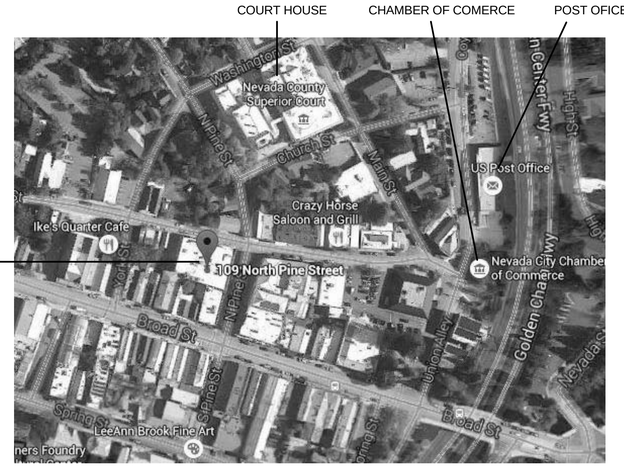
PROBATION DEPARTMENT

PUBLIC DEFENDER'S OFFICE

PUBLIC DEFENDER OFFICE
&
PROBATION DEPARTMENT



SITE MAP

SHEET INDEX

WALLIS DESIGN STUDIO
ARCHITECTURE

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Stamp:

LICENSED ARCHITECT
ROBERT M WALLIS
NO. C30915
REN. 12-31-17
STATE OF CALIFORNIA

Consultant:

CONSTRUCTION DOCUMENTS

Nevada CountyFacilities Department
NEVADA COUNTY PROBATION DEPARTMENT & PUBLIC DEFENDER
109 1/2 Pine Street
Nevada City, CA 95959
APN: 05-570-04

LEGEND

- AGGREGATE FILL
- EARTH
- CONCRETE
- CONCRETE UNIT MASONRY
- BATT INSULATION
- RIGID INSULATION
- STRUCTURAL SHEATHING
- WOOD FRAMING, CONTINUOUS
- WOOD FRAMING, BLOCKING
- GYPSUM BOARD
- WOOD FINISH

SYMBOLS

- 1 / A101 SIM — SECTION VIEW
- 0 — GRID LINE
- 1i — WALL TYPE
- 1 — SHEET NOTE
- 00000.A — KEY NOTE
- 101 — DOOR TAG
- 1t — WINDOW TAG
- Name — ROOM NAME
- 101 / OCC TYPE / 150 SF — ROOM NUMBER / OCCUPANCY CLASSIFICATION / SQUARE FOOTAGE AREA
- - / - — DETAIL NUMBER / SHEET NUMBER
- ℄ — CENTER LINE
- AFF REFERENCE HEIGHT
- A — ACCESSORY DESIGNATION

PROJECT INFORMATION

LOCATION: NEVADA COUNTY PROBATION DEPARTMENT
109 1/2 PINE STREET
NEVADA CITY, CA 95959

GENERAL SCOPE OF WORK

PROJECT CONSIST OF: OFFICE TENANT IMPROVEMENT TO AN (E) OFFICE SPACE ON THE 2ND & 3RD FLOORS. MINIMAL DEMO TO NON BEARING INTERIOR WALLS. STRUCTURAL INFILL OF AN EXISTING FLOOR OPENING ON THE 3RD FLOOR. NO NEW HVAC WORK WITH LIMITED LIGHT FIXTURE RELOCATION AND LIMITED HVAC RELOCATION.

EXISTING BUILDING INFORMATION

TYPE OF CONSTRUCTION: TYPE V-B
EXISTING BUILDING HEIGHT: 45'
EXISTING NUMBER OF STORIES3

EXISTING BUILDING FLOOR AREA
OFFICE AREA:
2ND FLOOR: 8,925 SF
3RD FLOOR: 6,756 SF
TOTAL TENANT AREA: 15,681 SF

TENANT IMPROVEMENT

2ND & 3RD FLOORS (B OCCUPANCY): **3,600 SF**
OCCUPANCY GROUP: **B**
FIRE SPRINKLERS: **YES**

BUILDING CONSTRUCTION DESCRIPTION

THE EXISTING BUILDING STRUCTURAL SYSTEM CONSISTS OF DRILLED REINFORCED CONCRETE PIERS TO BEDROCK TIED AT GRADE BY GRADE BEAMS TO SUPPORT A STEEL FRAME STRUCTURE, POURED CONCRETE OVER STEEL DECKING FLOORS, A POURED CONCRETE OVER STEEL DECKING ROOF AND REINFORCED MASONRY EXTERIOR WALLS WITH REINFORCED BRICK FACADE.

TYPE II B (B OCC)

A.	ALLOWABLE BUILDING HEIGHT = 65'-0"	ACTUAL = 38-11"
B.	ALLOWABLE BUILDING AREA PER STORY= 37,500 SF	ACTUAL = 16,775 SF
C.	ALLOWABLE NUMBER OF STORIES = 5	ACTUAL = 3

PROJECT TEAM

OWNER

NEVADA COUNTY FACILITIES DEPARTMENT
10014 NORTH BLOOMFIELD ROAD
NEVADA CITY, CA 95959

TOM COBURN - FACILITIES MANAGER
MEL HIGGINBOTHAM - PROJECT MANAGER

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ARCHITECT

WALLIS DESIGN STUDIO
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ROBERT WALLIS, AIA - PROJECT ARCHITECT
MAKIO TERRELL - PROJECT MANAGER

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STRUCTURAL ENGINEER

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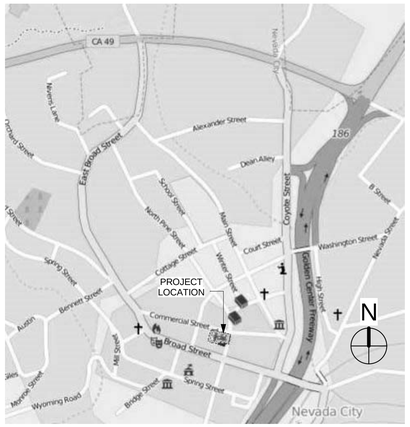
GRASS VALLEY, CA 95949

JOHN PAYNE

(530) 272-2500 VOICE

engineering.structures@gmail.com

PROJECT VICINITY MAP



CODES AND STANDARDS

ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA CODE OF REGULATIONS, TITLE-24, CALIFORNIA BUILDING STANDARDS COMMISSION (CBSC) - PARTS 1 THRU PART 12

A. PART 1 - CALIFORNIA ADMINISTRATIVE CODE
B. PART 2, VOLUME 1 OF 2 - CALIFORNIA BUILDING CODE (CBC)
C. PART 2, VOLUME 2 OF 2 - CALIFORNIA BUILDING CODE (CBC)
D. PART 2.5 - CALIFORNIA RESIDENTIAL CODE (CRC)
E. PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)
F. PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
G. PART 5 - CALIFORNIA PLUMBING CODE (CPC)
H. PART 6 - CALIFORNIA ENERGY CODE
I. PART 7 - CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
J. PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
K. PART 9 - CALIFORNIA FIRE CODE
L. PART 10 - CALIFORNIA CODE FOR BUILDING CONSERVATION
M. PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
N. PART 12 - CALIFORNIA REFERENCED STANDARDS CODE (CALGreen)

ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA CODE OF REGULATIONS (CCR), OFFICE OF ADMINISTRATIVE LAW.

A. TITLE 19 C.C.R., PUBLIC SAFETY
B. TITLE 24 C.C.R., BUILDING STANDARDS CODE

ALL WORK SHALL COMPLY WITH THE CURRENT FOLLOWING AUTHORITIES AND THEIR STANDARDS:

A. BUILDING & SAFETY DIVISION
B. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
C. PUBLIC WORKS DEPARTMENT
D. FIRE DEPARTMENT

AMERICANS WITH DISABILITIES ACT - (ADA)

AGENCIES & UTILITIES

CITY OF NEVADA CITY

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Nevada City, California 95959

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sam.goodspeed@nevadacityca.gov
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Parks & Recreation Supervisor
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(530) 265-2496 x129

Planning Department
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265-2496 ext.130

Police Department
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Public Works Department
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NEVADA COUNTY
COMMUNITY DEVELOPMENT AGENCY

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Fax: (530) 265-9853

NEVADA COUNTY
CONSOLIDATED FIRE DISTRICT

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Grass Valley, CA 95949

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Phone: (530) 273-3158

ABBREVIATION

ACST	ACOUSTICAL	FD	FLOOR DRAIN	MIN	MINIMUM	REF	REFER (ENCE), REFERIGERATOR
AC	AIR CONDITIONER	FDN	FOUNDATION	MISC	MISCELLANEOUS	REINF	REINFORCE (D) (ING)
ACC	ACCESSIBLE	FE	FIRE EXTINGUISHER	MO	MASONRY OPENING	REQD	REQUIRED
ADJ	ADJUSTABLE	FIN	FINISH	MR	MOISTURE RESISTANT	REV	REVISION (S), REVISED
AFF	ABOVE FINISH FLOOR	FL	FLASHING	MTL	METAL	RFG	ROOFING
ALT	ALTERNATE	FLR	FLOOR	MULL	MULLION	RH	RIGHT HAND
ALUM	ALUMINUM	FOC	FACE OF CONCRETE	NA	NOT APPLICABLE	RM	ROOM
APPROX	APPROXIMATE	FOM	FACE OF MASONRY	NIC	NOT IN CONTRACT	RO	ROUGH OPENING
BD	BOARD	FOS	FACE OF STUDS	NO	NUMBER	ROW	RIGHT OF WAY
BITUM	BITUMINOUS	FOSG	FACE OF SHEATHING	NOM	NOMINAL	RT	RIGHT
BLDG	BUILDING	FPL	FIREPLACE	NR	NOT RATED	S	SOUTH
BM	BEAM	FRMG	FRAMING	NTS	NOT TO SCALE	SCHED	SCHEDULE
BO	BOTTOM OF	FT	FOOT, FEET	OI	OVER	SD	STORM DRAIN
CAB	CABINET	FTG	FOOTING	OC	ON CENTER	SF	SQUARE FOOT (FEET)
CJ	CONTROL JOINT	FURN	FURNITURE	OD	OUTSIDE DIAMETER	SIM	SIMULAR
CL	CENTER LINE	GA	GAGE	OF	OUSIDE FACE	SOG	SLAB ON GRADE
CLG	CEILING	GALV	GALVANIZED, GALVANIC	OH	OVERHANG	SPEC	SPECIFICATION
CLR	CLEAR	GB	GYPSUM BOARD	OPH	OPPOSITE HAND	SPKLR	SPRINKLER
CMU	CONCRETE MASONRY UNIT	GEN	GENERAL	OPNG	OPENING	SS	SANITARY SEWER
COL	COLUMN	GL	GLASS	OPP	OPPOSITE	SST	STAINLESS STEEL
CONC	CONCRETE	GLULAM	GLUED LAMINATED WOOD	OVHD	OVERHEAD	ST	STREET
CPT	CARPET	GWB	GYPSUM WALL BOARD	PAT	PATTERN	STC	SOUND TRANSMISSION CLASS
CSMT	CASEMENT	GYP	GYPSUM	PBD	PARTICLE BOARD	STD	STANDARD
CT	CERAMIC TILE	HDR	HEADER	PCP	PORTLAND CEMENT PLASTER	STOR	STORAGE
DEMO	DEMOLISH, DEMOLITION	HDW	HARDWOOS	PED	PEDESTAL	STRUCT	STRUCTURE (AL)
DIA	DIAMETER	HM	HOLLOW METAL	PERF	PERFORATED	T&G	TONGUE AND GROOVE
DIM	DIMENSION	HORIZ	HORIZONTAL	PERIM	PERIMETER	TEL	TELEPHONE
DN	DOWN	HT	HEIGHT	PERM	PERMANENT	TEMP	TEMPORARY
DS	DOWNSPOUT	HTR	HEATER	PERP	PERPENDICULAR	THK	THICK (NESS)
DW	DISHWASHER	ID	INSIDE DIAMETER	PH	PHASE	THRU	THROUGH
DWR	DRAWING	INSUL	INSULATION	PL	PROPERTY LINE	TOB	TOP OF BEAM
E	EAST	INT	INTERIOR	PLAM	PLASTIC LAMINATE	TOC	TOP OF CURB
EA	EACH	L	LONG	PLWD	PLYWOOD	TOS	TOP OF SLAB
EJ	EXPANSION JOINT	LAM	LAMINATE(D)	PRCST	PRECAST	TOW	TOP OF WALL
ELEC	ELECTRIC (AL)	LAV	LAVATORY	PREFAB	PREFABRICATED	TYP	TYPICAL
ELEV	ELEVATION	LB	POUND	PRELIM	PRELIMINARY	UNFIN	UNFINISH (ED)
EQ	EQUAL	LH	LEFT HAND	PROP	PROPERTY	UNO	UNLESS NOTED OTHERWISE
EQUIP	EQUIPMENT	LNDSCP	LANDSCAPE	PT	PRESSURE TREATED	UTIL	UTILITY
EST	ESTIMATE (D)	MAS	MASONRY	PVG	PAVING	VCT	VINYL COMPOSITION TILE
EXIST	EXISTING	MAX	MAXIMUM	R	RADIUS	VERT	VERTICAL
EXP	EXPANSION	MECH	MECHANICAL	RCP	REFLECTED CEILING PLAN	VIF	VERIFY IN FIELD
EXT	EXTERIOR	MEMB	MEMBRANE	RD	ROOF DRAIN, ROAD	VIN	VINYL
		MFR	MANUFACTURE (R)	REC	RECESSED	W	WEST
						W/	WITH

No.	Description	Date

Proj. No.:	2016015
Date:	08/03/2016
Scale:	As indicated
Drawn By:	JMT

A0.0

COVER SHEET

8/4/2016 8:39:30 AM

FIRE PROTECTION NOTES

A. INTERIOR:

1. THE BUILDING IS PROVIDED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT AND THE PRE-ACTION DRY FIRE SPRINKLER SYSTEM WHERE INDICATED. SYSTEMS SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, FIRE DEPARTMENT HAVING JURISDICTION AND SPECIFICATIONS. NO WORK TO THE EXISTING FIRE SPRINKLER IS ANTICIPATED.
2. ALL AUTOMATIC FIRE SPRINKLER SYSTEM WORK INCLUDING THE FIRE ALARM SYSTEM IS TO BE ENGINEERED, FURNISHED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
3. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT FIRE SPRINKLER DRAWINGS AND CALCULATIONS TO THE LOCAL FIRE CHIEF AND LOCAL BUILDING DEPARTMENT AS A DEFERRED SUBMITTAL FOR APPROVAL AND PERMIT PRIOR TO COMMENCING THE WORK.

B. PORTABLE FIRE EXTINGUISHERS

1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN OCCUPANCIES AND LOCATIONS AS INDICATED ON DRAWINGS, AS HEREIN INDICTED AND SET FORTH IN THE CODE AND AS REQUIRED BY THE FIRE DEPARTMENT. THE MAXIMUM TRAVEL DISTANCE TO THE FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET ALONG AN UNOBSTRUCTED PATH OF TRAVEL, CFC TABLE 906.3(1). ALL PORTABLE FIRE EXTINGUISHERS SHALL HAVE A SERVICE TAG AFFIXED TO THEM SHOWING THAT THE EXTINGUISHER HAS BEEN SERVICED BY A CALIFORNIA STATE LICENSED FIRE EXTINGUISHER CONCERN. ALL FIRE EXTINGUISHERS SHALL BE ATTACHED TO A BRACKET OR WITHIN AN APPROVED CABINET, REFER TO DRAWINGS AND SPECIFICATIONS. MAXIMUM DISTANCE FROM THE FLOOR SHALL NOT EXCEED THE REQUIREMENTS OF CFC SECTION 906.9 AND ADA.
2. REFER TO DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

C. APPROVALS:

1. SEPARATE DEFERRED SUBMITTAL REQUIRED FOR THE DESIGN, INSTALLATION AND MONITORING OF THE FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL SUBMIT PLANS AND CALCULATIONS TO THE FIRE DEPARTMENT FOR PLAN CHECK REVIEW AND APPROVALS PRIOR TO SYSTEM INSTALLATION.

DEMOLITION NOTES

A. THE OWNER SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, RECYCLING, STORAGE AND PROTECTION OF ALL ITEMS WITHIN THE PROJECT AREA.
B. DEMOLITION WORK SHALL COMPLY WITH LOCAL ORDINANCES AND SAFETY CODES OF STATE OF CALIFORNIA AND RULES AND REGULATIONS OF INDUSTRIAL ACCIDENT COMMISSION OF STATE OF CALIFORNIA APPLICABLE TO DEMOLITION WORK.
C. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE OWNER AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE OWNER AND AGENCIES HAVING JURISDICTION.
D. CONTRACTOR IS ADVISED THAT THERE MAY BE UNDERGROUND OR OTHERWISE CONCEALED PIPE LINES, ELECTRICAL/TELEPHONE WIRES, COLUMNS, BEAMS, FOOTINGS OR OTHER STRUCTURAL, MECHANICAL OR ELECTRICAL ITEMS. ALTHOUGH THE DRAWINGS PRODUCED BY THE ARCHITECT AND HIS CONSULTANTS ARE BELIEVED TO BE SUBSTANTIALLY CORRECT, THE ARCHITECT AND OWNER DO NOT GUARANTEE THE LOCATION OR EXISTENCE OR CONDITION OF ANY CONCEALED ITEMS. CONTRACTORS MUST PROCEED WITH CAUTION DURING DEMOLITION AND CONSTRUCTION AND MUST MAKE THEIR OWN DETERMINATION, MEASUREMENTS, AND EVALUATION OF THE WORKING CONDITION OF EXISTING CONCEALED ITEMS.
E. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
F. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.
G. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTAINERIZED DEBRIS REMOVAL AND RECYCLING SERVICE OF ALL DEBRIS FROM ALL TRADES AND ALL WORK RELATING TO THE PROJECT. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH OWNER PRIOR TO PLACEMENT.
H. CONTRACTOR IS TO USE ADEQUATE MEANS AND METHODS OF DEMOLITION AND REMOVAL FOR THE TYPE OF WORK PERFORMED.
I. PERFORM DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT DAMAGE TO EXISTING FACILITIES TO REMAIN OR TO BE SALVAGED, AND TO PREVENT INJURY TO PUBLIC AND WORKMEN ENGAGED ON SITE UNDER THIS OR OTHER CONTRACTS.
J. THE CONTRACTOR SHALL PROTECT THE BUILDING EXTERIOR, ROADWAY AND LANDSCAPE FROM DAMAGE DURING THE DEMOLITION. ALL DAMAGE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE AND APPROVED BY OWNER.
K. THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF DEMOLISHING ITEMS NOT SPECIFIED ON THE PLANS.

CONTRACTOR RESPONSIBILITIES

A. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND PRIOR TO PROCEEDING WITH THE WORK IN UNCERTAINTY.
B. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN UNCERTAINTY.
C. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATING.
D. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT AND/OR LOCATIONS OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH THE RESPECTIVE UTILITY COMPANIES.
E. THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN STREET RIGHT-OF-WAYS ACCORDING TO THE APPROVED STANDARD PLANS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
F. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK IN CITY ROAD.
G. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORES, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT-OF-WAYS MAY BE SUBJECT DURING CONSTRUCTIONS.
H. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.

TYPICAL NOTES

A. SIMILAR - MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTES. VERIFY DIMENSIONS AND/OR ORIENTATIONS ON PLANS AND/OR ELEVATIONS.
B. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS, PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT AND AT NO ADDITIONAL COST AND NO TIME EXTENSION OF THE PROJECT.
D. UNDERCUT ALL DOORS TO CLEAR TOP OF FLOOR FINISH AND/OR THRESHOLD .25 INCHES MAXIMUM AND IN COMPLIANCE WITH RATED DOOR/FRAME GUIDELINES.
E. PREPARE DOORS FOR HARDWARE SPECIFIED. TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION BEFORE FINAL INSPECTIONS TO CONFIRM MAXIMUM PRESSURE TO OPEN DOOR IS NOT EXCEEDED.
F. USE WATER RESISTANT / GLASS FIBER FACED GYPSUM WALLBOARD ON ALL WALL FACES WHICH ARE EXPOSED TO WATER OR MOISTURE AS WELL AS THOSE USED FOR JANITOR AND TOILET WALLS, COORDINATE WITH SPECIFICATIONS.
G. ALL EXTERIOR WALLS SHALL BE INSULATED AND IN COMPLIANCE WITH SPECIFICATIONS AND PLAN DOCUMENTS AND SHALL NOT FALL BELOW MINIMUM TITLE 24 REQUIREMENTS WHERE NOT INDICATED.
H. SEE DRAWINGS AND DETAILS FOR TYPICAL NOTES.
I. DEPRESS FLOOR SLABS AS REQUIRED FOR FLOOR CLOSURES.
J. PROVIDE ADEQUATE BLOCKING AND ANCHORAGE FOR CEILING AND WALL MOUNTED EQUIPMENT - I.E. WATER COOLERS, FIRE EXTINGUISHER CABINETS, HANDRAILS AND GUARDRAILS, ETC.
K. INTERIOR PARTITION FINISHES TERMINATE 6 INCHES ABOVE THE HIGHEST ADJACENT CEILING UNLESS NOTED OTHERWISE.
L. ALL CEILING CONSTRUCTIONS SHALL COMPLY WITH CBC CHAPTER 25 (MAXIMUM 12" JOIST SPACING AT CEILINGS) AND AS INDICATED IN DRAWINGS.
M. ALL OPENINGS INTO 1 HOUR STAIR ENCLOSURES SHALL BE PROTECTED BY LABELED CLASS B FIRE ASSEMBLY - 60 MINUTE RATING.

COMPLIANCE WITH PLAN DOCUMENTS

A. DIMENSIONS:

1. DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.
2. ALL DIMENSIONS TO OPENINGS ARE TO THE ROUGH OPENING UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE.
4. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING.
5. WHERE INDICATED, DIMENSIONS SHALL BE TO CENTER / GRID LINES.
6. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
7. ACCESSIBILITY DIMENSIONS SHALL BE MEASURED TO FACE OF WALL FINISH, CLEAR OPENING AND AS INDICATED ON ENLARGED PLAN, MOUNTING HEIGHTS SHEET, TOILET ROOM ELEVATIONS AND STANDARD DETAILS DRAWING SHEET.
8. DIMENSIONING PROTOCOLS / HIERARCHY:
   a. "ENLARGED PLAN" INCLUDE ALL DIMENSIONING ASSOCIATED WITH THE GRAPHICS SHOWN.
   b. OVERALL PLANS SHOW DIMENSIONS NOT INDICATED ON "PARTIAL DIMENSIONING PLANS."

B. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OR CONSTRUCTIONS ON THE PROJECT AND IF NOT CLEAR AN REQUEST FOR INFORMATION (RFI) SHALL BE ISSUED TO ARCHITECT FOR CLARIFICATION.
C. CONCRETE CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE INCLUDING CHAPTERS 16, 17, 18 AND 19.
D. STEEL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE INCLUDING CHAPTERS 16, 17 AND 22.
E. ALL INTERIOR FINISH MATERIALS SHALL HAVE A FLAME SPREAD CLASSIFICATION RATING PER CALIFORNIA BUILDING CODE INCLUDING CHAPTER 8.
F. ROOF COVERING AND ROOFING MATERIALS SHALL BE FIRE RETARDANT AND SHALL COMPLY WITH THE UNDERWRITERS LABORATORIES, INC. AND CLASSIFIED AS CLASS B U.L. FIRE HAZARD, MINIMUM UNLESS NOTED OTHERWISE ON DRAWINGS OR IN SPECIFICATIONS AND SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE INCLUDING CHAPTER 15.
G. ALL EXIT ENCLOSURES AND SHAFT WALLS SHALL BE RATED CONSTRUCTION AND SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE INCLUDING CHAPTER 7, REFER TO PLAN DOCUMENTS. ALL OPENINGS TO BE PROTECTED AS FOLLOWS:
   1. ONE HOUR EXIT ENCLOSURE WALLS - 60 MINUTE RATED DOOR AND FRAME ASSEMBLY
   2. ONE HOUR RATED SHAFT WALLS - 60 MINUTE LABELED DOOR AND FRAME ASSEMBLY
   3. DOORS SHALL BE SELF CLOSING OR AUTOMATIC CLOSING BY ACTUATION OF A SMOKE DETECTOR
H. ALL REQUIRED EXITS SHALL BE OPENABLE FROM THE INSIDE AT ANY TIME BY TURNING OF THE LEVER OR DEPRESSING BAR OF PANIC EXIT DEVICE, WITHOUT THE USE OF A KEY OR ANY SPECIAL EFFORT OR KNOWLEDGE.
I. ILLUMINATED EXIT SIGNS SHALL BE INSTALLED WHERE INDICATED AND AT STAIR ENCLOSURES, HORIZONTAL EXITS, AND OTHER REQUIRED EXIT DOORWAYS IN ACCORDANCE WITH CALIFORNIA BUILDING CODE WHERE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN TWO OR MORE EXITS ARE REQUIRED AND AT ROOMS SERVING AN OCCUPANT LOAD OF MORE THAN 49.
J. DOOR SIZES INDICATED ON DOOR SCHEDULE ARE OPENING DIMENSIONS. ALLOWANCES FOR THRESHOLDS, FLOOR FINISHES, ETC. SHALL BE TAKEN OFF DOOR.
K. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS, LOUVERS AND WINDOW OPENINGS SHALL BE DETERMINED BY ARCHITECTURAL PLANS AND DETAILS. OTHER WALL AND FLOOR OPENINGS AS REQUIRED BY MECHANICAL OR ELECTRICAL SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED, AND IF NOT CLEAR AN RFI SHALL BE ISSUED TO ARCHITECT FOR CLARIFICATION.
L. DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE LOCATED 6 INCHES FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED. IF DOOR CLEARANCE REQUIREMENTS AT PULL SIDE AND PUSH SIDE OF STRIKE ARE NOT ACHIEVABLE, THEN CONTRACTOR SHALL ISSUE A RFI FOR CLARIFICATION PRIOR TO PROCEEDING.
M. THERE SHALL BE A LEVEL FLOOR OR LEVEL LANDING ON EACH SIDE OF THE DOOR REGARDLESS OF THE OCCUPANT LOAD. THE FLOOR OR LANDING SHALL NOT BE MORE THAN ONE QUARTER INCH LOWER THAN THE THRESHOLD OR THE DOORWAY.
N. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONS LOCATING LIGHT FIXTURES, DIFFUSERS AND WALL MOUNTED FIXTURES. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING FIXTURE TYPES, WIRING, ETC.
O. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS. WALL FIXTURES THAT PROTRUDE BEYOND 4 INCHES OF WALL SURFACE SHALL BE LOCATED WITH BOTTOM OF FIXTURE 80 INCHES CLEAR OF FINISH FLOOR.
P. CEILING SUSPENSION SYSTEM SHALL PROVIDE FOR CEILING SYSTEM ONLY. ADDITIONAL INDEPENDENT FRAMING FOR LIGHTING FIXTURES, EXIT SIGNS, GRILLES AND AIR CONDITIONING DIFFUSERS SHALL BE REQUIRED. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.
Q. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR FIRE SPRINKLERS, PIPING, LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT AND CEILING TRACKS AS REQUIRED FOR A COMPLETE INSTALLATION.
R. ALL CABINETS RECESSED INTO RATED WALLS SHALL BE BACKED WITH ONE HOUR FIRE RESISTIVE CONSTRUCTION AS REQUIRED. ELECTRICAL PANELS SHALL NOT BE LOCATED IN CORRIDOR OR SHAFT WALLS.
S. GYPSUM BOARD ON INTERIOR METAL STUDS SHALL BE " THICK TYPE "X", OR TYPE "C" UNLESS NOTED OTHERWISE AND IN COMPLIANCE WITH PLAN DOCUMENTS "WALL TYPES" REQUIREMENTS AND SPECIFICATIONS.
T. ACCESSIBLE TOILET STALL DOOR OPENINGS SHALL BE 32 INCHES CLEAR WIDE FOR END DOORS AND 34 INCHES CLEAR WIDE FOR SIDE DOORS.
U. PROVIDE 48 INCHES CLEARANCE IN TOILET COMPARTMENT FROM FRONT OF WATER CLOSET TO OPPOSITE FINISH WALL - END DOOR OPENING.
V. PROVIDE 60 INCHES CLEARANCE IN TOILET COMPARTMENTS FROM FRONT OF WATER CLOSET TO OPPOSITE FINISH WALL - SIDE DOOR OPENINGS.
W. PROVIDE 36 INCHES MAXIMUM UNOBSTRUCTED WORKING SPACE IN FRONT OF ALL PANEL BOARDS AND CONTROL EQUIPMENT.

BUILDING SECURITY STANDARDS

A. ALL WORK SHALL COMPLY WITH THE FOLLOWING BUILDING SECURITY STANDARDS:
   1. GENERAL REQUIREMENTS
      a. SECURITY AND LOCKING DEVICES SHALL NOT CREATE HAZARDS TO LIFE BY OBSTRUCTING:
         1. EXITWAYS OR MEANS OF EGRESS.
         2. EXIT DOORS EQUIPPED WITH PANIC HARDWARE.

