"The City With a Heart"

Community Development Department

AGENDA
Community Development Directors Hearing
Amended on June 4 to include staff report and attachments to Item 3.A
June 4, 2026
4:30 PM

IN PERSON* MEETING LOCATION San Bruno City Hall Conference Room 115 567 El Camino Real San Bruno, CA 94066 *Please turn off all electronic devices before the start of the meeting to prevent disruptions*	**Zoom Link*** https://sanbruno-ca-gov.zoom.us/j/87584453023 **Phone Line:** 1 (669) 444 9171 **Webinar ID:** 875 8445 3023 **Webinar Password:** 567765 *Teleconference broadcasting is offered in the meeting via Zoom as a courtesy to the public. **No public comment accepted via Zoom

PUBLIC COMMENT: In person attendees who want to provide public comment, will be asked to fill out a speaker card and turn it in to the Planning Division. Public comment may also be emailed to planning@sanbruno.ca.gov. Comments received via email will not be read aloud during the meeting.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or modifications to participate in this meeting should contact the planning department or the Project Planner noted on the public notice at least 48 hours prior to the meeting at (650) 616-7038 or via email at planning@sanbruno.ca.gov.

*Any disclosable public writings related to an open session item on a regular meeting agenda and distributed by the City to the Director less than 72 hours prior to that meeting are available for public inspection at the Community Development Department Office at City Hall located at 567 El Camino Real, San Bruno, California during normal business hours. In addition, the city may also post such documents on the City's Website at https://www.sanbruno.ca.gov/AgendaCenter.

1. **CALL TO ORDER**

2. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**
   Individuals are allowed 3 minutes. It is the Community Development Department's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Director from discussing or acting upon any matter not agendized pursuant to State law.

3. PUBLIC HEARINGS

A. Use Permit (UP26-001)– 750 El Camino Real (APN: 020-126-220):

Request for a Use Permit to allow a 16,795 square-foot private community facility (PACE medical facility/adult daycare center) that will be operated by North East Medical Services (NEMS) within the existing building on a 0.67 acre site within the TOD2 zoning district.

The proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section §15301, Class 1, Existing Facilities.

Planner: Evan Schieber, Assistant Planner

4. ADJORNMENT

Posted on June 1, 2026

POSTING: I declare a copy of this agenda was posted at City Hall, 567 El Camino Real, San Bruno, among other locations in the city limits of San Bruno, on June 1, 2026, by 6:00 p.m.

_____
Lupita Huerta, City Clerk

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

Date: June 4, 2026

Agenda Item: 3A

Decision-Body: Community Development Director

Prepared By: Evan Schieber, Assistant Planner

Project Location	750 El Camino Real (APN: 020-126-220)
Zoning Classification	TOD-2 (High density mixed-use)
Application Number(s)	Use Permit (UP26-001)
Subject	Request for a Use Permit to allow a 16,795 square-foot private community facility (PACE medical facility/adult daycare center) that will be operated by North East Medical Services (NEMS) within the existing building on a 0.67 acre site within the TOD2 zoning district.
Existing Conditions	The project site consists of one parcel (APN: 020-126-220) totaling 0.67 acres. The site includes a two-story office, surface parking areas, landscaping, site lighting, and internal circulation aisles. The building, as modified by a recent biotechnology laboratory tenant improvement, consists of 60% lab space and 40% office space. Surface parking is provided on the north of the site, with a total of 31 spaces serving the site. The parking area is accessed by two curb cuts along El Camino Real. There are no curb cuts along Hensley Avenue.
Proposed Conditions	The applicant proposes to convert the existing biotechnology laboratory into a PACE medical facility (adult daycare center). This project requires a major tenant improvement to the 16,795 square foot building, including the demolition of most interior features and the addition of patient exam rooms, a pharmacy, a therapy room, a nurse station, a pantry, and a large activity area for the patients. The PACE medical facility will serve approximately 30-40 seniors (age 55+) per day. The facility will provide both basic medical services and community activities. The medical services will primarily consist of routine services, such as primary care check-ups and physical therapy. The facility will be staffed by approximately 36-40 employees. The applicant is not proposing any major exterior modifications. The project will include new signage and de minimis exterior modifications, to be permitted prior to Planning final inspection.

	The applicant is not proposing any changes to the parking area, providing the existing 31 spaces primarily for employees. The majority of patients will be transported to and from the facility via vans provided by NEMS. The vans will load and unload patients in the site's two van-accessible parking spaces. When not in use, the vans will return to the NEMS garage and will not be stored on-site.

BACKGROUND: The site is currently vacant, last occupied by a car dealership which ceased operations in 2020. In 2023, the City approved a major tenant improvement to turn the site into a biotechnology laboratory under AR22-004. The project also included a lot line adjustment and parcel merger under LLA23-002 which was finalized in September 2023. The tenant improvement was completed in February of 2025.

ANALYSIS: The 16,795 square foot building is designed for biotechnology laboratory space, resulting from a recent tenant improvement. The project proposes to convert the biotechnology laboratory space into a PACE medical facility (adult daycare) which staff has deemed to be a combination of the following two uses: (1) medical office and (2) private community facility uses. The latter use is conditionally permitted and meets required findings as shown in Attachment 2.

The project site is located within a half mile of the San Bruno Caltrain Station and is located adjacent to El Camino Real, which are considered a major transit stop and a high-quality transit corridor, respectively.

Due to AB 2097, the City is unable to require off-street parking spaces for the project, as it is within a half mile of a major transit stop. However, the project does provide 31 off-street parking spaces. A large majority of patients will be transported to and from the site using shuttle vans provided by the facility, substantially minimizing the need for patient parking that is typically needed for a community facility. In addition, to prevent street parking issues in the neighborhood, a condition of approval is included that will require all employee, patient parking, and loading to occur onsite.

ENVIRONMENTAL IMPACT: The project is categorically exempt from environmental guidelines *(Class 1, Section §15301)* as it involves interior modifications to existing structures.

MAILED NOTICE: In accordance with San Bruno Municipal Code Section 12.132.030, a mailed notice was sent to all owners of property within 300 feet of the subject site on May 21, 2026 and published in the San Mateo Daily Journal on May 23, 2026; not less than ten or more than thirty days before the scheduled hearing date.

RECOMMENDATION: Staff recommends that the Community Development Director approve the Use Permit (UP26-001) based on Findings 1-3 and Conditions of Approval 1-44.

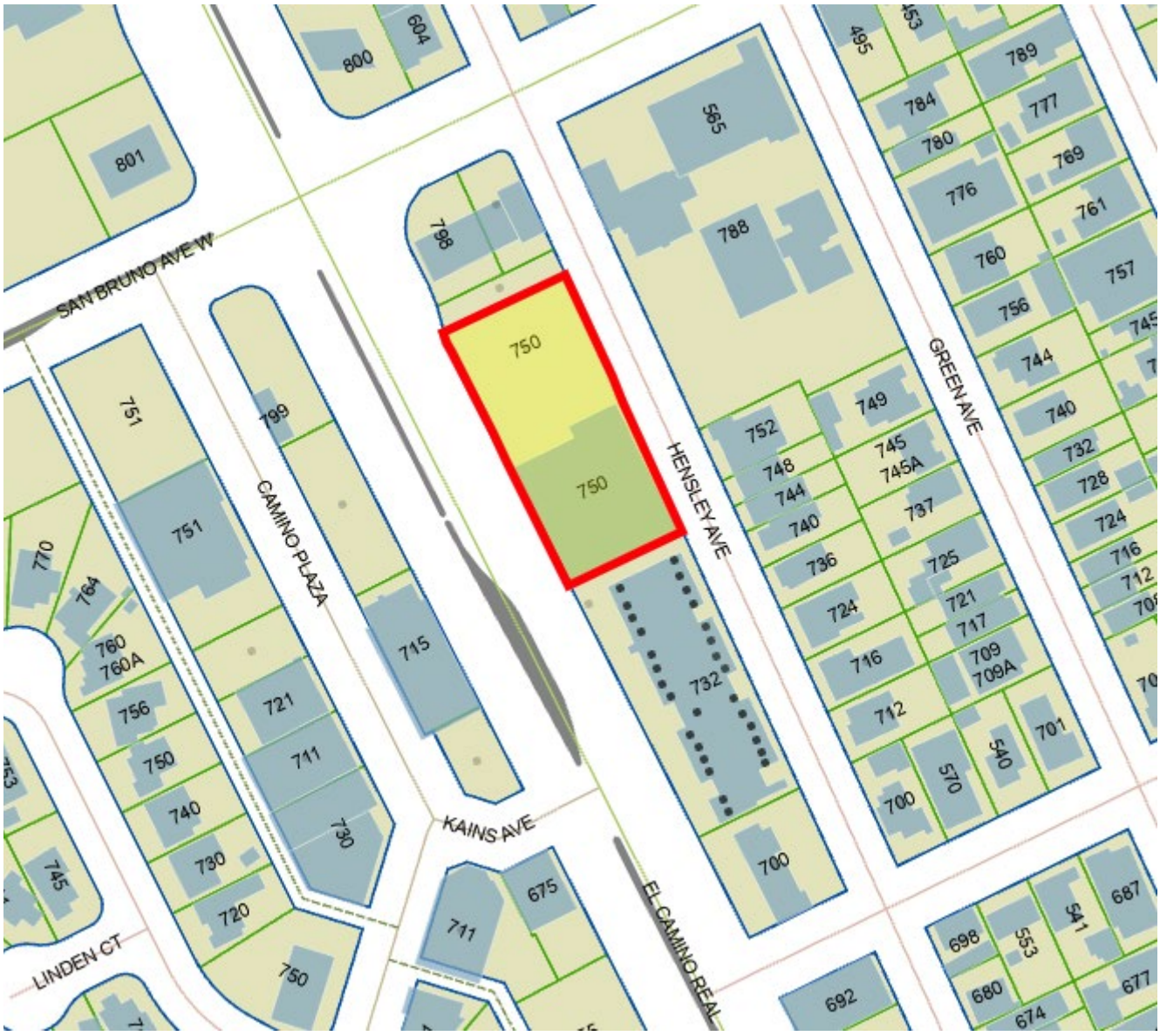
> ***Next Steps***: The Community Development Director is the final approval body for this project. There is a 10-day appeal period from the date of the Community Development Director's final action. Appeals shall be made in writing and filed with the City Clerk within ten days after the final action and as described in Section 12.64.042 of the San Bruno Municipal Code.

ATTACHMENTS:

1. Site Location Map
2. Project Findings for Approval
3. Conditions of Approval
4. Site Plan, Floor Plans, Elevations, Operational Narrative, and Fire Prevention Policy
5. Public Comment

ATTACHMENT 1:
SITE LOCATION MAP

UP26-001
750 El Camino Real



ATTACHMENT 2:
PROJECT FINDINGS FOR APPROVAL

UP26-001
750 El Camino Real

The Community Development Director shall grant a Use Permit and only if they make the findings required by Section 12.112.050 of the San Bruno Municipal Code. The required findings are in ***bold*** followed by staff's *analysis* basis for the findings.

Use Permit

1. **Will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

   The project adds a private community facility use into a vacant commercial building previously occupied by a car dealership and retrofitted for a biotechnology laboratory. All facility activities will occur within the enclosed building and the facility will only operate during typical working hours. The project also includes necessary operational infrastructure such as trash and hazardous waste material enclosures to support the proposed use. The project does not contain operational characteristics that would result in adverse impacts to surrounding properties. As conditioned, parking and loading activities are required to occur onsite, which will limit parking impacts in the neighborhood.

2. **Will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

   The project reuses a vacant commercial building and includes significant interior improvements. The use of vans to transport the majority of patients to and from the facility will help to minimize increased traffic from the project. The project improves the condition of the site and is not expected to result in negative impacts to surrounding properties or the community.

3. **Will not be inconsistent with the general plan.**

   The project is consistent with the General Plan's Transit Oriented Development land use designation, which supports a range of commercial uses along the El Camino Real corridor. The applicant is proposing a commercial use within an established commercial area and reuses a vacant building without increasing the overall building footprint.

ATTACHMENT 3:
CONDITIONS OF APPROVAL

UP26-001
750 El Camino Real

Planning Division

1. The applicant must file a declaration of acceptance of the following conditions by submitting a signed copy of the Decision Letter to the Community Development (CD) Department within 10 days of the CD Director's approval. Until the Decision Letter is filed, Use Permit (UP26-001) shall not be valid for any purpose and shall expire on June 4, 2028, two (2) years from the date of CD Director approval, unless a building permit has been secured before the two-year date.

2. Prior to occupancy of the structure, the property owner must obtain all required Building Permits from the Building Division.

3. Modifications to the building must be completed according to plans approved by the Community Development Director on June 4, 2026, except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. The applicant shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the project application.

5. All conditions of approval shall apply to the entire project and shall run with the land. The applicant and any successor in interest must comply with these conditions and operate the PACE facility at 750 El Camino Real in the manner as described in the staff report and as approved by the Community Development Director on June 4, 2026, except as required by these Conditions of Approval. Any deviation or change in business activities shall require prior authorization by the Community Development Director and may require full Planning Commission review. Failure to comply with these requirements may result in the City of San Bruno initiating revocation hearings pursuant to Section 12.78.080 of the San Bruno Municipal Code.

6. The signed copy of the Summary of Hearing shall be photocopied and included on a full-size page in the Building Division set of drawings.

7. Prior to Final Inspection, if required, all pertinent Conditions of Approval and all improvements must be completed to the satisfaction of the City of San Bruno. The Applicant shall be responsible for the cost of all City reviews and inspections required for all improvements associated with the project.

8. The applicant shall apply for a business license. Prior to business license approval the application shall apply for a business compliance permit.

9. The project must obtain Planning Final Inspection clearance prior to the issuance of a Certificate of Occupancy. The applicant must contact the Planning Division to schedule the required inspection.

10. Any new signage will require a separate Sign Review Permit through the Planning Division.

11. Any site, architectural, or landscape alteration will require a separate Architectural Review Permit through the Planning Division.

12. All activities associated with the use shall be conducted entirely within the enclosed building. Amplified music or sound shall not be audible outside of the tenant space.

13. The PACE facility shall operate only between the hours of 7:00 a.m. and 7:00 p.m., from Monday to Friday. Any request to modify the approved hours of operation shall require prior administrative review and approval by the Community Development Director.

14. The operator shall maintain the interior of the space in a clean and sanitary condition, including regular mat cleaning, waste disposal, and ventilation consistent with applicable health and building standards.

15. The business owner, or property owner in the absence of a business occupying the building, shall maintain the building, its landscaping, and surrounding site in a clean, orderly, and well-maintained condition at all times. All graffiti, tagging, or defacement of the building shall be removed or painted over with matching paint within 72 hours of occurrence. Ongoing upkeep, including repainting as necessary, shall be performed to ensure the building maintains a neat and well-kept appearance.

16. The tenant space shall not be used for sleeping, residential occupancy, temporary lodging, or any form of habitation. The use is limited to medical office and community facility as approved under Use Permit UP26-001.

17. No flashing, running, revolving, scintillating, or similar lights or lighting is permitted.

18. All rooftop mechanical equipment shall be screened from public view per SBMC Section 12.84.180(A)(1). Screening materials and parapets must be of sufficient height to completely block visibility of the equipment from adjacent streets, neighboring properties, and publicly accessible areas at ground level.

Screening shall be constructed of materials that are architecturally compatible with the building, integrated into the overall design, and finished to match the overall building. The Community Development Director shall approve the screening prior to installation.

19. All employee and patient parking and loading activities associated with the use shall occur entirely within the boundaries of the subject property. No employee or patient parking, queuing, loading, unloading, or pick-up/drop-off activity shall occur within the public right-of-way or on adjacent properties unless expressly authorized by the City.

20. Prior to Planning final inspection, the applicant shall submit and receive approval on a revised landscaping plan that is consistent with SBMC Section 12.100.070 and the San Bruno Parking Design Guidelines. The landscaping plan shall include the addition of one tree on the landscaping strip on the southwest portion of the parking lot, and one tree on the landscaping strip abutting the northern wall of the building. Additionally, the applicant shall obtain an arborist report documenting the health of all on-site trees and replant any trees that are in poor health.

21. The building shall comply with ground-floor building transparency requirements to the greatest extent possible, as stated in SBMC Section 12.280.040.

22. Debris and garbage bins shall not be placed on Hensley Avenue for garbage collection, and the bins shall only be placed outside on the designated trash collection day, unless otherwise authorized by the City.

23. Prior to Certificate of Occupancy, the project shall demonstrate compliance with TDM trip reduction targets as provided by the C/CAG TDM program or demonstrate that the proposed use will generate fewer than 100 vehicle trips per day.

Building Division

24. Governing Code: The project shall be designed to meet the applicable California Building Standards Code that is in effect at the time of the building permit application per *CBC 1.1.9*.

25. Imprint the Conditions of Approval on the plans submitted for building permits.

26. Hours of Construction: Please note on the plan: Per the City of San Bruno Municipal Code Section 6.16.070, the operation of any equipment or performance of any outside construction related to a project shall not exceed the noise level and time indicated below:

    Monday through Saturday:
    7:00 AM to 10:00 PM – 85 Decibels

10:00 PM to 7:00 AM – 60 Decibels

Sunday:
10:00 AM to 7:00 PM – 85 Decibels
7:00 PM to 10:00 AM – 60 Decibels

27. Waste Management: The permittee shall exclusively use Recology San Bruno for the collection and disposal of all solid waste, including all construction and demolition debris generated by this project. per SBMC 7.04.100 and SBMC 7.04.140.

28. Deferred Submittals: Where construction documents indicate that portions of the work are to be a deferred submittal, the deferred submittal package for those items must be submitted to the Building Division for review and approval prior to the fabrication or installation of those components. per *CBC 107.3.4.1*.

29. Revisions to Approved Plans: Any and all revisions, addenda, or requests for information (RFIs) that result in a change to the approved set of documents must be submitted to the Building Division for review and approval prior to the construction of the revised work. per *CBC 107.4*.

30. Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:
    a. Building Permit
    b. Grading Permit and Improvement Plan
    c. Fire Permit
    d. School District Development Impact fee requirements

31. Certificate of Occupancy: The building or structure shall not be used or occupied, in whole or in part, until a Temporary or Final Certificate of Occupancy has been issued by the Building Official per *CBC 111.1*.

Public Works Department

32. The Building Permit plan set shall include a construction staging plan indicating the following:
    a. Site plan showing the location of the construction staging, equipment and material storage area.
    b. Briefly describe/list use of construction staging area, e.g. equipment, debris box, porta potties…
    c. If a protective fencing is to be used to delineate and protect the construction staging area, indicate type of fencing, how fencing is to be secured, and type of screening, if screening to be used.
    d. Indicate if the construction staging area is to be illuminated at night.
    e. In case of emergencies, contact information shall be displayed in a clearly visible location and in bold black two-inch (2") tall lettering on a white background, to be seen from afar.

33. Contractor shall contain waste materials, rubbish and other debris resulting from the construction activities from encroaching into the right-of-way.

34. Prior to commencing construction, the contractor shall install temporary inlet protection BMPs on all storm drain inlets within and adjacent to the project area, including those on private property connected to the City storm drain system. Inlet protection shall be maintained and inspected throughout the duration of construction. The contractor shall prevent all illicit discharges from entering the City storm drain system in compliance with the City's Stormwater Management Ordinance.

35. The 811 'Call Before You Dig' notation shall be placed in a clear and visible location on each plan sheet. Any work that disturbs the ground; such as earthwork, demolition, excavation, grading, and landscape requires homeowners, contractors, sub-contractors, or any person responsible to individually call 811 for underground utility and/or service locations, and to pothole verify/expose utility and/or service prior to commencement of work. Include notation on plan sheets, https://call811.com/

36. Review of the fire protection system will be conducted by Public Works under a separate permit application. Because that review could not be completed at this stage, additional requirements may be imposed. The Applicant shall comply with all requirements issued as a result of that review.

Fire Department

37. Prior to issuance of building permits, the location and design of the Fire Control Room shall be revised and approved by the Fire Code Official. The Fire Control Room shall be located within the building at a location approved by the Fire Code Official and shall be situated at grade level with direct access from the exterior of the building.

    The Fire Control Room shall be dedicated solely to fire and life safety equipment and shall contain only fire protection system components, including but not limited to fire alarm control panels, emergency responder radio coverage system (ERRCS) equipment, main fire protection control valves, fire command and control equipment, and any other equipment required by the Fire Code Official. No other building systems, equipment, or storage shall be permitted within the room unless specifically approved by the Fire Code Official.

    The Fire Control Room shall have a minimum area of thirty-five (35) square feet and shall be maintained free of storage at all times. Durable, permanent signage approved by the Fire Code Official shall be installed on the exterior side of the access door identifying the room as the "Fire Control Room."

    All features, equipment, access arrangements, and room dimensions shall comply with the requirements of the California Fire Code and any additional requirements established by the Fire Code Official.

38. Follow all applicable codes, including but not limited to the current California Fire Code and local amendments, known as the San Bruno Fire Code, at the time of permit submittal.

39. SBFD only allows the following elements to be deferred (unless otherwise previously approved):
    a. Fire Alarms/Emergency Voice Evacuation systems
    b. Fire Sprinklers/Suppression systems
    c. Emergency Responder Radio Coverage systems
    d. Please state the types of systems being deferred (Ex: NFPA 13 (or 13R or 13D) Fire Sprinklers; NFPA 72 Manual (or Automatic) Fire Alarm system with Emergency Voice Evacuation; UL 300 or Clean Agent Fire Suppression system)

40. Building fire sprinkler system Fire Department Connections (FDCs) shall be located on the address side of the building in an approved location. Separate double detector check valves (DDCVs) with incorporated FDCs for the building shall be provided. Follow San Bruno standards for installation.

41. All Fire and Life Systems shall be inspected and approved by the Fire Department before any Certificate of Occupancy is granted.

42. Work with the Fire Department to develop a Fire Pre-plan for the building.

43. Fire alarm system to utilize horn strobe units in place of bells.

44. The FACP is located FACP Room to contain, or be immediately adjacent to, an exterior door.

45. The fire sprinkler system shall be monitored by an approved fire alarm system, which reports to a UL-listed central station.

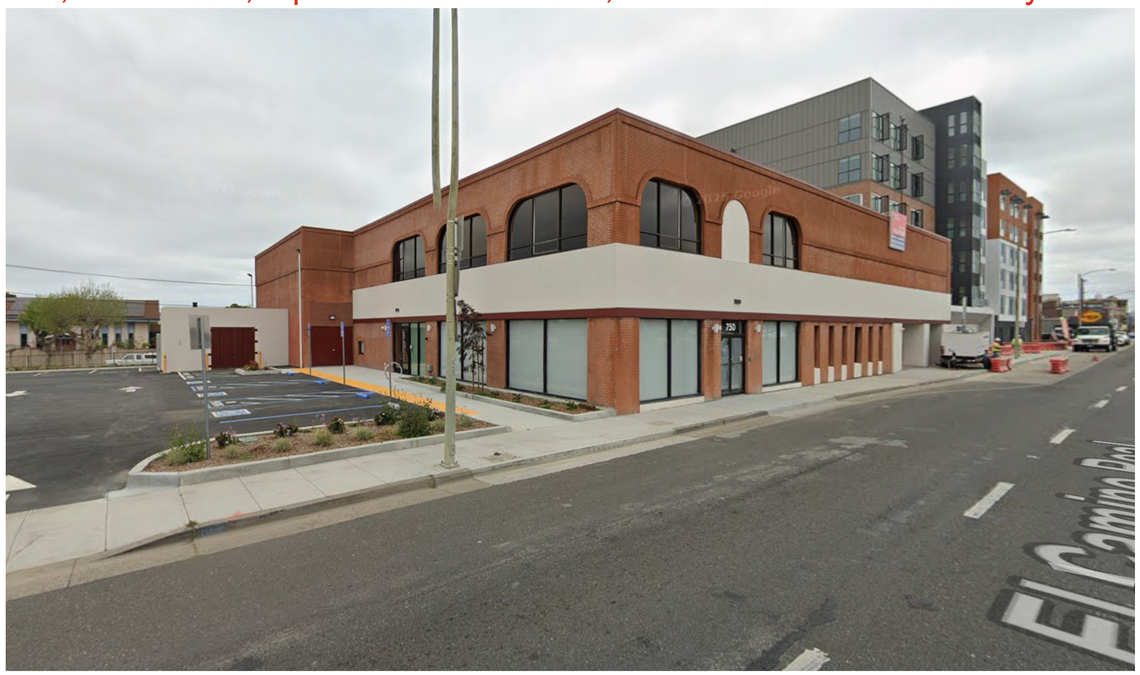
46. A master graphic annunciator panel shall be provided in the FACP room, showing the building in alarm and type of alarm.

47. Fire extinguishers shall be mounted in cabinets and shall not be obstructed or obscured from view.

48. Knox Boxes shall be provided at each main stairwell entrance, front lobby, and a Knox Elevator Box shall be located near the central bank of elevators. Two sets of keys to be provided for each Knox Box.

End of Conditions

Attachment 4: Site Plan, Floor Plans, Elevations, Operational Narrative, and Fire Prevention Policy



NEMS PACE CENTER

100% CD SET

750 EL CAMINO REAL, SAN BRUNO, CA 94066

5/8/2026

PROJECT DIRECTORY

OWNER:
NEMS
2171 JUNIPERO SERRA BLVD
DALY CITY, CA 94014
(888) 500-1866 x5980
WYLAND CHU

ARCHITECT:
MBH ARCHITECTS
960 ATLANTIC AVE
ALAMEDA, CA
(510) 865-8663
KEVIN ALBAUGH

STRUCTURAL ENGINEER:
HOLMES
235 MONTGOMERT ST #1250
SAN FRANCISCO, CA 94104
(415) 796-7106
Ben.Au@holmes.us

MECHANICAL:
ACIES ENGINEERING
15635 ALTON PKWY, SUITE 120
IRVINE, CA 92618
(408) 522-5255 x129
KEITH HUEN

ELECTRICAL:
ACIES ENGINEERING
15635 ALTON PARKWAY, SUITE 120
IRVINE, CA 92618
(408) 522-5255 x222
SILVESTRE ORIONDO

PLUMBING:
ACIES ENGINEERING
15635 ALTON PKEY, SUITE 120
IRVINE, CA 92618
(408) 522-5255
PAUL TEXEIRA

SPECIFICATIONS:
RAEBER & ASSOCIATES
443 GOLD MINE DRIVE
SAN FRANCISCO, CA
(415) 920-2244
JOHN RAEBER

CONTRACTOR:
HILLHOUSE COMMERCIAL CONSTRUCTION
140 CHARCOR AVE
SAN JOSE, CA 95131
(408) 467-1000
JESSICA REISWIG

PROJECT DESCRIPTION

THE ADDRESS FOR THIS PROJECT IS AS STATED BELOW:
750 EL CAMINO REAL,
SAN BRUNO, CA 94066
APN: 020-126-140 / 020-126-200

TENANT IMPROVEMENT TO CONVERT THE EXISTING 16,795 SQ FT TWO-STORY BUILDING WITH BASEMENT (LOWER LEVEL) TO A PACE CENTER, INCLUDING AN ADULT DAY HEALTH CARE (ADHC) AND AN OUTPATIENT CLINIC.

THE PROJECT IS A MIXED-USE FACILITY CONSISTING OF:
- ADULT DAY CARE – OCCUPANCY GROUP I-4 (CUSTODIAL CARE)
- CLINIC FUNCTIONS – OSHPD-3 (PROFESSIONAL HEALTH CARE)
- ADMINISTRATIVE SUPPORT SPACES – GROUP B

THE PROGRAM WILL SERVE APPROXIMATELY 300 SENIORS (AGE 55 AND OLDER), WITH AN AVERAGE DAILY ATTENDANCE OF 30–40 PARTICIPANTS AT FULL CAPACITY. PARTICIPANTS WILL RECEIVE CUSTODIAL CARE SERVICES PROVIDED MONDAY THROUGH FRIDAY FROM 8:30 AM TO 5:30 PM, WITH ATTENDANCE OCCURRING ON A DAY-PROGRAM BASIS DURING REGULAR OPERATING HOURS. SERVICES WILL BE DELIVERED BY AN INTERDISCIPLINARY PACE TEAM CONSISTING OF A PRIMARY CARE PROVIDER, REGISTERED NURSE, MASTER'S-LEVEL SOCIAL WORKER, PHYSICAL THERAPIST, OCCUPATIONAL THERAPIST, RECREATIONAL THERAPIST, DIETITIAN, PACE CENTER MANAGER, HOME CARE COORDINATOR, PERSONAL CARE ATTENDANTS, AND A DRIVER.
- PARTICIPANTS ARE CAPABLE OF SELF-PRESERVATION
- PARTICIPANTS ARE AMBULATORY
- PARTICIPANTS WILL RECEIVE CUSTODIAL SERVICE
- FACILITY IS NOT AN AMBULATORY CARE FACILITY
- FACILITY IS NOT A HOSPITAL OUTPATIENT FACILITY

INTERIOR SCOPE OF WORK INCLUDES DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS AND SUSPENDED CEILING SYSTEMS. INSTALLATION OF NEW PARTITIONS, DOORS, CEILING, FINISHES AND FURNITURE/EQUIPMENT AND ASSOCIATED STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS. EXTERIOR WORK INCLUDES ROOF MEMBRANE REPAIRS, REPLACEMENT OF ONE ROOF TOP UNIT, ADDING A NEW ROOF LADDER

AN ACCESSIBLE ROUTE BETWEEN THE FIRST STORY AT GRADE AND THE SECOND STORY ABOVE IS NOT REQUIRED PER CBC 11B-206.2.3 EXCEPTION 1.2 GIVEN THE FOLLOWING PROJECT CONDITIONS:
1. THE PROJECT IS PRIVATELY FUNDED
2. THE BUILDING IS LESS THAN THREE STORIES ABOVE GRADE PLANE.
3. ALL FACILITIES AND PRIMARY PROGRAM SERVICES PROVIDED TO THE PUBLIC ARE LOCATED WITHIN THE FACILITY AND ACCESSIBLE TO , AND USABLE BY ALL PERSONS WITH DISABILITIES AT AN ACCESSIBLE LEVEL
4. EMPLOYEE ONLY OFFICE ADMINISTRATION OCCURS AT THE NON-ACCESSIBLE SECOND STORY ABOVE GRADE HOWEVER EQUIVALENT EMPLOYEE OFFICE ADMINISTRATION IS ALSO PROVIDED AT AN ACCESSIBLE LEVEL.
5. THE ABSENCE OF AN ACCESSIBLE ROUTE TO THE SECOND STORY ABOVE GRADE PLANE DOES NOT ELIMINATE OTHER ACCESSIBILITY OBLIGATIONS AT THIS TIER. OTHER ACCESSIBILITY IMPROVEMENTS REQUIRED WITHIN THE ALTERED SECOND STORY WILL COMPLY WITH THE APPLICABLE CHAPTER 11B REQUIREMENTS GOVERNING EMPLOYEE WORK AREAS AND COMMON USE CIRCULATION TO THE EXTENT REQUIRED AND FEASIBLE.
6. AN EXISTING LIFT COMPLIES WITH ACCESSIBILITY REQUIREMENTS AND PROVIDES AN ACCESSIBLE ROUTE TO THE BASEMENT (LOWER LEVEL), FIRST STORY AT GRADE (MAIN LEVEL) AND FIRST STORY ABOVE THE BASEMENT (INTERMEDIATE LEVEL)

NO CHANGES MADE TO EXISTING PRIMARY ENTRANCES OR EXITS.

EXISTING PARKING LOT TO REMAIN.

PREVIOUS TENANT IMPROVEMENT PROJECT FOR REFERENCE (#B2212-0026): SITE ACCESSIBILITY ELEMENTS, INCLUDING PARKING AND PATH OF TRAVEL WERE PREVIOUSLY PERMITTED.

ALL PORTIONS OF THIS WORK ARE PRIVATELY FUNDED.

PROJECT INFORMATION

BUILDING ADDRESS:	750 EL CAMINO REAL SAN BRUNO, CA 94066	
BUILT YEAR:	1981	
ASSESSORS PARCEL NO.:	020-126-140 / 020-126-200	
EXISTING LAND USE:	RESEARCH AND DEVELOPMENT	
PROPOSED LAND USE:	PART MEDICAL OFFICE, PART COMMUNITY FACILITY	
ZONING:	TOD-2	
LOT SIZE:	29,060 SF	
OCCUPANCY TYPE:	BUSINESS GROUP B (CLINIC, OFFICES & PHARMACY)	
	ASSEMBLY GROUP I-4 (DAYCARE FACILITIES)	
	STORAGE GROUP S-2 (STORAGE)	
CONSTRUCTION TYPE:	TYPE IIIB	
BUILDING STORIES:	2 STORIES WITH BASEMENT	
BUILDING HEIGHT:	EXISTING 25'	
HIGHEST OCCUPIED FLOOR:	EXISTING 14' (FROM MAIN LEVEL TO UPPER LEVEL)	
EXISTING BUILDING AREA:	LOWER LEVEL	1,730 SF
	MAIN AND INTERMEDIATE LEVEL	12,325 SF
	UPPER LEVEL	2,740 SF
	TOTAL	16,795 SF
PROJECT AREA:	16,594 GROSS FLOOR AREA (SEE SHEET A0.1.1)	
FIRE PROTECTION:	• FULLY AUTOMATED FIRE SPRINKLER SYSTEM PER NFPA 13 • ALL VISUAL ALARMS, AUDIBLE ALARMS OR EMERGENCY WARNING SYSTEM TO COMPLY WITH 2025 CBC CHAPTER 9, 907.5.2.1, 907.5.2.3 AND NFPA 72 • FIRE ALARM SYSTEM SILENT KNIGHT • MAIN FIRE CONTROL PANEL AND ANNUNCIATOR PANEL • MANUAL PULL STATION • HORN STROBES • SMOKE DETECTORS • WATER FLOW ALARM • EMERGENCY RESPONDER RADIO COVERAGE SYSTEMS (ERRCS) IF REQUIRED BY AHJ	

APPLICABLE CODES

ALL NEW WORK SHALL COMPLY WITH FOLLOWING:
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA EXISTING BUILDING CODE
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
- 2025 CALIFORNIA ENERGY CODE
- 2025 CALIFORNIA FIRE CODE
- CALIFORNIA DISABLED ACCESS REQUIREMENTS
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- ALL SAN BRUNO CODES AND AMENDMENTS INCLUDING CITY OF SAN BRUNO MUNICIPAL CODE AND SAN BRUNO FIRE CODE

VICINITY MAP

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT KEVIN K. ALBAUGH C-17768 1.31.2027 RENEWAL

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL, SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
	27 MAR 26	DEMOLITION PERMIT
	30 MAR 26	HEALTH DEPT. REVIEW
A	03 APR 26	PLANNING CUP PC #1
C	24 APR 26	BUILDING PC RESPONSE 1
E	05 MAY 26	HEALTH PC RESPONSE 1
G	08 MAY 26	100% CD SET

Project: 60526

Scale: N/A

Drawing Title: COVER SHEET, PROJECT DESCRIPTION / INFO / DIRECTORY, VINICINITY MAP, CODES

Drawing No.: A0.0.0

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SHEET ISSUANCE INDEX

SHEET #	SHEET NAME	PERMIT SET: 02/27/26	BID SET: 03/20/26	DEMOLITION PERMIT: 03/27/26	HEALTH DEPT. REVIEW: 03/30/26	PLANNING CUP PC # 1: 04/03/26	DESIGN REVISIONS: 04/06/26	BUILDING PC # 1: 04/24/26	DESIGN REVISIONS 2: 04/24/26	HEALTH PC RESPONSE 1: 05/05/26	DESIGN REVISIONS 3: 05/05/26	100% CD SET: 05/08/26	BUILDING PC # 2: 05/22/26
ARCHITECTURE													
A0.0.0	COVER SHEET, PROJECT DESCRIPTION / INFO / DIRECTORY, VINICINITY MAP, CODES	●	●	●	●	●		●	●	●		●	●
A0.0.1	SHEET INDEX			●	●	●		●		●	●	●	●
A0.1.0	ABBREVIATION, SYMBOL, LEGEND, GENERAL CONDITIONS	●	●	●	●	●		●	●			●	
A0.1.1	BUILDING CODE ANALYSIS, PLUMBING FIXTURE CALCULATION & ANALYSIS, PARKING TABULATION	●	●	●	●	●		●				●	
A0.2.1	EXITING PLANS & ANALYSIS	●	●			●		●				●	
A0.2.2	EXITING ANALYSIS	●	●					●				●	
A0.3.1	CALGREEN CHECKLIST	●	●									●	
A0.3.2	CALGREEN CHECKLIST	●	●									●	
A0.3.3	CALGREEN CHECKLIST	●	●									●	
A0.3.4	CALGREEN CHECKLIST	●	●									●	
A0.5.0	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)	●	●	●								●	
A1.0.1	EXISTING SITE PLAN	●	●	●	●	●		●	●			●	
AD2.1.1	MAIN AND INTERMEDIATE LEVEL DEMOLITION PLAN	●	●	●				●	●			●	
AD2.2.1	UPPER LEVEL CONSTRUCTION PLAN	●	●	●								●	
AD6.1.1	MAIN AND INTERMEDIATE LEVEL DEMOLITION REFLECTED CEILING PLAN	●	●	●					●			●	
AD6.2.1	UPPER LEVEL DEMOLITION REFLECTED CEILING PLAN	●	●	●								●	
A2.0.1	LOWER LEVEL CONSTRUCTION, POWER/DATA PLAN	●	●		●	●		●	●			●	●
A2.1.1	MAIN AND INTERMEDIATE LEVEL CONSTRUCTION PLAN	●	●		●	●		●	●	●	●	●	●
A2.1.2	MAIN AND INTERMEDIATE LEVEL POWER, DATA, EQUIPMENT PLAN	●	●					●	●			●	
A2.1.3	MAIN AND INTERMEDIATE LEVEL FINISH PLAN	●	●		●			●	●			●	
A2.2.1	UPPER LEVEL CONSTRUCTION PLAN	●	●		●			●	●			●	
A2.2.2	UPPER LEVEL FINISH, POWER, DATA, EQUIPMENT PLAN	●	●					●	●			●	
A2.3.0	ROOF PLAN	●	●									●	
A3.3.1	BUILDING SECTIONS	●	●		●							●	
A3.3.2	SECTIONS											●	
A4.1.1	ENLARGED RESTROOM PLANS AND RCPS	●	●		●			●	●			●	
A4.1.2	ENLARGED LOBBY, PANTRY PLANS, RCP	●	●		●			●			●	●	
A5.1.1	INTERIOR ELEVATIONS - PATIENT RESTROOMS, SHOWER ROOM	●	●		●			●				●	
A5.1.2	INTERIOR ELEVATIONS - STAFF RESTROOMS, MOTHER'S ROOM, THERAPHY ROOM	●	●		●			●	●			●	
A5.1.3	INTERIOR ELEVATIONS - RECEPTION AREA, PHARMACY, STAFF BREAK ROOM	●	●					●				●	
A5.1.4	INTERIOR ELEVATIONS - PANTRY, PANTRY ISLAND	●	●		●			●			●	●	
A5.1.5	INTERIOR ELEVATIONS - ADULT DAY CARE, ACTIVITY AREA, ART WALL											●	
A5.1.6	INTERIOR ELEVATIONS - CLINIC	●	●					●	●			●	
A6.1.1	MAIN & INTERMEDIATE LEVEL REFLECTED CEILING PLAN	●	●		●			●	●			●	
A6.2.1	UPPER LEVEL REFLECTED CEILING PLAN	●	●									●	
A8.5.1	SLAB AND ROOF DETAILS		●									●	
A9.1.1	INTERIOR PARTITION DETAILS	●	●		●							●	
A9.1.2	INTERIOR PARTITION DETAILS	●	●		●							●	
A9.2.1	INTERIOR FINISH FLOOR DETAILS	●	●		●				●			●	
A9.2.2	INTERIOR FINISH FLOOR DETAILS	●	●		●							●	
A9.3.1	INTERIOR DETAILS	●	●					●				●	
A9.4.1	INTERIOR CEILING DETAILS	●	●						●			●	
A9.5.1	MILLWORK DETAILS	●	●					●				●	
A9.5.2	MILLWORK DETAILS							●	●			●	
A9.5.3	MILLWORK DETAILS											●	
A9.6.1	INTERIOR WINDOW DETAILS	●	●									●	
A9.7.1	INTERIOR DOOR DETAILS	●	●									●	
A9.7.2	INTERIOR DOOR DETAILS	●	●					●				●	
A9.8.1	ACOUSTICAL AND PENETRATION DETAILS	●	●									●	
A9.10.1	ACCESSIBILITY DETAILS	●	●									●	
A9.10.2	TYPICAL ACCESSIBILITY DETAILS	●	●					●				●	
A9.10.3	TYPICAL ACCESSIBILITY SIGNAGE DETAILS	●	●									●	
A10.1.1	DOOR SCHEDULE, INTERIOR GLASS PARTITION SCHEDULE, AND TYPES	●	●					●	●			●	●
A10.3.1	SCHEDULES	●	●		●			●	●	●	●	●	

SHEET #	SHEET NAME	PERMIT SET: 02/27/26	BID SET: 03/20/26	DEMOLITION PERMIT: 03/27/26	HEALTH DEPT. REVIEW: 03/30/26	PLANNING CUP PC # 1: 04/03/26	DESIGN REVISIONS: 04/06/26	BUILDING PC # 1: 04/24/26	DESIGN REVISIONS 2: 04/24/26	HEALTH PC RESPONSE 1: 05/05/26	DESIGN REVISIONS 3: 05/05/26	100% CD SET: 05/08/26	BUILDING PC # 2: 05/22/26
STRUCTURAL													
S0.0.0	COVER SHEET	●	●					●				●	
S0.0.1	GENERAL NOTES	●	●					●				●	
S0.0.2	GENERAL NOTES	●	●									●	
S1.0.1	COLD FORM TYPICAL DETAILS	●	●									●	
S1.0.2	COLD FORM TYPICAL DETAILS	●	●									●	
S1.0.3	COLD FORM TYPICAL DETAILS	●	●									●	
S1.1.1	CONCRETE TYPICAL DETAILS	●	●									●	
S2.0.0	LOWER LEVEL	●	●									●	
S2.1.1	MAIN & INTERMEDIATE LEVEL	●	●					●	●			●	
S2.2.1	UPPER LEVEL	●	●					●				●	
S3.0.0	DETAILS	●	●									●	
S4.0.0	DETAILS	●	●					●				●	
MECHANICAL													
M0.0.0	MECHANICAL LEGEND, NOTES AND ABBREVIATIONS	●	●		●							●	
M0.1.0	MECHANICAL SPECIFICATION	●	●		●			●				●	
M0.2.0	MECHANICAL SCHEDULES	●	●		●	●	●	●				●	
M0.2.1	MECHANICAL SCHEDULES	●	●		●			●				●	
M0.3.0	MECHANICAL COMPLIANCE	●	●		●			●				●	
M0.3.1	MECHANICAL COMPLIANCE	●	●		●			●				●	
M0.3.2	MECHANICAL COMPLIANCE	●	●		●							●	
M1.1.1	THERMAL ZONING PLAN - MAIN AND INTERMEDIATE LEVEL	●	●		●							●	
M1.2.1	THERMAL ZONING PLAN - UPPER LEVEL	●	●		●							●	
MD2.0.0	MECHANICAL DEMOLITION PLAN - LOWER LEVEL	●	●	●	●		●					●	
MD2.1.1	MECHANICAL DEMOLITION PLAN - MAIN AND INTERMEDIATE LEVEL	●	●	●	●							●	
MD2.2.1	MECHANICAL DEMOLITION PLAN - UPPER LEVEL	●	●	●	●							●	
MD2.3.1	MECHANICAL DEMOLITION ROOF PLAN	●	●	●	●				●			●	
M2.1.1	MECHANICAL PLAN - MAIN AND INTERMEDIATE LEVEL	●	●		●	●	●	●				●	
M2.2.1	MECHANICAL PLAN - UPPER FLOOR LEVEL	●	●		●							●	
M2.3.1	MECHANICAL ROOF PLAN	●	●		●	●	●		●			●	
M3.1.1	MECHANICAL REFRIGERANT PIPING PLAN - MAIN AND INTERMEDIATE LEVEL	●	●		●		●					●	
M6.1.1	MECHANICAL DETAILS	●	●		●							●	
M6.1.2	MECHANICAL DETAILS	●	●		●							●	
ELECTRICAL													
E0.0.0	ELECTRICAL GENERAL INFORMATION	●	●		●							●	
E0.1.1	ELECTRICAL LIGHT FIXTURE SCHEDULE	●	●		●							●	
E0.2.1	ELECTRICAL SPECIFICATIONS	●	●		●							●	
E1.0.0	ELECTRICAL ENERGY COMPLIANCE FORMS	●	●		●							●	
E1.0.1	ELECTRICAL ENERGY COMPLIANCE FORMS	●	●		●			●				●	
E1.0.2	ELECTRICAL ENERGY COMPLIANCE FORMS	●	●		●			●				●	
E1.0.3	ELECTRICAL ENERGY COMPLIANCE FORMS	●	●		●			●				●	
ED2.1.1	ELECTRICAL DEMOLITION LIGHTING PLAN - MAIN & INTERMEDIATE LEVEL	●	●	●	●							●	
ED2.1.2	ELECTRICAL DEMOLITION POWER PLANS - MAIN & INTERMEDIATE LEVEL	●	●	●	●							●	
ED2.2.1	ELECTRICAL DEMOLITION PLANS - UPPER LEVEL	●	●	●	●							●	
ED2.3.1	ELECTRICAL DEMOLITION PLAN - ROOF	●	●	●	●							●	
E2.0.0	ELECTRICAL PLANS - LOWER LEVEL	●	●		●			●	●			●	
E2.1.1	ELECTRICAL LIGHTING PLAN - MAIN & INTERMEDIATE LEVEL	●	●		●			●	●			●	
E2.1.2	ELECTRICAL POWER PLAN - MAIN & INTERMEDIATE LEVEL	●	●		●		●	●	●			●	
E2.2.1	ELECTRICAL PLANS - UPPER LEVEL	●	●		●				●			●	
E2.3.1	ELECTRICAL PLAN - ROOF	●	●		●		●					●	
E3.0.0	ELECTRICAL ONE-LINE DIAGRAM & SCHEDULES	●	●		●		●					●	
E3.0.1	ELECTRICAL PANEL SCHEDULES	●	●		●			●	●			●	
E4.0.0	ELECTRICAL GENERAL DETAILS	●	●		●							●	
PLUMBING													
P0.0.0	PLUMBING LEGEND, GENERAL NOTES, SCHEDULE AND CALCULATIONS	●	●		●	●	●	●	●	●	●	●	
P0.0.1	PLUMBING SPECIFICATIONS AND GUIDELINES	●	●		●							●	
PD2.0.0	PLUMBING DEMOLITION PLAN - LOWER LEVEL	●	●	●	●	●						●	
PD2.1.1	PLUMBING DEMOLITION PLAN - MAIN AND INTERMEDIATE LEVEL			●	●		●		●			●	
P2.0.0	PLUMBING DOMESTIC WATER PLAN - MAIN & INTERMEDIATE LEVEL	●	●		●			●	●	●	●	●	
P3.0.0	PLUMBING SANITARY SEWER AND VENT PLAN - MAIN & INTERMEDIATE LEVEL	●	●		●			●	●	●	●	●	
P3.1.0	PLUMBING ROOF PLAN	●	●		●		●					●	
P6.0.0	PLUMBING DETAILS	●	●		●					●	●	●	
P7.0.0	PLUMBING TITLE 24 FORMS	●	●		●		●					●	
CIVIL													
C1.0	EXISTING CONDITIONS PLAN							●				●	
C3.0	GRADING AND DRAINAGE PLAN							●				●	
C3.1	UTILITY PLAN											●	

TOTAL # SHEETS: 116

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT
KEVIN K. ALBOUGH
C-17768
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RENEWAL
STATE OF CALIFORNIA

NEMS
NORTH
EAST
MEDICAL
SERVICES

NEMS PACE CENTER

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F	05 MAY 26	DESIGN REVISIONS 3
G	08 MAY 26	100% CD SET

Project **60526**
Scale **N/A**
Drawing Title **SHEET INDEX**
Drawing No.

A0.0.1

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ABBREVIATIONS

A		
A	AB	Anchor Bolt
A	ACC	According/Accordion
A	ACOUS	Acoustical
A	ACT	Acoustical Ceiling Tile
A	AD	Area Drain
A	ADD	Addendum
A	ADJ	Adjustable/Adjacent
A	AFF	Above Finished Floor
A	AGG	Aggregate
A	AHU	Air-Handling Unit
A	AL	Aluminum
A	ALT	Alternate/Alteration
A	ANOD	Anodized
A	AP	Access Panel/Apron Panel
A	APPROX	Approximate
A	APT	Apartment
A	ARCH	Architect/Architectural
A	ASPH	Asphalt
A	AVE	Avenue
A	AVG	Average
A	AWP	Acoustic Wall Panel
B		
B	BC	Bottom of Curb
B	BD	Board
B	BITUM	Bituminous
B	BL	Building Line
B	BLDG	Building
B	BLKG	Blocking
B	BLVD	Boulevard
B	BM	Beam
B	BOT	Bottom
B	BP	Building Paper
B	BRG	Bearing
B	BSMT	Basement
B	BTWN	Between
B	BUR	Built-Up Roof
B	BW	Bottom of Wall
C		
C	CAB	Cabinet
C	CAP, CAPY	Capacity
C	CARP	Carpet
C	CB	Catch Basin/Chalkboard
C	CBC	California Building Code
C	CD	Ceiling Diffuser
C	CEM	Cement
C	CEM PL	Cement Plaster
C	CER	Ceramic
C	CG	Corner Guard
C	CH	Coat Hook
C	CHRL	Chair Rail
C	CI	Cast Iron
C	CIP	Cast In Place
C	CJ	Control Joint
C	CL	Centerline
C	CLG	Ceiling
C	CLKG	Caulking
C	CLO	Closet
C	CLR	Clear
C	CLSR	Closer
C	CMU	Concrete Masonry Units
C	CO	Clean Out
C	COL	Column
C	COMP	Composite/Composition
C	CONC	Concrete
C	COND	Condition
C	CONN	Connect/Connection
C	CONST	Construction
C	CONT	Continuous
C	COORD	Coordinate
C	CORR	Corridor
C	CR	Cold Rolled
C	CT	Ceramic Tile/Curtain Track
C	CTR	Center
C	CTSK	Countersunk
C	CU	Cubic
C	CW	Cold Water
C	C°	Celsius/Centigrade Degrees
D		
D	D	Clothes Dryer
D	d	Penny (nails)
D	db	Decibel
D	DBL	Double
D	DEPT	Department
D	DET	Detail
D	DF	Drinking Fountain/Douglas Fir
D	DIA	Diameter
D	DIAG	Diagonal
D	DICA	Drilled In Concrete Anchor
D	DIFF	Diffuser
D	DIM	Dimension
D	DISP	Disposal
D	DL	Dead Load
D	DN	Down
D	DR	Door/Drain
D	DS	Downspout
D	DSP	Dry Standpipe
D	DTL	Detail
D	DW	Dishwasher
D	DWG	Drawing
D	DWR	Drawer
E		
E	E, (E)	Existing
E	EA	Each
E	EB	Expansion Bolt
E	EJ	Expansion Joint
E	EL	Elevation
E	ELEC	Electrical
E	ELEV	Elevator
E	EMERG	Emergency
E	ENTR	Entrance
E	EOS	Edge of Slab
E	EP	Electrical Panelboard/End Panel
E	EQ	Equal/Earthquake
E	EQJ	Earthquake Joint
E	EQUIP	Equipment
E	ETR	Existing to Remain
E	EWC	Electric Water Cooler
E	EXC	Excavate/Excavation
E	EXH	Exhaust
E	EXP	Expansion
E	EXST	Existing
E	EXT	Exterior
F		
F	FA	Fire Alarm/Forced Air
F	FAB	Fabricate
F	FB	Flat Bar
F	FBD	Fiber Board
F	FD	Floor Drain
F	FDC	Fire Department Connection
F	FDN	Foundation
F	FE	Fire Extinguisher
F	FEC	Fire Extinguisher Cabient
F	FF	Factory Finish/Finish Floor
F	FG	Float Glass
F	FH	Flathead
F	FHC	Fire Hose Cabinet
F	FHMS	Flathead Machine Screw
F	FHWS	Flathead Wood Screw
F	FIC	Furnished and Installed by Contractor
F	FIN	Finish
F	FIO	Furnished and Installed by Owner
F	FIT	Furnished and Installed by Tenant
F	FL	Floor
F	FLASH	Flashing
F	FLUOR	Fluorescent
F	FM	From/Factory Mutual Research Corp.
F	FOB	Face of Brick
F	FOC	Face of Concrete
F	FOF	Face of Finish
F	FOIC	Furnished by Owner Installed by Contractor
F	FOIV	Furnished by Owner Installed by Vendor
F	FOM	Face of Masonry
F	FOS	Face of Stud
F	FP	Fireproof(ing)
F	FR	Freezer/Fire Retardant
F	FRT	Fire-Retardant Treated
F	FS	Full Size/Floor Sink
F	FT	Foot/Feet
F	FTG	Footing
F	FTIC	Furnished by Tenant Installed by Contractor
F	FURN	Furnace/Furnish
F	FURR	Furring
F	FUT	Future
F	FWP	Flat Wall Paint
F	°F	Degrees Fahrenheit
G		
G	G	Gas
G	GA	Gauge
G	GALV	Galvanized
G	GB	Grab Bar
G	GC	General Contrator
G	GD	Garbage Disposer
G	GFRC	Glass Fiber Reinforced Concrete
G	GFRG	Glass Fiber Reinforced Gypsum
G	GFRP	Glass Fiber Reinforced Plaster
G	GL	Glass/Glazing/Glazed
G	GLAM	Glue-Laminated Wood
G	GNRR	Gender Neutral Restroom
G	GWB	Gypsum Wallboard
G	GYP BD	Gypsum Board
H		
H	H	Hinge/High
H	HB	Hose Bib
H	HC	Handicap/Hollow Core
H	HCW	Hot and Cold Water/Hollow-Core Wood
H	HDBD	Hardboard
H	HDNR	Hardener
H	HDR	Header
H	HDWD	Hardwood
H	HDWE	Hareware
H	HM	Hollow Metal
H	HORIZ	Horizontal
H	HP	Horsepower/High Point/Heat Pump
H	HR	Hour/Handrail
H	HT	Height
H	HTG	Heating
H	HW	Hot Water
H	HWR	Hot Water Return
I		
I	ID	Inside Diameter/Inside Dimension
I	IE	Invert Elevation
I	IG	Insulating Glass
I	IND	Indicated
I	INSP	Inspection
I	INST	Installation
I	INSUL	Insulation
I	INT	Interior
J		
J	JAN	Janitor
J	JST	Joist
J	JT	Joint
K		
K	KIT	Kitchen
K	KO	Knock Out
K	KP	Kick Plate
L		
L	L	Left/Length
L	LAB	Laboratory
L	LAM	Laminated
L	LAV	Lavatory
L	LDY	Laundry
L	LH	Left Hand
L	LHR	Left-hand Reverse
L	LKR	Locker
L	LL	Live Load
L	LP	Low Point
L	LSG	Laminated Safety Glass
L	LT	Light
L	LTWT	Lightweight
M		
M	M/S	Mirror with Shelf
M	MACH	Machine
M	MAINT	Maintenance/Maintain
M	MAS	Masonry
M	MAT	Material
M	MAX	Maximum
M	MCW	Mineral Core Wood
M	MDF	Medium-Density Fiberboard
M	MDO	Medium-Density Overlay
M	MECH	Mechanical
M	MEMB	Membrane
M	MEZZ	Mezzanine
M	MFR	Manufacturer/Manufacturing
M	MG	Mirror Glass
M	MH	Manhole
M	MIR	Mirror
M	MO	Masonry Opening
M	MOD	Module/Modify
M	MS	Machine Screw
M	MTD	Mounted
M	MTL	Metal
M	MUL	Mullion
N		
N	N	North
N	N.I.C.	Not In Contract
N	NOM	Nominal
N	NTS	Not-to-Scale
O		
O	O.H.	Opposite Hand
O	O/	Over
O	OA	Overall
O	OC	On-Center
O	OD	Outside Diameter
O	OFD	Overflow Drain
O	OPNG	Opening
O	OPP	Opposite
O	OSB	Oriented-Strand Board
P		
P	P	Paint/Power
P	PB	Pegboard
P	PBB	Plaster Baseboard
P	PBD	Particleboard
P	PC	Precast
P	PCD	Paper Cup Dispenser
P	PERF	Perforated
P	PERP	Perpendicular
P	PG	Plate Glass
P	PH	Phase
P	PL	Plate/Property Line
P	PLAM	Plastic Laminate
P	PLAS	Plaster
P	PLYWD	Plywood
P	PNL	Panel
P	PNT	Paint
P	POL	Polish/Polished
P	PP	Push Plate
P	PR	Pair
P	PRE-FAB	Prefabricate(d)
P	PTD	Painted/Paper Towel Dispenser
P	PTDW	Paper Towel Dispenser & Waste Receptacle
P	PTN	Partition
P	PU	Polyurethane Cement
P	PVMT	Pavement
P	PWDR	Powder Room
Q		
Q	QT	Quarry Tile
Q	QTR	Quarter
R		
R	R	Riser
R	R&S	Backer Rod & Sealant
R	RAD	Radius
R	RB	Rubber Base
R	RCP	Reflected Ceiling Plan
R	RD	Roof Drain
R	RECEP	Reception
R	RECEPT	Receptacle
R	RECT	Rectangular
R	REF	Reference/Refrigerator
R	REINF	Reinforced/Reinforcing
R	REQ	Required
R	RES	Resilient
R	RET	Retaining/Return
R	REV	Revision
R	RH	Robe Hook/Round Head/Right Hand
R	RHR	Right-Hand Reverse
R	RM	Room
R	RO	Rough Opening
R	ROW	Right-Of-Way
R	RP	Radius Point
R	RRL	Rub Rail
R	RWL	Rainwater Leader
S		
S	S	South/Shelf
S	S&R	Shelf & Rod
S	SAN	Sanitary
S	SASM	Self-Adhesive Sheet Membrane Flashing
S	SC	Solid Core
S	SCD	See Civil Drawings
S	SCHED	Schedule(d)
S	SCW	Solid Core Wood
S	SD	Soap Dish/Soap Dispenser
S	SEC	Second
S	SECT	Section
S	SED	See Electrical Drawings
S	SF	Square Feet
S	SFC	Special Floor Coating
S	SGEN	Semi-gloss Enamel
S	SHR	Shower
S	SHT	Sheet
S	SHTG	Sheeting
S	SHV	Sheet Vinyl
S	SIM	Similar
S	SMD	See Mechanical Drawings
S	SMS	Sheet Metal Screws
S	SPD	See Plumbing Drawings
S	SQ	Square
S	SS	Solid Surface
S	SSD	See Structural Drawings
S	SST	Stainless Steel
S	ST	Stone
S	STC	Sound Transmission Class
S	STD	Standard
S	STL	Steel
S	STOR	Storage
S	SUBFL	Subfloor
S	SURF	Surface
S	SUSP	Suspended
S	SYM	Symetrical
T		
T	T	Top/Threshold/Tread/Toilet
T	T&B	Top & Bottom
T	T&G	Tongue & Groove
T	TB	Towel Bar/Tack Board
T	TD	Towel Dispenser
T	TDW	Towel Dispenser & Waste
T	TEL	Telephone
T	TEMP	Tempered/Temporary/Temperature
T	TER	Terazzo
T	TG	Tempered Glass
T	THK	Thick
T	THR	Threshold
T	TOC	Top of Curb/Top of Concrete
T	TOD	Top of Deck
T	TOF	Top of Footing
T	TOIL	Toilet
T	TOL	Tolerance
T	TOP	Top of Pavement
T	TOS	Top of Steel
T	TOW	Top of Wall
T	TPD	Toilet Paper Dispenser
T	TYP	Typical
U		
U	U.O.N.	Unless Otherwise Noted
U	UC	Undercounter/Undercut
U	UNFIN	Unfinished
U	UR	Urinal
U	UTIL	Utility
V		
V	V.I.F.	Verify In Field
V	VAR	Variable/Varnish/Varies
V	VCT	Vinyl-Composition Tile
V	VERT	Vertical
V	VOL	Volume
V	VP	Veneer Plaster
V	VT	Vinyl Tile
V	VWC	Vinyl Wall Covering
W		
W	W	West/Water/Clothes Washer/Watt
W	W/	With
W	W/O	Without
W	WAIN	Wainscot
W	WC	Water Closet
W	WD	Wood
W	WDW	Window
W	WF	Wide Flange
W	WG	Wire Glass/Wire Gauge
W	WH	Water Heater
W	WP	Work Point/Waterproof
W	WR	Waste Receptacle
W	WT	Weight

SYMBOL LEGEND

NORTH ARROW — PROJECT NORTH; TRUE NORTH

GRID / COLUMN LINES — 1, 2; A, B, C

BUILDING SECTION — SECTION NUMBER; SHEET NUMBER

WALL SECTION — SECTION NUMBER; SHEET NUMBER

DETAIL — DETAIL NUMBER; SHEET NUMBER

EXTERIOR ELEVATION — ELEVATION NUMBER; SHEET NUMBER

INTERIOR ELEVATION — ELEVATION NUMBER; SHEET NUMBER

ENLARGED PLAN OR DETAIL — PLAN OR DETAIL NUMBER; SHEET NUMBER

WORK / CONTROL OR DATUM LEVEL — FIFTH FLOOR +44' - 6"

SPOT ELEVATION — +44' - 6"

ROOM FINISHES — ROOM NAME 101; F.X B.X W.X C.X; CEILING FINISH; WALL FINISH; BASE FINISH; FLOOR FINISH

FLOOR MATERIAL TRANSITION

STARTING POINT FOR FINISH OR TILE

DOOR — XXX

WINDOW — XXX

FIXTURE (TYPE VARIES) — X-X

FINISH MATERIAL — X.X

WALL / PARTITION TYPE — XX

REVISION — REVISION NUMBER; REVISED ELEMENT

DRAWING REFERENCE — VIEW REFERENCE; SHEET REFERENCE

GENERAL CONDITIONS - T.I.

1 PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL CONDUCT A PRECONSTRUCTION MEETING ON SITE TO ARRANGE JOB SCHEDULING WITH THE OWNER AND ARCHITECT.

2 THE CONTRACTOR IS RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF CONSTRUCTION PHASES WITH ALL TRADES, VENDERS, SUBCONTRACTORS AND OCCUPIED TENANTS.

3 WORK FROM ALL DISCIPLINES SHALL BE COORDINATED AS A WHOLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING AND RESOLVING ANY CONFLICTS WITHOUT IMPACT TO THE PROJECT COST OR SCHEDULE.

4 THE CONTRACTOR SHALL SUBMIT A WRITTEN SCHEDULE TO THE OWNER AND ARCHITECT PRIOR TO THE START OF THE WORK AND SHALL UPDATE THE SCHEDULE IF ANY AGREED TO CHANGES SHOULD OCCUR.

5 CONTRACTOR SHALL APPOINT ONE SPECIFIC INDIVIDUAL AS LIAISON TO OWNER AND ARCHITECT.

6 ALL WORK SHALL BE IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.

7 CONTRACTOR SHALL FURNISH ALL ITEMS SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

8 THE EXISTING CONDITIONS IN THE CONSTRUCTION DOCUMENTS ARE BASED ON DRAWINGS PROVIDED BY THE OWNER AND FIELD MEASUREMENTS TAKEN BY THE ARCHITECT. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.

9 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AND CONDITIONS AT THE BUILDING BEFORE ORDERING MATERIAL OR DOING ANY WORK AND SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN WORK OF OTHERS, AFFECTING THE POSSIBLE PERFECTION OF THEIR WORK, TO THE ARCHITECT AND SHALL OBTAIN CLARIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION, OR RELATED WORK. FAILURE TO OBTAIN CLARIFICATION MAY RESULT IN THE WORK BEING REJECTED & CORRECTED AT NO COST TO THE PROJECT OR DELAY IN THE PROJECT SCHEDULE.

10 THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL TRADES/SUBCONTRACTORS VERIFY FIELD CONDITIONS PRIOR TO SUBMITTAL OF ANY PRICING.

11 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.

12 CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL CASEWORK, FIXTURES AND CUSTOM FABRICATIONS ARE FABRICATED IN SUCH SIZES TO ALLOW ACCESS TO THE SPACE VIA THE FREIGHT ELEVATOR OR STAIRWAY. ANY CONFLICTS BETWEEN DESIGN DRAWINGS AND ACCESS REQUIRED SHALL BE BROUGHT TO THE OWNER AND ARCHITECT'S ATTENTION PRIOR TO FABRICATION.

13 THE CONTRACTOR SHALL MAKE NECESSARY CHANGES IF THEY FAIL TO CHECK WITH THOSE DOING OTHER WORK AND THEIR INSTALLED WORK IS LATER FOUND TO INTERFERE WITH SUCH WORK. THIS INCLUDES REMOVAL & REINSTALLATION OF MATERIALS AT HIS SOLE EXPENSE.

14 WHERE WORK OF ONE TRADE JOINS, OR IS ON OTHER WORK, THERE SHALL BE NO DISCREPANCY WHEN SAME IS COMPLETED. IN ENGAGING ONE KIND OF WORK WITH ANOTHER, MARRING OR DAMAGING SAME WILL NOT BE PERMITTED. SHOULD IMPROPER WORK OF ANY TRADE BE COVERED BY ANOTHER WHICH RESULTS IN DAMAGE OR DEFECTS, THE WHOLE WORK AFFECTED SHALL BE MADE GOOD BY THE CONTRACTOR WITHOUT EXPENSE OR DELAY TO THE PROJECT OR PROJECT SCHEDULE.

15 THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS, OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR THAT PORTION OF WORK.

16 THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL SHOP DRAWINGS, FOR FABRICATED ITEMS, CATALOG CUTS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR TO THE ARCHITECT FOR APPROVAL TWO (2) WEEKS PRIOR TO FABRICATION/INSTALLATION/ PURCHASING.

17 THE CONTRACTOR SHALL MAINTAIN A CLEAR PASSAGEWAY TO THE REQUIRED EXITS AND PROVIDE LIFE SAFETY DEVICES AS REQUIRED DURING CONSTRUCTION.

18 ALL EXIT DOORS SHALL BE ACCESSIBLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR ANY SPECIAL KNOWLEDGE OR PARTICULAR EFFORT.

19 THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND SHALL COORDINATE SUCH WITH THE OWNER.

20 ALL WORK AND MATERIALS USED TO ACCOMPLISH DESIGNATED WORK SHALL BE COORDINATED WITH THE OWNER WITH RESPECT TO DELIVERY AND STORAGE.

21 ANY WORK THAT IMPACTS THE BUILDING'S ALARM, TELEPHONE, OR UTILITY SYSTEMS MUST BE SCHEDULED WITH THE OWNER 48 HOURS IN ADVANCE.

22 THE CONTRACTOR SHALL AVOID ANY CONFLICTS AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS & SHALL SCHEDULE & COORDINATE USE OF THE EXISTING PARKING, LOADING AREAS FOR DELIVERIES, PARKING, HANDLING OF MATERIALS, EQUIPMENT AND DEBRIS WITH THE OWNER.

23 ANY WORK THAT MUST BE PERFORMED, OTHER THAN DURING NORMAL BUILDING HOURS, MUST BE SCHEDULED AND APPROVED IN ADVANCE BY THE OWNER.

24 THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING CONSTRUCTION AND FINISH SURFACES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED THEREIN DURING CONSTRUCTION AND SHALL REPAIR/RESTORE ALL DAMAGE AT NO COST TO THE PROJECT OR DELAY IN PROJECT SCHEDULE.

25 THE CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANING & PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA BY CONSTRUCTION OF DUST BARRIERS AS MAY BE REQUIRED BY THE SCOPE OF WORK. PROVIDE SEPARATION OF CONSTRUCTION AND OCCUPIED TENANT AREA TO MAINTAIN SAFETY OF THE OCCUPANTS AND JOB SITE DURING CONSTRUCTION.

26 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR SURFACES AND FLOOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE BY TENANT. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. SHALL BE REMOVED BY CONTRACTOR PRIOR TO OCCUPANCY.

27 UPON SUBSTANTIAL COMPLETION OF WORK THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT WHO WILL COMPILE A "PUNCH LIST" OF CORRECTIONS, REVISIONS AND WORK TO BE PERFORMED AS REQUIRED FOR THE FINAL COMPLETION OF THE PROJECT.

28 THERE SHALL BE NO LOUD MUSIC, ABUSIVE LANGUAGE OR SMOKING ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF THE AHJ'S SMOKING REGULATIONS AS THEY APPLY TO THIS PROJECT.

29 DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN ALL PARTITION LOCATIONS. NOTIFY ARCHITECT OF ANY DIMENSIONAL INCONSISTENCIES AND CONFLICT. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES. INFORMATION SHOWN ON FLOOR PLAN SUPERSEDES OTHER DRAWINGS. VERIFY EXACT LOCATIONS IN FIELD.

30 DIMENSIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.

31 THE CONTRACTOR WILL NOT BE ENTITLED TO EXTRAS FOR OPENING ANY PARTITIONS, FLOORS OR CEILING BECAUSE OF TELEPHONE/COMMUNICATION INSTALLATION AND/OR SECURITY SYSTEMS, IF REQUIRED.

32 THE CONTRACTOR SHALL MAINTAIN AS-BUILT DOCUMENTATION FOR ANY REVISIONS OR CHANGES TO THE CONSTRUCTION DOCUMENTS MADE DURING CONSTRUCTION. ONE SET OF THIS AS-BUILT DOCUMENTATION SHALL BE SUBMITTED TO THE ARCHITECT WITHIN 15 DAYS OF THE COMPLETION OF CONSTRUCTION FOR USE IN THE PREPARATION OF THE RECORD DRAWINGS.

33 DESIGN AND CONSTRUCTION DOCUMENTS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE-PROTECTION SYSTEM DEVICES FOR EXISTING, NEW AND TEMPORARY OFFICE AREAS ARE THE RESPONSIBILITY OF THE DESIGN/BUILD SUBCONTRACTORS/ENGINEERS. DEVIATIONS AND CONFLICTS WITH THE LAYOUT SHOWN ARE TO BE SUBMITTED TO THE ARCHITECT FOR AESTHETIC REVIEW AND COORDINATION PRIOR TO COMPLETION OF THE DESIGN/BUILD CONSTRUCTION DOCUMENTS. ARCHITECT TO CONTROL AESTHETICS OF ALL VISIBLE DESIGN/BUILD SYSTEM DEVICES.

34 DESIGN/BUILD MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL TESTING AS REQUIRED BY CODES AND BALANCE ALL AIR QUANTITIES AT AIR SUPPLY OUTLETS AND MIXING BOXES FOR EXISITNG, NEW AND TEMPORARY OFFICE AREAS.

