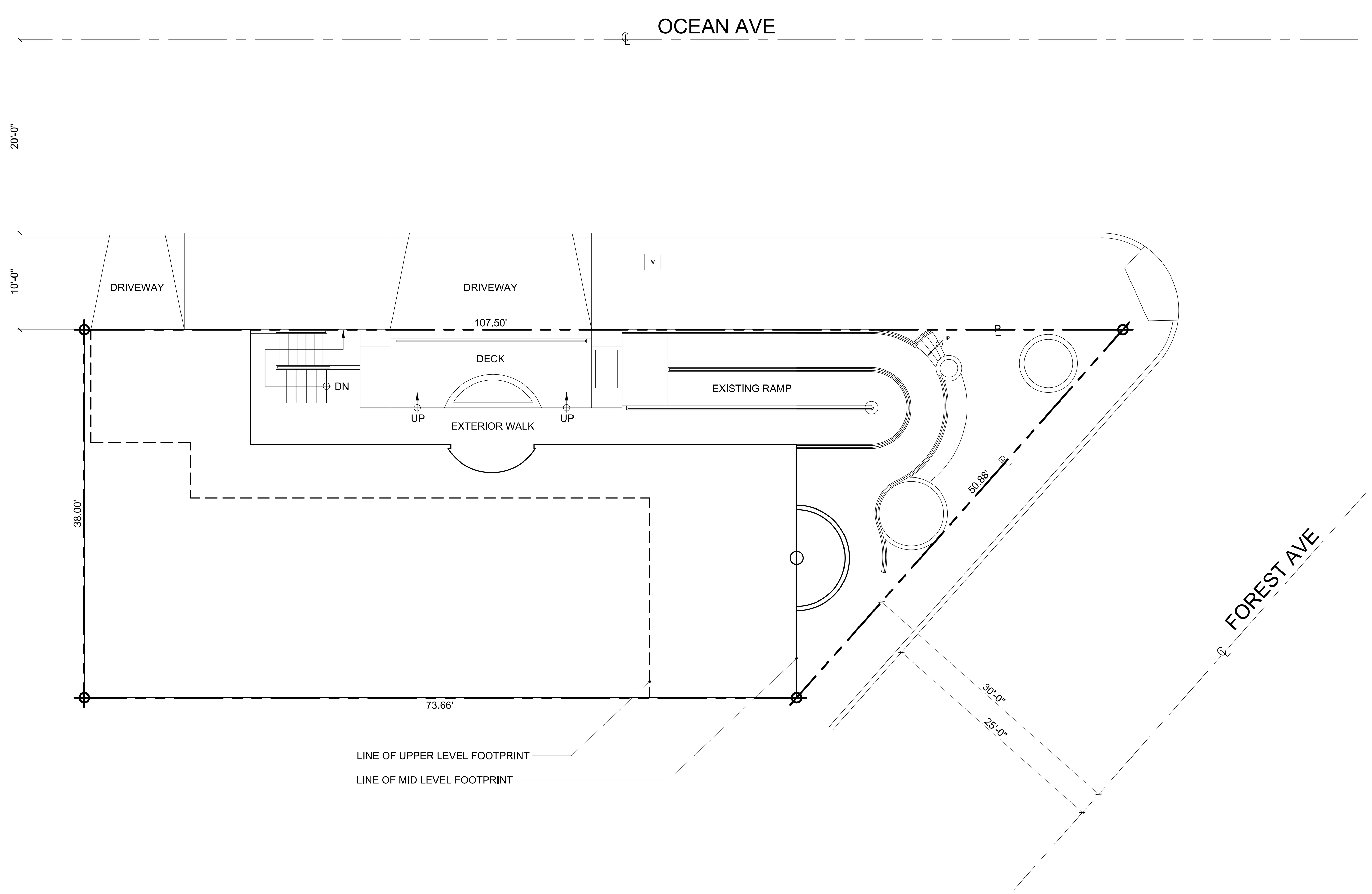
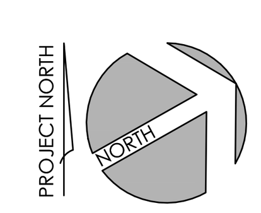


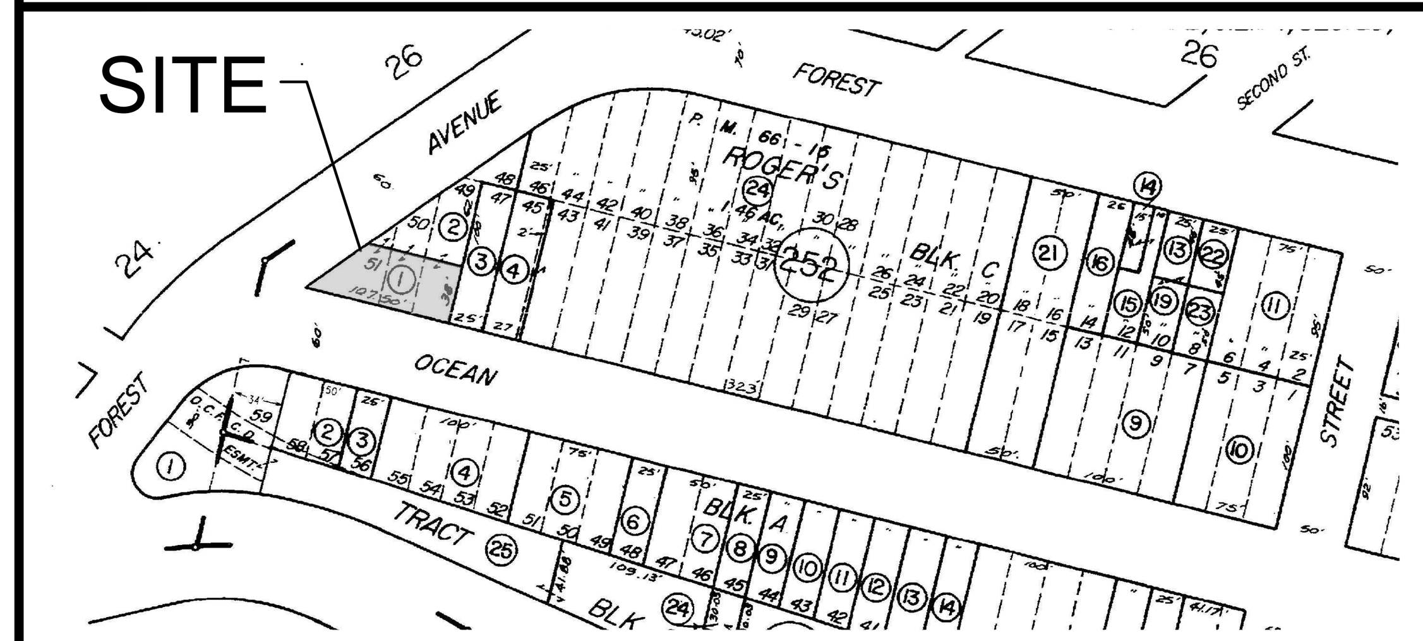
SITE PLAN

1/8" = 1'-0"



NOTE: THIS SITE PLAN IS NOT A SURVEY. ACTUAL CONDITIONS MAY VARY. G.C. TO CONSULT WITH A SURVEYOR WHERE REQ.

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION:
Rogers Add Lot 49 Blk C Nwly 38 Ft (And Nwly 38 Ft Lots 50 & 51 Blk C Tr 679)
A. P. NO. 641-252-01

CLASSIFICATIONS:
ZONE CBD1
OCCUPANCY B/S-2
TYPE OF CONST. V-B (NON SPRINKLERED)

APPLICABLE CODES:

2016	C.B.C.	2016	C.P.C.
2016	C.G.B.S.C.	2016	C.F.C.
2016	C.M.C.	2016	B.E.E.S.
2016	C.E.C.	2016	C.E.B.C.

APPROVALS:

DEFERRED SUBMITTALS:

CODE ANALYSIS:

OCCUPANCY CLASSIFICATION:	B	(OFFICE-LEVELS 2 AND 3)
	S-2	(PARKING-LEVEL 1)
OCCUPANCY SEPARATION:	1 HOUR	
TYPE OF CONSTRUCTION:	B:	V-B (NON - SPRINKLERED)
	S-2:	V-B (NON - SPRINKLERED)
MAXIMUM NUMBER STORIES:	B:	2 (NO INCREASE TAKEN)
	S-2:	1 (NO INCREASE TAKEN)
MAXIMUM FLOOR AREA:	B:	9,000 SF > 2,695 SF (NO INCREASE TAKEN)
	S-2:	13,500 SF > 2,476 SF (NO INCREASE TAKEN)
MAXIMUM BLDG HEIGHT:	B:	40' (NO INCREASE TAKEN)
	S-2:	40' (NO INCREASE TAKEN)
MAXIMUM TRAVEL DISTANCE TO EXITS:	B:	100'
	S-2:	100'

USE	AREA	FACTOR	OCCUPANTS	EXITS REQ.	EXITS PROV.	FLOOR
1. B (OFFICE)	2,695	100	27	2	2	2ND/3RD
2. S-2 (GARAGE)	2,476	200	13	1	1	1ST
TOTAL			40			

ABBREVIATIONS

A. F. F.	ABOVE FINISH FLOOR
A. B. S.	ACRYLONITRILE - BUTADIENE - STYRENE
ACOUST.	ACOUSTICAL
ACOUST. T.	ACOUSTICAL TILE
ADD.	ADDITION
ADJ.	ADJACENT
ADJUST.	ADJUSTABLE
ALT.	ALTERNATE
AL.	ALUMINUM
A. B.	ANCHOR BOLT
&	AND
∠	ANGLE
ASB.	ASBESTOS
ASPH.	ASPHALT
A. T.	ASPHALT TILE
A. C.	ASPHALTIC CONCRETE / AIR - CONDENSER
@	AT
AVE.	AVERAGE
BAL.	BALCONY
B. L.	BASE LINE
B. P.	BASE PLATE OR BEARING PLATE
BDRM.	BEDROOM
BM.	BEAM
B. M.	BENCH MARK
BTR.	BETTER
BTWN.	BETWEEN
BLK.	BLOCK
BLK'G	BLOCKING
BRD.	BOARD
B. W.	BOTH WAYS
BOTT.	BOTTOM
B. O. F.	BOTTOM OF FOOTING
B. O. J.	BOTTOM OF JOIST
BLDG.	BUILDING
CAB.	CABINET
C. B.	CATCH BASIN
CANT.	CANTILEVER
C. I.	CAST IRON
CLG.	CEILING
CEM.	CEMENT
CTR.	CENTER
℄	CENTER LINE
C. C.	CENTER TO CENTER
C. T.	CERAMIC TILE
C. L.	CHAIN LINK
C. O.	CLEAN - OUT / CASED OPENING
CLR.	CLEAR
CLO.	CLOSET
C. R.	COLD ROLLED
C. W.	COLD WATER
COL.	COLUMN
C. A.	COMBUSTION AIR
CONC.	CONCRETE
C. M. U.	CONCRETE MASONRY UNIT
COND.	CONDENSATE
CONN.	CONNECTION
CONT.	CONTINUOUS
C. J.	CONTROL JOINT / CEILING JOIST
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
C. Y.	CUBIC YARD
D. L.	DEAD LOAD
DEMO.	DEMOLISH
DEPT.	DEPARTMENT
DET.	DETAIL
DIAG.	DIAGONAL
DIA.	DIAMETER
DIM.	DIMENSION
D. W.	DISHWASHER
DISP.	DISPENSER
DR. / S	DOOR / DOORS
DBL.	DOUBLE
DBS.	DOUBLE STRENGTH "B" GRADE (GLASS)
DW.	DOWN
D. S.	DOWN SPOUT
DWR.	DRAWER
DWG.	DRAWING
D. F.	DRINKING FOUNTAIN / DOUGLAS FIR
D. W.	DRYWALL
E.	EAST
EA.	EACH
ELECT.	ELECTRICAL / ELECTRIC
E. P.	ELECTRICAL PANEL
EL.	ELEVATION
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENAM.	ENAMEL
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
E. G.	EXISTING GRADE
E. J.	EXPANSION JOINT
EXP.	EXPOSED
EXT.	EXTERIOR
EXTR.	EXTRUDED
F. O. C.	FACE OF CONCRETE
F. O. S.	FACE OF STUD / STRUCTURE
FT.	FEET
FIN.	FINISH / FINISHED
F. F.	FINISH FLOOR
F. G.	FINISH GRADE
F. E.	FIRE EXTINGUISHER
F. H.	FIRE HOSE / FIRE HYDRANT OR FLAT HEAD
F. P.	FIREPLACE

FLASH'G	FLASHING
F. H. W. S.	FLAT HEADED WOOD SCREW
FL.	FLOOR
F. D.	FLOOR DRAIN
F. S.	FLOOR SINK / FULL SIZE
FLR'G	FLOORING
F. L.	FLOOR LINE
FWL.	FLOW LINE
FLUOR.	FLUORESCENT
F. J.	FLOOR JOIST
FTG.	FOOTING
FDN.	FOUNDATION
F. A. U.	FORCED AIR UNIT
F. A.	FRESH AIR
FURN.	FURNACE
FURR'G	FURRING
GAL.	GALLON
GALV.	GALVANIZED
G. I.	GALVANIZED IRON
G. D.	GARBAGE DISPOSER
GA.	GAUGE / GAGE
GL.	GLASS
G. B.	GRAB BAR
GR.	GRADE
GND.	GROUND
GYP.	GYPSUM
H. R.	HALF ROUND OR HOT ROLLED
HDBD.	HARDBOARD
HDWD.	HARDWOOD
HDR.	HEADER
HTR.	HEATER
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HT.	HEIGHT
H. C.	HOLLOW CORE
HORIZ.	HORIZONTAL
H. B.	HOSE BIBB
H. W.	HOT WATER
HR.	HOUR
HYD.	HYDRANT
IN.	INCH
I. D.	INSIDE DIMENSION OR INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
I. P.	IRON PIPE
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
JCT.	JUNCTION
J. B.	JUNCTION BOX
K. C. P.	KEENE'S CEMENT PLASTER
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAUND.	LAUNDRY
LAV.	LAVATORY
LTG.	LIGHTING
LINO.	LINOLEUM
L. L.	LIVE LOAD
LG.	LONG OR LENGTH
LT.	LIGHT
LMBR.	LUMBER
M. H.	MANHOLE
MFR.	MANUFACTURER
MBL.	MARBLE
M. O.	MASONRY OPENING
MSTR.	MASTER
MAT'L	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
M. C.	MEDICINE CABINET
MEMB.	MEMBRANE
MTL.	METAL
M. L.	METAL LATH
M. T.	METAL THRESHOLD
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
NAT.	NATURAL
N. G.	NATURAL GRADE
N.	NORTH
NOM.	NOMINAL
N. I. C.	NOT IN CONTRACT
N. T. S.	NOT TO SCALE
NO.	NUMBER
OBS.	OBSCURE
O. C.	ON CENTERS
OPN'G	OPENING
OPP.	OPPOSITE
O. A.	OUTSIDE AIR / OVERALL
O. D.	OUTSIDE DIAMETER / DIMENSION
O. H.	OVERHANG / OVERHEAD
PR.	PAIR
PNL.	PANEL
P. H.	PAPER HOLDER
PART.	PARTITION
PERF.	PERFORATED
PLAS.	PLASTER
PL.	PLATE OR PLATED
PLB'G	PLUMBING
PLYWD.	PLYWOOD
PT.	POINT
POL.	POLISH / ED
P.P.	POLISHED PLATE OR POWER POLE

