



Planning Commission Staff Report

DATE: January 14, 2025

ITEM INITIATED BY: Raffi Boloyan, Community Development Director

ITEM AUTHORIZED BY: Raffi Boloyan, Community Development Director

PREPARED BY: Scott Greeley, Associate Planner

SUBJECT: Request for Use Permit approval for a liquor store and a Public Convenience or Necessity (PCN) determination for a Type 21 alcohol sales license 2600 Plaza Court Assessor's Parcel Number of 0113-490-140 (PA24-33) (UP24-08).

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution (Attachment 1), conditionally approving Planning Application (PA24-033) for a Conditional Use Permit (UP24-08) and granting a Certificate of Public Convenience and Necessity (PCN) determination to allow Golden Market to reestablish a liquor store with a Type 42 ABC liquor license (sale of beer, wine, and distilled spirits for off-site consumption) located at 2600 Plaza Ct.

PROJECT DESCRIPTION

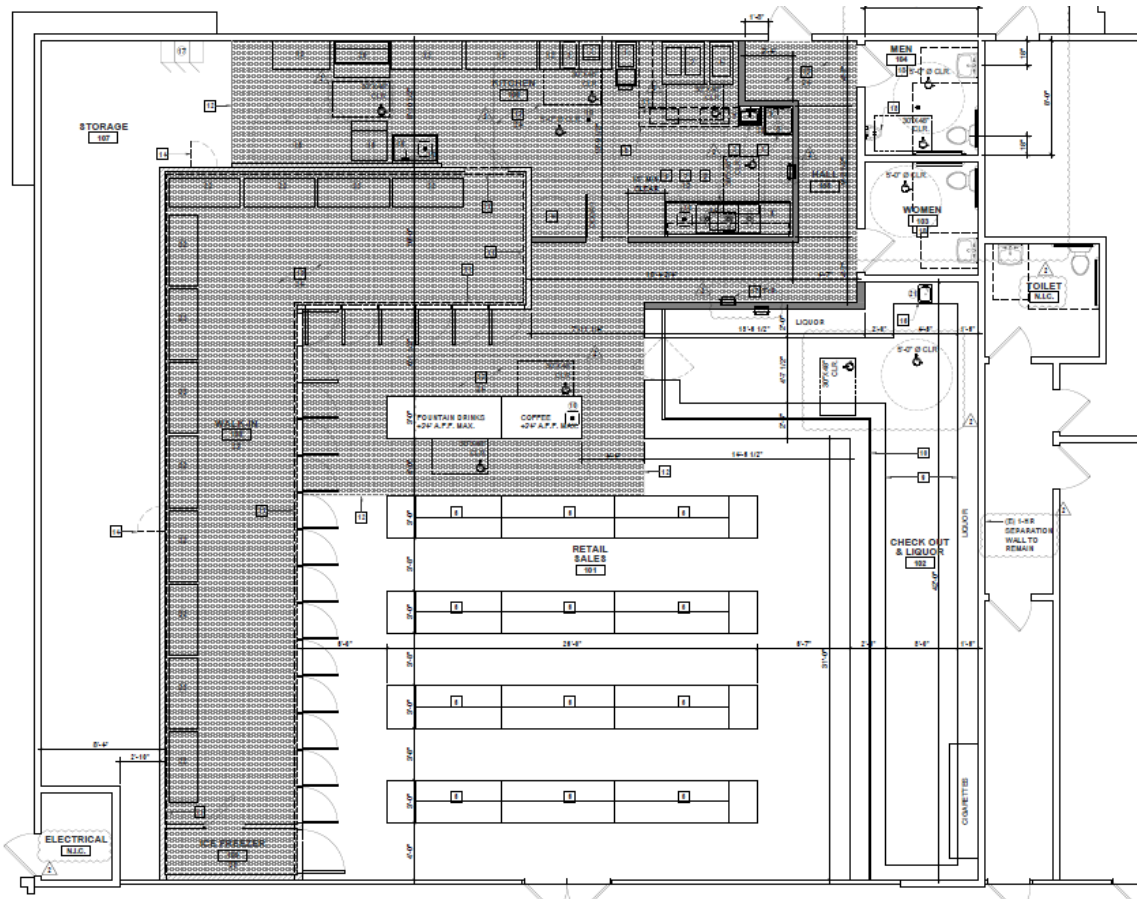
On November 13, 2024, the applicant, Kamalpreet Kaur, submitted a Planning Application (PA24-33) requesting a Conditional Use Permit (UP24-08) to establish a liquor store (Golden Market) at 2600 Plaza Court. In addition, a CUP is also required to consider a Public Convenience or Necessity (PCN) determination to allow a proposed liquor store to have a Type 21 alcohol license which would permit the sale of beer, wine, and distilled spirits for off-site consumption. The property has a zoning of Regional Commercial (CR) and an Assessor's Parcel Number of 0113-490-140. The application request was signed by the property owner, noting their consent for the applicant to apply for this use on their property.

This current application is similar to the previous application approved by the Commission in 2022, except it was submitted by a different representative and the business would have a different name,

While the submitted project plans refer to it as a liquor mart, the supporting application materials and description remain the same. The description as a liquor mart however would apply in this

case, as a substantial portion of the floor area and business are dedicated to the sale of alcohol and the Zoning Code defines Liquor Stores as the following:

“Retail sales of alcoholic beverages for off-site consumption as a primary use. This subclassifications includes all establishments that either devotes 40 percent or more of floor area or display area to, or derives 75 percent or more of gross sales receipts from, the sale or exchange of alcohol”.



Applicant's proposed floor plan

No changes from the prior approval are proposed. The use would operate from 6am-12am, daily.

The proposed business would include the sale of food, beverages, auto supplies, household staples, groceries, alcohol and tobacco products with a ready to eat Krispy Krunch Chicken menu offerings. Under the past zoning, the use was permitted, however since a Type 21 ABC license was proposed, ABC required that the City first issue a Determination for Public Convenience or Necessity (PCN) to allow for the sale and off-site consumption of beer, wine, and distilled spirits. With the adoption of the most recent code and change to the zoning, now, a PCN is still required by ABC and a Use Permit for the proposed use is also needed.

BACKGROUND

Setting:

The subject site is located at 2600 Plaza Court (Assessor's Parcel Number of 0113-490-140). The property has a General Plan designation of Regional Commercial (RC) and Zoning Designation of Regional Commercial (CR). The site is located immediately adjacent to the

Interstate 80, near the West A Street off-ramp, in an existing small retail center, known as Gateway Plaza. The property previously had a zoning of Highway Commercial – Planned Development. On June 6, 2024, a new Zoning Code went into effect which rezoned this property to Regional Commercial.

The retail center has a variety of other uses, including a restaurant, a former martial arts studio, and a psychic. Adjacent to the subject site to the south and west is a vacant site approved for a retail center expansion and a Chevron Gas station. To the east, is a Super 8 Motel. The subject 3,660 sq ft space within the retail center is currently vacant, but was formerly occupied by a similar liquor store use, Sarah's Mini-mart.



Property History:

Sarah's Mini-mart opened in 2016 at this location and was a convenience mart. While no record of a request for a PCN was asked of the city, the California Department of Alcohol and Beverage Control issued a Type 21 alcohol license for this site to that convenience mart. The license was subsequently revoked by ABC in 2020 and the convenience mart subsequently closed in 2021 and has remained vacant since.

On March 8, 2022, the Dixon Planning Commission approved a Conditional Use Permit granting a PCN for a new convenience mart/liquor store. Following this approval, the applicant applied for, but allowed related building permits to expire. The applicant did not pursue an extension to the entitlement, and it was allowed to expire on March 18, 2023.

Department of Alcohol and Beverage Control Licensing Process:

The California Department of Alcohol and Beverage Control (ABC) is the state agency that is charged with issuing alcohol licenses. ABC is the government entity that regulates the number of licenses and issues alcohol licenses. A city does not have that authority. In considering alcohol licenses, ABC reviews the number of licenses in a census tract to determine if the tract is over-concentrated. There is a ratio of acceptable licenses vs population of a county and based on that, a maximum number of licenses are allowed in a census tract. Concentration is considered separately for on-sale vs off-sale. On-sale is consumption on a site (e.g. a bar, restaurant, etc.), while off-sale is purchase at a site and taken off-site for consumption (e.g. a liquor store, grocery

store, etc.). In this particular case, the requested license is a Type 21 license which is considered an on-sale type for beer, wine, and distilled spirits.

If a specific census tract is over-concentrated, ABC will not issue another new license, unless the local jurisdiction first grants a Determination of Public Convenience and/or Necessity (PCN). The PCN is a finding from the local jurisdiction that the public would benefit from the presence of an additional alcohol license. In Dixon, a PCN determination is administered through an application for a Use Permit to allow the City to review and consider the request. It is important to note that the authority to determine over-concentration does not reside with the local jurisdiction, but rather lies with ABC.

When a determination by ABC finds that a census tract area is over-concentrated with a particular alcohol license type, then an applicant must apply to the City to request a PCN and ABC requires that a City grant a PCN before issuing the license. In this case, the census tract this business is located in is 2534.03, and is limited to 3 such licenses. Presently there are 10 active licenses of this type in the census tract. For Dixon, the PCN review is administered through the city's Use Permit findings and process.

In 1995, a law went into effect that limited the number of alcoholic beverage licenses by type. The State relies on a ratio of off-sale retail licenses to population in the census tract to determine if an area is over-concentrated. This law prevents the State Department of Alcoholic Beverage Control (ABC) from issuing a new license in an area that is considered to be over-concentrated without city approval. The State allows local jurisdictions to grant licenses in areas of over-concentration provided it makes a finding that issuing the license would serve a public convenience or necessity. At present, the total number of Type 20 (i.e. an alcohol license that permits the sale of beer and wine for off-site consumption) and/or 21 (an alcohol license that permits the sale of beer, wine, and distilled spirits for off-site consumption) licenses that ABC deems appropriate is 4. The City has a total of 14, with 6 being Type 21 and 8 being Type 20.

On December 10, 1996, the City Council determined that the decision to find Public Convenience or Necessity (PCN) regarding off-sale and on-sale liquor licenses would be considered on a case-by-case basis by the Planning Commission during the review of the Conditional Use Permit with consideration by the Police Department.

In the years since Sarah's Mini-mart opened, the Dixon Planning Commission has supported PCN requests by conditionally approving several Conditional Use Permits. This includes:

- On April 25, 2017, the City Council approved the elimination of two Type 20 ABC licenses, to be replaced by two Type 21 ABC licenses at two Chevron stations in town;
- On March 19, 2019, the Planning Commission approved a Type 42 ABC license for The Pip Wine Bar and Shop in downtown Dixon. A Type 42 ABC license deviates from that of a Type 21 ABC license in that it allows for purchase of beer, wine, or distilled spirits for on-site or off-site consumption;
- On June 9, 2020, the Planning Commission approved a Type 21 ABC license for the Grocery Outlet; and
- On September 8, 2020, the Planning Commission approved a Type 21 ABC license for a third Chevron in town; and

ANALYSIS

As previously noted, the use type was originally permitted and was previously established at this property in 2016 which operated for five years before closing. A Use Permit and PCN were subsequently granted in 2022 for a similar use, but was allowed to expire. This new application is similar to the prior business operation (Sarah's Mini-mart) and the prior Use Permit/PCN Granted in 2022.

Use Permit:

With the adoption of the Zoning Code update in June 2024, the proposed use is now classified as a conditionally permissible use with the new zoning. As previously noted, the use would now be reclassified from a convenience mart to a liquor store due to both the amount of floor area and total sales dedicated to alcohol. The use, per the current definition for liquor stores, existed previously and also was again approved for PCN in the past three years. As the use has not substantially changed and it serves as more than just a liquor store. In addition, while different, the zoning conditionally allows for the use. As it stands, while findings and conditions to support a PCN and CUP are needed to support this new application, staff has little reason to change the recommendations in support of it from its original recommendations in 2022.

Determination of Public Convenience or Necessity:

Prior to 2022, no CUP/PCN was issued by the city for this location. It is not known why ABC issued an alcohol license to Sarah's Mini-Mart without city input, but staff speculates that the applicant for the ABC license at the time may have transferred an existing license from another location. If this were from an existing location in town, that would be understandable, but it is not known in this case. As the license was subsequently revoked in 2020 due to violation of ABC regulations, a Type 21 ABC license and PCN findings are required.

The Determination of Public Convenience or Necessity (PCN) is a finding from the local jurisdiction that the public would benefit from the presence of an additional alcohol license in an already over concentrated tract. As previously noted, a PCN is needed for the Type 21 ABC license. While this results in a net increase in the number of alcohol licenses in this census tract and represents an intensification from what presently exists, and the area is already deemed over-concentrated and a PCN is required.

To consider and grant a determination, the Planning Commission must find that issuance of another on sale alcohol license would serve Public Convenience and/or Necessity. Staff recommends that the PCN is appropriate in this particular case given that:

1. The use is a continuation of a prior business that had been there previously and closed in only the last 4 years. The proposed business includes not just options for the purchase of alcohol, but also retail and food needs of the community and those traveling along I-80.
2. ABC has concerns about an over-concentration of alcohol licenses where off-site consumption is allowed. The city recognizes that it is important to justify why another license is needed, particularly when there are already several other businesses that have the same license type nearby. The city recognizes that a process is needed where, on a case-by-case basis, applicants begin to justify, as part of their application why another license should be issued. In this case, the original Sarah's Mini-Mart, as with this application, represents more than just a liquor store. It also offers food and retail items. It offers more than just a stop along I-80 to pick up gas and alcohol. It would offer nearby convenience to those in the area who are looking to satisfy a single purchase type. In this case, as part of its overall operations, the allowance for the sale of beer, wine, and distilled spirits for off-site consumption, would provide a convenience to the general public.

3. Based on the operating hours, location, and operational characteristics, the license will not create a new or undue burden on police or create noise or other such nuisance that exceeds city standards or be detrimental to public health or welfare. Further, the Dixon Police Department has reviewed the PCN and has not identified any issues or concerns with the issuance of another Type ABC 21 license in this area.
4. The license would not constitute a nuisance or be detrimental to the public welfare of the community, as a separate Conditional Use Permit is required and the use and appropriate conditions of approval are required to minimize impacts to surrounding properties.
5. The use was found to be consistent with the Dixon General Plan and Zoning Ordinance and a Use Permit was granted, with appropriate findings and conditions of approval. The Use Permit was applied for and granted as part of a concurrent review and potential impacts from the use were reviewed, considered and appropriate conditions of approval have been required.

Upon submittal of this new Conditional Use Permit, Planning routed the application materials to the Engineering, Fire, Community Development, and Police Departments for comment. As part of past direction by the City Council, an emphasis on input from the Police Department when considering whether a Public Convenience of Necessity determination is needed is considered very important.

In its response, the Police Department's assessment of the proposed use has not changed and no issues or concerns with the proposed alcohol license were noted or raised. The applicant will be held to standard recommended conditions of approval that the city has established for new Type 21 ABC licenses including:

1. The accessibility of distilled spirits shall be limited to on-site employees and be kept behind the sales counter.
2. The off-sale of alcoholic beverages is allowed in conformance with the requirements of the Department of Alcohol Beverage Control (ABC). The applicant shall maintain full compliance and in good standing with the Department of Alcoholic Beverage Control.
3. No sale of single containers of beer and/or wine coolers shall be made, where said containers were originally packaged with additional containers (e.g., four packs or six packs).
4. That the sale of alcoholic beverages for consumption on the premises shall be prohibited and appropriate posting of signs stating that drinking on the premises is prohibited by law shall be posted both inside and outside the establishment.
5. If the business is cited on three occasions selling alcoholic beverage(s) to a minor, the CUP shall come before the Planning Commission for possible revocation.
6. The off-sale of alcoholic beverages is allowed in conformance with the requirements of the Department of Alcohol Beverage Control (ABC). The applicant shall maintain full compliance and in good standing with the Department of Alcoholic Beverage Control.
7. No sale of single containers of beer and/or wine coolers shall be made, where said containers were originally packaged with additional containers (e.g., four packs or six packs).

8. That the sale of alcoholic beverages for consumption on the premises shall be prohibited and appropriate posting of signs stating that drinking on the premises is prohibited by law shall be posted both inside and outside the establishment.
9. If the business is cited on three occasions selling alcoholic beverage(s) to a minor, the CUP shall come before the Planning Commission for possible revocation.

PUBLIC CORRESPONDENCE

At the issuance of this staff report, no comments, adverse or otherwise had been received by staff in response to the public notice for the proposed project.

CONCLUSION

While no record of a CUP making a PCN determination for a Type 21 ABC license previously occurred with Sarah's Mini-mart, a PCN was approved for the prior application for this business in 2022. Further, while the zoning has changed, a convenience mart/liquor mart is still allowed for with a Conditional Use Permit. As the sale of alcohol is often expected in such businesses and it had been allowed for at this location previously by ABC, subject to the recommended conditions of approval, staff does not object to the issuance of the Conditional Use Permit for the use as well as making the findings to approve this PCN. Based on this, staff recommends that the Planning Commission adopt the attached resolution.

ATTACHMENTS

1. Draft Resolution
2. Application materials

DIXON PLANNING COMMISSION

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE DIXON PLANNING COMMISSION CONDITIONALLY APPROVING A USE PERMIT (UP24-08) TO ALLOW FOR A LIQUOR STORE AND TO ALSO GRANT A DETERMINATION THAT PUBLIC CONVENIENCE AND/OR NECESSITY (PCN) WOULD BE SERVED BY THE ISSUANCE OF AN ADDITIONAL TYPE 21 ALCOHOL LICENSE AT 2600 PLAZA COURT (GOLDEN MARKET) (PLANNING APPLICATION 24-33) ASSESSOR'S PARCEL 0113-490-140

WHEREAS, on March 8, 2022, the Dixon Planning Commission approved a Planning Application (PA21-37) for a Conditional Use Permit (UP 21-03) for a convenience store to have a Type 21 alcohol license which would permit the sale of beer, wine, and distilled spirits for off-site consumption at 2600 Plaza Court.

WHEREAS, permits were subsequently issued, but no work to initiate the use occurred to vest the permit and no extensions to Planning Application 21-37 were pursued by the applicant. Therefore, Planning Application (PA21-37) and Use Permit (UP21-03) expired on March 18, 2023;

WHEREAS, on May 7, 2024, the Dixon City Council adopted an updated Zoning Code and as part of the update, changes to zoning districts and the zoning map were adopted for properties within Dixon to fully reflect the policies and land use map and general plan land use designations of Dixon's General Plan 2040. Among the changes were rezoning the property from Highway Commercial – Planned Development to Regional Commercial (to match the Regional Commercial General Plan land use designation) and associated land use and development standards for properties in the CR district. The Zoning Code went into effect on June 6, 2024;

WHEREAS, on November 13, 2024, Kamalpreet Kaur submitted a Planning Application (PA24-33) requesting a new Conditional Use Permit (UP24-08) to reestablish a convenience mart/liquor store (Golden Market) at 2600 Plaza Court. In addition, a CUP is also required to consider a Public Convenience or Necessity (PCN) determination to allow a proposed liquor store to have a Type 21 alcohol license which would permit the sale of beer, wine, and distilled spirits for off-site consumption.

WHEREAS, this new application is similar to that of Planning Application 21-37, but refers to the business interchangeably as both a convenience mart and liquor store. The proposed floor plan includes a large floor area for alcohol sales and, as a liquor store, requires Conditional Use Permit approval. The property has a zoning of Regional Commercial (CR) and an Assessor's Parcel Number of 0113-490-140.

WHEREAS, a PCN determination is required because the California Department of Alcohol and Beverage Control (ABC) has determined that the area has an over-concentration of these types of licenses. A PCN determination is therefore needed. This is done through the Conditional Use Permit entitlement;

WHEREAS, the applicant has concurrently filed an application with the California State Department of Alcohol and Beverage Control (ABC), the State agency responsible for issuing alcohol licenses;

WHEREAS, ABC presently has issued 10 active existing off-sale licenses in the census tract in which the site is located, exceeding the limit of three (3) licenses allowed in the census tract, and therefore a PCN is needed from the City;

WHEREAS, ABC directed the applicant that they would need to apply to the City of Dixon for consideration of a PCN determination, before they can proceed with the processing of the ABC licensing;

WHEREAS, per city policy, when a determination by ABC finds that a census tract is over-concentrated with a particular alcohol license type, then a PCN is required and this is administered through the city's CUP findings and process. No other changes to the building or existing business operations are proposed at this time;

WHEREAS, application materials for the Determination of Public Convenience or Necessity were reviewed by applicable City departments, including Fire, Engineering, Police and Community Development;

WHEREAS, the Dixon City Council has designated the Planning Commission as the body to determine whether a PCN should be granted, through consideration of a Use Permit application;

WHEREAS, on January 14, 2025, the Dixon Planning Commission held a duly noticed public hearing to consider the merits of the project (PCN determination), accepting written and oral presentation from staff, accepting the applicant's presentation, and accepting public testimony in favor of and in opposition to the project. The Community Development Department provided the prescribed public notice identifying the applicant, describing the project and its location, and the date of the public hearing, 10 days prior to the hearing. This notice was mailed to all property owners within 300 feet of the subject property and published in the Dixon Independent Voice newspaper on January 3, 2025;

WHEREAS, consistent with the CEQA guidelines, the City has determined this project the project is exempt from CEQA pursuant to Categorical Exemption from the provisions of the CEQA Guidelines under 14 CRR Section 15301, Class 1 [Existing Facilities] given that the project is a minor intensification of use and within a building that had previously been occupied by the same use type; and

NOW THEREFORE BE IT RESOLVED, the Dixon Planning Commission finds that the application requesting a new Conditional Use Permit (UP 24-08) is consistent with the Dixon General Plan 2040 and the Dixon Zoning Ordinance and makes the following findings:

Findings
Conditional Use Permit (UP24-08)

1. The Planning Commission finds that the project, as conditioned, is consistent with the Dixon General Plan (DGP) for the following reasons:
 - a. The project would be consistent with the RC (Regional Commercial) land use designation in that the use would provide both food and beverage service to both local residents, as well as traffic passing though on I-80;
 - b. The project would continue to be consistent with the DGP's policies and implementation plans within its Land Use and Community Character Element that promotes efficient use of resources by promoting in-fill development (DGP, Land Use and Community Character Element, Goal LCC-1, and Policies LCC 1.3 and 1.7, pg. 3-9);
 - c. The project would create a new business along I-80 and nearby residential neighborhoods that would satisfy both local and traveler demands (DGP, Economic Development Element, Policies E-1.2, E-3.3, and E-5.1, pgs. 4-7, 4-11, and 4-16).
2. The proposed project is consistent with the Dixon Zoning Ordinance for the following reasons:
 - a. The project would be consistent with the Dixon Zoning Ordinance as the Regional Commercial (CR) zoning district states that its purpose is to *“provide for a full range of commercial land uses that cater to traffic passing through Dixon on I-80 as well as to local residents. The CR District implements the Regional Commercial General Plan Land Use Designation”*. (DMC Section 18.05.010).
 - b. The business offers another retail, food, or off-sale drink service option to both residents and travelers.
3. The proposed project is consistent with the mandatory findings (DMC Section 18.24.050) to recommend approval of the Conditional Use Permit application as specified below:
 - a. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Code and all other titles of the Dixon Municipal Code;
 - i. As discussed above, this project is consistent with the General Plan's RC land use designation and the allowed uses in the Zoning Ordinance's CR zoning district.

- ii. The same type of business (Sarah's Mini-mart) was around from 2016-2021 and this application was previously approved in 2021. The application has not changed. Therefore, the project is consistent with this finding;
- b. The proposed use is consistent with the General Plan and any applicable specific plan given that the project has been found consistent with the General Plan, as noted above.
- c. The proposed use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvement given that:
 - i. The applicant has stated that the alcohol will be kept behind the counter and only be accessible by staff. The use would not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; nor impair the utility or value of property of other persons located in the vicinity of the site; and would not be detrimental to public health, safety or general welfare.
 - ii. As previously noted, the proposed expanded use is not a deviation from what had previously existed. In addition, the Police Department, Fire Department, and Engineering Departments have not raised concerns about the sale of alcohol for off-site consumption as proposed. Therefore, the project is consistent with this finding.
- d. The proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of this Code given that:
 - i. As previously found, the use is consistent with the intent of the zoning, will be located entirely within an existing commercial suite, and does not create any deviations from established development standards.
 - ii. Additionally, a past Type 21 ABC license previously existed and is otherwise permitted with city approval of a Conditional Use Permit. Therefore, the project is consistent with this finding.
- e. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity given that;
 - i. As noted, the use will be located within an existing commercial building and suite. It's operations will not extend beyond the suite.

- ii. In addition, while subject to a prior Zoning Code, the same use and a PCN were previously approved only 3 years earlier. While the zoning has changed, the proposed operating characteristics of the use have not and the zoning does not substantially deviate in this case from what was originally allowed with the prior zoning district.
 - iii. Therefore, the project is consistent with this finding.
- f. The site is physically suitable for the type of the use being proposed, including access, utilities, and the absence of physical constraints given that.
 - i. The proposed use will be located within a suite of an existing commercial building. Utilities and access already exist and are not being modified. The site is not subject to physical constraints that will limit or otherwise prohibit business operations.
 - ii. In addition, the project has been subject to review by city departments, including Building, Planning, Fire, Engineering, and Police who have raised no issue with the use.
 - iii. The applicant will also be responsible for obtaining necessary building permits that will be reviewed by city staff and subject to inspections prior to receiving final approval. Therefore, the project is consistent with this finding.

BE IT FURTHER RESOLVED, Dixon Planning Commission determines that Public Convenience and/or Necessity (PCN) would be served by the granting of a Type 21 alcohol license, based on the following:

Findings
Public Convenience or Necessity

1. The use is a continuation of a prior business that had been there previously and closed in only the last 4 years. The proposed business includes not just options for the purchase of alcohol, but also retail and food needs of the community and those traveling along I-80.
2. ABC has concerns about an over-concentration of alcohol licenses where off-site consumption is allowed. The city recognizes that it is important to justify why another license is needed, particularly when there are already several other businesses that have the same license type nearby. The city recognizes that a process is needed where, on a case-by-case basis, applicants begin to justify, as part of their application why another license should be issued. In this case, the original Sarah's Mini-Mart, as with this application, represents more than just a liquor store. It also offers food and retail items. It offers more than just a stop along I-80 to pick up gas and alcohol. It would offer nearby convenience to those in the area who are looking to satisfy a single purchase type. In this case, as part of its overall operations, the allowance for the sale of beer, wine, and distilled spirits for off-site consumption, would provide a convenience to the general public.

3. Based on the operating hours, location, and operational characteristics, the license will not create a new or undue burden on police or create noise or other such nuisance that exceeds city standards or be detrimental to public health or welfare. Further, the Dixon Police Department has reviewed the PCN and has not identified any issues or concerns with the issuance of another Type ABC 21 license in this area.
4. The license would not constitute a nuisance or be detrimental to the public welfare of the community, as a separate Conditional Use Permit is required and the use and appropriate conditions of approval are required to minimize impacts to surrounding properties.
5. The use was found to be consistent with the Dixon General Plan and Zoning Ordinance and a Use Permit was granted, with appropriate findings and conditions of approval. The Use Permit was applied for and granted as part of a concurrent review and potential impacts from the use were reviewed, considered and appropriate conditions of approval have been required.

NOW THEREFORE BE IT FURTHER RESOLVED, the Dixon Planning Commission hereby approves Planning Application (PA24-33) for a Conditional Use Permit (UP24-08), including determination of Public Convenience or Necessity, to re-establish a liquor store at 2600 Plaza Ct, subject to the following conditions of approval:

Conditions of Approval
Use Permit (UP24-08)

Planning Department

1. Plans submitted for any future city permits shall substantially conform to the application materials and plans identified as "Exhibit A" submitted on November 13, 2024 and on file with the Dixon Community Development Department, except as modified by the conditions listed herein.
2. The accessibility of distilled spirits shall be limited to on-site employees and be kept behind the sales counter.
3. The off-sale of alcoholic beverages is allowed in conformance with the requirements of the Department of Alcohol Beverage Control (ABC). The applicant shall maintain full compliance and in good standing with the Department of Alcohol Beverage Control at all times
4. No sale of single containers of beer and/or wine coolers shall be made, where said containers were originally packaged with additional containers (e.g., four packs or six packs).
5. That the sale of alcoholic beverages for consumption on the premises shall be prohibited and appropriate posting of signs stating that drinking on the premises is prohibited by law shall be posted both inside and outside the establishment.

6. If the business is cited on three occasions selling alcoholic beverage(s) to a minor, the CUP shall come before the Planning Commission for possible revocation.
7. An on-site security system shall be installed, and maintained at all times.

Police Department

8. The facility shall be alarmed with a panic/robbery alarm. The activation for said alarm shall at a minimum be concealed in the area of the service counter and in any office space removed from view. The facility shall also be equipped with a burglary alarm for use when the business is closed. The alarm system shall comply with all the requirements of the DMC and shall be registered with the Dixon Police Department.
9. Digital CCTV shall be installed in the facility, covering at a minimum the service counter and any cash registers, the entry door angled to capture patrons entering the business, and optimally a camera covering the parking lot immediately outside the public entry doors. Cameras shall be accessible by law enforcement on request with a legitimate law enforcement purpose (i.e. investigation.) Cameras shall be of sufficient quality to produce printed images of no less than 300dpi and should be recorded at all times, both during and after business hours.
 - a. The recording device shall be a digital video recorder (DVR) capable of storing a minimum of 30 days' worth of activity. DVR shall have the capability to transfer recorded data to another medium (i.e. External drive or DVD) and shall provide for offloading of data in a common format (e.g. MPEG) requiring no proprietary software to view by third parties. Where advised by a regulatory agency that video files may be relevant to an investigation, the facility shall be responsible for maintaining footage from all cameras for the specified focus period identified. Any video files stored on media shall be completely destroyed prior to the discarding of that media.
10. The DVR and any video files stored on media must be kept in a secured area that is accessible only to management. In the event of a crime on the premises, there shall be at least one member of the managerial staff on-site that can assist law enforcement in viewing and harvesting recorded footage. For after-hours requests, a manager shall be available to respond to the location within one hour to assist law enforcement. Video files relative to crimes shall be saved on media in both common formats requiring no proprietary software, as well as in the proprietary and unaltered format generated by the video surveillance system.

Building Department

11. A building permit and/or involvement with the Solano County Health Department may be required, depending on the scope of renovations or modifications to the inside or outside of the building. If a building permit is required, that shall be obtained prior to establishing the use and all construction shall comply with the current, applicable codes, as adopted by the City of Dixon.

Fire Department

- 12. Cooking operations that produce grease laden vapors shall be protected with a listed, approved fire protection system.
- 13. A type K kitchen fire extinguisher shall be provided within 30 feet of cooking equipment.
- 14. Construction permits are required.

Standard Conditions

- 15. The applicant must obtain a building permit or establish the use within two (2) years after Planning Commission approval or apply to the Planning Commission for an extension of time to do so. If either a building permit is not obtained (if one is required) or the use initiated within said two-year period or any extension thereof granted by the Commission, any approval granted by the Planning Commission shall automatically lapse and a new application will be required.
- 16. The applicant shall indemnify, defend, and hold harmless the City, and the officers, agents and employees of the City from any and all claims, damages and liability which may result from approval or implementation of the project (including, but not limited to, damages, attorney's fees, expenses of litigation, or costs of court). Provided, however, this duty to indemnify and defend shall not extend to any claim, suit or action arising from the active negligence or willful misconduct of the City or its officers, agents or employees. The applicant shall enter into an Indemnification Agreement with the City of Dixon evidencing the foregoing. The standard agreement can be obtained from the Community Development Department.

NOW THEREFORE BE IT FINALLY RESOLVED, that this decision is final unless appealed to the City Council. Any party aggrieved or affected by a decision by the Planning Commission may file an appeal within ten (10) calendar days after decision, using the appeal form available at City Hall. To file an appeal, complete the form and submit it with a filing fee to the City of Dixon, 600 East A Street, Dixon, CA 95620, no later than ten (10) calendar days after the date of the Planning Commission action, or on January 24, 2025 at 5pm. No postmarks will be accepted.

ADOPTED at a regular meeting of the Planning Commission of the City of Dixon, State of California, on the 14th day of January 2025:

AYES:

NOES:

ABSENT:

JACK CALDWELL, CHAIR
DIXON PLANNING COMMISSION

Attest:

BRANDI ALEXANDER
DEPUTY CLERK/SECRETARY

DRAFT



2107 N. Broadway, Suite 106 Santa Ana, CA 92706

Tel: (714) 667-7171 | Fax: (714) 667-0477

legal@blakeandayaz.com

www.blakeandayaz.com

December 20, 2021

VIA PRIORITY MAIL

City of Dixon
Community Development Department
600 East A Street
Dixon, CA 95620

File No. TOO01-1000

**Re: Conditional Use Permit Application for 2600 Plaza Court, Suite A,
Dixon, CA 95620**

Dear Sir or Madam:

Please find the following enclosed as part of the conditional use permit application for the above referenced premises:

- 1) Planning Application (owner's signature to be forthcoming).
- 2) Correspondence conveying the details of the project dated December 20, 2021.
- 3) Five (5) copies of plans in full size (24"x 36").
- 4) Twelve (12) copies of plans in size 11" x 17".
- 5) Two (2) copies of the property report.
- 6) Radius map, certification, and mailing labels for noticing requirements.
- 7) Check No. 2021 for fees in the amount of \$1,082.00.

Thank you for your assistance with this application.

BLAKE & AYAZ

/s/ Kathrina Hirschfeld
Kathrina Hirschfeld
Senior Paralegal

Encls.



2107 N. Broadway, Suite 106 Santa Ana, CA 92706

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December 20, 2021

VIA PRIORITY MAIL

City of Dixon
Community Development Department
600 East A Street
Dixon, CA 95620

File No. TOO01-1000

**Re: Conditional Use Permit Application for 2600 Plaza Court, Suite A,
Dixon, CA 95620**

Dear Sir or Madam:

We are pleased to announce that our office has been engaged by GKC Enterprise, LLC to process a conditional use permit and/or other required entitlement application(s) for 2600 Plaza Court, Suite A, Dixon, Ca 95620 (the "Premise"). The request is to permit or otherwise allow the issuance of a California Department of Alcoholic Beverage Control ("ABC") (Type 21 Off-Sale General) liquor license and operate a convenience store, as described more fully herein.

REQUEST

The applicant will file an application with the California Department of Alcoholic Beverage Control for a (Off-Sale General Type 21) license for its convenience store. This license allows the applicant to sell wine, beer, and distilled spirits to its patrons for consumption offsite. This type of license allows minors to be present on the premises. The applicant's business hours of operation will be from 6:00 a.m. to 12:00 a.m. daily. This project will utilize the interior space of the currently closed and vacant establishment (formerly operated as a liquor store) which consists of approximately 3,630 square feet (net usable).

BACKGROUND

The Premise is situated in a commercial area off of Interstate 80 which allows patrons to utilize the store's retail and hot food services in a convenient and easy to access location for locals and travelers alike.

This proposed establishment intends to bring the traditional wares of bottled and fountain beverages, auto supplies, household staples, grocery, and tobacco products of a convenience store, with the added benefit of prepared and ready to eat Cajun style hot food offerings from the Krispy Krunchy Chicken menu.

PROJECT

Dixon's history is embedded in serving the California traveler. From its origin as a route traveled by miners during the California gold rush period, the location between the Pacific railroad and Interstate 80 still serves as a convenient commuter location from the Pacific Coast to Sacramento. With this in mind, the applicant spent a tremendous amount of time and effort developing the inventory of products that the location intends to provide to its patrons.

The business will operate daily from 6:00 a.m. to 12:00 a.m. There will be four employees per shift (including management). Distilled spirits will be located behind the cashier counter only, along with regulated tobacco products. Deliveries will take place during business hours and will occur weekly. As the premise is in a commercial zone, any potential nuisance to residents is unlikely as the location is outside a 600ft radius from any residential neighborhood.

The applicant is both the business principal and owner of the property; thus, he is dually invested in the success of the retail operation and maintaining the surrounding value of the commercial area in which the premises is located. As the applicant has vested interests in providing premier service to his clientele and maintaining the welfare of the property, ensuring compliance with the City standards for selling alcohol will be the Applicant's highest priority.

PERMITTED USE PER MUNICIPAL CODE

Applicant's premises is located within the Commercial Highway/Planned Development zoning district ("CH-PD").

Per Municipal Code Section 18.11.010 the purpose of the Commercial Highway district "is to encourage the development of commercial goods and services in places conveniently and safely accessible from freeways as shown on the land use diagram of the Dixon General Plan, while discouraging those uses that are unrelated to the needs of freeway users and which may adversely affect adjacent noise-sensitive land uses. This district principally allows uses which serve the automobile-associated traveler: "CV zoning district is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City."

Additionally, per Section 18.18.010 the City acknowledges:

"The purpose of the planned development zoning district (PD zoning district) is to provide the City with a process which authorizes more flexibility in the design of development projects with specially designated areas of the City than would be possible through the strict application of the zoning regulations contained in this title to new development in those areas. It is the intent of the Council in adopting this section to encourage and facilitate the development of well-planned residential, commercial and industrial development projects in those specially designated areas through appropriate and well-designed diversification of permitted uses, conditional uses, general development standards, public and private buildings and facilities, signs, accessory structures, landscaping and open spaces"

City of Dixon - Community Development
Re: Conditional Use Permit
December 20, 2021
Page 3

Applicant seeks to serve the needs of freeway users as outlined in the code and as liquor stores are a conditional permitted use in both of these zoning districts. Applicant's proposed use meets the criteria governed by city code.

APPLICANT'S MISSION

Applicant intends to utilize a currently vacant store front. Eliminating unoccupied commercial property, the applicant seeks to minimize crime and vandalism and increase property value. The proximity of the location to Interstate 80 seeks to serve the needs of freeway users as is outlined by the municipal code as the City's intended use for this location.

In conclusion, the applicant respectfully requests that the application herein be approved. Applicant looks forward to a great working relationship with the City of Dixon, the surrounding businesses, and the community at large.

BLAKE & AYAZ



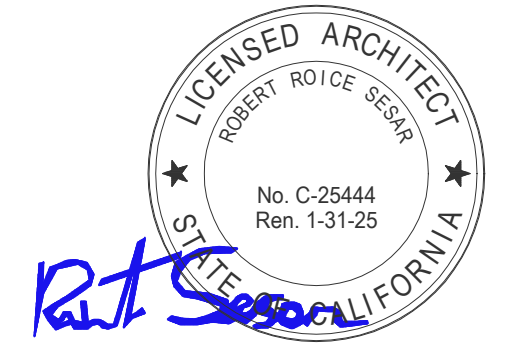
F. MICHAEL AYAZ

FMA: kah

Encls.