B. ASSEMBLIES AND SECURITY HARDWARE INSTALLED SHALL BE LABELED AND CERTIFIED AS MEETING UL (UNDERWRITERS LABORATORY) STANDARDS, OR OTHER APPROVED PERFORMANCE TESTING CRITERIA AS APPROVED BY AGENCY HAVING JURISDICTION.

C. REQUIRED AREA LIGHTING AND ADDRESS IDENTIFICATION SHALL BE INSTALLED BEFORE FINAL INSPECTION IS CALLED FOR.

D. ILLUMINATION PER CODE REQUIREMENTS SHALL BE PROVIDED ADJACENT TO ALL EXTERIOR DOORS DURING ALL HOURS OF DARKNESS TO PROVIDE MINIMUM REQUIRED FOOT CANDLE LEVEL AT PAVING.

E. WINDOW PROVISIONS:

1. GLAZING IN EXTERIOR DOORS OR WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION SHALL BE TEMPERED SAFETY GLAZING.
2. GLAZING AND GLAZED ASSEMBLIES FOR ACCESSIBLE OPENINGS SHALL BE CERTIFIED AS MEETING TEST PROVISIONS OF UL (UNDERWRITERS LABORATORY)
3. ALL GLAZING INSTALLED IN A HAZARDOUS LOCATION SHALL BE TEMPERED SAFETY GLASS.
4. GLAZING AND INSTALLATION SHALL BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE INCLUDING CHAPTER 24.
5. GLAZING SHALL BE TEMPERED SAFETY GLAZING WHERE INDICATED.

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GENERAL NOTES

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BUILDING CODE ANALYSIS

SITE ACCESSIBILITY

AT HAZARDOUS VEHICLE LOCATIONS:	A. CONFIRM WITH CITY AGENCY HAVING JURISDICTION.

USE AND OCCUPANCY CLASSIFICATION

(CBC CHAPTER 3) 303.1, 303.1.2, 303.3, 303.4, 304.1	A. OCC TYPE B SECTION 304.1 - MAIN OCCUPANCY B. OCC TYPE S1 SECTION 311.1 - ACCESSORY OCCUPANCY SMALL ASSEMBLY SPACES • ROOMS USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD LESS THAN 50 SHALL BE CLASSIFIED AS A 'B' OCCUPANCY.

SPECIAL REQUIREMENTS BASED ON USE AND OCCUPANCY

(CBC CHAPTER 4)	A. NONE

BASIC ALLOWABLE AREA, HEIGHT & STORIES

(CBC CHAPTER 5) TABLE 503, 504, 504.2, 506.3	TYPE II A (B OCC) AUTOMATIC SPRINKLER SYSTEM INCREASE: • BUILDING AREA INCREASED PER STORY BY 200% • BUILDING HEIGHT INCREASED BY 20' BUILDING AREA MODIFICATION: • 9000(2)=18,000 PER STORY A. ALLOWABLE BUILDING HEIGHT = 65'-0" ACTUAL = 35'-0" B. ALLOWABLE BUILDING AREA PER STORY= 37,500 SF ACTUAL = 16,775 SF C. ALLOWABLE NUMBER OF STORIES = 5 ACTUAL = 2

MIXED USE AND OCCUPANCY

(CBC CHAPTER 5) 508, 508.3.3	TYPE VB (B OCC) NO SEPERATION IS REQUIRED AT NON SEPERATED OCCUPANCIES

TYPES OF CONSTRUCTION

(CBC CHAPTER 6,7) 602, TABLE 601, TABLE 602, TABLE 705.8, TABLE 715.4	FIRE RESISTIVE RATING REQUIREMENTS: TYPE II A • BEARING WALLS - EXT = 1 HOUR (5'≤10') = 1 HOUR (X≤5') • NON BEARING WALLS - EXT = NON-RATED (X ≤ <30'-0") = 1 HOUR (X≤30'-0") • BEARING WALLS - INT = NON-RATED • NON BEARING WALLS - INT = NON-RATED • STRUCTURAL FRAME = NON-RATED • PARTITIONS PERMANENT = NON-RATED • FLOOR AND FLOOR/CEILING = NON-RATED • ROOFS AND ROOF/CEILING = NON-RATED • • EXTERIOR DOORS & WINDOWS = NON RATED • INTERIOR DOORS & WINDOWS = 3/4 HOUR @ 1-HOUR =1/3 HOUR ELSEWHERE • EXIT PASSAGEWAYS = 1 HOUR

FIRE ALARM AND DETECTION SYSTEMS

(CBC CHAPTER 9) 907.2.2.2 (EXCEPTION) 907.2.7 (EXCEPTION 2)	A. MANUAL FIRE ALARM SYSTEM • MANUAL FIRE ALARM BOXES ARE NOT REQUIRED THROUGHOUT BUILDING WHEN AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 • OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATERFLOW. • AT LEAST ONE MANUAL FIRE ALARM BOX IS INSTALLED IN AN APPROVED LOCATION.

CONCEALED SPACES

(CBC CHAPTER 7) 718.4 718.4.3	A. DRAFTSTOPPING IN ATTICS IN BUILDING WITH FIRE SPRINKLER THROUGHOUT • NOT REQUIRED IN GROUPS B, AND S

COMMON PATH OF EGRESS

(CBC CHAPTER 10) TABLE 1014.3	A. B AND S OCCUPANCY WITH APPROVED SPRINKLER SYSTEM • 100 FT OF TRAVEL DISTANCE ALLOWED

EXITS

(CBC CHAPTER 10) TABLE 1015.1 TABLE 1016.1 1008.1.9.1 1008.1.9.2	A. MIN TWO EXITS REQUIRED BASED ON OCCUPANT LOAD B OCC ≥ 50 OCCUPANTS B. MAX EXIT TRAVEL DISTANCE A OCC = 250 FEET B OCC = 300 FEET C. HARDWARE • NO SPECIAL KNOWLEDGE HARDWARE TYPE • SHALL BE INSTALLED BETWEEN 34" MIN AND 44" FFF

ROOF CONSTRUCTION

(CBC CHAPTER 15) TABLE 1505.1	A. CONSTRUCTION TYPE VB • "CLASS C" MIN ROOF COVERING CLASSIFICATION

INTERIOR WALL AND CEILING FINISH MATERIAL

(CBC CHAPTER 8) TABLE 803.9	B OCC - FLAME SPREAD AND SMOKE DEVELOPED INDEX • EXITS, ENCLOSURES AND PASSAGEWAYS - CLASS 'B' • CORRIDORS - CLASS 'C' • ROOMS AND ENCLOSED SPACES - CLASS 'C' S OCC - FLAME SPREAD AND SMOKE DEVELOPED INDEX • EXITS, ENCLOSURES AND PASSAGEWAYS - CLASS 'C' • CORRIDORS - CLASS 'C' • ROOMS AND ENCLOSED SPACES - CLASS 'C'

PORTABLE FIRE EXTINGUISHERS

(CFC CHAPTER 9) SECTION 906 TABLE 906.3(1)	A. EXTINGUISHER LOCATIONS • MAXIMUM FLOOR AREA 3,000 SF (3,600/3000=1.2 2 REQUIRED) • MAXIMUM TRAVEL DISTANCE 75 FEET

PLUMBING FIXTURE CALCULATION

(CPC CHAPTER 4)
TABLE 422.1 EXCEPTION 3
TABLE A: OCCUPANT LOAD FACTOR

B OCCUPANCY - 2ND FLOOR

TOTAL AREA = 4,217 SF
CALCULATION = 4217/200 =21/2 = 11 MALES AND 11 FEMALES

B OCCUPANCY - 3RD FLOOR

TOTAL AREA = 5,860 SF
CALCULATION = 5860/200 =29/2 = 15 MALES AND 15 FEMALES

MINIMUM PLUMBING FIXTURES FOR MALE USE: (SEE NOTE #1)
- 1 WATER CLOSET (1: 1-50)
- 1 URINAL (1:1-100)
- 1 LAVATORY (1: 1-75)

MINIMUM PLUMBING FIXTURES FOR FEMALE USE: (SEE NOTE #1)
- 1 WATER CLOSET (1: 1-15)
- 1 LAVATORY (1: 1-50)

MINIMUM DRINKING FOUNTAIN:
- 1 DRINKING FOUNTAIN (1 PER 150)

MINIMUM SERVICE SINK:
- 1 SERVICE SINK (1 PER 150)

SUMMARY

NOTE:
1. TABLE 422.1 EXCEPTION 3 ALLOWS FOR BUSINESS OCCUPANICIES WITH AN OCCUPANT LOAD OF 50 OR LESS TO PROVIDED ACCOMODATIONS IN RESTROOM DESIGNED FOR A SINGLE OCCUPANT FOR USE BY BOTH SEXES.

MINIMUM REQUIRED SERVICE SINK: 1
TOTAL PROVIDED SERVICE SINK: 1 'OK'

NOTE: Accessory Area's have been excluded from Calculations.

Schedule - CPC Area Totals 2ND

Level	Room Number	Room Name	Occupancy	Area	Load Factor	Accessory Area
2ND FLOOR	202	OFFICE	B	194 SF	200	
2ND FLOOR	203	OFFICE	B	155 SF	200	
2ND FLOOR	206	STAFF LOUNGE	B	266 SF	200	
2ND FLOOR	211	OFFICE	B	83 SF	200	
2ND FLOOR	212	OFFICE	B	91 SF	200	
2ND FLOOR	213	Room	B	43 SF	200	
2ND FLOOR	214	INTERVIEW	B	67 SF	200	
2ND FLOOR	215	INTERVIEW	B	62 SF	200	
2ND FLOOR	216	INTERVIEW	B	74 SF	200	
2ND FLOOR	217	INTERVIEW	B	88 SF	200	
2ND FLOOR	218	INTERVIEW	B	94 SF	200	
2ND FLOOR	224	OFFICE	B	106 SF	200	
2ND FLOOR	225	OFFICE	B	112 SF	200	
2ND FLOOR	226	OFFICE	B	111 SF	200	
2ND FLOOR	227	OFFICE	B	113 SF	200	
2ND FLOOR	N-200	PD WAITING	B	235 SF	200	
2ND FLOOR	N-201	CONFERENCE	B	593 SF	200	
2ND FLOOR	N-213	PROBATION WAITING	B	579 SF	200	
2ND FLOOR	N-216	OFFICE	B	127 SF	200	
2ND FLOOR	N-217	OFFICE	B	99 SF	200	
2ND FLOOR	N-223	OPEN OFFICE	B	573 SF	200	
2ND FLOOR	N-226	CONFERENCE	B	264 SF	200	
2ND FLOOR	N-232	PD RECEPTION	B	88 SF	200	

TOTAL: 4,217 SF

Schedule - CPC Area Totals 3RD

Level	Room Number	Room Name	Occupancy	Area	Load Factor	Accessory Area
3RD FLOOR	301	OFFICE	B	269 SF	200	
3RD FLOOR	302	OFFICE	B	125 SF	200	
3RD FLOOR	303	OFFICE	B	119 SF	200	
3RD FLOOR	304	OFFICE	B	158 SF	200	
3RD FLOOR	305	OFFICE	B	140 SF	200	
3RD FLOOR	309	OFFICE	B	110 SF	200	
3RD FLOOR	310	OFFICE	B	109 SF	200	
3RD FLOOR	311	OFFICE	B	114 SF	200	
3RD FLOOR	312	OFFICE	B	93 SF	200	
3RD FLOOR	313	OFFICE	B	120 SF	200	
3RD FLOOR	314	OFFICE	B	288 SF	200	
3RD FLOOR	315	OFFICE	B	110 SF	200	
3RD FLOOR	316	OFFICE	B	110 SF	200	
3RD FLOOR	317	OFFICE	B	110 SF	200	
3RD FLOOR	318	OFFICE	B	110 SF	200	
3RD FLOOR	321	OFFICE	B	129 SF	200	
3RD FLOOR	322	OFFICE	B	123 SF	200	
3RD FLOOR	324	OFFICE	B	117 SF	200	
3RD FLOOR	325	OFFICE	B	111 SF	200	
3RD FLOOR	326	OFFICE	B	112 SF	200	
3RD FLOOR	327	OFFICE	B	111 SF	200	
3RD FLOOR	328	LOBBY	B	91 SF	200	
3RD FLOOR	329	OFFICE	B	128 SF	200	
3RD FLOOR	330	OFFICE	B	121 SF	200	
3RD FLOOR	331	OFFICE	B	132 SF	200	
3RD FLOOR	N-301	OFFICE	B	98 SF	200	
3RD FLOOR	N-302	OFFICE	B	98 SF	200	
3RD FLOOR	N-303	OFFICE	B	97 SF	200	
3RD FLOOR	N-323	OPEN OFFICE	B	2307 SF	200	

TOTAL: 5,860 SF

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CODE ANALYSIS

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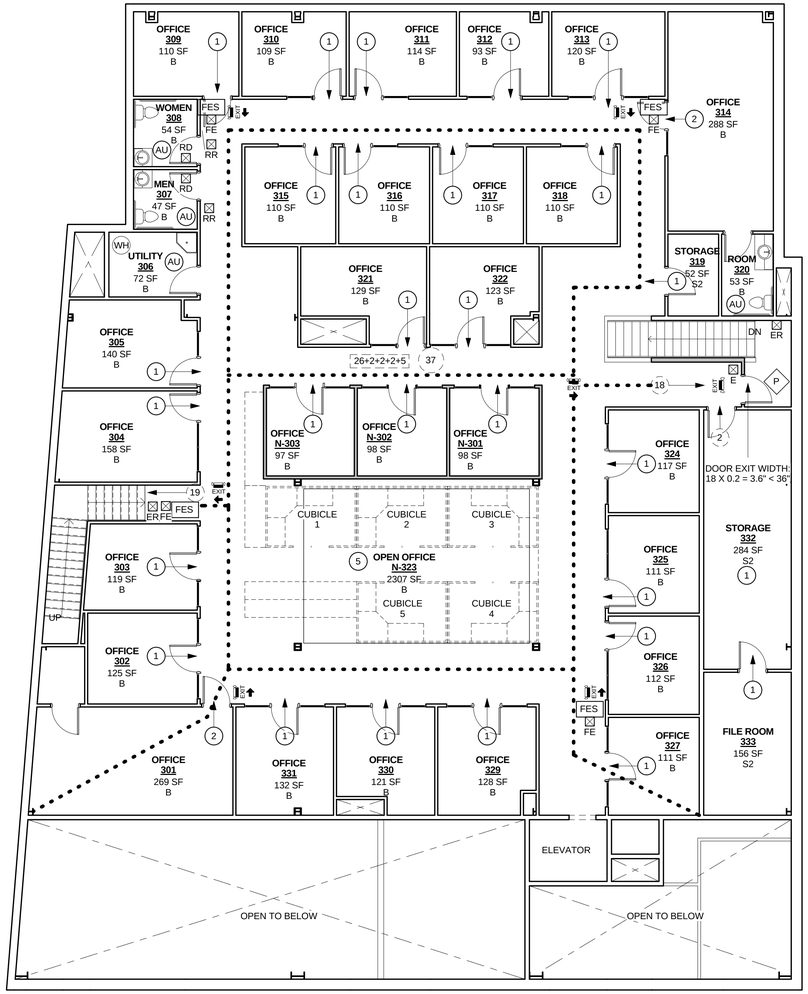
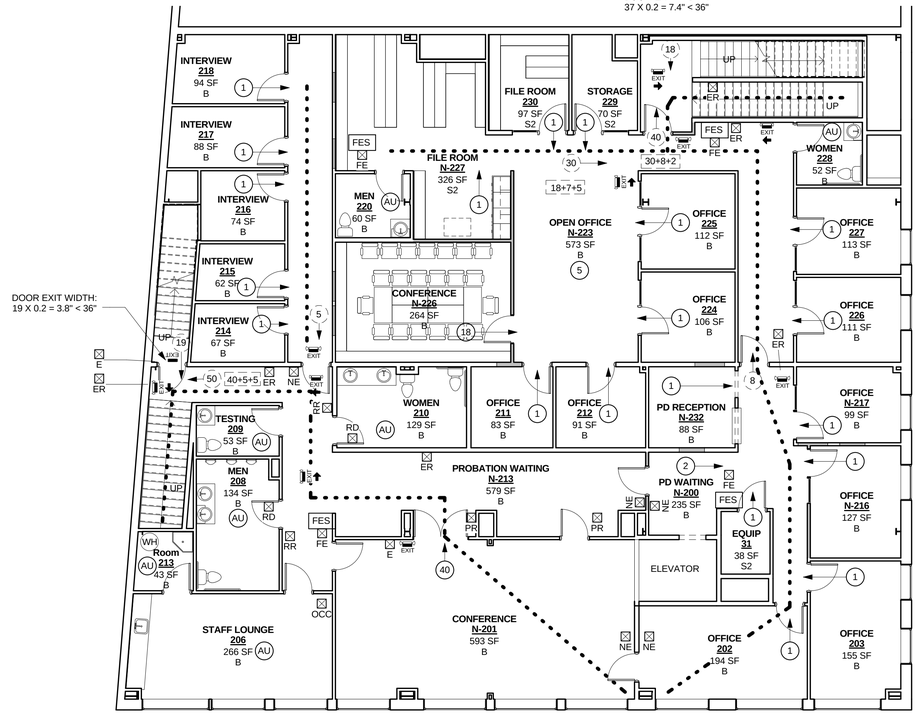


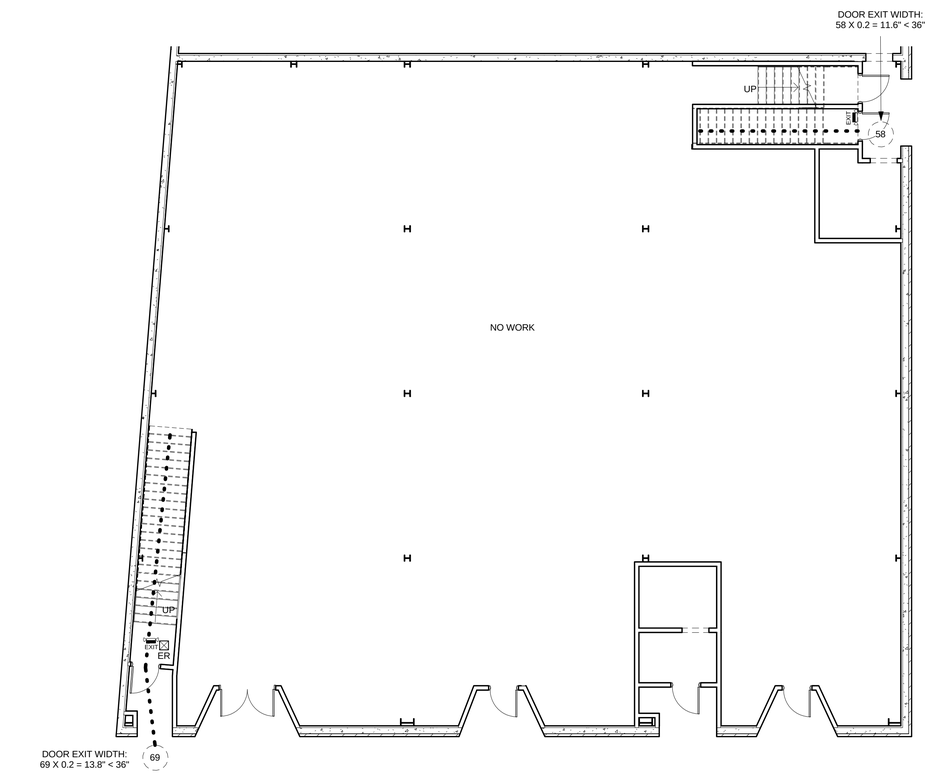
3 3RD FLOOR - EXIT PLAN
1/8" = 1'-0"

DOOR EXIT WIDTH:
37 X 0.2 = 7.4" < 36"



2 2ND FLOOR - EXIT PLAN
1/8" = 1'-0"

DOOR EXIT WIDTH:
58 X 0.2 = 11.6" < 36"



1 1ST FLOOR - EXIT PLAN
1/8" = 1'-0"

LEGEND

ROOM SYMBOLS

NAME — ROOM NAME
101 — ROOM NUMBER
150 SF — SQUARE FOOTAGE
OCCUPANCY — OCCUPANCY TYPE

EXISTING ANALYSIS SYMBOLS

- OCCUPANT LOAD OF SPECIFIC ROOM
  SF / FLOOR AREA ALLOWANCE PER OCCUPANT = OCCUPANT LOAD
  ARROW SHOWS DIRECTION OF TRAVEL
- ESTIMATED OCCUPANT LOAD TO EXIT FROM MAIN AREA, TYPICALLY 1/2 OR 1/3 THE MAIN AREA OCCUPANT LOAD
  ARROW SHOWS DIRECTION OF TRAVEL
- COMBINED OCCUPANT LOAD WHEN MULTIPLE LOADS DUMP INTO A SINGLE AREA
- -OCCUPANT LOAD AT EXTERIOR DOOR USED FOR MINIMUM CLEAR DOOR WIDTH CALCULATION.
  -OCCUPANT LOAD AT STAIR USED FOR MINIMUM STAIR WIDTH CALCULATION.
- AU — ACCESSORY USE = 0 OCCUPANT LOAD
- AL — PORTABLE ASSISTED LISTENING SYSTEM
- COMMON PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL, REFER TO SITE PLAN

HARDWARE

- P — TYPICAL NON LATCHING HARDWARE AT EXIT DOORS.
  PANIC DEVICE (EXIT DEVICE) AT LATCHING DOORS.

SIGNAGE

- REFER TO SIGNAGE LEGEND
- (N) NEW FIXTURE/SIGNAGE

EXIT SIGNS (ILLUMINATED)

- ILLUMINATED EXIT SIGN
- ILLUMINATED DIRECTIONAL EXIT SIGN

FIRE EXTINGUISHERS

- FE — FIRE EXTINGUISHER AND BRACKET: SURFACE WITH SIGNAGE
- FEF — FIRE EXTINGUISHER: FULLY RECESSED WITH SIGNAGE
- FES — FIRE EXTINGUISHER: SEMI RECESSED WITH SIGNAGE

CONCEALED SPACES

- EXISTING DRAFTSTOP LOCATION ABOVE CEILING

FIRE RATINGS

- 1-H — 1 - HOUR FIRE RATED WALL LOCATION

GENERAL NOTES

A. FOR SIGNAGE REFER TO SPECIFICATION SECTION 10440, DETAILS AND THIS SHEET. VERIFY ALL LETTER SIGNAGE WITH ARCHITECT PRIOR TO FABRICATION.
B. COORDINATE THIS PLAN WITH DOCUMENTS INCLUDING BUT NOT LIMITED TO SITE PLAN, FLOOR PLANS, ELEVATIONS, AND CEILING PLANS FOR ALL DISCIPLINES.
C. INSTALL BLANK SIGN ON OPPOSITE SIDE OF SIGN WHEN INSTALLING ON GLASS.
D. MOUNT SIGNS BACK TO BACK AT GLAZING.
E. ALL SIGNAGE IS EXISTING, UNO.

SIGNAGE LEGEND

SIGN IDENTIFICATION

- E — TACTILE EXIT SIGN: "EXIT" (CBC 1011.1,1011.4)
  - EACH GRADE LEVEL EXTERIOR DOOR WHICH LEADS DIRECTLY TO EXTERIOR.
- ER — TACTILE EXIT SIGN: "EXIT ROUTE" (CBC 1011.1,1011.4)
  - EACH EXIT DOOR OR EXIT PATH WHICH INCLUDES AN EXIT SIGN THAT LEADS DIRECTLY TO A GRADE LEVEL EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN.
  - EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN.
- NE — TACTILE SIGN "NOT AN EXIT"
- RD — RESTROOM DOOR MOUNTED IDENTIFICATION SIGN: "MEN" OR "WOMEN" WITH WHEELCHAIR (1 / A3.2)
- RR — RESTROOM WALL MOUNTED IDENTIFICATION SIGN: "MEN" OR "WOMEN" WITH WHEELCHAIR (1 / A3.2)
- PR — PERMANENT AND TACTILE ROOM IDENTIFICATION SIGN (1 / A3.2)

BUILDING ENTRANCE AND ACCESSIBILITY SIGNAGE

- ISA — ACCESSIBLE ENTRANCE SIGN: "INTERNATIONAL SYMBOL OF ACCESSIBILITY" (13 / A0.5)

SITE ENTRANCE AND ACCESSIBILITY SIGNAGE

- SEA — SITE ACCESSIBLE ENTRANCE SIGN (19 / A0.5)

ACCESSORY SIGNAGE

- FE — FIRE EXTINGUISHER SIGNAGE.

OCCUPANCY

- OCC — MAXIMUM OCCUPANCY SIGNAGE: "MAXIMUM OCCUPANCY SHALL NOT EXCEED [FILL IN]"
  - WHICH READS MAXIMUM NUMBER OF PEOPLE PER CBC SECTION 1004.3 AND QUANTITY AS NOTED ON PLAN.
  - MOUNT SIGN ON WALL AT 8'-0" AFF TO TOP OF SIGN.

NOTE: REFER TO SITE PLAN AND DETAILS FOR SITE SIGNAGE NOT ATTACHED TO BUILDING OR LOCATED WITHIN BUILDING.

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EXITING & SIGNAGE

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SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN OWNER'S PROPERTY. CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER READY FOR REUSE. INCLUDE FASTENERS OR BRACKETS NEEDED FOR REATTACHMENT ELSEWHERE.
B. PREDEMOLITION PHOTOGRAPHS: SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS. SUBMIT BEFORE WORK BEGINS.
C. OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.
D. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
PART 2 - PRODUCTS
2.1 PEFORMANCE REQUIREMENTS
A. REGULATORY REQUIREMENTS: COMPLY WITH EPA REGULATIONS AND WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
B. STANDARDS: COMPLY WITH ANSI/ASSE A10.6 AND NFPA 241.
PART 3 - EXECUTION
3.1 DEMOLITION
A. MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. BEFORE PROCEEDING WITH DEMOLITION, PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF THE BUILDING.
B. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
C. REFRIGERANT: REMOVE REFRIGERANT FROM MECHANICAL EQUIPMENT TO BE SELECTIVELY DEMOLISHED ACCORDING TO 40 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
D. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
E. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
F. PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
G. PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.
H. REQUIREMENTS FOR BUILDING REUSE:
1. MAINTAIN EXISTING BUILDING STRUCTURE (INCLUDING STRUCTURAL FLOOR AND ROOF DECKING) AND ENVELOPE (EXTERIOR SKIN AND FRAMING, EXCLUDING WINDOW ASSEMBLIES AND NONSTRUCTURAL ROOFING MATERIAL) NOT INDICATED TO BE DEMOLISHED; DO NOT DEMOLISH SUCH EXISTING CONSTRUCTION BEYOND INDICATED LIMITS.
2. MAINTAIN EXISTING INTERIOR NONSTRUCTURAL ELEMENTS (INTERIOR WALLS, DOORS, FLOOR COVERINGS, AND CEILING SYSTEMS) NOT INDICATED TO BE DEMOLISHED; DO NOT DEMOLISH SUCH EXISTING CONSTRUCTION BEYOND INDICATED LIMITS.
I. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
J. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL. DO NOT BURN DEMOLISHED MATERIALS.
K. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

END OF SECTION 024119

SECTION 061000 - ROUGH CARPENTRY

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: ICC-ES EVALUATION REPORTS FOR WOOD-PRESERVATIVE TREATED WOOD, ENGINEERED WOOD PRODUCTS AND METAL FRAMING ANCHORS.
1.2 REFERENCE STANDARDS
A. 2013 CALIFORNIA BUILDING CODE
B. TITLE 24 CALIFORNIA CODE OF REGULATIONS
C. REFER TO SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO SECTION 014200 - REFERENCES.
PART 2 - PRODUCTS
2.1 WOOD PRODUCTS, GENERAL
A. LUMBER: PROVIDE DRESSED LUMBER, S4S, MARKED WITH GRADE STAMP OF INSPECTION AGENCY.
B. ENGINEERED WOOD PRODUCTS: ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND FOR WHICH CURRENT MODEL CODE RESEARCH OR EVALUATION REPORTS EXIST THAT SHOW COMPLIANCE WITH BUILDING CODE IN EFFECT FOR PROJECT.
1. ALLOWABLE DESIGN STRESSES: ENGINEERED WOOD PRODUCTS SHALL HAVE ALLOWABLE DESIGN STRESSES, AS PUBLISHED BY MANUFACTURER, THAT MEET OR EXCEED THOSE INDICATED. MANUFACTURER'S PUBLISHED VALUES SHALL BE DEMONSTRATED BY COMPREHENSIVE TESTING.
2.2 TREATED MATERIALS
A. PRESERVATIVE-TREATED MATERIALS: AWPA U1; USE CATEGORY UC2 FOR INTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND, USE CATEGORY UC3B FOR EXTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND, AND USE CATEGORY UC4A FOR ITEMS IN CONTACT WITH THE GROUND.
1. USE TREATMENT CONTAINING NO ARSENIC OR CHROMIUM. DO NOT USE INORGANIC BORON (SBX) FOR SILL PLATES.
2. KILN-DRY LUMBER AFTER TREATMENT TO A MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
3. MARK LUMBER WITH TREATMENT QUALITY MARK OF AN INSPECTION AGENCY APPROVED BY THE ALSC BOARD OF REVIEW.
B. PROVIDE PRESERVATIVE-TREATED MATERIALS FOR ITEMS INDICATED ON DRAWINGS, AND THE FOLLOWING:
1. WOOD CANTS, NAILERS, CURBS, EQUIPMENT SUPPORT BASES, BLOCKING, STRIPPING, AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS, AND WATERPROOFING.
2. WOOD SILLS, BLOCKING, FURRING, STRIPPING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE.
3. WOOD FRAMING MEMBERS THAT ARE LESS THAN 18 INCHES ABOVE THE GROUND.
4. WOOD PLATES THAT ARE INSTALLED OVER CONCRETE.
2.3 FRAMING
A. DIMENSION LUMBER:
1. MAXIMUM MOISTURE CONTENT: 15 PERCENT FOR 2-INCH NOMINAL THICKNESS OR LESS, 19 PERCENT FOR MORE THAN 2-INCH NOMINAL THICKNESS.
2. NON-LOAD-BEARING INTERIOR PARTITIONS: NO.2
3. FRAMING OTHER THAN NON-LOAD-BEARING INTERIOR PARTITIONS: NO. 2 DOUGLAS FIR-LARCH.
4. EXPOSED FRAMING: PROVIDE MATERIAL HAND-SELECTED FOR UNIFORMITY OF APPEARANCE AND FREEDOM FROM CHARACTERISTICS, ON EXPOSED SURFACES AND EDGES, THAT WOULD IMPAIR FINISH APPEARANCE, INCLUDING DECAY, HONEYCOMB, KNOT-HOLES, SHAKE, SPLITS, TORN GRAIN, AND WANE.
A. SPECIES: AS SPECIFIED FOR FRAMING OTHER THAN NON-LOAD-BEARING INTERIOR PARTITIONS.
B. GRADE: SELECT STRUCTURAL.
2.4 MISCELLANEOUS LUMBER
A. MISCELLANEOUS DIMENSION LUMBER: CONSTRUCTION, OR NO. 2 GRADE WITH 15 PERCENT MAXIMUM MOISTURE CONTENT OF ANY SPECIES. PROVIDE FOR NAILERS, BLOCKING, AND SIMILAR MEMBERS.

