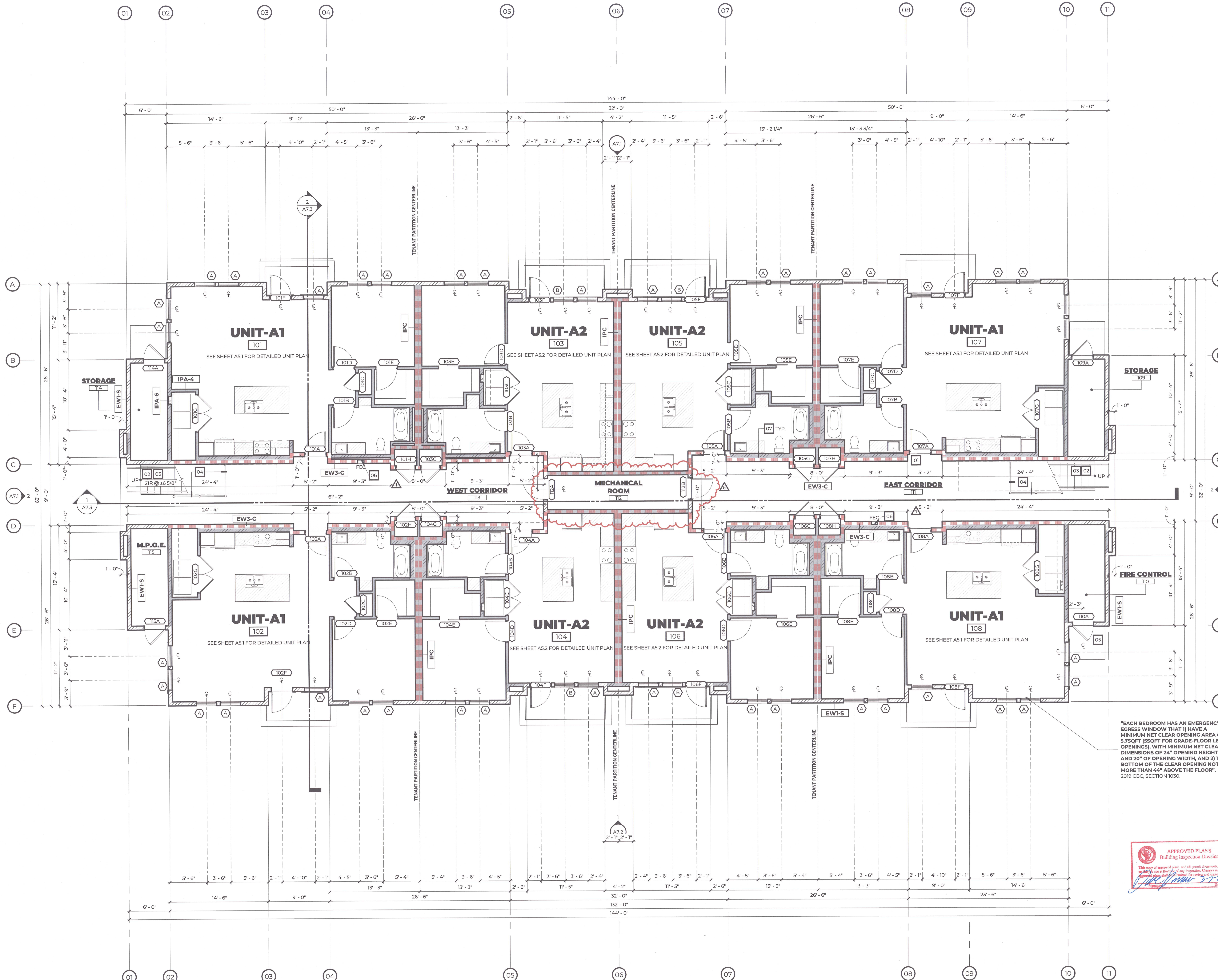


DOCKETED	
Docket Number:	22-BSTD-04
Project Title:	2022 Energy Code Photovoltaic and Battery Storage Cost Effectiveness Determinations
TN #:	250563
Document Title:	The Benjamin Apartment_Plans
Description:	N/A
Filer:	Muhammad Faisal Saeed
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	6/9/2023 10:47:10 AM
Docketed Date:	6/9/2023