GOLDEN MARKET TENANT IMPROVEMENT

2600 PLAZA COURT, DIXON, CA 95620

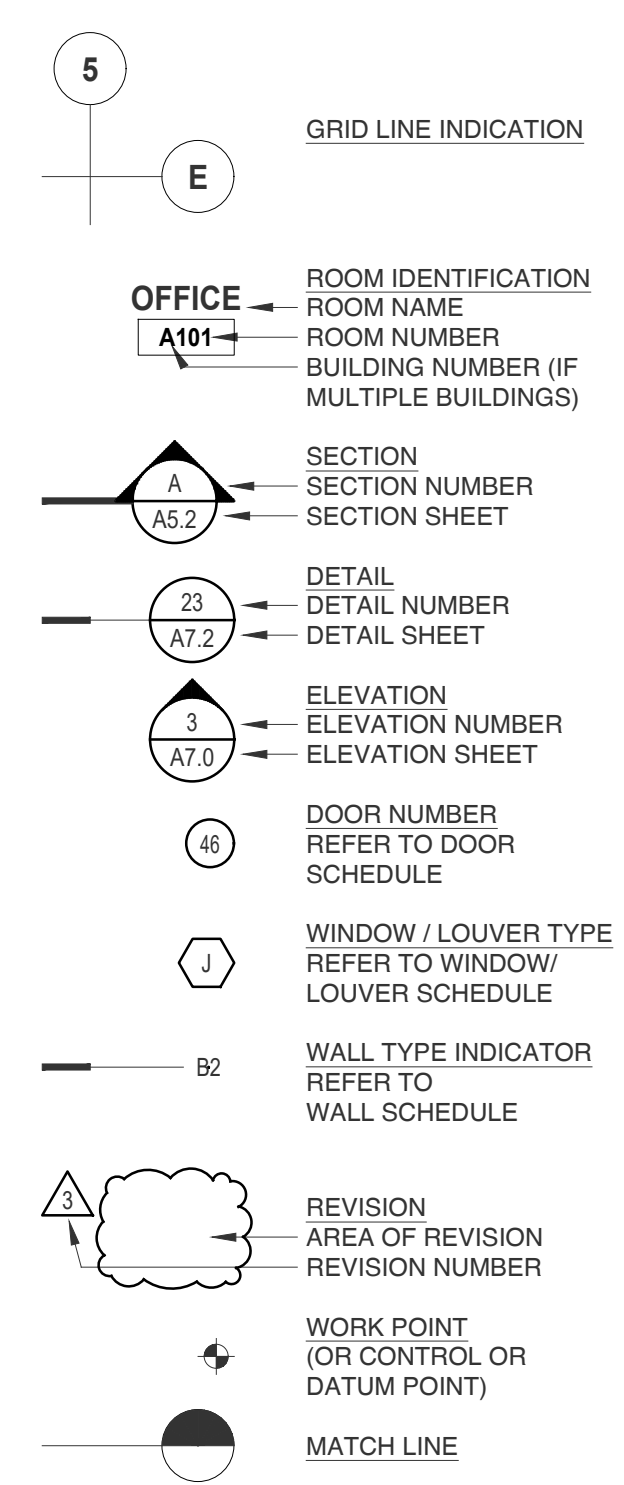


CONSULTANTS

ABBREVIATIONS

& L @ C O # (E) (N)	And Angle At Center Line Diameter or Round Pound or Number Existing New	F F.A. F.B. F.D. FDC FDN. F.E. F.E.C. FH F.H.C. FIN. FL FLASH. FLUOR. F.O.C. F.O.S. FFRF. F.S. FT FTG. FURR. FUT. G.A. GALV. G.B. GL GND. GR. GYP G.W.B. H.B. H.C. HDWD. HDWE. H.M. HORZ. HR. HGT.	Fire Fire Alarm Flat Bar Floor Drain Fire Department Connection Foundation Fire Extinguisher Fire Extinguisher Cabinet Fire Hydrant Fire Hose Cabinet Finish Floor Flashing Fluorescent Face of Concrete Face of Studs Fireproof Full Size Foot of Feet Furring Future Gauge Galvanized Grab Bar Glass Ground Gypsum Wall Board Hose Bib Hollow Core Hardwood Hardware Hollow Metal Horizontal Hour Height	P. PA PIV PRCST. PL P.LAM. PLAS. PLYWD. PR. PT. P.T.D. PTN. P.T.R. PUE Q.T. R. RAD. R.D. REF. REFR. REGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. S. S.C. S.C.D. SCHED. S.D. SD SECT. SGD. SH SHR. SHT. SIM S.N.D. S.N.R. SPEC. SQ. S.S.T. S.SK. SS STA. STD. STL STOR. STRL. SUSP. SYM. LT T.B. T.C. TEL TER. T.&G. THK. T.P. T.P.D. T.V. T.W. TYP. TW UNF. U.O.N. UR. VERT. VEST. V.I.F. W. W/ W/ W.C. WO W/O WP WSC.T. WT.	Planting Area Post Indicator Valve Pre-cast Plate Plastic Laminate Plaster Plywood Pair Point Paper Towel Dispenser Partition Paper Towel Receptacle Public Utility Easement Quarry Tile Riser Radius Roof Drain Reference Refrigerator Register Reinforced Required Resilient Room Rough Opening Redwood Rain Water Leader South or Slope Solid Core Seat Cover Dispenser Schedule Soap Dispenser Storm Drain Section Sliding Glass Door Shell Shower Sheet Similar Sanitary Napkin Dispenser Sanitary Napkin Receptacle Specification Square Stainless Steel Service Sink Sanitary Sewer, Sewer Service Station Standard Steel Storage Structural Suspended Symmetrical Tread Towel Bar Top of Curb Telephone Terrazzo Tongue and Groove Thick Top of Pavement Toilet Paper Dispenser Television Top of Wall Typical To Weather Unfinished Unless Otherwise Noted Urinal Vertical Vestibule Verify in Field West Water With Water Closet Wood Without Waterproof Wainscot Weight
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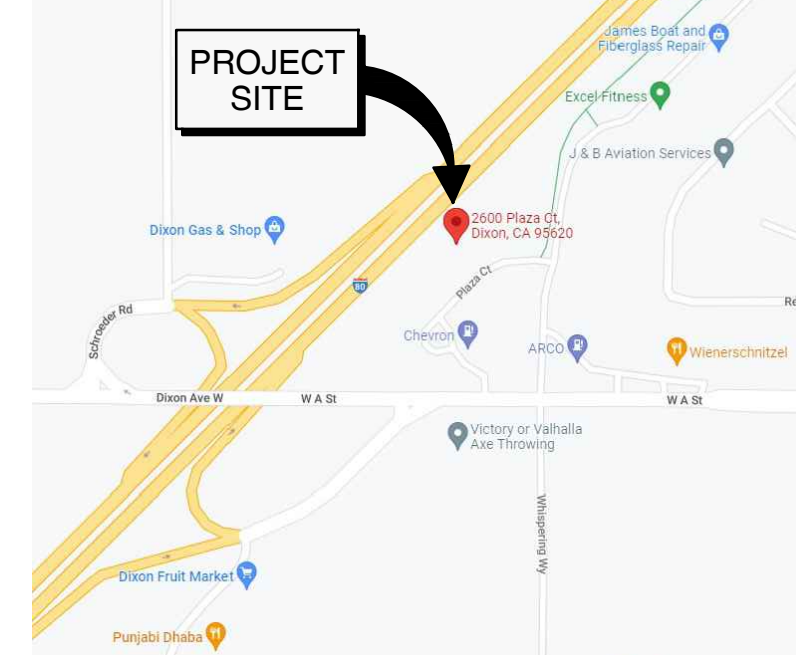
SYMBOLS



MATERIALS

	ACOUSTICAL TILE (SECTION)
	BRICK OR C.M.U. (SECTION)
	CEMENT PLASTER (ELEVATION)
	CEMENT PLASTER W/ WIRE LATH (SECTION)
	CEMENT PLASTER W/ EXPANDED LATH (SECTION)
	CERAMIC TILE (PLAN & ELEVATION)
	CONCRETE (SECTION)
	CONCRETE (PLAN)
	CONCRETE MASONRY UNITS (PLAN & SECTION)
	EARTH (SECTION)
	FINISH CARPENTRY (ELEVATION & SECTION)
	GYPSUM BOARD (SECTION)
	INSULATION, BATT (PLAN & SECTION)
	INSULATION, RIGID (PLAN & SECTION)
	METAL (SECTION)
	POROUS FILL (SECTION)
	PLYWOOD (SECTION)
	WOOD, CONTINUOUS (SECTION)
	WOOD, BLOCKING (SECTION)

VICINITY MAP



APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRIC CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS
SOLANO COUNTY HEALTH DEPARTMENT
CITY OF DIXON LOCAL ORDINANCES

DEFERRED APPROVALS

DA #1: FIRE SPRINKLER ALTERATIONS
DA #2: WALK-IN COOLER DESIGN & CALCULATIONS

PERMITS

TENANT IMPROVEMENT: 2023-1312 UNDER SEPARATE PERMIT
EXTERIOR SIGNAGE:

SHEET INDEX

GENERAL
G101 TITLE SHEET
G102 CODE ANALYSIS
G103 CALIFORNIA GREEN BUILDING STANDARDS CODE
G104 CALIFORNIA GREEN BUILDING STANDARDS CODE
G105 CALIFORNIA GREEN BUILDING STANDARDS CODE

ARCHITECTURAL
A101 SITE PLAN
A200 DEMO PLANS
A201 NEW FLOOR PLAN
A221 REFLECTED CEILING PLAN
A701 SCHEDULES & DETAILS

PLUMBING
P201 PLUMBING PLAN

ELECTRICAL
E201 ELECTRICAL POWER PLAN
E202 LOAD CALCULATIONS, SINGLE LINE DIAGRAM & LIGHTING CONTROL DIAGRAM

HOOD DESIGN
1 HOOD INFORMATION
2 HOOD INFORMATION
3 HOOD INFORMATION
4 HOOD INFORMATION
5 HOOD INFORMATION

SUMMARY OF WORK

NEW ≈3,853 SF TENANT IMPROVEMENT. WORK IS TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
• SELECTIVE DEMO
• METAL FRAMING & GYP. BD.
• CASEWORK
• DOOR, FRAME & HARDWARE
• FINISHES
• ELECTRICAL
• PLUMBING

NOTE: NO MODIFICATIONS TO THE (E) HVAC OR LIGHTING SYSTEMS. NO TITLE 24 COMPLIANCE DOCUMENTATION IS REQUIRED.

CONSULTANTS

HOOD DESIGN
CAPTIVEAIRE
1110 BURNETT AVE., SUITE C
CONCORD, CA 95420
(925) 962-1999

APPROVALS

PROJECT

BEVLOT T.I.

2600 PLAZA COURT
SUITE A
DIXON CA
95620

ISSUE

DESCRIPTION	DATE	MARK
PLAN CHECK	03/14/23	1
PLAN CHECK	08/13/24	2
		3

PROJECT NO: 21036

DATE: 12/12/22

DRAWN BY: L.J.K.

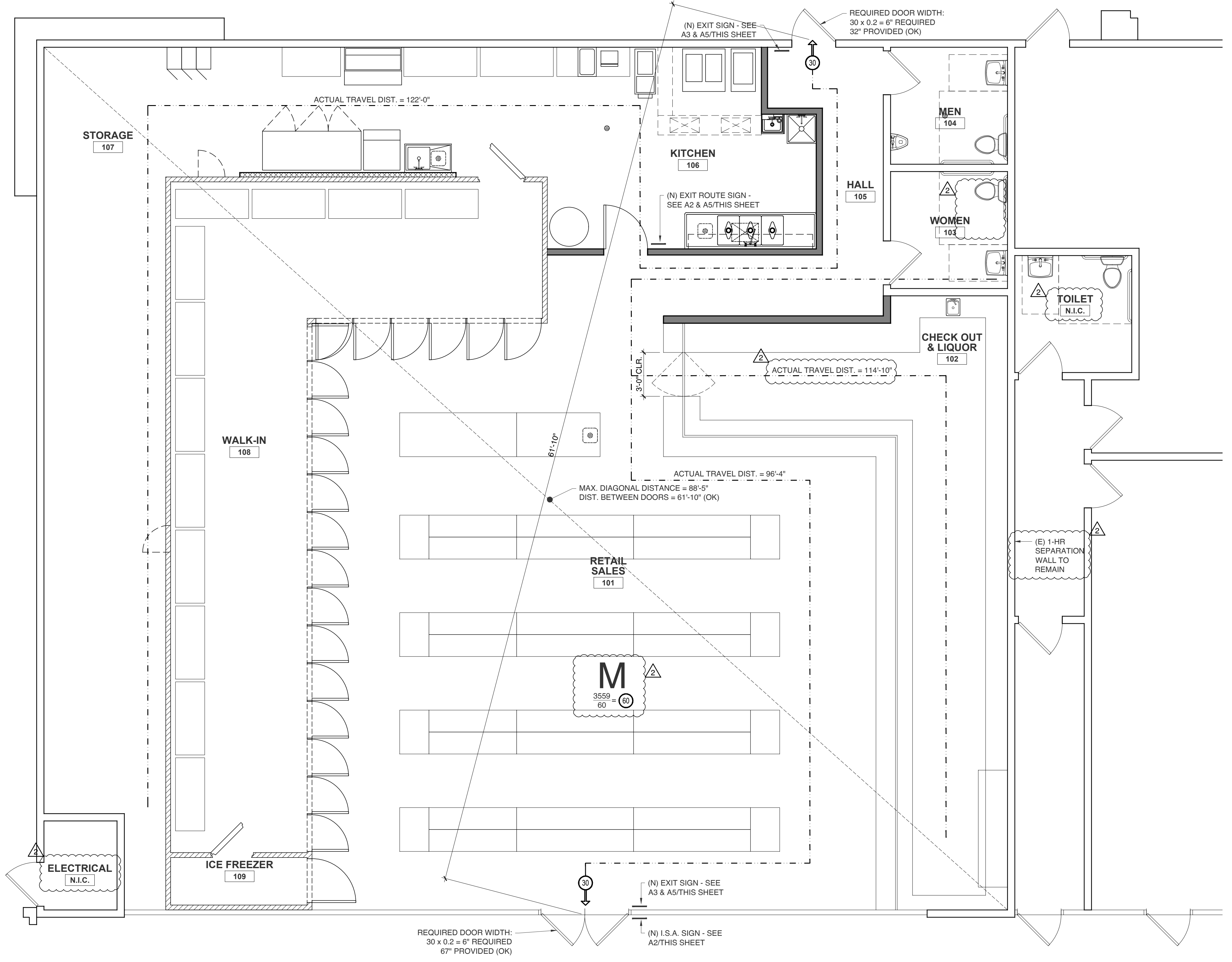
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SHEET TITLE

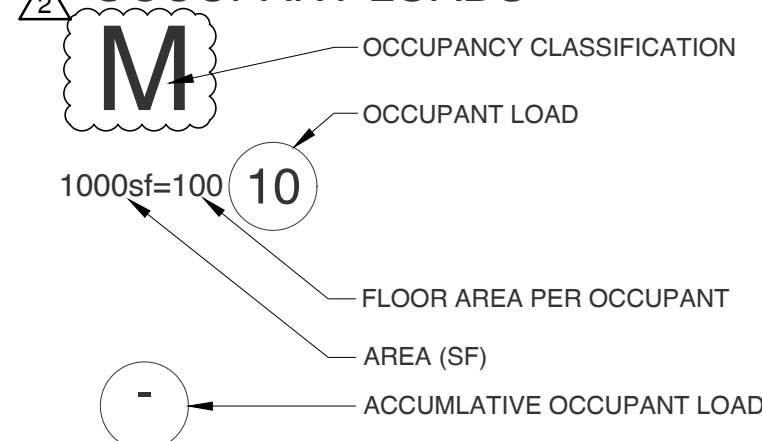
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SHEET NO

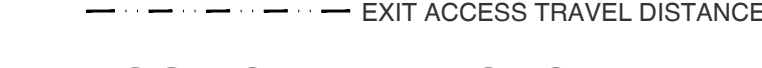
G101



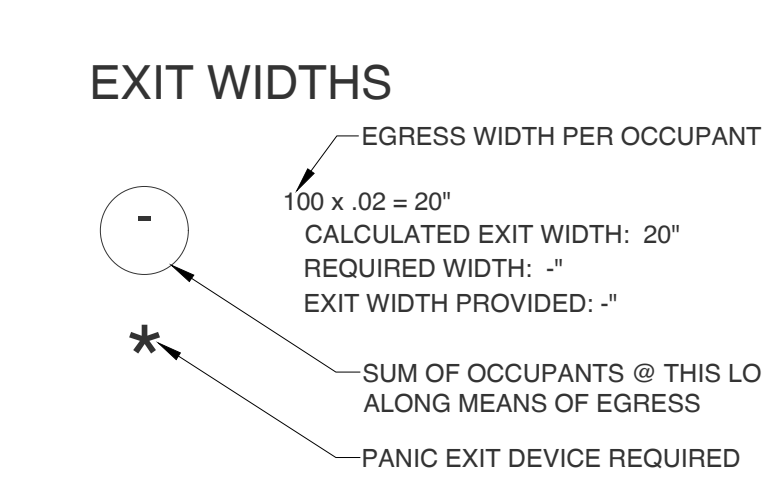
OCCUPANCIES, AREAS & OCCUPANT LOADS



EXITS & ACCESS



EXIT WIDTHS



ABBREVIATIONS

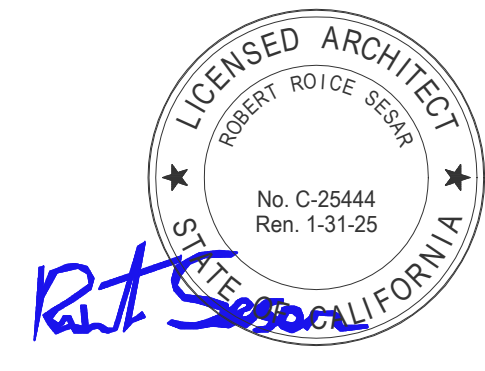
- ALLOW. - ALLOWABLE
- EXCEP. - EXCEPTION
- OCC. - OCCUPANTS / OCCUPANCY
- (X) OCCUPANT LOAD AT EXIT ACCESS
- (Y) TOTAL OCCUPANT LOAD AT REQUIRED EXIT

C5 LEGEND

- OCCUPANCY : M
- AREA : 3,853 SQUARE FEET
- CONST. TYPE : TYPE V-B
- OCC. LOAD : 60 TOTAL OCCUPANTS - TWO EXITS REQUIRED (2 PROVIDED)
- FIRE SPRINKLERS : YES
- FIRE SEPARATION : PER 2019 CBC TABLE 508.4, NONE REQUIRED

B1 FLOOR PLAN

B5 PROJECT DATA



CONSULTANTS

APPROVALS

PROJECT

BEVLOT T.I.
2600 PLAZA COURT
SUITE A
DIXON CA
95620

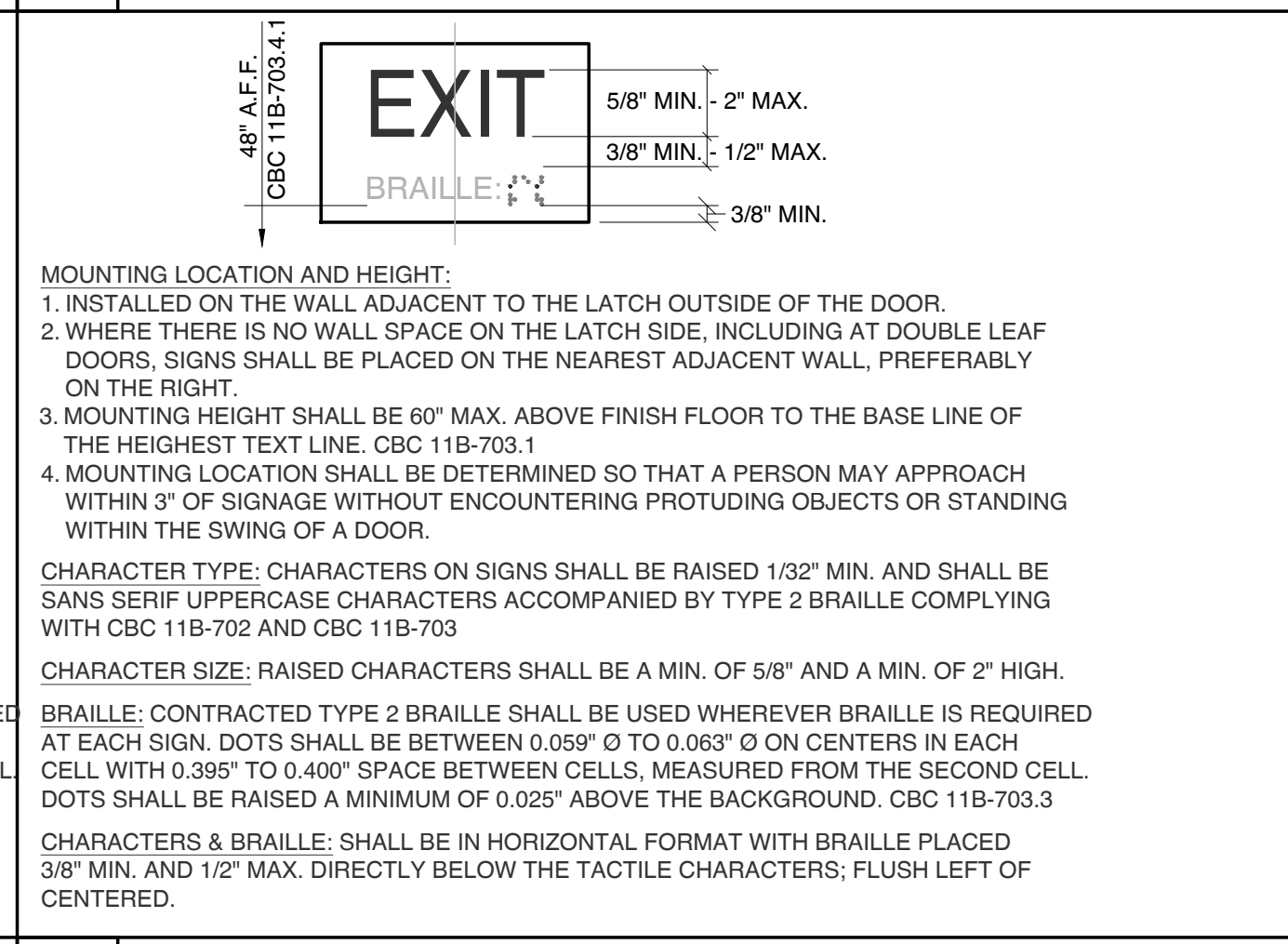
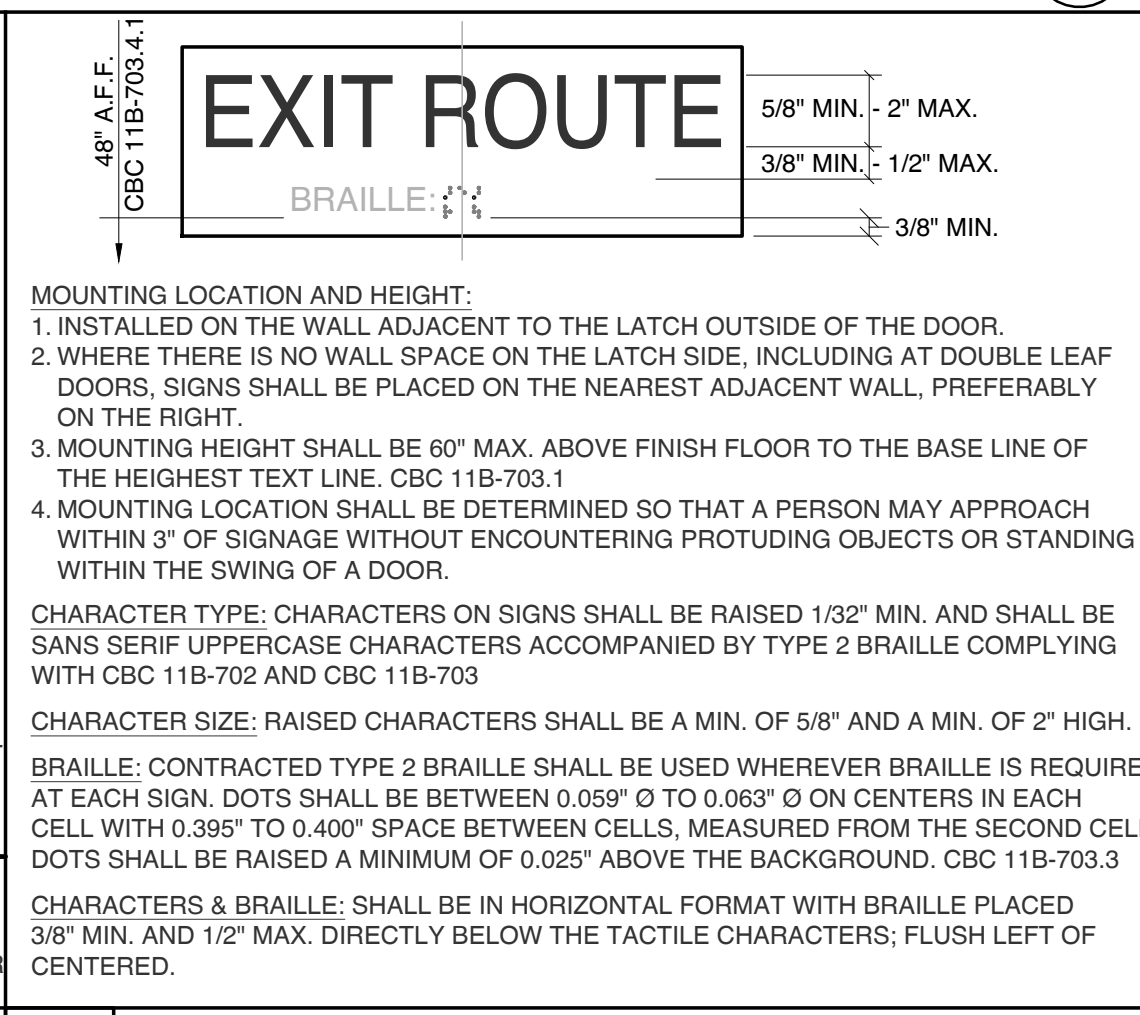
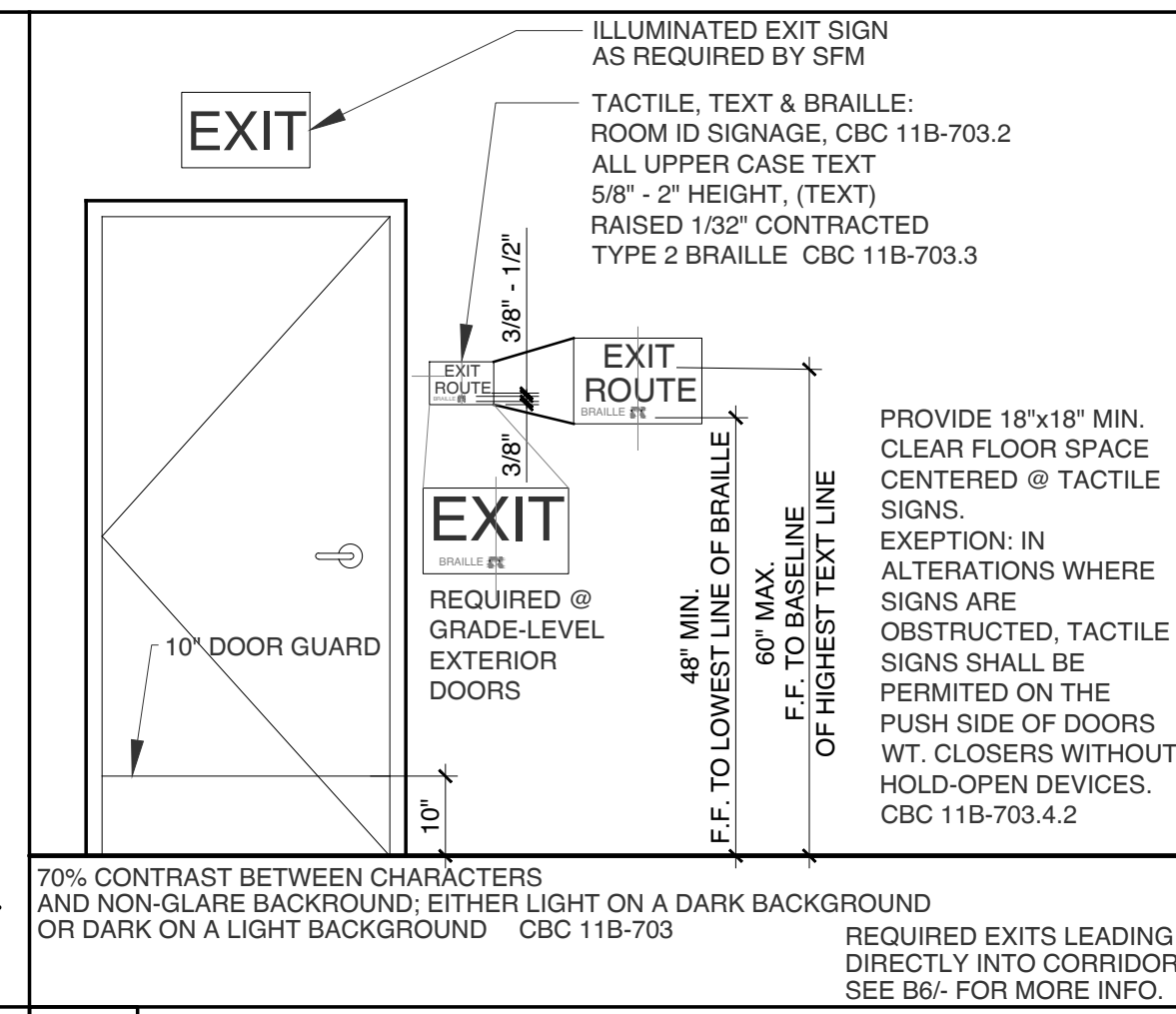
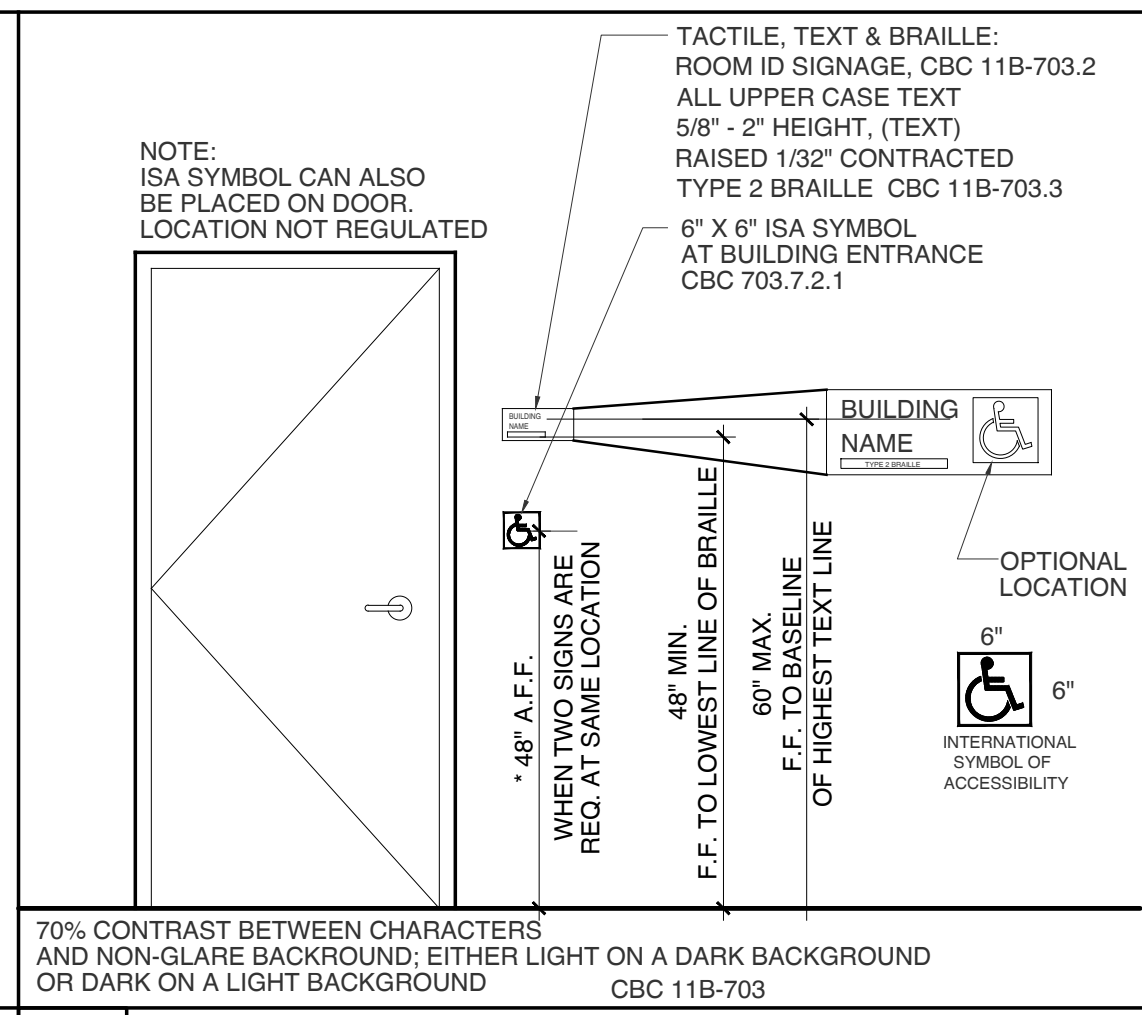
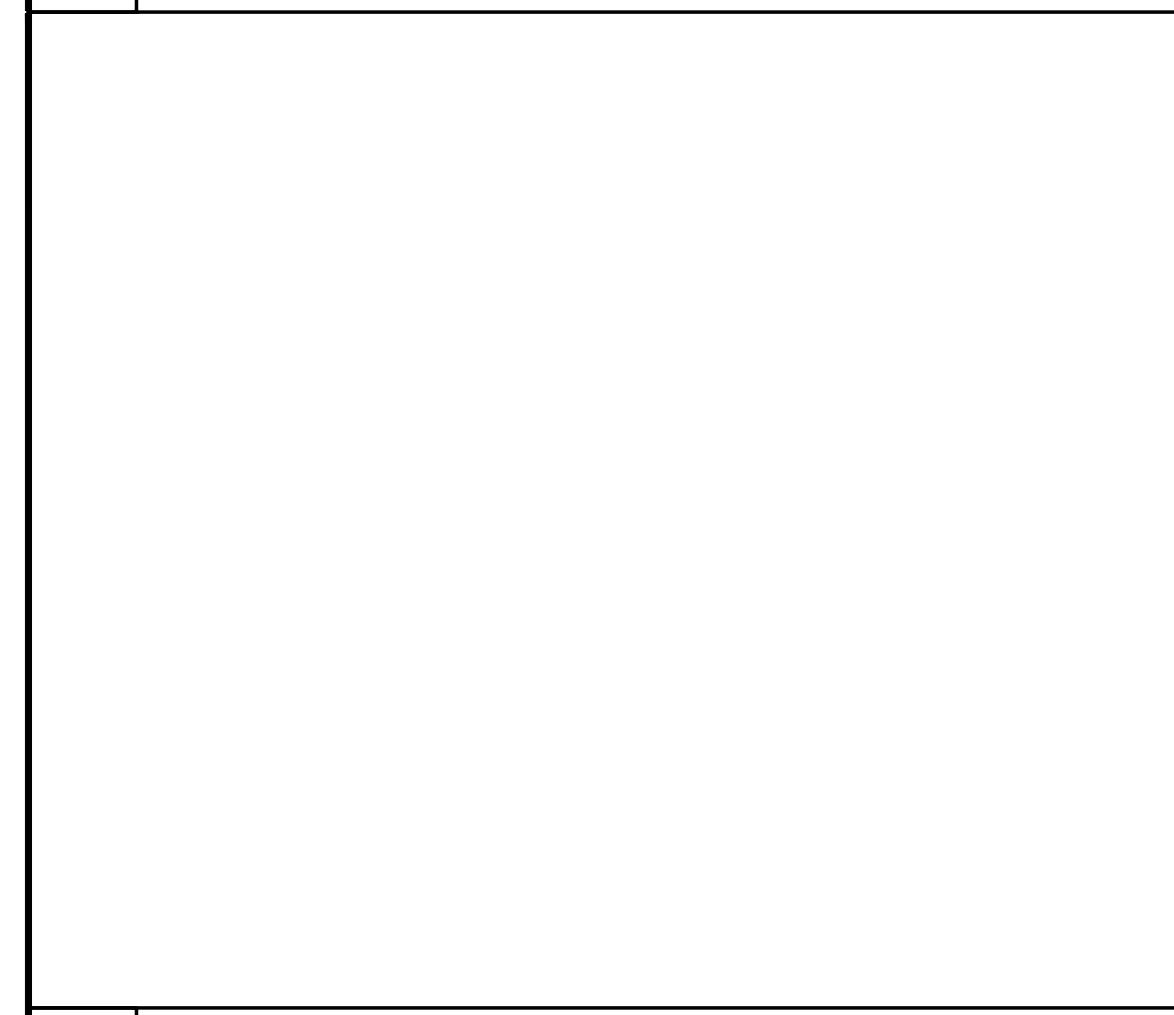
ISSUE	
DESCRIPTION	DATE
PLAN CHECK	03/14/23
PLAN CHECK	08/13/24

PROJECT NO: 21036
DATE: 12/12/22
DRAWN BY: L.J.K.
CHECKED BY: R.R.S.