35 THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW ROOF PENETRATIONS TO COMPLY WITH BASE BUILDING DETAILS TO MAINTAIN THE EXISTING WARRANTY. ANY PENETRATIONS THROUGH THE WARRANTED ROOF MEMBRANE ARE TO BE MADE BY AN APPROVED ROOFING CONTRACTOR.

36 ALL WORK SHALL BE PERFORMED DURING WORKING HOURS EXCEPT WHERE NOTED ON DRAWINGS, CONTRACTS, SPECIFICATIONS, AND AS DICTATED BY THE CLIENT. ANY OVERTIME SHALL COMMENCE ONLY WITH PRIOR APPROVAL BY THE CLIENT. COORDINATE THE CONSTRUCTION SCHEDULE AND OPERATIONS SCHEDULE WITH THE CONSTRUCTION COORDINATOR/CLIENT'S PROJECT MANAGER. ALL WORK SHALL BE CONSTRUCTED IN PHASES TO ACCOMMODATE THE CLIENT'S REQUIREMENTS. COORDINATE ALL SERVICE SHUTDOWNS WITH THE CONSTRUCTION COORDINATOR. THE CONTRACTOR SHALL SCHEDULE ANY WORK WHICH INTERFERES WITH THE CLIENT'S OPERATIONS (INCLUDING BUILDING UTILITY SHUTDOWN, EXCESSIVE NOISE, ETC.) WITH PRIOR APPROVAL BY THE CLIENT.

37 CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM TO 5:00PM.

38 THE CONTRACTOR TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO PERFORMING ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

39 ANY WORK THAT DISTURBS THE GROUND; SUCH AS EARTHWORK, DEMOLITION, EXCAVATION, GRADING, AND LANDSCAPE REQUIRES CONTRACTORS, SUB-CONTRACTORS, OR ANY PERSON RESPONSIBLE TO INDIVIDUALLY CALL 811 'CALL BEFORE YOU DIG' FOR UNDERGROUND UTILITY AND/OR SERVICE LOCATIONS, AND TO POTHOLE VERIFY/EXPOSE UTILITY AND/OR SERVICE PRIOR TO COMMENCEMENT OF WORK.

40 SUBMIT A WRITTEN CONSTRUCTION SITE SAFETY PLAN FOR SAN BRUNO FIRE DEPARTMENT PER 2025 CFC SECTION 3303.1

FIRE PROTECTION NOTES

1 SUBMIT SHOP DRAWINGS FOR ANY MODIFICATIONS OF THE EXISTING FIRE PROTECTION/SPRINKLER SYSTEM AND COMPLY WITH NFPA 13 AND LOCAL AMENDMENTS.

2 ALL FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.

3 MOUNT MINIMUM 2A-10BC RATED FIRE EXTINGUISHER(S) WITHIN 75 FEET OF ALL PORTIONS OF TENANT SPACE. SEE DESIGN/BUILD FIRE PROTECTION DRAWINGS. FIRE EXTINGUISHER QUANTITY AND LOCATION(S) SHALL BE APPROVED BY THE FIRE INSPECTOR.

4 EXIT AND EMERGENCY LIGHTING SHALL COMPLY WITH CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS. SEE DESIGN/BUILD ELECTRICAL DRAWINGS.

5 ESTABLISH AND MAINTAIN 20 FEET OF ACCESS TO ALL STRUCTURES FROM THE PUBLIC ROADWAY DURING CONSTRUCTION.

6 SUBMIT SHOP DRAWINGS FOR ANY MODIFICATION OF THE EXISITNG FIRE-ALARM SYSTEM AND COMPLY WITH NFPA 72 AND LOCAL CODES.

7 PROVIDE FIRE PROTECTION/LIFE SAFETY DEVICES AS REQUIRED. SEE DESIGN/BUILD ELECTRICAL AND FIRE PROTECTION DRAWINGS.

8 DESIGN/BUILD FIRE PROTECTION DRAWINGS SHALL BE SUBMITTED UNDER SEPARATE PERMIT.

9 CONTRACTOR WILL NOTIFY THE ARCHITECT OF ANY FIRE RATED CONDITION THAT IS NOT AN INTACT FIRE BARRIER, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, CEILINGS AND FLOOR SLABS. IT IS THE INTENT THAT THE CONTRACTOR WILL REMEDIATE THESE UNFORESEEN CONDITIONS, TO THE EXTENT THAT THE DOCUMENTED FIRE RATING IS ACHIEVED.

HAZARDOUS MATERIAL

THE STORAGE AND USE OF SMALL QUANTITIES OF HAZARDOUS MATERIALS IS EXPECTED DURING THE OCCUPANCY AND USE OF THE BUILDING. WHEN MATERIAL QUANTITIES EXCEED THE PERMIT AMOUNT OR MAXIMUM ALLOWABLE QUANTITIES (MAQ) OF HAZARDOUS MATERIALS DESCRIBED IN THE CALIFORNIA FIRE CODE ADDITIONAL LIFE SAFETY AND FIRE PROTECTION FEATURES MAY BE REQUIRED. [CFC 5003.1.3]

- PROJECT ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, PRESENCE, HANDLING, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS, AND WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, PCB MOLD, OR OTHER TOXIC OR HARMFUL SUBSTANCES.
- QUESTIONS THAT ARISE RELATED TO HAZARDOUS MATERIALS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. PROJECT ARCHITECTS SHALL NOT BE REQUIRED TO DO WORK NOR RENDER OPINIONS RELATED TO HAZARDOUS MATERIALS.
- CONTRACTORS SHALL REPORT THE PRESENCE OF MATERIAL OR ASSEMBLIES SUSPECTED TO CONTAIN HAZARDOUS MATERIALS UPON DISCOVERY TO THE OWNER. WORK SHALL BE HALTED UNTIL WRITTEN CLEARANCE TO CONTINUE HAS BEEN PROVIDED BY THE OWNER'S CERTIFIED HAZARDOUS MATERIALS CONSULTANTS.

BID NOTES

BID REQUIREMENTS:

1 BIDS SHALL BE SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE REQUEST FOR BIDS.

2 BIDS SHALL INCLUDE AN ITEMIZED BREAKDOWN FOR ALL SCOPES OF WORK INCLUDED IN THIS PROJECT.

3 INCLUDE CONSTRUCTION WASTE MANAGEMENT PLAN IN BID DOCUMENTS.

4 BIDS SHALL INCLUDE ALL SPECIAL TOOLS AND INSTRUMENTS REQUIRED FOR TESTING EQUIPMENT ACCORDING TO THESE CONSTRUCTION DOCUMENTS.

5 PROVIDE A BID ASSUMING ALL WORK TO BE COMPLETED AT THE SAME TIME.

DESIGN/BUILD CONTRACTS:

1 COMPLETE CONSTRUCTION DRAWINGS, SAMPLES, CUT SHEETS, & SPECIFICATIONS SHALL BE PREPARED BY THE APPROPRIATE DESIGN/BUILD CONTRACTOR AND SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO SUBMITTAL TO THE AHJ FOR PLAN CHECK & PERMITS PRIOR TO CONSTRUCTION.

2 DRAWINGS, CALCULATIONS, & ALL CALCULATION FORMS SHALL BE PREPARED, STAMPED, & SIGNED BY LICENSED ENGINEERS AND THEN SUBMITTED TO THE ARCHITECT FOR REVIEW.

3 DESIGN-BUILD SUBCONTRACTORS MUST LAYOUT EQUIPMENT, DEVICES, FIXTURES & OUTLETS PER TYPICAL DETAILS. IF CONFLICTS WITH THESE DETAILS OCCUR, THE SUBCONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION FROM THE ARCHITECT. FAILURE TO OBTAIN CLARIFICATION MAY RESULT IN THE WORK BEING REJECTED & CORRECTED, AT NO COST OR LOSS OF TIME, TO THE PROJECT.

ITEMS SUPPLIED & INSTALLED BY OWNER:

1. THE OWNER SHALL BE RESPONSIBLE FOR COORDINATION, DELIVERY, INSTALLATION, & PAYMENT OF AND FOR ALL:

   A. COMMUNICATION/TELEPHONE/DATA EQUIPMENT: SUPPLIED AND INSTALLED BY OWNER'S IT TEAM. GC TO COORDINATE AND PROVIDE ELECTRICAL INFRASTURCTURE SUCH AS CONDUITS, BACK BOXES, AND SUPPORTNG INFRASTRUCTURE.

   B. ALL COMMUNICATION/TELEPHONE/DATA CABLE IS TO BE PLENUM RATED WIRE OR INSTALLED IN CONDUIT ABOVE CEILINGS AND IN CONDUIT IN WALLS. TENANT TO PROVIDE TELEPHONE/DATA VENDOR AND CONFIRM PHONE BOARD REQUIREMENTS, AND ELECTRICAL NEEDS, TO CONTRACTOR.

   C. FURNITURE: SUPPLIED AND INSTALLED BY FURNITURE DEALER. GC TO COORDINATE AND PROVIDE ELECTRICAL INFRASTURCTURE FOR FURNITURE POWER.

THE FOLLOWING INFORMATION AND DO

PARKING TABULATION

NO WORK AT (E) PARKING LOT
EXISTING PARKING LOT TO REMAIN

NO. OF EXISTING PARKING SPACES PROVIDED IN BUILDING'S PARKING LOT:
- 26 TYPICAL PARKING SPACES
INCUDES:
- 1 STANDARD ACCESSIBLE PARKING
- 1 ACCESSIBLE PARKING

- 5 EV READY STALLS
INCLUDES:
- 4 STANDARD EV READY STALLS
- 1 EV READY VAN STALL

BIKE PARKING
- 2 SHORT TERM PARKING
- 1 NEW LONG TERM PARKING INSIDE THE BUILDING AT LOWER LEVEL

PLUMBING FIXTURE CALCULATIONS & ANALYSIS

NAME	AREA	OCCUPANT TYPE	OCCUPANT LOAD FACTOR	OCCUPANTS
UPPER LEVEL				
B				
OFFICE	127.5 SF	B	150 SF	1
OFFICE	127.64 SF	B	150 SF	1
PROVIDER POD	1,354.97 SF	B	150 SF	*20
STAIR #1	129.6 SF	B	150 SF	1
LARGE CONFERENCE ROOM	372.11 SF	B	15 SF	25
STAIR #2	222.29 SF	B	150 SF	2
				50
S				
STORAGE	85.71 SF	S	300 SF	1
PRINT & STORAGE	88.24 SF	S	300 SF	1
				2
INTERMEDIATE LEVEL				
B				
PHARMACY	842.22 SF	B	150 SF	6
OFFICE	72.61 SF	B	150 SF	1
STAFF BREAK ROOM	259.12 SF	B	15 SF	18
MOTHER'S ROOM	58.95 SF	B	150 SF	1
STAFF GNRR	73.76 SF	B	150 SF	1
STAFF GNRR	51.31 SF	B	150 SF	1
HALLWAY	130.79 SF	B	150 SF	1
HALLWAY/STAIR	75.51 SF	B	150 SF	1
				30
S				
STORAGE	34.83 SF	S	300 SF	1
				1
MAIN LEVEL				
B				
EXAM ROOM	140.44 SF	B	100 SF	2
EXAM ROOM	134.22 SF	B	100 SF	2
EXAM ROOM	134.52 SF	B	100 SF	2
EXAM ROOM	144.11 SF	B	100 SF	2
MULTI. CONSULTATION ROOM	260.23 SF	B	150 SF	2
MDF	105.15 SF	B	150 SF	1
MEDICAL HOLDING ROOM	135.47 SF	B	100 SF	2
HALLWAY	571.41 SF	B	100 SF	6
NURSE STATION	207.82 SF	B	150 SF	*3
VITALS STATION	90.38 SF	B	150 SF	1
MEDICAL CART PARKING	19.38 SF	B	150 SF	1
CUBBIES	238.31 SF	B	150 SF	2
RECEPTION	127.7 SF	B	150 SF	*2
STAFF GNRR	88.99 SF	B	150 SF	1
STAFF GNRR	88.54 SF	B	150 SF	1
WAITING AREA	300.27 SF	B	150 SF	*4
MAIN HALLWAY	293.91 SF	B	150 SF	2
IDT/INTAKE ROOM	210.86 SF	B	150 SF	*6
THERAPY ROOM	996.34 SF	B	100 SF	10
VESTIBULE	74.44 SF	B	150 SF	1
STAIR #3	119.79 SF	B	150 SF	1
	4481.08 SF			**54**
I-4				
CONSULTATION RM	115.18 SF	I-4	15 SF	8
CONSULTATION RM	120.06 SF	I-4	15 SF	9
PANTRY	417.33 SF	I-4	200 SF	3
ACTIVITY AREA	3,728.05 SF	I-4	35 SF	107
	4379.28 SF			**127**
S				
STORAGE	27.81 SF	S	300 SF	1
WASTE HOLDING RM	28.98 SF	S	300 SF	1
SOIL ROOM	86.15 SF	S	300 SF	1
LAUNDRY + JAN. CLOSET	140.32 SF	S	300 SF	1
CLEAN ROOM	86.73 SF	S	300 SF	1
STORAGE	111.14 SF	S	300 SF	1
				6
LOWER LEVEL				
B				
STAIR #3	110.2 SF	B	150 SF	1
				1
S				
STORAGE | 191	119.41 SF	S	300 SF	1
STORAGE | 001	1,456.19 SF	S	300 SF	5
BOILER ROOM | 004	136.69 SF	S	300 SF	1
	1,822.49 SF			**7**
			TOTAL:	**278**

NOTE:
OCCUPANT LOADS MARKED WITH **(*)** ARE BASED ON FURNITURE LAYOUT (NUMBER OF SEATS) RATHER THAN CODE OCCUPANT LOAD FACTORS.

PLUMBING FIXTURE CALCULATIONS:
MINIMUM PLUMBING FIXTURE REQUIREMENTS PER 2025 CALIFORNIA PLUMBING CODE (CPC) OCCUPANT LOAD FACTOR PER CBC Chapter 10 Table 1004.5 AND MINIMUM PLUMBING FACILITIES TABLE 422.1.

OCCUPANT LOAD PER CALIFORNIA BUILDING CODE

FUNCTION OF SPACE	LOWE LEVEL OCC	MAIN LEVEL OCC	INTERMEDIATE LEVEL OCC	UPPER LEVEL OCC	TOTAL OCCUPANTS
BUSINESS (B)	1 OCC	55 OCC	30 OCC	50 OCC	135 OCC
DAY CARE FACILITIES (I-4)	-	127 OCC	-	-	127 OCC
STORAGE (S-2)	7 OCC	6 OCC	1 OCC	2 OCC	16 OCC
TOTAL					278 OCC

NOTE:
- PER CPC 422.1.1 - RESULT IN FRACTIONAL NUMBERS. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBER SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.
- PER TABLE CPC 4-1 FOOTNOTE ** - ACCESSORY AREAS SUCH AS, BUT NOT LIMITED TO HALLWAYS/CORRIDORS, STAIRS, RAMP, TOILET ROOMS, MECHANICAL ROOMS, CLOSETS AND FIXED EQUIPMENT MAY BE EXCLUDED.
- POTTY PARITY - PER CPC 422.1 NOTE - THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES.

B OCCUPANCY (PER OCC. LOAD)
135 OCCUPANTS | 68 MALE & 68 FEMALE

i. WATER CLOSET (M): 68 OCCUPANTS | 1+ (18/50) = 1.36
ii. WATER CLOSET (F): 68 OCCUPANTS | 3 + (18/50) = 3.36
iii. URINAL (M): 68 OCCUPANTS | 68/100 = 0.68
iv. LAVATORY (M): 68 OCCUPANTS | 68/75 = 0.91
v. LAVATORY (F): 68 OCCUPANTS | 1 + (18/50) = 1.36
vi. DRINKING FOUNTAIN: 136 OCCUPANTS | 136/150 = 0.91

+

I-4 OCCUPANCY (PER OCC. LOAD)
127 OCCUPANTS | 64 MALE & 64 FEMALE

i. WATER CLOSET (M): 64 OCCUPANTS | 3 + (9/40) = 3.23
ii. WATER CLOSET (F): 64 OCCUPANTS| 4 + (9/40) = 4.23
iii. URINAL (M): N/A
iv. LAVATORY (M): 64 OCCUPANTS | 64/40 = 1.6
v. LAVATORY (F): 64 OCCUPANTS | 64/40 = 1.6
vi. DRINKING FOUNTAIN: 127 OCCUPANTS | 127/150 = 0.85

+

S-2 OCCUPANCY (PER OCC. LOAD) @ GROUND FLR
16 OCCUPANTS I 8 MALE & 8 FEMALE

i. WATER CLOSET (M): 8 OCCUPANTS | 8/100 = 0.08
ii. WATER CLOSET (F): 8 OCCUPANTS | 8/100 = 0.08
iii. URINAL (M): N/A
iv. LAVATORY (M): 8 OCCUPANTS | 8/200 = 0.04
v. LAVATORY (F): 8 OCCUPANTS | 8/200 = 0.04
vi. DRINKING FOUNTAIN: 16 OCCUPANTS | 16/250 = 0.06

=

SUM UP ALL REQUIRED FIXTURES

i. WATER CLOSET (M): 1.36 + 3.23 +0.08 = 4.67→ **5**
ii. WATER CLOSET (F): 3.36 + 4.23 + 0.08 = 7.67→ **8**
iii. URINAL (M): 0.68 → **1**
iv. LAVATORY (M): 0.91 + 1.6 + 0.04 = 2.55 → **3**
v. LAVATORY (F): 1.36 + 1.6 + 0.04 = 3 → **3**
vi. DRINKING FOUNTAIN: 0.91 + 0.85 + 0.06 = 1.82 → **2**

MINIMUM PLUMBING FACILITIES PER TABLE 422.1

FRACTIONAL METHOD	WATER CLOSETS M	WATER CLOSETS F	URINALS	LAVATORIES M	LAVATORIES F	DRINKING FOUNTAIN
TOTAL	5	8	1	3	3	2
REQUIRED	13		1	6		2
PROVIDED	M	F		M	F	
	4 + 1*+1**	5 + 3*		2 + 2*	2 + 2* + 1**	
	14 (* WC FROM UNISEX RR) (** FROM UNISEX SHOWER)		1	9 (* LAV. FROM UNISEX RR) (** FROM UNISEX SHOWER)		4

MINIMUM PLUMBING FACILITIES PER CPC TABLE 4-2 FOR OSHPD 3

SPACE	EXAM AND TREATMENT ROOMS	LAUNDRY SOILED LINEN, RECEIVING, HOLDING AND SORTING	MEDICINE PREPARATION ROOM (MEDICAL HOLDING ROOM)	NURSES' STATION	UTILITY/WORK ROOM - CLEAN	UTILITY/WORK ROOM - SOILED
REQUIRED	1 HANDWASHING FIXTURE PER ROOM	1 HANDWASHING FIXTURE PER ROOM	1 HANDWASHING FIXTURE PER ROOM	1 HANDWASHING FIXTURE PER ROOM	1 HANDWASHING FIXTURE PER ROOM	1 HANDWASHING FIXTURE PER ROOM
PROVIDED	4	1 + 1 MOP SINK	1	1	1	1

PER CPC TABLE 4-2 NOTE #22 - IF ROOM IS USED ONLY FOR TEMPORARY HOLDING OF SOILED MATERIALS, CLINIC SINK AND WORK COUNTER MAY BE OMITTED. IF THE FLUSHING-RIM CLINICAL SINK IS ELIMINATED, FACILITIES FOR CLEANING BEDPANS SHALL BE PROVIDED ELSEWHERE.

2025 CBC BUILDING CODE ANALYSIS

GROSS FLOOR AREA	
Level	Area
LOWER LEVEL	1,718 SF
MAIN LEVEL	10,760 SF
INTERMEDIATE LEVEL	1,628 SF
UPPER LEVEL	2,439 SF
TOTAL	16,544 SF

GENERAL FIRE PROTECTION AND FIRE SEPARATIONS

SPRINKLERS: FULLY SPRINKLERED BUILDING PER NFPA 13

CORRIDORS:
GROUP B / GROUP S-2: 0-HR; W/ SPRINKLER SYSTEM, 2025 CBC TABLE1020.2

GROUP I-4: 1-HR CORRIDORS WITH A MINIMUM WIDTH OF 60 INCHES, 2025 CBC 436.1.1 EXCEPTION

EXIT ACCESS STAIRWAYS: 0-HR; W/ SPRINKLER SYSTEM, 2025 CBC 1019.3 EXCEPTIONS 4

BUILDING ELEMENT FIRE-RESISTANCE RATINGS

CONSTRUCTION TYPE: III-B
SPRINKLERS: FULLY SPRINKLERED BUILDING PER NFPA 13

PRIMARY STRUCTURAL FRAME : 0-HR (SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION)

BEARING WALLS:
EXTERIOR: 2-HR
INTERIOR: 0-HR

NONBEARING WALLS:
EXTERIOR: 1-HR; FIRE SEPARATION DISTANCE X< 5'
1-HR; FIRE SEPARATION DISTANCE 5'≤X< 10'
1-HR; FIRE SEPARATION DISTANCE 10≤X<30'
0-HR; FIRE SEPARATION DISTANCE ≥30'

INTERIOR:
FLOOR CONSTRUCTION: 0-HR

ROOF CONSTRUCTION: 0-HR

ALLOWABLE BUILDING AREAS AND HT (2025 CBC TABLES 506.2, 504.3, 504.4)

FIRE PROTECTION SYSTEM: FULLY SPRINKLERED BUILDING PER NFPA 13

CONSTRUCTION TYPE: III-B

OCCUPANCY CLASSIFICATION: I-4 (SINGLE OCCUPANCY GROUP; NON SEPARATED OCCUPANCY)

USE GROUP I-4: ASSEMBLY ADULT DAY CARE

BUILDING AREA:
ALLOWABLE BUILDING AREA / FLOOR: 39,000 SF AREA
ACTUAL BUILDING AREA / FLOOR: 10,760 SF (MAIN LEVEL)

BUILDING HT. (STORIES):
ALLOWABLE NO. STORIES | HEIGHT: 3 STORIES |
ACTUAL NO. STORIES | HEIGHT: 2 STORIES | 75'-0"

COMMON PATH OF TRAVEL DISTANCE BY OCCUPANCIES (TABLE 1006.2.1)

FIRE PROTECTION SYSTEM: FULLY SPRINKLERED BUILDING

B: OFFICE: 100' MAXIMUM

I-4: ADULT DAY CARE: 75' MAXIMUM

S-2: STORAGE: 100' MAXIMUM

EXIT ACCESS TRAVEL DISTANCE BY OCCUPANCIES (TABLE 1017.2)

FIRE PROTECTION SYSTEM: FULLY SPRINKLERED BUILDING

B: OFFICE: 300' MAXIMUM

I-4: ADULT DAY CARE: 200' MAXIMUM

S-2: STORAGE: 400' MAXIMUM

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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	20 MAR 26	40% CD/ISSUE FOR BID
	27 MAR 26	DEMOLITION PERMIT
	30 MAR 26	HEALTH DEPT. REVIEW
A	03 APR 26	PLANNING CUP PC #1
C	24 APR 26	BUILDING PC RESPONSE 1
G	08 MAY 26	100% CD SET

Project: 60526
Scale:
Drawing Title: **BUILDING CODE ANALYSIS, PLUMBING FIXTURE CALCULATION & ANALYSIS, PARKING TABULATION**
Drawing No.: A0.1.1

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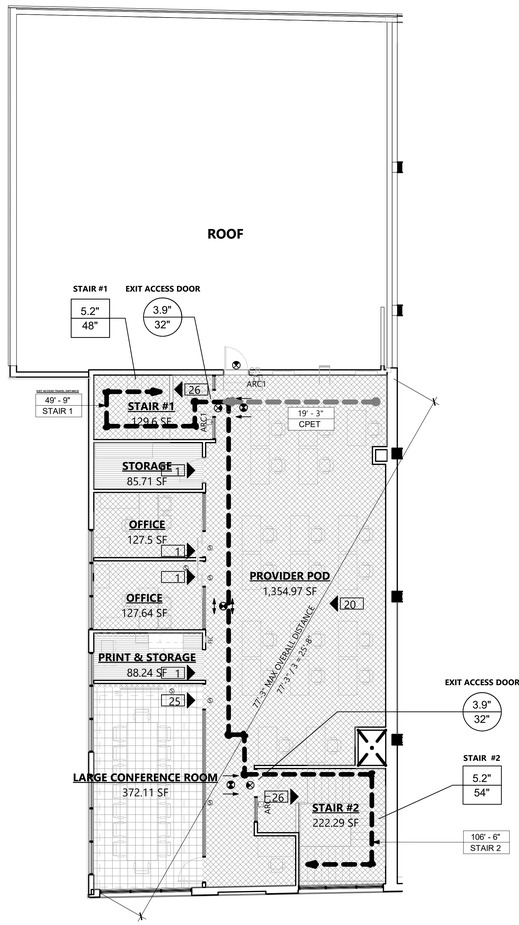

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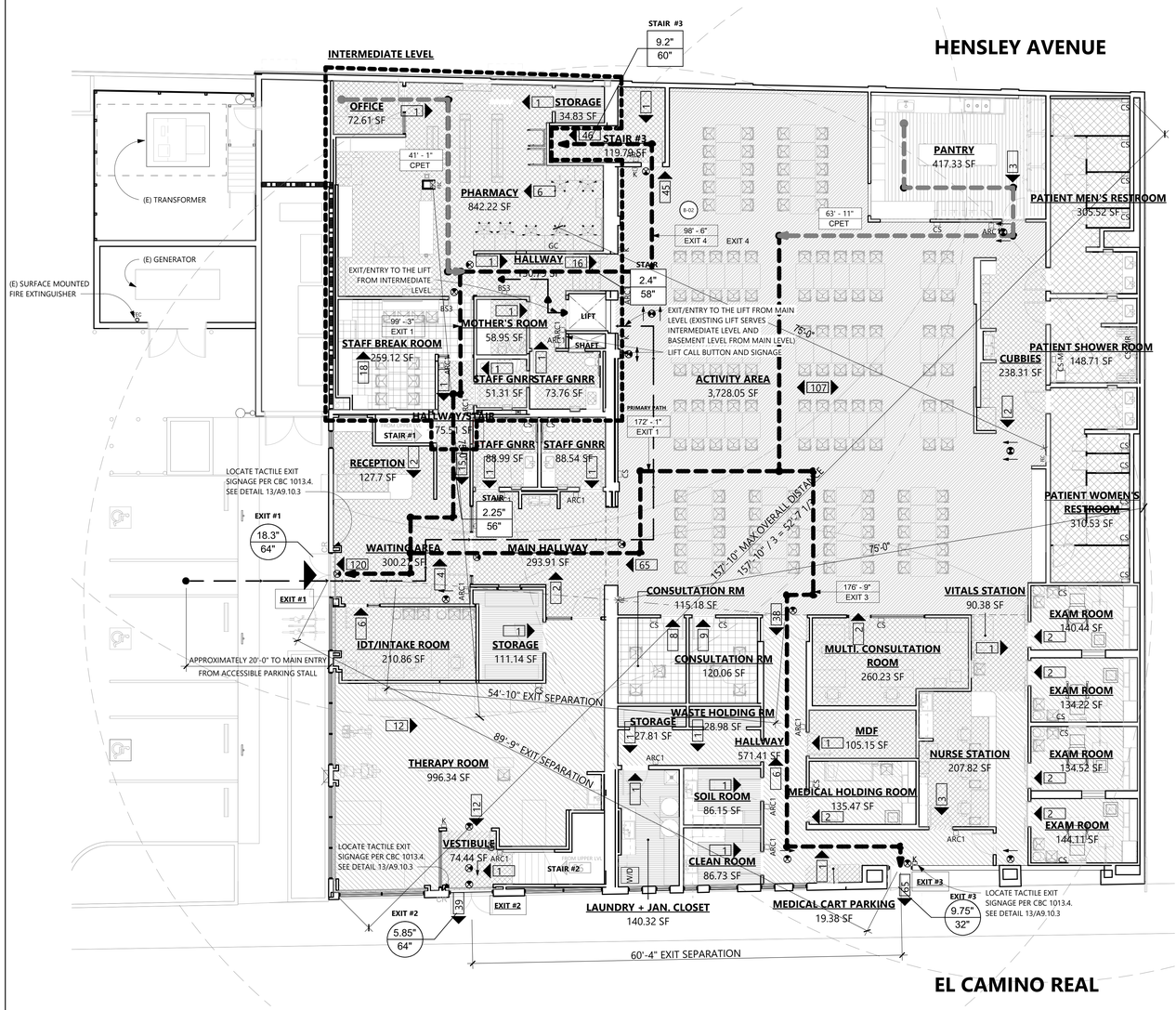
UPPER LEVEL - EXITING PLAN | 3



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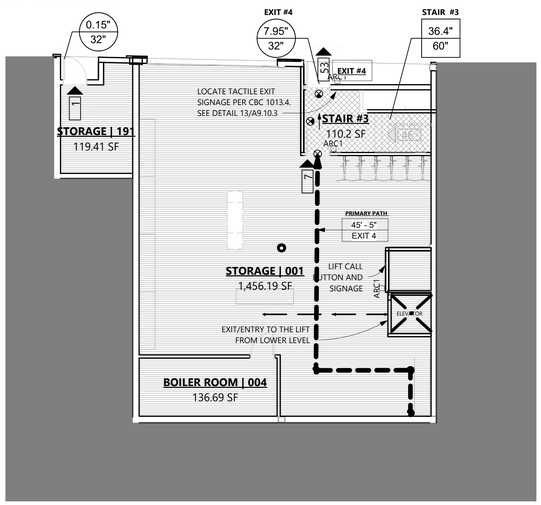
MAIN AND INTERMEDIATE LEVEL - EXITING PLAN | 1

HENSLEY AVENUE



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LOWER LEVEL - EXITING PLAN | 2

EXITING LEGEND

- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL (CPET)
- ACCESSIBLE ROUTE
- 1 HOUR FIRE RATED WALL ASSEMBLY
- MAIN ENTRY
- ### — NUMBER OF OCCUPANTS EXITING
- #.# / #.# — REQ. EXIT COMPONENT WIDTH : OCC. X 0.15" / PROVIDED EXIT COMPONENT WIDTH
- #.# / #.# — REQ. STAIR WIDTH : OCC. X 0.2" / PROVIDED STAIR WIDTH
- PRIMARY PATH #'-#" / #'-#" — EXIT LENGTH / EXIT TO
- CEILING-MOUNTED EXIT SIGN
- WALL-MOUNTED EXIT SIGN
- ASSEMBLY, UNCONCENTRATED
- BUSINESS
- DAY CARE
- INSTITUTIONAL, OUTPATIENT
- KITCHEN COMMERCIAL
- OMIT
- STORAGE & EQUIPMENT

EXITING ANALYSIS

EXIT #1
EGRESS WIDTH REQUIRED: 120 (OCCUPANTS) x 0.15 (INCHES PER OCCUPANT) = 18"
EGRESS WIDTH PROVIDED: = 64"

EXIT #2
EGRESS WIDTH REQUIRED: 39 (OCCUPANTS) x 0.15 (INCHES PER OCCUPANT) = 5.85"
EGRESS WIDTH PROVIDED: = 64"

EXIT #3
EGRESS WIDTH REQUIRED: 65 (OCCUPANTS) x 0.15 (INCHES PER OCCUPANT) = 9.75"
EGRESS WIDTH PROVIDED: = 32"

EXIT #4
EGRESS WIDTH REQUIRED: 53 (OCCUPANTS) x 0.15 (INCHES PER OCCUPANT) = 7.95"
EGRESS WIDTH PROVIDED: = 32"

OCCUPANT LOAD FACTOR:
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT PER 2025 CBC TABLE 1004.5

EXIT TRAVEL DISTANCE
PER **CBC 2025 TABLE 1017.2**, MAXIMUM EXIT ACCESS TRAVEL DISTANCE IS 200' WITHOUT SPRINKLERS AND **300'** WITH SPRINKLERS FOR GROUP B (BUSINESS) OCCUPANCY, AND 150' WITHOUT SPRINKLERS AND **200'** WITH SPRINKLERS FOR GROUP I-4 (ADULT DAY CARE) OCCUPANCY.

EXIT SEPARATION
SEPARATION DISTANCE SHALL NOT BE LESS THAN 1/3 OF THE LENGTH OF MAXIMUM OVERALL DIAGONAL DIMENSION OF AREA SERVED PER **CBC 2025 1007.1.1**

COMMON PATH OF TRAVEL
GROUP B(BUSINESS) OCCUPANCY: MAXIMUM ALLOWABLE **COMMON PATH OF EGRESS TRAVEL DISTANCE** = 100 FEET (SPRINKLERED BUILDING) PER CBC TABLE 1006.2.1

GROUP I-4 (ADULT DAY CARE) OCCUPANCY: MAXIMUM ALLOWABLE **COMMON PATH OF EGRESS TRAVEL DISTANCE** = **75 FEET** (SPRINKLERED BUILDING) PER CBC TABLE 1006.2.1

NOTE: BUILDING IS EQUIPPED WITH AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTINO 907.5.2.2

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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C	24 APR 26	BUILDING PC RESPONSE 1
G	08 MAY 26	100% CD SET

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EGRESS OCCUPANT LOAD CALCULATIONS - UPPER LEVEL

NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANTS
ASSEMBLY, UNCONCENTRATED				
LARGE CONFERENCE ROOM	372 SF	ASSEMBLY, UNCONCENTRATED	15 SF	25
BUSINESS				
OFFICE	128 SF	BUSINESS	150 SF	1
OFFICE	128 SF	BUSINESS	150 SF	1
PROVIDER POD	1,355 SF	BUSINESS	150 SF	*20
STAIR #1	130 SF	BUSINESS	150 SF	1
STAIR #2	222 SF	BUSINESS	150 SF	2
STORAGE & EQUIPMENT				
STORAGE	86 SF	STORAGE & EQUIPMENT	300 SF	1
PRINT & STORAGE	88 SF	STORAGE & EQUIPMENT	300 SF	1
Grand total: 8	2,508 SF			**52**

NOTE:
OCCUPANT LOADS MARKED WITH **(*)** ARE BASED ON FURNITURE LAYOUT (NUMBER OF SEATS) RATHER THAN CODE OCCUPANT LOAD FACTORS.

OCCUPANT LOAD BREAK DOWN PER FLOOR

UPPER LEVEL TOTAL :	52
INTERMEDIATE LEVEL :	31
MAIN LEVEL :	187
LOWER LEVEL :	8
TOTAL :	**278**

EGRESS OCCUPANT LOAD CALCULATIONS - LOWER LEVEL

NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANTS
BUSINESS				
STAIR #3	110 SF	BUSINESS	150 SF	1
STORAGE & EQUIPMENT				
STORAGE | 191	119 SF	STORAGE & EQUIPMENT	300 SF	1
STORAGE | 001	1,456 SF	STORAGE & EQUIPMENT	300 SF	5
BOILER ROOM | 004	137 SF	STORAGE & EQUIPMENT	300 SF	1
	1,822 SF			**8**

EGRESS OCCUPANT LOAD CALCULATIONS - MAIN LEVEL

NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANTS
ASSEMBLY, UNCONCENTRATED				
CONSULTATION RM	115 SF	ASSEMBLY, UNCONCENTRATED	15 SF	8
CONSULTATION RM	120 SF	ASSEMBLY, UNCONCENTRATED	15 SF	9
	235 SF			
BUSINESS				
MULTI. CONSULTATION ROOM	260 SF	BUSINESS	150 SF	2
MDF	105 SF	BUSINESS	150 SF	1
NURSE STATION	208 SF	BUSINESS	150 SF	*3
VITALS STATION	90 SF	BUSINESS	150 SF	1
MEDICAL CART PARKING	19 SF	BUSINESS	150 SF	1
CUBBIES	238 SF	BUSINESS	150 SF	2
RECEPTION	128 SF	BUSINESS	150 SF	*2
STAFF GNRR	89 SF	BUSINESS	150 SF	1
STAFF GNRR	89 SF	BUSINESS	150 SF	1
WAITING AREA	300 SF	BUSINESS	150 SF	*4
MAIN HALLWAY	294 SF	BUSINESS	150 SF	2
IDT/INTAKE ROOM	211 SF	BUSINESS	150 SF	*6
VESTIBULE	74 SF	BUSINESS	150 SF	1
STAIR #3	120 SF	BUSINESS	150 SF	1
	2,226 SF			
DAY CARE				
ACTIVITY AREA	3,728 SF	DAY CARE	35 SF	107
	3,728 SF			
INSTITUTIONAL, OUTPATIENT				
EXAM ROOM	140 SF	INSTITUTIONAL, OUTPATIENT	100 SF	2
EXAM ROOM	134 SF	INSTITUTIONAL, OUTPATIENT	100 SF	2
EXAM ROOM	135 SF	INSTITUTIONAL, OUTPATIENT	100 SF	2
EXAM ROOM	144 SF	INSTITUTIONAL, OUTPATIENT	100 SF	2
MEDICAL HOLDING ROOM	135 SF	INSTITUTIONAL, OUTPATIENT	100 SF	2
HALLWAY	571 SF	INSTITUTIONAL, OUTPATIENT	100 SF	6
THERAPY ROOM	996 SF	INSTITUTIONAL, OUTPATIENT	100 SF	10
	2,257 SF			
KITCHEN COMMERCIAL				
PANTRY	417 SF	KITCHEN COMMERCIAL	200 SF	3
	417 SF			
STORAGE & EQUIPMENT				
STORAGE	28 SF	STORAGE & EQUIPMENT	300 SF	1
WASTE HOLDING RM	29 SF	STORAGE & EQUIPMENT	300 SF	1
SOIL ROOM	86 SF	STORAGE & EQUIPMENT	300 SF	1
LAUNDRY + JAN. CLOSET	140 SF	STORAGE & EQUIPMENT	300 SF	1
CLEAN ROOM	87 SF	STORAGE & EQUIPMENT	300 SF	1
STORAGE	111 SF	STORAGE & EQUIPMENT	300 SF	1
	481 SF			**187**
	9,344 SF			

NOTE:
OCCUPANT LOADS MARKED WITH **(*)** ARE BASED ON FURNITURE LAYOUT (NUMBER OF SEATS) RATHER THAN CODE OCCUPANT LOAD FACTORS.

EGRESS OCCUPANT LOAD CALCULATIONS - INTERMEDIATE LEVEL

NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANTS
ASSEMBLY, UNCONCENTRATED				
STAFF BREAK ROOM	259 SF	ASSEMBLY, UNCONCENTRATED	15 SF	18
	259 SF			
BUSINESS				
PHARMACY	842 SF	BUSINESS	150 SF	6
OFFICE	73 SF	BUSINESS	150 SF	1
MOTHER'S ROOM	59 SF	BUSINESS	150 SF	1
STAFF GNRR	74 SF	BUSINESS	150 SF	1
STAFF GNRR	51 SF	BUSINESS	150 SF	1
HALLWAY	131 SF	BUSINESS	150 SF	1
HALLWAY/STAIR	76 SF	BUSINESS	150 SF	1
	1,305 SF			
STORAGE & EQUIPMENT				
STORAGE	35 SF	STORAGE & EQUIPMENT	300 SF	1
	35 SF			**31**
	1,599 SF			

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960 Atlantic Avenue
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G	08 MAY 26	100% CD SET

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2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shall buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

ZEV. [BSC-CG, DSA-SS] Any vehicle certified to zero-emission standards.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater. Project alteration <100,000 sq ft

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations, columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.)
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter. Arch

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitors, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 20% of the peak daily visitors, with a minimum of one two-bike capacity rack. Two existing short-term bicycle parking provided adjacent to main entrance at main level.

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. Acceptable bicycle parking facility for Section 5.106.4.1.2.1, 5.106.4.1.2.2 and 5.106.4.1.23 shall be conveniently located near the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

One new long-term bicycle parking provided at basement.

Calculations for bicycle parking requirements shall be rounded up to the nearest whole number.

5.106.4.1.2.1
For new buildings with tenant spaces, provide secure bicycle parking for 10 percent of the tenant-occupants, with a minimum of one bicycle parking facility.

5.106.4.1.2.2
For additions or alternations, provide secure bicycle parking for 10 percent of the tenant-occupants being added, with a minimum of one bicycle parking facility.
Per Planning, provides (2) short-term bicycle parking and (1) long-term bicycle parking

5.106.4.1.2.3
For new shell buildings in phased projects, provide secure bicycle parking for 10 percent of the anticipated tenant-occupants, with a minimum of one bicycle parking facility.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

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 ECVS[a,2,3]	OFFICE AND RETAIL NUMBER OF REQUIRED ECVS[a,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 capable spaces by the same number.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.3. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

5.106.5.3.2.1 Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

5.106.5.3.2.2 EV charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors.When using level 2 SAE J3400 SAE connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connectors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.2.3 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.4 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.2.4.1 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6 Power Allocation Method

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	OTHER THAN OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[3,4] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC	OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[4,5] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC
1-9	0	0	0
10-25	26.4	26.4	26.4
26-50	52.8	52.8	52.8
51-75	85.8	85.8	85.8
76-100	112.2	112.2	112.2
101-150	165	165	165
151-200	231	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.
5. For Office and Retail buildings the maximum allowed kVA to be utilized for EV capable is 25 percent.

5.106.5.3.6.1 Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R.
2. For 30-ampere receptacles, NEMA 14-30R.
3. For 50-ampere receptacles, NEMA 14-50R.

5.106.5.3.6.2 EV Charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors. When using level 2 SAE J3400 connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connectors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.6.3 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6. Install EVCS at all existing EV capable spaces, utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered, prior to adding any new EV capable spaces. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

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MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

Project 60526
Scale
Drawing Title CALGREEN CHECKLIST
Drawing No.

A0.3.1

AIA California

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2

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

TABLE 5.106.5.6.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF REQUIRED EVCS[2]**
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 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.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

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

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

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

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

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

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

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

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

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

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

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

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

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2					
ALLOWABLE RATING	**LIGHTING ZONE LZ0**	**LIGHTING ZONE LZ1**	**LIGHTING ZONE LZ2**	**LIGHTING ZONE LZ3**	**LIGHTING ZONE LZ4**
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

SPECIAL LANDSCAPE AREA (SLA). [DSA-SS] An area of the landscape dedicated solely to edible plants, planting areas used for educational purposes, recreational areas, areas irrigated with recycled water, water features using recycled water, and where turf provides a playing surface or gathering space.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, commercial pre-rinse spray valves shall meet the requirements in the California Plumbing Code, Section 420.3.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

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

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

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

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

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

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

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

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

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

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. {A} Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT KEVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

**750 EL CAMINO REAL,
SAN BRUNO, CA 94066**

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

Project 60526
Scale
Drawing Title CALGREEN CHECKLIST

Drawing No.

A0.3.2

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CALGREEN CHECKLIST

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3

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

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:
1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

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☒ ☐ Owner

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

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

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	kg CO_2e/MT
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2, 3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.

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5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_x < GWP_{allowed}$
where
$GWP_x = \Sigma\ (GWP_n)(v_n)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_n)$
and
$_n$ = each concrete mix installed in the project
GWP_n = the GWP for concrete mix $_n$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_n$ per Table 5.409.3
v_n = the volume of concrete mix $_n$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of Design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

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

Informational Notes:

1. . Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

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5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

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

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

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

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009),.

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

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☒ ☐ Contractor

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SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT KEVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL, SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

Project 60526
Scale
Drawing Title CALGREEN CHECKLIST
Drawing No.

A0.3.3

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AIA California

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 4

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

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS:	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
[DSA-SS] Classrooms and other similar rooms that are used for group instruction shall be equipped with a carbon dioxide monitor or sensor.

[BSC-CG] Newly constructed projects and qualifying additions and alterations (per scope in Section 301.3) for University of California, California State University and private school classrooms, lecture and post-secondary classrooms shall be equipped with a carbon dioxide monitor or sensor.

[DSA-SS, BSC-CG] The carbon dioxide monitor or sensor shall meet the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceed 1,100ppm.
4. The monitor or EMCS devices used to measure carbon dioxide levels shall maintain a record of previous data that includes at least the maximum carbon dioxide concentration measured.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigrated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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LICENSED ARCHITECT KEVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

**750 EL CAMINO REAL,
SAN BRUNO, CA 94066**

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

Project 60526
Scale
Drawing Title **CALGREEN CHECKLIST**
Drawing No. A0.3.4

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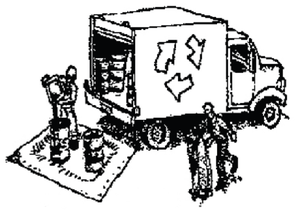
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

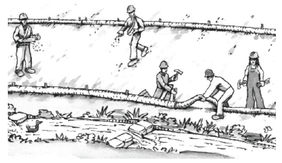
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

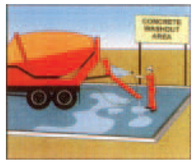
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

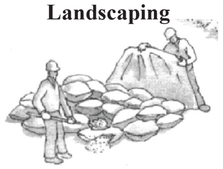
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



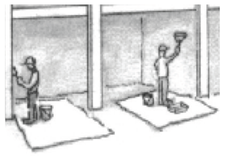
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

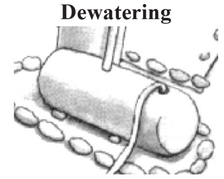
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT KEVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL CALIFORNIA

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL,
SAN BRUNO, CA 94066

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	20 MAR 26	40% CD/ISSUE FOR BID
	27 MAR 26	DEMOLITION PERMIT
G	08 MAY 26	100% CD SET

Project 60526
Scale
Drawing Title CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)
Drawing No. A0.5.0

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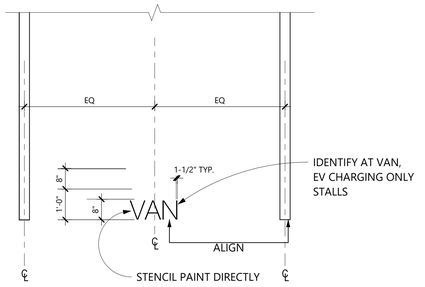


17 PARKING STALL LETTERING

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

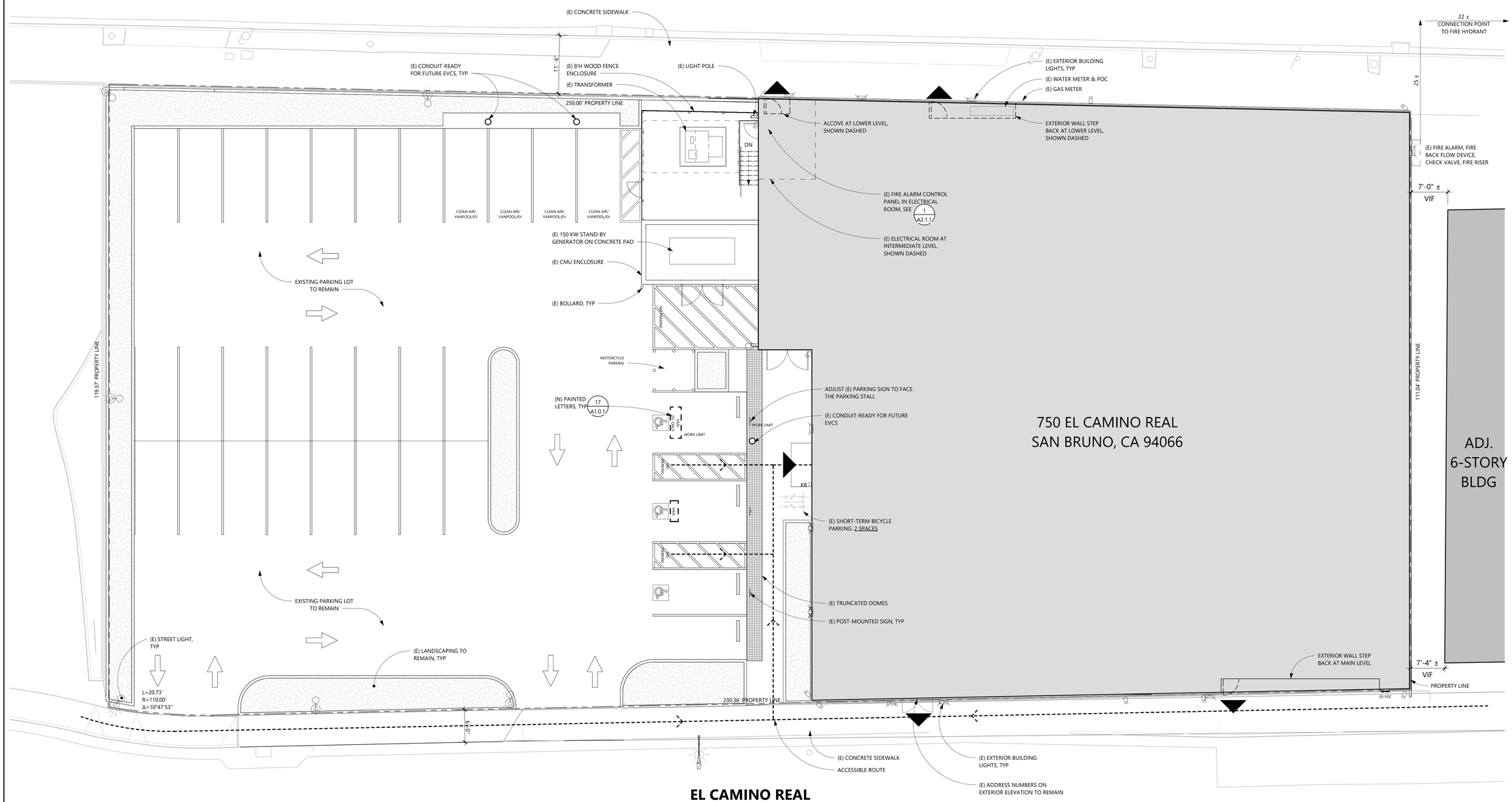
SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR OFF-SITE GRADING & DRAINAGE, SITE UTILITY & CITY STANDARD SITE IMPROVEMENT DETAILS.
2. REFER TO CIVIL DRAWING C1.0 FOR PROPERTY LINE LOCATION AND DIMENSIONS.
3. STANDPIPE LOCATION SHALL COMPLY WITH AHJ FIRE DEPARTMENT REQUIREMENTS.
4. ACCESSIBLE ROUTE TO NOT EXCEED 2% SLOPE.
5. GENERAL CONTRACTOR TO SUBMIT A CONSTRUCTION PHASE FIRE ACCESS PLAN TO THE AHJ FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. HEAD HEIGHT CLEARANCE SHALL MEET CBC SECTION 1116A FOR WALKS, PEDESTRIAN WALKS AND CIRCULATION AREAS. MINIMUM CLEARANCE OF 84" SHALL BE MAINTAINED THROUGHOUT.
7. FOR PARKING TABULATION, SEE SHEET A0.1.1.
8. FOR GROSS FLOOR AREA BREAKDOWN, REFER TO EGRESS ANALYSIS SHEET A0.2.2.
9. THE CONTRACTOR SHALL PROVIDE CITY OF SAN BRUNO PUBLIC WORKS WITH A CONSTRUCTION STAGING PLAN AND OBTAIN PLAN APPROVAL PRIOR TO MOBILIZATION.

SITE PLAN LEGEND

- PROPERTY LINE
- WORK LIMIT
- ACCESSIBLE PATH OF TRAVEL
- PARKING STRIPING
- ENTRANCE / EXIT
- (E) STREET LIGHT
- (E) BUILDING-MOUNTED OVERHEAD SIDEWALK LIGHTING. GC TO FIX IF OUT OF ORDER
- (E) ON SITE LIGHTING TO REMAIN
- (E) SIDEWALK
- (E) LANDSCAPING AREA
- STREET TREE
- FIRE DEPARTMENT CONNECTION TO REMAIN
- KB — KNOX BOX

HENSLEY AVENUE



EXISTING SITE PLAN | 1

1/8" = 1'-0"

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT KEVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL CALIFORNIA

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL, SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
	27 MAR 26	DEMOLITION PERMIT
	30 MAR 26	HEALTH DEPT. REVIEW
A	03 APR 26	PLANNING CUP PC #1
C	24 APR 26	BUILDING PC RESPONSE 1
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET

Project 60526
Scale As indicated
Drawing Title EXISTING SITE PLAN

Drawing No.

A1.0.1

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GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE DEMOLITION PLAN AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ENCOUNTERED DURING THE DEMOLITION PHASE OF THE PROJECT.

(E) STAIR TO REMAIN

(E) PARTIAL HEIGHT FURRED WALL TO REMAIN

APPROXIMATE LOCATION OF THE NEW PLUMING SUPPLY/DRAIN, TYP

DEMO FURRED WALL AROUND COLUMNS

PROTECT ALL ELEMENTS DESIGNATED TO REMAIN, INCLUDING FLOORS, DOORS, WINDOWS, AND ADJACENT FINISHES.

(E) PARTIAL HEIGHT FURRED WALL TO REMAIN

6'-10"

(E) STAIR TO REMAIN

REMOVE (E) HAND RAIL

REMOVE LIFT CALL BUTTON AND SIGNAGE

(E) WHEELCHAIR LIFT TO REMAIN

DEMOLISH FOR NEW DOOR

REMOVE EXISTING GRAB BARS AND TOILET PAPER DISPENSER FOR NEW TILE. PROTECT, SALVAGE, AND REINSTALL.

(E) STAIR TO REMAIN

7'-6"

3'-3"

2'-8"

7'-7"

11'-1" VIF

4'-0"

EXISTING EXTERIOR WALLS,DOORS, AND WINDOWS SHALL REMAIN IN PLACE AND BE PROTECTED FROM DAMAGE DURING DEMOLITION, TYP.

DEMO THE INTERIOR GLAZING SYSTEM. RETAIN THE EXISTING HEADER FOR INFILL WITH THE NEW WALL CONSTRUCTION.

(E) STAIR TO REMAIN

SEE 2/A8.5.1 3/A8.5.1 SLAB-ON-GRADE AND WATERPROOFING DETAILS. GC TO VERIFY (E) CONDITIONS

COORDINATE DEMOLITION WITH EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS; CAP, REROUTE, OR PROTECT SERVICES AS REQUIRED, TYP.

(E) PANEL INSIDE LAB SPACE: REMOVE/RELOCATE EXISTING ELECTRICAL PANELS, SED

REMOVE (E) FUME HOOD AND ASSOCIATED DUCTWORK AND UTILITIES. DISCONNECT AND MAKE ALL SERVICES SAFE PRIOR TO REMOVAL. PROTECT ADJACENT AREAS AND REPAIR ALL SURFACES TO MATCH EXISTING, TYP.

REMOVE EXISTING FLOOR FINISHES, MILLWORK, FUME HOOD, EYEWASH STATION, LAB PLUMBING LINES, AND WALL-MOUNTED RACEWAY IN ALL LAB SPACES. REFER TO ELECTRICAL DEMOLITION DRAWINGS FOR REMOVE/RELOCATE EXISTING ELECTRICAL PANELS, TYP

COORDINATE MEP TRENCHING AND FLOOR PENETRATIONS WITH DEMOLITION WORK THROUGHOUT FACILITY

DEMOLISH AND REMOVE INTERIOR NON-STRUCTURAL PARTITIONS AND ASSOCIATED FINISHES AS INDICATED ON THE PLANS, TYP

NO STRUCTURAL WALLS, COLUMNS, OR LOAD-BEARING ELEMENTS SHALL BE DEMOLISHED., U.N.O.

DEMO (E) CMU WALL AND (2) (E) HSS STRONGBACKS WITHIN THIS WALL AREA. DEMO WALL UP TO 8'-0" MAX ABOVE FIRST FLOOR. 1. (N) OPENING ONLY TO OCCUR AT PREVIOUS CMU INFILL EXTENTS. DO NOT OVER DEMOLISH CMU WALL.

DEMO (E) FURRED WALL AROUND (E) CMU WALL

NO STRUCTURAL WALLS, COLUMNS, OR LOAD-BEARING ELEMENTS SHALL BE DEMOLISHED., U.N.O.

DEMOLISH AND REMOVE INTERIOR DOORS, AND INTERIOR WINDOWS AS INDICATED ON THE DRAWINGS. PROTECT ELEMENTS DESIGNATED TO REMAIN.

(E) FRP ON WALL TO REMAIN

(E) MOP SINK, WATER HEATER OVER CONCRETE PAD TO REMAIN

(E) 1-HR EXTERIOR WINDOW TO REMAIN

REMOVE (E) WINDOW COVERING ON THIS WINDOW

(E) 1-HR EXTERIOR WINDOW TO REMAIN

REMOVE (E) WINDOW COVERING ON THIS WINDOW

2'-0"

ALL EXISTING ITEMS LISTED BELOW THAT ARE SCHEDULED FOR DEMOLITION SHALL BE CAREFULLY SALVAGED AND RETURNED TO THE OWNER'S (NEMS) INVENTORY:

- LIGHTING
- ACOUSTIC CEILING TILES
- HVAC CEILING GRILLES AND DIFFUSERS
- CASEWORK
- COUNTERS
- PLUMBING FIXTURES (EXCLUDING TOILETS AND URINALS)
- DOORS
- ANY FINISHES LOCATED IN STORAGE AND GARBAGE ENCLOSURE AREAS

N

MAIN AND INTERMEDIATE LEVEL DEMOLITION PLAN | 1

3/16" = 1'-0"

DEMOLITION PLAN NOTES

1. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), (E) WATER LEAKAGE, MOLD OR OTHER TOXIC SUBSTANCES. THE OWNER ACKNOWLEDGES AND ACCEPTS THAT THE ARCHITECT IS UNABLE TO REASONABLY OBTAIN PROFESSIONAL LIABILITY OR OTHER INSURANCE FOR CLAIMS RELATED TO THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS, ASBESTOS-RELATED MATERIALS, OR OTHER HAZARDOUS SUBSTANCES.
2. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED UTILITY SERVICES. IDENTIFY SERVICE LINES AND CAPPED LOCATIONS ON RECORD DOCUMENTS.
3. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE FUTURE WORK. PROTECT EXISTING STRUCTURAL MEMBERS.
4. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSON'S PROPERTY AND ENVIRONMENTAL PROTECTION.
5. THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH MEANS AND METHODS THAT DO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS ARE FOUND TO INTERFERE WITH THE NEW WORK, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
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8. SURFACES TO REMAIN, WHEN CUT, SHALL BE CAREFULLY RESTORED AND REFINISHED TO PROVIDE A CONTINUOUS, EVEN FINISH TO NEAREST INTERSECTIONS.
9. PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREAS IN WHICH WORK WILL BE PERFORMED AND PROVIDE THE FOLLOWING DOCUMENTATION: A. IF REQUIRED BY OWNER, PHOTOGRAPH EXISTING CONDITIONS OF STRUCTURE, SURFACES, EQUIPMENT OR SURROUNDING AREA. B. NOTE EXISTING DAMAGE IN WRITING AND FILE WITH OWNER PRIOR TO STARTING THE WORK.
10. REMOVE (E) FLOOR, CEILING, AND WALL FINISHES AS NECESSARY FOR NEW WORK.
11. PATCH AND REPAIR ALL AREAS OF REMOVAL AND DEMOLITION AND PREPARE FOR INSTALLATION OF NEW WORK.
12. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING PROJECT CONDITIONS: A. SPECIAL CARE SHALL BE EXERCISED TO PROTECT REMAINING FINISHES, EQUIPMENT AND OTHER ITEMS IN THE AREA OF WORK DURING DEMOLITION: 1. DAMAGE OR DISTURBANCE TO THESE ITEMS SHALL BE PROMPTLY RESTORED REPAIRED OR REPLACED TO MATCH EXISTING AT NO COST TO THE PROJECT. 2. IF THE CONTRACTOR HAS ANY QUESTION AS TO THE EXTENT OF ITEMS TO REMAIN, HE SHALL NOTIFY THE ARCHITECT IN WRITING AND REQUEST CLARIFICATION PRIOR TO PROCEEDING. B. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITH PERMISSION FROM AUTHORITIES HAVING JURISDICTION. C. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS, AS DIRECTED BY THE ARCHITECT AND AT NO COST TO THE PROJECT.
13. A DUST MITIGATION STRATEGY WILL BE IMPLEMENTED THROUGHOUT THE DEMOLITION PROCESS. THIS INCLUDES THE USE OF WATER SPRAYS AND DUST BARRIERS TO MINIMIZE AIRBORNE PARTICLES, REGULAR MONITORING OF DUST LEVELS, AND PROMPT RESPONSE TO ANY CONCERNS RAISED BY NEARBY OCCUPANTS. COMPLIANCE WITH ALL LOCAL REGULATIONS REGARDING DUST CONTROL WILL BE MAINTAINED.
14. GC SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE DESIGN TEAM.
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18. CONTRACTOR SHALL VERIFY LABORATORY EQUIPMENT, SUCH AS FUME HOOD, HAS BEEN DECOMMISSIONED AND DECONTAMINATED BY OWNER PRIOR TO DEMOLITION.

DEMOLITION PLAN LEGEND

- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WALL/PARTITION TO BE DEMOLISHED
- (E) WALL/PARTITION TO REMAIN
- (E) 1-HR RATED WALL TO REMAIN
- SLAB TRENCHING FOR (N) PLUMBING LINE
- (E) OPEN CEILING WITH PLASTIC INSULATION
- AREA OF NO WORK
- LEVEL CHANGE

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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G	08 MAY 26	100% CD SET

Project 60526

Scale As indicated

Drawing Title MAIN AND INTERMEDIATE LEVEL DEMOLITION PLAN

Drawing No. AD2.1.1

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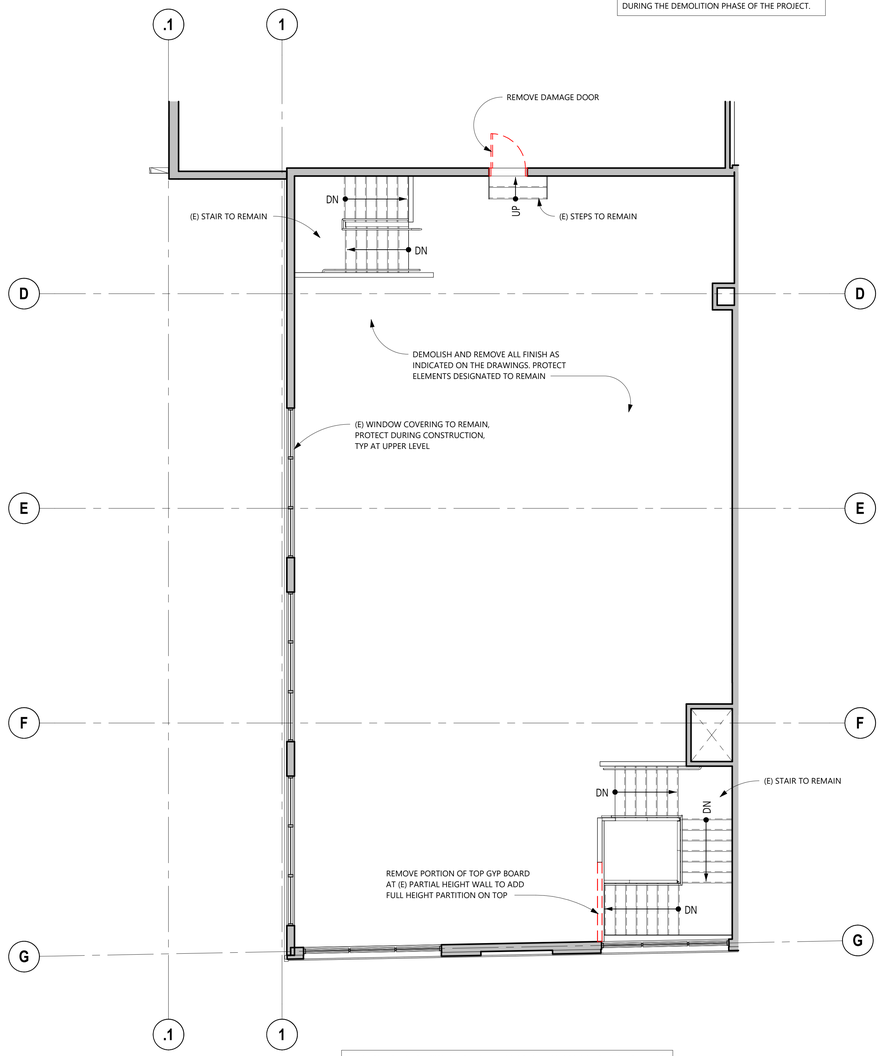

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- LIGHTING
- ACOUSTIC CEILING TILES
- HVAC CEILING GRILLES AND DIFFUSERS
- CASEWORK
- COUNTERS
- PLUMBING FIXTURES (EXCLUDING TOILETS AND URINALS)
- DOORS
- ANY FINISHES LOCATED IN STORAGE AND GARBAGE ENCLOSURE AREAS

UPPER LEVEL CONSTRUCTION PLAN | 1

3/16" = 1'-0"

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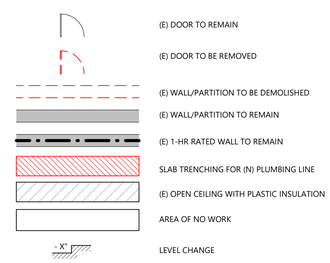
18. CONTRACTOR SHALL VERIFY LABORATORY EQUIPMENT, SUCH AS FUME HOOD, HAS BEEN DECOMMISSIONED AND DECONTAMINATED BY OWNER PRIOR TO DEMOLITION.

DEMOLITION PLAN LEGEND



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Project **60526**

Scale **As indicated**

Drawing Title **UPPER LEVEL CONSTRUCTION PLAN**

Drawing No.

AD2.2.1

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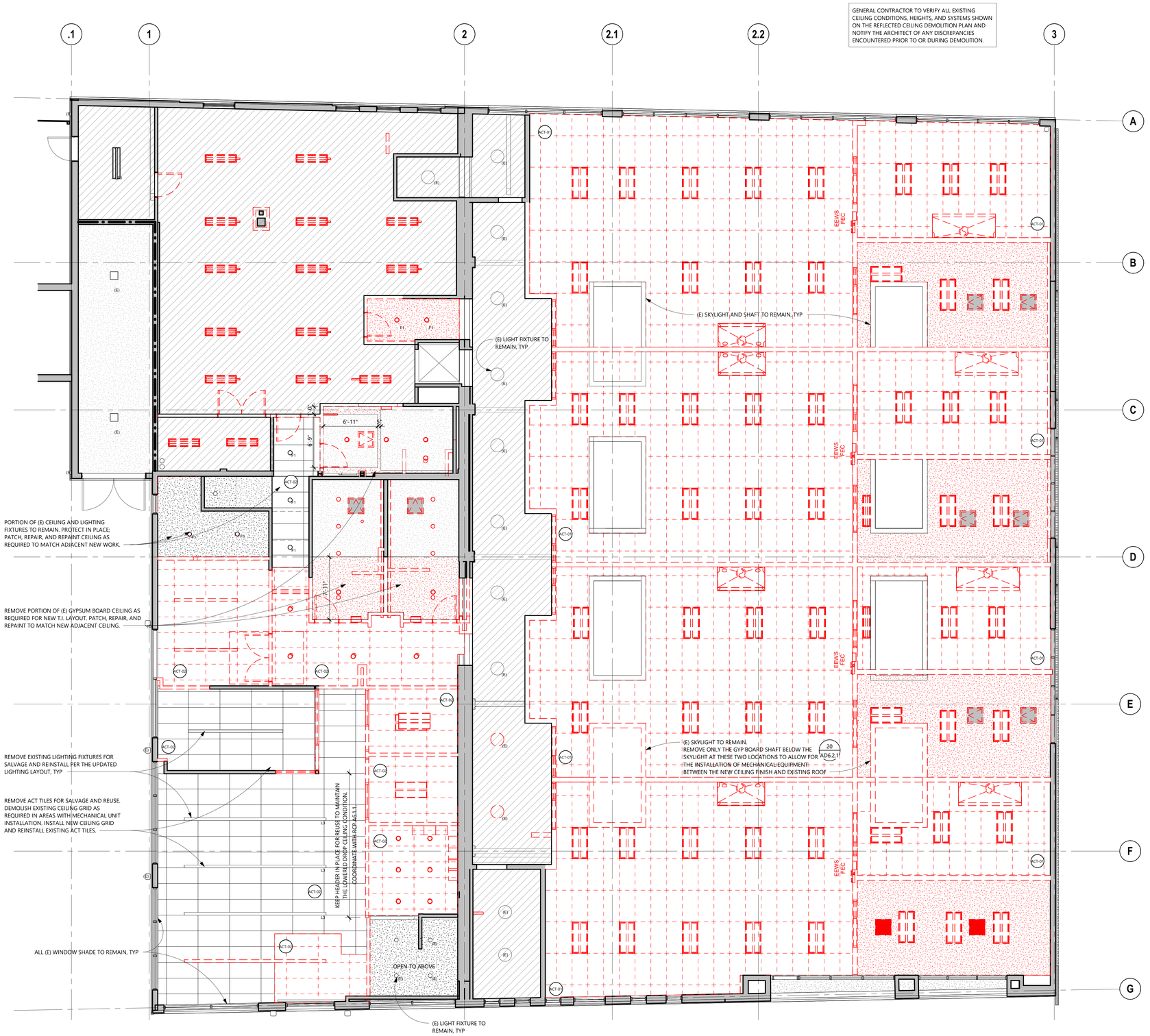

ALL EXISTING ITEMS LISTED BELOW THAT ARE SCHEDULED FOR DEMOLITION SHALL BE CAREFULLY SALVAGED AND RETURNED TO THE OWNER'S (NEMS) INVENTORY:
- LIGHTING
- ACOUSTIC CEILING TILES
- HVAC CEILING GRILLES AND DIFFUSERS

N

MAIN AND INTERMEDIATE LEVEL DEMOLITION PLAN | 1

3/16" = 1'-0"

DEMOLITION RCP NOTES

1 COORDINATE ALL DEMOLITION WORK WITH DESIGN/BUILD MECHANICAL, ELECTRICAL, PLUMBING AND FIRE-PROTECTION.

2 THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), (E) WATER LEAKAGE, MOLD OR OTHER TOXIC SUBSTANCES. THE OWNER ACKNOWLEDGES AND ACCEPTS THAT THE ARCHITECT IS UNABLE TO REASONABLY OBTAIN PROFESSIONAL LIABILITY OR OTHER INSURANCE FOR CLAIMS RELATED TO THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS, ASBESTOS-RELATED MATERIALS, OR OTHER HAZARDOUS SUBSTANCES.

3 DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE FUTURE WORK. PROTECT EXISTING STRUCTURAL MEMBERS.

4 PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSON'S PROPERTY AND ENVIRONMENTAL PROTECTION.

5 THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH MEANS AND METHODS THAT DO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS ARE FOUND TO INTERFERE WITH THE NEW WORK, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

6 AFTER DEMOLITION, RETURN ADJACENT REMAINING STRUCTURES & SURFACES TO LIKE NEW CONDITION.

7 REMOVE (E) FLOOR, CEILING, AND WALL FINISHES AS NECESSARY FOR NEW WORK.

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11 GC SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE DESIGN TEAM.