KEY NOTES

- THRESHOLDS: AT DOORWAYS SHALL BE 1/2 INCH MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL AT DOORWAYS (CBC SECTION 1008.17).
- STAIRS: THE MAXIMUM RISER HEIGHT SHALL BE 7" (CBC SECTION 1009.7.2) THE MINIMUM HEAD ROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6'-8" (CBC SECTION 1009.5). THE LEADING 2' OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.
- HANDRAILS: SHALL BE PROVIDED ON BOTH SIDES OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH TWO OR MORE RISERS PER CBC SECTION 1009.15 AND RAIL DESIGN TO COMPLY WITH CODE (CBC SECTION 1012).
- BARRIER RAIL UNDER STAIRS, EXTEND TO A POINT PAST WHERE THE STAIRS ARE 80" MIN. ABOVE THE WALKING SURFACE.
- LETTERS 4" TALL ON EXTERIOR OF DOOR STATING "FIRE RISER ROOM" IN CONTRASTING COLOR FROM BACKGROUND.
- RECESSED FIRE EXTINGUISHER CABINET WITH A 2A:10-B:C FIRE EXTINGUISHER (MINIMUM RATED) TRAVEL DISTANCE TO CABINET SHALL NOT EXCEED 75' FROM ANY GIVEN LOCATION. THE TOP OF THE FIRE EXTINGUISHER IS TO BE MOUNTED 35" ± AFF. 2019 CFC, SECTION 906.
- PLUMBING WALL TO BE FRAMED 1" IN FRONT OF FIRE RATED WALL. MAINTAIN FIRE RATING AND FRAME FURRING WALL ACCORDING TO 7/A0.9.

WALL LEGEND

- REFER TO SHEETS A0.9 & A0.10 FOR DETAILED WALL/PARTITION TYPES AND DETAILS
- | WALL TYPE | PARTITION TYPE | INTERIOR PARTITION |
|-----------|----------------|--------------------|
| EW1-X | IP 1 | EW1-S |
| EW2-B | IP 2 | EW2-B |
| EW3-C | IP 3 | EW3-C |
| IPR-6 | IP 4 | IPR-6 |
| IPA-4 | IP 5 | IPA-4 |
| IPA-6 | IP 6 | IPA-6 |
| IPC | IP 7 | IPC |
| IPF-4 | IP 8 | IPF-4 |
| IPF-6 | IP 9 | IPF-6 |
- 2x6 EXT WALL (STUCCO) REFER TO DETAIL 7/A0.9
2x6 EXT WALL (THIN-BRICK) REFER TO DETAIL 2/A0.9
2x6 1-HR EXT CORRIDOR WALL REFER TO DETAIL 3/A0.9
2x6 INTERIOR RATED PARTITION REFER TO DETAIL 1/A0.10
2x4 INTERIOR PARTITION REFER TO DETAIL 5/A0.9
2x6 INTERIOR PARTITION REFER TO DETAIL 5/A0.9
1-HR TENANT COMMON WALL REFER TO DETAIL 6/A0.9
2x4 INT FURRING PARTITION REFER TO DETAIL 7/A0.9
2x6 INT FURRING PARTITION REFER TO DETAIL 7/A0.9

GENERAL NOTES

- SEE UNIT FLOOR PLANS FOR INTERIOR DIMENSIONS, DOORS & WINDOW.
- ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR JAMB TO BE FRAMED 4" UNLESS OTHERWISE DIMENSIONED.
- FLOOR TRANSITIONS CHANGES SHALL BE A MAXIMUM OF 1/4" IN HEIGHT. CHANGES IN LEVEL MORE THAN 1/2" MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 12:1 REFER TO DETAIL.
- FOR PENETRATIONS THROUGH 1-HOUR RATED WALLS SEE DETAIL (CBC SECTION 714.4).
- FIRELOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES (CBC SECTION 718.2).

FIRE CONTROL ROOM REQUIREMENTS

- FIRE CONTROL ROOMS SHALL CONTAIN ALL FIRE SPRINKLER CONTROL VALVES, FIRE ALARM CONTROL PANELS, EXTRA SPRINKLER HEADS, AND FIRE EQUIPMENT REQUIRED BY THE FIRE CHIEF.
- FIRE CONTROL ROOMS SHALL BE LOCATED WITHIN THE BUILDING AT A LOCATION APPROVED BY THE CHIEF, AND SHALL BE PROVIDED WITH A MEANS TO ACCESS THE ROOM DIRECTLY FROM THE EXTERIOR WITH AN APPROVED DOOR OF MINIMUM DIMENSION OF 36"x80".
- DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM. THE SIGN SHALL INDICATE "FIRE CONTROL ROOM" WITH 3" TALL LETTERS THAT CONTRAST WITH THEIR BACKGROUND.
- KEYS SHALL BE LOCATED WITHIN AN APPROVED KNOX® COMPANY KEY BOX LOCATED ADJACENT TO THE MAIN ENTRANCE ON THE EXTERIOR OF THE BUILDING AT 6' ABOVE FINISHED FLOOR. KEYS SHALL INCLUDE KEYS FOR MANUAL PULL STATIONS, FIRE ALARM CONTROL PANEL, BREAKAWAY LOCKS FOR PIV, LOCKS FOR OS & Y CHAINS AND EXTERIOR DOORS AND ESSENTIAL ROOMS AS DETERMINED BY THE CHIEF.
- FIRE CONTROL ROOMS FOR COMMERCIAL BUILDINGS SHALL BE A MINIMUM INTERIOR DIMENSION OF 5x7' NOT LESS THAN 35 SQUARE FEET.
- THE FIRE SPRINKLER RISER SHALL BE LOCATED AT LEAST 12' FROM ANY WALL. FIRE RISER SHALL NOT BLOCK DOORWAY.
- THE FIRE EQUIPMENT ROOM MAY CONTAIN OTHER BUILDING SERVICE EQUIPMENT. THIS OTHER EQUIPMENT SHALL NOT BE WITHIN 3' IN FRONT OF ANY EQUIPMENT IN THE ROOM. ROOMS MAY BE ENLARGED TO SHARE WITH OTHER EQUIPMENT SUCH AS ELECTRICAL. HOWEVER ROOMS MAY NOT BE USED AS STORAGE AREAS.