CODE ANALYSIS

SHEET NO

G102



A1

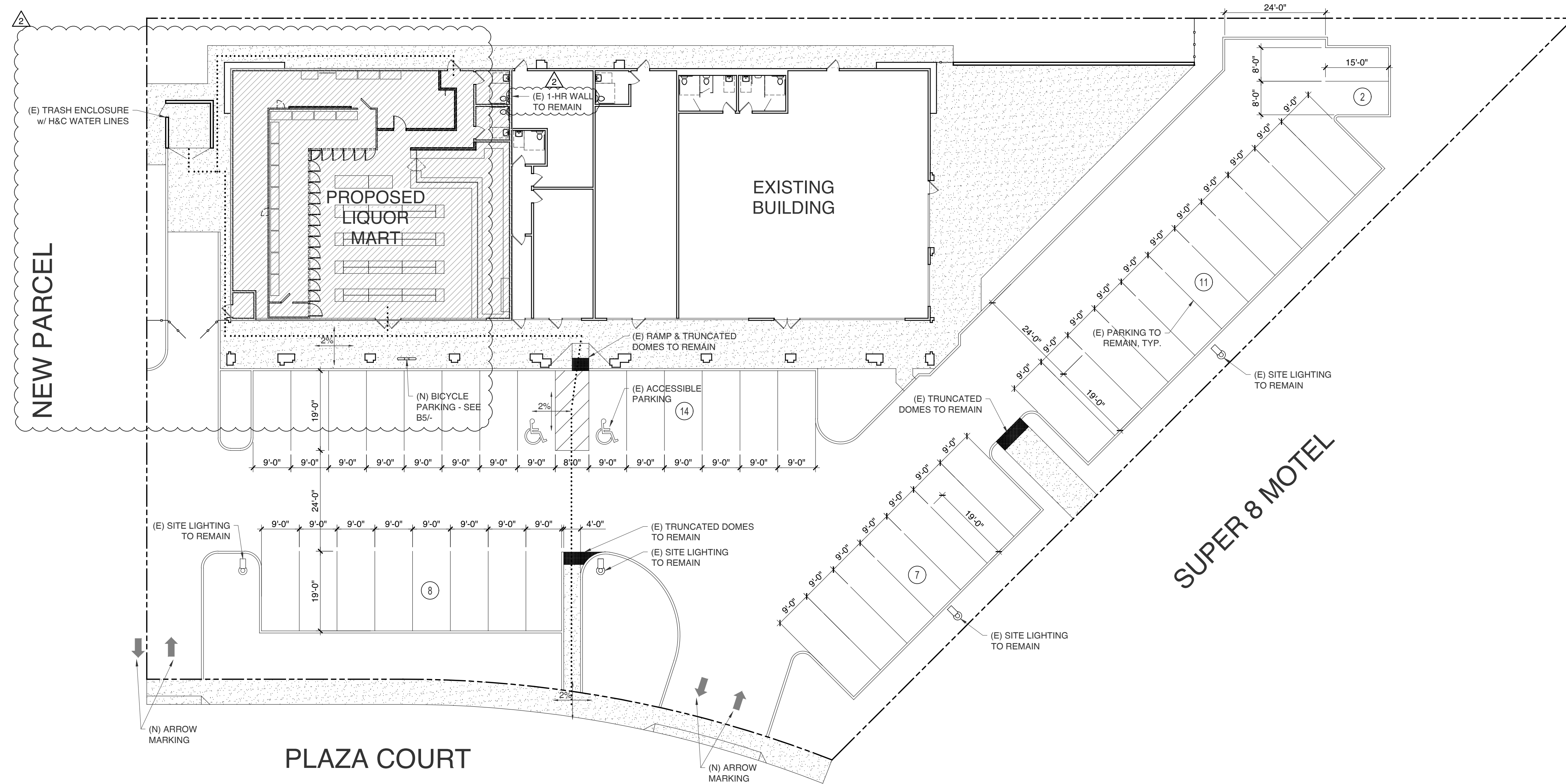
A2

A3

A4

A5

INTERSTATE HYWAY 80

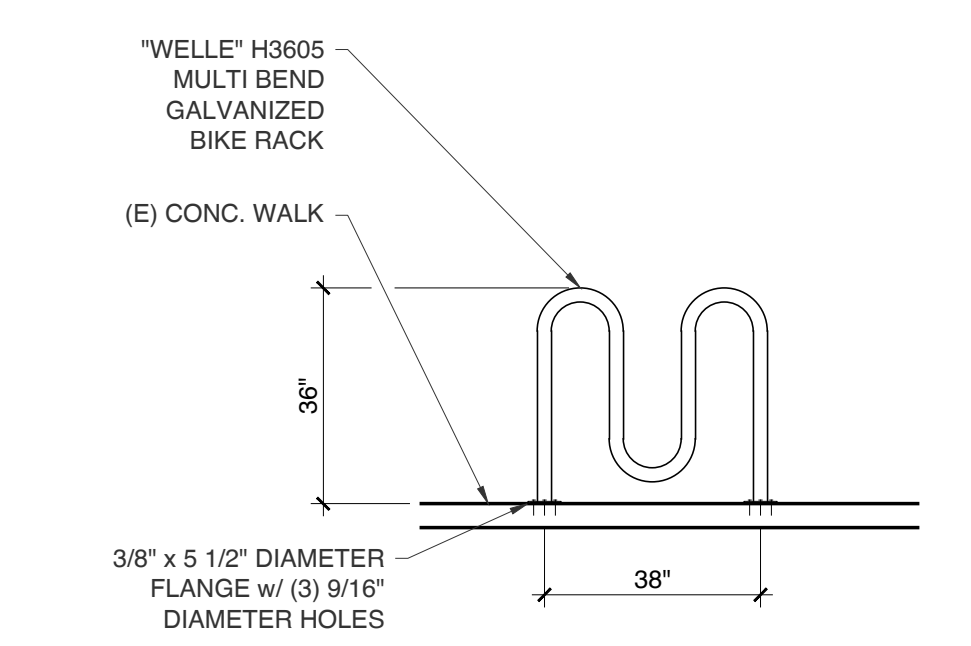


..... ACCESSIBLE PATH OF TRAVEL
 NOTE:
 ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS 5% MAXIMUM. UNLESS OTHERWISE INDICATED, ACCESSIBLE ROUTE OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE ROUTE OF TRAVEL.

D5 LEGEND

- TENANT SHALL REFRESH ANY STRIPING (INCLUDING RED "NO PARKING FIRE LANE" CURB MARKINGS) IF IT IS FADED AT THE TIME OF THE BUILDING PERMIT SUBMITTAL.
- TENANT SHALL PROVIDE NEW STRAIGHT ARROW MARKINGS FOR THE EXIT LANE IN BOTH DRIVEWAYS SERVING THE PARCEL.

C5 NOTES



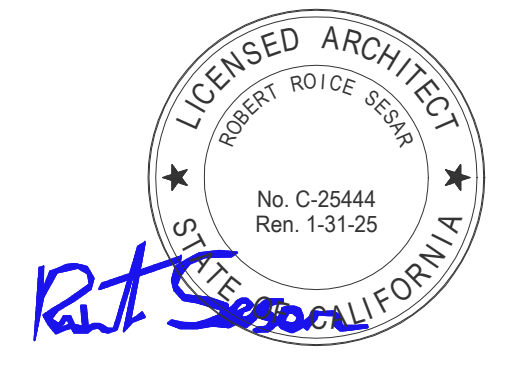
A1 SITE PLAN

B5 BICYCLE RACK

1/16" = 1'-0"



190 South Orchard Avenue
 Suite C250
 Vacaville, CA 95688
 P: 707.453.0196
 F: 707.453.1197
 www.a2rarch.com



CONSULTANTS

APPROVALS

PROJECT

BEVLOT T.I.
 2600 PLAZA COURT
 SUITE A
 DIXON CA
 95620

DESCRIPTION	DATE	MARK	ISSUE
PLAN CHECK	03/14/23	1	
PLAN CHECK	08/13/24	2	
		3	

PROJECT NO: 21036
 DATE: 12/12/22
 T1_12054
 DRAWN BY: L.J.K.
 CHECKED BY: R.R.S.

SHEET TITLE
 SITE PLAN

SHEET NO

A101

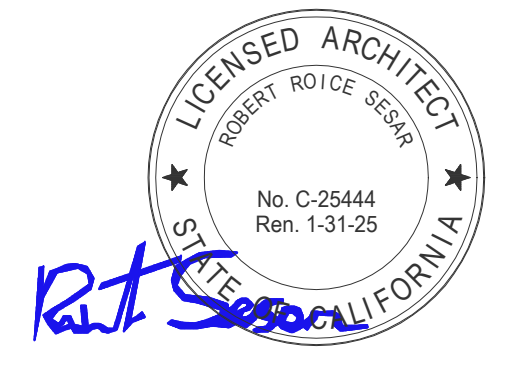
1

2

3

4

5



CONSULTANTS

APPROVALS

PROJECT

BEVLOT T.I.
2600 PLAZA COURT
SUITE A
DIXON CA
95620

ISSUE		
DESCRIPTION	DATE	MARK
PLAN CHECK	03/14/23	1
PLAN CHECK	08/13/24	2
		3

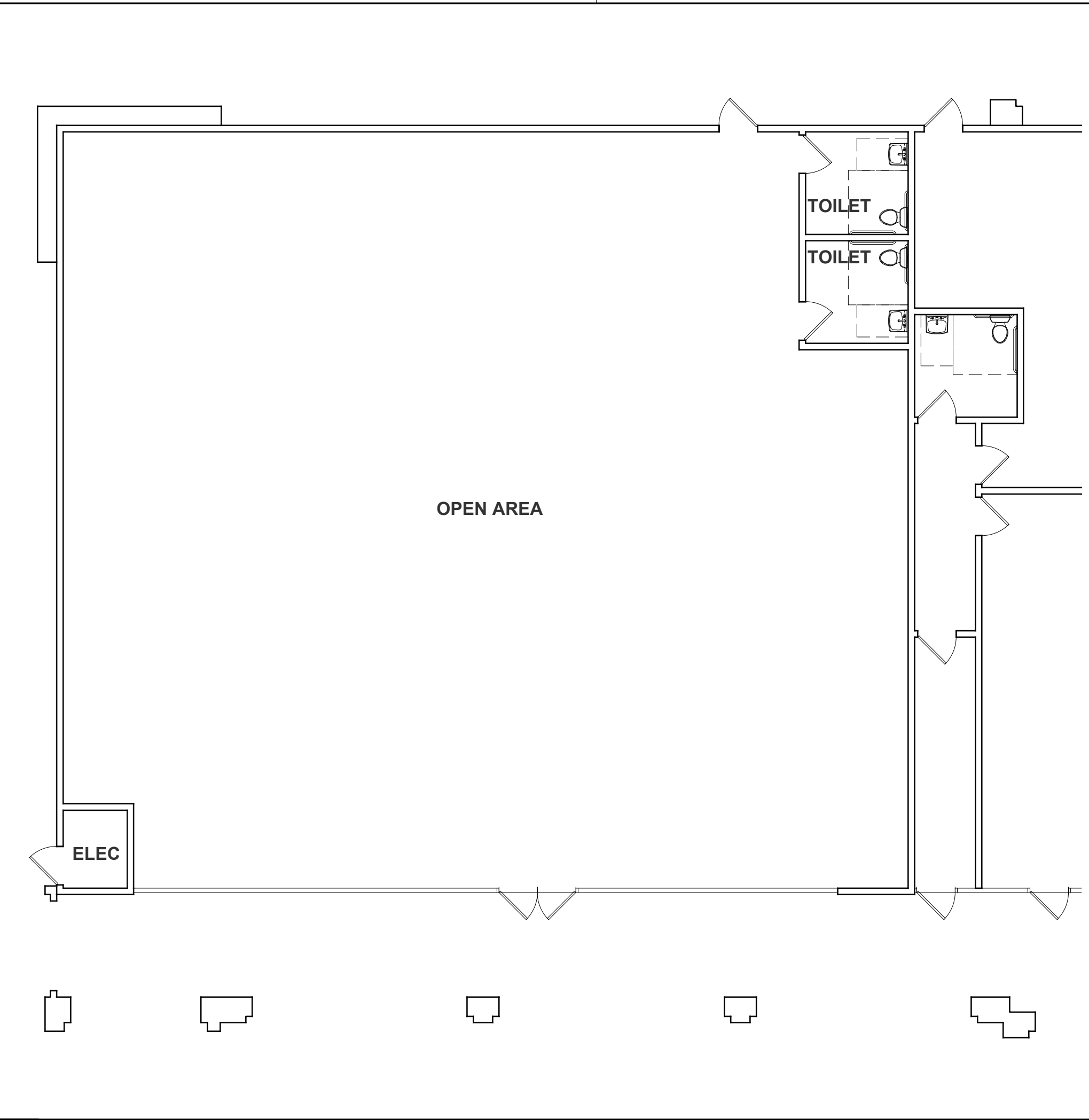
PROJECT NO: 21036
DATE: 12/12/22

DRAWN BY: L.J.K.
CHECKED BY: R.R.S.

SHEET TITLE
DEMO PLANS

SHEET NO

A200



C3 DEMO FLOOR PLAN 1/8" = 1'-0"

- (E) T-BAR GRID & ACOUSTICAL CEILING TILES TO REMAIN
 - (E) GYPSUM BOARD CEILING TO REMAIN
 - (E) 2x4' LIGHT FIXTURE TO REMAIN
 - (E) 2x4' LIGHT FIXTURE TO BE REMOVED OR RELOCATED
 - (E) SURFACE MOUNTED LIGHT TO REMAIN
 - (E) EMERGENCY LIGHT TO REMAIN
 - (E) ILLUMINATED EXIT SIGN TO REMAIN
 - (E) 110V OUTLET IN CEILING FOR SIGNAGE
 - (E) EXHAUST FAN TO REMAIN
- 1 REMOVE (E) T-BAR GRID & CEILING TILES IN AREA OF NEW HOOD LOCATION
2 NOT USED

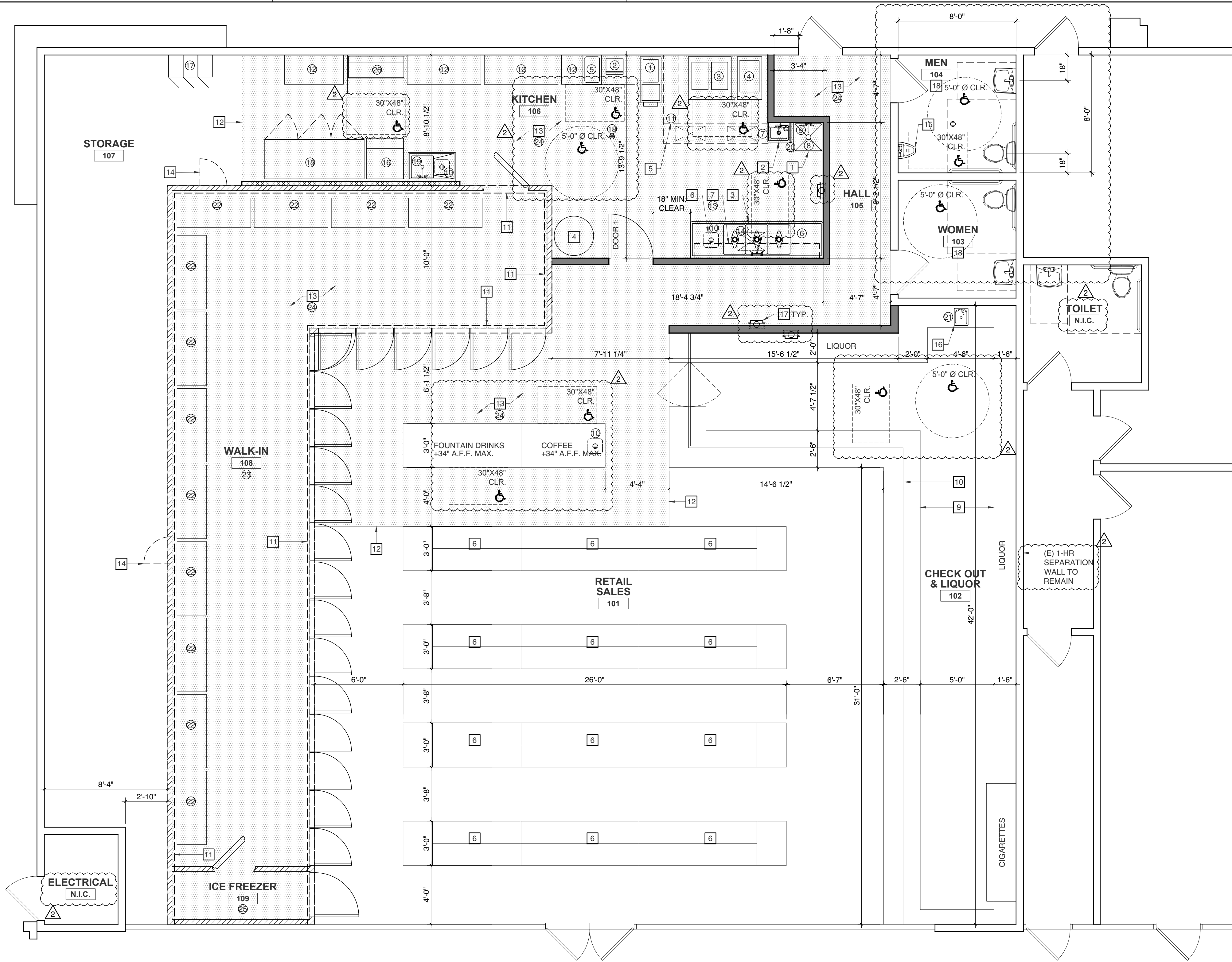
C5 LEGEND & DRAWING NOTES



A3 DEMO REFLECTED CEILING PLAN 1/8" = 1'-0"

- A. DEMOLITION SHALL NOT BE STARTED IN ANY AREA UNTIL POWER, GAS, WATER, AND OTHER PERTINENT UTILITIES HAVE BEEN DISCONNECTED.
- B. THE DEMOLITION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS FOR THE PURPOSE OF DISCONNECTING POWER AND OTHER SERVICES WHICH MAY BE DISTURBED BY THE DEMOLITION.
- C. IT SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR TO VISIT THE SITE PRIOR TO SUBMITTING A BID FOR THE WORK. ANY EXISTING CONDITIONS OBSERVED WHICH WILL AFFECT THE DEMOLITION NOT OTHERWISE INDICATED IN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- D. DEMOLITION PLANS ARE TO ASSIST THE CONTRACTOR IN THE GENERAL DETERMINATION OF THOSE ITEMS TO BE REMOVED AND RELOCATED. CONTRACTOR IS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE COMPLETE SCOPE OF DEMOLITION.
- E. REFER TO THE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE EXTENT OF DEMOLITION WORK IN THOSE AREAS. EXISTING ITEMS ARE SHOWN AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE AND PROVIDED BY OWNER. ANY DISCREPANCIES OR DISCOVERY OF UNFORESEEN ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE DEMOLITION PROCEEDS.
- F. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO SUPPORT ADJACENT WALLS, CEILINGS, EQUIPMENT OR OTHER BUILDING ELEMENTS.
- G. ALL EXISTING SURFACES, WALLS, DOORS, WINDOWS, FRAMES, HARDWARE, ETC. NOT SHOWN TO BE REMOVED OR ALTERED SHALL REMAIN. REMAINING SURFACES AND ITEMS SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND RECONSTRUCTION.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE TO EXISTING ITEMS TO REMAIN AS PART OF THE RECONSTRUCTION OF THIS BUILDING.
- I. CAP ALL UTILITIES TO BE ABANDONED BEHIND THE FACE OF FINISH, I.E. AT WALLS, FLOORS, CEILINGS, FINISH GRADE, ETC. AND RECORD THE LOCATIONS ON THE RECORD DRAWINGS. ALL UNUSED ELECTRICAL TO BE REMOVED BACK TO THE SOURCE.
- J. ALL ITEMS SCHEDULED TO BE REMOVED AND NOT RELOCATED ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- K. REMOVE ALL SCREWS, PINS, HANGERS, ANCHORS, ETC. FROM THE EXISTING WALLS AND CEILINGS IN THE AREA OF WORK. PREPARE THE WALLS, FLOORS AND CEILINGS FOR THE WORK SCHEDULED FOR THOSE SPECIFIC AREAS.
- L. REMOVE ALL WIRING, CABLING, AND ABANDONED WIRING AND CABLING NOT SHOWN TO BE REMOVED ON THE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FROM THE EXISTING WALLS AND CEILINGS IN THE AREA OF WORK. PREPARE THE WALLS AND CEILINGS FOR THE WORK SCHEDULED FOR THOSE SPECIFIC AREAS.
- M. REMOVE ABOVE-CEILING UNUSED STRUCTURAL COMPONENTS, EQUIPMENTS, MECHANICAL AND PLUMBING PIPES.

A5 DEMO NOTES



- NEW DOOR - SEE C4/A701
 - (E) DOOR TO REMAIN
 - (E) WALL TO REMAIN
 - NEW WALL - SEE A3-A5/THIS SHEET
 - NEW WALL ABOVE WALK-IN COOLER - SEE A2 & A5/THIS SHEET
 - NEW WALK-IN COOLER WALLS - BY OTHERS
- 1 (N) MOP SINK
 - 2 (N) HAND SINK
 - 3 (N) 3-COMPARTMENT SINK
 - 4 (N) ELECTRIC WATER HEATER
 - 5 (N) HOOD ABOVE
 - 6 (N) FLOOR SINK
 - 7 (N) 96" S.S. SHELF ABOVE SINK
 - 8 (N) GONDOLA SHELVING UNITS - BY OWNER
 - 9 (N) DISPLAY CASEWORK & SHELVES @ 34" A.F.F. BY OWNER
 - 10 (N) 1/2" LAMINATED SECURITY GLAZING - SEE A5/A701
 - 11 (N) WALL ABOVE WALK-IN - SEE A2/THIS SHEET FOR CONNECTION
 - 12 (N) SLOPED FLOORING TRANSITION
 - 13 (N) DEX-O-TEX FLOORING & INTEGRAL BASE - SEE FINISH SCHEDULE
 - 14 (N) 22"x30" S.M. ACCESS DOOR ABOVE WALK-IN
 - 15 (N) ACCESSIBLE URINAL
 - 16 (N) DROP-IN HAND SINK
 - 17 (N) FIRE EXTINGUISHER CABINET (2A 10 BC) - 1 PER 1,500 SF - 3 PROVIDED, V.I.F. - SEE C2 & D2/A701
 - 18 (E) INTERIOR FINISHES TO REMAIN

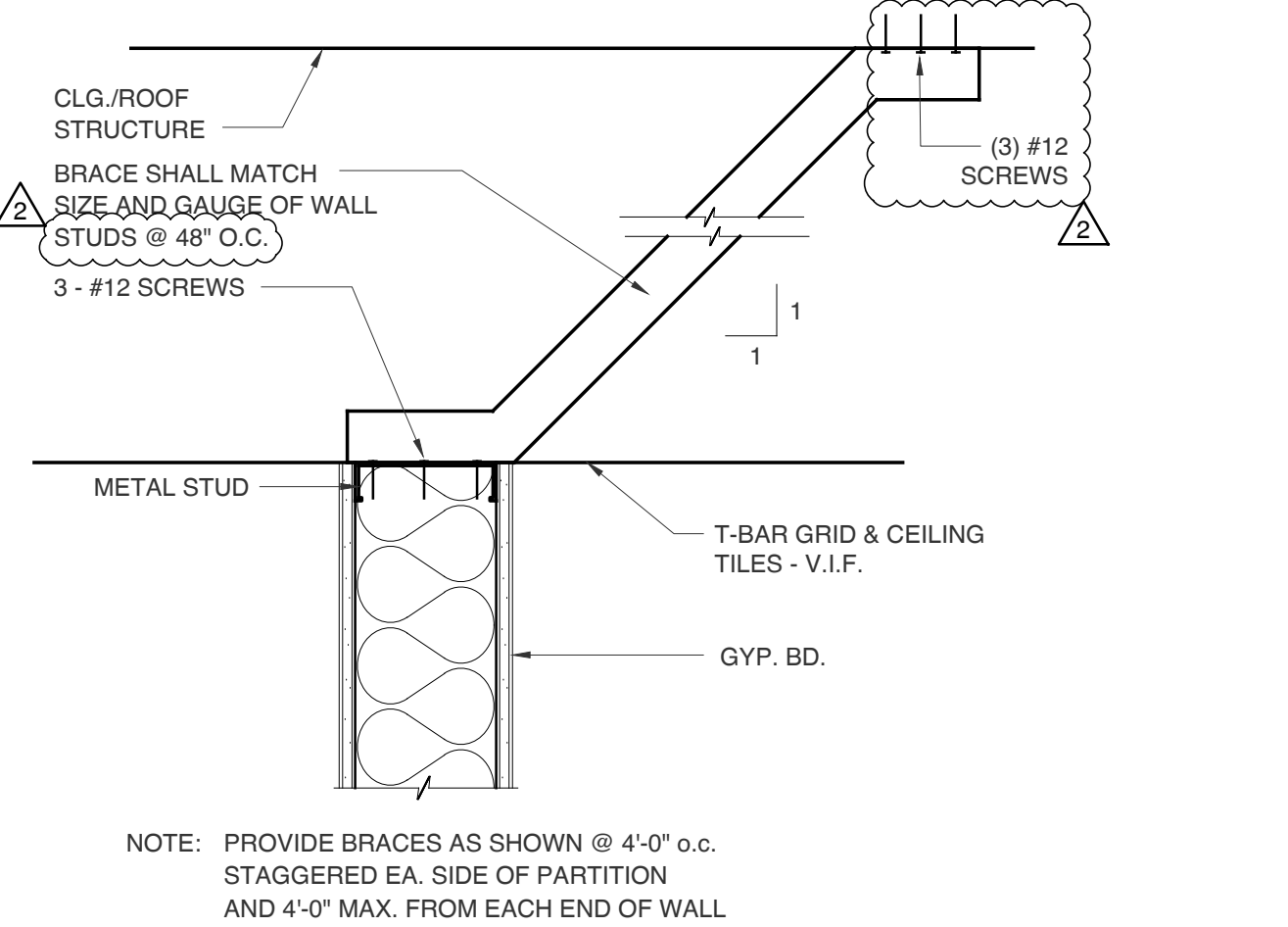
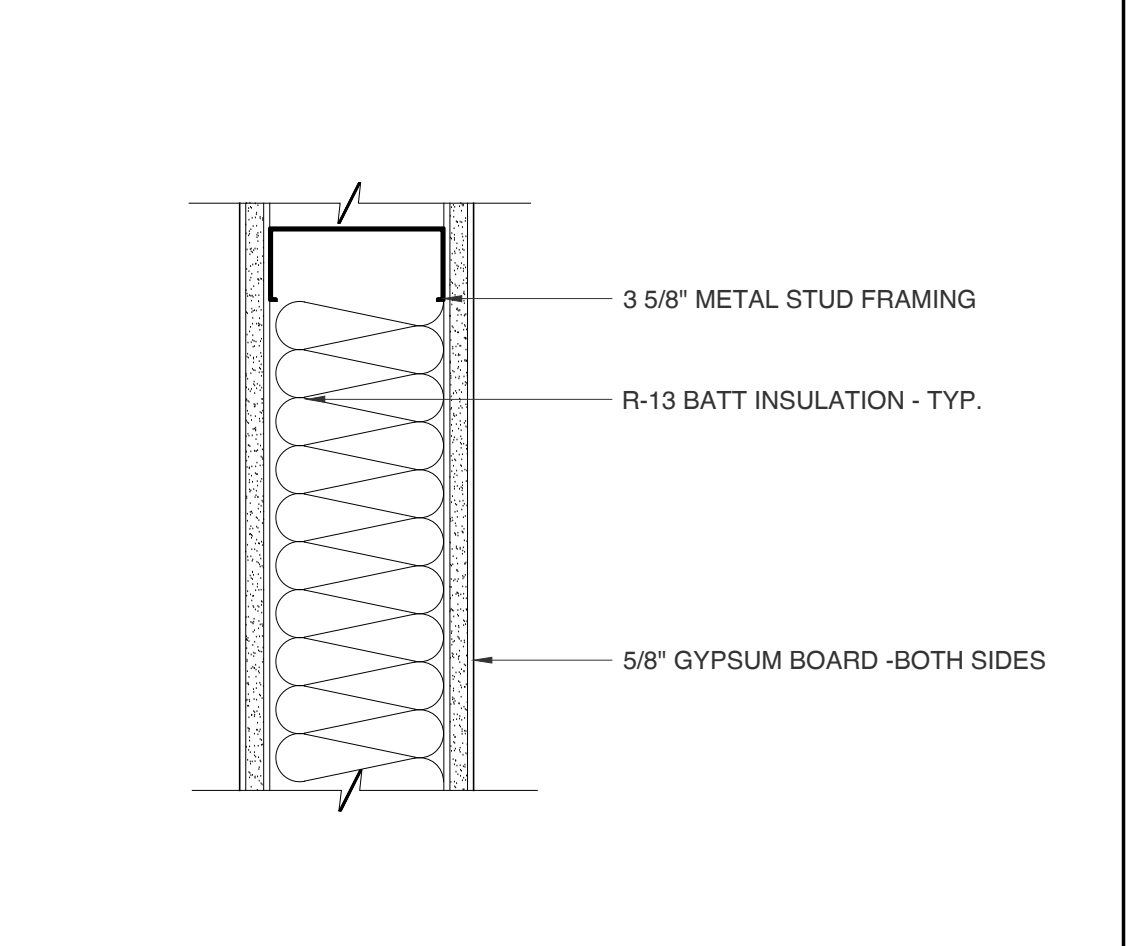
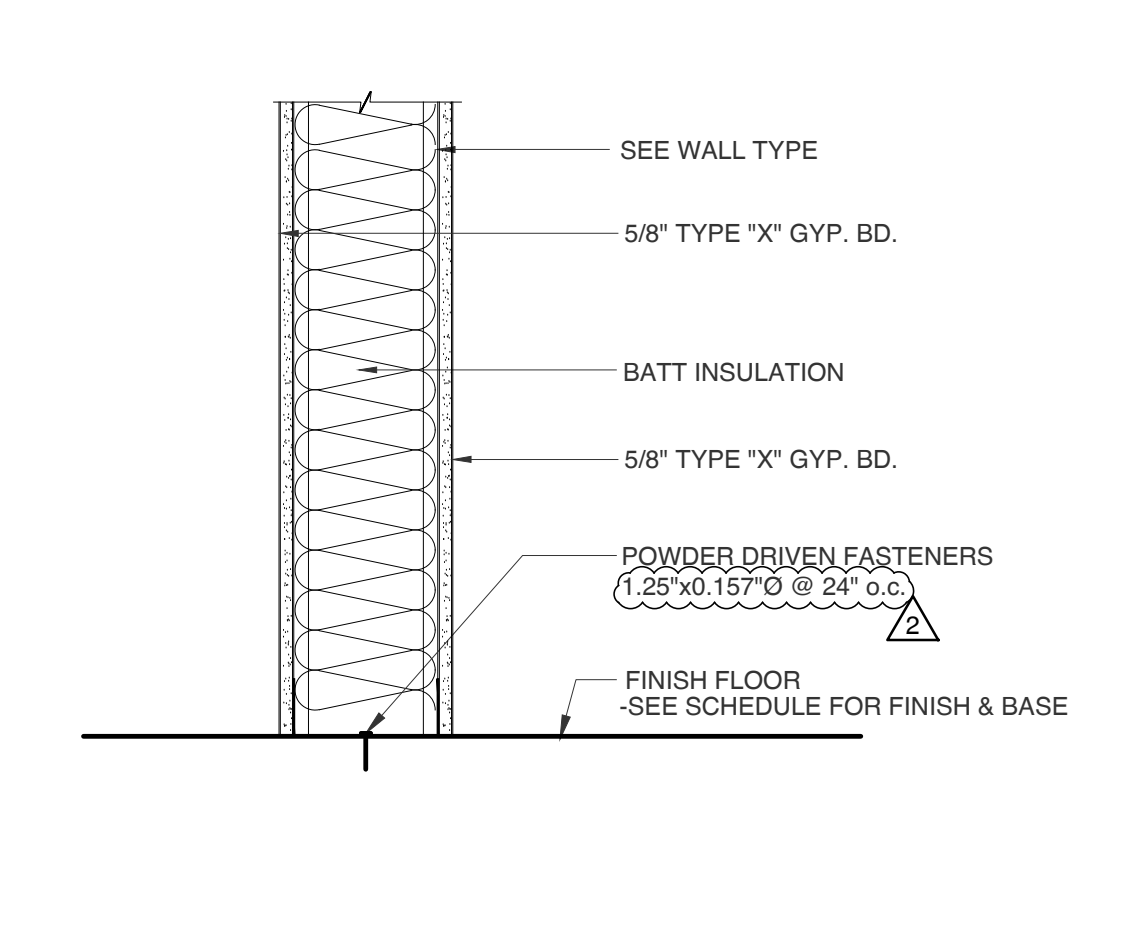
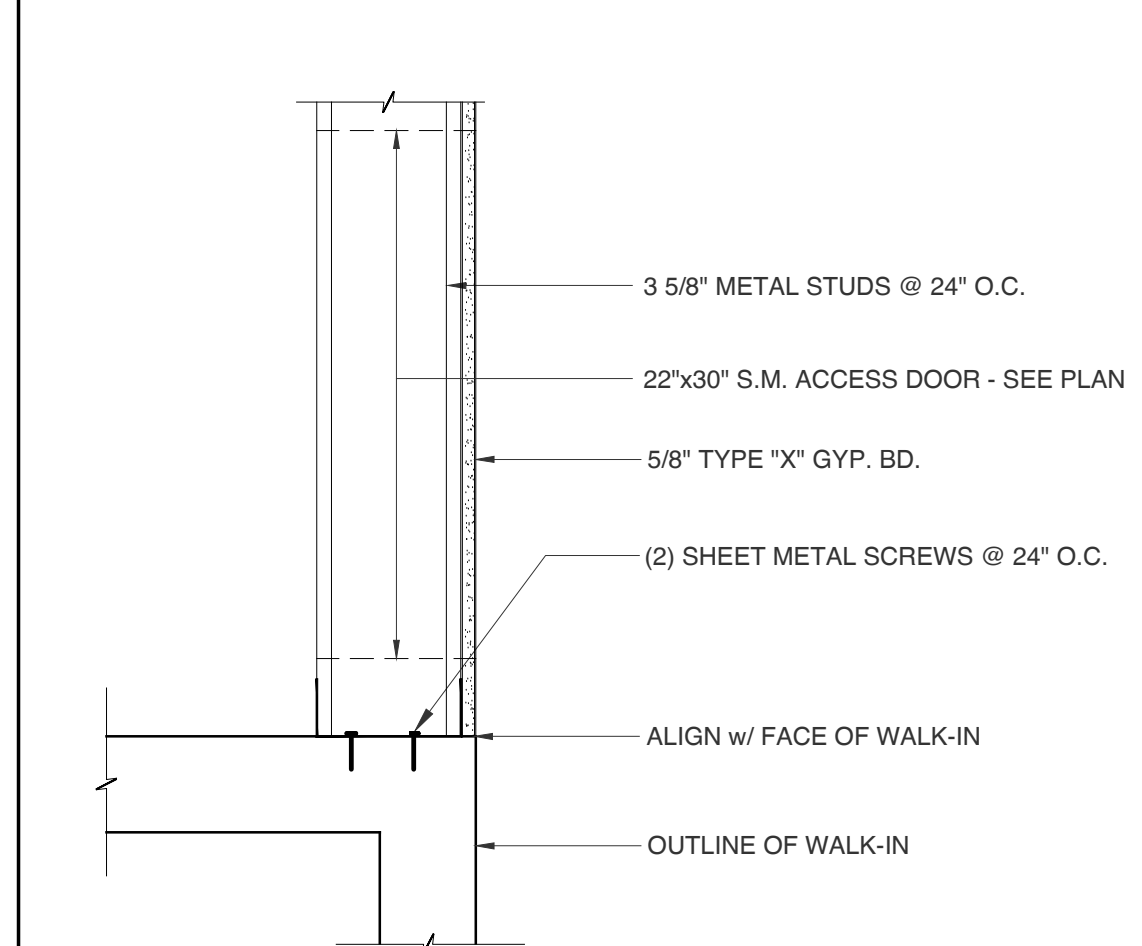
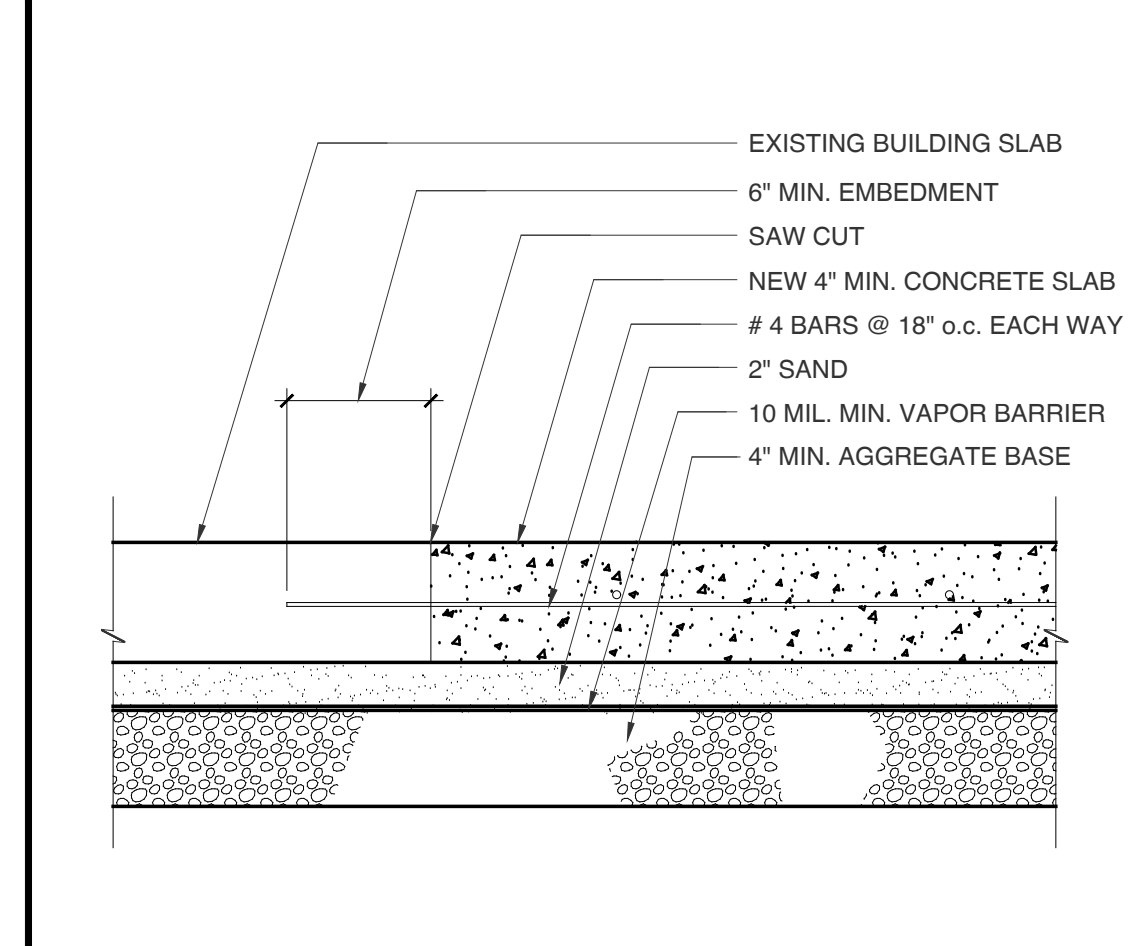
C5 LEGEND & DRAWING NOTES