12 ALL EXISTING WINDOW COVERINGS TO REMAIN AND BE PROTECTED DURING REMOVAL OF SURROUNDING FINISHES AND CEILING.

13 REMOVE EXISTING LIGHTING FIXTURES AND ACT CEILING TILES IN AREAS INDICATED. SALVAGE ALL MATERIALS FOR RELOCATION AS SHOWN OR RETURN TO OWNER'S INVENTORY.

14 PROTECT EXISTING CEILINGS AND ADJACENT CONSTRUCTION INDICATED TO REMAIN. REMOVE SURROUNDING MATERIALS CAREFULLY TO PREVENT DAMAGE.

15 REINSTALL SALVAGED LIGHTING FIXTURES UPON COMPLETION OF CEILING WORK. COORDINATE FINAL LOCATIONS WITH REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS. RETURN TO CLIENT FOR EXTRA INVENTORY.

16 PATCH AND REPAIR ANY DAMAGE CAUSED BY DEMOLITION AND PROVIDE TEMPORARY LIGHTING AS REQUIRED DURING CONSTURCTION.

DEMOLITION RCP LEGEND

- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WALL/PARTITION TO BE DEMOLISHED
- (E) WALL/PARTITION TO REMAIN
- (E) 1-HR RATED WALL TO REMAIN
- (E) ACT TO REMAIN
- (E) ACT TO BE REMOVED
- (E) LIGHTING FIXTURES TO BE REMOVED (GRAPHIC VARIES)
- (E) GYP CEILING TO REMAIN
- (E) GYP CEILING TO DEMOLISHED
- (E) OPEN CEILING TO REMAIN

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960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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LICENSED ARCHITECT KEVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL

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NEMS PACE CENTER

750 EL CAMINO REAL, SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
	27 MAR 26	DEMOLITION PERMIT
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET

Project: 60526
Scale: As indicated
Drawing Title: MAIN AND INTERMEDIATE LEVEL DEMOLITION REFLECTED CEILING PLAN
Drawing No.: AD6.1.1

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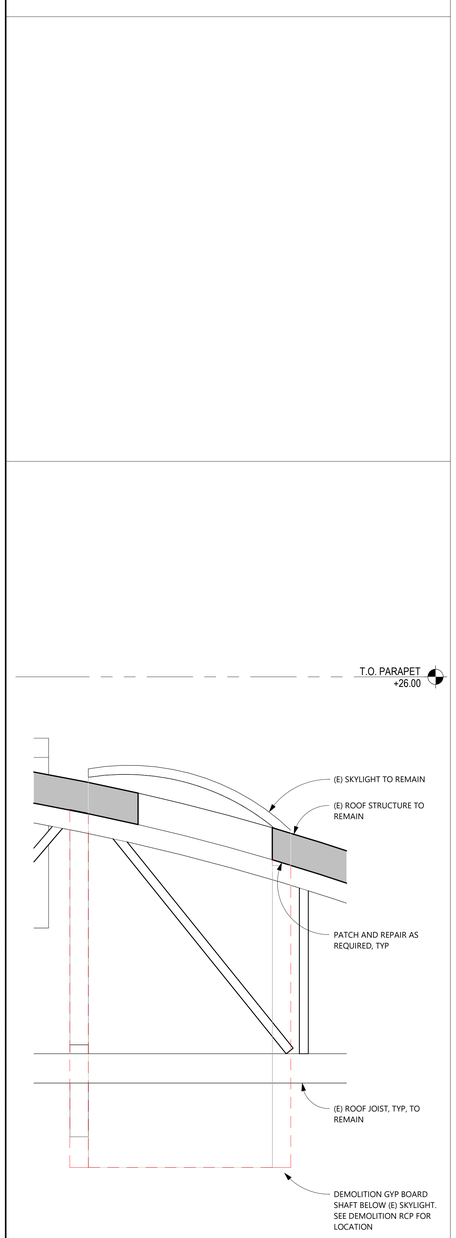
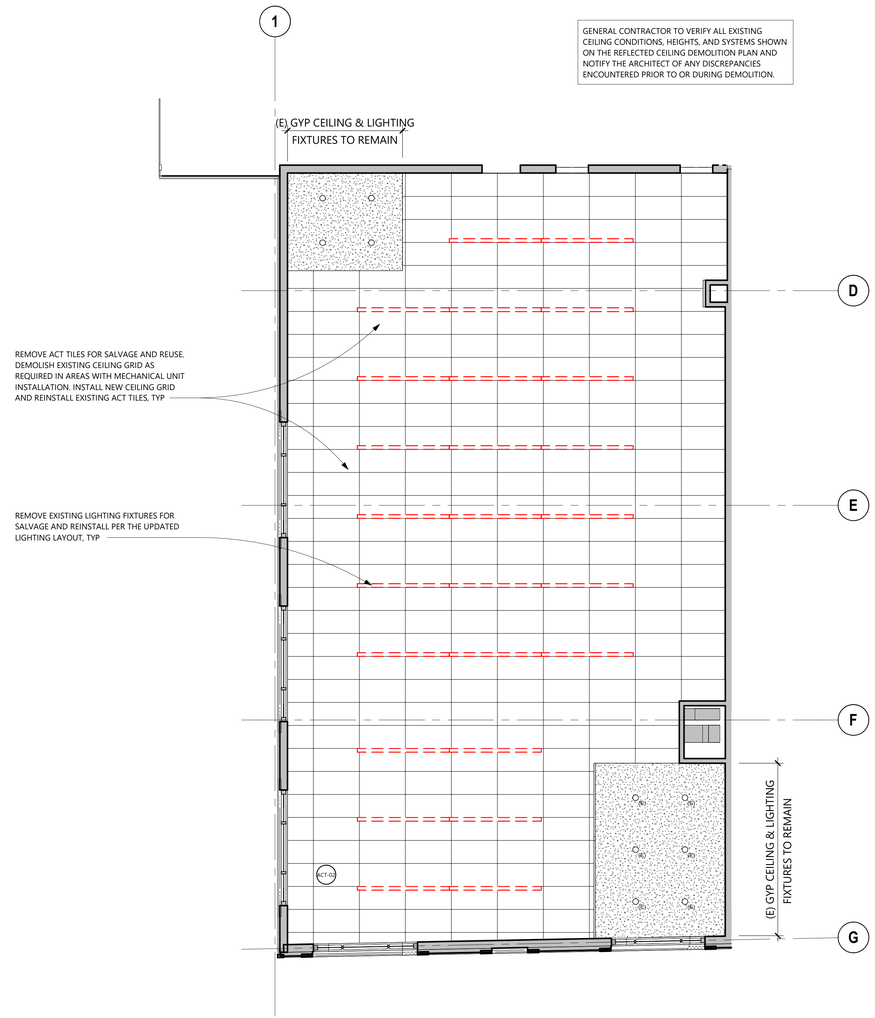


20 SKYLIGHT SHAFT DEMOLITION

SECTION

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



GENERAL CONTRACTOR TO VERIFY ALL EXISTING CEILING CONDITIONS, HEIGHTS, AND SYSTEMS SHOWN ON THE REFLECTED CEILING DEMOLITION PLAN AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ENCOUNTERED PRIOR TO OR DURING DEMOLITION.

ALL EXISTING ITEMS LISTED BELOW THAT ARE SCHEDULED FOR DEMOLITION SHALL BE CAREFULLY SALVAGED AND RETURNED TO THE OWNER'S (NEMS) INVENTORY:
- LIGHTING
- ACOUSTIC CEILING TILES
- HVAC CEILING GRILLES AND DIFFUSERS

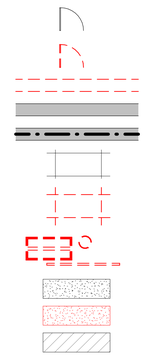
UPPER LEVEL DEMOLITION REFLECTED CEILING PLAN | 1

3/16" = 1'-0"

DEMOLITION RCP NOTES

1. COORDINATE ALL DEMOLITION WORK WITH DESIGN/BUILD MECHANICAL, ELECTRICAL, PLUMBING AND FIRE-PROTECTION.
2. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), (E) WATER LEAKAGE, MOLD OR OTHER TOXIC SUBSTANCES. THE OWNER ACKNOWLEDGES AND ACCEPTS THAT THE ARCHITECT IS UNABLE TO REASONABLY OBTAIN PROFESSIONAL LIABILITY OR OTHER INSURANCE FOR CLAIMS RELATED TO THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS, ASBESTOS-RELATED MATERIALS, OR OTHER HAZARDOUS SUBSTANCES.
3. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE FUTURE WORK. PROTECT EXISTING STRUCTURAL MEMBERS.
4. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSON'S PROPERTY AND ENVIRONMENTAL PROTECTION.
5. THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH MEANS AND METHODS THAT DO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS ARE FOUND TO INTERFERE WITH THE NEW WORK, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
6. AFTER DEMOLITION, RETURN ADJACENT REMAINING STRUCTURES & SURFACES TO LIKE NEW CONDITION.
7. REMOVE (E) FLOOR, CEILING, AND WALL FINISHES AS NECESSARY FOR NEW WORK.
8. PATCH AND REPAIR ALL AREAS OF REMOVAL AND DEMOLITION AND PREPARE FOR INSTALLATION OF NEW WORK.
9. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING PROJECT CONDITIONS: A. SPECIAL CARE SHALL BE EXERCISED TO PROTECT REMAINING FINISHES, EQUIPMENT AND OTHER ITEMS IN THE AREA OF WORK DURING DEMOLITION: 1. DAMAGE OR DISTURBANCE TO THESE ITEMS SHALL BE PROMPTLY RESTORED REPAIRED OR REPLACED TO MATCH EXISTING AT NO COST TO THE PROJECT. 2. IF THE CONTRACTOR HAS ANY QUESTION AS TO THE EXTENT OF ITEMS TO REMAIN, HE SHALL NOTIFY THE ARCHITECT IN WRITING AND REQUEST CLARIFICATION PRIOR TO PROCEEDING. B. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITH PERMISSION FROM AUTHORITIES HAVING JURISDICTION. C. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS, AS DIRECTED BY THE ARCHITECT AND AT NO COST TO THE PROJECT.
10. A DUST MITIGATION STRATEGY WILL BE IMPLEMENTED THROUGHOUT THE DEMOLITION PROCESS. THIS INCLUDES THE USE OF WATER SPRAYS AND DUST BARRIERS TO MINIMIZE AIRBORNE PARTICLES, REGULAR MONITORING OF DUST LEVELS, AND PROMPT RESPONSE TO ANY CONCERNS RAISED BY NEARBY OCCUPANTS. COMPLIANCE WITH ALL LOCAL REGULATIONS REGARDING DUST CONTROL WILL BE MAINTAINED.
11. GC SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION AND REPORT ANY DISCREPANCIES TO THE DESIGN TEAM.
12. ALL EXISTING WINDOW COVERINGS TO REMAIN AND BE PROTECTED DURING REMOVAL OF SURROUNDING FINISHES AND CEILING.
13. REMOVE EXISTING LIGHTING FIXTURES AND ACT CEILING TILES IN AREAS INDICATED. SALVAGE ALL MATERIALS FOR RELOCATION AS SHOWN OR RETURN TO OWNER'S INVENTORY.
14. PROTECT EXISTING CEILINGS AND ADJACENT CONSTRUCTION INDICATED TO REMAIN. REMOVE SURROUNDING MATERIALS CAREFULLY TO PREVENT DAMAGE.
15. REINSTALL SALVAGED LIGHTING FIXTURES UPON COMPLETION OF CEILING WORK. COORDINATE FINAL LOCATIONS WITH REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS. RETURN TO CLIENT FOR EXTRA INVENTORY.
16. PATCH AND REPAIR ANY DAMAGE CAUSED BY DEMOLITION AND PROVIDE TEMPORARY LIGHTING AS REQUIRED DURING CONSTURCTION.

DEMOLITION RCP LEGEND



- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WALL/PARTITION TO BE DEMOLISHED
- (E) WALL/PARTITION TO REMAIN
- (E) 1-HR RATED WALL TO REMAIN
- (E) ACT TO REMAIN
- (E) ACT TO BE REMOVED
- (E) LIGHTING FIXTURES TO BE REMOVED (GRAPHIC VARIES)
- (E) GYP CEILING TO REMAIN
- (E) GYP CEILING TO DEMOLISHED
- (E) OPEN CEILING TO REMAIN

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Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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NEMS NORTH EAST MEDICAL SERVICES

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Project **60526**

Scale **As indicated**

Drawing Title **UPPER LEVEL DEMOLITION REFLECTED CEILING PLAN**

Drawing No.

AD6.2.1

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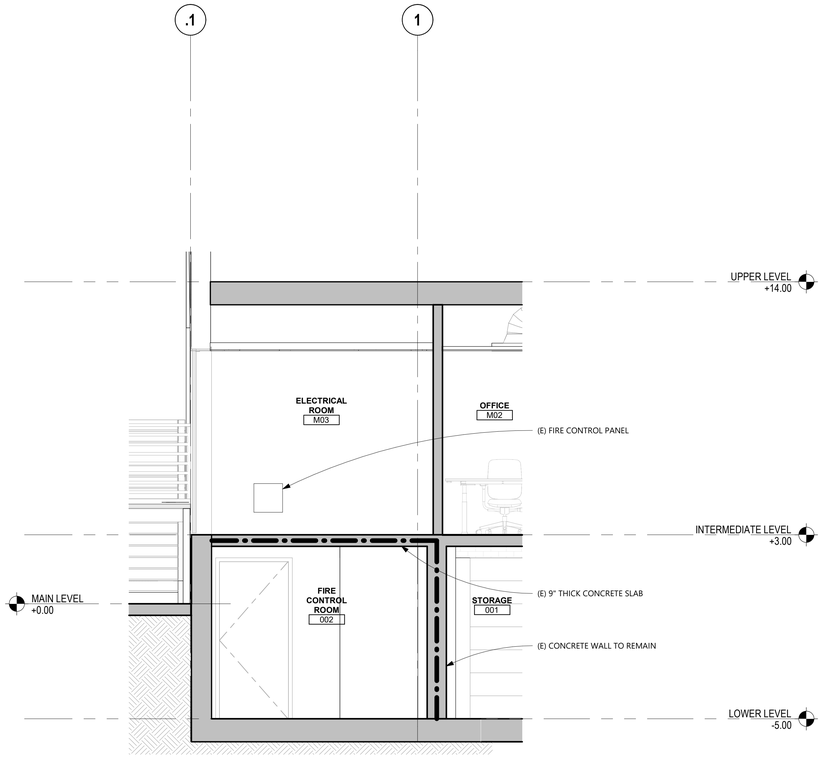
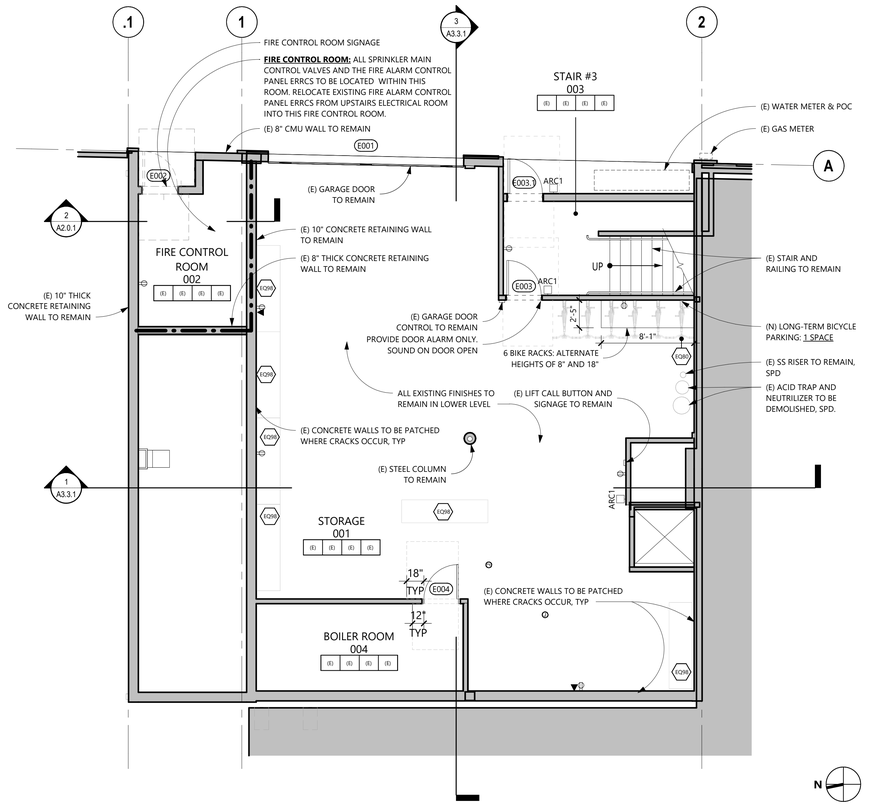


SECTION THRU FIRE CONTROL ROOM | 2

3/8" = 1'-0"



LOWER LEVEL CONSTRUCTION, POWER/DATA PLAN | 1

3/16" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
4. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
5. THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
6. ALL EXISTING WINDOW TREATMENTS AND HARDWARE TO REMAIN. GC TO PROVIDE PROTECTION DURING CONSTRUCTION AND FINAL CLEANING.
7. PATCH AND REPAIR ALL EXISTING WALLS PRIOR TO FINISH PAINT.
8. PROVIDE NEW INSULATION AND GYPSUM BOARD AT ALL EXISTING EXTERIOR/PERIMETER WALLS WHERE MISSING, DAMAGED, OR REMOVED. PATCH AND FINISH TO MATCH ADJACENT EXISTING SURFACES. VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO INSTALLATION.

FLOOR PLAN LEGEND

- PROPERTY LINE
- AREA OF NO WORK
- EXISTING WALL OR STRUCTURE TO REMAIN
- NEW PARTITION AS SCHEDULED
- 1-HOUR RATED WALL
- XX — WALL/PARTITION SYMBOL - SEE PARTITION SCHEDULE
- XXX — DOOR TYPE
- XX — WINDOW TYPE
- X.XX' — FLOOR ELEVATION
- ALIGN — ALIGN FACE OF FINISH, TYPICAL
- X-X — PLUMBING FIXTURE/ACCESSORY TYPE, SEE SHEET A10.3.1
- XX — FINISH TYPE, SEE SHEET A10.3.1
- MAIN ENTRY
- ARC1 — CARD READER
- ROOM NAME 101 — F.X | B.X | W.X | C.X — CEILING FINISH / WALL FINISH / BASE FINISH / FLOOR FINISH

POWER AND DATA LEGEND

- AREA OF NO WORK
- EXISTING WALL OR STRUCTURE TO REMAIN
- NEW PARTITION AS SCHEDULED
- WALL MOUNTED ELECTRICAL DUPLEX OUTLET
- WALL MOUNTED ELECTRICAL QUAD OUTLET
- GFI OUTLET MOUNTED AT +42" A.F.F., U. O .N.
- WALL MOUNTED DATA OUTLET, 2 PORT, U.O.N.
- FLOOR MOUNTED RECESSED J-BOX
- FLOOR MOUNTED DUPLEX OUTLET
- FLOOR MOUNTED QUAD OUTLET
- FLOOR MOUNTED DATA OUTLET
- RECESSED FLOOR MONUMENT POWER AND DATA.
- WALL MOUNTED, RECESSED J-BOX
- S — LIGHTING SWITCHBANK
- W — FURNITURE WHIP CONNECTION
- MW — MICROWAVE OUTLET MOUNTED AT +42", +60" A.F.F., U.O.N.
- TV — TV/MONITOR FIBER, SEE AV DWGS FOR REQS.
- TV FIBER/POWER/DATA PANEL, SEE PLANS FOR MOUNTING HEIGHT
- COMBINED POWER DATA PANEL +18" AFF, U. O .N.
- ARC1 — CARD READER
- BS3 — BIOSTATION (FACIAL RECOGNITION)
- RDC — ROLL DOWN SECURITY GATE CONTROLS
- INDOOR SECURITY CAMERAS
- EXTERIOR SECURITY CAMERAS
- PINK NOISE SPEAKERS
- WG — WANDERGUARD BLUE DOOR CONTROLLER
- AT — ANT 4210 LF ANTENNA
- CS — COMMON AREA CALL STATION
- CS-MR — COMMON AREA CALL STATION MR
- ELECTRICAL PANEL
- FUSED DISCONNECT SWITCH
- GROUNDING ELECTRODE SYSTEM
- K — WANDERGUARD BLUE INDOOR KEYPAD

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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	30 MAR 26	HEALTH DEPT. REVIEW
A	03 APR 26	PLANNING CUP PC #1
C	24 APR 26	BUILDING PC RESPONSE 1
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET
H	22 MAY 26	BUILDING PC RESPONSE 2

Project: **60526**

Scale: **As indicated**

Drawing Title: **LOWER LEVEL CONSTRUCTION, POWER/DATA PLAN**

Drawing No.: **A2.0.1**

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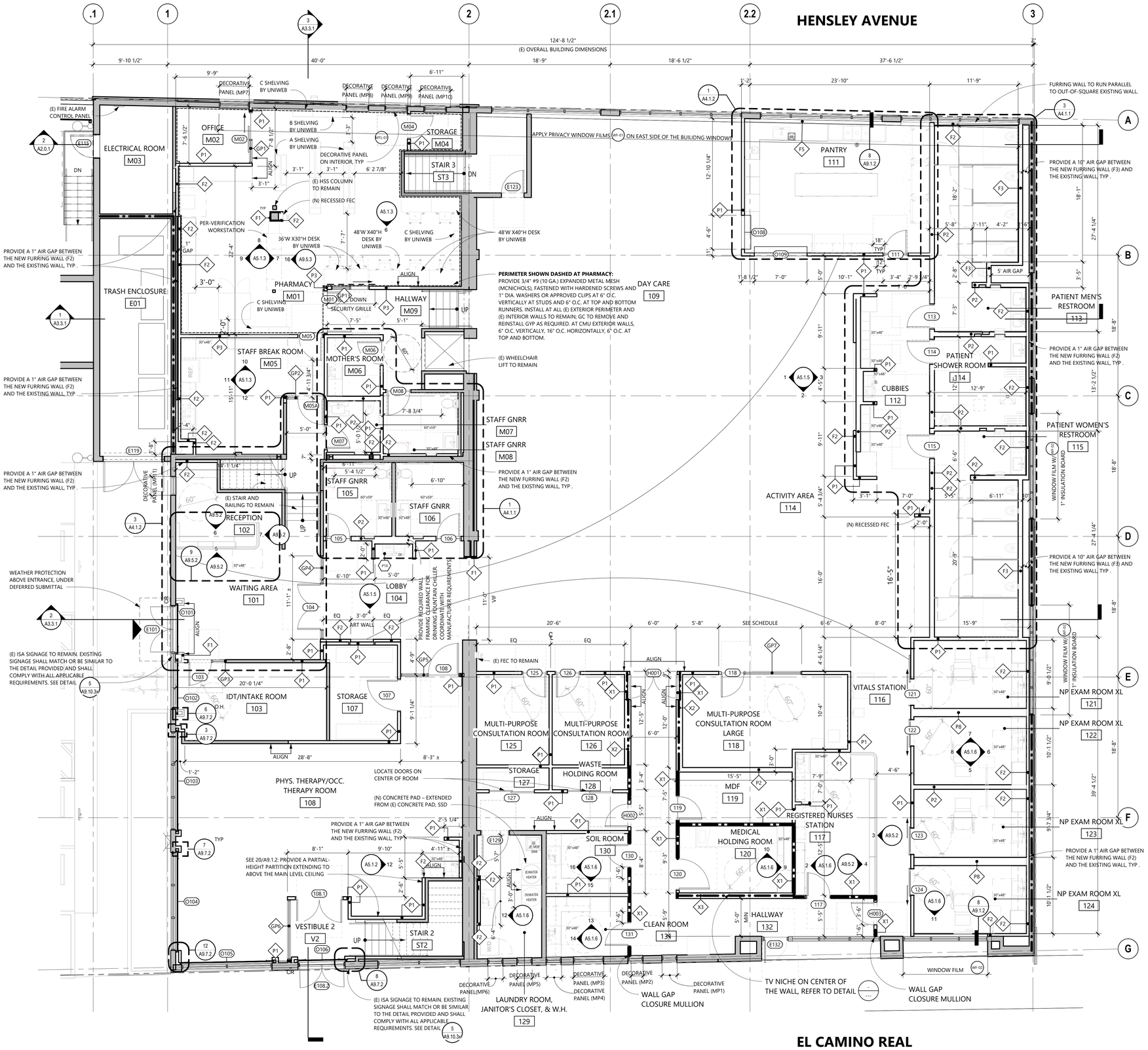

FLOOR PLAN NOTES

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2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
4. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
5. THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
6. ALL EXISTING WINDOW TREATMENTS AND HARDWARE TO REMAIN. GC TO PROVIDE PROTECTION DURING CONSTRUCTION AND FINAL CLEANING.
7. PATCH AND REPAIR ALL EXISTING WALLS PRIOR TO FINISH PAINT.
8. PROVIDE NEW INSULATION AND GYPSUM BOARD AT ALL EXISTING EXTERIOR/PERIMETER WALLS WHERE MISSING, DAMAGED, OR REMOVED. PATCH AND FINISH TO MATCH ADJACENT EXISTING SURFACES. VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO INSTALLATION.

FLOOR PLAN LEGEND

- PROPERTY LINE
- AREA OF NO WORK
- EXISTING WALL OR STRUCTURE TO REMAIN
- NEW PARTITION AS SCHEDULED
- 1-HOUR RATED WALL
- XX — WALL/PARTITION SYMBOL - SEE PARTITION SCHEDULE
- XXX — DOOR TYPE
- XX — WINDOW TYPE
- X.XX' — FLOOR ELEVATION
- ALIGN — ALIGN FACE OF FINISH, TYPICAL
- X-X — PLUMBING FIXTURE/ACCESSORY TYPE, SEE SHEET A0
- XX — FINISH TYPE, SEE SHEET A10.3.1
- MAIN ENTRY

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D	24 APR 26	DESIGN REVISIONS 2
E	05 MAY 26	HEALTH PC RESPONSE 1
G	08 MAY 26	100% CD SET
H	22 MAY 26	BUILDING PC RESPONSE 2

Project 60526

Scale As indicated

Drawing Title **MAIN AND INTERMEDIATE LEVEL CONSTRUCTION PLAN**

Drawing No. A2.1.1

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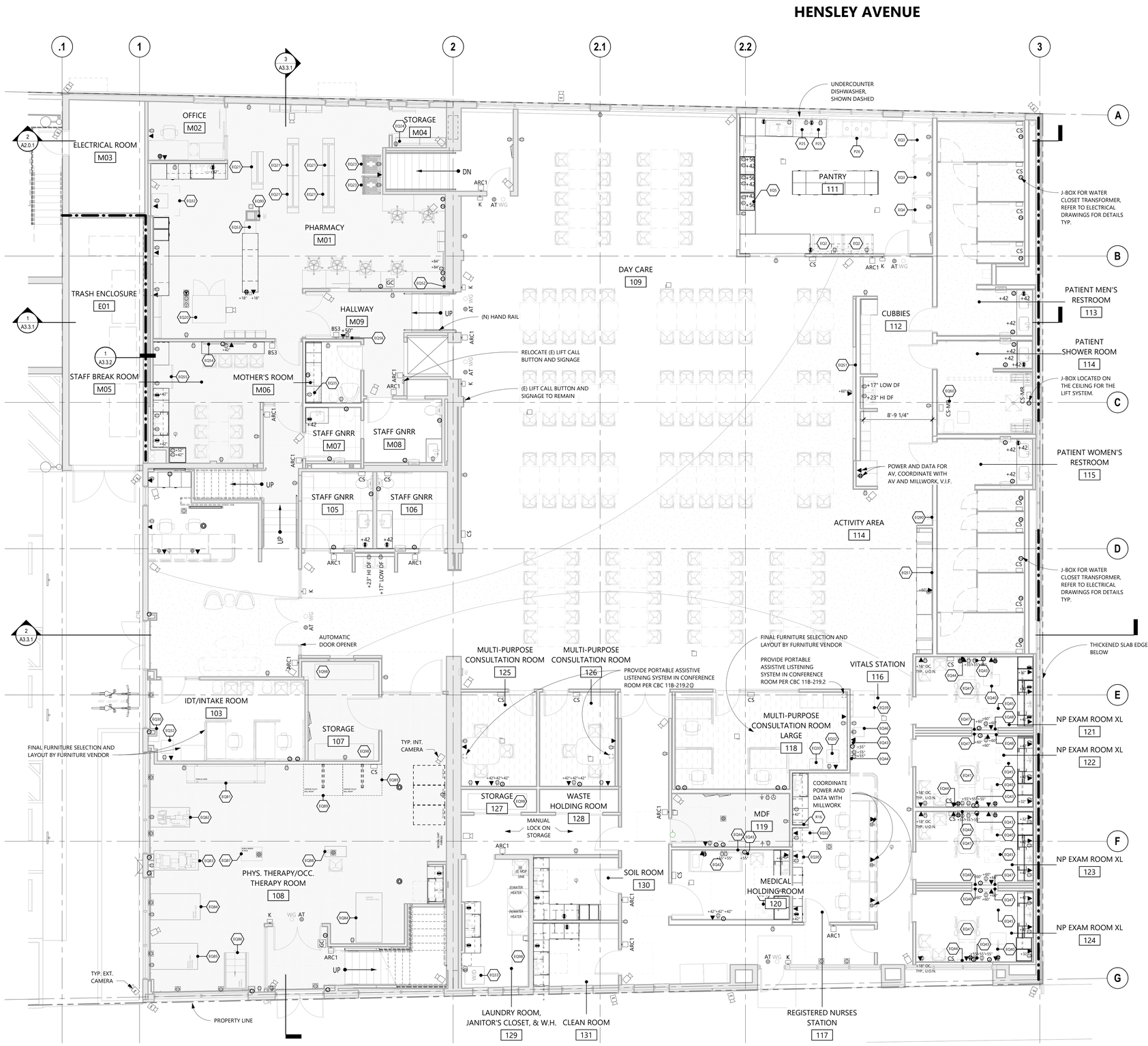

MAIN AND INTERMEDIATE LEVEL POWER, DATA, EQUIPMENT PLAN | 1

3/16" = 1'-0"

POWER AND DATA NOTES

1. REFER TO TABLE DETAILS FOR MORE CUSTOM TABLE AND TABLE TOP INFORMATION.
2. ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR COMPLETE WORKABLE SYSTEM FOR (E), (N) AND TEMPORARY OFFICE AREAS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND LISTED/LABELED BY UNDERWRITERS LABORATORIES AS REQUIRED.
3. ALL WORK AND MATERIALS SHALL BE GUARANTEED ONE YEAR AGAINST FAULTY WORKMANSHIP OR DEFECTIVE MATERIALS.
4. ALL COMMUNICATION/TELEPHONE/DATA CABLE IS TO BE PLENUM RATED WIRE OR INSTALLED IN CONDUIT ABOVE CEILINGS, OR IN WALLS. TELEPHONE CABLE INSTALLATION IS RESPONSIBILITY OF OWNER. OWNER TO PROVIDE COMMUNICATION/TELEPNONE/DATA VENDOR AND CONFIRM PHONE BOARD REQUIREMENTS AND ELECTRICAL NEEDS TO CONTRACTOR.
5. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COORDINATING ALL COMMUNICATION/TELEPHONE/DATA EQUIPMENT AND INSTALLATION.
6. ALL ELECTRICAL, DATA AND TELEPHONE OUTLETS, SWITCHES AND COVERPLATES SHALL BE WHITE, U.O.N. CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. REPLACE EXISTING IF REQUIRED TO MATCH ARCHITECT APPROVED COLOR.
7. CAP ALL EXISTING FLOOR OUTLETS UNDER THE NEW CARPET AND CAP FLUSH TO SUB FLOOR, TYP., U.O.N.
8. GANG COVERPLATES SHALL BE ONE-PIECE TYPE.
9. WHERE GROUPED TOGETHER, INSTALL COMMUNICATION AND ELECTRICAL WALL DEVICES 6" CENTER TO CENTER, U.O.N.
10. EXISTING WALL OUTLETS ON THE EXISTING WALLS TO REMAIN UNCHANGED, U.O.N.
11. PROVIDE A BLANK PLATE WHERE EXISTING OUTLETS ARE NOT USED OR OPENINGS EXIST. COLOR OF OUTLET PLATE SHALL BE SAME THROUGHOUT AS APPROVED BY ARCHITECT.
12. LAYOUT ALL ELECTRICAL COMMUNICATION OUTLETS IN FIELD FOR ARCHITECT/OWNER'S REVIEW AND APPROVAL PRIOR TO INSTALLATION AND CORE DRILLING.
13. COORDINATE OUTLET LOCATIONS WITH BUILT-IN CABINETRY. CABINET MAKER TO PROVIDE A GROMMET AND WIRE MANAGEMENT CHASE SPACE AS REQUIRED.
14. OUTLETS INSIDE AND/OR ATTACHED TO CABINETRY SHALL BE FURNISHED AND INSTALLED TO MATCH SIMILAR CONDITIONS SUCH AS WALL, FLOOR AND THE LIKE. FURNISH AND INSTALL BOX EXTENSION OR OTHER APPROPRIATE DEVICES AS REQUIRED.
15. WALL MOUNTED OUTLETS ARE TO BE MOUNTED AT 18" ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET, U.O.N.
16. ALL DIMENSIONS ON POWER AND SIGNAL PLAN ARE FROM FACE TO FINISH OR CENTERLINE OF OUTLET OR GROUP OF OUTLETS AS INDICATED. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT WITH ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
17. FOR TYPICAL MECHANICAL & ELECTRICAL EQUIPMENT LAYOUT REQUIREMENTS, SEE DETAILS.
18. RELOCATION OF ELECTRICAL DEVICES TO ATTACH TO NEAREST STUD PROHIBITED.
19. FOR ACOUSTIC REQUIREMENTS, SEE DETAILS.
20. PROVIDE ELECTRICAL SWITCHES, RECEPTACLE OUTLETS, AND THERMOSTATS MOUNTED IN ACCORDANCE WITH CBC 11B-308.1, WITH A MAXIMUM HEIGHT OF 48" ABOVE FINISHED FLOOR MEASURED TO THE TOP OF THE OUTLET BOX, AND A MINIMUM HEIGHT OF 15" ABOVE FINISHED FLOOR MEASURED TO THE BOTTOM OF THE OUTLET BOX.

POWER AND DATA LEGEND

- AREA OF NO WORK
- EXISTING WALL OR STRUCTURE TO REMAIN
- NEW PARTITION AS SCHEDULED
- WALL MOUNTED ELECTRICAL DUPLEX OUTLET
- WALL MOUNTED ELECTRICAL QUAD OUTLET
- GFI OUTLET MOUNTED AT +42" A.F.F., U. O .N.
- WALL MOUNTED DATA OUTLET, 2 PORT, U.O.N.
- FLOOR MOUNTED RECESSED J-BOX
- FLOOR MOUNTED DUPLEX OUTLET
- FLOOR MOUNTED QUAD OUTLET
- FLOOR MOUNTED DATA OUTLET
- RECESSED FLOOR MONUMENT POWER AND DATA.
- WALL MOUNTED, RECESSED J-BOX
- LIGHTING SWITCHBANK
- FURNITURE WHIP CONNECTION
- MICROWAVE OUTLET MOUNTED AT +42", +60" A.F.F., U.O.N.
- TV/MONITOR FIBER, SEE AV DWGS FOR REQS.
- TV FIBER/POWER/DATA PANEL, SEE PLANS FOR MOUNTING HEIGHT
- COMBINED POWER DATA PANEL +18" AFF, U. O .N.
- ARC1 — CARD READER
- BS3 — BIOSTATION (FACIAL RECOGNITION)
- GC — ROLL DOWN SECURITY GATE CONTROLS
- INDOOR SECURITY CAMERAS
- EXTERIOR SECURITY CAMERAS
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- CS-MR — COMMON AREA CALL STATION MR
- ELECTRICAL PANEL
- D — FUSED DISCONNECT SWITCH
- GROUNDING ELECTRODE SYSTEM
- K — WANDERGUARD BLUE INDOOR KEYPAD

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Drawing No. A2.1.2

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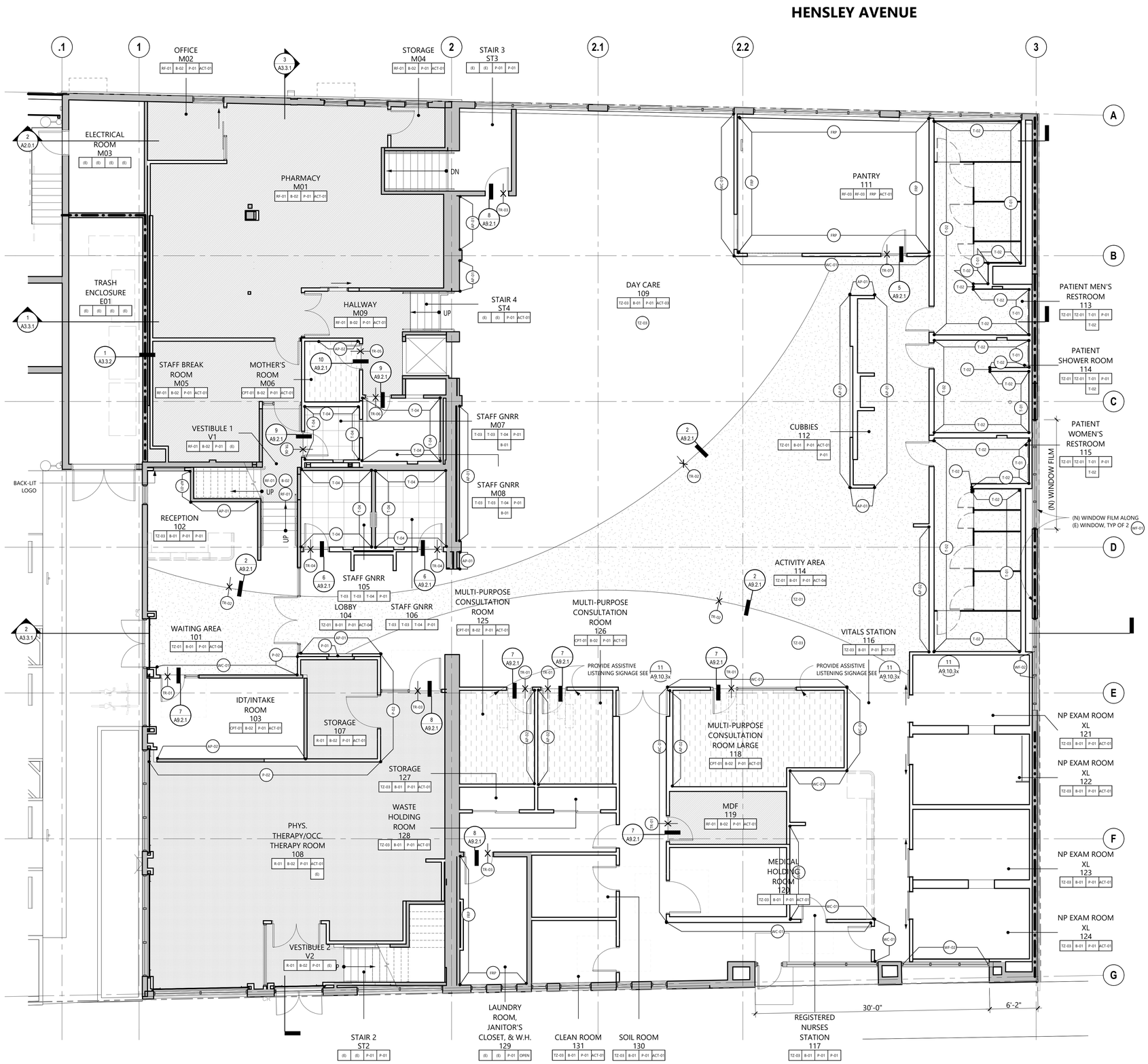

MAIN AND INTERMEDIATE LEVEL FINISH PLAN | 1

3/16" = 1'-0"

FINISH PLAN NOTES

1. UNLESS OTHERWISE NOTED, TYPICAL FINISH SHALL BA AS FOLLOWS: WALLS: P-01, WALL BASE: B-01
2. DYMANIC COEFFICIENT OF FRICTION(DCOF) FOR WET AND DRY LEVEL INTERIOR FLOORING SURFACES (INCLUDING SEALED CONCRETE) TO BE 0.42 MIN. MANUFACTURER'S DOCUMENTATION TO BE INCLUDED IN MATERIAL SUBMITTALS.
3. UNLESS OTHERWISE NOTED, THE DEFINED STARTING POINT OF A UNITIZED FINISH MATERIAL SHALL BE A FINISHED EDGE OF THE UNIT.
4. ALL WALLS TO BE LEVEL 5 FINISH TYP.
5. PROVIDE 10'X10' MOCK UP INSTALLATION OF FLOOR FINISHES FOR OWNER/ARCHITECT REVIEW.
6. PROVIDE PAINT SAMPLES IN PLACE FOR OWNER/ARCHITECT REVIEW.
7. FEATHER OUT LEVELS APROX. 5'-0" LONG TO PROVIDE SMOOTH TRANSITION WHERE FLOOR MATERIALS CHANGE, TYP.
8. PLACE TILE IN ACCORDANCE WITH PATTERNS INDICATED ON DRAWINGS OR AS DIRECTED BY ARCHITECT; CAREFULLY PLAN TILE LAYOUTS, ENSURE PATTERN IS UNINTERRUPTED FROM ONE SURFACE TO THE NEXT AND THROUGH DOORWAYS.
9. RE-PAINT ALL (E) DOOR FRAME.

FINISH PLAN LEGEND

- CARPET FLOORING - CPT-01 - SEE FINISH SCHEDULE, A10.3.1
- TERRAZZO FLOORING - TZ-01 - SEE FINISH SCHEDULE, A10.3.1
- TERRAZZO FLOORING - TZ-03 - SEE FINISH SCHEDULE, A10.3.1
- RESILIENT VINYL FLOORING - RF-XX - SEE FINISH SCHEDULE, A10.3.1
- RUBBER FLOORING - RB-XX - SEE FINISH SCHEDULE, A10.3.1
- AREA OF NO WORK
- FLOOR MATERIAL TRANSITION
- XX — FINISH TYPE - SEE FINISH SCHEDULE, A10.3.1
- TR-XX — TRANSITION TYPE - SEE FINISH SCHEDULE, A10.3.1

ROOM NAME 101 | F.X | B.X | W.X | C.X
- F.X — CEILING FINISH
- B.X — WALL FINISH
- W.X — BASE FINISH
- C.X — FLOOR FINISH

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960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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NEMS PACE CENTER

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	30 MAR 26	HEALTH DEPT. REVIEW
C	24 APR 26	BUILDING PC RESPONSE 1
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET

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Scale: As indicated
Drawing Title: MAIN AND INTERMEDIATE LEVEL FINISH PLAN
Drawing No.: A2.1.3

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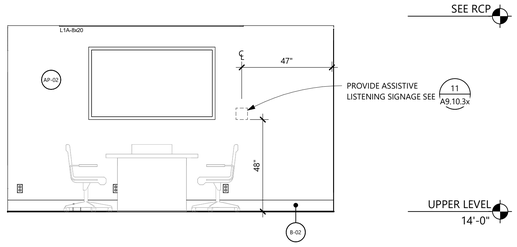
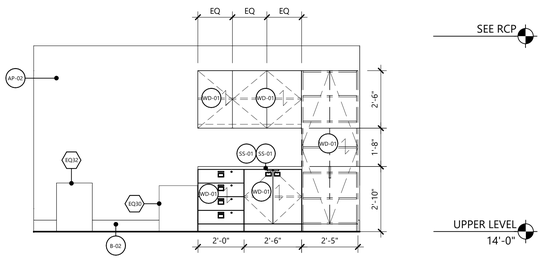


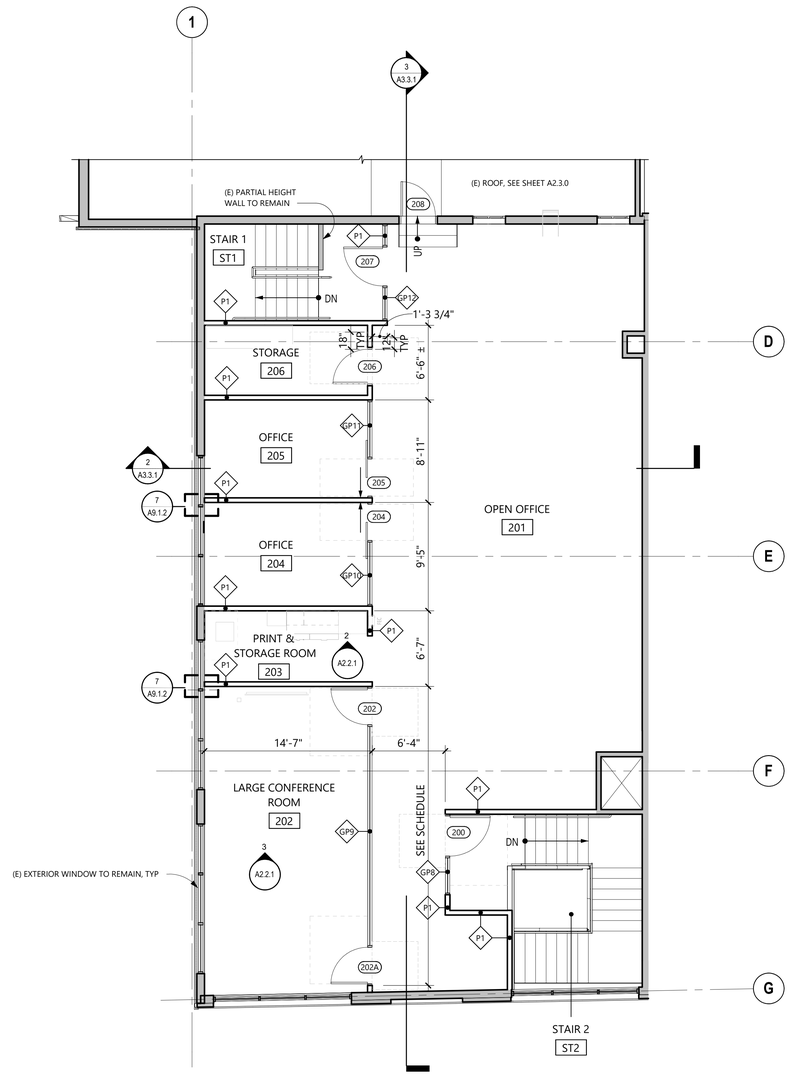
CONFERENCE ROOM ELEVATION - EAST | 3

3/8" = 1'-0"



PRINT ROOM 203 MILLWORK | 2

3/8" = 1'-0"



UPPER LEVEL CONSTRUCTION PLAN | 1

3/16" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
4. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
5. THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
6. ALL EXISTING WINDOW TREATMENTS AND HARDWARE TO REMAIN. GC TO PROVIDE PROTECTION DURING CONSTRUCTION AND FINAL CLEANING.
7. PATCH AND REPAIR ALL EXISTING WALLS PRIOR TO FINISH PAINT.
8. PROVIDE NEW INSULATION AND GYPSUM BOARD AT ALL EXISTING EXTERIOR/PERIMETER WALLS WHERE MISSING, DAMAGED, OR REMOVED. PATCH AND FINISH TO MATCH ADJACENT EXISTING SURFACES. VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO INSTALLATION.

FLOOR PLAN LEGEND

- PROPERTY LINE
- AREA OF NO WORK
- EXISTING WALL OR STRUCTURE TO REMAIN
- NEW PARTITION AS SCHEDULED
- 1-HOUR RATED WALL
- XX — WALL/PARTITION SYMBOL - SEE PARTITION SCHEDULE
- XXX — DOOR TYPE
- XX — WINDOW TYPE
- X.XX — FLOOR ELEVATION
- ALIGN — ALIGN FACE OF FINISH, TYPICAL
- X-X — PLUMBING FIXTURE/ACCESSORY TYPE, SEE SHEET A0
- XX — FINISH TYPE, SEE SHEET A10.3.1
- MAIN ENTRY

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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KEY PLAN

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G	08 MAY 26	100% CD SET

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Scale: As indicated
Drawing Title: **UPPER LEVEL CONSTRUCTION PLAN**
Drawing No.: A2.2.1

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FINISH PLAN NOTES

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6 PROVIDE PAINT SAMPLES IN PLACE FOR OWNER/ARCHITECT REVIEW.
7 FEATHER OUT LEVELS APROX. 5'-0" LONG TO PROVIDE SMOOTH TRANSITION WHERE FLOOR MATERIALS CHANGE, TYP.
8 PLACE TILE IN ACCORDANCE WITH PATTERNS INDICATED ON DRAWINGS OR AS DIRECTED BY ARCHITECT; CAREFULLY PLAN TILE LAYOUTS, ENSURE PATTERN IS UNINTERRUPTED FROM ONE SURFACE TO THE NEXT AND THROUGH DOORWAYS.
9 RE-PAINT ALL (E) DOOR FRAME.

FINISH PLAN LEGEND

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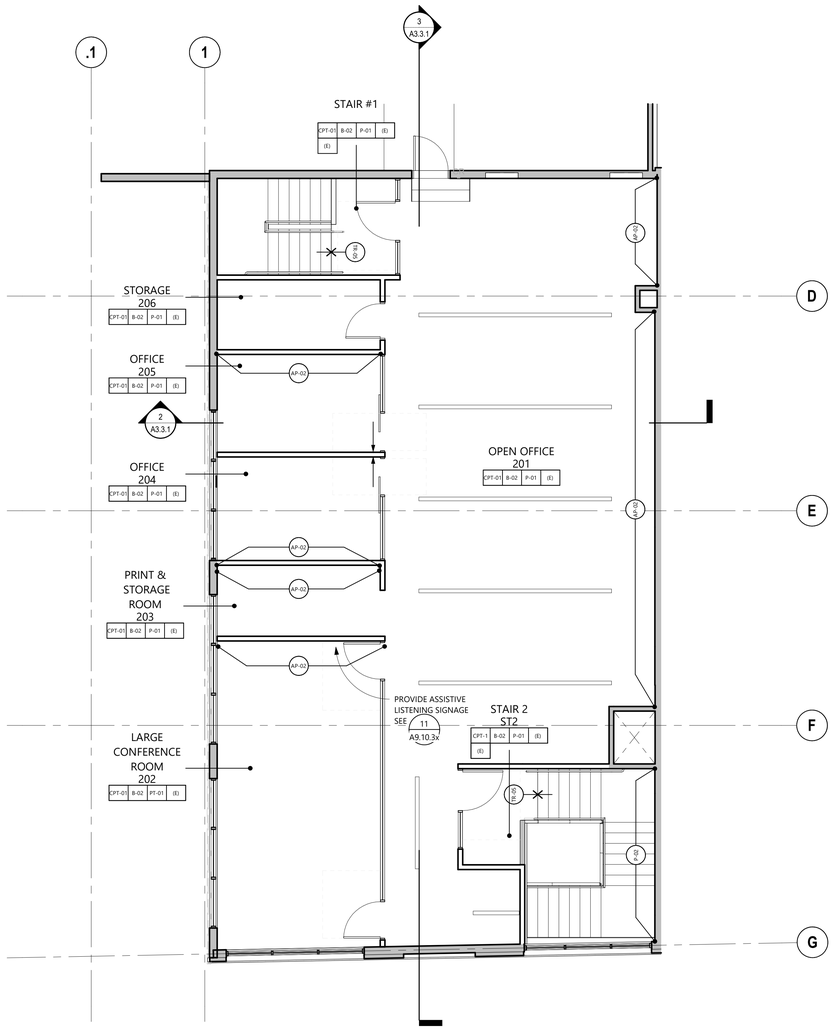
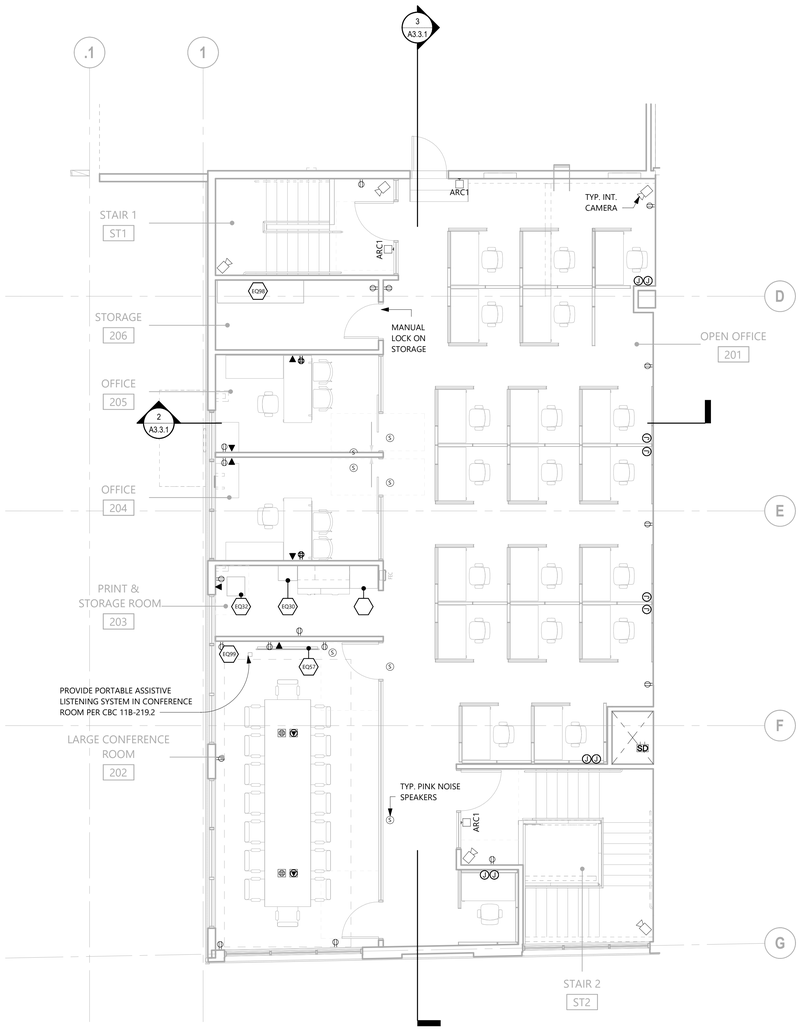
RESILIENT VINYL FLOORING - RF-XX - SEE FINISH SCHEDULE, A10.3.1
RUBBER FLOORING - RB-XX - SEE FINISH SCHEDULE, A10.3.1
AREA OF NO WORK
FLOOR MATERIAL TRANSITION
XX FINISH TYPE - SEE FINISH SCHEDULE, A10.3.1
TR.XX TRANSITION TYPE - SEE FINISH SCHEDULE, A10.3.1

ROOM NAME
101
F.X | B.X | W.X | C.X
CEILING FINISH
WALL FINISH
BASE FINISH
FLOOR FINISH



UPPER LEVEL - FINISH PLAN | 2

3/16" = 1'-0"



UPPER LEVEL POWER, DATA, EQUIPMENT PLAN | 1

3/16" = 1'-0"

POWER AND DATA NOTES

1 REFER TO TABLE DETAILS FOR MORE CUSTOM TABLE AND TABLE TOP INFORMATION.
2 ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR COMPLETE WORKABLE SYSTEM FOR (E), (N) AND TEMPORARY OFFICE AREAS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND LISTED/LABELED BY UNDERWRITERS LABORATORIES AS REQUIRED.
3 ALL WORK AND MATERIALS SHALL BE GUARANTEED ONE YEAR AGAINST FAULTY WORKMANSHIP OR DEFECTIVE MATERIALS.
4 ALL COMMUNICATION/TELEPHONE/DATA CABLE IS TO BE PLENUM RATED WIRE OR INSTALLED IN CONDUIT ABOVE CEILINGS, OR IN WALLS. TELEPHONE CABLE INSTALLATION IS RESPONSIBILITY OF OWNER. OWNER TO PROVIDE COMMUNICATION/TELEPNONE/DATA VENDOR AND CONFIRM PHONE BOARD REQUIREMENTS AND ELECTRICAL NEEDS TO CONTRACTOR.
5 OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COORDINATING ALL COMMUNICATION/TELEPHONE/DATA EQUIPMENT AND INSTALLATION.
6 ALL ELECTRICAL, DATA AND TELEPHONE OUTLETS, SWITCHES AND COVERPLATES SHALL BE WHITE, U.O.N. CONTRACTOR TO SUBMIT SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. REPLACE EXISTING IF REQUIRED TO MATCH ARCHITECT APPROVED COLOR.
7 CAP ALL EXISTING FLOOR OUTLETS UNDER THE NEW CARPET AND CAP FLUSH TO SUB FLOOR, TYP., U.O.N.
8 GANG COVERPLATES SHALL BE ONE-PIECE TYPE.
9 WHERE GROUPED TOGETHER, INSTALL COMMUNICATION AND ELECTRICAL WALL DEVICES 6" CENTER TO CENTER, U.O.N.
10 EXISTING WALL OUTLETS ON THE EXISTING WALLS TO REMAIN UNCHANGED, U.O.N.
11 PROVIDE A BLANK PLATE WHERE EXISTING OUTLETS ARE NOT USED OR OPENINGS EXIST. COLOR OF OUTLET PLATE SHALL BE SAME THROUGHOUT AS APPROVED BY ARCHITECT.
12 LAYOUT ALL ELECTRICAL COMMUNICATION OUTLETS IN FIELD FOR ARCHITECT/OWNER'S REVIEW AND APPROVAL PRIOR TO INSTALLATION AND CORE DRILLING.
13 COORDINATE OUTLET LOCATIONS WITH BUILT-IN CABINETRY. CABINET MAKER TO PROVIDE A GROMMET AND WIRE MANAGEMENT CHASE SPACE AS REQUIRED.
14 OUTLETS INSIDE AND/OR ATTACHED TO CABINETRY SHALL BE FURNISHED AND INSTALLED TO MATCH SIMILAR CONDITIONS SUCH AS WALL, FLOOR AND THE LIKE. FURNISH AND INSTALL BOX EXTENSION OR OTHER APPROPRIATE DEVICES AS REQUIRED.
15 WALL MOUNTED OUTLETS ARE TO BE MOUNTED AT 18" ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET, U.O.N.
16 ALL DIMENSIONS ON POWER AND SIGNAL PLAN ARE FROM FACE TO FINISH OR CENTERLINE OF OUTLET OR GROUP OF OUTLETS AS INDICATED. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT WITH ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
17 FOR TYPICAL MECHANICAL & ELECTRICAL EQUIPMENT LAYOUT REQUIREMENTS, SEE DETAILS.
18 RELOCATION OF ELECTRICAL DEVICES TO ATTACH TO NEAREST STUD PROHIBITED.
19 FOR ACOUSTIC REQUIREMENTS, SEE DETAILS.
20 PROVIDE ELECTRICAL SWITCHES, RECEPTACLE OUTLETS, AND THERMOSTATS MOUNTED IN ACCORDANCE WITH CBC 11B-308.1, WITH A MAXIMUM HEIGHT OF 48" ABOVE FINISHED FLOOR MEASURED TO THE TOP OF THE OUTLET BOX, AND A MINIMUM HEIGHT OF 15" ABOVE FINISHED FLOOR MEASURED TO THE BOTTOM OF THE OUTLET BOX.

POWER AND DATA LEGEND

AREA OF NO WORK
EXISTING WALL OR STRUCTURE TO REMAIN
NEW PARTITION AS SCHEDULED
WALL MOUNTED ELECTRICAL DUPLEX OUTLET
WALL MOUNTED ELECTRICAL QUAD OUTLET
GFI OUTLET MOUNTED AT +42" A.F.F., U. O .N.
WALL MOUNTED DATA OUTLET, 2 PORT, U.O.N.
FLOOR MOUNTED RECESSED J-BOX
FLOOR MOUNTED DUPLEX OUTLET
FLOOR MOUNTED QUAD OUTLET
FLOOR MOUNTED DATA OUTLET
RECESSED FLOOR MONUMENT POWER AND DATA.
WALL MOUNTED, RECESSED J-BOX
S LIGHTING SWITCHBANK
W FURNITURE WHIP CONNECTION
MW MICROWAVE OUTLET MOUNTED AT +42", +60" A.F.F., U.O.N.
TV TV/MONITOR FIBER, SEE AV DWGS FOR REQS.
TV FIBER TV FIBER/POWER/DATA PANEL, SEE PLANS FOR MOUNTING HEIGHT
COMBINED POWER DATA PANEL +18" AFF, U. O .N.
ARC1 CARD READER
BS3 BIOSTATION (FACIAL RECOGNITION)
GG ROLL DOWN SECURITY GATE CONTROLS
INDOOR SECURITY CAMERAS
EXTERIOR SECURITY CAMERAS
PINK NOISE SPEAKERS
WG WANDERGUARD BLUE DOOR CONTROLLER
AT ANT 4210 LF ANTENNA
CS COMMON AREA CALL STATION
CS-MR COMMON AREA CALL STATION MR
ELECTRICAL PANEL
FUSED DISCONNECT SWITCH
GROUNDING ELECTRODE SYSTEM
K WANDERGUARD BLUE INDOOR KEYPAD

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960 Atlantic Avenue
Alameda, CA 94501
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Project 60526
Scale
Drawing Title **UPPER LEVEL FINISH, POWER, DATA, EQUIPMENT PLAN**

Drawing No.

A2.2.2

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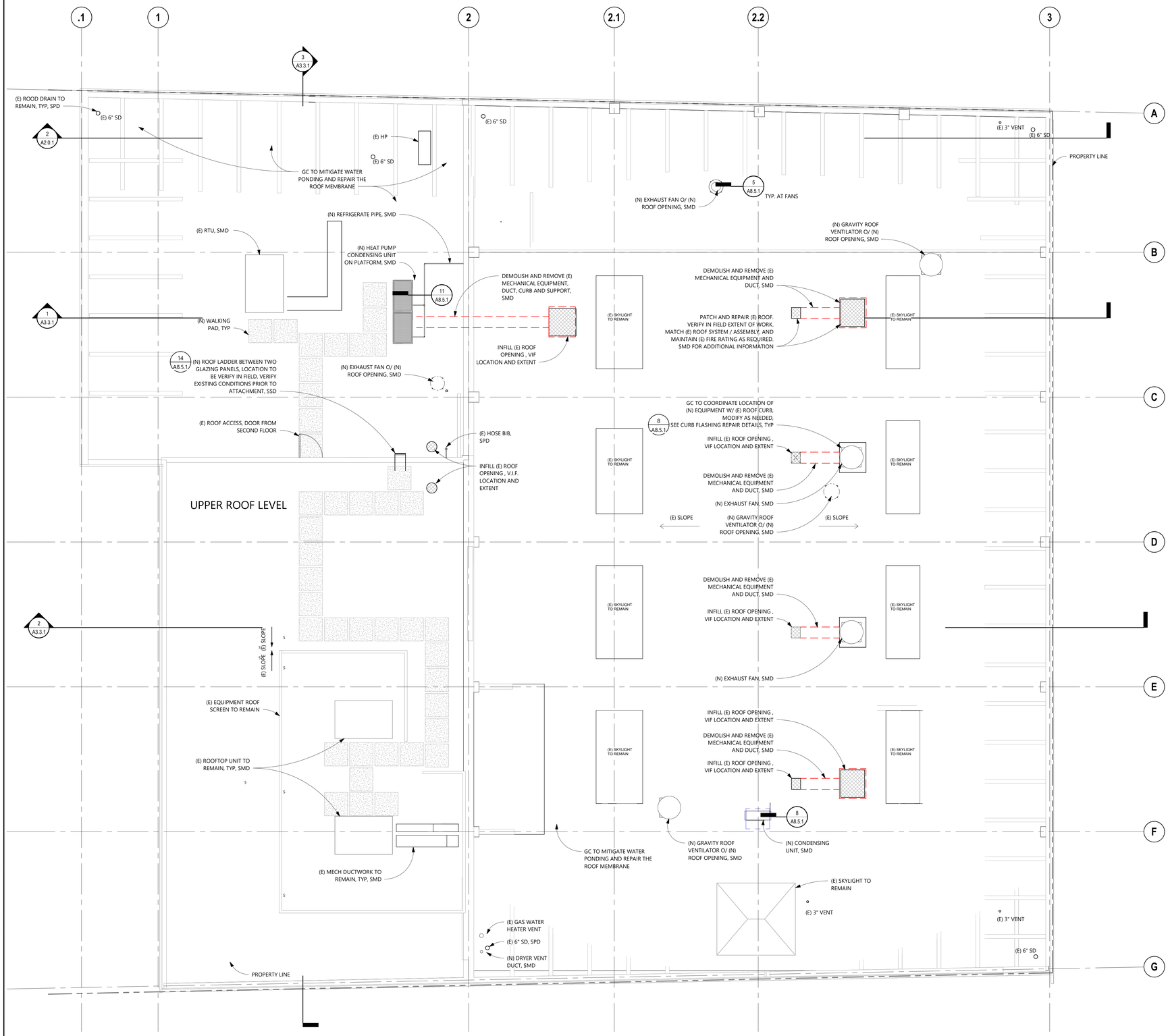

ROOF PLAN NOTES

1. WATERPROOFING MEMBRANE TO BE INSTALLED AS INDICATED EXTENDING UP AT ADJACENT VERTICAL SURFACES 24" MIN.
2. ALL EQUIPMENT TO BE MOUNTED ON ACOUSTICAL ISOLATORS, MASON ISOLATOR OR EQUIVALENT.
3. ALL EQUIPMENT, DUCTWORK, SCUPPER, ROOF LADDER, GUARD RAIL, GSM FLASHING, SNAP-IN COUNTER FLASHING AND REGLET TO BE PAINTED WITH HIGH PERFORMANCE COATING.
4. ALL ROOFTOP EQUIPMENT, UNPAINTED MATERIAL AND DUCTS TO BE PAINTED GREY. (PAINT)
5. ALL PIPE AND CONDUIT PENETRATIONS TO BE MINIMUM OF 6" APART.
6. TRAFFIC PADS TO BE PROVIDED AT ALL MAJOR ROOF EQUIPMENT; COORDINATE LAYOUT WITH DESIGN BUILD MEP.
6. REFER TO DETAILS ON SHEET A8.5.1 FOR NEW ROOF WORK AT CURB AND PENETRATION. ROOFING TO MATCH ADJACENT EXISTING.

ROOF PLAN LEGEND

- DEMOLISH OR REMOVE
- PROPERTY LINE
- 36" x 36" WALKING PAD
- SLOPE AS INDICATED
- EXHAUST FAN, SMD
- INFILL ROOF OPENING

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Drawing Title **ROOF PLAN**
Drawing No.

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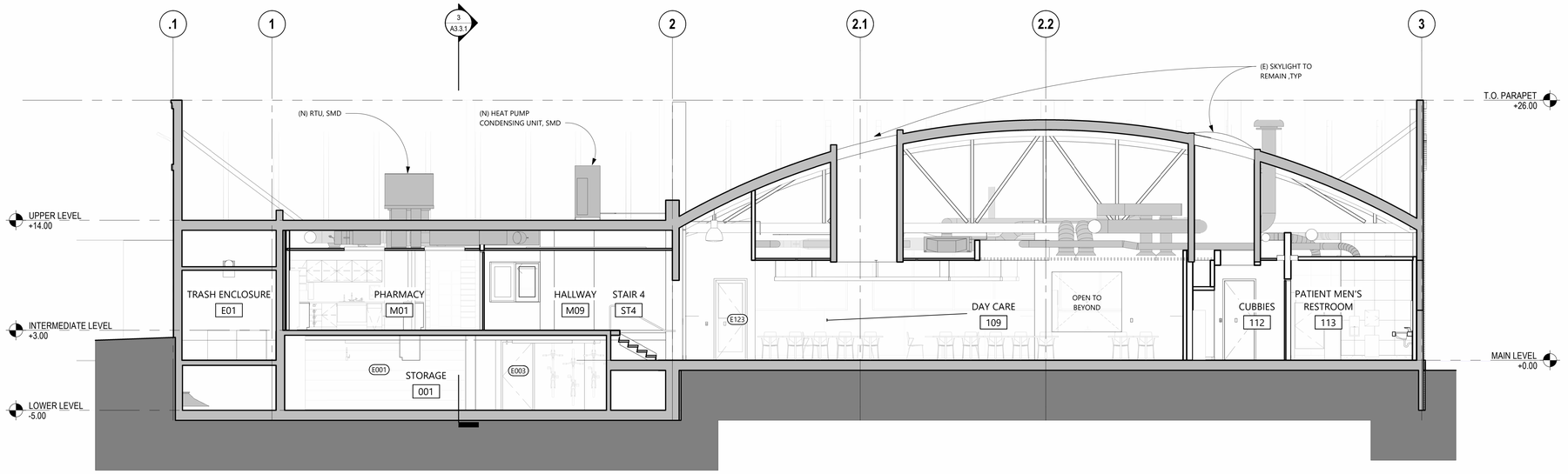
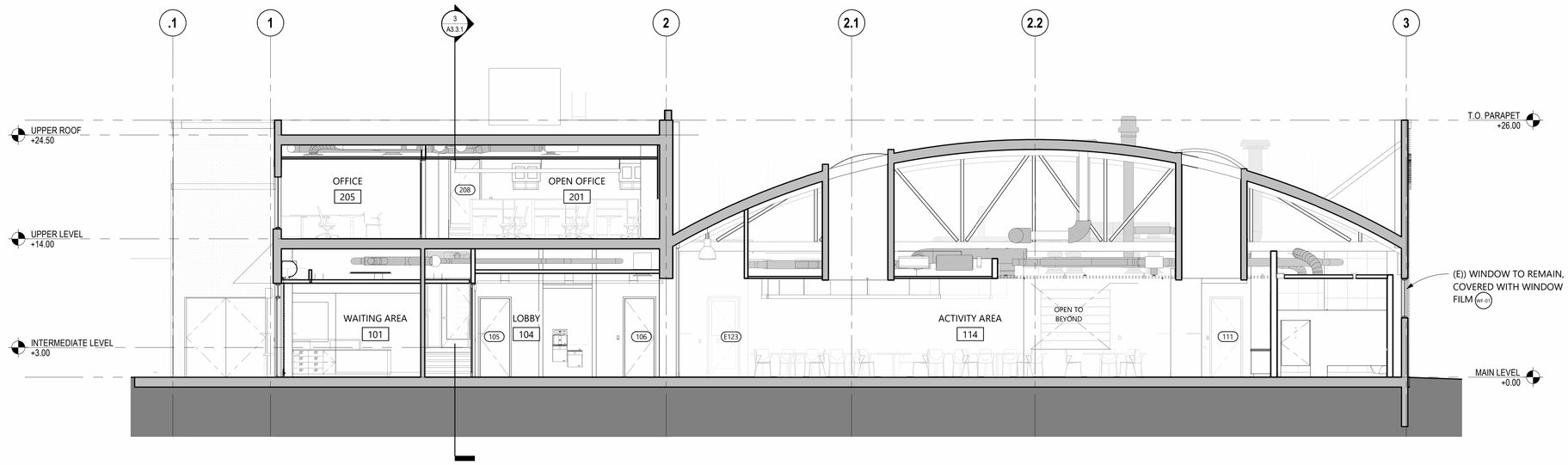


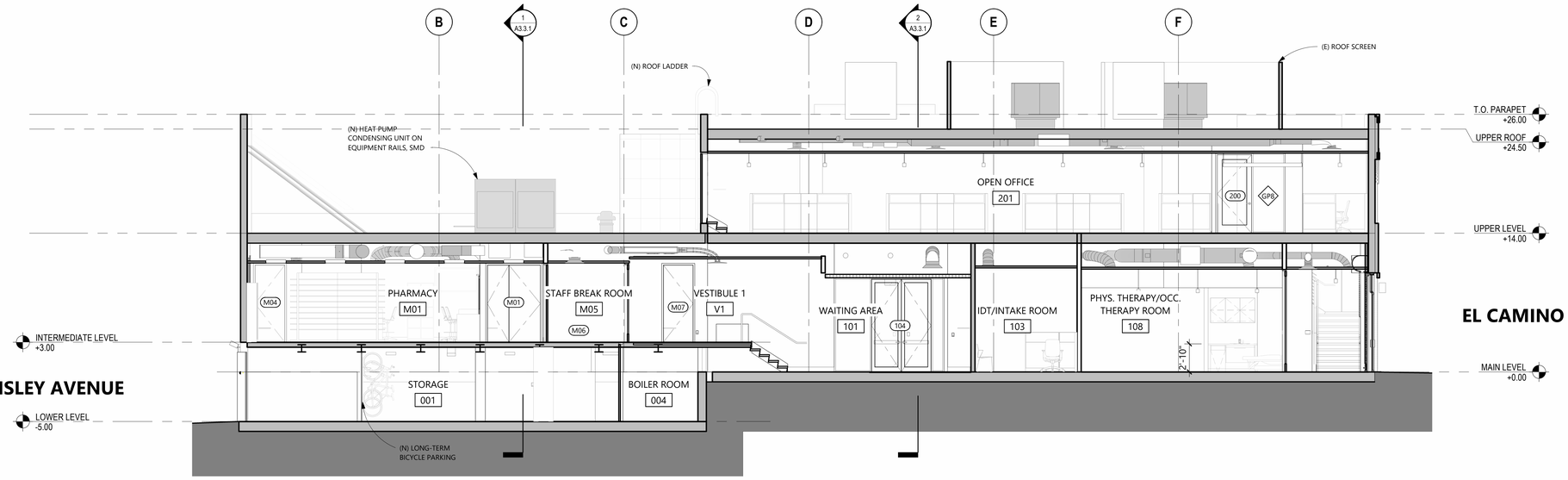
BUILDING SECTION - NORTH/SOUTH A | 1

3/16" = 1'-0"



BUILDING SECTION - NORTH/SOUTH B | 2

3/16" = 1'-0"



BUILDING SECTION | 3

3/16" = 1'-0"

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Scale 3/16" = 1'-0"
Drawing Title BUILDING SECTIONS

Drawing No.