"EACH BEDROOM HAS AN EMERGENCY EGRESS WINDOW THAT 1) HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.75SQFT [50SQFT FOR GRADE-LEVEL OPENINGS], WITH MINIMUM NET CLEAR DIMENSIONS OF 24" OPENING HEIGHT AND 20" OF OPENING WIDTH, AND 2) THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR". 2019 CBC, SECTION 1030.



THE BENJAMIN APARTMENTS - BLDGS 3 + 4 (TYPE A)

2525 W. CENTURY BOULEVARD, LODI, CA 95242

RECEIVED
MAY 11 2022
CITY OF CALIFORNIA



SET ISSUE DATES
12.08.21 - ISSUE FOR PERMIT

#	DATE	DESCRIPTION
1	2/25/22	P/C RESPONSE
3	7/25/22	DIMENSIONS / ROOM UPDATES
5	01/03/23	CONST. REV. 2

DRAWN: M.H.
CHECKED: E.Z.
SCALE: As Indicated
PROJECT #: 20_006
SHEET ISSUE DATE: 01/03/23

TITLE
FLOOR PLAN - GROUND LEVEL

SHEET NO.
A2.1

2021-3182 & 2021-3183 Revised

JOB SITE COPY

KEY NOTES

- 01 THRESHOLDS: AT DOORWAYS SHALL BE 1/2 INCH MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL AT DOORWAYS (CBC SECTION 1008.17).
- 02 STAIRS: THE MAXIMUM RISER HEIGHT SHALL BE 7". THE MINIMUM TREAD DEPTH SHALL BE 11" (CBC SECTION 1009.7.2) THE MINIMUM HEAD ROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6'8" (CBC SECTION 1009.5). THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.
- 03 HANDRAILS: SHALL BE PROVIDED ON BOTH SIDES OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH TWO OR MORE RISERS PER CBC SECTION 1009.15 AND RAIL DESIGN TO COMPLY WITH CODE. (CBC SECTION 1012).
- 04 BARRIER RAIL UNDER STAIRS, EXTEND TO A POINT PAST WHERE THE STAIRS ARE 80" MIN. ABOVE THE WALKING SURFACE.
- 05 LETTERS 4" TALL ON EXTERIOR OF DOOR STATING "FIRE RISER ROOM" IN CONTRASTING COLOR FROM BACKGROUND.
- 06 RECESSED FIRE EXTINGUISHER CABINET WITH A 2A10-BBC FIRE EXTINGUISHER (MINIMUM RATED) TRAVEL DISTANCE TO CABINET SHALL NOT EXCEED 75' FROM ANY GIVEN LOCATION. THE TOP OF THE FIRE EXTINGUISHER IS TO BE MOUNTED 35" - 5' AFF. 2019 CFC, SECTION 906.
- 07 PLUMBING WALL TO BE FRAMED 1" IN FRONT OF FIRE RATED WALL. MAINTAIN FIRE RATING AND FRAME FURRING WALL ACCORDING TO 7/A0.9.

WALL LEGEND

REFER TO SHEETS A0.9 & A0.10 FOR DETAILED WALL/PARTITION TYPES AND DETAILS.

- EW1-X WALL TYPE
- IP-1 PARTITION TYPE
- EW1-S 2X6 EXT WALL (STUCCO) REFER TO DETAIL 1/A0.9
- EW2-B 2X6 EXT WALL (THIN-BRICK) REFER TO DETAIL 2/A0.9
- EW3-C 2X6 1-HR EXT CORRIDOR WALL REFER TO DETAIL 3/A0.9
- IPR-6 2X6 INTERIOR RATED PARTITION REFER TO DETAIL 1/A0.10
- IPA-4 2X4 INTERIOR PARTITION REFER TO DETAIL 5/A0.9
- IPA-6 2X6 INTERIOR PARTITION REFER TO DETAIL 5/A0.9
- IPC 1-HR TENANT COMMON WALL REFER TO DETAIL 6/A0.9
- IPF-4 2X4 INT FURRING PARTITION REFER TO DETAIL 7/A0.9
- IPF-6 2X6 INT FURRING PARTITION REFER TO DETAIL 7/A0.9