SECTION 061000 - ROUGH CARPENTRY (CONTINUED)

2.5 MISCELLANEOUS PRODUCTS
A. FASTENERS: SIZE AND TYPE INDICATED. WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A 153/A 153M.
1. TAPCON SCREW ANCHOR: ICC ESR-2202.
2. BOLTS: STEEL BOLTS COMPLYING WITH ASTM A 307, GRADE A; WITH ASTM A 563 HEX NUTS AND, WHERE INDICATED, FLAT WASHERS.
B. METAL FRAMING ANCHORS: STRUCTURAL CAPACITY, TYPE, AND SIZE INDICATED.
1. BASIS-OF-DESIGN PRODUCT: PRODUCT INDICATED ON DRAWINGS OR A COMPARABLE PRODUCT OF ONE OF THE FOLLOWING:
A. CLEVELAND STEEL SPECIALTY CO.
B. KC METALS PRODUCTS, INC.
C. PHOENIX METAL PRODUCTS, INC.
D. SIMPSON STRONG-TIE CO., INC.
E. USP STRUCTURAL CONNECTORS.
3. USE ANCHORS MADE FROM HOT-DIP GALVANIZED STEEL COMPLYING WITH ASTM A 653/A 653M, G60 COATING DESIGNATION FOR INTERIOR LOCATIONS WHERE STAINLESS STEEL IS NOT INDICATED.
4. USE ANCHORS MADE FROM STAINLESS STEEL COMPLYING WITH ASTM A 666, TYPE 304 FOR EXTERIOR LOCATIONS AND WHERE INDICATED.
PART 3 - EXECUTION
3.1 INSTALLATION
A. SET ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. LOCATE NAILERS, BLOCKING, AND SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.
B. FRAMING STANDARD: COMPLY WITH AF&PA'S WCD 1, "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION," UNLESS OTHERWISE INDICATED.
C. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS UNLESS OTHERWISE INDICATED.
D. SECURELY ATTACH ROUGH CARPENTRY TO SUBSTRATES, COMPLYING WITH THE FOLLOWING:
1. ICC ESR-2202 FOR TAPCON SCREW ANCHOR.
2. PUBLISHED REQUIREMENTS OF METAL FRAMING ANCHOR MANUFACTURER.
3. TABLE 2304.9.1, "FASTENING SCHEDULE," IN THE CBC.

END OF SECTION 061000

SECTION 061053 - MISCELLANEOUS ROUGH CARPENTRY

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: ICC-ES EVALUATION REPORTS FOR TREATED WOOD.
1.2 REFERENCE STANDARDS
A. 2013 CALIFORNIA BUILDING CODE
B. TITLE 24 CALIFORNIA CODE OF REGULATIONS
PART 2 - PRODUCTS
2.1 WOOD PRODUCTS, GENERAL
A. LUMBER: PROVIDE DRESSED LUMBER, S4S, MARKED WITH GRADE STAMP OF INSPECTION AGENCY.
2.2 TREATED MATERIALS
A. PROVIDE PRESERVATIVE-TREATED MATERIALS FOR ITEMS INDICATED ON DRAWINGS, AND THE FOLLOWING:
1. WOOD CANTS, NAILERS, CURBS, EQUIPMENT SUPPORT BASES, BLOCKING, STRIPPING, AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS, AND WATERPROOFING.
2.3 LUMBER
A. MISCELLANEOUS DIMENSION LUMBER: CONSTRUCTION, OR NO. 2 GRADE WITH 15 PERCENT MAXIMUM MOISTURE CONTENT OF ANY SPECIES. PROVIDE FOR NAILERS, BLOCKING, AND SIMILAR MEMBERS.
2.4 FASTENERS
A. FASTENERS: SIZE AND TYPE INDICATED. WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A 153/A 153M.
PART 3 - EXECUTION
3.1 INSTALLATION
A. SET MISCELLANEOUS ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. LOCATE NAILERS, BLOCKING, AND SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.
B. SECURELY ATTACH MISCELLANEOUS ROUGH CARPENTRY TO SUBSTRATES, COMPLYING WITH THE FOLLOWING:
1. TABLE 2304.9.1, "FASTENING SCHEDULE," IN THE CBC.

END OF SECTION 061053

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA AND COLOR SAMPLES.
B. ENVIRONMENTAL LIMITATIONS: DO NOT PROCEED WITH INSTALLATION OF JOINT SEALANTS WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY JOINT-SEALANT MANUFACTURER OR ARE BELOW 40 DEG F
PART 2 - PRODUCTS
2.1 JOINT SEALANTS
A. LOW-EMITTING MATERIALS: SEALANTS SHALL COMPLY WITH THE FOLLOWING LIMITS FOR VOC CONTENT:
1. ARCHITECTURAL SEALANTS: 250 G/L.
2. NONMEMBRANE ROOF SEALANTS: 300 G/L.
3. SINGLE-PLY ROOF MEMBRANE SEALANTS: 450 G/L.
4. OTHER SEALANTS: 420 G/L.
5. SEALANT PRIMERS FOR NONPOROUS SUBSTRATES: 250 G/L.
6. SEALANT PRIMERS FOR POROUS SUBSTRATES: 775 G/L.
7. MODIFIED BITUMINOUS SEALANT PRIMERS: 500 G/L.
8. OTHER SEALANT PRIMERS: 750 G/L.
B. LOW-EMITTING MATERIALS:
1. EXTERIOR REACTIVE SEALANTS SHALL HAVE A VOC CONTENT OF NOT MORE THAN 50 G/L OR 4 PERCENT BY WEIGHT, WHICHEVER IS GREATER.
2. OTHER EXTERIOR CAULKS AND SEALANTS SHALL HAVE A VOC CONTENT OF NOT MORE THAN 30 G/L OR 2 PERCENT BY WEIGHT, WHICHEVER IS GREATER.
3. INTERIOR SEALANTS SHALL COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."
C. COMPATIBILITY: PROVIDE JOINT SEALANTS, JOINT FILLERS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER SERVICE AND APPLICATION CONDITIONS.
D. SEALANT FOR EXTERIOR TRAFFIC-BEARING JOINTS, WHERE SLOPE PRECLUDES USE OF POURABLE SEALANT:
1. SINGLE-COMPONENT, NONSAG URETHANE SEALANT, ASTM C 920, TYPE S; GRADE NS; CLASS 25; FOR USE T.
a. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
1) LYMTAL INTERNATIONAL INC.
2) SIKA CORPORATION.
3) TREMCO INCORPORATED.
E. SEALANT FOR EXTERIOR TRAFFIC-BEARING JOINTS, WHERE SLOPE ALLOWS USE OF POURABLE SEALANT:
1. SINGLE-COMPONENT, POURABLE URETHANE SEALANT, ASTM C 920, TYPE S; GRADE P; CLASS 25; FOR USE T.
a. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
1) PECORA CORPORATION.
2) SIKA CORPORATION.
3) TREMCO INCORPORATED.
F. SEALANT FOR USE IN INTERIOR JOINTS IN CERAMIC TILE AND OTHER HARD SURFACES IN KITCHENS AND TOILET ROOMS AND AROUND PLUMBING FIXTURES:
1. SINGLE-COMPONENT, MILDEW-RESISTANT SILICONE SEALANT, ASTM C 920, TYPE S; GRADE NS; CLASS 25; FOR USE NT; FORMULATED WITH FUNGICIDE.
a. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
1) DOW CORNING CORPORATION.
2) SOUDAL USA.
3) TREMCO INCORPORATED.
G. SEALANT FOR INTERIOR USE AT PERIMETERS OF DOOR AND WINDOW FRAMES:
1. ACRYLIC LATEX OR SILICONIZED ACRYLIC LATEX, ASTM C 834, TYPE OP, GRADE NF.
a. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
1) BASF CORPORATION-CONSTRUCTION SYSTEMS.
2) PECORA CORPORATION.
3) TREMCO INCORPORATED.
H. ACOUSTICAL SEALANT:
1. NONSAG, PAINTABLE, NONSTAINING LATEX SEALANT COMPLYING WITH ASTM C 834 THAT EFFECTIVELY REDUCES AIRBORNE SOUND TRANSMISSION AS DEMONSTRATED BY TESTING ACCORDING TO ASTM E 90.
a. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
1) PECORA CORPORATION.
2) TREMCO INCORPORATED.
3) UNITED STATES GYPSUM COMPANY.
2.2 MISCELLANEOUS MATERIALS
A. PROVIDE SEALANT BACKINGS OF MATERIALS THAT ARE NONSTAINING; ARE COMPATIBLE WITH JOINT SUBSTRATES, SEALANTS, PRIMERS, AND OTHER JOINT FILLERS; AND ARE APPROVED FOR APPLICATIONS INDICATED BY SEALANT MANUFACTURER BASED ON FIELD EXPERIENCE AND LABORATORY TESTING.
B. CYLINDRICAL SEALANT BACKINGS: ASTM C 1330, OF SIZE AND DENSITY TO CONTROL SEALANT DEPTH AND OTHERWISE CONTRIBUTE TO PRODUCING OPTIMUM SEALANT PERFORMANCE.
C. BOND-BREAKER TAPE: POLYETHYLENE TAPE OR OTHER PLASTIC TAPE RECOMMENDED BY SEALANT MANUFACTURER FOR PREVENTING SEALANT FROM ADHERING TO RIGID, INFLEXIBLE JOINT-FILLER MATERIALS OR JOINT SURFACES AT BACK OF JOINT. PROVIDE SELF-ADHESIVE TAPE WHERE APPLICABLE.
D. PRIMER: MATERIAL RECOMMENDED BY JOINT-SEALANT MANUFACTURER WHERE REQUIRED FOR ADHESION OF SEALANT TO JOINT SUBSTRATES INDICATED, AS DETERMINED FROM PRECONSTRUCTION JOINT-SEALANT-SUBSTRATE TESTS AND FIELD TESTS.
PART 3 - EXECUTION
3.1 INSTALLATION
A. COMPLY WITH ASTM C 1193.
B. INSTALL SEALANT BACKINGS TO SUPPORT SEALANTS DURING APPLICATION AND TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS OF INSTALLED SEALANTS THAT ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY.
C. INSTALL BOND-BREAKER TAPE BEHIND SEALANTS WHERE SEALANT BACKINGS ARE NOT USED BETWEEN SEALANTS AND BACKS OF JOINTS.
D. ACOUSTICAL SEALANT INSTALLATION: AT SOUND-RATED ASSEMBLIES AND ELSEWHERE AS INDICATED, SEAL PERIMETERS, CONTROL JOINTS, OPENINGS, AND PENETRATIONS WITH A CONTINUOUS BEAD OF ACOUSTICAL SEALANT. INSTALL ACOUSTICAL SEALANT AT BOTH FACES OF PARTITIONS. COMPLY WITH ASTM C 919.

END OF SECTION 079200

SECTION 083513 - ACCORDION FOLDING PARTITIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of the Contract including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY
A. This Section includes the following:
1. Furnish and install accordion partitions as indicated in drawings.
B. Related Sections include the following:
1. Division 3 Sections for concrete tolerances required.
2. Division 5 Sections for primary structural support, including pre-punching of support members by structural steel supplier per partition supplier's template.
3. Division 6 Sections for wood framing and supports, and all blocking at head and jambs as required
4. Division 9 Sections for wall and ceiling framing at head and jambs.

1.3 QUALITY ASSURANCE
A. Installer Qualifications: An experienced installer who is certified in writing by the partition manufacturer, as qualified to install the manufacturer's partition systems for work similar in material, design, and extent to that indicated for this Project.
B. Preparation of the opening shall conform to the dimensions specified, plumb, level, and in accordance to building practices.
C. Acoustical Performance: Test partitions in an independent acoustical laboratory in accordance with ASTM E90 to attain no less than the STC rating specified. Provide a complete and unedited written test report by the testing laboratory upon request.

1.4 SUBMITTALS
A. Product Data: Material descriptions, construction details, finishes, installation details, and operating instructions for each type of partition, component, and accessory specified.
B. Shop Drawings: Show location and extent of partitions. Include plans, elevations, sections, details, attachments to other construction, and accessories. Indicate dimensions, weights, conditions at openings, and at storage areas, and required installation, storage, and operating clearances. Indicate location and installation requirements for hardware and track, including floor tolerances required and direction of travel. Indicate blocking to be provided by others.
C. Setting Drawings: Show imbedded items and cutouts required in other work, including support beam punching template.
D. Samples: Color samples demonstrating full range of finishes available by architect.

1.5 DELIVERY, STORAGE, AND HANDLING
A. Clearly mark packages and partitions with numbering system used on Shop Drawings. Do not use permanent markings on partitions
B. Protect partitions during delivery, storage, and handling to comply with manufacturer's direction and as required to prevent damage.

1.6 WARRANTY
A. Provide written warranty by manufacturer of partitions agreeing to repair or replace any components with manufacturing defects.
B. Warranty period: Two (2) years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS, PRODUCTS, AND OPERATION
A. Manufacturers: Subject to compliance with requirements, provide products by the following:
1. Modernfold, Inc.
B. Products: Subject to compliance with the requirements, provide the following product:
1. Conf 201: Soundmaster #8 Accordion Folding Partition

2.2 OPERATION
1. Conf 201: Soundmaster #8: Manually operated, top supported, accordion folding.

2.3 CONSTRUCTION
1. Conf 201: Shall consist of steel hinge plates welded to .18-inch (5mm) diameter vertical steel rods, with a single row of plates at the bottom and top with intermediate rows at approximately 42-inch (1067mm) on center. Partitions 10'-0" (3048mm) high or over have a double row of hinge plates at the top. A high tensile alloy steel trolley yoke, functioning as a hinge pin at required intervals, supports the frame assembly.

2.4 PARTITION FINISHES
A. Finish: Face finish shall be (select as required):
1. Conf 201: Wall covering and upholstery fabric with surface treatment to resist stains.
B. Partition Trim: Exposed sweep strips of one consistent color.

2.5 SOUND SEALS
A. Conf 201: Shall be pairs of three-layer flexible sweep strips at top and bottom. Vertical Female sound channel shall by polyurethane foam lined.
B. Conf 201: Sound Insulation: 24 gauge, V-grooved steel panels and heavy duty flame resistant acoustical membrane. Each panel attaches to the frame with steel leaf fasteners.
C. Conf 201: Pairs of Flexible Sweep Strips: Shall be provided at top and bottom of the partition. Air release for air trapped within the folding partition shall be accomplished during operation by a series of 3/8-inch (9.5mm) diameter holes through the lead post molding.

2.6 HARDWARE
A. Grip type hand pulls shall be die cast zinc, satin chrome finish. Extruded aluminum or plastic hand pulls will not be accepted.

2.7 SUSPENSION SYSTEM
A. Conf 201: #5, #6, or #7 Suspension System, track and trolley sizes matched to the size of the partition.
1. Suspension Tracks: Shall be of a continuous "C" channel shaped track, connected to the structural support.
2. Carriers: The accordion folding partition shall be suspended from the track by two-wheel intermediate and four-wheel lead trolley assemblies.

2.8 OPTIONS
A. Conf 201: Locks: Satin chrome hand pulls with (select: manufacturer's standard locks or master-keyed locks). Master-keyed cylinders furnished by others. Locks shall be an integral part of the pull; Manually Operated Partitions Only.
B. Conf 201: Pairs of Flexible Sweep Strips: Shall be provided at top and bottom of the partition. Air release for air trapped within the folding partition shall be accomplished during operation by a series of .38" (10mm) diameter holes through the lead post molding.

PART 3 – EXECUTION
3.1 INSTALLATION
A. General: Comply with partition manufacturer's written installation instructions, Drawings and approved Shop Drawings.
B. Install partitions and accessories after other finishing operations, including painting have been completed.
C. Defective partitions are not acceptable.

3.2 CLEANING AND PROTECTION
A. Clean partition surfaces upon completing installation of partitions to remove dust, dirt, adhesives, and other foreign materials according to manufacturer's written instructions.
B. Provide final protection and maintain conditions in a manner acceptable to the manufacturer and installer that insure operable partitions are without damage or deterioration at time of Substantial Completion.

3.3 ADJUSTING
A. Adjust partitions to operate smoothly, easily, and quietly throughout entire operational range. Lubricate hardware and other moving parts.

3.4 EXAMINATION
A. Examine flooring, structural support, and opening with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of partitions. Proceed with installation only after unsatisfactory conditions have been corrected.

3.5 DEMONSTRATION
A. Demonstrate proper operation and maintenance procedures to Owner's representative.
B. Provide Operation and Maintenance Manual to Owner's representative.

SECTION 088000 - GLAZING

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA AND SAMPLE.
PART 2 - PRODUCTS
2.1 GLASS, GENERAL
A. GLAZING PUBLICATIONS: COMPLY WITH PUBLISHED RECOMMENDATIONS OF GLASS PRODUCT MANUFACTURERS AND ORGANIZATIONS BELOW UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED. SEE THESE PUBLICATIONS FOR GLAZING TERMS NOT OTHERWISE DEFINED IN THIS SECTION OR IN REFERENCED STANDARDS.
1. GANA PUBLICATIONS: "GLAZING MANUAL."
2. AAMA PUBLICATIONS: AAMA GDSG-1, "GLASS DESIGN FOR SLOPED GLAZING," AND AAMA TIR A7, "SLOPED GLAZING GUIDELINES."
3. IGMA PUBLICATION FOR SLOPED GLAZING: IGMA TB-3001, "GUIDELINES FOR SLOPED GLAZING."
4. IGMA PUBLICATION FOR INSULATING GLASS: SIGMA TM-3000, "NORTH AMERICAN GLAZING GUIDELINES FOR SEALED INSULATING GLASS UNITS FOR COMMERCIAL AND RESIDENTIAL USE."
B. SAFETY GLAZING: WHERE SAFETY GLAZING IS INDICATED, PROVIDE GLAZING THAT COMPLIES WITH 16 CFR 1201, CATEGORY II.
C. SAFETY GLAZING LABELING: WHERE SAFETY GLAZING IS INDICATED, PERMANENTLY MARK GLAZING WITH CERTIFICATION LABEL OF THE SGCC OR ANOTHER CERTIFICATION AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION OR MANUFACTURER. LABEL SHALL INDICATE MANUFACTURER'S NAME, TYPE OF GLASS, THICKNESS, AND SAFETY GLAZING STANDARD WITH WHICH GLASS COMPLIES.
D. INSULATING-GLASS CERTIFICATION PROGRAM: PERMANENTLY MARKED EITHER ON SPACERS OR ON AT LEAST ONE COMPONENT LITE OF UNITS WITH APPROPRIATE CERTIFICATION LABEL OF IGCC.

2.2 GLASS PRODUCTS
A. ANNEALED FLOAT GLASS: ASTM C 1036, TYPE I, QUALITY-Q3.
B. FULLY TEMPERED FLOAT GLASS: ASTM C 1048, KIND FT; TYPE I; QUALITY-Q3.
C. INSULATING-GLASS UNITS: FACTORY-ASSEMBLED UNITS CONSISTING OF SEALED LITES OF GLASS SEPARATED BY A DEHYDRATED INTERSPACE, QUALIFIED ACCORDING TO ASTM E 2190.
2.3 GLAZING SEALANTS
A. GLAZING SEALANT: NEUTRAL-CURING SILICONE GLAZING SEALANT COMPLYING WITH ASTM C 920, TYPE S, GRADE NS, CLASS 25, USE NT.
1. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
a. DOW CORNING CORPORATION; DOW CORNING® 1199 SILICONE GLAZING SEALANT
b. SIKA CORPORATION; SIKASIL-N PLUS US.
c. TREMCO INCORPORATED; PROGLAZE SSG.
B. LOW-EMITTING MATERIALS: SEALANTS SHALL HAVE A VOC CONTENT OF NOT MORE THAN 250 G/L.
C. LOW-EMITTING MATERIALS: SEALANTS SHALL COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS."
PART 3 - EXECUTION
3.1 INSTALLATION
A. COMPLY WITH COMBINED RECOMMENDATIONS OF MANUFACTURERS OF GLASS, SEALANTS, GASKETS, AND OTHER GLAZING MATERIALS, UNLESS MORE STRINGENT REQUIREMENTS ARE CONTAINED IN GANA'S "GLAZING MANUAL."
B. FOR FIRE-PROTECTION-RATED GLAZING, USE METHODS APPROVED BY TESTING AGENCIES THAT LISTED AND LABELED PRODUCTS.
C. SET GLASS LITES IN EACH SERIES WITH UNIFORM PATTERN, DRAW, BOW, AND SIMILAR CHARACTERISTICS.
D. REMOVE NONPERMANENT LABELS, AND CLEAN SURFACES IMMEDIATELY AFTER INSTALLATION.
3.2 MONOLITHIC-GLASS TYPES
A. GLASS TYPE GL-B: CLEAR FULLY TEMPERED FLOAT GLASS.
1. THICKNESS: 6 MM.
2. SAFETY GLAZING REQUIRED.
B. GLASS TYPE GL-C: TEMPERED FROSTED GLASS.
1. THICKNESS: 6 MM.
2. FINISH: F1 (FROSTED ONE SIDE).
3. SAFETY GLAZING REQUIRED.
3.3 INSULATING-GLASS TYPES
A. GLASS TYPE GL-A: LOW-E-COATED, TINTED INSULATING GLASS.
1. OVERALL UNIT THICKNESS: 1 INCH.
2. THICKNESS OF EACH GLASS LITE: 6 MM.
3. OUTDOOR LITE: FULLY TEMPERED FLOAT GLASS.
a. MANUFACTURE: CARDINAL
b. PRODUCT: LOE2-240
4. INTERSPACE CONTENT: AIR.
5. INDOOR LITE: ANNEALED FLOAT GLASS.
6. SAFETY GLAZING REQUIRED.

END OF SECTION 088000

SECTION 092216 - NON-STRUCTURAL METAL FRAMING

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA.
PART 2 - PRODUCTS
2.1 PERFORMANCE REQUIREMENTS
A. FIRE-RESISTANCE-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
B. STC-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 90 AND CLASSIFIED PER ASTM E 413 BY A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY.
2.2 METAL FRAMING AND SUPPORTS
A. STEEL FRAMING MEMBERS, GENERAL: ASTM C 754.
1. STEEL SHEET COMPONENTS: ASTM C 645. THICKNESS SPECIFIED IS MINIMUM UNCOATED BASE-METAL THICKNESS.
2. PROTECTIVE COATING: ASTM A 653/A 653M, G40.
B. FRAMING SYSTEMS:
1. STUDS AND RUNNERS: IN DEPTH AND THICKNESS INDICATED
2. FLAT STRAP AND BACKING: 0.018 INCH THICK.
3. HAT-SHAPED, RIGID FURRING CHANNELS: IN DEPTH INDICATED AND 0.018 INCH THICK.
4. RESILIENT FURRING CHANNELS: 1/2 INCH DEEP, WITH SINGLE- OR DOUBLE-LEG CONFIGURATION.
2.3 ACCESSORIES
A. GENERAL: COMPLY WITH REFERENCED INSTALLATION STANDARDS.
1. FASTENERS FOR METAL FRAMING: OF TYPE, MATERIAL, SIZE, CORROSION RESISTANCE, HOLDING POWER, AND OTHER PROPERTIES REQUIRED TO FASTEN STEEL MEMBERS TO SUBSTRATES.
B. ISOLATION STRIP AT EXTERIOR WALLS: ASPHALT FELT OR FOAM GASKET.
PART 3 - EXECUTION
3.1 INSTALLATION
A. INSTALL STEEL FRAMING TO COMPLY WITH ASTM C 754."
1. GYPSUM PLASTER ASSEMBLIES: ALSO COMPLY WITH ASTM C 841.
2. PORTLAND CEMENT PLASTER ASSEMBLIES: ALSO COMPLY WITH ASTM C 1063.
3. GYPSUM VENEER PLASTER ASSEMBLIES: ALSO COMPLY WITH ASTM C 844.
4. GYPSUM BOARD ASSEMBLIES: ALSO COMPLY WITH ASTM C 840.
B. INSTALL SUPPLEMENTARY FRAMING, AND BLOCKING TO SUPPORT FIXTURES, EQUIPMENT SERVICES, HEAVY TRIM, GRAB BARS, TOILET ACCESSORIES, FURNISHINGS, OR SIMILAR CONSTRUCTION.
C. ISOLATE STEEL FRAMING FROM BUILDING STRUCTURE, EXCEPT AT FLOOR, TO PREVENT TRANSFER OF LOADING IMPOSED BY STRUCTURAL MOVEMENT.
1. WHERE STUDS ARE INSTALLED DIRECTLY AGAINST EXTERIOR WALLS, INSTALL ISOLATION STRIP BETWEEN STUDS AND WALL.
D. FIRE-RESISTANCE-RATED ASSEMBLIES: COMPLY WITH REQUIREMENTS OF LISTED ASSEMBLIES.

