc3: Enhanced Energy Efficiency (D)	10	MECH ELEC OWNER
1	2		2	EAc4: Renewable Energy (D)	5	MECH ELEC OWNER
3	1			EAc5: Enhanced Commissioning (C)	4	CxA MECH GC
	2			EAc6: Grid-Interactive (D)	2	MECH ELEC OWNER
1	1			EAc7: Enhanced Refrigerant Management (D)	2	MECH OWNER
6	6	3	3	5. Materials and Resources (MR)		
P				MRp1: Planning for Zero Waste Operations (D)		ARCH OWNER
P				MRp2: Assess and Quantify Embodied Carbon (D)		ARCH WSP BE
			3	MRc1: Building and Materials Reuse (D)	3	ARCH WSP BE
2	1	3		MRc2: Reduce Embodied Carbon (D)	6	ARCH WSP BE
1	1			MRc3: Low-Emitting Materials (C)	2	ARCH GC
2	3			MRc4: Building Product Selection and Procurement ©	5	ARCH GC

Target Score

Target Level

55

Silver

LEED Manager:

Madhura Dhayagude

10/8/2025

49	25	24	12	LEED v5 BDC NC		PTS	RESPONSIBLE
Y	H	L	N	CREDIT NAME			
1	1			MRc5: Construction and Demolition Waste Diversion (C)		2	GC
8	3	2	0	6. Indoor Environmental Quality (IEQ)			
P				EQp1: Construction Management Plan (C)			GC
P				EQp2: Fundamental Air Quality (D)			MECH
P				EQp3: No Smoking or Vehicle Idling (D)		0	ARCH OWNER
1				EQc1: Enhanced Air Quality (D)		1	ARCH MECH
5	1	1		EQc2: Occupant Experience (D)		7	ARCH OWNER MECH LIGHTING
1				EQc3: Accessibility and Inclusion (D)		1	ARCH OWNER
	1	1		EQc4: Resilient Spaces (D)		2	ARCH MECH
1	1			EQc5: Air Quality Testing and Monitoring (C)		2	GC OWNER MECH
3	1	6	0	7. Project Priorities & Innovation			
	1			Inc1A: Project Priorities		1	TBD
		1		Inc1B: Project Priorities		1	TBD
		1		Inc1C: Project Priorities		1	TBD
		1		Inc1D: Project Priorities		1	TBD
		1		Inc1E: Project Priorities		1	TBD
		1		Inc1F: Project Priorities		1	TBD
		1		Inc1G: Project Priorities		1	TBD
1				Inc1H: Project Priorities		1	TBD
1				Inc1I: Project Priorities		1	TBD
1				Inc2: LEED Accredited Professional		1	WSP BE

Notes

Yes points are considered very likely

High Probability points need to be discussed, compliance confirmed

Low Probability credits are more complicated and expensive so considered unlikely.

XX points within reach when combining *Y* and *H* points.

Additional Requirements for projects targeting Platinum Certification

F.3.1 INTEGRATIVE PROCESS, PLANNING & ASSESSMENTS

The project team will meet the following LEED requirements in the Integrative Process, Planning & Assessments (IP) category of the LEED scorecard, for a total of 1 Yes point. Please refer to the Simple Scorecard for more information.

1. Prerequisites

- a. IPp1: Climate Resilience Assessment (D) – Built Ecology (BE) to facilitate a design charette and LEED goal setting workshop with the integrated project team to work towards completing a climate and natural hazard assessment.
- b. IPp2: Human Impact Assessment (D) – BE to facilitate a design charette and LEED goal setting workshop with the integrated project team to work towards completing a human impact assessment.
- c. IPp3: Carbon Assessment (D) – BE to track data from EAp1: Operational Carbon Projection and Decarbonization Plan, EAp5: Fundamental Refrigerant Management, MRp2: Quantify and Assess Embodied Carbon, and LTc4: Transportation Demand Management (optional).

2. Credits

- d. IPc1: Integrative Design Process (D) (1 Yes) – BE to facilitate a design charette and LEED goal setting workshop with the integrated project team.

F.3.2 LOCATION AND TRANSPORTATION

The project team will meet the following LEED requirements in the Location and Transportation (LT) category of the LEED scorecard, for a total of 7 Yes points. Please refer to the Simple Scorecard for more information.

1. Credits

- a. LTc1: Sensitive Land Protection (D) (1 Yes) – The project will pursue Option 1. Previously Developed Sites. Supporting documentation to be prepared by architect or civil engineer.
- b. LTc2: Equitable Development (D) (2 High Likely) – To obtain confirmation by authority having jurisdiction that site is a brownfield site. Phase II ESA and Hazmat Report are in progress. Project was built in 1947. Assumed not affordable housing. Potential to explore Option 2 Path 1 Support Local Economy or Option 3 Equitable Construction as well.
- c. LTc3: Compact and Connected Development (D) (4 Yes, 1 High Likely) – Option 3 Walk Score of 74 gets 2 points in v5. Project to explore Option 1 Surrounding Density and Option 4 Surrounding Density and Development. Option 2 Access to Transit is not met.
- d. LTc4: Transportation Demand Management (D) (2 Low Likely) – Option 1 Path 1 Reduce Parking and Option 2 Active Travel Facilities seem unlikely. Potential to explore Option 1 Path 2 Parking Fee which is unlikely. Confirmed no bike storage.
- e. LTc5: Electric Vehicles (D) (2 Yes) – No EVSE planned yet but likely. Annotated parking plan to be prepared by architect.

F.3.3 SUSTAINABLE SITES

The project team will meet the following LEED requirements in the Sustainable Sites (SS) category of the LEED scorecard, for a total of 6 Yes points. Please refer to the Simple Scorecard for more information.

1. Prerequisites

- a. SSp1: Minimize Site Disturbance (D) – BE to review Erosion and Sedimentation Control Plan documentation prepared by civil engineer or general contractor. Site assessment worksheet to be completed by civil engineer, landscape architect, and architect.

2. Credits

- a. SSc1: Biodiverse Habitat (D) (2 Low Likely) – To confirm habitat restoration and bird-friendly glass.
- b. SSc4: Enhanced Resilient Site Design (D) (2 Low Likely) – Project architect to design for 2 natural hazards, most likely drought, extreme heat, or wildfires.
- c. SSc5: Heat Island Reduction (D) (2 Yes) – Hardscape SR values to be provided along with corresponding areas. Roof SRI value to be provided. Annotated site plan, roof plans, and area takeoffs to be prepared by architect. Tree canopy shading to be prepared by landscape architect.
- d. SSc6: Light Pollution Reduction (D) (1 Yes) – Lighting zone to be confirmed. Luminaire schedule showing BUG ratings and mounting heights to be provided. BE to provide technical support and review documentation prepared by electrical engineer or lighting designer.

F.3.4 WATER EFFICIENCY

The project team will meet the following LEED requirements in the Water Efficiency (WE) category of the LEED scorecard, for a total of 5 Yes points. Please refer to the Simple Scorecard for more information.

1. Prerequisites
 - a. WEp1: Water Metering and Reporting (D) – Confirm permanent water meters that measure the total potable water use for the buildings and associated grounds. BE to review documentation prepared by civil engineer or plumbing engineer.
 - b. WEp2: Minimum Water Efficiency (D) – BE to review documentation prepared by landscape architect for outdoor water use reduction. Low-flow Water Sense fixtures and Energy Star equipment and appliances to be specified. Confirm existence of pre-rinse spray-valves and ice machines. Cutsheets and plumbing fixture data to be provided by plumbing engineer or architect.
2. Credits
 - a. WEc1: Water Metering and Leak Detection (D) (1 Yes) – Submeter irrigation and domestic hot water use. BE to review documentation prepared by plumbing engineer.
 - b. WEc2: Enhanced Water Efficiency (D) (4 Yes, 2 High Likely, 2 Low Likely) – Project likely to pursue Option 1 Whole-project Water Use and Option 4 Outdoor Water Use.

F3.5 ENERGY AND ATMOSPHERE

The project team will meet the following LEED requirements in the Energy and Atmosphere (EA) category of the LEED scorecard, for a total of 16 Yes points. Please refer to the Simple Scorecard for more information.