GENERAL NOTES

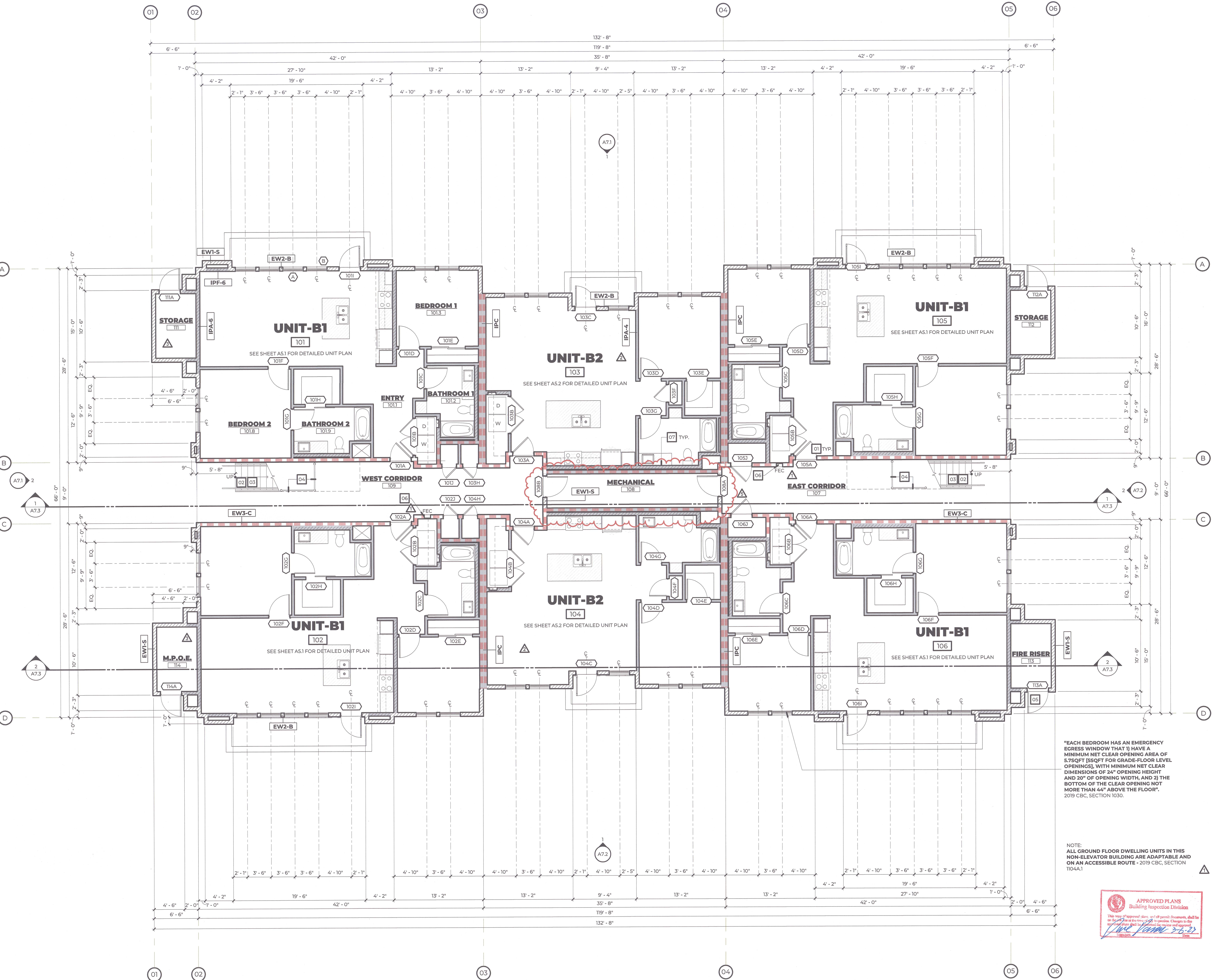
- A. SEE UNIT FLOOR PLANS FOR INTERIOR DIMENSIONS, DOORS & WINDOW.
- B. ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR JAMB TO BE FRAMED 4" UNLESS OTHERWISE DIMENSIONED.
- C. FLOOR TRANSITIONS CHANGES SHALL BE A MAXIMUM OF 1/4" IN HEIGHT. CHANGES IN LEVEL MORE THAN 1/2" MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. REFER TO DETAIL 13/A0.6.
- D. FOR PENETRATIONS THROUGH 1-HOUR RATED WALLS SEE SHEET A0.10 (CBC SECTION 714.4).
- E. FIREBLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES (CBC SECTION 718.2).