ITEM No.	EQUIPMENT	MANUFACTURER	MODEL
1	BREAD/BLENDER/SIFTER	AYRKING	BBS-U-3515P
2	CONVECTION OVEN	CADCO	OV-003
3	FRYER	RESFAB	MB-502AT-2
4	FRYER	PITCO	SG18S
5	TABLETOP WARMER	NEMCO	6055A
6	3-COMPARTMENT SINK w/ INDIRECT DRAIN	REGENCY	600S3171724G
7	HAND SINK	ADVANCE TABCO	7-PS-79
8	MOP SINK	REGENCY	600SM24246
9	MOP SINK FAUCET	WATERLOO	750FMS8
10	FLOOR SINK	ZURN	FD2375-NH3
11	HOOD	CAPTIVEAIRE	5424-ND-2-PSP-F
12	48" WORK TABLE	REGENCY	600TSB2448S
13	96" STAINLESS STEEL SHELF	REGENCY	600WS1296
14	GREASE TRAP	WATTS	WD-15
15	3 DOOR FREEZER	AVANTCO	178SS3FHC
16	ICE MACHINE w/ INDIRECT DRAIN	AVANTCO	194BIN54030
17	LOCKERS	REGENCY	600LCK1813BK
18	FLOOR DRAIN	ZURN	Z415B-P
19	PREP SINK w/ INDIRECT DRAIN	REGENCY	60S1181818GLFT
20	HAND SINK PLASH GUARD	ADVANCE TABCO	K-700F-24-X
21	HAND SINK	REGENCY	600D11995
22	60" SHELVING	REGENCY	460EC1860
23	REFRIGERATION COOLING SYSTEM	COOL SOLUTIONS	SEE SPECS
24	FLOORING	DEX-O-TEX	TEK-CRETE SL-B-CP
25	FREEZER COOLING SYSTEM	COOL SOLUTIONS	SEE SPECS
26	SANDWICH PREP TABLE/COOLER	AVANTCO	APT-48-HC

B1 FLOOR PLAN

1/4" = 1'-0"

B5 EQUIPMENT SCHEDULE



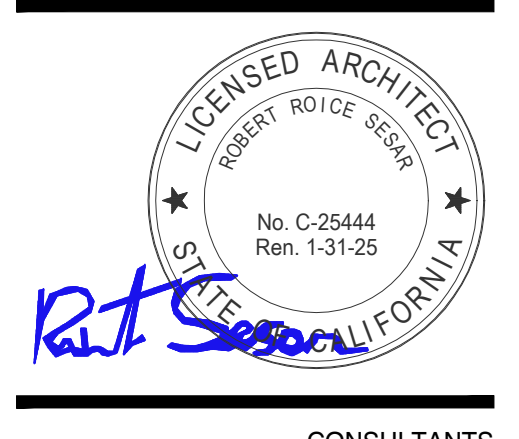
A1 CONCRETE INFILL PATCH
1 1/2" = 1'-0"

A2 WALL @ WALK-IN
1 1/2" = 1'-0"

A3 WALL-FLR. CONNECTION
1 1/2" = 1'-0"

A4 INTERIOR WALL
3" = 1'-0"

A5 PARTITION BRACING
1 1/2" = 1'-0"



APPROVALS

PROJECT

BEVLOT T.I.
2600 PLAZA COURT
SUITE CA
DIXON CA
95620

ISSUE

DESCRIPTION	DATE	MARK
PLAN CHECK	03/14/23	1
PLAN CHECK	08/13/24	2
		3

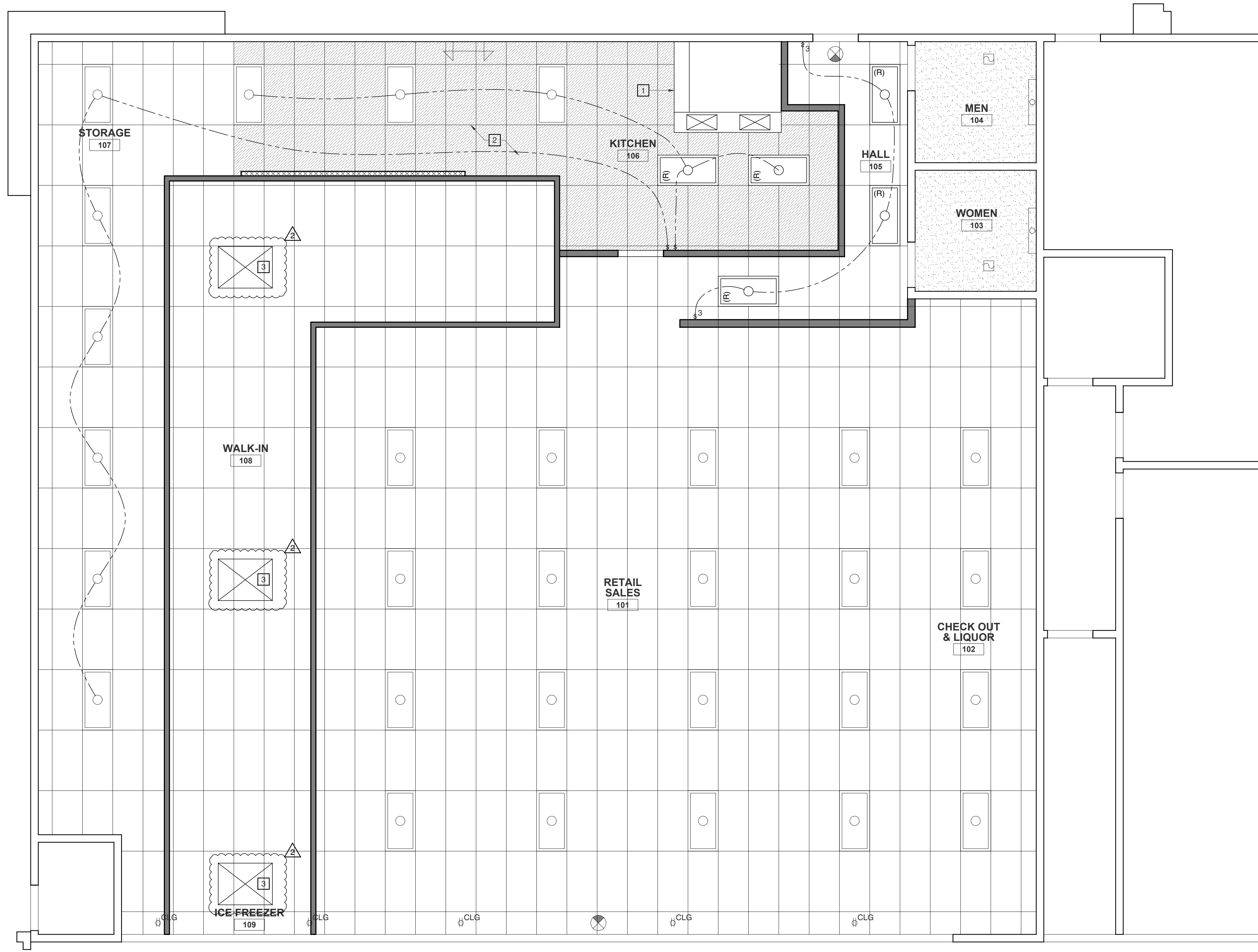
PROJECT NO: 21036
DATE: 12/12/22
DRAWN BY: L.J.K.
CHECKED BY: R.R.S.

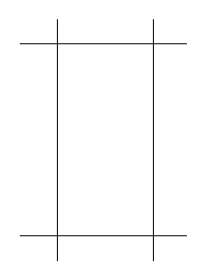

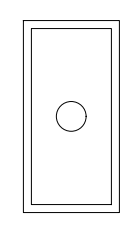
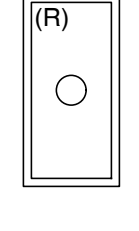

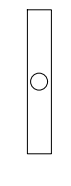

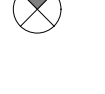

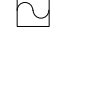

NEW FLOOR PLAN

SHEET NO

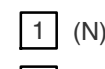
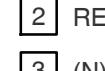
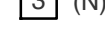

A201

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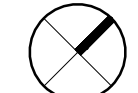


-  (E) T-BAR GRID & ACOUSTICAL CEILING TILES TO REMAIN
-  (E) GYPSUM BOARD CEILING TO REMAIN
-  (E) 2'x4' LIGHT FIXTURE TO REMAIN
-  (R) 2'x4' LIGHT FIXTURE IN NEW LOCATION
-  (N) 8 WATT RECESSED LED LIGHT FIXTURE - CONNECT TO (E) SWITCH
-  (E) SURFACE MOUNTED LIGHT TO REMAIN
-  (E) EMERGENCY LIGHT TO REMAIN
-  (E) ILLUMINATED EXIT SIGN TO REMAIN
-  (E) 110V OUTLET IN CEILING FOR SIGNAGE
-  (E) EXHAUST FAN TO REMAIN
-  (N) LIGHT SWITCH w/ DIMMER

C5 LEGEND

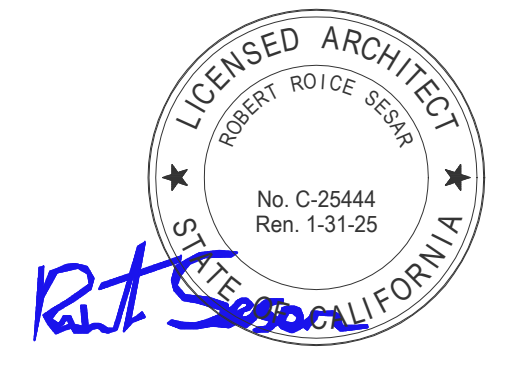
-  (N) HOOD
-  (2) REMOVE (E) CEILING TILES & REPLACE w/ WASHABLE TILES OVER KITCHEN
-  (N) CONDENSING UNIT PER MANUFACTURER 

A1 FLOOR PLAN

1/4" = 1'-0" 

B5 DRAWING NOTES

- NOTES:
1. (E) MECHANICAL SYSTEM TO REMAIN. RELOCATE SUPPLY & RETURN AIR GRILLS AS REQUIRED IN AREA OF WORK.
 2. NO MODIFICATIONS TO THE EXTERIOR OF THE BUILDING ARE PROPOSED.
 3. (E) LIGHTING TO REMAIN.
 4. NO TITLE 24 REPORT REQUIRED.



CONSULTANTS

APPROVALS

PROJECT

BEVLOT T.I.
2600 PLAZA COURT
SUITE A
DIXON CA
95620

ISSUE		
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		3

PROJECT NO: 21036
DATE: 12/12/22

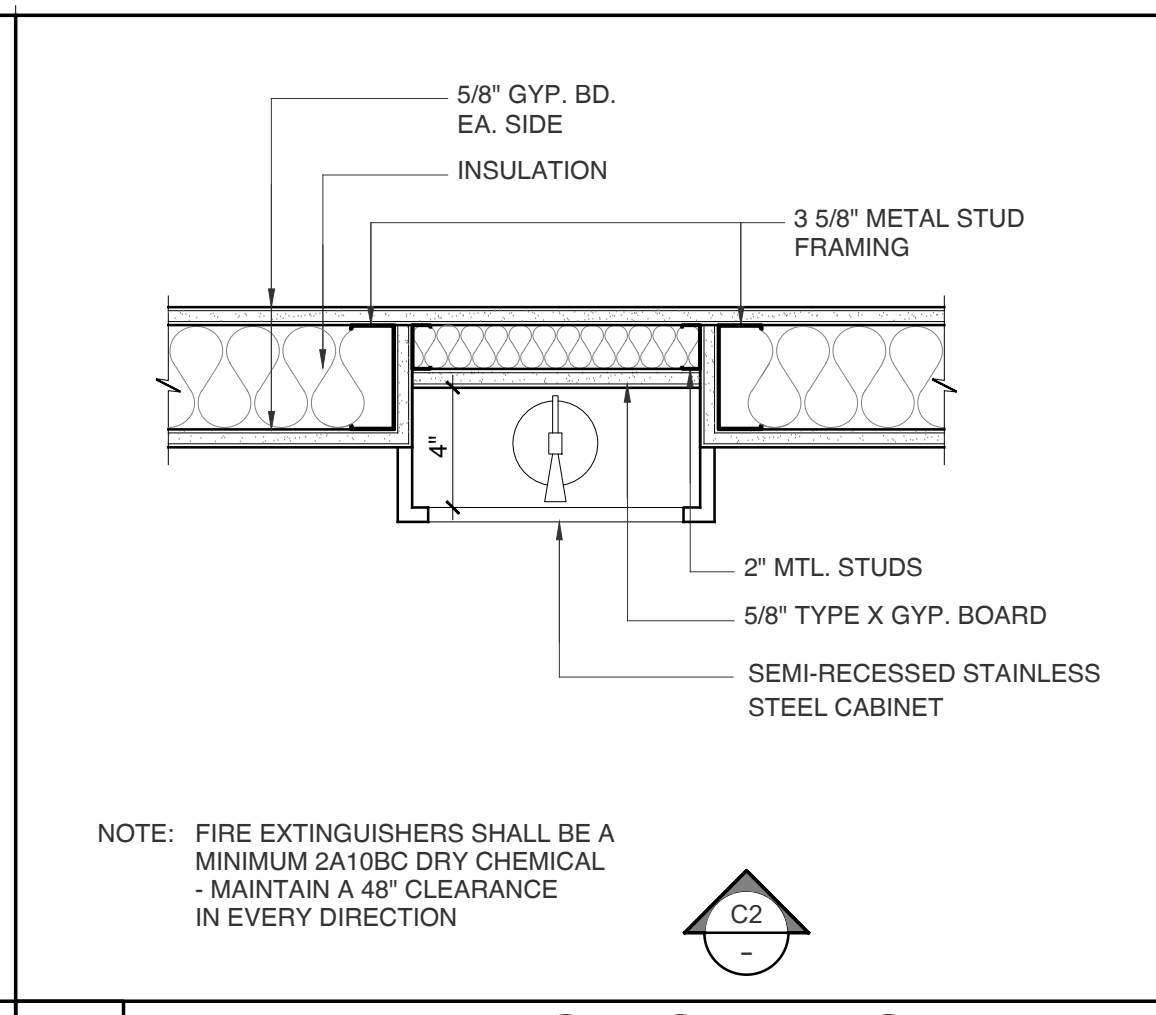
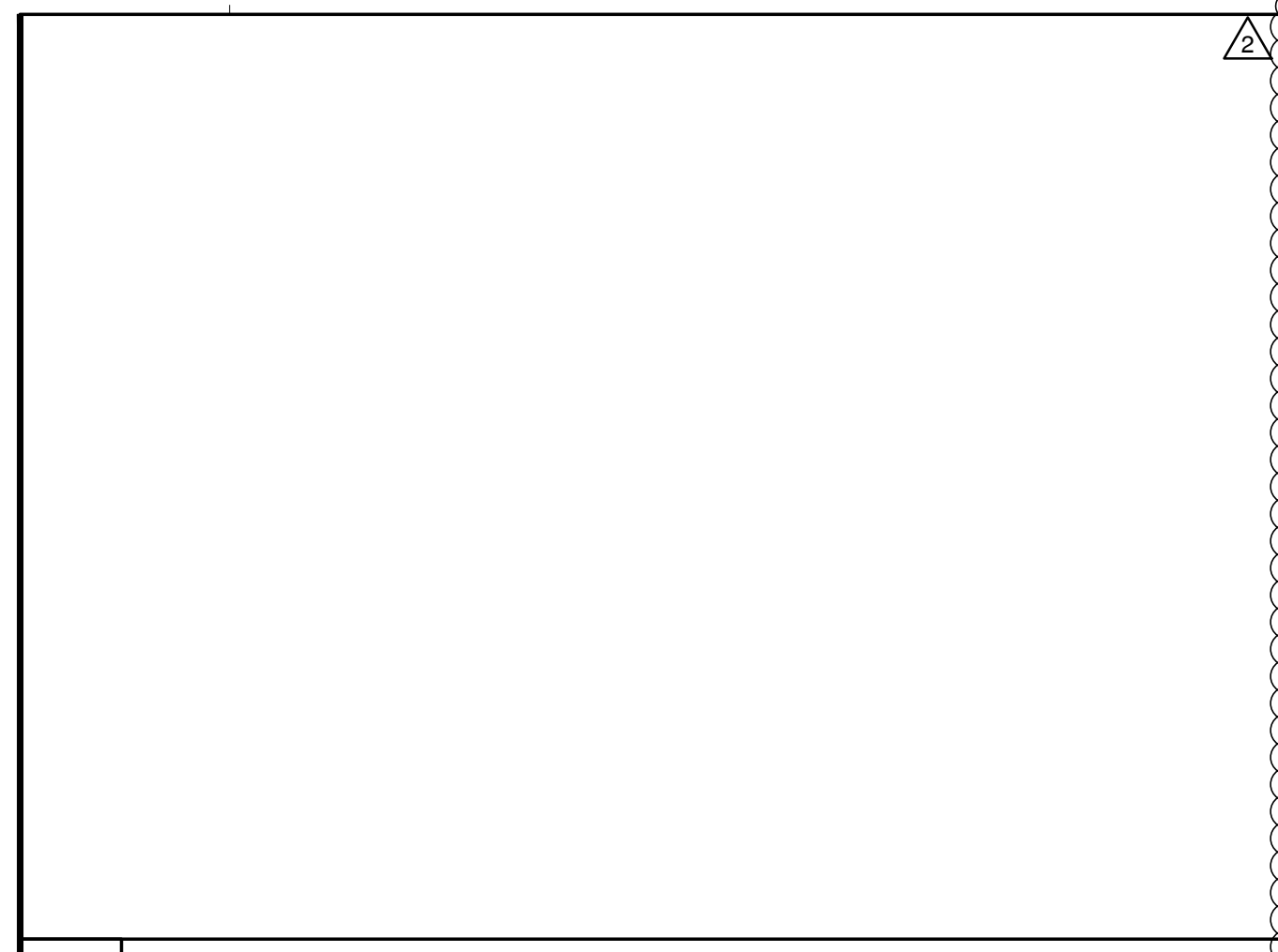
DRAWN BY: L.J.K.
CHECKED BY: R.R.S.

SHEET TITLE
**REFLECTED
CEILING PLAN**

SHEET NO

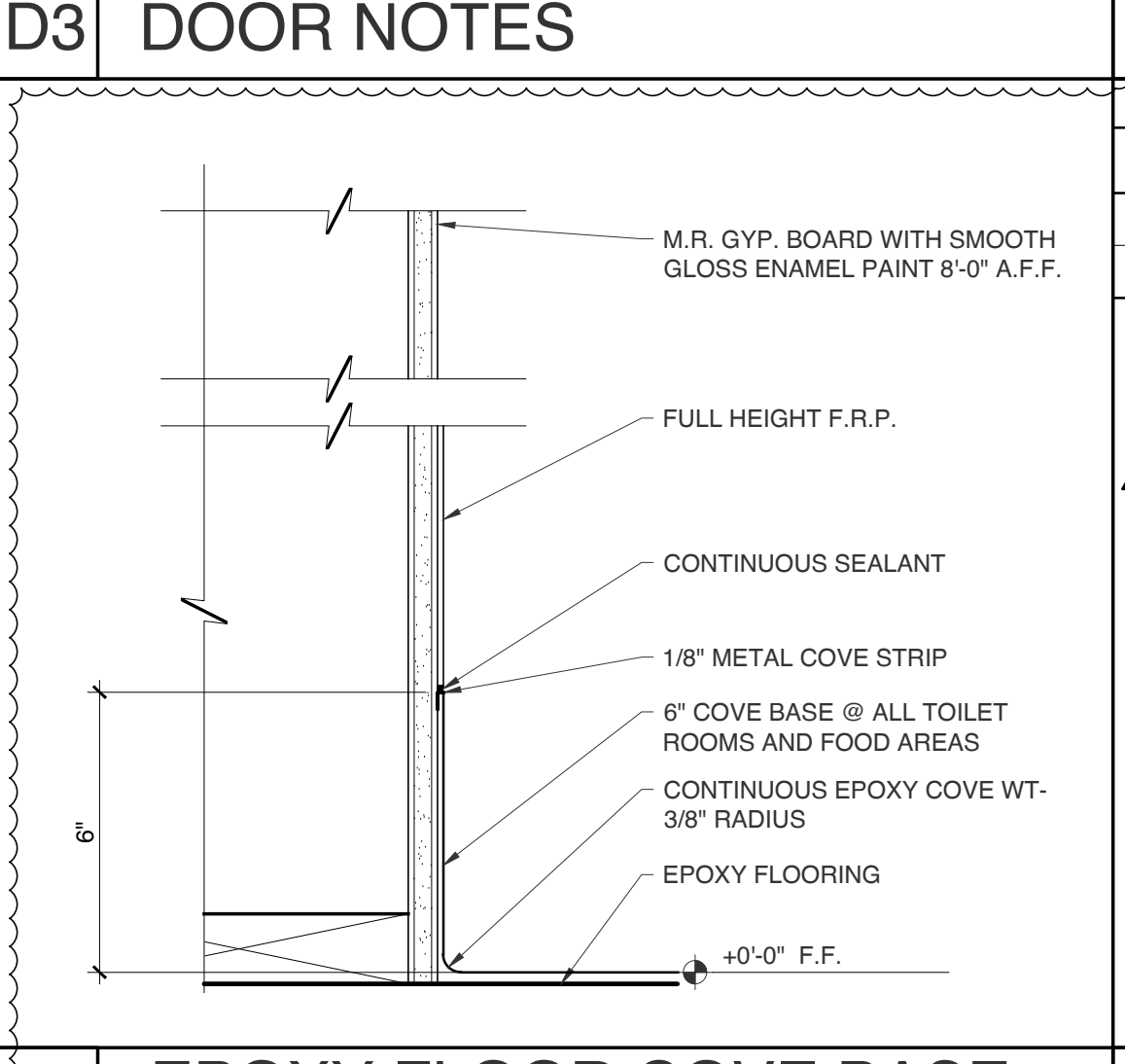
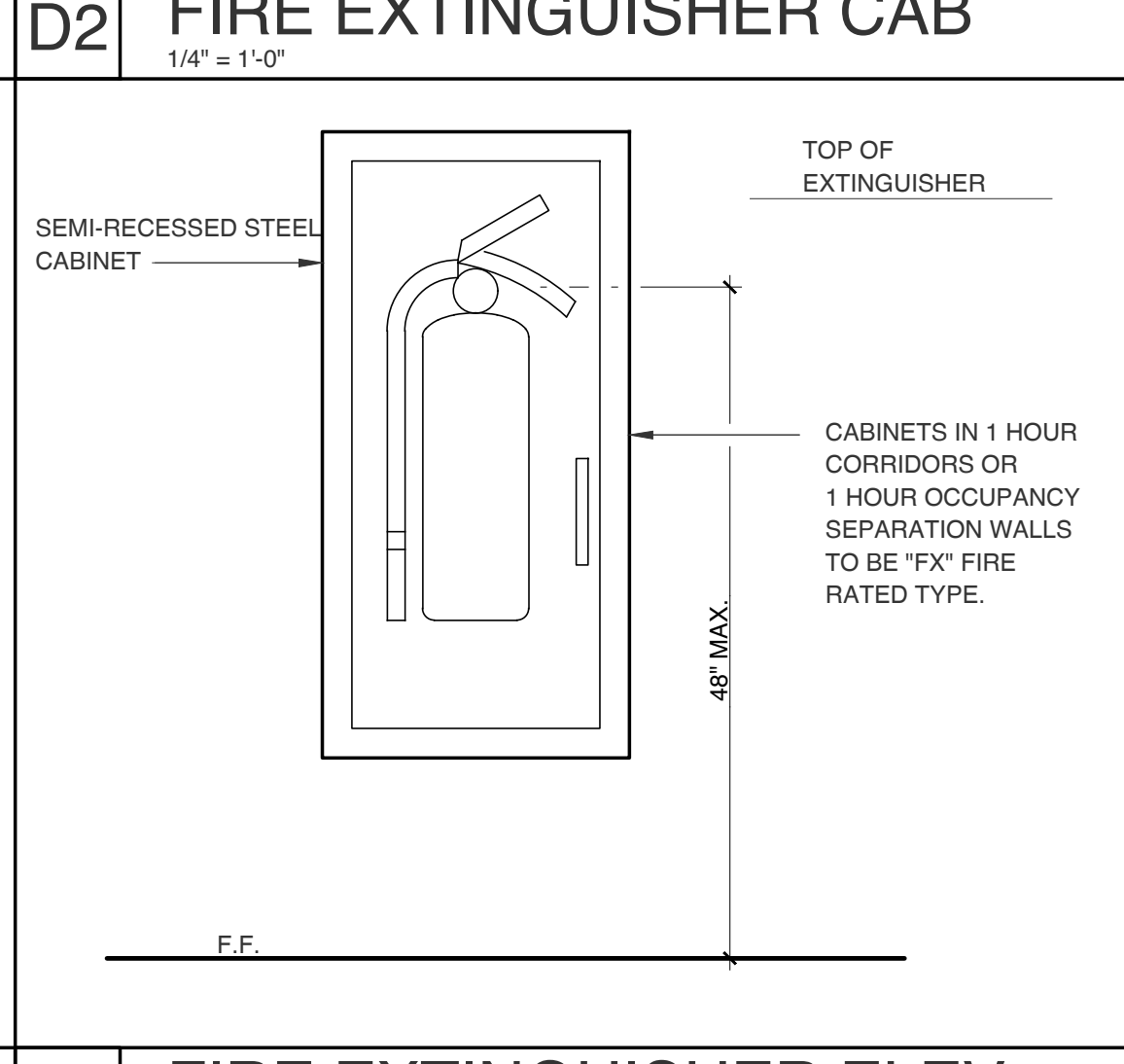
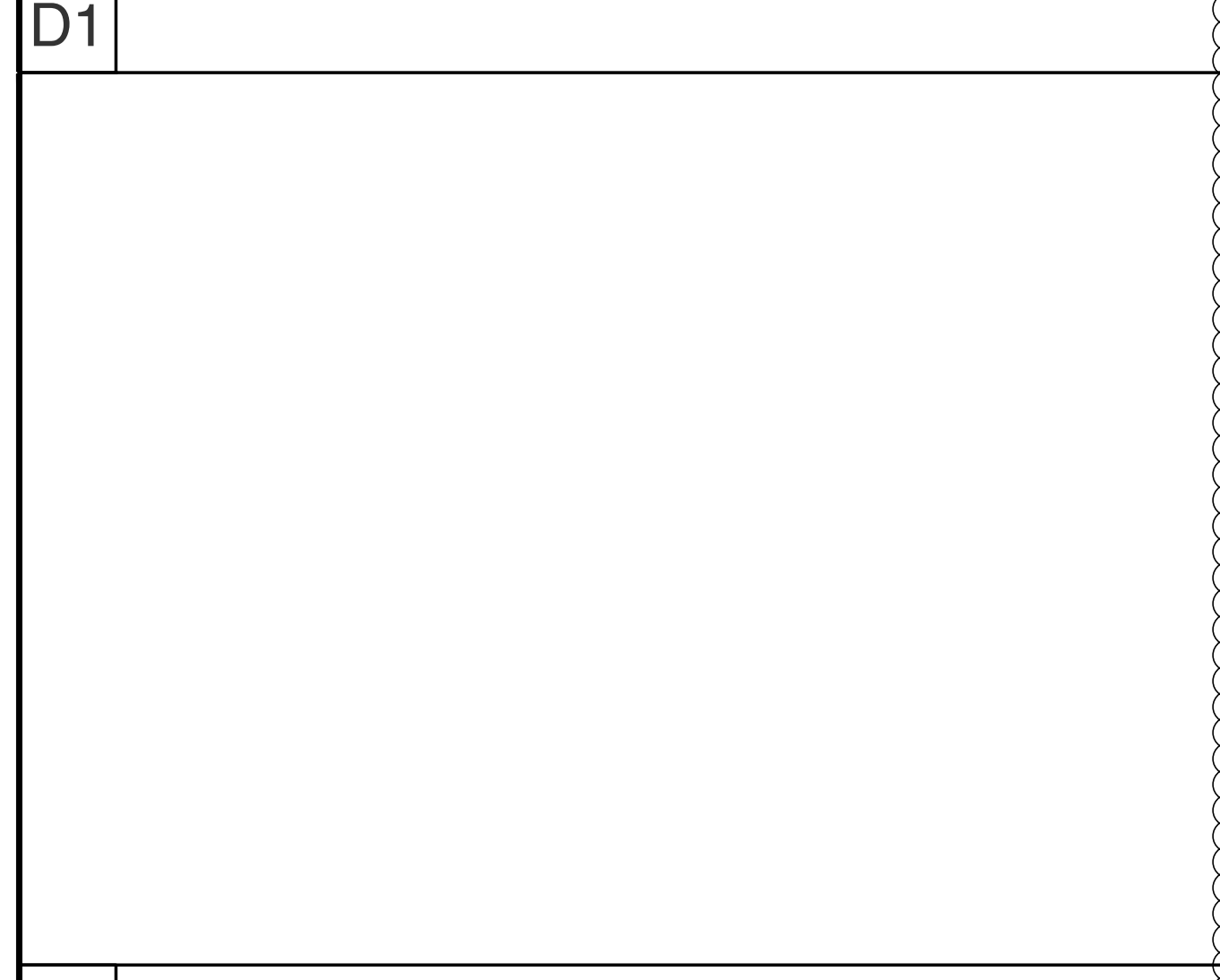
A221

A5 NOTES



- ALL METAL DOORS AND FRAMES MUST CONFORM TO THE RECOMMENDATIONS OF THE STEEL DOOR INSTITUTE FOR PERFORMANCE CRITERIA AND INSTALLATION PROCEDURES.
- ALL HARDWARE FOR DISABLED ACCESSIBLE AREAS MUST COMPLY WITH REQUIREMENTS OF CALIFORNIA TITLE 24. PROVIDE LEVER TYPE HANDLES AT APPROPRIATE MOUNTING HEIGHTS.
- ALL DOOR AND HARDWARE MUST BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.
- PROVIDE CLEAR CAULK AROUND DOOR FRAMES.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION KEYING - FINAL KEYING BY OWNER.
- DOORS SHALL HAVE MAX. DOOR OPENING EFFORTS: 5 LBS. (INT.) AND 15 LBS. (FIRE DOORS); FOR OTHER DOORS (SWINGING, SLIDING, AND FOLDING) DOOR LATCH SHALL RELEASE AT 15 LBS MAX. SET IN MOTION AT 30 LBS MAX. AND SHALL SWING TO A FULL OPEN POSITION WITH A FORCE OF 15 LBS MAX. CBC 1010.1.3.
- ALL DOORS TO BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP HARDWARE (I.E. LEVER) CENTERED BETWEEN 34" AND 48" ABOVE FINISH FLOOR. CBC 1010.1.9.2.
- ALL EGRESS DOORS SHALL HAVE SINGLE ACTION OR PANIC HARDWARE, CBC 1010.9.1.
- THE SWEEP PERIOD FOR DOORS WITH CLOSERS SHALL BE TESTED AND ADJUSTED SO THAT CLOSING SPEED SHALL BE 5 SEC. MIN FROM 90° OPEN TO 12°. CBC 11B-404.2.8.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. PER C.B.C. 1010.1.3.1.
- CONTRACTOR SHALL VERIFY ALL NEW AND EXISTING FRAMED OPENINGS PRIOR TO ORDERING CURTAINWALLS, STOREFRONTS, WINDOWS, AND DOORS.
- SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. CBC 11B-404.2.10.
- THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAXIMUM. CBC 11B-404.2.5.