A3.3.1

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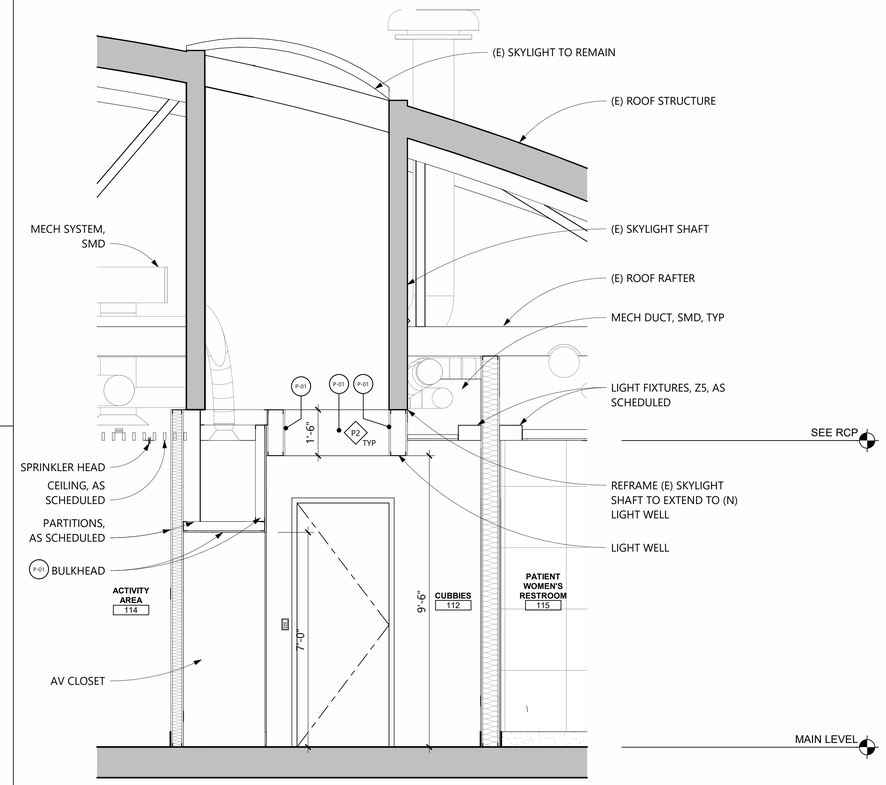
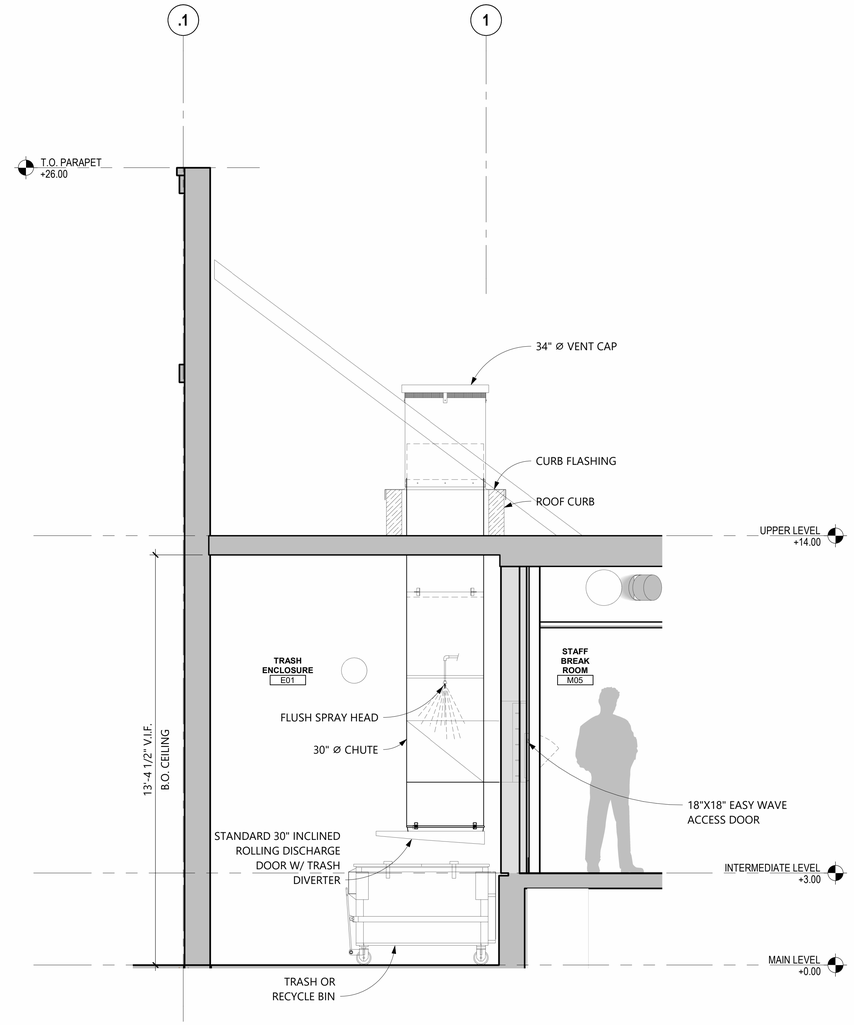


LIGHT WELL-SKYLIGHT SECTION | 2

1/2" = 1'-0"



TRASH CHUTE SECTION | 1

1/2" = 1'-0"

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Project **60526**

Scale **1/2" = 1'-0"**

Drawing Title **SECTIONS**

Drawing No.

A3.3.2

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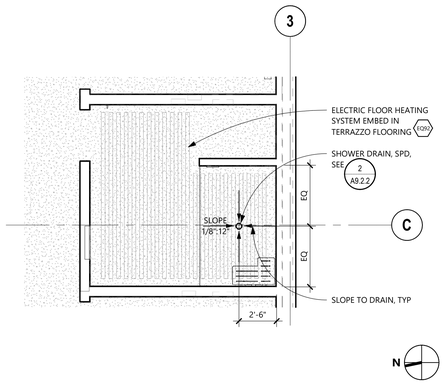
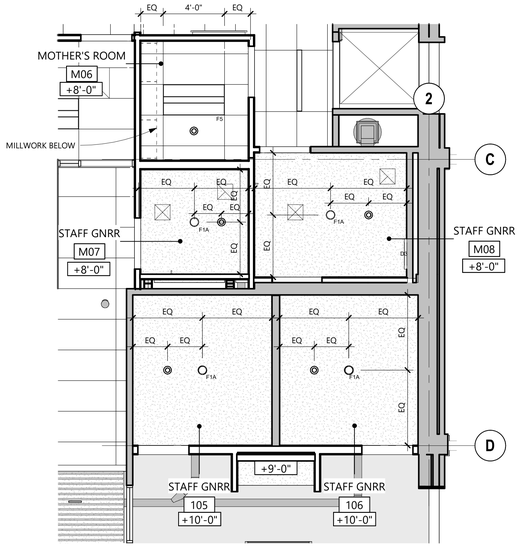


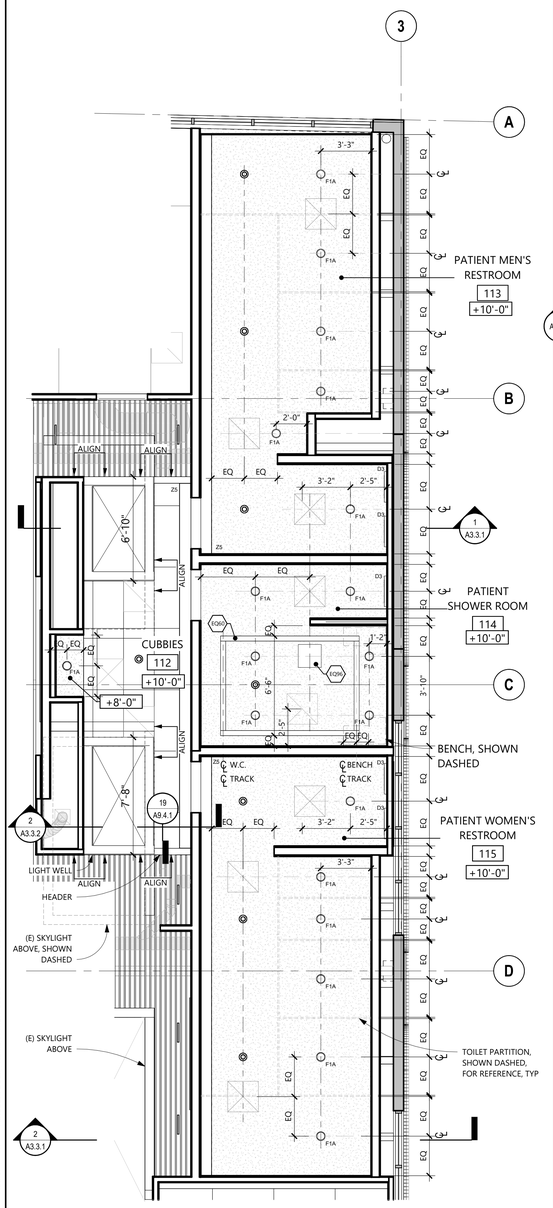
ENLARGED SHOWER ROOM SLAB PLAN | 5

1/4" = 1'-0"



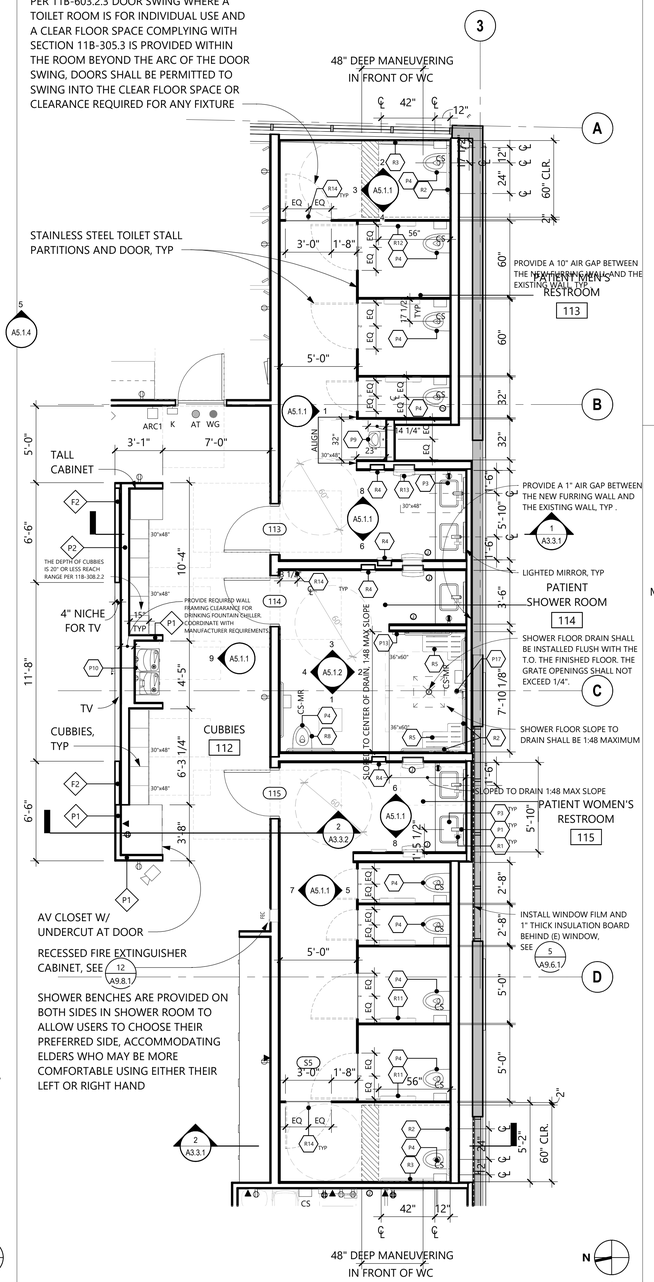
ENLARGED STAFF RESTROOMS AND MOTHER'S ROOM RCP | 2

1/4" = 1'-0"



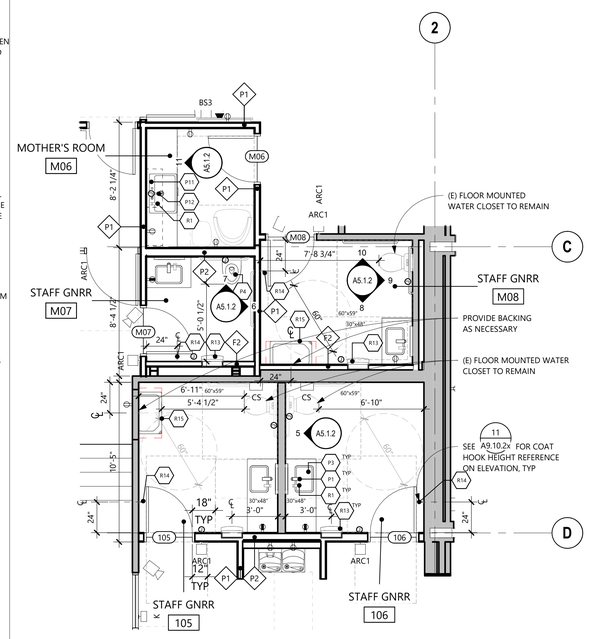
ENLARGED SHOWER RM RCP | 4

1/4" = 1'-0"



ENLARGED PATIENT RESTROOMS AND SHOWER ROOM PLAN | 3

1/4" = 1'-0"



ENLARGED STAFF RESTROOMS AND MOTHER'S ROOM PLAN | 1

1/4" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
4. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
5. THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
6. ALL EXISTING WINDOW TREATMENTS AND HARDWARE TO REMAIN. GC TO PROVIDE PROTECTION DURING CONSTRUCTION AND FINAL CLEANING.
7. PATCH AND REPAIR ALL EXISTING WALLS PRIOR TO FINISH PAINT.
8. PROVIDE NEW INSULATION AND GYPSUM BOARD AT ALL EXISTING EXTERIOR/PERIMETER WALLS WHERE MISSING, DAMAGED, OR REMOVED. PATCH AND FINISH TO MATCH ADJACENT EXISTING SURFACES. VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO INSTALLATION.

FLOOR PLAN LEGEND

- PROPERTY LINE
- AREA OF NO WORK
- EXISTING WALL OR STRUCTURE TO REMAIN
- NEW PARTITION AS SCHEDULED
- 1-HOUR RATED WALL
- XX — WALL/PARTITION SYMBOL - SEE PARTITION SCHEDULE
- XXX — DOOR TYPE
- XX — WINDOW TYPE
- X.XX — FLOOR ELEVATION
- ALIGN — ALIGN FACE OF FINISH, TYPICAL
- X-X — PLUMBING FIXTURE/ACCESSORY TYPE, SEE SHEET A0
- XX — FINISH TYPE, SEE SHEET A10.3.1
- MAIN ENTRY

REFLECTED CEILING PLAN LEGEND

- SUSPENDED CEILING TILE SYSTEM, TYPE VARIES AS NOTED ON REFLECTED CEILING PLAN
- PAINTED GYP BD CEILING, COLOR VARIES, FINISH AS SCHEDULED
- EXISTING CEILING TO REMAIN
- AREA OF NO WORK
- RECESSED EXHAUST GRILLE
- RECESSED RETURN GRILLE
- RECESSED SUPPLY GRILLE
- SLOT DIFFUSER
- CEILING-MOUNTED EXIT SIGN
- WALL-MOUNTED EXIT SIGN
- +1' - 0" — CEILING/HEADER HEIGHT A.F.F.
- WORK POINT FOR ACOUSTICAL CEILING TILE LAYOUT
- OCCUPANCY SENSORS LOCATED BY CODE. SEE ELECTRICAL DRAWINGS.
- SUSPENDED CEILING LIGHT
- TROFFER LIGHT
- RECESSED LIGHT
- SMOKE DETECTOR
- FIRE SPRINKLER LINE
- DOWNLIGHT
- LINEAR TRACK
- PENDANT LIGHT
- PENDANT LINEAR
- SURFACE MOUNT LINEAR
- (E) OPEN CEILING WITH INSULATION

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960 Atlantic Avenue
Alameda, CA 94501
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Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

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	20 MAR 26	40% CD/ISSUE FOR BID
	30 MAR 26	HEALTH DEPT. REVIEW
C	24 APR 26	BUILDING PC RESPONSE 1
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET

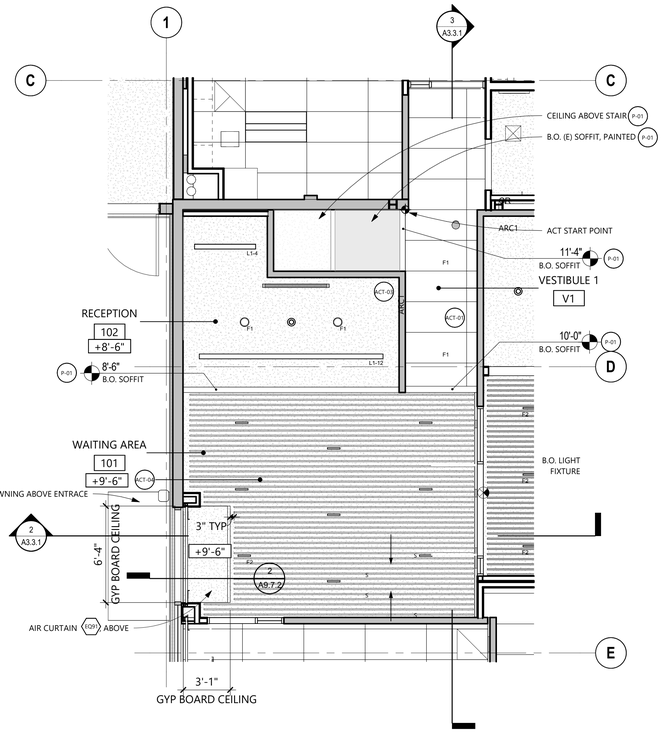
Project 60526

Scale As indicated

Drawing Title **ENLARGED RESTROOM PLANS AND RCPS**

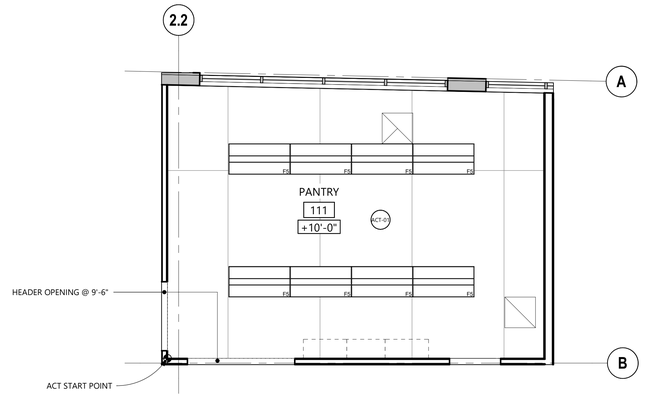
Drawing No. **A4.1.1**

5/27/2026 1:24:46 PM Author / YK Autodesk Docs://NEMS/A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt



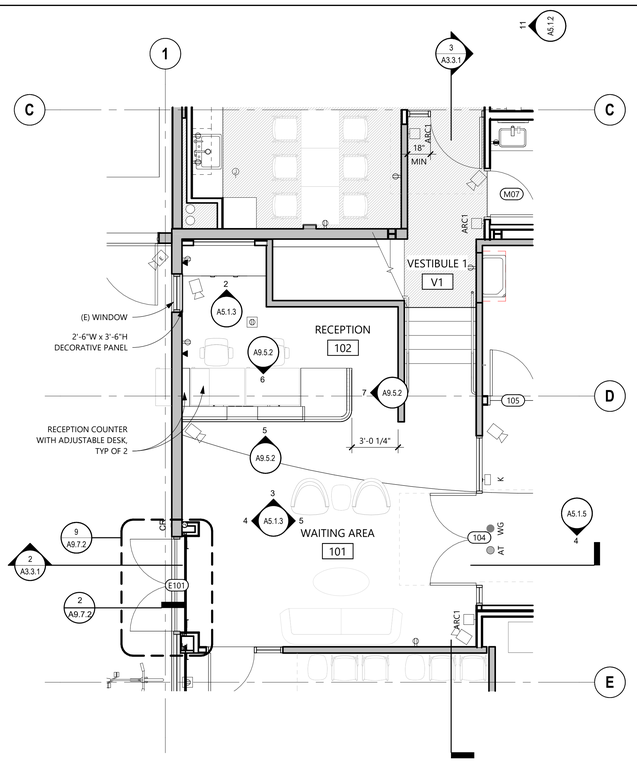
ENLARGED MAIN ENTRANCE RCP | 4

1/4" = 1'-0"



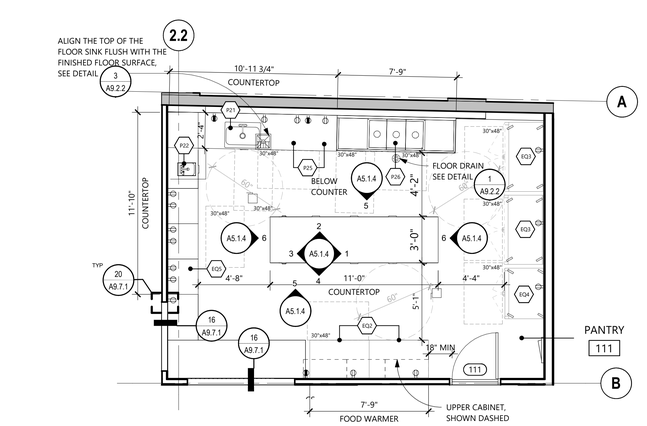
ENLARGED PANTRY RCP | 2

1/4" = 1'-0"



ENLARGED MAIN ENTRANCE PLAN | 3

1/4" = 1'-0"



ENLARGED PANTRY PLAN | 1

1/4" = 1'-0"

FLOOR PLAN NOTES

1. CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6" U.O.N.
4. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
5. THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
6. ALL EXISTING WINDOW TREATMENTS AND HARDWARE TO REMAIN. GC TO PROVIDE PROTECTION DURING CONSTRUCTION AND FINAL CLEANING.
7. PATCH AND REPAIR ALL EXISTING WALLS PRIOR TO FINISH PAINT.
8. PROVIDE NEW INSULATION AND GYPSUM BOARD AT ALL EXISTING EXTERIOR WALLS REMOVED, DAMAGED, OR REMOVED. PATCH AND FINISH TO MATCH ADJACENT EXISTING SURFACES. VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO INSTALLATION.

FLOOR PLAN LEGEND

- AREA OF NO WORK
- EXISTING WALL OR STRUCTURE TO REMAIN
- NEW PARTITION AS SCHEDULED
- 1-HOUR RATED WALL
- XX — WALL/PARTITION SYMBOL - SEE PARTITION SCHEDULE
- XXX — DOOR TYPE
- XX — WINDOW TYPE
- X'-XX" — FLOOR ELEVATION
- ALIGN — ALIGN FACE OF FINISH, TYPICAL
- X-X — PLUMBING FIXTURE/ACCESSORY TYPE, SEE SHEET A0
- XX — FINISH TYPE, SEE SHEET A10.3.1
- MAIN ENTRY

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE CEILING LAYOUT IS ACCURATE. IF THERE ARE QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM TO THE ARCHITECT AND OBTAIN CLARIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION, OR RELATED WORK. FAILURE TO OBTAIN CLARIFICATION MAY RESULT IN THE WORK BEING REJECTED AND CORRECTED AT NO COST TO THE PROJECT OR DELAY IN THE PROJECT SCHEDULE.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. THE ARCHITECTURAL REFLECTED CEILING PLAN IS TO BE USED TO LOCATE THE CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND ALL EQUIPMENT SHOWN. HVAC AND ELECTRICAL CONTRACTORS SHALL REFER TO THIS PLAN IN ORDER TO LOCATE THEIR EQUIPMENT AND AVOID CONFLICTS. ALL ACCESS PANEL LOCATIONS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. PROVIDE CEILING ACCESS AS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE. VERIFY MANUFACTURER RECOMMENDATIONS.
5. PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO PARTITION SURFACES, FREE FROM CURVES, BREAKS OR OTHER IRREGULARITIES.
6. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH CEILING RUNNERS, DUCTS, ETC. PRIOR TO INSTALLATION.
7. CEILING HEIGHTS REFLECT DISTANCE TAKEN FROM FINISH FLOOR, U.O.N.
8. NO COMBUSTIBLE MATERIALS ABOVE CEILINGS, TYP.
9. PROVIDE ACCESS PANEL LOCATION AND SIZE AS INDICATED; FINAL PLACEMENT, DIMENSIONS AND FINISH TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN LEGEND

- SUSPENDED CEILING TILE SYSTEM, TYPE VARIES AS NOTED ON REFLECTED CEILING PLAN
- PAINTED GYP BD CEILING, COLOR VARIES, FINISH AS SCHEDULED
- EXISTING CEILING TO REMAIN
- AREA OF NO WORK
- RECESSED EXHAUST GRILLE
- RECESSED RETURN GRILLE
- RECESSED SUPPLY GRILLE
- SLOT DIFFUSER
- CEILING-MOUNTED EXIT SIGN
- WALL-MOUNTED EXIT SIGN
- +1' - 0" — CEILING/HEADER HEIGHT A.F.F.
- WORK POINT FOR ACOUSTICAL CEILING TILE LAYOUT
- OCCUPANCY SENSORS LOCATED BY CODE. SEE ELECTRICAL DRAWINGS.
- SUSPENDED CEILING LIGHT
- TROFFER LIGHT
- RECESSED LIGHT
- SMOKE DETECTOR
- FIRE SPRINKLER LINE
- DOWNLIGHT
- LINEAR TRACK
- PENDANT LIGHT
- PENDANT LINEAR
- SURFACE MOUNT LINEAR
- (E) OPEN CEILING WITH INSULATION

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LICENSED ARCHITECT
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C-17768
1.31.2027
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CALIFORNIA

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F	05 MAY 26	DESIGN REVISIONS 3
G	08 MAY 26	100% CD SET

Project: **60526**
Scale: **As indicated**
Drawing Title: **ENLARGED LOBBY, PANTRY PLANS, RCP**
Drawing No.: **A4.1.2**

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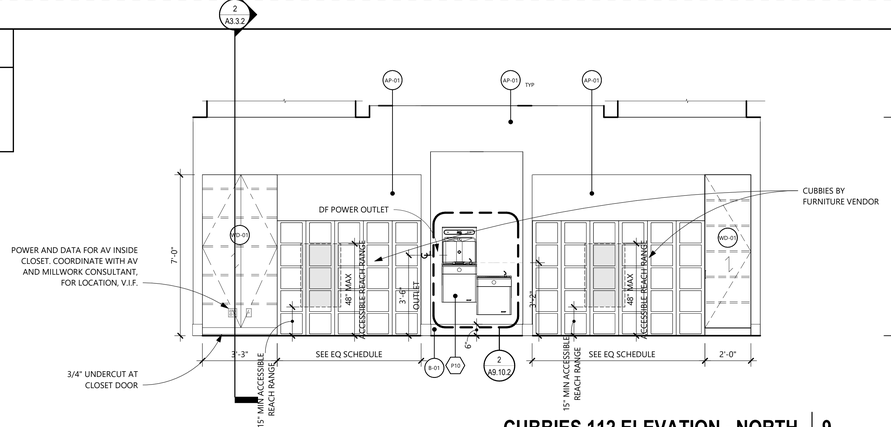
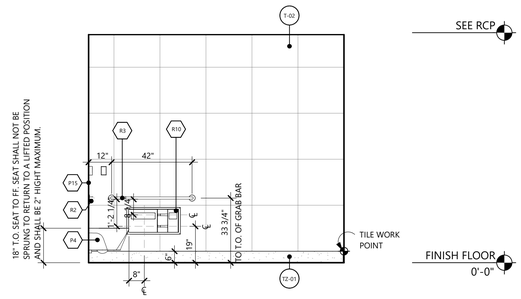
INTERIOR ELEVATION NOTES

1 FOR ACCESSIBILITY COMPLIANCE AND MOUNTING HEIGHTS REFTER TO SHEET A9.5.1.



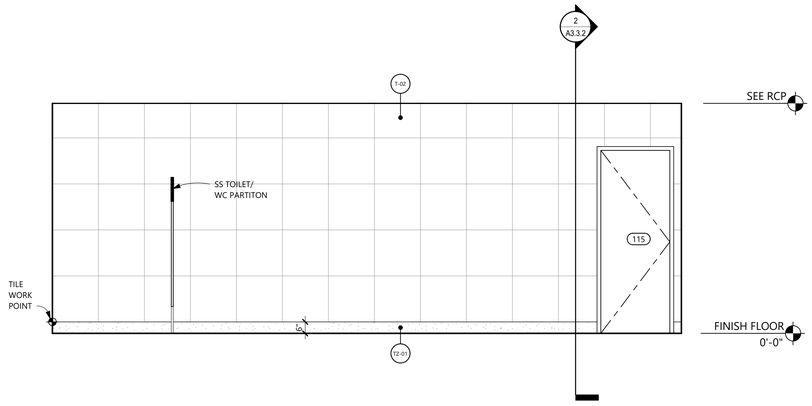
CUBBIES 112 ELEVATION - NORTH | 9

3/8" = 1'-0"



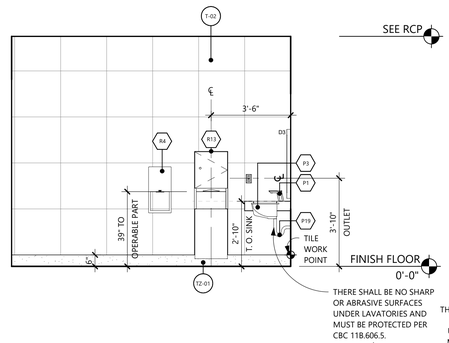
PATIENT WOMEN'S RM 115 ELEV - WEST | 8

3/8" = 1'-0"



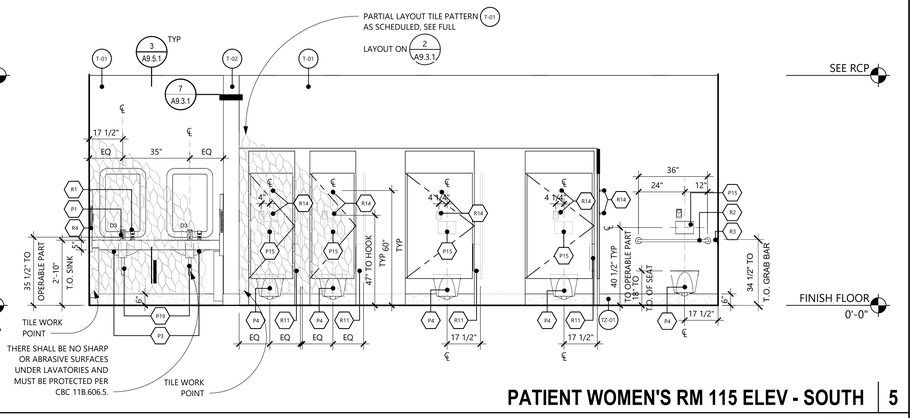
PATIENT WOMEN'S RM 115 ELEV - NORTH | 7

3/8" = 1'-0"



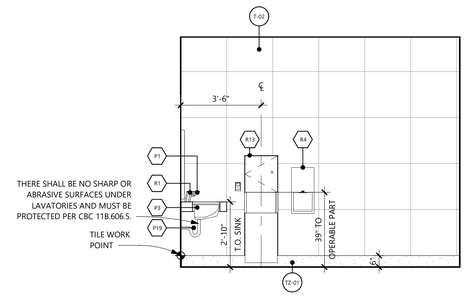
PATIENT WOMEN'S RM 115 ELEV - EAST | 6

3/8" = 1'-0"



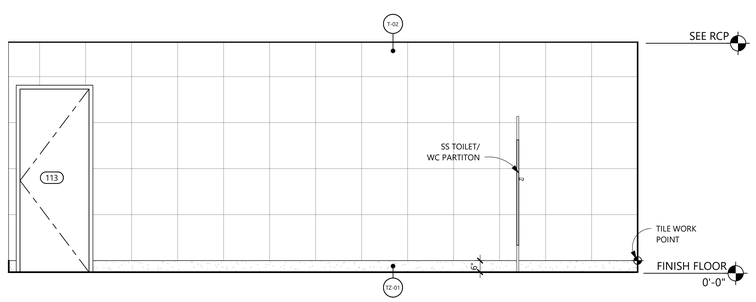
PATIENT WOMEN'S RM 115 ELEV - SOUTH | 5

3/8" = 1'-0"



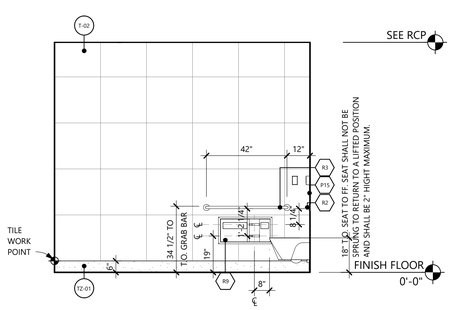
PATIENT MEN'S RESTROOM 113 ELEVATION - WEST | 4

3/8" = 1'-0"



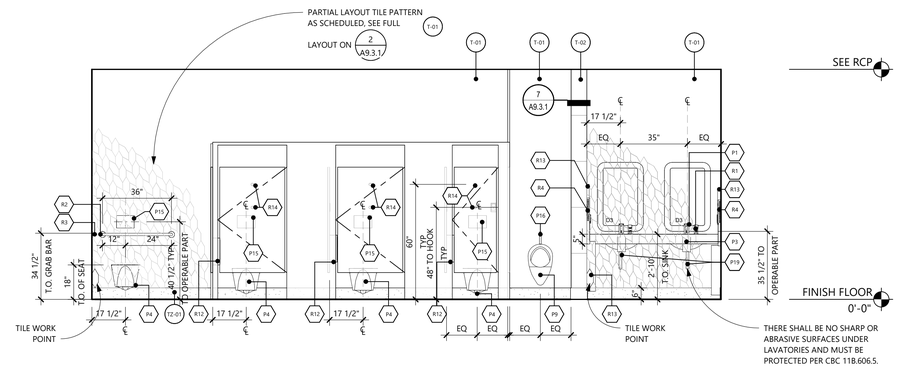
PATIENT MEN'S RESTROOM 113 ELEVATION - NORTH | 3

3/8" = 1'-0"



PATIENT MEN'S RESTROOM 113 ELEVATION - EAST | 2

3/8" = 1'-0"



PATIENT MEN'S RESTROOM 113 ELEVATION - SOUTH | 1

3/8" = 1'-0"

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960 Atlantic Avenue
Alameda, CA 94501
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C	24 APR 26	BUILDING PC RESPONSE 1
G	08 MAY 26	100% CD SET

Project: 60526

Scale: 3/8" = 1'-0"

Drawing Title: INTERIOR ELEVATIONS - PATIENT RESTROOMS, SHOWER ROOM

Drawing No.: A5.1.1

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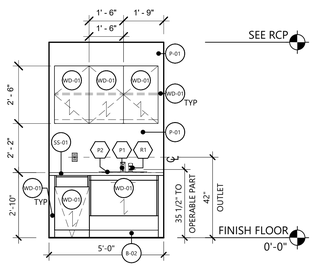
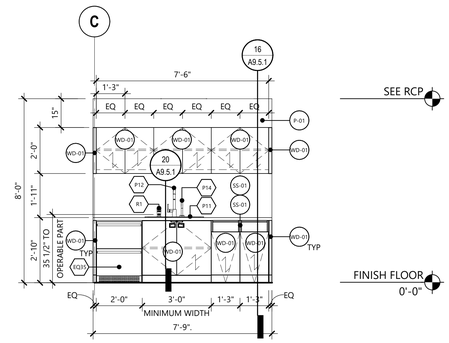
INTERIOR ELEVATION NOTES

1 FOR ACCESSIBILITY COMPLIANCE AND MOUNTING HEIGHTS REFTER TO SHEET A9.5.1.



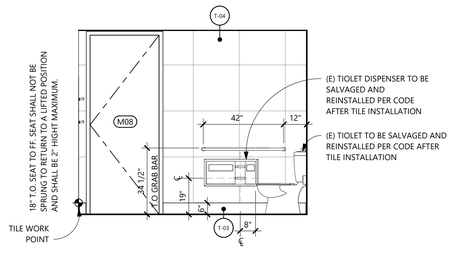
THERAPY ROOM - MILWORK ELEVATION | 12

3/8" = 1'-0"



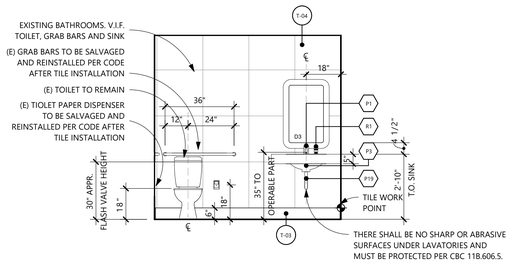
MOTHER'S ROOM M06 ELEVATION - WEST | 11

3/8" = 1'-0"



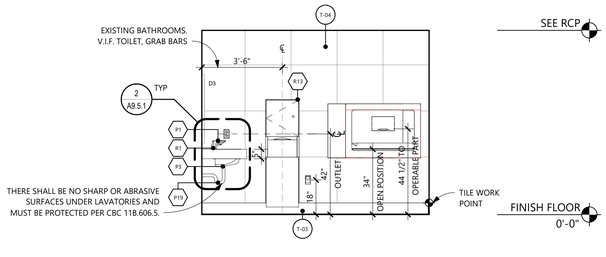
STAFF GNRR M08 ELEVATION - EAST | 10

3/8" = 1'-0"



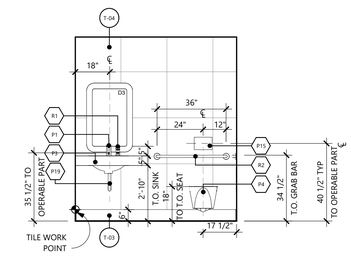
STAFF GNRR M08 ELEVATION - SOUTH | 9

3/8" = 1'-0"



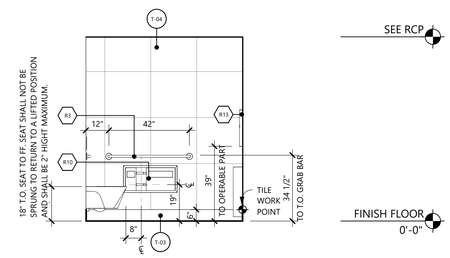
STAFF GNRR M08 ELEVATION - WEST | 8

3/8" = 1'-0"



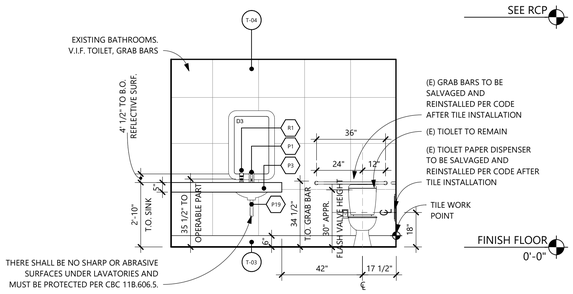
STAFF GNRR M07 ELEVATION - NORTH | 7

3/8" = 1'-0"



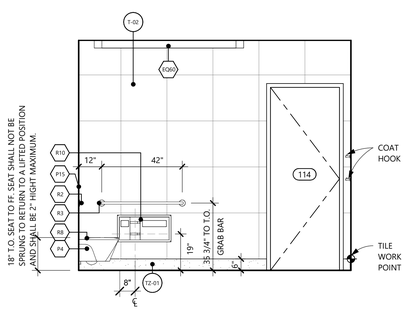
STAFF GNRR M07 ELEVATION - EAST | 6

3/8" = 1'-0"



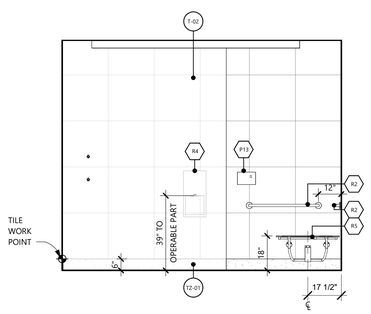
STAFF GNRR 106 ELEVATION - NORTH | 5

3/8" = 1'-0"



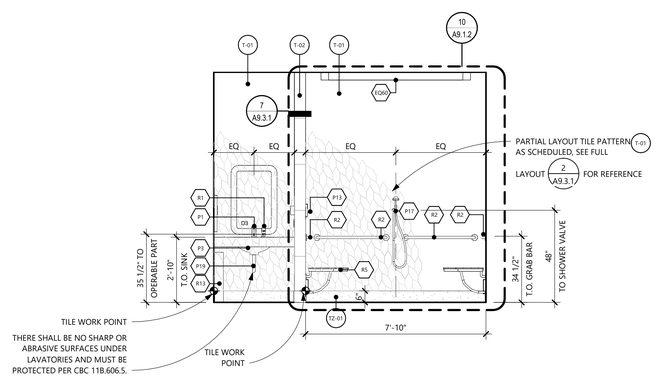
PATIENT SHOWER ROOM 114 ELEV - NORTH | 4

3/8" = 1'-0"



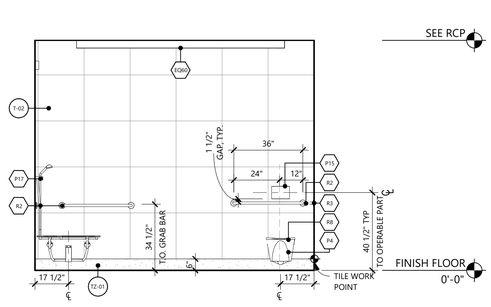
PATIENT SHOWER ROOM 114 ELEV - EAST | 3

3/8" = 1'-0"



PATIENT SHOWER ROOM 114 ELEV - SOUTH | 2

3/8" = 1'-0"



PATIENT SHOWER ROOM 114 ELEV - WEST | 1

3/8" = 1'-0"

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960 Atlantic Avenue
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	20 MAR 26	40% CD/ISSUE FOR BID
C	24 APR 26	BUILDING PC RESPONSE 1
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET

Project: 60526

Scale: 3/8" = 1'-0"

Drawing Title: INTERIOR ELEVATIONS - STAFF RESTROOMS, MOTHER'S ROOM, THERAPHY ROOM

Drawing No.: A5.1.2

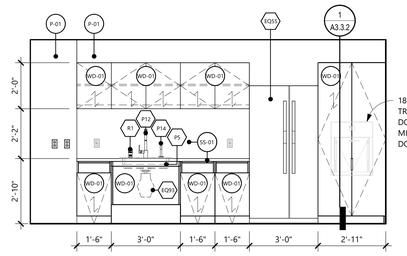
5/27/2026 12:51:5 PM Author / VK Autodesk Docs://NEMS\A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt

INTERIOR ELEVATION NOTES

1 FOR ACCESSIBILITY COMPLIANCE AND MOUNTING HEIGHTS REFTER TO SHEET A9.5.1.

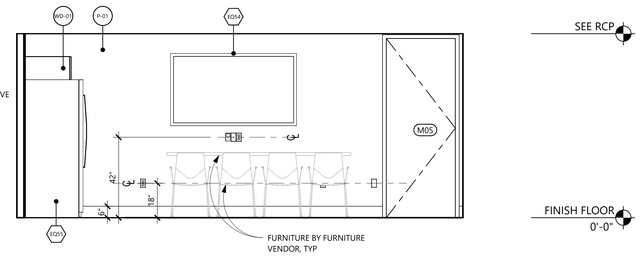
STAFF BREAK ROOM M05 ELEVATION - WEST | 12

3/8" = 1'-0"



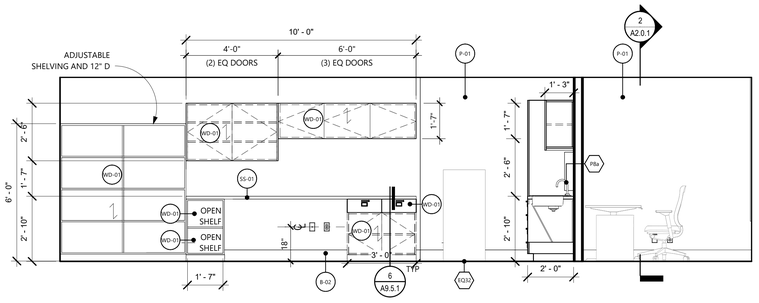
STAFF BREAK ROOM M05 ELEVATION - NORTH | 11

3/8" = 1'-0"



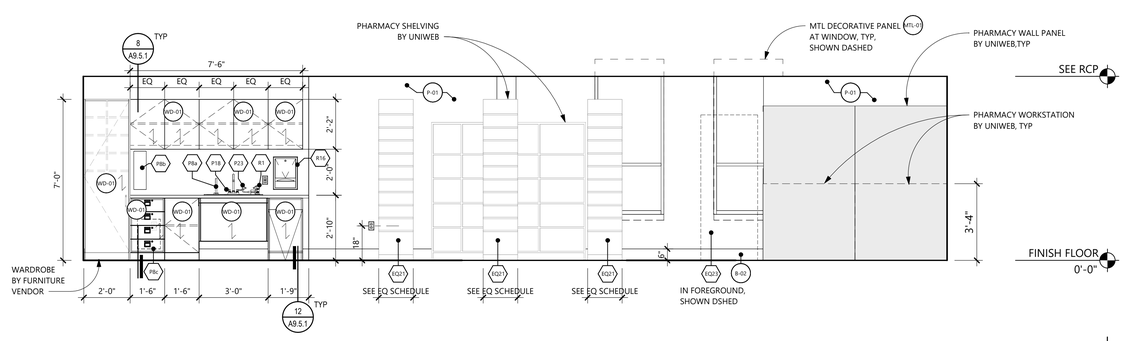
STAFF BREAK ROOM M05 ELEVATION - EAST | 10

3/8" = 1'-0"



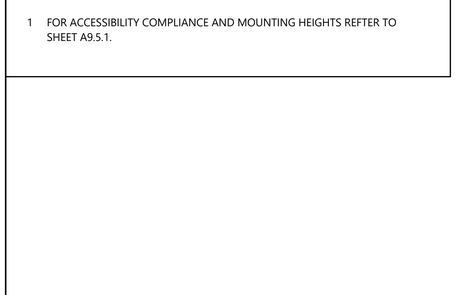
PHARMACY M01 ELEVATION - NORTH | 9

3/8" = 1'-0"



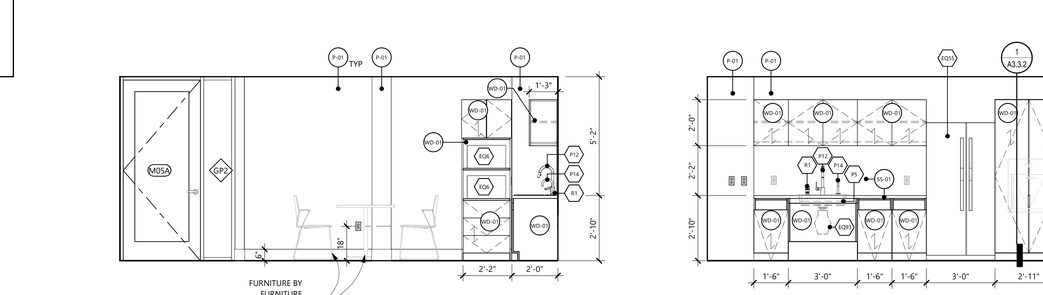
PHARMACY M01 ELEVATION - EAST | 8

3/8" = 1'-0"



PHARMACY M01 ELEVATION - SOUTH | 7

3/8" = 1'-0"

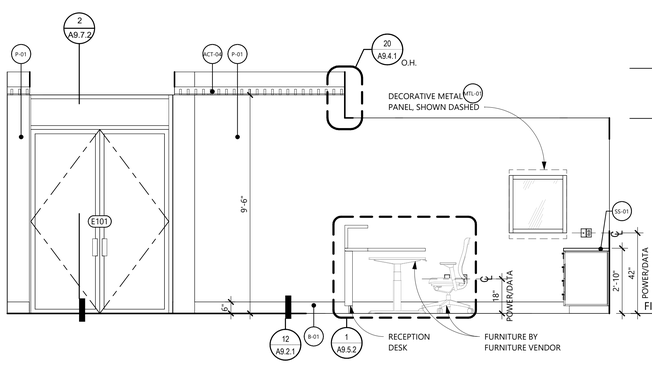


PHARMACY M01 ELEVATION - WEST | 6

3/8" = 1'-0"

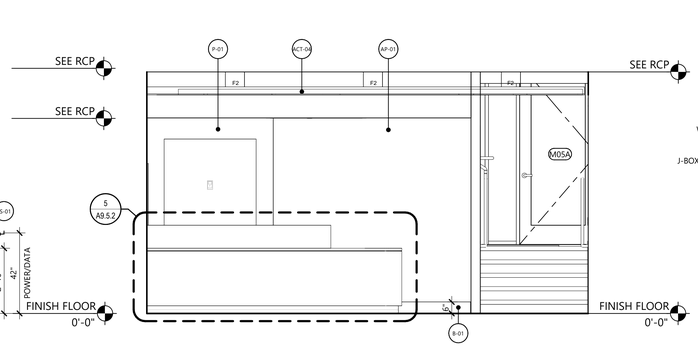
RECEPTION DESK 102 ELEVATION - SOUTH | 5

3/8" = 1'-0"



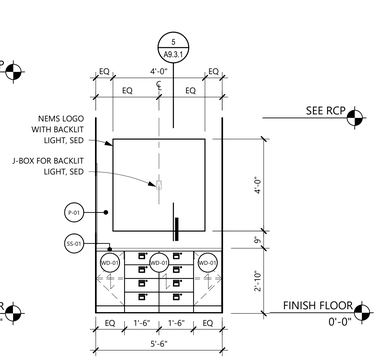
RECEPTION DESK 102 ELEVATION - NORTH | 4

3/8" = 1'-0"



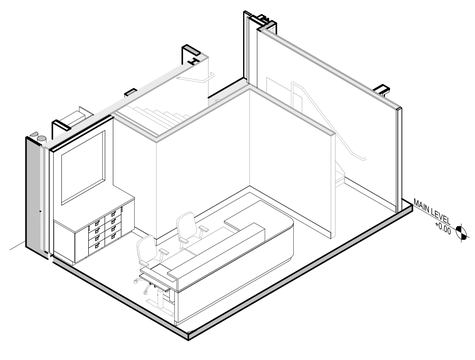
RECEPTION DESK 102 ELEVATION - EAST | 3

3/8" = 1'-0"



RECEPTION DESK BACK MILLWORK | 2

3/8" = 1'-0"



AXON VIEW - RECEPTION DESK 120 | 1

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Project 60526

Scale 3/8" = 1'-0"

Drawing Title INTERIOR ELEVATIONS - RECEPTION AREA, PHARMACY, STAFF BREAK ROOM

Drawing No. A5.1.3

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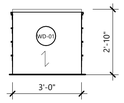
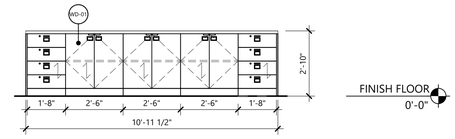
INTERIOR ELEVATION NOTES

1 FOR ACCESSIBILITY COMPLIANCE AND MOUNTING HEIGHTS REFTER TO SHEET A9.5.1.



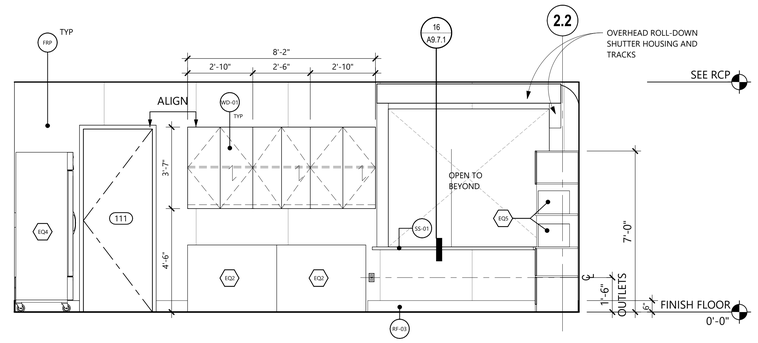
PANTRY ISLAND SIDE ELEVATION | 6

3/8" = 1'-0"



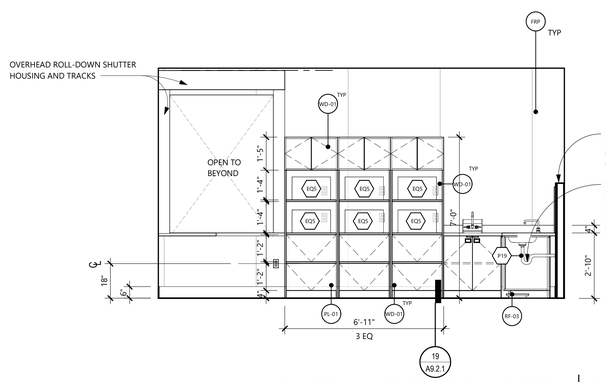
PANTRY ISLAND FRONT ELEVATION | 5

3/8" = 1'-0"



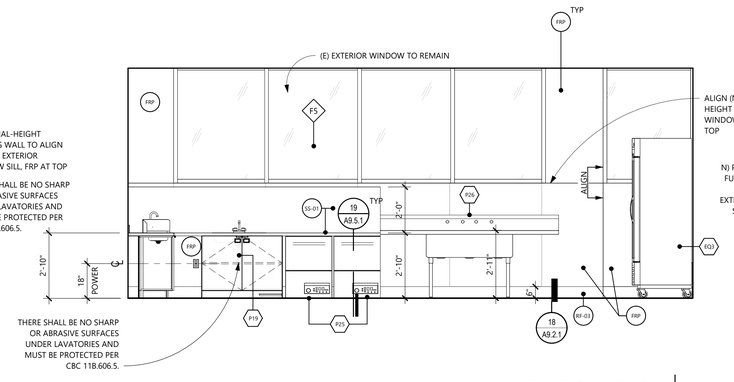
PANTRY 111 ELEVATION - WEST | 4

3/8" = 1'-0"



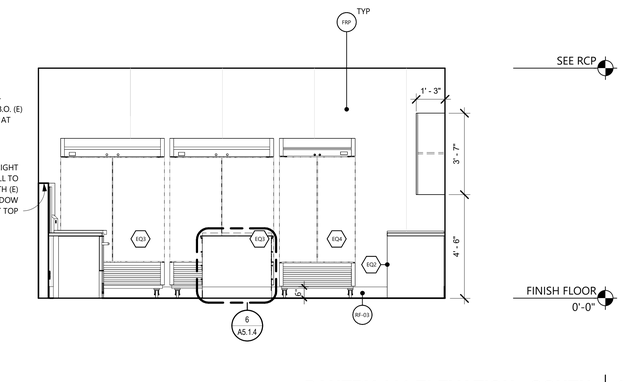
PANTRY 111 ELEVATION - NORTH | 3

3/8" = 1'-0"



PANTRY 111 ELEVATION - EAST | 2

3/8" = 1'-0"



PANTRY 111 ELEVATION - SOUTH | 1

3/8" = 1'-0"

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C-17768
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	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
	30 MAR 26	HEALTH DEPT. REVIEW
C	24 APR 26	BUILDING PC RESPONSE 1
E	05 MAY 26	HEALTH PC RESPONSE 1
F	05 MAY 26	DESIGN REVISIONS 3
G	08 MAY 26	100% CD SET

Project **60526**

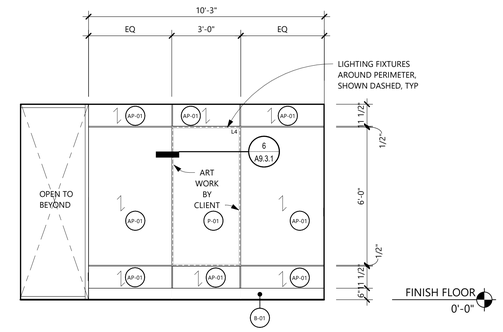
Scale **3/8" = 1'-0"**

Drawing Title **INTERIOR ELEVATIONS - PANTRY, PANTRY ISLAND**

Drawing No.

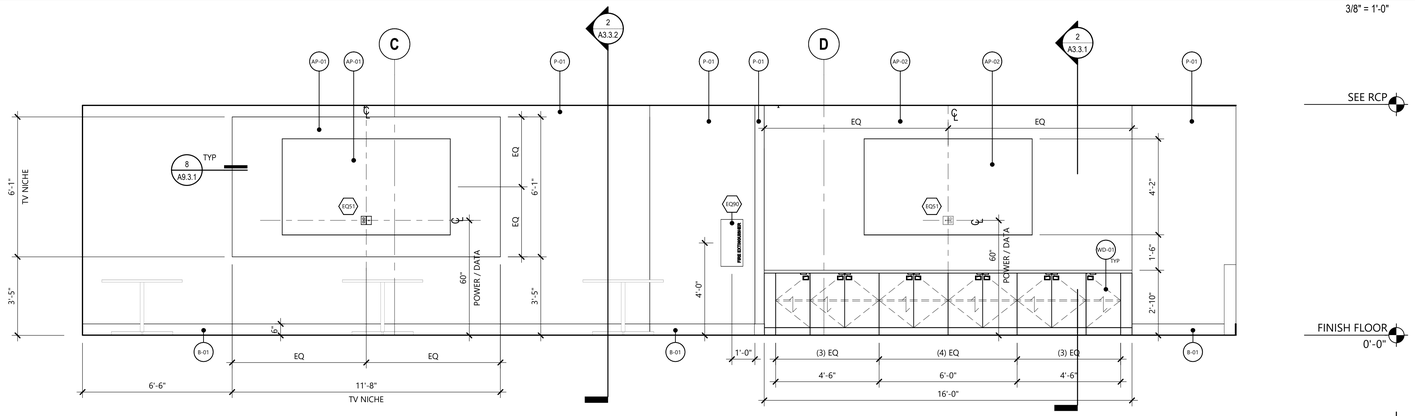
A5.1.4

5/27/2026 1:25:34 PM Author / Checker Autodesk Docs://NEMS/A_MBH_60526 NEMS PACE CENTER_R25_CENTRAL.rvt



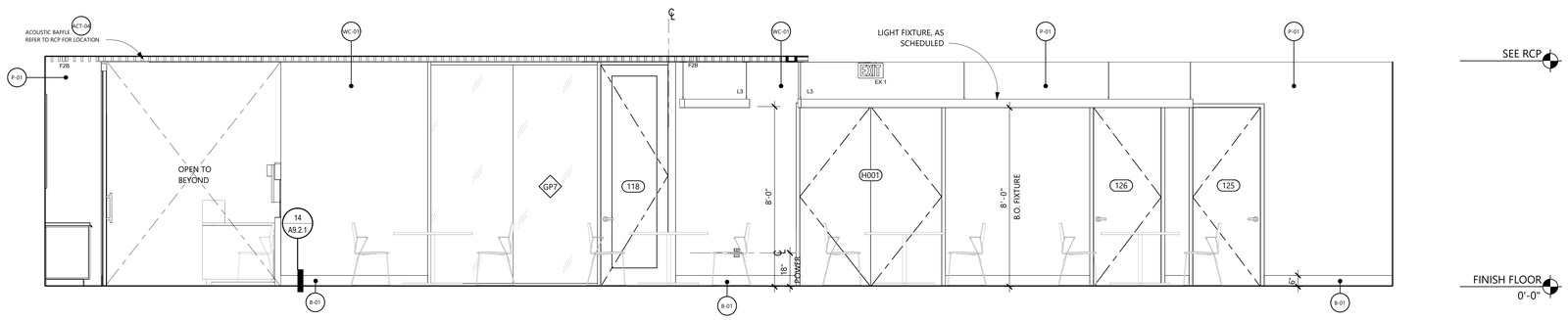
ART WALL ELEVATION | 4

3/8" = 1'-0"



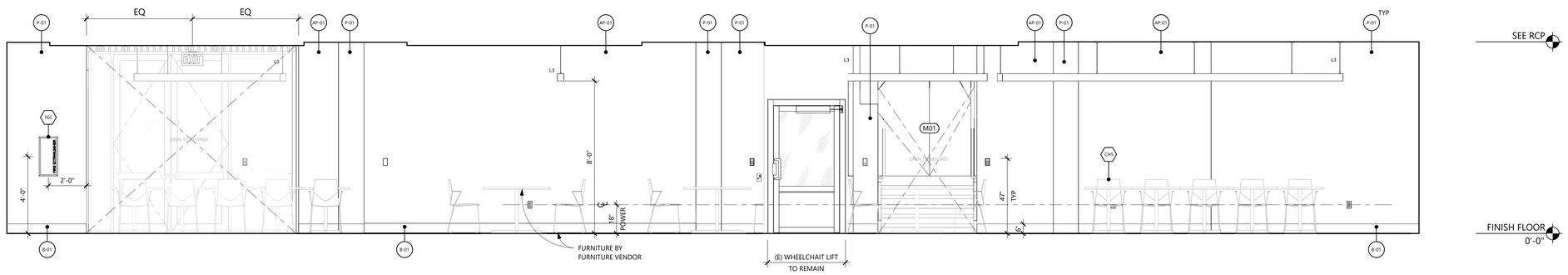
ACTIVITY AREA ELEVATION 1 - SOUTH | 3

3/8" = 1'-0"



ACTIVITY AREA ELEVATION - WEST | 2

3/8" = 1'-0"



ADULT DAY CARE AND ACTIVITY AREA ELEVATION - NORTH | 1

3/8" = 1'-0"

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G	08 MAY 26	100% CD SET

Project **60526**

Scale **3/8" = 1'-0"**

Drawing Title **INTERIOR ELEVATIONS - ADULT DAY CARE, ACTIVITY AREA, ART WALL**

Drawing No.

A5.1.5

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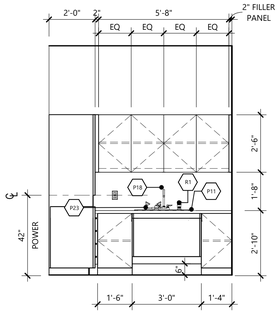
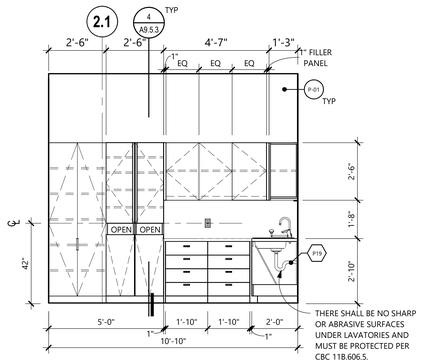
INTERIOR ELEVATION NOTES

1 FOR ACCESSIBILITY COMPLIANCE AND MOUNTING HEIGHTS REFTER TO SHEET A9.5.1.



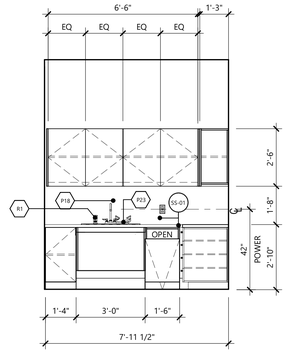
SOIL ROOM 130 ELEVATION - NORTH | 16

3/8" = 1'-0"



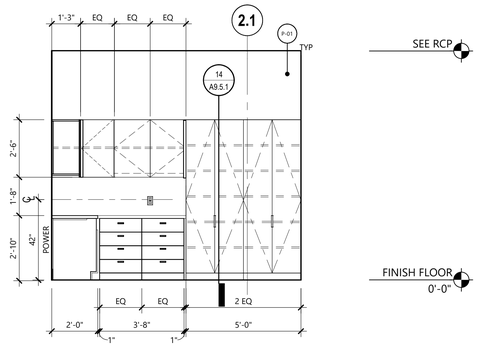
SOIL ROOM 130 ELEVATION - WEST | 15

3/8" = 1'-0"



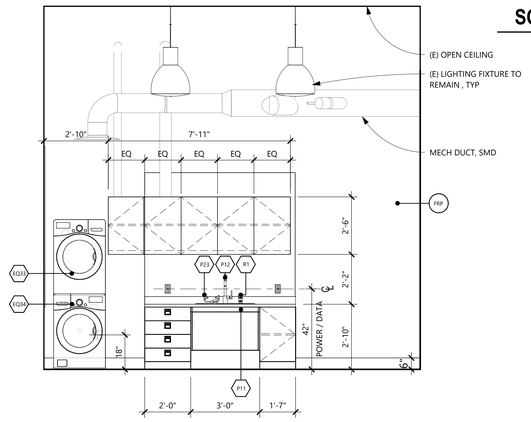
CLEAN ROOM 131 ELEVATION - NORTH | 14

3/8" = 1'-0"



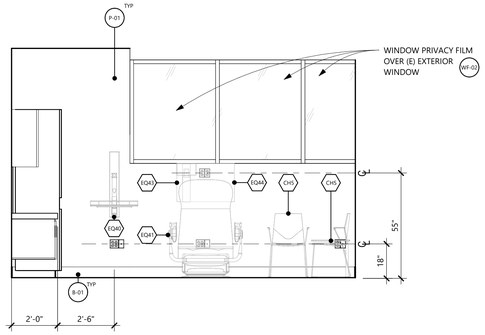
CLEAN ROOM 131 ELEVATION - EAST | 13

3/8" = 1'-0"



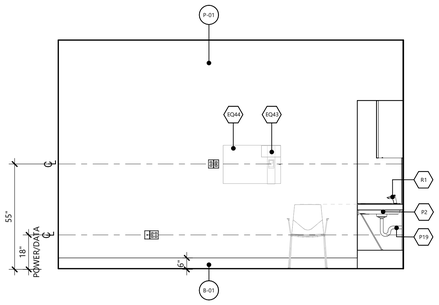
LAUNDRY ROOM ELEVATION - NORTH | 12

3/8" = 1'-0"



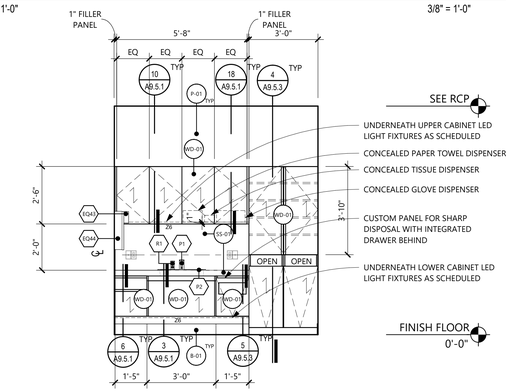
NON -TYP EXAM ROOM ELEVATION | 11

3/8" = 1'-0"



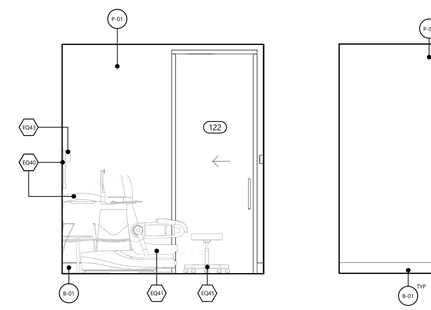
MEDICAL HOLDING ROOM 120 ELEVATION - EAST | 10

3/8" = 1'-0"



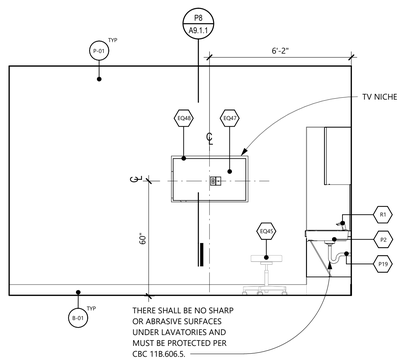
MEDICAL HOLDING ROOM 120 ELEVATION - SOUTH | 9

3/8" = 1'-0"



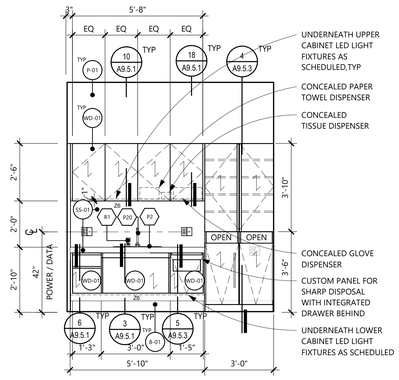
TYP NP EXAM ROOM ELEV - N | 8

3/8" = 1'-0"



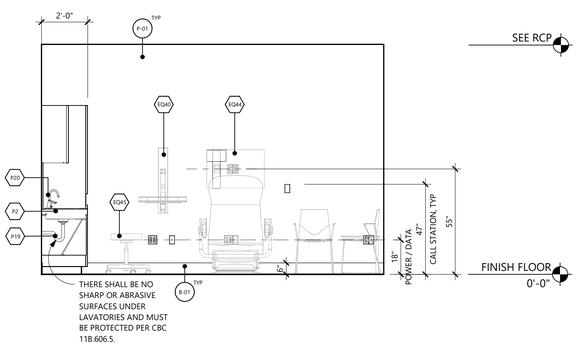
TYP NP EXAM ROOM ELEV - E | 7

3/8" = 1'-0"



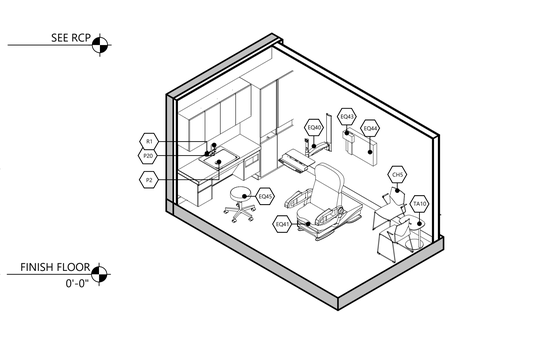
TYP NP EXAM ROOM ELEV - S | 6

3/8" = 1'-0"



TYP NP EXAM ROOM ELEV - W | 5

3/8" = 1'-0"



AXON VIEW - TYP. EXAM ROOM | 4

3/8" = 1'-0"

REGISTERED NURSES STATION ELEVATION - NORTH | 2

3/8" = 1'-0"

AXON VIEW - REGISTERED NURSES STATION | 1

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Project **60526**

Scale **3/8" = 1'-0"**

Drawing Title **INTERIOR ELEVATIONS - CLINIC**

Drawing No.