FIRE CONTROL ROOM REQUIREMENTS

- A. FIRE CONTROL ROOMS SHALL CONTAIN ALL FIRE SPRINKLER CONTROL VALVES, FIRE ALARM CONTROL PANELS, EXTRA SPRINKLER HEADS, AND FIRE EQUIPMENT REQUIRED BY THE FIRE CHIEF.
- B. FIRE CONTROL ROOMS SHALL BE LOCATED WITHIN THE BUILDING AT A LOCATION APPROVED BY THE CHIEF, AND SHALL BE PROVIDED WITH A MEANS TO ACCESS THE ROOM DIRECTLY FROM THE EXTERIOR WITH AN APPROVED DOOR OF MINIMUM DIMENSION OF 36"X80".
- C. DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR TO IDENTIFY THE FIRE CONTROL ROOM. THE SIGN SHALL INDICATE "FIRE CONTROL ROOM" WITH 3" TALL LETTERS THAT CONTRAST WITH THEIR BACKGROUND.
- D. KEYS SHALL BE LOCATED WITHIN AN APPROVED KNOX® COMPANY KEY BOX LOCATED ADJACENT TO THE MAIN ENTRANCE ON THE EXTERIOR OF THE BUILDING AT 6' ABOVE FINISHED FLOOR. KEYS SHALL INCLUDE KEYS FOR MANUAL PULL STATIONS, FIRE ALARM CONTROL PANEL, BREAKAWAY LOCKS FOR PIV. LOCKS FOR OS & V CHAINS AND EXTERIOR DOORS AND ESSENTIAL ROOMS AS DETERMINED BY THE CHIEF.
- E. FIRE CONTROL ROOMS FOR COMMERCIAL BUILDINGS SHALL BE A MINIMUM INTERIOR DIMENSION OF 5X7' NOT LESS THAN 35 SQUARE FEET.
- F. THE FIRE SPRINKLER RISER SHALL BE LOCATED AT LEAST 12" FROM ANY WALL. FIRE RISER SHALL NOT BLOCK DOORWAY.
- G. THE FIRE EQUIPMENT ROOM MAY CONTAIN OTHER BUILDING SERVICE EQUIPMENT. THIS OTHER EQUIPMENT SHALL NOT BE WITHIN 3' IN FRONT OF ANY EQUIPMENT IN THE ROOM. ROOMS MAY BE ENLARGED TO SHARE WITH OTHER EQUIPMENT SUCH AS ELECTRICAL. HOWEVER ROOMS MAY NOT BE USED AS STORAGE AREAS.

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NOTE: ALL GROUND FLOOR DWELLING UNITS IN THIS NON-ELEVATOR BUILDING ARE ADAPTABLE AND ON AN ACCESSIBLE ROUTE - 2019 CBC, SECTION 104A.1



1 FLOOR PLAN - GROUND LEVEL
SCALE: 3/16" = 1'-0"

THE BENJAMIN APARTMENTS - BLDGS 2 + 5 (TYPE B)
PROJECT ADDRESS: 2525 W. CENTURY BOULEVARD, LODI, CA 95242



SET ISSUE DATES
12.08.21 - ISSUE FOR PERMIT

REVISIONS		
#	DATE	DESCRIPTION
1	2/25/22	P/C RESPONSE
2	4/18/22	P/C RESPONSE 2
3	7/25/22	DIMENSIONS / ROOM UPDATES
5	01/03/23	CONST. REV. 2
DRAWN:		M.H.
CHECKED:		E.Z.
SCALE:		As Indicated
PROJECT #:		20_006
SHEET ISSUE DATE:		01/03/23

TITLE
FLOOR PLAN - GROUND FLOOR

SHEET NO.
A2.1

RECEIVED
FEB 14 2023
COMMUNITY DEVELOPMENT DEPT
CITY OF LODI

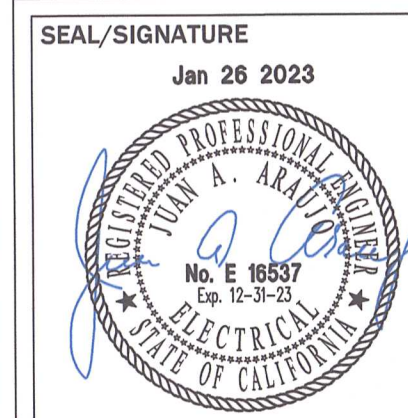
2021-3180 & 2021-3181 Revised

SHEET NOTES

- 1 PROVIDE UNKNITCHED POWER (OKT 2) TO BATTERY PACK IN ALL EM FIXTURES (TYP).
- 2 DOOR SHALL SWING OUTWARD AND BE EQUIPPED WITH PANIC HARDWARE, SEE ARCHITECTURAL PLANS.
- 3 J-BOX FOR POWER TO ADDRESS 516N, VERIFY EXACT LOCATION WITH ARCHITECTURAL PLANS.