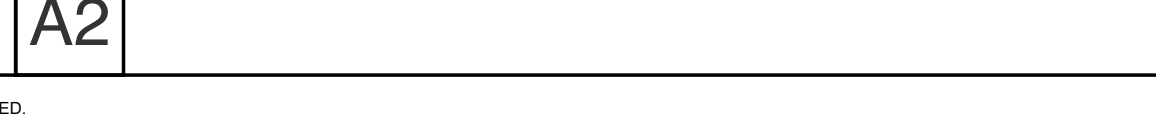
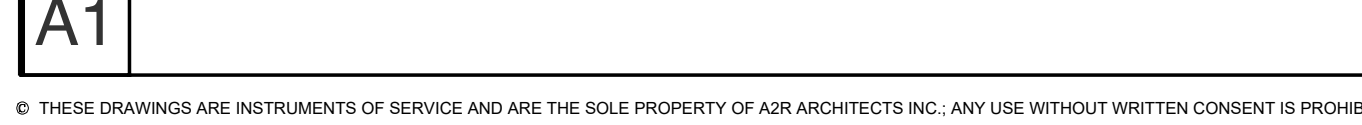
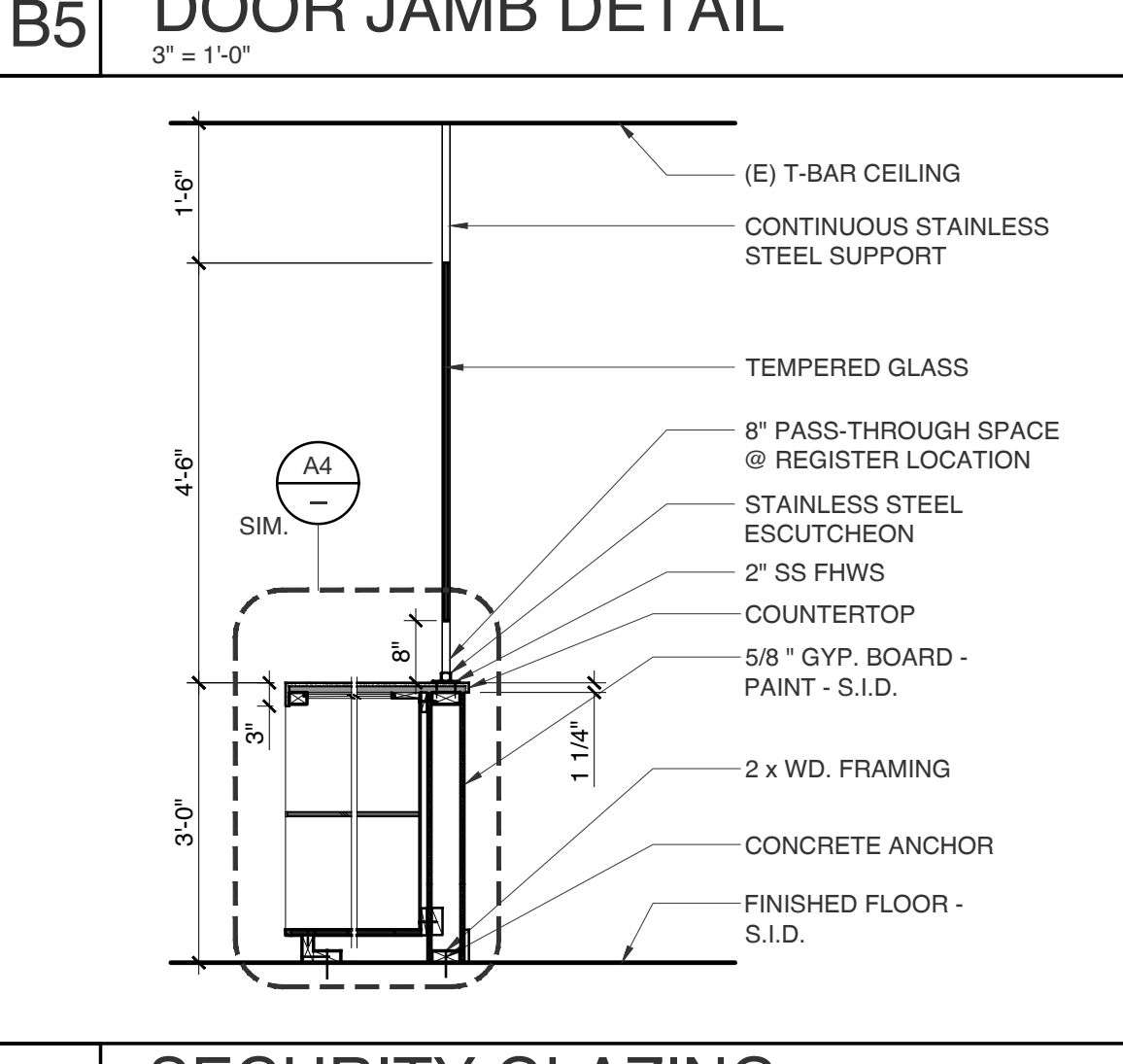
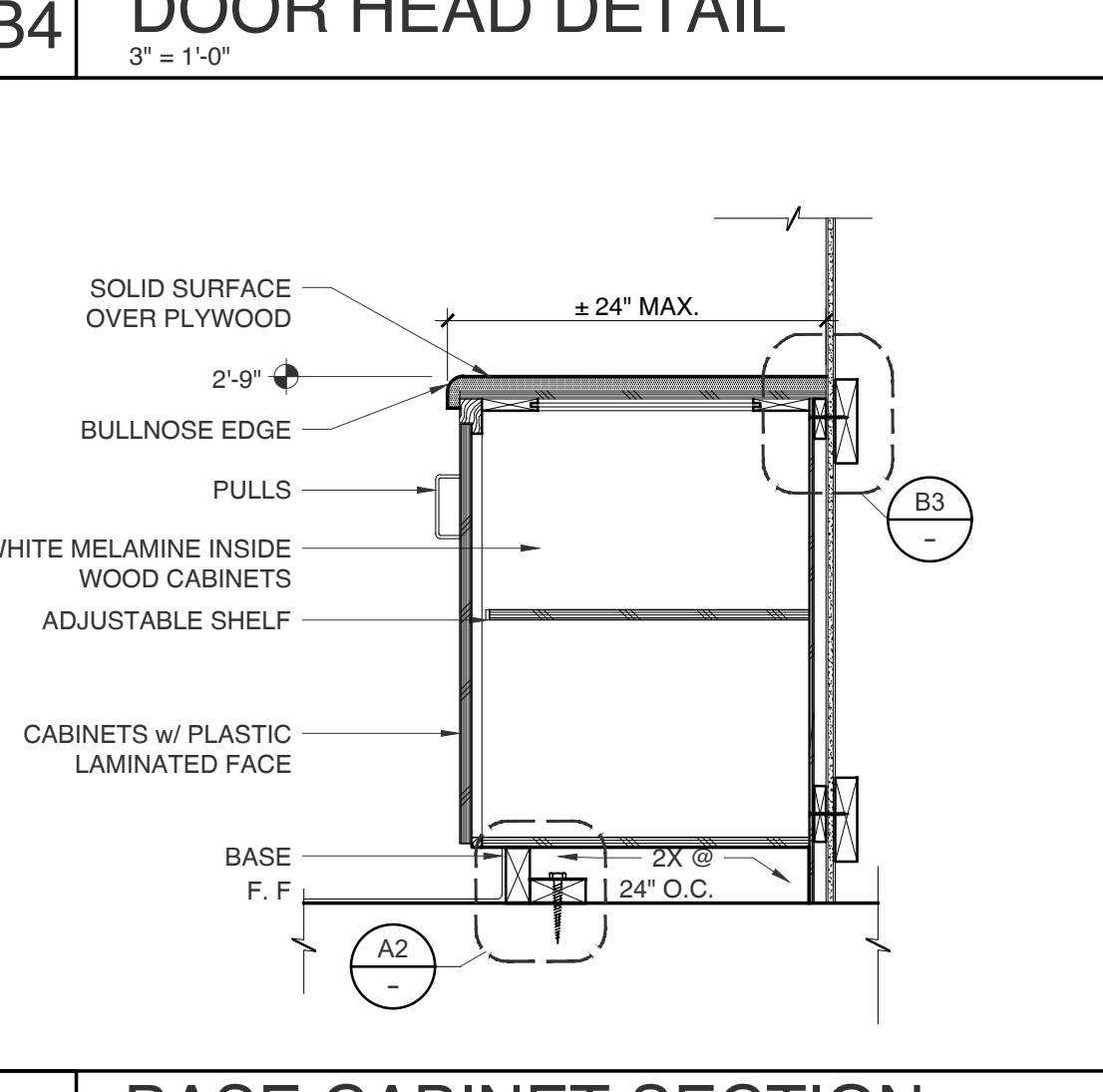
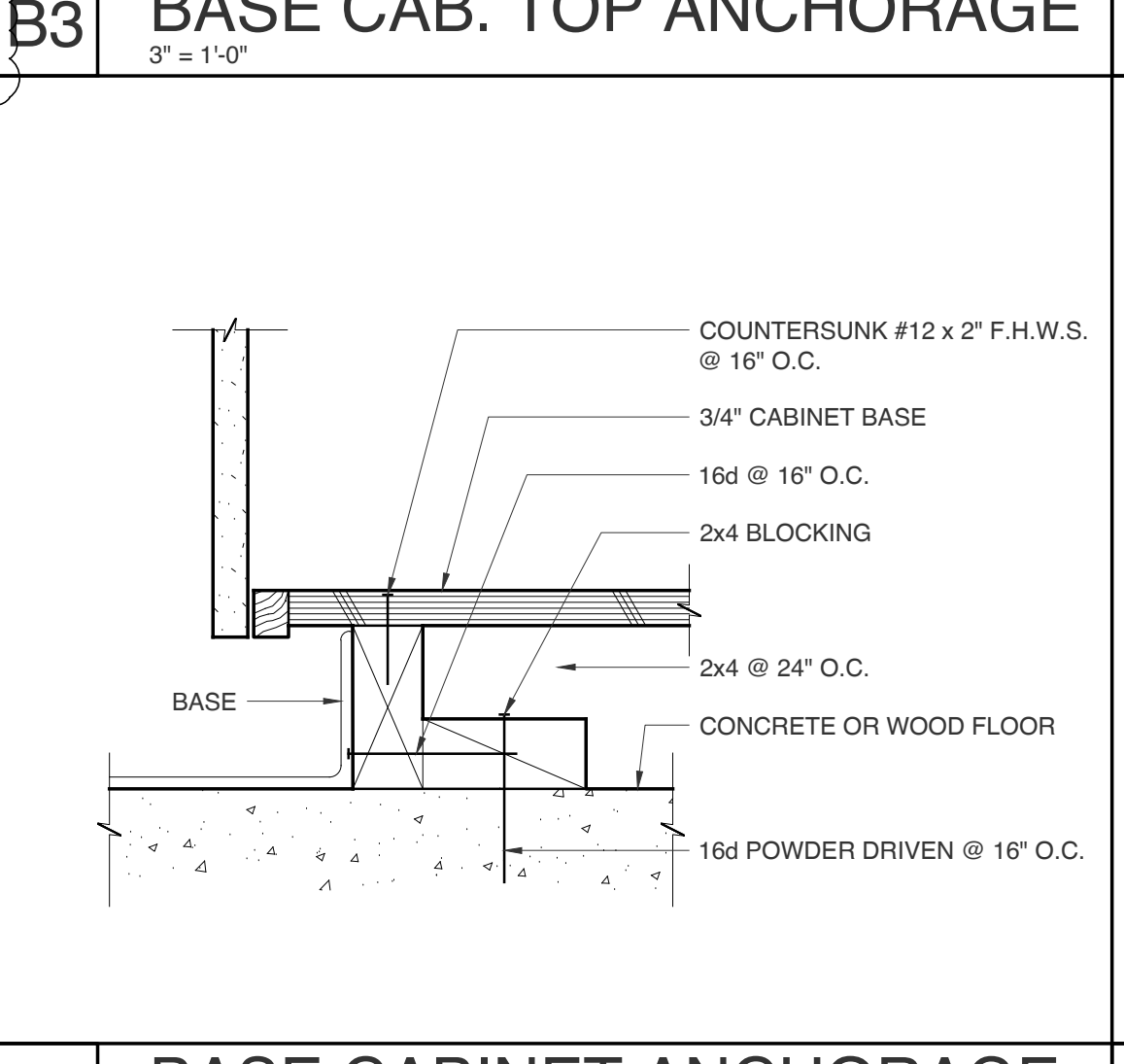
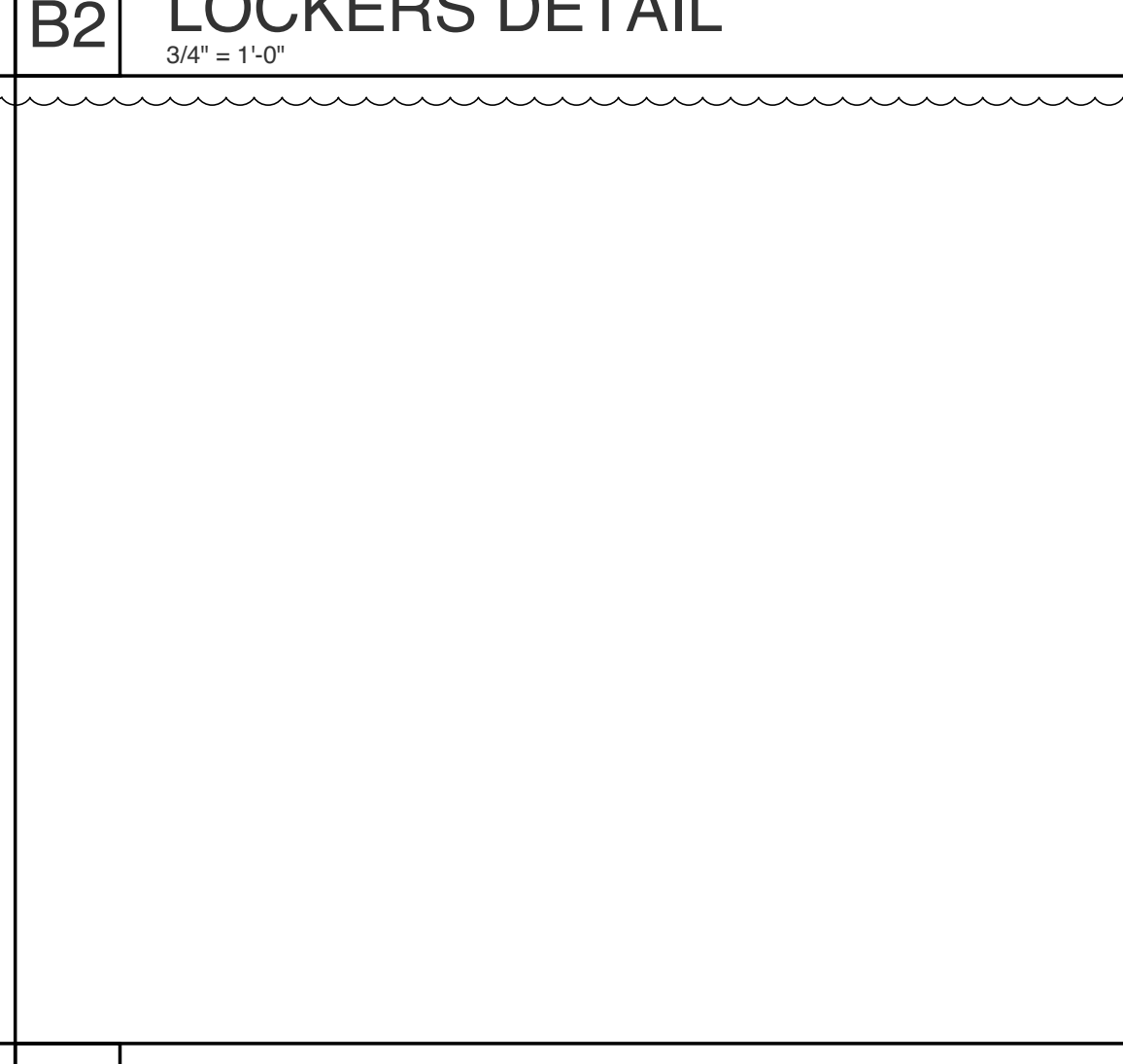
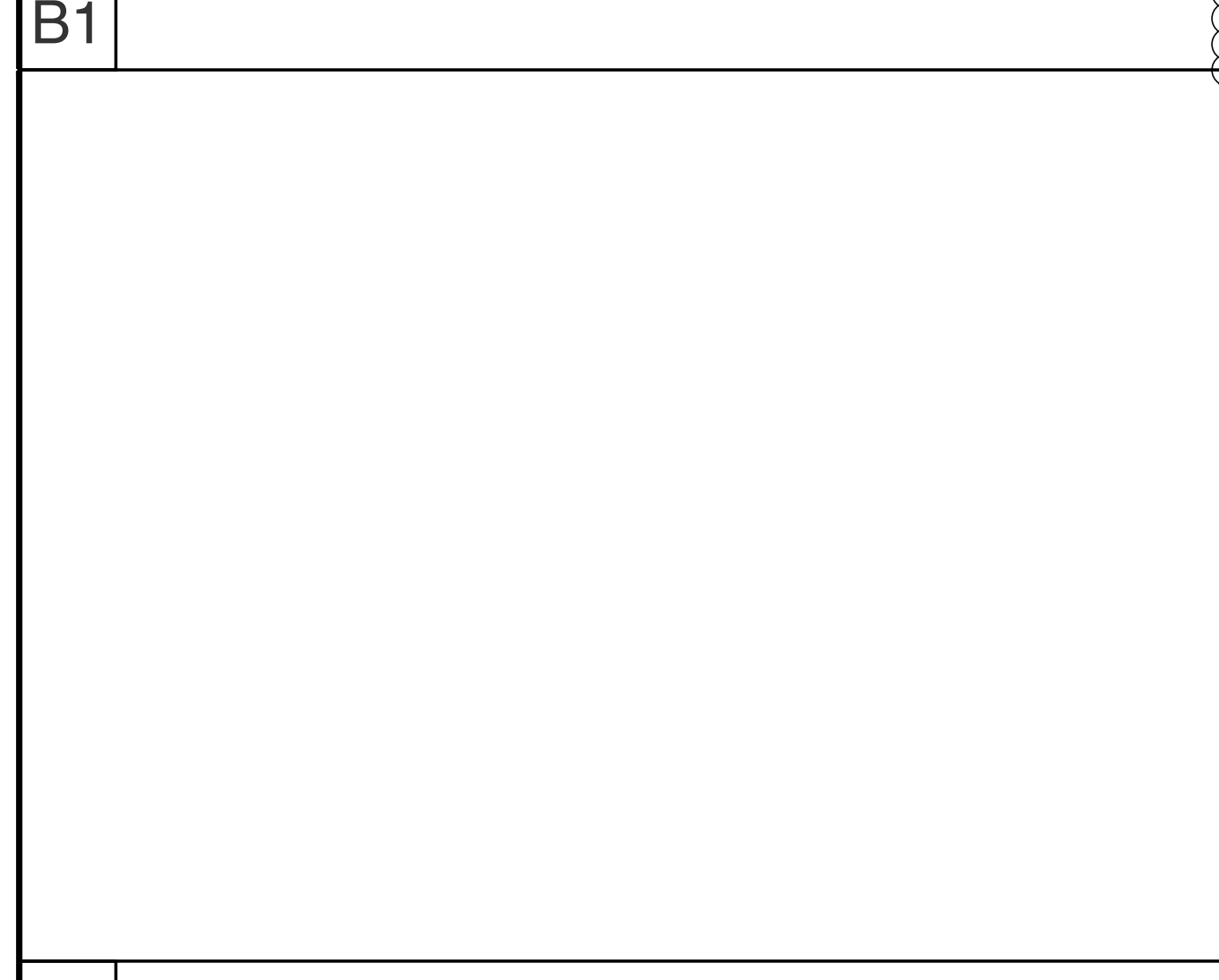
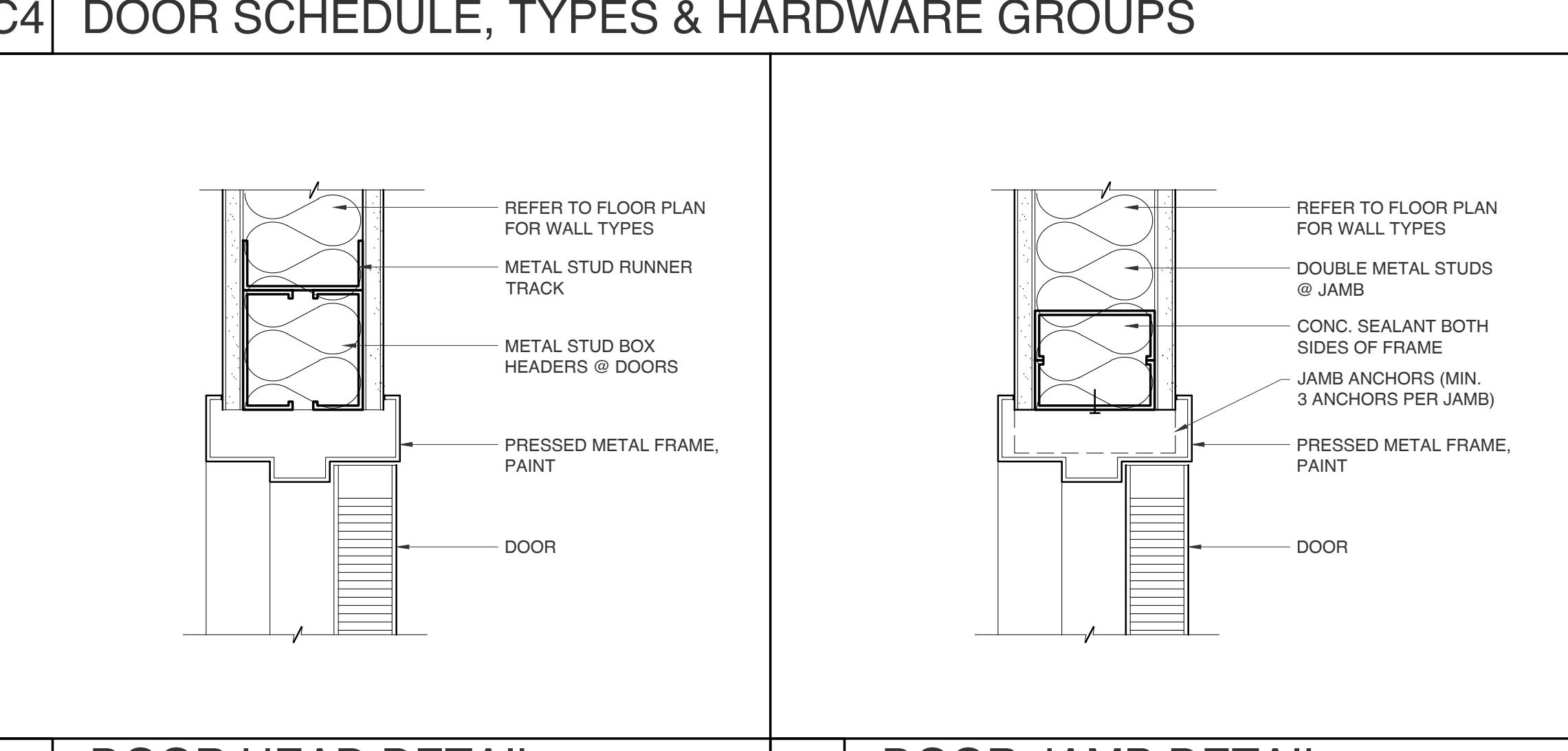
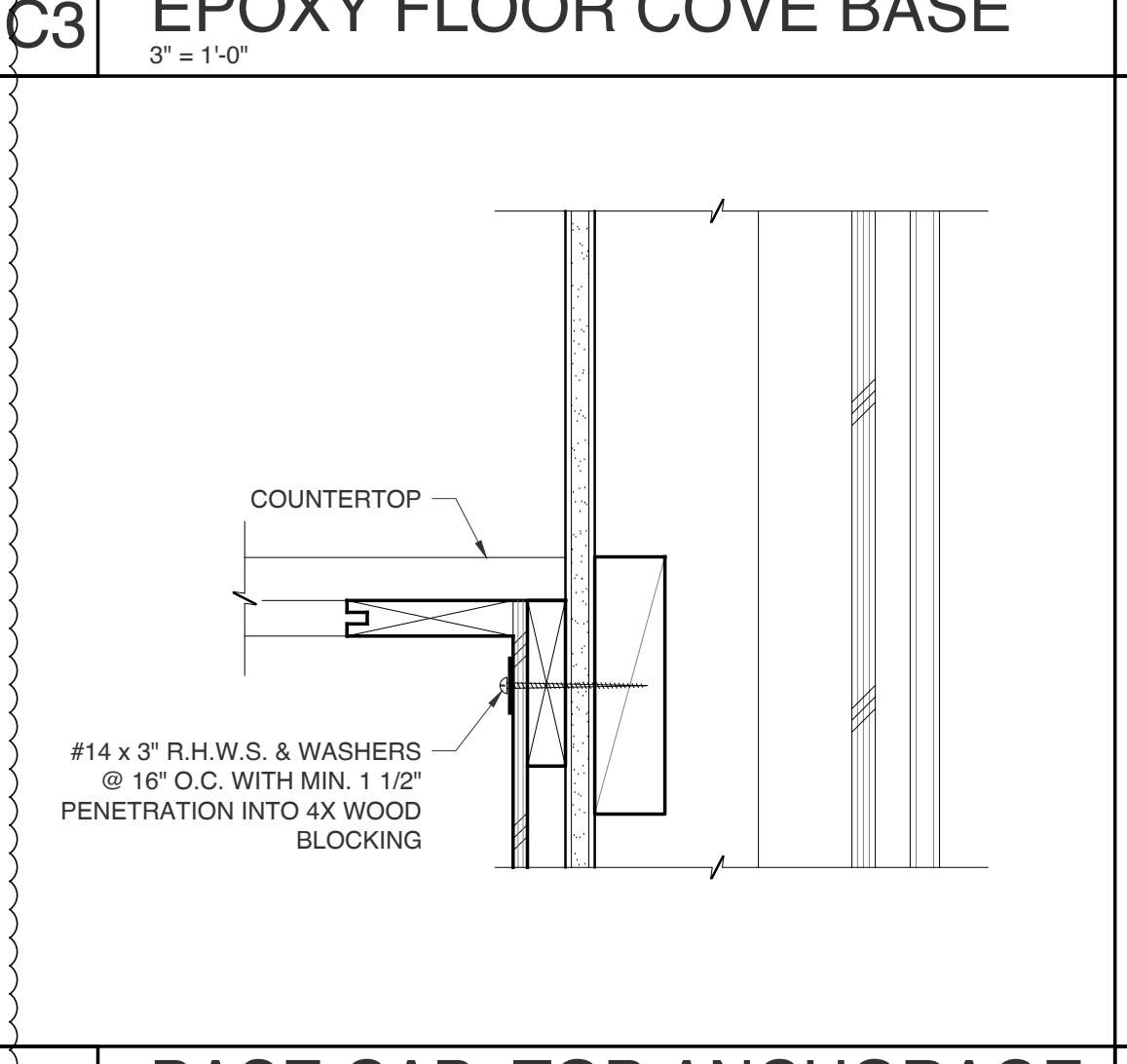
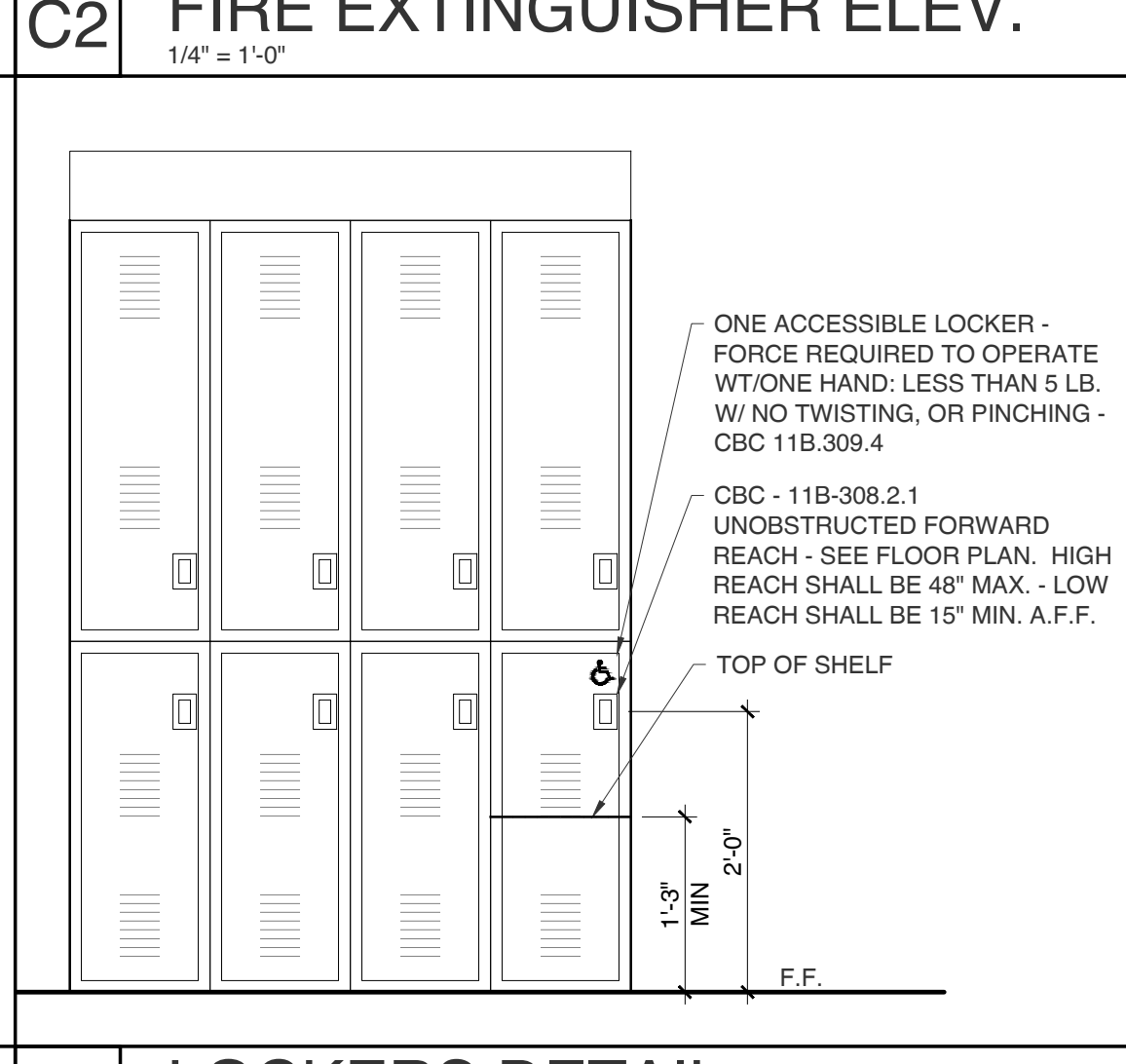
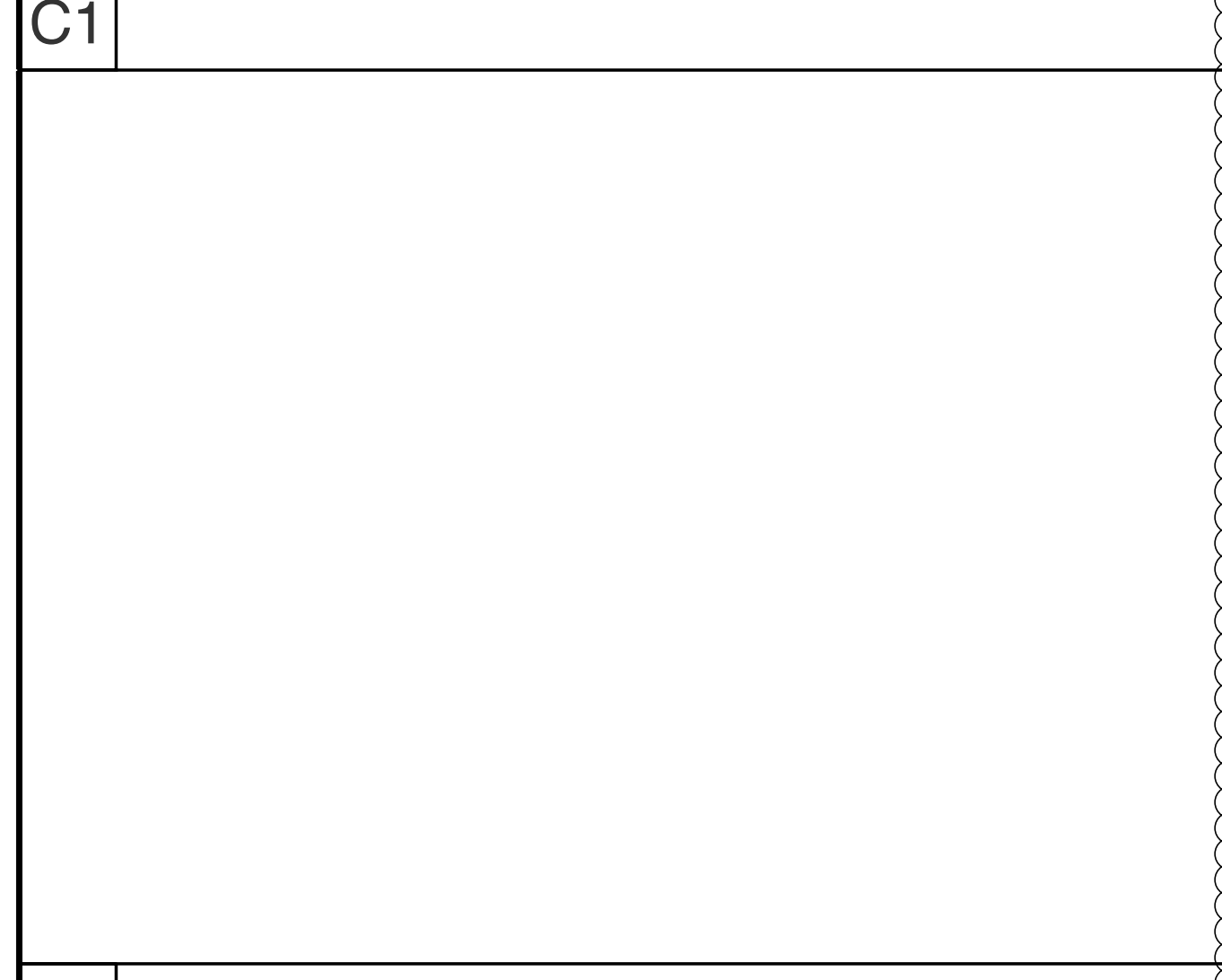
No.	NAME	SUB-FLR	FLOORING	BASE	NORTH	EAST WALL	SOUTH WALL	WEST WALL	CEILING	CG.-HT.
001	RETAIL/SALES	CONCRETE	(E) FLOORING TO REMAIN (N) EPOXY COATING (N) VINYL FLOORING	(E) BASE TO REMAIN (N) BASE TO MATCH (E) (N) 6" COVERED EPOXY BASE	(E) GYPSUM BOARD - PAINT (N) 5/8" TYPE "X" GYPSUM BOARD - TEXTURE & PAINT TO MATCH (E) (N) FULL HEIGHT F.R.P. (N) COOLER PANEL - BY MFR	(E) GYPSUM BOARD - PAINT (N) 5/8" TYPE "X" GYPSUM BOARD - TEXTURE & PAINT TO MATCH (E) (N) FULL HEIGHT F.R.P. (N) COOLER PANEL - BY MFR	(E) GYPSUM BOARD - PAINT (N) 5/8" TYPE "X" GYPSUM BOARD - TEXTURE & PAINT TO MATCH (E) (N) FULL HEIGHT F.R.P. (N) COOLER PANEL - BY MFR	(E) GYPSUM BOARD - PAINT (N) 5/8" TYPE "X" GYPSUM BOARD - TEXTURE & PAINT TO MATCH (E) (N) FULL HEIGHT F.R.P. (N) COOLER PANEL - BY MFR	(E) CEILING TO REMAIN (N) WASHABLE CEILING TILES (N) COOLER PANEL - BY MFR	V.I.F.
002	CHECKOUT/LIQUOR									V.I.F.
003	WOMEN									V.I.F.
004	MEN									V.I.F.
005	HALL									V.I.F.
006	KITCHEN									V.I.F.
007	STORAGE									V.I.F.
008	WALK-IN									V.I.F.
009	ICE									V.I.F.

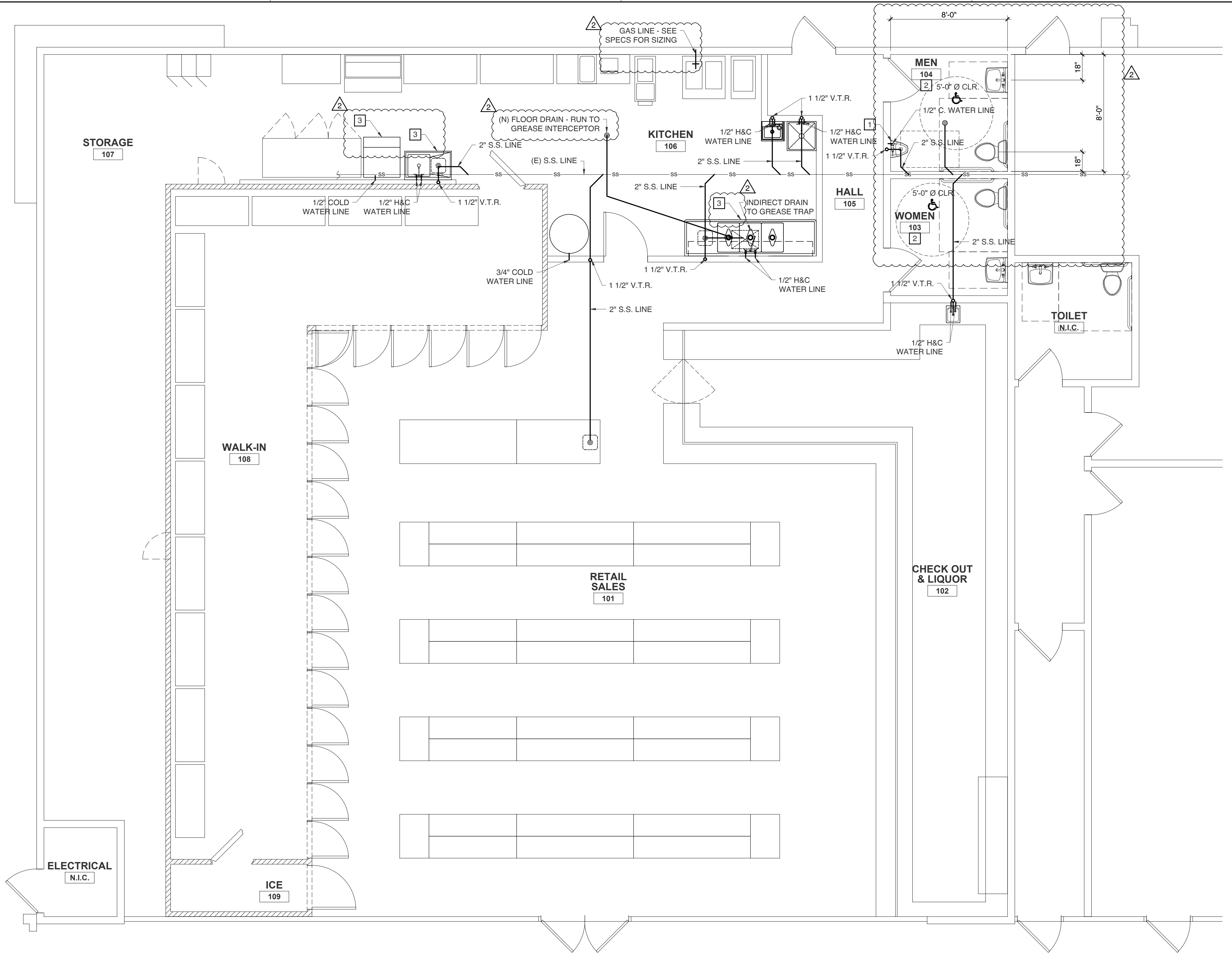


DOOR											DOOR FRAME				REMARKS
NO.	ROOM NAME	ROOM #	WIDTH	HT	THK	TYPE	HDWR GROUP	FINISH	MAT'L	GLS.	TYPE	MAT'L	LABEL	HEAD JAMB	
1	KITCHEN	106	3'-0"	7'-0"	1 3/4"	A	1	-	SC	-	1	PMF	-	B5	A5
2	WALK-IN	108	3'-0"	7'-0"	MFR	MFR	MFR	-	MFR	-	MFR	MFR	-	BY MANUFACTURER	

SC = SOLID CORE

HARDWARE GROUP #1:
 1 1/2" PAIR BUTT HINGES, 4 1/2 x 4 1/2" - STANLEY
 1 DOOR STOP, WALL TYPE - GJ
 2 CLOSERS





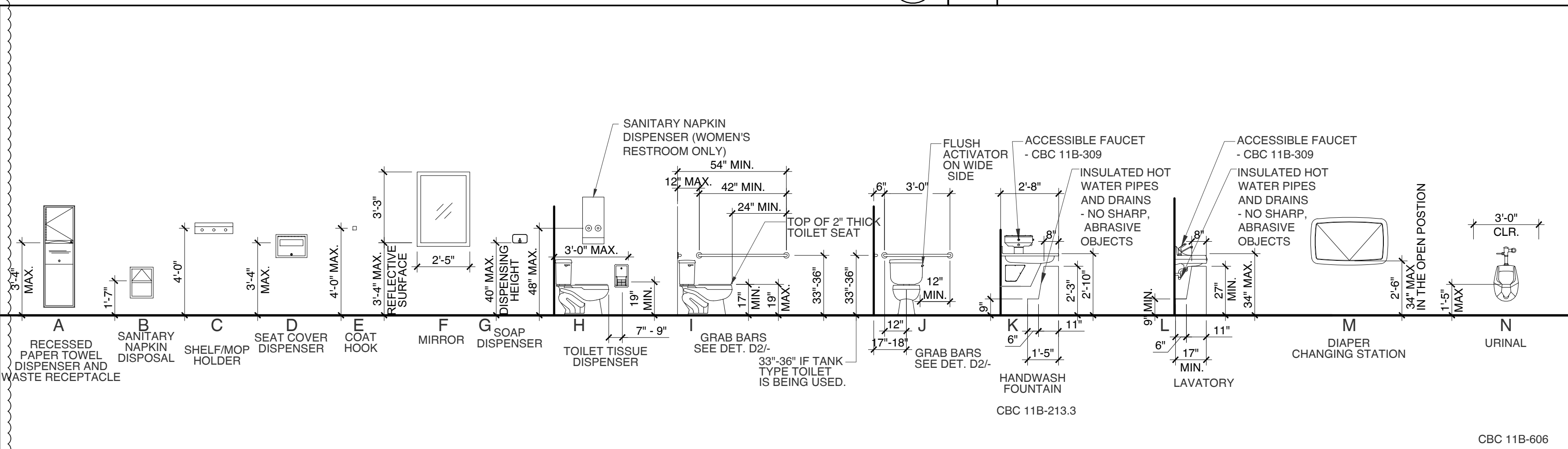
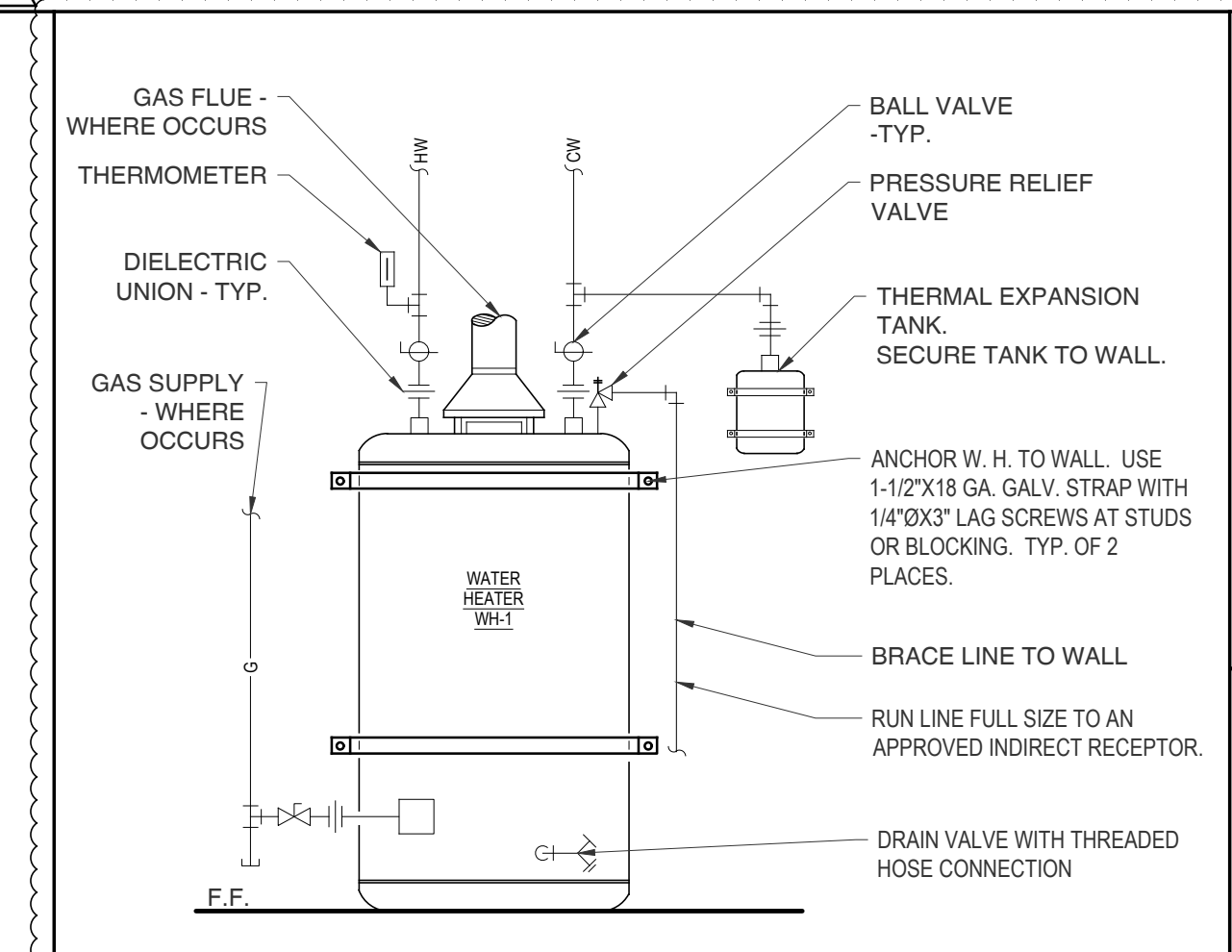
- PLUMBING SYSTEMS SHALL COMPLY WITH 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, ALL CITY ORDINANCES AND OTHER APPLICABLE CODES.
- PLANS ARE DIAGRAMMATIC, DO NOT SCALE FOR MATERIAL QUANTITIES. ALL SCALING SHOULD BE FROM ARCHITECTURAL PLANS ONLY AND FIELD VERIFIED.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COST SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR (OR THEIR SUBCONTRACTORS) FOR FAILURE TO VERIFY EXISTING FIELD CONDITIONS. DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR ALTERNATIVE METHODS OF INSTALLATION PRIOR TO THE BIDDING OF THIS PROJECT.
- PLUMBING CONTRACTORS SHALL COORDINATE INSTALLATION WITH CONSTRUCTION SUPERVISOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
- ALL PIPING AND DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE.
- LOCATE ACCESS HATCHES SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT. SEE ARCHITECTURAL SPECIFICATIONS FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL AND LIGHTING.
- HOLES IN EXISTING WALL OR FLOORS SHALL BE PATCHED TO MATCH EXISTING WHERE PIPING, EQUIPMENT, ETC. WERE REMOVED OR ADDED DURING THIS PROJECT.
- DAMAGE TO THE EXISTING FACILITY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- PIPING AND EQUIPMENT SHALL BE BRACED PER CBC REQUIREMENTS FOR MECHANICAL AND PLUMBING SYSTEMS. ALL PIPING AND EQUIPMENT SHALL BE SEISMICALLY BRACED AND ANCHORED IN ACCORDANCE WITH SMACNA STANDARDS AND THE CALIFORNIA BUILDING CODES (TITLE-24).
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
- HORIZONTAL WASTE AND STORM DRAIN PIPING SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS NOTED OTHERWISE ON PLANS.
- INSTALL DIELECTRIC FITTING BETWEEN ALL FERROUS AND NON-FERROUS MATERIALS.
- FLUSH OUT WATER PIPING PER CALIFORNIA PLUMBING CODE.
- RUNOUT AND HOOKUP SIZES TO INDIVIDUAL PLUMBING FIXTURES CAN BE FOUND ON THE PLUMBING FIXTURE SCHEDULE.
- PAINT ALL V.T.R.'S, FLUES AND OTHER ITEMS ON THE ROOF TO MATCH THE ROOF COLOR.
- ALL DOMESTIC COLD AND HOT WATER LINES IN THE AREA OF WORK WHICH ARE NO LONGER IN USE DUE TO THIS PROJECT SHALL BE REMOVED BACK TO THE MAINS AND CAPPED.
- PROVIDE OPERATION AND MAINTENANCE MANUAL FOR THE BUILDING OCCUPANT OR OWNER PER THE PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS (CGBC 5.410).