1. Prerequisites
 - a. EAp1: Operational Carbon Projection and Decarbonization Plan (D) – BE to work with the energy modeling team and integrated project team to coordinate the review and completion of early design analysis, site energy estimate, and carbon projections. The project is currently tracking 5 points for EAc1: Electrification.
 - b. EAp2: Minimum Energy Efficiency (D) – Energy modeler to prepare documentation.
 - c. EAp3: Fundamental Commissioning (C) – Confirm commissioning agent. Commissioning agent to prepare documentation.
 - d. EAp4: Energy Metering and Reporting (D) – BE to review documentation prepared by electrical engineer.
 - e. EAp5: Fundamental Refrigerant Management (D) – To confirm mechanical equipment. BE to review documentation prepared by mechanical engineer.
2. Credits
 - a. EAc1: Electrification (D) (5 Yes) – Project to pursue Option 1 No On-site Combustion. To confirm all-electric laundry and kitchen equipment. The county prefers all-electric equipment.
 - b. EAc2: Reduce Peak Thermal Loads (D) (2 Yes, 2 High Likely, 1 Low Likely) – Strategies to be determined. TAB reports required. Confirm air leakage testing and WUFI modeling. Option 2 Ventilation Energy Recovery, Option 3 Thermal Bridging, and Option 4 Envelope Loads options are likely.
 - c. EAc3: Enhanced Energy Efficiency (D) (4 Yes, 2 High Likely, 4 Low Likely) – Project to pursue Option 2 Energy Simulation. Process Load Equipment reductions are possible. Energy modeler to prepare documentation.
 - d. EAc4: Renewable Energy (D) (1 Yes, 2 High Likely) – Confirm on-site renewables. Solar panels are not required by code. BE to assist owner in procuring green power and prepare documentation with data provided by energy modeler.
 - e. EAc5: Enhanced Commissioning (C) (3 Yes, 1 High Likely) – Monitoring-based commissioning recommended. Commissioning agent to prepare documentation.
 - f. EAc6: Grid-Interactive (D) (2 High Likely) – To confirm strategies. Project to explore Demand Response Program. Option 1 Energy Storage is unlikely.
 - g. EAc7: Enhanced Refrigerant Management (D) (1 Yes, 1 High Likely) – To confirm mechanical equipment. BE to review documentation prepared by mechanical engineer.

F3.6 MATERIALS AND RESOURCES

The project team will meet the following LEED requirements in the Materials and Resources (MR) category of the LEED scorecard, for a total of 6 Yes points. Please refer to the Simple Scorecard for more information.

1. Prerequisites
 - a. MRp1: Planning for Zero Waste Operations (D) – Provide locations for the safe collection and storage of recyclables as well as batteries and e-waste. Annotated floor plans and zero waste operations planning to be prepared by architect and ownership team.
 - b. MRp2: Assess and Quantify Embodied Carbon (D) – BE to coordination with architect to quantify embodied carbon.

2. Credits

- a. MRC2: Reduce Embodied Carbon (D) (2 Yes, 1 High Likely, 3 Low Likely) – Project to pursue Option 1 Whole-building Life Cycle Assessment. Additional option to pursue Option 2 EPD Analysis during construction.
- b. MRC3: Low-Emitting Materials (C) (1 Yes, 1 High Likely) – BE to review documentation prepared by general contractor.
- c. MRC4: Building Product Selection and Procurement (C) (2 Yes, 3 High Likely) – BE to provide technical support and review documentation including product data and cost information prepared by general contractor.
- d. MRC5: Construction and Demolition Waste Diversion (C) (1 Yes, 1 High Likely) – BE to review documentation prepared by general contractor.

F3.7 INDOOR ENVIRONMENTAL QUALITY

The project team will meet the following LEED requirements in the Indoor Environmental Quality (IEQ) category of the LEED scorecard, for a total of 8 Yes points. Please refer to the Simple Scorecard for more information.

1. Prerequisites

- a. IEQq1: Construction Management Plan (C) – BE to review documentation prepared by general contractor.
- b. IEQp2: Fundamental Air Quality (D) – Energy modeler or mechanical engineer to complete documentation. BE to facilitate coordination between the mechanical engineer and energy modeler and review documentation. Architect to provide entryway mats.
- c. IEQp3: No Smoking or Vehicle Idling (D) – Owner to confirm policy and signage. Annotated site plans showing locations of no-smoking signage needed. No vehicle idling confirmed.

2. Credits

- a. IEQc1: Enhanced Air Quality (D) (1 Yes) – Option 1 Increased Ventilation threshold of 30% increase is highly likely. BE to review documentation prepared by mechanical engineer.
- b. IEQc2: Occupant Experience (D) (5 Yes, 1 High Likely, 1 Low Likely) – To confirm strategies among Option 1 Biophilic Environment Path 1, Option 2 Adaptable Environment, Option 3 Thermal Environment, Option 4 Sound Environment, and Option 5 Lighting Environment. Acoustical consultant assumed. BE to review documentation prepared by architect and consultants.
- c. IEQc3: Accessibility and Inclusion (D) (1 Yes) – Project architect to confirm and document accessibility features.
- d. IEQc4: Resilient Spaces (D) (1 High Likely, 1 Low Likely) – To confirm strategies. Option 4 Operable windows could be possible and an easy strategy. The team can achieve 1 point with 50% operable windows or 2 points with 75% operable windows.
- e. IEQc5: Air Quality Testing and Monitoring (C) (1 Yes, 1 High Likely) – To confirm air quality testing or monitoring.

PROJECT PRIORITIES & INNOVATION

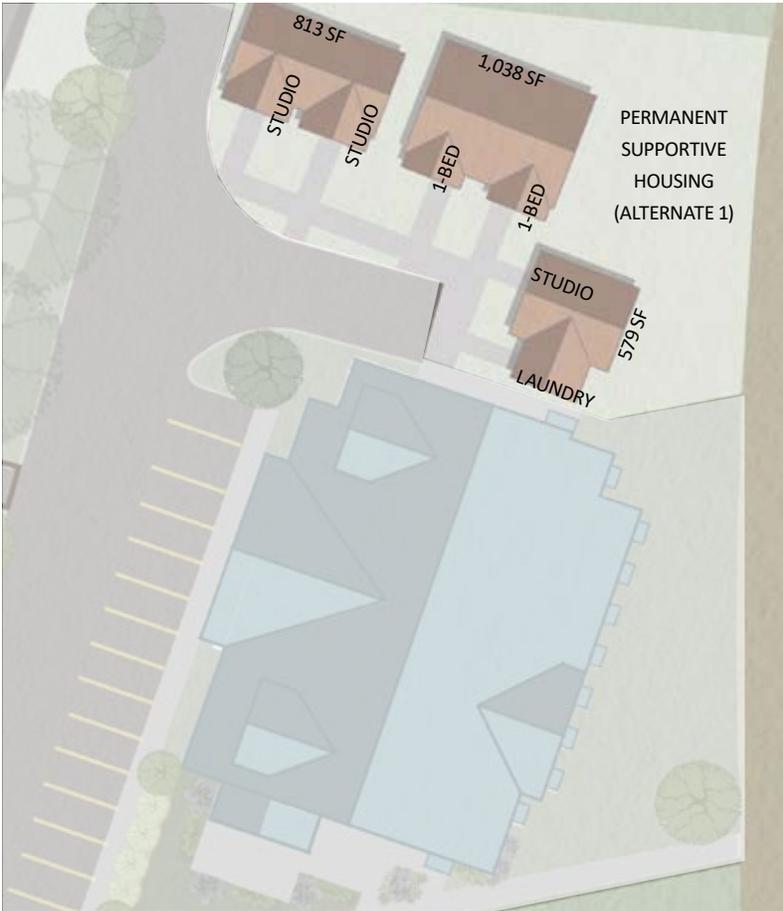
The project team will meet the following LEED requirements in the Project Priorities & Innovation (IN) category of the LEED scorecard, for a total of 3 Yes points. Please refer to the Simple Scorecard for more information.

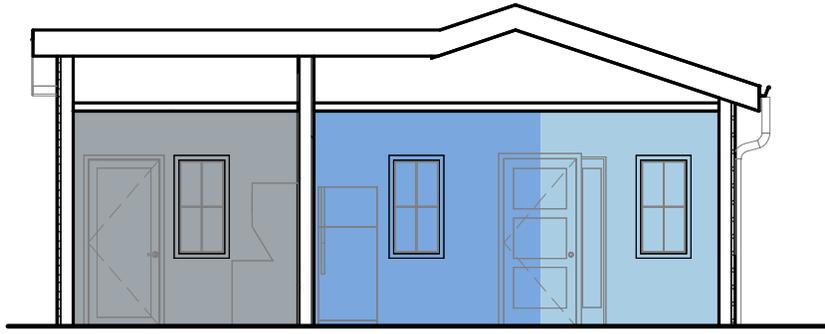
1. Credits

- a. INc1A: Project Priorities (1 High Likely) – Construction and Demolition Waste Diversion: Exemplary Performance. Divert at least 80% of the total construction and demolition material.
- b. INc1B: Project Priorities (1 Low Likely) – Earthquake Resilient Spaces
- c. INc1C: Project Priorities (1 Low Likely) – Enhanced Air Quality: Exemplary Performance OR Enhanced Refrigerant Management: Exemplary Performance
- d. INc1D: Project Priorities (1 Low Likely) – Enhanced Water Efficiency: Exemplary Performance
- e. INc1E: Project Priorities (1 Low Likely) – Heat Island Mitigation with Cool Walls
- f. INc1F: Project Priorities (1 Low Likely) – Integrating Energy Modeling in the Design Process
- g. INc1G: Project Priorities (1 Low Likely) – Lead Risk Reduction OR Water Quality Assessment
- h. INc1H: Project Priorities (1 Yes) – Onsite Carbon Sequestration Through Planting. Landscape architect to complete i-Tree Planting Calculator to assess CO2 sequestered.
- i. INc1I: Project Priorities (1 Yes) – Resilience Information Summary. Submit a summary of resilience considerations using the template.
- j. INc2: LEED Accredited Professional (1 Yes) – BE has LEED AP.