PROJECT NAME:
THE BENJAMIN APARTMENTS - BUILDING TYPE B 2 & 5
PROJECT ADDRESS:
2525 W CENTURY BOULEVARD, LODI, CA 95242



SET ISSUE DATES

REVISIONS		
#	DATE	DESCRIPTION
1	02-25-22	PLAN CHECK 1

DRAWN: JG
CHECKED: TB
SCALE: AS NOTED
PROJECT #: 2020-110
SHEET ISSUE DATE: 10/20/22

TITLE
FIRST FLOOR PLAN - ELECTRICAL

SHEET NO.

E2.1

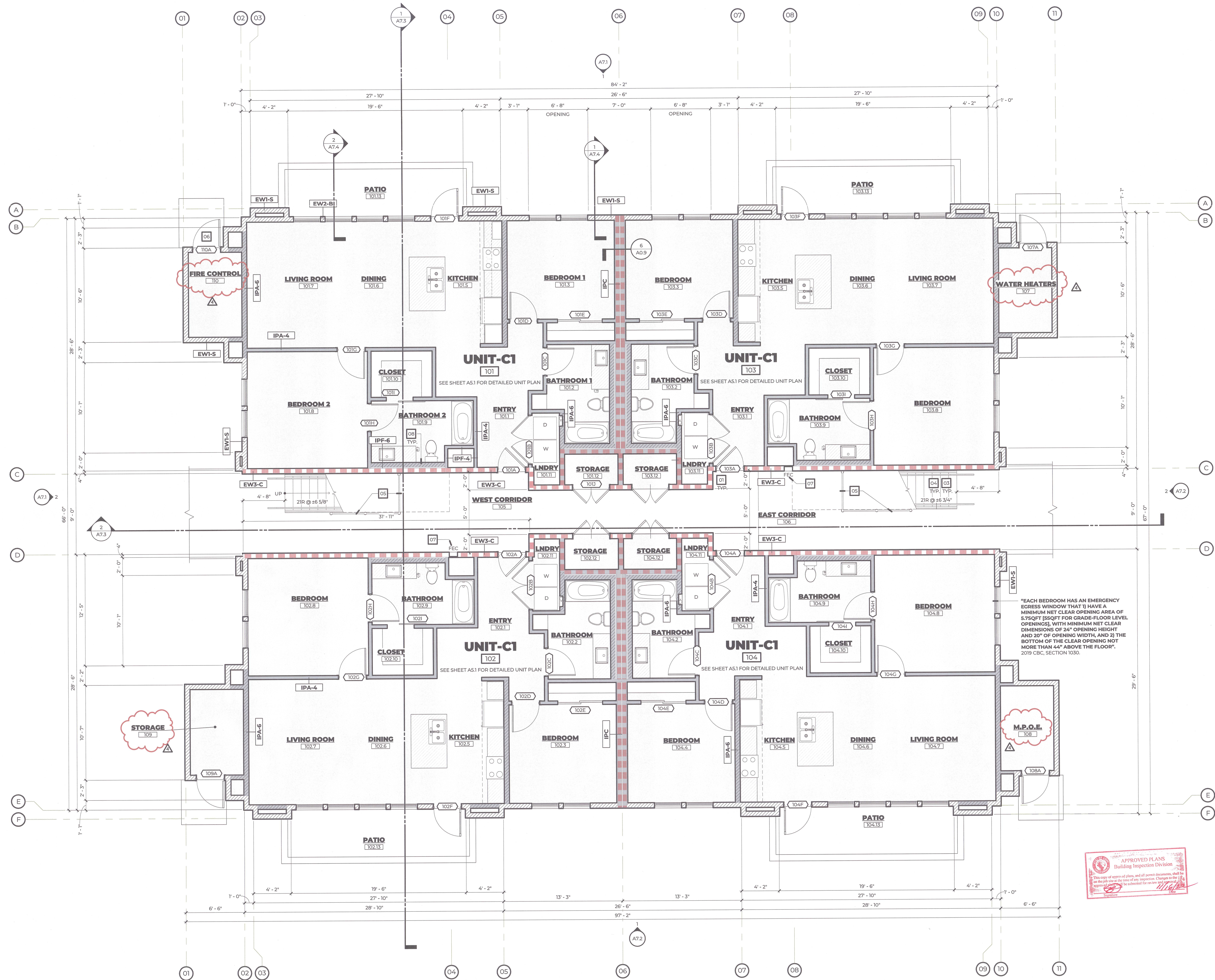
APPROVED PLANS
MIR 06 2023
3/20/2023 - 10/20/2023
CITY OF LODI

**FIRST FLOOR PLAN - ELECTRICAL**

SCALE: 3/16" = 1' - 0"

1 FLOOR PLAN - GROUND FLOOR

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



KEY NOTES

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- STAIRS: THE MAXIMUM RISER HEIGHT SHALL BE 7". THE MINIMUM TREAD DEPTH SHALL BE 11" (CBC SECTION 1009.7.2) THE MINIMUM HEAD ROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6'-8" (CBC SECTION 1009.5). THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.
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- PLUMBING WALL TO BE FRAMED 1" IN FRONT OF FIRE RATED WALL. MAINTAIN FIRE RATING AND FRAME FURRING WALL ACCORDING TO 71A0.9.