END OF SECTION 092216

WALLIS DESIGN STUDIO ARCHITECTURE

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CONSTRUCTION DOCUMENTS

Nevada CountyFacilities Department
NEVADA COUNTY PROBATION
DEPARTMENT & PUBLIC DEFENDER
109 1/2 Pine Street
Nevada City, CA 95959
APN: 05-570-04

No.	Description	Date

Proj. No.:	2016015
Date:	08/03/2016
Scale:	1" = 1'-0"
Drawn By:	JMT

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SHEET SPECIFICATION

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SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA.
PART 2 - PRODUCTS
2.1 PERFORMANCE REQUIREMENTS
A. FIRE-RESISTANCE-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
B. STC-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 90 AND CLASSIFIED PER ASTM E 413 BY A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY.
2.2 PANEL PRODUCTS
A. PROVIDE IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS.
B. INTERIOR GYPSUM BOARD: ASTM C 1396/C 1396M, IN THICKNESS INDICATED, WITH MANUFACTURER'S STANDARD EDGES. TYPE X UNLESS OTHERWISE INDICATED, SAG-RESISTANT TYPE FOR CEILING SURFACES.
1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
a. GEORGIA-PACIFIC BUILDING PRODUCTS.
b. NATIONAL GYPSUM COMPANY.
c. UNITED STATES GYPSUM COMPANY.
C. WATER-RESISTANT GYPSUM BACKING BOARD: ASTM C 1396/C 1396M, IN THICKNESS INDICATED. TYPE X UNLESS OTHERWISE INDICATED.
1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
a. AMERICAN GYPSUM.
b. GEORGIA-PACIFIC BUILDING PRODUCTS.
c. UNITED STATES GYPSUM COMPANY.
D. GLASS-MAT, WATER-RESISTANT GYPSUM BACKING BOARD: ASTM C 1178/C 1178M, OF THICKNESS INDICATED. TYPE X UNLESS OTHERWISE INDICATED.
1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
a. CERTAINTEED CORPORATION.
b. GEORGIA-PACIFIC BUILDING PRODUCTS.
E. CEMENTITIOUS BACKER UNITS: ANSI A118.9, ASTM C 1288, OR ASTM C 1325.
1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
a. JAMES HARDIE BUILDING PRODUCTS, INC.
b. NATIONAL GYPSUM COMPANY.
c. UNITED STATES GYPSUM COMPANY.
2.3 ACCESSORIES
A. TRIM ACCESSORIES: ASTM C 1047, FORMED FROM GALVANIZED OR ALUMINUM-COATED STEEL SHEET, ROLLED ZINC, PLASTIC, OR PAPER-FACED GALVANIZED-STEEL SHEET. FOR EXTERIOR TRIM, USE ACCESSORIES FORMED FROM HOT-DIP GALVANIZED-STEEL SHEET, PLASTIC, OR ROLLED ZINC.
1. PROVIDE CORNERBEAD AT OUTSIDE CORNERS UNLESS OTHERWISE INDICATED.
2. PROVIDE LC-BEAD (J-BEAD) AT EXPOSED PANEL EDGES.
3. PROVIDE CONTROL JOINTS WHERE INDICATED.
B. ALUMINUM ACCESSORIES: EXTRUDED-ALUMINUM ACCESSORIES INDICATED WITH MANUFACTURER'S STANDARD CORROSION-RESISTANT PRIMER.
1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
a. FRY REGLET CORPORATION.
b. GORDON, INC.
c. PITTCON INDUSTRIES.
C. JOINT-TREATMENT MATERIALS: ASTM C 475/C 475M.
1. JOINT TAPE: PAPER UNLESS OTHERWISE RECOMMENDED BY PANEL MANUFACTURER.
2. JOINT COMPOUNDS: SETTING-TYPE TAPING COMPOUND AND DRYING-TYPE, READY-MIXED, COMPOUNDS FOR TOPPING.
3. SKIM COAT: FOR FINAL COAT OF LEVEL 5 FINISH, USE HIGH-BUILD INTERIOR COATING PRODUCT DESIGNED FOR APPLICATION BY AIRLESS SPRAYER AND TO BE USED INSTEAD OF SKIM COAT TO PRODUCE LEVEL 5 FINISH.
4. CEMENTITIOUS BACKER UNIT JOINT-TREATMENT MATERIALS: PRODUCTS RECOMMENDED BY CEMENTITIOUS BACKER UNIT MANUFACTURER.
D. LAMINATING ADHESIVE: ADHESIVE OR JOINT COMPOUND RECOMMENDED FOR DIRECTLY ADHERING GYPSUM PANELS TO CONTINUOUS SUBSTRATE.
1. ADHESIVE SHALL HAVE A VOC CONTENT OF 50 G/L OR LESS.
2. ADHESIVE SHALL COMPLY WITH GREEN SEAL'S GS-36 AND WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."
E. ACOUSTICAL SEALANT FOR EXPOSED AND CONCEALED JOINTS: NONSAG, PAINTABLE, NONSTAINING LATEX SEALANT COMPLYING WITH ASTM C 834.
1. SEALANTS SHALL HAVE A VOC CONTENT OF 250 G/L OR LESS.
2. SEALANTS SHALL COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."
F. SOUND-ATTENUATION BLANKETS: ASTM C 665, TYPE I (UNFACED).
G. TEXTURED FINISH: AGGREGATE FINISH WHERE INDICATED. MATCH EXISTING WALL FINISH.
1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
a. CERTAINTEED CORPORATION.
b. GEORGIA-PACIFIC BUILDING PRODUCTS.
c. UNITED STATES GYPSUM COMPANY.

PART 3 - EXECUTION
3.1 INSTALLATION
A. INSTALL GYPSUM BOARD TO COMPLY WITH ASTM C 840.
1. ISOLATE GYPSUM BOARD ASSEMBLIES FROM ABUTTING STRUCTURAL AND MASONRY WORK. PROVIDE EDGE TRIM AND ACOUSTICAL SEALANT.
2. SINGLE-LAYER FASTENING METHODS: FASTEN GYPSUM PANELS TO SUPPORTS WITH SCREWS.
3. MULTILAYER FASTENING METHODS: FASTEN BASE LAYERS AND FACE LAYER SEPARATELY TO SUPPORTS WITH SCREWS.
B. INSTALL CEMENTITIOUS BACKER UNITS TO COMPLY WITH ANSI A108.11.
C. FIRE-RESISTANCE-RATED ASSEMBLIES: COMPLY WITH REQUIREMENTS OF LISTED ASSEMBLIES.
D. FINISHING GYPSUM BOARD: ASTM C 840.
1. AT CONCEALED AREAS, UNLESS A HIGHER LEVEL OF FINISH IS REQUIRED FOR FIRE-RESISTANCE-RATED ASSEMBLIES, PROVIDE LEVEL 1 FINISH: EMBED TAPE AT JOINTS.
2. AT SUBSTRATES FOR TILE, PROVIDE LEVEL 2 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST COAT OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES.
3. UNLESS OTHERWISE INDICATED, PROVIDE LEVEL 4 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES.
4. WHERE INDICATED, PROVIDE LEVEL 5 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES. APPLY SKIM COAT TO ENTIRE SURFACE.
E. GLASS-MAT, WATER-RESISTANT BACKING PANELS: FINISH ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
F. CEMENTITIOUS BACKER UNITS: FINISH ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
G. TEXTURE FINISH APPLICATION: MIX AND APPLY FINISH USING POWERED SPRAY EQUIPMENT, TO PRODUCE A UNIFORM TEXTURE FREE OF STARVED SPOTS OR OTHER EVIDENCE OF THIN APPLICATION OR OF APPLICATION PATTERNS.

END OF SECTION 092900

SECTION 095113 - ACOUSTICAL PANEL CEILINGS

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA AND SAMPLES.
PART 2 - PRODUCTS
2.1 PERFORMANCE REQUIREMENTS
A. SEISMIC STANDARD: ACOUSTICAL PANEL CEILING SHALL WITHSTAND THE EFFECTS OF EARTHQUAKE MOTIONS DETERMINED ACCORDING TO ASCE/SEI 7.
B. FIRE-RESISTANCE-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
2.2 ACOUSTICAL PANELS AP-1
A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
1. ARMSTRONG WORLD INDUSTRIES, INC.
B. CLASSIFICATION: AS FOLLOWS, PER ASTM E 1264:
1. TYPE AND FORM: TYPE III, FORM 2.
2. PATTERN: C D K
3. NRC: NOT LESS THAN 0.55.
4. CAC: NOT LESS THAN 35.
5. SURFACE-BURNING CHARACTERISTICS: CLASS A.
C. COLOR: WHITE.
D. EDGE DETAIL: SECOND LOOK II: 15/16 ANGLED TEGULAR.
E. THICKNESS: 3/4 INCH.
F. MODULAR SIZE: 24 BY 48 INCHES.
2.3 CEILING SUSPENSION SYSTEM CSS-1
A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
1. ARMSTRONG WORLD INDUSTRIES, INC.
B. CEILING SUSPENSION SYSTEM: WIDE-FACE, DIRECT-HUNG SYSTEM; ASTM C 635, INTERMEDIATE DUTY STRUCTURAL CLASSIFICATION.
1. FACE DESIGN: FLAT, FLUSH.
2. FACE FINISH: PAINTED WHITE.
C. ATTACHMENT DEVICES: SIZED FOR 5 TIMES THE DESIGN LOAD INDICATED IN ASTM C 635, TABLE 1, DIRECT HUNG, UNLESS OTHERWISE INDICATED. COMPLY WITH SEISMIC DESIGN REQUIREMENTS.
D. WIRE HANGERS, BRACES, AND TIES: ZINC-COATED CARBON-STEEL WIRE; ASTM A 641/A 641M, CLASS 1 ZINC COATING, SOFT TEMPER.
1. SIZE: PROVIDE YIELD STRENGTH AT LEAST 3 TIMES THE HANGER DESIGN LOAD (ASTM C 635, TABLE 1, DIRECT HUNG), BUT NOT LESS THAN 0.106-INCH DIAMETER WIRE.

PART 3 - EXECUTION
3.1 INSTALLATION
A. INSTALL ACOUSTICAL CEILINGS TO COMPLY WITH ASTM C 636/C 636M AND SEISMIC DESIGN REQUIREMENTS INDICATED, ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND CISCA'S "CEILING SYSTEMS HANDBOOK."
1. FIRE-RATED ASSEMBLY: INSTALL FIRE-RATED CEILING SYSTEMS ACCORDING TO TESTED FIRE-RATED DESIGN.
B. INSTALL ACOUSTICAL PANELS WITH UNDAMAGED EDGES AND FIT ACCURATELY INTO SUSPENSION SYSTEM RUNNERS AND EDGE MOLDINGS. SCRIBE AND CUT PANELS AT BORDERS AND PENETRATIONS TO PROVIDE A NEAT, PRECISE FIT.
C. ARRANGE DIRECTIONALLY PATTERNED ACOUSTICAL UNITS AS INDICATED ON DRAWINGS.

END OF SECTION 095113

SECTION 096519 - RESILIENT TILE FLOORING

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA AND SAMPLES.
B. EXTRA MATERIALS: DELIVER TO OWNER ONE BOX OF EACH TYPE AND COLOR OF RESILIENT FLOOR TILE INSTALLED.
PART 2 - PRODUCTS
2.1 SOLID VINYL TILE
A. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCT INDICATED ON DRAWINGS OR COMPARABLE PRODUCT BY ONE OF THE FOLLOWING:
1. REFER TO FINISH SCHEDULE.
B. TILE STANDARD: ASTM F 1700.
C. THICKNESS: 0.100 INCH.
D. SIZE: 18 BY 18 INCHES.
2.2 INSTALLATION ACCESSORIES
A. TROWELABLE LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, PORTLAND-CEMENT- OR BLENDED-HYDRAULIC-CEMENT-BASED FORMULATION PROVIDED OR APPROVED BY FLOORING MANUFACTURER FOR APPLICATIONS INDICATED.
B. ADHESIVES: WATER-RESISTANT TYPE RECOMMENDED BY MANUFACTURER TO SUIT FLOOR COVERING AND SUBSTRATE CONDITIONS INDICATED.
1. LOW-EMITTING MATERIALS: ADHESIVES SHALL HAVE A VOC CONTENT OF 50 G/L OR LESS.
2. LOW-EMITTING MATERIALS: ADHESIVES SHALL COMPLY WITH GREEN SEAL'S GS-36 AND WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS."
C. FLOOR POLISH: PROTECTIVE LIQUID FLOOR POLISH PRODUCTS AS RECOMMENDED BY MANUFACTURER.
PART 3 - EXECUTION
3.1 INSTALLATION
A. PREPARE CONCRETE SUBSTRATES ACCORDING TO ASTM F 710. VERIFY THAT SUBSTRATES ARE DRY AND FREE OF CURING COMPOUNDS, SEALERS, AND HARDENERS.
B. LAY OUT TILES SO TILE WIDTHS AT OPPOSITE EDGES OF ROOM ARE EQUAL AND ARE AT LEAST ONE-HALF OF A TILE.
C. MATCH TILES FOR COLOR AND PATTERN BY SELECTING TILES FROM CARTONS IN SAME SEQUENCE AS MANUFACTURED AND PACKAGED. LAY TILES IN PATTERNS INDICATED.
D. FLOOR POLISH: REMOVE SOIL, VISIBLE ADHESIVE, AND SURFACE BLEMISHES FROM FLOOR COVERING BEFORE APPLYING LIQUID FLOOR POLISH.
1. APPLY PER MANUFACTURES RECOMENDATION.

END OF SECTION 096519

SECTION 096816 - SHEET CARPETING
PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA AND SAMPLES.
B. EXTRA MATERIALS: DELIVER TO OWNER FULL-WIDTH CARPET EQUAL TO 5 PERCENT OF EACH TYPE AND COLOR INSTALLED, PACKAGED WITH PROTECTIVE COVERING FOR STORAGE.
PART 2 - PRODUCTS
2.1 CARPET
A. BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCT INDICATED ON DRAWINGS OR COMPARABLE PRODUCT BY ONE OF THE FOLLOWING:
1. BENTLEY PRINCE STREET, INC.
2. MOHAWK GROUP (THE); MOHAWK CARPET, LLC.
3. SHAW CONTRACT GROUP; A BERKSHIRE HATHAWAY COMPANY.
B. WIDTH: 12 FEET
2.2 INSTALLATION ACCESSORIES
A. CARPET ADHESIVES: PRODUCT THAT COMPLIES WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET AND IS RECOMMENDED BY CARPET MANUFACTURER FOR CONDITIONS INDICATED.
1. LOW-EMITTING MATERIALS: ADHESIVES SHALL HAVE A VOC CONTENT OF 50 G/L OR LESS.
2. LOW-EMITTING MATERIALS: ADHESIVES SHALL COMPLY WITH GREEN SEAL'S GS-36 AND WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS."
B. SEAM ADHESIVE: HOT-MELT ADHESIVE TAPE OR SIMILAR PRODUCT RECOMMENDED BY CARPET MANUFACTURER.
PART 3 - EXECUTION
3.1 INSTALLATION
A. COMPLY WITH CRI 104.
B. CARPET INSTALLATION METHOD: DIRECT GLUE DOWN.
1. CARPET INSTALLATION METHOD FOR STAIRS: GLUE DOWN.
2. MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE. AT DOORWAYS, CENTER SEAMS UNDER DOOR IN CLOSED POSITION. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.
3. INSTALL PATTERN PARALLEL TO WALLS AND BORDERS.

END OF SECTION 096816

SECTION 099123 - INTERIOR PAINTING
PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS:
1. PRODUCT DATA: INCLUDE PRINTOUT OF MPI'S "MPI APPROVED PRODUCTS LIST" WITH PRODUCT HIGHLIGHTED.
2. SAMPLES.
B. MOCKUPS: FULL-COAT FINISH SAMPLE OF EACH TYPE OF COATING, COLOR, AND SUBSTRATE, APPLIED WHERE DIRECTED.
C. EXTRA MATERIALS: DELIVER TO OWNER 1 GAL. OF EACH COLOR AND TYPE OF FINISH-COAT PAINT USED ON PROJECT, IN CONTAINERS, PROPERLY LABELED AND SEALED.
PART 2 - PRODUCTS
2.1 PAINT
A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
1. BENJAMIN MOORE & CO.
2. PPG ARCHITECTURAL FINISHES, INC.
3. SHERWIN-WILLIAMS COMPANY (THE).
B. MPI STANDARDS: PROVIDE MATERIALS THAT COMPLY WITH MPI STANDARDS
INDICATED AND LISTED IN ITS "MPI APPROVED PRODUCTS LIST."
1. PRIMER SEALER, INSTITUTIONAL LOW ODOR/VOC: MPI # 149.
2. LATEX, INSTITUTIONAL LOW ODOR/VOC, FLAT (GLOSS LEVEL 1): MPI #143.
3. LATEX, INSTITUTIONAL LOW ODOR/VOC, (GLOSS LEVEL 2): MPI #144.
4. LATEX, INSTITUTIONAL LOW ODOR/VOC, SEMIGLOSS (GLOSS LEVEL 5): MPI #147.
C. MATERIAL COMPATIBILITY: PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.
1. FOR EACH COAT IN A PAINT SYSTEM, PROVIDE PRODUCTS RECOMMENDED IN WRITING BY MANUFACTURERS OF TOPCOAT FOR USE IN PAINT SYSTEM AND ON SUBSTRATE INDICATED.
D. PAINTS AND COATINGS SHALL COMPLY WITH THE FOLLOWING LIMITS FOR VOC CONTENT:
1. FLAT PAINTS AND COATINGS: 50 G/L.
2. NONFLAT PAINTS, COATINGS: 150 G/L.
3. PRIMERS, SEALERS, AND UNDERCOATERS: 200 G/L.
4. ANTICORROSIVE AND ANTIRUST PAINTS APPLIED TO FERROUS METALS: 250G/L.
5. FLOOR COATINGS: 100] G/L.
E. COLORS: AS SCHEDULED.
PART 3 - EXECUTION
3.1 PREPARATION
A. COMPLY WITH RECOMMENDATIONS IN MPI'S "MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL" APPLICABLE TO SUBSTRATES INDICATED.
B. REMOVE HARDWARE, LIGHTING FIXTURES, AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED. MASK ITEMS THAT CANNOT BE REMOVED. REINSTALL ITEMS IN EACH AREA AFTER PAINTING IS COMPLETE.
C. CLEAN AND PREPARE SURFACES IN AN AREA BEFORE BEGINNING PAINTING IN THAT AREA. SCHEDULE PAINTING SO CLEANING OPERATIONS WILL NOT DAMAGE NEWLY PAINTED SURFACES.
3.2 APPLICATION
A. COMPLY WITH RECOMMENDATIONS IN MPI'S "MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL" APPLICABLE TO SUBSTRATES INDICATED.
B. PAINT EXPOSED SURFACES, NEW AND EXISTING, UNLESS OTHERWISE INDICATED.
1. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE SAME AS SIMILAR EXPOSED SURFACES.
2. PAINT SURFACES BEHIND PERMANENTLY FIXED EQUIPMENT OR FURNITURE WITH PRIME COAT ONLY.
3. PAINT THE BACK SIDE OF ACCESS PANELS.
4. COLOR-CODE MECHANICAL PIPING IN ACCESSIBLE CEILING SPACES.
5. DO NOT PAINT PREFINISHED ITEMS, ITEMS WITH AN INTEGRAL FINISH, OPERATING PARTS, AND LABELS UNLESS OTHERWISE INDICATED.
C. APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
1. USE BRUSHES ONLY WHERE THE USE OF OTHER APPLICATORS IS NOT PRACTICAL.
2. USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILINGS.
D. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS.
CUT IN SHARP LINES AND COLOR BREAKS.
1. IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH TOPCOAT, APPLY ADDITIONAL COATS UNTIL CURED FILM HAS A UNIFORM PAINT FINISH, COLOR, AND APPEARANCE.
3.3 INTERIOR PAINT APPLICATION SCHEDULE
A. GYPSUM BOARD:
1. LATEX: ONE COAT OVER LATEX PRIMER/SEALER: MPI INT 9.2A.

END OF SECTION 099123

SECTION 101400 - SIGNAGE
PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA, SHOP DRAWINGS, AND SAMPLES.
1. SUBMIT FULL-SIZE RUBBINGS FOR METAL PLAQUES.
PART 2 - PRODUCTS
2.1 SIGNS, GENERAL
A. REGULATORY REQUIREMENTS: COMPLY WITH APPLICABLE PROVISIONS IN THE U.S. ARCHITECTURAL & TRANSPORTATION BARRIERS COMPLIANCE BOARD'S ADA-ABA ACCESSIBILITY GUIDELINES AND CALIFORNIA BUILDING CODE.
2.2 PANEL SIGNS
A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
1. ACE SIGN SYSTEMS, INC.
2. INPRO CORPORATION (IPC).
3. MOHAWK SIGN SYSTEMS.
B. INTERIOR PANEL SIGNS: MATTE-FINISHED OPAQUE ACRYLIC WITH ADHESIVELY APPLIED VINYL FILM COPY WITH BEVELED EDGES AND
ROUNDED CORNERS.
1. FINISHES AND COLORS: AS SELECTED FROM MANUFACTURER'S FULLRANGE.
2. TACTILE CHARACTERS: CHARACTERS AND GRADE 2 BRAILLE RAISED 1/32 INCH ABOVE SURFACE WITH CONTRASTING COLORS.
3. PROVIDE SIGNS FOR THE FOLLOWING ROOMS MOUNTED ON THE ROOM DOOR: REFER TO SIGNAGE PLAN.
4. PROVIDE SIGNS FOR THE FOLLOWING ROOMS MOUNTED ON THE WALL BESIDE THE ROOM DOOR: REFER TO SIGNAGE PLAN.
2.3 MATERIALS
A. ACRYLIC SHEET: ASTM D 4802, CATEGORY A-1 (CELL-CAST SHEET), TYPE UVA (UV ABSORBING).
B. PLASTIC LAMINATE: HIGH-PRESSURE LAMINATE ENGRAVING STOCK WITH FACE AND CORE IN CONTRASTING COLORS.
C. APPLIED VINYL: DIE-CUT CHARACTERS FROM VINYL FILM OF NOMINAL THICKNESS OF 3 MILS WITH PRESSURE-SENSITIVE ADHESIVE BACKING, SUITABLE FOR EXTERIOR APPLICATIONS.
D. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED LOCATION AND APPLICATION.
PART 3 - EXECUTION
3.1 INSTALLATION
A. LOCATE SIGNS WHERE INDICATED OR DIRECTED BY ARCHITECT. INSTALL SIGNS LEVEL, PLUMB, AND AT HEIGHTS INDICATED, WITH SIGN SURFACES FREE FROM DISTORTION AND OTHER DEFECTS IN APPEARANCE.
B. WALL-MOUNTED SIGNS:
1. TWO-FACE TAPE: MOUNT SIGNS TO SMOOTH, NONPOROUS SURFACES, OTHER THAN VINYL.
2. HOOK-AND-LOOP TAPES: MOUNT SIGNS TO SMOOTH, NONPOROUS SURFACES.
3. MAGNETIC TAPE: MOUNT SIGNS TO SMOOTH, NONPOROUS SURFACES.
4. SILICONE-ADHESIVE MOUNTING: ATTACH SIGNS TO IRREGULAR, POROUS, OR VINYL-COVERED SURFACES.
5. MECHANICAL FASTENERS

END OF SECTION 101400

SECTION 123623.13 - PLASTIC-LAMINATE-CLAD COUNTERTOPS

PART 1 - GENERAL
1.1 SECTION REQUIREMENTS
A. SUBMITTALS: SHOP DRAWINGS AND SAMPLES.
B. INSTALLER QUALIFICATIONS: FABRICATOR OF PRODUCTS.
C. ENVIRONMENTAL LIMITATIONS: DO NOT DELIVER OR INSTALL COUNTERTOPS UNTIL BUILDING IS ENCLOSED, WET WORK IS COMPLETED, AND HVAC SYSTEM IS OPERATING.
PART 2 - PRODUCTS
2.1 PLASTIC-LAMINATE COUNTERTOPS
A. QUALITY STANDARD: AWI, AWMAC, AND WI'S "ARCHITECTURAL WOODWORK STANDARDS."
B. PLASTIC-LAMINATE COUNTERTOPS: CUSTOM GRADE.
1. LAMINATE GRADE: HGS FOR FLAT COUNTERTOPS, HGP FOR POST-FORMED COUNTERTOPS.
2. GRAIN DIRECTION: PARALLEL TO CABINET FRONTS.
3. EDGE TREATMENT: SAME AS LAMINATE CLADDING ON HORIZONTAL SURFACES.
2.2 MATERIALS
A. WOOD MOISTURE CONTENT: 5 TO 10 PERCENT.
B. MEDIUM-DENSITY FIBERBOARD: ANSI A208.2, GRADE 130[, MADE WITH BINDER CONTAINING NO UREA FORMALDEHYDE.
C. PARTICLEBOARD: ANSI A208.1, GRADE M-2, MADE WITH BINDER CONTAINING NO UREA FORMALDEHYDE.
D. SOFTWOOD PLYWOOD: DOC PS 1.
E. HIGH-PRESSURE DECORATIVE LAMINATE: NEMA LD 3.
1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
a. ABET LAMINATI INC.
b. FORMICA CORPORATION.
c. LAMIN-ART, INC.
d. PIONITE; A PANOLAM INDUSTRIES INTERNATIONAL, INC. BRAND.
e. WILSONART INTERNATIONAL HOLDINGS, INC.
F. GROMMETS FOR CABLE PASSAGE THROUGH COUNTERTOPS: 1-1/4-INCH OD, MOLDED-PLASTIC GROMMETS AND MATCHING PLASTIC CAPS WITH SLOT FOR WIRE PASSAGE.
1. PRODUCT: "OG SERIES" BY DOUG MOCKETT & COMPANY, INC.
PART 3 - EXECUTION
3.1 INSTALLATION
A. INSTALL COUNTERTOPS TO COMPLY WITH REFERENCED QUALITY STANDARD FOR GRADE SPECIFIED.
B. INSTALL COUNTERTOPS LEVEL, PLUMB, TRUE, AND STRAIGHT. SHIM AS REQUIRED WITH CONCEALED SHIMS. INSTALL LEVEL AND PLUMB TO A TOLERANCE OF 1/8 INCH IN 96 INCHES.
C. SCRIBE AND CUT COUNTERTOPS TO FIT ADJOINING WORK, REFINISH CUT SURFACES, AND REPAIR DAMAGED FINISH AT CUTS.
D. ANCHOR COUNTERTOPS SECURELY TO BASE UNITS. SEAL SPACE BETWEEN BACKSPLASH AND WALL.

END OF SECTION 123623.13

WALLIS DESIGN STUDIO
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ROBERT M WALLIS
NO. C30915
REN. 12-31-17
STATE OF CALIFORNIA

Consultant:

CONSTRUCTION DOCUMENTS

Nevada County Facilities Department
NEVADA COUNTY PROBATION DEPARTMENT & PUBLIC DEFENDER
109 1/2 Pine Street
Nevada City, CA 95959
APN: 05-570-04

No.	Description	Date

Proj. No.:	2016015
Date:	08/03/2016
Scale:	1" = 1'-0"
Drawn By:	JMT

A0.5
SHEET SPECIFICATION

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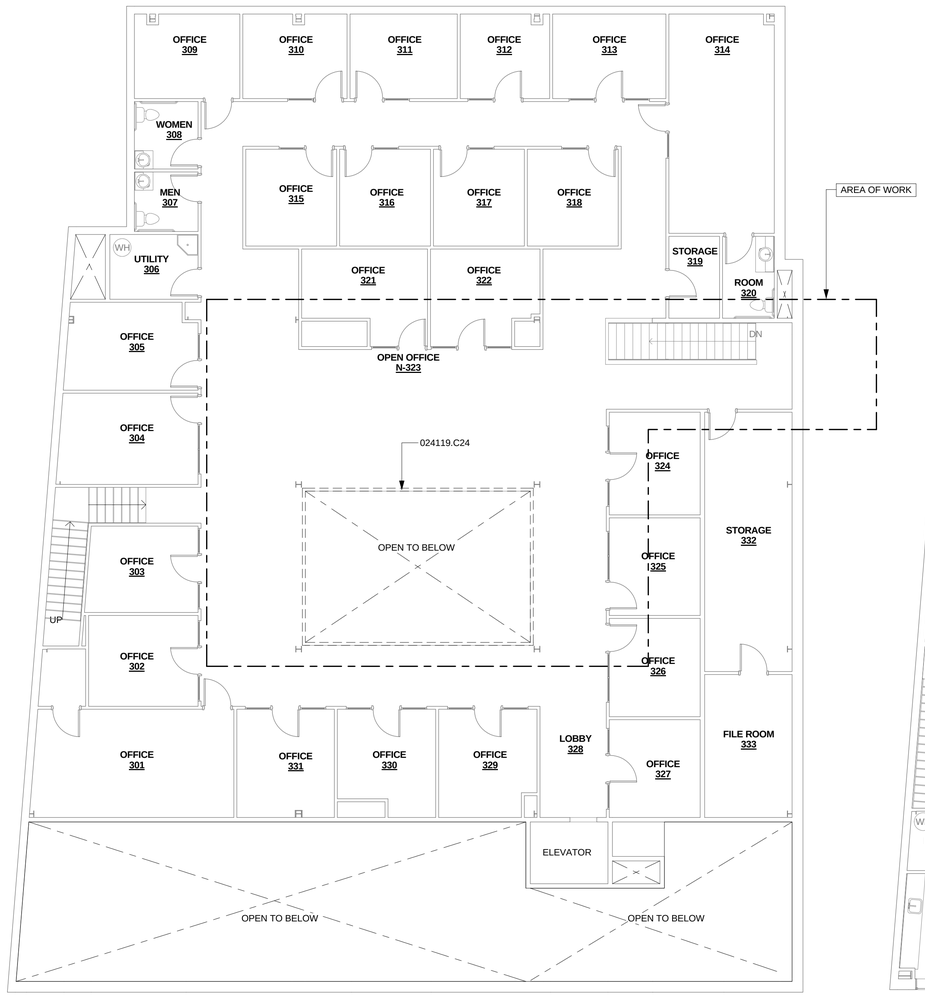
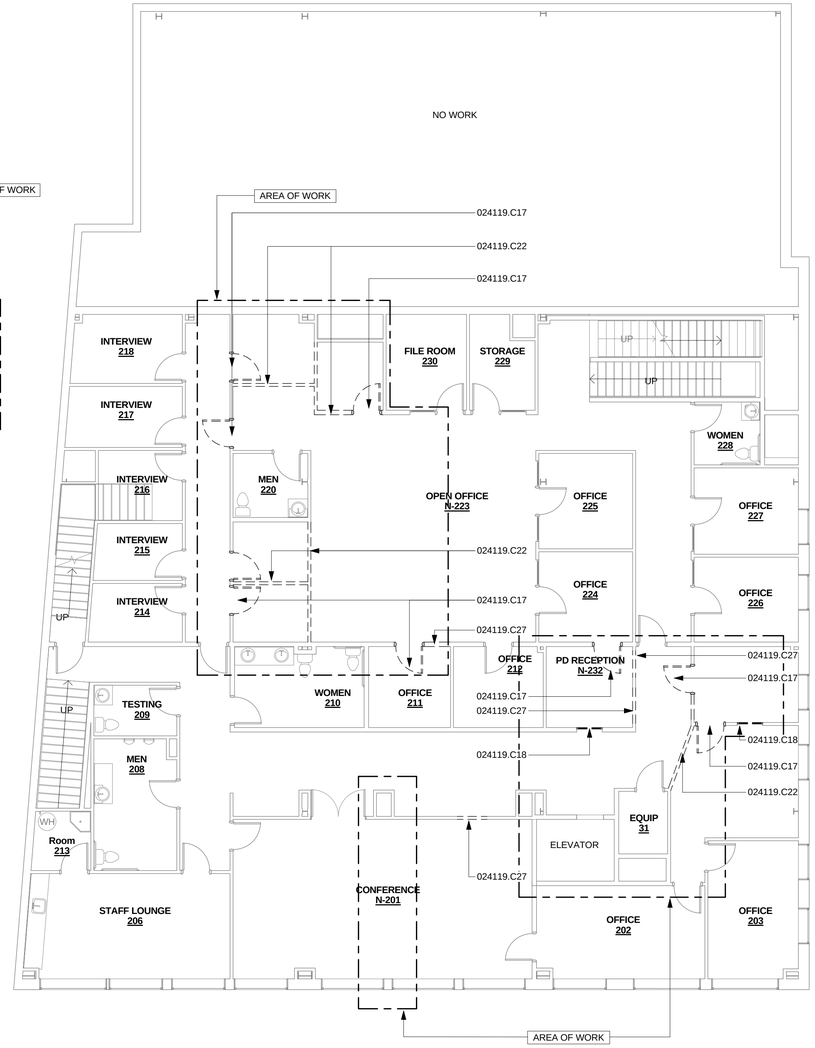


LIGHTING FIXTURES:
(E) TOTAL = 61

2 3RD FLOOR - EXISTING + DEMO PLAN
1/8" = 1'-0"



1 2ND FLOOR - EXISTING + DEMO PLAN
1/8" = 1'-0"

LEGEND

(E) NON-BEARING WALL TO REMAIN

(E) NON-BEARING WALL TO BE REMOVED

GENERAL NOTES

A. REFER TO DEMOITION NOTES ON SHEET A0.1 FOR ADDITIONAL INFORMATION.
B. ALL DOORS, WINDOWS, SIGNAGE, APPLIANCES AND LIGHT FIXTURES TO BE SALVAGED AND STORED PER OWNER'S INSTRUCTIONS.
C. WHERE FLOORING IS REMOVED, CONCRETE SLAB TO BE PREPARED FOR INSTALLATION OF NEW FLOORING MATERIAL, PER MANUFACTURER'S REQUIREMENTS.
D. ABANDONED PLUMBING PIPING & UTILITY CONDUITS TO BE DISCONNECTED & SEALED.