# / LBS.	POUND
P. L.	PROPERTY LINE OR
X	PROJECTION LINE
P. V. C.	POLYVINYL CHLORIDE
Q. T.	QUARRY TILE
Q. R.	QUARTER ROUND
Q. S.	QUARTER SAWN
RAD.	RADIUS
R. R.	ROOF RAFTER
RECP.	RECEPTACLE
RWD.	REDWOOD
RE.	REFERENCE
REF.	REFRIGERATOR
REFL.	REFLECTED
REINF.	REINFORCING
R. A.	RETURN AIR
RET.	RETAINING
REQ'D	REQUIRED
R.	RISER
RFG.	ROOFING
R. D.	ROOF DRAIN
RM.	ROOM
R. O.	ROUGH OPENING
R. H. S.	ROUND HEADED SCREW
SECT.	SECTION
S. G.	SEMI - GLOSS
SEL. STRUCT.	SELECT STRUCTURAL
SHT'G	SHEATHING
SHT.	SHEET
S. M.	SHEET METAL
S & P	SHELF & POLE
S. L.	SHIP LAP
SH.	SHELF / SHELVING
SHWR.	SHOWER
SIM.	SIMILAR
SKYLT.	SKYLIGHT
SLD'G	SLIDING
S. C.	SOLID CORE
S.	SOUTH
S. P.	SOUND PROOF
SPKR.	SPEAKER
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S. F.	SQUARE FOOT
S. S.	STAINLESS STEEL
ST.	STREET
STD.	STANDARD
STO.	STORAGE
STL.	STEEL
STRUCT.	STRUCTURAL
S. A.	SUPPLY AIR
SUSP.	SUSPENDED
SW.	SWITCH
SYM.	SYMMETRICAL
T. BRD.	TACK BOARD
TEL.	TELEPHONE
TEMP.	TEMPERED
TERR.	TERRAZZO
TEXT.	TEXTURED
THERM.	THERMOSTAT
THK.	THICK
TH.	THRESHOLD
THRU	THROUGH
T & G	TONGUE
T. O. C.	TOP OF CURB / CONCRETE
T. O. P.	TOP OF PLATE / PARAPET
T. O. S.	TOP OF SLAB
T. O. W.	TOP OF WALL
T. C.	TRASH COMPACTOR
T.	TREAD, TRUSS OR TILE
TYP.	TYPICAL
U. G.	UNDERGROUND
U. N. O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V. B.	VALVE BOX
V. P.	VAPOR PROOF
VARN.	VARNISH
VENT.	VENTILATOR
V. T. R.	VENT THRU ROOF
V. T. W.	VENT THRU WALL
VERT.	VERTICAL
V. G.	VERTICAL GRAIN
V. I. F.	VERIFY IN FIELD
VIN.	VINYL
V. A. T.	VINYL ASBESTOS TILE
V. C. P.	VITRIFIED CLAY PIPE
WTR.	WATER
W. C.	WATER CLOSET
W. H.	WATER HEATER
W. L.	WATER LINE
W. P.	WATERPROOF
W. R.	WATER RESISTANT
W. T.	WATERTIGHT
WP.	WATERPROOFING
W. S.	WATER STRIPPING
WT.	WEIGHT
W. W. F.	WELDED WIRE FABRIC
W.	WEST
W. F.	WIDE FLANGE
WDW.	WINDOW
W/	WITH
W / O	WITHOUT
W. GL.	WIRED GLASS
WD.	WOOD
W. I.	WROUGHT IRON
YD. / S	YARD / S

PROJECT DESCRIPTION

CITY OF LAGUNA BEACH PUBLIC WORKS DEPT

TENANT IMPROVEMENT TO AN EXISTING THREE STORY BUILDING, INCLUDING BUT NOT LIMITED TO FLOOR PLAN RECONFIGURATION, AND STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING IMPROVEMENTS (NO CHANGE IN SQUARE FOOTAGE)

CONSULTANTS / CONTACTS

OWNER:
CITY OF LAGUNA BEACH
CONTACT: LOU KNEIP (PUBLIC WORKS DEPT)
505 FOREST AVE.
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TEL.: (949) 464-6688
FAX: (949) 497-0771
EMAIL: lkneip@lagunabeachcity.net

MEP:
GREGORY DESIGN
CONTACT: ROB ROMINE
4 SHETLAND
TRABUCO CANYON, CA 92679
TEL.: (949) 888-4411
FAX: (949) 888-9511
EMAIL: rob@rominejohnston.com

ARCHITECT:
TODD SKENDERIAN ARCHITECT
CONTACT: TODD SKENDERIAN
1100 S. COAST HWY., SUITE 316
LAGUNA BEACH, CA 92651
TEL.: (949) 715-5461
FAX: (949) 715-5986
EMAIL: todd@tsarchitectslb.com

STRUCTURAL:
ENGINEERING STRUCTURES, INC.
CONTACT: NADER KHOURY
1100 SOUTH COAST HWY., SUITE 222
LAGUNA BEACH, CA 92651
TEL: (949) 637-8357
FAX: (949) 203-6214
EMAIL: nader@engineering-structures.com

SHEET INDEX

SIGNATURES

RECOMMENDED BY: PROJECT DIRECTOR
LOUIS KNEIP
DATE

APPROVED BY: CITY ENGINEER
CHRISTINA TEMPLETON, PE
DATE

MATERIALS/SYMBOLS LEGEND

WOOD , FINISH	ROOM IDENTIFICATION ROOM NUMBER
WOOD , ROUGH THROUGH MEMBER	PLAN / ELEVATION KEYNOTES
WOOD , ROUGH INTERRUPTED MEMBER	DOOR SYMBOL NUMBER
PLYWOOD	WINDOW SYMBOL NUMBER
INSULATION , BATT	PROPERTY LINE
INSULATION , RIGID	EXISTING CONTOUR LINE
MASONRY	NEW CONTOUR LINE
TILE IN SECTION	PROPERTY LINE CORNER
CONCRETE , SAND OR STUCCO / PLASTER	SPOT ELEVATION FINISH GRADE / EXISTING GRADE
CONCRETE IN SECTION	WORK , CONTROL , DATUM OR ELEVATION POINT
ROCK OR GRAVEL FILL	MATCH LINE
EARTH	COLUMN LINE COORDINATE
COMPACTED SOIL	FLOOR MATERIAL CHANGE
BEDROCK	DETAIL DETAIL NUMBER/ SHEET NUMBER
ASPHALTIC CONCRETE	SECTION SECTION REFERENCE / SHEET NUMBER
METAL	REVISION SYMBOL CLOUD AROUND REVISION
ACOUSTICAL TILE OR BOARD	

REVISIONS	BY

TODD SKENDERIAN ARCHITECT
1100 S. COAST HWY., #316 LAGUNA BEACH, CA 92651
OFFICE (949) 715-5461 FAX (949) 715-5986

COVER SHEET / SITE PLAN
SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
LAGUNA BEACH, CA 92651

DRAWN BC
CHECKED TS
DATE 9-4-17
SCALE
JOB NO. 0617
SHEET

CS-1

OF 1 SHEETS

DIVISION 1: GENERAL

1060. All materials and workmanship shall conform to the following codes and ordinances:
Latest applicable edition CBC, CPC, CEC, CMC and CFC
Title 24, State Administrative Code
Any other applicable Municipal, State or Federal Codes.

1062. STATE OF CALIFORNIA REQUIREMENTS:
1. All work shall conform to the Requirements of Title 24 of the California Administrative Code. See drawings for Energy Compliance Forms and requirements.

1070. GENERAL NOTES:
1. It is the intent and meaning of these drawings and specifications to provide for and secure a first-class, workmanlike job of high quality from all subcontractors. The finished structure(s) shall be complete in every detail including all incidental items for a proper and functional project.
2. The general contractor and his subcontractors shall review these drawings and specifications and shall notify the Designer of any discrepancies, errors or omissions prior to construction. Failure to do so shall hold the general contractor and his subcontractors responsible for such discrepancies, errors or omissions in these drawings and specifications.
3. The general contractor shall visit the site and review all dimensions, elevations and site conditions before starting work. The Designer shall be notified immediately of any discrepancies.
4. Notes and details on drawings shall take precedence over these general specifications.
5. The design, adequacy and safety of erection, bracing, shoring, temporary supports, etc. is the sole responsibility of the general contractor, and has not been considered by the structural engineer. The contractor is responsible for the stability of the structure prior to the application of all shear panel, roof and floor diaphragms and finish materials. Provide all the necessary bracing and/or shoring to provide stability prior to the application of the afore-mentioned materials. Observation visits by the Designer or structural engineer shall not include inspection of the above items.
6. Contractor to provide adequate job security during construction such as fencing, lighting and where conditions allow, a job office for storage of materials equipped with telephone and plan table.
7. It shall be the responsibility of the general contractor to locate all existing utilities whether shown hereon or not and to protect them from damage. The General contractor shall bear all expense of repair or replacement in conjunction with the execution of this work.
8. The design and drawings are prepared based on certain height limits, setbacks, area calculations and other design criteria unique to this project and approved by the City of Laguna Beach. No changes shall be made without consulting with the Designer or the governing agency.
9. This project may have been approved with certain city approved conditions to an existing building or site condition. Modifications or removal of this condition may result in revocation of permits. Notify Designer prior to any construction involving an approved condition.
10. The General contractor shall photo document all mechanical and electrical systems prior to coverage for future references including electrical wiring, underground conduit, waste and water lines, duct work, etc. He shall also prepare an as built site plan indicating the location and depth of all utility lines. A copy of these documents and a manual including all brochures, user instructions, and warranties shall be submitted to the owner upon completion of work or upon receipt of written request.
11. The General Contractor and all subcontractors shall possess active State of California licenses, City business licenses and all required general liability and workman's compensation insurance. All shall be current and in good standing.
12. Within one year of the date of occupancy the contractor shall inspect the project and make necessary repairs caused by stucco cracking, shrinkage of wood trim or separation of materials and joints and adjustments to hardware or appliances. Paint repairs as necessary to match adjacent surfaces or entire walls where such painted surface does not match with previous painted surface.

1200. ADDITION AND REMODELING:
1. Prior to bidding and construction, the contractor shall visit the site and familiarize himself with all site conditions including access, existing structures, utilities, storage area for materials and structures to be saved or protected if any.

DIVISION 2: SITEWORK

2050. DEMOLITION:
1. Includes removal of existing building, or portions thereof, including foundations, paving and domestic utilities as indicated on drawings.
2. Demolition contractor shall be held liable for any damage to adjacent public or private properties or structures during demolition and debris removal operations.
3. Existing construction to remain shall be adequately protected during all demolition and debris removal operations.
4. All demolition debris shall be removed from site and transported to a legal dump site per applicable municipal and/or county requirements.
5. Site shall be left in neat and orderly condition after completion of demolition and debris removal operations.

2082. ASBESTOS REMOVAL:
1. Notify AQMD in writing, 10 days prior to starting any renovation and demolition work.
2. Report, remove, handle, label, store and dispose of frangible and non-frangible asbestos containing material (ACM) per AQMD.
3. Comply with the procedures outlined by AQMD when removing, stripping or handling ACM.
4. Keep all records of all demolition/renovation activities for at least two (2) years and provide them to District staff upon request.

DIVISION 5: METALS

5500. METAL FABRICATIONS:
1. Fabricator shall submit shop drawings to Designer for custom metal fabrications such as balconies, decorative grilles, window grilles, etc. unless specifically detailed on drawings.
2. Metalwork surfaces to be welded shall be free of any paint, grease, loose scale and foreign matter. All welding shall conform to AWA standards and shall be sanded or ground to match adjacent surfaces.
3. Fabricator shall deliver finished components painted with a minimum of two coats of rust inhibitive primer or other specified preparations.
4. Fabrications shall have all required fastening points ready to receive fasteners upon delivery to site.

DIVISION 6: WOOD AND PLASTIC

6200. FINISH CARPENTRY:
1. Install all bath accessories including towel bars, tissue dispensers, towel hooks, etc. Install all finish hardware including latches, locks, closers, weather stripping, cabinet pulls and other finish hardware. Install all base, casing, trim, moldings, paneling as described or indicated on drawings. Insure that proper backing has been installed for finish items.
2. Back-priming: all exterior wood trim, stop rails, etc. to be painted shall be back primed with materials specified in section 09900.
3. Fabrications and installations by this section shall be clean and neat, and free of tooling marks, scratches or other defacements of finished, visible surfaces.
4. All fasteners in woodwork shall be countersunk and plugged or filled to match surrounding finish surfaces.
5. Pre-manufactured casework shall be installed per manufacturer's recommendations.
6. This section shall install all plastic laminate counter tops or shall provide and install plywood counter top base to receive tile or stone work where indicated on plan

6402. CABINETRY:
1. Where applicable and unless otherwise specified, all millwork including interior and exterior doors, windows, jambs, casing, base, stairs, cabinets, laminated plastic counter tops, cabinet hardware, moldings shall comply with WIC Standards, custom grade.
2. All details shall be as indicated on plans and unless otherwise specified.
The following materials shall apply:
Drawer sides: Apple Ply pre-finished
Drawer bottoms: 1/4" Melamine
Cabinet backs: 1/4" Melamine
Drawer guides: Blum Series 230
Hinges: Blum concealed 120 degree
3. Four copies of shop drawings shall be submitted to Designer for review prior to ordering or fabrication of cabinetry.
4. All field conditions shall be reviewed, measured and approved prior to fabrication and installation. Location of backing required shall be the responsibility of this contractor and installed by the framing contractor.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

7110. MEMBRANE WATERPROOFING:
1. Performance: Provide waterproofing and drainage system which has been manufactured and installed to maintain leak-proof waterproofing system without defects, damage or failure.

7210. BUILDING INSULATION:
1. Batt thermal insulation: "CertainTeed Kraft Faced" or equal in R values indicated on drawings. Shall meet or exceed ASTM C-665.
2. Batt insulation products shall be installed faced on the heated side of the wall, floor or ceiling and to completely fill all voids in framing and shall be securely attached so as to remain in place until wall, roof or ceiling finish assemblies are applied.
3. Insulate between all exterior frames, sills and other void spaces with insul-foam or other one part expansive foam insulation.

7620. SHEET METAL FLASHING AND TRIM:
1. Roof vents shall be of size and quantity indicated on drawings, 1/4 inch galvanized wire mesh screened.
2. Copper flashings shall be minimum 16 oz., uncoated finish.
3. All sheet metal flashings, including but not limited to gravel stop, valley flashing, roof or deck to wall flashings, "z" bar, parapet caps, etc. shall be installed in workmanlike manner in compliance with standard industry practices to insure a clean, true to line, watertight job.
4. Sealants and caulking furnished by Section 07920 shall be installed in conjunction with sheet metal flashings where applicable.
5. Roof accessories or flashings shall be painted to match roof material.

7920. SEALANTS, CAULKING AND SEALS:
1. Sealants shall be of approved type for specific installation and shall comply with ASTM C920.
2. Seal and caulk all joints as required to provide a positive barrier against passage of moisture and passage of air.
3. Use primers which have been tested for durability on the surfaces to be sealed and are specifically recommended for this installation by the manufacturer of sealant used.
4. Back up material shall be non-staining, non-absorbent and shall be specifically recommended for this installation by the manufacturer of sealant used.
5. Mask areas to effectively prevent application of sealant on surfaces not scheduled to receive it and which is removable without damage to substrate.

DIVISION 8: DOORS AND WINDOWS

8210. WOOD DOORS AND FRAMES:
1. Door and frame assemblies shall meet or exceed quality standards set forth by: Woodwork Institute of California or National Wood Window and Door Association and shall be delivered free of defects in material or workmanship.
2. Fire rated doors as indicated on drawings shall bear appropriate labeling as to their fire resistance by Underwriter's Laboratories.
3. Fire rated doors shall be provided with smoke gaskets at head and jambs, and approved type seal at threshold.
4. Doors shall of size, material and detail shown on plans. All warped doors shall be replaced at no cost to the owner.
5. Doors to be painted shall be immediately primed on all sides and edges after installation.
6. Protect doors from damage after installation

8305. ACCESS DOORS:
1. Where required, provide 16 gauge galvannealed steel door and frame with prime coat finish as manufactured by Elmdor Mfg. or equal. DWB or ML series.
2. Access doors shall be weathertight at exterior applications
3. Access doors placed in fire rated walls or partitions, where permitted shall be of appropriate fire resistance for application and shall bear U.L. label.
4. Access doors shall be sized and placed to allow for proper working space to service items being accessed.

8605. WOOD WINDOWS AND SLIDING DOORS:
1. Furnish all wood sash and frame windows and sliding glazed doors as indicated on drawings. Glazing shall be as specified in Section 08800. Window and sliding door units shall be complete in every detail including all incidental items for a proper and functioning installation. See drawings for specification of any special locking devices other than the standard hardware package supplied by the window or sliding door manufacturer.
2. All windows and sliding doors shall be completely weather stripped with polymeric material and which shall become compressed for a positive seal between sash and frame upon closure.
3. All manufactured units shall meet or exceed ASTM E283, 331 and E330 standards, and shall be certified and labeled indicating that they meet the appropriate standards listed in the CBC and Title 24.

8705. DOOR HARDWARE:
1. Hardware shall be as selected by owner and indicated on plans including locks, deadbolts, flushbolts, and butts.
2. Hardware shall function properly and freely without binding, and all mechanisms shall cycle completely without any special effort. All hardware shall be installed per manufacturer's recommendations using I specified fasteners.
3. Style and finish shall be as selected.
4. A complete hardware list shall be submitted for approval prior to ordering.

8800. GLAZING:
1. Specifications herein shall apply to all door and window glazing.
2. All windows and sliding doors shall be glazed as specified in Title 24 compliance calculations. All glazing shall be properly sealed in sash to prevent intrusion of wind, water or particulate matter. Dual glazed panes shall have a sealed airspace and shall not permit condensation formation on interior sides of panes. Dual glazing shall be warrantied for a minimum period of FIVE years against moisture infiltration.
3. Safety Glazing: in all locations specified on drawings or as required by CBC.
4. Glazing type, tint and approximate size shall be per glazing schedule.