WALL LEGEND

- REFER TO SHEETS A0.9 & A0.10 FOR DETAILED WALL/PARTITION TYPES AND DETAILS
- | WALL TYPE | DESCRIPTION |
|-----------|--|
| EW1-X | EXTERIOR WALL |
| IP 1 | PARTITION TYPE |
| IPR-6 | INTERIOR PARTITION |
| EW1-S | 2x6 EXT WALL (STUCCO) REFER TO DETAIL 1/A0.9 |
| EW2-B | 2x6 EXT WALL (THIN-BRICK) REFER TO DETAIL 2/A0.9 |
| EW3-C | 2x6 1-HR EXT CORRIDOR WALL REFER TO DETAIL 3/A0.9 |
| IPR-6 | 2x6 INTERIOR RATED PARTITION REFER TO DETAIL 1/A0.10 |
| IPA-4 | 2x4 INTERIOR PARTITION REFER TO DETAIL 5/A0.9 |
| IPA-6 | 2x6 INTERIOR PARTITION REFER TO DETAIL 5/A0.9 |
| IPC | 1-HR TENANT COMMON WALL REFER TO DETAIL 6/A0.9 |
| IPF-4 | 2x4 INT FURRING PARTITION REFER TO DETAIL 7/A0.9 |
| IPF-6 | 2x6 INT FURRING PARTITION REFER TO DETAIL 7/A0.9 |

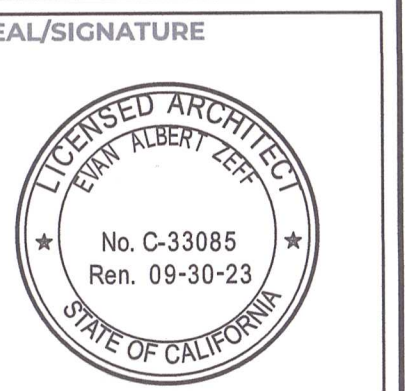
GENERAL NOTES

- SEE UNIT FLOOR PLANS FOR INTERIOR DIMENSIONS, DOOR & WINDOW
- ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR JAMB TO BE FRAMED 4" UNLESS OTHERWISE DIMENSIONED
- FLOOR TRANSITIONS CHANGES SHALL BE A MAXIMUM OF 1/4" IN HEIGHT. CHANGES IN LEVEL MORE THAN 1/2" MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. REFER TO DETAIL 13/A0.6
- FOR PENETRATIONS THROUGH 1-HOUR RATED WALLS SEE SHEET A0.10 (CBC SECTION 714.4)
- FIREBLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES (CBC SECTION 718.2)

FIRE CONTROL ROOM REQUIREMENTS

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- THE FIRE EQUIPMENT ROOM MAY CONTAIN OTHER BUILDING SERVICE EQUIPMENT. THIS OTHER EQUIPMENT SHALL NOT BE WITHIN 3' IN FRONT OF ANY EQUIPMENT IN THE ROOM. ROOMS MAY BE ENLARGED TO SHARE WITH OTHER EQUIPMENT SUCH AS ELECTRICAL. HOWEVER ROOMS MAY NOT BE USED AS STORAGE AREAS.

PROJECT NAME: **THE BENJAMIN APARTMENTS - BLDGS 1 + 6**
PROJECT ADDRESS: **2525 W. CENTURY BOULEVARD, Lodi, CA 95242**
RECEIVED **TYPE C**
OCT 25 2022
COMMUNITY DEVELOPMENT DEPT
CITY OF LODI