C5 PLUMBING NOTES

- 1 (N) ACCESSIBLE URINAL - SEE B3-N/THIS SHEET FOR CLEARANCES
- 2 (E) PLUMBING FIXTURES & INTERIOR FINISHES TO REMAIN
- 3 (N) APPLIANCE w/ INDIRECT DRAIN TO FLOOR SINK

B1 FLOOR PLAN

B5 DRAWING NOTES



CONSULTANTS

APPROVALS

PROJECT

BEVLOT T.I.
2600 PLAZA COURT
SUITE A
DIXON CA
95620

ISSUE	
DESCRIPTION	MARK
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	3

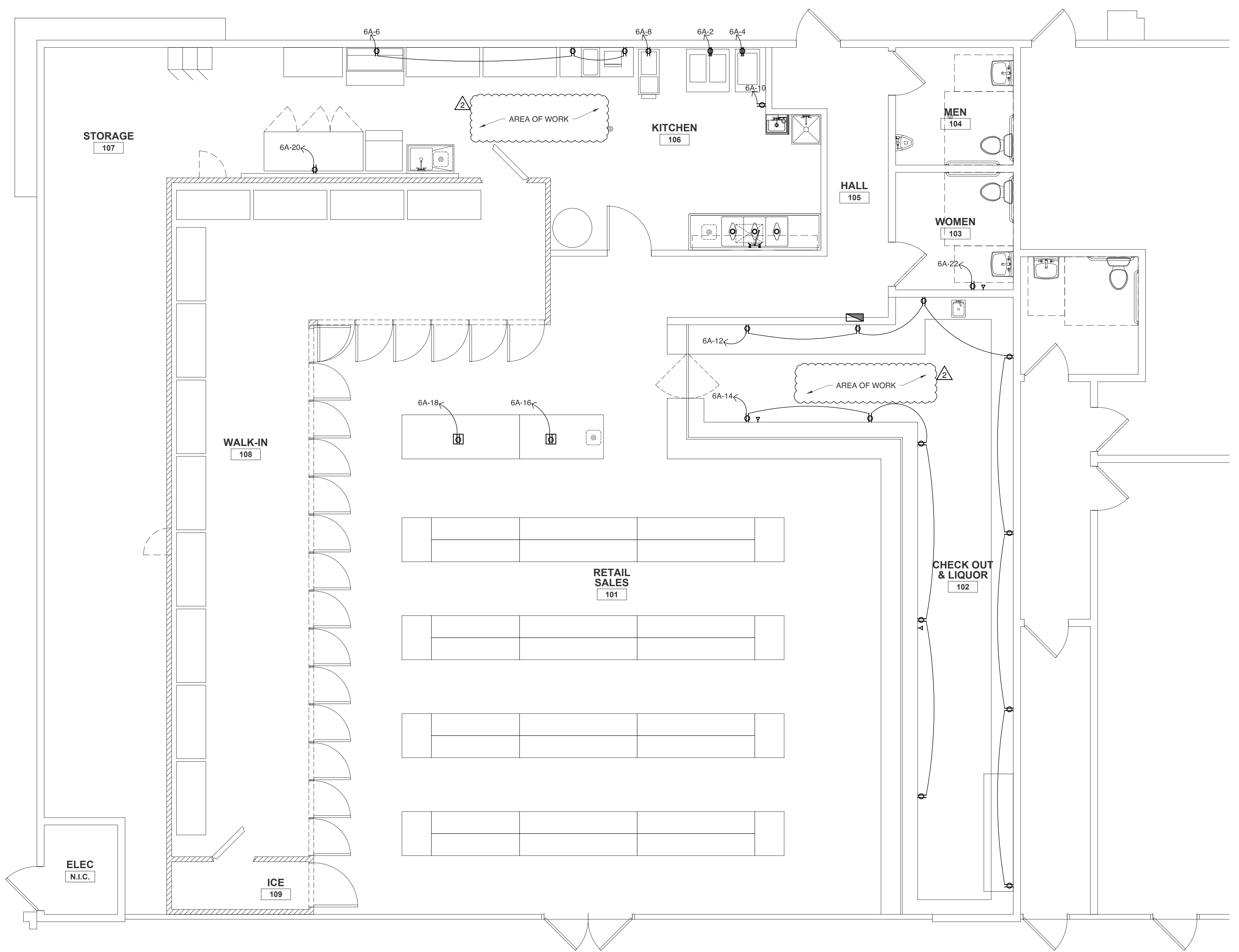
PROJECT NO: 21036
DATE: 12/12/22

DRAWN BY: L.J.K.
CHECKED BY: R.R.S.

SHEET TITLE
PLUMBING PLAN

SHEET NO

P201



- 220V RECEPTACLE w/ DEDICATED BRANCH CIRCUIT
- 110V RECEPTACLE
- 110V RECEPTACLE IN WATER RESISTANT FLOOR BOX
- DATA JACK
- (E) ELECTRICAL PANEL IN NEW LOCATION

B5 LEGEND

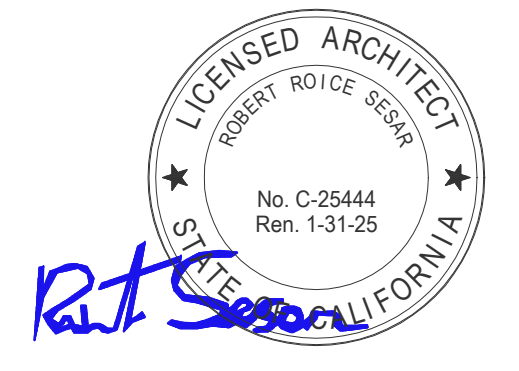
1. THE SCOPE OF WORK SHALL INCLUDE LABOR, MATERIALS, EQUIPMENT, TOOLS AND SERVICES REQUIRED FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEMS AS INDICATED AND SPECIFIED.
2. PROVIDE ELECTRICAL EQUIPMENT, WIRES, CONDUITS, CONNECTIONS, OUTLETS, ETC. NECESSARY TO ACHIEVE COMPLETE ELECTRICAL INSTALLATION. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT SHOWN, IT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AS THOUGH FULLY SHOWN AND SPECIFIED.
3. ELECTRICAL CONTRACTOR IS FULLY RESPONSIBLE FOR DAMAGES INCURRED TO WALLS, FLOORS AND CEILINGS DURING CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL PATCH AND PAINT ALL DAMAGED AREAS TO MATCH FINISHED CONDITIONS.
4. ELECTRICAL DRAWINGS AND DIAGRAMMATIC AND DO NOT SHOW JUNCTION BOXES, PULL BOXES, OFFSETS, BENDS, ELBOWS OR OTHER SPECIFIC ELEMENTS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION OF WORK. SIZE AND LOCATION OF EQUIPMENT AND WIRING. DRAWINGS ARE SHOWN TO SCALE WHERE POSSIBLE, BUT MAY BE DISTORTED FOR CLARITY. IT IS NOT WITHIN THE SCOPE OF DRAWINGS TO SHOW BENDS, OFFSETS, PULL BOXES AND OBSTRUCTIONS. MAINTAIN HEAD ROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.
5. ELECTRICAL MATERIAL AND EQUIPMENT MUST BE NEW AND IN PERFECT WORKING CONDITION WHEN INSTALLED. EQUIPMENT MUST BE LISTED, LABELED AND INSTALLED PER A RECOGNIZED ELECTRICAL TESTING LABORATORY. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS OF ANSI, NEMA & NBFU. REPLACE DEFECTIVE OR DAMAGED MATERIALS, OR REPAIR IN A MANNER APPROVED BY THE OWNER.
6. KEEP CONDUITS AND OTHER OPENINGS CLOSED TO PREVENT ENTRY OF FOREIGN MATTER. COVER FIXTURES, EQUIPMENT AND APPARATUS TO PROTECT AGAINST DIRT, WATER, CHEMICAL OR MECHANICAL DAMAGE BEFORE AND DURING THE CONSTRUCTION PRIOR UNTIL FINAL ACCEPTANCE. RESTORE TO ORIGINAL CONDITION ANY FIXTURES, APPARATUS OR EQUIPMENT DAMAGED PRIOR TO FINAL ACCEPTANCE, INCLUDING RESTORATION OF DAMAGED SHOP COATS OF PAINT. DELIVER EQUIPMENT AND STORE AT THE SITE, PROPERLY PACKED AND CRATED, UNTIL FINALLY INSTALLED.
7. UNDERTAKE THE WORK IN ITS ENTIRETY IN ACCORDANCE WITH ITS DESIGN AND PURPOSE. WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER WITH MAXIMUM EFFICIENCY, EXCELLENT WORKMANSHIP AND SHALL MEET THE REQUIREMENTS OF, BUT NOT LIMITED TO, THE LATEST EDITION OF FOR THE FOLLOWING:
 - a. CALIFORNIA CODE OF REGULATIONS:
 - TITLE 8 - INDUSTRIAL RELATIONS (ELEVATOR SAFETY ORDERS)
 - TITLE 19 - PUBLIC SAFETY
 - TITLE 22 - SOCIAL SECURITY
 - TITLE 24 - CALIFORNIA STANDARDS BUILDING CODE (PARTS 1, 2 (CALIFORNIA BUILDING CODE), 3 (CALIFORNIA ELECTRICAL CODE), 4-6 (CALIFORNIA ENERGY CODE), 7-12)
 - b. CALIFORNIA STATE AND LOCAL FIRE MARSHAL
 - c. AMERICAN NATIONAL STANDARDS INSTITUTE
 - d. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 - e. INSTITUTE OF CABLE ENGINEERS ASSOCIATION (ICEA)
 - f. NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION STANDARDS FOR CONSTRUCTION (NECA)
 - g. UNDERWRITERS LABORATORIES, INC. (UL)
 - h. INSTRUMENT SOCIETY OF AMERICA (ISA)
 - i. NFPA 72
 - j. STATE INDUSTRIAL ACCIDENT COMMISSION
 - k. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
 - l. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
 - m. AUTHORITIES HAVING JURISDICTION
8. CAREFULLY LAY OUT WORK IN ADVANCE TO AVOID UNNECESSARY CUTTING, CHANNELING, CHASING OR DRILLING OF FLOORS, WALLS, PARTITIONS, CEILINGS OR OTHER SURFACES. STRUCTURAL MEMBERS SHALL NOT BE CUT OR DRILLED WITHOUT APPROVAL. HOWEVER, WHERE SUCH WORK IS NECESSARY, PROVIDE CUTTING, CORING AND PATCHING OF THE CONSTRUCTION WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE ELECTRICAL WORK. PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP AND FINISH, AND SHALL ACCURATELY MATCH SURROUNDING WORK. AFTER COMPLETION OF WORK, CLEAN UP RESULTANT DEBRIS AND REMOVE FROM SITE.
9. ENCLOSURES, JUNCTION BOXES, GUTTERS, ETC. INSTALLED OUTDOORS OR SUBJECT TO WEATHER SHALL BE WEATHER PROOF. RECEPTACLES INSTALLED OUTDOORS SHALL BE GFI TYPE WITH "IN USE" WEATHER PROOF ENCLOSURES. GFI TYPE RECEPTACLES LOCATED ON ROOF SHALL HAVE "IN USE" TYPE WEATHER PROOF ENCLOSURES, AND MUST BE LOCATED WITHIN 25' OF ROOF MOUNTED EQUIPMENT.
10. PROVIDE FINAL CONNECTIONS TO ELECTRICAL EQUIPMENT AND OUTLETS FOR A COMPLETE AND OPERABLE SYSTEM UNLESS OTHERWISE NOTED.
11. PENETRATIONS OF FLOORS, ROOF, WALLS OR WALL MEMBERS REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS SUITABLE FOR THE METHOD OF PENETRATION. THROUGH-PENETRATION FIRE STOPS SHALL BE TESTED IN ACCORDANCE WITH UL AND CBC REQUIREMENTS.
12. VISIT THE JOBSITE PRIOR TO SUBMITTING PROPOSAL TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
13. ALL ELECTRICAL RECEPTACLES, SWITCHES, AND CONTROLS (INCLUDING THERMOSTATS) WILL BE INSTALLED WITHIN THE REACH RANGES OF 2022 CBC 11B-308.
14. ALL RECEPTACLES IN THE KITCHEN SHALL BE OF THE GFCI TYPE (NEC art.210.8B2).
15. ALL RECEPTACLES WITHIN 6 FEET FROM A SINK SHALL BE OF THE GFCI TYPE (NEC art.210.8B5).
16. GROUND FAULT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION (NEC art.210.8)

B1 FLOOR PLAN

1/4" = 1'-0"

A2

A5 ELECTRICAL NOTES



CONSULTANTS

APPROVALS

PROJECT

BEVLOT T.I.
2600 PLAZA COURT
SUITE A
DIXON CA
95620

ISSUE	
DESCRIPTION	DATE
PLAN CHECK	03/14/23
PLAN CHECK	08/13/24

PROJECT NO: 21036
DATE: 12/12/22

DRAWN BY: L.J.K.
CHECKED BY: R.R.S.

SHEET TITLE
ELECTRICAL POWER PLAN

SHEET NO

E201

PANEL 1A PHASE NEUTRAL

UNIT INTERIOR LIGHTING - CONNECTED: NONE

UNIT INTERIOR LIGHTING - NEC:

RETAIL SALES: 1164 sf @ 3 VA/sf = 3492 VA
RESTROOM: 56 sf @ 0.5 VA/sf = 28 VA
3492 VA
28 VA
3520 VA = 29.3A

UNIT INTERIOR LIGHTING: use 3520 VA
3520 VA x 1.25 3520 VA x 1.25

OUTLETS: use 1 VA/sf = 1164 VA
1164 1164

INSTALLED OUTLETS: 4 @ 180 VA = 720 VA
720 720

STORE SIGN: use NEC 1200 VA
1200 x 1.25 1200 x 1.25

SHOW WINDOWS: 10'-3" @ 200 VA/ft = 2050 VA
2050 x 1.25 2050 x 1.25

AC-1: 8 TONS, 208V, 3 PHASE
LOAD: 20.5 + 5.8 + 1.4 = 26.7A
MCA: 20.5 x 1.25 + 7.2 = 32.8A USE #0 CU (40A @ 90° C)
MCCP: 20.5 x 1.75 + 7.2 = 43.1A USE 40A CLASS RK5 TIME DELAY FUSES
CB: 20.5 x 2.5 + 7.2 + (40 - 32.8) = 58.5 + 7.2 = 65.7A USE 80A
60 x 208 x 1.732 = 21600 VA
21600
31947 VA = 28.7A

USE 225A PANEL, 100A FEED, #2 CU (95A @ 80° C) OR 1/0 AL (100A @ 80° C)
NEUTRAL: 28.7 (100 - 88.7) + 40.0A USE #3 CU (85A @ 80° C) OR #1 AL (85A @ 80° C)

PANEL 2A PHASE NEUTRAL

UNIT INTERIOR LIGHTING - CONNECTED: 1.0A

UNIT INTERIOR LIGHTING - NEC:

RETAIL SALES: 1139 sf @ 3 VA/sf = 3417 VA
RESTROOM: 56 sf @ 0.5 VA/sf = 28 VA
3417 VA
28 VA
3445 VA = 28.7A

UNIT INTERIOR LIGHTING: use 3445 VA
3445 VA x 1.25 3445 VA x 1.25

CEILING EXHAUST FAN CFM-1: 0.65A, 115V, 0.65 x 120 = 78 VA
78 78

INSTALLED OUTLETS: 5 @ 180 VA = 900 VA
900 900

OUTLETS: use 1 VA/sf = 1139 VA
1139 1139

STORE SIGN: use NEC 1200 VA
1200 x 1.25 1200 x 1.25

SHOW WINDOWS: 13'-0" @ 200 VA/ft = 2600 VA
2600 x 1.25 2600 x 1.25

INSTANTANEOUS WATER HEATER IWH-1: 4.8 kW, 208V, 22.1A
WIRE & CB: 22.1 x 1.25 = 27.6A USE #10 CU (30A @ 80° C), 30A CB
4600
37373 VA = 103.8A

AC-2: 5 TONS, 208V, 3 PHASE
LOAD: 17.3 + 5.8 + 1.5 = 24.6A
MCA: 17.3 x 1.25 + 7.2 = 28.9A USE #10 CU (30A @ 80° C)
MCCP: 17.3 x 1.75 + 7.2 = 37.8A USE 35A CLASS RK5 TIME DELAY FUSES
CB: 17.3 x 2.5 + 7.2 + (40 - 28.9) = 50.6 + 11.1 = 61.7A USE 80A
60 x 208 x 1.732 = 21600 VA
21600
11173 VA = 31.0A

USE 225A PANEL, 200A FEED, 3/0 CU (200A @ 75° C) OR 4/0 AL (180A @ 75° C)
NEUTRAL: 31.0 (200 - 103.8) = 127.2A USE 2/0 CU (175A @ 75° C) OR 3/0 AL (155A @ 75° C)

PANEL 3A PHASE NEUTRAL

UNIT INTERIOR LIGHTING - CONNECTED: 1.0A

UNIT INTERIOR LIGHTING - NEC:

RETAIL SALES: 1139 sf @ 3 VA/sf = 3417 VA
RESTROOM: 56 sf @ 0.5 VA/sf = 28 VA
3417 VA
28 VA
3445 VA = 28.7A

UNIT INTERIOR LIGHTING: use 3445 VA
3445 VA x 1.25 3445 VA x 1.25

CEILING EXHAUST FAN CFM-1: 0.65A, 115V, 0.65 x 120 = 78 VA
78 78

INSTALLED OUTLETS: 5 @ 180 VA = 900 VA
900 900

OUTLETS: use 1 VA/sf = 1139 VA
1139 1139

STORE SIGN: use NEC 1200 VA
1200 x 1.25 1200 x 1.25

SHOW WINDOWS: 13'-0" @ 200 VA/ft = 2600 VA
2600 x 1.25 2600 x 1.25

INSTANTANEOUS WATER HEATER IWH-1: 4.8 kW, 208V, 22.1A
WIRE & CB: 22.1 x 1.25 = 27.6A USE #10 CU (30A @ 80° C), 30A CB
4600
37373 VA = 103.8A

AC-2: 5 TONS, 208V, 3 PHASE
LOAD: 17.3 + 5.8 + 1.5 = 24.6A
MCA: 17.3 x 1.25 + 7.2 = 28.9A USE #10 CU (30A @ 80° C)
MCCP: 17.3 x 1.75 + 7.2 = 37.8A USE 35A CLASS RK5 TIME DELAY FUSES
CB: 17.3 x 2.5 + 7.2 + (40 - 28.9) = 50.6 + 11.1 = 61.7A USE 80A
60 x 208 x 1.732 = 21600 VA
21600
11173 VA = 31.0A

USE 225A PANEL, 200A FEED, 3/0 CU (200A @ 75° C) OR 4/0 AL (180A @ 75° C)
NEUTRAL: 31.0 (200 - 103.8) = 127.2A USE 2/0 CU (175A @ 75° C) OR 3/0 AL (155A @ 75° C)

PANEL 4A PHASE NEUTRAL

UNIT INTERIOR LIGHTING - CONNECTED: 13.8 - 0.5 = 14.1A

UNIT INTERIOR LIGHTING - NEC:

RETAIL SALES: 1139 sf @ 3 VA/sf = 3417 VA
RESTROOM: 56 sf @ 0.5 VA/sf = 28 VA
3417 VA
28 VA
3445 VA = 28.7A

UNIT INTERIOR LIGHTING: use 3445 VA
3445 VA x 1.25 3445 VA x 1.25

CEILING EXHAUST FAN CFM-1: 0.65A, 115V, 0.65 x 120 = 78 VA
78 78

OUTLETS: 14 @ 180 VA = 2520 VA
2520 2520

STORE SIGN: use NEC 1200 VA
1200 x 1.25 1200 x 1.25

SHOW WINDOWS: 15'-6" @ 200 VA/ft = 3100 VA
3100 x 1.25 3100 x 1.25

INSTANTANEOUS WATER HEATER IWH-1: 4.8 kW, 208V, 22.1A
WIRE & CB: 22.1 x 1.25 = 27.6A USE #10 CU (30A @ 80° C), 30A CB
4600
37373 VA = 103.8A

AC-4: 5 TONS, 208V, 3 PHASE
LOAD: 17.3 + 5.8 + 1.5 = 24.6A
MCA: 17.3 x 1.25 + 7.2 = 28.9A USE #10 CU (30A @ 80° C)
MCCP: 17.3 x 1.75 + 7.2 = 37.8A USE 35A CLASS RK5 TIME DELAY FUSES
CB: 17.3 x 2.5 + 7.2 + (40 - 28.9) = 50.6 + 11.1 = 61.7A USE 80A
60 x 208 x 1.732 = 21600 VA
21600
12279 VA = 34.1A

USE 225A PANEL, 200A FEED, 3/0 CU (200A @ 75° C) OR 4/0 AL (180A @ 75° C)
NEUTRAL: 34.1 (200 - 106.9) = 127.2A USE 2/0 CU (175A @ 75° C) OR 3/0 AL (155A @ 75° C)

PANEL 5A PHASE NEUTRAL

UNIT INTERIOR LIGHTING - CONNECTED: 2.0 + 4.6 + 4.6 = 11.2A 11.2 x 208 x 1.732 = 4032 VA

UNIT INTERIOR LIGHTING - NEC:

RETAIL SALES: 721 sf @ 3 VA/sf = 2163 VA
RESTROOM, HALL: 272 sf @ 0.5 VA/sf = 136 VA
2163 VA
136 VA
2299 VA = 6.4A

UNIT INTERIOR LIGHTING: use 4032 VA
4032 VA x 1.25 4032 VA x 1.25

CEILING EXHAUST FAN CFM-1: 0.65A, 115V, 0.65 x 120 = 78 VA
78 78

OUTLETS: 41 @ 180 = 7380 VA
7380 7380

STORE SIGNS: use NEC 1200 VA
1200 x 2 x 1.25 1200 x 2 x 1.25

SHOW WINDOWS: 10'-3" @ 200 VA/ft = 2050 VA
2050 x 1.25 2050 x 1.25

INSTANTANEOUS WATER HEATER IWH-1: 4.8 kW, 208V, 22.1A
WIRE & CB: 22.1 x 1.25 = 27.6A USE #10 CU (30A @ 80° C), 30A CB
4600
21600
44281 VA = 123.0A

AC-5: 5 TONS, 208V, 3 PHASE
LOAD: 17.3 + 5.8 + 1.5 = 24.6A
MCA: 17.3 x 1.25 + 7.2 = 28.9A USE #10 CU (30A @ 80° C)
MCCP: 17.3 x 1.75 + 7.2 = 37.8A USE 35A CLASS RK5 TIME DELAY FUSES
CB: 17.3 x 2.5 + 7.2 + (40 - 28.9) = 50.6 + 11.1 = 61.7A USE 80A
60 x 208 x 1.732 = 21600 VA
21600
18061 VA = 50.1A

USE 225A PANEL, 200A FEED, 3/0 CU (200A @ 75° C) OR 4/0 AL (180A @ 75° C)
NEUTRAL: 50.1 (200 - 123.0) = 127.1A USE 2/0 CU (175A @ 75° C) OR 3/0 AL (155A @ 75° C)

PANEL 6A PHASE NEUTRAL

UNIT INTERIOR LIGHTING - CONNECTED: 1.0 + 11.3 + 10.9 + 14.7 = 37.9A 37.9 x 208 x 1.732 = 13644 VA

UNIT INTERIOR LIGHTING - NEC:

RETAIL SALES: 3802 sf @ 3 VA/sf = 11406 VA
RESTROOMS: 183 sf @ 0.5 VA/sf = 92 VA
11406 VA
92 VA
11498 VA = 31.8A

UNIT INTERIOR LIGHTING: use 13644 VA
13644 VA x 1.25 13644 VA x 1.25

CEILING EXHAUST FAN CFM-1: 0.65A, 115V, 0.65 x 120 = 78 VA
78 x 2 78 x 2

OUTLETS: 22 @ 180 = 3960 VA
3960 3960

STORE SIGN: use NEC 1200 VA
1200 x 1.25 1200 x 1.25

SHOW WINDOWS: 50'-6" @ 200 VA/ft = 11300 VA
11300 x 1.25 11300 x 1.25

AC-6, AC-7: 5 TONS, 208V, 3 PHASE
LOAD: 17.3 + 5.8 + 1.5 = 24.6A
MCA: 17.3 x 1.25 + 7.2 = 28.9A USE #10 CU (30A @ 80° C)
MCCP: 17.3 x 1.75 + 7.2 = 37.8A USE 35A CLASS RK5 TIME DELAY FUSES
CB: 17.3 x 2.5 + 7.2 + (40 - 28.9) = 50.6 + 11.1 = 61.7A USE 80A
60 x 208 x 1.732 = 21600 VA
21600
78108 VA = 211.4A

AC-8: 8 TONS, 208V, 3 PHASE
LOAD: 20.5 + 5.8 + 1.4 = 26.7A
MCA: 20.5 x 1.25 + 7.2 = 32.8A USE #0 CU (40A @ 80° C)
MCCP: 20.5 x 1.75 + 7.2 = 43.1A USE 40A CLASS RK5 TIME DELAY FUSES
CB: 20.5 x 2.5 + 7.2 + (40 - 32.8) = 58.5 + 7.2 = 65.7A USE 80A
60 x 208 x 1.732 = 21600 VA
21600
78108 VA = 211.4A

USE 400A PANEL, FEED, 500 MCM CU (385A @ 75° C) OR 700 MCM AL (375A @ 75° C)
NEUTRAL: 102.2 (400 - 211.4) = 290.8A USE 400 MCM CU (355A @ 75° C) OR 600 MCM AL (340A @ 75° C)

PANEL 7A PHASE NEUTRAL

UNIT INTERIOR LIGHTING - CONNECTED: 1.0A

UNIT INTERIOR LIGHTING - NEC:

RETAIL SALES: 721 sf @ 3 VA/sf = 2163 VA
RESTROOM, HALL: 272 sf @ 0.5 VA/sf = 136 VA
2163 VA
136 VA
2299 VA = 6.4A

UNIT INTERIOR LIGHTING: use 4032 VA
4032 VA x 1.25 4032 VA x 1.25

CEILING EXHAUST FAN CFM-1: 0.65A, 115V, 0.65 x 120 = 78 VA
78 78

OUTLETS: 41 @ 180 = 7380 VA
7380 7380

STORE SIGNS: use NEC 1200 VA
1200 x 2 x 1.25 1200 x 2 x 1.25

SHOW WINDOWS: 10'-3" @ 200 VA/ft = 2050 VA
2050 x 1.25 2050 x 1.25

INSTANTANEOUS WATER HEATER IWH-1: 4.8 kW, 208V, 22.1A
WIRE & CB: 22.1 x 1.25 = 27.6A USE #10 CU (30A @ 80° C), 30A CB
4600
21600
44281 VA = 123.0A

AC-5: 5 TONS, 208V, 3 PHASE
LOAD: 17.3 + 5.8 + 1.5 = 24.6A
MCA: 17.3 x 1.25 + 7.2 = 28.9A USE #10 CU (30A @ 80° C)
MCCP: 17.3 x 1.75 + 7.2 = 37.8A USE 35A CLASS RK5 TIME DELAY FUSES
CB: 17.3 x 2.5 + 7.2 + (40 - 28.9) = 50.6 + 11.1 = 61.7A USE 80A
60 x 208 x 1.732 = 21600 VA
21600
18061 VA = 50.1A

USE 225A PANEL, 200A FEED, 3/0 CU (200A @ 75° C) OR 4/0 AL (180A @ 75° C)
NEUTRAL: 50.1 (200 - 123.0) = 127.1A USE 2/0 CU (175A @ 75° C) OR 3/0 AL (155A @ 75° C)

PANEL 8A PHASE NEUTRAL

UNIT INTERIOR LIGHTING - CONNECTED: 13.8 - 0.5 = 14.1A

UNIT INTERIOR LIGHTING - NEC:

RETAIL SALES: 1139 sf @ 3 VA/sf = 3417 VA
RESTROOM: 56 sf @ 0.5 VA/sf = 28 VA
3417 VA
28 VA
3445 VA = 28.7A

UNIT INTERIOR LIGHTING: use 3445 VA
3445 VA x 1.25 3445 VA x 1.25

CEILING EXHAUST FAN CFM-1: 0.65A, 115V, 0.65 x 120 = 78 VA
78 78

OUTLETS: 14 @ 180 VA = 2520 VA
2520 2520

STORE SIGN: use NEC 1200 VA
1200 x 1.25 1200 x 1.25

SHOW WINDOWS: 15'-6" @ 200 VA/ft = 3100 VA
3100 x 1.25 3100 x 1.25

INSTANTANEOUS WATER HEATER IWH-1: 4.8 kW, 208V, 22.1A
WIRE & CB: 22.1 x 1.25 = 27.6A USE #10 CU (30A @ 80° C), 30A CB
4600
37373 VA = 103.8A

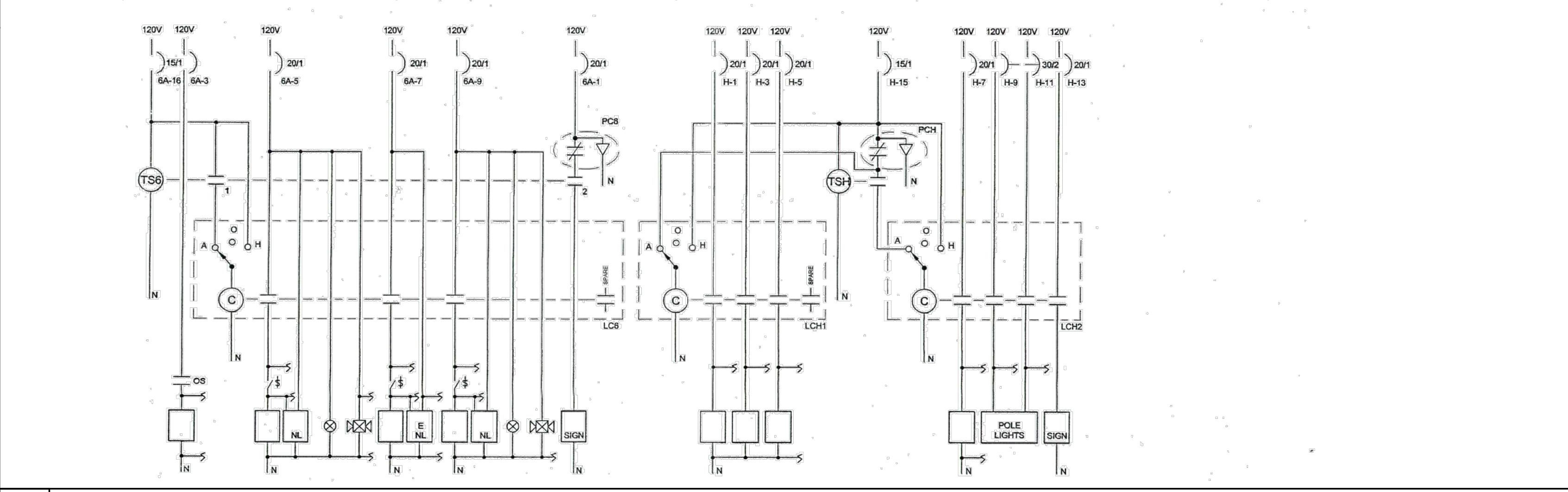
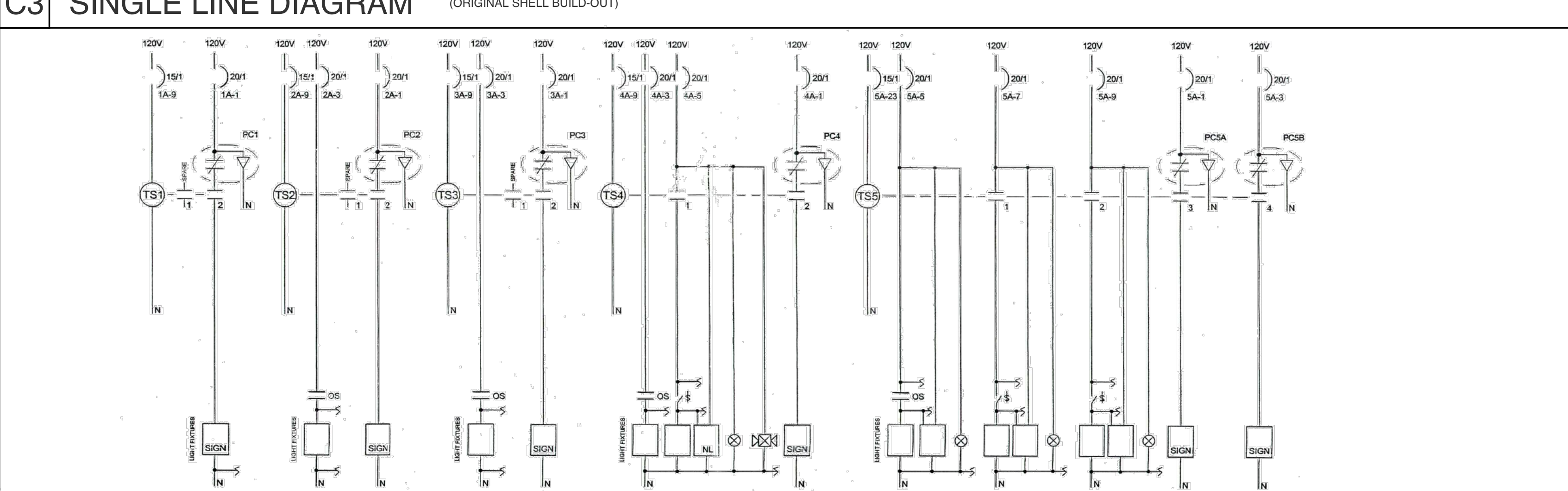
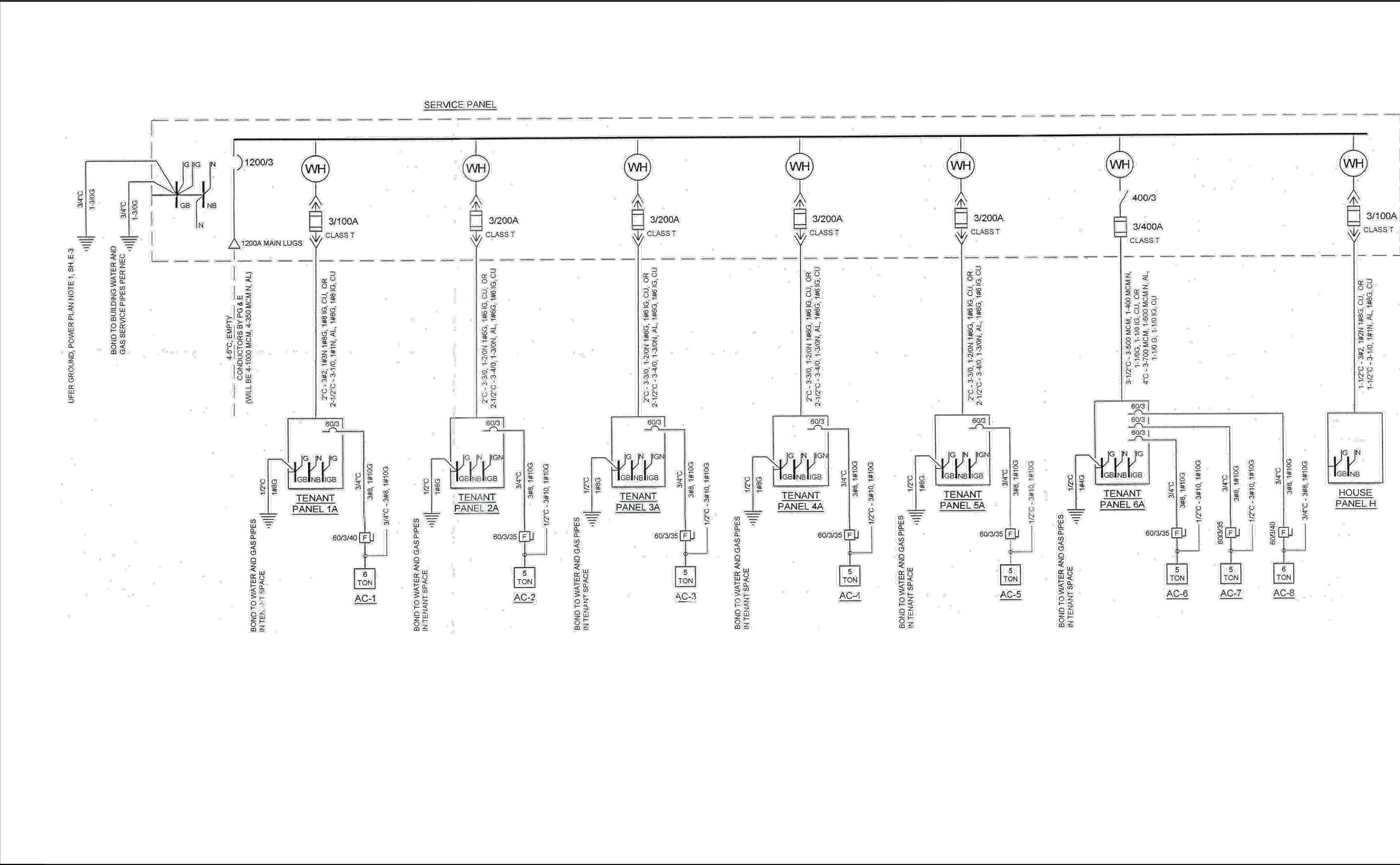
AC-4: 5 TONS, 208V, 3 PHASE
LOAD: 17.3 + 5.8 + 1.5 = 24.6A
MCA: 17.3 x 1.25 + 7.2 = 28.9A USE #10 CU (30A @ 80° C)
MCCP: 17.3 x 1.75 + 7.2 = 37.8A USE 35A CLASS RK5 TIME DELAY FUSES
CB: 17.3 x 2.5 + 7.2 + (40 - 28.9) = 50.6 + 11.1 = 61.7A USE 80A
60 x 208 x 1.732 = 21600 VA
21600
12279 VA = 34.1A

USE 225A PANEL, 200A FEED, 3/0 CU (200A @ 75° C) OR 4/0 AL (180A @ 75° C)
NEUTRAL: 34.1 (200 - 106.9) = 127.2A USE 2/0 CU (175A @ 75° C) OR 3/0 AL (155A @ 75° C)

B1 LOAD CALCULATIONS (ORIGINAL SHELL BUILD-OUT)

A1

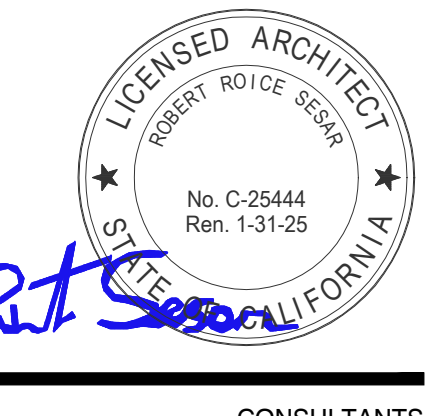
A2



A2R ARCHITECTS

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CONSULTANTS

APPROVALS

PROJECT

BEVLOT T.I.