A5.1.6

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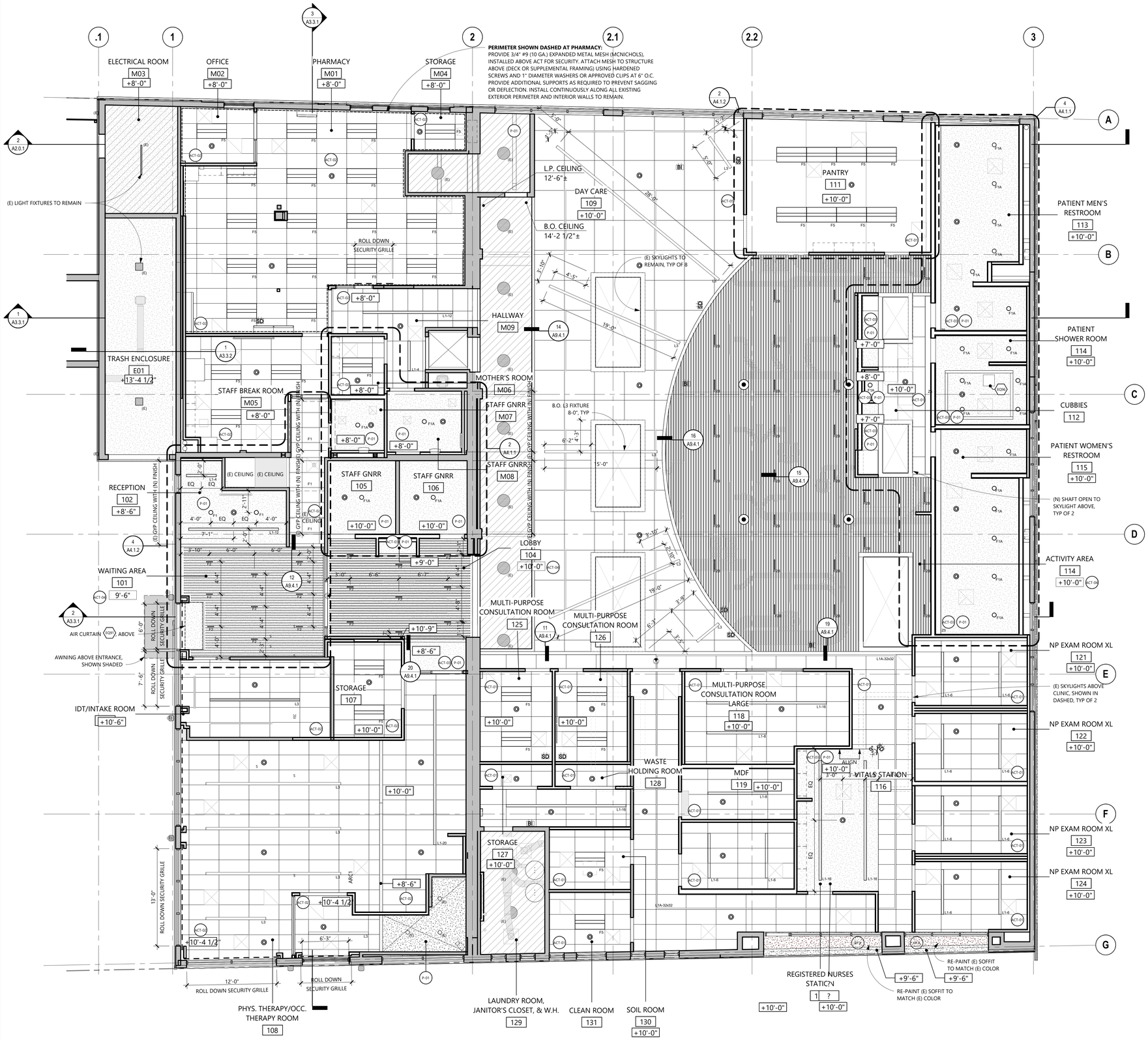

REFLECTED CEILING PLAN - MAIN & INTERMEDIATE LEVEL | 1

3/16" = 1'-0"

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE CEILING LAYOUT IS ACCURATE. IF THERE ARE QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM TO THE ARCHITECT AND OBTAIN CLARIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION, OR RELATED WORK. FAILURE TO OBTAIN CLARIFICATION MAY RESULT IN THE WORK BEING REJECTED AND CORRECTED AT NO COST TO THE PROJECT OR DELAY IN THE PROJECT SCHEDULE.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
3. THE ARCHITECTURAL REFLECTED CEILING PLAN IS TO BE USED TO LOCATE THE CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND ALL EQUIPMENT SHOWN. HVAC AND ELECTRICAL CONTRACTORS SHALL REFER TO THIS PLAN IN ORDER TO LOCATE THEIR EQUIPMENT AND AVOID CONFLICTS. ALL ACCESS PANEL LOCATIONS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. PROVIDE CEILING ACCESS AS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE. VERIFY MANUFACTURER RECOMMENDATIONS.
5. PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO PARTITION SURFACES, FREE FROM CURVES, BREAKS OR OTHER IRREGULARITIES.
6. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH CEILING RUNNERS, DUCTS, ETC. PRIOR TO INSTALLATION.
7. CEILING HEIGHTS REFLECT DISTANCE TAKEN FROM FINISH FLOOR, U.O.N.
8. NO COMBUSTIBLE MATERIALS ABOVE CEILINGS, TYP.
9. PROVIDE ACCESS PANEL LOCATION AND SIZE AS INDICATED; FINAL PLACEMENT, DIMENSIONS, AND FINISH TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION

REFLECTED CEILING PLAN LEGEND

- SUSPENDED CEILING TILE SYSTEM, TYPE VARIES AS NOTED ON REFLECTED CEILING PLAN
- PAINTED GYP BD CEILING, COLOR VARIES, FINISH AS SCHEDULED
- EXISTING CEILING TO REMAIN
- AREA OF NO WORK
- RECESSED EXHAUST GRILLE
- RECESSED RETURN GRILLE
- RECESSED SUPPLY GRILLE
- SLOT DIFFUSER
- CEILING-MOUNTED EXIT SIGN
- WALL-MOUNTED EXIT SIGN
- +1' - 0" CEILING/HEADER HEIGHT A.F.F.
- WORK POINT FOR ACOUSTICAL CEILING TILE LAYOUT
- OCCUPANCY SENSORS LOCATED BY CODE. SEE ELECTRICAL DRAWINGS.
- SUSPENDED CEILING LIGHT
- TROFFER LIGHT
- RECESSED LIGHT
- SMOKE DETECTOR
- FIRE SPRINKLER LINE
- DOWNLIGHT
- LINEAR TRACK
- PENDANT LIGHT
- PENDANT LINEAR
- SURFACE MOUNT LINEAR
- (E) OPEN CEILING WITH INSULATION

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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LICENSED ARCHITECT REVIN K. ALBOUGH C-17768 1.31.2027 REVIEWED

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NEMS PACE CENTER

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
	30 MAR 26	HEALTH DEPT. REVIEW
C	24 APR 26	BUILDING PC RESPONSE 1
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET

Project **60526**

Scale **As indicated**

Drawing Title **MAIN & INTERMEDIATE LEVEL REFLECTED CEILING PLAN**

Drawing No.

A6.1.1

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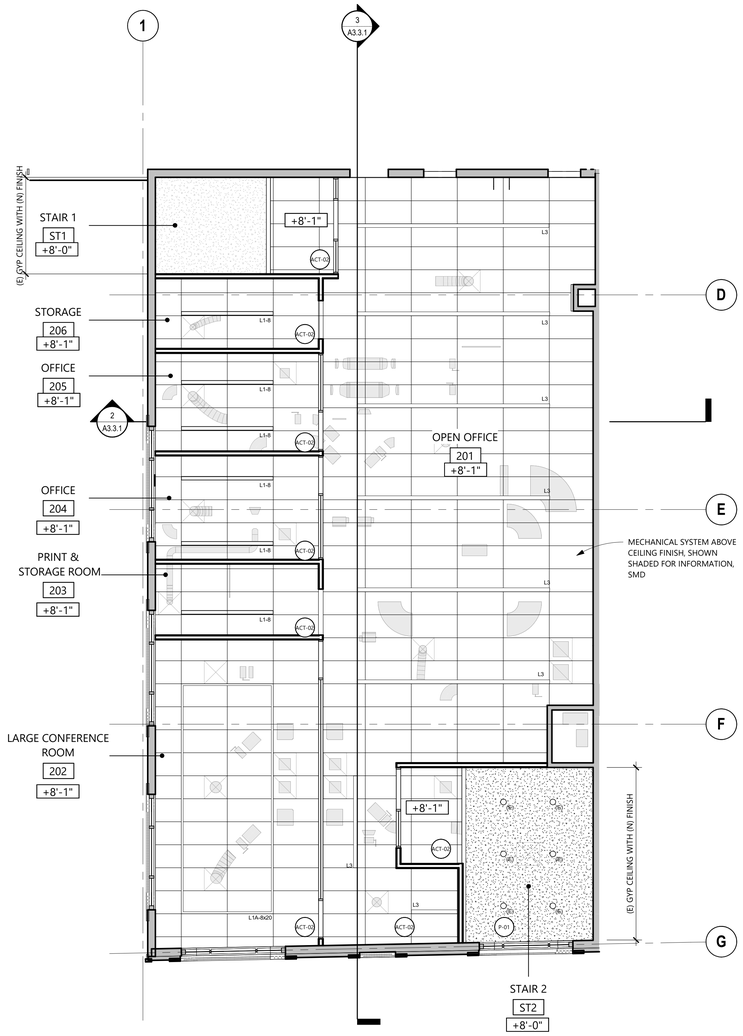

UPPER LEVEL REFLECTED CEILING PLAN | 1

3/16" = 1'-0"

REFLECTED CEILING PLAN NOTES

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- EXISTING CEILING TO REMAIN
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- RECESSED EXHAUST GRILLE
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- SUSPENDED CEILING LIGHT
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- (E) OPEN CEILING WITH INSULATION

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960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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LICENSED ARCHITECT
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C-17768
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	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

Project **60526**
Scale **As indicated**
Drawing Title **UPPER LEVEL REFLECTED CEILING PLAN**
Drawing No. **A6.2.1**

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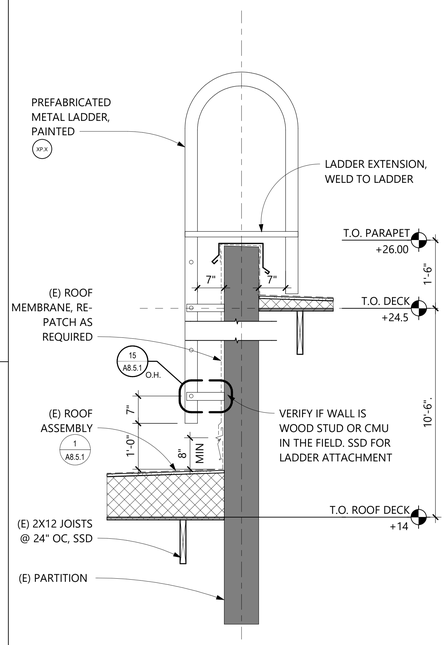
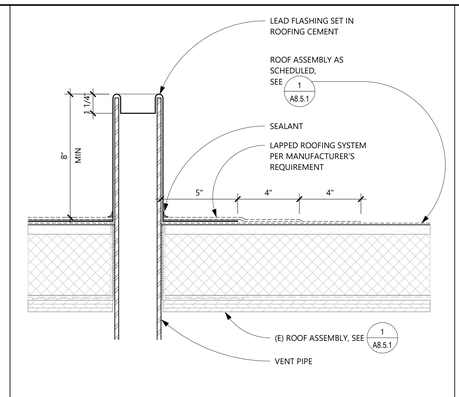


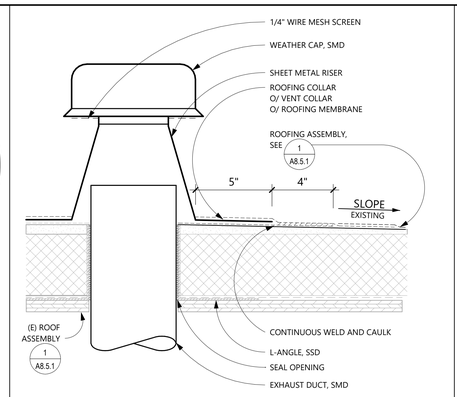
14 ROOF ACCESS LADDER

SCALE: 3/4" = 1'-0"



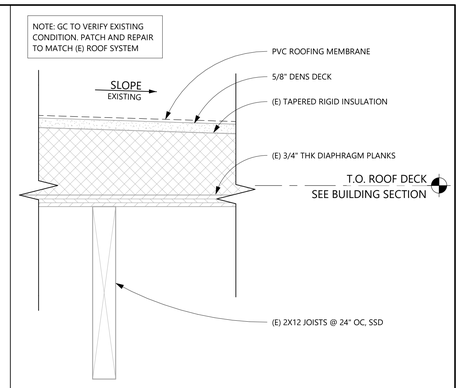
9 VENT PENTRATION

SECTION SCALE: 3" = 1'-0"



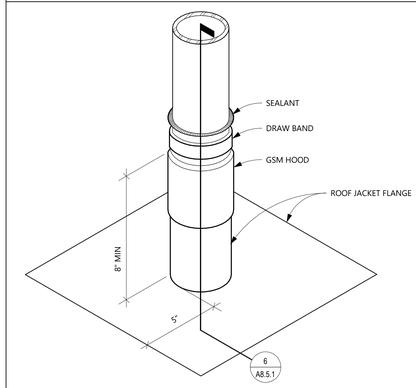
5 EXHAUST FAN AT ROOF

SECTION REF:1 / A2.3.0 SCALE: 3" = 1'-0"



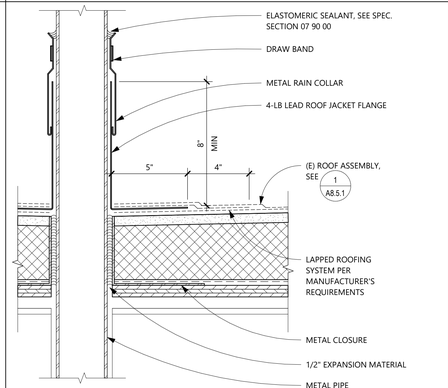
1 TYP ROOF ASSEMBLY

SECTION SCALE: 3" = 1'-0"



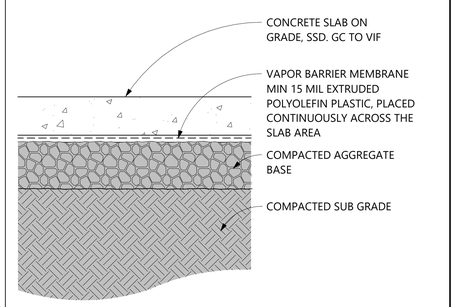
10 PIPE OR POLE FLASHING

ISOMETRIC SCALE: 3" = 1'-0"



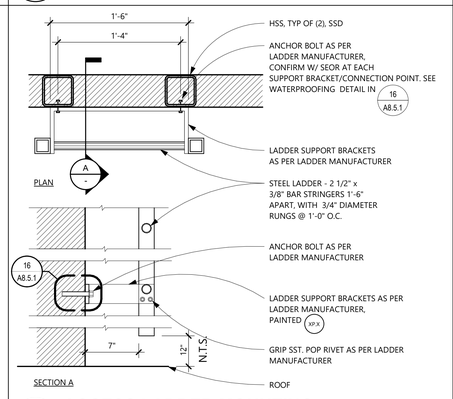
6 PIPE OR POLE FLASHING

SECTION SCALE: 3" = 1'-0"



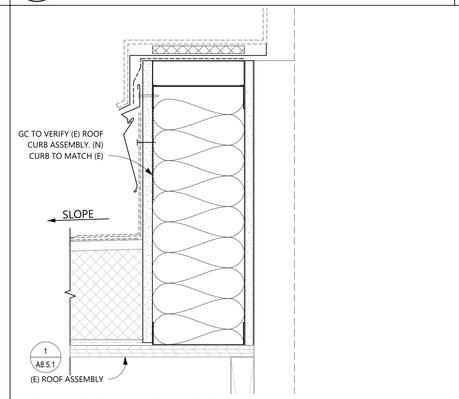
2 TYP SLAB-ON-GRADE ASSEMBLY

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



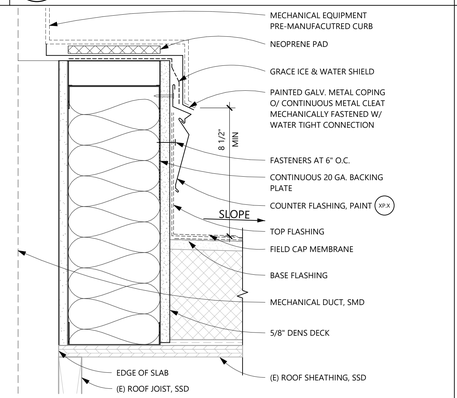
15 ACCESS LADDER MOUNTING

PLAN AND SECTION REF:14 / A8.5.1 SCALE: 1 1/2" = 1'-0"

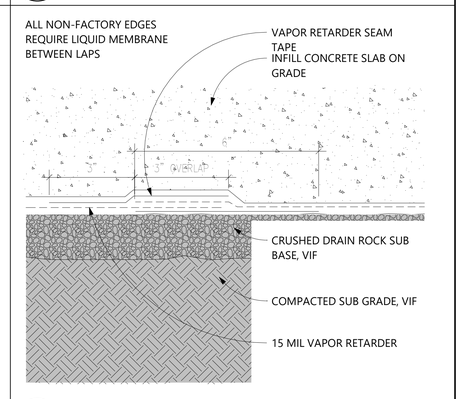


11 MECHANICAL CURB

SECTION REF:1 / A2.3.0 SCALE: 3" = 1'-0"

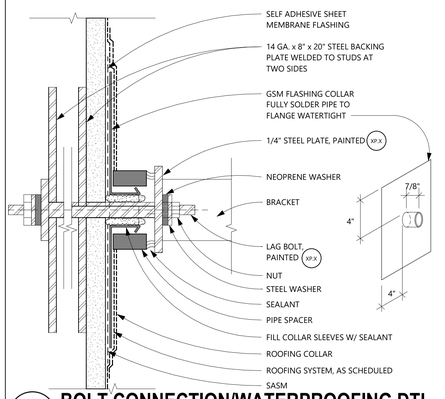


ALL NON-FACTORY EDGES REQUIRE LIQUID MEMBRANE BETWEEN LAPS



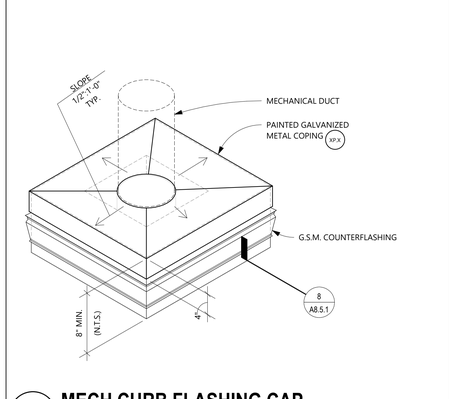
3 TYP WATERPROOFING END LAP

SECTION SCALE: 6" = 1'-0"



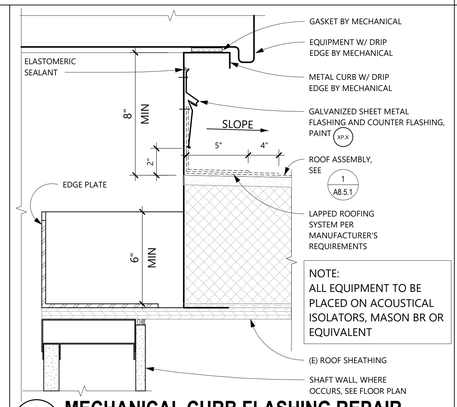
16 BOLT CONNECTION/WATERPROOFING DTL

SECTION REF:15 / A8.5.1 SCALE: 6" = 1'-0"



12 MECH CURB FLASHING CAP

ISOMETRIC SCALE: 1" = 1'-0"



8 MECHANICAL CURB FLASHING REPAIR

SECTION REF:1 / A2.3.0 SCALE: 3" = 1'-0"

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Project **60526**

Scale **As indicated**

Drawing Title **SLAB AND ROOF DETAILS**

Drawing No. **A8.5.1**

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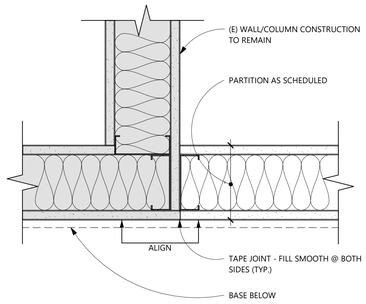
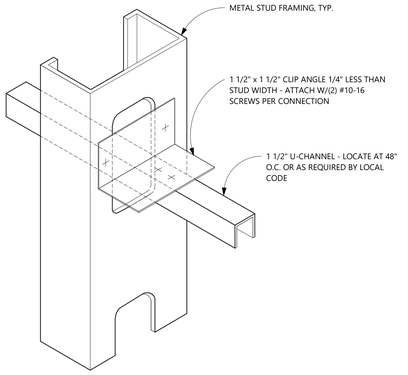


17 PARTITION @ (E) WALL

PLAN — SCALE: 3" = 1'-0"

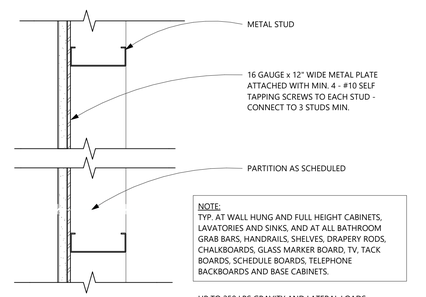


18 TYPICAL BRIDGING

AXON — SCALE: 6" = 1'-0"

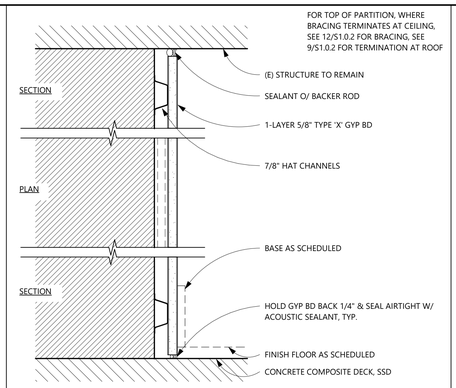
19 TYPICAL BLOCKING PLATE

AXON — SCALE: 1/2" = 1'-0"



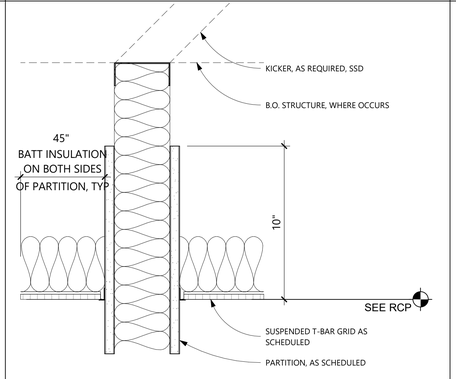
20 TYPICAL BACKING PLATE

SECTION — SCALE: 3" = 1'-0"



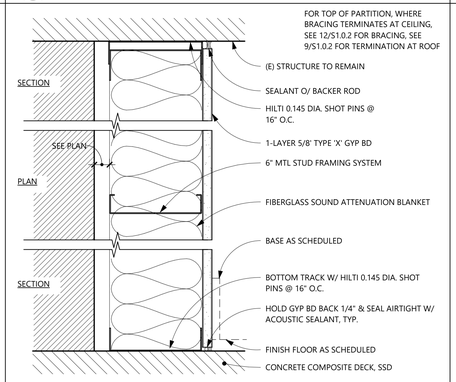
F1 TYPICAL INTERIOR FURRED PARTITION

SCALE: 3" = 1'-0"



F2 TYP. IN. FURRED PARTITION

SCALE: 3" = 1'-0"



F3 TYPICAL INTERIOR FURRED PARTITION

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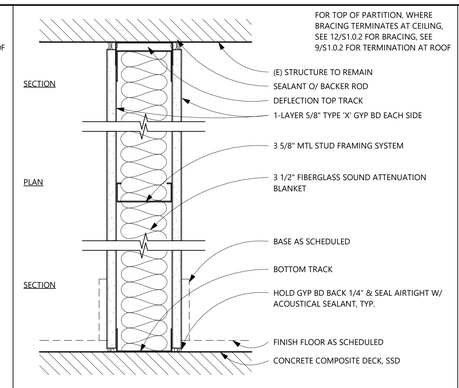
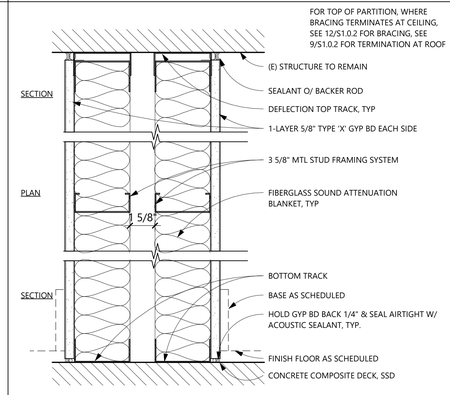


X1 TYPICAL INTERIOR RATED PARTITION

1 HR RATED / UL DESIGN NO U419 — SCALE: 3" = 1'-0"



X2 TYPICAL INTERIOR RATED PARTITION

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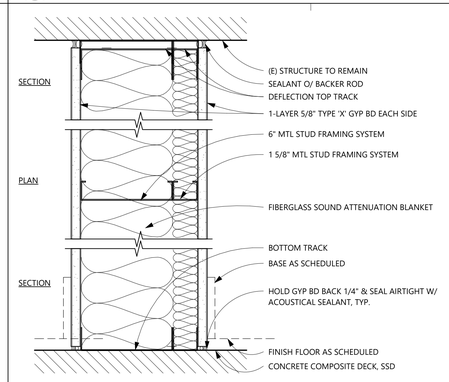

X3 TYPICAL INTERIOR RATED PARTITION

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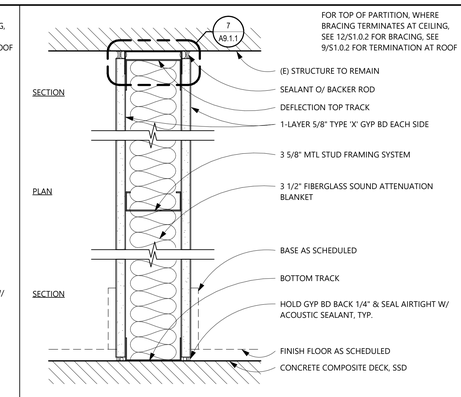
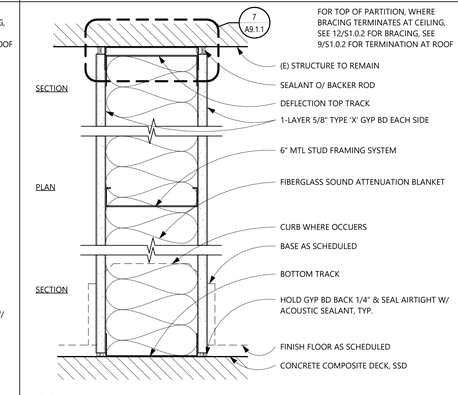


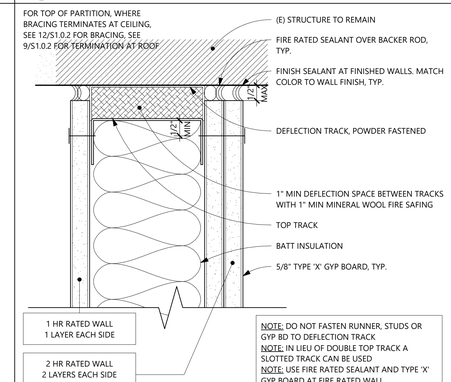
P1 TYPICAL INTERIOR 4" PARTITION

SCALE: 3" = 1'-0"



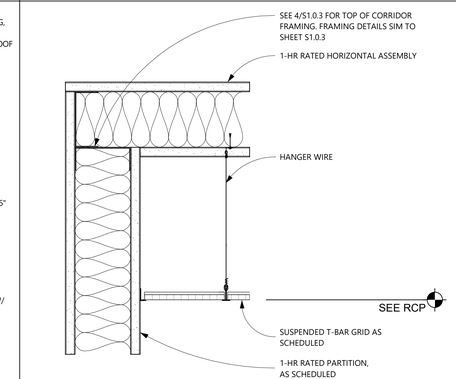
P2 TYPICAL INTERIOR 6" PARTITION

SCALE: 3" = 1'-0"



P3 TYPICAL INTERIOR 4" PARTITION

SCALE: 3" = 1'-0"

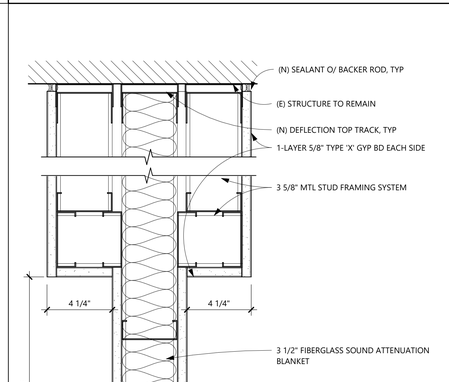


7 TYPICAL INTERIOR 6" PARTITION HEADER

REF:P1 / A9.1.1 — SCALE: 6" = 1'-0"

8 FRAMING AT 1-HR RATED CORRIDOR

SECTION — SCALE: 3" = 1'-0"



P8 EXAM ROOM NICHE

SECTION — REF:7 / A5.1.6 — SCALE: 3" = 1'-0"

PARTITION NOTES

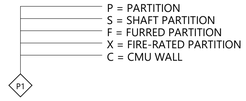
1. USE MOISTURE RESISTANT GYPSUM BOARD "GREENBOARD" FOR WALLS IN KITCHEN AND BATHROOMS AS TILE BACKING. CONSIDER USING PURPLE BOARD FOR ENHANCED MOISTURE AND MOLD RESISTANCE IN HIGH-MOISTURE AREAS. FOR DIRECT WATER EXPOSURE (E.G., SHOWER WALLS), USE DENSSHIELD FOR SUPERIOR WATER RESISTANCE AND MOLD PROTECTION.
2. PARTITION SYMBOL MAY BE USED IN CONJUNCTION WITH NOTES TO MODIFY CONSTRUCTION FOR UNIQUE CONDITIONS.
3. PARTITIONS ARE DIMENSIONED IN PLAN FROM FINISH FACE TO FINISH FACE.
4. SEE PLANS, INTERIOR ELEVATIONS AND SPECIFICATIONS FOR FINISHES.
5. DUCT, CONDUIT, AND PIPING PENETRATIONS THROUGH FIRE RATED & ACOUSTICAL CONSTRUCTION SHALL BE FIRE STOPPED AND SEALED.
6. GENERAL CONTRACTOR SHALL COORDINATE STUD SIZE, GAUGE, AND SPACING BASED ON MANUFACTURER RECOMMENDED LIMITING HEIGHTS AND EXISTING CONDITIONS.

ACOUSTICAL NOTES

1. ALL SOUND-RATED PARTITIONS AND FLOOR/CEILING ASSEMBLIES SHALL BE INSULATED AND SEALED AIRTIGHT.
2. ALL MECHANICAL CHASES AND FURRED PARTITIONS CONTAINING MECHANICAL DUCTS, PLUMBING PIPES OR OTHER NOISE GENERATING SERVICES SHALL BE INSULATED AND SEALED AIRTIGHT.
3. MAINTAIN 1/4" MINIMUM CLEARANCE AROUND PENETRATIONS THROUGH SOUND-RATED CONSTRUCTION AND CAULK AIRTIGHT USING AN ACOUSTIC SEALANT. WHERE THE CLEARANCE EXCEEDS 1/2", SEAL AGAINST A FLEXIBLE BACKING ROD.
4. RECESSED LIGHT FIXTURES, JUNCTION BOXES, FIRE SPRINKLER PIPES, AND OTHER PENETRATIONS SHALL BE SEALED AIRTIGHT WITH ACOUSTIC SEALANT.
5. ALL ELECTRICAL BOXES MUST BE STAGGERED 16" MIN. IN SOUND-RATED PARTITIONS. NO BACK-TO-BACK BOXES ARE ALLOWED.
6. REFER TO CBC TABLE 1224.4.19 FOR SOUND TRANSMITTION LIMITATION IN CLINIC AREA.

PARTITION LEGEND

WALL/PARTITION SYMBOL



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960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

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Project 60526

Scale As indicated

Drawing Title **INTERIOR PARTITION DETAILS**

Drawing No. A9.1.1

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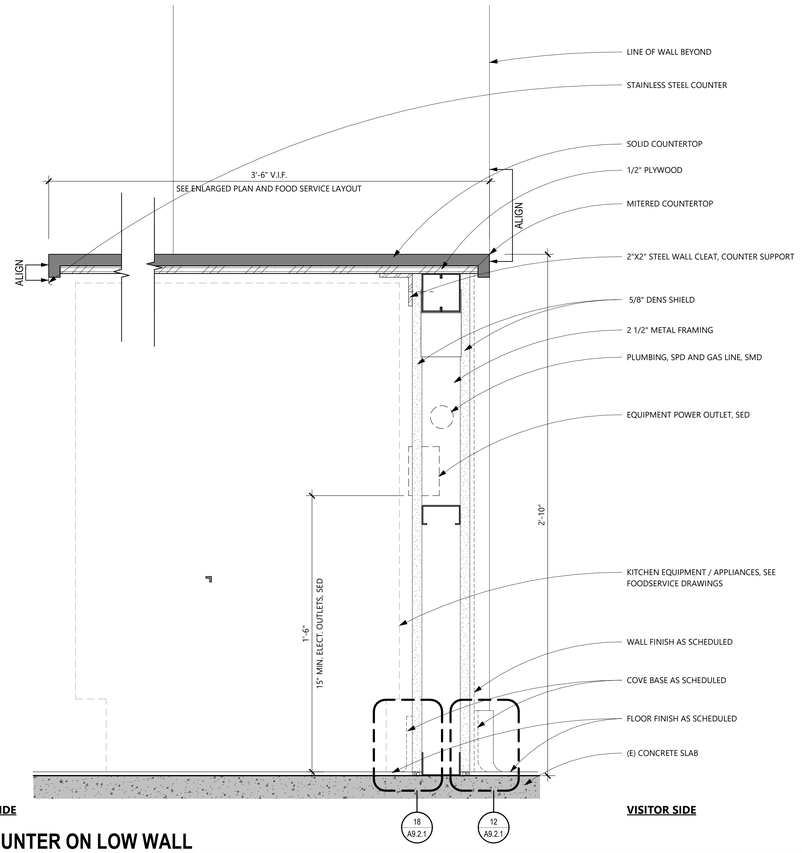
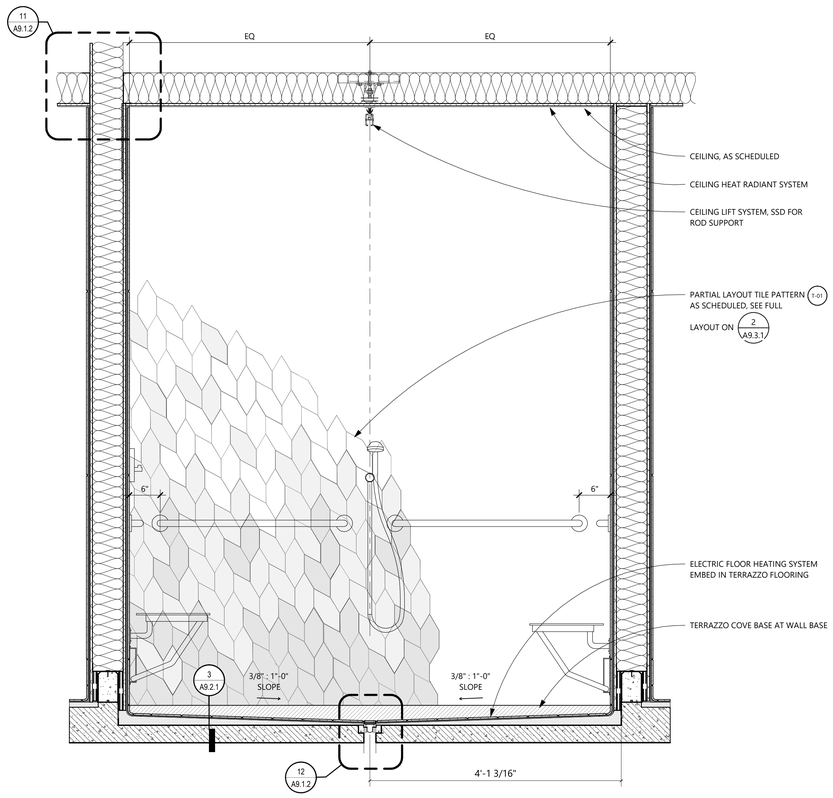


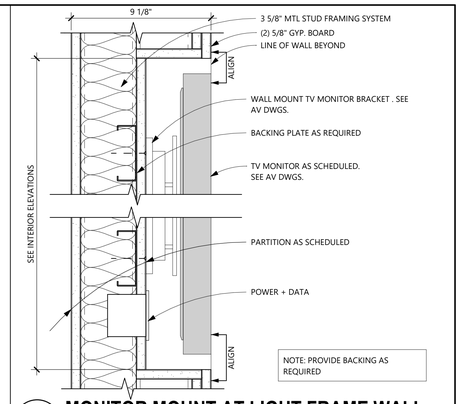
18 COUNTER ON LOW WALL

SCALE: 3" = 1'-0"



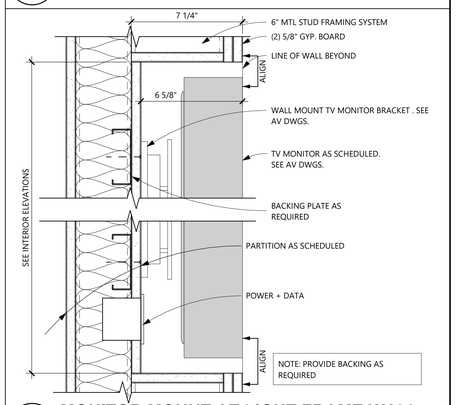
10 SHOWER SECTION LOOKING SOUTH

SECTION REF:2 / A5.1.2 SCALE: 1" = 1'-0"



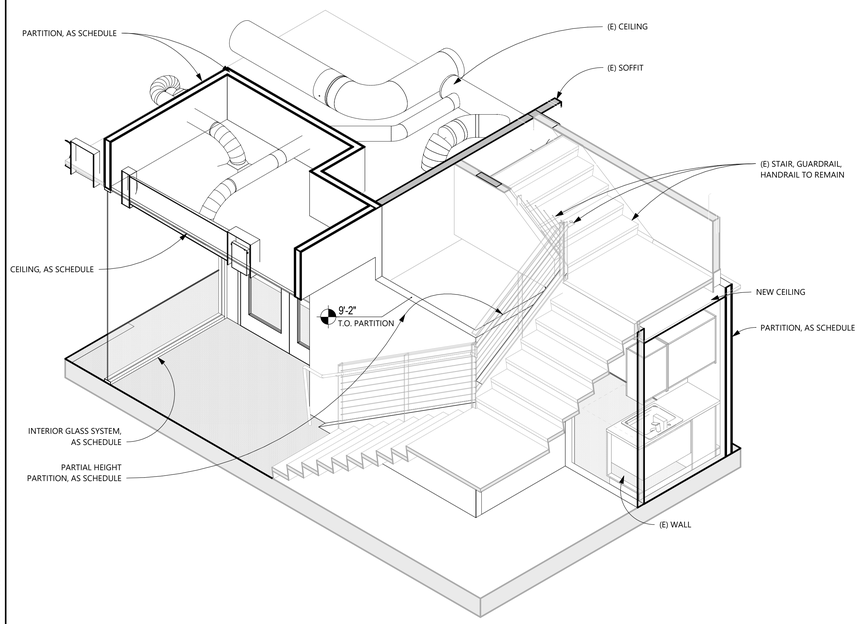
1 MONITOR MOUNT AT LIGHT FRAME WALL

SECTION SCALE: 3" = 1'-0"



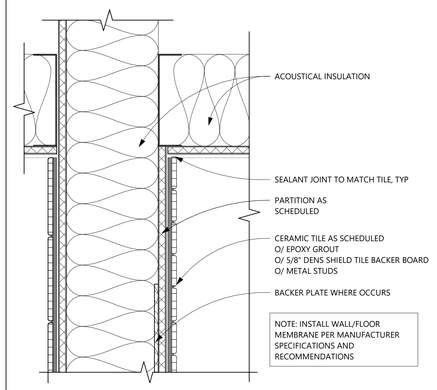
2 MONITOR MOUNT AT LIGHT FRAME WALL

SECTION SCALE: 3" = 1'-0"



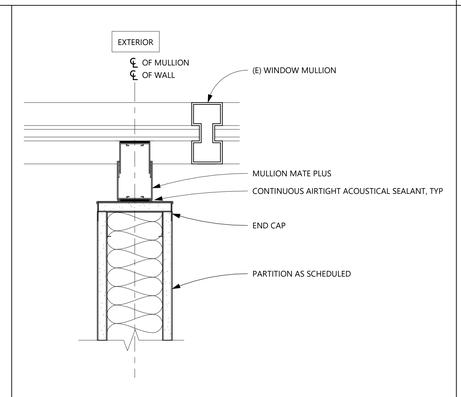
20 STAIR 3 AXON VIEW

SCALE:



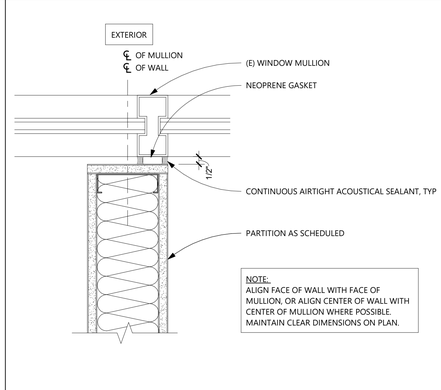
11 SHOWER CEILING

INSTALL IN ACCORDANCE W/CNA METHOD W.A.51.07 REF:10 / A9.1.2 SCALE: 3" = 1'-0"



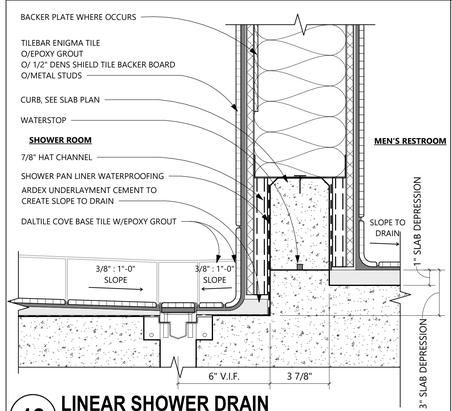
7 PARTITION AT WINDOW

PLAN REF:1 / A2.2.1 SCALE: 3" = 1'-0"



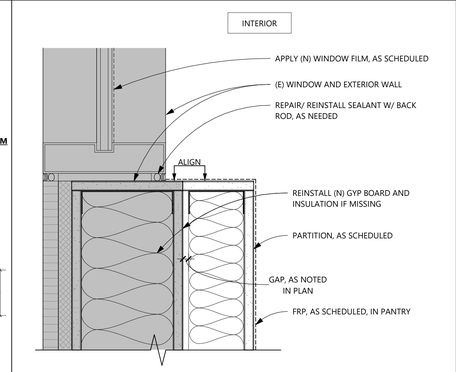
3 PARTITION ON WINDOW MULLION

PLAN SCALE: 3" = 1'-0"



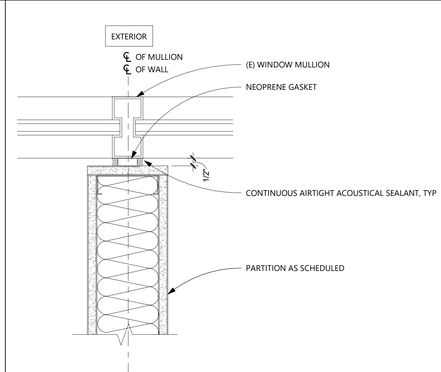
12 LINEAR SHOWER DRAIN

SECTION REF:10 / A9.1.2 SCALE: 3" = 1'-0"



8 FURRED WALL AT (E) WINDOW SILL

SECTION REF:1 / A2.1.1 SCALE: 3" = 1'-0"



4 PARTITION AT WINDOW MULLION

PLAN SCALE: 3" = 1'-0"

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960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
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Drawing Title **INTERIOR PARTITION DETAILS**

Drawing No. A9.1.2

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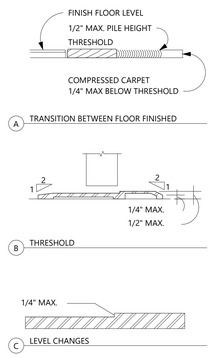
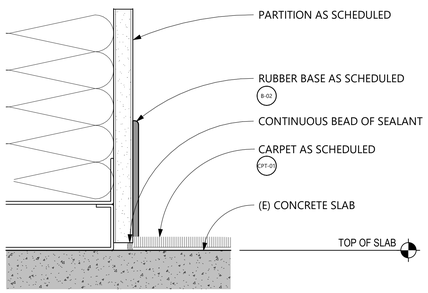
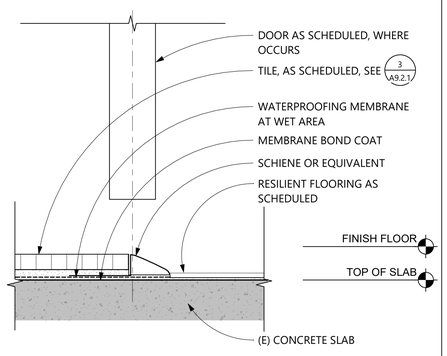


NOTE:
1. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.
2. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
3. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP THAT COMPLIES WITH CBC 11B-405.

17 THRESHOLD / LEVELS CHANGE
SECTION — SCALE: 1/2" = 1'-0"

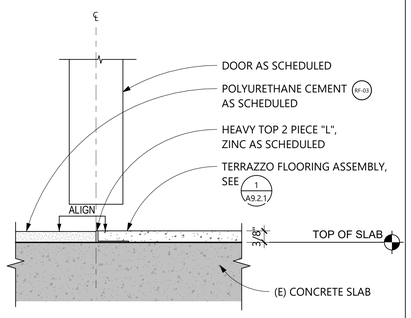


13 RUBBER BASE
SECTION — SCALE: 6" = 1'-0"

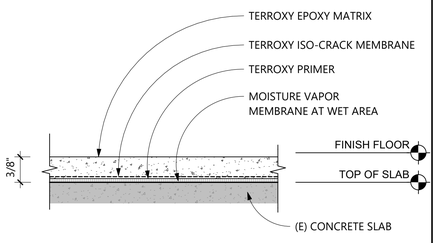


9 RESILIENT FLOOR TO TILE (TR-06)
SECTION — REF:1 / A2.1.3 — SCALE: 12" = 1'-0"

NOTE: AT FLOORING BY OTHERS, CARPET, DOOR THRESHOLDS, OR OTHER DISSIMILAR MATERIALS, TERRAZZO MUST BE INSTALLED FIRST

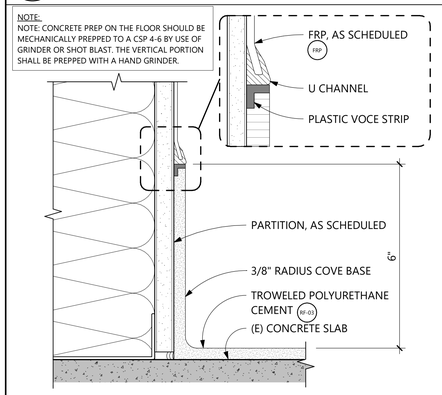


5 URETHANE CEMENT TO TERRAZZO (TR-07)
SECTION — REF:1 / A2.1.3 — SCALE: 6" = 1'-0"

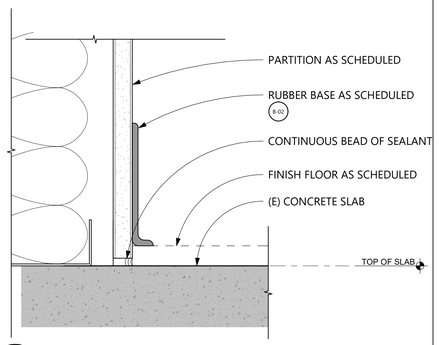


1 TERRAZZO ASSEMBLY
SECTION — SCALE: 12" = 1'-0"

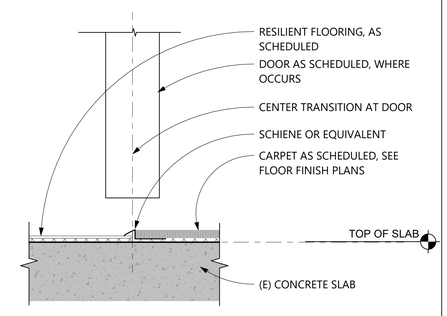
NOTE:
NOTE: CONCRETE PREP ON THE FLOOR SHOULD BE MECHANICALLY PREPPED TO A CSP 4-6 BY USE OF GRINDER OR SHOT BLAST. THE VERTICAL PORTION SHALL BE PREPPED WITH A HAND GRINDER.



18 URETHANE CEMENT COVE BASE
SECTION — REF:2 / A5.1.4 — SCALE: 6" = 1'-0"

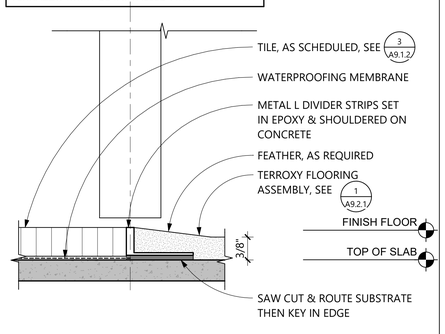


14 RUBBER BASE
SECTION — REF:2 / A5.1.5 — SCALE: 6" = 1'-0"

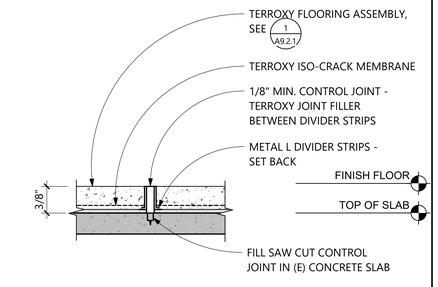


10 RESILIENT FLOOR TO CARPET (TR-05)
SECTION — REF:1 / A2.1.3 — SCALE: 6" = 1'-0"

NOTE: AT FLOORING BY OTHERS, CARPET, DOOR THRESHOLDS, OR OTHER DISSIMILAR MATERIALS, TERRAZZO MUST BE INSTALLED FIRST

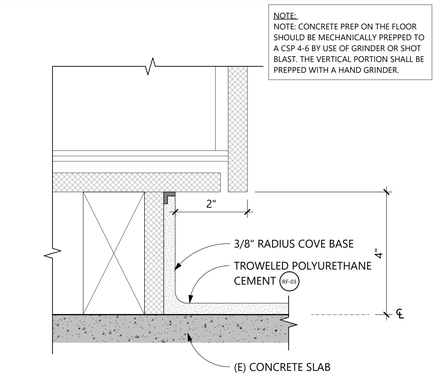


6 TERRAZZO TO TILE (TR-04)
SECTION — REF:1 / A2.1.3 — SCALE: 12" = 1'-0"

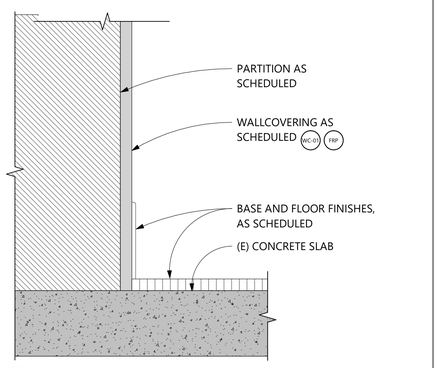


2 TERRAZZO JOINT DETAIL (TR-02)
SECTION — REF:1 / A2.1.3 — SCALE: 12" = 1'-0"

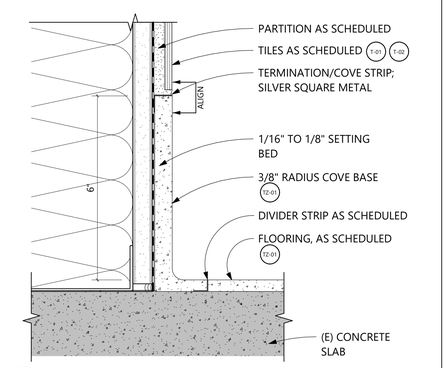
NOTE:
NOTE: CONCRETE PREP ON THE FLOOR SHOULD BE MECHANICALLY PREPPED TO A CSP 4-6 BY USE OF GRINDER OR SHOT BLAST. THE VERTICAL PORTION SHALL BE PREPPED WITH A HAND GRINDER.



19 URETHANE CEMENT COVE BASE
SECTION AT MILLWORK — REF:3 / A5.1.4 — SCALE: 6" = 1'-0"

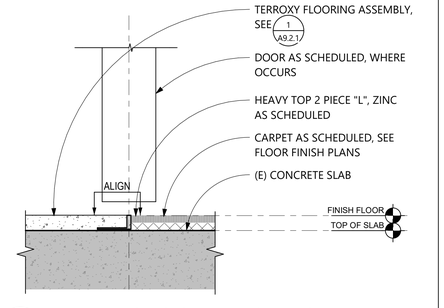


15 BASE AT ACOUSTIC WALL PANEL
SECTION — SCALE: 6" = 1'-0"



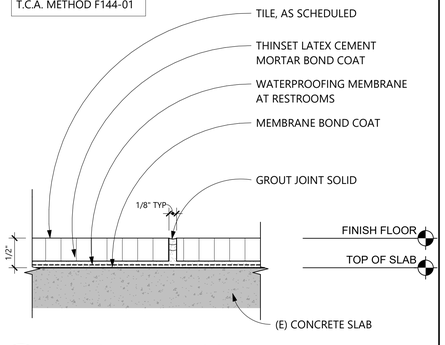
11 TERRAZZO INTEGRAL COVE BASE
SECTION — SCALE: 6" = 1'-0"

NOTE: AT FLOORING BY OTHERS, CARPET, DOOR THRESHOLDS, OR OTHER DISSIMILAR MATERIALS, TERRAZZO MUST BE INSTALLED FIRST

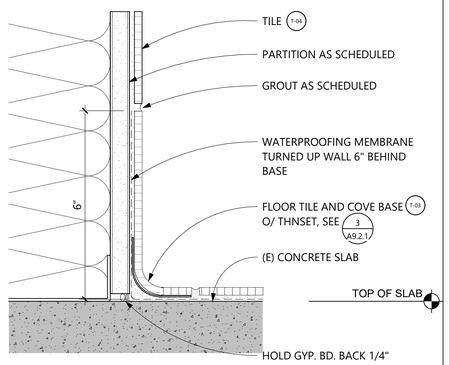


7 TERRAZZO TO CARPET (TR-01)
SECTION — REF:1 / A2.1.3 — SCALE: 6" = 1'-0"

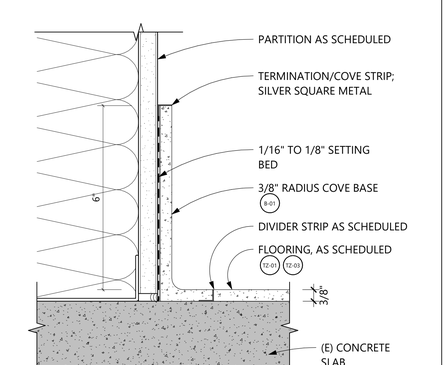
NOTE:
INSTALL TILE FLOOR PER T.C.A. METHOD F144-01



3 THIN-SET TILE FLOOR
SECTION — REF:10 / A9.1.2 — SCALE: 12" = 1'-0"

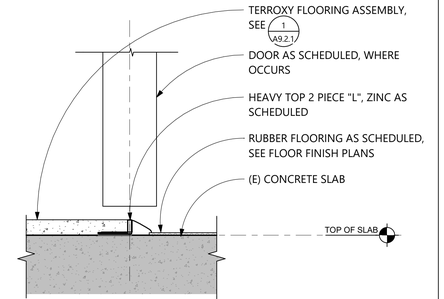


16 TILE BASE AT RESTROOM
DETAIL — SCALE: 6" = 1'-0"



12 TERRAZZO INTEGRAL COVE BASE
SECTION — REF:4 / A5.1.3 — SCALE: 6" = 1'-0"

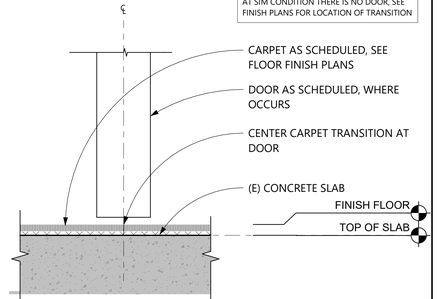
NOTE: AT FLOORING BY OTHERS, CARPET, DOOR THRESHOLDS, OR OTHER DISSIMILAR MATERIALS, TERRAZZO MUST BE INSTALLED FIRST



8 TERRAZZO TO RUBBER FLOOR (TR-03)
SECTION — REF:1 / A2.1.3 — SCALE: 6" = 1'-0"

NOTE:
WHERE CARPET MEETS TRANSITION, SEAL CARPET EDGE TO PREVENT UNRAVELING.

NOTE:
AT SIM CONDITION THERE IS NO DOOR, SEE FINISH PLANS FOR LOCATION OF TRANSITION



4 CARPET TO CARPET
SECTION — SCALE: 6" = 1'-0"

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
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G	08 MAY 26	100% CD SET

Project: 60526
Scale: As indicated
Drawing Title: **INTERIOR FINISH FLOOR DETAILS**
Drawing No.: A9.2.1

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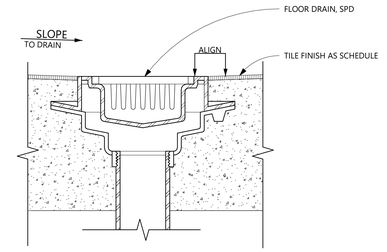
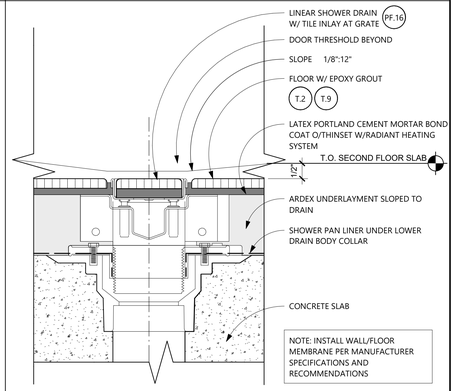


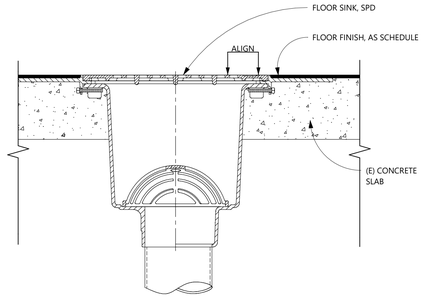
1 FLOOR DRAIN

SECTION REF:1 / A4.1.2 SCALE: 3" = 1'-0"



2 SHOWER DRAIN

SECTION REF:5 / A4.1.1 SCALE: 6" = 1'-0"



3 FLOOR SINK

SECTION REF:1 / A4.1.2 SCALE: 3" = 1'-0"

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960 Atlantic Avenue
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Drawing Title **INTERIOR FINISH FLOOR DETAILS**

Drawing No.

A9.2.2

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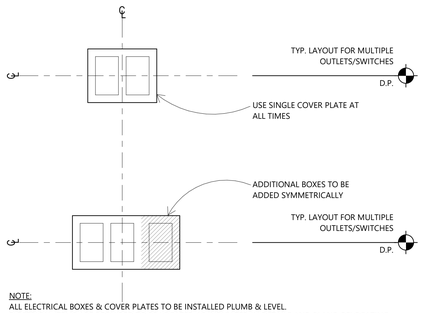
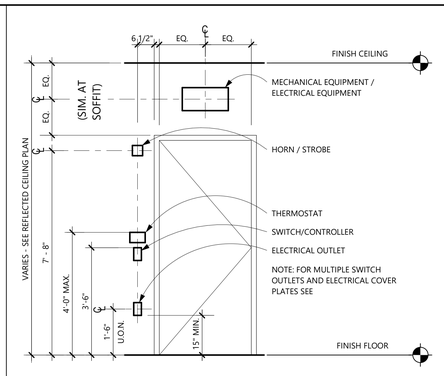
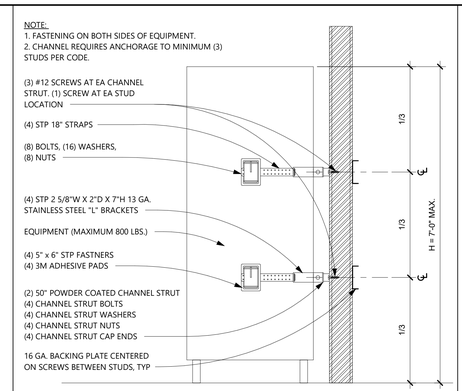


NOTE:
ALL ELECTRICAL BOXES & COVER PLATES TO BE INSTALLED PLUMB & LEVEL.
ELECTRICAL ITEMS ARE REQUIRED TO BE LOCATED AS INDICATED IN DETAILS AND PLANS. RELOCATING ELECTRICAL ITEMS TO ATTACH TO THE NEAREST STUD IS PROHIBITED. USE J-BOX HANGERS AS NECESSARY.