SET ISSUE DATES
05.28.21 - ISSUE FOR PERMIT
09.03.21 - P/C COMMENTS
11.03.21 - 2nd P/C COMMENTS

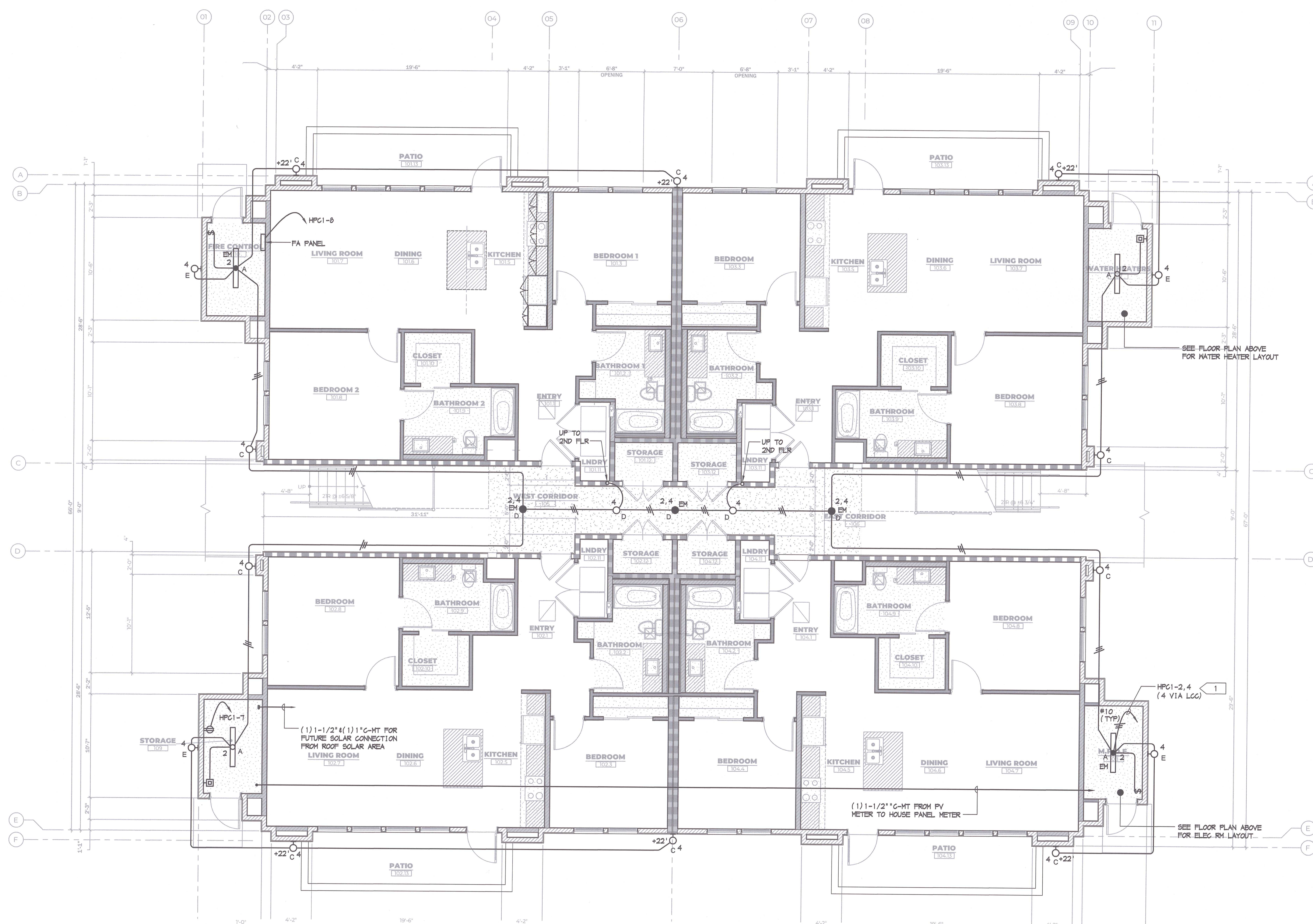
REVISIONS		
#	DATE	DESCRIPTION
1	2/25/22	P/C Response
4	7/25/22	DIMENSIONS / ROOM UPDATES

DRAWN: M.H.
CHECKED: EZ
SCALE: 1/4" = 1'-0"
PROJECT #: 20.006
SHEET ISSUE DATE: 7/25/22

TITLE
FLOOR PLAN - GROUND FLOOR

SHEET NO.
A2.1

- 1 PROVIDE UNSWITCHED POWER (CKT 2) TO BATTERY PACK IN ALL EM FIXTURES (TYP)
- 2 DOOR SHALL SWING OUTWARD AND BE EQUIPPED WITH PANIC HARDWARE, SEE ARCHITECTURAL PLANS.



SCALE: 3/16" = 1'-0"

APPROVED PLANS
MAR 07 2023
CITY OF Lodi

E2 1

**CAPITOL CITY
DESIGN, INC.**
Electrical Engineering Consultants

1751 Cebrían Street
West Sacramento CA 95691
916.375.0135 www.capcitydesign.com

E2.1

c:\csk\PROJ\2020-110 The Benjamin Apartments\Building Type C 1 & 6\20110-C1-E2.1.dwg Time:Jun-26,2023--09:19am Login: jjoines Dimscale:64 Ltscale:0.5 Images: (xrefs: \"xrefs.tbl\" 30x42 2x1.dwg \"xrefs V4-1 - REFLECTED CEILING PLAN - GROUND LEVEL.dwg\" \"xrefs V4-2 - Floor Plan - LEVEL 01.dwg

THESE PLANS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM CAPITOL CITY DESIGN, INC. FURTHERMORE, CAPITOL CITY DESIGN, INC. DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED.