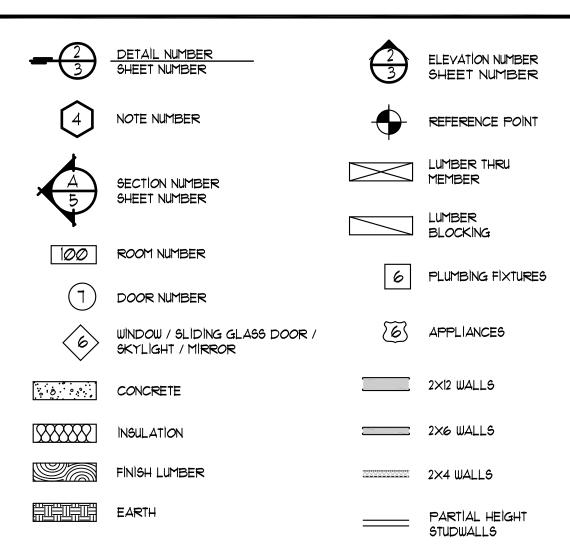
TERMINAL BUILDING REMODEL AT:

LITTLE RIVER AIRPORT

43001 LITTLE RIVER AIRPORT ROAD LITTLE RIVER, CALIFORNIA 95456

DRAWING INDEX AREA ANALYSIS SYMBOLS VICINITY MAP





ARCHITECTURAL

- ALI TITLE SHEET AND SITE PLAN
- ACCESSIBILITY SITE DETAILS
- FLOOR PLAN AND GENERAL NOTES
- BITUMEN ROOF PLAN AND DETAILS

- ATJ INTERIOR ELEVATIONS AND NOTES
- AleJ DETAILS
- Al@2 SPECIFICATIONS
- ELECTRICAL / MECHANICAL
- E2.1 ELECTRICAL PLAN

DEFERRED APPROVALS:

DEFERRED APPROVAL IS REQUESTED FOR THE FIRE ALARM SYSTEM, SEE SHEET AIØ2 FOR PERFORMANCE SPECIFICATIONS.

AREA ANALYSIS:

AREAS:	TOTAL
REMODELED TERMINAL BUILDING	481.5 SQ. FT.
TOTAL GROSS SQ. FT.:	4815 SQ. FT.

CALCULATED AREAS SHOWN ARE FOR THE BUILDING DEPARTMENT USE ONLY. THE FIGURES ARE NOT TO BE CONSTRUED AS A BINDING AREA OR FOR TAX CONSIDERATION.

ABBREVIATIONS

C L CENTER LINE CLR CLEAR COL. COLUMN CONC. CONCRETE CONT. CONTINUOUS DET. DETAIL DF. DOUGLAS FIR DR. DOOR D.S. DOUNSPOUT E.J. EXPANSION JOINT EN EDGE NAILING EQ. (E) EQUAL/EQUIVALENT EXIST EXISTING F.D. FLOOR DRAIN F.E. FIRE EXTINGUISHER FIN. FLR FINISH FLOOR FN FIELD NAILING F.O.C. FACE OF CONCRETE F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD GA. GAUGE G.I. GALVANIZED IRON GYPBD. GYPSUM BOARD H.B. HOSE BIBB		METAL THRESHOLD MOUNTED NOT IN CONTRACT NOT TO SCALE OVER ON CENTER PLYWOOD EDGE NAILING PLATE PLASTER PRESSURE TREATED ROOF DRAIN REDWOOD RAIN WATER LEADER SEE ARCHITECTURAL DRAWINGS SEE ENGINEERING DRAWINGS SOLID CORE SHEET STAINLESS STEEL TOP OF CURB TYPICAL UNLESS NOTED OTHERWISE VERTICAL GRAIN DOUGLAS FIR WITH WATER CLOSET WOOD WROUGHT IRON WELDED WIRE FABRIC
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CODE ANALYSIS

PROJECT: TERMINAL BUILDING REMODEL ADDRESS: 43001 LITTLE RIVER AIRPORT ROAD LITTLE RIVER, CA. 95456

ASSESSOR'S PARCEL NO. 121-370-09

121-330-04 121-330-06

> 121-020-11 121-020-12

121-360-08

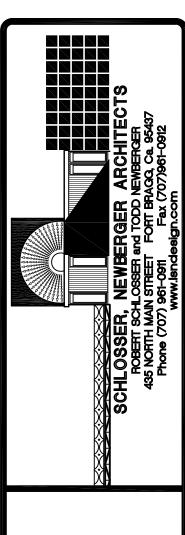
121-360-10 CODE AUTHORITY: COUNTY OF MENDOCINO APPLICABLE CODES: 2016 CBC, CPC, CEC, CMC, CFC

2016 CAL GREEN BUILDING CODE 2016 ADA STDS. FOR ACCESSIBILTY DESIGN, 2016 TITLE 24 ENERGY STANDARDS.

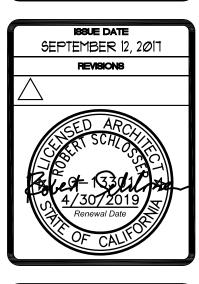
OCCUPANCY GROUP: B CONSTRUCTION TYPE: TYPE V-B 539.1 ACRES PARCEL SIZE:

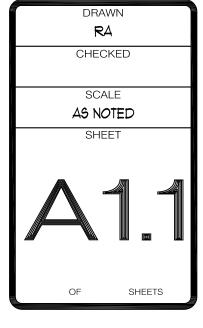


SITE PLAN









– EXISTING ASPHALT PARKING AREA – REVERSE SWING AND PROVIDE ACCESSIBLE LATCH MECHANISM FOR EXISTING GATE -SEE DETAIL / ACCESSIBLE PARKING SIGN AND PARKING ,----\------DETECTABLE WARNING LOT ENTRANCE SIGN, STRIP SEE DETAIL 4 Al3 Al3 Al.3 ALTERNATE BID: PARKING TRENCH FROM EXISTING CARD PROVIDE NEW STRIPING FOR NEW ADA PARKING SPACE, REUSE READER TO NORTH WALL OF -EXISTING ASPHALT PARKING AREA SLOPE AT 2% (MAX.) W/ 2% BUILDING, ADD WIRING (MAX.) CROSS SLOPE, REGRADE AND REPAYE EXISTING PARKING CONNECTION FROM EXISTING AREA TO ACHIEVE GRADING REQUIREMENTS CARD READER EQUIPMENT TO ENTRY DOOR ON SOUTH SIDE OF ACCESSIBLE BUILDING USING CONDUIT ROUTE SUPPLIED IN BASE BID, INSTALL SIGN, SEE NEW CARD READER AND -4'-0" WIDE PATH OF IN FRONT OF DETAIL ELECTRONIC STRIKE MECHANISM ACCESSIBLE PARKING SPACE REUSE TO BE CONTROLLED BY CARD EXISTING ASPHALT PARKING AREA SLOPE READER AT ENTRY DOOR ON AT 5% (MAX.) W/ 2% (MAX.) CROSS SLOPE. SOUTH SIDE OF BUILDING, CARD REGRADE EXISTING PARKING AREA TO READERS AT BOTH LOCAATIONS o/ o /----/-/---- ACHIEVE GRADING REQUIREMENTS TO BE INTEGRATED INTO ONE COMBINED SYSTEM, SEE SPECIFICATIONS SECTION 08750. NEW 6'-0" × 6'-0" (E) CARD READER-______ CONC, LANDING SLOPE AT 2% (MAX.) ACROSS LANDING W/ 2% (MAX.) CROSS SLOPE, SEE DETAIL (E) FENCING (E) F.F. EXIST, DONC. (E) GATE AND MOTORIZED OPERATOR +0.4-1/2" LANDING -ACCESSIBLE ROUTE SIGNS, SEE DETAIL (AL3) ACCESSIBLE ENTRANCE SIGN, SEE DETAIL AT.I 912 N.SE 1914 4'-0" WIDE DESIGNATED ACCESSIBLE-PATH OF TRAVEL SHOWN WITH DASHED LINES, REUSE EXISTING ASPHALT PATHWAY SLOPE AT 5% (MAX.) W/ 2% (E) S.E. +0.0' (MAX.) CROSS SLOPE, REGRADE AND REPAYE EXISTING WALKWAY TO ACHIEVE GRADING REQUIREMENTS. NEW CONC. WALKWAY WITH CURB AT OUTSIDE GROOVED BORDER STRIP EDGE, SLOPE AT 5% (MAX.) ONE RISER AT EDGE OF LANDING W/ 2% (MAX.) CROSS 9 SEE DETAIL 8 SLOPE, SEE DETAIL (AL3)

SITEWORK NOTES

- 1. DIRECT ALL SURFACE DRAINAGE AWAY FROM STRUCTURES TOWARD THE DIRECTION OF NATURAL FALL AWAY FROM THE STRUCTURE OR INTO DRAINAGE SWALES, ALL DRAINAGE SWALES SHALL SLOPE AWAY FROM STRUCTURES TOWARD THE DIRECTION OF NATURAL FALL.
- 2. ALL GRADING AND ROADWORK SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. (CALTRANS)
- 3. FOR WATER SYSTEMS, SEPTIC SYSTEMS AND HOOKUPS TO UTILITY SYSTEMS, COMPLY WITH ALL REQUIREMENTS OF UTILITY SUPPLIERS AND ALL REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- 4. PROVIDE CONCRETE SPLASH BLOCKS AT OUTLETS OF DOWNSPOUTS. DIRECT DRAINAGE FROM SPLASHBLOCKS AWAY FROM THE STRUCTURE TOWARD DRAINAGE SWALES OR TOWARD THE DIRECTION OF NATURAL FALL.

 WHERE UNDERGROUND DRAINAGE DISPERSAL SYSTEMS ARE SPECIFIED, PROVIDE DRAINAGE PIPES FOR OUTLETS OF ALL DOWNSPOUTS FROM GUTTERS OR ROOF DRAINS INDICATED ON PLANS. WHERE DRAINAGE SYSTEM INLETS OCCUR, PROVIDE VERTICAL 'T' IN PIPE AT DOWNSPOUT LOCATION. 'T' SHALL EXTEND 3" ABOVE GRADE, ALLOW A 1" GAP BETWEEN 'T' AND DOWNSPOUT. 'T' SHALL BE 1" LARGER THAN THE WIDEST DIMENSION OF DOWNSPOUT (MIN.) EMPTY ALL DOWNSPOUT PIPES INTO REMOTE SUMP FILLED WITH 5 CUBIC YARDS OF 3/4" GRAVEL (MIN.) AT LOCATION SHOWN ON PLANS.

5. BEST MANAGEMENT PRACTICES & CONSTRUCTION RESPONSIBILITIES:

- A. ANY AND ALL EXCESS EXCAVATED MATERIAL RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND DISPOSED OF AT A DISPOSAL SITE IN COMPLIANCE WITH MENDOCINO COUNTY REGULATIONS.
- B. STRAW BAILS, COIR ROLLS, OR SILT FENCING STRUCTURES SHALL BE INSTALLED PRIOR TO AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO CONTAIN RUNNOFF FROM CONSTRUCTION AREAS, TRAP ENTRAINED SEDIMENT AND OTHER POLLUTANTS, AND PREVENT DISCHARGE OF SEDIMENT AND POLLUTANTS DOWN SLOPE.
- C. ON-SITE VEGETATION SHALL BE MAINTAINED TO THE MAXIMUM EXTENT FEASIBLE DURING CONSTRUCTION ACTIVITIES.
- D. ANY DISTURBED AREAS SHALL BE REPLANTED OR SEEDED AND IF NECESSARY MULCHED AS SOON AS FEASIBLE FOLLOWING COMPLETION OF CONSTRUCTION, BUT IN ANY EVENT NO LATER THAN MAY 1ST OF THE NEXT SPRING SEASON.
- E. ALL ON-SITE STOCKPILES OF CONSTRUCTION DEBRIS SHALL BE COVERED AND CONTAINED AT ALL TIMES TO PREVENT POLLUTED WATER RUNOFF.
- F. THE CANOPY AND ROOT ZONES OF EXISTING LIVING TREES ON SITE SHALL BE PROTECTED THROUGH TEMPORARY FENCING OR SCREENING DURING CONSTRUCTION.

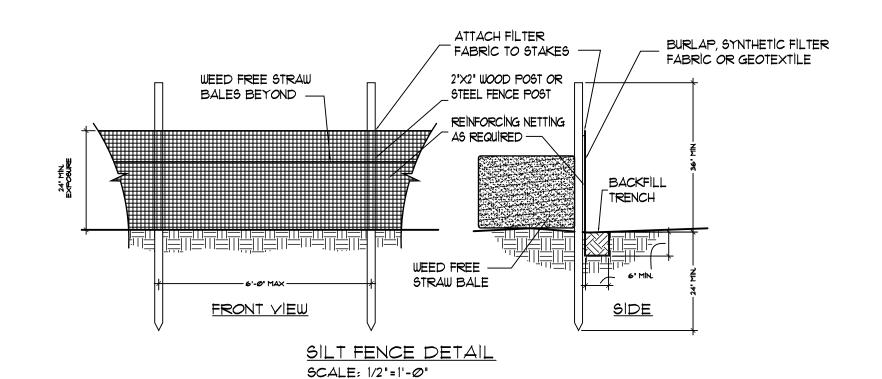
6. SILT FENCE REQUIREMENTS: (SEE DETAIL)

- A. THE HEIGHT OF A SILT FENCE SHOULD BE 36" MIN.
- B. TO AVOID THE USE OF JOINTS, THE FILTER FABRIC SHOULD BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER
- C. EXCAVATE A TRENCH APPROXIMATELY 6" WIDE BY 6" DEEP ALONG THE STAKES AND ON THE UPSLOPE OF THE BARRIER.
- D. WHEN STANDARD STRENGTH FILTER FABRIC IS USED APPLY A REINFORCING.
 NETTING TO SUPPORT THE FABRIC, FASTEN THE REINFORCING, NETTING SECURELY TO THE UPSLOPE SIDE
 OF THE POSTS USING HEAVY-DUTY WIRE STAPLES OR TIE WIRES, ATTACH THE FILTER FABRIC
 TO THE UPSLOPE SIDE OF THE NETTING USING TIE WIRE OR PLASTIC ZIP STRAPS,
- E. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE REINFORCING NETTING MAY BE ELIMINATED. IN SUCH CASES THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
- F. THE TRENCH IS THEN BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC SECURING IT IN PLACE.

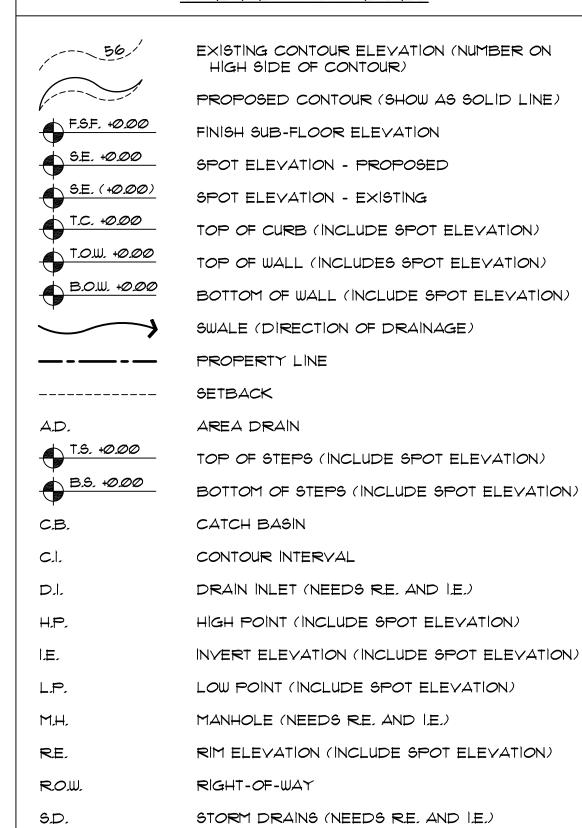
 G. REGULAR INSPECTIONS SHOULD BE CONDUCTED WEEKLY TO ENSURE THE FENCE IS INTACT AND

 THE DEBRIS AND SEDIMENT HAS NOT ACCUMULATED AT THE BOTTOM, REMOVE ANY DEPOSITS AT THE

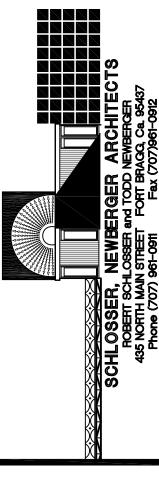
 BOTTOM, REMOVE ANY DEPOSITES WHEN THE REACH ONE-HALF THE FENCE HEIGHT.
- H. SILT FENCES AND BARRIERS MAY BE REMOVED WHEN THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.



SITE PLAN SYMBOLS



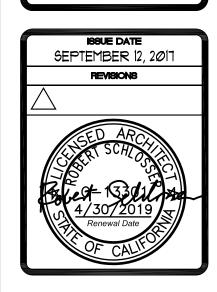
POINT OF CONNECTION

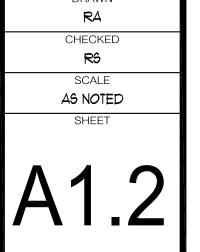


SITE

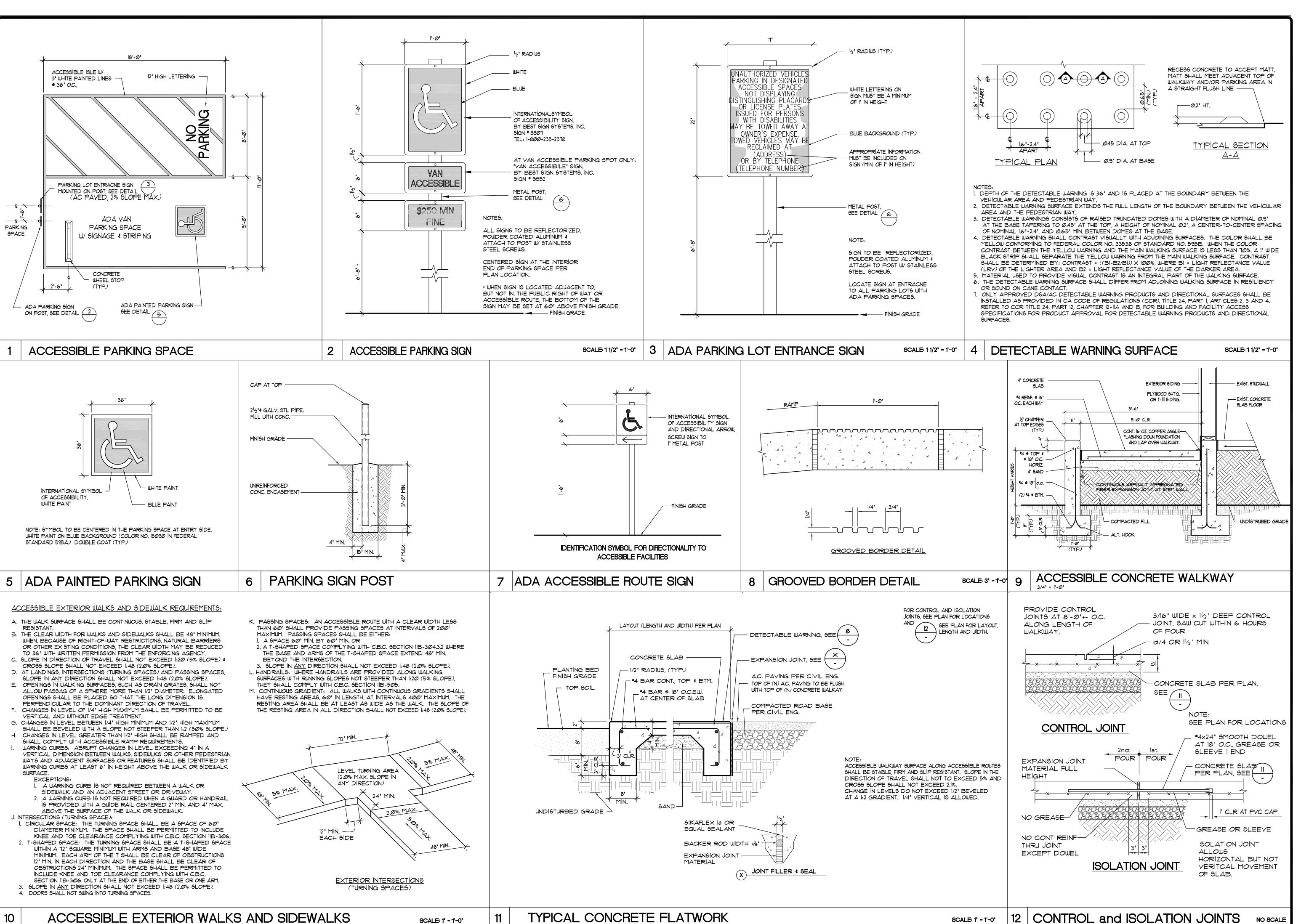
TERMINAL BUILDING REMODEL AT:

| TERMINAL BUILDING REMODEL AT:
| STATE | STATE









SCHLOSSER, NEWBERGER ARCHITECTS
ROBERT SCHLOSSER and TODD NEWBERGER
435 NORTH MAIN STREET FORT BRAGQ, Ca. 95437
Phone (707) 961-0911
www.lsndesign.com

ACCESSIBILITY OF THE PROPERTY OF

SEPTEMBER 12, 2011

REVISIONS

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GENERAL NOTES

QUALITY ASSURANCE

L MATERIALS QUALITY STANDARDS, GRADES, LOAD AND STRESS RATINGS AND CONNECTOR SCHEDULES GIVEN ON THIS SHEET AND IN THE ORIGINAL SPECIFICATIONS SECTIONS IN THE PROJECT MANUAL ARE MINIMUM VALUES,

REFER TO STRUCTURAL DRAWINGS ("5" SERIES SHEETS) FOR GRADES, LOAD AND STRESS RATINGS AND CONNECTOR SCHEDULES SPECIFIC TO THIS PROJECT, WHERE QUALITY STANDARDS GIVEN ON STRUCTURAL SHEET EXCEED VALUES INDICATED ON THIS SHEET OR IN THE PROJECT MANUAL. VALUES GIVEN ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE, WHERE QUALITY STANDARDS GIVEN ON THE STRUCTURAL SHEETS ARE LESS THAN THE VALUES GIVEN ON THIS SHEET OR IN THE PROJECT MANUAL, THE HIGHEST OF ALL THE VALUES SHALL TAKE PRECEDENCE.

GENERAL REQUIREMENTS

- L ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRIC CODE AND CALIFORNIA FIRE CODE, WITH CURRENT STATE AND LOCAL AMENDMENTS, AND ANY OTHER REGULATIONS ADOPTED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER ANY PORTION OF THE WORK.
- 2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WITH THE WORK, THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY BEFORE ANY WORK IS BEGUN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING PROBLEMS IN THE WORK WHICH RESULT IN THE FAILURE TO VERIFY DIMENSIONS OR SITE CONDITIONS,
- 3 FOR ALL MANUFACTURERS PRODUCTS, FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS AND DETAILS AS SPECIFICALLY MODIFIED BY THE DRAWINGS AND SPECIFICATIONS USING MATERIALS AND METHODS DESCRIBED IN THE INSTALLATION INSTRUCTIONS. CONTRACTOR SHALL PROVIDE ANY AND ALL FASTENERS, HARDWARE, MOUNTING HARDWARE MOUNTING DEVICES, BRACKETS, VALVES, SPECIAL FITTINGS, OR OTHER SPECIALTY ITEMS CALLED FOR IN THE INSTALLATION INSTRUCTIONS IN ORDER TO INSURE PROPER INSTALLATION, ALL SUCH ITEMS REQUIRED BY THE INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

FOUNDATION

- THE ALLOWABLE SO'L PRESSURES ARE 1000 PSF AT ALL CONTINUOUS AND PAD FOOTINGS UNLESS NOTED OTHERWISE.
- ALL ONE STORY FOOTINGS SHALL EXTEND 12' MIN. BELOW NATURAL GRADE AND 6' MIN INTO FIRM NATURALLY COMPACTED SOILS BELOW. WHICHEVER CONDITION PRODUCES THE DEEPEST FOOTING IS THE GOVERNING CONDITION.
- 3. UNLESS SPECIFIED OTHERWISE ALL PATIO SLABS AND LANDINGS SHALL BE 4" THICK (MIN) WITH 6"x6"-#0/#0 WIRE MESH REINFORCING CONTINOUS AT THE CENTERLINE OF THE SLAB MIN. SLAB SHALL BE POURED OVER 4" (MIN) SAND LAYER.
- 4. ALL REQUIRED FILL AND BACK FILL AT FOUNDATIONS SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY ATTAINABLE BY THE A.S.T.M. DESIGNATION (D-1557-09) METHOD OF COMPACTION

CONCRETE

- ALL CEMENT SHALL CONFORM TO A.S.T.M. (C-150).
- 2. ALL AGGREGATE SHALL BE SOUND AND SHALL CONFORM TO AS.T.M.
- 3. CONCRETE SHALL BE COMPOSED OF 1 PART PORTLAND CEMENT, 3-PARTS SAND, 4-PARTS ROCK AND 1 1/2 PARTS OF WATER (MAX) TO EA, SACK OF CONCRETE, UNLESS NOTED OTHERWISE OR UNLESS AN ALTERNATIVE MIX DESIGN IS SUBMITTED AND APPROVED BY THE ARCHITECT.
- 4. ANCHOR BOLTS, DOWELS, INSETS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
- 5, ALL CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF AT LEAST 2500 PSI, UNLESS NOTED OTHERWISE,

REINFORCING

- ALL REINFORCING BARS SHALL MEET ALL REQUIREMENTS OF GRADE 40 REBAR AND SHALL CONFORM TO A.S.T.M. (A-15) UNLESS NOTED OTHERWISE.
- 2. ALL REINFORCING MESH SHALL CONFORM TO AS.T.M. (A-185) UNLESS NOTED OTHERWISE,
- 3. REINFORCING BARS MARKED CONT, SHALL BE SPLICED WITH A MINIMUM LAP OF (40) BAR DIAMETERS IN MASONRY AND (40) DIAMETERS IN CONCRETE UNLESS NOTED OTHERWISE. LAPS IN ALL GRADE BEAMS OR CONCRETE POURED ABOVE GRADE SHALL BE VERIFIED WITH THE ENGINEER, PRIOR TO POURING CONCRETE.
- 4. ALL REINFORCING SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO POURING CONCRETE OR PLACING MASONRY.
- 5. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE UNLESS NOTED OTHERWISE:

BELOW GRADE (UNFORMED) BELOW GRADE (FORMED) 2" CLR SLABS, WALLS, COLUMNS 11/2" CLR ALL OTHERS EXPOSED TO EARTH OR WEATHER (FORMED) 2" CLR

CATEGORY UNLESS NOTED OTHERWISE.

MASONRY

L CONCRETE MASONRY UNITS SHALL CONFORM TO A.S.T.M. (C-90).

ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE WESTERN WOODS PRODUCTS ASSOCIATION. 2. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS-FIR LARCH OR FOUNDATION

GRADE REDWOOD, ALL PRESSURE TREATED LUMBER SHALL BE

GRADE STAMPED BY THE AAWP FOR THE APPROPRIATE USE

- 3. ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT
- WASHERS UNDER HEAD AND NUT, UNLESS NOTED OTHERWISE. 4 2X SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS EXCEPT AT BAYS CONTAINING FOUNDATION VENTS, PROVIDE 2X SOLID CROSS BRIDGE BLOCKING BETWEEN VENTED ENDS OF
- 5. USE SHEET METAL JOIST HANGERS, STRAPS, TIES AND HURRICANE CLIPS AT CONCEALED LOCATIONS ONLY. WHERE CONNECTIONS ARE EXPOSED USE CONCEALED DRIFT PINS, TOE NAILING DRILLED AND SET WITH FINISH NAILS OR 1/4" (MIN) PLATE STEEL ANGLE BRACKETS AND BOLTS CUT TO EXACT LENGTH WITH WASHERS AND NUTS APPLIED, PAINT ANY EXPOSED BRACKETS AND BOLTS ACCORDING TO THE SPECIFICATIONS IN SECTION 09900 WITH A COLOR APPROVED BY THE ARCHITECT,
- 6. ALL JOIST HANGERS, CLIPS, STRAPS, POST BASES, POST & CAPS, BEAM CONNECTORS, HOLD-DOWN ANCHORS ETC., SHALL BE THAT OF THE SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL, ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MATERIAL SHALL HAVE G-MAX OR EQUAL GALYANIZED COATING.
- 7. RECYCLE OR SALVAGE FOR RE-USE A MINIMUM OF 50% OF ALL NON-HAZARDOUS WASTE GENERATED IN THE CONSTRUCTION OF THE PROJECT IN IN ACCORDANCE WITH CA. GREEN BUILDING CODE.
- & ANNULAR SPACES AROUND PIPES, CONDUITS, CABLES OR OTHER PENETRATIONS IN SOLE PLATES OR EXTERIOR WALLS SHALL BE SEALEND TO PREVENT PASSAGE OF RODENTS IN ACCORDANCE WITH THE CA. GREEN BUILDING CODE.
- 9. PROVIDE A MINIMUM 250 SQUARE FOOT AREA OF ROOF SURFACE TO BE DESIGNATED AS 'SOLAR READY' WHICH HAS THE STRUCTURAL CAPACITY TO SUPPORT THE FUTURE INSTALLATION OF SOLAR PHOTOYOLTAIC PANELS. A DESIGNATED LOCATION FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR THE ROUTING OF CONDUIT FROM THE SOLAR ZONE TO THE LOCATION OF THE MAIN PANEL

CARPENTRY (CONT'D.)

8X & GREATER

- 10. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR LARCH OF THE FOLLOWING GRADES UNLESS NOTED OTHERWISE: STUDS, PLATES, BLOCKING *2-OR BETTER JOISTS AND PLANKS *2-OR BETTER BEAMS, STRINGERS, POSTS & T MBERS #2-OR BETTER 4X & GREATER 6X & GREATER #I-OR BETTER
- 10. ALL EXPOSED DECKING AND DECK STRUCTURE SHALL BE CON-HEART REDWOOD OR BETTER. UNLESS NOTED OTHERWISE,

SELECT STRUCTURAL

- ALL STRUCTURAL MEMBERS EXPOSED TO THE EXTERIOR SHALL BE ALL HEART REDWOOD OR ALL HEART WESTERN RED CEDAR.
- 12. BEARING HEADER SCHEDULE (UNLESS NOTED OTHERWISE): HEADER SİZE
- 4'-**0"** 6X6 DF. 12 OR BETTER 6'-0" 6X8 D.F. 12 OR BETTER 8'-0" 6×10 DF. 12 OR BETTER
- CUT GABLE END STUDS FULL LENGTH FROM SOLE PLATE TO TOP PLATES DIRECTLY UNDER RAFTERS, PROVIDE INTERMEDIATE HORIZONTAL FIRE BLOCKING AT 8'-0' O.C. (MIN.) OR AS PER C.B.C. REQUIREMENTS.
- 14 PROVIDE CONTINUOUS DOUBLE TOP PLATE AT ALL STUD WALLS, ALLOW 48" (MIN.) BETWEEN SPLICES, LAP CORNERS OF PLATES, WHERE PLATES ARE INTERRUPTED BY HEADERS SPLICE PLATE TO HEADER WITH SIMPSON ST6236 STRAP EACH SIDE OF HEADER UNLESS NOTED OTHERWISE,

15. WHEN FRAMING WALLS AND ROOFS REFER TO

- INTERIOR ELEVATIONS, REFLECTED CEILING PLAN AND ELECTRICAL / MECHANICAL PLANS TO LOCATE ALL ELECTRICAL LIGHT FIXTURES SWITCHES AND PLUGS, SKYLIGHT OPENINGS AND SPECIAL TRIM CONDITIONS PRIOR TO COMMENCING WITH THE WORK LOCATE ALL LIGHT FIXTURES, SKYLIGHT, AND TRIM EXACTLY ACCORDING TO LAYOUTS GIVEN IN THE INTERIOR ELEVATIONS REFLECTED CEILING PLAN AND ELECTRICAL / MECHANICAL PLANS PLANS LILLERE ERAMING MEMBERS INTERFERE WITH THE PLACEMENT OF THESE ITEMS. ALTER THE LOCATION OF FRAMING MEMBERS TO ACCOMMODATE EXACT PLACEMENT, IF RAFTERS INTERFERE WITH LIGHT PLACEMENT CUT BACK FRAMING MEMBER, DOUBLE UP FRAMING ON EITHER SIDE OF FRAMING MEMBER WHICH INTERFERES WITH PROPER PLACEMENT AND HEAD OFF OPENING FOR LIGHT OR SKYLIGHT AND FASTEN ALL FRAMING MEMBERS AND HEADED OFF OPENINGS WITH SIMPSON U-SERIES JOIST HANGERS, WHERE TRIM MEMBERS ARE LOCATED EXACTLY, ADD ADDITIONAL BRACING AS REQUIRED TO PROVIDE FOR EXACT PLACEMENT OF TRIM, CEILING BATTENS, SOFFIT BATTENS, ETC. IT IS THE INTENTION OF THE DESIGN TO LINE UP LIGHTS AND SKYLIGHTS EXACTLY IN CEILING COFFERS, AND TO CREATE EQUAL BAYS ACROSS A GIVEN SPAN OF CEILING OR
- LIGHT FIXTURES IN STRAIT LINES, TO CENTER SOFFIT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FRAME THE STRUCTURE SO THAT THESE TRIM AND LIGHTING LAYOUTS WILL BE ACHIEVED, ADDITIONALLY, THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS INCLUDING BUT NOT LIMITED TO HEATING AND PLUMBING WORK SO THAT PIPES, WIRING DUCTWORK AND OTHER COMPONENTS ARE ROUTED IN SUCH A WAY AS TO AVOID INTERFERING WITH LAYOUT OF FINISH ITEMS SHOWN ON INTERIOR ELEVATIONS REP'S AND ELECTRICAL / MECHANICAL PLANS PLANS, THE GENERAL CONTRACTOR SHALL VERIFY THAT LAYOUT OF FINISH ITEMS IS CORRECT PRIOR TO COVERING UP FRAMING IF ANY ITEM DOES NOT CONFORM TO THE

LAYOUT SPECIFIED IN THE PLANS, THE

CONTRACTOR SHALL NOTIFY THE ARCHITECT

AND RECEIVE WRITTEN APPROVAL FOR ANY

APPROVAL FOR ANY CHANGE SHALL BE

CORRECTED BY THE CONTRACTOR AT NO

COST TO THE OWNER INCLUDING PATCHING

AND REPAIRING OF SHEET ROCK, FRAMING,

REROUTING OF DUCTS OR PIPES AND ANY

CHANGES TO THE LAYOUT, FAILURE TO OBTAIN

OTHER CHANGES NECESSARY TO ACHIEVE FINISH APPEARANCE SHOWN ON THE PLANS. IF A CONFLICT OCCURS BETWEEN LAYOUT DEPICTED ON 16. INTERIOR ELEVATIONS, REFLECTED CEILING PLAN, AND FLECTRICAL / MECHANICAL PLANS REPORT ANY CONFLICT TO THE ARCHITECT AND RECEIVE WRITTEN DIRECTION AS TO HOW TO ADJUST LAYOUT TO ACHIEVE THE DESIRED DESIGN CONCEPT. AS A GENERAL RULE, REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS LAYOUT SHALL SUPERSEDE LAYOUT SHOWN ON ELECTRICAL / MECHANICAL PLANS WHERE ITEMS APPEAR ON ELECTRICAL / MECHANICAL PLANS PLANS BUT DO NOT APPEAR ON OTHER SHEETS, OBTAIN APPROVAL FOR PLACEMENT OF SUCH ITEMS IN WRITING FROM THE ARCHITECT. DO NOT OMIT ANY ITEMS WHICH DO NOT APPEAR ON INTERIOR

ELEVATIONS REFLECTED CEILING PLAN UNLESS INSTRUCTED

IN WRITING BY THE ARCHITECT TO DO SO . WHEN ITEMS

ARE ELIMINATED, PROVIDED CREDIT TO THE OWNER FOR

THE COST OF THE WORK ELIMINATED FROM THE CONTRACT.

- WHERE PLANS INDICATE EXPOSED FRAMING, CONTRACTOR SHALL CAREFULLY LAYOUT ALL BEAMS, PERLINS DECKING FRIEZE BLOCKING AND ALL OTHER FRAMING MEMBERS IN ORDER TO ACHIEVE LAYOUT SHOWN ON INTERIOR ELEVATIONS REFLECTED CEILING PLAN AND ELECTRICAL / MECHANICAL PLANS PLANS. CONTRACTOR SHALL VERIFY EXACT LAYOUT PRIOR TO COMPLETING FRAMING AND REPORT ANY VARIANCE IN LAYOUT TO THE ARCHITECT AND SHALL RECEIVE APPROVAL IN WRITING FOR SUCH VARIANCE. ADDITIONALLY, CONTRACTOR SHALL VERIFY THAT ALL WIRING, PIPING, VENTS, DUCTWORK OR ANY OTHER ITEM NOT SPECIFICALLY DEPICTED ON THE INTERIOR ELEVATIONS AND REFLECTED CEILING PLAN SHALL BE INSTALLED IN CONCEALED LOCATIONS, AFTER THE PATH OF ANY SUCH ITEMS TO AVOID EXPOSED BEAM AREAS BY PROVIDING ELBOWS, ANGLES HORIZONITAL OR DIAGONAL RUNS AND ANY OTHER ADJUSTMENTS NECESSARY IN ORDER TO HIDE THESE ITEMS FROM VIEW.
- PROVIDE SHEAR WALLS AS PER THE SCHEDULE 18. PROVIDED IN THE STRUCTURAL DRAWINGS. WHERE NAILING OF PLYWOOD OR GYPSUM BOARD IS NOT SPECIFIED OTHERWISE FOLLOW THE SCHEDULE GIVEN BELOW FOR MINIMUM REQUIREMENTS:

5/8" PLYWOOD SHEATHING: 10d # 12" O.C. FN, 10d # 4" O.C. BN. & P.E.N. 1/2' OR 3/8' PLYWOOD SHEATHING: 8d @ 12' o.c. FN, 8d @ 4' o.c. BN. & P.E.N. 1/2" GYPSUM BOARD: 5d @ 1' o.c. FN, 5d @ 1' o.c. BN. & P.E.N. 5d = 1' oc. FN, 5d = 1' oc. BN & PEN

(COOLER NAÎLS)

19. ALL NAILING SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN TABLE 23/04/9.1

OF THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE WITH CURRENT STATE AND LOCAL AMENDMENTS,

20. ALL EXPOSED EXTERIOR NAILING SHALL BE STAINLESS STEEL RING SHANK TYPE.

THERMAL AND MOISTURE PROTECTION

- PROVIDE WEATHERTIGHT ENCLOSURE AROUND ENTIRE BUILDING
- 2. PROVIDE 25 YEAR GUARANTEE AGAINST ROOFING FAILURE FOR
- TORCH APPLIED MODIFIED BITUMEN ROOFING. 3. ALL FLASHING SHALL BE 1602 COPPER OR STAINLESS STEEL AND SHOULD BE FABRICATED IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE MOST RECENT EDITION
- THE SHEET METAL AND AIR CONDITIONING CONTRACTORS 4. SEPARATE ALL DISSIMILAR METALS WITH NEOPRENE GASKETS

OF THE ARCHITECTURAL SHEET METAL MANUAL PUBLISHED BY

- OR HEAVY THICKNESS BITUMINOUS PAINT. 5. PROVIDE STEP FLASHING AT ALL SIDEWALL TO ROOF
- 6. PROVIDE ANGLE FLASHING AT ALL OTHER ROOF TO WALL
- DOORS, WINDOW OPENINGS, OVER TOP OF BASE FASCIA AND AT SLAB / PLYWOOD CONNECTION 8. PROVIDE 1602 COPPER (MIN.) SOLDER PAN UNDER THRESHOLD

I. PROVIDE ZEE BAR FLASHING AT THE HEADS OF ALL EXTERIOR

- OF ALL EXTERIOR DOORS, PAN SHALL EXTEND UNDER THRESHOLD AND UP BEHIND JAMBS AND EXTEND TO EXTERIOR TO DRAIN ANY MOISTURE TO THE EXTERIOR OF THE
- 9 HOLD DOWN ROOF INSULATION TO PROVIDE A CLEAR PATH FOR VENTILATION FROM EAVE TO RIDGE @ ALL RAFTER
- PROVIDE VENTILATION AT ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW, THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED, OR 1/300 OF THE AREA OF THE SPACE VENTILATED PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS BY VENTILATORS LOCATED N THE UPPER PORTION OF THE SPACE TO BE VENT- ILATED AREA IS AT LEAST 3 FEET ABOVE FAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION TO BE PROVIDED BY EAVE OR CORNICE VENTS, VENT OPENING SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL
- 11 DRILL A MINIMUM OF ONE 1 1/2" DIAMETER HOLE THROUGH BLOCKS OR SOFFIT SPACES INTO EACH RAFTER BY AND PROVIDE ADDITIONAL VENT HOLES AS REQUIRED TO MEET THE REQUIRED NET FREE VENTILATING AREA REQUIREMENT GIVEN SHOWN ON THE REFLECTED CEILING PLAN. OMIT VENTS WITHIN 3 FEET OF ALL OPENABLE WINDOWS.
- 12_ TRACE THE PATH OF VENTILATION FROM SOFFIT VENTS TO RIDGE VENT OR CROSS VENTILATE FROM EAVE TO EAVE, DRILL OR NOTCH THROUGH ALL BLOCKING, HIPS, VALLEYS, RIDGES, BEAMS OR OTHER OBSTRUCTIONS TO AIR MOVEMENT TO PROVIDE FREE AIR VENTILATION TO EVERY RAFTER BY OR ENCLOSED ATTIC SPACE, DRILL OR NOTCH RAFTERS AT SKYLIGHT CHASES OR OTHER BREAKS IN RAFTER SPANS TO PREVENT CLOSED OFF RAFTER BAYS.
- 13. WHERE APPLICABLE, PROVIDE UNDERFLOOR VENTS: MIN. 1.0 SQFT, FOR EACH 150 SQFT, OF UNDERFLOOR AREA. LOCATE 6'X14' VENTS APPROXIMATELY 6'-0' APART AROUND PERIMETER OF BUILDING, COVER OPENINGS W/ CORROSION RESISTANT WIRE MESH W/ AN OPENING SIZE OF 1/4" MAXIMUM.
- 14. PROVIDE 10 MIL PLASTIC YAPOR BARRIER OVER EXPOSED EARTH @ ENTIRE UNDERFLOOR CRAWL SPACE AREA, WRAP VAPOR BARRIER UP FOUNDATION WALL AND FASTEN TO MUDSILL. LAP VAPOR BARRIER 12" @ALL SEAMS AND SEAL WITH TAPE,
- 15, PROVIDE *15 FELT CONTINUOUS YAPOR BARRIER UNDER SIDING. 16, MINIMUM INSULATION VALUES: PROVIDE R-22 FORMALDEHYDE FREE UNFACED FIBERGLASS BATTEN INSULATION BETWEEN FLOOR JOISTS, PROVIDE FORMALDEHYDE FREE KRAFT FACE FIBERGLASS BATTEN INSULATION BETWEEN WALL STUDS, R-21 (MIN.) @ 2x6 WALLS AND R-15 (MIN.) @ 2X4 WALLS. PROVIDE R-30 FORMALDEHYDE FREE KRAFT FACED

FIBERGLASS BATTEN INSULATION BETWEEN CEILING JOISTS.

- 17, PROVIDE VAPOR BARRIER UNDER SAND AND OVER DRAIN ROCK @ ENTIRE UNDERSLAB AREA AS SPECIFIED N SPECIFICATION SECTION 07190 - VAPOR BARRIER WRAP VAPOR BARRIER DOWN FOUNDATION WALL AND FASTEN SECURELY IN PLACE, LAP VAPOR BARRIER 12" @ ALL SEAMS AND SEAL WITH TAPE,
- 18. INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHING AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, CHAPTER 12-13, ARTICLE 3, STANDARDS FOR
- 19. INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC.

FINISH MATERIALS

 ALL CARPETING, COMPOSITE WOOD PRODUCTS. RESILIENT FLOORING AND PAINT MATERIALS SHALL MEET CALIFORNIA GREEN BUILDING CODE REQUIREMENTS FOR O.C. EMISSIONS LIMITS AND TESTING REQUIREMENTS PROVIDE MANUFACTURER'S DATA SHEETS OR TEST RESULTS DEMONSTRATING COMPLIANCE WITH V.O.C. EMISSIONS LIMTS ON ALL CARPETING, COMPOSITE WOOD PRODUCTS, RESÌLÌENT FLOORING AND PAINT MATERÌALS. CONSTRUCTION WASTE MANAGEMENTS

RECYCLE OR SALVAGE FOR RE-USE A MINIMUM OF 65% OF ALL NON-HAZARDOUS WASTE GENERATED IN THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH CA, GREEN BUILDING CODE,

BUILDING MAINTENANCE AND OPERATION

- PROVIDE AND PLACE IN THE BUILDING, AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY, DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE
- CYCLE OF THE STRUCTURE. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE A, EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HYAC SYSTEMS,
- WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND C. SPACE CONDITIONING SYSTEMS, INCLUDING
- WATER REUSE SYSTEMS. 3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE
- RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS 4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA. 5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN

CONDENSERS AND AIR FILTERS.

LANDSCAPE IRRIGATION SYSTEMS.

- INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE ELATIVE HUMIDITY LEVEL IN THAT RANGE. 6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE
- 1. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- 8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, ICLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC. 9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE
- PROGRAMS AVAILABLE. 10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE

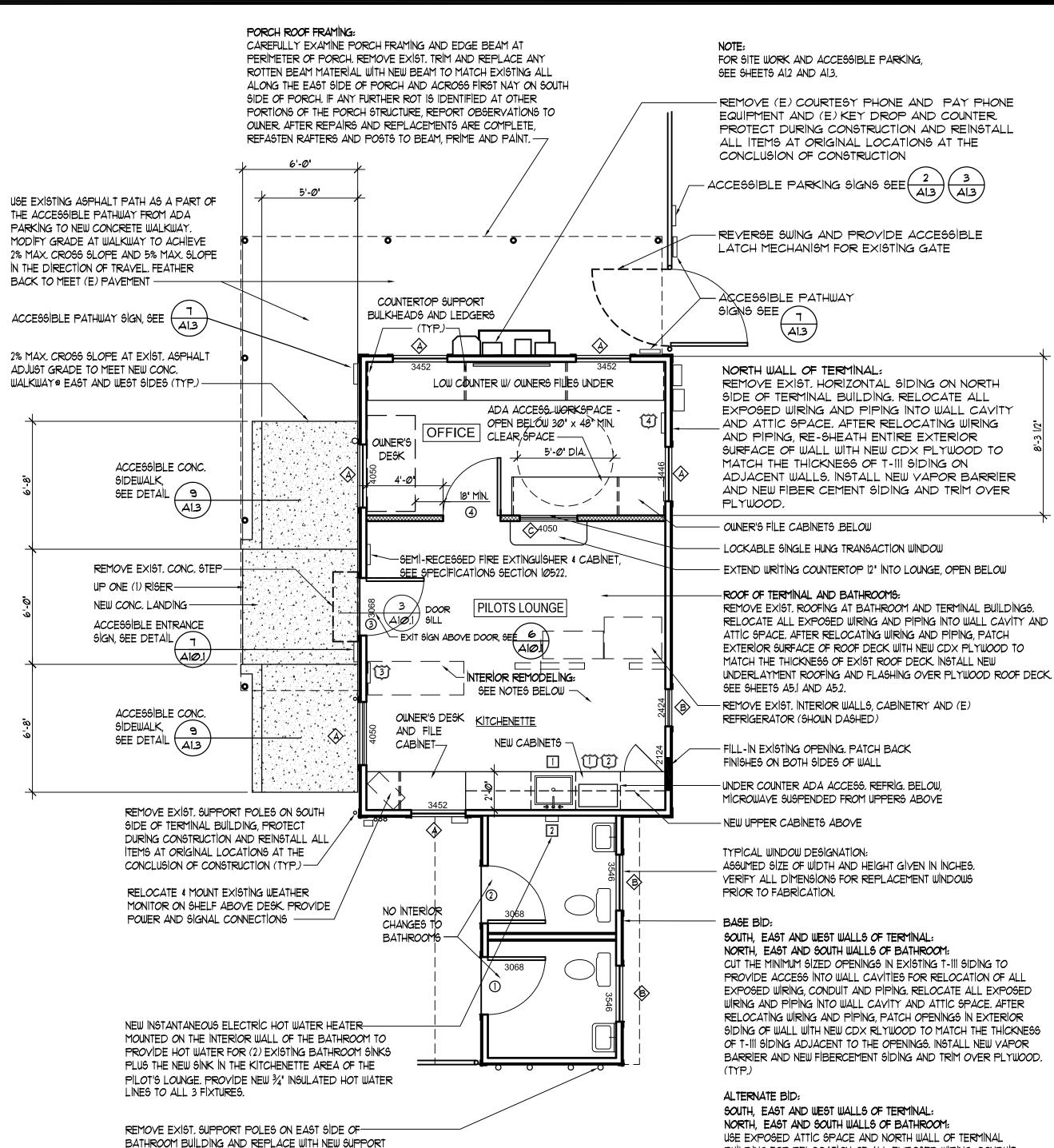
THE MANUAL SHOULD PROVIDE TECHNICAL, OPERATIONAL, AND EDUCATIONAL INFORMATION SO THE OCCUPANTS CAN MAKE THE BEST CHOICES IN OPERATING AND MAINTAINING THE BUILDING IN A COST-EFFECTIVE MANNER. THE MANUAL CAN BE PRINTED, OR IN AN ELECTRONIC FORMAT INCLUDING WEB-BASED AS AN OPTION. THE MANUAL WILL INCLUDE INFORMATION ON EQUIPMENT OPERATION, WARRANTIES, INSPECTION REPORTS, UTILITY SERVICES FORMATION AND LOCATIONS OF BOXES AND METERS, AND CONTRACTOR CONTACT INFORMATION.

FIRE PROTECTION PROVIDE COMPLETE CODE COMPLIANT NEPAT2 FIRE

PROTECTION ALARM SYSTEM.

INTERFACE WITH EXISTING CONSTRUCTION

- ALL INFORMATION SHOWN HEREIN CONCERNING EXISTING SITE AND BUILDING CONDITIONS HAS BEEN PROVIDED BY THE OWNER. VERIFICATION OF ALL THE EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR THIS PROJECT THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES (IN ITEMS LABELED 'EXISTING') BETWEEN THESE DRAWINGS AND THE ACTUAL EXISTING FIELD CONDITIONS PRIOR TO START OF WORK.
- 2 IT IS THE INTENT OF THE PROJECT TO MATCH AND/OR BLEND WITH EXISTING APARTMENT STRUCTURE UNLESS NOTED OTHERWISE, ALL FINISH MATERIALS, TEXTURES, TRIMS ETC., SHALL MATCH THE EXISTING STRUCTURE UNLESS NOTED OTHERWISE, NEW OR MATCHING ITEMS SHALL, IN ALL CASES, BE APPROVED BY ARCHITECT PRIOR TO START OF WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING SITE AND UTILITY CONDITIONS AND SHALL BE RESPONSIBLE FOR ESTABLISHING ALL CONSTRUCTION LINES, ELIMINATING ANY CONFLICTS WITH EXISTING SITE ELEMENTS. GRADES, PROPERTY LINES, EASEMENTS, SET BACKS ETC., PRIOR TO START OF WORK
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THIS PROJECT IN A "CRAFTSMAN-LIKE FASHION." ALL WORK UNDERTAKEN SHALL BE OF THE HIGHEST QUALITY. ALL WORK SHALL BE SUBJECT TO PRIOR REVIEW AND SUBSEQUENT APPROVAL BY THE ARCHITECT, ALL FINISH MATERIALS, TRIM, TEXTURES AND COLORS ARE TO BE CONFIRMED AND APPROVED BY THE ARCHITECT PRIOR TO START OF WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING ALL PROJECT WORK IN COMPLIANCE WITH THE LATEST EDITION OF THE C.B.C., ELECTRICAL CODE, PLUMBING CODE, FIRE CODE, MECHANICAL CODE, STATE OF CALIFORNIA REGULATIONS, LOCAL FIRE SAFETY REQUIREMENTS AND REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.
- STRUCTURAL ELEMENTS OF THIS PROJECT SHALL NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE ARCHITECT, ANY STRUCTURAL CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DISPOSITION AT THE TIME OF DISCOVERY AND PRIOR TO CONTINUATION
- THE CONTRACTOR SHALL EXAMINE THE EXISTING UTILITIES, ELECTRICAL SERVICE, SEWER WASTE LINES, SUPPLY WATER LINES, MECHANICAL SYSTEM, TELEPHONES, ETC., AND REPORT IN WRITING TO THE ARCHITECT THE STATUS AND ABILITY OF THE EXISTING UTILITES TO SERVE THE ENTIRE COMPLETED PROJECT (EXISTING PLUS NEW WORK). THIS WRITTEN REPORT SHALL BE PROVIDED TO THE ARCHITECT PRIOR TO THE START OF ANY WORK.
- & ALL DIMENSIONS SHOWN ARE TO FACE OF STUD (F.O.S.), FACE OF CONCRETE (F.O.C.) OR FACE OF EXISTING FINISHED WALL, UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN WITH THE PLUS AND MINUS SYMBOL ARE VARIABLE PER DESIGN INTENT AND ITS RELATIONSHIP TO EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TAKE EXTRA CARE IN THE FIELD WHEN LAYING OUT WORK AT AREA WHERE VARIBLE DIMENSIONS ARE SHOWN, IF THE DESIGN INTENT CANNOT BE ACHIEVED DUE TO CONFLICTS OR DISCREPANCIES IN THE DRAWINGS, THE CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DISPOSITION AT THE TIME OF DISCOVERY AND PRIOR TO CONTINUATION OF WORK
- ALL NEW FRAMING LUMBER SHALL BE DOUGLAS FIR NUMBER 2 OR BETTER AS DESCRIBED IN THE DRAWINGS AND THE PROJECT MANUAL, ALL NEW WALLS SHALL BE FRAMED AT 16' O.C. ALL NEW DOOR AND WINDOW OPENINGS SHALL BE HEADED OUT WITH SOLID STOCK UNLESS NOTED OTHERWISE, STRUCTURAL ELEMENTS SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT, ANY STRUCTURAL CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DISPOSITION AT THE TIME OF DISCOVERY AND PRIOR TO THE CONTINUATION OF WORK.
- 10 ALL EXISTING UTILITIES WITHIN THE AREA OF THE NEW WORK SHALL BE EXTENDED, OR RE-MOVED, OR CAPPED AND CONCEALED, OR RELOCATED ETC., AS 18 REQUIRED TO ACHIEVE THE DESIGN INTENT OF THE ALL FLOORS, WALLS, CEILING, ROOFS, OR OTHER FINISH SURFACES ADDED, PATCHED OR REPAIRED SHALL BE CONSTRUCTED TO MATCH EXISTING ADJACENT SURFACES FLUSH, CLEAN AND LEVEL, NEW FINISHES AT PATCHES, REPAIRS OF INTERSECTIONS OF NEW WORK WITH EXISTING SHALL BE CARRIED TO THE LIMIT OF OR THE 'BREAK-IN-PLANE' OF THE SURFACE RECIEVING THE WORK. ALL WORK TO EXTERIOR PROJECT ELEMENTS SHALL BE EXECUTED (WATERPROOFED, FLASHED AND COUNTER FLASHED, SEALED, ETC.) AS IS REQUIRED TO ENSURE A WEATHERTIGHT AND
- WATERTIGHT FINISHED CONDITION. L ALL NEW (2X6) EXTERIOR WALLS SHALL RECIEVE 5-1/2" THICK R-21 MINIMUM FIBERGLASS BATT INSULATION, ALL NEW (2×4) EXTERIOR WALLS SHALL RECIEVE 3-1/2" THICK R-15 MINIMUM FIBERGLASS BATT INSULATION, ALL NEW CEILING AND/OR ATTIC SPACES SHALL RECEIVE FULL THICK R-30 INSULATION, UNLESS SIZE LIMITATIONS THICK ENOUGH TO ACHIEVE R-30 RATING OR UNLESS NOTED OTHERWISE ALL WALLS SURROUNDING TOILE ROOMS, UTILITY ROOMS AND EQUIPMENT SPACES SHALL RECEIVE 3-1/2" THICK SOUND DEADENING INSULATION. VERIFY AREAS TO RECEIVE SOUND DEADENING MATERIALS WITH ARCHITECT PRIOR TO
- 2. ALL ROOFING MATERIALS AND ROOFING INSTALLATION WORKMANSHIP SHALL BE GUARANTEED BY THE GENERAL CONTRACTOR AND ROOFER FOR A PERIOD EQUAL TO THE GUARANTEE OF THE EXISTING ROOFING. ALL INTERIOR WALLS AND CEILINGS SHALL RECIEVE 5/8' THICK GYPSUM BOARD MINIMUM UNLESS NOTED OTHERWISE, WALLS BEHIND AND AT SIDES OF SHOWERS, TUBS, WATER CLOSETS, CLOTHES WASHER AND OTHER AREAS AS DÎRECTED BY ARCHÎTECT SHALL RECEÎVE WATER RESÎSTANT (W.R.) GYPSUP BOARD, ALL TEXTURES AND FINISHES SHALL BE AS DIRECTED BY THE
- 13, PLANS, NOTES, DETAILS, FINISH SCHEDULES, ETC., INCLUDED IN THESE CONSTRUCTION DOCUMENTS REPRESENT A SINGLE METHOD TO ADDRESS OWNER'S PROJECT PRIORITIES, CONSTRUCTION CONVENTIONS, BUILDING CODES AND REGULATIONS. THE DRAWINGS AND SPECIFICATIONS SHALL BE USED AS A 'DESIGN STANDARD' BY THE ARCHITECT, GENERAL CONTRACTOR AND SUBCONTRACTORS TO DEVELOP OPTIONS AND ALTERNATIVES THAT WILL ACHIEVE THE INTENT OF THIS REMODEL PROJECT. THE GENERAL CONTRACTOR SHALL PRESENT PROJECT COSTS AND RELATED CONSTRUCTION QUALITY RAMIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL. ACCEPTANCE OF OPTIONS, ALTERNATIVES AND PROJECT COSTS SHALL BE DOCUMENTED IN WRITING AND SIGNED BY BOTH THE ARCHITECT AND THE GENERAL CONTRACTOR PRIOR TO





INTERIOR REMODELING SCOPE OF WORK

MATCH EXISTING,

CONSTRUCTION, SEE SHEET A3.1 (TYP.)

POLES AT ORIGINAL LOCATIONS AT THE CONCLUSION OF

CAREFULLY DISMANTLE EXISTING STRUCTURE SALVAGING AS MUCH ORIGINAL WOOD AS POSSIBLE, 65% (MINIMUM) OF ALL MATERIAL GENERATED BY DEMOLITION ACTIVITIES MUST BE REUSED OR RECYCLED, STACK AND PROTECT ALL SALVAGED MATERIAL FOR REUSE IN REBUILDING THE STRUCTURE, CLEAR THE SITE OF REMAINING MATERIALS AND DEBRIS AND PREPARE FOR INSTALLATION OF NEW WALKWAYS, SIDING, WINDOWS, TRIM AND EXTERIOR AND INTERIOR FINISHES, RECONSTRUCT THE BUILDING USING AS MANY RECYCLED MATERIALS AS POSSIBLE, WHEREVER SALVAGFED EXISTING MATERIALS ARE NOT AVAIALABLE, USE NEW MATERIAL TO MATCH SPECIFIED MATERIAL FOR EACH APPLICATION.

INTERIOR REMODELING AT TERMINALS CAREFULLY REMOVE AND DISPOSE OF ALL BUILT-IN CABINETS AND FIXTURES, FLOORING, AND CEILING COVERING AT TERMINAL BUILDING INTERIOR, PRESERVE AND PROTECT ALL WALL COVERING, WAINSCOTTING AND INTERIOR TRIM, CAREFULLY REMOVE AND PROTECT EXISTING BASEBOARDS AND CEILING TRIM, STOCKPILE AND PROTECT BASEBAORD AND CEILING TRIM DURING REMODELING AND REINSTALL AFTER INTERIOR FINISHES HAVE BEEN INSTALLED. AFTER CEILING COVERING HAS BEEN REMOVED. REROUTE ALL EXISTING WIRING AND PIPING THAT IS CURRENTLY EXPOSED ON THE EXTERIOR OF THE BUILDING INTO WALL CAVITIES AND ATTIC. AFTER COMPLETION OF UTILITY REPOUTING, INSULATE ENTIRE CEILING AREA WITH R-30 BATT INSULATION BEING CAREFUL TO LEAVE A CONTINUOIS CLEAR PATH FOR ATTIC VENTILATION FROM EAVE TO PEAK, REPLACE EXISTING CEILING COVERING WITH NEW %' TYPE X GYPSUM BOARD WITH LIGHT TEXTURE FINISH, REPLACE FLOORING THROUGHOUT TERMINAL BUILDING WITH NEW VINYL COMPOSITION TILE, REPAINT ENTIRE INTERIOR OF SPACE INCLUDING EXISTING WALLS, TRIM AND WAINSCOTTING WITH FINISHES TO

INTERIOR REMODELING AT BATHROOMS: NO CHANGES TO THE INTERIOR OF THE BATHROOMS.

WALL LEGEND

BUILDING FOR RELOCATION OF ALL EXPOSED WIRING, CONDUIT

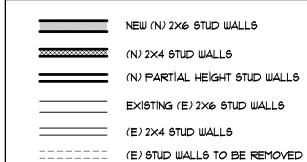
DESIGNATED WALLS AND ATTIC SPACE, AFTER RELOCATING

SIDING, PREPARE, PRIME AND PAINT EXISTING SIDING AT THE

CONCLUSION OF CONSTRUCTION (TYP.).

AND PIPING. RELOCATE ALL EXPOSED WIRING AND PIPING INTO

WIRING AND PIPING, PATCH ANY DAMAGE TO EXISTING EXTERIOR





DETAIL NUMBER 62.) SHEET NUMBER (4) NOTE NUMBER

101 ROOM NUMBER

() DOORS

PLUMBING FIXTURES 6 SKYLIGHTS

4 APPLIANCES 9 WINDOWS OR MIRRORS

REFERENCE POINT

SCALE AS NOTED SHEET

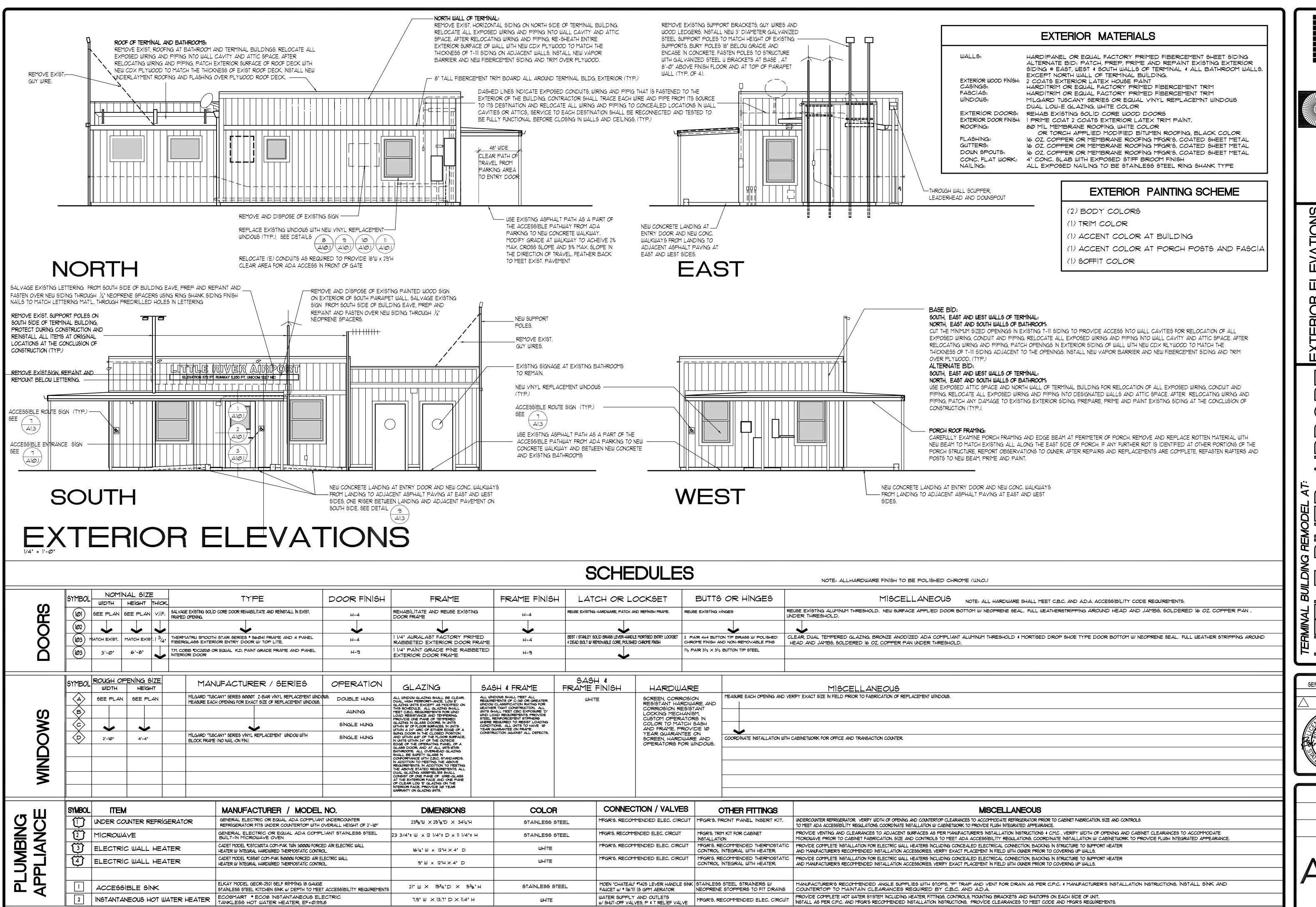
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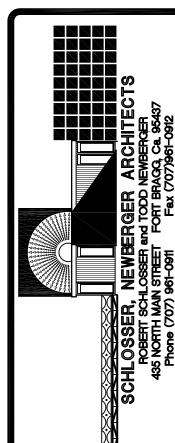
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ISSUE DATE

REVISIONS

SEPTEMBER 12, 2017

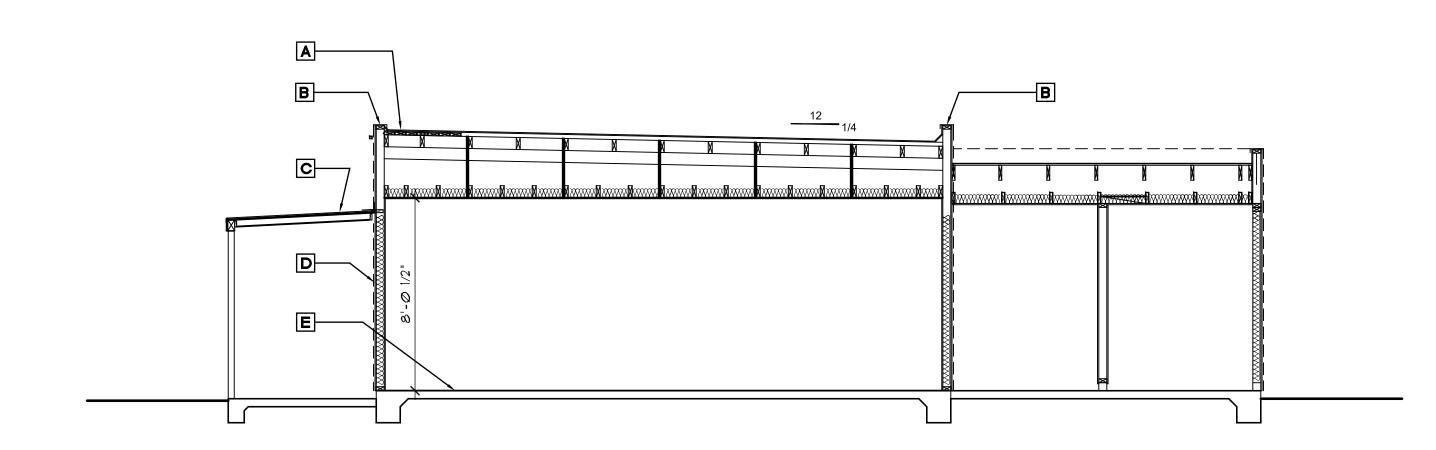




SEPTEMBER 12, 2017 **REVISIONS**

> RA - LMS CHECKED SCALE AS NOTED

SHEETS



SECTION A-A

BUILDING ENVELOPE NOTES

ROOF SYSTEM: IB ROOFING OR EQUAL 80 MIL HEAT WELDED MEMBRANE ROOFING SYSTEM OR DIBITEN OR EQUAL TORCH APPLIED MODIFIED BITUMEN ROOFING SYSTEM.

UNDERLAYMENT AS RECOMMENDED BY ROOFING MANUFACTURER. (E) ROOF SHEATHING, SEE STRUCTURAL DRAWINGS FOR THICKNESS AND NAILING

(E) ROOF TRUSSES

(N) 8-1/4" THICK R-30 KRAFT FACED FIBERGLASS BATT INSULATION PLACED FLUSH WITH THE BOTTOM FACE OF (E) RAFTERS, MAINTAIN 1-3/4" (MIN.) CLEAR AIR SPACE ABOVE INSULATION AND AIR-PATH TO EXTERIOR FOR VENTILATION. INTERIOR CEILING FINISH: SEE INTERIOR ELEVATIONS AND FLOOR PLAN

PARAPET WALLS: 16 OZ, COPPER WALL CAP OVER TOP OF WALL AND LAPPED DOWN OVER FINISHES, BOTH SIDES,

SIDING, SEE EXTERIOR ELEVATIONS 15# FELT VAPOR BARRIER.

PLYWOOD SHEATHING BOTH SIDES, SEE STRUCTURAL DRAWINGS FOR THICKNESS AND NAILING

(E) 2×4 STUDS AT 16" O.C.

IB ROOFING OR EQUAL 80 MIL HEAT WELDED MEMBRANE ROOFING SYSTEM OR DIBITEN OR EQUAL TORCH APPLIED MODIFIED BITUMEN ROOFING SYSTEM

WRAP ROOFING UP ONTO INSIDE FACE OF PARAPET WALL (CONT.).
16 OZ COPPER VENTED COUNTER FLASHING AT FACE OF PARAPET WALL, CONTINUOUS

PORCH ROOF SYSTEM: AEP-SPAN NU-WAYE OR EQUAL CORRUGATED METAL ROOFING WITH PAINT FINISH

ICE AND WATER SHIELD UNDERLAYMENT AS RECOMMENDED BY ROOFING MFGR. (E) ROOF SHEATHING

(E) EXPOSED ROOF JOISTS SEE STRUCTURAL DRAWINGS FOR SIZE AND SPACING.

(N) PAINT FINISH ON EXPOSED ROOF JOISTS AND UNDERSIDE OF SHEATHING

BASE BID Exterior Wall System : (N) FIBER CEMENT EXTERIOR SIDING, SEE EXTERIOR ELEVATIONS, (N) TYVEK CONTINUOUS VAPOR BARRIER

(E) SIDING OR PLYWD, SHEATHING TO MATCH SIDING THICKNESS

(E) MOISTURE BARRIER

(E) 2×4 STUDS @ 16" O.C. (N) R-13 BATT INSULATION AT ALL WALL LOCATIONS EXPOSED BY REMODELING ACTIVITIES...

WALL CAVITIES THAT ARE NOT EXPOSED DURING THE REMODELING SHALL MAINTAIN THE

EXISTING LEVEL OF INSULATION UNCHANGED.

INTERIOR WALL FINISH: SEE INTERIOR ELEVATIONS AND FLOOR PLAN

ALTERNATE BID EXTERIOR WALL SYSTEM : (E) SÍDÍNG

(E) MOISTURE BARRIER

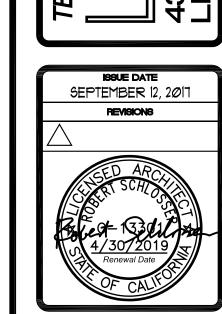
(E) 2×4 STUDS @ 16" O.C. (E) INSULATION UNCHANGED,

INTERIOR WALL FINISH: SEE INTERIOR ELEVATIONS AND FLOOR PLAN

(E) CONCRETE SLAB CONCRETE SLAB (E) SAND LAYER UNDER CONCRETE

FLOOR SYSTEM : (E) VAPOR BARRIER

(E) DRAIN ROCK



DRAWN
RA
CHECKED
RS
SCALE
AS NOTED
SHEET

Specifications

Plywood, Wood Plank, Lightweight Insulating Concrete, Poured & Precast Gypsum.

Underlayment:

Dibiten Poly/4.5 Granular:

- STUD WALL

INTERIOR WALL COVERING

FELT LAPS DOWN

- ANGLE FLASHING LAPS

- 16 OZ COPPER

ICE AND WATER

2×4 TOP PLATE DRILL FOR REQ'D.

VENTILATION W/ PLASTIC OR COPPER SCREENING

2X4 PARAPET

PLYWD ROOF

ROOF STRUCTURE

SCALE: 3" = 1'-0"

(CONT.)

BARRIER MEMBRANE

EXIST.

OVER FLASHING

OVER SHINGLES

SOLID BLOCKING

INSULATION

STUD WALL

For plywood or wood plank decks: *U.L. approved fiberglass base sheet type G-2 (25 lbs. per 100 square feet or

For lightweight insulating concrete or poured & precast gypsum decks: U.L. approved fiberglass base sheet type G-2, 40 lb. organic base sheet, or venting base sheet. Dibiten Poly/4:

Smooth surfaced APP modified bitumen membrane reinforced with nonwoven polyester fabric. Method of application: Torch applied only.

Granular (slate flake) finished APP modified bitumen mem
Dibiten Poly/4.5 Granular brane reinforced with nonwoven polyester fabric. Method of application: Torch applied only.

*If the roofing project requires a U.L. listed specification be used, please refer to the U.L. Listed Specifications section of this manual (p.145). U.L. listed specifications often mandate brand of underlayment and roof coating, and specify rate of application. Specifications listed on these pages are for general application situations where U.L. listing is not a con-

1. Beginning at the low point of the roof, apply base sheet in accordance with manufacturer, U.L. 580, and F.M. 190 the first ply of Dibiten Poly/4 and overlapping sidelaps 4" requirements, mechanically fastened. Nailing pattern is every 9" on center on sidelaps and every 18" o.c. in two staggered rows in the field. Overlap base sheet 2" at sidelaps and 4" at Base Sheet: 108 square feet

2. Again starting at the low point of the roof, apply one layer of Dibiten Poly/4 over the base sheet, using the torch method 1.06 rolls). of application. Overlap sidelaps 4" and endlaps 6".

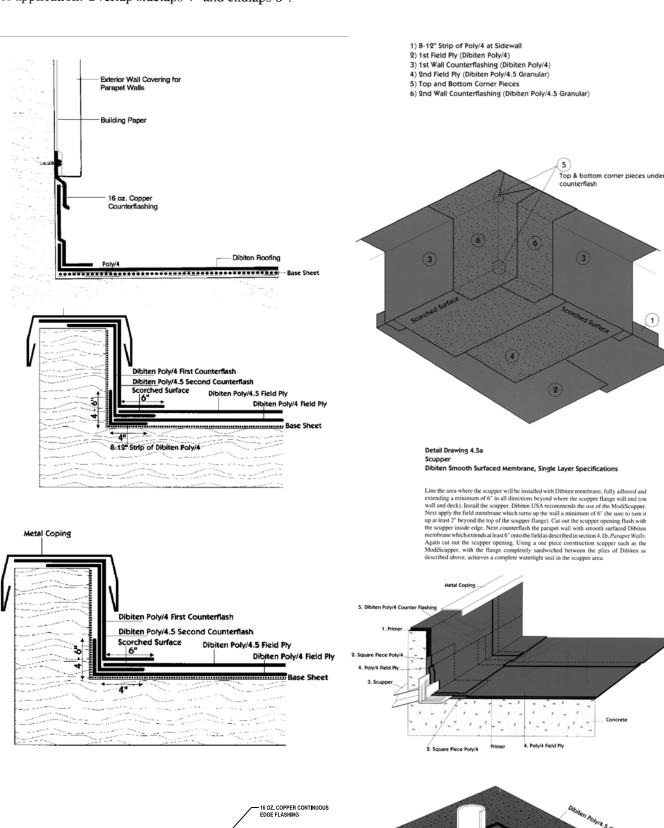
Base Sheet Dibiten Poly/4

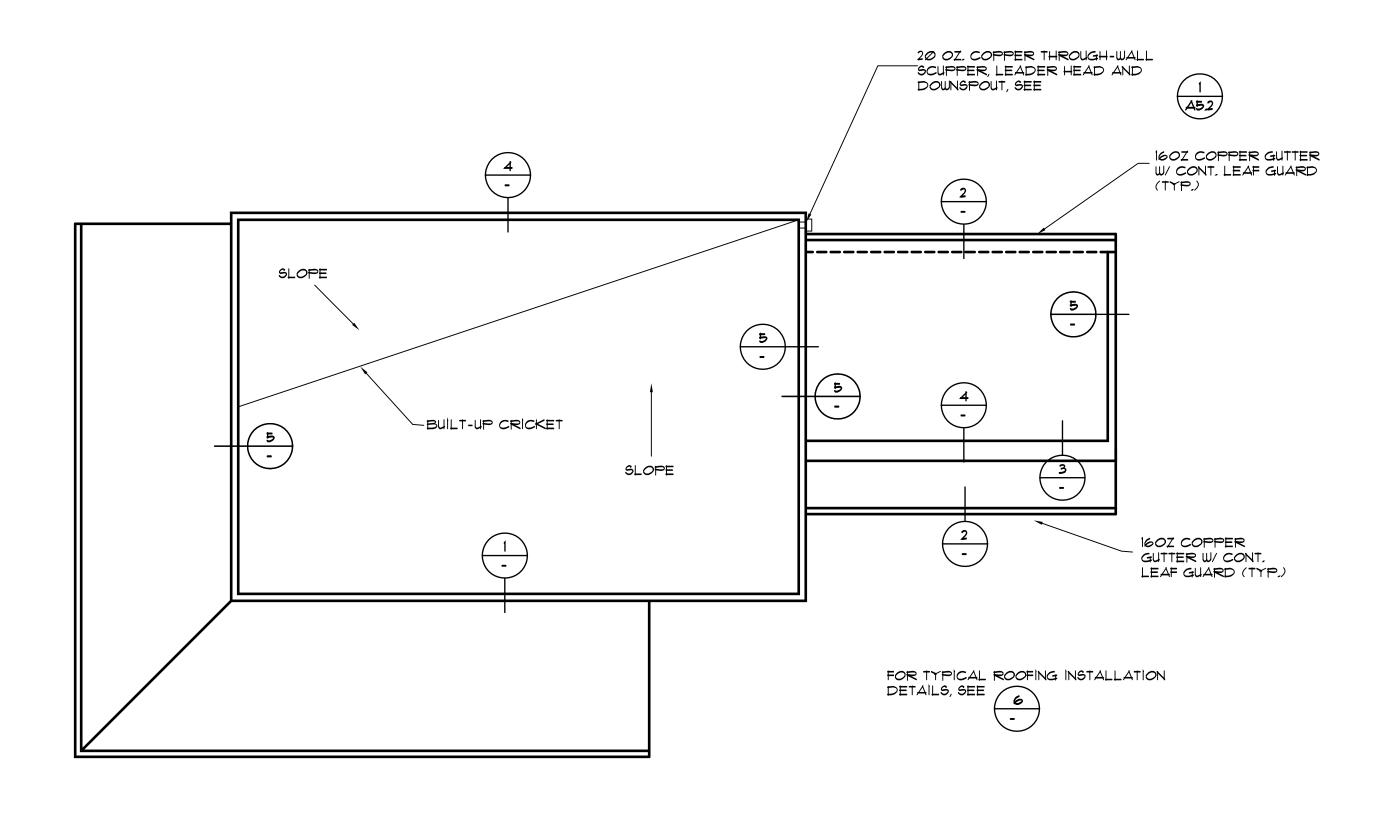
When designing the roof layout for the two ply specification, remember that the second layer of Dibiten membrane will be adhered to the first with the sidelaps of the second sheet running perpindicular (in the opposite direction) to the sidelaps of the first sheet, except where the roof slope is greater than 2/12. No sidelaps or endlaps of the outer (2nd) layer can "buck water".

3. Starting at the low point of the roof, apply a layer of Dibiten Poly/4.5 Granular membrane, torched directly to and endlaps 6".

Materials required per 100 square feet of roof area:

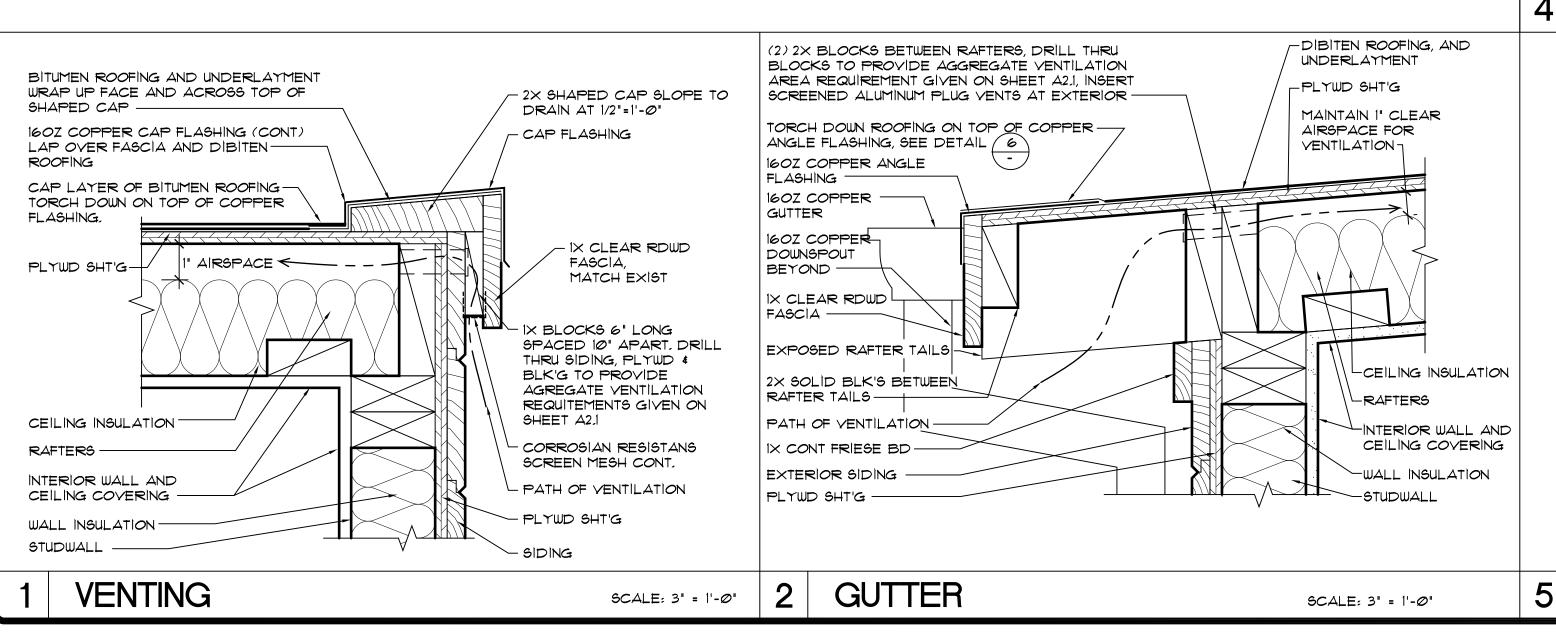
Dibiten Poly/4: Approx. 112.63 sq. ft. (Approx. 1.06 rolls). Dibiten Poly/4.5 Granular: Approx. 112.63 sq. ft. (Approx.

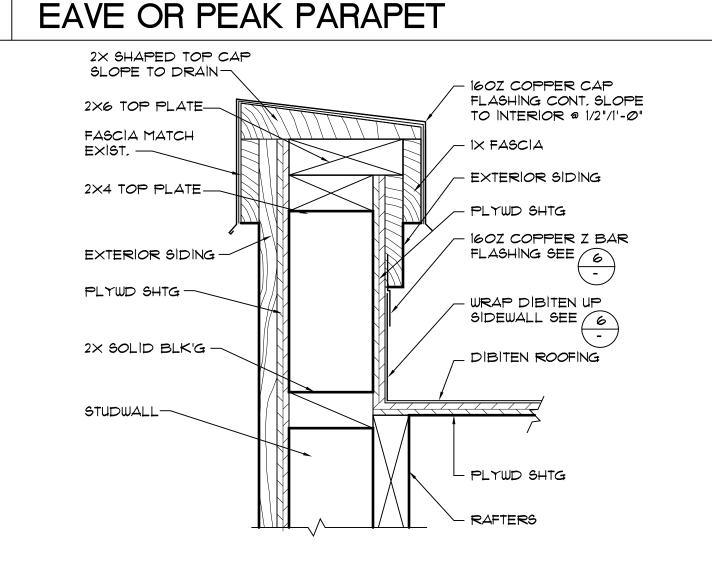




CONTRACTOR'S OPTION #1: TORCH APPLIED MODIFIED BITUMEN ROOFING







PLYWOOD SHEATHING-

CONT. ANGLE FLASHING -

CONT. BEAD OF SEALANT

EXTERIOR SIDING-

UNDER FLASHING -

TYPICAL ROOFING-

UNDERLAYMENT-

RAFTERS

2×4 P.T.D.F. CONT. —

DIBITEN ROOFING WRAP UP WALL AND FASTEN

DRILL THROUGH PLYWOOD AND STUD FRAMING TO PROVIDE VENTILATION PATH FROM RAFTER SPACE TO

EXTERIOR, PROVIDE REQ'D'D VENTILATION AREA

CURB

WITH NAILS -

ROOFING —

PLYWOOD SHEATHING-

CEMENT BOARD WALL COVERING

ROOF TO WALL FLASHING

- 9" STRIP OF DIBITEN POL **EAVE FLASHING**

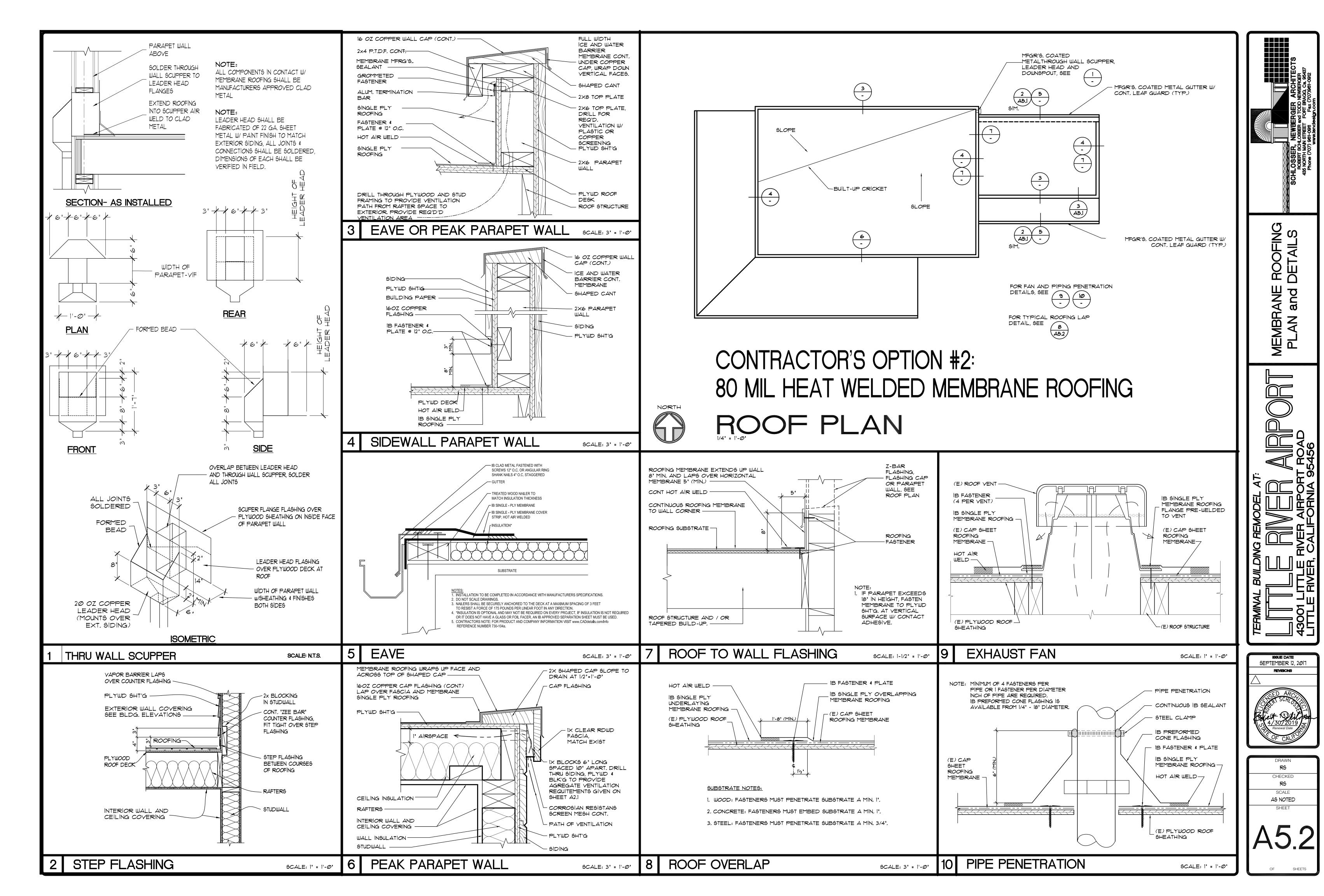
DIBITEN DETAILS

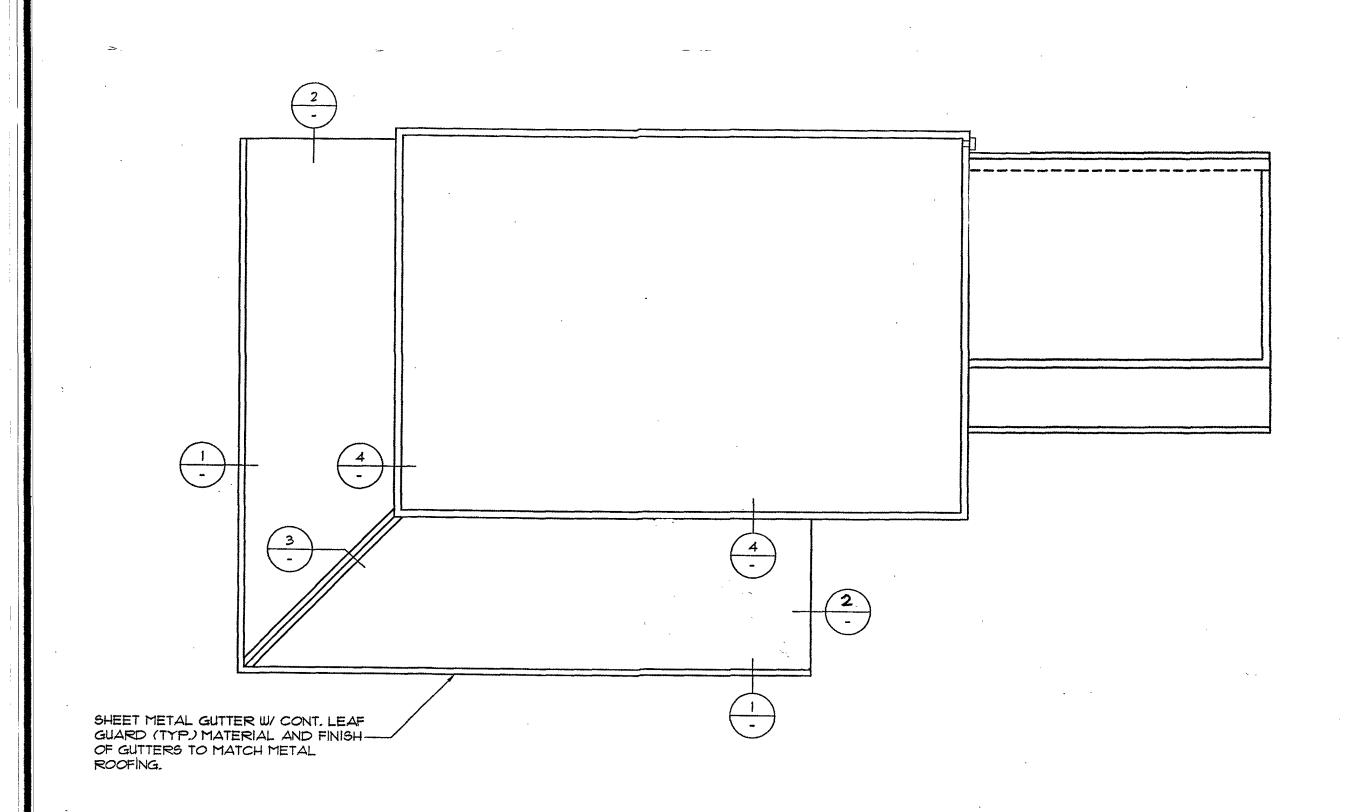
ROOFING DETAILS and

ISSUE DATE SEPTEMBER 12, 2017 **REVISIONS**

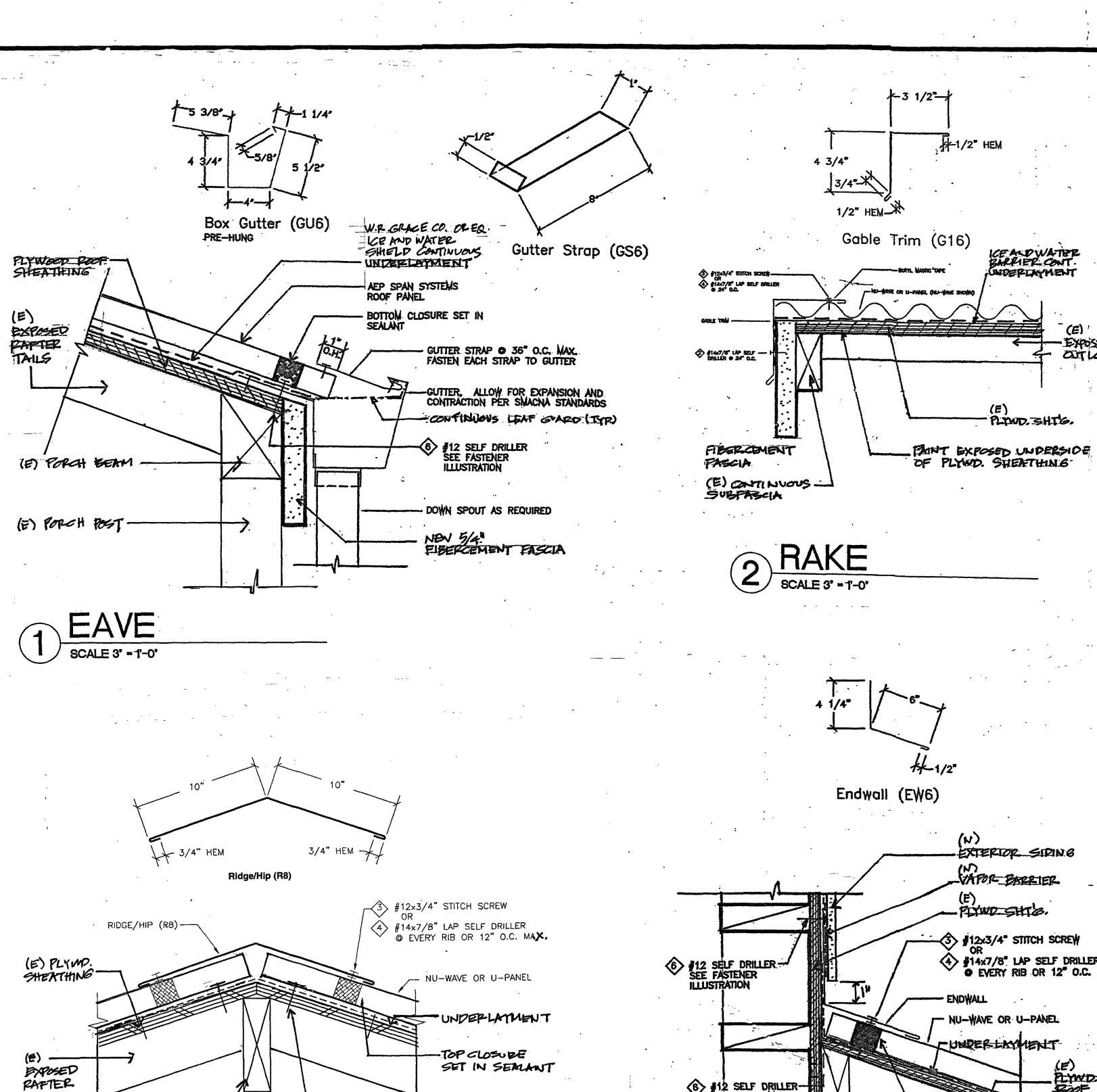
> CHECKED SCALE AS NOTED

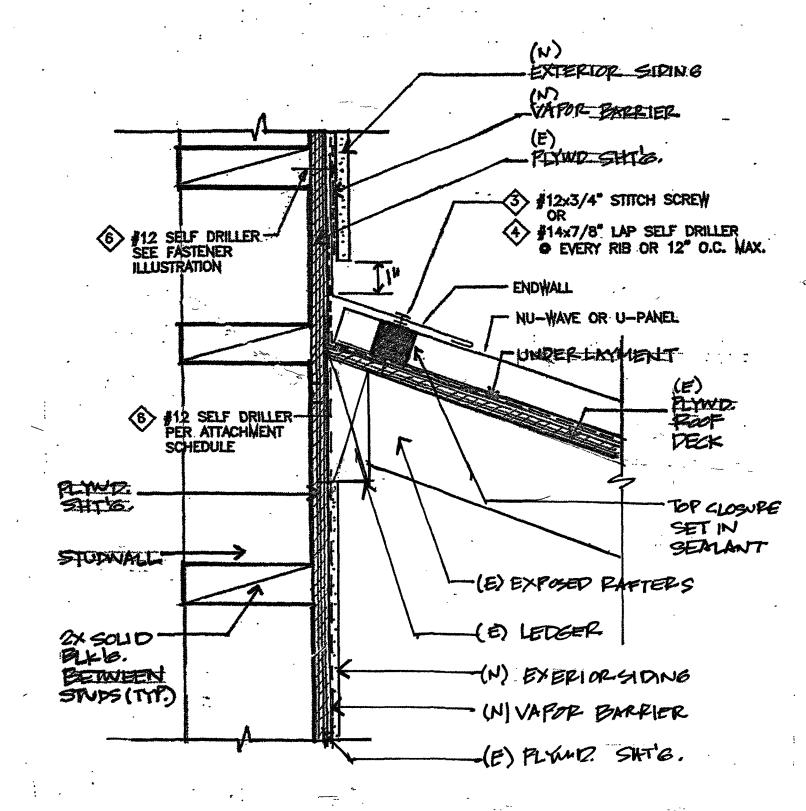
N.T.S.











5 FASTENER PLACEMENT SCALE NT.S.

6 #12 SELF DEILLER PASTNER

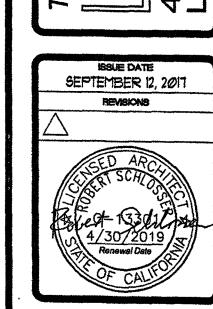
Prevailing Weather—

NU-WAVE CORRUGATED (32" NET COVERAGE) ROOF APPLICATION

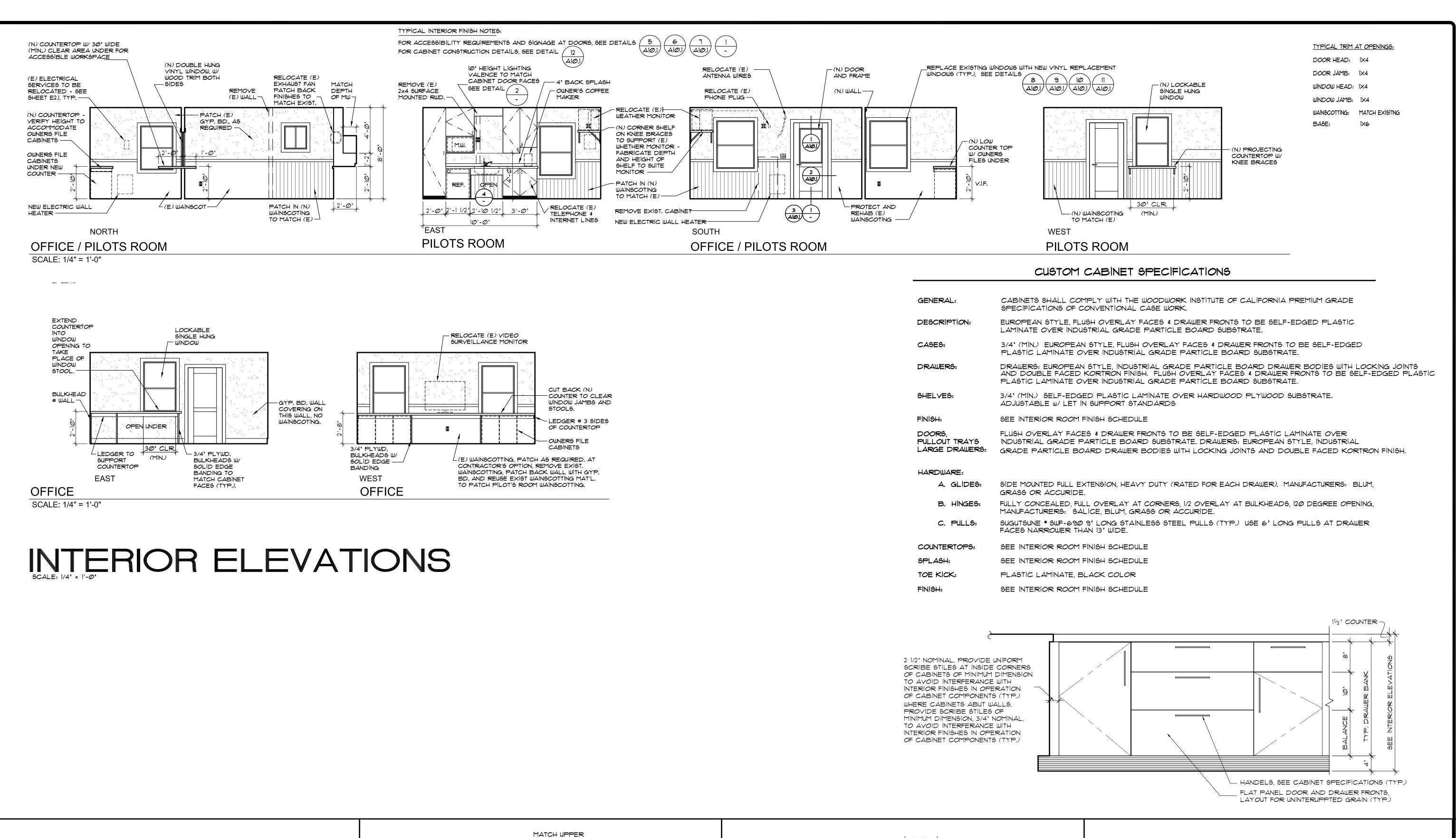
ROOF TO WALL FLASHING
SCALE 3' - 1'-0'

-EXPOSED

CUTLOCKER



CHECKED AS NOTED



CABINET DEPTH

SURFACE MOUNTED LIGHT FIXTURE

INTERIOR CEILING

TIGHT TO CEILING -

COVERING -

1/4" REVEAL

AROUND, SCREW AND GLUE TO VALANCE, WALL FRAMING AND

 $1-1/2" \times 1-1/2"$ FRAME ALL

INTERIOR WALL COVERING -

CABINET ENDS -

STUDWALL

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

2× SOLID BLOCKING -

1/8" ACRYLIC PRISMATIC LENS PANEL ALLOW CLEARANCES FOR REMOVAL —

> VALANCE TO MATCH CABINET FACES, SCRIBE

LIGHTING VALENCE

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

ACCESSIBLE THRESHOLD

ACCESSIBLE THRESHOLD

TOE

SPACE

30' WIDE X 48' DEEP CLEAR FLOOR AREA

3 SINK MOUNTING CLEARANCES

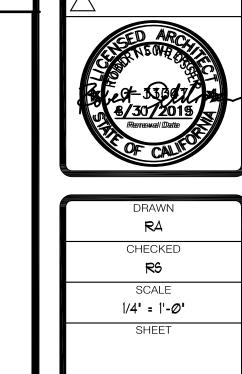
LAVATORY MOUNTING

& CLEARANCES

— NOTE: 40" MAX. TO BOTTOM OF MIRROR, NOT FRAME.

NO SCALE

6' MAX. OF THE 48' CLEAR FLOOR SPACE REQ'D, MAY EXTEND INTO THE TOE SPACE,



MAINTAIN ALL ACCESSIBILTY CLEARANCES PER 3

CUSTOM FABRICATED

SHROUD W/ NO SHARP EDGES

0'-8' 0'-3' (CLR)

SECTION @ CENTER LINE

SINK CABINET

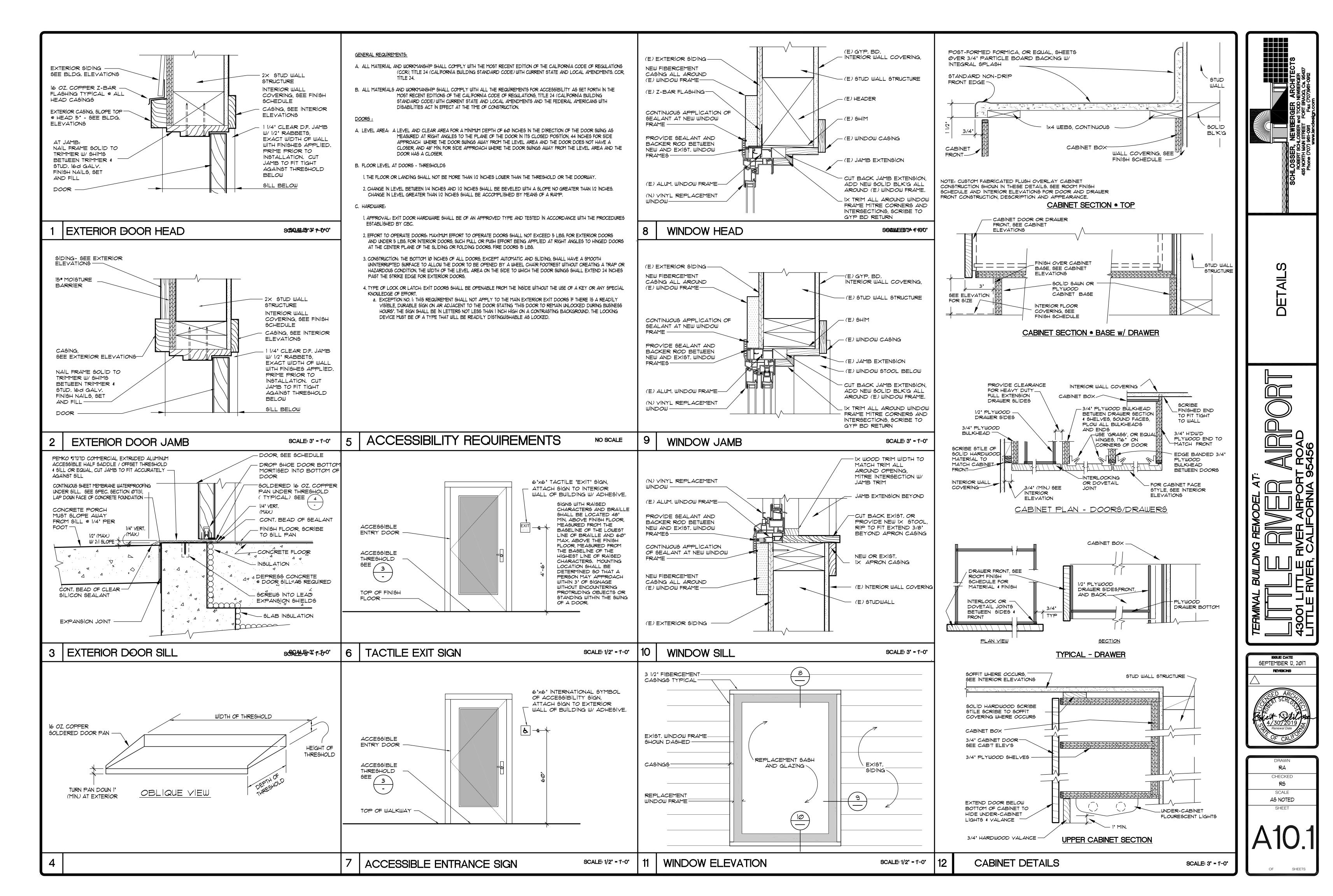
ISSUE DATE

SEPTEMBER 12, 2017

REVISIONS

A 7 1

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



SECTION 16821 - INTEGRATED FIRE ALARM and SMOKE DETECTION SYSTEM

PART 1 - GENERAL

1.1 THIS SECTION includes all Fire Alarm Systems and related work where shown on the Drawings, as specified herein, and as needed for a complete and proper installation.

12 QUALITY ASSURANCE:

- A. California Building Code most recent edition with most recent State and local amendments.
- B. California Plumbing Code, most recent edition with most recent state and local amendments.
- D. California Mechanical Code, most recent edition with most recent state and local amendments.
- E. California | Electric Code, most recent edition with most recent state and local amendments.
- F. California Fire Code, most recent edition with most recent

A.Meet all requirements for NFPA 72 Fire Alarm System.

state and local amendments.

- H. Energy Requirements: All materials and workmanship shall comply with the most recent editions of the California Code of Regulations, Title 24 (California Building Standards Code) with current State and local amendments and the most recent edition of the Building Energy Efficiency Standards published by the California Energy Commission.
- I. Accessibility Requirements: All materials and workmanship shall comply with the <u>all</u> requirements for accessibility as set forth in the most recent editions of the California Code of Regulations, Title 24 (California Building Standards Code) with current State and local amendments and the most recent edition of the Federal Americans with Disabilities Act in effect at the time of construction.

1.3 SUBMITTALS:

- A. Provide manufacturer's Literature describing <u>all</u> manufactured products proposed for inclusion in the Work of this Section.
- B, SHOP DRAWINGS: Submit shop drawings fully describing the scope of the proposed work to be provided under this Section. Submit four copies of shop drawings showing details of all components of the Fire Alarm system. Manufacturer's standard drawings are acceptable except for non-standard features such as spacial zoning, control systems, coordination with other trades and required clearance to equipment.
- 1. WIRING LAYOUT: Submit layout diagram showing sizes, connection details, support brackets, and layout of all wiring that is a part of the Fire and Intrusion Alarm system.
- B. SUBMIT all instruction books, warranties, and parts listed to the Owner prior to final acceptance.

1.4 GENERAL INFORMATION

C. This is a Performance Specification for Design and Installation of a complete Integrated Fire Alarm and Smoke Detection System. Locations of sensors, detectors, pull stations and alarms are the responsibility of the Alarm System Contractor. Final installed system. shall include all items necessary to obtain Code compliance.
D. The installer shall be trained, properly licensed and experienced in the installation of Fire and Intrusion Alarm systems. It is the installer's responsibility to assure the system functions properly, safely, and meets all local, state and regional codes.
E. Installer to supply and install all materials shown on this plan and all others needed to complete this Fire and Intrusion Alarm system. Also, provide any incidental work not shown or specified, which can be reasonably inferred as belonging to the work necessary to provide the complete system. Include all such items in Shop Drawing

1.5 JOB CONDITIONS

F. Site Conditions: Examine the site and all mechanical, electrical, architectural and other drawings and verify all field conditions that will affect the Work. Make allowances for all such conditions in preparing the bid.
G. Restoration of Damage: repair or replace, as directed by architect, materials and parts of premises that become damaged as a result of installation of work of this Section.

PART 2 - PRODUCTS

- 2.1 Provide all products required for a complete system as approved by <u>all</u> government agencies having jurisdiction over the Project and as required for a complete and proper installation.
- 2.2 PREFORMANCE CRITERIA: This is a performance specification written for design and installation of a State of California Fire Marshall approved and NFPA 72 approved Integrated Fire Alarm and Smoke Detection System. Pull Stations, Audible and Visual Alarms shall meet the requirements of the ADA and CBC. Contractor shall prepare plans and calculations and obtain approval from the Fire Marshall having jurisdiction over the project prior to commencing with the Work. Contractor shall present approved plans to the Owner and to the Mendocino County Department of Planning and Building Services prior to commencing with the Work.

2.3 FIRE ALARM AND SMOKE DETECTION SYSTEM COMPONENTS

- H. In addition to complying with all code regulations, meet all requirements of Electrical Notes on sheet E2.1.
- I. All wiring for alarm system shall be concealed where possible.J. Provide integrated FACP and IACP control panel with separate readouts for each detection component type.

PART 3 - EXECUTION

- 3.1 DISCREPENCIES
- K. In the event of discrepancy, immediately notify the Architect.L. Do not proceed with the installation in areas of discrepancies until all such discrepancies have been fully resolved.

3.2 GENERAL M

- M. Installation to follow all applicable state and local building codes and to be installed following conventional practice for Integrated Fire Alarm and Smoke Detection Systems.
- 3.3 INSTALLATION
- N. Provide all products required for a complete system as approved by <u>all</u> government agencies having jurisdiction over the project and as required for a complete and proper installation. Written approval of the installed and tested system by the Fire Marshall in charge shall be presented to the Owner at the conclusion of the job. Delivery of the signed off permit by the Contractor shall be a requirement necessary for the issuance of the Certificate of Substantial Completion.
- B. For <u>all</u> manufactured products, follow manufacturer's installation instructions and details as specifically modified by the Drawings and Specifications using materials and methods described in the installation instructions. Contractor shall provide any and all fasteners, hardware, mounting devices, brackets, valves, special fittings, or other specialty items called for in the installation instructions in order to assure proper installation. The Contractor shall provide, at no additional cost all such items required by the installation instructions.
- 3.4 WARRANTIES: At the conclusion of the job, deliver to the Owner full manufacturer's warranties for all manufactured products used in the Work. It is the responsibility of the Contractor to contact manufacturer's representatives and to register the product purchases and installations. Warranties shall be registered in the Owner's name. Delivery of completed warranty papers shall be a requirement necessary for the issuance of the Certificate of Substantial Completion.
- 3.5 COORDINATE installation and connection of the Work with other affected trades.
- 1.6 TEST, ADJUST and balance system for proper operation.

- 3.7 INTERFACE WITH EXISTING WORK: The work involves remodeling of a structure and adding on to it. Prior to submitting a bid, it is the Contractor's responsibility to examine the existing site and structures, and to verify the construction details as well as all other existing conditions that must mesh with new work. Include in the bid price a sum to cover costs of items necessary to perform work. No allowance will be made to a bidder because of a lack of such examination or knowledge. The submission of a bid will be considered as conclusive evidence that the bidder has made such examinations.
- 3.8 EXISTING SERVICES
- A. Active Services: When encountered in work, protect, brace, support existing active gas, electric, other services where required for proper execution of work. If existing active services are encountered that require relocation make request in writing for determination. Do not proceed with work until written directions are received. Do not prevent or disturb operation of active services that are to remain.
- B. Inactive Services: When encountered in work, remove, cap, or plug inactive services. Notify utility companies or municipal agencies having jurisdiction; protect or remove these services as directed.
- 3.9 CUTTING, PATCHING, RESTORING
- A. Unless otherwise specified, each contractor shall do all cutting, drilling, patching, restoring that may be required in connection with his work, he shall restore work of other contractors damaged by him.
- B. No contractor shall do any cutting that may impair strength of building construction. No holes, except for small screws, may be drilled in beams or other structural members without prior approval.
- C. Patch and/or trim with materials that match existing to correct unsightly conditions caused by remodeling.

VISUAL / AUDIBLE ALARMS:

GENERAL:

- IF EMERGENCY WARNING SYSTEMS ARE PROVIDED OR REQUIRED, THEN THEY SHALL INCLUDE BOTH AUDIBLE ALARMS AND VISUAL ALARMS. IF EMERGENCY WARNING SYSTEMS ARE PROVIDED OR REQUIRED, AT A MINIMUM, VISUAL SIGNAL APPLIANCES SHALL BE PROVIDED IN BUILDINGS AND FACILITIES IN EACH OF THE FOLLOWING AREAS:
- 1. RESTROOMS
 2. CORRIDORS
- 2. CORRIDORS 3. MULTIPURPOSE ROOMS
- 4. MEETING ROOMS 5. ANY OTHER AREA FOR COMMON USE
- NO PLACE IN ANY ROOM OR SPACE REQUIRED TO HAVE A VISUAL SIGNAL APPLIANCE SHALL BE MORE THAN 50' FROM THE SIGNAL (HORIZONTAL DISTANCE). IF LARGE ROOMS AND SPACES EXCEEDING 100' ACROSS, WITHOUT OBSTRUCTIONS 6' ABOVE THE FINISH FLOOR, SUCH AS AUDITORIUMS, DEVICES MAY BE PLACED AROUND THE PERIMETER, SPACED A MAXIMUM OF 100' APART, IN LIEU OF SUSPENDING THE M FROM THE CEILING.

VISUAL ALARMS:

- THE ALARM IS INTEGRATED INTO THE BUILDING OR FACILITY ALARM SYSTEM.

 NOTE: IF SINGLE STATION AUDIBLE ALARMS ARE PROVIDED, THEN SINGLE STATION VISUAL ALARMS SHALL BE PROVIDED.
- 2. LAMP IS A XENON STROBE TYPE OR EQUIVALENT.
- 3. THE COLOR IS CLEAR AND NOMINAL WHITE (UNFILTERED) OR CLEAR FILTERED WHITE LIGHT.
- 4. THE MAXIMUM PULSE DURATION IS TWO TENTHS OF ONE SECOND (02 SEC) WITH A MAXIMUM DUTY CYCLE OF 40 PERCENT.
 - NOTE: THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10 PERCENT OF MAXIMUM SIGNAL.
- 5. THE INTENSITY IS A MINIMUM OF 15 CANDELA.
- 6. THE FLASH RATE IS A MINIMUM OF 1 HZ AND A MAXIMUM OF 3 HZ.
- 1. THE APPLIANCE IS PLACED 80" ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.

NOTE: SEE GENERAL NOTES FOR LARGE ROOM EXCEPTION.

AUDIBLE ALARMS:

- 1. AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15 dbA OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 dbA, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 dbA.
- 2. AUDIBLE EMERGENCY ALARMS MEET APPLICABLE REQUIREMENTS.

SECTION 10400 - IDENTIFYING DEVICES

PART 1 - GENERAL

- I.ITHIS SECTION includes all IDENTIFYING DEVICES where shown on the Drawings, as specified herein, and as required by governmental agencies having jurisdiction, and as needed for a complete and proper installation.
- 12 QUALITY ASSURANCE:
- A. Building Code: California Building Code most recent edition with current State and local amendments.
- B. Electrical Code: California Electrical Code most recent edition with current State and local amendments.
- C. Fire Code: California Fire Code most recent edition with current State and local
- D. Handicapped Accessibility Requirements: The proposed facility shall conform to <u>all</u> requirements for handicapped accessibility as set forth in the editions of the Title 24 Handicapped Accessibility Standards of the California Administrative Code, and the Federal Americans with Disabilities Act in effect at the time of construction.
- E. Energy Requirements: All materials and workmanship shall comply with the most recent editions of the California Code of Regulations, Title 24 (California Building Standards Code) with current State and local amendments and the most recent edition of the Building Energy Efficiency Standards published by the California Energy

1.3 SUBMITTALS:

- F. Provide Manufacturer's Literature describing <u>all</u> new manufactured products proposed for inclusion in the Work of this Section.
- G. Samples: Provide one full size sample of each type of Identifying Device specified in this Section depicting size, lettering and color. Obtain approval of Architect prior to fabricating Identifying Devices.

PART 2 - PRODUCTS

2.1 GENERAL:

- H. When new or additional signs and/or identification devices are provided, or when existing signs and/or identification devices are replaced or altered, the new or altered signs and/or identification devices shall comply as detailed.
- All signs shall conform to the regulations concerning character proportion, pictograms, finish
 and contrast, and illumination levels and <u>all</u> other requirements contained in the Federal
 Americans with Disability Act.
- J. All Handicapped Accessible spaces shall display the international symbol of accessibility in the size, location, and position required by the above referenced Handicapped Accessibility Standards.

K. Type Style: Helvetica Medium

- L. Message Type Size: Conform to the regulations contained in the above referenced Handicapped Accessibility Standards as indicated in the drawings.
- M. Numeral Type Size: Conform to the regulations contained in the above referenced Handicapped Accessibility Standards or as indicated in the drawings.
- N. Plaque color: Blue, equal to color No. 15090 in Federal Standard 595b.
- O. Type or numeral color: White.
- P. Sign material: Plastic
- Q. Mounting: Double-sided 1/32" thick vinyl tape, silastic adhesive, or screw mounting, depending on mounting surface.
- R. TheInternational Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by individuals with disabilities. Elements and spaces of accessible facilities which shall be identified by the International Symbol of Accessibility are:
- Accessible parking spaces.
 Accessible building entrance.
- 3. Accessible sanitary facilities.
- S. Color of Symbol: The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to color No. 15090 in Federal Standard 595b.
- T. SIGNAGE AND STRIPPING AT ACCESSIBLE PARKING SPACES: Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of the International Symbol of Accessibility and have required surface stripping.
- U. Exterior route signage leading to entrances: At every primary public entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the international symbol of accessibility. Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements for directional and informational signage. See applicable requirements below.
- V. Entrance signs: All building entrances that are accessible to and usable by persons with disabilities shall be identified with at least one International Symbol of Accessibility and with additional directional signs, utilizing the symbol, at junctions, to be visible to persons along approaching pedestrian ways.
- W. INFORMATION POSTED: Buildings that have been remodeled to provide specific sanitary facilities and/or elevators for public use that conform to these building standards shall have this information posted in the building lobby, preferably as part of the building directory. This information shall contain the International Symbol of Accessibility.
- X. SANITARY FACILITIES SIGNAGE: When a building contains special toilet facilities useable by a person in a wheelchair or otherwise handicapped, a sign indicating the location of such facility shall be posted in the building directory, in the main lobby, or at any entrance specially used by handicapped persons.
- Y. TRAFFIC-CONTROL DEVICES: Pole-supported pedestrian traffic-control buttons shall be identified with color coding consisting of a textured horizontal yellow band 2 inches in width encircling the pole, and a 1-inch-wide dark border band above and below this yellow band. Color coding should be placed immediately above the control button. Control buttons shall be located no higher than 48 inches above the surface adjacent to the pole.

2.2 SITE ENTRANCE SIGNAGE:

- A. Warning signage regarding unauthorized use of disabled parking spaces shall be posted conspicuously at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space.
- accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at (to be determined) by telephoning (to be determined)".

 C. Blank spaces on sign shall be filled in with appropriate information as a permanent

B. Warning signage shall state: "Unauthorized vehicles parking in designated

- part of the sign.

 D. Size of lettering on signage is a minimum of 1" in height.
- E. Sign(s) is not less than 17" x 22" in size.
- 2.3 SIGNAGE AND STRIPPING AT ACCESSIBLE PARKING SPACES:
- A. Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space. Sign shall consist of the International Symbol of Accessibility.
- B. Area of the sign(s) shall not less than 70 square inches.
- C. When posted in a path of travel, the bottom of the sign shall be 80" minimum from the parking space finished grade.

- D. When wall mounted, sign is centered on the wall at the interior end of the parking space at a minimum of 36" from the parking
- E. There shall be an unobstructed view of the sign from the parking space.

space finished grade, ground or sidewalk.

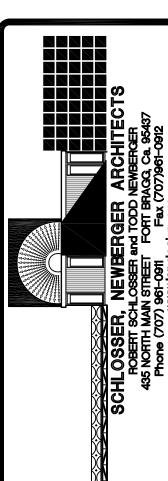
- F. Van accessible parking spaces shall have an additional sign mounted below the International Symbol of Accessibility that states "VAN ACCESSIBLE."
 - G. There shall be an additional sign mounted below the International Symbol of Accessibility that states "MINIMUM FINE \$250"
 - H. STRIPPING: The surface of each accessible parking space shall have a surface identification duplicating either of the following schemes:
 - By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant (the International Symbol of Accessibility.)
 - 2. By outlining a profile view depicting a wheelchair with occupant (the International Symbol of Accessibility) in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36" high by 36"
 - The words "NO PARKING" shall be painted in white on the ground within each access aisle. "NO PARKING" letters shall be a minimum of 12" high and visible to traffic enforcement officials

2.4 OTHER SIGNAGE:

A. Provide additional signs as directed by the Owner, where shown on the Drawings, as specified herein, as required by governmental agencies having jurisdiction, and as needed for a complete and proper installation.

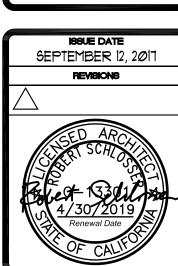
PART 3 - EXECUTION

- 3.1 INSTALLATION: For all manufactured products, follow manufacturer's installation instructions and details as specifically modified by the Drawings and Specification using materials and methods described in the installation instructions. Contractor shall provide any and all fasteners, hardware, mounting devices, brackets, valves, special fittings, or other specialty items called for in the installation instructions in order to assure proper installation. All such items requiem by the installation instructions shall be provided by the Contractor at no additional cost to the Owner.
- 3.2 MOUNT all signs firmly into position, level, plumb and square with all surfaces to which they are attached.
- 3.3 WARRANTIES: At the conclusion of the job, the Contractor shall deliver to the Owner full Manufacturer's warranties for all manufactured products used in the Work. It is the responsibility of the Contractor to contact manufacturer's representatives and to register the product purchases and installations. Warranties shall be registered in the Owner's name. Delivery of completed warranty papers shall be a requirement necessary for the issuance of the Certificate of Substantial Completion.



TERMINAL BUILDING REMODEL AT:

| The bound of the bound o



DRAWN **R5** CHECKED

AS NOTED

A10 2

SHEET

ELECTRICAL

- L ALL WORK SHALL COMPLY WITH THE MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, CA. ELECTRICAL CODE, CA. ENERGY CODE AND CEC BUILDING ENERGY EFFICIENCY STANDARDS WITH CURRENT STATE AND LOCAL AMENDMENTS AND THE MOST RECENT EDITION OF THE FEDERAL AMERICANS WITH DISABILITIES ACT IN AFFECT AT THE TIME OF CONSTRUCTION.
- 2. ELECTRICAL SERVICE SHALL BE SIZED TO LOAD AS PER THE REQUIREMENTS OF THE N.E.C. CONTRACTOR SHALL SUBMIT THE ELECTRICAL LOAD CALCULATIONS FOR REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO COMMENCING WORK.
- 3. NUMBER BESIDE ELECT. SYMBOL INDICATES HEIGHT TO BOTTOM OF OUTLET BOX FROM FINISH FLOOR IN INCHES. WHEN NO NUMBER IS GIVEN, TELEPHONE OUTLETS AND PLUGS ARE IS MEASURED FROM THE BOTTOM OF THE RECEPTACLE HOUSING TO THE FINISH FLOOR AND SWITCHES ARE 48' TO THE TOP OF THE BOX. CONVENIENCE OUTLETS LOCATED ABOVE COUNTERS OR LAVATORIES ARE DESIGNATED WITH THE LETTERS 'CT' UNLESS NOTED OTHERWISE. WHERE OUTLETS LOCATED AT BACKSLASHES, CONTRACTOR SHALL VERIFY HEIGHT OF BACKSPLASH AND INSTALL OUTLETS SO THEY ARE MOUNTED ABOVE TOP OF BACK SPLASH WITH 1/2' CLEARANCE FROM BOTTOM OF COVER PLATE TO TOP OF BACK SPLASH. OBTAIN APPROVAL OF ARCHITECT IN FIELD FOR ALL OUTLETS LOCATED AT COUNTERTOP AREAS. WHERE OUTLETS ARE IN AREAS DESIGNATED FOR MIRRORS CAREFULLY CUT OUT MIRRORS TO ACCOMMODATE OUTLETS AND USE MIRROR COVER PLATES, AT ALL LOCATIONS WHERE ELECTRICAL WORK IS SPECIFIED, CONTRACTOR SHALL VERIFY LOCATION OF ALL TRADES WORK, INCLUDING, BUT NOT LIMITED TO DRAWERS, PULLOUTS OR SPECIAL HARDWARE, COUNTERTOPS AND BACK SPLASHES, WOOD TRIM OR OTHER FINISHES. ADJUST LOCATIONS OF OUTLETS AND/OR MOUNT BOXES HORIZONTALLY IN ORDER TO AVOID INTERFERENCE OF
- 4. OBTAIN OWNER'S APPROVAL, IN THE FIELD, FOR LOCATION OF ALL SWITCHES, OUTLETS & J-BOXES FOR LIGHTING PRIOR TO RUNNING WIRES FOR CIRCUITS. OWNER WILL VERIFY LOCATION AND HEIGHT OF ALL ELECTRICAL BOXES.
- 5. ALL RECEPTACLES, SWITCHES, AND PLATES SHALL BE COLOR COORDINATED.
 ARCHITECT SHALL PICK COLOR AND TYPES FROM 'CLARO' SERIES BY LUTRON
 ELECTRONICS CO. INC. WHERE NO COLOR IS SELECTED, ELECTRICIAN SHALL USE
 WHITE. ALL DIMMER SWITCHES SHALL BE 'DIVA' SERIES SLIDE DIMMERS BY LUTRON
 ELECTRONICS CO. INC. OR EQUAL. DIMMER SWITCHES SHALL BE SIZED FOR LOAD.
- ELECTRONICS CO. INC. OR EQUAL. DIMMER SWITCHES SHALL BE SIZED FOR LOAD.

 6. PROVIDE GROUND FAULT INTERRUPTER CIRCUITS PER REQUIREMENTS OF THE CA.
 ELECTRICAL CODE ON ALL EXTERIOR OUTLETS AND ON ALL OUTLETS WITHIN 6 FEET
 OF A SINK AND AT ALL BRANCH CIRCUITS 100 AMPS OR MORE AND OVER 150 V TO

GROUND, ALL GFI RECEPTACLES SHALL BE IN READILY ACCESSIBLE LOCATIONS,

- 7. ALL EQUIPMENT, MATERIALS, AND FIXTURES SHALL BE THERMALLY PROTECTED AND SHALL BEAR U.L., LABEL RATING, ALL EXTERIOR COMPONENTS AND THOSE IN BATHROOM AREAS SHALL BE THERMALLY PROTECTED AND SHALL BEAR U/L LABEL RATING FOR DAMP LOCATIONS,
- 8. CIRCUITS: CONTRACTOR SHALL PROVIDE A SEPARATE CIRCUIT TO ROOMS PER THE FOLLOWING SCHEDULE:
 PILOT'S LOUNGE: TWO SEPARATE CIRCUITS MINIMUM,
 BATHROOMS: ONE SEPARATE CIRCUIT MINIMUM,
- OFFICE: TWO SEPARATE CIRCUITS MINIMUM.

 9. ALL WIRE AND CABLE SHALL BE INSULATED COPPER CONDUCTORS FOR WIRE SIZES SIZE OF WIRE: *12AWG, MINIMUM PROVIDE LOW VOLTAGE WIRING AS REQUIRED BY C.E.C., ALL WIRING SHALL BE RUN IN CONDUIT OR ARMORFLEX (TYP.) ROMEX WIRING IS NOT ARROPOUTED FOR USE IN TUILS ARROPORT.
- 10. ALL TELEPHONE CABLE SHALL BE CATEGORY SIX TYPE WIRING.
- II TELEPHONE SYSTEM SHALL PROVIDE A MINIMUM OF 8 SEPARATE LINES AT THE TELEPHONE SERVICE BOX ENTRANCE TO THE BUILDING, INTERIOR TELEPHONE CABLING SHALL PROVIDE CAPACITY FOR 4 LINES AT EACH TELEPHONE JACK. CONTRACTOR SHALL PROVIDE A TELEPHONE PANEL BOX LOCATED IN THE BUILDING WHERE ANY OF THE 8 INCOMING LINES MAY BE ROUTED TO A SPECIFIC JACK.
- 12. WHERE COVE VALENCE, OR STRIP LIGHTS ARE CALLED FOR PROVIDE LIGHTS IN EACH LOCATION OF MAXIMUM LENGTH WHICH CAN FIT IN THE SPACE SHOWN. PROVIDE MULTIPLE LIGHTS END TO END TO MAKE THE LIGHTING CONTINUOUS THE FULL LENGTH OF THE VALENCE OR CABINET RUN AS INDICATED ON DRAWINGS. WHERE FLUORESCENT LIGHTING IS USED, TUBES SHALL BE IN THREE FOOT LENGTHS MAXIMUM.
- 13. PROVIDE COMPLETE PRE-WIRE FROM SATELLÎTE SYSTEM, RADIO OR CABLE FEED. INSTALL SEPARATE RUNS FROM SATELLÎTE DISH, RADIO OR CABLE FEED TO OUTLETS AS SHOWN ON PLANS. WIRING TO THESE BOXES SHALL BE COAXIAL CABLE AND CONDUITAS RECOMMENDED BY SATELLÎTE DISH MANUFACTURER RADIO EQUIPMENT MANUFACTURER OR CABLE COMPANY.
- 14. SEE NOTES ON FRAMING PLAN PERTAINING TO LIGHTING AND FIXTURE LOCATIONS.
 IDENTIFY LOCATION OF ALL ELECTRICAL WORK PRIOR TO APPLICATION OF
 SHEETROCK AND AFTER FRAMING, ADHERE TO EXACT LOCATIONS OF ELECTRICAL
 FINISH ITEMS SHOWN ON PLANS.
- 15. PROVIDE COMBINATION SMOKE / CARBON MONOXIDE DETECTORS IN EACH ROOM AND AT HIGHEST LOCATION POSSIBLE AND AT AT ALL LOCATIONS REQUIRED BY APPLICABLE CODES, WHERE SMOKE/CARBON MONOXIDE DETECTORS ARE SHOWN ON THE PLANS, LOCATE COMBINATION SMOKE / CARBON MONOXIDE DETECTORS AT POSITION INDICATED. AT REQUIRED LOCATIONS NOT INDICATED ON PLANS, CONTRACTOR SHALL PROVIDE SMOKE / CO DETECTORS AND OBTAIN APPROVAL FROM ARCHITECT FOR LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL SUPPLY ALL REQUIRED SMOKE/CARBON MONOXIDE DETECTORS AS A PART OF THE BASE BID. WHERE SMOKE/CARBON MONOXIDE DETECTORS HAVE BEEN INSTALLED AT LOCATIONS NOT APPROVED BY THE ARCHITECT, CONTRACTOR SHALL RELOCATE SMOKE/CARBON MONOXIDE DETECTORS OF SHALL RELOCATE SMOKE/CARBON MONOXIDE DETECTOR TO AN APPROVED LOCATION AT NO COST TO THE OWNER. ALL COMBINATION SMOKE/CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED, SO THAT IF ONE SMOKE / CO DETECTOR GOES OFF, THEY ALL GO OFF.
- 16. UNLESS NOTED OTHERWISE SUPPLY THE FOLLOWING EXHAUST FAN PRODUCTS WHERE SPECIFIED ON THE PLANS;
 FAN ONLY: BROAN QTROSO EXHAUST FAN WITH BROAN 69W DECORATOR SERIES SINGLE-FUNCTION SWITCH TO PROVIDE 3 AIR CHANGES PER HOUR (MIN.) IN THE SPACE VENTILATED.
 FAN/LIGHT COMBINATION: BROAN QTXEIIOFLT WITH BROAN 66W DECORATOR SERIES THREE-FUNCTION SWITCHES TO PROVIDE 3 AIR CHANGES PER HOUR (MIN.) IN THE SPACE VENTILATED.
 FAN/LIGHT/HEATER: BROAN QTXEIIOHFL WITH BROAN 66W DECORATOR SERIES
- THREE-FUNCTION SWITCH FOR FAN, LIGHT AND NIGHT-LIGHT AND BROAN 59W
 60-MINUTE TIME CONTROL FOR HEATER TO PROVIDE 3 AIR CHANGES PER HOUR
 (MIN.) IN THE SPACE VENTILATED.

 ALL ETHERNET WIRING SHALL BE CATEGORY TYPE '6'. SEPARATE ETHERNET WIRING
- FROM ELECTRICAL WIRING BY 6" MIN. DO NOT RUN ETHERNET WIRING PARALLEL TO ELECTRICAL WIRING.

 18 DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 100 SQ.IN. N FIRE WALLS.
- NEYER INSTALL ELECTRICAL PANELS LARGER HAIN 166 SQ.IN. IN FIRE WALLS,
 NEYER INSTALL ELECTRICAL PANELS IN CLOSETS, MAINTAIN A MINIMUM CLEARANCE
 OF 36' IN FRONT OF ALL PANELS
- 19. SWITCH BOXES, RECEPTACLE BOXES AND ELECTRICAL BOXES IN GENERAL ON OPPOSITE SIDES OF A FIREWALL CAN NOT BE IN THE SAME BAY (STUD SPACE) AND MUST BE OFFSET A MINIMUM OF 24" FROM EACH OTHER.
- 20, SEE 'TITLE 24 ENERGY COMPLIANCE DOCUMENTATION' SHEET T24, FOR MANDATORY LIGHTING MEASURES.
- ARC-FAULT CIRCUIT-INTERRUPTION (AFCI) PROTECTION:

 ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNITS' KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS OR ANY SIMILAR ROOMS OR AREAS NY MEANS OF A READILY ACCESSIBLE ARC-FAULT CIRCUIT-INTERRUPTER, COMBINATION-TYPE, INSTALLED AT THE ORIGIN OF THE BRANCH CIRCUIT IN COMBINATION WITH A LISTED AFCI OUTLET AT THE FIRST OUTLET BOX OF THE BRANCH CIRCUIT, MARK THE FIRST OUTLET TO INDICATE THAT IT CONTROLS THE AFCI PROTECTED CIRCUIT, ALL AFCI RECEPTACLES SHALL BE IN READILY ACCESSIBLE
- 22. BRANCH CIRCUIT EXTENSIONS OR MODIFICATIONS:
 IN ANY OF THE AREAS SPECIFIED IN NOTE 34 ABOVE, WHERE BRANCH-CIRCUIT WIRING.
- IN ANY OF THE AREAS SPECIFIED IN NOTE 34 ABOVE, WHERE BRANCH-CIRCUIT WIRING. IS MODIFIED, REPLACED, OR EXTENDED, THE BRANCH CIRCUIT SHALL BE PROTECTED BY BOTH OF THE FOLLOWING:

 (1) A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT.

 (2) A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT.
- 23. MAIN ELECTRIC SERVICE PANEL:
 1. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
 THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A
- FUTURE SOLAR ELECTRIC INSTALLATION.

 3. LOCATION: THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION.

 4. MARKING: THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS FOR
- FUTURE SOLAR ELECTRIC."

 5. PROVIDE A PATHWAY FOR ROUTING OF CONDUIT FROM THE SOLAR READY ROOF ZONE
 TO THE POINT OF INTERCONNECTION AT THE MAIN SERVICE PANEL.

EXISTING UTILITY SERVICES

- INTERFACE WITH EXISTING WORKS
- A, THE WORK INVOLVES INTERFACE BETWEEN A NEW STRUCTURE AND EXISTING UTILITIES, PRIOR TO A BID, IT IS THE CONTRACTORS RESPONSIBILITY TO EXAMINE THE EXISTING SITE AND STRUCTURES, AND TO VERIFY THE NEW WORK, NO ALLOWANCE WILL BE MADE TO A BIDDER BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE. THE SUBMISSION OF A BID WILL BE CONSIDERED AS CONCLUSIVE EVIDENCE THAT THE BIDDER HAS MADE SUCH EXAMINATIONS.
- 2. EXISTING SERVICES:
- A. ACTIVE SERVICES: WHEN ENCOUNTERED IN WORK, PROTECT, BRACE SUPPORT EXISTING ACTIVE OIL, ELECTRIC, OTHER SERVICES WHERE REQUIRED FOR PROPER EXECUTION OF WORK. IF EXISTING ACTIVE SERVICES ARE ENCOUNTERED THAT REQUIRE RELOCATION MAKE REQUEST IN WRITING FOR DETERMINATION. DO NOT PROCEED WITH WORK UNTIL WRITTEN DIRECTIONS ARE RECEIVED, DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES THAT ARE TO REMAIN.
- B. INACTIVE SERVICES: WHEN ENCOUNTERED IN WORK, REMOVE, CAP, OR PLUG INACTIVE SERVICES, NOTIFY UTILITY COMPANIES OR MUNICIPAL AGENCIES HAVING JURISDICTION. PROTECT OR REMOVE THESE SERVICES AS DIRECTED.
- 3. CUTTING, PATCHING, RESTORING:
- A. UNLESS OTHERWISE SPECIFIED, EACH CONTRACTOR SHALL DO ALL CUTTING, DRILLING, PATCHING, RESTORING THAT MAY BE REQUIRED IN CONNECTION WITH THIS WORK, HE SHALL RESTORE WORK OF OTHER CONTRACTORS DAMAGED BY
- B. NO CONTRACTOR SHALL DO ANY CUTTING THAT MAY IMPAIR STRENGTH OF BUILDING CONSTRUCTION. NO HOLES EXCEPT FOR SMALL SCREWS MAY BE DRILLED IN BEAMS OR OTHER STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL
- C. PATCH AND OR TRIM WITH MATERIALS THAT MATCH EXISTING TO CORRECT UNSIGHTLY CONDITIONS CAUSED BY REMODELING.

VISUAL / AUDIBLE ALARMS:

- IF EMERGENCY WARNING SYSTEMS ARE PROVIDED OR REQUIRED, THEN THEY SHALL INCLUDE BOTH AUDIBLE ALARMS AND VISUAL ALARMS. IF EMERGENCY WARNING SYSTEMS ARE PROVIDED OR REQUIRED, AT A MINIMUM, VISUAL SIGNAL APPLIANCES SHALL BE PROVIDED IN BUILDINGS AND FACILITIES IN EACH OF THE FOLLOWING AREAS:
- 1. RESTROOMS
 2. OFFICE/ MEETING ROOM
 2. NO PLACE IN ANY ROOM OR SPACE REQUIRED TO HAVE A VISUAL SIGNAL
 APPLIANCE SHALL BE MORE THAN 50' FROM THE SIGNAL (HORIZONTAL DISTANCE).
 3. IF LARGE ROOMS AND SPACES EXCEEDING 100' ACROSS, WITHOUT OBSTRUCTIONS 6'
 ABOVE THE FINISH FLOOR, SUCH AS AUDITORIUMS, DEVICES MAY BE PLACED AROUND

THE PERIMETER, SPACED A MAXIMUM OF 100' APART, IN LIEU OF SUSPENDING THEM

VISUAL ALARMS:

FROM THE CEILING.

- THE ALARM IS INTEGRATED INTO THE BUILDING OR FACILITY ALARM SYSTEM.

 NOTE: IF SINGLE STATION AUDIBLE ALARMS ARE PROVIDED, THEN SINGLE STATION VISUAL
- ALARMS SHALL BE PROVIDED.

 2. LAMP IS A XENON STROBE TYPE OR EQUIVALENT.

 3. THE COLOR IS CLEAR AND NOMINAL WHITE (UNFILTERED) OR CLEAR FILTERED WHITE LIGHT.
- 4. THE MAXIMUM PULSE DURATION IS TWO TENTHS OF ONE SECOND (02 SEC) WITH A MAXIMUM DUTY CYCLE OF 40 PERCENT,

 NOTE: THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10 PERCENT OF MAXIMUM SIGNAL.
- 5. THE INTENSITY IS A MINIMUM OF 15 CANDELA.
- 6. THE FLASH RATE IS A MINIMUM OF 1 HZ AND A MAXIMUM OF 3 HZ.
 7. THE APPLIANCE IS PLACED 80' ABOVE THE HIGHEST FLOOR LEVEL WITHIN THE SPACE OR 6'
- BELOW THE CEILING, WHICHEVER IS LOWER.

 NOTE: SEE GENERAL NOTES FOR LARGE ROOM EXCEPTION.
- AUDIBLE ALARMS

AUD BLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST IS ABA OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 ABA, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 ABA, AUDIBLE EMERGENCY ALARMS MEET APPLICABLE REQUIREMENTS.

FIRE ALARM & SMOKE DETECTION SYSTEM:

FIRE ALARM AND SMOKE DETECTION SYSTEM TO BE PROVIDED AS A DESIGN-BUILD SUBCONTRACT, CONTRACTOR SHALL PROVIDE AN NFPAT2 APPROVED INTEGRATED FIRE ALARM AND SMOKE DETECTION SYSTEM, PERFORMANCE SPECIFICATIONS FOR THE SYSTEM APPEAR ON SHEET AID2 OF THE DRAWINGS, FIRE ALARM SUBCONTRACTOR SHALL PREPARE SHOP DRAWINGS FOR THE INTEGRATED FIRE ALARM AND SMOKE DETECTION SYSTEM AND SHALL OBTAIN APPROVAL FROM THE FIRE MARSHALL, APPROVED DRAWINGS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO COMMENCING WITH THE WORK ON THE SYSTEM.

NOTES:

- I. SEE FLOOR PLAN, SHEET A2, FOR LOCATIONS OF APPLIANCES DESIGNATED WITH THE SYMBOL (*) SEE APPLIANCE SCHEDULE SHEET A3, FOR ELECTRICAL AND MECHANICAL REQUIREMENTS FOR ALL APPLIANCES DESIGNATED ON THE FLOOR PLANS, INCLUDE ALL MECHANICAL AND ELECTRICAL WORK LISTED ON THE SCHEDULE PAGES IN THE BASE BID IN ADDITION TO WORK SHOWN ON THIS SHEET,
- 2. SEE SHEET E2.1 FOR EXACT LOCATION OF LIGHT FIXTURES AND COORDINATION OF LIGHTING AND MECHANICAL ITEM LOCATIONS WITH OTHER CEILING ITEMS, LOCATIONS SHOWN ON THIS SHEET ARE DIAGRAMMATICAL, FINAL PLACEMENT OF LIGHTS SHALL BE AS SHOWN ON ELECTRICAL PLANS,

UTILITY SYSTEM SCOPE OF WORK:

AFTER REMOVAL OF SIDING ON NORTH WALL AND CEILING AT TERMINAL BUILDING, CONTRACTOR SHALL TAG AND IDENTIFY ALL CIRCUITS FROM SERVICE ENTRANCE TO PANEL BOX TO TERMINATION OF CIRCUIT FOR ALL SERVICES INCLUDING, BUT NOT LIMITED TO:

ELECTRICAL OUTLETS, SWITCHES, LIGHT FIXTURES AND HEATERS, TELEPHONE SYSTEM, CABLE TV SYSTEM, INTERNET SERVICE AND ETHERNET DISTRIBUTION SYSTEM, MENDOCINO COUNTY MICROWAVE COMMUNICATIONS SYSTEM, WEATHER INSTRUMENTATION SYSTEM, , RADIO COMMUNICATIONS SYSTEM, SURVEILLANCE CAMERA AND MONITORING SYSTEM INCLUDING CAMERAS, INPUT JACKS AND OUTPUT JACKS, ANY OTHER WIRING SYSTEMS AND ALL PLUMBING AND PIPING SYSTEMS.

FOR WIRING AND PIPING SYSTEMS SURFACE MOUNTED TO THE OUTSIDE OF THE WALLS OF THE BUILDING, REMOVE EXIST. HORIZONTAL SIDING ON NORTH SIDE OF TERMINAL BUILDING, RELOCATE ALL EXPOSED WIRING AND PIPING INTO WALL CAVITY AND ATTIC SPACE, AFTER RELOCATING WIRING AND PIPING, RE-SHEATH ENTIRE EXTERIOR SURFACE OF WALL WITH NEW CDX PLYWOOD TO MATCH THE THICKNESS OF T-111 SIDING ON ADJACENT WALLS, INSTALL NEW YAPOR BARRIER AND NEW FIBER CEMENT SIDING AND TRIM OVER PLYWOOD

FOR ALL WIRING AND PIPING CONCEALED IN WALL OR CEILING CAVITIES OR REPLACED WIRING AND PIPING FORM EXPOSED LOCATIONS, , EXAMINE EXISTING WIRING AND PIPING AND REPLACE ALL SUBSTANDARD WIRING AND PIPING WITH NEW MATERIALS TO MEET CURRENT CEC AND CMC STANDARDS, ALL NEW, REPLACES AND REMAINING EXISTING WIRING AND PIPING TO RUN CONCEALED WITHIN WALL CAVITIES AND ATTIC SPACES. RECONNECT WIRING AND PIPING TO SERVICE ENTRANCES, PANELS AND TERMINAL BOXES OR LOCATIONS AT EVERY EXISTING SYSTEM.

PROTECT AND MAINTAIN ALL CODE COMPLIANT EXISTING ELECTRICAL OUTLETS SWITCHES AND LIGHTING, PROVIDE NEW DUPLEX WALL OUTLETS, SWITCHES AND LIGHTING TO MEET CODE SPACING REQUIREMENTS IN ADDITION TO OUTLETS SHOWN ON PLAN, (USE EXISTING ELECTRICAL OUTLETS WHERE POSSIBLE TO SATISFY CODE

REPLACE OUTLETS, SWITCHES AND LIGHT FIXTURES AT SPECIFIC LOCATIONS SHOWN

INSTALL NEW FIRE ALARM AND SMOKE DETECTION SYSTEM_AS DESCRIBED ON THIS SHEET.

TEST AND VERIFY ALL WIRING AND PIPING SYSTEMS TO BE ACTIVE AND FULLY FUNCTIONAL PRIOR TO CLOSEOUT.

ALL PLASTIC HOUSING SIDEVIEW SIDEVIEW ELEVATION FACE OF EXTERIOR SIDING SIDING FACE OF EXTERIOR SIDING

EXTERIOR LIGHT W/ COPPER SURROUND

EXISTING ELECTRICAL ITEMS LEGEND

⊕240 — RECEPTACLE, 110V TYP UNLESS NOTED (220, GFCI*, ETC.)

TV/CABLE, COMPUTER, THE LATEST FOR ALL TECH STUFF

• — SMOKE DETECTOR (110 V AC W/ BATTERY BACKUP)

\$ — SWITCH (MOUNT 44" AFF, UNO)

-(C)- LIGHT, CEIL'G RECESSED DOWNLIGHT

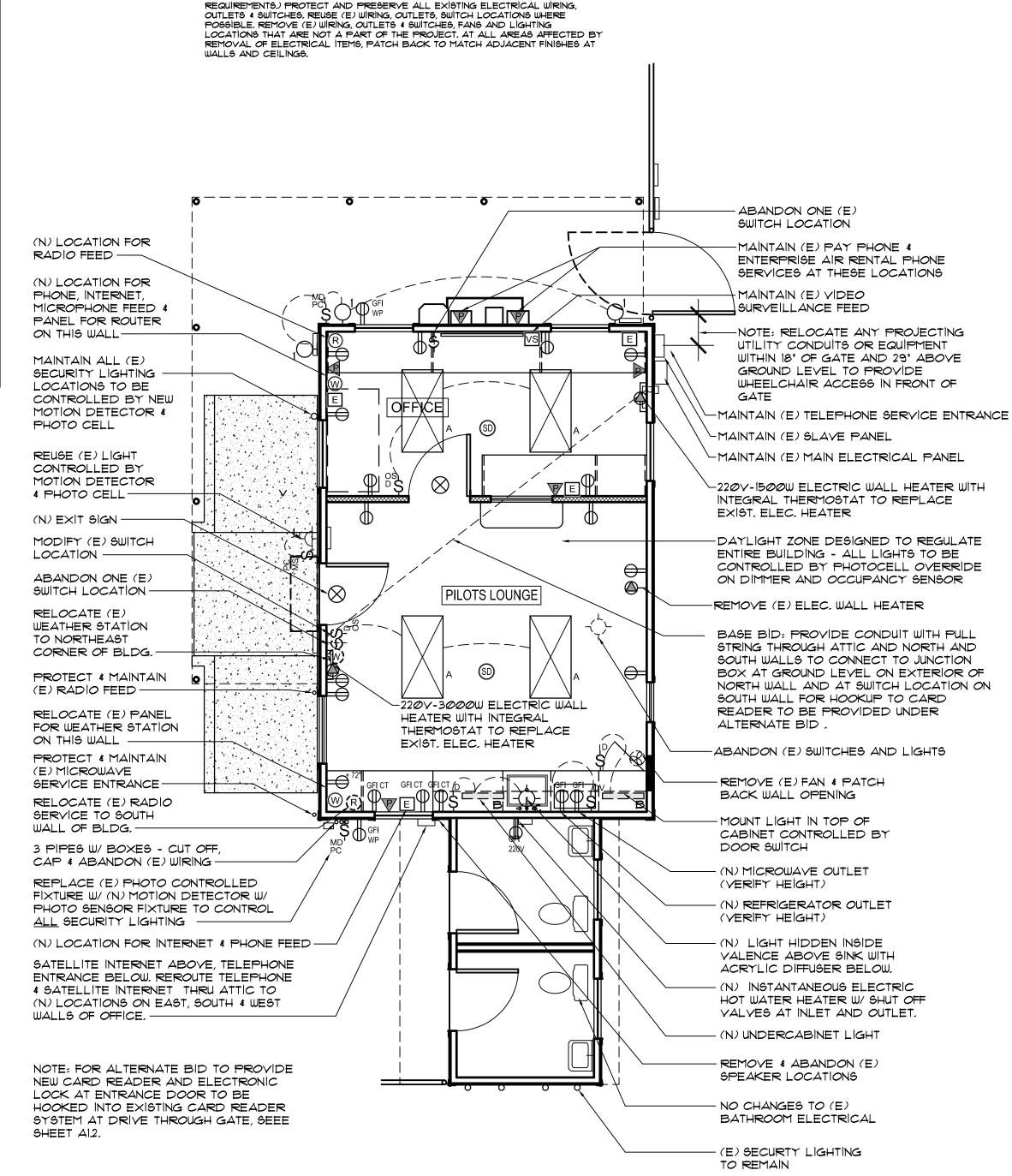
/p\ — PHONE W/ MULTIPLE LINE CAPABILITIES

— GAS (PROPANE) LINE

\$ — THREE-WAY SWITCH

____ LIGHT, WALL MOUNT

⊕ EXHAUST FAN



NOTE: PROTECT AND MAINTAIN ALL EXISTING ELECTRICAL OUTLETS SWITCHES AND

EXISTING ELECTRICAL OUTLETS WHERE POSSIBLE TO SATISFY CODE

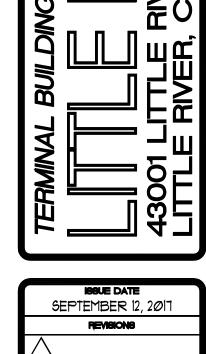
CODE SPACING REQUIREMENTS IN ADDITION TO OUTLETS SHOWN ON PLAN, (USE

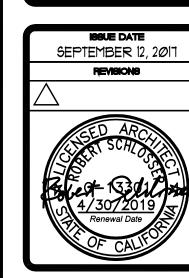
LIGHTING. PROVIDE NEW DUPLEX WALL OUTLETS, SWITCHES AND LIGHTING TO MEET



ELECTRICAL PLAN

NEW LIGHTING FIXTURE, HEATER AND SWITCH SCHEDULE								
	SYM	FUNCTION	MANUFACTURER	MODEL NUMBER	TRIM / COLOR	LAMP	OTHER	
	M	CEILING	LÌTHONÌA LÌGHTÌNG	LB4LP835 FLUSH MOUNT	WHITE PAINTED STEEL HOUSING ACRYLIC WRAPAROUND DIFFUSER	4564 LUMEN LED	CEILING MOUNT	
ני)	Πα 	UNDER CABINET / CLOSET	ALKCO	HP100/200 SERIES	WHITE	13 W T5 FLUORESCENT	LIGHT FULL WIDTH OF CABINET ABOVE.	
NI L	ф	YALENCE LIGHT	RESIDENT	ECHOØ2WUS SURFACE MOUNT SPOT	WHÎTE HOUSÎNG POLYCARBONATE LENS	18 WATT LED 1100 LUMENS	MOUNTED INSIDE LIGHT VALENCE.	
LIGHTING	\otimes	EXIT SIGN	LÍTHONIA	ECR LED M6	WHITE W/ RED LETTERS	(2) 5,4W DC T5 LAMP\$	COMBINATION ILLUMINATED EXIT SIGN AND EMERGENCY EGRESS LIGHTING WALL OR CEILING MOUNT,	
_	Q	EXTERIOR	SUPERIOR	5418WA8BL122-K	16 OZ. COPPER	22W CF	COPPER SURROUND SEE DETAIL 1	
	\bigcirc_2	EXTERIOR	EXISTING	SECURITY				
HEATER		HEATER	SEE FLOOR PLAN SYMBOL DESIGNATION ON SHEET A2.1 AND SCHEDULES ON SHEET A3.1			RECESSED WALL MOUNT 240V EECTRIC HEATER		
SWITCHES	þ	DIMMER SWITCH	ACCUITY LIGHTING	SPODMRD	Ivory	-	WALL MOUNTED UNIT W/ MANUF. RECOMMENDED DIMMING DRIVER COMBINE W/ WATTSTOPPER OCCUPANCY AND PHOTO SENSORS PROVIDE MFGR'S, DIMMING DRIVER FOR ALL LED CIRCUITS	
	ှ	OCCUPANCY SENSOR	WATTSTOPPER	LMDX100	IVORY		MANUAL ON / AUTOMATIC OFF OCCUPANCY SENSOR SWITCH,	
	ှ	PHOTO CONTROL	WATTSTOPPER	LML5400	IVORY	-	CLOSED LOOP VARIABLE DIMMING PHOTO SENSOR.	
	S MD-PC	EXT. MOTION DETECTOR w/ PHOTO-CONTROL	WATTSTOPPER	EN-105-24	BLACK	-	WALL MOUNTED LOW YOLTAGE UNIT W/MFGR. RECOMMENDED POWER PACK AND INTEGRAL PHOTO-CONTROL	
	S	OVERRÎDE SWÎTCH	WATTSTOPPER	LMSWIØ1	IVORY	-	SINGLE BUTTON POWER OVERRIDE SWITCH.	





CHECKED
RS
SCALE
AS NOTED
SHEET