DEMOLITION NOTICE REQUIRED

A. THE ASBESTOS NESHAP REGULATION, 40 CFR, SUBPART M SECTION 61.145 REQUIRES WRITTEN NOTIFICATION OF DEMOLITION OR RENOVATION OPERATIONS.
B. CONTRACTOR SHALL MAKE ALL REQUIRED NOTIFICATIONS.
C. CALIFORNIA AIR BOARD ASBESTOS FORM CAN BE DOWNLOADED AT: http://www.arb.ca.gov/ent/asbestos/asbestosform.pdf

KEYNOTES

024119.C17	DOOR AND FRAME TO BE REMOVED
024119.C18	WINDOW AND FRAME TO BE REMOVED
024119.C22	WALL TO BE REMOVED
024119.C24	PARTITION TO BE REMOVED
024119.C27	GYPSUM BOARD AND STUDS TO BE REMOVED

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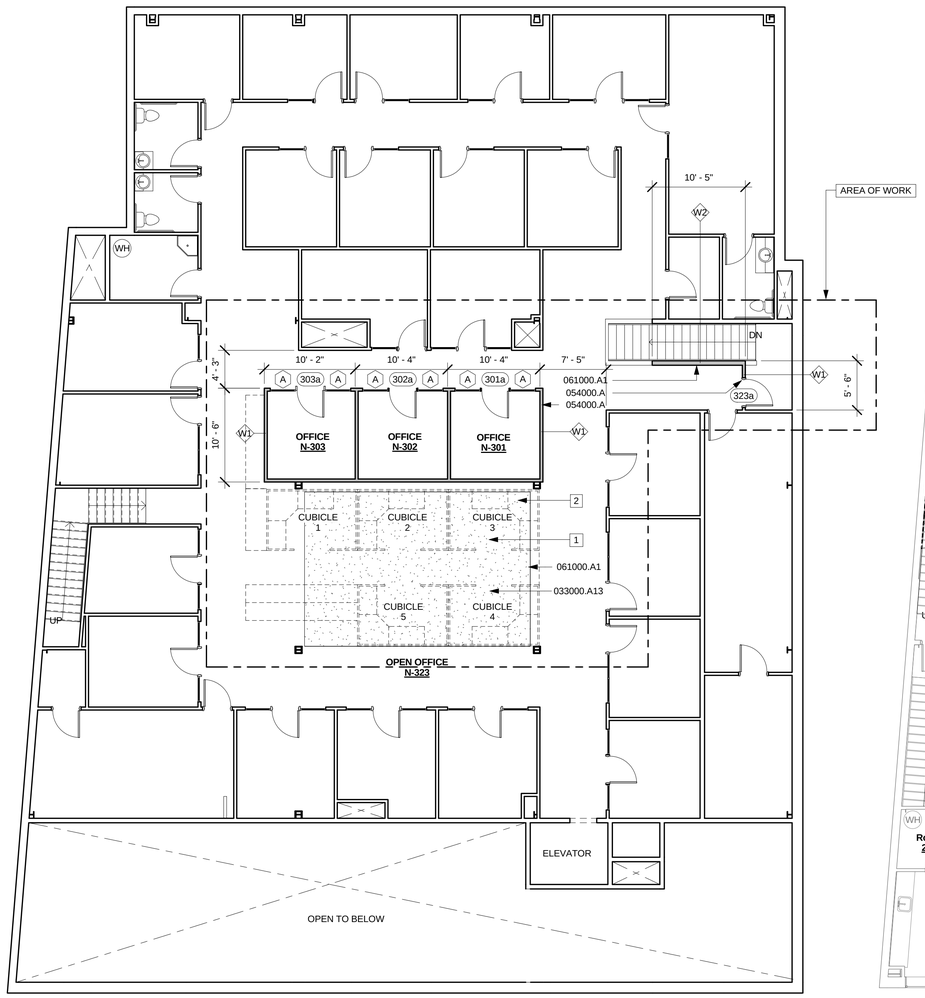
Scale:	As indicated
Drawn By:	S.A.M.

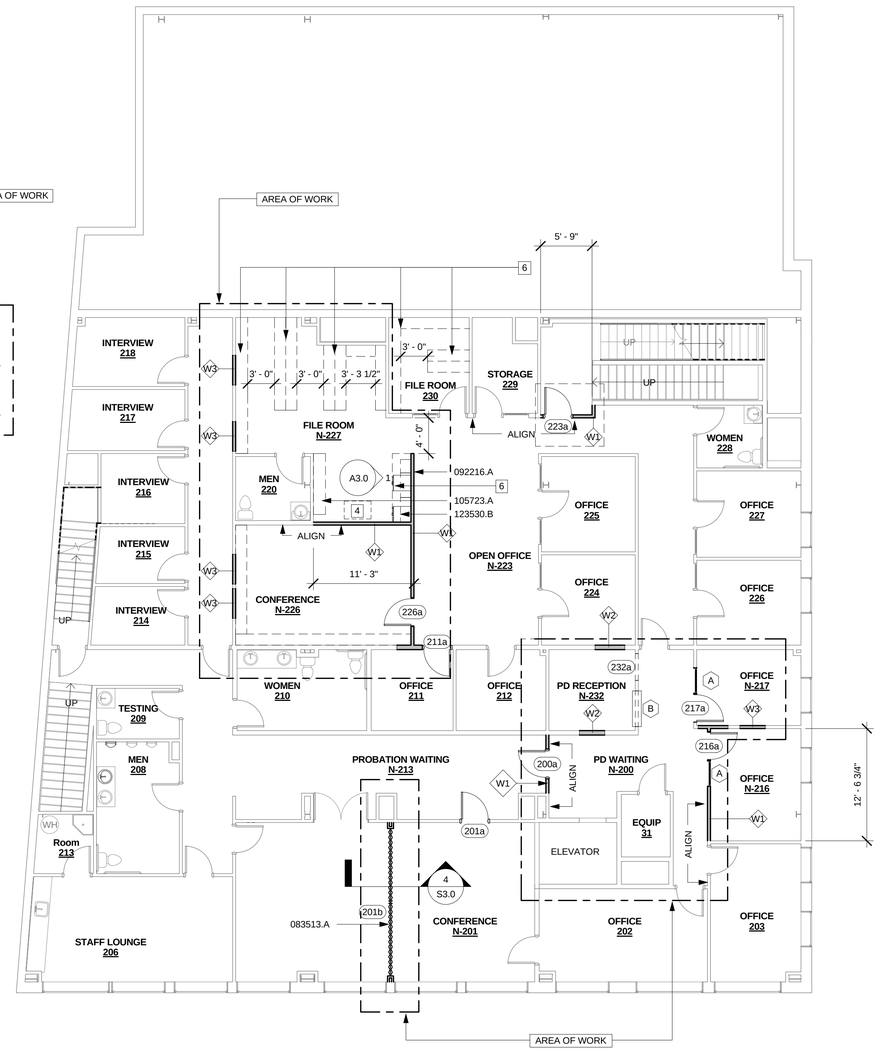
A2.0

2ND & 3RD FLOOR EXISTING & DEMO PLAN

8/4/2016 8:39:33 AM



2 3RD FLOOR - OVERALL FLOOR PLAN
1/8" = 1'-0"



1 2ND FLOOR - OVERALL FLOOR PLAN
1/8" = 1'-0"

LEGEND

- (N) WALL LOCATION
- (E) WALL LOCATION
- ALIGN FACE OF WALL FINISHES.
- 101 DOOR TYPE, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- AREA OF WORK

WALL TYPES:

W1
FRAMING: 3 5/8 INCH METAL STUD @ 24" O.C.
SUBSTRATE: 5/8" TYPE 'X' GYP BOARD (BOTH SIDES)
HEIGHT: 9'
INSULATION: ACOUSTICAL BATT INSULATION
SHEET NOTE:

W2
FRAMING: 6 INCH METAL STUD @ 24" O.C.
SUBSTRATE: 5/8" TYPE 'X' GYP BOARD (BOTH SIDES)
HEIGHT: 9'
INSULATION: ACOUSTICAL BATT INSULATION
SHEET NOTE: 3

W3
FRAMING: 6 INCH METAL STUD @ 24" O.C.
SUBSTRATE: 5/8" TYPE 'X' GYP BOARD (BOTH SIDES)
HEIGHT: 9'
INSULATION: ACOUSTICAL BATT INSULATION
SHEET NOTE: 5

GENERAL NOTES

A. INSTALLATION OF FRAMING SHALL BE WIDTHS HEREIN LISTED IN WALL TYPES UNLESS SPECIFIED DIFFERENTLY BY STRUCTURAL DOCUMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO INSTALLATION.
B. REFER TO PLANS, SECTIONS AND DETAILS FOR STUD SIZE CHANGES FROM HEREIN SCHEDULED.
C. REFER TO INTERIOR FINISH SCHEDULE AND LEGEND FOR FLOOR, WALL AND CEILING FINISHES.
D. REFER TO GLAZING AND FRAME SCHEDULE ON SHEET A3.0 FOR INTERIOR AND EXTERIOR WINDOW INFORMATION.
E. REFER TO DOOR SCHEDULE ON SHEET A3.0 FOR INTERIOR AND EXTERIOR DOOR INFORMATION.
F. REFER TO SPECIFICATION FOR ADDITIONAL KEYNOTE SECTION INFORMATION.

DIMENSION NOTES

A. EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE UNO
B. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, UNO
C. DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
D. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
E. SET JAMB AT HINGE SIDE OF:
INTERIOR DOORS @ 4" UNO

SHEET NOTES

1. NEW FLOOR INFILL AT (E) OPENING: TJI @ 12" - 16" OC W/ 1 1/8" SHEATHING, 1 1/2" LIGHTWEIGHT CONCRETE FINISH TO MATCH (E) FLOOR LEVEL.
2. FURNITURE PROVIDED BY TENANT.
3. MATCH (E) WOOD FRAMED WALL.
4. COPY MACHINE LOCATION, OWNER PROVIDED.
5. INFILL WALL TO MATCH (E)
6. SHELVES PROVIDED BY TENANT. INSTALLED BY CONTRACTOR.

KEYNOTES

033000.A13	CAST-IN-PLACE CONCRETE LIGHTWEIGHT
054000.A	COLD FORM METAL FRAMING
061000.A1	WOOD FRAMING
083513.A	FOLDING DOORS: ACCORDIAN DOOR
092216.A	NON-LOAD BEARING METAL FRAMING ASSEMBLY
105723.A	WIRE CLOSET SHELF ASSEMBLY
123530.B	BASE CABINET

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1	Revision 1	Date 1

Proj. No.:	2016015
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A2.1
2ND & 3RD FLOOR OVERALL PLANS

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WINDOW NOTES

A. FIELD VERIFY ALL OPENINGS & DIMENSIONS PRIOR TO SHOP DRAWINGS AND FABRICATION.
B. GLAZING WITHIN 18" OF FLOOR, OR GLAZING WITHIN 24" OF A DOOR AND LESS THAN 60" ABOVE WALKING SURFACE SHALL BE TEMPERED SAFETY GLAZING.
C. ALL EXTERIOR GLAZING SHALL BE INSULATED GLASS UNITS WITH A MIN. OF ONE TEMPERED PANE PER 2013 CBC CHAPTER 7A.

SCHEDULE NOTE:

1. WINDOW TYPE A
2. WINDOW TYPE B
3. CASED OPENING

DOOR NOTES

A. FIELD VERIFY ALL OPENINGS & DIMENSIONS PRIOR TO SHOP DRAWINGS AND FABRICATION.
B. GLAZING IN DOORS SHALL BE TEMPERED SAFETY GLAZING
C. NEW DOOR LOCKS WITH LEVER HANDLES ON ALL DOORS
D. INSTALL NEW 10" STRIKE PLATES ON ALL DOOR JAMBS WITH DAMAGED STRIKE PLATE.

SCHEDULE NOTE:

1. DOOR TYPE A
2. SCHLAGE LEVER HANDLES - ALL NEW TO RECEIVE NEW LEVER HANDLES.
3. TM COBB OR EQUAL: FRENCH DOOR, SINGLE LITE, PAINTED
4. TM COBB OR EQUAL: FLAT PANEL SOLID WOOD, 1 3/8" THICK
5. ACCORDIAN PARTITION - MODERNFOLD OR EQUAL, VERIFY WIDTH OF OPENING

EQUIPMENT/PLUMBING NOTES

A. N/A

SCHEDULE NOTE:

1. N/A

FINISH NOTES

A. PROVIDE TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES.
B. SET FLOORING TRANSITIONS CENTERED BELOW DOOR IN CLOSED POSITION AT DOOR FRAME OPENINGS.
C. FLOOR FINISH IS CONTINUOUS UNDER ALL COUNTERTOPS AND FIXTURES, TYPICAL.
D. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH INFORMATION.
E. REFER TO REFLECTIVE CEILING PLAN FOR CEILING FINISH INFORMATION.
F. 4" RUBBER COVE BASE THROUGHOUT

SCHEDULE NOTE:

1. INSTALL THRESHOLD FULL DEPTH OF JAMB.
2. FURNISH AND INSTALL 4 INCH BACK SPLASH AT COUNTERTOPS, TYPICAL
3. "WET" WALLS TO BE COVERED WITH 48" TALL FRP U.N.O.
4. CARPET RUNNER AT STAIR #1& #2 INSTALLED IN MIDDLE OF TREADS TO MATCH (E) TREADS.
5. INCLUDE FLOOR PREP AT CARPET FLOOR TILES PER MANUFACTURER'S RECOMMENDATIONS. USE MANUFACTURER'S RECOMMENDED CARPET FLOOR TILE ADHESIVE.
6. STANDARD FLOOR PREP: CLEAN & FLOAT OUT AREAS TO PROVIDE SMOOTH TRANSITIONS. NO UNDERLAYMENT REQUIRED, USE MANUFACTURER'S RECOMMENDATIONS.
7. KITCHEN & BATHROOMS
8. ALL INTERIOR WALL SURFACES U.N.O.
9. INSTALL AT (E) BASEBOARD, U.N.O.

CASEWORK NOTES

A. MATCH (E) CABINET WORK

SCHEDULE NOTE:

1. x

Schedule - Windows

Window Mark	Style	Size	Detail: Head	Detail: Jamb	Detail: Sill	Refer to Sched. Note:
A	Sidelights 1	3068				1
B	Window-Square Opening	40310				1

Schedule - Doors

Door #	Family	Door Size	Material	Details: Head	Details: Jamb	Details: Sill	Refer to Sched Note:
200a	Single Door	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,4
201a	Single Door	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,4
201b	Accordian Partition	Paired 9' tall					5
211a	Single Door	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,4
216a	Single Full Lite	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,3
217a	Single Full Lite	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,3
223a	Single Door	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,4
226a	Single Full Lite	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,3
232a	Opening	3068					
301a	Single Full Lite	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,3
302a	Single Full Lite	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,3
303a	Single Full Lite	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,3
323a	Single Door	3068	wd	1/A8.0	2/A8.0	3/A8.0	1,2,4

Schedule - Room Finishes

Room Name	Room #	Finish: Floor	Finish: Base	Finish: Wall	Finish: Ceiling	Refer to Sheets Notes:
PD WAITING	N-200	F2	B1	P1		
CONFERENCE	N-201	F1	B1	P1		
PROBATION WAITING	N-213	F2	B1	P1		
OFFICE	N-216	F1	B1	P1		
OFFICE	N-217	F1	B1	P1		
OPEN OFFICE	N-223	F1	B1	P1		
CONFERENCE	N-226	F1	B1	P1		
FILE ROOM	N-227	F1	B1	P1		
PD RECEPTION	N-232	F2	B1	P1		
OFFICE	N-301	F1	B1	P1		
OFFICE	N-302	F1	B1	P1		
OFFICE	N-303	F1	B1	P1		
OPEN OFFICE	N-323	F1	B1	P1		

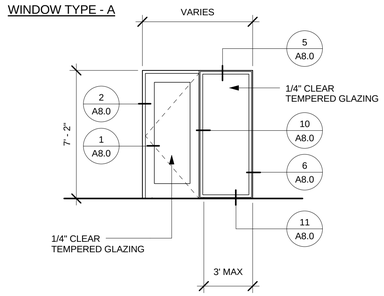
Schedule - Casework

Mark	Description	Width	Height	Depth	CDS	Finish	Sheet Notes
01	Base Cabinet w/ Drawers	1' - 9"	2' - 10 1/2"	2' - 0"	211	L1	
02	Base Cabinet w/ Drawers	1' - 9"	2' - 10 1/2"	2' - 0"	211	L1	
03	Base Cabinet w/ Drawers	1' - 9"	2' - 10 1/2"	2' - 0"	211	L1	
04	Base Cabinet w/ Drawers	1' - 9"	2' - 10 1/2"	2' - 0"	211	L1	
05	Wall Hung Cabinet	1' - 6"	3' - 0"	1' - 2"	301	L1	
06	Wall Hung Cabinet	2' - 9"	3' - 0"	1' - 2"	302	L1	
07	Wall Hung Cabinet	2' - 9"	3' - 0"	1' - 2"	302	L1	

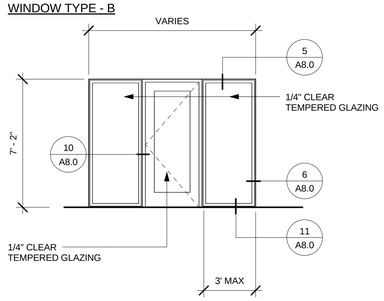
FRAME TYPES

BASIS OF DESIGN - KNOCK DOWN FRAME
TIMELY A DIVISION OF S.D.S INDUSTRIES, INC
1. WINDOW & DOOR FRAME
2. CASING

WINDOW TYPE - A



WINDOW TYPE - B



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TIMELY A DIVISION OF S.D.S INDUSTRIES, INC
1. WINDOW & DOOR FRAME
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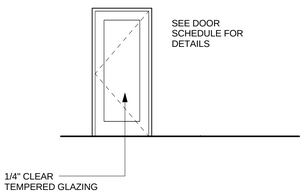
DOOR TYPE - A



KNOCKDOWN DOOR

FINISH LEGEND

FLOORING:

F1 MANUFACTURE: MATCH (E)
PRODUCT: CARPET MATCH (E)
COLOR: TBD
SIZE:
PATTERN:
SCHED NOTES:

F2 MANUFACTURE: MATCH (E)
PRODUCT: VINYL MATCH (E)
COLOR: TBD
SIZE: TBD
PATTERN: TBD
SCHED NOTES:

PAINT:

P1 MANUFACTURE: PITTSBURGH PAINTS
PRODUCT: MANOR HALL
COLOR: TBD
FINISH: SATIN SHEEN
SCHED NOTES:

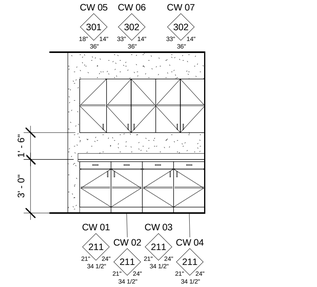
P2 MANUFACTURE: PITTSBURGH PAINTS
PRODUCT: MANOR HALL
COLOR: TBD
FINISH: SEMIGLOSS
SCHED NOTES:

BASE:

B1 MANUFACTURE: MATCH (E)
PRODUCT: 4" RUBBER COVE, MATCH (E) BASE
COLOR: TBD
SIZE: 4"
FINISH:
SCHED NOTES:

COUNTERTOPS/CABINETS:

L1 MANUFACTURE: TBD
PRODUCT: PLASTIC LAMINATE
COLOR: TBD
SIZE: TBD
SCHED NOTES: 2



1 FILE ROOM
1/4" = 1'-0"

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SCHEDULES

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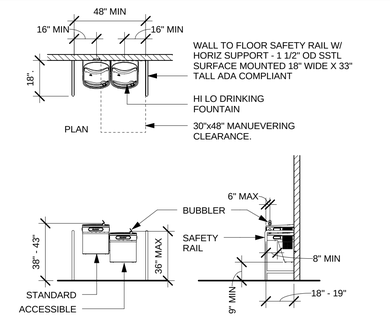
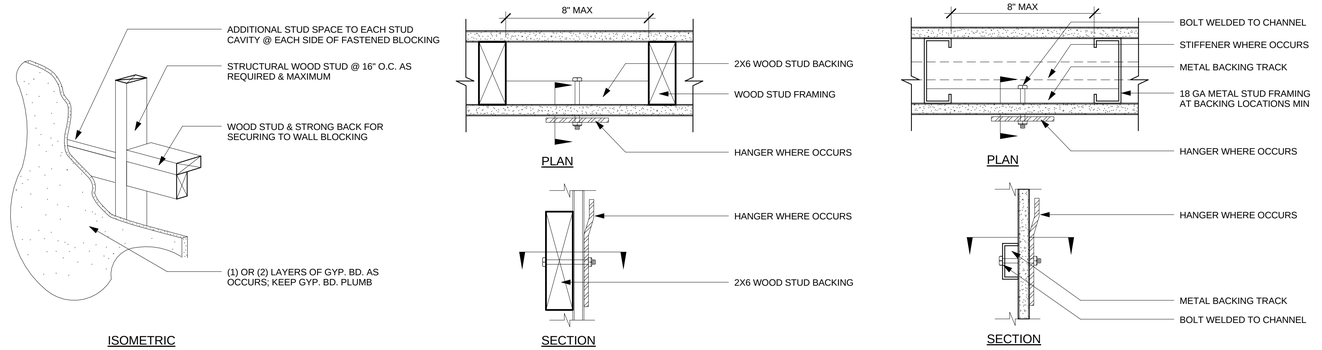
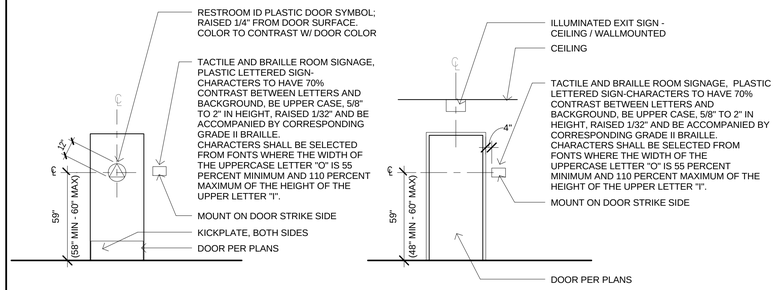


HI-LO DRINKING FOUNTAIN:
ELKAY EZ (S) TL8

1 MOUNTING HEIGHTS AND ACCESSORIES
1/4" = 1'-0"

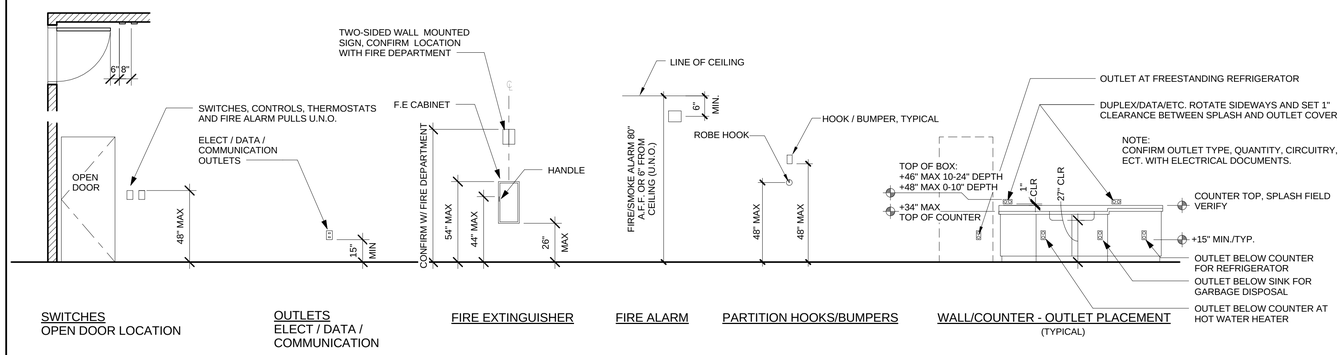


10 BACKING DETAILS
3" = 1'-0"



☒ RD ☒ RR TOILET ROOM SIGNAGE

☒ PR EXIT DOOR AND ROOM SIGNAGE



SWITCHES
OPEN DOOR LOCATION

OUTLETS
ELECT / DATA / COMMUNICATION

FIRE EXTINGUISHER

FIRE ALARM

PARTITION HOOKS/BUMPERS

WALL/COUNTER - OUTLET PLACEMENT
(TYPICAL)

12 MOUNTING HEIGHTS AND ACCESSORIES
1/4" = 1'-0"

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MOUNTING HEIGHTS & ACCESSORIES

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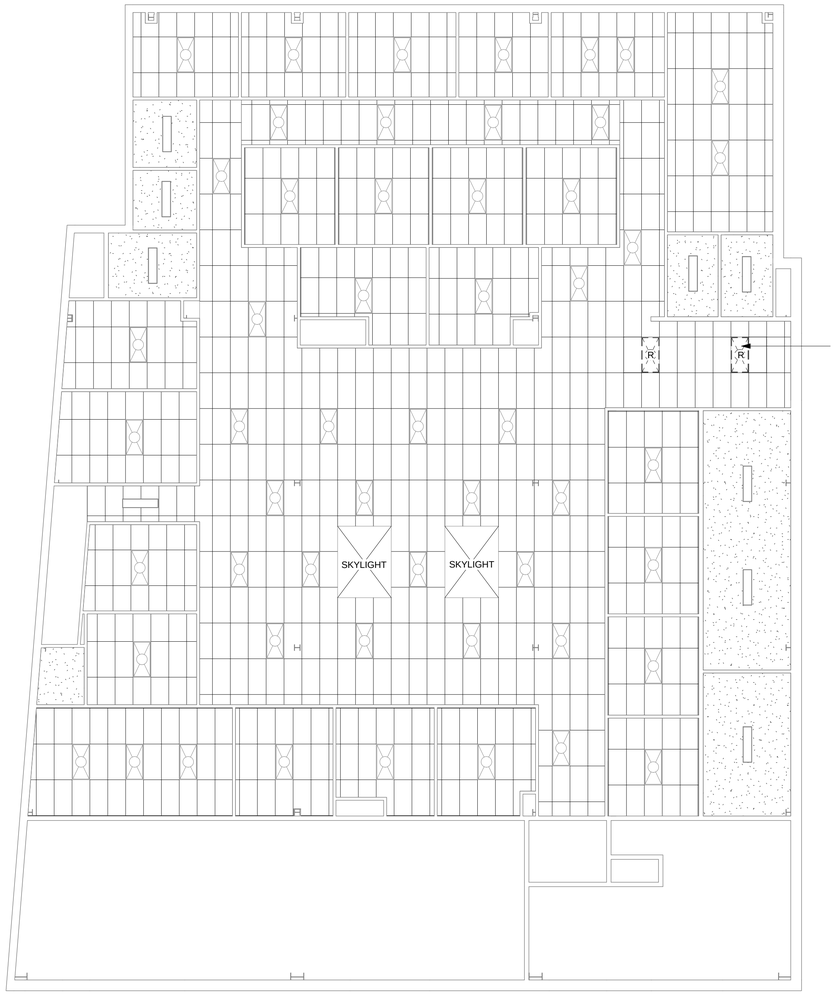
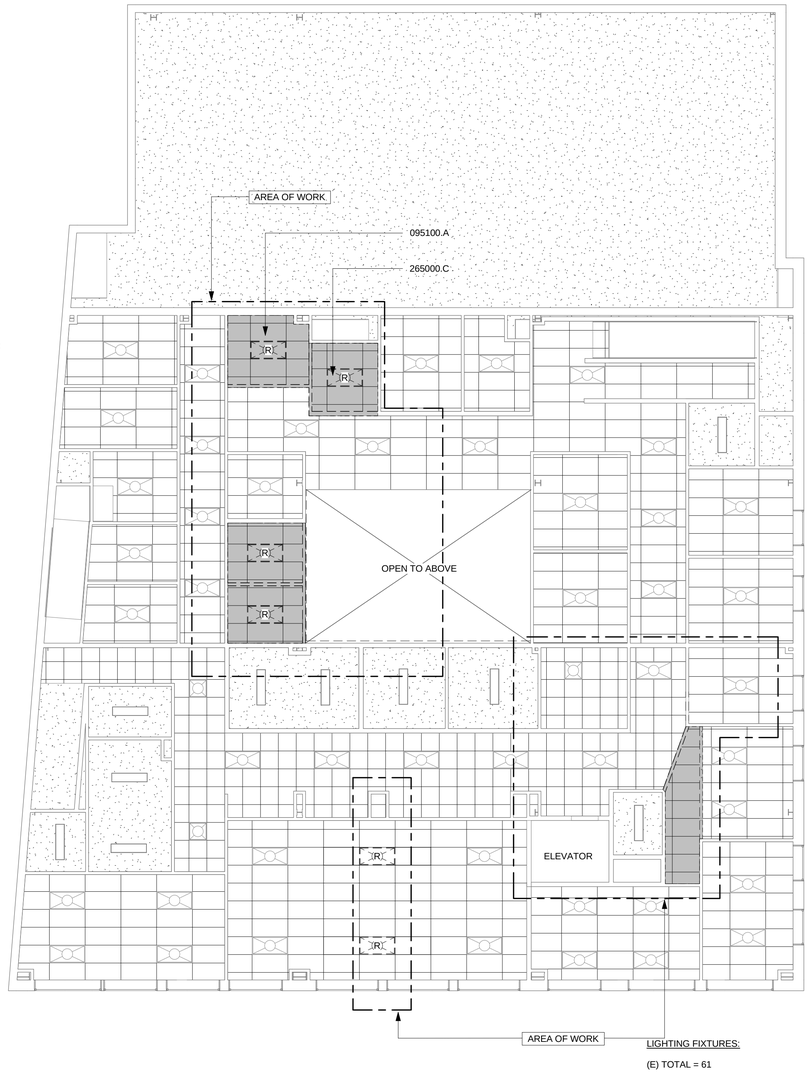


LIGHTING FIXTURES:

(E) TOTAL = 42

3RD FLOOR - EXISTING/DEMO CEILING PLAN
2 1/8" = 1'-0"



LIGHTING FIXTURES:

(E) TOTAL = 61

2ND FLOOR - EXISTING/DEMO CEILING PLAN
1 1/8" = 1'-0"

LEGEND

NOTE: ALL CEILING CONSTRUCTION & FIXTURES ARE (E) & TO REMAIN UNLESS AS NOTED BELOW.