2600 PLAZA COURT
SUITE A
DIXON CA
95620

ISSUE

DESCRIPTION	DATE	MARK
PLAN CHECK	03/14/23	1
PLAN CHECK	08/13/24	2
		3

PROJECT NO: 21036
DATE: 12/12/22

DRAWN BY: L.J.K.
CHECKED BY: R.R.S.

SHEET TITLE

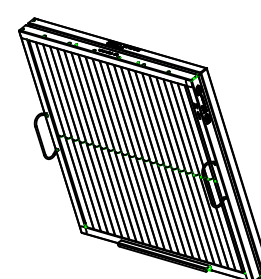
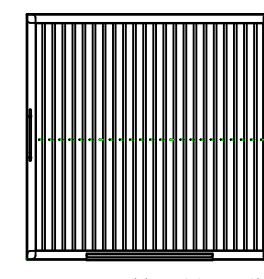
**LOAD CALCS
SINGLE LINE
DIAGRAM &
LIGHTING
CONTROLS**

SHEET NO

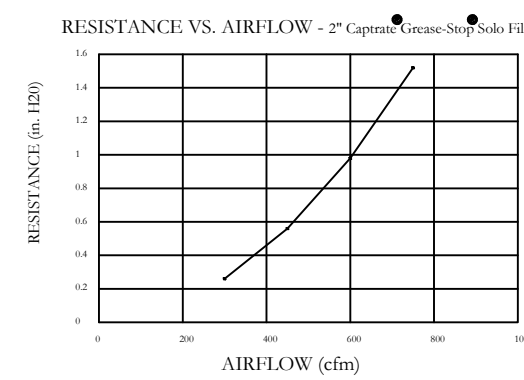
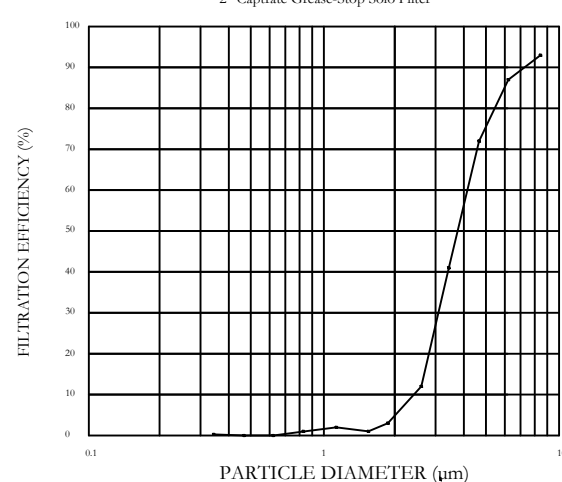
E202

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CAPTRATE SOLO FILTERS



CAPTRATE FILTERS ARE BUILT IN COMPLIANCE WITH
 NSF
 NFPA #96
 NSF STANDARD #2
 UL STANDARD #1046
 INT. MECH. CODE (IMC)



SPECIFICATION: CAPTRATE® GREASE-STOP® SOLO FILTER

THE CAPTRATE GREASE-STOP SOLO FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-Baffle DESIGN IN CONJUNCTION WITH A SLOTTED REAR Baffle DESIGN, TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY. FILTER IS CONSTRUCTED OF 430 STAINLESS STEEL, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S). UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED. ***GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 90% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

FILTER INFORMATION - CAPTRATE® GREASE-STOP® SOLO

NOMINAL SIZE (H x W)	ACTUAL DIMENSIONS (H x W x D)	FREE AREA (SQ. FEET)	WEIGHT (POUNDS)	VELOCITY (FEET PER MINUTE)	STATIC PRESSURE (WATER GAUGE)
20 x 20	19-5/8" x 19-5/8" x 1-7/8"	2.28	11	100	0.25
20 x 16	19-5/8" x 15-5/8" x 1-7/8"	1.78	8.9	125	0.35
16 x 20	15-5/8" x 19-5/8" x 1-7/8"	1.78	9.1	150	0.45
16 x 16	15-5/8" x 15-5/8" x 1-7/8"	1.39	7.4	175	0.75
12 x 20	11-5/8" x 19-5/8" x 1-7/8"	1.23	6.8	200	0.90
12 x 16	11-5/8" x 15-5/8" x 1-7/8"	0.96	5.6	225	1.00
10 x 20	9-5/8" x 19-5/8" x 1-7/8"	1.00	5.6	250	1.30
10 x 16	9-5/8" x 15-5/8" x 1-7/8"	0.78	4.6	275	1.50

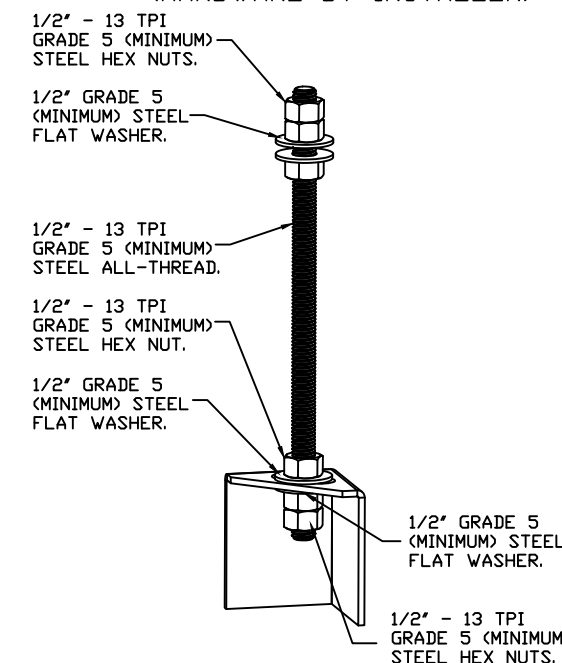
CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH:

- NFPA #96
- NSF
- ETL Listed
- CALIFORNIA MECHANICAL CODE
- INTERNATIONAL MECHANICAL CODE



BUILDING CODES

HOOD CORNER HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD, SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

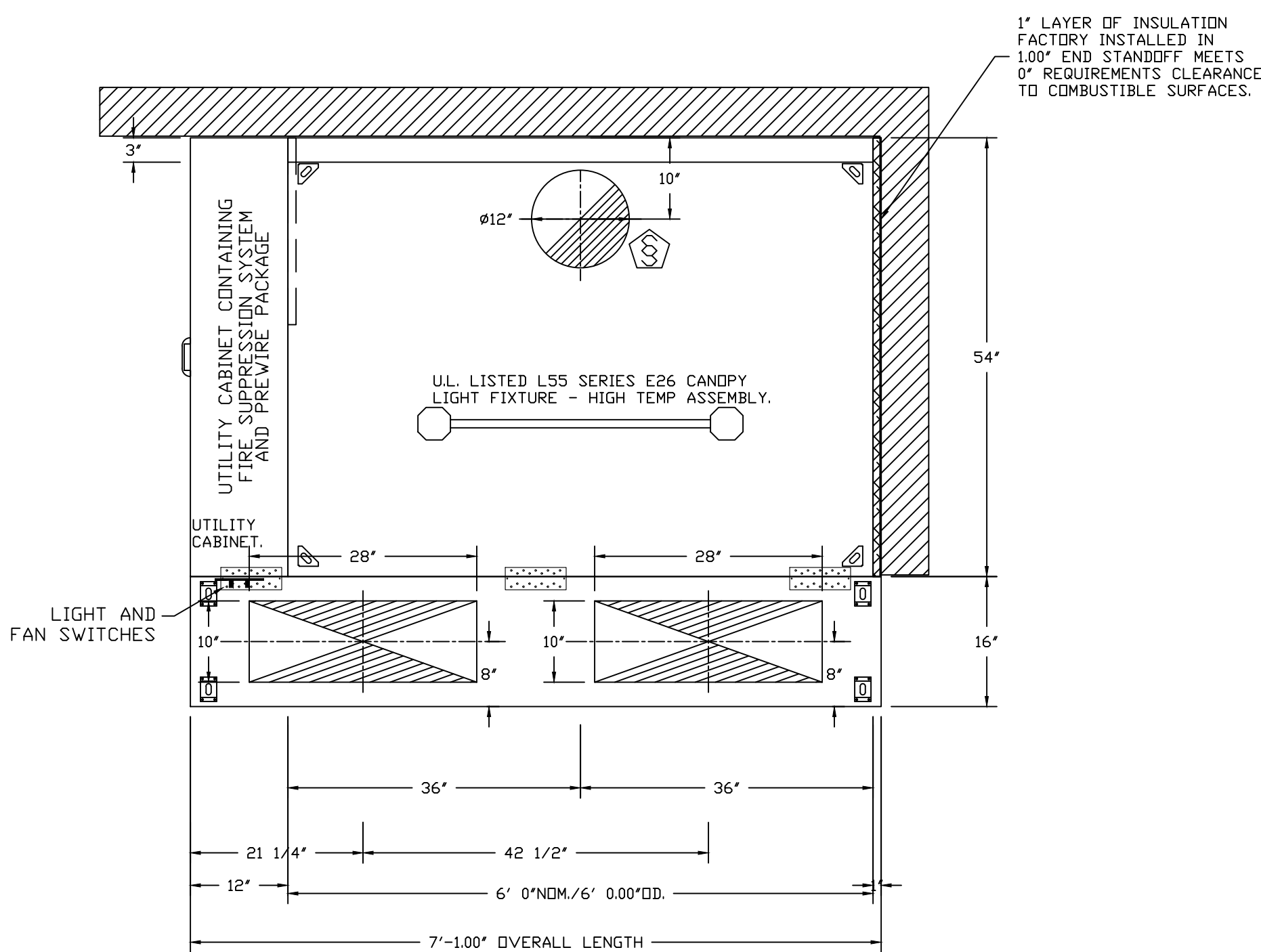
ND-2 HANGING ANGLE DETAIL

HANGING ANGLES WILL BE LOCATED IN THE FOLLOWING LOCATIONS FOR WALL CANOPIES

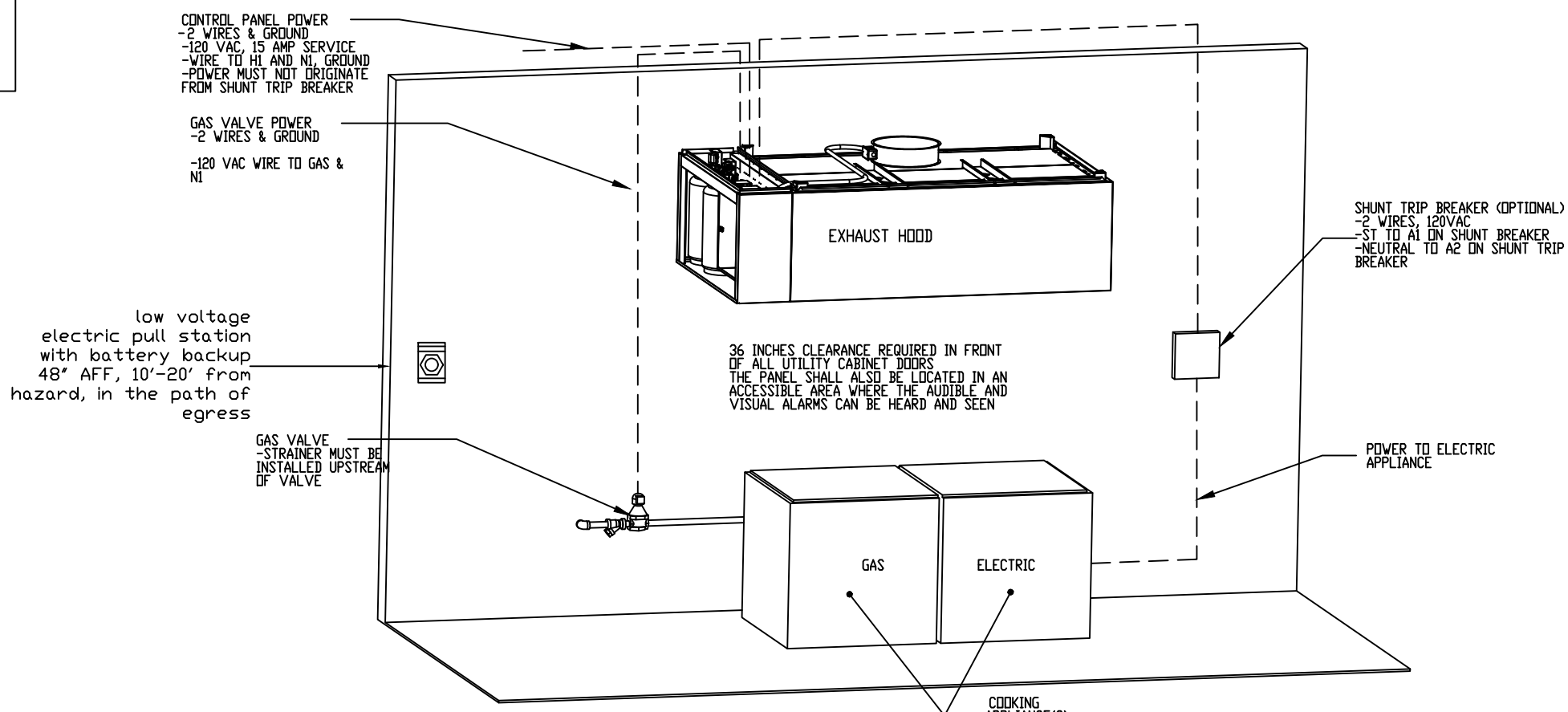
HOOD STYLE	DIM FROM REAR	DIM FROM FRONT (24" High Hood)	DIM FROM SIDES (24" High Hood)
ND-2 (-WI) Exhaust only	4.125"	2.25"	2.25"
VHB (-B)	2.25"	2.25"	2.25"

ALL OTHER HOOD MODELS CONTACT CAPTIVE-AIRE FOR HANGING ANGLE LOCATIONS

HANGING ANGLE LOCATIONS



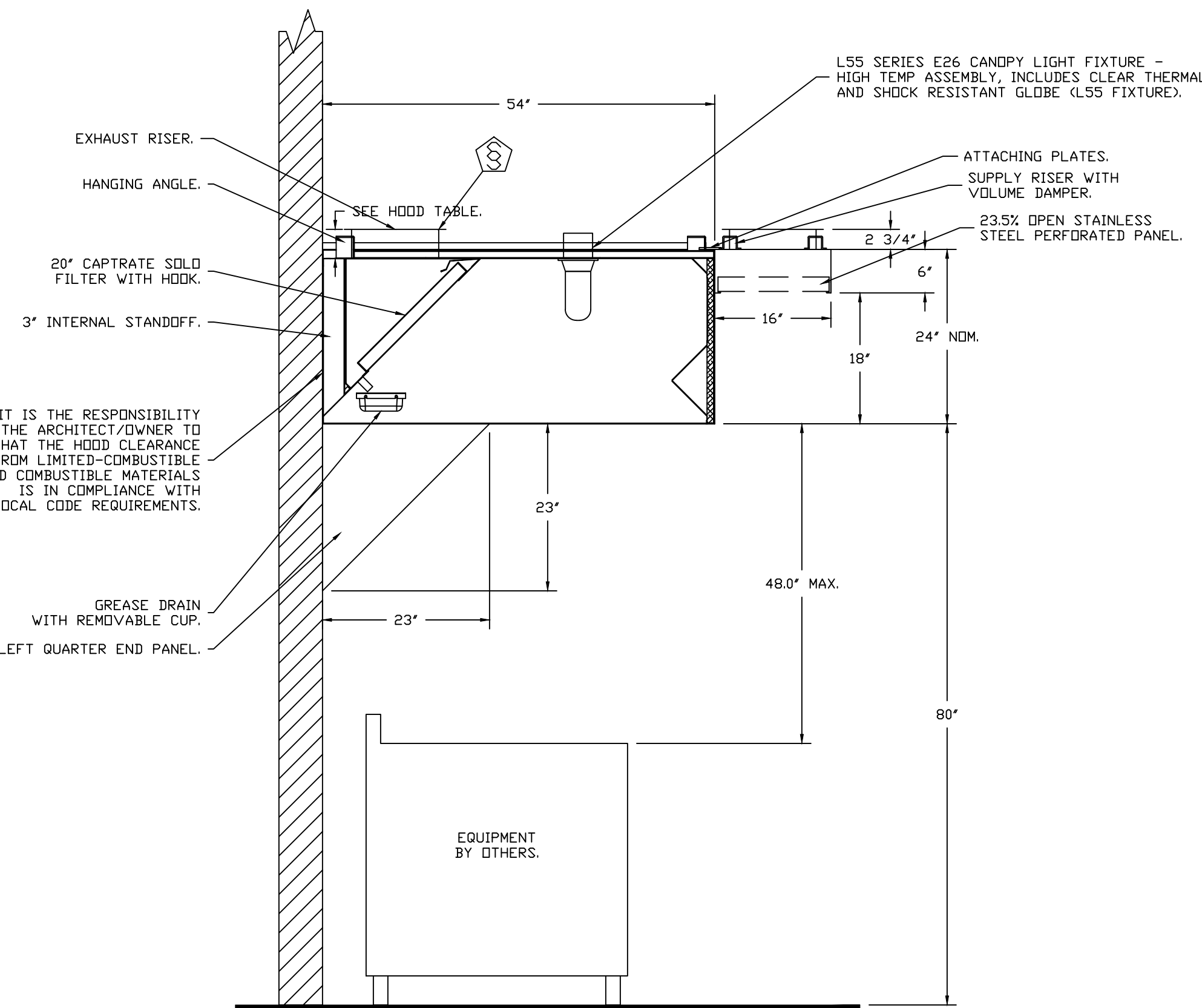
PLAN VIEW - HOOD #1
6' 0.00" LONG 5424ND-2-PSP-F



Typical UL300 "Tank" system layout

Captive Aire UL300 "Tank" system with battery backup and electronic detection will monitor and turn off appliances and gas valve if the system's Fenwal sensor or push station is disabled. In event of a power outage, "Tank" system will use battery backup to monitor max temp of temp sensor, rate of rise of temp sensor, and push station. It will shut down electric and gas under hood and will discharge system if there is a fire.

IT IS THE RESPONSIBILITY OF THE ARCHITECT/OWNER TO ENSURE THAT THE HOOD CLEARANCE FROM LIMITED-COMBUSTIBLE AND COMBUSTIBLE MATERIALS IS IN COMPLIANCE WITH LOCAL CODE REQUIREMENTS.



SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #1

HOOD INFORMATION - JOB#5583453

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)					TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG		
										WIDTH	LENG	HEIGHT	DIA	CFM			VEL	SP	END TO
1		5424 ND-2-PSP-F	CAPTIVEAIRE	6' 0"	600 DEG	I	HEAVY	210	1260		4'	12'	1260	1604	-0.555'	1135	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S)				LIGHT(S)			UTILITY CABINET(S)								
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	SIZE	FIRE SYSTEM		ELECTRICAL	SWITCHES	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1		CAPTRATE SOLO FILTER	4	20"	16"	85% SEE FILTER SPEC	2	L55 SERIES E26	NO	LEFT	12"x54"x24"	TANK FS	4.0/4.0	DCV-1111	1 LIGHT 1 FAN	YES	675 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1		RIGHT END STANDOFF (FINISHED) 1' WIDE 54' LONG INSULATED. LEFT QUARTER END PANEL 23' TOP WIDTH, 0' BOTTOM WIDTH, 23' HIGH 430 SS.

PERFORATED SUPPLY PLENUM(S)

HOOD NO	TAG	POS	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)				
							WIDTH	LENG	DIA	CFM	SP
1		Front	85'	16'	6'	MUA	10"	28"		567	0.150"
						MUA	10"	28"		567	0.150"

REVISIONS

DESCRIPTION	DATE

CAPTIVE-AIRE

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Krispy Krunchy

DATE: 8/2/2022
DWG.#: 5583453
DRAWN BY: MRE
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO.
1

EXHAUST FAN INFORMATION – JOB#5583453

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SDNES
1		1	DUB5HFA	CAPTIVEAIRE	1260	1.000	1208	TEAD-ECM	1.000	0.3190	1	208	6.9	399 FPM	92	10.1

MUA FAN INFORMATION – JOB#5583453

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCF	EVAP FLOW RATE (G&L/Hr)	EVAP COOLER ENTERING DB TEMP	EVAP COOLER ENTERING WB TEMP	EVAP COOLER LEAVING DB TEMP	EVAP COOLER LEAVING WB TEMP	WEIGHT (LBS)	SDNES
2		1	A1-15D	15MF-1-MDD	A1	-	1135	0.500	1457	TEAD-ECM	1.000	0.4700	1	208	6.9	9.3A	15A	2.63	90.0°F	65.0°F	71.0°F	65.0°F	382	16.1

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1		1	GREASE BOX
		1	ECM WIRING PACKAGE – PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY
2		1	SIZE 1 UNTEMPERED COMMERCIAL DOWN DISCHARGE FOR DIRECT DRIVE AHUS
		1	EVAPORATIVE COOLER WIRING HARNESS
		1	ECM WIRING PACKAGE – DD SUPPLY – PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR)
		1	2 YEAR PARTS WARRANTY

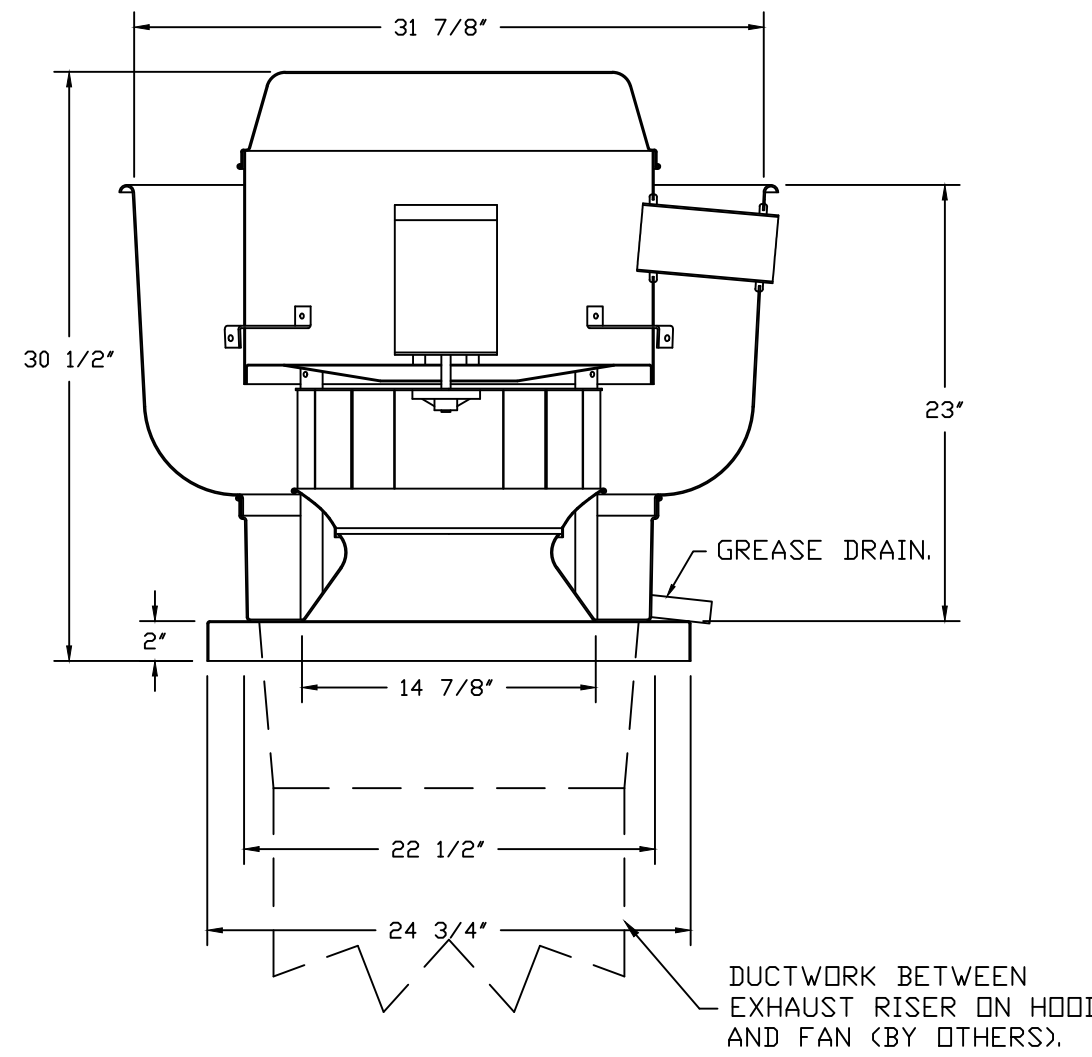
FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST				SUPPLY		
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						

CURB ASSEMBLIES

NO	DN FAN	WEIGHT	ITEM	SIZE
1	# 1	36 LBS	CURB	23.000"W X 23.000"L X 20.000"H ALONG LENGTH, RIGHT VENTED HINGED.
2	# 2	39 LBS	CURB	21.000"W X 21.000"L X 20.000"H ALONG LENGTH, RIGHT.
	# 2		RAIL	4.000"W X 4.000"L X 36.000"H RIGHT.

FAN #1 DUB5HFA – EXHAUST FAN



FEATURES:

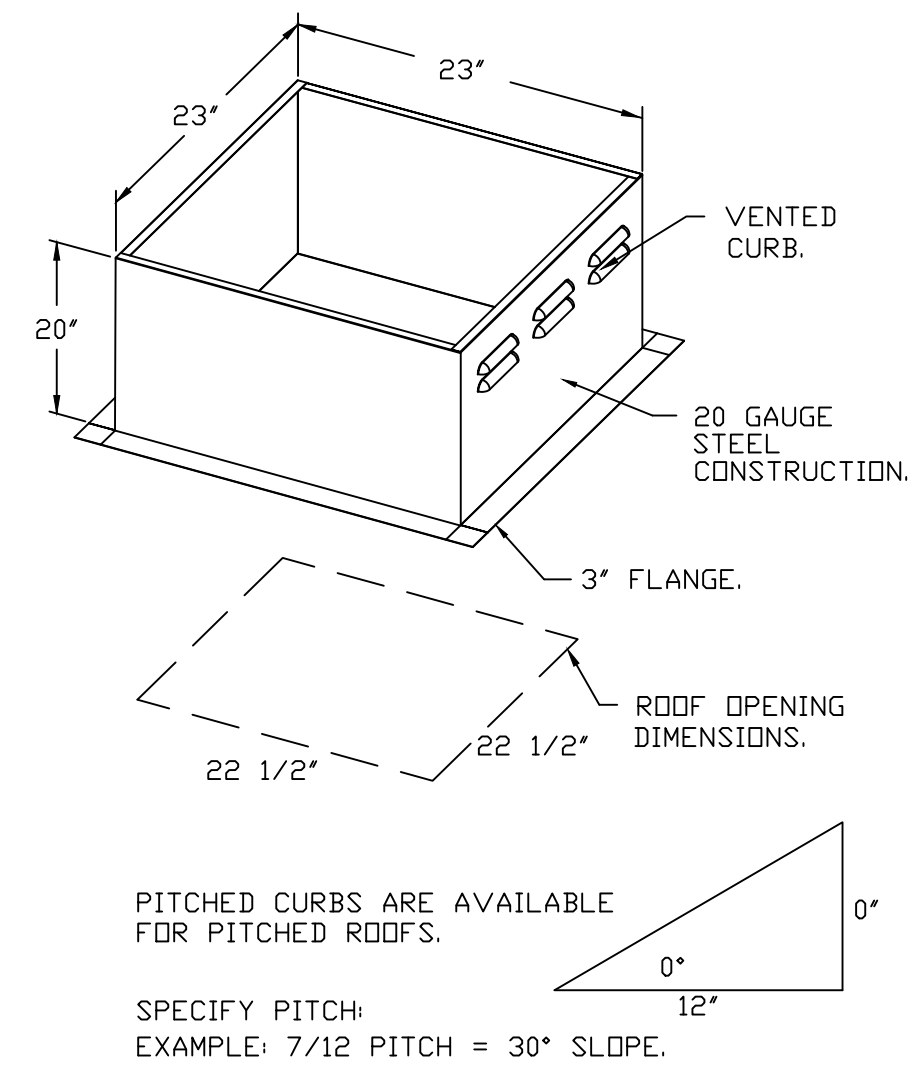
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

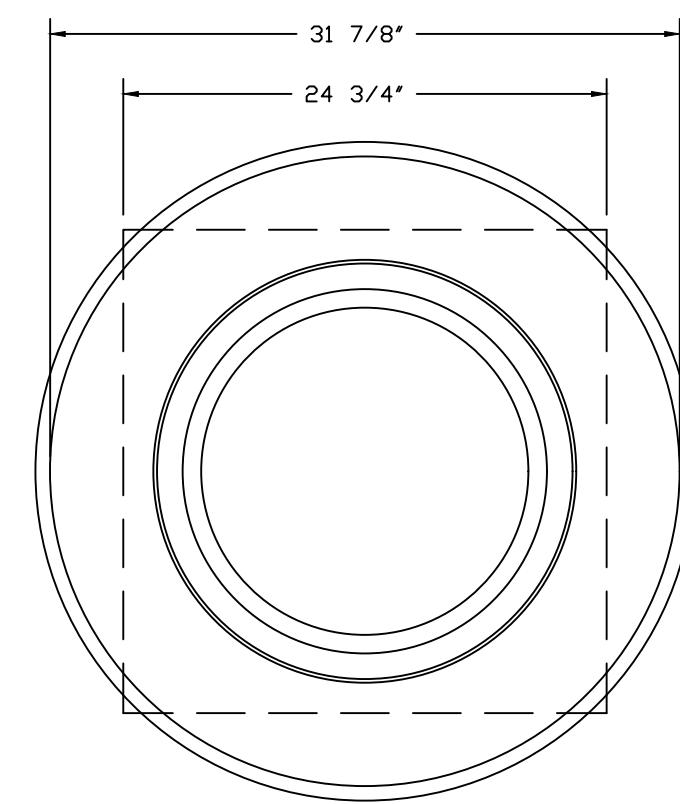
OPTIONS

- GREASE BOX.
- ECM WIRING PACKAGE – PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION.
- 2 YEAR PARTS WARRANTY.



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE.