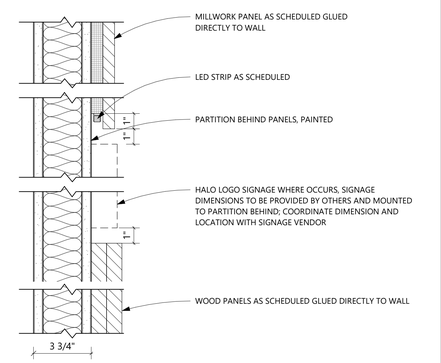
17 TYP. SWITCH / OUTLET SPACING
ELEVATION — SCALE: 3" = 1'-0"



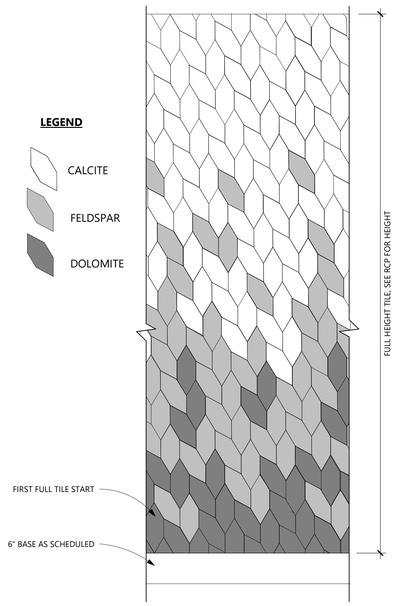
13 TYP. EQUIP. LAYOUT AT DOOR-INTERIOR
ELEVATION — SCALE: 1/2" = 1'-0"



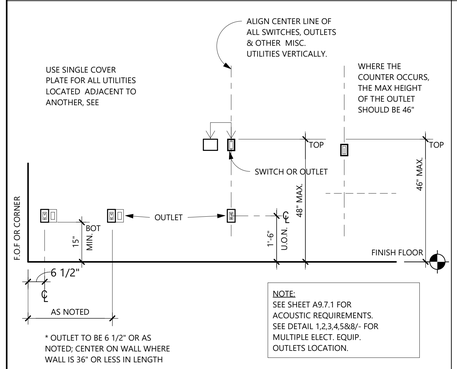
9 EQUIPMENT WALL BRACE
SECTION — SCALE: 3/4" = 1'-0"



5 PANEL ACCENT WALL WITH SIGNAGE
SECTION — REF:2 / A5.1.3 — SCALE: 3" = 1'-0"

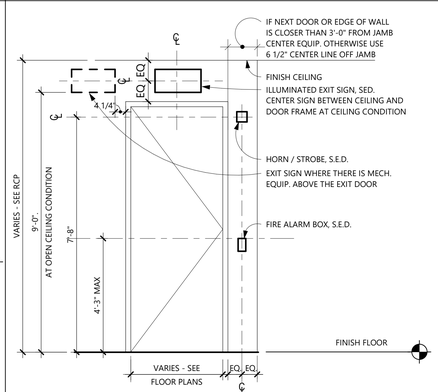


2 ACCENT WALL TILE (T-01) LAYOUT PATTERN
SECTION — SCALE: 1" = 1'-0"

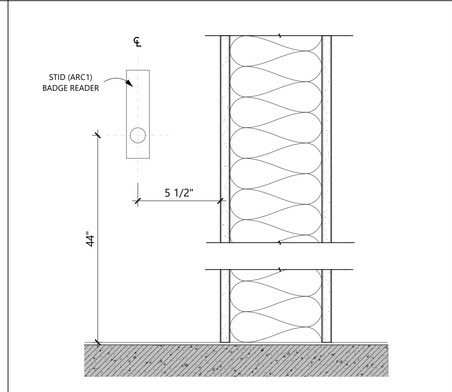


* OUTLET TO BE 6 1/2" OR AS NOTED; CENTER ON WALL WHERE WALL IS 36" OR LESS IN LENGTH

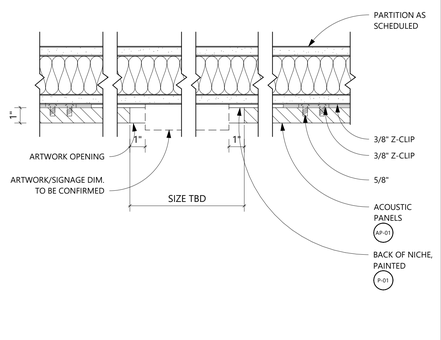
18 TYP. OUTLET HEIGHTS
SCALE: 1/2" = 1'-0"



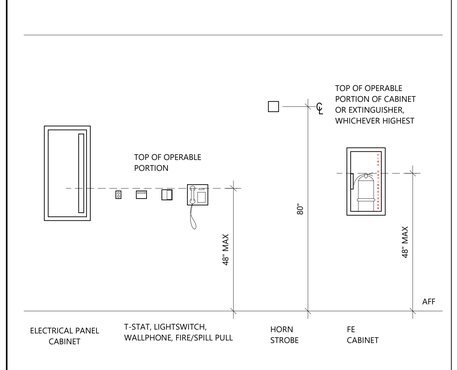
14 TYP. EQUIPMENT LAYOUT AT EXIT DOOR
ELEVATION — SCALE: 1/2" = 1'-0"



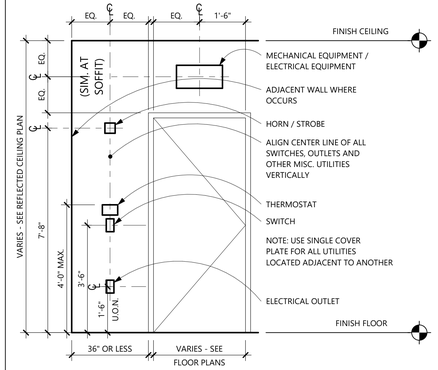
10 BADGE/CARD READER PLACEMENT
SECTION — SCALE: 3" = 1'-0"



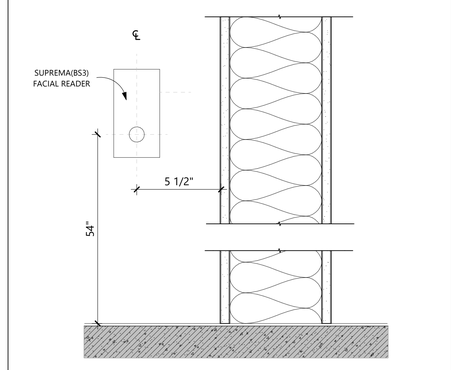
6 ACOUSTIC PANEL ACCENT WALL DETAIL
SECTION — REF:4 / A5.1.5 — SCALE: 3" = 1'-0"



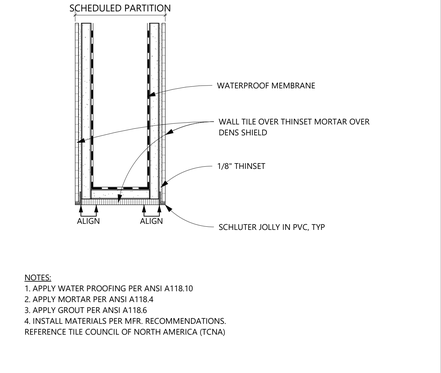
19 TYP. MOUNTING HEIGHT
ELEVATION — SCALE: 1/2" = 1'-0"



15 TYP. SWITCH/OUTLET
ELEVATION — SCALE: 1/2" = 1'-0"

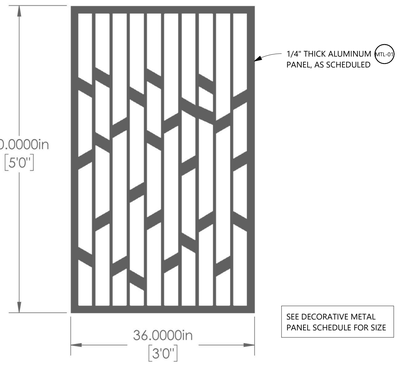


11 BIOSTATION/FACIAL READER PLACEMENT
SECTION — SCALE: 3" = 1'-0"

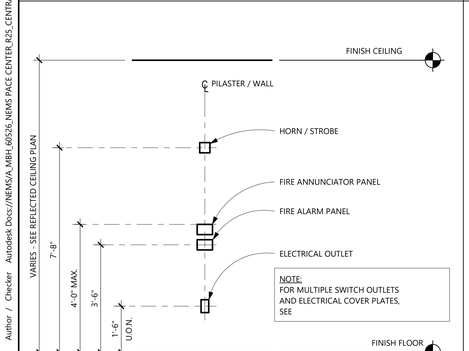


NOTES:
1. APPLY WATER PROOFING PER ANSI A118.10
2. APPLY MORTAR PER ANSI A118.4
3. APPLY GROUT PER ANSI A118.6
4. INSTALL MATERIALS PER MFR. RECOMMENDATIONS. REFERENCE TILE COUNCIL OF NORTH AMERICA (TCNA)

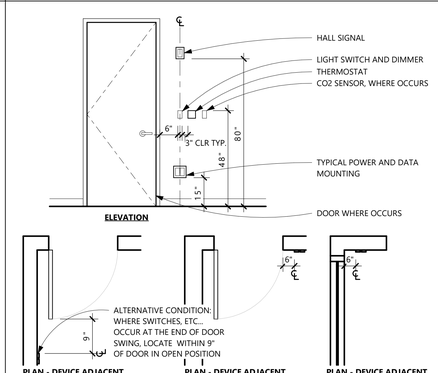
7 WALL TILE WITH COVE BASE
SECTION — REF:1 / A5.1.1 — SCALE: 3" = 1'-0"



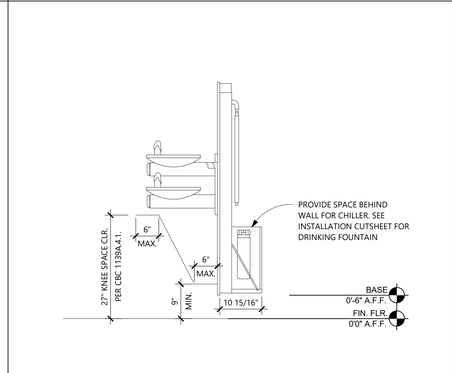
3 DECORATIVE METAL PANEL PATTERN
ELEVATION — SCALE: 1" = 1'-0"



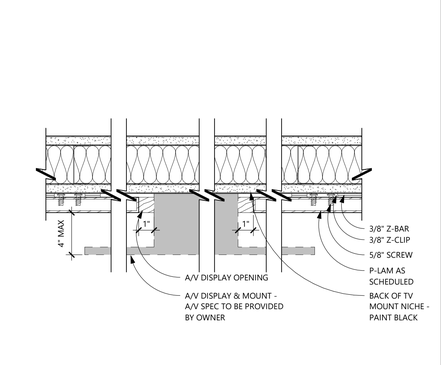
20 TYP. SWITCH / PANEL LAYOUT
ELEVATION — SCALE: 1/2" = 1'-0"



16 TYPICAL MOUNTING DETAIL
SECTION — SCALE: 3/8" = 1'-0"



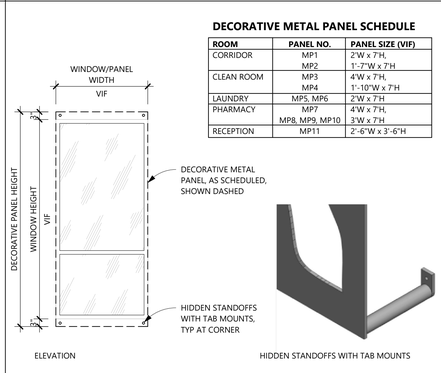
12 DRINKING FOUNTAIN
SCALE: 3/4" = 1'-0"



8 ACCENT WALL TV NICHE DETAIL
PLAN — REF:3 / A5.1.5 — SCALE: 3" = 1'-0"

DECORATIVE METAL PANEL SCHEDULE

ROOM	PANEL NO.	PANEL SIZE (VIF)
CORRIDOR	MP1 MP2	2'W x 7'H, 1'-7"W x 7'H
CLEAN ROOM	MP3 MP4	4'W x 7'H, 1'-10"W x 7'H
LAUNDRY	MP5, MP6	2'W x 7'H
PHARMACY	MP7 MP8, MP9, MP10	4'W x 7'H, 3'W x 7'H
RECEPTION	MP11	2'-6"W x 3'-6"H



4 DECORATIVE METAL PANEL DETAILS
SCHEDULE, ELEVATION — SCALE: 3" = 1'-0"

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT — KEVIN K. ALBOUGH — C-17768 — 1.31.2027 — RENEWAL

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL,
SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
C	24 APR 26	BUILDING PC RESPONSE 1
G	08 MAY 26	100% CD SET

Project 60526
Scale As indicated
Drawing Title INTERIOR DETAILS
Drawing No. A9.3.1

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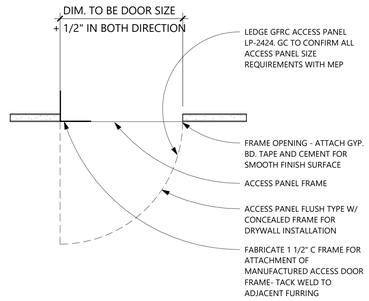
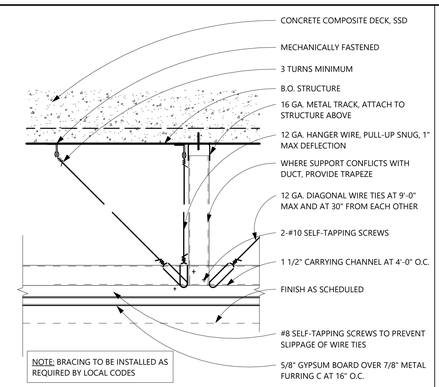


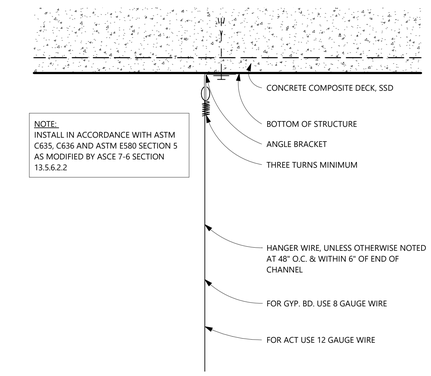
13 ACCESS PANEL AT GYP BD CEILING

SECTION SCALE: 3" = 1'-0"



9 GYP BOARD CEILING AT LATERAL BRACE

SECTION SCALE: 12" = 1'-0"



5 SUSPENDED CEILING WIRE SUPPORT

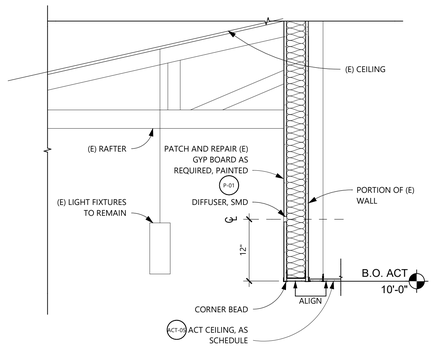
SECTION SCALE: 12" = 1'-0"

BASIC CONNECTIONS, PERIMETER, AND LATERAL SPLAY BRACING

MINIMUM INTERSECTION STRENGTH LIMITS AT MT/CT1	80 LBS
VERTICAL HANGER WIRE 12-GUAGE AT 4'-0" O.C.	REQUIRED
CONNECTION DEVICE FROM VERTICAL WIRE TO THE STRUCTURE ABOVE MUST SUSTAIN MIN. 100 LBS	REQUIRED
MAIN TEE CLASSIFICATIONS	HEAVY DUTY
PERIMETER VERTICAL HANGER WIRES NOT MORE THAN 8" FROM WALL	REQUIRED
GRID END / WALL CLEARANCE	MIN. 3/4"
PERIMETER CLOSURE (MOLDING) WIDTH	MIN. 2"
GRID CONNECTION TO PERIMETER ATTACHED ON TWO ADJACENT WALLS	REQUIRED
PERIMETER TEE ENDS TIED TOGETHER	REQUIRED
HORIZONTAL RESTRAINT (SPLAY WIRES OR RIGID BRACING) WITHIN 2" OF INTERSECTION AND SPLAYED NO DEGREES APART AT 45 DEGREE ANGLES	REQUIRED
COMPRESSION POSTS (STRUTS) 12'-0" O.C. IN BOTH DIRECTIONS, STARTING FROM 6'-0" FROM WALLS	REQUIRED
SPLAY BRACING CONNECTION STRENGTH 200 LBS OR THE DESIGN LOAD, WHICHEVER IS GREATER	REQUIRED
PARTITION ATTACHMENT BRACING MUST BE INDEPENDENT OF CEILING SPLAY BRACING	REQUIRED
REQUIRED SEISMIC SEPARATION JOINTS	AREAS > 2500 S.F. OR FULL HEIGHT PARTITIONS
RIGID BRACING FOR CEILING PLAN ELEVATION CHANGES	REQUIRED

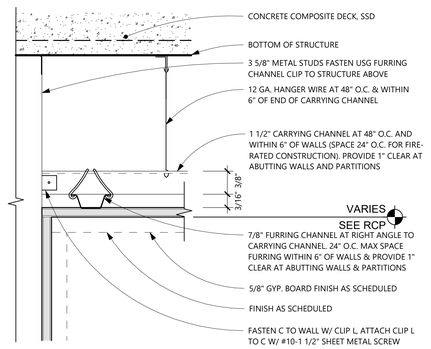
LIGHT FIXTURE ATTACHMENT REQUIREMENTS

LIGHT FIXTURE (ALL TYPES) MECHANICALLY ATTACHED TO GRID NEC 410-16 (TWO PER FIXTURE UNLESS INDEPENDENTLY SUPPORT)	REQUIRED
SURFACE-MOUNTED FIXTURES ATTACHED TO GRID	NOT REQUIRED
PENDANT-HUNG FIXTURES DIRECTLY SUPPORTED FROM STRUCTURE WITH 9-GUAGE WIRE (OR APPROVED ALTERNATE)	REQUIRED
RIGID LAY-IN OR CAN LIGHT FIXTURES:	
< 10 LBS. - ONE WIRE TO STRUCTURE (MAY BE SLACK)	REQUIRED
10 TO 56 LBS - TWO WIRES FROM HOUSING TO STRUCTURE (MAY BE SLACK)	REQUIRED
> 56 LBS. - SUPPORTED DIRECTLY TO STRUCTURE BY APPROVED	REQUIRED



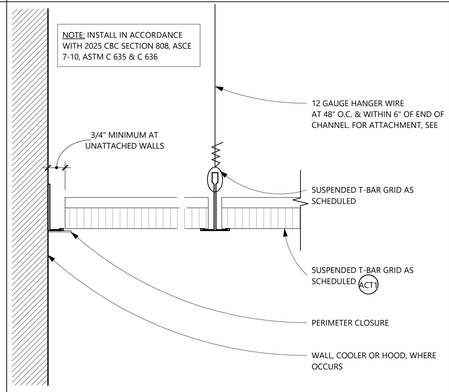
14 ACT TO OPEN CEILING

SECTION REF:1 / A6.1.1 SCALE: 1" = 1'-0"



10 GYP BOARD CEILING AT WALL

SECTION SCALE: 12" = 1'-0"



6 SUSPENDED CEILING TILE AT WALL

SECTION SCALE: 12" = 1'-0"

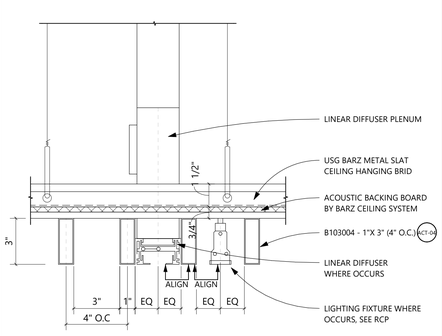
SERVICE APPLICATIONS REQUIREMENTS

AIR TERMINALS:	
< 20 LBS. - POSITIVELY ATTACHED TO GRID	REQUIRED
20 TO 56 LBS. - POSITIVELY ATTACHED TO GRID AND TWO WIRES TO STRUCTURE (MAY BE SLACK)	REQUIRED
> 56 LBS. - DIRECTLY SUPPORTED TO STRUCTURE	REQUIRED
SPRINKLER HEADS AND OTHER PENETRATION CLEARANCES	MIN. 2" DIA. OPENING OR SWING JOINT
CABLE TRAYS AND ELECTRICAL CONDUIT INDEPENDENTLY SUPPORTED AND BRACED	REQUIRED

1. SEE CISCA INSTALLATION RECOMMENDATIONS PER ASCE 7
2. INSTALL AS OUTLINED BY ASTM C 636

1 STD. SEISMIC APP. GUIDE - CATEGORY D,E,F

SECTION SCALE: 3" = 1'-0"

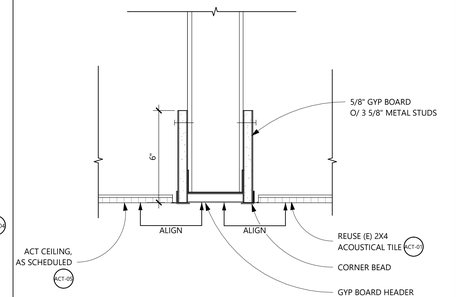


19 ACT CEILING TO SLATE CEILING

SECTION REF:4 / A4.1.1 SCALE: 3" = 1'-0"

15 LIGHT & DIFFUSER AT SLATE CEILING

SECTION REF:5 / A5.1.3 SCALE: 3" = 1'-0"



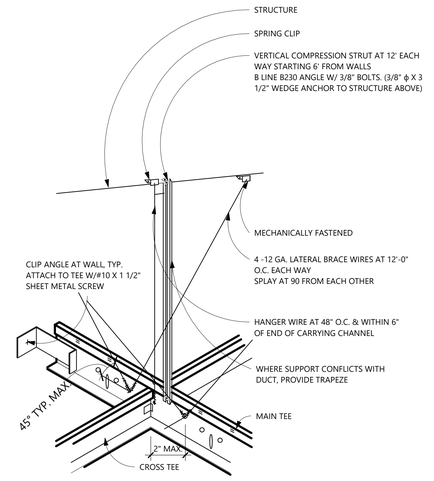
11 ACT 01 (2X4) TO ACT 05 (4X4)

SECTION REF:1 / A6.1.1 SCALE: 3" = 1'-0"

CAN LIGHTS	B-LINE STRUT		SIZE
< 10 LBS - ONE WIRE TO STRUCTURE 10-56 LBS - 2 WIRES TO STRUCTURE	B-LINE B24 B-LINE B22 B-LINE B11	CAP = 2200# CAP = 1583# CAP = 910#	1 5/8 X 1 5/8 X 14 GA. 1 5/8 X 1 5/8 X 12 GA. 3 1/4 X 1 5/8 X 12 GA.

LENGTH	B-LINE STRUT
0'-6'	USE B24
6'-10'	USE B22
10'-16'	USE B11

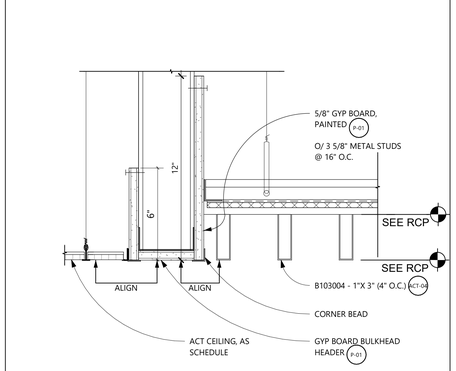
NOTE:
LIGHT FIXTURES MECHANICALLY ATTACH TO GRID NEC 410-16 (2 PER FIXTURE UNLESS INDEPENDENTLY SUPPORTED)



NOTE:
IF CEILING AREA EXCEEDS 2,500 SQ. FT., PROVIDE SEISMIC SEPARATION JOINT PER ASCE 7 SECTION 13.5.6.2.2.

4 SUSPENDED CEILING TILE ASSEMBLY

SECTION SCALE: 12" = 1'-0"

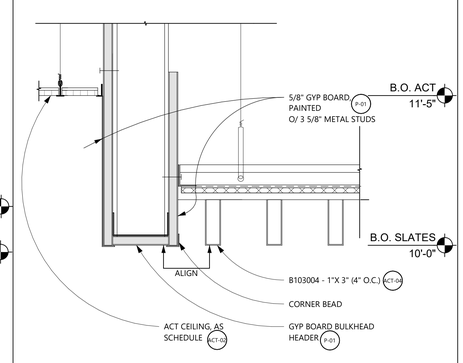


20 GYP CEILING TO SLATE CEILING

SECTION REF:4 / A5.1.3 SCALE: 3" = 1'-0"

16 ACT TO SLATE CEILING

SECTION REF:1 / A6.1.1 SCALE: 1" = 1'-0"



12 STEPPED SOFFIT TO SLATE CEILING

SECTION REF:1 / A6.1.1 SCALE: 3" = 1'-0"

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT
KEVIN K. ALBOUGH
C-17768
1.31.2027
RENEWAL

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL,
SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET

Project **60526**

Scale **As indicated**

Drawing Title **INTERIOR CEILING DETAILS**

Drawing No.

A9.4.1

5/27/2026 1:20:32 PM Author / Checker Autodesk Docs://NEMS/A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt

CABINET HARDWARE SCHEDULE

PULLS:
GENERAL:
HAFELE URBAN COLLECTION H2125
STEEL BRUSHED NICKEL 96MM CTC (ITEM NO. 106.69.120), SEE ELEVATIONS FOR LOCATIONS.

MEDICAL EXAM ROOMS:
RICHELIEU GOLA 7001050040170 OR EQUIVALENT HORIZONTAL APPLICATION ONLY, RECESSED "L" SHAPE PROFILE IN BRUSHED FINISH, ANODIZED ALUMINUM MATERIAL, STAINLESS STEEL COLOR.

RICHELIEU GOLA 7001020040170 OR EQUIVALENT TALL CABINET PANEL ONLY, VERTICAL SINGLE GRIP PROFILE, STAINLESS STEEL COLOR, STAINLESS STEEL FINISH

LABEL HOLDER:
MOCKETT CP-24 TAG HOLDER

FRAMELESS CONCEALED HINGES:
BLUM, MEPLA, HAFELE, OR APPROVED EQUAL
120 DEGREES OF OPENING, SELF-CLOSING HINGES (EUROPEAN TYPE)

ROBE HOOK:
MOEN 90 DEGREE SINGLE ROBE HOOK
CHROME FINISH

SHELF SUPPORT PIN:
HAFELE 282.34.317
PROVIDE (4) MIN. PER SHELF

DRAWER SLIDES:
BLUM, ACCURIDE OR APPROVED EQUAL
HEAVY DUTY, SIDE MOUNTED, FULL EXTENSION TYPE WITH POLYMER ROLLERS

CONCEALED HARDWARE:
PROVIDE MANUFACTURER'S STANDARD FINISH THAT COMPLIES WITH THE PRODUCT CLASS REQUIREMENTS IN BHMA 156.0.

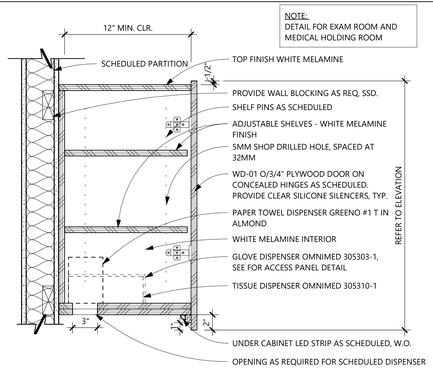
STEEL SUPPORT BRACKET:
ORIGINAL GRANITE BRACKET
INDUSTRIAL FREE HANGING SHELF BRACKET

DESK GROMMET:
MOCKETT MAX 12D-94

MIRROR:
FRAMELESS PLATE GLASS MIRROR, TEMPERED GLASS

TRASH BIN:
COASTWIDE PROFESSIONAL CW58429
BLACK 7 GALLON WASTEBASKET

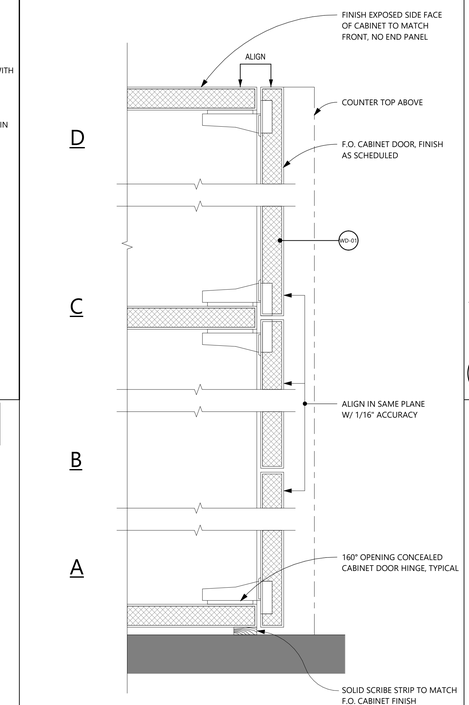
EXAM ROOM TRASH BIN:
ULINE THN TRASH CAN H-5148BL
BLACK 23 GALLON 20"W X 11"D X 30"H



NOTE:
DETAIL FOR EXAM ROOM AND MEDICAL HOLDING ROOM

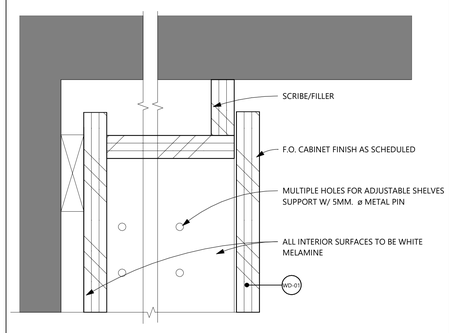
18 UPPER CABINET W/ DISPENSER

SECTION REF:6 / A5.1.6 SCALE: 1 1/2" = 1'-0"



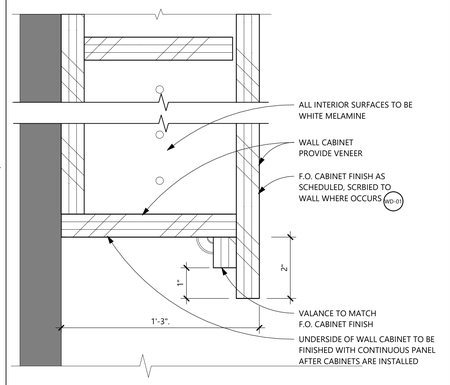
14 CABINET DETAILS

PLAN REF:13 / A5.1.6 SCALE: 6" = 1'-0"



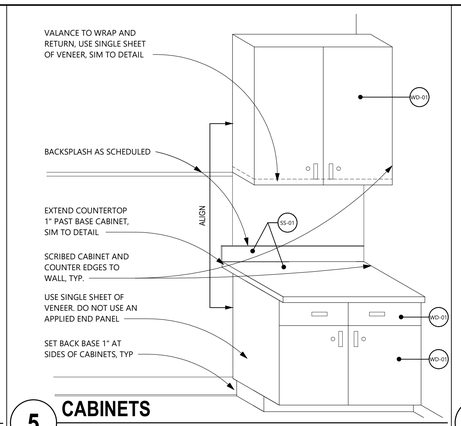
9 CABINET DETAIL AT TOP

SECTION REF:2 / A5.1.6 SCALE: 6" = 1'-0"



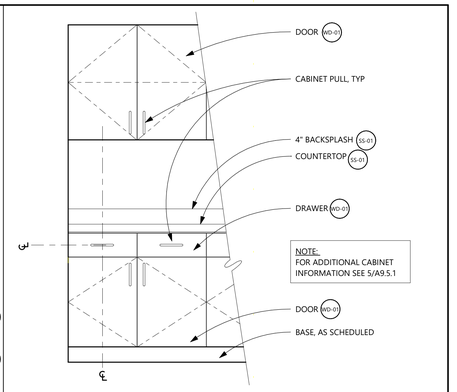
10 UPPER CABINET SECTION

SECTION REF:6 / A5.1.6 SCALE: 6" = 1'-0"



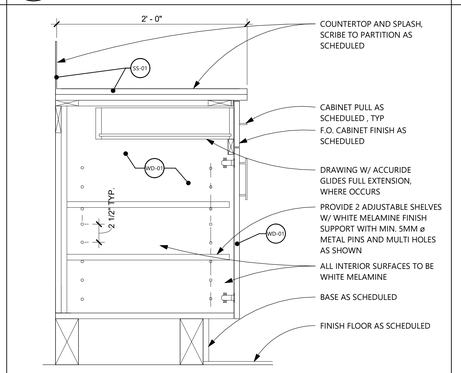
5 CABINETS

ISOMETRIC SCALE: 3/4" = 1'-0"



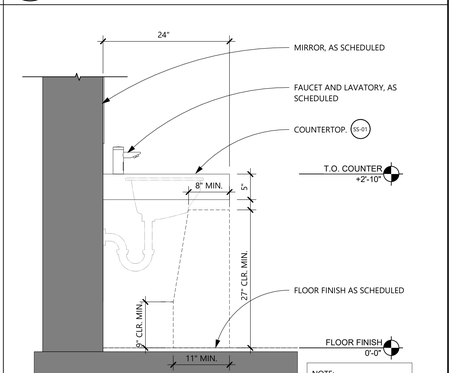
1 CABINET PULL LOCATION

ELEVATION SCALE: 3/4" = 1'-0"



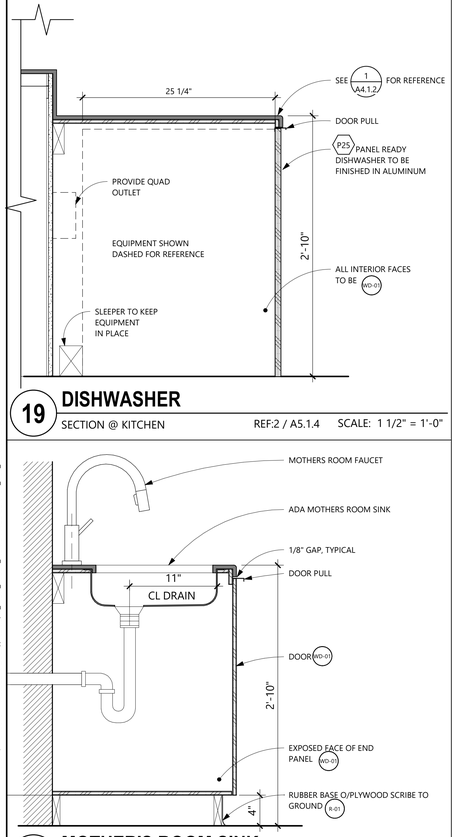
6 TYP. BASE CABINET WITH DRAWERS

SECTION REF:9 / A5.1.3 SCALE: 1 1/2" = 1'-0"



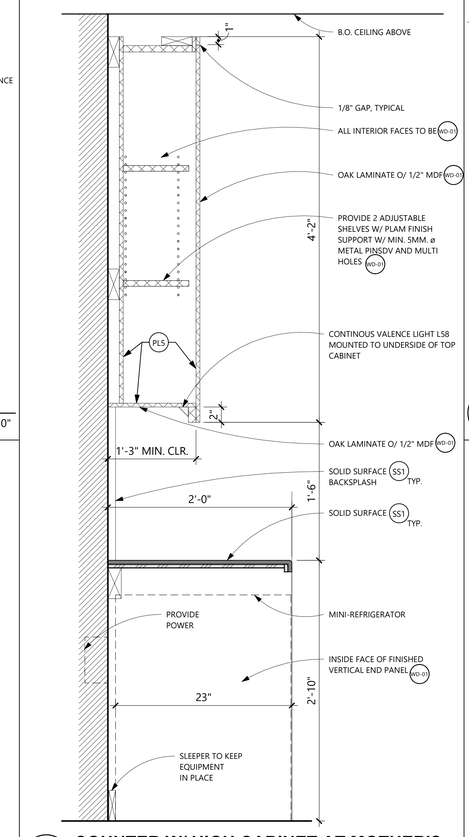
2 RESTROOM VANITY

ELEVATION REF:8 / A5.1.2 SCALE: 1" = 1'-0"



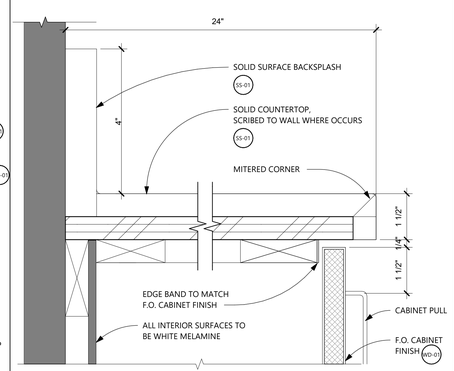
19 DISHWASHER

SECTION @ KITCHEN REF:2 / A5.1.4 SCALE: 1 1/2" = 1'-0"



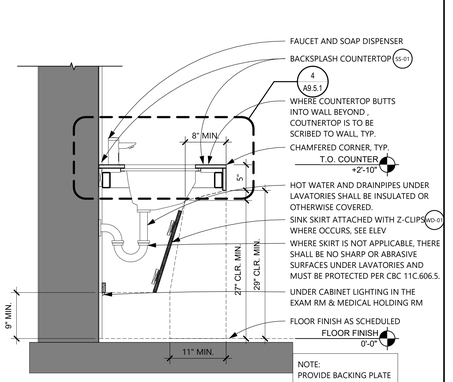
16 COUNTER W/ HIGH CABINET AT MOTHER'S

SECTION @ MOTHER'S ROOM REF:11 / A5.1.2 SCALE: 1 1/2" = 1'-0"



11 SOLID SURFACE COUNTERTOP

SECTION REF:2 / A5.1.6 SCALE: 6" = 1'-0"

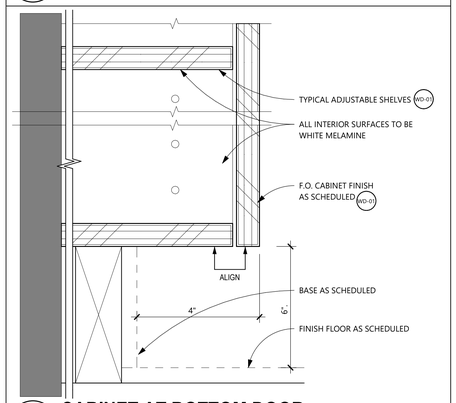


3 VANITY

SECTION REF:5 / A5.1.1 SCALE: 1" = 1'-0"

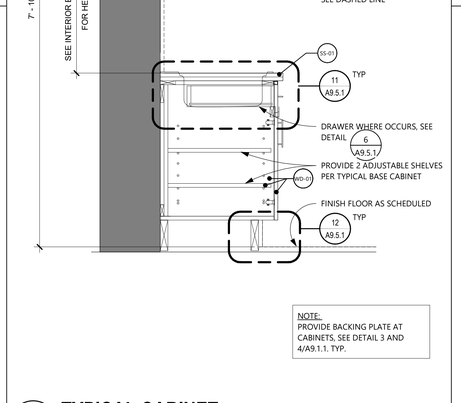
20 MOTHER'S ROOM SINK

SECTION REF:11 / A5.1.2 SCALE: 1 1/2" = 1'-0"



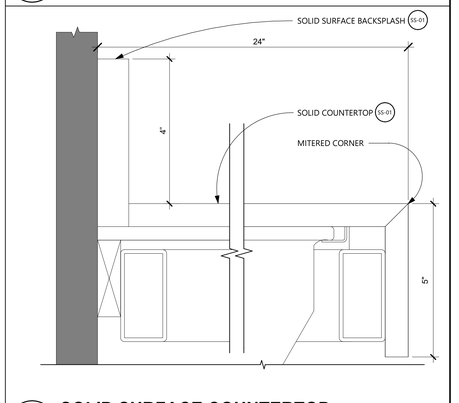
12 CABINET AT BOTTOM DOOR

SECTION REF:8 / A5.1.3 SCALE: 6" = 1'-0"



8 TYPICAL CABINET

SECTION REF:8 / A5.1.3 SCALE: 1" = 1'-0"



4 SOLID SURFACE COUNTERTOP

SECTION REF:3 / A9.5.1 SCALE: 6" = 1'-0"

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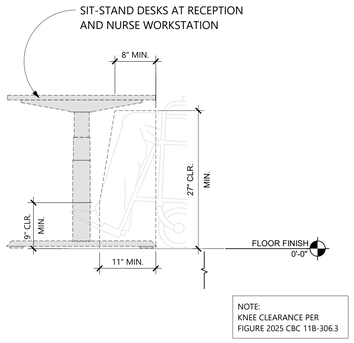
No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
C	24 APR 26	BUILDING PC RESPONSE 1
G	08 MAY 26	100% CD SET

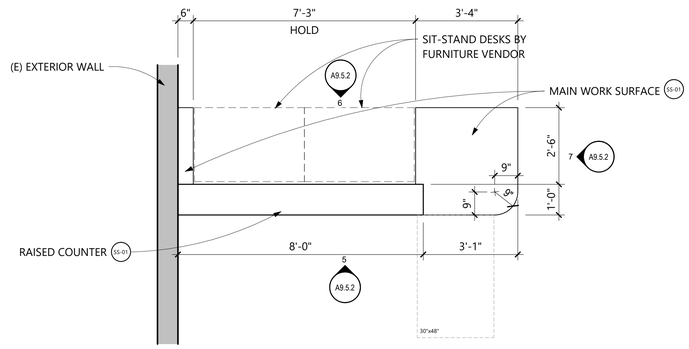
Project **60526**
Scale **As indicated**
Drawing Title **MILLWORK DETAILS**
Drawing No. **A9.5.1**

5/27/2026 1:20:37 PM Author / Checker Autodesk Docs://NEMS/A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt



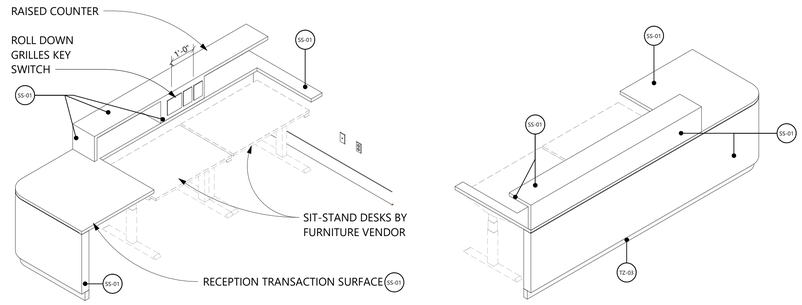
KNEE CLEARANCE | 10

1" = 1'-0"

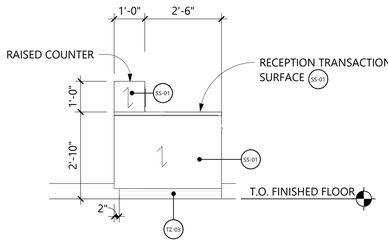


ENLARGED RECEPTION DESK PLAN | 9

1/2" = 1'-0"

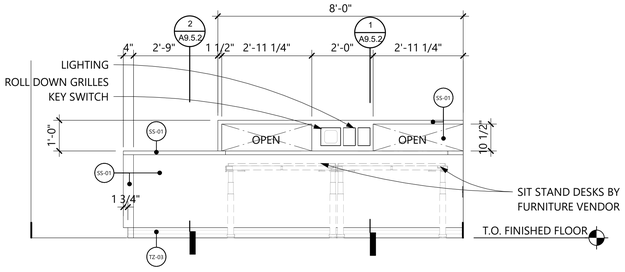


RECEPTION DESK AXON BACK | 8



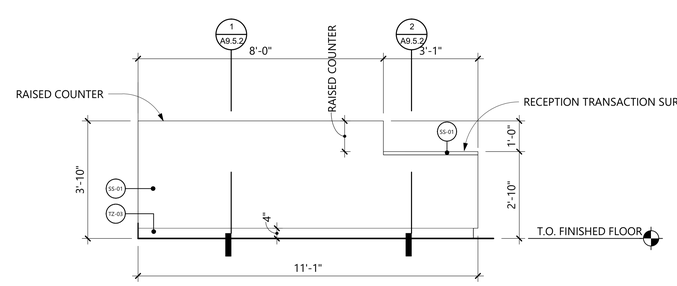
RECEPTION DESK RIGHT VIEW | 7

1/2" = 1'-0"



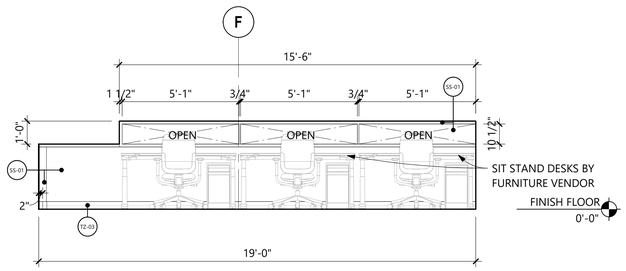
RECEPTION DESK BACK VIEW | 6

1/2" = 1'-0"

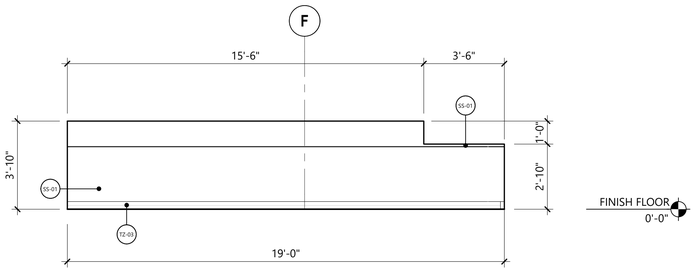


RECEPTION DESK FRONT VIEW | 5

1/2" = 1'-0"

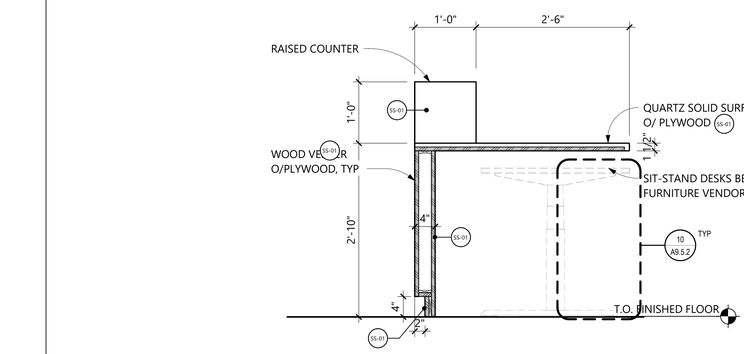


NURSE STATION ELEVATION - WEST | 4



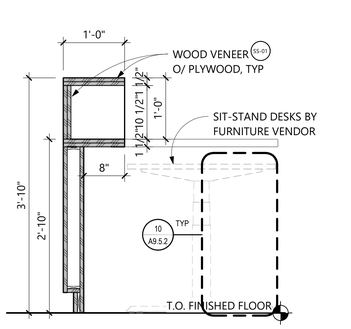
NURSE STATION ELEVATION - EAST | 3

1/2" = 1'-0"



RECEPTION DESK SECTION B | 2

3/8" = 1'-0"



RECEPTION DESK SECTION A | 1

3/8" = 1'-0"

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No.	Date	Issue
C	24 APR 26	BUILDING PC RESPONSE 1
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET

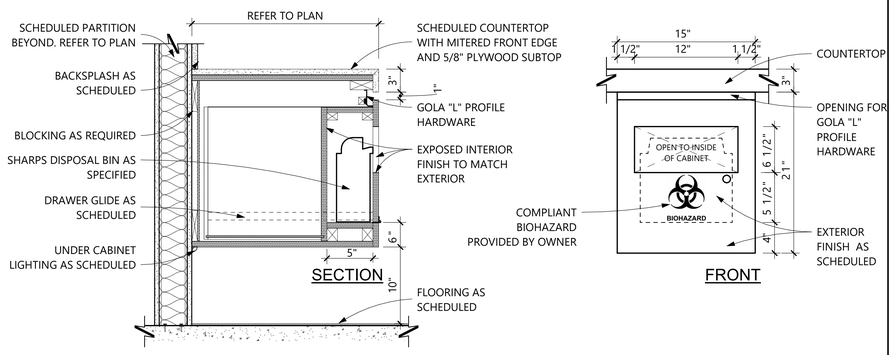
Project **60526**

Scale **As indicated**

Drawing Title **MILLWORK DETAILS**

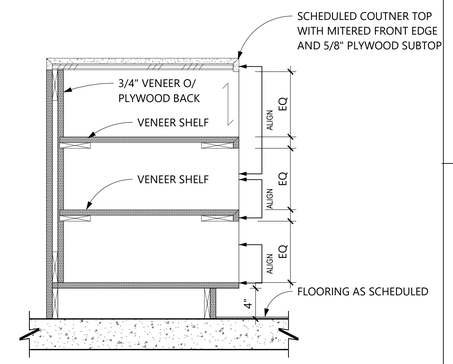
Drawing No. **A9.5.2**

5/27/2026 1:27:15 PM Author / Checker Autodesk Docs://NEMS/A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt



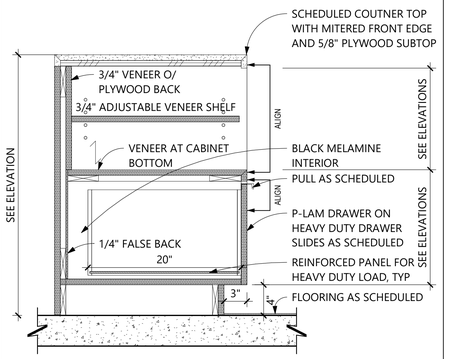
5 BASE CABINET WITH SHARPS DISPOSAL

REF:6 / A5.1.6 SCALE: 1 1/2" = 1'-0"



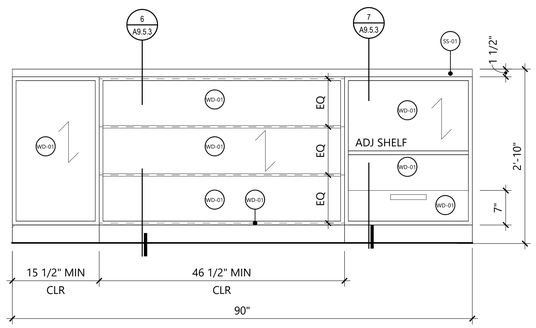
6 PRE-VERIFICATION DES BASE CABINET

REF:16 / A9.5.3 SCALE: 1 1/2" = 1'-0"



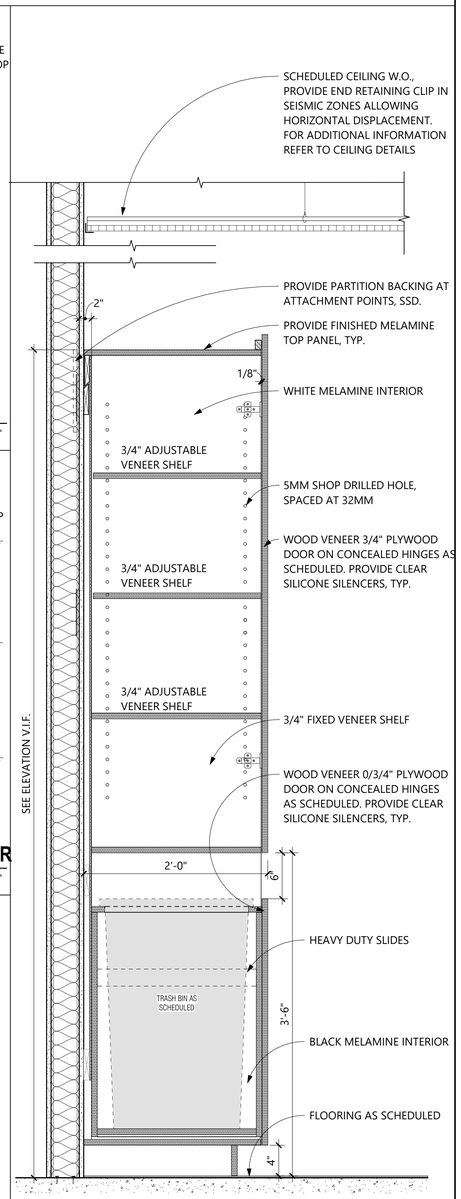
7 PRE-VERIF. DESK BASE CABINET W/DRAWER

REF:16 / A9.5.3 SCALE: 1 1/2" = 1'-0"



16 PRE-VERIFICATION WORKSTATION

REF:1 / A2.1.1 SCALE: 1" = 1'-0"



4 TALL CABINET EXAM ROOM

REF:6 / A5.1.6 SCALE: 1 1/2" = 1'-0"

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G	08 MAY 26	100% CD SET

Project **60526**

Scale **As indicated**

Drawing Title **MILLWORK DETAILS**

Drawing No.

A9.5.3

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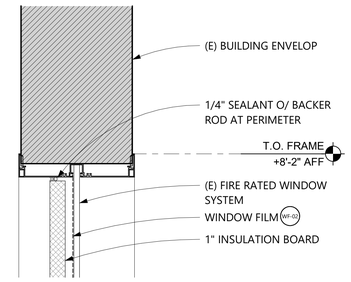
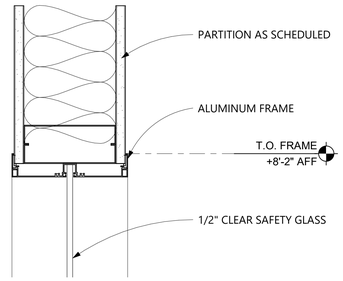


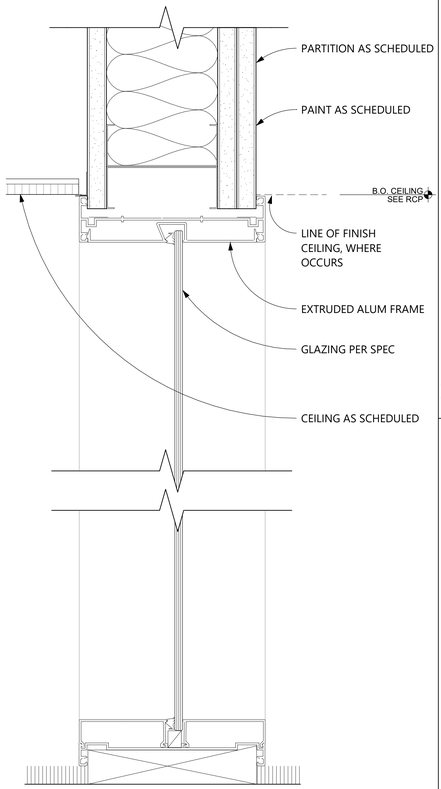
5 EXTERIOR WINDOW WALL HEAD

SECTION SCALE: 3" = 1'-0"



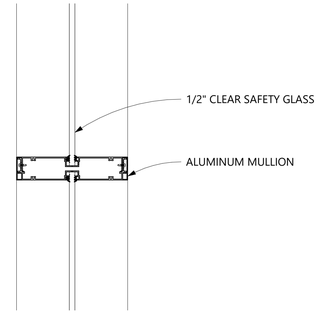
1 INTERIOR WINDOW WALL HEAD

SECTION SCALE: 3" = 1'-0"



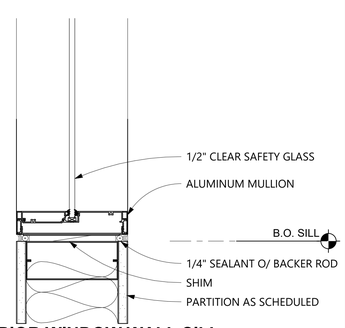
7 TYPICAL GLASS PARTITION

SECTION SCALE: 6" = 1'-0"



2 INTERIOR WINDOW WALL MULLION

PLAN SCALE: 3" = 1'-0"



3 INTERIOR WINDOW WALL SILL

SECTION SCALE: 3" = 1'-0"

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	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

Project **60526**

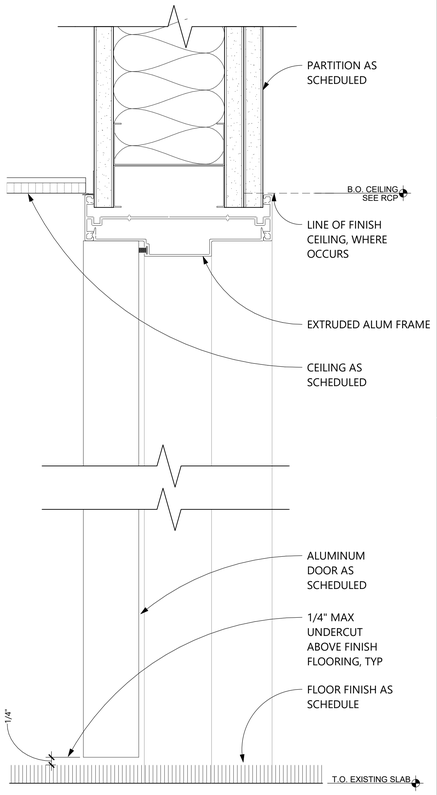
Scale **As indicated**

Drawing Title **INTERIOR WINDOW DETAILS**

Drawing No.

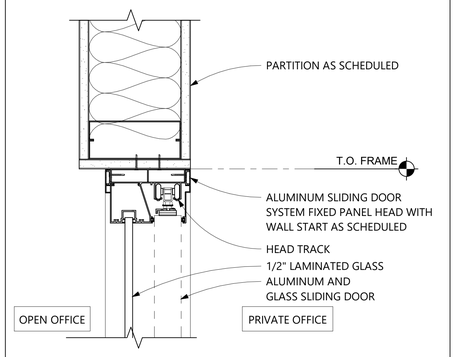
A9.6.1

5/27/2026 1:27:19 PM Author / Checker Autodesk Docs://NEMS/A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt



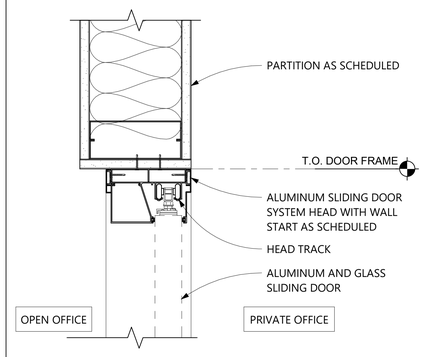
18 TYPICAL GLASS PARTITION DOOR

SECTION — SCALE: 6" = 1'-0"



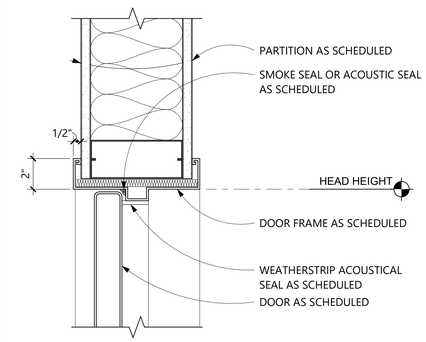
13 SLIDING DOOR HEAD AT FIXED PANEL

SECTION — SCALE: 3" = 1'-0"



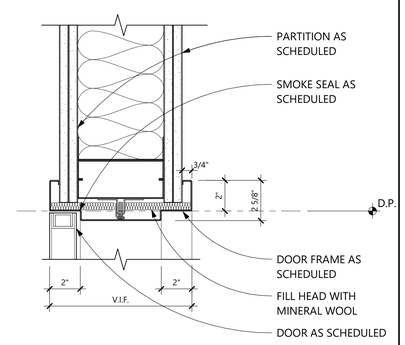
9 SLIDING DOOR HEAD

SECTION — SCALE: 3" = 1'-0"



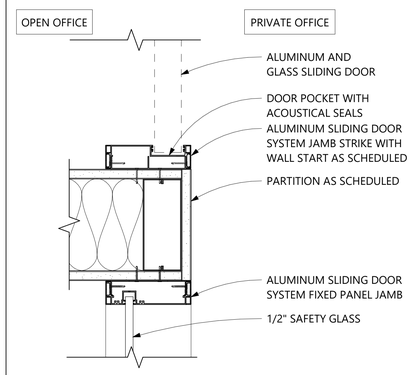
5 NON RATED DOOR HEAD

SECTION — SCALE: 3" = 1'-0"



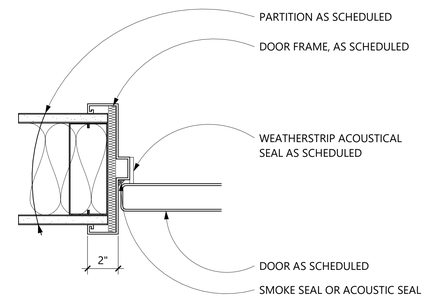
1 HEAD AT RATED DOOR

SECTION — SCALE: 3" = 1'-0"



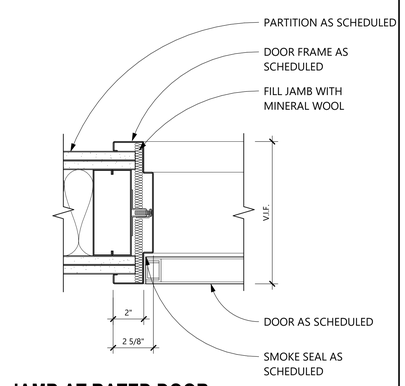
10 SLIDING DOOR JAMB

PLAN — SCALE: 3" = 1'-0"



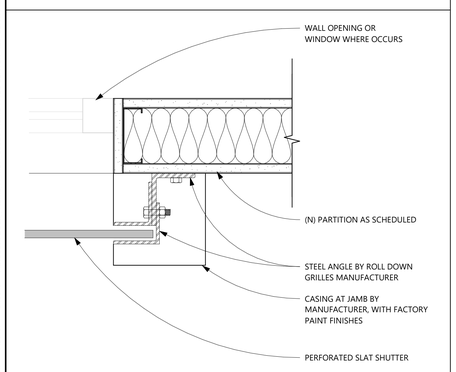
6 NON RATED DOOR JAMB

SECTION — SCALE: 3" = 1'-0"



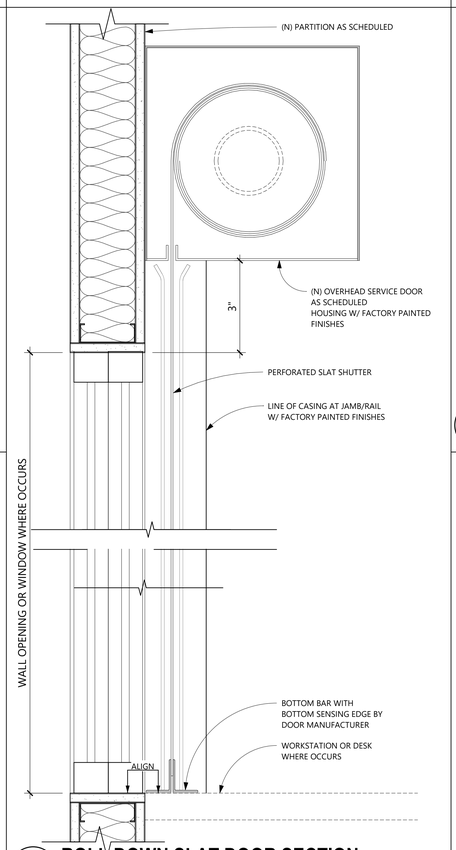
2 JAMB AT RATED DOOR

PLAN — SCALE: 3" = 1'-0"



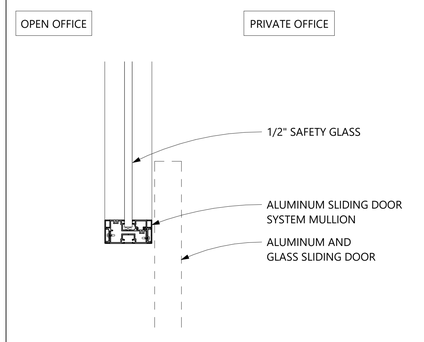
20 ROLL DOWN SLAT DOOR JAMB

PLAN — REF:1 / A4.1.2 — SCALE: 3" = 1'-0"



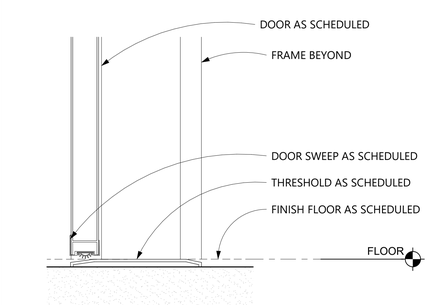
16 ROLL DOWN SLAT DOOR SECTION

SECTION — REF:1 / A4.1.2 — SCALE: 3" = 1'-0"



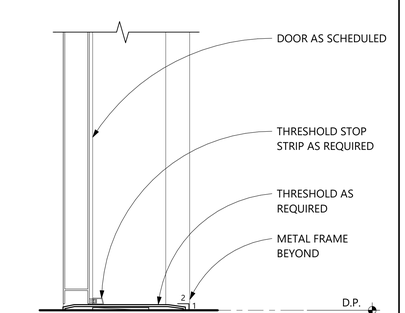
11 SLIDING DOOR MULLION

PLAN — SCALE: 3" = 1'-0"



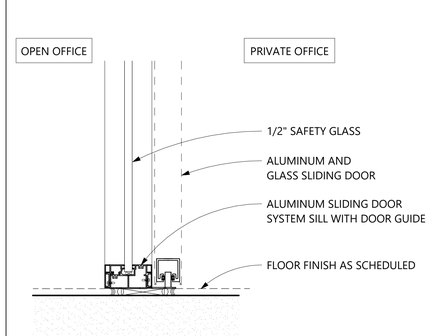
7 NON RATED DOOR SILL

SECTION — SCALE: 3" = 1'-0"



3 SILL AT RATED DOOR

SECTION — SCALE: 3" = 1'-0"



12 SLIDING DOOR SILL

SECTION — SCALE: 3" = 1'-0"

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960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
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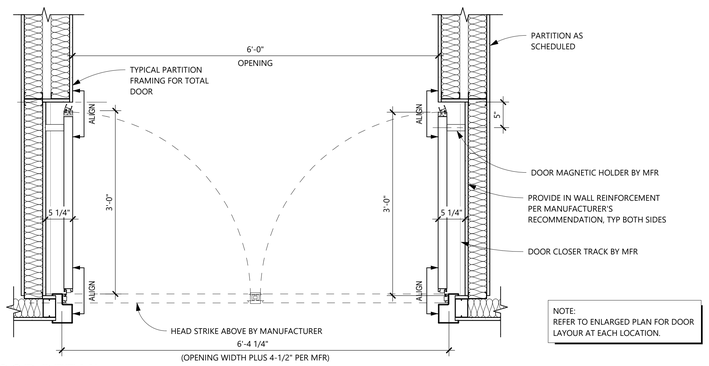
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

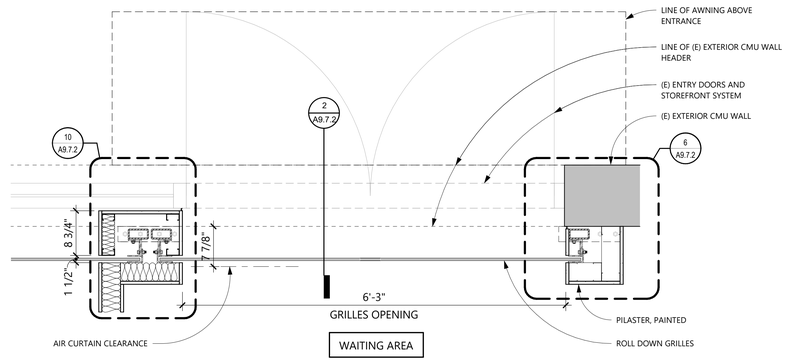
Project: **60526**
Scale: **As indicated**
Drawing Title: **INTERIOR DOOR DETAILS**
Drawing No.: **A9.7.1**

5/27/2026 1:27:23 PM Author / Checker Autodesk Docs://NEMS/A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt



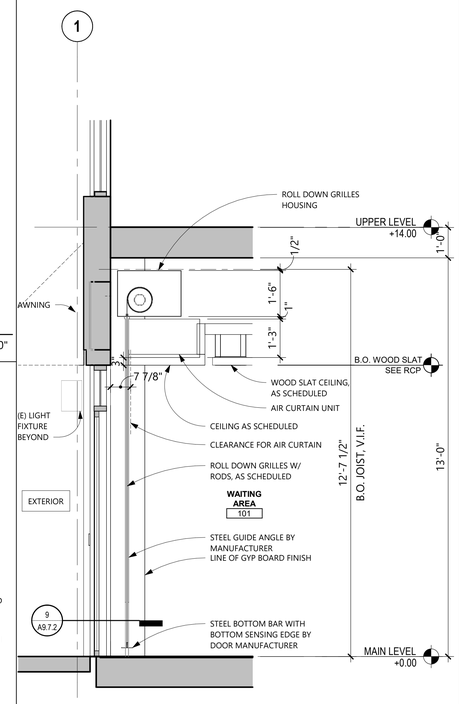
17 TOTAL DOOR DETAIL

PLAN — SCALE: 1" = 1'-0"



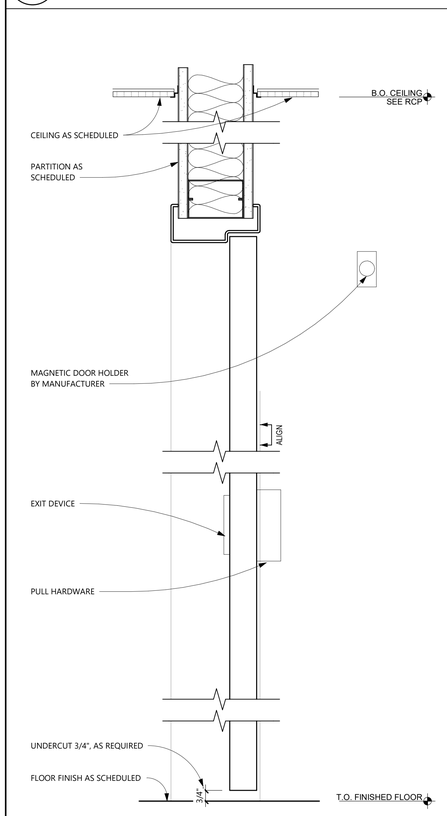
9 ROLL DOWN GRILLES AT ENTRANCE

PLAN — REF:3 / A4.1.2 — SCALE: 1" = 1'-0"



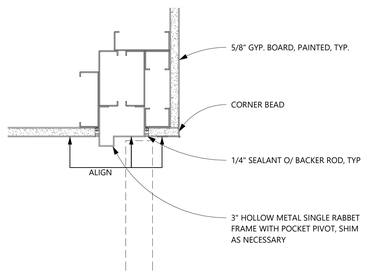
2 ROLL DOWN GREILLES AT ENTRANCE

SECTION — REF:3 / A4.1.2 — SCALE: 1/2" = 1'-0"



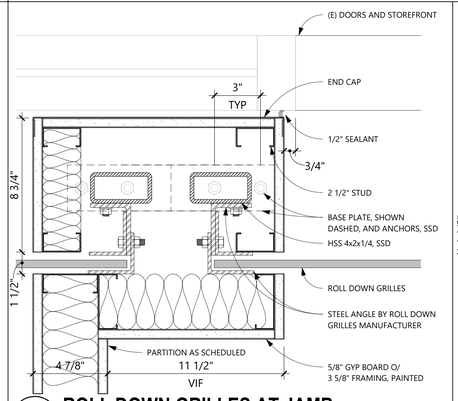
19 TOTAL DOOR HEAD AND SILL

SECTION — SCALE: 3" = 1'-0"



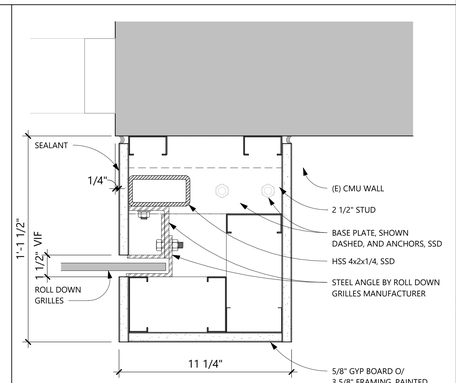
14 HOLD OPEN DOOR HEAD

SECTION — SCALE: 3" = 1'-0"



10 ROLL DOWN GRILLES AT JAMB

PLAN — REF:9 / A9.7.2 — SCALE: 3" = 1'-0"

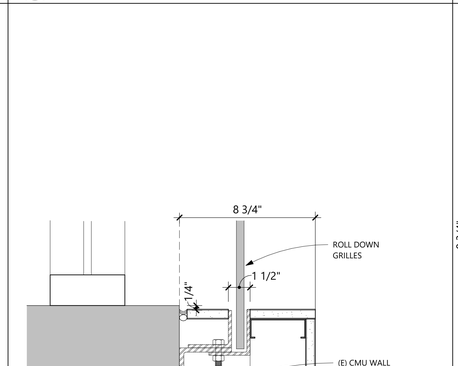


6 ROLL DOWN GRILLES AT JAMB

PLAN — REF:1 / A2.1.1 — SCALE: 3" = 1'-0"

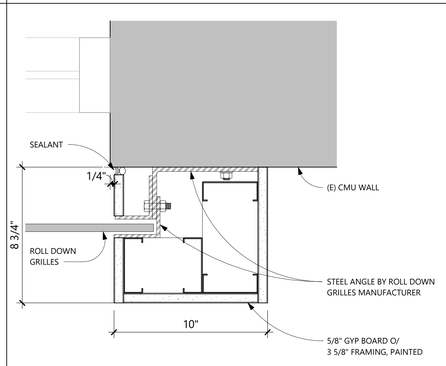
15 HOLD OPEN DOOR

PLAN — SCALE: 3" = 1'-0"



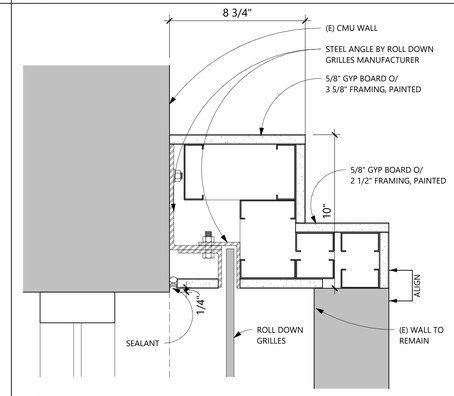
12 ROLL DOWN GRILLES AT JAMB

PLAN — REF:1 / A2.1.1 — SCALE: 3" = 1'-0"



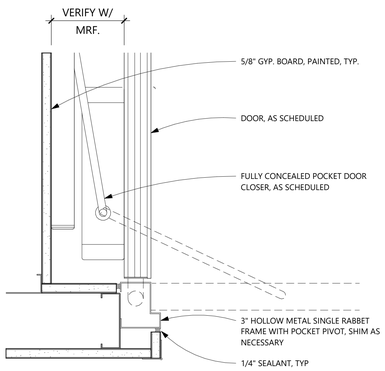
7 ROLL DOWN GRILLES AT JAMB

PLAN — REF:1 / A2.1.1 — SCALE: 3" = 1'-0"



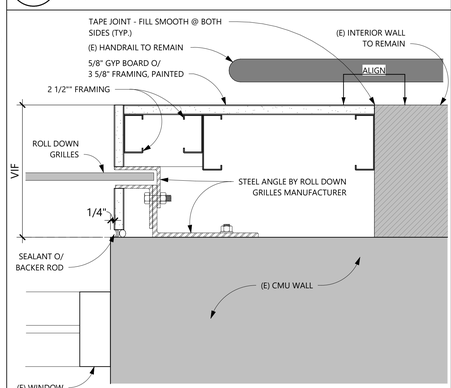
3 ROLL DOWN GRILLES AT JAMB

PLAN — REF:1 / A2.1.1 — SCALE: 3" = 1'-0"



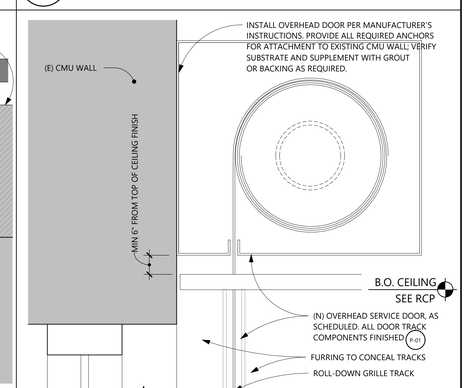
16 HOLD OPEN DOOR JAMB

PLAN — SCALE: 3" = 1'-0"



8 ROLL DOWN GRILLES AT JAMB

PLAN — REF:1 / A2.1.1 — SCALE: 3" = 1'-0"



4 ROLL DOWN SLAT DOOR SECTION

SECTION — SCALE: 3" = 1'-0"

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960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
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	20 MAR 26	40% CD/ISSUE FOR BID
C	24 APR 26	BUILDING PC RESPONSE 1
G	08 MAY 26	100% CD SET

Project 60526
Scale As indicated
Drawing Title **INTERIOR DOOR DETAILS**
Drawing No. A9.7.2

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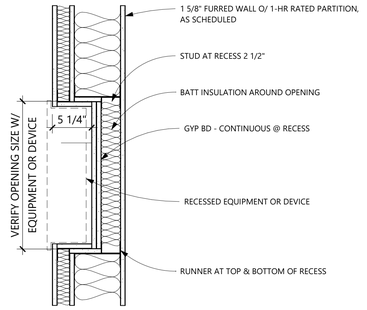
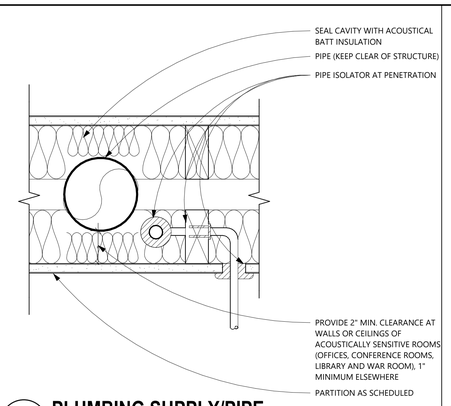


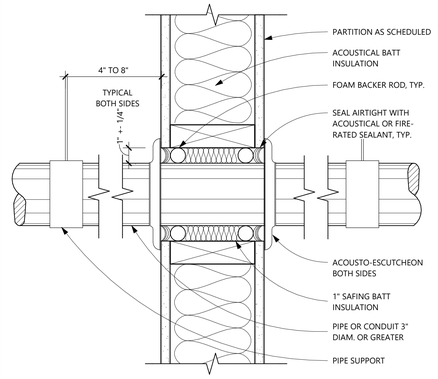
13 TYPICAL RECESS IN WALL

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



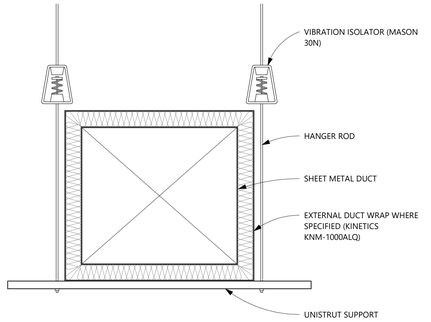
9 PLUMBING SUPPLY/PIPE

SECTION SCALE: 3" = 1'-0"



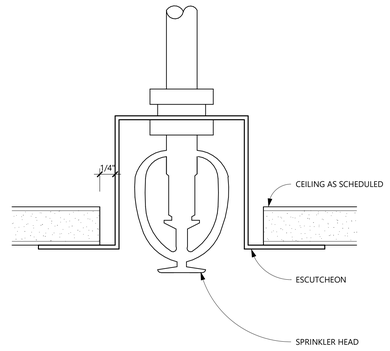
5 LARGE PIPE/CONDUIT THROUGH PARTITION

SECTION SCALE: 3" = 1'-0"



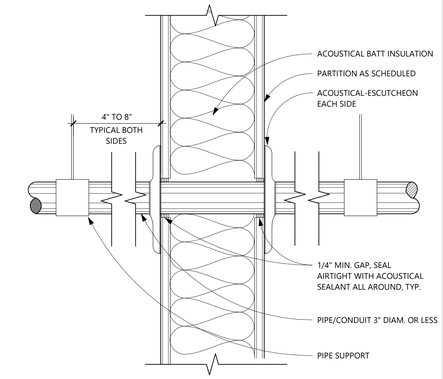
14 TYPICAL DUCT SUPPORT

SECTION AT OPEN TO STRUCTURE AREAS SCALE: 1 1/2" = 1'-0"



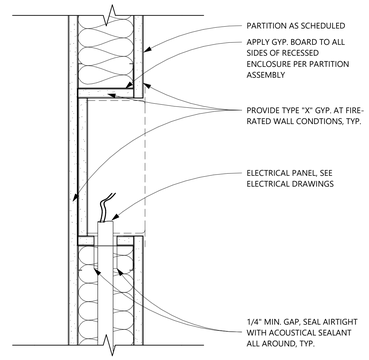
10 RECESSED SPRINKLER HEAD

SECTION SCALE: 12" = 1'-0"



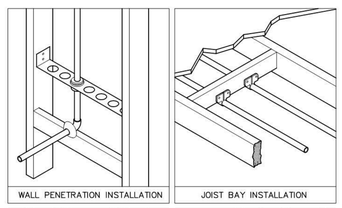
6 SMALL PIPE/CONDUIT THROUGH PARTITION

SECTION SCALE: 3" = 1'-0"



2 RECESSED ELECTRICAL PANEL BOX

SECTION SCALE: 3" = 1'-0"



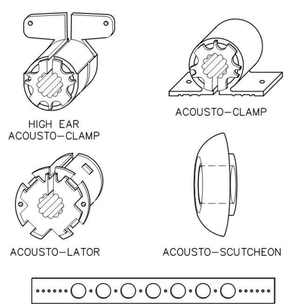
ACOUSTO–PLUMB SYSTEM INSTALLATION EXAMPLES

FIGURE 8

1596 8.3 HSG 02.04.04

20 ACOUSTO-PLUMB SYSTEM INSTALLATION

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



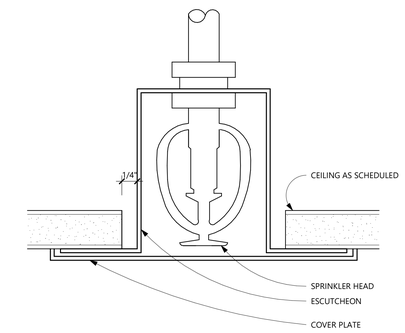
ACOUSTO–PLUMB SYSTEM COMPONENTS

FIGURE 9

1595 8.3 AGA 02.04.04

16 ACOUSTO-PLUMB SYSTEM COMPONENTS

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



11 CONCEALED SPRINKLER HEAD

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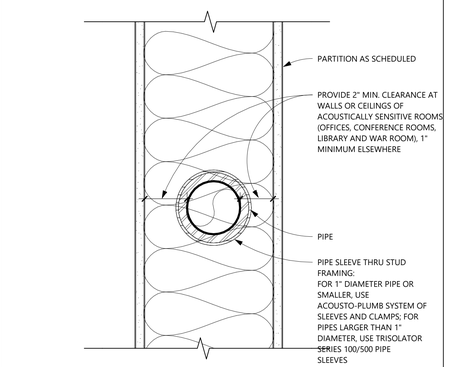
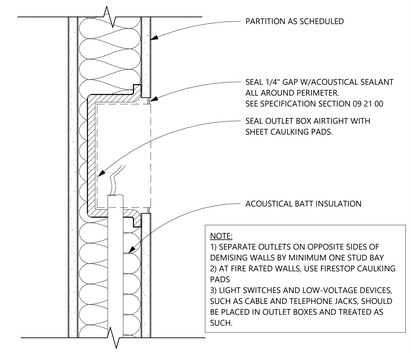


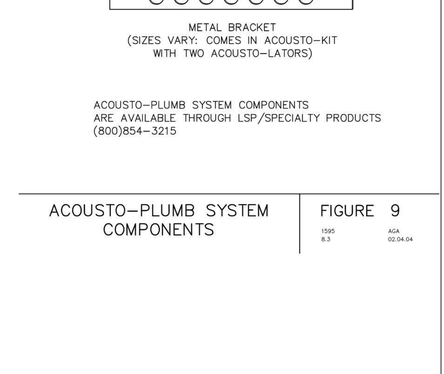
7 PLUMBING PIPES PENETRATION1

SECTION SCALE: 3" = 1'-0"



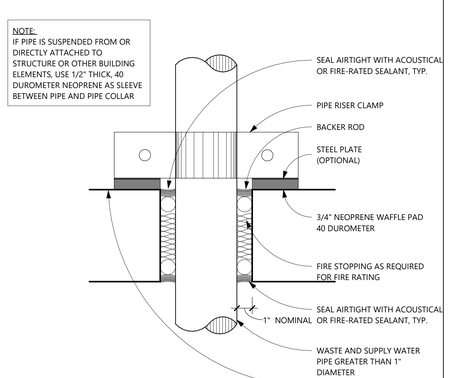
3 J-BOX/OUTLET

SECTION SCALE: 3" = 1'-0"



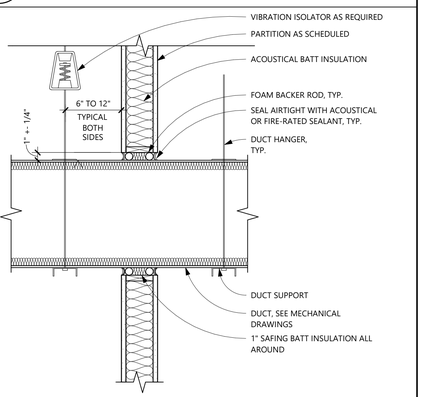
12 FIRE EXTINGUISHER CABINET

SECTION SCALE: 3" = 1'-0"



8 PIPE ISOLATION

SECTION SCALE: 3" = 1'-0"



4 TYP. DUCT PENETRATION THRU PARTITION1

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

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960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
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G	08 MAY 26	100% CD SET

Project **60526**

Scale **As indicated**

Drawing Title **ACOUSTICAL AND PENETRATION DETAILS**

Drawing No. **A9.8.1**

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GENERAL ACCESSIBLITY NOTES

THE PROJECT SHALL MEET COMPLIANCE WITH APPLICABLE CODES FOR NEW CONSTRUCTION REQUIREMENTS, 2025 CALIFORNIA BUILDING CODE, CHAPTER 11B, THE 2010 AMERICANS WITH DISABILITIES ACT (ADA) AND LOCAL AUTHORITIES HAVING JURISDICTION AMENDMENTS.