- GYPSUM BOARD CEILING, TYPICAL
- SUSPENDED ACOUSTICAL CEILING LOCATION
- ILLUMINATED EXIT SIGN, BATTERY BACK-UP TYPICAL
- ILLUMINATED EXIT DIRECTIONAL SIGN, BATTERY BACK-UP.
- EMERGENCY EGRESS LIGHTING, CEILING MOUNTED
- EMERGENCY EGRESS LIGHTING, WALL MOUNTED
- LIGHT FIXTURE - DOWNLIGHT - RECESSED IN CEILING
- 2X4 TROFFER LIGHT
- RETURN AIR DIFFUSER LOCATION
- SUPPLY AIR DIFFUSER LOCATION
- EXHAUST FAN
- R — RELOCATED FIXTURE (SEE NEW CEILING PLAN FOR PLACEMENT)
- S — REMOVED & STORED FIXTURE

GENERAL NOTES

A. LAYOUT OF SUSPENDED FIXTURES & RECESSED FIXTURES ARE EXISTING AND TO REMAIN U.N.O.
B. EXIT SIGNS, TO REMAIN U.N.O, REFER TO EXITING PLANS AND ELECTRICAL DOCUMENTS.

SHEET NOTES

1. NOT USED

KEYNOTES

095100.A ACOUSTICAL PANEL ASSEMBY
265000.C SUSPENDED LIGHT FIXTURES

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Consultant:

CONSTRUCTION DOCUMENTS

Nevada CountyFacilities Department

NEVADA COUNTY PROBATION
DEPARTMENT & PUBLIC DEFENDER

109 1/2 Pine Street
Nevada City, CA 95959

APN: 05-570-04

No.	Description	Date

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A6.0

EXISTING & DEMOLITION CEILING PLANS

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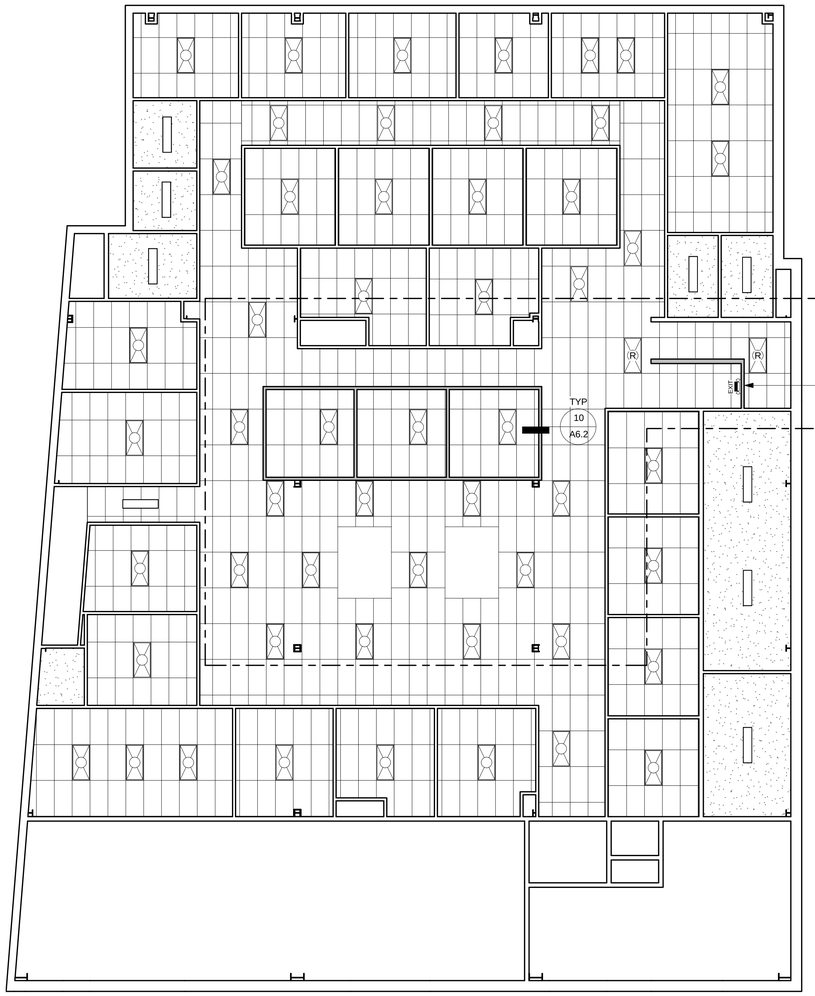

2 3RD FLOOR - OVERALL CEILING PLAN
1/8" = 1'-0"

1 2ND FLOOR - OVERALL CEILING PLAN
1/8" = 1'-0"

LEGEND

- GYPSUM BOARD CEILING, TYPICAL
- EXISTING SUSPENDED ACOUSTICAL CEILING LOCATION
- NEW SUSPENDED ACOUSTICAL CEILING LOCATION (5 / A6.2)
- ILLUMINATED EXIT SIGN, BATTERY BACK-UP TYPICAL
- ILLUMINATED EXIT DIRECTIONAL SIGN, BATTERY BACK-UP.
- EMERGENCY EGRESS LIGHTING, CEILING MOUNTED
- EMERGENCY EGRESS LIGHTING, WALL MOUNTED
- LIGHT FIXTURE - DOWNLIGHT - RECESSED IN CEILING
- 2X4 TROFFER LIGHT
- R RELOCATED 2X4 TROFFER LIGHT
- N NEW 2X4 TROFFER LIGHT
- RETURN AIR DIFFUSER LOCATION
- SUPPLY AIR DIFFUSER LOCATION
- EXHAUST FAN

CEILING FINISHES

AP-1 ACOUSTICAL CEILING TILE, TYPICAL
MSF: MATCH (E)
STYLE: MATCH (E)
SIZE: MATCH (E)

CSS-1 ACOUSTICAL CEILING GRID ASSEMBLY, TYPICAL
MSF: MATCH (E)
TYPE: T BAR

GENERAL NOTES

A. LAYOUT OF SUSPENDED FIXTURES & RECESSED FIXTURES, REFER TO ELECTRICAL DOCUMENTS.
B. ILLUMINATED EXIT SIGNS SHALL BE CENTERED ABOVE DOOR OPENINGS, UNO.
C. EXIT ROUTE SIGNAGE SHALL BE WALL MOUNTED ADJACENT TO DOOR AND/OR PASSAGE WAY OPENING AT ALL LOCATIONS PROVIDED WITH AN ILLUMINATED EXIT SIGN.
D. ELECTRICAL AND MECHANICAL CONTRACTORS SHALL COORDINATED FIXTURE AND DIFFUSER LOCATIONS, ALL CONFLICTS SHALL BE REVIEWED BY ARCHITECT.
E. ELECTRICAL AND MECHANICAL CONTRACTORS SHALL COORDINATED FIXTURE AND DIFFUSER LOCATIONS WITH SPRINKLER HEAD LOCATIONS, ALL CONFLICTS SHALL BE REVIEWED BY ARCHITECT.
F. ACOUSTICAL TILE CEILING LAYOUT SHALL BE COORDINATED WITH SUSPENDED INDIRECT/DIRECT LIGHTING FIXTURES.
G. VERTICAL MEMBERS OF SOFFITS SHALL BE PAINTED THE SAME COLOR AS HORIZONTAL SURFACE, UNO.
H. AT NEW CEILING LOCATION CENTER T-GRID WITHIN ROOMS, UNO.
I. EXIT SIGNS, REFER TO EXITING PLANS AND ELECTRICAL DOCUMENTS.
J. TYPICAL ACOUSTICAL CEILING HEIGHT IS 10'-0" AFF, UNO.
K. SUSPENDED T-BAR CEILING AREA NOT TO EXCEED 2,500 SF WITHOUT AN EXPANSION JOINT. JOINT LOCATION TO BE DETERMINE BY CONTRACTOR IN FIELD. SEE DETAILS
L. (N) AND (R) FIXTURES TO USE EXISTING CIRCUITRY, UNO.

SHEET NOTES

1. NEW ACCORDIAN PARTITION, MOVE (E) LIGHT FIXTURES AND ADD NEW FIXTURES AS SHOWN.
2. NEW WALL , MOVE (E) LIGHT FIXTURES AS SHOWN.

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CEILING PLANS

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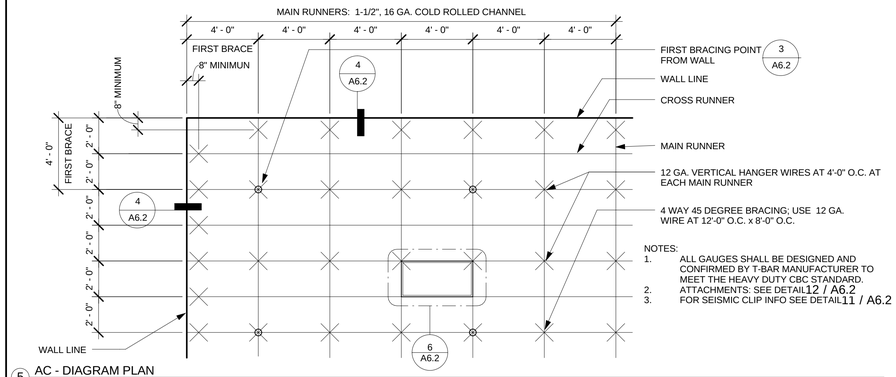
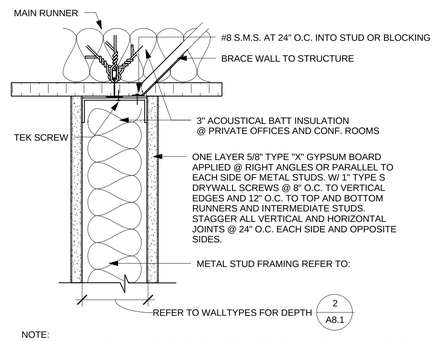
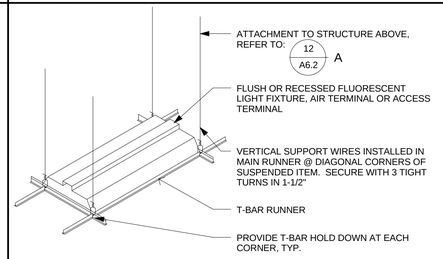


5 AC - DIAGRAM PLAN
1/4" = 1'-0"



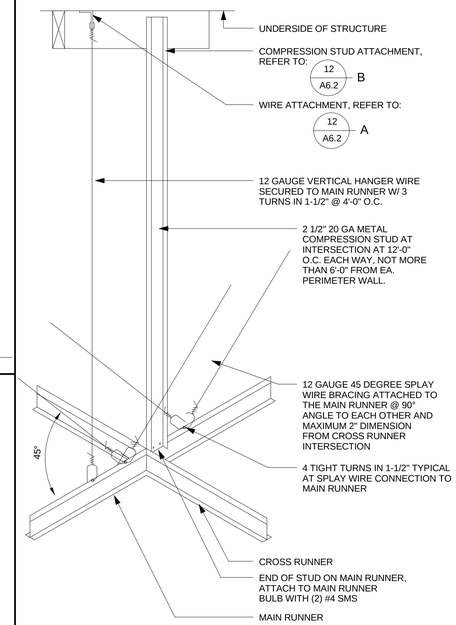
NOTE:
1. ALL GAUGES SHALL BE DESIGNED AND CONFIRMED BY T-BAR MANUFACTURE

10 AC @ TOP OF WALL
3" = 1'-0"



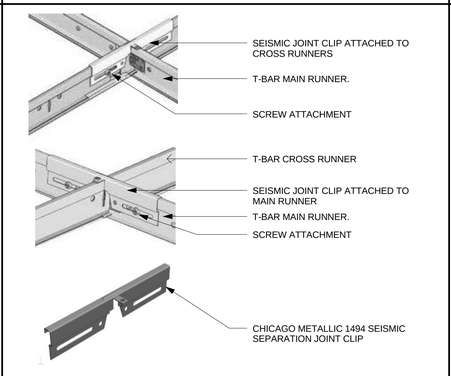
NOTES:
1. FIXTURES @ LESS THAN 56 LBS : INSTALL 2-#12 GA SAFETY WIRES (SLACK). ONE ON EACH END OF FIXTURE, DIAGONALLY OPPOSED AND CONNECTED TO STRUCTURE ABOVE.
2. FIXTURES @ 56 LBS OR GREATER : INSTALL 4 #12 GA SUPPORT WIRES (TAUT). ONE ON EACH CORNER OF FIXTURE CONNECTED TO STRUCTURE. WIRES SHALL SUPPORT (4) TIMES THE WEIGHT OF THE FIXTURE.
3. FIXTURES @ LESS THAN 56 LBS AND 4'x4' MIN IN SIZE: INSTALL 4 #12 GA SAFETY WIRES (SLACK) AT EACH CORNER OF THE FIXTURE.

6 AC - SUSPENDED FIXTURE
3" = 1'-0"

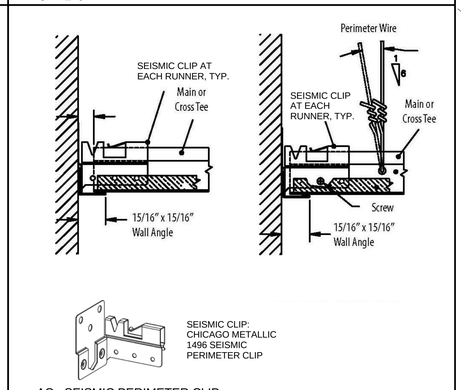


NOTE: COMPRESSION STRUT SHALL NOT REPLACE VERTICAL HANGER WIRE

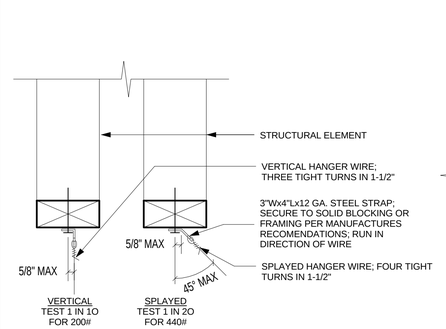
3 AC - COMPRESSION STRUT
3" = 1'-0"



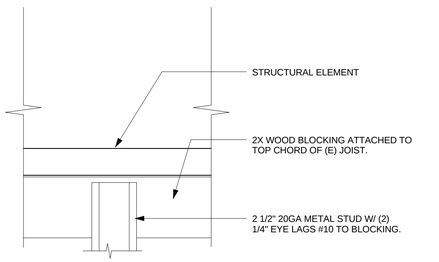
11 AC - SEISMIC CLIP
3" = 1'-0"



7 AC - SEISMIC PERIMETER CLIP
3" = 1'-0"

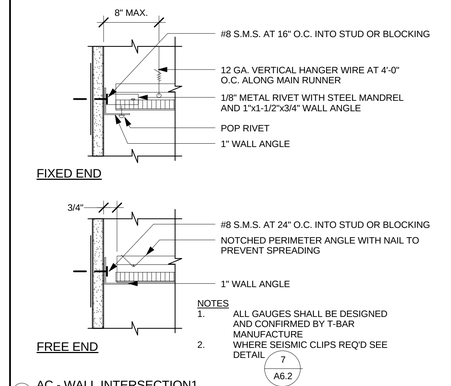


A WIRES @ CEILING ASSEMBLY



B COMPRESSION STRUT

12 AC - ATTACHMENTS
3" = 1'-0"



4 AC - WALL INTERSECTION1
3" = 1'-0"

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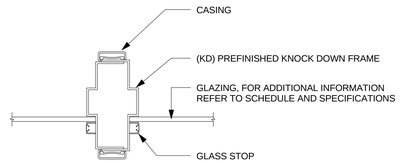
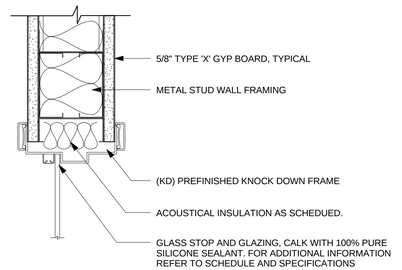
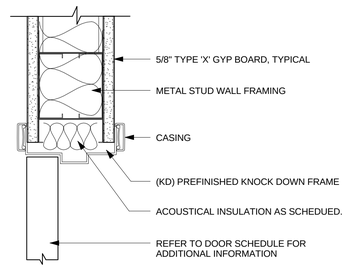


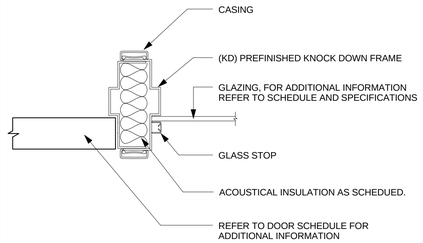
9 WNDW - KD MULLION VERT
3" = 1'-0"



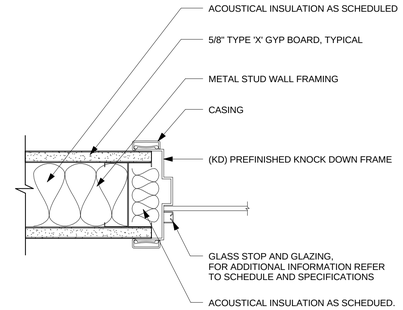
5 WNDW - KD HEAD CONDITION
3" = 1'-0"



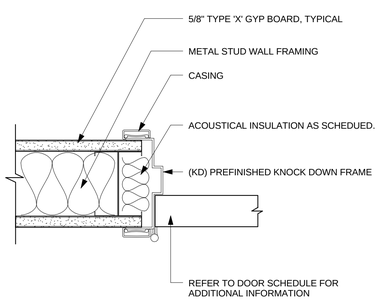
1 DOOR - KD INT DOOR HEAD
3" = 1'-0"



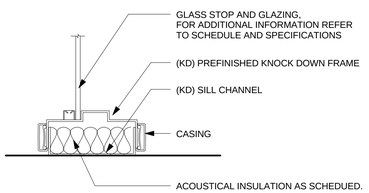
10 DOOR - KD INT DOOR JAMB/HEAD
3" = 1'-0"



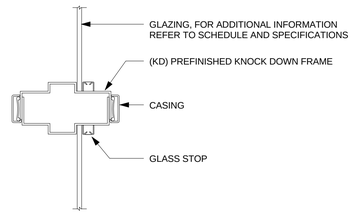
6 WNDW - KD JAMB CONDITION @ WALL INSULATED
3" = 1'-0"



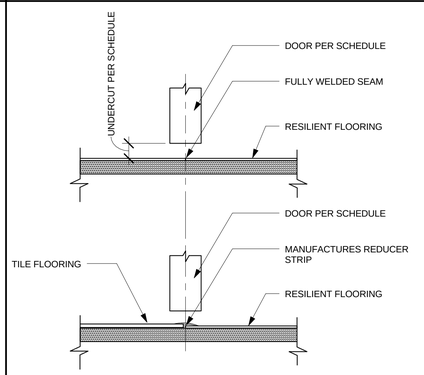
2 DOOR - KD INT DOOR JAMB @ WALL
3" = 1'-0"



11 WNDW - KD SILL CONDITION @ FLOOR
3" = 1'-0"



7 WNDW - KD MULLION HORIZ
3" = 1'-0"



3 DOOR - INT THRESHOLD
3" = 1'-0"

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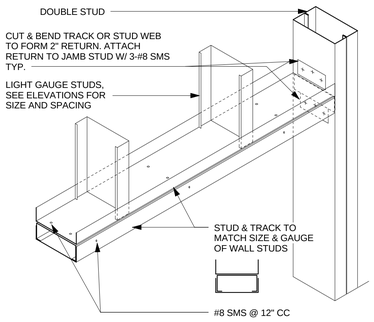
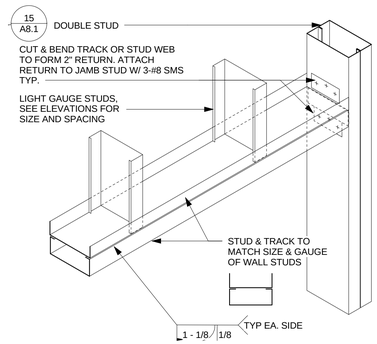
DOOR AND WINDOW DETAILS

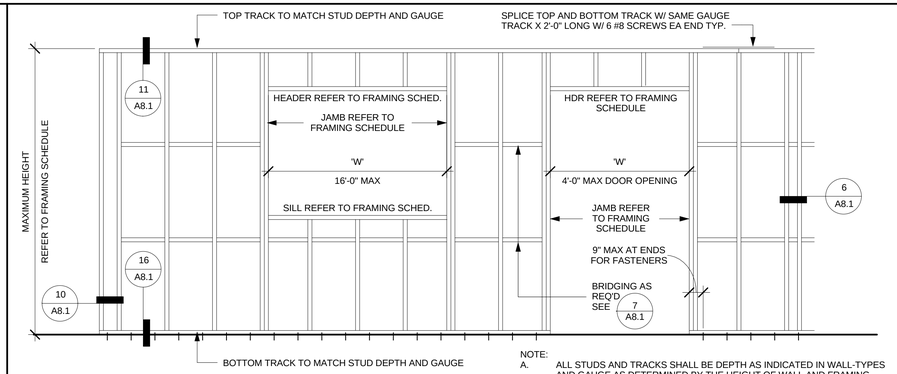
8/4/2016 8:39:38 AM



17 METAL FRAMING - HDR 2 TRACK + STUD
1 1/2" = 1'-0"



13 METAL FRAMING - HDR TRACK + STUD
1 1/2" = 1'-0"



9 METAL FRAMING - WALL ELEVATION
1/2" = 1'-0"

INTERIOR NON-BEARING PARTITIONS SCHEDULE

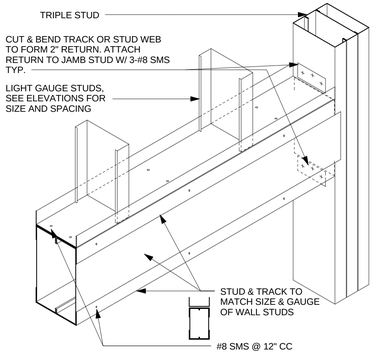
9 A8.1

MAXIMUM HEIGHT FOR METAL STUDS WITH DEFLECTION LIMIT L/240 @ 7.5 PSF

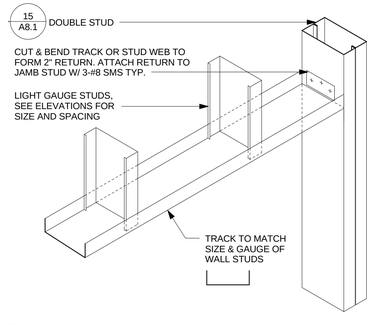
24" CC SPACING - REFER TO WALL TYPES FOR DEPTH

DEPTH	GAUGE	FLANGE	HEIGHT
3 5/8"	20	1 3/8"	12'-10"
3 5/8"	18	1 3/8"	13'-11"
3 5/8"	16	1 3/8"	14'-11"
3 5/8"	14	1 3/8"	15'-11"
4"	20	1 3/8"	13'-10"
4"	18	1 3/8"	15'-0"
4"	16	1 3/8"	16'-1"
4"	14	1 3/8"	17'-2"
6"	20	1 3/8"	18'-11"
6"	18	1 3/8"	20'-9"
6"	16	1 3/8"	22'-3"
6"	14	1 3/8"	23'-10"
8"	20	1 3/8"	21'-10" *
8"	18	1 3/8"	25'-11"
8"	16	1 3/8"	27'-11"
8"	14	1 3/8"	30'-2"

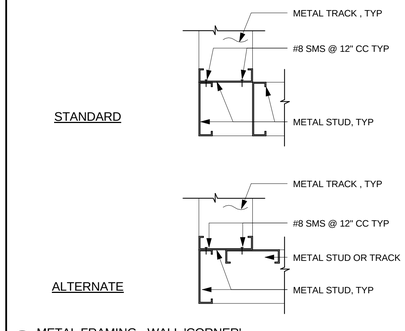
* WEB STIFFENERS REQUIRED



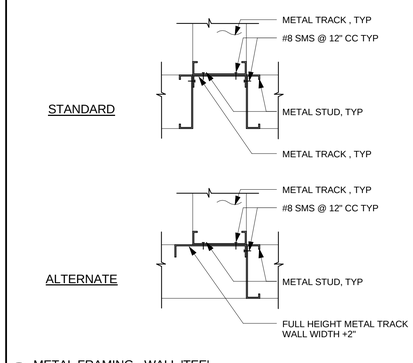
18 METAL FRAMING - HDR 3 TRACK + STUD
1 1/2" = 1'-0"



14 METAL FRAMING - HEADER TRACK
1 1/2" = 1'-0"



10 METAL FRAMING - WALL 'CORNER'
1 1/2" = 1'-0"



6 METAL FRAMING - WALL 'TEE'
1 1/2" = 1'-0"

INTERIOR NON-BEARING WALL OPENING

9 A8.1

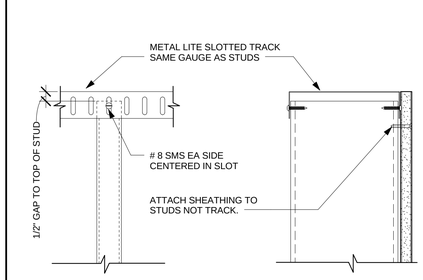
FRAMING SCHEDULE

'W' WIDTH	JAMBS	HEADER	SILL
4'-0"	SINGLE STUD * 15 A8.1	TRACK 14 A8.1	TRACK 4 A8.1
8'-0"	DOUBLE STUD 15 A8.1	TRACK & STUD 13 A8.1	TRACK 4 A8.1
12'-0"	DOUBLE STUD 15 A8.1	2 TRACK & STUD 17 A8.1	TRACK & STUD 12 A8.1
16'-0"	TRIPLE STUD 15 A8.1	3 TRACK & 2 STUD 18 A8.1	2 TRACK & STUD 8 A8.1

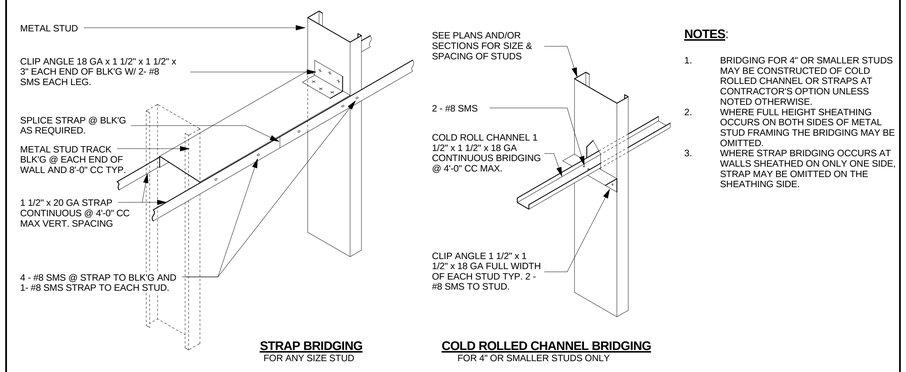
* USE DOUBLE STUD MINIMUM AT DOOR OPENINGS

2 METAL FRAMING - FRAMING SCHEDULE
1 1/2" = 1'-0"

15 METAL FRAMING - JAMB
1 1/2" = 1'-0"



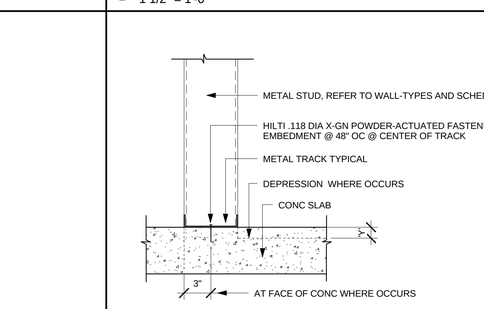
11 METAL FRAMING - TRACK RUNNER
3" = 1'-0"



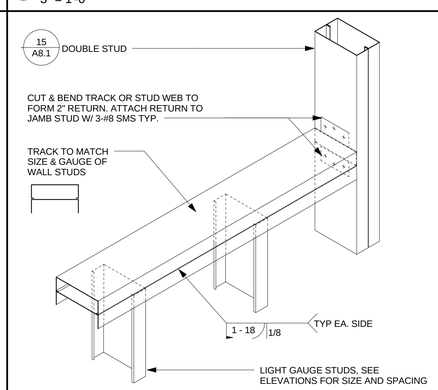
NOTES:

1. BRIDGING FOR 4" OR SMALLER STUDS MAY BE CONSTRUCTED OF COLD ROLLED CHANNEL OR STRAPS AT CONTRACTOR'S OPTION UNLESS NOTED OTHERWISE.
2. WHERE FULL HEIGHT SHEATHING OCCURS ON BOTH SIDES OF METAL STUD FRAMING THE BRIDGING MAY BE OMITTED.
3. WHERE STRAP BRIDGING OCCURS AT WALLS SHEATHED ON ONLY ONE SIDE, STRAP MAY BE OMITTED ON THE SHEATHING SIDE.

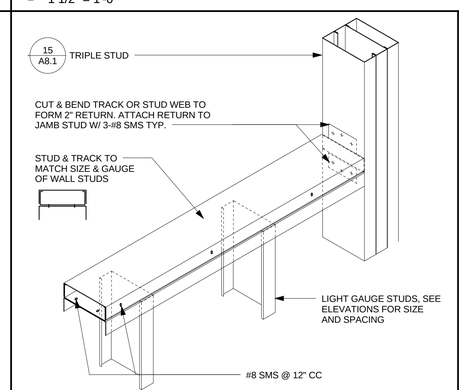
7 METAL FRAMING - STUD BRIDGING
1 1/2" = 1'-0"



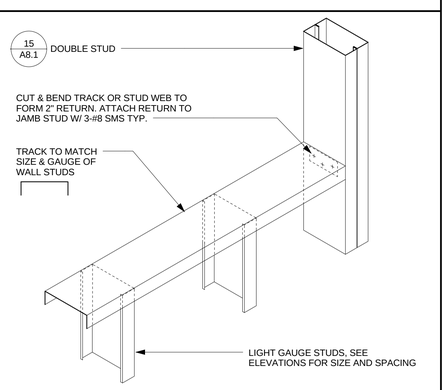
16 METAL FRAMING - SILL @ SLAB
1 1/2" = 1'-0"



12 METAL FRAMING - SILL TRACK + STUD
1 1/2" = 1'-0"



8 METAL FRAMING - SILL TRACK 2 + STUD
1 1/2" = 1'-0"



4 METAL FRAMING - SILL TRACK
1 1/2" = 1'-0"

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Drawn By:	JMT

A8.1

METAL FRAMING DETAILS

8/4/2016 8:39:38 AM

WOOD

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR, VISUALLY GRADED OR MACHINE GRADED AND STAMPED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. ALL FRAMING MEMBERS SHALL BE AS FOLLOWS:

THICKNESS	GRADE
3" NOM. AND SMALLER	#2
4 x OR LARGER BEAMS	#1 UON
4 x 4 AND 3 x 6 POSTS	#2 UON
4 x 6 AND LARGER POSTS	#1 UON
STUDS (2x4 AND 2x6)	#2

2. ALL STRUCTURAL PLYWOOD SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL 1 WITH EXTERIOR GLUE STAMPED BY AN APPROVED TESTING & GRADING AGENCY CONFORMING TO THE DOC PS 1 OR PS 2.

3. ALL SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING AND SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.

4. ALL NAILINGS SHALL CONFORM TO THE APPLICABUE BUILDING CODE AND REGULATIONS.

5. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATE UNDER BEARING, EXTERIOR OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE-TREATED AND BOLTED TO CONCRETE OR MASONRY WITH 5/8" DIA.GALVANIZED ANCHOR BOLTS W/ 7" MIN CONCRETE OR MASONRY EMBED AT 6'-0" OC (MAX) BEGINNING AT 12" OC MAX, 4" MIN FROM EACH END OF THE PLATES. USE (2) BOLTS MINIMUM IN EACH PIECE OF PLATE.

6. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINIST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH METAL WASHER.

7. ALL NAILS FOR CONNECTING WOOD MEMBERS SHALL BE COMMON NAILS. MINIMUM NAILING REQUIREMENTS OUTLINED IN TABLE 2304.9.1 OF THE CODE SHALL BE FOLLOWED UNLESS OTHERWISE NOTED.

8. RETIGHTEN BOLTS BEFORE CLOSING-IN.

9. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

10. ALL WOOD HARDWARE CONNECTORS SHALL BE SIMPSON-TIE OR APPROVED EQUAL.

11. COMBUSTIBLE FRAMING SHALL BE A MINIMUM OF 2" FROM FLUES, CHIMNEYS AND FIREPLACES AND 6" MINIMUM AWAY FROM FLUE OPENINGS.

12. LUMBER DECKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2304.8 OF THE CODE.

13. FASTENERS IN PRESERVATIVE-TREATED AND FIRE RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.

14. FIRE-RETARDANT-TREATED WOOD SHALL COMPLY WITH SECTION 2303.2 OF THE CODE.

GLUE-LAMINATED LUMBER

1. THE MANUFACTURE AND IDENTIFICATION OF STRUCTURAL GLUE-LAMINATED TIMBER SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF AITC A190.1 AND ASTM D3737.

2. ALL SIMPLE SPAN GLUE-LAMINATED MEMBERS SHALL BE DOUGLAS FIR AND WESTERN LARCH COMBINATION 24F-V4. ALLOWABLE STRESS REQUIREMENTS ARE AS FOLLOWS:

   Fbxx= 2400 PSI TENSION IN TENSION ZONE
   1800 PSI TENSION IN COMPRESSION ZONE

   Fcfxx= 650 PSI TENSION FACE
   650 PSI COMPRESSION FACE

   Fvxx= 265 PSI

   Exx= 1.8x10^6PSI

3. FINISH OF THE MEMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE IN CONFORMANCE WITH THE STANDARD APPEARANCE GRADES OF THE A.I.T.C.

4. THE MANUFACTURER SHALL SUBMIT COMPLETE SHOP DRAWINGS TO THE ARCHITIECT/ENGINEER FOR APPROVAL PRIOR TO ANY FABRICATION.

5. PROVIDE CAMBERS AS NOTED ON THE DRAWINGS.

6. TEMPERATURE OF GLUE-LAMINATIED TIMBER IS NOT TO EXCEED 150 DEGREES FAHRENHEIT IN SERVICE.

7. GLUE-LAMINATED MEMBERS SHOWN ON THESE PLANS ARE FOR DRY CONDITIONS OF USE.

DEFERRED APPROVAL ITEMS

THE FOLLOWING LIST OF DESIGN ELEMENTS WILL HAVE A DERERRED APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING STRUCTURAL ENGINEERING CALCULATIONS AND DESIGN OR SHOP DRAWINGS, STAMPED AND SIGNED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER TO THE CITY AUTHORITIES FOR REVIEW AND APPROVAL. THE CALCULATIONS AND DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTS AND ENGINEERS DRAWINGS. THE DESIGN SHALL, AT A MINIMUM, COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE. THE LOADING CRITERIA AND DEFLECTION LIMITS INDICATED IN THESE DOCUMENTS AND THE SPECIFICATIONS SHALL ALSO BE ACCOMMODATED. THE CALCULATIONS AND DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. THE TIME TO COMPLETE THIS PROCESS SHALL BE INCORPORATED INTO THE CONTRACTORS SCHEDULE.

REINFORCING STEEL (FOR CONCRETE AND MASONRY)

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE, ASTM A615, GRADE 60 UON.

2. BARS SHALL BE CLEAN OF MUD, OIL, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND, ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

3. WELDED WIRE FABRIC (WWF) SHALL CONFORTM ASTM A-185. WWF SHALL BE SUPPORTED ON APPROVED CHAIRS.

4. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS OTHERWISE NOTED ON PLANS.

5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTIONS IS MADE.

6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E90XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE- REINFORCING STEEL, AWS-D1.4 (LATEST REVISION). REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM-706.

7. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, PRIOR TO PLACING CONCRETE.

8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.

9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE.

10. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED PRIOR TO PLACEMENT OF CONCRETE.

11. CONTINUOUS INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OF REINFORCING STEEL.

12. ALL GRADE 60 REINFORCING STEEL SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM GRADE 40 REINFORCING STEEL IF CONCURRENTLY ON SITE.

13. CONCRETE PROTECTION FOR REINFORCEMENT:

(i) CAST-IN-PLACE CONCRETE (NON-PRESTRESSED). THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

	MINIMUM COVER (INCHES)
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BAR:	2"
#5 BAR, W31 OR D31 WIRE OR SMALLER:	1 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS:	
#14 AND #18 BAR:	1 1/2"
#11 BAR & SMALLER:	3/4"
BEAMS, COLUMNS:	
PRIMARY REINFORCEMENT TIES, STIRRUPS SPIRALS:	1 1/2"

ADHESIVE ANCHORING SYSTEM IN CONCRETE

ADHESIVE ANCHORING SYSTEM SHALL BE SIMPSON AT-XP EPOXY ADHESIVE, OR AN APPROVED EQUAL, ANS SHALL CONFORMTO THE REQUIREMENTS OF ICC-ES AC308 & ICC ESR-2508 FOR BOTH CRACKED OR UNCRACKED CONCRETE. THE PROPORTIONS SHALL BE AS THE ESR REPORT. DRIILLING AND PREPARATIONS OF THE CONCRETE, AS WELLAS THE INSTALLATION OF THE EPOXY AND ANCHORS SHALL ALSO BE AS PER ESR REPORT.

SCREW ANCHORS

CONCRETE SCREW ANCHORS SHALL BE SIMPSON TITEN HD SCREW ANCHORS, OR AN APPROVED EQUAL, AND SHALL BE INSTALLED PER THE MANUFACTURERS REQUIREMENTS AND ICCC ESR-2713.

FOUNDATION

1. THE STRUCTURAL ENGINEER HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY FOR THE PROPOSED PROJECT. THE STRUCTURAL ENGINEER RECOMMENDS A REVIEW OF THE SITE BY A GEOLOGICAL ENGINEER OR A QUALIFIED CIVIL ENGINEER TO DETERMINE GENERAL SITE STABILITY AND SOIL SUITABILITY FOR THE PROJECT.

2. FOOTINGS ARE DESIGNED BASED ON THE FOLLOWING INFORMATION (ASSUMED MINIMUM PER CBC TABLES 1610.1 & 1806.2):

   ALLOWABLE BEARING PRESSURE = 1500 PSF

   SOIL PRESSURE:
   RESTRAINED WALLS =100 PCF (EFP)
   UNRESTRAINED WALLS =60 PCF (EFP)

   PASSIVE EARTH PRESSURES = 100 PCF (EFP)
   COEFFICIENT OF FRICTION = 0.25

   FOOTINGS SHALL BEAR ON FIRM SOILS PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. MINIMUM DEPTH OF FOOTINGS BELOW LOWEST ADJACENT GRADE SHALL BE 12", MINIMUM WIDTH OF FOOTING SHALL BE 12".

3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.

4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

5. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING. CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT LETTER OF COMPLIANCE.

6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTORS SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS
   ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.

7. FOUNDATIONS SHALL BE PLACED AND ESTIMATED ACCORDING TO DEPTHS SHOWN ON DRAWINGS. SHOULD SOIL ENCOUNTERED AT THESE DEPTHS NOT BE APPROVED BY THE INSPECTOR OR SOILS ENGINEER, FOUNDATION ELEVATIONS WILL BE ALTERED BY A CHANGE ORDER.

8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE SOILS ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE SOILS ENGINEER REPRESENTATIVE.

9. ALL ABANDONED FOOTINGS, UTILITIES, ETC SHALL BE REMOVED, UON.

10. SLABS ON GRADE SHALL BE SUPPORTED ON NATURAL GRADE OR COMPACTED FILL AS PER THE RECOMMENDATIONS OF A SOILS ENGINEER.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.

2. CONCRETE MIXES SHALL BE DESIGNED BY THE APPROVED TESTING LABORATORY AND APPROVED BY THE STRUCTURAL ENGINEER. THE COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE PROPORTIONED BASED ON SECTION 1905 OF THE CODE.

3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES:

LOCATION IN STRUCTURE	STRENGTH (PSI)	DENSITY (PSI)	SLUMP (INS)	MAX W/C RATIO
ALL CONCRETE FOOTINGS*	3000	150	3 MAX	0.55
CONC. SLABS AND STAIRS ON GRADE CURBS, AND OTHER NON-STRUCTURAL CONCRETE.*	3000	150	4 MAX	0.58

   *2500 PSI USED FOR DESIGN (NO SPECIAL INSPECTION REQUIRED)

4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.

5. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.

6. CONCRETE MIXING OPERATION, ETC.SHALL CONFORM TO ASTM C-94.

7. PLACEMENT OF CONCRETE SHALL CONFORM TO CODE SECTION 1905 AND PROJECT SPECIFICATIONS. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.

8. FRAMEWORK, EMBEDDED PIPES AND CONSTRUCTION JOINT SHALL CONFORM TO THE CODE SECTION 1906 AND PROJECT SPECIFICATIONS.

9. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTIED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THESE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.

11. PIPES LARGER THAN 1 1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY STRUCTURAL ENGINEER. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS, SPACE EMBEDDED PIPES AND SLEEVES AT A MINIMUM OF 3 DIAMETERS ON CENTER.

GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.

2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:

   2013 CALIFORNIA BUILDING CODE AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.

5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:

   a. SIZE & LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
   b. SIZE & LOCATION OF ALL INTERIOR & EXTERIOR NON-BEARING PARTITIONS.
   c. SIZE & LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
   d. SIZE & LOCATION OF ALL FLOOR & ROOF OPENINGS EXCEPT AS SHOWN.
   e. FLOOR & ROOF FINISHES.
   f. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.

6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:

   a. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
   b. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   c. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
   d. SIZE & LOCATION OF MACHINE OR EQUIPMENT BASES & ANCHOR BOLTS.

7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATIE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

8. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS. FOR ANY FURTHER RESTRICTIONS ON OPENINGS IN STRUCTURAL ELEMENTS, SEE APPLICABLE SECTIONS BELOW.

9. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.

10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

11. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

DESIGN CONDITIONS

- ROOF LIVE LOAD = 20 PSF, 20 PSF DI
- SNOW LOAD = 51 PSF (GROUND)
- = 35 PSF (ROOF)
- SEISMIC DESIGN CATEGORY = D
- WIND LOAD = PER CALC'S
- SOIL BEARING CAPACITY = 1500 PSF

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Stamp:

LICENSED ARCHITECT
ROBERT M WALLIS
NO. C30915
REN. 12-31-17
STATE OF CALIFORNIA

Consultant:

CONSTRUCTION DOCUMENTS

Nevada CountyFacilities Department
NEVADA COUNTY PROBATION DEPARTMENT & PUBLIC DEFENDER
109 1/2 Pine Street
Nevada City, CA 95959
APN: 05-570-04

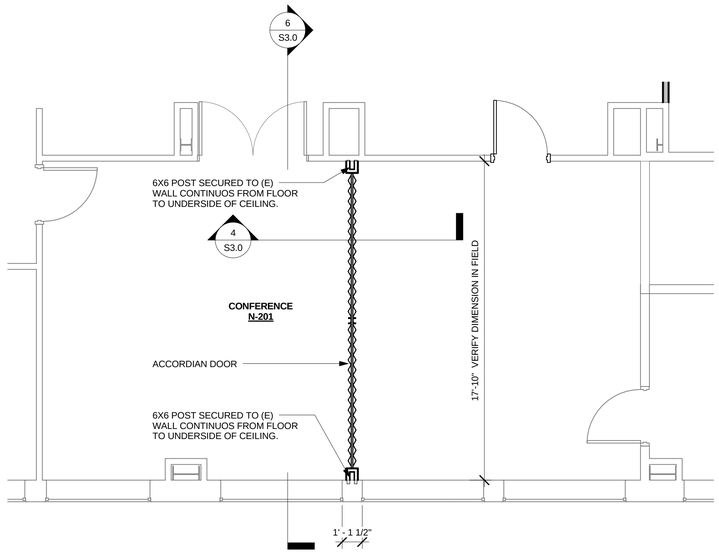
No.	Description	Date

Proj. No.:	2016015
Date:	08/03/2016
Scale:	1" = 1'-0"
Drawn By:	JMT

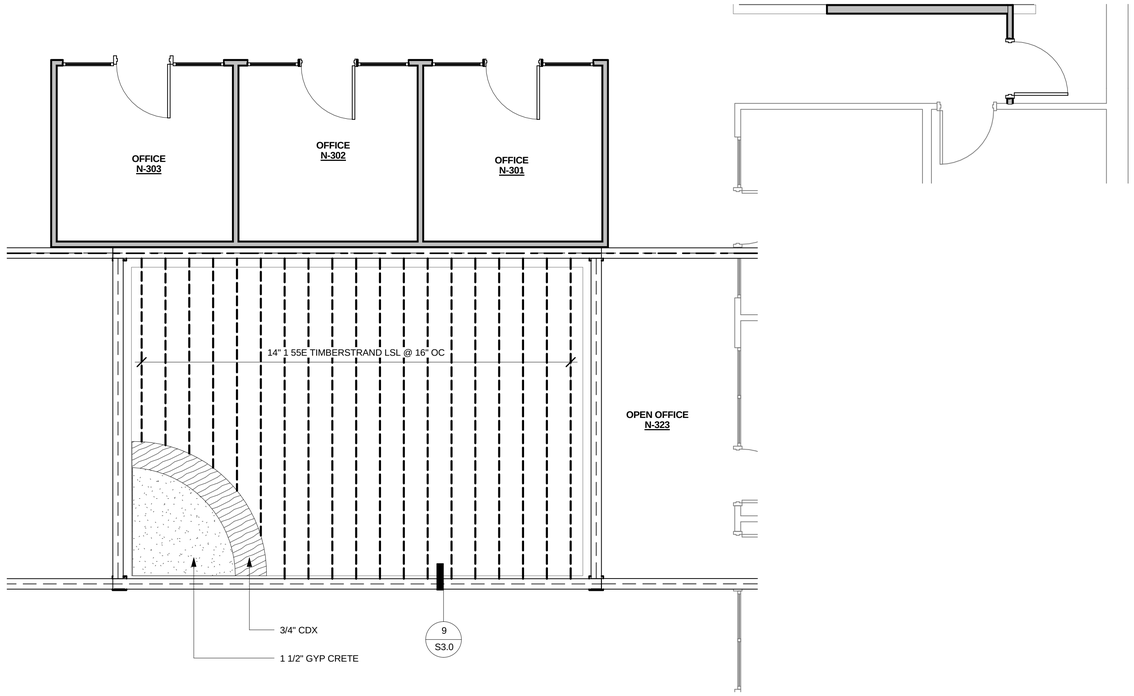
S1.0

STRUCTURAL NOTES

8/4/2016 8:39:42 AM



4 S-2ND FLOOR - ENLARGED PLAN CONF.
1/4" = 1'-0"



1 S-3RD FLOOR -ENLARGED OFFICE
1/4" = 1'-0"

LEGEND

- EXISTING WALL LOCATION
- NEW CONCRETE FOOTING LOCATION
- WOOD FRAMED WALL CONDITION CONSTRUCTED PER CRC SECTION R602
- 4 1/2 INCH R-CONTROL SIP'S WALL PANEL WITH SURFACE OR BLOCK SPLINE, MIN. ALL PANEL TO BE PROVIDED WITH DOUBLE CAP AND TOP PLATE.
- SIP SHEAR WALL - 3'-0" WIDE SIP SHEARWALLS W/ 8d COMMONS @ 6" O.C. EN W/ HOLDOWN TO DOUBLE 2X EACH END EACH SHEAR WALL. PROVIDE 2X CONT SILL W/ (2) 5/8" DIA ANCHOR BOLTS PER SHEAR WALL MIN. PLACE OUTSIDE OF QUARTER POINTS OF WALL LENGTH (SEE LATERAL ANALYSIS, PAGE 20 OF ENGINEERS CALCULATIONS FOR REQUIREMENTS)
- HOLDOWN LOCATION
  USE: STHD8 / STHD8RJ - STRAP HOLDOWN TO DOUBLE 2X (HDU 2 MAY BE SUBSTITUTED)
- WOOD POST LOCATION, REFER TO SHEET S2.0 FOR SIZES

GENERAL REQUIREMENTS

WOOD FLOOR FRAMING

A. THE MINIMUM REQUIREMENTS FOR WOOD FLOOR FRAMING SHALL COMPLY WITH SECTION R501 - WOOD FLOOR FRAMING OF THE CRC. REFER TO FIGURE R502.2 FLOOR CONSTRUCTION FOR ADDITIONAL INFORMATION.
B. DECKS SHALL BE SELF SUPPORTING OR POSITIVELY ANCHORED TO THE STRUCTURE PER CRC SECTION R502.2.2. REFER TABLE R502.2.2.1 FOR FASTENER SPACING AND TO FIGURE 502.2.2.3 DECK ATTACHMENT FOR LATERAL LOADS FOR ADDITIONAL DETAILS INFORMATION.
C. FLOOR JOIST SPANS SHALL BE IN ACCORDANCE WITH TABLE R502.3.1 (1) AND R502.3.1 (2) OF THE CRC.
D. PROVIDE 1 1/2" MINIMUM BEARING @ JOIST ENDS. R502.6
E. 2" FULL DEPTH SOLID BLOCKING REQUIRED FOR LATERAL SUPPORT UNDER WALLS AND AT ENDS OF JOIST. R502.7
F. NOTCHING ON ENDS OF JOIST SHALL NOT EXCEED 1/6 OF JOIST DEPTH. BORED HOLES SHALL NOT BE GREATER THAN 1/3 OF JOIST DEPTH AND SHALL NOT BE WITHIN 2" OF TOP OR BOTTOM OF JOIST. REFER TO FIGURE R502.8 OF CRC.
G. FLOOR FRAMING SHALL BE NAILED IN ACCORDANCE NAILING CRC TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

WOOD WALL CONSTRUCTION

A. THE MINIMUM REQUIREMENTS FOR WOOD WALL FRAMING SHALL COMPLY WITH SECTION R602 - WOOD WALL FRAMING OF THE CRC.
B. NAILING SHALL BE IN ACCORDANCE WITH CRC TABLE R602.3 (1) THROUGH R602.3 (4) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.
C. WALL FRAMING SIZE, HEIGHT AND SPACING SHALL BE IN ACCORDANCE WITH TABLE R602.3 OF THE CRC.
D. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE PER R602.3.2 OF THE CRC AND INSTALLED TO PROVIDED OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS OF TOP PLATES SHALL OVERLAP A MINIMUM OF 24 INCHES.
E. BEARING STUDS SHALL BE SPACED SUCH THAT MEMBERS BEAR WITHIN 5 INCHES OF THE STUD BENEATH. CRC SECTION R602.3.3
F. STUDS SHALL HAVE FULL BEARING ON A 2X OR LARGER BOTTOM PLATE OR SILL. WIDTH OF PLATE SHALL BE EQUAL TO OR GREATER THAN STUD DEPTH.
G. INTERIOR LOAD BEARING WALLS SHALL BE CONSTRUCTED, FRAMED AND FIREBLOCKED AS SPECIFIED FOR EXTERIOR WALLS. CRC SECTION 602.4
H. INTERIOR NON BEARING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRC SECTION R602.5.
I. ANY BEARING STUD MY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25%OF THE STUD WIDTH. ANY NON-BEARING STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 40% OF THE STUD WIDTH. CRC SECTION R602.6
J. ANY STUD MAY BE BORED OR DRILLED PROVIDED THE DIAMETER OF THE RESULTING HOLE DOES NOT EXCEED 60% OF THE STUD WIDTH AND IS A MIN. OF 5/8" FROM THE EDGE OF THE STUD. EXTERIOR OR BEARING STUDS DRILLED OR BORED BETWEEN 40% AND 60% OF THE STUD WIDTH SHALL BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLE STUDS BORED.
K. PROVIDE A MINIMUM OF 3 STUDS AT CORNER OF EXTERIOR WALLS.
L. PROVIDE HEADERS PER TABLE R502.5 (1) AND R502.5 (2).
M. HEADERS AND LINTELS SHALL BE SUPPORTED BY A MINIMUM OF 1 1/2" BEARING ON EACH SIDE.
N. WHERE PIPES PENETRATE THE SOLES OR WALL PLATE PROVIDE 1 1/2" WIDE 16 GAGE GALVANIZED TIES ON BOTH SIDES ATTACHED WITH A MIN. OF 8 10d NAILS.
O. PROVIDE BRIDGING AT ALL INTERIOR AND EXTERIOR WALLS.
P. WALLS SHALL BE BRACED PER CRC SECTION R602.10

STRUCTURAL INSULATED PANEL WALL CONSTRUCTION

A. THE MINIMUM REQUIREMENTS FOR STRUCTURAL INSULATED PANEL WALL CONSTRUCTION SHALL COMPLY WITH SECTION R613 OF THE CRC AND INSTALLED PER THE MANUFACTURES INSTALLATION DETAILS.
B. SCREWS USED TO ERECTION OF PANELS SHALL BE FABRICATED OF STEEL AND PROVIDED BY THE SIPS MANUFACTURE R-CONTROL. THEY SHALL BE SIZED TO PENETRATE THE WOOD MEMBERS TO WHICH THE ASSEMBLY IS BEING ATTACHED A MIN. OF 1 INCH. BE CORROSION RESISTANT, HAVE A MIN SHANK DIAMETER OF .0188 INCHES, AND A MIN HEAD DIAMETER OF 0.620 INCHES. CRC R613.3.3.5
C. ALL NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS UNLESS OTHERWISE STATED. CRC R613.3.6
D. SIP WALL PANELS SHALL HAVE A SOLID CORE WITH FACING ON EACH SIDE THAT IS FULLY ADHERED PER FIGURE R613.4 OF THE CRC. THICKNESS OF PANELS SHALL BE IN ACCORDANCE WITH TABLES R613.5 (1) AND R613.5 (2).
E. PANELS SHALL BE LABELED WITH THE MANUFACTURES R-CONTROL NAME AND LOGO, IDENTIFICATION OF THE ASSEMBLY AND THE QUALITY ASSURANCE AGENCY. CRC 613.4.1

STRUCTURAL NOTES

A. ALL WOOD FRAMED HEADERS TO BE 4X8 DF-L #2 U.N.O. OR 4 1-2" R-CONTROL SIP HEADER W/ 1'-0" MIN. HEADER DEPTH.
B. NON-SIP EXTERIOR WALLS TO BE SHEETED WITH 3/8" STRUCTURAL PLYWOOD NAILED W/ 10d AT 6" O.C. AT EDGES AND AT 12" O.C. IN FIELD.