DIVISION 9: FINISHES

9260. GYPSUM BOARD SYSTEMS:
1. Furnish and install all gypsum wallboard and accessories as indicated on drawings. Gypsum board installation shall be complete in every detail including all items for a proper and functioning installation ready to receive paint or other final finish. All work shall conform to CBC Chapter 47 and USG recommendations
2. Installer shall take care not to cover any electrical, mechanical, plumbing or ventilation boxes, outlets or stub-outs. Failure to do so shall render the Drywall Contractor responsible for required alterations and repairs.
3. Gypsum wallboard is used in some cases on this project in structural and fire-protective capacities. The installer shall take special care in verifying any special nailing or gypsum board assemblies indicated on drawings, and shall be responsible for adherence to and remedy of departures from, these specifications.
4. Gypsum Board Materials:
   a. 1/2 inch thickness shall conform to ASTM C-36.
   b. 5/8 inch thickness shall be Type X, with tapered edges. Shall conform to ASTM C-79 Type X, and be U.L. labeled.
   c. 1/2 inch thick water-resistant shall conform to ASTM C-630. Water resistant board shall be used in all enclosures, rooms, saunas or other moist or wet environments.
5. Accessories and Finishing Materials:
   a. Nails shall be used for interim fastening only.
   b. All drywall shall be screw fastened. Screws shall conform to CBC Standard No. 47-5 and be long enough to penetrate into wood framing a minimum of 5/8 inch.
   c. Casing bead shall be utilized at all edges of gypsum board not covered by wood casing or other finish trim material.
   d. Resilient channel material (where used) shall be 26 gauge galvanized steel, installed perpendicular to framing and fastened with screws.
6. All material shall be placed with long dimension of sheets perpendicular to framing or supports.
7. All face joints of gypsum wallboard shall be taped and screws coated. All taping and nails shall be coated at least twice, in separate operations, or more if required, and shall be sanded to a smooth, uniform finish. In dark areas use lighting to inspect finishes and insure adequate coverage and smoothness.
8. All joints shall be tight-fitting, and material shall not be crushed or deformed during or after installation.
9. All materials shall be delivered to site in good condition and free of defects. All materials shall be new. Materials shall be stored in such a manner that they will not be damaged by the elements or other trades prior to installation.
10. Cleanup: remove all debris and drywall compound from adjacent surfaces. Leave job site ready for next trade.

9300. TILE:
Project includes:
1. Interior tile including floors, counter tops, and walls
2. Special tile including designer or handmade tiles.

Quality assurance:
1. Tile materials: ANSI 118 series standard specs.
2. Tile installation: ANSI 108 series standard specs and Tile Council of America: Handbook for Ceramic Tile Installation.

Products:
1. All tiles shall be as indicated on plans or specified by owner. Samples of all tiles shall be submitted in duplicate for approval prior to ordering. Grout colors shall be approved prior to installation
2. All mortar, tile accessories, and adhesives shall be as recommended by the Tile Council of America.

9900. PAINTING:
1.01 SUMMARY
1. Section includes:
   a. Inspection of all surfaces to be painted and notification of surfaces not ready.
   b. Preparation of surfaces.
   c. Painting Interior and Exterior including walls, trim, mechanical vents, metal flashings, doors, windows, cabinets and staining of wood surfaces.
   d. Protection of adjacent surfaces during painting operation
2. Related sections:
   a. Field touch-up of factory baked-on paint finishes.
   b. Back priming of wood.
3. Surfaces not to be painted:
   a. Aluminum with anodized or baked-on finish, and stainless steel.
   b. Finish hardware except hardware with USP finish Flooring Electrical fixtures and plates in general (refer to Electrical Division).
   c. Plastic laminate.

1.02 SUBMITTALS
1. Materials:
   a. Prior to start of painting, submit copies of a complete list of all materials, identified by manufacturer's name and product label or stock number.
   b. Make list of the paint finish types specified, with the addition of the specific product intended for each coat.
2. Color Samples:
   a. Colors: As specified by Designer.
   b. Submit, using materials approved for the project, 8-1/2 x 11 inches, samples of each color and paint finish.
   c. For transparent and stained finishes, prepare samples on same species and quality of wood to be installed on the project, showing system used.

1.03 QUALITY ASSURANCE
1. Coats: The number of coats specified is the minimum number acceptable. If full coverage is not obtained with the specified number of coats, apply such additional coats as are necessary to produce the required finish.
2. Employ coats and undercoats for all types of finishes in strict accordance with the recommendations of the paint manufacturer.
3. Requirements of regulatory agencies: Comply with state and local regulations governing the use of paint materials.

1.04 PRODUCT HANDLING
1. Deliver materials to the project site in unopened containers bearing manufacturer's name and product descriptions corresponding to description on material list.
2. Store materials in a dry, clean, well ventilated area. Store containers closed.

1.05 PROJECT CONDITIONS
1. Environmental requirements:
   a. Comply with manufacturer's recommendations for environmental conditions under which coatings and coating systems can be applied.
2. Protection:
   a. Protect floors and all adjacent surfaces from paint smears, spatters, and accidental droppings. Cover fixtures and remove hardware not to be painted. Mask off areas where necessary.
   b. Hardware: Insure that hardware is removed before painting is started and replaced only when paint finishes are thoroughly dry. Removal and reinstallation of hardware is specified in Section 06200 - Finish Carpentry and Millwork.

2.01 MANUFACTURER/MATERIALS
1. Materials necessary to complete the painting is herein specified and listed by material number and names are standards for kinds, quality and function, and are taken from the stock list of finishes from the Sinclair Paint Company, Los Angeles, California or approved equal by Designer.
   a. Equivalent materials from the designer product line of Sinclair Paint Company, Dunn Edwards, and Benjamin Moore will be acceptable, subject to Designer's approval.
   b. Except for specialty items or as otherwise specified, all materials shall be by one manufacturer.
2. Materials for undercoats and finish coats of paint shall be ready mixed and shall not be changed, except thinning of undercoats (when required), reinforcing, or coloring, any of which shall be in strict accord with the recommendations of the manufacturer.

3.01 CONDITION OF SURFACES
1. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence and quality of work. Report all work not correctly installed or finished.
2. Do not apply paint or finish until conditions are satisfactory.
3. Application of first coat shall constitute acceptance of surface.

3.02 SURFACE PREPARATION
1. Surfaces to receive paint shall be clean, dry, smooth and dust free before application of any material.
2. Wood: Sand smooth and remove dust. Fill open joints, cracks, nail holes, and other pits or depressions flush and smooth with putty or wood dough after priming. Color putty to match finish paint coat.
3. Primed ferrous metal: Remove all foreign matter. Touch up abrasions with ferrous metal primer.
4. Unprimed ferrous metal: Remove all rust, mill scales, and foreign matter by wire brushing, scraping, sandblasting, or solvent as required to provide a clean, smooth surface.
5. Galvanized metal: Remove all foreign matter and clean entire surface with mineral spirits. Pre-treat with phosphoric acid etch or vinyl wash. Apply primer the same day as pretreatment is applied.
6. Gypsum board: Remove all foreign matter. Fill all pits flush and smooth with spackle. Notify contractor if surfaces not prepared properly by drywall contractor.
7. Plaster, concrete, masonry and other surfaces: Clean off dirt, dust, excess mortar, encrustation and foreign matter. Fill holes, pits and other imperfections flush and smooth.

3.03 APPLICATION
1. Apply material evenly, free from sags, runs, crawls, holidays or defects. Mix to proper consistency, brush out smooth, leaving minimum of brush marks, enamel uniformly flowed on.
2. Apply paint by brushes, rollers or spray.
3. Tint all pigmented undercoats to approximately same shade as final coat. Perceptibly increase the depth of shade in successive coats.
4. Allow each coat to thoroughly dry before succeeding coat application.
5. Finish all four edges of doors with the same number and kind of coatings as specified for their main surfaces. Where opening into rooms have different finishes, finish door edges as directed.
6. Do not paint factory finished items unless specifically directed.
7. Finish mill or shop primed items with materials compatible with prime coat.
8. Mechanical and electrical work in exposed areas:
   a. Paint black that portion of ductwork or plenum spaces, the interior of which is visible through the grilles.
   b. Shop primed metal surface of all mechanical and electrical equipment shall receive two finish coats of paint to match adjoining wall or ceiling surfaces. Prime coat, in addition to above, on all unprimed surfaces. Principal items of this work includes interior of fire extinguisher cabinets, air grilles, ceiling diffusers, electric panels, telephone panels, access panels, conduit outlet and pull boxes, ducts and pipes.
   c. All other mechanical and electrical equipment to view, such as covered and uncovered piping and ductwork, etc., shall be painted as specified herein, where not supplied finished under other sections.
9. Miscellaneous painting: Surfaces to be painted and not specifically described herein shall be painted with a product specifically manufactured or prepared for the material and surface; prime coat and two finish coats.

3.04 ADJUST AND CLEAN
1. Touch up and restore finish where damaged. Touch up abraded, stained or otherwise disfigured portion or refinish as necessary to produce an acceptable job.
2. Remove spilled, splashed, or splattered paint from all finish surfaces and floors.
3. Do not mar surface finish of items being cleaned.
4. Leave paint storage spaces clean and in condition required for equivalent spaces in the project.

3.05 PAINT FINISH SCHEDULE
1. Finish surfaces in accord with the following procedure for the surface and finish desired thereon. Catalog names and numbers refer to products as manufactured by the Sinclair Paint Company, except as otherwise specified. Numbers used to identify paint indicates the paint indicates the paint in white. Same material shall be color selected.

a. EXTERIOR
Plaster and Concrete:
1st Coat: 18 Epoprime
2nd Coat: 1300 Stuc-O-Life, 100% Acr.
If elastomeric paint is specified, surface shall be prepared and paint applied in strict accordance with manufacturer's recommendation

Metal - Ferrous:
1st Coat: 15 Red Oxide Primer
2nd Coat: 14 Corro Prime
3rd Coat: 4800 Aqua Sash

Exception - Metal doors and frames, handrails apply two coats of 7500 Sintec Gloss Enamel in lieu of 3rd coat specified above.

Metal - Galvanized:
Pretreatment: 7113 Vinyl Wash Primer
1st Coat: 14 Corro Prime
2nd Coat: 4800 Aqua Sash
3rd Coat: 4800 Aqua Sash

Concrete Block Masonry:
1st Coat: 1010 Vinyl Block Primer
2nd Coat: 1300 Sutc-O-Life, 100% Acrylic

Wood - Paint Finish:
1st Coat: 289 Exterior Wood Primer
2nd Coat: 4800 Aqua Sash Enamel
3rdCoat: 4800 Aqua Sash Enamel

Wood - Stain Finish:
One Coat: 3900 Series Stainteke (Semi-Transparent)
(or): 4700 Series Stainteke (Heavy Bodied Opaque)

b. INTERIOR
FLAT WALL FINISH: (FW)

Plaster, Stucco, Concrete, Brick Masonry:
1st Coat: 895 X-Tra-Seal
2nd Coat: 1700 Sinwall

Gypsum Board:
1st Coat: 1770 Pigmented P.V.A. Sealer
2nd Coat: 1700 Sinwall
3rd Coat: 1700 Sinwall
Concrete Block Masonry:
1st Coat: 1010 Vinyl Block Primer
2nd Coat: 1700 Sinwall

ENAMEL FINISH:
(GE) Gloss Enamel:
GE8 Sinco Gloss Enamel (Alkyd Type)

(SGE) Semi-Gloss Enamel:
SG25 Sinco Satin Enamel (Alkyd Type) or 4000 Aqua Satin Enamel (Latex Type)

(EE) Low Eggshell Enamel:
3000 Aqua Suede Enamel (Latex Type)

Gypsum Board:
1st Coat: 1770 Pigmented P.V.A. Sealer
2nd Coat: 975 Sinco Prime Undercoater
3rdCoat: Enamel - Sheen as Selected

Wood:
1st Coat: 975 Sinco Prime Undercoater
2nd Coat: 975 Sinco Prime Undercoater
3rdCoat: Enamel- Sheen as Selected

Plaster, Concrete, Brick Masonry:
1st Coat: 895 X-Tra-Seal
2nd Coat: 975 Sinco Prime Undercoater
3rdCoat: Enamel - Sheen as Selected

Concrete Block Masonry:
1st Coat: 1010 Vinyl Block Primer
2nd Coat: 975 Sinco Prime Undercoater
3rd Coat: Enamel - Sheen as Selected

Metal:
1st Coat: 15 Red Oxide Primer - Ferrous Metal. 28 White Prime - Galvanized Metal
2nd Coat: 975 Sinco Prime Undercoater Enamel - Sheen as Selected

Exceptions: Metal stairs, stringers, pans, handrails, metal doors and frames, ladders apply two coats MG6-11 Semi-Gloss Synthetic Enamel in lieu of 2nd or 3rd coats specified above.

Wood-Transparent Finish-Stain & Lacquer:
Stain (as selected): 3350 Colormatic Wood Stain
Filler (as selected): 50 Paste Wood Filler
Sealer: 2600 Sanding Sealer
Two Coats: 2603 Clear Velvet Lacquer

Wood - Stain:
One coat: 3900 Series Stainteke (Semi-Transparent) or 4700 Stainteke Acrylic (Opaque Acrylic Stain)

DIVISION 10: SPECIALTIES

10800. TOILET AND BATH ACCESSORIES:
1. Furnish towel bars, toilet paper dispensers, towel rings etc. in all bathrooms. Verify items and placement with owner and Designer.
2. Installation: Section 0620

DIVISION 11: EQUIPMENT

11450. EQUIPMENT:
1. Furnish appliances as indicated on drawings. Gas fired appliances shall have intermittent ignition devices. Appliances as indicated on drawings or as selected by owner.
2. Plumbing and Electrical contractors shall provide installation and hook-up as required.
3. All appliance venting by HVAC contractor.

DIVISION 15: MECHANICAL

15400. PLUMBING:
1. All others to be ABS. All vent lines to be ABS and shall conform to ASTM D2661-85a, and ASTM D2751-83a for building and sewer respectively.
2. All water lines to be type "L" copper above and below ground.
3. Horizontal copper pipes up to 1-1/2" diameter shall have approved supports every approximately 6 feet.
4. All hot water lines to be insulated in unconditioned spaces. (Attics, crawl spaces, etc.) with thermocell 1/2" wall thickness or equal. All cold water lines shall be insulated when installed in roof joists spaces where no attic exists.
5. All hot water lines under slab to be insulated and separated by at least 6" from cold lines. Underslab lines to looped with no joints under slab and wrapped with "poly sleeve".
6. All rooms with plumbing fixtures shall be fed with minimum of 3/4" dia. hot & cold lines and no more than 1 fixture shall be fed with 1/2".
7. All fixtures shall have (1) size larger than feed air chambers on hot & cold water supplies extending a minimum of 14" above feed for fixtures to reduce water hammer.
8. Water lines to be secured with "Acousto clamp" and "Acousto lator" fasteners where passing thru wood of any kind. No J-hooks allowed into wood directly.
9. All condensate lines to be type "M" hard copper sloped 1/4" per foot to approved receptor.
10. All other plumbing work to conform to CPC at year approved by local authorities.
11. Hook up to owner's water meter for temporary water to be included.
12. Provide back water valve if required with vault and cover. in approved location.
13. Where high water pressure exists, install approved pressure regulator.

15440. PLUMBING FIXTURES:
1. Furnish and install all plumbing fixtures, faucets, valves, stops, controls and devices as indicated on drawings.
2. Plumbing fixtures shall be as selected by owner or indicated on plans. Verify selections with owner and designer.