CONTROLS & OPERATING MECHANISMS:
ALL REQUIRED CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH REACH RANGE REQUIREMENTS PER 2025 CBC, SECTION 11B-308. OPERABLE PARTS SHALL COMPLY WITH 2025 CBC, SECTION 11B-309. THEY SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM.

CARPETING AND FLOORING:
CARPET PILE THICKNESS NOT TO EXCEED ½" MAX PER 2025 CBC, SECTION 11B-302.2. PLEASE ALSO NOTE: CARPET PILE THICKNESS IS FROM THE FLOOR FINISH TO TOP OF PILE PER 2025 CBC, 11B-302.2. FLOOR SURFACES SHALL BE FIRM, STABLE AND SLIP RESISTANT (11B-302.1)

THRESHOLDS SHALL BE A MAXIMUM ½" HIGH WITH A 1:2 BEVEL. (11B-303.3)

RECEPTION COUNTER/ SERVICE COUNTER:
- 11B-904.4 SALES AND SERVICE COUNTERS TO HAVE A MINIMUM 36" LONG PORTION OF COUNTER TOP (OR THE ENTIRE COUNTERTOP IF LESS THAN 36" IN LENGTH), SET 34" AFF MAX IN HEIGHT (11B-904.4). THE ACCESSIBLE PORTION OF COUNTER TOP SHALL EXTEND THE SAME DEPTH AS THE SERVICE COUNTER TOP. (11B-904.4)
-
- FOR PARALLEL APPROACH, A CLEAR FLOOR SPACE COMPLYING WITH CBC 11B-305 SHALL BE POSITIONED FOR PARALLEL APPROACH ADJACENT TO THE 36" MIN. LENGTH OF COUNTER PER CBC-11B-904.4.1
-
- FOR FORWARD APPROACH, KNEE AND TOE SPACE COMPLYING WITH 11B-306 SHALL BE PROVIDED UNDER THE COUNTER. A CLEAR FLOOR SPACE COMPLYING WITH 11B-305 SHALL BE POSITIONED FOR FORWARD APPROACH.

ACCESSIBLE ROUTE:
ACCESSIBLE ROUTE FROM PUBLIC STREET AND SIDEWALKS TO THE PRIMARY ENTRANCE OF THE BUILDING AND FROM THE ENTRANCE TO ALL REQUIRED ROOMS AND SPACES SHALL FULL COMPLIANCE WITH 2025 CBC 11B-402.

DOORS:
- ALL DOORS PROVIDE THE REQUIRED MANEUVERING CLEARANCE AT DOOR. (11B-404.2.4)
- ALL NEW DOORS THAT ARE SPEC'D TO RECEIVE LEVER-OPERATED HARDWARE SHALL COMPLY WITH 11B-309.4. THE ORIGINAL NOTE IMPLIES THAT ALL DOORS ARE TO USE LEVERS WHICH MAY NOT BE THE CASE FOR A PROJECT THAT USES PANIC DEVICE
- HARDWARE AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL BE 34" MINIMUM TO 44" MAXIMUM ABOVE FINISH FLOOR OR GROUND. (11B-404.2.7)
- ALL DOORS SHALL HAVE A 32" CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN IT IS OPENED 90 DEGREES TO THE DOOR STOP. (11B-404.2.3)
- THE REQUIRED CLEAR OPENING SHALL BE FREE FROM PROJECTIONS BELOW 34" A.F.F. BETWEEN 34" - 80" A.F.F., PROJECTIONS SHALL BE LIMITED TO 4" MAXIMUM (11B-404.2.3)
- ALL INTERIOR DOORS TO HAVE 5 POUNDS MAX. FORCE TO OPEN. (11B-404.2.9)
- ALL EXTERIOR DOORS TO HAVE 5 POUNDS MAX FORCE TO OPEN. MAXIMUM 15 POUNDS TO OPERATE FIRE RATED DOORS. (11B-404.2.9)
- ALL SLIDING OR FOLDING DOORS TO HAVE 5 POUNDS MAX FORCE TO OPEN (11B-404.2.9)
- SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THEY IN REQUIRED TO MOVE THE DOOR TO THE CLOSED POSITION SHALL BE 1.5 SECONDS MIN (11B-404.2.8.2)
- THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE, EXTENDING FULL WIDTH OF DOOR AT PUSH SIDE. (11B-404.2.10)
- AT LEAST ONE OF THE ACTIVE LEAVES OF A PAIR OF DOORS SHALL MEET THE MINIMUM WIDTH REQUIREMENTS. (11B-404.2.2)
- THRESHOLDS SHALL BE A MAXIMUM OF 1/2" HIGH (11B-404.2.5). RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303.
- WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR / GROUND SURFACES THEY SHALL COMPLY WITH 11B-303.
- VERTICAL CHANGES IN LEVEL ARE PERMITTED TO BE 1/4" HIGH MAX. (11B-303.2)
- CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN AND 1/2" HIGH MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (11B-303.3)

PROTRUDING OBJECTS:
PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH 2025 CBC 11B-307. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" AFF SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED. THE LEADING EDGE OF GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.

ALARMS: ALL VISUAL ALARMS, AUDIBLE ALARMS OR EMERGENCY WARNING SYSTEM SHALL COMPLY WITH 2025 CBC CHAPTER 9, 907.5.2.1, 907.5.2.3 AND NFPA 72. ALL VISUAL ALARMS SHALL BE SYNCHRONIZED.

NOTE :

1. HANDRAIL EXTENSIONS ARE MEASURED FROM THE INSIDE TURN TO THE START OF BEND.

2. HANDRAILS SHALL RETURN TO A WALL, GUARD OR WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP.

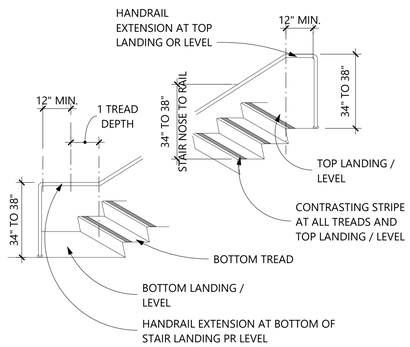
3. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND TREAD DEPTHS. (11B-504.2)

4. CONTRASTING STRIPE SHALL PROVIDE CLEAR VISUAL CONTRAST FROM ADJOINING SURFACES AND EXTEND FULL WIDTH OF THE STEP(S) AND UPPER APPROACH. THE STRIPE SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

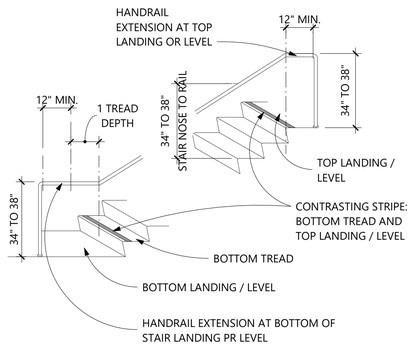
   A. **INTERIOR STAIRS:** THE UPPER APPROACH AND LOWER TREAD SHALL HAVE CONTRASTING STRIPES
   B. **EXTERIOR STAIRS:** THE UPPER APPROACH AND ALL TREADS SHALL HAVE CONTRASTING STRIPES

5. GUARDRAILS:
   A. ON TREADS, 42 INCHES HIGH, MEASURED VERTICALLY FROM LINE CONNECTING THE NOSINGS.
   B. ON LANDING / LVEL: 42" HIGH, MEASURED FROM LANDING OR LEVEL FLOOR FINISH.

EXTERIOR STAIR

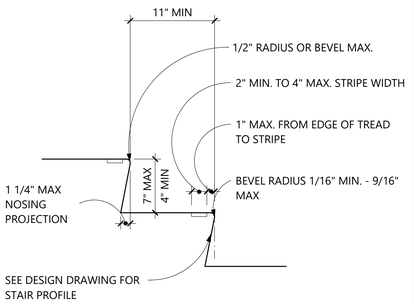


INTERIOR STAIR



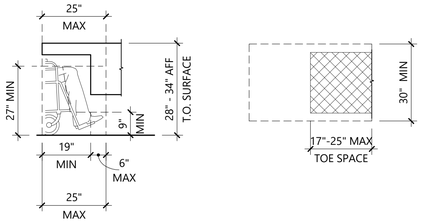
15 ACCESSIBLE STAIR HANDRAIL1

2025 CBC 11B-503 &11B-505 NTS



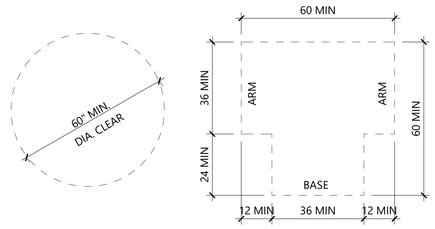
16 STAIR NOSING PROFILE

2025 CBC 11B-504.2, 11B-504.4, & 11B-504.5 SCALE: 1 1/2" = 1'-0"



9 ACCESSIBLE WORK AND DINING SURFACES

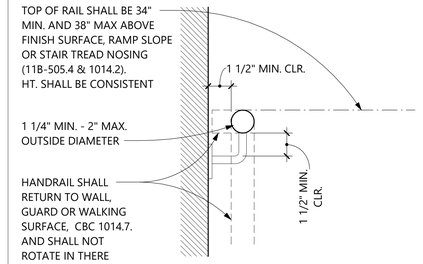
2025 CBC 11B-306.2, 11B-306.3.3 SCALE: 1/2" = 1'-0"



10 CIRCULAR & T-SHAPED SPACE

2025 CBC 11B-304 & 11B-304.3.2 SCALE: 1/2" = 1'-0"

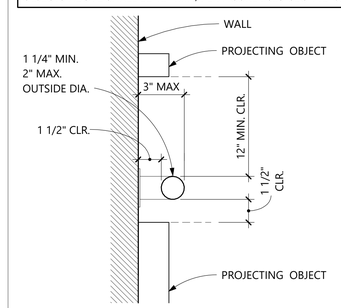
HANDRAILS AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS (11B-1014.7). THE GRIPPING SURFACE SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEW POSTS OR OTHER OBSTRUCTIONS (11B-505.3 & 1014.4)



11 ACCESSIBLE HANDRAIL

SCALE: 3" = 1'-0"

NOTE:
THE SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2" MIN; THE SPACE BETWEEN GRAB BAR AND PROJECTED OBJECTS ABOVE SHALL BE 12" MIN, PER FIGURE 2025 CBC 11B-609.3(a).



12 ACCESSIBLE GRAB BAR

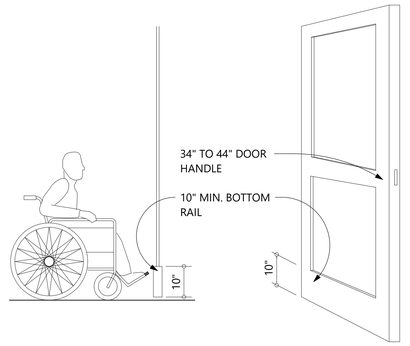
2025 CBC 11B-609 SCALE: 3" = 1'-0"

DOOR:

MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EXTENDING FULL WIDTH OF DOOR AT PUSH SIDE (11B-404.2.10)

HARDWARE:

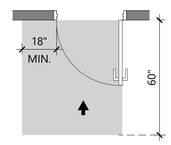
1. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (11B-309.4)
2. MOUNTED 34" - 44" (11B-404.2.7)
3. FORCED REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE A MAXIMUM 5 POUNDS EFFORT TO OPERATE (PUSH OR PULL) EXTERIOR HINGED DOOR. 5 POUNDS FOR INTERIOR SLIDING, FOLDING, HINGED DOORS AND GATES. (11B-309.4) MAXIMUM 15 POUNDS TO OPERATE AT FIRE RATED DOORS. (11B-404.2.9)



6 DOORS

2025 CBC 11B-309 & 11B-404 SCALE: 1/2" = 1'-0"

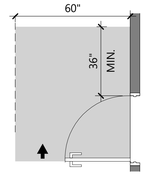
FRONT APPROACHES SWINGING DOORS



(A) PULL SIDE

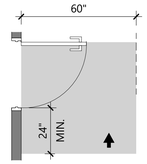
ADD 6 INCHES TO 18" MIN. AT EXTERIOR SIDE OF EXTERIOR DOOR

HINGE SIDE APPROACHES SWINGING DOORS



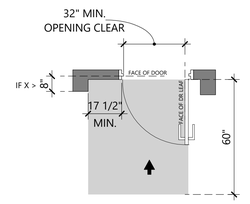
(D) PULL SIDE

LATCH SIDE APPROACHES SWINGING DOORS



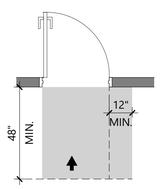
(H) PULL SIDE

RECESSED DOORS AND GATES SWINGING DOORS



CLEAR OPENING WIDTH IS FROM THE FACE OF DOOR LEAF TO LATCH SIDE, DOOR STOP OF THE DOOR FRAME

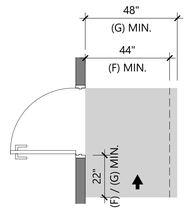
(A) PULL SIDE WITH MINIMUM REQUIRED CLEAR OPENING WIDTH



(B) / (C) PUSH SIDE

(B) PUSH SIDE 48" MIN. MANEUVERING CLEARANCE

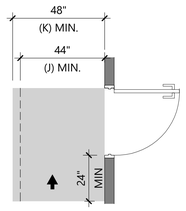
(C) PUSH SIDE 48" MIN. MANEUVERING CLEARANCE PLUS 12" MIN. FROM LATCH SIDE, IF DOOR IS PROVIDED WITH CLOSER AND LATCH



(F) / (G) PUSH SIDE

(F) PUSH SIDE 44" MIN. MANEUVERING CLEARANCE PLUS 22" MIN. FROM HINGE SIDE.

(G) PUSH SIDE 48" MIN. MANEUVERING CLEARANCE PLUS 22" MIN. FROM HINGE SIDE, IF DOOR IS PROVIDED WITH CLOSER AND LATCH



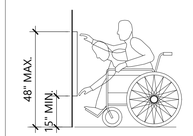
(FJ/ (K) PUSH SIDE

(J) PUSH SIDE 44" MIN. MANEUVERING CLEARANCE PLUS 24" MIN. FROM HINGE SIDE.

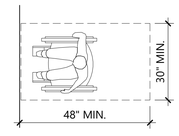
(K) PUSH SIDE 48" MIN. MANEUVERING CLEARANCE PLUS 24" MIN. FROM HINGE SIDE, IF DOOR IS PROVIDED WITH CLOSER AND LATCH

8 MANEUVERING CLEARANCES

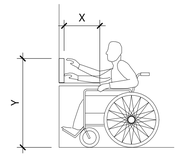
2025, 11B-404.2.3, FIGURE 11B-404.2.4.1& 11B-404.2.4.3 SCALE: 3/8" = 1'-0"



UNOBSTRUCTED FOWARD REACH
FIGURE 11B-308.2.1

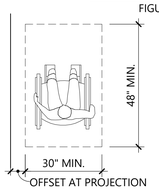


CLEAR FLOOR SPACE
FIGURE 11B-305.3

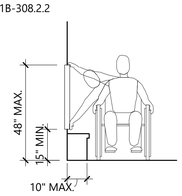


NOTES:
1. WHEN X ≤ 20 INCHES, THEN Y SHALL BE 48 INCHES MAX
2. WHEN X IS > 20 TO 25 INCHES MAXIMUM, THEN Y SHALL BE 44 INCHES MAX

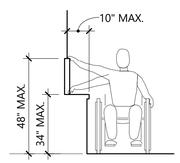
OBSTRUCTED HIGH FOWARD REACH
FIGURE 11B-308.2.2

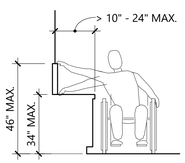


CLEAR FLOOR SPACE PARALLEL APPROACH



UNOBSTRUCTED SIDE REACH
FIGURE 11B-308.3.1

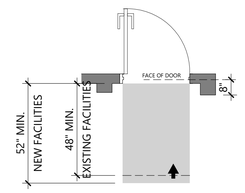




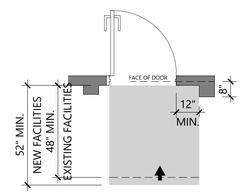
OBSTRUCTED HIGH SIDE REACH
FIGURE 11B-308.3.2

1 REACH REQUIREMENTS

2025 CBC 11B-305 & 11B-308 SCALE: 1/2" = 1'-0"



(B) PUSH SIDE



(C) PUSH SIDE WITH CLOSER AND LATCH

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT KEVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL,
SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

Project 60526

Scale As indicated

Drawing Title ACCESSIBILITY DETAILS

Drawing No. A9.10.1

5/8/2026 7:37:47 PM XC / EGH Autodesk Docs://NEMS/A_MBH_60526 NEMS PACE CENTER_B25_CENTRAL.rvt

ACCESSIBILITY NOTES

TOILET ROOM / WATER CLOSET

TURNING SPACE

A TURNING SPACE SHALL BE PROVIDED IN TOILET ROOMS. (11B-304) SAID SPACE IS PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE SHAPE SHALL BE CIRCULAR (11B-304.3.1) OR T-SHAPED SPACE (11B-304.3.2)

OVERLAP

REQUIRED CLEAR FLOOR SPACE, CLEARANCE AT FIXTURES AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP. (11B-603.2.2)

DOOR SWING

DOORS TO ACCESSIBLE WATER CLOSET COMPARTMENTS SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE WITHOUT LIMITATIONS. OTHER THAN THE DOORS TO ACCESSIBLE WATER CLOSET COMPARTMENTS, A DOOR, IN ANY POSITION, SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. (11B-603.2.3)

DOOR SWING EXCEPTION:

IN TOILET ROOMS FOR INDIVIDUAL USE WHEN A CLEAR FLOOR SPACE PER 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. (11B-603.2.3 EXP 2)

MIRROR

BOTTOM EDGE OF REFLECTIVE SURFACE ABOVE LAVATORIES TO BE 40" MAX. AFF (11B-603.3)

COAT HOOK

THE HIGH FORWARD REACH FOR THE COAT HOOK SHALL BE 48" MAX AFF (11B-603.4)

WATER CLOSET

- THE CENTERLINE OF AN ACCESSIBLE WATER CLOSET SHOULD BE POSITIONED 17" MIN TO 18" MAX FROM THE SIDE WALL OR PARTITION. AN AMBULATORY ACCESSIBLE WATER CLOSET SHALL BE POSITIONED 17" MIN TO 19" MAX FROM THE SIDE WALL OR PARTITION. (11B-604.2)
- FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. FOR A NON-ACCESSIBLE WATER CLOSET, THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET SHALL BE NOT LESS THAN 24". (CPC 2025 402.5)
- CLEARANCE AROUND WATER CLOSET TO BE 60" MIN. PERPENDICULAR TO SIDE WALL AND 56" MIN PERPENDICULAR FROM REAR WALL. A MINIMUM 60"WIDE AND 48" DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (11B-604.3.1)
- THE HEIGHT TO THE TOP OF THE WATER CLOSET SEAT SHALL BE 17" MIN TO 19" MAX SEATS SHALL BE 2" HIGH MAXIMUM AND NOT SPRUNG TO RETURN TO A LIFTED POSITION. (11B-604.4)
- HAND OPERATED FLUSH CONTROL SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE SHALL BE 5 POUNDS MAX AND LOCATED 44" MAX. AFF. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS. (11B-309.4 &11B-604.6)

GRAB BARS

- GRAB BARS TO BE PROVIDED ON THE SIDE WALL CLOSEST TO THE ACCESSIBLE WATER CLOSET AND REAR WALL. (11B-604.5)
- SIDE WALL GRAB BAR SHALL BE 42" LONG MIN, LOCATED 12" MAX FROM REAR WALL EXTENDING 54" MINIMUM FROM THE REAR WALL, WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. (11B-604.5.1)
- REAR WALL GRAB BAR SHALL BE 36" LONG MIN. AND EXTEND FROM THE CENTER OF THE WATER CLOSET 12" MIN ON ONE SIDE AND 24" ON THE OTHER. (11B-604.5.2)
- PROVIDE 1 1/2" MIN CLEARANCE BETWEEN GRAB BAR AND WALL AND GRAB BARS AND PROJECTING OBJECTS BELOW AND AT THE ENDS. THE SPACE BETWEEN THE GRAB BAR AND ANY PROJECTING OBJECTS ABOVE SHALL BE 12" MINIMUM. (11B-609.3) COMBINATION ACCESSORY UNITS ARE NOT PERMITTED TO ENCROACH INTO THIS REQUIRED SPACE. (11B-604.7)
- GRAB BARS SHALL BE INSTALLED HORIZONTALLY, 33" MIN AND 36" MAX AFF (MEASURE TO THE TOP OF GRIPPING SURFACE). (11B-609.4)
- GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. (11B-609.5)
- GRAB BARS SHOULD NOT ROTATE WITHIN THEIR FITTINGS. (11B-609.6)
- GRAB BARS SHALL BE INSTALLED IN A MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE AT THE WATER CLOSET (11B-609.7)
- GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL BE DESIGNED TO SUPPORT A VERTICAL OR HORIZONTAL 250 POUND LOAD, APPLIED AT ANY POINT. (11B-609.8)

DISPENSER

TOILET PAPER SHALL BE 7" MIN AND 9" MAX. IN FRONT OF THE WATER CLOSET (MEASURE TO THE CENTER LINE OF DISPENSER). THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19" MIN. AFF AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. (11B-604.7.1 & 11B-309.4)

DISPOSAL UNITS:

- SANITARY NAPKIN DISPOSAL UNITS, IF PROVIDED, SHALL BE WALL MOUNTED, LOCATED ON THE SIDEWALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER, ADJACENT TO THE TOILET PAPER DISPENSER. THE UNIT SHALL BE LOCATED BELOW THE GRAB BAR WITH THE OPENING OF THE DISPOSAL UNIT 19 INCHES MINIMUM ABOVE THE FINISH FLOOR. (11B-604.7.2 & 11B-309.4)
- COMBINATION DISPENSER AND/OR DISPOSAL ACCESSORY UNITS ARE NOT PERMITTED TO ENCROACH INTO THE GRAB BAR SPACE. (11B-604.7 & 11B-609.3)

BABY CHANGING STATION

BABY CHANGING STATION, WHERE PROVIDED, SHALL COMPLY WITH 11B-309 AND 11B-902. THEY SHALL NOT BE LOCATED IN TOILET COMPARTMENTS WITHIN A MULTIPLE ACCOMODATION TOILET FACILITY. (11B-226.4)

ACCESSIBLE COMPARTMENT

- COMPARTMENT SHALL BE ARRANGED FOR LEFT HANDED OR RIGHT HANDED APPROACH TO THE WATER CLOSET. (11B-604.8.1.3)
- AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9" MIN AFF AND 6" DEEP MIN. (11B-604.8.1.4)
- COMPARTMENT DOOR TO COMPLY WITH SECTION 11B-404.
  1. **EXCEPTION:** IF APPROACH FROM PUSH SIDE, CLEARANCE BETWEEN DOOR SIDE OF COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.
  2. **EXCEPTION:** WHEN DOOR LOCATED AT THE SIDE OF A TOILET COMPARTMENT, THE TOILET COMPARTMENT DOOR SHALL BE THE FARTHEST FROM THE WATER CLOSET AND 54" MINIMUM FROM THE REAR WALL. TOILET COMPARTMENT DOOR OPENING SHALL PROVIDE CLEAR WIDTH OF 34" MINIMUM. (11B-604.8.1.2)
- DOOR SHALL BE SELF-CLOSING; DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. (11B-604.8.1.2)

URINALS

- SHALL BE STALL TYPE OR WALL HUNG TYPE 17" MAX, 13 ½" DEEP MIN (MEASURE FROM OUTER FACE OF URINAL RIM TO THE BACK OF FIXTURE). (11B-605.2)
- URINALS REQ'D TO HAVE PRIVACY PARTITION THAT EXTENDS 6" MIN FROM THE FRONT OF THE URINAL BASIN, OR 18" MIN FROM WALL (WHICHEVER IS GREATER). 1210.3.2
- CLEAR FLOOR SPACE SHALL BE 30" MIN. BY 48" MIN. (11B-305)

LAVATORIES AND SINKS

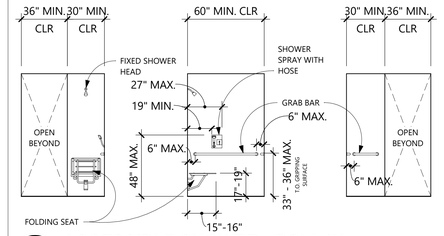
- LAVATORIES WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION SHALL BE A MIN. 18" TO THE CENTER OF FIXTURE. (11B-606.6)
- CLEAR FLOOR SPACE SHALL BE 30" MIN BY 48" MIN FOR FORWARD APPROACH AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-305, 11B-306 & 11B-606.2.
- LAVATORIES AND SINKS TO BE INSTALLED AT 34" MAX. AFF. MEASURED TO THE RIM OF THE FIXTURE OR COUNTER SURFACE WHICHEVER IS HIGHER (11B-606.3)
- CONTROLS AND FAUCETS TO COMPLY WITH 11B-309, HAND OPERATED METERING FAUCET SHALL REMAIN OPEN FOR 10 SECONDS MIN. (11B-606.4)
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED AND FREE OF SHARP OR ABRASIVE SURFACE. (11B-606.5)

PRIVACY WALLS OR PARTITIONS

PRIVACY WALLS OR PARTITIONS SHALL BEGIN AT A HEIGHT NOT MORE THAN 12" FROM, AND EXTEND NOT LESS THAN 60"AFF. (1210.3)

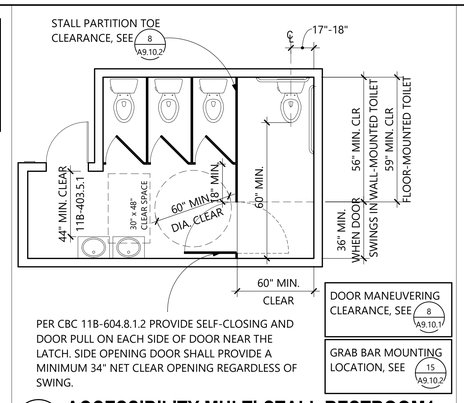
NOTE:
SHOWER SPRAY WITH HOSE (ACCESSIBLE UNIT): 59" MIN. HOSE LENGTH. SHOWER SPRAY UNIT WILL NOT REQUIRE GRASPING AND/OR TWISTING OF THE WRIST TO OPERATE THE CONTROL.

FOLDING SEAT (ACCESSIBLE): WHEN FOLDED THE SEAT SHALL EXTEND 6" MAX. FROM MOUNTING WALL



13 ACCESSIBLE SHOWER - ROLL IN

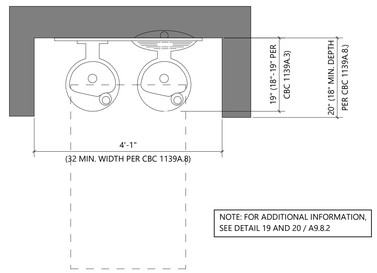
2025 CBC 11B-608.2.2 SCALE: 1/4" = 1'-0"



PER CBC 11B-604.8.1.2 PROVIDE SELF-CLOSING AND DOOR PULL ON EACH SIDE OF DOOR NEAR THE LATCH. SIDE OPENING DOOR SHALL PROVIDE A MINIMUM 34" NET CLEAR OPENING REGARDLESS OF SWING.

5 ACCESSIBILITY MULTI-STALL RESTROOM1

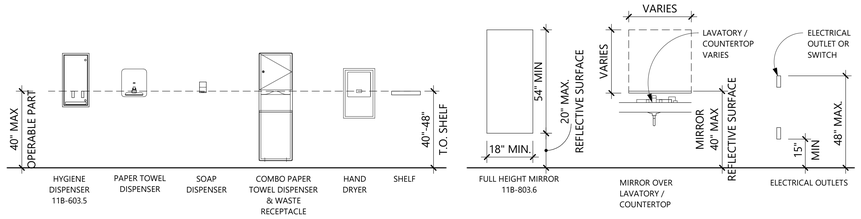
2025 CBC 11B-213, 11B-604, 11B-608.1.2 SCALE: 1/4" = 1'-0"

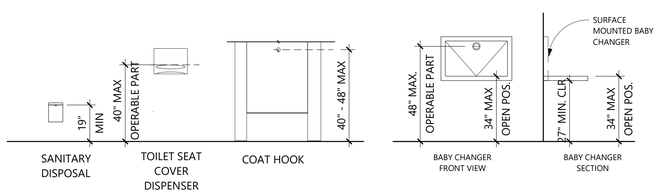


1 DRINKING FOUNTAIN

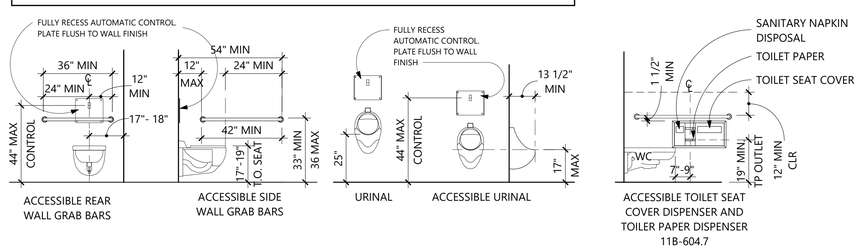
SCALE: 3/4" = 1'-0"

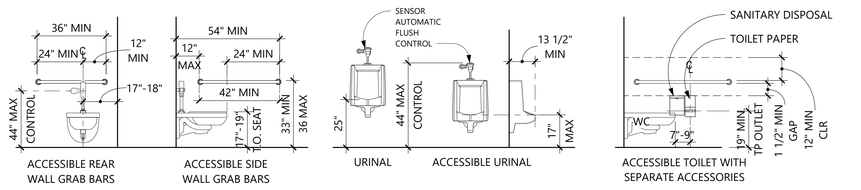
NOTE :
1. ALL ACCESSORIES ARE MEASURED FROM FLOOR FINISH.





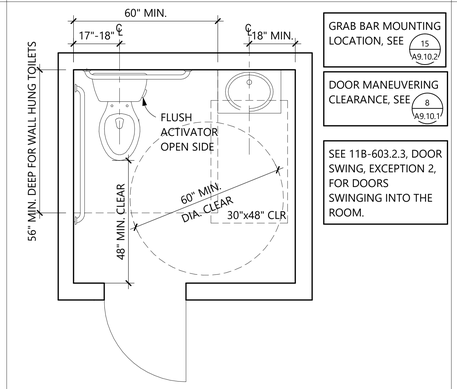
NOTE :
1. ALL GRAB BARS ARE MEASURED FROM THE FLOOR TO TOP OF GRIPPING SURFACE.
2. DISPENSERS AND DISPOSAL UNIT(S) SHALL NOT BE BEHIND GRAB BARS.
3. SEE DETAIL 12 A9.10.1





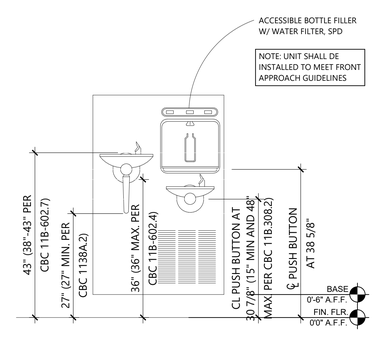
15 RESTROOM ACCESSORY MOUNTING HEIGHT1

2025 CBC 11B-603, 11B-604, 11B-605, 11B-606 & 11B-609 SCALE: 3/8" = 1'-0"



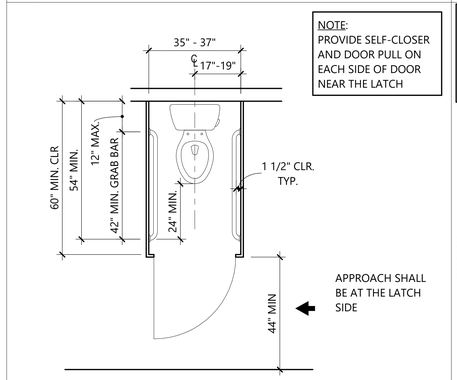
6 ACCESSIBLE SINGLE USER TOILET1

2025 CBC 11B-603 & 11B-604 SCALE: 1/2" = 1'-0"



2 DRINKING FOUNTAIN

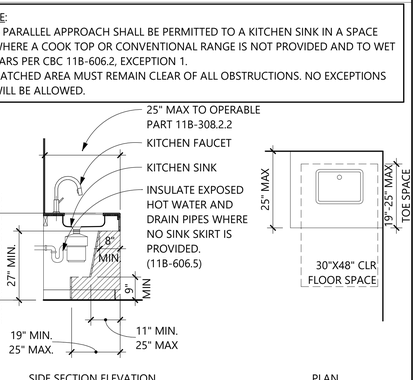
REF:9 / A5.1.1 SCALE: 3/4" = 1'-0"



NOTE:
PROVIDE SELF-CLOSER AND DOOR PULL ON EACH SIDE OF DOOR NEAR THE LATCH

7 ACCESSIBLE AMBULATORY COMPARTMENT1

2025 CBC 11B-604.2 & 11B-604.8.2 SCALE: 1/2" = 1'-0"

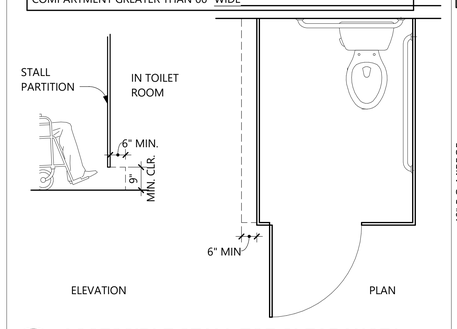


NOTE:
- A PARALLEL APPROACH SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS PER CBC 11B-606.2, EXCEPTION 1.
- HATCHED AREA MUST REMAIN CLEAR OF ALL OBSTRUCTIONS. NO EXCEPTIONS WILL BE ALLOWED.

3 ACCESSIBLE SINK - FRONT APPROACH1

2025 CBC 11B-212, 11B-305, 11B-306 & 11B-606 SCALE: 1/2" = 1'-0"

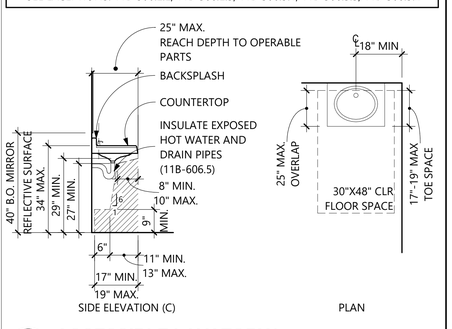
EXCEPTION:
TOE CLEARANCE AT THE SIDE PARTITIONS IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66" WIDE



8 ACCESSIBLE STALL TOE CLEARANCE1

2025 CBC 11B-604.8.1.4 SCALE: 1/2" = 1'-0"

NOTE:
- HATCHED AREA MUST REMAIN CLEAR OF ALL OBSTRUCTIONS. NO EXCEPTIONS WILL BE ALLOWED.
- SEE EXCEPTIONS: 11B-306.2.2, 11B-306.2.3, 11B-306.3.1, 11B-306.3.3, 11B-306.3.4



4 ACCESSIBLE LAVATORY1

2025 CBC 11B-213, 11B-305 SCALE: 1/2" = 1'-0"

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT REVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL STATE OF CALIFORNIA

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL,
SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

Project 60526
Scale As indicated
Drawing Title **TYPICAL ACCESSIBILITY DETAILS**
Drawing No. A9.10.2

5/8/2026 7:37:52 PM XC / EGH Autodesk Docs://NEMS/A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt

SIGNAGE NOTES

1. WHEN SIGNS IDENTIFY A PERMANENT ROOM OR SPACE OF A BUILDING OR SITE, OR WHEN SIGNS DIRECT OR GIVE INFORMATION ABOUT A PERMANENT ROOM OR SPACE OF A BUILDING OR SITE, CORRESPONDING RAISED CHARACTER / TACTILE SIGNAGE SHALL BE INSTALLED WITH TEXT DUPLICATED IN BRAILLE.

2. TACTILE SIGNS SHOULD BE MOUNTED 48" MINIMUM AFF, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM AFF MEASURED FROM THE BASLINE OF THE HIGHEST LINE OF RAISED CHARACTERS AND SHALL BE LOCATED ALONGSIDE THE DOOR.

3. WHERE RAISED / TACTILE SIGNS ARE MOUNTED AT DOOR , THE SIGN SHALL BE ON THE LATCH SIDE OF THE DOOR. WHERE SIGNS ARE MOUNTED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE MOUNTED ON THE INACTIVE LEAF. WHERE LOCATED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR, OR WHERE THERE IS NO WALL SPACE, AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL.

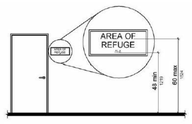
4. SIGNS CONTAINING RAISED / TACTILE SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN BY 18" MIN, CENTERED ON THE THE TACTILE CHARACTERS IS PROVIDED BEYONJD THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

5. SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AT THE ENTRANCE TO AND OUTSIDE OF THE ROOM OR SPACE.

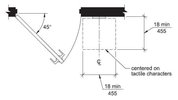
6. SIGNS IDENTIFYING EXITS SHALL BE LOCATED AT THE EXIT DOOR WHEN APPROACHED IN THE DIRECTION OF EGRESS TRAVEL.

7. WHERE PICTOGRAMS ARE PROVIDED AS DEISGNATIONS OF PERMANNENT ROOMS AND SPACES, THEY SHALL COMPLY WITH 11B-703.6 AND HAVE RAISED CHARACTER / TACTILE TEXT DESCRIPTORS AS WELL AS BRAILLE DUPLICATING THE TEXT. SEE DTL 18 FOR ADDITIONAL INFORMAITON.

8. WHERE NEW SIGNAGE IS PROVIDED, IT SHALL COMPLY WITH 2025 CBC CHAPTER 11B AND 2010 ADAAG, AND USED TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS, PROVIDE DIRECTIONS OR INDICATE SPECIAL ACCESSIBILITY PROVISIONS.



2025 CBC FIG 11B-703.4.1
HEIGHT OF TACTILE CHARACTERS
ABOVE FINISH FLOOR OR GROUND



2025 CBC FIG 11B-703.4.2
LOCATION OF TACTILE SIGNS
AT DOORS

SIGNAGE REQUIREMENTS

RAISED CHARACTER REQUIREMENTS

1. RAISED CHARACTERS SHALL BE 1/32" MIN ABOVE THE BACKGROUND

2. RAISED CHARACTERS SHALL BE UPPERCASE.

3. CHARACTERS SHALL BE SAN SERIF. THEY SHALL NOT BE ITALIC, OBLIQUE, SCRIPT OR HIGHLY DECORATIVE.

4. RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE.

5. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MIN AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I".

6. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

7. STROKE THICKNESS OF THE UPPERCASE "I" SHALL BE 15% MAX OF THE HEIGHT OF THE CHARACTER.

8. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8" MIN AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16" MIN AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8" MIN AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN.

9. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135% MIN. AND 170% MAX. OF THE RAISED CHARACTER HEIGHT.

10. TEXT SHALL BE IN A HORIZONTAL FORMAT.

11. CHARACTER TEXT AND THE BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND FIELD WITH EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

BRAILLE REQUIREMENTS

1. BRAILLE SHALL BE CONTRACTED (GRADE 2).

2. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND COMPLY WITH 25 CBC TABLE 11B-703.3. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS AND ACRONYMS.

3. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTILINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN AND 1/2" MAX FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN FROM RAISED BORDERS AND DECORATIVE ELEMENTS. EXCEPTION: BRAILLE PROVIDED ON ELEVATOR CAR CONTROLS SHALL BE SEPARATED 3/16" MIN AND SHALL BE LOCATED DIRECTLY BELOW THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS.

PICTOGRAM REQUIREMENTS

1. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MIN. RAISED CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

2. THE FIELD OF A PICTOGRAMS AND SYMBOLS OF ACCESSIBILITY SHALL HAVE A NON-GLARE FINISH.

3. PICTOGRAMS AND SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.

4. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL BE TACTILE / RAISED CHARACTERS AND BRAILLE, MOUNTED PER CBC 11B-703.4. SEE SIGN LOCATION REQUIREMENTS PER DTL 4 FOR ADDITIONAL INFORMATION.

5. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH CBC FIGURE 11B-703.7.2.1.

VISUAL CHARACTER REQUIREMENTS

1.VISUAL CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND FIELD WITH EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

2.VISUAL CHARACTERS MAY BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.

3.VISUAL CHARACTERS SHALL BE CONVENTIONAL IN FORM, NOT BE ITALIC, OBLIQUE, SCRIPT HIGHLY DECORATIVE OR OF OTHER UNUSUAL FORMS.

4.VISUAL CHARACTERS SHALL BE OF FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MIN AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I".

5.MIN CHARACTER HEIGHT SHALL COMPLY WITH CBC TABLE 703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND THE OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I". EXCEPTION: WHERE PROVIDED, FLOOR PLANS INDICATING EMERGENCY PROCEDURES INFORMAITON IN ACCORDANCE WITH CA TITLE 19 SHALL NOT BE REQUIRED TO COMPLY WITH CBC 703.5.5.

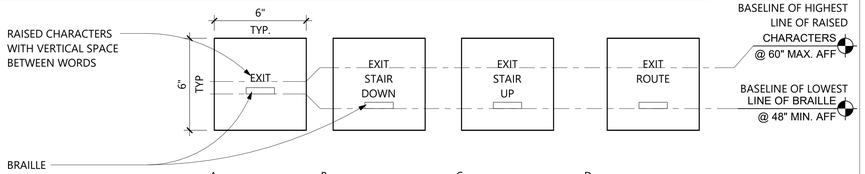
6.VISUAL CHARACTERS SHALL BE 40" MIN AFF OR GROUND. SEE CBC 11B-703.5.6 FOR EXCEPTIONS. 7.STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10% MIN AND 20% MAX OF THE HEIGHT OF THE CHARACTER.

8.CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSETS POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10% MIN AND 35% MAX OF CHARACTER HEIGHT.

9.SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITIN A MESSAGE SHALL BE 135% MIN AND 170% MAX OF THE CHARACTER HEIGHT.
10.TEXT SHALL BE IN A HORIZONTAL FORMAT.

NOTE:

- LOCATE ON APPROACH SIDE OF DOOR AS ONE EXITS THE ROOM OR SPACE.
- SEE INTERIOR ELEVATIONS FOR SIGN LOCATIONS.
- LOCATE AT SO THAT A CLEAR FLOOR SPACE OF 18" MIN. X 18" MIN., CENTERED ON THE TACTILE CHARACTERIS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.



A
AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR

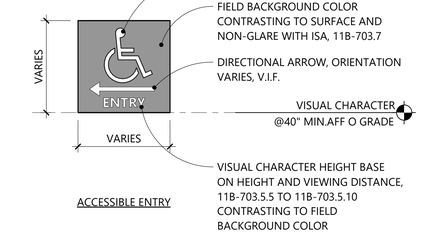
B
AT EACH EXIT DOOR LEADING DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP

C
AT EACH EXIT DOOR LEADING DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP

D
AT EACH EXIT DOOR LEADING DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY, AND AN EXIT ACCESS DOOR

13 TACTILE EXIT SIGNS DESIGN AND LOCATION, TYP

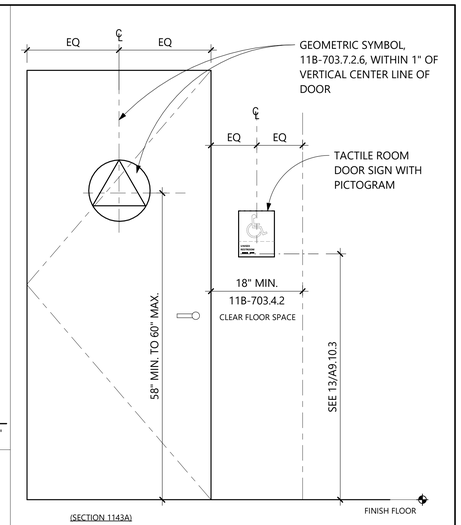
2025 CBC 1013.1, 1013.4, 11B-703.1-3 & 11B-703.5 — SCALE: 3" = 1'-0"



ACCESSIBLE ENTRY

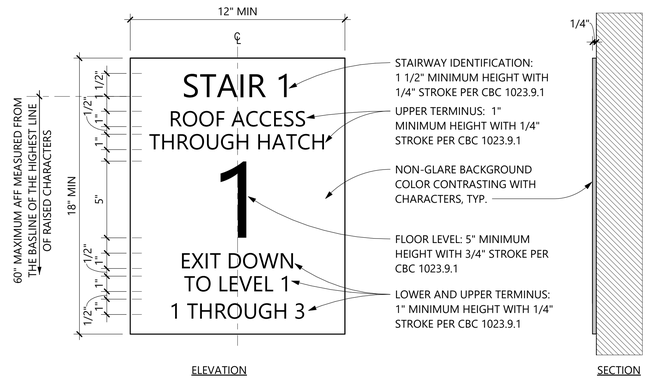
5 DIRECTIONAL SIGNAGE - ENTRY

2025 CBC 11B-216.3, 11B-216.6 & 11B-703.5 — SCALE: 3" = 1'-0"



NOTE:

IN ADDITION TO STAIRWAY IDENTIFICATION SIGN, A FLOOR IDENTIFICATION SIGN SHALL BE PROVIDED PER 2026 CBC SECTION 1023.11



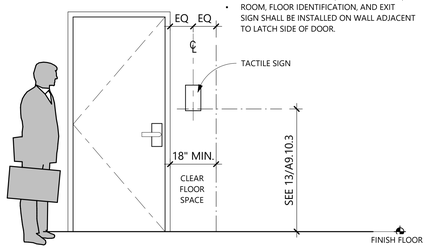
ELEVATION SECTION

14 STAIRWAY IDENTIFICATION SIGN1

2025 CBC 1023.9 & 1023.9.1 — SCALE: 3" = 1'-0"

TACTILE DOOR SIGN

- TACTILE CHARACTERS (TEXT AND BRAILLE) ARE TO BE 48 INCHES MINIMUM ABOVE FINISH FLOOR TO BASELEINE OF THE LOWEST BRAILLE CELLS, AND 60 INCHES MAX ABOVE FINISH FLOOR TO THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (TEXT DESCRIPTOR).
- ROOM, FLOOR IDENTIFICATION, AND EXIT SIGN SHALL BE INSTALLED ON WALL ADJACENT TO LATCH SIDE OF DOOR.

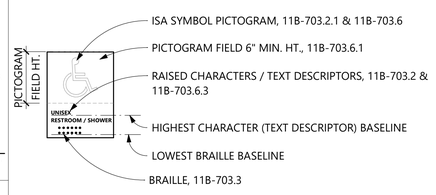


6 ROOM, FLOOR, EXIT SIGN LOCATION1

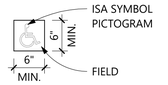
2025 CBC 11B-703.4 & 11B216.2 — SCALE: 1/2" = 1'-0"

TACTILE DOOR SIGN WITH PICTOGRAM

- FIELD MUST BE CONTRAST TO THE SURFACE IT IS INSTALLED ON.
- FIELD SHALL HAVE NON-GLARE FINISH.
- PICTOGRAMS SHALL CONTRAST WITH THE FIELD.
- FIELD AND PICTOGRAM CAN BE ONE OR SEPARATE SIGN.
- TEXT DESCRIPTORS SHALL BE IN CONTRAST OF THE FIELD
- BRAILLE, 11B-703.3 TO 11B-703.3.2
- TACTILE CHARACTERS (TEXT AND BRAILLE) ARE TO BE 48 INCHES MINIMUM ABOVE FINISH FLOOR TO BASELEINE OF THE LOWEST BRAILLE CELLS, AND 60 INCHES MAX ABOVE FINISH FLOOR TO THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (TEXT DESCRIPTOR).
- LOCATE AT LATCH SIDE OF DOOR

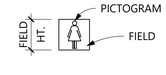


PICTOGRAMS



INTERNATIONAL SYMBOL OF ACCESSIBILITY PICTOGRAM

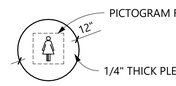
- FIELD MUST BE CONTRAST TO THE SURFACE IT IS INSTALLED ON.
- FIELD DIMENSION IS TO BE 6" MIN. X 6" MIN.
- FIELD SHALL HAVE NON-GLARE FINISH.
- PICTOGRAMS SHALL CONTRAST WITH THE FIELD.
- FIELD AND PICTOGRAM CAN BE ONE OR SEPARATE SIGN



PICTOGRAM

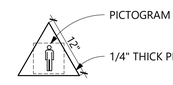
- FIELD MUST BE CONTRAST TO THE SURFACE IT IS INSTALLED ON.
- FIELD DIMENSION IS TO BE 6" MIN. HIGH
- FIELD SHALL HAVE NON-GLARE FINISH.
- PICTOGRAMS SHALL CONTRAST WITH THE FIELD.
- CHARACTERS (TEXT) AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD

GEOMETRIC SYMBOL



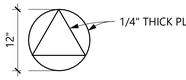
WOMEN'S GEOMETRIC SYMBOL

- LOCATED AT ENTRANCE DOOR LEAF TO WOMEN'S TOILET OR BATHING FACILITIES.
- COLOR SHALL CONTRAST WITH DOOR OR SURFACE COLOR.
- EDGES OF SHALL BE EASED OR ROUNDED AT 1/16" MIN. OR CHAMFERED AT 1/8" MAX. 11B-703.7.2.6.4



MEN'S GEOMETRIC SYMBOL

- LOCATED AT ENTRANCE DOOR LEAF TO MEN'S TOILET OR BATHING FACILITIES.
- COLOR SHALL CONTRAST WITH DOOR OR SURFACE COLOR.
- EDGES OF SHALL BE EASED OR ROUNDED AT 1/16" MIN. OR CHAMFERED AT 1/8" MAX. ALL VERTICES OF THE TRIANGLE SHALL BE RADIUSED BETWEEN 1/8" MIN. TO 1/4" MAX. 11B-703.7.2.6.4



UNISEX GEOMETRIC SYMBOL

- LOCATED AT ENTRANCE DOOR LEAF TO TOILET OR BATHING FACILITIES.
- CIRCLE COLOR SHALL CONTRAST WITH DOOR OR SURFACE COLOR.
- TRIANGLE COLOR SHALL CONTRAST WITH THE CIRCLE
- NO MEN OR WOMEN PICTOGRAM REQUIRED
- EDGES OF SHALL BE EASED OR ROUNDED AT 1/16" MIN. OR CHAMFERED AT 1/8" MAX. ALL VERTICES OF THE TRIANGLE SHALL BE RADIUSED BETWEEN 1/8" MIN. TO 1/4" MAX. 11B-703.7.2.6.4

NOTE:

ALL DIRECTIONAL SIGNAGE TO COMPLY WITH CBC CHAPTER 10 & 11B.

PROPORTIONS INTERNATIONAL SIGN OF ACCESSIBILITY

INTERNATIONAL ACCESSIBILITY SYMBOL

RAISED 1/32" MIN.

SIGN LOCATIONS:

- ALL ACCESSIBLE ENTRANCES IDENTIFIED WITH MINIMUM OF ONE STANDARD SIGN.
- ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL WHEN REQUIRED.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

- THE SYMBOL SHALL BE THE STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
- WHITE FIGURE ON BLUE BACKGROUND, COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C.
- THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS PROVIDED THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON LIGHT.
- BACKGROUND FIELD SHALL HAVE NON-GLARE FINISH

15 ACCESSIBILITY SYMBOL1

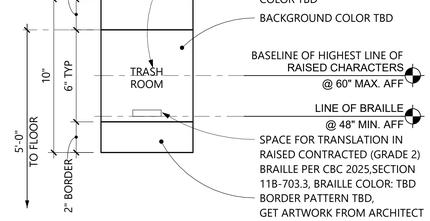
2025 CBC 11B-703.7.2.1 — SCALE: N.T.S.

NOTE:
1. ASSISTIVE LISTENING SIGNS SHALL COMPLY WITH SECTION 11B-216.10 AND 11B-703.5 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH SECTION 11B-703.7.2.4.

2. OWNER TO PROVIDE ASSISTIVE (2) REMOTE DEVICES FOR THE BREAK ROOM, PER CBC 11B-219.3

11 ASSISTIVE LISTENING SYSTEM SIGN

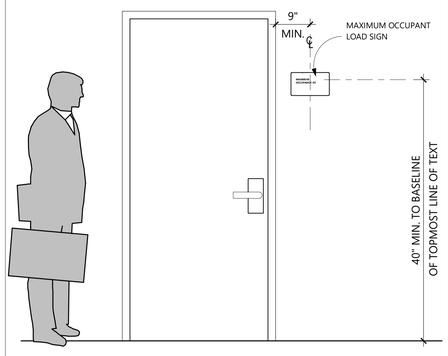
2025 CBC 11B-703.7.2.4 — SCALE: 1 1/2" = 1'-0"



NOTE:
SIGN SHALL BE PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE PER 2025 CBC SECTION 11B-703.4.2. SEE 6/A9.10.3 FOR SIGN LOCATION.

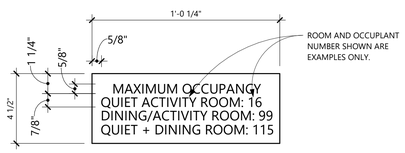
7 ROOM IDENTIFICATION SIGN1

2025 CBC — SCALE: 3" = 1'-0"



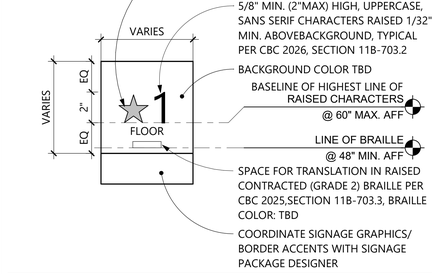
16 MAXIMUM OCCUPANCY SIGN LOCATION

2025 CBC 1004.5.1 — SCALE: 3/4" = 1'-0"



9 MAXIMUM OCCUPANT LOAD SIGN

2025 CBC 1004.5.1 — SCALE: 3" = 1'-0"



APPLICABLE AT MULTI-STORY BUILDING. ALIGN TOP OF FLOOR I.D. SIGN WITH TOP AT STAIRWAY I.D. SIGN WHERE SIGNS ARE PLACED ADJACENT TO EACH OTHERS.