G. PERMANENT SUPPORTIVE HOUSING (ALTERNATE 1)

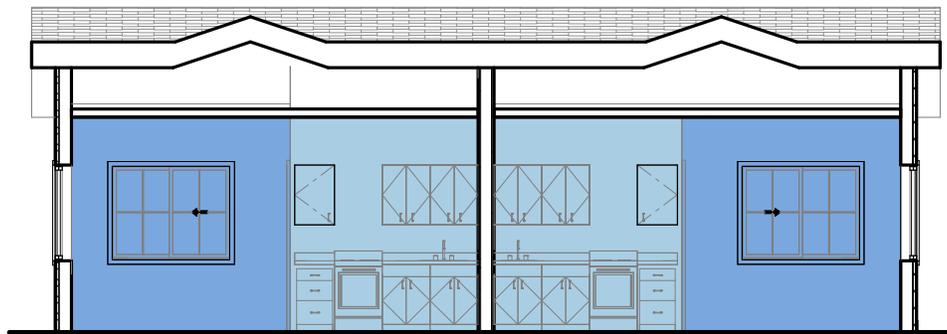
G.1	SITE & MASSING CONCEPT
G.2	FLOOR PLAN
G.3	ELEVATIONS
G.4	EXTERIOR & INTERIOR FINISH SCHEDULE
G.5	STRUCTURAL & BUILDING SYSTEM DESIGN





SECTION 1

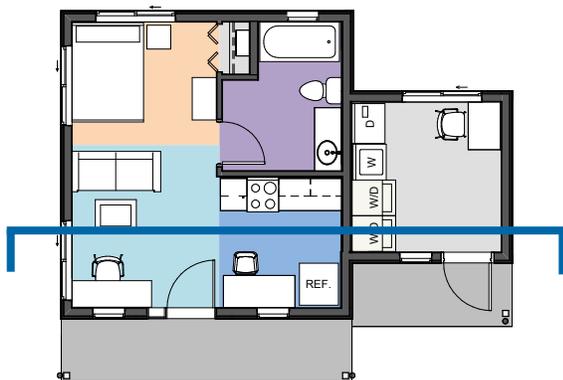
1/8" = 1'-0"



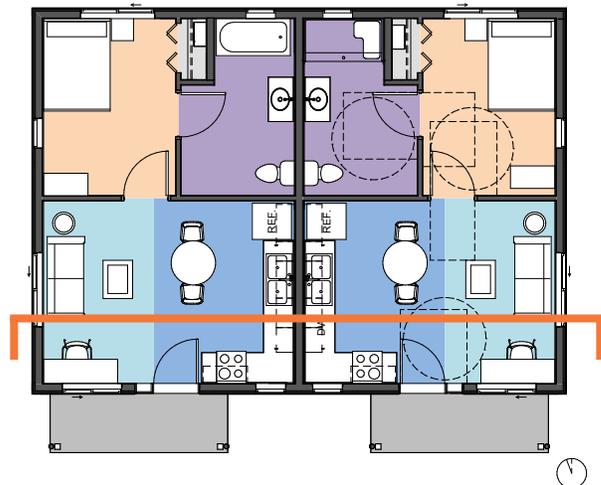
SECTION 2

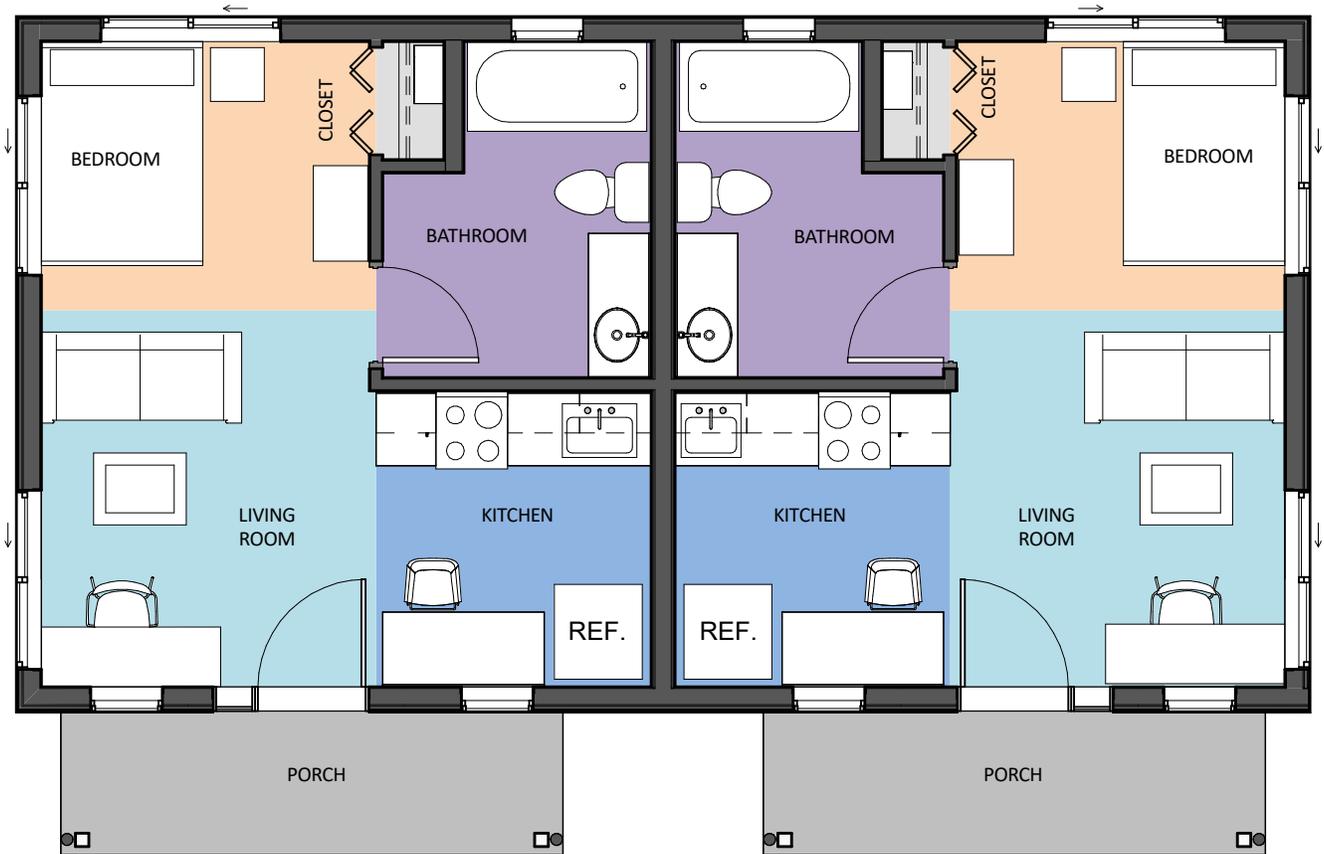
1/8" = 1'-0"

SECTION 1



SECTION 2





FLOOR PLAN - STUDIOS

3/16" = 1'-0"

306 SF EACH UNIT

LEGEND

-  LIVING ROOM
-  KITCHENS
-  BATHROOMS
-  BEDROOMS
-  PORCH
-  CLOSET/LAUNDRY

PLAN NORTH



ACCESSIBLE UNIT



FLOOR PLAN - 1 BEDROOMS

3/16" = 1'-0"