15500. HEATING, VENTILATING AND AIR CONDITIONING:
1. Furnish and install HVAC systems and equipment including but not limited to: Air conditioning units, exhaust fan ducts, dryer vent, all rigid and flexible ductwork and fittings, diffusers, registers, grilles, dampers, louvers, duct insulation, control systems, flashings, fire-stopping, labeling and tagging, painting as specified herein, motor starters if not a part factory prefabricated packages, all in-line and low voltage wiring and conduit that forms a part of the HVAC systems and condensate piping.
2. HVAC system(s) shall be manufactured complete in every detail including all incidental items for a proper and functioning installation. Size as indicated on drawings or as required by Title 24. Medium to high efficiency gas appliances shall be vented by 'Ultra Vent' from Hart and Cooley Inc., Install per manufacturer's written specifications.
3. Whether shown on drawings or not, all sheet metal duct and metal conduit penetrations through fire-rated floors or walls shall be sealed against the spread of fire or smoke with approved duct and conduit fire stops and fire resistant sealant, to give the equivalent fire rating before the penetration. Fire stops shall be by 'Hilti, Dow Corning' or approved equal.
4. The location of supply and return vents indicated on plans are approximate. Contractor to insure that final locations of these vents will provide for an efficient system, uniform air distribution and minimal noise disturbance.
5. The location of the return air plenum is critical. Contractor to be responsible for an installation that will produce proper air return with minimal noise. Provide baffles, filters, elongated plenums as necessary to achieve a satisfactory system.
6. Systems installed by this section shall be tested and corrected for proper functioning. Install piping, ducts, registers, diffusers and equipment in such a manner as to avoid all obstructions, preserve headroom and keep openings and passageways clear. No holes or openings will be allowed in, nor shall any equipment, ducts or pipes be supported from any structural member without written consent of the Structural Engineer. Coordinate the locations of all diffusers, registers and grilles with other work indicated on the drawings.
7. This section shall hook-up all electrically serviced equipment.
8. Install clock setback thermostats as indicated on drawings at 48 inches above finish floor.
9. Upon completion and testing, provide Owner with operation and maintenance instructions for all equipment.

15950. CONTROLS:
1. Thermostats shall be Maple Chase or approved equal, and shall comply with Title 24 requirements. Location as indicated on drawings.

15990. TESTING, ADJUSTING AND BALANCING:
1. Perform all tests to the satisfaction of the Owner and the General Contractor.
2. HVAC Systems:
   a. After completion of the work, test and regulate all heating, ventilating and air systems to provide proper and comfortable air volume or as noted on drawings. Adjust apparatus and duct dampers to secure proper volumes and face distribution of air for each register and/or diffuser.

DIVISION 16: ELECTRICAL

16010. GENERAL:
1. Install all electrical work on site for power and lighting, including service to mechanical systems and equipment requiring electrical service, as indicated on drawings.
2. Electrical systems shall be complete in every detail, including all incidental items for a proper and functioning installation. All required permits and inspections shall be obtained and paid for by Electrical Contractor.
3. Provide temporary power and lighting during construction. Remove temporary wiring upon completion of the project. Temporary services shall be as required by NEC and OSHA.
4. Ground continuity shall be maintained throughout the electrical system. Consult NEC 250.94 and .95 for applicable requirements.
5. Electrical Contractor shall arrange with utility company for the installation of meter(s).
6. Electrical Contractor shall arrange with telephone company to provide service to the premises.
7. Smoke and/or heat detector wiring shall be labeled to assure proper installation location for unit(s).
8. Electrical Contractor shall verify location of all outlets, switches, phone jacks, wall brackets and other in-wall accessories prior to installation of wall covering materials.
9. The electrical drawings are essentially diagrammatic, DO NOT scale the electrical drawings for location of any design, structural, civil or mechanical items. Refer to the appropriate discipline's drawings for required information.
10. Electrical Contractor shall ensure a proper and adequately sized electrical panel against the proposed scope of work.
11. Testing and Adjustments:
Upon completion of all electrical work, the Electrical Contractor shall adjust and test all circuits, outlets, switches, lights and electrical equipment. Items, fixtures, and parts in need of correction and discovered during such testing shall be immediately repaired or replaced with all new equipment and that part of the system shall then be retested. All such replacement or repair shall be done at no additional cost to the owner.

16050. ELECTRICAL DEVICES:
1. Furnish all electrical switches, outlets, boxes, etc. to complete job. Devices shall be complete in every detail including all incidental items necessary for a proper and functioning installation.
2. All outlets shall be mounted at 18 inches above finish floor, except at kitchen and bath countertops, which shall be mounted at 48 inches above finish floor, or as noted on drawings (to center line of box). Location of appliance outlets shall be per manufacturer's written specifications.
3. All exterior outlets shall be equipped with a ground fault interrupter and weather resistant faceplate.
4. Outlets within 6 feet of a lavatory or sink shall be equipped with a ground fault interrupter.
5. All switches shall be mounted at 48 inches above finish floor.

REVISIONS	BY

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OFFICE (949) 715-5461 FAX (949) 715-5986

GENERAL NOTES

SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
LAGUNA BEACH, CA 92651

DRAWN BC
CHECKED TS
DATE 9-4-17
SCALE
JOB NO. 0617
SHEET

GN-1

OF 3 SHEETS

GENERAL NOTES CONT.

6. Smoke detectors, as called out on plans, shall be hard wired with battery backup.
7. Electrical boxes installed in garage walls and ceilings next to the house shall be of metal and shall have an area of not more than 16 square inches.

16110. CONDUITS:

1. Furnish all flexible and rigid conduits to complete job and where required by code.
2. Conduits shall be of galvanized steel or rigid galvanized steel where subject to mechanical damages such as in mechanical spaces, located in slabs or located below 8 feet of finish grade or walking surface and exposed. Minimum size of conduit in or under floor slab(s) shall be 3/4 inch.
3. Thin wall steel flexible conduits shall be used for connection where installation of rigid conduits are not practical, or where movement of the item is required due to vibration or for maintenance.
4. All conduits shall be concealed from view wherever practical. Electrical Contractor shall notify Designer if concealment can not be obtained
5. Conduits and wiring in ceilings shall be self supporting and in no way shall be supported by lights, fixtures or their supports.

16120. CONDUCTORS:

1. Furnish all conductor materials and assemblies for completion of job. Conductors shall be complete in every detail
2. All conductors shall be soft-drawn copper and be insulated with 600 volt, 75 degrees centigrade code grade insulation and shall be per applicable codes.
3. All conductors #8 AWG and larger shall be made up of stranded single conductor cable and shall have THWN or THHN insulation as applicable. Conductors in underground conduits and service entrance conductors shall have XHHW or THWN insulation.
4. Aluminum wire shall not permitted.

16400. ELECTRICAL PANELS:

1. Furnish all electrical power and or lighting panels to complete job. Panel systems shall be complete in every detail including all items necessary for a proper and functioning installation. Upon completion, all circuits shall be clearly labeled on their respective breakers.

16500. LIGHTING FIXTURES:

1. Furnish all interior and exterior luminaries as indicated on drawings. Luminaries shall be complete in every detail including all incidental items necessary for a proper and functioning installation.
2. All lighting fixtures shall have lamps installed. Electrical contractor to provide and install lamps not furnished with lighting fixture.
3. All recessed incandescent fixtures installed in gypsum board ceilings shall be equipped with auto-resetting thermal protection.
4. All lighting fixtures shall be supplied with the mounting accessories, trims, and/or shrouds necessary to properly and completely install the fixtures in the type of ceilings shown on the drawings. Verify prior to ordering.
5. For all custom or special lighting fixtures, or where lighting fixtures are indicated to be mounted in custom elements, verify from jobsite conditions and measurements, the exact fixture dimensions, mounting requirements and fittings required to install the fixtures. See drawings for additional information.
6. Fixtures installed in fire resistive walls and ceilings shall be installed in an approved fire resistive manner consistent with the rating of the wall or ceiling.
7. All lighting fixtures shall be U.L. listed.

16700. COMMUNICATIONS SYSTEMS:

1. Furnish all communication devices as indicated on drawings, including but not limited to: cable outlets and wiring, telephone pre-wire etc. Communication devices shall be complete in every detail including all incidental items necessary for a proper and functioning installation.

DOORS

1. EXIT DOORWAYS ARE OF A SIZE TO PERMIT INSTALLATION OF A DOOR A MINIMUM 3' IN WIDTH, 6'-8" IN HEIGHT.
2. OPENS A MINIMUM OF 90 DEGREES.
3. CLEAR WIDTH OF THE DOORWAY IS 32" MINIMUM.
4. BOTTOM 10" OF DOOR (EXCEPT AUTOMATIC OR SLIDING DOORS) HAS A SMOOTH, UNINTERRUPTED SURFACE THAT ALLOWS DOOR TO BE OPENED BY A WHEECHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
5. EFFORT TO OPERTATE DOORS IS WITHIN PRESSURES ALLOWED. INTERIOR AND EXTERIOR DOORS: 5 POUNDS MAX PRESSURE TO OPERATE. FIRE DOORS: 15 POUNDS MAX PRESSURE TO OPERATE.
6. NOTE: TO MEASURE MAXIMUM EFFORT TO OPERATE DOORS, PULL OR PUSH EFFORT IS APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTLIZED TO MEET MAXIMUM EFFORT.

DOOR HARDWARE

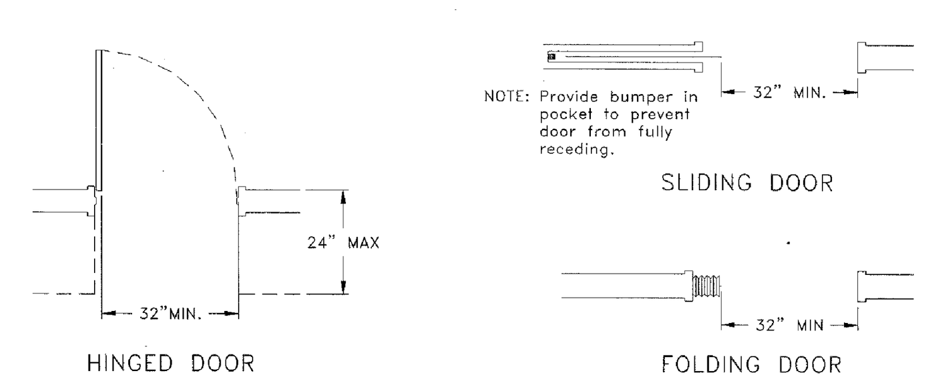
1. LATCHING AND LOCKING DOORS THAT ARE HAND OPERATED AND WHICH ARE IN A PATH OF TRAVEL OR ARE OPERABLE WITH A SINGLE EFFORT (E.G. LEVER TYPE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE).
2. NOTE: LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
3. OPENING HARDWARE IS CENTERED BETWEEN 34" AND 44" ABOVE FINISH FLOOR.
4. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITIONS OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

THRESHOLDS

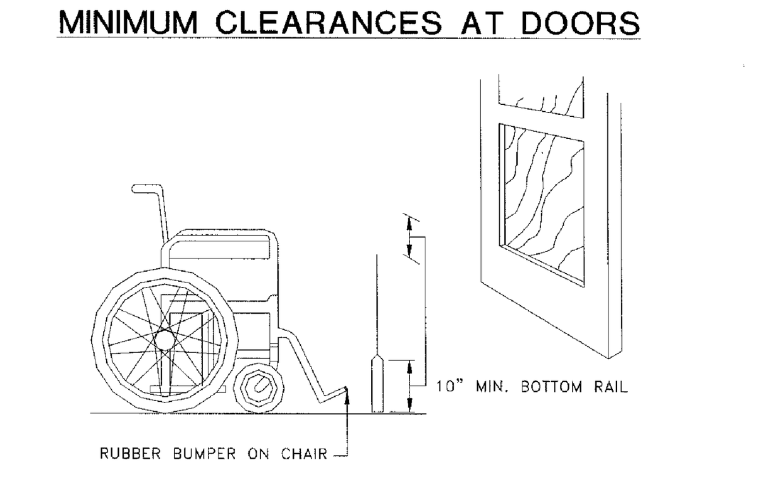
1. FLOORS OR LANDINGS ARE NOT MORE THAN ½" LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY.
2. CHANGE IN LEVEL BETWEEN ¼" AND ½" IS BEVELED AT A MAXIMUM GRADIENT OF 1:2.
3. NOTE: 1 ¼" MAXIMUM VERTICAL EDGE IS ALLOWABLE AT THRESHOLDS.
4. RECESSED DOORMATS ARE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.
5. CARPET OR CARPET TILES ARE SECURELY ATTACHED AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL-CUT PILE OR LEVEL-CUT/UNCUT PILE WITH PILES NOT EXCEEDING ½" IN HEIGHT.
6. EXPOSED EDGES OF CARPET ARE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.

CLEAR SPACE AT DOORS

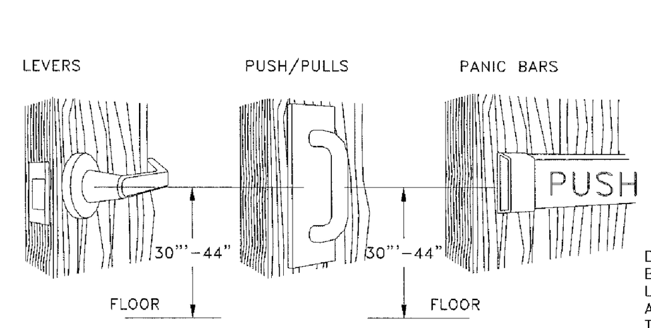
1. FLOOR OR LANDING ON EACH SIDE OF THE DOOR IS LEVEL AND CLEAR.
2. LEVEL AREA IN THE DIRECTION OF THE DOOR SWING IS A MINIMUM OF 60" IN LENGTH.
3. LEVEL AREA OPPOSITE THE DIRECTION OF THE DOOR SWING IS A MINIMUM OF 44-48" IN LENGTH, DEPENDENT UPON DIRECTION OF APPROACH AND EXISTENCE OF LATCH AND CLOSER.
4. EXCEPTIONS: THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING SHALL BE A MINIMUM OF 44" WHERE THE DOOR HAS NO CLOSER AND APPROACH TO THE DOOR BY A PERSON IN A WHEELCHAIR CAN BE MADE FROM THE LATCH SIDE, OR IF THE DOOR HAS NEITHER LATCH NOR CLOSER AND APPROACH CAN BE MADE FROM THE HINGE SIDE.
5. SURFACE SLOPE OF THE LEVEL AREA DOES NOT EXCEED 1:50 GRADIENT (2%).
6. MINIMUM STRIKE SIDE CLEARANCE ON PULL SIDE OF DOOR IS PROVIDED AT LANDING.
7. MINIMUM LATCH SIDE CLEARANCE ON PUSH SIDE OF DOOR IS PROVIDED AT LANDING.