8 FLOOR IDENTIFICATION SIGN1

2025 CBC 1023.9 — SCALE: 3" = 1'-0"

1 ACCESSIBLE TOILET / BATHING DOOR SIGN

2025 CBC 11B-703 — NTS

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT KEVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL STATE OF CALIFORNIA

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL,
SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
G	08 MAY 26	100% CD SET

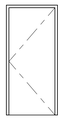
Project: 60526
Scale: As indicated
Drawing Title: TYPICAL ACCESSIBILITY SIGNAGE DETAILS
Drawing No.: A9.10.3

5/8/2026 7:53:16 PM XC / EGH Autodesk Docs://NEMS/A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt

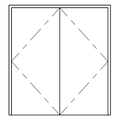
DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DOOR NOMINAL SIZE WIDTH	HEIGHT	THICK	DOOR MAT'L	DOOR FINISH	DOOR GLASS	FRAME MAT'L	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HDWR. GROUP	FIRE RATING	ROOM #	ROOM NAME	DOOR REMARKS
LOWER LEVEL																	
E001	J	17'-0"	7'-0"	1 1/2"	(E)	(E)		(E)	(E) PT	(E)	(E)	(E)	37		001	STORAGE	4
E002	A	3'-0"	6'-10"	2"	HM	(E) PT		HM	(E) PT	(E)	(E)	(E)	01	45 MIN.	002	FIRE CONTROL ROOM	13
E003	A	3'-0"	6'-10"	2"	HM	(E) PT		HM	(E) PT	(E)	(E)	(E)	08		003	STAIR 3	
E003.1	A	3'-0"	6'-10"	2"	HM	(E) PT		HM	(E) PT	(E)	(E)	(E)	03		003	STAIR 3	
E004	A	3'-0"	7'-9 1/2"	1 3/4"	WD	WD-1		HM	P-01	(E)	(E)	(E)	16		004	BOILER ROOM	
MAIN LEVEL																	
103	C	3'-0"	9'-4 1/4"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	09		103	IDT/INTAKE ROOM	
104	D	6'-0"	9'-4 1/4"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	33		104	LOBBY	14
105	A	3'-0"	7'-11 1/2"	1 3/4"	WD	WD-1		AL	ANOD-1	5/A9.7.1	6/A9.7.1	7/A9.7.1	12		105	STAFF GNRR	1, 2
106	A	3'-0"	7'-11 1/2"	1 3/4"	WD	WD-1		AL	ANOD-1	5/A9.7.1	6/A9.7.1	7/A9.7.1	12		106	STAFF GNRR	1, 2
107	A	4'-0"	8'-3 1/2"	1 3/4"	WD	WD-1		AL	P-01	5/A9.7.1	6/A9.7.1	7/A9.7.1	13		107	STORAGE	2
108	C	4'-0"	8'-4 1/4"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	11		108	PT/OT ROOM	
108.1	D	6'-0"	10'-2"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	34		108	PT/OT ROOM	
111	A	3'-0"	7'-11 1/2"	1 3/4"	WD	WD-1		AL	ANOD-1	5/A9.7.1	6/A9.7.1	7/A9.7.1	17		111	PANTRY	
113	A	3'-0"	7'-11 1/2"	1 3/4"	WD	WD-1		AL	ANOD-1	5/A9.7.1	6/A9.7.1	7/A9.7.1	26		113	PATIENT MEN'S RESTROOM	1
114	A	3'-0"	7'-11 1/2"	1 3/4"	WD	WD-1		AL	ANOD-1	5/A9.7.1	6/A9.7.1	7/A9.7.1	25		114	PATIENT SHOWER ROOM	1
115	A	3'-0"	7'-11 1/2"	1 3/4"	WD	WD-1		AL	ANOD-1	5/A9.7.1	6/A9.7.1	7/A9.7.1	27		115	PATIENT WOMEN'S RESTROOM	1
117	A	3'-0"	9'-9 1/2"	1 3/4"	WD	WD-1		AL	P-01	1/A9.7.1	2/A9.7.1	3/A9.7.1	18	20 MIN.	117	NURSING STATION	
118	C	3'-0"	9'-10 1/4"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	10		118	MULTI-PURPOSE CONSULTATION ROOM LARGE	
119	A	3'-0"	9'-9 1/2"	1 3/4"	WD	WD-1		AL	P-01	1/A9.7.1	2/A9.7.1	3/A9.7.1	17	20 MIN.	119	MDF	
120	A	4'-0"	9'-9 1/2"	1 3/4"	WD	WD-1		AL	P-01	5/A9.7.1	6/A9.7.1	7/A9.7.1	28	45 MIN.	120	MEDICAL HOLDING ROOM	
121	E	3'-4 1/2"	9'-7"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	9,13/A9.7.1	10,11/A9.7.1	12/A9.7.11	38		121	NP EXAM ROOM XL	
122	E	3'-4 1/2"	9'-7"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	9,13/A9.7.1	10,11/A9.7.1	12/A9.7.11	38		122	NP EXAM ROOM XL	
123	E	3'-4 1/2"	9'-7"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	9,13/A9.7.1	10,11/A9.7.1	12/A9.7.11	38		123	NP EXAM ROOM XL	
124	E	3'-4 1/2"	9'-7"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	9,13/A9.7.1	10,11/A9.7.1	12/A9.7.11	38		124	NP EXAM ROOM XL	
125	A	3'-0"	7'-11 1/2"	1 3/4"	WD	WD-1		AL	ANOD-1	5/A9.7.1	6/A9.7.1	7/A9.7.1	29		125	MULTI-PURPOSE CONSULTATION ROOM	
126	A	3'-0"	7'-11 1/2"	1 3/4"	WD	WD-1		AL	ANOD-1	5/A9.7.1	6/A9.7.1	7/A9.7.1	29		126	MULTI-PURPOSE CONSULTATION ROOM	
127	I	6'-0"	9'-9 1/2"	2"	WD	WD-1		AL	ANOD-1	9/A9.7.1	10/A9.7.1 SIM	-	35		127	STORAGE	10
128	I	6'-0"	9'-9 1/2"	2"	WD	WD-1		AL	ANOD-1	9/A9.7.1	10/A9.7.1 SIM	-	35		128	WASTE HOLDING ROOM	10
130	A	3'-0"	9'-9 1/2"	1 3/4"	WD	WD-1		AL	P-01	1/A9.7.1	2/A9.7.1	3/A9.7.1	19	20 MIN.	130	SOIL ROOM	
131	A	3'-0"	9'-9 1/2"	1 3/4"	WD	WD-1		AL	P-01	1/A9.7.1	2/A9.7.1	3/A9.7.1	19	20 MIN.	131	CLEAN ROOM	
E101	D	6'-0"	8'-0"		AL	(E)		AL	(E)	(E)	(E)	(E)	05		101	WAITING AREA	
E108.2	D	5'-10"	8'-0"		AL	(E)		AL	(E)	(E)	(E)	(E)	06		ST2	STAIR 2	
E119	B	4'-0"	8'-0"	2"	HM	(E) PT		HM	(E) PT	(E)	(E)	(E)	07	90 MIN.	E01	TRASH ENCLOSURE	
E123	G	3'-0"	8'-0"	1 3/4"	FB	PT-01	GL-1	STL		(E)	(E)	(E)	32		ST3	STAIR 3	
E129	G	3'-6"	8'-0"	1 3/4"	HM	(E) PT	(E)	HM	(E) PT	(E)	(E)	(E)	20		129	LAUNDRY ROOM, JANITOR'S CLOSET, & W.H.	3, 5
E132	A	3'-0"	8'-0"		HM	(E) PT		HM	(E) PT	(E)	(E)	(E)	04	90 MIN.	132	CORRIDOR	
H001	B	6'-3 1/2"	8'-0"	1 3/4"	HM	PT-01		STL	P-01	19/A9.7.2	17/A9.7.2	19/A9.7.2		20 MIN.	132	CORRIDOR	6
H002	A	3'-0"	7'-0"	1 3/4"	STL	PT-01		STL	P-01	14/A9.7.2	15,16/A9.7.2			20 MIN.	132	CORRIDOR	7
H003	A	3'-0"	7'-0"	1 3/4"	STL	PT-01		STL	P-01	14/A9.7.2	15,16/A9.7.2			20 MIN.	132	CORRIDOR	7
O101	H	6'-4"	10'-0"	5/16"	STL		N.A.	STL	P-01	2/A9.7.2	6,9,10/A9.7.2	2/A9.7.2		NR	101	WAITING AREA	11
O102	H	6'-6"	10'-0"	5/16"	STL		N.A.	STL	P-01	4/A9.7.2	610/A9.7.2	-		NR	103	IDT/INTAKE ROOM	11
O103	H	14'-0"	10'-0"	5/16"	STL		N.A.	STL	P-01	4/A9.7.2	3,7/A9.7.2	-		NR	108	PHY. THERAPY/OCC. THERAPY ROOM	11
O104	H	14'-0"	10'-0"	5/16"	STL		N.A.	STL	P-01	4/A9.7.2	7,12/A9.7.2	-		NR	108	PHY. THERAPY/OCC. THERAPY ROOM	11
O105	H	12'-0"	10'-0"	5/16"	STL		N.A.	STL	P-01	4/A9.7.2	7,12/A9.7.2	-		NR	108	PHY. THERAPY/OCC. THERAPY ROOM	11
O106	H	6'-4"	10'-0"	5/16"	STL		N.A.	STL	P-01	4/A9.7.2	7,8/A9.7.2	-		NR	V2	VESTIBULE 2	11
O108	F	4'-6"	6'-0"	5/16"	STL		N.A.	STL	P-01	16/A9.7.1	20/A9.7.1	16/A9.7.1		NR	111	PANTRY	12
O109	F	7'-0"	6'-0"	5/16"	STL		N.A.	STL	P-01	16/A9.7.1	20/A9.7.1	16/A9.7.1		NR	111	PANTRY	12
INTERMEDIATE LEVEL																	
E115	A	3'-0"	8'-0"	2"	HM	(E) PT		HM	(E) PT	(E)	(E)	(E)	02		M03	ELECTRICAL ROOM	
M01	K	5'-4"	7'-9 1/2"	1 3/4"	WD	WD-1		HM	P-01	5/A9.7.1	6/A9.7.1	7/A9.7.1	36		M01	PHARMACY	8
M02	E	3'-6"	7'-10 1/4"	1 1/2"	AL	ANOD-1	GL-1			18/A9.7.1		18/A9.7.1	38		M02	OFFICE	
M04	A	3'-0"	7'-9 1/2"	1 3/4"	WD	WD-1		HM	P-01	5/A9.7.1	6/A9.7.1	7/A9.7.1	15		M04	STORAGE	2
M05	A	3'-0"	7'-9 1/2"	1 3/4"	WD	WD-1		HM	P-01	5/A9.7.1	6/A9.7.1	7/A9.7.1	23		M05	STAFF BREAK ROOM	
M05A	C	3'-4 1/4"	7'-10 1/4"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	22		M05	STAFF BREAK ROOM	
M06	A	3'-0"	7'-9 1/2"	1 3/4"	WD	WD-1		HM	P-01	5/A9.7.1	6/A9.7.1	7/A9.7.1	24		M06	MOTHER'S ROOM	1, 2
M07	A	3'-0"	7'-9 1/2"	1 3/4"	WD	WD-1		HM	P-01	5/A9.7.1	6/A9.7.1	7/A9.7.1	17		M07	STAFF GNRR	1, 2
M08	A	3'-0"	7'-9 1/2"	1 3/4"	WD	WD-1		HM	P-01	5/A9.7.1	6/A9.7.1	7/A9.7.1	12				
O107	F	5'-0"	5'-0"	5/16"	STL		N.A.	STL	P-01	16/A9.7.1	20/A9.7.1	16/A9.7.1		NR	M01	PHARMACY	11
UPPER LEVEL																	
200	C	3'-6"	7'-11 1/4"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	30		ST2	STAIR 2	
202	C	3'-2 1/4"	7'-11 1/4"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	29		202	LARGE CONFERENCE ROOM	
202A	C	3'-2 1/4"	7'-11 1/4"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	29		202	LARGE CONFERENCE ROOM	
204	E	3'-2"	7'-11 1/4"	1 1/2"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	38		204	OFFICE	
205	E	3'-3"	7'-11 1/4"	1 1/2"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	38		205	OFFICE	
206	A	3'-0"	7'-11 1/2"	1 3/4"	WD	WD-1		AL	ANOD-1	5/A9.7.1	6/A9.7.1	7/A9.7.1	14		206	STORAGE	2
207	C	3'-4 3/4"	7'-11 1/4"	1 3/4"	AL	ANOD-1	GL-1	AL	ANOD-1	18/A9.7.1		18/A9.7.1	31		ST1	STAIR 1	
208	A	3'-0"	7'-0"	1 3/4"	HM	P-01		HM	P-01	5/A9.7.1 SIM	6/A9.7.1 SIM	7/A9.7.1 SIM	21		ROOF	ROOF	9, 15

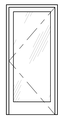
DOOR TYPES



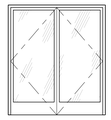
TYPE A
SINGLE FLUSH SWING



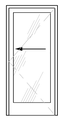
TYPE B
DOUBLE FLUSH SWING



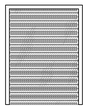
TYPE C
SINGLE SWING WITH FULL LITE



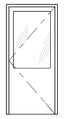
TYPE D
DOUBLE SWING WITH FULL LITE



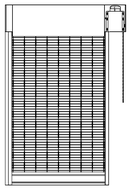
TYPE E
SINGLE SLIDING GLASS DOOR



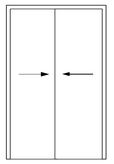
TYPE F
ROLL DOWN PERFORATED SLAT DOOR



TYPE G
SINGLE FLUSH SWING WITH HALF VISION PANEL

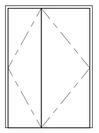


TYPE H
ROLL DOWN GRILLES
OVERHEAD DOOR
RSX MOTOR OPERATED OVERHEAD ROLLING GRILLES
MODEL 670 ALUMINUM SECURITY GRILLE
STRAIGHT LATTICE PATTERN



TYPE I
DOUBLE SLIDING DOOR

TYPE J
EXISTING GARAGE ROLL-UP DOOR



TYPE K
DOUBLE UNEQUAL SWING

DOOR NOTES

1. ALL RATED DOORS TO RECEIVE SMOKE SEALS AND SMOKE GASKETS. PILE OR FELT SEALS ARE NOT ACCEPTABLE. REFER TO SPECIFICATIONS SECTION 08 71 00.
2. THE MAXIMUM TRANSMITTED TEMPERATURE RISE FOR FIRE DOORS IN EXIT ENCLOSURES SHALL NOT EXCEED 450°F ABOVE AMBIENT AT THE END OF A 30-MINUTE FIRE EXPOSURE, IN ACCORDANCE WITH CBC 716.2.2.3 AND APPLICABLE UL 10C / NFPA 252 TEST STANDARDS. REFER TO SPECIFICATION SECTION 08 11 00.
3. DOOR HARDWARE SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 1010.2: "EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT."
4. DOOR OPERATING FORCE SHALL COMPLY WITH CBC 11B-404.2.9, NOT EXCEEDING 5 LBF FOR BOTH INTERIOR AND EXTERIOR MANUAL HINGED DOORS, AND FIRE DOORS SHALL NOT EXCEED 15 POUNDS (CBC 11B-404.2.9).
5. DOOR OPERATING DEVICES SHALL BE INSTALLED BETWEEN 34" MINIMUM AND 44" MAXIMUM ABOVE THE FINISHED FLOOR PER CBC 11B-404.2.7.
6. PROVIDE 10" HIGH KICKPLATE AT GLAZED SWINGING DOORS IN ACCORDANCE WITH CBC 11B ACCESSIBILITY REQUIREMENTS.
7. CARD READERS AT STAIRWELL SHALL BE DEACTIVATED AND UNLOCK DOORS UNDER BUILDING ALARM CONDITIONS.

DOOR REMARKS

1. SELF-CLOSING DEVICE ON DOOR
2. 3/4" UNDERCUT
3. GC TO VERIFY THAT THE DIMENSION FROM TOP OF FINISHED FLOOR TO BOTTOM OF VISION GLASS ON EXISTING DOOR DOES NOT EXCEED 43". IF NONCOMPLIANT, REPLACE WITH NEW COMPLIANT DOOR AS REQUIRED.
4. (E) GARAGE DOOR
5. SELF-CLOSING DOOR (COORDINATE WITH DOOR HARDWARE GROUP IN 100% CD)
6. TOTAL DOOR SYSTEM
7. HOLD OPEN DOOR
8. (1) 36" WIDE LEAF WITH 32" MIN CLEARANCE, SEE PLAN
9. REPLACE WITH (N) HM DOOR AND DOOR HARDWARE, REPAINT FRAME
10. SLIDING DOOR TO BE EQUIPPED WITH LOCKING HARDWARE.
11. OVERHEAD DOOR TO BE AUTOMATED AND CONTROLLED BY A PUSH BUTTON.
12. OVERHEAD DOOR TO BE MANUALLY OPERATED WITH A REACH POLE.
13. GC TO VERIFY EXISTING DOOR COMPLIES WITH REQUIRED 45-MINUTE FIRE RATING; REPLACE DOOR IF NONCOMPLIANT.
14. AUTOMATIC DOOR OPENER AND CLOSER WITH WAVE PLATE TOUCHLESS ACTUATOR
15. MATCH EXISTING DOOR HEIGHT. VIF

MATERIAL LEGEND

FOR FULL SCHEDULE SEE ---

AL	ALUMINUM
GL	GLASS
GL-1	N.R., CLEAR TEMPERED GLASS
HC	HOLLOW CORE, FLUSH WOOD DOOR, PAINT-GRADE
HM	HOLLOW METAL DOOR
SC	SOLID CORE, FLUSH WOOD DOOR, PAINT-GRADE
STL	STEEL
WD	WOOD
ANOD-1	CLEAR ANODIZED, CLASS 1
P-X	PAINT, SEE FINISH SCHEDULE FOR PAINT COLOR AND TYPE.
XP-1	EXTERIOR PAINT, SEE SHEET NOTE 6/A3.1.1
XP-2	EXTERIOR PAINT, SEE SHEET NOTE 21/A3.1.1

FOR FULL SCHEDULE SEE ---

RELATED SPECIFICATION SECTIONS

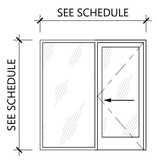
SEE ---

GLASS INTERIOR WALL SCHEDULE

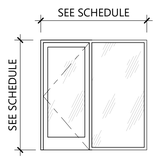
GLASS INTERIOR WALL SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	GLAZING TYPE	FINISH	HEAD	JAMB	SILL	ROOM #	ROOM NAME	COMMENTS
GP1	A	6'-10"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	M02	OFFICE	
GP2	B	4'-7"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	M05	STAFF BREAK ROOM	
GP3	B	6'-2"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	103	IDT/INTAKE ROOM	
GP4	E	11'-1"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	104	LOBBY	
GP5	B	7'-10"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	108	PT/OT ROOM	
GP6	C	7'-10"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	108	PT/OT ROOM	
GP7	B	11'-0"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	118	MULTI-PURPOSE CONSULTATION ROOM LARGE	
GP8	B	7'-0"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	ST2	STAIR 2	
GP9	D	26'-0"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	202	LARGE CONFERENCE ROOM	
GP10	A	9'-0"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	204	OFFICE	
GP11	A	9'-0"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	205	OFFICE	
GP12	F	8'-5"	8'-0"	GL-1	ANOD-1	1,7/A9.6.1		1,7/A9.6.1	ST1	STAIR 1	
GP13	G	5'-0"	4'-0"	GL-1	ANOD-1				M01	PHARMACY	

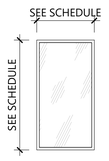
GLASS PARTITION SCHEDULE



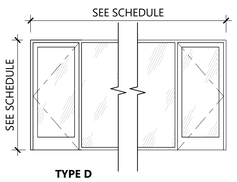
TYPE A
GLASS WALL WITH INTEGRATED SLIDING DOOR



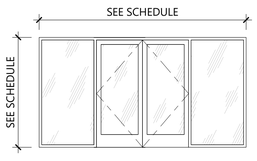
TYPE B
GLASS WALL WITH ONE SWING DOOR



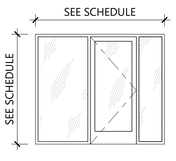
TYPE C
FIXED GLASS WALL (NO DOOR)



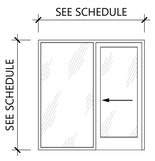
TYPE D
GLASS WALL WITH DOUBLE SWING DOORS



TYPE E
GLASS WALL WITH INTEGRATED DOUBLE SWING DOOR



TYPE F
GLASS WALLS WITH SWING DOOR



TYPE G
SLIDING WINDOW

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL,
SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
C	24 APR 26	BUILDING PC RESPONSE 1
D	24 APR 26	DESIGN REVISIONS 2
G	08 MAY 26	100% CD SET
H	22 MAY 26	BUILDING PC RESPONSE 2

Project **60526**

Scale **As indicated**

Drawing Title **DOOR SCHEDULE, INTERIOR GLASS PARTITION SCHEDULE, AND TYPES**

Drawing No. **A10.1.1**

5/27/2026 1:22:16 PM Author / Checker Autodesk Docs://NEMS/A_MBH 60526 NEMS PACE CENTER B2S_CENTRAL.rvt

PLUMBING FIXTURE SCHEDULE (PX)

TAG	DESCRIPTION	MANUFACTURER	MODEL/FINISH	ACCESSORIES	COMMENTS
P1	GEOMETRIC TOUCHLESS DM FAUCET	KOHLER	K-7516-CP		ADA COMPLIANCE. PROVIDE WITH AERATED STREAM, 0.5 GPM AERATOR
P2	DAYTON STAINLESS STEEL 25" X 22" X 5-3/8" SINGLE BOWL DROP-IN SINK	ELKAY	GE12522		
P3	LADENA UNDERCOUNTER LAVATORY, 18IN X 12IN	KOHLER	K-2214		WHITE, SINGLE HOLE.
P4	COMMERCIAL FLUSHOMETER ULTRA-HIGH EFFICIENCY TOILET, 1.28/.8 GPF, ELONGATED BOWL	DURAVIT	2576092092		CARRIER FRAME WITH 1.28 GPF & 0.8 GPF SIGMA CONCEALED TANK
P5	ELKAY LUSTERTONE CLASSIC STAINLESS STEEL 23-1/2" X 18-1/4" X 5-3/8" SINGLE BOWL UNDERMOUNT ADA SINK W/PERFECT DRAIN	ELKAY	ELUHAD211555PD		
P7	MOP SINK FLOOR MOUNT	FLORESTONE	MSR-2424		
P8a	FILLMASTER FILTER FAUCET	FILLMASTER	4000 SERIES		PROVIDE WITH FILLMASTER 4000 FAUCET H20" x W6.5" X D4.8"
P8b	FILLMASTER FILTER DISPENSER	FILLMASTER	4000 SERIES		
P8c	FILLMASTER WATER TANK	FILLMASTER	4000 SERIES		
P9	HIGH-EDDICIENCY URINAL, WASHOUT, WALL-HUNG, 0.125 GPF TO 1.0 GPF, TOP SPUD	KOHLER	BARDON K-4991-ET		
P10	BI-LEVEL WITH BOTTLE FILLER - FILTERED, NON REFRIGERATED, STAINLESS STEEL	ELKAY	LZSTL8WSSP		
P11	ELKAY LUSTERTONE CLASSIC STAINLESS STEEL 30-1/2" X 18-1/2" X 5-3/8" SINGLE BOWL UNDERMOUNT ADA SINK W/PERFECT DRAIN	ELKAY	ELUHAD281655PD		
P12	SINGLE HOLE PULL DOWN KITCHEN FAUCET, 1.5 GPM	MOEN	CIA 7622/CHROME		ADA COMPLIANT
P13	SMART SHOWER 4-OUTLET SHOWER CONTROLLER	MOEN	TS3304TB		PROVIDE MOEN SMART SHOWER 4-OUTLET SHOWER VALVE S3104
P14	INSTANT HOT COLD FILTER MODERN STYLE 3032 FAUCET CHROME	INSINKERATOR	3010		PROVIDE WITH HC1300C INSTANT HOT WATER DISPENSRE SYSTEM WITH 2/3 GALLON TANK. PROVIDE WITH INSINKERATOR F-3000 PREMIUM FILTRATION SYSTEM.
P15	SIGMA80 DUAL-FLUSH PLATES	GEBERIT	116.090.SM.6		<varies>
P16	ECO POWER HIGH-EFFICIENCY URINAL FLUSH VALVE 4"X4" -0.125 GPF (V.B. SET) (BACK SPUD)	TOTO	TEU3UA11#SS		
P17	SHOWER VALVE, HANDHELD SHOWER, OVERHEAD SHOWER, AND (2) BODY SPRAYS	MOEN	S3104, 5223EGBM17, S1002, (2) A501 SERIES		
P18	MONTERREY TWO-HANDLE CENTERSET LAVATORY FAUCET WITH LAMINAR FLOW IN BASE OF SPOUT	AMERICAN STANDARD	7500.180 CENTERSET LAVATORY		
P19	P-TRAP	N/A	N/A		
P20	1.5 GPM LAMINAR SPRAY (ETF-687), BATTERY POWERED, GOOSENECK SPOUT	SLOAN	OPTIMA PLUS EBF-750 FAUCET		ADA COMPLIANCE
P21	PANTRY SINK | STAINLESS STEEL DROP-IN 1-COMPARTMENT SINK	ADVANCE TABCO	DI-1-2812		28"WX20"D, 12" DEEP SINK BOWL, INCLUDES: DECK MOUNTED 12" SWING SPOUT FAUCET (K-53) AND BASKET DRAIN, 18 GAUGE 304 SS, NSF
P22	HAND-WASH SINK | STAINLESS STEEL DROP-IN 1-COMPARTMENT SINK	ADVANCE TABCO	DI-1-10SP-EC-X		10:WX14"D, 10" DEEP BOWL, INCLUDES: DECK MOUNTED GOOSENECK FAUCET,BASKET DRAIN, NSF
P23	DECK MOUNTED AUTOFLOW 90 DEGREE SWIVEL EMERGENCY EYE/FACE WASH UNIT	GUARDIAN CORP	G1899		
P25	UNDERCOUNTER DISHWASHER	JACKSON WWS	DISHSTAR LT		PANTRY
P26	3 COMPARTMENT SINK W/ 18"L x 18"W BOWL, 12" DEEP	ADVANCE TABCO	FE-3-1812-18RLX		

RESTROOM ACCESSORIES SCHEDULE (ACX)

TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
R1	SENSOR ACTIVATED ELECTONIC SOAP DISPENSER	SLOAN	ESD-500	
R2	BOBRICK B-5806X36 STRAIGHT GRAB BAR	BOBRICK	B-5806x36	
R3	BOBRICK B-5806X42 STRAIGHT GRAB BAR	BOBRICK	B-5806x42	
R4	TRIMLINE RECESSED MOUNTED WARM AIR HAND DRYER	BOBRICK	B-3725	
R5	REVERSIBLE FOLDING SHOWER SEAT	BOBRICK	B-5181	IVORY PHENOLIC AND SATIN FINISH
R8	COVERLESS TOILET SEAT	GEBERIT	111.902.00.5	COTTON WHITE
R9	RECESSED TOILET SEAT-COVER DISPENSER, WASTE DISPOSAL, AND TOILET TISSUE DISPENSER (RIGHT)	BOBRICK	B-3092	
R10	RECESSED TOILET SEAT-COVER DISPENSER, WASTE DISPOSAL, AND TOILET TISSUE DISPENSER (LEFT)	BOBRICK	B-3091	
R11	TOILET SEAT-COVER DISPENSER, WASTE DISPOSAL, AND TOILET TISSUE DISPENSER (LEFT)	BOBRICK	B-30919	
R12	TOILET SEAT-COVER DISPENSER, WASTE DISPOSAL, AND TOILET TISSUE DISPENSER (RIGHT)	BOBRICK	B-30929	
R13	RECESSED COMBINATION TOWEL AND WASTE UNIT	BOBRICK	B-43944	
R14	90 DEGREE CHROME SINGLE ROBE HOOK	MOEN	YB8803	
R15	BABY CHANGING STATION, HORIZONTAL - STAINLESS STEEL, RECESSED	AMERICAN SPECIALTIES, INC.	9018	SATIN STAINLESS STEEL
R16	RECESSED PAPER TOWEL DISPENSER	BOBRICK	B-359 CLASSIC SERIES	IN PHARMACY AND NUSING STATION

EQUIPMENT/APPLIANCE SCHEDULE (EQX)

NOTE: UNLESS NOTED IN RESPONSIBILITY COLUMNS, ALL EQUIPMENT TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

TAG	DESCRIPTION	MFR.	MODEL	COMMENTS	RESPONSIBILITY			
					CFCI	OFVI/ OFOI	OFCI	OFOI
EQ2	FOOD WARMER, GST-3WE-NG THREE PAN OPEN WELL NATURAL GAS STEAM TABLE WITH UNDERSHELF	SERVIT	423GST3WENG		•			
EQ3	REACH-IN GLASS SWING DOOR STAINLESS STEEL FREEZER WITH HYDROCARBON REFRIGERANT--FRAMED GLASS DOOR VERSION 01	TRUE	TS-49FG-HC--FGD01		•			
EQ4	REACH-IN GLASS SWING DOOR REFRIGERATOR WITH HYDROCARBON REFRIGERANT--FRAMED GLASS DOOR VERSION 01	TRUE	T-35G-HC--FGD01		•			
EQ5	MICROWAVE	PANASONIC	NE-1054F	LOCATED IN PANTRY				•
EQ6	MICROWAVE	PANASONIC	NN-SN96JS	LOCATED IN BREAKROOM				
EQ20	PHARMACY - SYNMED XF	SYNERGY MEDICAL BRG INC.	XF	WITH PRE-VERIFICATION WORKSTATION		•		
EQ21	PHARMACY - SLIMLINE GONDOLA 48"Wx18"Dx84"H (EXACT DIM TO BE PROVIDED BY UNIWEB)	UNIWEB	CUSTOM	CONTACT: TOM BREEN | UNIWEB INC. | 951.733.9813 | tbreen@uniwebinc.com		•		
EQ23	PHARMACY - IPR 120-GX	HELMER SCIENTIFIC	IPR 120-GX					•
EQ24	PHARMACY - CII CABINET	TBD	CUSTOM	LOCATED INSIDE STORAGE			•	
EQ30	DOCUMENT SHREDDING BOX							•
EQ32	BLACK AND WHITE LASER MULTIFUNCTION PRINTER	RICOH	MP 501SPF			•		
EQ33	FRONT LOAD PERFECT STEAM ELECTRIC DRYER	ELECTROLUX	ELFE7637AT	PROVIDE STACKING KIT, TITANIUM FINISH	•			
EQ34	FRONT LOAD PERFECT STEAM WASHER	ELECTROLUX	ELFW7637AT	PROVIDE STACKING KIT, TITANIUM FINISH	•			
EQ35	2 DRAWER REFRIGERATOR FREEZER	SUMMIT	ADRF244	ADA HEIGHT, REFRIGERATOR WITH FREEZER, INDOOR, STAINLESS STEEL	•			
EQ39	WHEEL CHAIR SCALE	DETECTO	7550				•	
EQ40	STANDARD DUTY WALL MOUNTED WORKSTATION	MIDMARK	6282	THIS WALL MOUNTED WORKSTATION IS DESIGNED WITH INDEPENDENT HEIGHT ADJUSTMENT FOR STANDARD PC BASED TECHNOLOGY COMPONENTS. GC TO PROVIDE BACKING				•
EQ41	MIDMARK 626 BARRIER-FREE POWER EXAMINATION TABLE	MIDMARK	MIDMARK 626	PROVIDE TV MOUNTING DEVICE		•		
EQ42	EXAM BED	TBD	TBD					•
EQ43	MEDICAL VITALS MONITOR	TBD	TBD					•
EQ44	MEDICAL INSTRUMENTS PANEL	TBD	TBD					•
EQ45	VALUE SERIES ADJUSTABLE STOOL	MIDMARK	RITTER 270					•
EQ46	DIGITAL WEIGHT SCALE	TBD	TBD					•
EQ47	43" INCH QLED 4K TV	SAMSUNG	QN43Q8F					•
EQ48	TV MOUNT, FULL MOTION BRACKET (EXAM ROOM)	MONTEK	43-90 INCH LOW PROFILE FULL MOTION BRACKET WITH TILT	GC TO PROVIDE BACKING				•
EQ51	100 INCH QNED TV	LG	100QNED85AU					•
EQ52	FLATSCREEN LCD MONITOR (PHARMACY)	SAMSUNG	32" QLED Q8F TV					•
EQ53	DPI BOX	TBD	TBD					•
EQ54	FLATSCREEN LCD MONITOR (STAFF BREAK ROOM)	TBD	TBD					•
EQ55	FISHER & PAYKEL SERIES 7 PROFESSIONAL SERIES RF170WLHJX1	SAMSUNG	65" QLED Q8F TV					•
EQ56	50" QLED TV (PHARMACY HALLWAY)	SAMSUNG	50" QLED Q8F TV	WITH PORTRAIT MOUNT				•
EQ57	75" QLED TV (UPPER LEVEL CONF ROOM)	SAMSUNG	75" QLED Q8F TV	WALL MOUNT				•
EQ60	KWIKTRAK CEILING LIFT SYSTEM	ARJO	KWIKTRACK TRACK SOLUTION		•			
EQ80	BIKE RACK	FIXATION	BIKE TRAC 6003T	FOLLOW MANUFACTURER'S INSTRUCTION FOR SPACE REQUIREMENT	•			
EQ81	PARALLEL BARS 10'	CLINTON INDUSTRIES	MODEL #3-2106	PLATFORM-MOUNTED, HEAVY-DUTY, PARALLEL BARS			•	
EQ82	TOTAL BODY EXCERISER BICYLE	MCKESSON	SCI-FIT PRO 2				•	
EQ83	RECUMBENT STEPPER	SCIFIT	STEP ONE				•	
EQ84	BARIATRIC TREATMENT TABLE	CLINTON INDUSTRIES, INC	600 LB CAPACITY	ALL TABLES NEED A WIDTH OF 40 INCHES MINIMUM				•
EQ85	BARIATRIC TREATMENT TABLE	CLINTON INDUSTRIES, INC	EXTRA WIDE POWER HEIGHT	ALL TABLES NEED A WIDTH OF 40 INCHES MINIMUM				•
EQ86	TRAINING STARICASE	PIVOTAL HEALTH SOLUTION STRAIGHT	CLASSIC 56L X 34 W INCH	BIRCHWOOD				•
EQ87	MOBILE MIRROR WITH CUFF WEIGHT RACK	CLINTON INDUSTRIES, INC	6210-9	MAPLE LAMINATE | 31 1/2" x 20 1/2" x 75 3/4"				•
EQ88	HAND THERAPY TABLE							•
EQ89	PULLEY SYSTEM	PATTERSON MED (SAMMONS PRESTON)	A873511	2-3 SYSTEMS (DEPENDENT UPON SPACE-NEEDS TO BE WALL MOUNTED)			•	
EQ90	RECESSED FIRE EXTINGUISHER CABINET	JL ACADEMY	1022V10A		•			
EQ91	AIR CURTAIN	BERNER INTERNATIONAL	ARD12-4144A	AIR CURTAIN AT MAIN ENTRY	•			
EQ92	ELECTRIC FLOOR HEATING SYSTEM	NUHEAT	H59308					
EQ93	GARBAGE DISPOSAL	INSINKERATOR	CONTRACTOR 333	3/4 HP, 120V-1HP, MANUAL SWITCH	•			
EQ95	WANDERGUARD BLUE DOOR CONTROLLER	SECURITAS HEALTHCARE						
EQ96	ELECTRIC CEILING HEATING SYSTEM	QMARK MEP	CP371F	WHITE	•			
EQ98	STORAGE SHELVING	HUSKY	N2W902490W5B	LOCATE INSIDE STORAGE | BLACK 90W x 90H x 24D	•			
EQ99	ASSISTIVE LISTENING DEVICE	LISTEN TECHNOLOGIE	LP-4VP-072-01		•			

FINISH SCHEDULE + NOTES (XX)

1 PROVIDE ALL PRODUCTS, MATERIALS, FIXTURES, AND FINISHES AS SPECIFIED. ALTERNATES, SUBSTITUTIONS, AND/OR DEVIATIONS SHALL NOT BE ORDERED OR FABRICATED WITHOUT WRITTEN APPROVAL, IN ACCORDANCE WITH SPECIFICATION SECTION 01 63 00. REFER TO SPECIFICATION FOR SUBSTITUTION REQUEST PROCEDURES.

TAG	MANUFACTURER	MODEL	COLOR / FINISH	CONTACT	COMMENTS
ACOUSTIC CEILING TREATMENT					
ACT-01	USG - (E) 2'x4' ACOUSTICAL CEILING TILE	USG 3200 VINYL FACED	WHITE		(E) ACT. DONN DXACE NON GASKETED GRID, AT PANTRY, CLINICS
ACT-02	ARMSTRONG - (E) 2'x4' ACOUSTICAL CEILING TILE	ARMSTRONG, ULTIMA	WHITE	PRISCILLA SANTOS | ARMSTRONG | 415.517.7941 | PSANTOS@ARMSTRONG.COM	(E) ACT. 9/16" GRID, AT STAIRS, PHARMACY, PT/OT ROOM, UPPER LEVEL OFFICE
ACT-03	USG - GYP DRYWALL CEILING	ENSEMBLE ACOUSTICAL DRYWALL, ENSPNL112_4ST	FLAT WHITE 050		ASTM E84 CLASS A
ACT-04	USG - ACOUSTIC BAFFLES	CEILINGS PLUS BARZ, SC2179	BLONDE TEAK S-21		ASTM E84 CLASS A | ULTRASORB NATURAL FIBER INSULATION B103004 - 1"X 3" (4" O.C.)
ACT-05	USG - 4'x4'x1" ACT	HALCYON LARGE SIZE ACOUSTIC PANELS, CLIMAPLUS PERFORMANCE 98445 ENSPNL112 4ST	FLAT WHITE 050	RHONDA WILHITE | 480-495-0225 | rhwilhite@usg.com	UC CLASS A, DONN IDENTITEE DXI FINELINE DOUBLE 1/8" REVEAL ACOUSTICL SUSPENSION SYSTEM, FL(FINELINE) EDGE, M7 WALL ANGLE, WASHABLE PER ASTM D4828
ACOUSTIC PANEL					
AP-01	NAVY ISLAND	SOUNDPLY D35500	USE WD-01	JULIA MERKLE | 651-583-6772 | julia.merkle@navyisland.com	SIZE: 1" D. INSTALLATION: SURFACE MOUNT Z-CLIPS AT ACCENT WALL, MANUFACTURER'S RECOMMENDATION AT SERVICE COUNTER
AP-02	UNIKA VAEV	ECOUSTIC WALLCOVERING	LOOP OCHRE ON NATURAL	CHRISTIAN JONES | 925-216-1925 | christian@linkedreps.com	SIZE: 0.98" THICK x 3'-11 8/5" MAX WIDTH x 9' MAX HEIGHT. INSTALLATION: SURFACE MOUNT Z-CLIPS AT ACCENT WALL, MANUFACTURER'S RECOMMENDATION
CARPET					
CPT-01	MOHAWK GROUP	DATA TIDE, BIOME GT456	947 COASTLINE		12"X36", BRICK ASHLAR, ASTM E648 CRITICAL RADIANT FLUX - CLASS 1, ASTM E662 SMOKE DENSITY <450
DECORATIVE METAL PANEL					
MTL-01	ARTISAN PANELS	227 REFLECTION, 1/4" THICK ALUMINUM	SEMI GLOSS BLACK T002-BK08	MARK TIERHEIMER | ARTISAN PANELS, INC. 714-351-3234 | mark@artisanpanels.com	HIDDEN STANDOFFS WITH TAB MOUNTS, SEE DETAIL 3, 4/A9.3.1 FOR PANEL SIZE AND LOCATION
PAINT					
P-01	BENJAMIN MOORE	OC-149	DECORATOR'S WHITE/ EGGSHELL TYP.		FLAT AT CEILING, SEMI-GLOSS IN RESTROOMS
P-02	BENJAMIN MOORE	OC-28	COLLINGWOOD / EGGSHELL TYP.		
RESILIENT FLOORING/URETHANE CEMENT FLOORING					
RF-01	GERFLOR	MIPOLAM SYMBIOZ Z669	6039 PEBBLE		0.08" THICK, 6.56' WIDE, 66' LONG, GLUE DOWN, FINISH PER MANUFACTURER RECOMMENDATION
RF-03	SIKAFLOOR	SIKAFLOOR 521 POLYASPARTIC COATING OVER SIKA UCRETE HS24 NA SELF LEVELING POLYURETHANE CEMENTITIOUS SLURRY	RAL 7012 BASALT GRAY	ROBERT CHANDLER | SIKA CORP 619.889.9658 | RCHANDLER.ROBERT@US.SIKA.COM	WITH INTEGRATED 6" COVE BASE AT PARTITIONS AND MILLWORK
RUBBER FLOORING					
R-01	ZANDU	SUSTAIN CORK RUBBER FLOORING	STERLING/Z204		SIZE: 38"x38"x9.00MM. INSTALLATION: MANUFACTURER'S RECOMMENDATION
SOLID SURFACE					
SS-01	CAESARSTONE	QUARTZ SOLID SURFACE	6600 NOUGAT - POLISHED		30MM/3CM
TERAZZO FLOORING					
TZ-01	TERROXY	TERRAZZO FLOOR #15242-1	HIGH GLOSS	STEVEN FUJII | TERRAZZO AND MARBLE SUPPLY | 415.840.4687 sfujii@tmsupply.com	3/8" THICK, POUR IN PLACE. DCOF TO BE 0.42 MIN
TZ-03	TERROXY	TERRAZZO FLOOR #15315-1	HIGH GLOSS	STEVEN FUJII | TERRAZZO AND MARBLE SUPPLY | 415.840.4687 sfujii@tmsupply.com	3/8" THICK, POUR IN PLACE. DCOF TO BE 0.42 MIN
TILE					
T-01	FIRECLAY TILE - WALL TILE	PICKET BRAID MOSAIC	CALCITE(50%), FELDSPAR(32%), DOLOMITE(18%)	BRITTANY MOHAMMED | FIRE CLAY TILE | 415.843.5344 | BMOHAMMED@FIRECLAYTILE.COM	SIZE: PICKET 3 7/8" x 9 7/8". INSTALLATION: PICKET BRAID PATTERN, SEE 2/A9.3.1. TCNA: W244. GROUT: CUSTOM BUILDING PRODUCTS, #10 ANTIQUE WHITE, UNSANDED
T-02	MOSA - WALL TILE	CORE COLLECTION TERA	200XV	ALEX RIVAS | CUSTOM BUILDING PRODUCTS | 562.598.6851 | EDER.RIVAS@QUIKRETE.COM	SIZE: 36"x36" INSTALLATION: GRID PATTERN TCNA: W244 GROUT: CUSTOM BUILDING PRODUCTS, #10 ANTIQUE WHITE, UNSANDED
T-03	BEDROSIANS - FLOOR TILE WITH 6"H x 12"W COVER BASE	METRO 2.0	NIGHTSKY	BEDROSIANS TILE & STONE | DORIS ZURLO | 408.210.5460 | doris.zurlo@bedrosians.com	SIZE: 24"x24" INSTALLATION: GRID PATTERN TCNA: W244 GROUT: CUSTOM BUILDING PRODUCTS, #10 ANTIQUE WHITE, UNSANDED
T-04	BEDROSIANS - WALL TILE	METRO 2.0	LONG ISLAND	BEDROSIANS TILE & STONE | DORIS ZURLO | 408.210.5460 | doris.zurlo@bedrosians.com	SIZE: 24"x24" INSTALLATION: GRID PATTERN TCNA: W244 GROUT: CUSTOM BUILDING PRODUCTS, #10 ANTIQUE WHITE, UNSANDED
TRANSITION					
TR-01	TERRAZZO & MARBLE SUPPLY CO.	HEAVY TOP 2 PIECE "L"	ZINC	STEVEN FUJII | TERRAZZO AND MARBLE SUPPLY | 415.840.4687 sfujii@tmsupply.com	SIZE: 3/8" X 1/8"
TR-02	TERRAZZO & MARBLE SUPPLY CO.	HEAVY TOP 2 PIECE "L"	ZINC	STEVEN FUJII | TERRAZZO AND MARBLE SUPPLY | 415.840.4687 sfujii@tmsupply.com	SIZE: 3/8" X 1/8"
TR-03	TERRAZZO & MARBLE SUPPLY CO.			STEVEN FUJII | TERRAZZO AND MARBLE SUPPLY | 415.840.4687 sfujii@tmsupply.com	SEE MANUFACTURER RECOMMENDATIONS AND DETAILS
TR-04	SCHLUTER	RENO-U OR EQUIVALENT	BRUSHED STAINLESS STEEL		(N) TERRAZZO FLOORING TO (N) TILE FLOORING
TR-05	SCHLUTER	SCHIENE OR EQUIVALENT	BRUSHED STAINLESS STEEL		(N) RESILIENT FLOORING TO (N) CARPET FLOORING
TR-07	TERRAZZO & MARBLE SUPPLY CO.	HEAVY TOP 2 PIECE "L", 3/8" X 1/8"	ZINC	STEVEN FUJII | TERRAZZO AND MARBLE SUPPLY | 415.840.4687 sfujii@tmsupply.com	(N) TERRAZZO FLOORING TO (N) POLYURETHANE CEMENT
WALL BASE					
B-01	TERROXY	TERRAZZO FLOOR #15315-1	HIGH GLOSS	STEVEN FUJII | TERRAZZO AND MARBLE SUPPLY | 415.840.4687 sfujii@tmsupply.com	SIZE: 3/8" THICK INSTALLATION: POUR IN PLACE. 6" HIGH COVE BASE
B-02	ROPPE	RUBBER WALL BASE, ROLLED BASE	175 SLATE, 6"	OLAF VANLUENEN | 206-227-8035 | ovanluenen@roppe.com	STRAIGHT PROFILE, USE LONGEST POSSIBLE RUN
WALL COVERING					
FRP	MARLITE	STANDARD FRP	S-100G WHITE		4'x10' PANELS, PROVIDE SANI-SEAL TRIM AND CORNER GUARDS
WC-01	MOMENTUM	VANTAGE III ELVERUM	QUARTZITE		54" WIDTH, 0.34" THICK
WINDOW FILM					
WF-01	3M COMMERCIAL SOLUTIONS	SCOTCHCAL	BLACK		INSTALL PER MANUFACTURER. CERTIFIED EXTERIOR GRADE
WF-02	3M COMMERCIAL SOLUTIONS	FASARA	FROST MATTE SH2FNCR 1270 FINE CRYSTAL		FROST/MATTE
WOOD VENEER					
PL-01	LAMINART	3131	AMERICAN CHESTNUT		USE PL-01 INSTEAD OF WD-01 IN BACK OF HOUSE AREA IF THERE IS INSUFFICIENT STOCK
WD-01	ARCHITECTURAL WOOD VENEERS	TIGHT GRAIN TAUPE OAK	FLITCH #5265-3642	DAN TULLY | ARCHITECTURAL WOOD VENEERS | 312.330.8819 | DTULLY@ARCHVENEERS.COM	FSC CERTIFIED SUBSTRATE TO HAVE NO U.F., CALSS A FLAMESPREAD, ALL WOOD GRAIN ARE VERTICAL ORIENTED

LIGHTING FIXTURE SCHEDULE (LX)

NOTE: SALVAGE AND REUSE ALL (E) LIGHT FIXTURES. GC TO VERIFY QUANTITY PRIOR TO ORDER (N) LIGHT FIXTURES

TAG	DESCRIPTION	MANUFACTURER	MODEL	FINISH	CONTACT	COMMENTS
D3	FORTE ROUNDED RECTANGLE LIGHTED VANITY MIRROR 30"W x 42"H	SEURA	LMR-3000x4200-RR-FO-COB5-SR-ES-DM			
EX 1						
F1	RECESSED ROUND DOWNLIGHT - 4"Ø	LUMENWERX	VOILA 4": VO4RR-TRM-SW-OF-[MOUNTING]-UNV-20W-D1-VO4-SW-75-2-90-35-NA-VO4RRB-TRM-SDL-SR-TMW-TMW			
F1A	RECESSED ROUND DOWNLIGHT - 4"Ø, IP44	LUMENWERX	VOILA 4": VO4RR-TRM-SW-OF-[MOUNTING]-UNV-14W-D1-VO4-SW-75-2-90-35-NA-VO4RRB-TRM-SDL-SR-TMW-TMW			
F2	SUSPENDED LINEAR MULTI-CELL, 8 CELL - 2"W x 10"L	USAI	MICRO MULTI-CELL: MPD-08-27H1-35KH-50-BL-BL-PJ24-RM-PXC-24-BL-RPA-[DRIVER]-UNV-D6E			
F2B	SUSPENDED LINEAR MULTI-CELL, 12 CELL - 2"W x 15"L	USAI	MICRO MULTI-CELL: MPD-12-41H1-35KH-50-BL-BL-[LENGTH]-RM (FIXTURE), PXC-[LENGTH]-BL (STEM), RPA-01-41H1-UNV-D6E-[EMERGENCY TBD]			THE LENGTH IS 15 1/4"
F5	RECESSED 2'X4' TROFFER, LENSED	MATCH EXISTING	MATCH EXISTING OR SALVAGE AND REUSE			
L1-4	RECESSED DIRECT LENSED LINEAR - 4"W X 4'-0"L	FOCAL POINT	MATCH EXISTING OR SALVAGE AND REUSE			
L1-6	RECESSED DIRECT LENSED LINEAR - 4"W X 6'-0"L	FOCAL POINT	MATCH EXISTING OR SALVAGE AND REUSE			
L1-8	RECESSED DIRECT LENSED LINEAR - 4"W X 8'-0"L	FOCAL POINT	MATCH EXISTING OR SALVAGE AND REUSE			
L1-12	RECESSED DIRECT LENSED LINEAR - 4"W X 12'-0"L	FOCAL POINT	MATCH EXISTING OR SALVAGE AND REUSE			
L1-16	RECESSED DIRECT LENSED LINEAR - 4"W X 16'-0"L	FOCAL POINT	MATCH EXISTING OR SALVAGE AND REUSE			
L1-20	RECESSED DIRECT LENSED LINEAR - 4"W X 20'-0"L	FOCAL POINT	MATCH EXISTING OR SALVAGE AND REUSE			
L1A-8x20	RECESSED DIRECT LENSED LINEAR - 4"W PROFILE 8'-0"W X 20'-0"L RECTANGLE PATTERN	FOCAL POINT	SEEM 4: FSM4L-BW-875LF-935K-1C-UNV-L11-[GRID]-WH-8'-0"x20'-0" R			
L1A-32x32	RECESSED DIRECT LENSED LINEAR - 4"W PROFILE 32'-0"W X 32'-0"L RECTANGLE PATTERN	FOCAL POINT	SEEM 4: FSM4L-BW-875LF-935K-1C-UNV-L11-[GRID]-WH-32'-0"x32'-0" R			
L3	SUSPENDED LINEAR DIRECT/INDIRECT - 4"W X VARIOUS LENGTHS	FOCAL POINT	MATCH EXISTING OR SALVAGE AND REUSE			
L4	ARTWORK LIGHTING	WENDELIGHTING	WENLUX717ML-4000K-WHITE			
Z5	RECESSED PERIMETER COVE - 9"W	PRUDENTIAL	P59: P59-A9-LED27-MO-[LENGTH]-W-SC-UNV-[GRID]-DM01-[CONNECTOR/ENDS MOUNTING]			
Z6	LED TAPE LIGHTING	OPTIC ARTS	FLEXSTP-20-35-24-20-X W/96W COMPATIBLE POWER SUPPLY DRIVER			PROVIDE COMPATIBLE POWER SUPPLY DRIVER, 277V INPUT TO 24V OUTPUT TRANSFORMER. PROVIDE ANY ADDITIONAL ACCESSORIES AND CONNECTORS AS REQUIRED. 0-10V DIMMING DRIVER.

MBH ARCHITECTS
960 Atlantic Avenue
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

CITY'S ACCEPTANCE STAMP

LICENSED ARCHITECT KEVIN K. ALBOUGH C-17768 1.31.2027 RENEWAL STATE OF CALIFORNIA

NEMS NORTH EAST MEDICAL SERVICES

NEMS PACE CENTER

750 EL CAMINO REAL,
SAN BRUNO, CA 94066

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No.	Date	Issue
	27 FEB 26	PERMIT SET
	20 MAR 26	40% CD/ISSUE FOR BID
	30 MAR 26	HEALTH DEPT. REVIEW
C	24 APR 26	BUILDING PC RESPONSE 1
D	24 APR 26	DESIGN REVISIONS 2
E	05 MAY 26	HEALTH PC RESPONSE 1
F	05 MAY 26	DESIGN REVISIONS 3
G	08 MAY 26	100% CD SET

Project 60526

Scale

Drawing Title **SCHEDULES**

Drawing No.

A10.3.1

5/27/2026 1:22:20 PM Author / Checker Autodesk Docs://NEMS/A_MBH_60526_NEMS PACE CENTER_R25_CENTRAL.rvt

Operational narrative (updated 4.7.2026)

The facility at 750 El Camino Real is planned to operate as a Program of All-Inclusive Care for the Elderly (PACE) Center, which provides medical and social services to older adults aged 55+. We anticipate serving a census of 300 seniors with an average daily attendance of 30-40 participants per day at full capacity. Services will be provided at the PACE Center Monday to Friday 8:30am – 5:30pm. No one will be on-site outside operation hours.

The PACE program consists of an Interdisciplinary Provider Team including Primary care provider, Registered Nurse, Master's-level Social Worker, Physical Therapist, Occupational Therapist, Recreational Therapist, Dietitian, PACE Center Manager, Home Care Coordinator, Personal Care Attendant and a Driver.

Participants will be dropped off at the front entrance and transferred from the van and driver to the center support staff and other staff as assigned, who will check them in at the lobby. Almost all participants will be picked up and dropped off by our transportation team. Staff, visiting/prospective participants, and a small subset of participants will use regular parking spaces in the parking lot. Participants will complete all activities, appointments, and meals on the first floor (main level) only. Most activities will occur in the Day Care and Activity Area. Other services such as consultation, physical therapy, and personal care services will be completed with the participants as needed with designated staff and rooms on the first floor. Participants who are seeking medical services will be guided by staff to the appropriate medical staff in the medical wing on the first floor. The pharmacy will support the medical wing by providing medical staff with medication as necessary for participants. Medication will be brought to the staff by the pharmacy team and participants will not go to the pharmacy for medication.

WanderGuard, a patient safety system to prevent elopement of at-risk participants will be installed and active at designated exits to sound alarm only and prevent participants from wandering to the basement (lower level) floor, pharmacy, and second floor (upper level). All doors are unlocked to allow free egress in emergencies. Participants at the center are ambulatory, awake, and supervised at all times. Less than 50% of participants are mobility-impaired participants who use wheelchairs, walkers, and canes and will be assisted by staff during an evacuation.

Employees working onsite will be expected to be on the first floor with participants for a majority of their shift, with minimal time spent on the second floor provider pods and office area except for staff meetings. There will be approximately 36-40 employees working at the PACE Center, subject to changes in number based on census size.

We plan to have a minimum of 2-3 transportation vans and will reassess the number of transportation vans to fulfill the transportation demand at least once every quarter. For the transportation schedules, most transportation vans will arrive at the center between 9:00am-10:00am for drop-off, around 12:30pm-1:00pm for drop off and pick up, and again from 3:30pm – 4:00pm for pick up. After drop offs, vans will continue to be used to transport participants to and from outside medical appointments, make meal deliveries, pick up and drop off laundry, and other tasks as needed. Vans will not obstruct the main entry of the building. If a van is no longer needed, the van will return to the garage for cleaning and maintenance.

The facility will be kept clean, sanitary and safe at all times, including safe removal of all hazardous waste materials. The facility will be a small quantity generator with no acute hazardous waste materials. Any hazardous waste will be stored in enclosed containers in a lockable Waste Holding Room. The PACE center will contract with a licensed third-party vendor to pick up and remove hazardous waste to be processed off-site at least once a month. The center will have one medical oxygen tank of 25 FT3 volume secured in a stand, located in the Hospital Holding Room for emergency use. The oxygen tank will be maintained and refilled by a licensed third-party vendor. NEMS also maintains in-house policies for maintenance of the medical oxygen tank and adheres to OSHA compliance requirements.

Fire Safety and Fire Protection Narrative:

The existing building is of Type IIIB construction with concrete masonry unit (CMU) exterior walls. The facility is classified as I-4 (Adult Day Care), B (Business), and Clinic (OSHPD 3) occupancies. It is a non-residential, non-institutional facility with no sleeping accommodation or overnight stay.

Occupant loads are calculated in accordance with applicable codes and include 8 occupants at the lower level, 189 occupants at the main level, 31 occupants at the intermediate level, and 52 occupants at the upper level, for a total building occupant load of 280 occupants. Of the 189 occupants at the main level, 107 occupants are within the I-4 Adult Day Care area and 26 occupants are within the clinic area.

All participant areas are located on the main level and are provided with direct exits to the exterior parking lot at grade or access through a 1-hour fire resistance rated corridor leading to an exterior exit to the public right of way.

The building is fully protected by an automatic fire sprinkler system designed in accordance with NFPA 13, as well as a fire alarm system throughout the facility. The fire alarm system includes both audible and visual notification devices to provide occupant notification in the event of an emergency.

The main building entrance serves as the primary fire department access point. Fire department support features, including Knox Boxes, fire department connection (FDC), and fire risers, are provided in accordance with applicable code requirements. A fire command room is not required for this facility. The fire alarm control panel is located within the existing electrical room.

Attached please also find below NEMS policies which further outline the relevant procedures and responsibilities:

Exhibit 1. NEMS Fire Prevention Policy (12/29/2024)
Exhibit 2. NEMS Fire Emergency Procedures (Code Red) (12.27.2024)
Exhibit 3. NEMS Fire Drills Policy (12/29/2024)
Exhibit 4. NEMS Emergency Management Roster (4/7/2026)

TITLE: **FIRE PREVENTION POLICY**

PURPOSE: To ensure that NEMS employees are proactive in preventing fires from occurring at NEMS sites.

APPLICATION: All NEMS employees and facilities

POLICY AND PROCEDURES:

All NEMS employees shall:

1) Dispose of flammable rubbish, including oily or greasy rags, in closed metal containers away from possible source of fire.
2) Keep oxygen and other flammable gasses away from heat or ignition sources.
3) Will not handle hazardous materials/toxic chemicals/flammable gasses unless required by job. If so, do so equipped with appropriate training, proper PPE, and necessary safeguards.
4) Avoid overloading plugs/breakers. Use surge protectors whenever possible.
5) Do not use extension cords, except for strictly temporary conditions only when absolutely required. Extension cords should NEVER be connected to another extension cord.
6) Report all frayed, loose, or faulty wires to Facilities immediately for repair. Discontinue use until appliance is confirmed safe to use again.
7) Unplug approved Electrical Appliances at the end of every workday. Use of non-NEMS approved appliances at NEMS facilities is strictly prohibited.
8) Know the location of the nearest fire alarms, fire extinguishers, and emergency exits.
9) Never block doors or walkways especially egress doors and fire doors. The latter must be able to close in a fire emergency.
10) Do not run electrical cords, ropes, cables, or objects which may pose trip hazards across area where people may be expected to walk (i.e. aisles, walkways, corridors, passageways, staircases, etc.)
11) Keep all doors, windows, corridors, and fire escapes clear of furniture, equipment, and other obstacles. Do not over stack boxes, files, etc. which may topple and create a hazard/obstruction.
12) Maintain an 18-inch clearance between the ceiling and any shelves or stored materials.
13) Maintain a 36-inch clearance between any electrical or fire panel.
14) Participate in all required fire safety drills, exercises, trainings, and follow instructions.

Prepared By: Kathleen Sheung, Programs & Development Manager **Updated By:** Patrick Xu, Facilities Manager	**Approved and Electronically Signed by:** Patrick Xu, Facilities Manager Signed copy on file with NEMS Administration
References:	• Fire Prevention Policy 2008
History:	• Previous revisions: 02/15/2012 • Previous reviews: 10/27/2014
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TITLE: **FIRE EMERGENCY PROCEDURES (CODE RED)**

PURPOSE: To provide clear directions on how to handle fire emergencies.

APPLICATION: All NEMS employees and facilities

POLICY:

If You Find A Fire

1. Remain calm.
2. Initiate the "RACE" process:
    - **R**escue and **R**emove other people from the area.
    - **A**lert the building by pulling the nearest fire alarm. If the alarm does not work,
        i. Call 9-1-1 and report the fire. Speak calmly and clearly.
        ii. Activate the Emergency Response System on any Cisco phone.
            1. Dial the 'Emergency Response' button on top right.
            2. Follow instructions to announce, "CODE RED – in [insert specific floor/location]/ Please evacuate the building immediately."
    - **C**ontain fire if possible by closing doors and windows in the area.
    - **E**vacuate, and help others do the same.
3. Inform Floor Warden or Deputy Floor Warden of location and nature of fire through the emergency radio communications if possible.
4. Assume your emergency Fire Drill Roster role as practiced if safe to do so.

When The Fire Alarm Or "Code Red" Is Activated

1. Remain calm.
2. Await instructions from Floor Warden and Fire Roster staff.
3. Reassure and instruct patients.
4. Evacuate in an orderly fashion.
5. Prioritize personal safety before helping others.

Emergency Management Team

Operator (First Floor/Main Receptionist)

1. Call and inform site Safety Director/Incident Commander (SD/IC) that fire has been reported.
2. Inspect the main fire panel and note the origin of the fire (floor, room, etc.) if available.
3. Call that floor's designated Floor Warden and confirm status.
4. If **fire status cannot be confirmed**, listen for further instructions from the SD/IC, overhead Emergency Response System announcement, or fire alarm. Proceed to step 5 if any of the above confirms fire.
5. If **fire status is confirmed**, pull fire alarm immediately.
    a. If fire alarm does not sound, call 9-1-1 and calmly and clearly give the building's name, address, and cross streets to the operator:

Ex: *"This is North East Medical Services at 1520 Stockton Street between Union and Green. We have a fire in the building."*

NOTE: Fire Department is automatically alerted and will dispatch a fire truck within 3-5 minutes once fire alarm sounds. There is no need to call 9-1-1 unless fire alarm does not sound.

b. Confirm with First Floor's Floor Warden that elevators have been secured and make an announcement over the paging system as soon as possible:

"CODE RED – Please evacuate immediately. Elevators have been secured. Please do not use the elevators." [Repeat three (3) times.]

c. Proceed with "RACE" process.

6. If a **false alarm is confirmed**, await verification and instructions from Incident Commander. Then, proceed to make announcement:

"Attention staff, this is a false alarm." [Repeat three (3) times.]

Safety Director/Incident Commander:

1. Report to the Incident Command Center and establish communication with Floor Wardens on walkie-talkies.
2. Determine the seriousness and credibility of the situation quickly by paging and investigating.
3. If a false alarm or controlled fire is confirmed, instruct Front Desk Receptionist to make announcement on paging system to inform staff.
4. If a large and/or uncontrolled fire, initiate fire evacuation procedures:
    a. Pull fire alarm. If alarm does not sound, dial 9-1-1.
    b. Announcement on Emergency Response system for CODE RED.
    c. Begin "RACE" process and instruct Fire Roster staff to assume roles to facilitate evacuation.

Floor Wardens:

1. Report immediately to floor Command Station. Equip/power on walkie-talkie. Determine if fire originated from his/her floor.
2. The Front Desk Receptionist may call the Command Station of the floor or page the Floor Warden on walkie-talkie to confirm status. If fire or false alarm is confirmed on respective floor, inform the Front Desk Receptionist right away.
3. Establish communications on walkie-talkies with SD/IC and other wardens to report status and receive instructions.
4. Assure that all Fire Roster staff (searchers, monitors aides, etc.) are at their designated stations and on "ready standby."
5. Await further instructions from Safety Director on communications line and be prepared to evacuate.

Searchers, Exit/Stair Monitors, Handicap Aides:

1. Prepare yourself as necessary and go to position yourself at the assigned area.
2. Report status to Floor Warden.
3. Remain on "ready standby" at assigned station and await further instructions from Floor Warden.
4. Reassure patients and staff to stay calm.

Elevator Monitors:

1. First Floor elevator monitors will bring elevators to the ground floor, put them on hold and notify Floor Warden that the elevators have been secured.
2. Station self at elevators and inform patients and staff that elevators are being held on the ground floor until emergency situation has been cleared.

Code Blue Team:

1. Be on standby ready at designated station.
2. Have Emergency Box and other equipment ready.
3. Await instructions from Safety Director and respond as needed.

Prepared By: Kathleen Sheung, Programs & Development Manager **Updated by:** Vincent Wu, Safety Coordinator	**Approved and Electronically Signed By:** Patrick Xu, Facilities Supervisor Signed copy on file with NEMS Administration
References:	• 2005-2006 JCAHO Comprehensive Accreditation Manual for Ambulatory Care (CAMAC), Standards EC.5.10, EC.5.30, EC.5.40
History:	• Previous revisions: 07/15/2005 • Previous reviews: 10/27/2014
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TITLE: **CONDUCTING FIRE DRILLS**

PURPOSE: To prepare staff and patients for exiting a building during a fire or related building emergency.

APPLICATION:

POLICY:

All staff members occupying the building at the time of a fire drill must participate in the drill, vacate the building when the fire alarm signal is given, and not return until the "all clear" signal is given by the NEMS Safety Director, Safety Lead/Coordinator, or NEMS Incident Commander.

Fire drills will be planned and administered by the Safety Lead/Coordinator, Safety Director, and the Safety Committee.

PROCEDURES:

Conducting Fire Drills:

Initial Planning for Fire Drill

1. Set date/time of Fire Drill – it should coincide immediately before Clinic Meeting. There should not be any patients scheduled for the entirety of the drill.
2. Allow at least 20 minutes to perform fire drill.
3. Confirm key personnel are available to conduct drill (i.e., Fire Safety Director, Floor Wardens, etc.)

Preparation for Fire Drill

Notification of NEMS Staff – (1) email announcement weeks before, followed by (1) reminder email days before:

1. Email Memo Announcement to all building staff titled: Subject: "Fire Drill on _____"
2. "NEMS Fire Drill – Emergency Response Team" duty assignment sheet reflecting roles for each floor will be attached to email.
   Each Floor Warden or Department supervisor may request to revise/update the assigned staff by contacting safety@nems.org.
   If Floor Warden or Deputy Floor Wardens are both absent on day of Drill, ad hoc assignments will be made by the Fire Safety Director, Lead, or Coordinator. The same applies for all other roles on the Roster.
3. "NEMS Fire Drill – Staff Instructions" information sheet for staff.
4. "Fire Safety – Emergency Response Teams, Responsibilities and Duties" information sheet for staff.
5. Optional reference for detailed descriptions: "Fire Alarm Procedure – NEMS Emergency Plan"

1-2 Days before Fire Drill

1. Confirm receipt of and revise accordingly Emergency Response Team duty assignment updates from Floor Wardens, if any.
2. Print up "Fire Drill Sign-in Forms", for taking roll and distribute to each Floor Warden (this may also be done on the morning of the Drill at the staff meeting.)
3. Review duty assignment with Deputy Fire Safety Director or Safety Coordinator.
4. Make sure you have key to Fire Alarm panel (so you can open to reset alarm at the pull station as well as Central Fire Panel).

Morning of Fire Drill

1. Check weather status to determine if Fire Drill need to be cancelled for bad weather.
2. Call designated fire protection alarm company for the designated site performing the fire drill no later than the morning of the Fire Drill to advise them that NEMS Clinic will be having fire drill. They should not call the SF Fire Department when the NEMS fire alarm goes off.
3. Notify 1st Floor Front Desk Receptionist of Drill. The patient elevators should remain locked throughout the morning until the fire drill is finished to prevent patient access to the upper floors. Patient elevators do not need to be locked if the Fire Drill follows immediately after clinic closure-type meetings.
4. Verify the rally point, and the route there, is available and clear for NEMS staff.
5. Review Fire Drill scenario details with Floor Wardens and Roster staff and prepare equipment (walkie-talkie batteries, bullhorns, safety vests, stop signs, sign-in sheet clipboards/pens, etc.).

Conduct Fire Drill

1. Select alarm pull station to set off. Only use pull station that do not require glass rod to break to set off alarm.
2. Set a timer to determine, and later document, the duration of the fire drill.
3. Establish constant communication with Floor Wardens on walkie-talkies to ensure they are reporting the "all-clear" evacuation status of each floor.
4. Staff should be exiting facility in a calm and orderly manner and signing in on the "Fire Drill Sign-in Forms" with the Floor Warden at the rally point.
5. Once full evacuation is confirmed, reset alarm pull station and the Central Fire Panel at receptionist desk.
6. Provide the "all-clear" to NEMS staff at rally point to designate the completion of fire drill.
7. Begin re-populating the clinic building in an orderly fashion. Utilize both elevators and stairwells.

After the Fire Drill

1. Collect sign in sheets from Floor Wardens (staff may email forms to safety@nems.org in lieu of submitting hard copy).
2. Call designated fire protection alarm company and fire department to tell them the Fire Drill is over.
3. Document comments, observations, and conduct from NEMS staff about the fire drill by providing "Fire Drill – Staff Participation Report Form" to all building staff via email.

Prepared By: Kathleen Sheung **Updated By:** Patrick Xu, Facilities Manager	**Approved and Electronically Signed By:** Patrick Xu, Facilities Supervisor Signed copy on file with NEMS Administration
References:	• Fire Drill Procedures, 2002
History:	• Previous Revisions: 01/01/2002 • Previous Reviews: 11/2013
Disclaimer:	The policy and procedures (P&Ps) contained on the NEMS Sharepoint Intranet site supersede all previous editions. A policy statement is intended as high-level directives. Procedures, standards of operations, manuals or handbooks are resources to assist staff on how to implement a policy, and may not specify all circumstances to which they apply. Extenuating circumstances may necessitate adaption; please use professional judgment.

750 EL CAMINO EMERGENCY MANAGEMENT ROSTER

FLOOR NUMBER	FLOOR WARDEN	EXIT DOOR HOLDER/MONITOR	DISABLED AIDE	SEARCHER (Restrooms, Exam Rooms, Offices)	ELEVATOR MONITOR	STAIR MONITOR
1			**Wheelchair:**			
			Stryker:			
2			**Wheelchair:**			
			Stryker:			

STREET TRAFFIC MONITOR				
OUTSIDE MAIN DOORS				
STREET				

- **Please Note:** In the event of a real emergency, ALL STAFF who do not have assigned roles (including mock patients) should act as DISABLED AIDES.

1) Floor Wardens to retrieve radio and announce over the radio that an evacuation is taking place.

2) Searchers will search and tag the rooms delegated to them. After the rooms are searched and tagged, they are to communicate with the Exit Holder/Monitor or the Floor Warden that their rooms are evacuated completely.

3) Stair Monitors guide individuals to stairwells and direct them to use the right side for single-file movement. They ensure the stairwell remains clear of obstacles and make sure all stairway doors are closed after the last person evacuates the floor.

4) Elevator Monitors prevent the use of elevators during an emergency and directs individuals to the nearest stairwell.

750 EL CAMINO EMERGENCY MANAGEMENT ROSTER

5) Exit Holder/Monitors will communicate with the Floor Warden that the floor/building is clear.

6) Floor Wardens are to make the announcement over the radio that the floor/building is clear.

7) Disabled Aides communicate with disabled individuals if they can evacuate themselves or with assistance. Disabled Aides retrieve and assist individuals that require wheelchair/Stryker Chair assistance. They will guide disabled individuals to area of refuge if an evacuation chair is unavailable.

Evan Schieber

From: [redacted]
Sent: Friday, May 29, 2026 10:32 AM
To: Evan Schieber
Cc: [redacted]
Subject: 750 El Camino Real / AP: 020-126-220
Attachments: IMG_7153.jpeg; IMG_1389.jpeg; IMG_1344.jpeg; IMG_7101.jpeg; IMG_7112.jpeg

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi there,

I am writing in regards to the above-proposed project for the PACE medical facility (adult daycare center) that will be located at the above address. I am not able to attend the public hearing on June 4, 2026, at 4:30 pm, and was hoping to voice my concerns through this email.

Firstly, I am not totally opposed to the medical facility (adult day care center) opening, but I do have concerns with the following:

(1) *Placement of garbage bins.*
A. Where will the debris boxes and/or garbage containers be located?
B. Will they be stored in an enclosed area out of sight on their property, or
C. Will the 700 block of Hensley be used for their garbage storage and pickup location? If so, will they be in an enclosed area out of sight? Will they be placing them out early, i.e., 2-3 days in advance before the scheduled pickup?

Our street has issues with the shelter and their clients loitering, sleeping, camping out, and leaving litter and food containers on the sidewalk in the area behind Shell Gas station and sidewalk area behind 750 El Camino Real. Our neighborhood in the recent past has also had illegal dumping issues. Part of the concern is any debris boxes or garbage containers stored out on the sidewalk or out on the street may raise the risk or invite again illicit dumping activity.

The apartment complex has 5-7 large size debris boxes that they put out for pickup, and I can attest it truly has not been an ideal situation for our neighborhood. They put the containers out 1-2 days early before their scheduled pickup day (eye sore) and then they sit in the red zone in front of 2 fire hydrants, creating safety concerns. The containers overflow with garbage, which ends up in their overgrown weeds, or in the street/gutter, or sidewalk. Nobody from the building ever seems to clean up the excess litter either. Lastly, the apartment complex debris boxes are placed out ***before*** street cleaning, and the driver has to go around the debris boxes, never being able to street clean that area. What is

unfair about this, is the residents who forget to move their vehicles get a ticket and the parked debris boxes get a free pass.

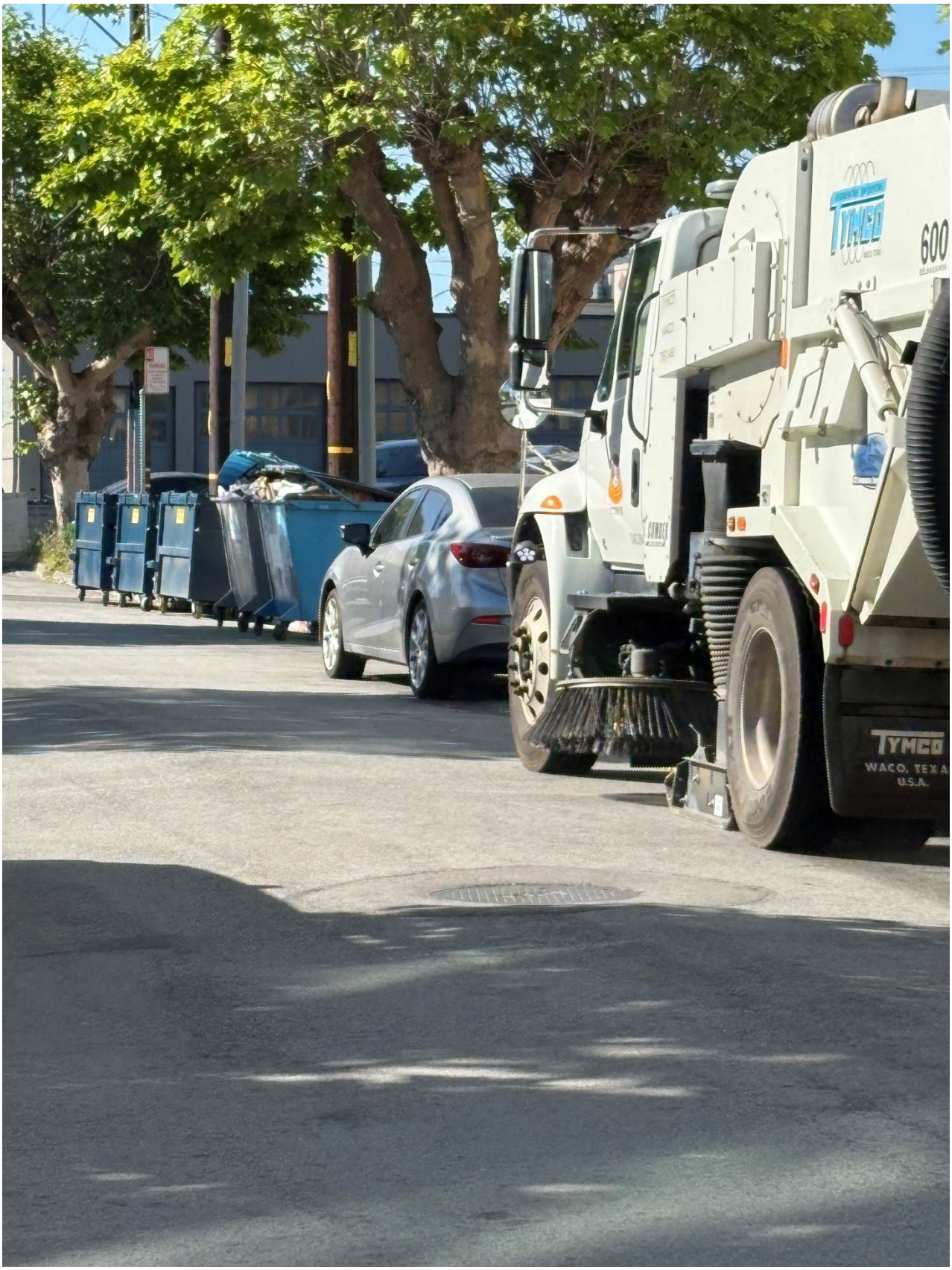
(2) ***Parking.***
A. Where is the staff going to park?
B. Where is the overflow of vehicles going to park if the parking lot is full?
C. Question of possible increase in traffic on our specific block or if anyone has surveyed the possible impact of added traffic? Our driveways are already difficult to maneuver out of.

The 600-700 blocks of Hensley Ave suffer with a lack of parking from the auto businesses, apartments, individuals sleeping in their vehicles, and the reopening of the Mazra restaurant, who unfortunately does not have enough parking to offer their patrons which then overflows into our neighborhood. Then add in the individuals who use our street for long-term airport parking, Those vehicles tend to be parked for a week or week and half at a time also taking up parking.

I am attaching some photos for garbage bin examples only. Please accept my apologies if my optimism is low with another business opening close to my home. Thank you for your consideration to the above concerns.

Sincerely,

[redacted]
[redacted]
San Bruno, CA 94066


TYMCO
600
TYMCO
WACO, TEXA
U.S.A.

600

STOP
650.593.8536

Recology
650.583.8536
Recology
650.583.8536