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CONSTRUCTION DOCUMENTS

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NEVADA COUNTY PROBATION DEPARTMENT & PUBLIC DEFENDER
109 1/2 Pine Street
Nevada City, CA 95959
APN: 05-570-04

No.	Description	Date

Proj. No.:	2016015
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Drawn By:	JMT

S2.0

STRUCTURAL FRAMING

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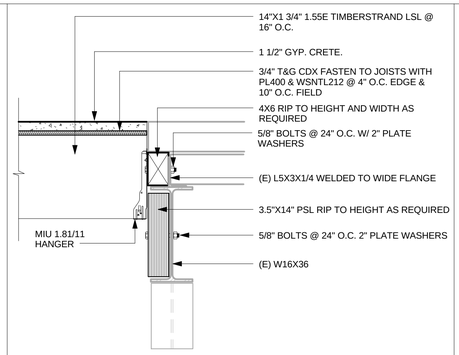
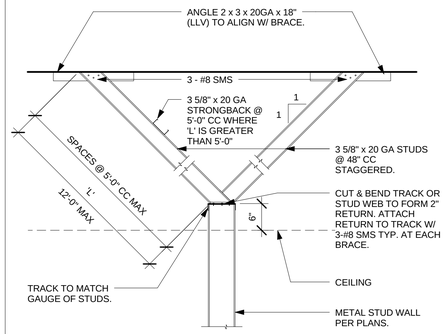
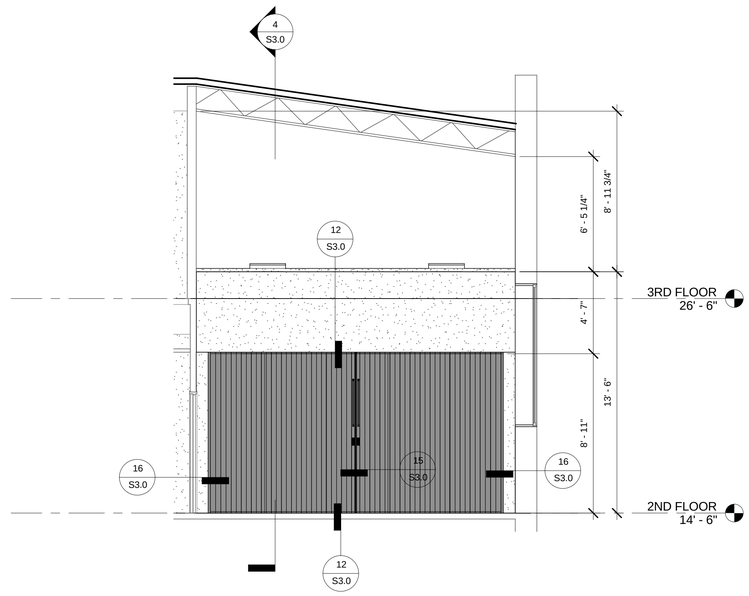


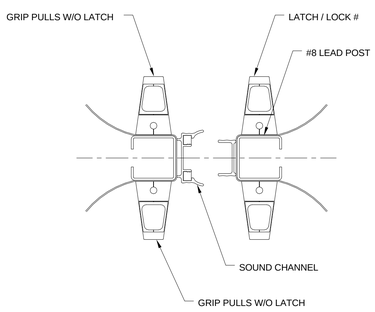
9 FRM - (N) FLR TO (E) FLR
1" = 1'-0"



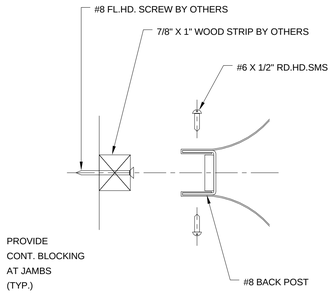
10 METAL FRAMING - WALL BRACING
3/4" = 1'-0"



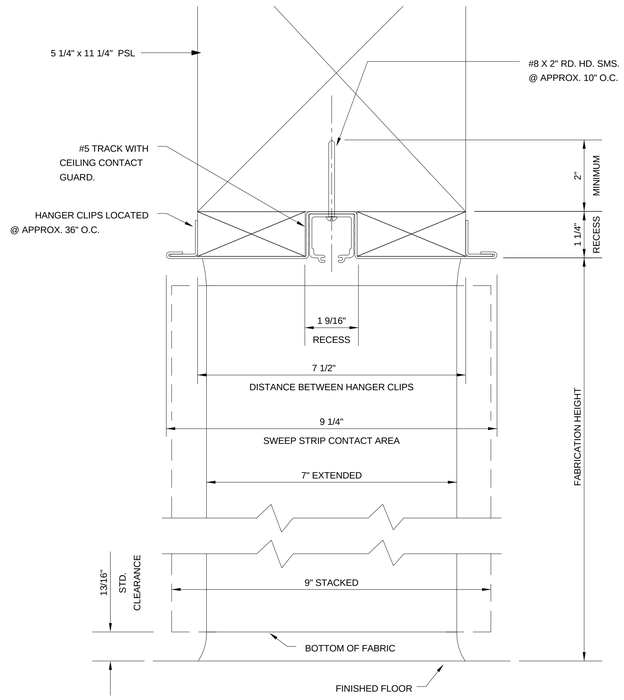
6 S - CONFERENCE ROOM 201
1/4" = 1'-0"



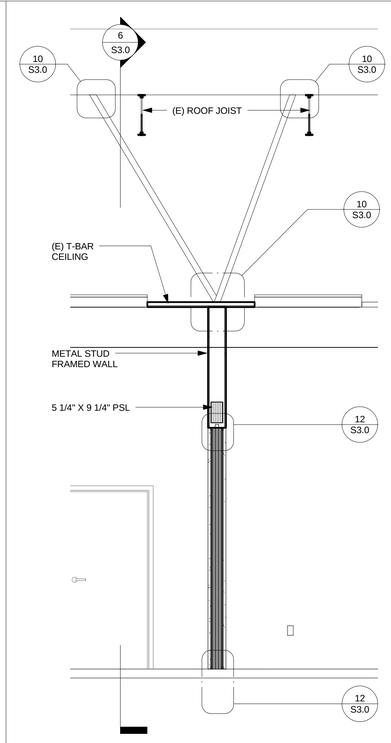
15 MFA - SM8 MEETING POST DETAIL
3" = 1'-0"



16 MFA - SM8 FIXED JAMB DETAIL
3" = 1'-0"



12 MFA - SM8 HEAD & FLOOR DETAIL-#5 TRACK
3" = 1'-0"



4 S - PARTITION PANEL DOOR SECTION
3/8" = 1'-0"

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STRUCTURAL DETAILS

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SECTION 01 01 01

BASIC MATERIALS AND METHODS

PART 1 GENERAL

1.1 CONTRACT PROVISIONS

A. The requirements of this section are in addition to the requirements of Division 1, General Conditions and Supplementary Conditions bound herewith.

1.2 SCOPE

A. Furnish and install all electrical equipment and systems as shown on the Drawings and as described in this Division of the Specifications to provide a complete and functional electrical installation. This work includes but is not limited to: all labor and material required for installation of power, grounding, lighting and special systems complete; and connection (and installation where otherwise not provided for) of electrical equipment furnished by others. Provide and install all items of equipment, devices, supports, etc., which are incidental to the major components shown on the Drawings or specified therein.

1.3 RELATED WORK INCLUDED IN OTHER DIVISIONS

A. Finish painting except factory applied finishes and repair thereto. Coordinate "painting" requirements of this division with other trades as required to assure timely and satisfactory completion of required work. In finished areas, all exposed raceway, boxes, galvanized steel box covers (where allowed) and other electrical "structure" shall be finished to match adjacent structures. Verify that all raceway openings are closed and box covers are in place prior to finishing work done by others.

1.4 APPLICATION OF OTHER DIVISIONS

A. Where carpentry, masonry, concrete work, painting, etc., is required in the installation of equipment specified under this Division, the work shall be done in accordance with the applicable Division of these Specifications. This work could include for example: work associated with panelboard installation, equipment pads or bases, support structures, etc.

1.5 DRAWINGS AND SPECIFICATIONS

A. The information presented in these Specificaitons and on the Drawings is intended to describe the utilitarian and physical aspects of the systems shown as well as the quality of the entire installation. All information is as complete and thorough as possible, but every condition and situation cannot be anticipated. Exact locations, dimensions, elevations, etc. must be determined "on the job" with careful attention to the "intent" of the Drawings and Specifications.

B. The above paragraph shall not be construed as to allow significant deviation from either the Drawings or Specifications without prior approval of the Architect, but minor changes in conduit routing or equipment locations may be required or desired due to specific conditions encountered. This work shall be accomplished in accordance with these Specifications and no "extra charges" are to be created for additional labor or material.

C. The Drawings are necessarily diagrammatic in nature, but the locations or devices, equipment, outlets and lighting fixtures are shown approximately where they are intended to be installed.

D. If significant departures from the Drawings or Specifications are considered necessary by the Contractor, details of the changes and the reasons therefor shall be submitted to the Architect as soon as possible within thirty days after award of contract. Prior written approval of the Architect is required for these departures.

E. Where existing underground or otherwise concealed facilities are indicated on the Drawings, these are located as well as can be determined from available information. The Contractor is required to verify actual locations as necessary for this construction.

1.6 RULES, SCODES AND REGULATIONS

A. All work and materials shall be infull accordance with the latest rules, codes and / or regulations as follows: California Building Code (CBC); NFPA Bulletins; California Electrical Code (CEC); Utility rules and regulations; and all other applicable regulatory documents.

1.7 WORKMANSHIP

A. High quality workmanship shall be evidenced in the installation of all electrical equipment and materials. Use the National Electrical Contractor's Association "Standard of Installation" as a guide to the workmanship required. Be prepared to replace or repair any material or equipment damaged by or installed in a manner exhibiting evidence of poor workmanship.

1.8 COORDINATION

A. Examine the Electrical; Drawings and refer to the Drawings and Specificaitons describing other work to be accomplished. Coordinate work planning and all work in the field to avoid conflicts, errors and / or delays. No compensation will be allowed for extra work necessitated by lack of coordination.

1.9 AUTHORITY OF THE ARCHITECT

A. As used in this paragraph only, the work "Architect" shall mean the Architect of Record or his designated representative.

B. The authority of the Architect shall be absolute with respect to all performance under this specification. In case of dispute, the decision of the Architect shall be final.

C. Where optional materials, methods or installation techniques are allowed under the provisions of this Specification, they may be used at the discretion of the Architect. The Architect may require specific materials, methods or techniques to be used in specific situations where use of other materials, methods or techniques might result in his judgment result in the loss of aesthetics, accidental damage, life safety hazard, or loss of utility over the system design lifetime.

D. No additional charges will be allowed for work or material to be supplied under the conditions of this paragraph unless the need for such material or work could not have been anticipated by thorough study of the site, Drawings, and Specifications and knowledge of all applicable codes, laws and ordinances.

1.10 EXAMINATION OF THE SITE

A. The contractor is to have visited the site of construction prior to bid to determine existing conditions and their effect upon the work he will be required to perform. No additional compensation will be allowed for any extra expense incurred by the failure to detect and evaluate all existing conditions which will affect his work.

1.11 PERMITS, FEES AND INSPECTIONS

A. Obtain all permits and licenses required and pay all fees incidental to construction

B. All required utility fees and extension charges shall be determined and itemized for payment by the owner as required. A complete itemized list of these fees and charges shall be provided with the bid including the amounts to be paid where these amounts can bedetermined prior to the bid.

C. Inspections required by Utilities, prevailing Local Authorities, and / or ordinances shall be arranged for by the contractor. Provide the Architect with a schedule of inspections, where applicable, and submit all certificates of inspection to him.

1.12 GUARANTEE

A. All electrical work, material and equipment shall be guaranteed to be free from defects in workmanship or material for a period of one (1) year form date of final acceptance. Repair or replace all such defects in a timely manner and any damage to the owner's property resulting from such defect or repair thereof. All equipment and material provided and all work accomplished under the requirements of this section shall be at no expense to the owner.

1.13 OPERATING INSTRUCTIONS

A. Instruct the Owner or his designated representative as to function, operation maintenance and adjustment of each system and piece of equipment provided.

1.14 AS-BUILT DRAWING

A. The contractor shall keep a separate set of Electrical Drawings at the jobsite to be used as As-Built Drawings. These Drawings are to be kept current and in a neat and clean condition at all times. They are to be available for inspection be the Architect at any time during site visitations. These Drawings shall be "red lined" to indicate all changes in equipment, device and outlet locations; and to indicate the true locations of all concealed or underground work where permanently marked "As Built".

1.14 Upon completion of the project and prior to final payment, purchase a fresh set of prints form the Architect and transfer all as-built information to it. All information shall be clearly drawn with ink. Deliver the original and final as-built sets to the Architect for approval and delivery to the Owner.

1.15 WIRING METHODS

A. Wiring methods shall be as noted on the Drawings and specified therein. All wiring shall be installed in raceway.

B. Where not noted otherwise, use EMT in interior locations, ENT may not be used in this installation.

C. PVC schedule 40 shall be used underground, in, and under slabs.

D. Rigid steel shall be used where indicated on the Drawings and wherever conduit might be subject to physical abuse either during construction or facility utilization.

E. Liquid-tight flexible metal conduit shall be used for final connection to vibrating or moveable equipment eg: motors, water heaters, HVAC equipment, etc. In locations where cleaning operations, abnormal operating conditions or equipment or device failure could cause water, refrigerant, oil or other liquid to be directed to or spilled onto the raceway; liquid-tight flexible metal shall be used.

F. Galvanized flexible meta conduit may be used for final connection to recessed lighting fixtures where shown on the Drawings and to other relocatable or vibratory equipment in dry locations only. Flexible metal conduit may be used in concealed areas where other materials are not suitable. The Architect must approve each of these locations prior to installation.

PART 2 PRODUCTS

2.1 MATERIALS

A. Unless specifically indicated otherwise, all material shall be new and free from defects, it shall be listed by Underwriter Laboratories where applicable, and it shall have been manufactured in the United States. Like items shall be of the same manufacturer (except lighting fixtures – which should be as specified).

B. Except as noted otherwise, where materials of a specific manufacturer is specified, the intent is to describe the quality and function of the item. The term "..or approved equal" is implied. A substitution of any of these items will requie the item be represented in a submittal whether specifically listed in the "Submittals" paragraph or not.

2.2 SUBMITTALS

A. Material submittals shall be complete and submitted all at the same time. The individual groups of the same types (eg lighting fixtures, wiring devices, distribution equipment, etc.) MUST be prefaced with a list of contents identifying each item by it's project name or symbol, manufacturer and complete catalog number. Each copy of each submittal group shall have the list of contents attached. These lists shall be used to report submittal comments. The contractor is responsible for submitting this information in a timely manner so that material may be ordered early enough to meet the construction schedule. If material is not ordered in time for whatever reason, pay such prenmium prices and specia handling charges as are required to meet the construction schedule. No substitution of an "accepted" item will be allowed to failure to plan for adequate material procurement lead time.

B. Submittals are required for at least the following items:

1. SWITCHBOARDS
2. SERVICE EQUIPMENT
3. LIGHTING FIXTURES AND BALLASTS
4. PANELBOARDS / PANELS
5. IN-GROUND PULLBOXES
6. WALL SWITCHES
7. RECEPTACLES
8. SAFETY SWITCHES
9. EQUIPMENT ENCLOSURES
10. FIRE ALARM / LIFE SAFETY DEVICES

C. Substitutions – Only one substitution will be considered for any item. Substitute materials must be equal in quality and function to that specified. Allowance of a substitution does not permit any reduction of system performance or utility, and the contractor is responsible for additional costs incurred due to use of a substituted ite. If the proposed substitute item is "rejected" the specified item shall be provided (resubmittal required).

Part 3 EXECUTION

3.1 INSTALLATION

A. All equipm,ent shall be set square and plumb, securely mounted, adequately supported and permanent. Provide workspace around items of electrical equipment as required by NEC. In general, equipment is to installed in accordance with manufacturer's instructions; but the requirements of these Specifications shall take precedence where conflicts exist.

3.2 ELECTRICAL PARAPHERNALIA

A. Retain and safeguard al detachable and spare devices, equipment and literature (instruction books, wiring diagrams, test reports, keys, fixtures, etc.) until completion of work. At this time all items will be delivered to the Owner as directed by the Architect.

3.3 TESTS

A. Test all wiring for continuity and ground before any fixtures or equipement are connected. Where such tests indicate faulty installation or other defects, the faults shall be located and repaired at the contractor's expense. The repaired installation shall then be retested.

B. Verify rotation of all three phase motors and reconnect if necessary.

C. Verify the resistance of the grounding electrode system(s). Grounds to meet or exceed performance requirements of NEC.

D. Balance all loads on each panelboard and all other types of distribution equipment as applicable.

END OF SECTION

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ELECTRICAL NOTES

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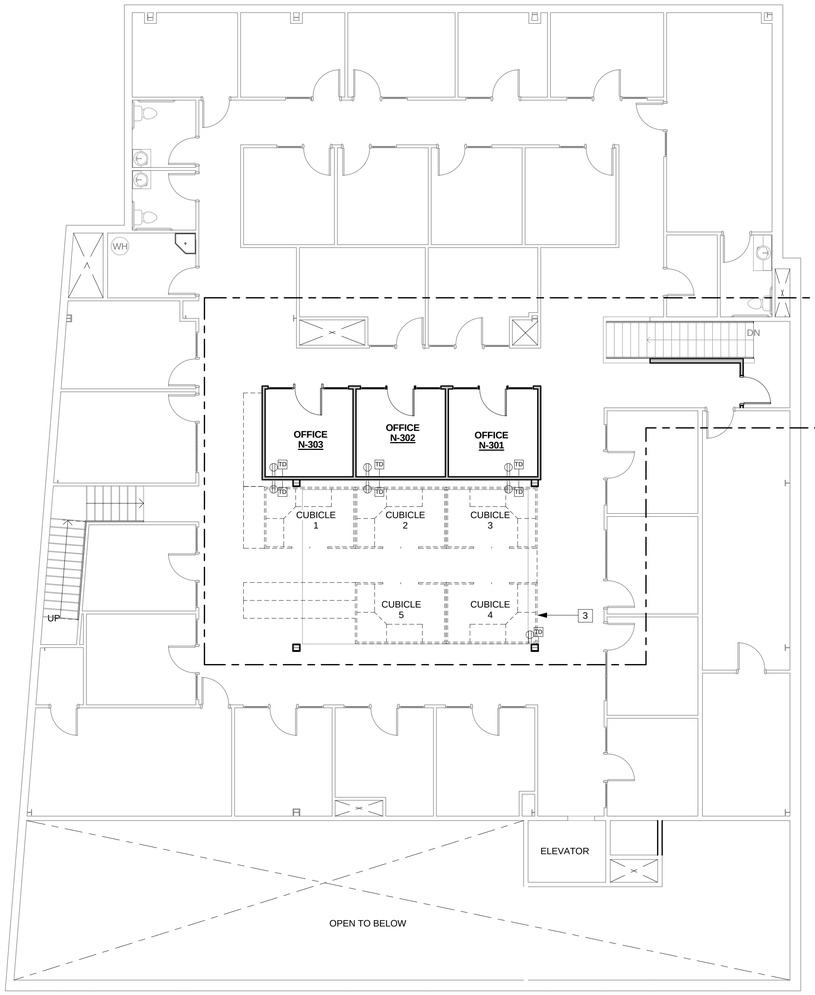
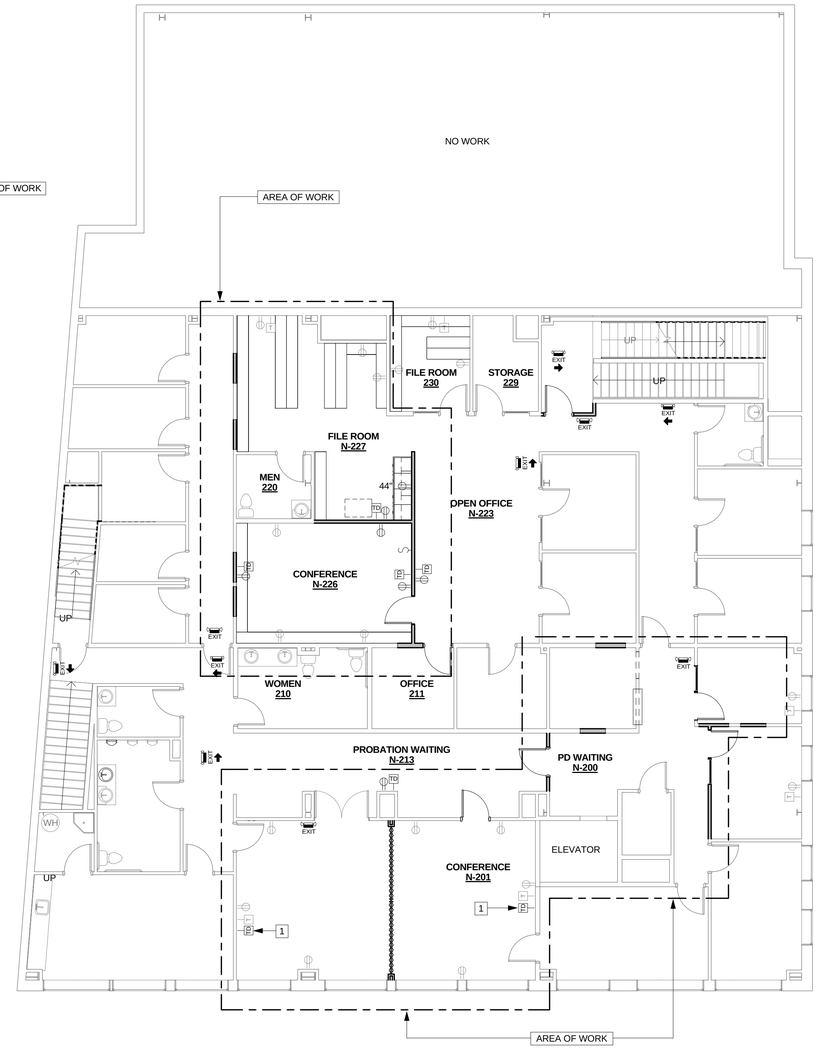


2 3RD FLOOR - OVERALL POWER & SIGNAL PLAN
1/8" = 1'-0"



1 2ND FLOOR - OVERALL POWER & SIGNAL PLAN
1/8" = 1'-0"

LEGEND

- SUSPENDED ACOUSTICAL CEILING WORK
- A1 — DUPLEX RECEPTACLE, PANEL (LETTER) -CIRCUIT (#), REFER TO PANEL SCHEDULE
- DBL — DOUBLE DUPLEX RECEPTACLE • MOUNT AT 15" AFF UNLESS NOTED OTHERWISE
- TD — TEL/DATA + FOURPLEX + ALARM WIRE FLOOR RECEPTACLE, WALKER RFB4
- TD — TELEPHONE/DATA • MOUNT AT 15" AFF UNLESS NOTED OTHERWISE
- F1 / Panel Circuit — FIXTURE TAG, REFER TO SCHEDULE; PANEL (LETTER) CIRCUIT (#), REFER TO PANEL SCHEDULE
- CA — CARD ACCESS
- 2X4 RECESSED LIGHT FIXTURE, REFER TO SCHEDULE
- R — RELOCATED 2X4 TROFFER LIGHT
- N — NEW 2X4 TROFFER LIGHT
- 2X4 RECESSED CEILING MOUNTED FIXTURE, REFER TO SCHEDULE
- LINEAR LIGHT FIXTURE, REFER TO SCHEDULE
- EXIT — ILLUMINATED EXIT SIGN, BATTERY BACK-UP TYPICAL DIRECTIONAL SIGN WHERE INDICATED

GENERAL NOTES

A. ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA ENERGY AND ELECTRICAL CODE.
B. ELECTRICAL AND MECHANICAL CONTRACTORS SHALL COORDINATE FIXTURE AND DIFFUSER LOCATIONS. ALL CONFLICTS SHALL BE REVIEWED BY ARCHITECT.
C. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
D. 110 VOLT SMOKE DETECTORS ARE TO BE INTERCONNECTED, HAVE BATTERY BACKUP AND EMIT A SIGNAL WHEN BATTERIES ARE LOW.
E. RECESSED LIGHT FIXTURES IN CEILING SHALL BE RATED FOR INSULATED COVER.
F. ALL WIRING THAT SUPPLIES 125 VOLT, SINGLE PHASE 15 AND 20 AMP OUTLETS (RECEPTACLES) IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. ART. 210-12 NEC.
G. ALL REQUIRED SMOKE DETECTORS IN EXISTING STRUCTURE SHALL BE IN PLACE AND FIELD VERIFIED @ TIME OF FRAMING INSPECTION.
H. ILLUMINATED EXIT SIGNS SHALL BE CENTERED ABOVE DOOR OPENINGS, UNO.
I. ALL ELECTRICAL RECEPTACLES IN OFFICES AND WORK STATIONS/AREAS SHALL BE DOUBLE DUPLEX TYPE.
J. (N) AND (R) FIXTURES TO USE EXISTING CIRCUITRY, UNO.
K. LIGHTING CALCULATIONS PER CEC CHAPTER 6 TABLES 140.0.E & F, EXISTING (103) - RELOCATED 8 FIXTURES + NEW 2 FIXTURES (10/103 = 9.70% OF TOTAL FIXTURES RELOCATED < 10%)

SHEET NOTE

1. TELE DATA FOR CONFERENCE TV , VERIFY MOUNTING HEIGHT W/ TENANT.
2. "KIOSK" LOCATION VERIFY HEIGHT AND EQUIPMENT REQUIREMENTS BEFORE INSTALLATION.
3. VERIFY ELECTRICAL REQUIREMENTS FOR TENANT SUPPLIED SYSTEM FURNITURE, CEILING DROPS AT (E) COLUMNS.

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2ND & 3RD FLOOR POWER & SIGNAL PLAN

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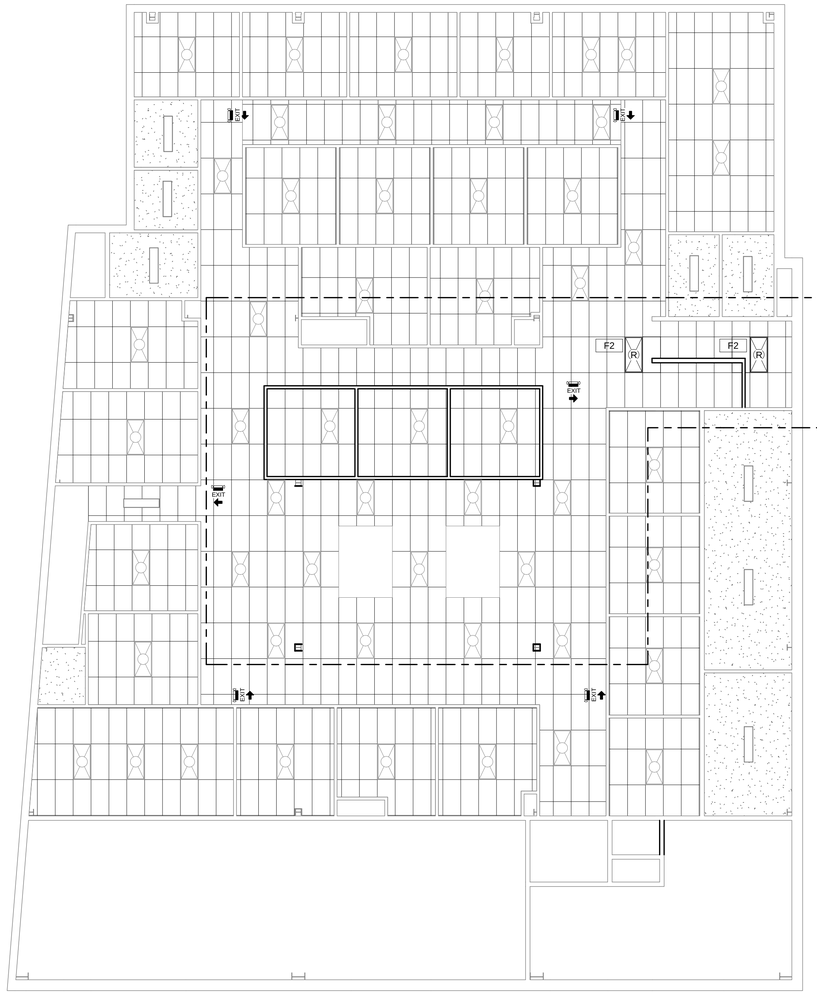

LIGHTING FIXTURES:

EXISTING 40
RELOCATED 2
TOTAL 42

2 3RD FLOOR - OVERALL LIGHTING PLAN
1/8" = 1'-0"

LIGHTING FIXTURES:

EXISTING 55
RELOCATED 6
TOTAL 61

1 2ND FLOOR - OVERALL LIGHTING PLAN
1/8" = 1'-0"

LEGEND

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Schedule - Lighting Fixtures

Type	Family and Type	Mfg	Model	Lamp	Notes
F2	Troffer Light - 2x4: LF-2	Cree	ZR24-40L-35K-10V	LED	L

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2ND & 3RD FLOOR LIGHTING PLAN

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