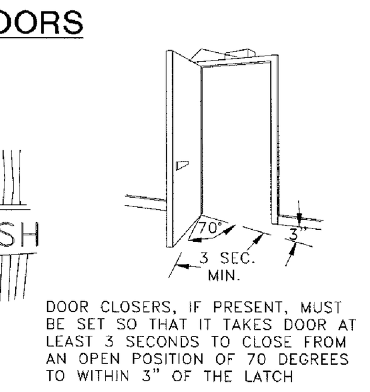


MINIMUM CLEARANCES AT DOORS



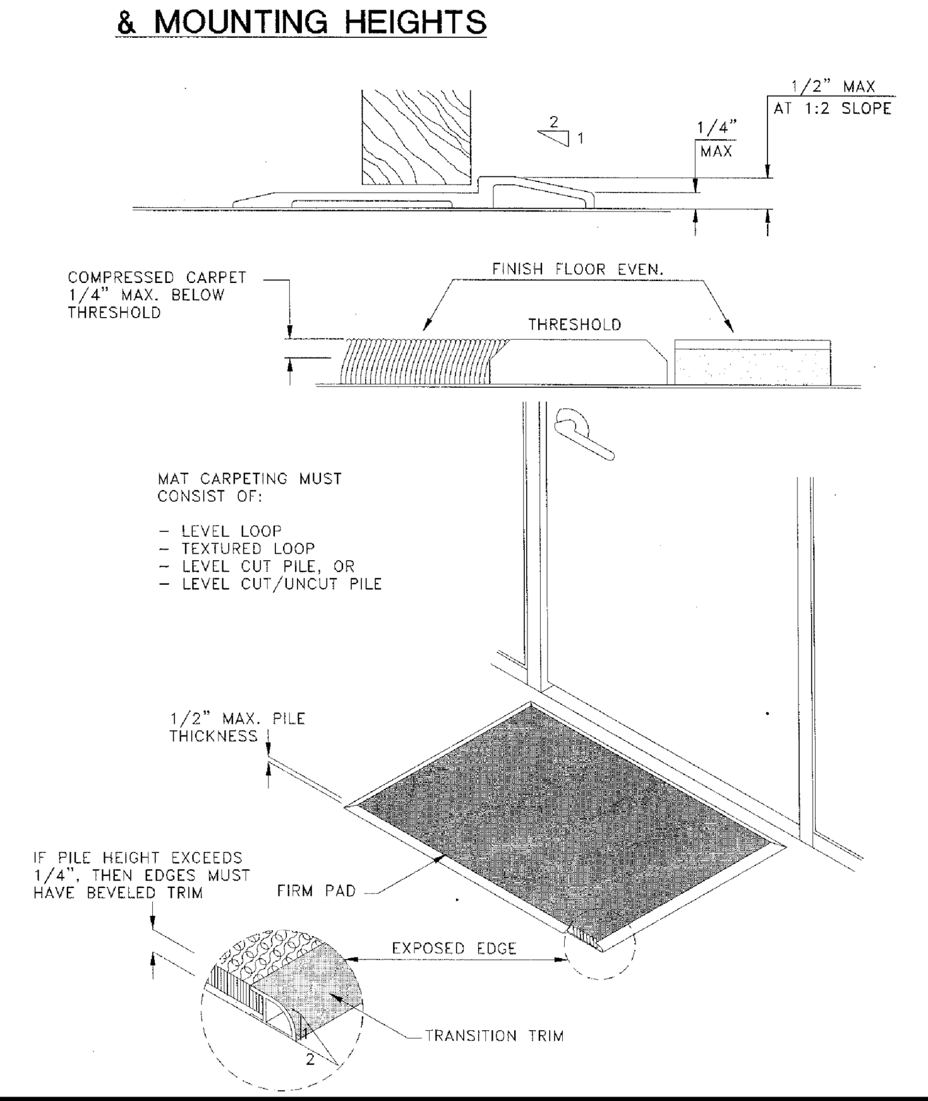
KICK PLATE AT DOORS

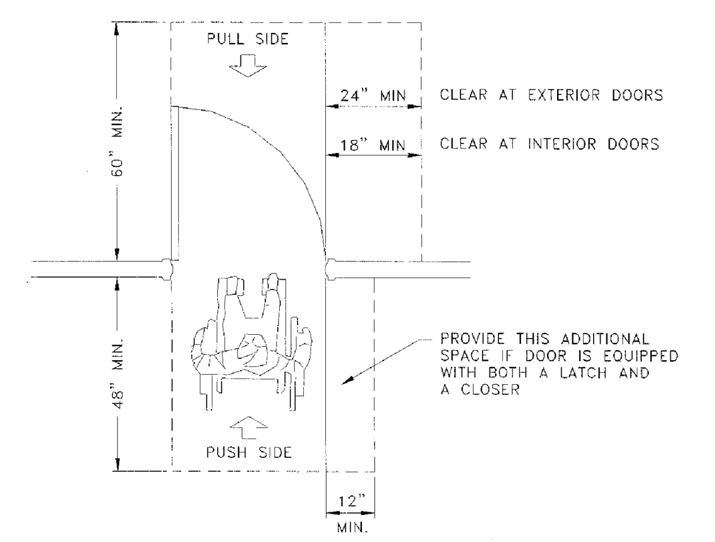




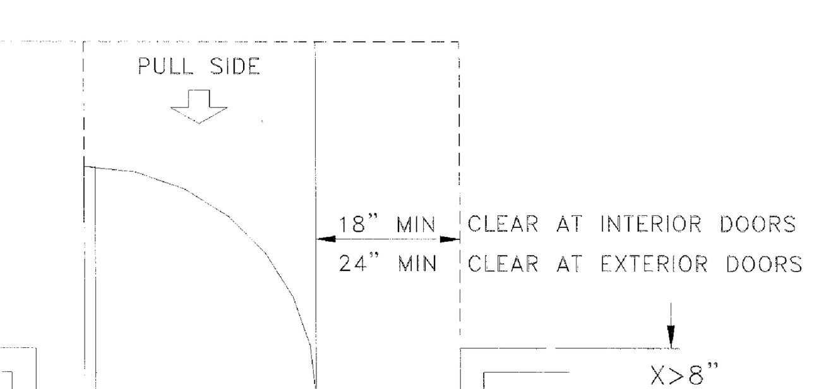
ACCEPTABLE DOOR HARDWARE & MOUNTING HEIGHTS

DOOR CLOSERS

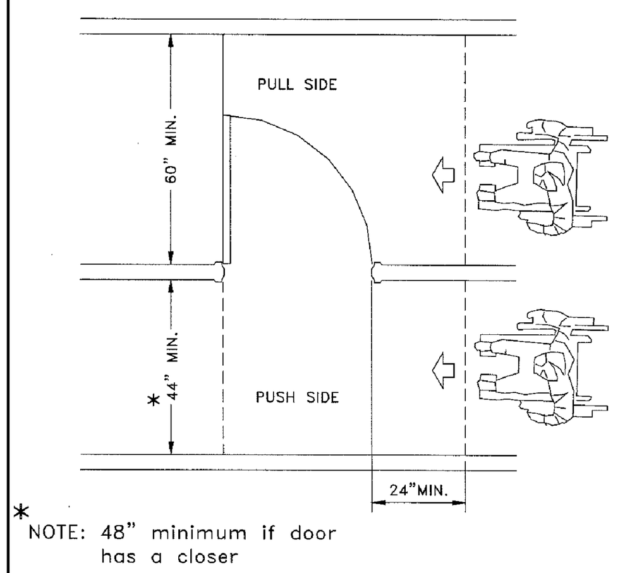




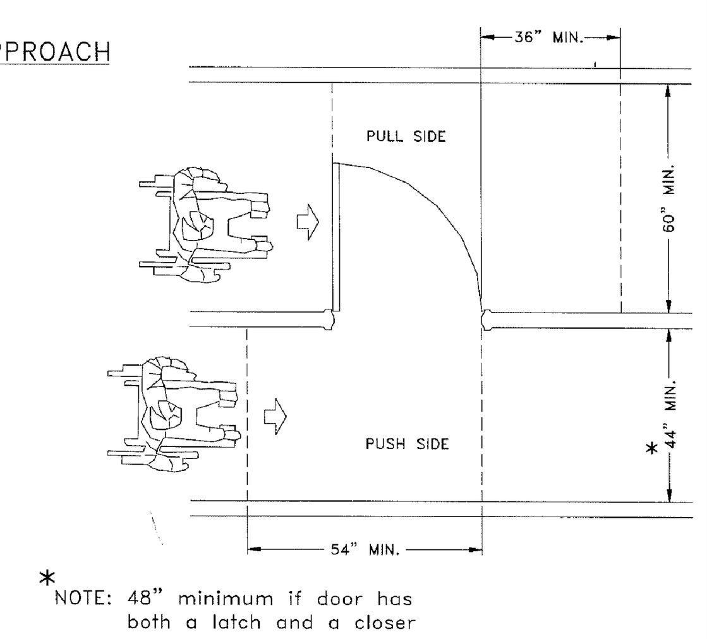
TYPICAL DOOR LANDING CLEARANCES



DOORS LOCATED IN A RECESS OR ALCOVE



LATCH APPROACH



HINGE APPROACH

FIXED OR BUILT-IN SEATING, TABLES, COUNTERS

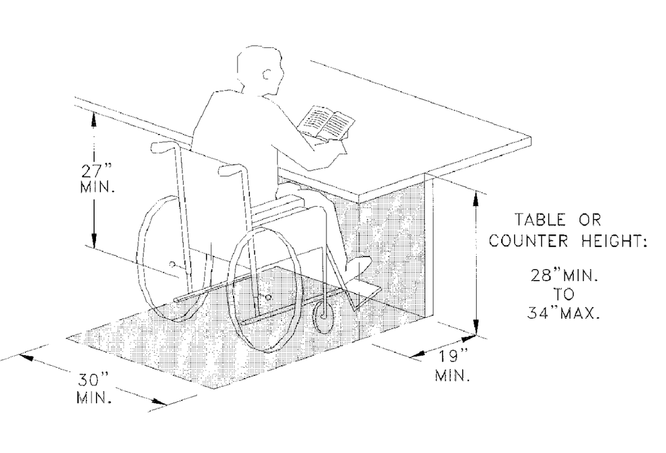
GENERAL- IF FIXED OR BUILT-IN SEATING, TABLES OR COUNTERS (INCLUDING, BUT NOT LIMITED TO, STUDY CARRELS AND STUDENT LABORATORY STATIONS), ARE PROVIDED IN PUBLIC, COMMON USE, OR GENERAL EMPLOYEE AREAS, AT LEAST FIVE PERCENT (5%), BUT NOT LESS THAN ONE, MUST BE ACCESSIBLE AS DETAILED BELOW.

1. HEIGHT OF TABLES OR COUNTERS IS BETWEEN 28" - 34" FROM THE FLOOR OR GROUND.
2. NOTE: WHERE A SINGLE COUNTER CONTAINS MORE THAN ONE TRANSACTION STATION, SUCH AS (BUT NOT LIMITED TO) A BANK COUNTER WITH MULTIPLE TELLER WINDOWS OR A RETAIL SALES COUNTER WITH MULTIPLE CASH REGISTER STATIONS, AT LEAST 5 PERCENT (5%), BUT NEVER LESS THAN ONE, OF EACH TYPE OF STATION SHALL BE LOCATED AT A SECTION OF COUNTER THAT IS AT LEAST 36 INCHES LONG AND NO MORE THAN 28" - 34" HIGH.

FIXED TABLES OR COUNTERS:

1. MINIMUM 30" X 48" CLEAR FLOOR SPACE IS PROVIDED.
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE OR ANOTHER WHEELCHAIR CLEAR FLOOR SPACE.
3. KNEE CLEARANCE AT TABLES, COUNTERS AND WORK SURFACES IS AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP.

EXCEPTION: KNEE CLEARANCE IS NOT REQUIRED AT CHECKOUT COUNTERS OR SERVICE COUNTERS.



REQUIRED KNEE CLEARANCES

SYMBOLS (SANITARY FACILITIES)

DOOR MOUNTED SIGNAGE

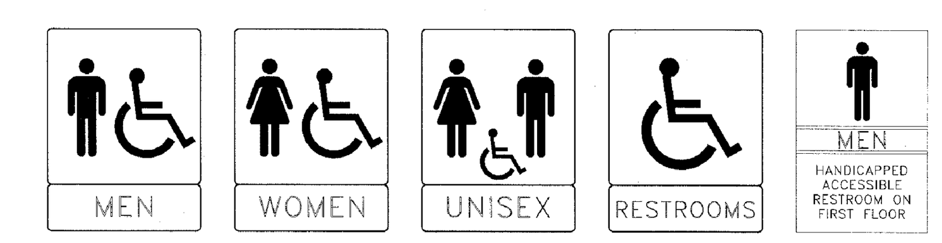
1. (MEN'S) - EQUILATERAL TRIANGE ¼" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD.
2. (WOMEN'S) - 12" DIAMETER CIRCLE ¼" THICK
3. (UNISEX) - 12" DIAMETER CIRCLE ¼" THICK WITH ¼" THICK TRIANGLE SUPERIMPOSED WITHIN CIRCLE.
4. THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE DOOR.
5. SIGNS ARE CENTERED ON THE DOOR 60" FROM THE FLOOR.

WALL MOUNTED SIGNAGE

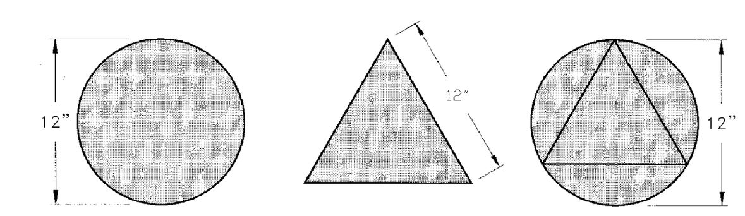
6. THE RESTROOM IDENTIFICATION SIGNAGE (I.E. MEN'S, WOMEN'S, ETC.) IS LOCATED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.
7. NOTE: WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.
8. PICTORIAL SYMBOL SIGNS (PICTOGRAMS), IF UTILIZED IN CONJUNCTION WITH VERBAL (I.E. TEXT) IDENTIFICATION, ARE LOCATED DIRECTLY ABOVE THE VERBAL (I.E. TEXT) DESCRIPTION AND THE BORDER DIMENTSION OF THIS PICTOGRAM IS A MINIMUM OF 6" IN HEIGHT.
9. SIGNS ARE MOUNTED ON THE WALL AT 60" TO THE CENTERLINE OF THE SIGN AND THE LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
10. LETTERS AND NUMERALS ARE RAISED 1/32", ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. CHRACTERS ARE MINIMUM 5/8" HIGH AND A MAXIMUM OF 2" HIGH.
11. THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE WALL.

SYMBOL OF ACCESSIBILITY

12. ACCESSIBLE TOILET FACILITIES ARE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SUMBOL CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND.
13. SANITARY FACILITIES ARE REQUIRED TO PROVIDE TWO SEPARATE TYPES OF SIGNAGE; ONE TYPE LOCATED ON THE DOORWAY TO THE FACILITY, AND ANOTHER TYPE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.

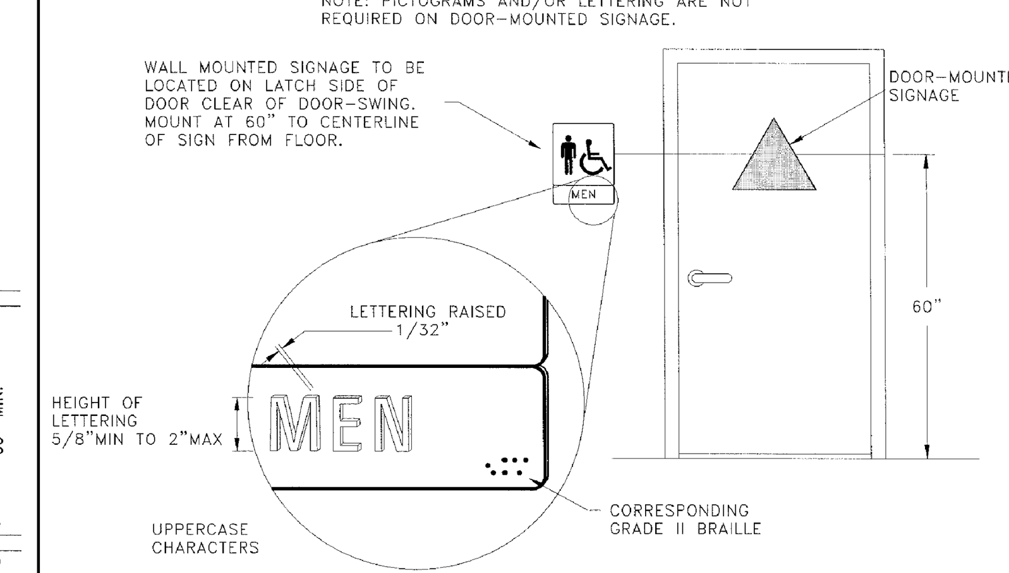


WALL-SIGNAGE (TYP.)



DOOR MOUNTED SIGNAGE (TYP.)

NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE.



GRAB BARS

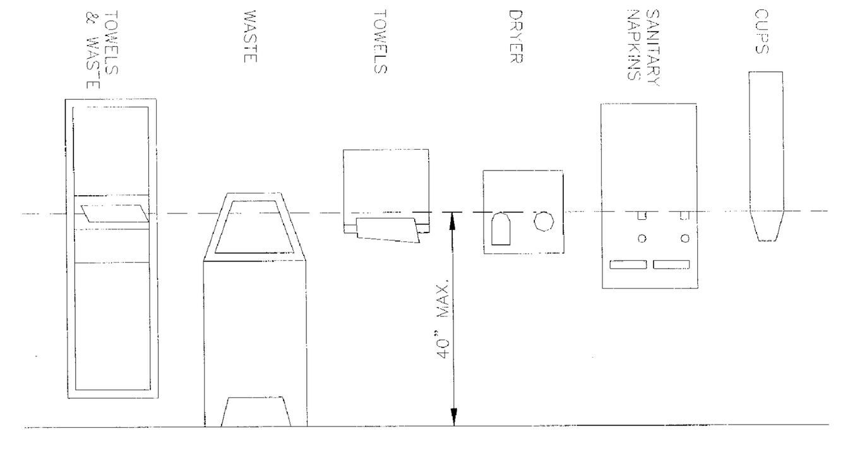
1. DIAMETER OF GRAB BAR(S) IS 1-1/4" - 1-1/2" OR SHAPE PROVIDES EQUIVALENT GRIPPING SURFACE.
2. CLEARANCE BETWEEN THE GRAB BAR(S) AND WALL IS 1-1/2".
3. GRAB BARS ARE MOUNTED AT 33" TO CENTER OF BAR ABOVE PARALLEL TO FLOOR. (FOR TANK TYPE TOILETS, 36" MAY BE ALLOWED IT TANK OBSTRUCTS PLACEMENT OF BACK BAR).
4. BARS ARE SMOOTH WITH A MINIMUM RADIUS OF 1/8".
5. MINIMUM STRUCTURAL STRENGTH OF GRAB BAR(S) WILL SUPPORT A 250 LB. POINT LOAD.
6. GRAB BARS DO NOT ROTATE WITHIN THEIR FITTINGS.
7. SURFACE OF WALL ADJACENT TO GRAB BAR(S) IS FREE OF SHARP OR ABRASIVE ELEMENTS.

LATERAL/SIDE-TRANSFER TOILET STALLS

8. SIDE GRAB BAR IS A MINIMUM 42" LONG AND EXTENDS 24" BEYOND THE FRONT OF THE WATER CLOSET.
9. IN BOTH SINGLE-ACCOMMODATION TOILETS AND IN OPEN-TOILETING FACILITIES (FACILITIES WITHOUT INDIVIDUAL STALLS), THE FRONT END OF THE SIDE GRAB BAR MUST EXTEND A MINIMUM OF 54" FROM THE BACK WALL.
10. SIDE GRAB BAR IS ATTACHED A MAXIMUM OF 12" FROM THE REAR WALL.
11. REAR GRAB BAR IS A MINIMUM 36" LONG.
12. REAR GRAB BAR IS ATTACHED A MAXIMUM OF 6" FROM THE CORNER OF THE WALL ON THE TOILET SIDE.

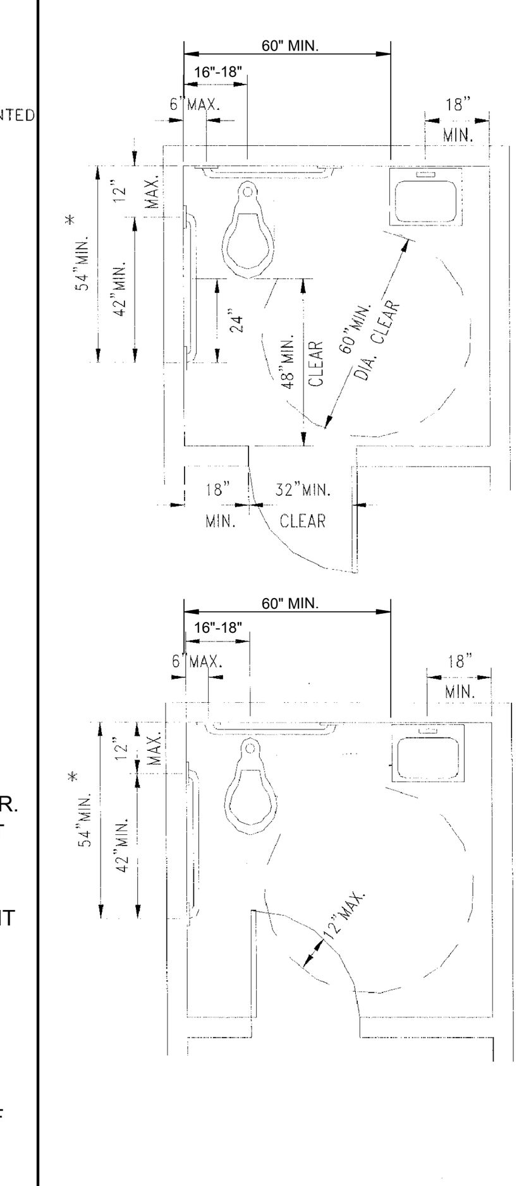
SANITARY ACCESSORIES

1. MINIMUM 30" X 48" CLEAR FLOOR OR GROUND SPACE IS PROVIDED TO ALLOW FORWARD OR PARALLEL APPROACH TO ACCESSORIES.
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR ON GROUND SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE OR ADJOINS ANOTHER WHEELCHAIR CLEAR FLOOR SPACE.
3. MIRROR(S) IS MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.
4. OPERABLE PARTS (INCLUDING COIN SLOTS) OF ALL FIXTURES OR ACCESSORIES ARE LOCATED A MAXIMUM OF 40" ABOVE FLOOR (I.E. SOAP DISPENSERS, TOWELS, TOILET SEAT COVERS, AUTO DRYERS, SANITARY NAPKIN DISPENSERS, WASTE RECEPTABLES, ETC.).
5. CONTROLS AND OPERATING MECHANISMS ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
6. THE FORCE REQUIRED TO ACTIVATE CONTROLS IS 5 LBF. MAXIMUM.
7. COAT HOOKS AND SHELVING ARE LOCATED WITHIN APPROPRIATE REACH RANGES (48" MAXIMUM ABOVE FLOOR RECOMMENDED).
8. IF MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE HAS A USABLE SHELF NO HIGHER THAN 44" ABOVE FLOOR.



SINGLE ACCOMMODATION TOILET

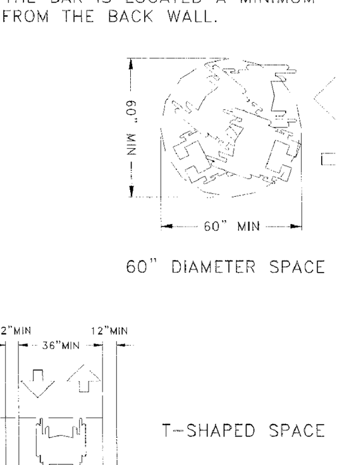
1. EXCEPT AT DOORS, THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE IS 36".
2. THE ENTRY DOOR HAS A PRIVACY LATCH (PUSH BUTTON-LEVER RELEASE)
3. SUFFICIENT SPACE IS PROVIDED FOR A WHEELCHAIR MEASURING 30" WIDE X 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.
4. A CLEAR SPACE OF SUFFICIENT SIZE TO INSCRIBE A 60" DIAMETER CIRCLE, OR A T-SHAPED CLEAR SPACE, IS PROVIDED WITHIN THE SANITARY FACILITY ROOM.
5. THE CLEAR SPACE IS CLEAR OF OBJECTS FROM THE FLOOR TO A HEIGHT OF 27". NO DOOR ENCROACHES MORE THAN 12" INTO THE REQUIRED CLEAR SPACE. NOTE: A PANEL DOOR TO ANY WATER CLOSET COMPARTMENT, IF THERE IS ONE, MAY ENCROACH INTO THIS SPACE BY ANY AMOUNT.
7. A MINIMUM OF 48" OF CLEAR SPACE IS PROVIDED IN FRONT OF THE WATER CLOSET.
8. 18" DISTANCE IS PROVIDED BETWEEN THE CENTER OF THE WATER CLOSET AND THE ADJACENT (NEAR) WALL.
9. 28" MINIMUM CLEAR SPACE IS PROVIDED FROM THE WATER CLOSET TO ANY FIXTURE, OR A MINIMUM 32" WIDE CLEAR SPACE TO THE OPPOSITE WALL. NOTE: (FOR EXISTING FACILITIES ONLY) IN AN EXISTING BUILDING, A SINGLE ACCOMMODATION TOILET FACILITY MAY HAVE THE WATER CLOSET FIXTURE LOCATED IN AN AREA WHICH PROVIDES A CLEAR SPACE OF NOT LESS THAN 36" WIDE BY 48" LONG IN FRONT OF THE WATER CLOSET.
10. THE TOP OF THE TOILET SEAT IS 17"-19" FROM FLOOR SURFACE MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT. *EXCEPTION: A* 3" *HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE*
    EXISTING FIXTURE IS LESS THAN 15" *HIGH.*
    NOTE: AUTOMATIC "SPRING TO LIFTED POSITION" SEATS ARE NOT ALLOWED.
11. FLUSH VALVE IS ON WIDE SIDE OF TOILET AREA.
12. 44" MAXIMUM FROM FLOOR TO FLUSH VALVE.
13. 5 LB. MAXIMUM FORCE TO OPERATE FLUSH VALVE.
14. WALLS WITHIN COMPARTMENT ARE SMOOTH, HARD AND NON-ABSORBENT TO 48" IN HEIGHT, AND ARE NOT ADVERSELY AFFECTED BY MOISTURE.
15. FLOOR SURFACES OF TOILET ROOM ARE SMOOTH, HARD AND NON-ABSORBENT EXTENDING UPWARD A MINIMUM OF 5" ONTO WALLS.
16. SIDE GRAB BAR IS A MINIMUM 42" LONG AND EXTENDS 24" BEYOND THE FRONT OF THE WATER CLOSET.
17. THE FORWARD END OF THE SIDE GRAB BAR IS LOCATED A MINIMUM OF 54" FROM THE BACK WALL.
18. SIDE GRAB BAR BEGINS A MAXIMUM OF 12" FROM THE REAR WALL.
19. REAR GRAB BAR IS A MINIMUM 36" LONG.
20. REAR GRAB BAR BEGINS A MAXIMUM OF 6" FROM THE CORNER OF THE WALL ON THE TOILET SIDE.
21. DIAMETER OF GRAB BAR(S) IS 1-1/4" - 1-1/2" OR SHAPE PROVIDES EQUIVALENT GRIPPING SURFACE.
22. CLEARANCE BETWEEN THE GRAB BAR(S) AND WALL IS 1-1/2".
23. GRAB BARS ARE MOUNTED AT 33" TO CENTER OF BAR ABOVE AND PARALLEL TO FLOOR. (FOR TANK TYPE TOILETS, 36" MAY BE ALLOWED IF TANK OBSTRUCTS PLACEMENT OF BAR).
24. BARS ARE SMOOTH WITH A MINIMUM RADIUS OF 1/8".
25. MINIMUM STRUCTURAL STRENGTH OF GRAB BAR(S) WILL SUPPORT A 250 LB. POINT LOAD.
26. GRAB BARS DO NOT ROTATE WITHIN THEIR FITTINGS.
27. SURFACE OF WALL ADJACENT TO GRAB BAR(S) IS FREE OF SHARP OR ABRASIVE ELEMENTS.
28. THE TOILET PAPER DISPENSER IS LOCATED ON THE SIDE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT, AND AT A MAXIMUM DISTANCE OF 36" FROM THE BACK WALL TO THE FRONT OF THE DISPENSER.
29. 19" MINIMUM HEIGHT IS PROVIDED FROM THE FLOOR TO THE CENTERLINE OF THE TOILET PAPER DISPENSER. (LOCATION BELOW GRAB BAR SUGGESTED)
30. THE TOILET PAPER DISPENSER ALLOWS CONTINUOUS PAPER FLOW AND DOES NOT CONTROLDELIVERY.

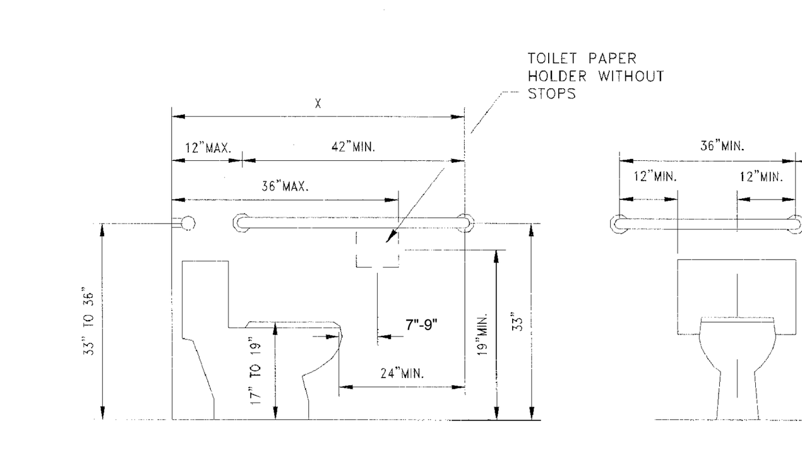


NOTE: REGARDLESS OF STALL CONFIGURATION, A 48" LONG MINIMUM CLEARANCE FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

NOTE: INTERIOR DIMENSIONS OF SINGLE ACCOMMODATION TOILET ROOMS SHALL INCLUDE A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER OR A T-SHAPED CLEAR SPACE. NO DOOR MAY ENCROACH INTO THIS REQUIRED CLEAR SPACE BY MORE THAN 12".

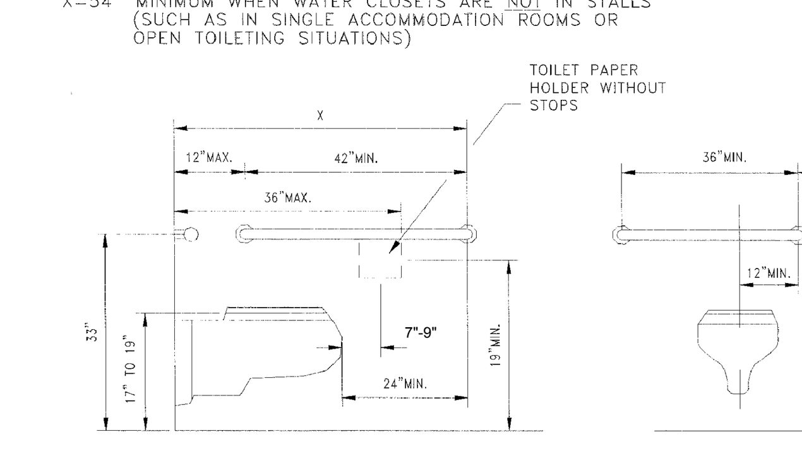
* - SIDE GRAB BARS IN SINGLE ACCOMMODATION TOILET ROOMS MUST BE INSTALLED SUCH THAT THE FRONT END OF THE BAR IS LOCATED A MINIMUM OF 54" FROM THE BACK WALL.





FLOOR-MOUNTED WATER CLOSETS

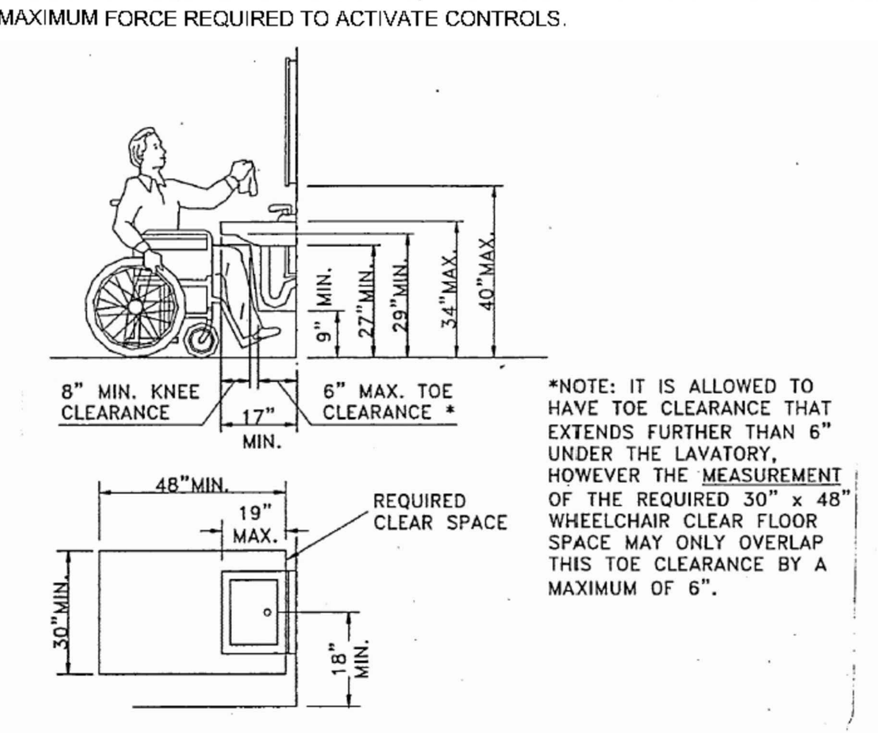
X=52" MINIMUM WHEN WATER CLOSETS ARE IN STALLS
X=54" MINIMUM WHEN WATER CLOSETS ARE NOT IN STALLS (SUCH AS IN SINGLE ACCOMMODATION ROOMS OR OPEN TOILETING SITUATIONS)



WALL-MOUNTED WATER CLOSETS

LAVATORIES

1. MINIMUM 30" X 48" CLEAR SPACE IS PROVIDED IN FRONT OF A LAVATORY THAT ALLOWS FORWARD APPROACH.
2. REQUIRED CLEAR SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE AND EXTENDS MAXIMUM OF 19" UNDERNEATH THE LAVATORY.
3. LAVATORIES ADJACENT TO A SIDE WALL OR PARTITION HAVE A MINIMUM 18" DISTANCE TO CENTER OF FIXTURE.
4. 34" MAXIMUM HEIGHT OF RIM OR COUNTER ABOVE FLOOR SURFACE.
5. 29" MINIMUM CLEARANCE FROM BOTTOM OF APRON TO THE FLOOR.
6. KNEE CLEARANCE UNDER FRONT LIP IS A MINIMUM OF 27" HIGH, 30" WIDE, AND EXTENDS A MINIMUM OF 8" IN DEPTH FROM THE FRONT OF THE LAVATORY.
7. TOE CLEARANCE UNDER LAVATORY IS A MINIMUM OF 9" HIGH, 30" WIDE, AND EXTENDS A MINIMUM OF 17" IN DEPTH FROM THE FRONT OF THE LAVATORY.
8. DRAIN AND HOT WATER PIPING IS INSULATED OR CONFIGURED TO PREVENT CONTACT.
9. THERE ARE NO SHARP OR ABRASIVE ELEMENTS UNDER LAVATORY.
10. FAUCETS ARE LEVER TYPE, PUSH TYPE OR ELECTRONICALLY CONTROLLED MECHANISMS (OR OTHER SIMILAR DESIGNS). SELF CLOSING VALVES MUST MAINTAIN A MINIMUM OF 10 SECOND OPEN FLOW. FAUCETS ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. 5 LB. MAXIMUM FORCE REQUIRED TO ACTIVATE CONTROLS.



STORAGE

GENERAL - IF FIXED STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED WHERE ACCESS IS REQUIRED, AT LEAST ONE OF EACH TYPE MUST COMPLY. ADDITIONAL STORAGE MAY BE PROVIDED OUTSIDE OF REACH RANGES.

1. 30" X 48" MINIMUM CLEAR FLOOR SPACE THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH IS PROVIDED.
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE OR ADJOINS ANOTHER WHEELCHAIR CLEAR FLOOR SPACE.
3. HARDWARE IS OPERABLE WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS IS A MAXIMUM OF 5 IBF.
   NOTE: TOUCH LATCHES AND U-SHAPED PULLS ARE ACCEPTABLE.

FORWARD APPROACH ONLY TO FIXED STORAGE

5. MAXIMUM 48" FORWARD REACH HEIGHT FROM THE FLOOR SURFACE.
6. MINIMUM 15" LOW FORWARD REACH HEIGHT FROM THE FLOOR SURFACE.
   FORWARD REACH OVER OBSTRUCTIONS: MAXIMUM DEPTH OF OBSTRUCTION ALLOWED IS 25".
8. WHEN DEPTH OF OBSTRUCTION IS BETWEEN 20-25": MAXIMUM 44" FORWARD REACH HEIGHT FROM THE FLOOR SURFACE.
   NOTE: CLEAR AND UNOBSTRUCTED SPACE BENEATH THE OBSTRUCTION MUST BE EQUAL TO OR GREATER THAN THE DEPTH OF THE OBSTRUCTION (THIS CLEAR SPACE SHOULD BE A MINIMUM OF 30' HIGH TO ALLOW FOR CLEARANCE OF A WHEELCHAIR ARM REST UNDER THE OBSTRUCTION).

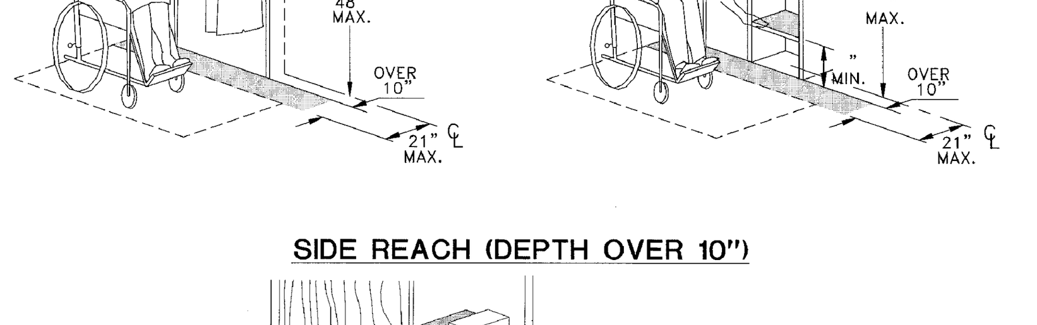
PARALLEL APPROACH ONLY TO FIXED STORAGE

(REACH DEPTH NOT MORE THAN 10 INCHES (10"):

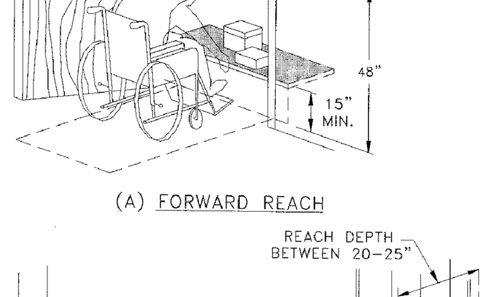
9. CLEAR FLOOR SPACE BEGINS A MAXIMUM OF 10" FROM THE WALL.
10. MAXIMUM 54" REACH HEIGHT FROM THE FLOOR SURFACE.
11. MINIMUM 9" LOW REACH HEIGHT FROM THE FLOOR SURFACE.

SIDE REACH OVER OBSTRUCTIONS:

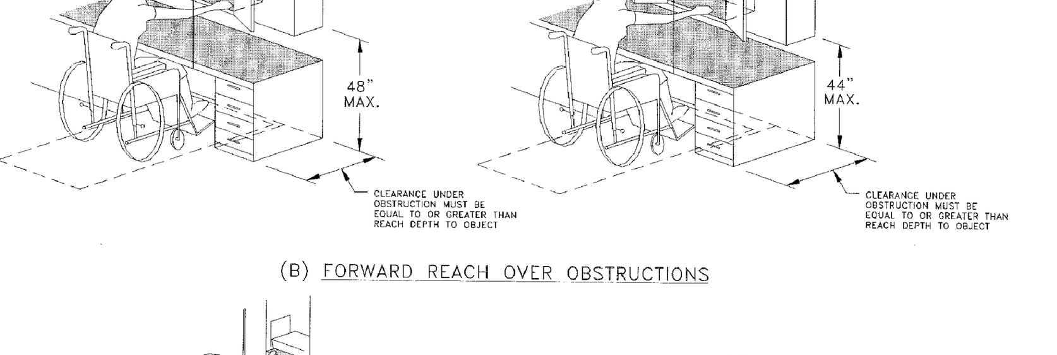
12. MAXIMUM HEIGHT OF OBSTRUCTION IS 34" FROM THE FLOOR SURFACE.
13. MAXIMUM DEPTH OF OBSTRUCTION IS 24".
14. MAXIMUM 46" SIDE REACH HEIGHT FROM THE FLOOR SURFACE.
    REACH DEPTH MORE THAN 10 INCHES (10"): GENERAL - WHERE THE DISTANCE FROM THE WHEELCHAIR TO THE CLOTHES ROD OR STORAGE SHELVES EXCEEDS 10 INCHES (AS IN CLOSETS WITHOUT ACCESSIBLE DOORS), THE MAXIMUM HEIGHT FROM THE FLOOR AND REACH DEPTH TO THE ROD OR SHELF SHALL COMPLY WITH FIGS.
15. ACCESSIBLE STORAGE IS PROVIDED WITHIN MAXIMUM ALLOWED HEIGHTS AND REACH DEPTHS.



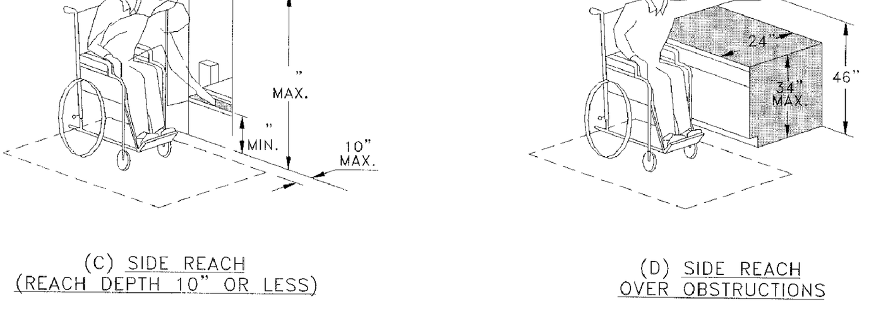
SIDE REACH (DEPTH OVER 10")



(A) FORWARD REACH



(B) FORWARD REACH OVER OBSTRUCTIONS



(C) SIDE REACH (REACH DEPTH 10" OR LESS)

(D) SIDE REACH OVER OBSTRUCTIONS

REVISIONS	BY

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ADA DETAILS AND NOTES

SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
LAGUNA BEACH, CA 92651

DRAWN BC
CHECKED TS
DATE 9-4-17
SCALE
JOB NO. 0617
SHEET

GN-2

OF 3 SHEETS

STAIRWAYS

GENERAL - EVERY STAIRWAY HAVING TWO OR MORE RISERS SERVING ANY BUILDING OR PORTION THEREOF SHALL CONFORM TO THE REQUIREMENTS OF THIS SECTION.

1. WEATHER-EXPOSED STAIRS AND THEIR APPROACHES ARE DESIGNED SO THAT WATER DOES NOT ACCUMULATE ON WALKING SURFACES.

HANDRAILS
1. HANDRAILS ARE ON BOTH SIDES OF STAIRWAY.
2. HANDRAIL(S) HAVE ENOUGH MINIMUM STRUCTURAL STRENGTH TO SUPPORT A 250-LB. POINT LOAD.
3. HANDRAILS DO NOT ROTATE WITHIN THEIR FITTINGS.

HANDRAIL CONFIGURATION
1. HANDRAILS ARE 34" - 38" ABOVE THE NOSING OF THE TREADS.
2. HANDRAILS EXTEND A MINIMUM OF 12" PARALLEL WITH THE FLOOR SURFACE BEYOND THE TOP NOSING.
3. HANDRAILS EXTEND A MINIMUM OF TREAD WIDTH PLUS 12" BEYOND THE BOTTOM NOSING BEFORE THEY ARE RETURNED. AT THE BOTTOM, THE HANDRAIL CONTINUES TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FROM THE BOTTOM RISER; AND THE REMAINDER OF THE REQUIRED EXTENSION IS HORIZONTAL (PARALLEL WITH THE GROUND OR FLOOR SURFACE) BEFORE BEING RETURNED.
4. ENDS OF HANDRAILS ARE ROUNDED OR RETURNED SMOOTHLY TO THE WALL OR POST, OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
5. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION IS MADE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
6. THE ORIENTATION OF AT LEAST ONE HANDRAIL IS IN THE DIRECTION OF THE RUN OF THE STAIR AND PERPENDICULAR TO THE DIRECTION OF THE STAIR NOSING.

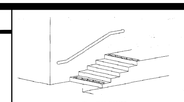
NOTE: THIS HANDRAIL MAY NOT REDUCE THE MINIMUM REQUIRED WIDTH OF THE STAIRS.

7. WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL(S) THAT DOUBLE BACK OR TURN ARE CONTINUOUS.
   NOTE: CONTINUOUS INNER RAILS NEED NOT EXTEND OUT INTO THE LANDING.
8. WHEN HANDRAIL(S) PROJECT FROM A WALL, THE CLEARANCE IS 1-1/2" BETWEEN THE ADJACENT WALL(S) AND HANDRAIL.
9. RECESSED AREAS THAT CONTAIN HANDRAILS ARE A MAXIMUM OF 3" DEEP AND EXTEND AT LEAST 18" ABOVE THE TOP OF THE RAIL.
10. HANDGRIP PORTION OF HANDRAIL IS BETWEEN 1-1/4"-1-1/2" IN WIDTH OR CROSS-SECTIONAL NOMINAL EQUIVALENT OR THE SHAPE PROVIDES AN EQUIVALENT GRIPPING SURFACE.
11. SURFACE OF HANDRAIL IS SMOOTH WITH NO SHARP EDGES.
12. WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL IS FREE OF SHARP OR ABRASIVE ELEMENTS.
13. EDGES ON HANDRAILS HAVE A MINIMUM RADIUS OF 1/8".

STRIPING FOR THE VISUALLY IMPAIRED
1. THE UPPER APPROACH AND ALL TREADS OF EXTERIOR STAIRS IS MARKED WITH A STRIP OF CLEARLY CONTRASTING COLOR A MINIMUM OF 2" IN WIDTH A MAXIMUM OF 1" FROM THE TREAD NOSE OR LANDING.
2. THE UPPER APPROACH AND THE LOWER TREAD OF INTERIOR STAIRS HAVE CONTRASTING COLOR STRIPING A MINIMUM OF 2" IN WIDTH A MAXIMUM OF 1" FROM THE TREAD NOSE OR LANDING.
3. ALL CONTRASTING COLOR STRIPS ARE AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

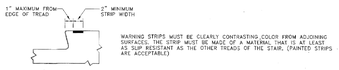
NOTE: A PAINTED STRIP IS ACCEPTABLE.

TREADS, NOSINGS AND RISERS
1. ALL TREAD SURFACES ARE SLIP RESISTANT.
2. TREADS HAVE A SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES WITH NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE).
3. NOSING DOES NOT PROJECT MORE THAN 1-1/2" PAST THE FACE OF THE RISER BELOW.
4. ALL RISERS ARE CLOSED.
5. RISERS ARE SLOPED OR THE UNDERSIDE OF THE NOSING IS ANGLED NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.
6. THE UNDERSIDES OF NOSINGS ARE NOT ABRUPT, AND THE RADIUS OR CURVATURE AT THE LEADING EDGE OF THE TREAD IS NO GREATER THAN 1/2".
7. ALL TREADS ARE A MINIMUM OF 11" DEEP, MEASURED FROM RISER TO RISER.
8. THE RISE OF STEPS IS NOT LESS THAN 4" OR GREATER THAN 7".
9. IN ANY ONE FLIGHT OF STAIRS, ALL STEPS HAVE A UNIFORM RISER HEIGHT AND TREAD WIDTH.



INTERIOR STAIRS
UPPER APPROACH AND LOWER TREADS MUST BE MARKED

EXTERIOR STAIRS
UPPER APPROACH AND ALL TREADS MUST BE MARKED

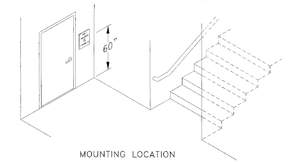


VISUALLY IMPAIRED WARNING STRIPING

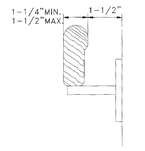
STAIRWAY IDENTIFICATION

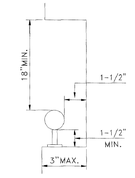
GENERAL- TACTILE STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT EXIST DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

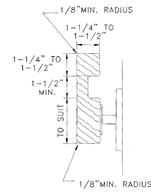
1. SIGNS ARE A MINIMUM OF 12" X 12" IN SIZE.
2. THE CENTERLINE OF THE SIGN IS LOCATED 60" ABOVE THE FLOOR LANDING IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE.
3. THE INFORMATION ON THE SIGN IS PRESENTED WITH RAISED ARABIC NUMERALS AND CORRESPONDING GRADE II BRAILLE.
4. THE INFORMATION OF THE SIGN IDENTIFIES THE STAIRWAY LOCATION, THE FLOOR LEVEL NUMBER, AND UPPER AND LOWER TERMINUS OF THE STAIRWAY.
5. THE SIGN IS POSITIONED IN SUCH A MANNER AS TO PROVIDE UNINTERRUPTED VISIBILITY WHEN THE DOOR IS IN THE OPEN OR CLOSED POSITION.

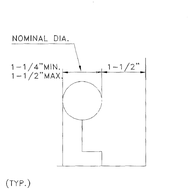


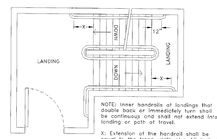
MOUNTING LOCATION





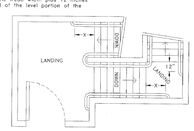


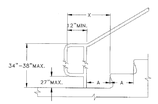




NOTE: Inner handrails at landings that double back or immediately turn shall be continuous and shall not extend into landing or path of travel.