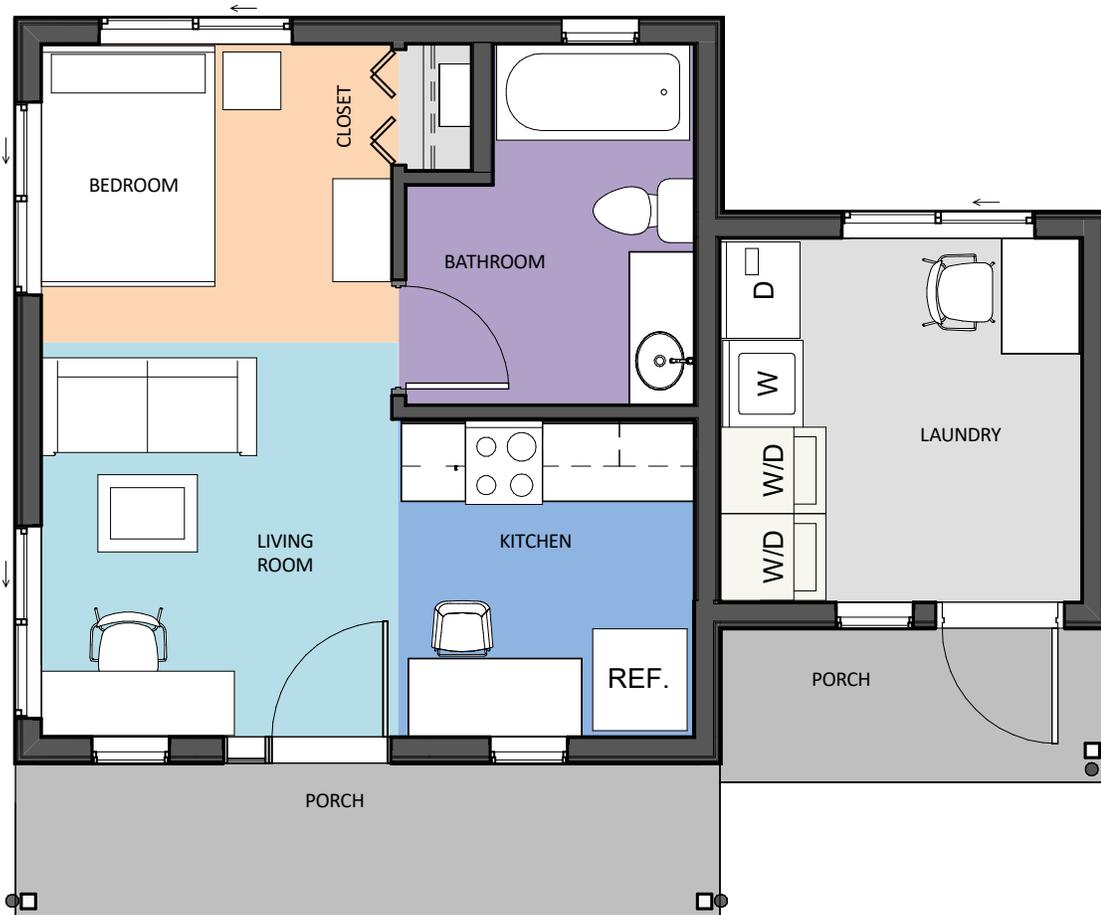
418 SF EACH UNIT

PLAN NORTH



LEGEND

- LIVING ROOM
- KITCHENS
- BATHROOMS
- BEDROOMS
- PORCH
- CLOSET/LAUNDRY



FLOOR PLAN - STUDIO AND LAUNDRY

3/16" = 1'-0"

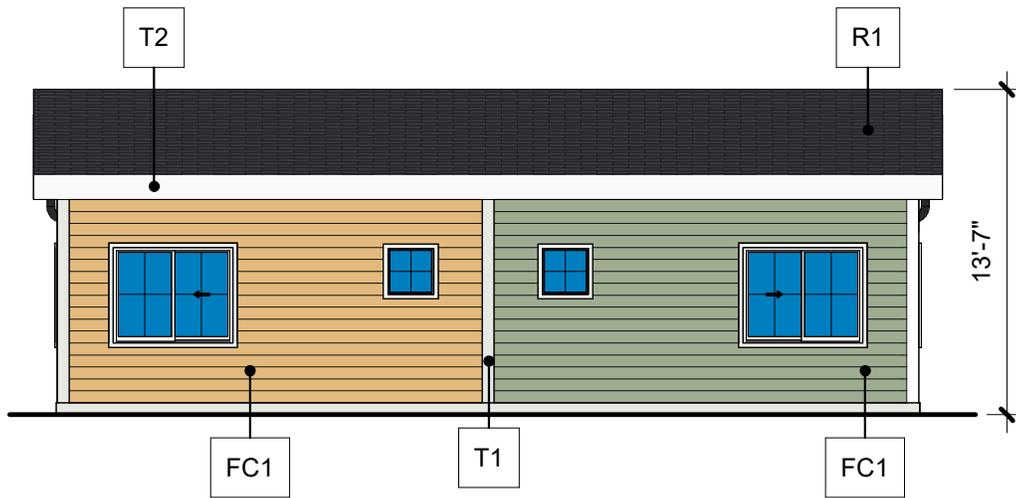
STUDIO: 306 SF
LAUNDRY: 89 SF

LEGEND

	LIVING ROOM
	KITCHENS
	BATHROOMS
	BEDROOMS
	PORCH
	CLOSET/LAUNDRY

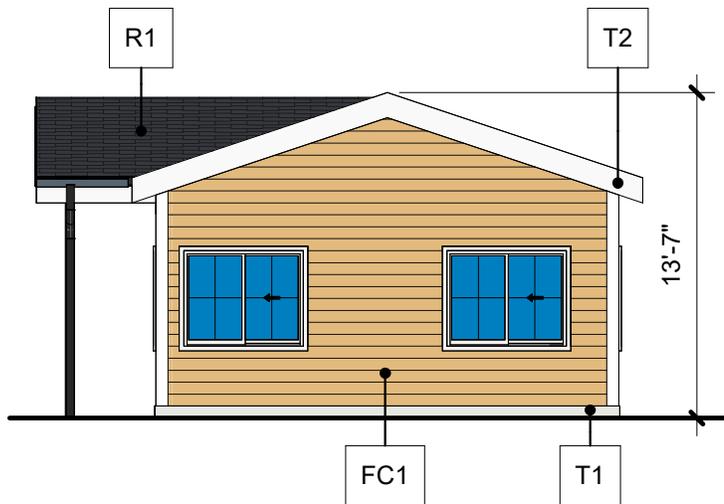


The massing concept and the materials were chosen to best reflect the context of the local community as well as to coordinate with the Social Rehabilitation Center (SRC) design. The design intent for the SRC can be found in prior sections of this criteria document. See pages 108-109 for finish schedules.



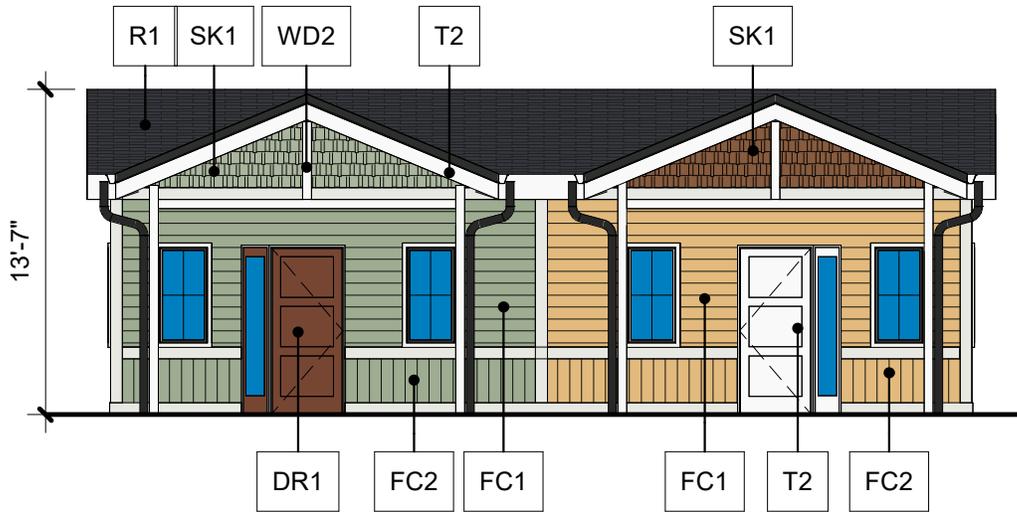
STUDIOS - NORTH ELEVATION

1/8" = 1'-0"



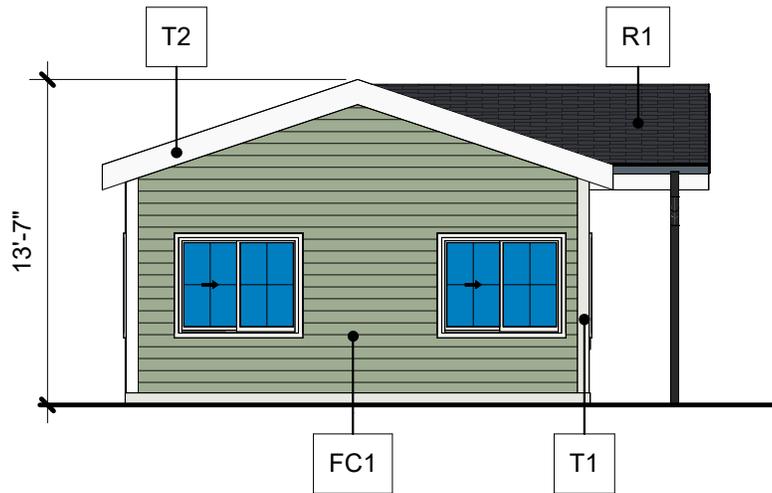
STUDIOS - EAST ELEVATION

1/8" = 1'-0"