TOP VIEW

REVISIONS

DESCRIPTION	DATE

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Krispy Krunchy

DATE: 8/2/2022

DWG.#: 5583453

DRAWN BY: MRE

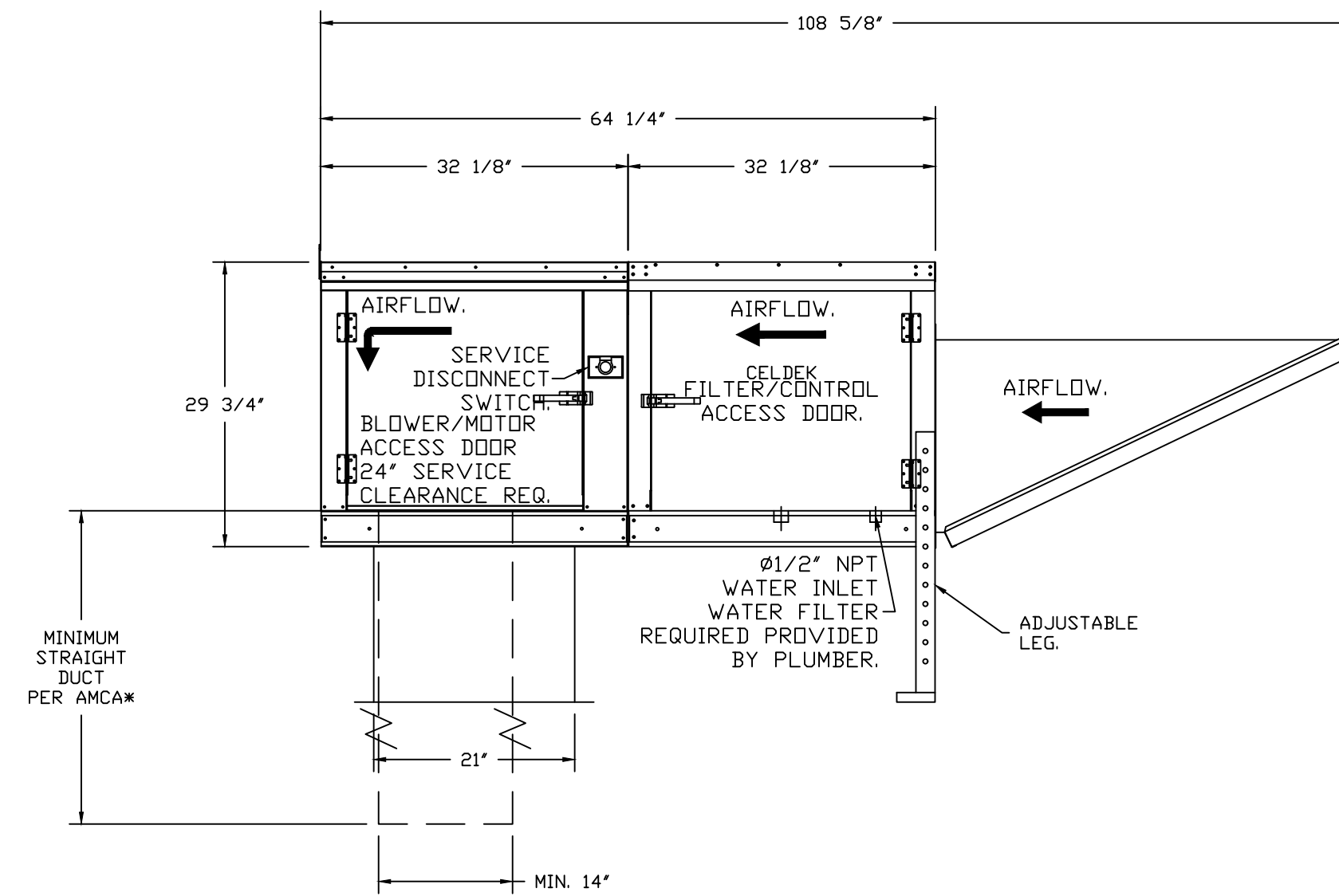
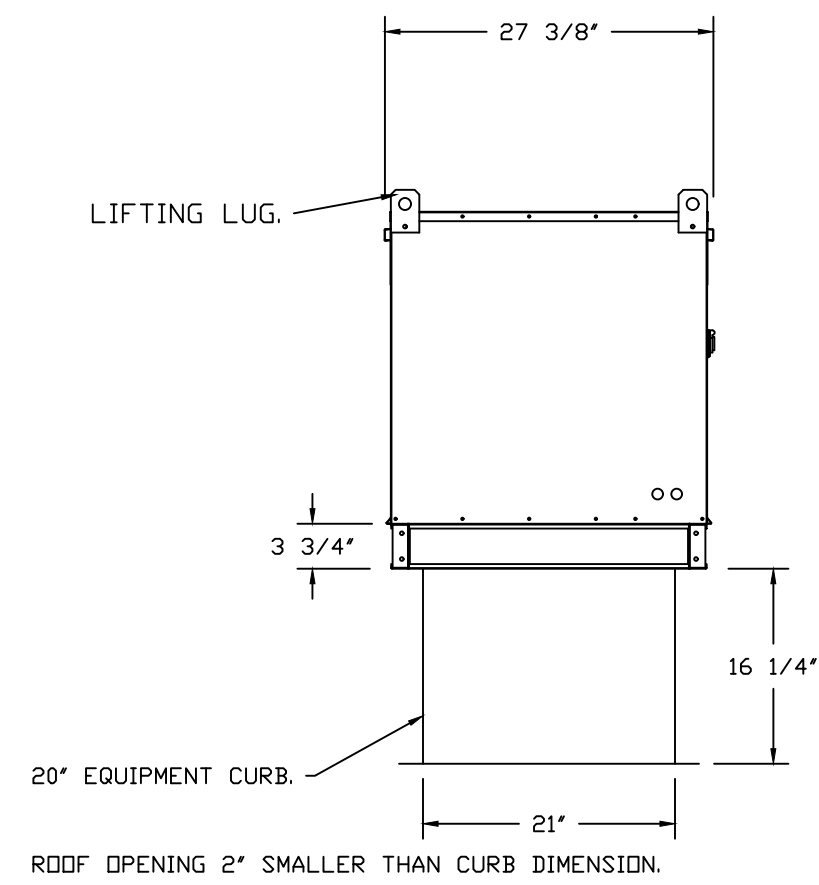
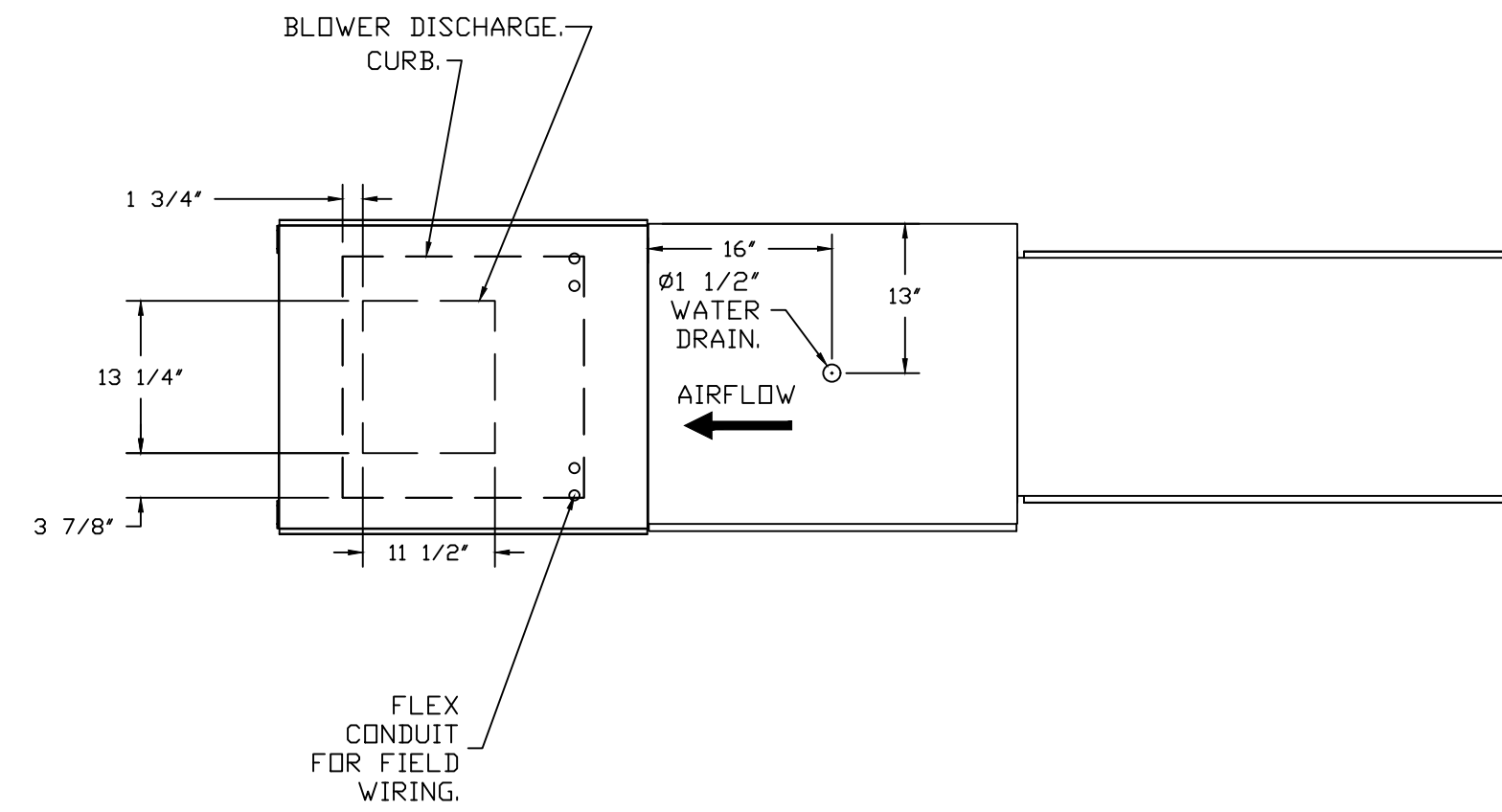
SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO.
2

- FAN #2 A1-15D - SUPPLY FAN
1. UNTEMPERED SUPPLY UNIT WITH 15" MIXED FLOW DIRECT DRIVE FAN IN SIZE #1 HOUSING.
 2. EVAP COOLER (CELDEK) W/INTAKE HOOD W/EZ FILTERS.
 3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT.
 4. DOWN DISCHARGE CONSTRUCTION FOR SIZE 1 UNTEMPERED DIRECT DRIVE AHUS.
 5. 120V WIRING CONNECTION TO ENERGIZE EVAPORATIVE COOLERS FROM UNTEMPERED SUPPLY FANS.
 6. ECM WIRING PACKAGE FOR SUPPLY MOTORS WITH PWM SIGNAL FROM ECPM03 PREWIRE.
 7. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER/EVAP SECTION).
 8. 2 YEAR PARTS WARRANTY

*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT. SUGGESTED STRAIGHT DUCT SIZE IS 14" x 14".



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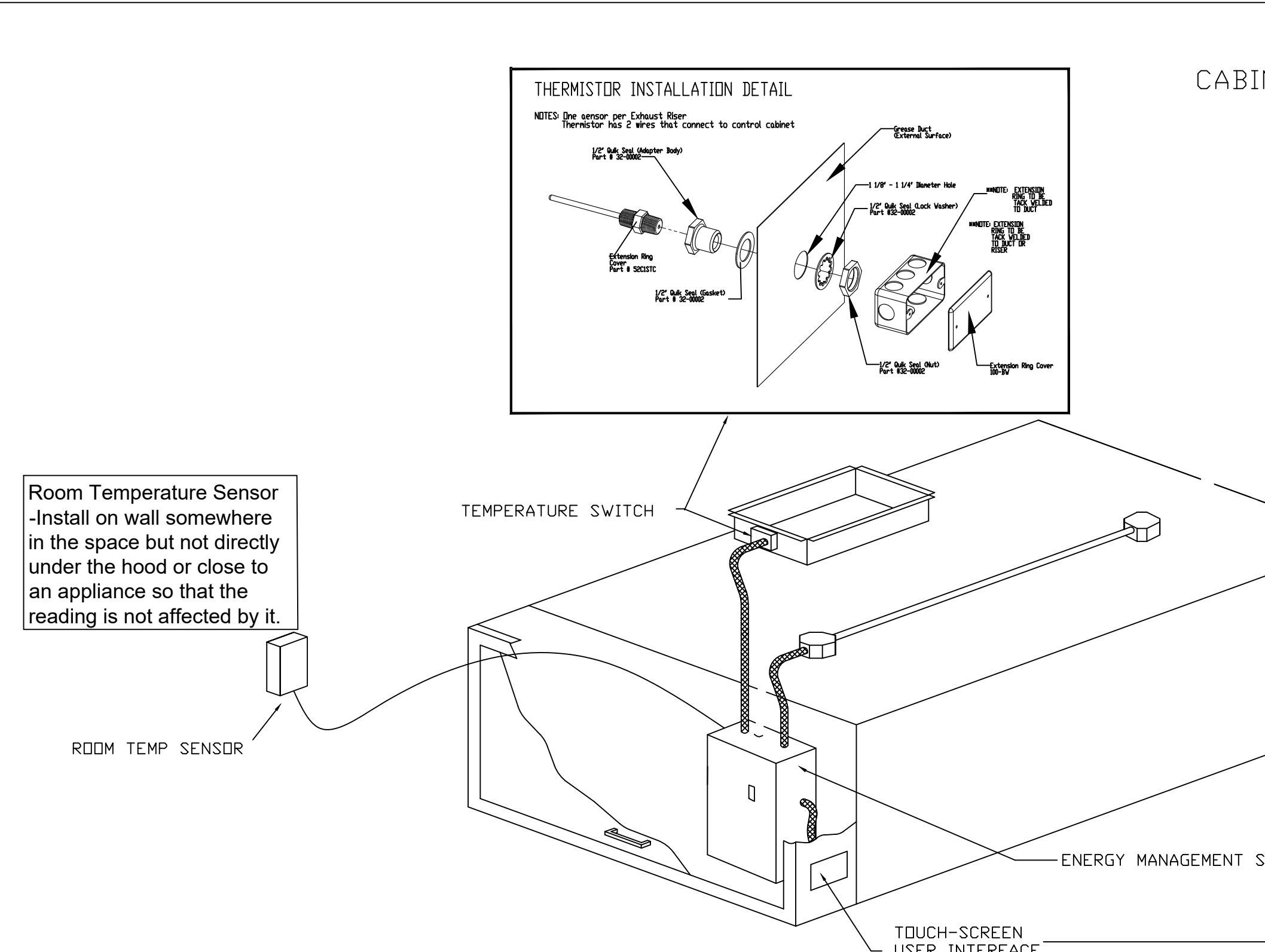
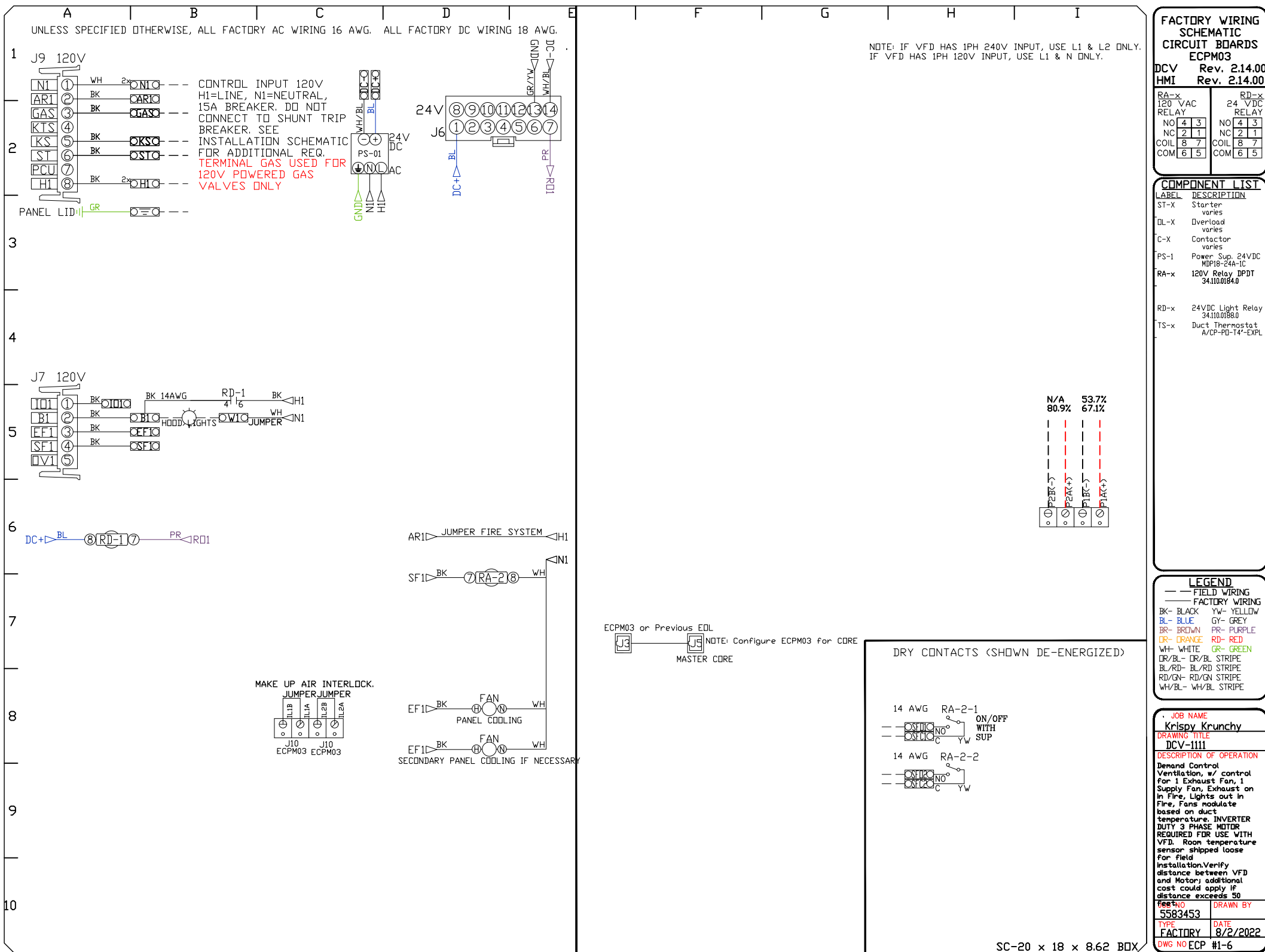
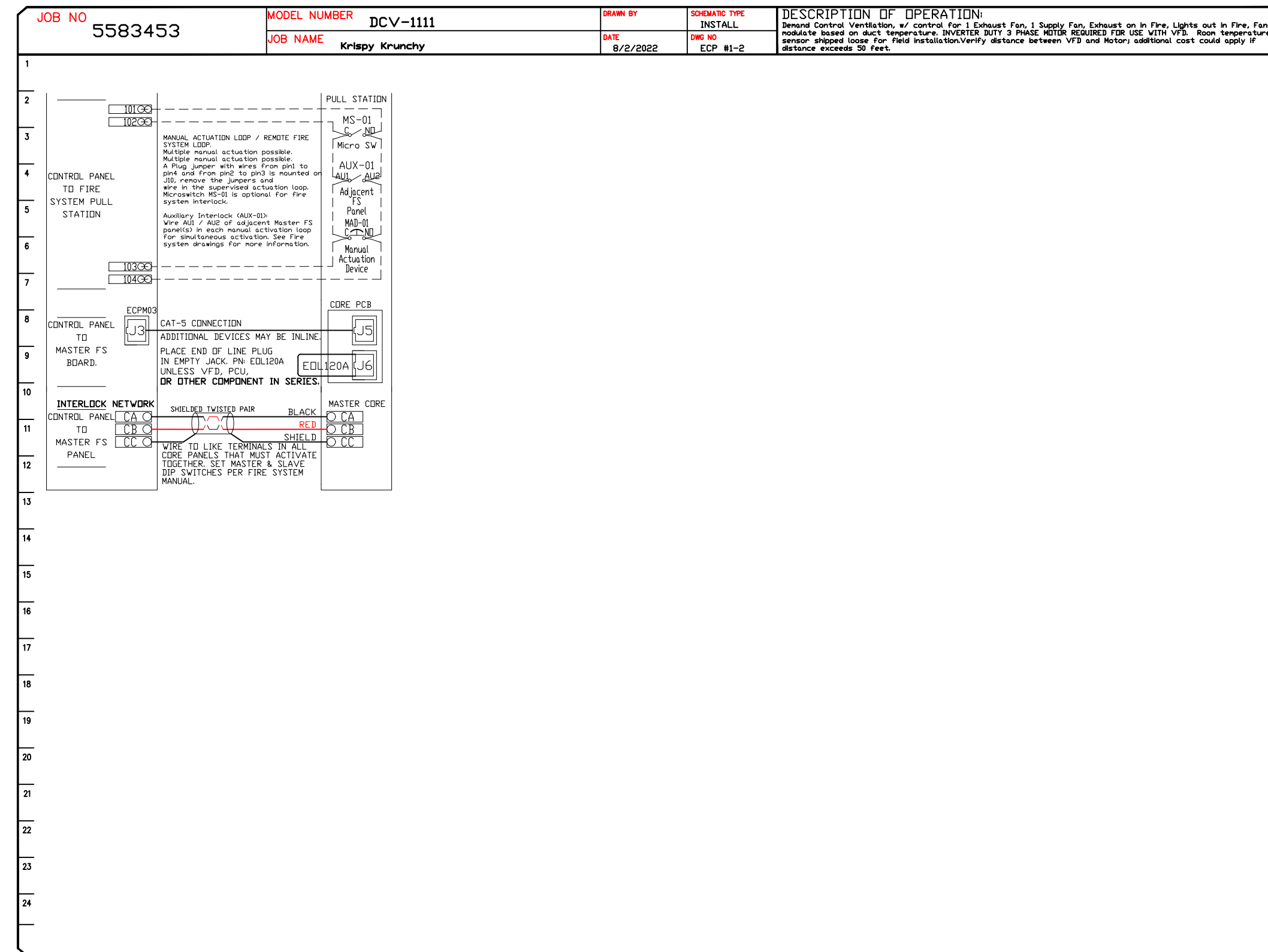
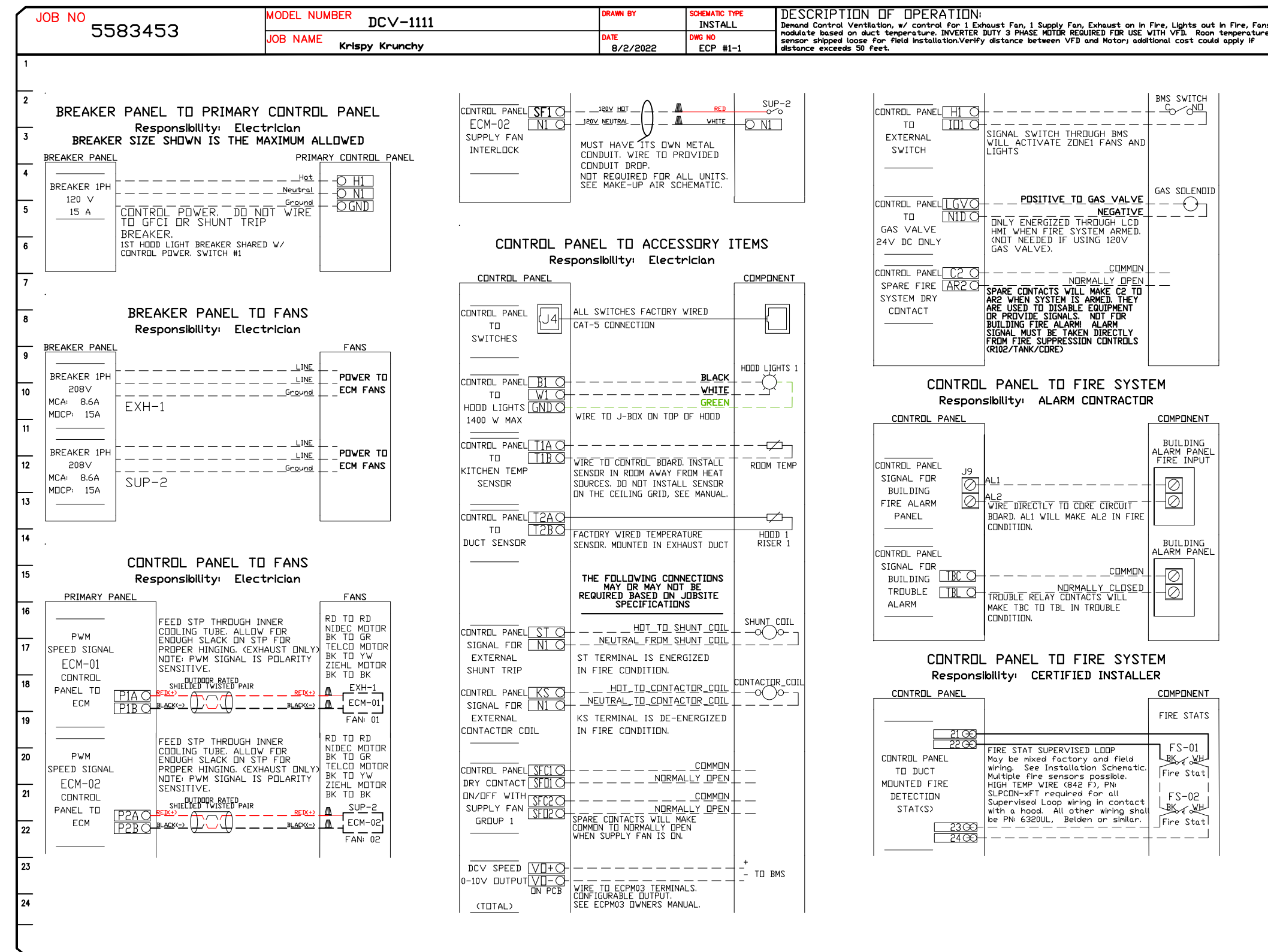
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DWG.#: 5583453
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SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO.
 3

ELECTRICAL PACKAGE – JOB#5583453

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		TYPE	Φ	HP	VDLT	FLA
1		DCV-1111	UTILITY CABINET LEFT	03" UTILITY CABINET LEFT HOOD # 1	1 LIGHT 1 FAN	SMART CONTROLS DCV	EXHAUST	1	1.000	208	6.9



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Krispy Krunchy

DATE: 8/2/2022

DWG.#: 5583453

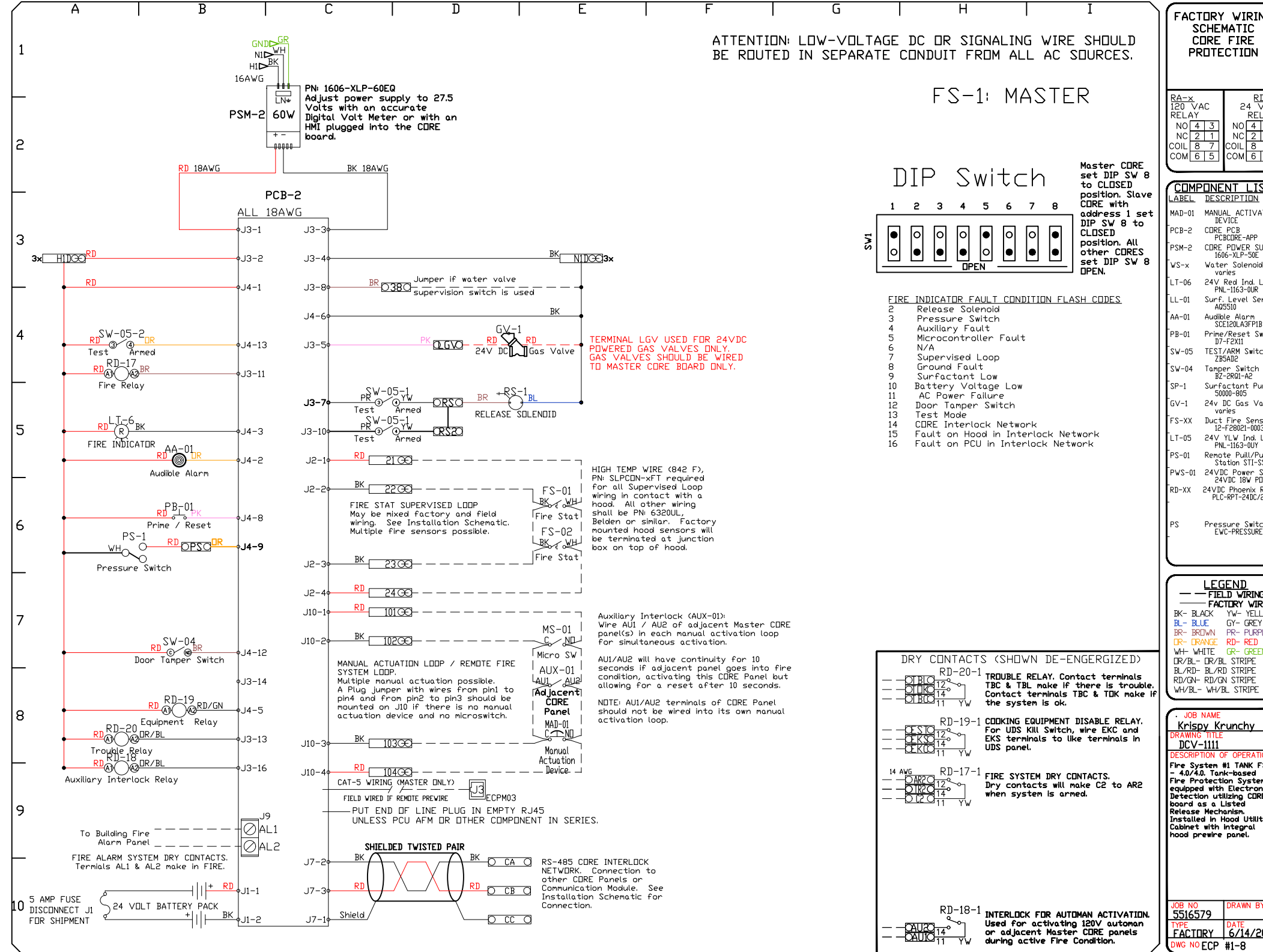
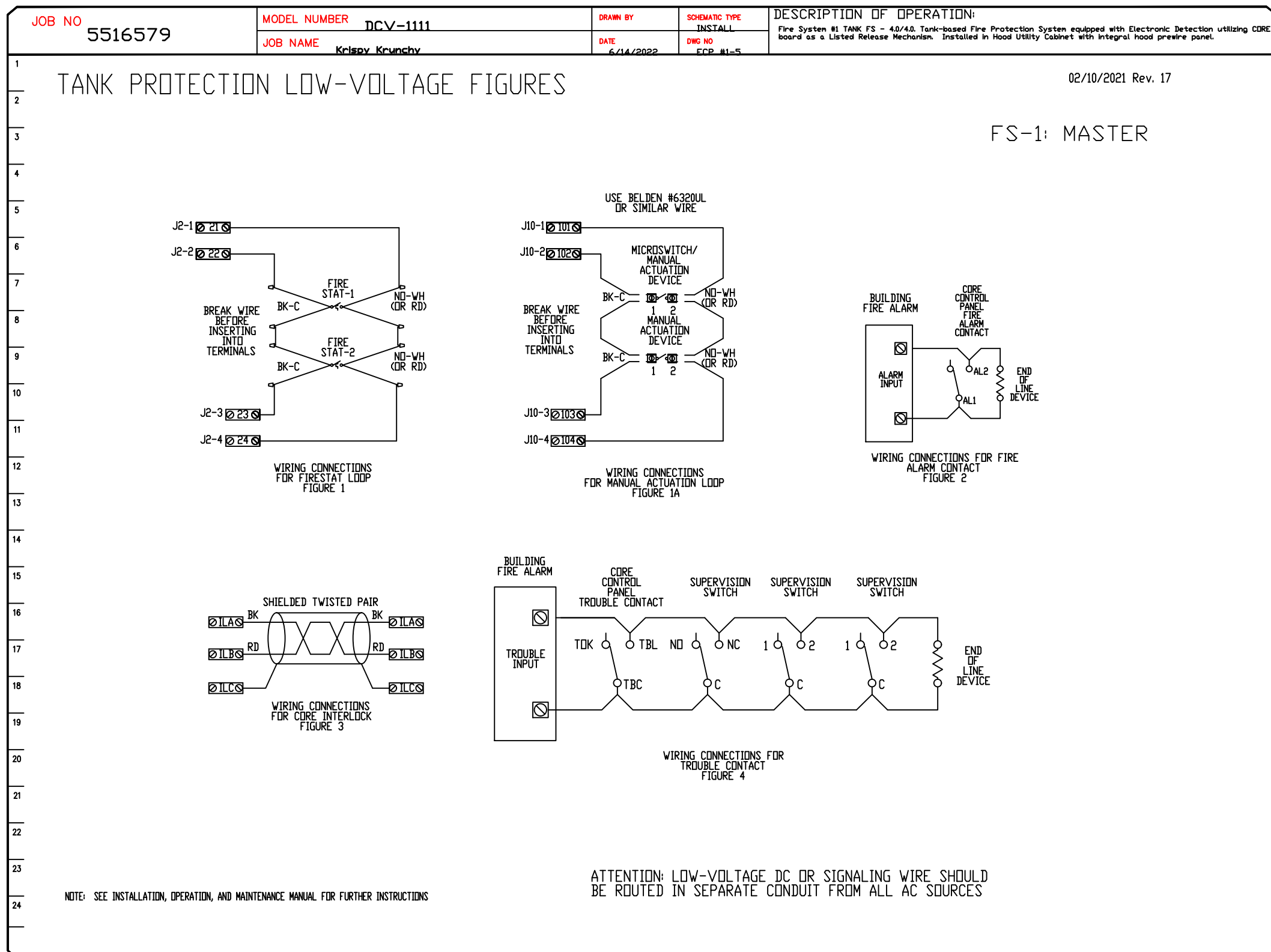
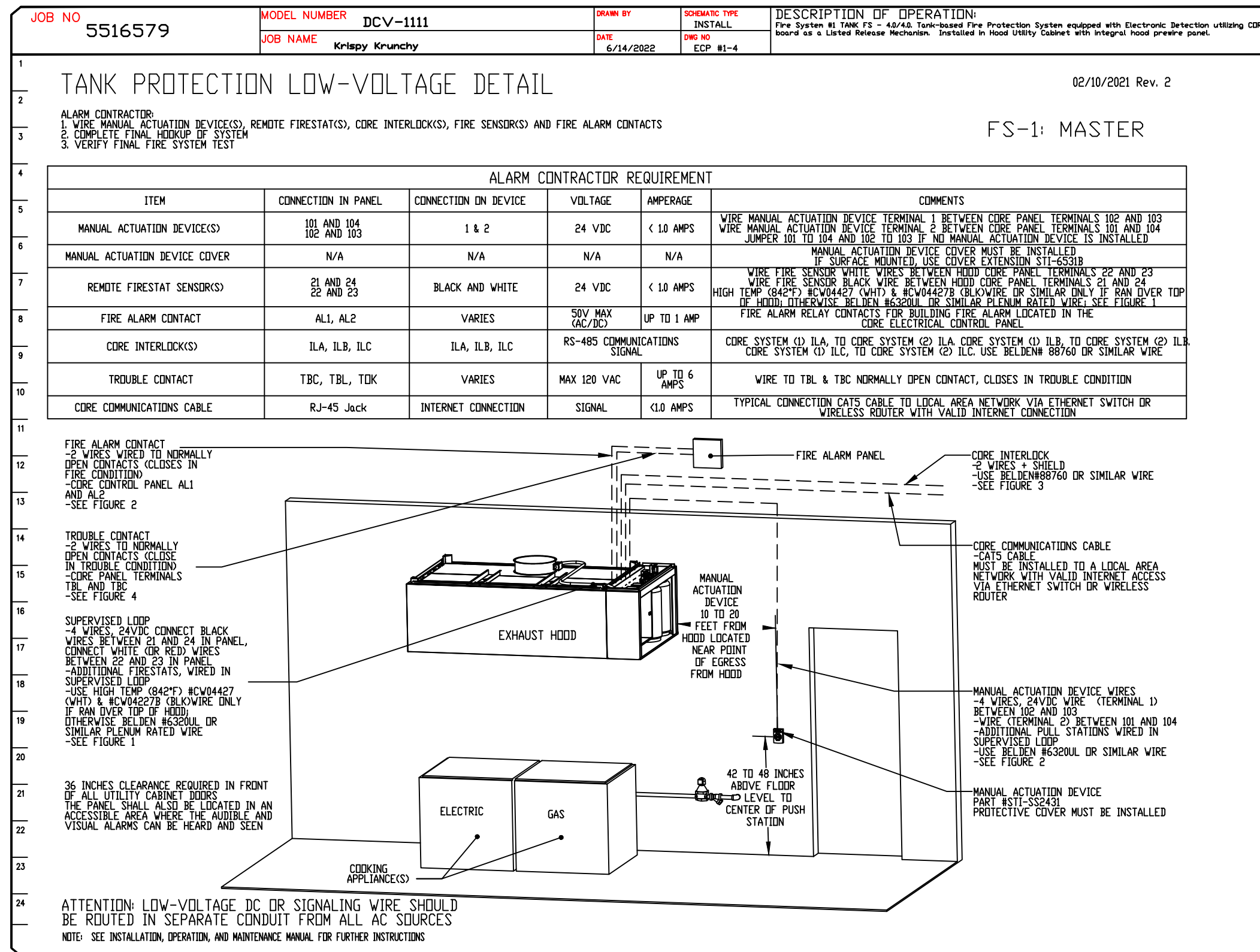
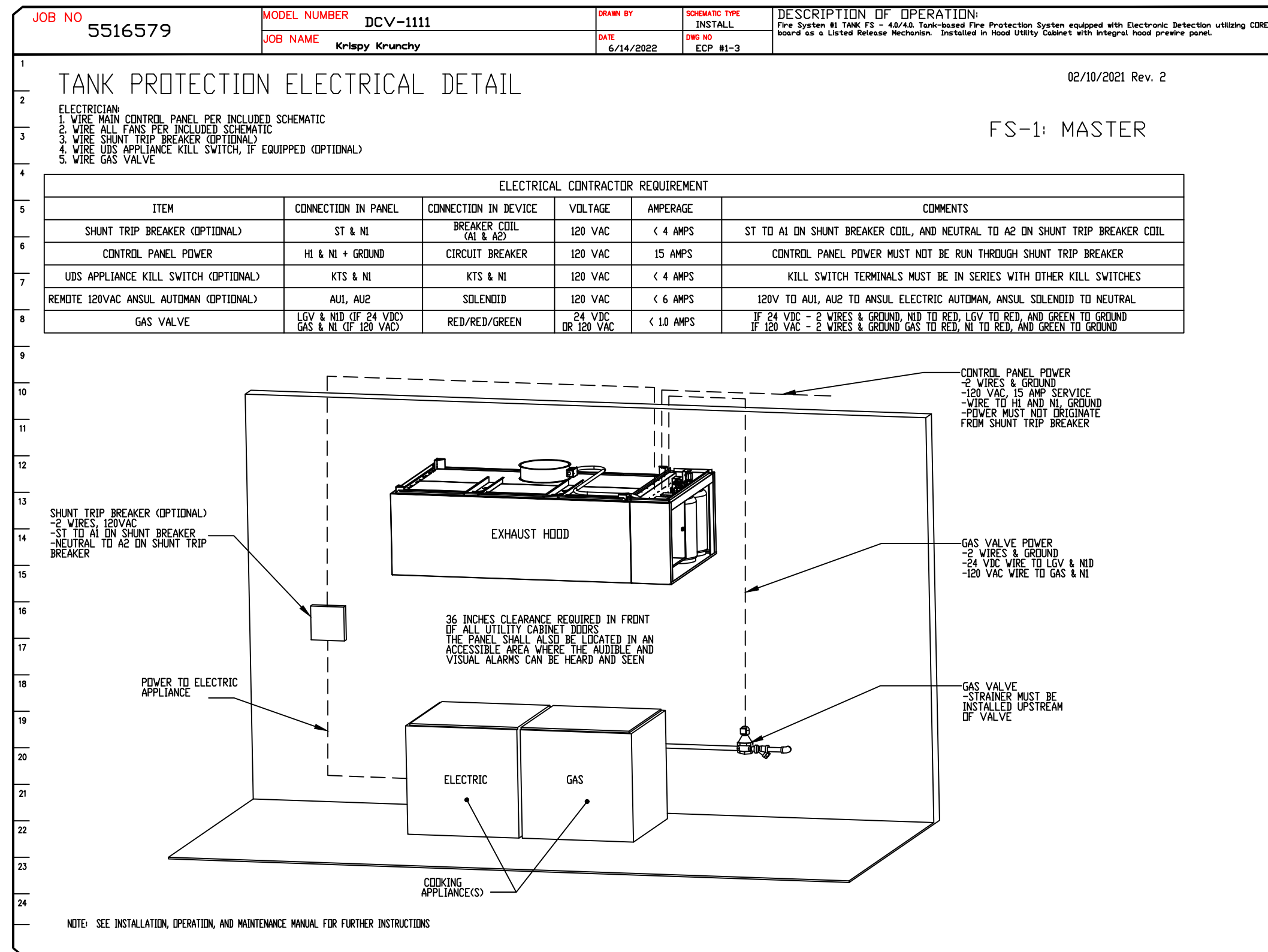
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4



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Krispy Krunchy

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

MASTER DRAWING

SHEET NO. 5