STUDIOS - SOUTH ELEVATION

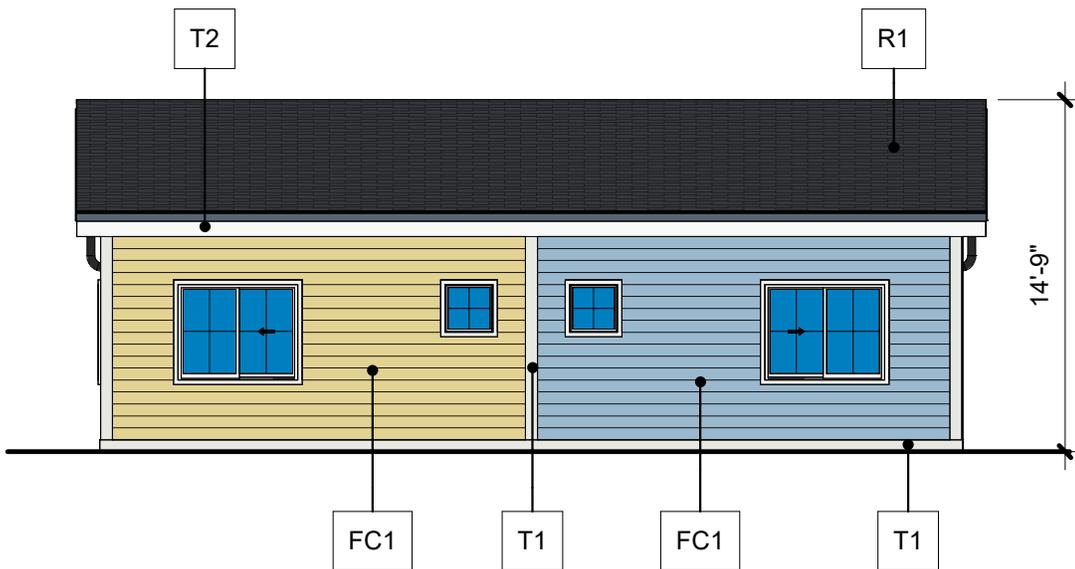
1/8" = 1'-0"



STUDIOS - WEST

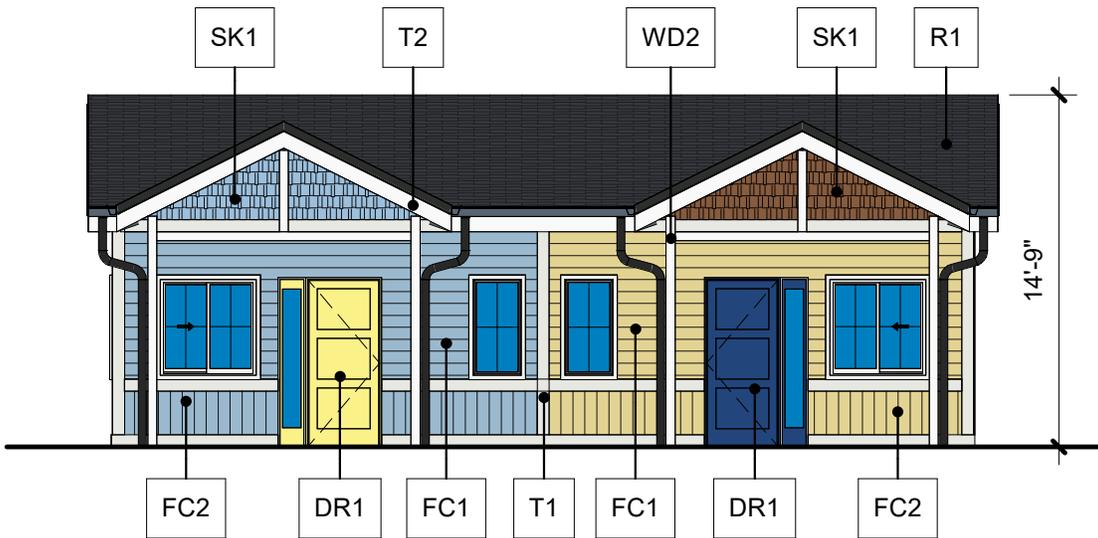
1/8" = 1'-0"

NOTE: See pages 108-109 for finish schedules.



1 BEDROOM - NORTH ELEVATION

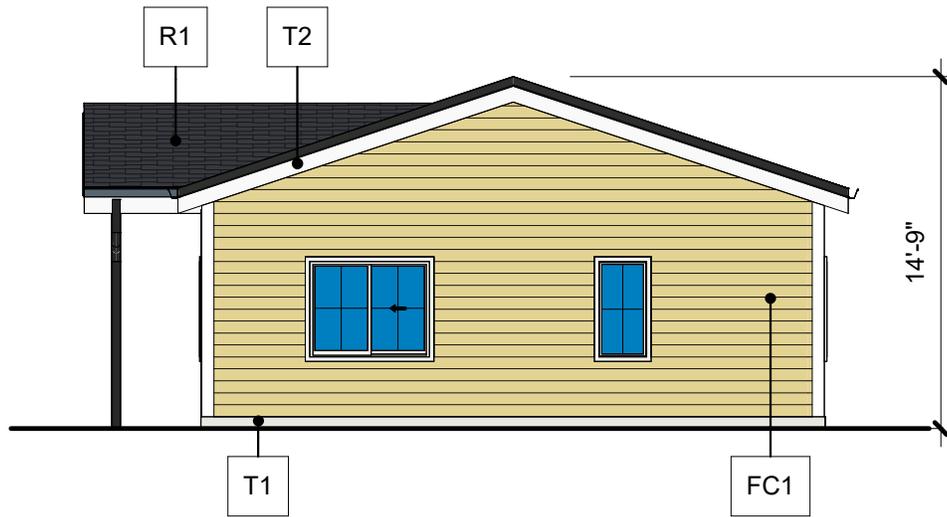
1/8" = 1'-0"



1 BEDROOM - SOUTH

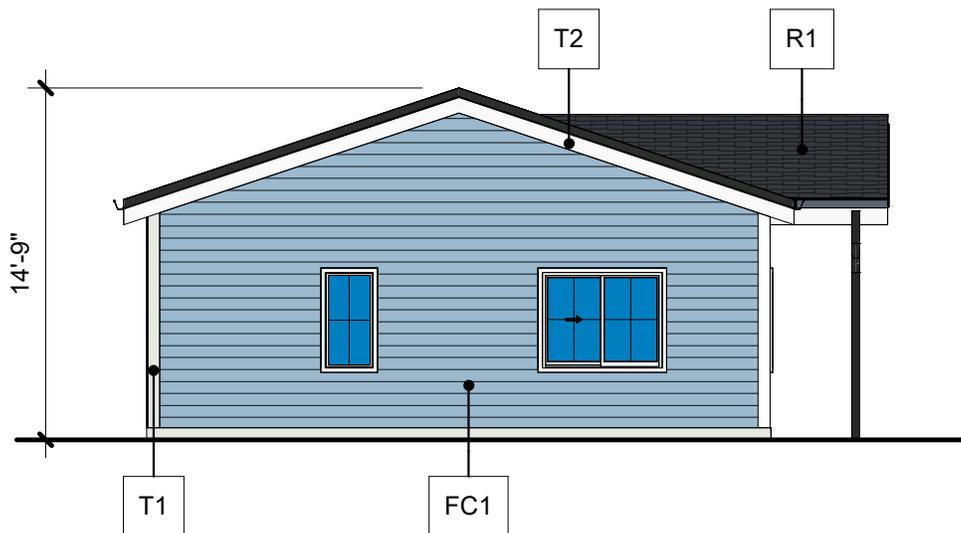
1/8" = 1'-0"

NOTE: See pages 108-109 for finish schedules.



1 BEDROOM - EAST ELEVATION

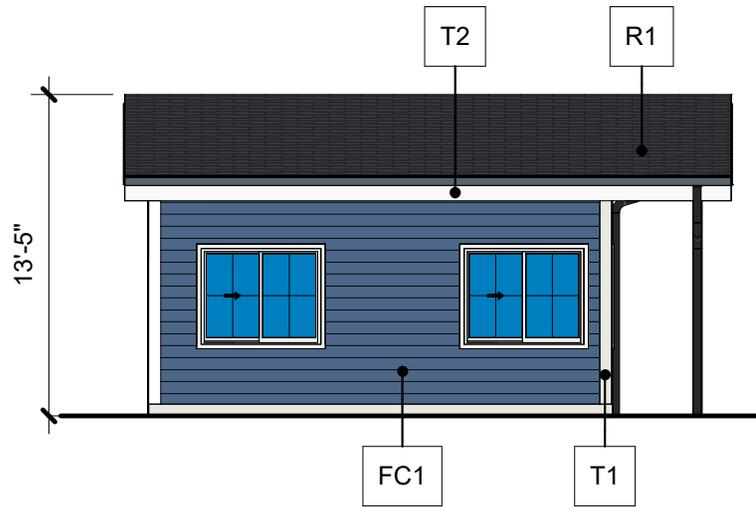
1/8" = 1'-0"



1 BEDROOM - WEST ELEVATION

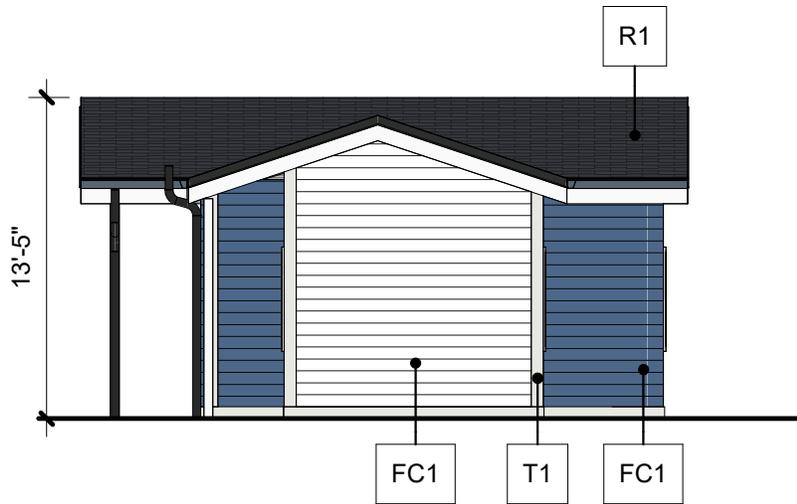
1/8" = 1'-0"

NOTE: See pages 108-109 for finish schedules.



STUDIO & LAUNDRY - NORTH ELEVATION

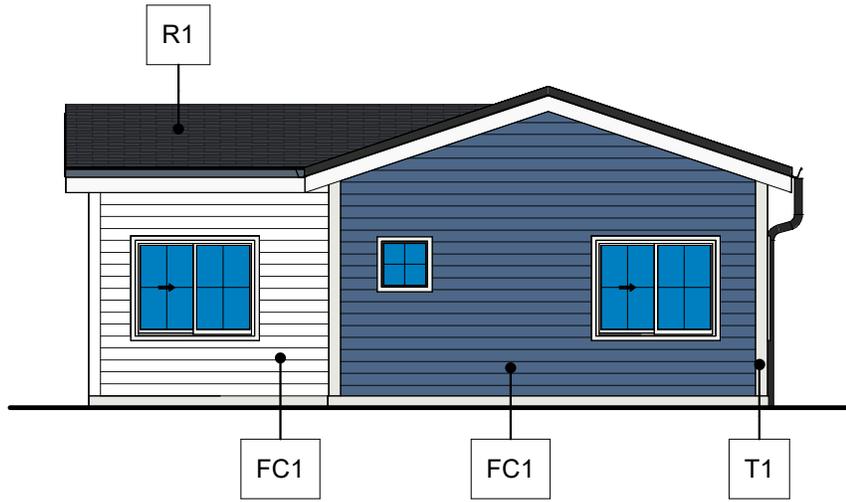
1/8" = 1'-0"



STUDIO & LAUNDRY - SOUTH ELEVATION

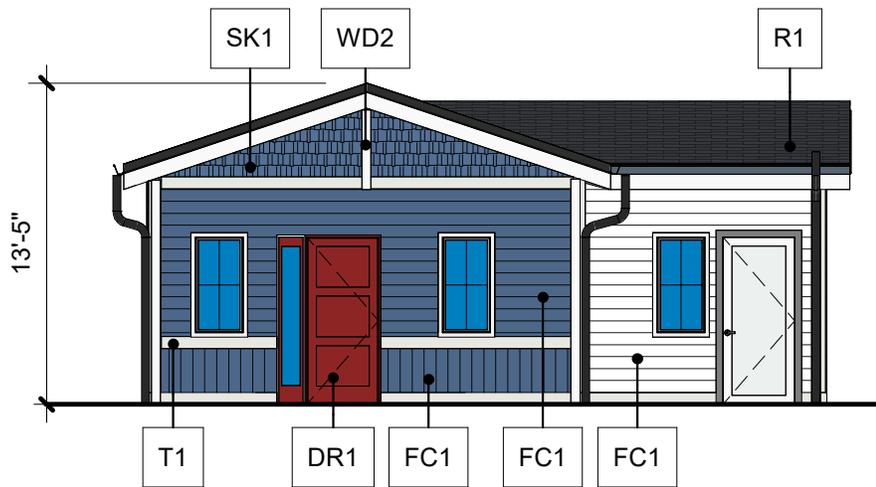
1/8" = 1'-0"

NOTE: See pages 108-109 for finish schedules.



STUDIO & LAUNDRY - EAST ELEVATION

1/8" = 1'-0"



STUDIO & LAUNDRY - WEST ELEVATION

1/8" = 1'-0"

NOTE: See pages 108-109 for finish schedules.

EXTERIOR & INTERIOR FINISH SCHEDULE

EXTERIOR FINISH SCHEDULE

NOTE: Finishes shown are basis of design. DBE to also comply with the County's Building Design and Construction Guidelines.

LEGEND	MATERIAL DESCRIPTION	LOCATIONS OF USE	BASIS OF DESIGN PRODUCT SPECS OR EQUAL
EXTERIOR			
ROOF			
R1	Asphalt shingles	Roof	Asphalt shingles factory finish grey.
WALLS			
FC1	Fiber Cement Lap Siding	Dormers and majority of siding	5 1/4" fiber cement lap siding, with wood look texture,color: painted similar to exterior elevations
FC2	Fiber Cement Vertical Panel Siding	Exterior wainscot	5 5/8" wood plan texture with 3/8" grooved fiber cement vertical panels, color: painted similar to exterior elevations
SK1	Fiber Cement Siding Shingles	Above exterior wainscot	Straight edge panel, color: painted similar to exterior elevations
T1	6" Fiber Cement Trim		color: white
T2	12" Fiber Cement Facia Trim		color: white
WD2	Wood trusses per structural specifications	Covered Entry	painted white
WD3	Structurally specified wood columns		painted white
GLAZING			
	Clear Laminated Insulating Glass with Low-E Coating	Exterior Glazing	1-5/16" Laminated IGU Glass with PVB interlayer Low-E coating on No.2 surface; mfr. Standard. U-Factor: 0.25 max. Solar Heat Gain Coefficient: 0.21 max.
DOORS			
DR1	Doors - wood	exterior wood doors	Construction: stile-and-rail three panel Finish: painted similar to match elevations
	Door Frames - metal	exterior metal doors	Hollow metal, welded one-piece Finish: paint
	Door Hardware		Note: acceptable substitutes shown in parenthesis; if no substitutes shown, then substitutes are not allowed Hinges: Hager (Stanley, McKinney) Continuous Hinges: Select (Roton, Pemko) Locks, Latches, Conventional Standard Cylinders, Stand Alone Key Pad Devices: Sargent (no substitutes) Exit Devices: Von Duprin (no substitutes) Closers: LCN (no substitutes) Push, Pulls, & Protection Plates: Ives (Trimco, BBW) Flush Bolts: Glynn- Johnson (Ives) Dust Proof Strikes: Glynn-Johnson (Ives) Coordinators: Glynn-Johnson (Ives) Stops: Glynn-Johnson (Ives) Thresholds: National Guard (Pemko, Zero) Seals & Bottoms: National Guard (Pemko, Zero) Low Energy Door Operators: LCN (Stanley) Power Supplies for Electric Hardware: Same mfr as device Electrified Strikes: Hes (Adams Rite)

INTERIOR FINISH SCHEDULE

NOTE: Finishes shown are basis of design. DBE to also comply with the County's Building Design and Construction Guidelines.

LEGEND	MATERIAL DESCRIPTION	LOCATIONS OF USE	BASIS OF DESIGN PRODUCT SPECS OR EQUAL
CEILING			
GWB-1	Gypsum Wallboard Ceiling	all spaces, except where shown to receive alternate finish as noted below	
GWB-2	Gypsum Wallboard Ceiling, Moisture-Resistant	Bathroom	
FLOORING			
LVT-1	Luxury Vinyl Tile	General flooring at Studio & 1-Bedroom and Laundry	Mannington Commercial LVT Note: 20 MIL wear layer
WALLS			
PT-1	Paint - General		Sherwin Williams Low VOC Latex Paint - 2 Coats Finish: Eggshell Wall Finish to be Level 4 GWB
PT-2	Paint - Trim	Wood Base & Hollow Metal Frames	Sherwin Williams Low VOC Latex Paint - 2 Coats Finish: Semi-gloss
PT-3	Paint - Accent Color		Sherwin Williams Low VOC Latex Paint - 2 Coats Finish: Eggshell Wall Finish to be Level 4 GWB Note: Quantity of accent colored paint TBD; assume minimum of 2 accent paint colors (PT-3, PT-4)
WT-1	Wall Tile	Bathroom	Crossville Material: Porcelain Size: 12"x24" Grout: Polymer-modified portland cement
WT-2	Wall Tile	Backsplash at Kitchen	Decorative glazed ceramic tile Grout: Polymer-modified portland cement
FRP-1	Fiber Reinforced Panel	Laundry	Note: locate up to 4'-4" AFF on all walls
WALLS - BASE			
WB-1	Painted Wood Base	General base at Studio & 1-Bedroom (except Bathrooms)	Paint grade wood base Size: 4" high Profile: Straight
RB-1	Rubber Base	Laundry	Armstrong 4" high coved rubber base
CASEWORK			
PL-1	Plastic Laminate	Casework/vertical surfaces: Kitchen, Bathroom, Laundry Shelving: Closet	Wilsonart High-Pressure Laminate Finish: Matte Note: assume quantity of up to four different plastic laminates
SS-1	Solid Surface	Casework/countertops: Kitchen, Bathroom, Laundry	Dupont Corian Thickness: 3/4"
WINDOW TREATMENT			
WT-1	Mini Blinds	All exterior windows	Hunter Douglas 1" aluminum horizontal mini blinds control: manual, push/pull, cordless
MISCELLANEOUS			
	Toilet Accessories		Stainless Steel: AISI 18-8 Type 304 with No. 4 finish
	Doors	interior doors	Hollow core, paint grade
	Door Frames	interior doors	Wood frame, paint grade
	Door Hardware		Note: acceptable substitutes shown in parenthesis; if no substitutes shown, then substitutes are not allowed Hinges: Hager (Stanley, McKinney) Continuous Hinges: Select (Roton, Pemko) Locks, Latches, Conventional Standard Cylinders, Stand Alone Key Pad Devices: Sargent (no substitutes) Exit Devices: Von Duprin (no substitutes) Closers: LCN (no substitutes) Push, Pulls, & Protection Plates: Ives (Trimco, BBW) Flush Bolts: Glynn-Johnson (Ives) Dust Proof Strikes: Glynn-Johnson (Ives) Coordinators: Glynn-Johnson (Ives) Stops: Glynn-Johnson (Ives) Thresholds: National Guard (Pemko, Zero) Seals & Bottoms: National Guard (Pemko, Zero) Low Energy Door Operators: LCN (Stanley) Power Supplies for Electric Hardware: Same mfr as device Electrified Strikes: Hes (Adams Rite)

G.5.1 STRUCTURAL

G.5.1.1 STRUCTURAL SYSTEMS

The permanent supportive housing structures will be primarily wood framed residential style construction. The structures will consist of a combination of stud bearing walls, and wood posts for the vertical gravity carrying members. Exterior walls will be utilized as bearing walls. Typical exterior bearing walls could consist of 6-inch deep 2x studs with plywood sheathing on one face, while typical interior bearing walls could consist of 4-to-6-inch deep 2x studs with gypsum board sheathing on both sides. Window and door openings will be framed with wood headers. Depending on roof configuration, premanufactured wood trusses or solid sawn joists with plywood sheathing will be used to support the typical roof areas and can accommodate a range of roof slope geometries.

The proposed lateral system for the structures consists of structural sheathed wood framed shear walls. This is an efficient system for bearing wall building as the exterior and selected interior walls can also double as shear walls. The wall sheathing and roof diaphragm will likely consist of ½" plywood. Posts will be required at the ends of shear walls, with holdowns anchored into the foundation.

G.5.1.1 FOUNDATION SYSTEMS

A geotechnical engineering report has been provided by Terracon (report dated November 4, 2025). Based on the findings presented in this report, the project site has a potential for earthquake-induced liquefaction, leading to possible vertical settlement and lateral soil movement. Vertical settlements are estimated to be up to ½ to 1 inch and lateral spread movement of approximately 7 ½ inches could occur. These effects can be mitigated through use of a mat foundation or by utilizing ground improvement of the existing soils on site. Aggregate piers are the recommended ground improvement method and drilled displacement columns are a potential alternate method. Once ground improvement is completed, shallow foundations may be used to provide support for the building and floor slab. The floor slab is assumed to be a 5" thick slab on grade constructed over the top of the foundation elements.

Site preparation recommendations include removal of existing soils within the footprint of the proposed structures and below exterior hardscape or paving areas. This should be completed to a nominal depth of two feet below bottom of footings or bottom of slabs / paving. Existing soils could be conditioned and used for fill or imported fill materials may be used. Refer to the geotechnical engineering report for additional recommendations and requirements.

The geotechnical engineering report should be studied carefully, and Terracon should be consulted prior to finalizing the foundation and ground improvement design for the project.

For information on buildign structural materials and design criteria refer to section E.1.5 and E1.6.

G.5.2 MECHANICAL SYSTEMS

G.5.2.1 GENERAL REQUIREMENTS

A. All Mechanical Design Criteria for the new Permanent Supportive Housing (PSH) buildings shall be the same as what is documented for the Social Rehabilitation Center (SRC) building except as modified and documented below in this section.

G.5.2.2 HVAC SYSTEM

A. The mechanical system for the Permanent Supportive Housing buildings will utilize a single split system heat pump for each independent unit.

B. Outdoor heat pump units shall be located at the back of the buildings and anchored to a 6-inch concrete housekeeping pad.

C. The indoor fan coil units shall be located in the attic space above each unit. Access to the units shall be via an exterior door into the attic space from exterior of the units.

D. The Laundry Room shall be provided with a wall mounted, ductless, split system heat pump.

E. Air distribution shall be ducted to each room. Room temperature sensors shall be adjustable by the tenants and also connected to the main BMS/DDC system in the SRC.

F. An exhaust fan shall be located in the bathroom of each one bedroom or studio unit and shall be controlled via a wall switch.

G.5.3 PLUMBING AND FIRE SUPPRESSION SYSTEMS

G.5.3.1 GENERAL REQUIREMENTS

A. All Plumbing and Fire Protection Design Criteria for the new Permanent Supportive Housing (PSH) buildings shall be the same as what is documented for the Social Rehabilitation Center (SRC) building except as modified and documented below in this section.

G.5.3.2 PLUMBING SYSTEMS

A. Component Requirements:

1. Plumbing Piping Systems
2. Domestic Water Heaters – Electric tankless water heater
3. Plumbing Fixtures

B. Plumbing Systems

1. Sanitary Sewer System

a. A new waste and vent system will be provided within each PSH building for all sanitary fixtures and equipment. These services will be required in any location where plumbing fixtures are present.

2. Storm Water System

a. A storm drain and overflow system shall service the building and shall be designed to accommodate the requirements of the project with minimal piping. Provide sheet metal gutters and downspouts as indicated on the Architectural drawings.

3. Domestic Cold Water System

- a. A domestic water supply will be extended into to building from the water main downstream of the water meter and reduced pressure backflow preventer provided by site utilities contractor, no further than 5' outside the building.
- b. Provide domestic cold water to all plumbing fixtures within each PSH building including dishwasher and ice maker in the refrigerator
- c. Water metering shall be provided to meet the project goal of LEED Silver Certification. Provide separate water meters for the building, hot water system, and irrigation.
- d. Provide exterior recessed hose bibs with lockable covers around each PSH building.

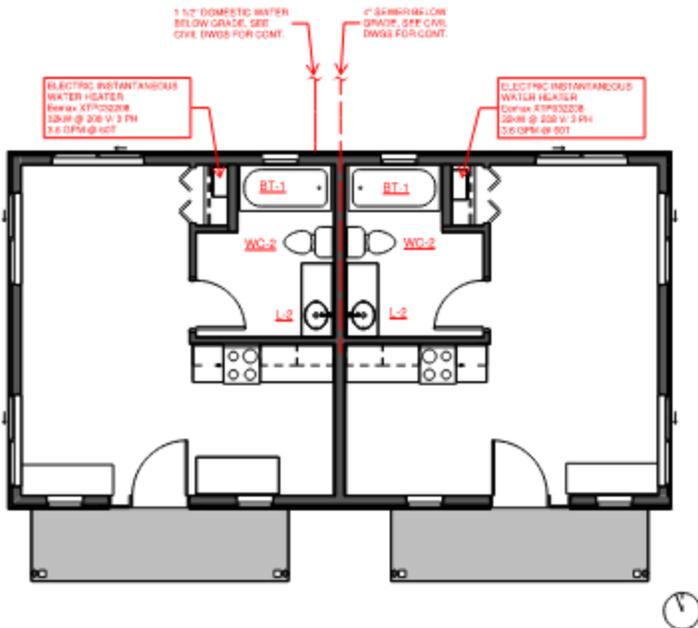
4. Domestic Hot Water Production

- a. Provide a domestic hot water system with an electric instantaneous tankless water heater, including, and expansion tank.
- b. The domestic hot water will be heated to 120°F and distributed at 120 F. The temperatures are set to minimize conditions that promote the growth of disease-causing bacteria and microorganisms.
- c. The piping will be sized to limit the velocity in any section of the system to a maximum of five (4) feet per second for hot water and hot water return piping.
- d. The hot water system will be insulated in accordance with the plumbing code and Title 24 requirements.
- e. The entire hot water system will be sterilized with a hydrochloride solution per the 2025 California Plumbing Code section 609.9.

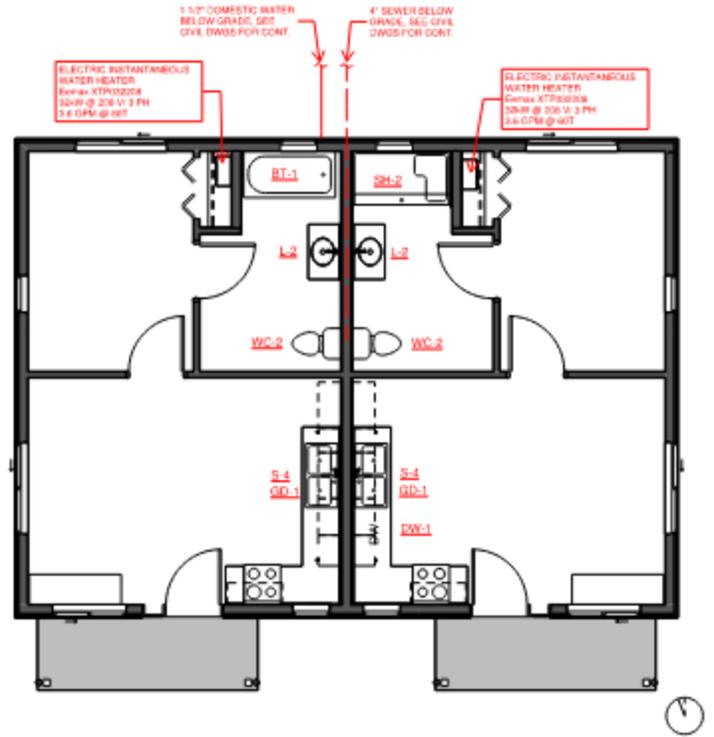
C. Plumbing Fixtures – Water conservation type and ADA compliant

1. Water conserving fixtures will be provided wherever restricted flows will not interfere with functional needs to meet the project goal of LEED Silver Certification.
2. Water closets will be floor mounted, flush tank, vitreous china with siphon jet action.
3. Water conserving (1.28) flush tank type. Trip lever shall be on wide side of stall.
4. Lavatories will be drop-in counter mounted type, case work with knee space below, vitreous china, ADA Compliant.
5. Lavatory faucets will be manually operated with hot and cold water, with flow restrictors to maintain maximum flowrates.
6. Showers will be provided with an ADA compliant shower head, quick disconnect hand shower with flexible hose and pressure balancing valve. Shower enclosures shall be ADA compliant with preformed shower pan and floor drain. Provide an additional floor drain in the center of the restroom.
7. Floor drains: Cast iron double drain with clamping flange, bottom outlet, 6" square heel-proof adjustable strainer.
8. Kitchen Sinks: ADA compliant double compartment stainless steel with single lever faucet. Provide In-Sink-Erator Evolution Cover Control, ¾ horsepower garbage disposal.
9. Ice maker water box, recessed water supply box with integral water hammer arrestor with lead free quarter turn valve.
10. Washing machine box, recessed supply and drain box with integral water hammer arrestor on supplies and quarter turn valves.

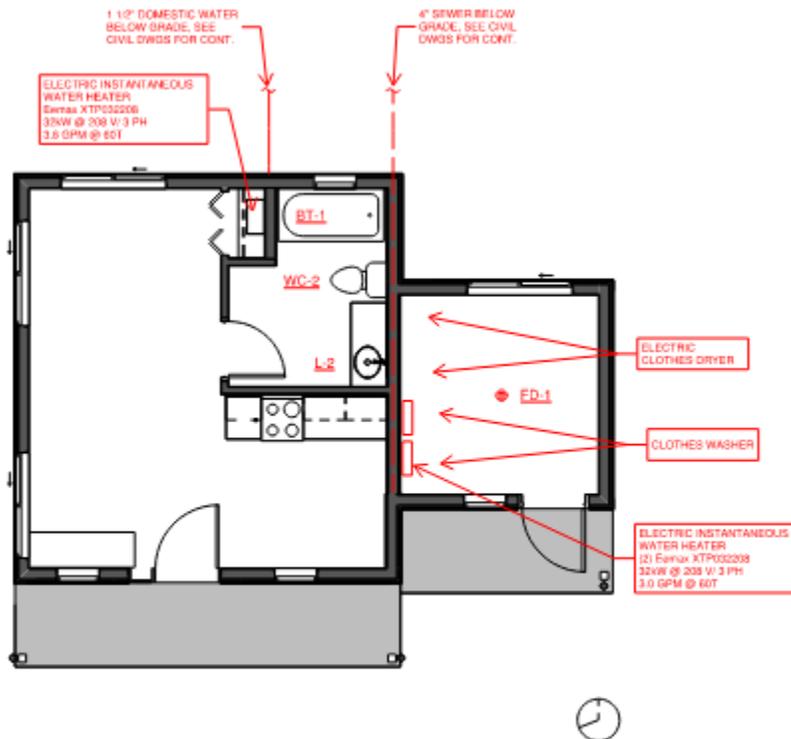
SHERMAN - HOMEKEY+
Preliminary Study



FLOOR PLAN - STUDIOS
3/16" = 1'-0"



FLOOR PLAN - 1 BEDROOM
3/16" = 1'-0"



FLOOR PLAN - STUDIO AND LAUNDRY
3/16" = 1'-0"

G.5.3.3 FIRE PROTECTION SERVICES

A. General

1. Systems will be designed in accordance with listed applicable Codes, Standards and Authorities having jurisdiction, the Underwriters requirements and in accordance with current engineering practices.

B. Fire Protection System

1. The buildings will be fully sprinklered in accordance with the latest NFPA 13 and the requirements of the local Fire Marshall and designed by a licensed Fire Protection Engineer.

2. The backflow prevention device as required by the city will be coordinated and located with the Civil engineer. Building entry with appropriate backflow prevention, valves, and alarms will be located within the building.

3. A Siamese connection will be provided at grade level for fire department connection to the fire protection system.

4. Sprinkler heads will be quick-response. Provide concealed or exposed sprinkler heads as required by the architect.

5. Braided flex connectors may be used on individual sprinkler head branches.

6. The fire detection system interface will consist of flow alarms in the sprinkler system, and valve supervision as required by code.

7. Other supports, anchorages, and restraints for equipment and special conditions will be installed per the structural drawings.

G.5.4 ELECTRICAL SYSTEMS

G.5.4.1 GENERAL REQUIREMENTS

A. All Electrical systems shall be designed and installed in accordance with the latest edition of applicable local, state, and federal codes.

B. All systems shall comply with the County's Building Design and Construction Guidelines.

C. Contractor shall be responsible for all permits associated with all work within the project scope.

G.5.4.2 ELECTRICAL SYSTEMS

A. The permanent supportive housing units shall be fed from and separately metered from the Social Rehabilitation Center main service switchboard. Each unit shall be provided with a dedicated 120/208V, 3-Phase, 4-Wire 60A branch panelboard, located on the back exterior or each unit.

B. Receptacles shall be AFCI-type and quantities shall be per NEC, or CEC where adopted, 210.12(A). Tamper resistant receptacles shall be provided within all bedrooms. GFCI-type receptacles shall be provided when located within 6'-0" of a sink. A minimum of one (1) weatherproof GFCI-type receptacle shall be provided on housing unit exterior.

C. LED light fixtures shall be specified for use for all interior and exterior areas of the housing units.