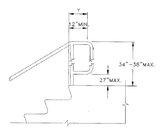
X: Extension of the handrail shall be equal to the tread width plus 12 inches to the end of the level portion of the handrail





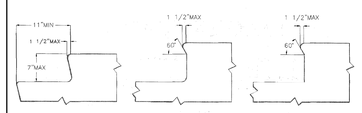
EXTENSION AT BOTTOM OF RUN

A = Tread width
B = The minimum handrail extension is 12 inches plus the width of tread required at each bottom riser



EXTENSION AT TOP OF RUN

Y = The minimum handrail extension required at each top riser



FLUSH RISER | ANGLED NOSING | ROUNDED NOSING

USABLE TREAD WIDTH AND EXAMPLES OF ACCEPTABLE NOSING

REVISIONS	BY

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ADA DETAILS AND NOTES

SUBMITTAL SET: BID ISSUE 1.0

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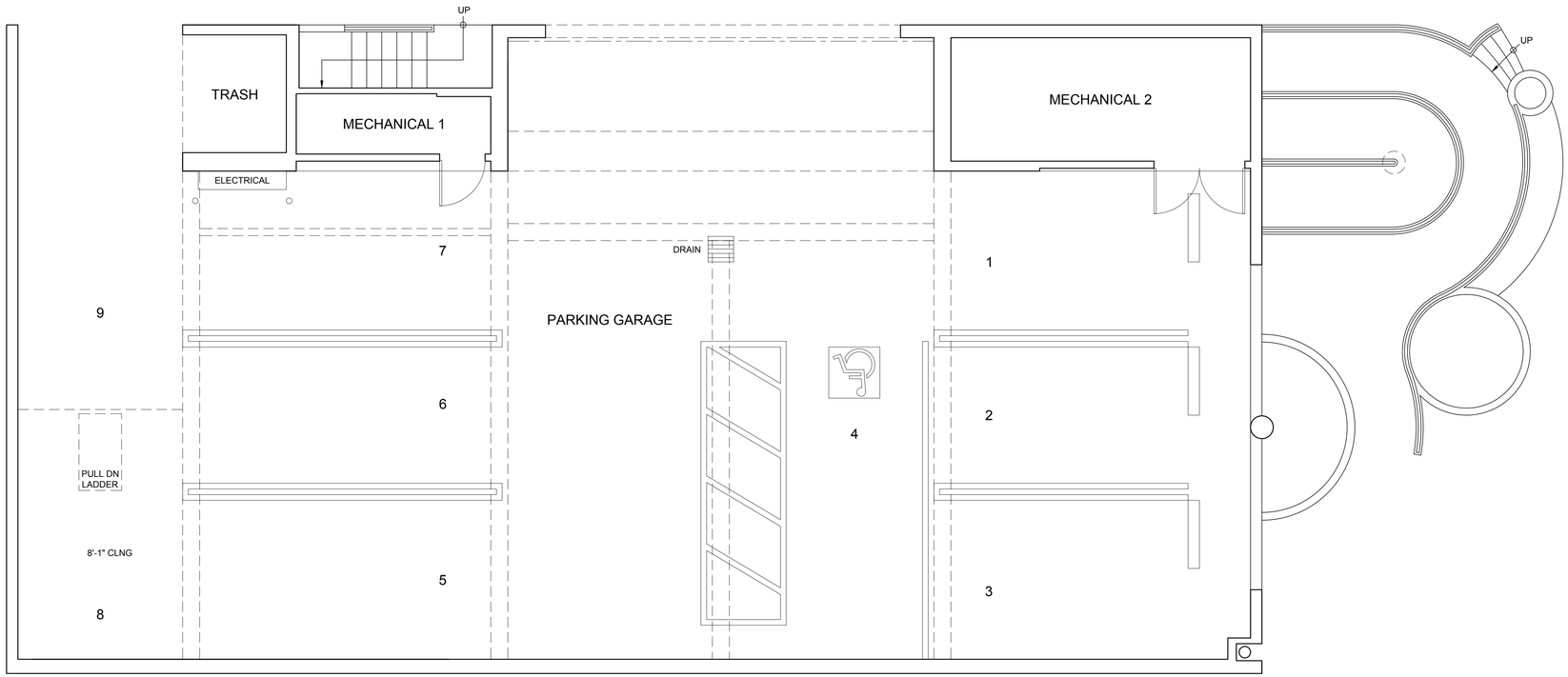
479 OCEAN AVE
LAGUNA BEACH, CA 92651

DRAWN	BC
CHECKED	TS
DATE	9-4-17
SCALE	NOTED
JOB NO.	0617
SHEET	GN-3

OF 3 SHEETS



1ST FLOOR PLAN

1/4" = 1'-0"

REVISIONS	BY

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RECORD 1ST FLOOR PLAN

SUBMITTAL SET: BID ISSUE 1.0

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479 OCEAN AVE
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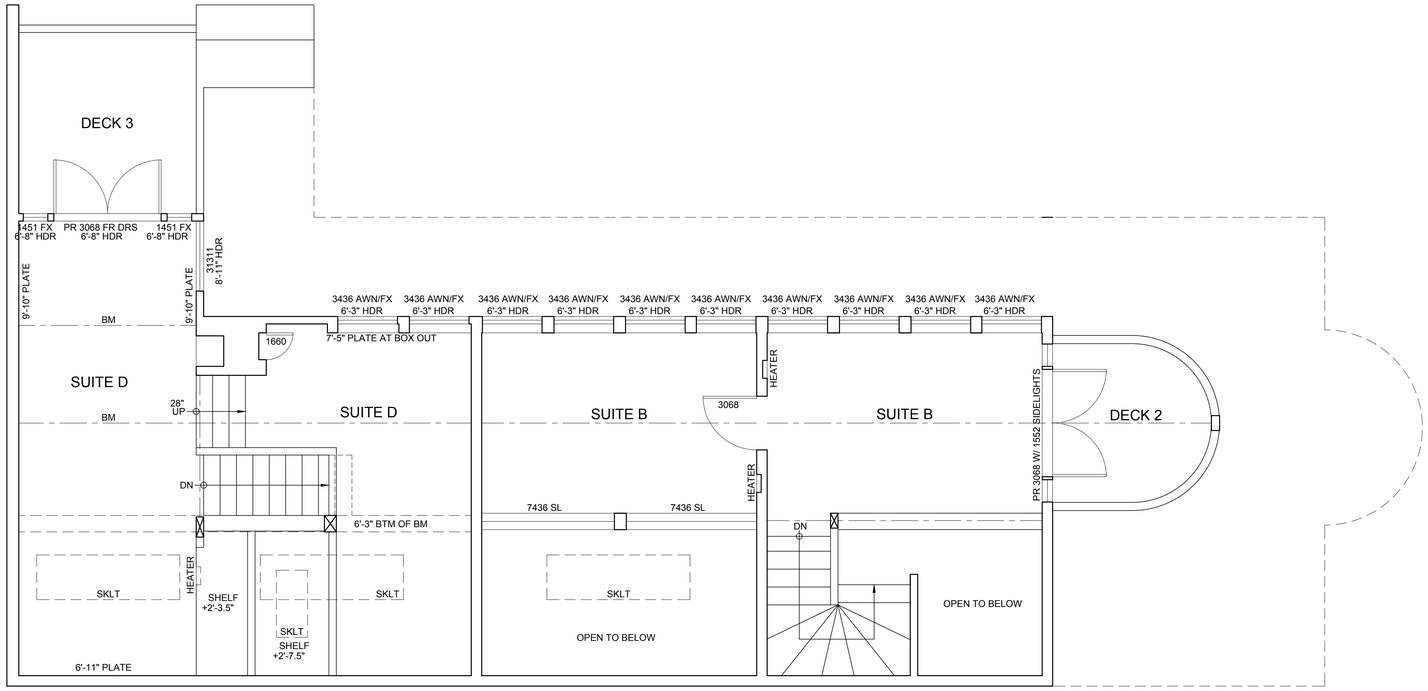
CHECKED TS
DATE 9-4-17
SCALE
JOB NO. 0617
SHEET

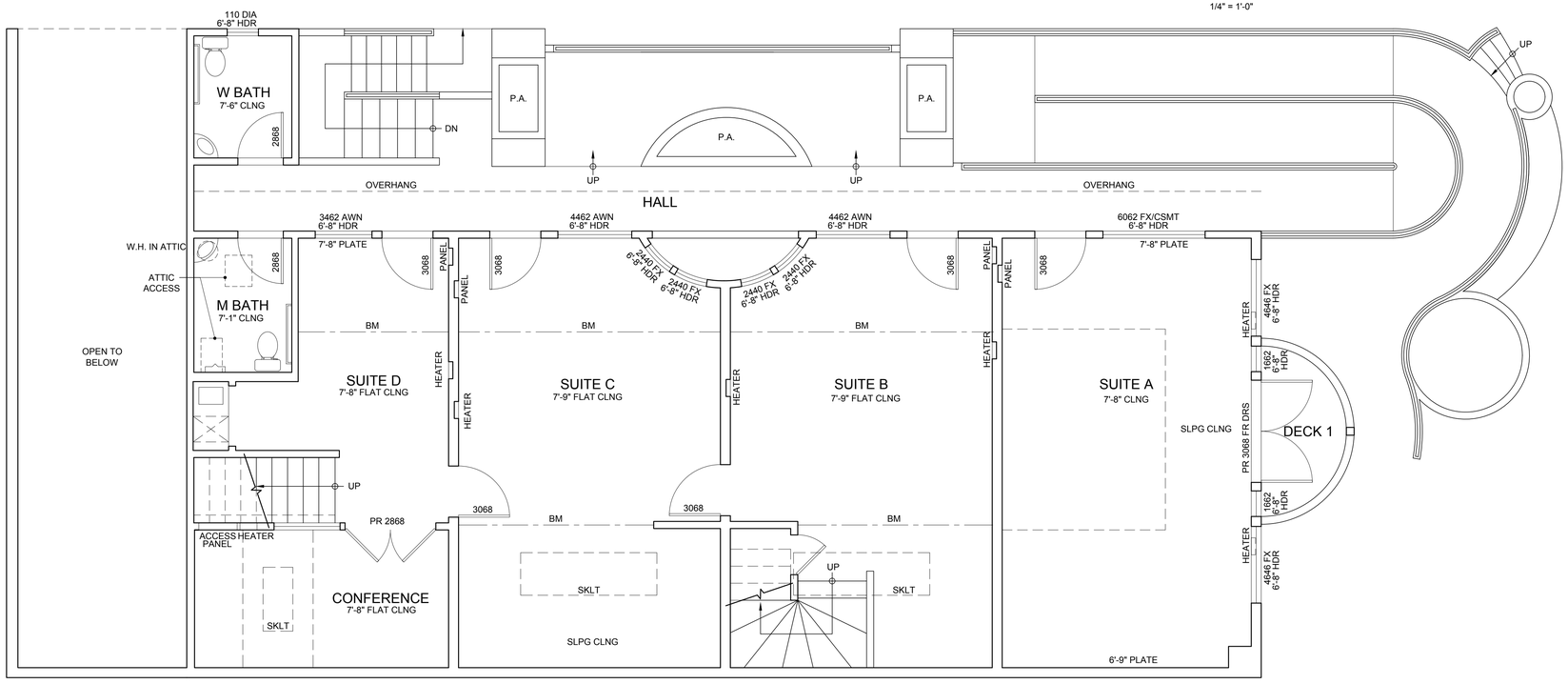
A-1.0

OF 9 SHEETS



3RD FLOOR PLAN

1/4" = 1'-0"



2ND FLOOR PLAN

1/4" = 1'-0"

REVISIONS	BY

TODD SKENDERIAN ARCHITECT
1100 S. COAST HWY., #316 LAGUNA BEACH, CA 92651
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RECORD 2ND & 3RD FLOOR PLANS
SUBMITTAL SET: BID ISSUE 1.0

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479 OCEAN AVE
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BC
CHECKED
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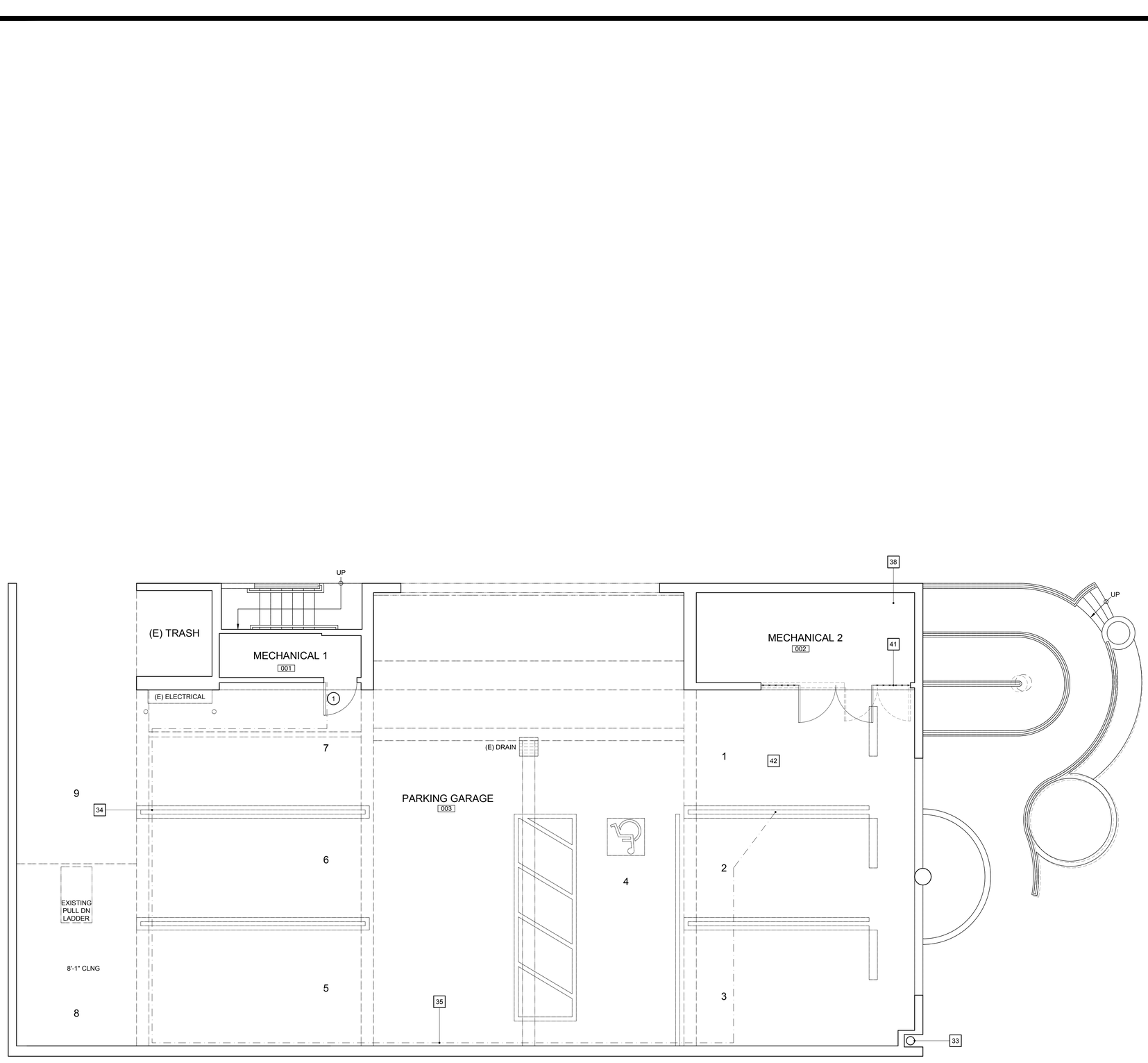
DATE
9-4-17
SCALE
JOB NO.
0617
SHEET

A-1.1

OF 9 SHEETS



1ST FLOOR PLAN

1/4" = 1'-0"

KEYNOTES:

1. REMOVE EXISTING WOOD HANDRAILS AND REPLACE WITH NEW PAINTED METAL HANDRAIL EACH SIDE STAIR PER DETAIL 4/A-6.0
2. EXISTING SKYLIGHT ABOVE
3. EXISTING BEAM ABOVE
4. EXISTING SINK AND COUNTER TO REMAIN
5. EXISTING TREAD/RISER TO REMAIN - PROVIDE TREAD STRIPING PER ADA DETAILS (TYPICAL) CARPET INLAY AT INTERIOR & SAND COATED POLYURETHANE ANTI-SLIP TAPE AT EXTERIOR
6. EQUIPMENT BY OWNER
7. EXISTING FRAMED BOX-OUT
8. FURNISHING
9. TILE FLOOR TO BE REPLACED. PROVIDE NEW TILE WAINSCOTING TO 4'-"0 A.F.F. (ALL 4 WALLS)
10. EXISTING WATER CLOSET TO BE REPLACED
11. EXISTING GRAB BAR TO BE REPLACED PER DETAIL 5/A-6.0 (TYPICAL WHERE SHOWN)
12. EXISTING SINK TO BE REPLACED
13. EXISTING UNDER COUNTER REFRIGERATOR
14. NEW REFRIGERATOR - VERIFY SIZE PRIOR TO FRAMING
15. LINE OF CEILING PLANE CHANGE ABOVE
16. NEW BUILT-IN PER INTERIOR ELEVATION -SHEET A-5.0
17. NEW FILE CABINETS (F)
18. EXISTING UTILITY CLOSET
19. EXISTING WALL HEATERS TO BE REMOVED THROUGHOUT (TYPICAL WHERE SHOWN). PATCH/PAINT DRYWALL TO MATCH EXISTING SURFACES.
20. NEW CORNER BOX OUT
21. EXISTING DECK RAIL
22. EXISTING RIDGE ABOVE
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26. EXISTING SUB-PANEL TO BE REMOVED AND RELOCATED PER ELECTRICAL ENGINEER
27. EXISTING WATER HEATER WITHIN ATTIC
28. NEW WINDOW TO MATCH EXISTING INTERIOR WINDOW AT OFFICE 7 & 8
29. EXISTING GUARDRAIL TO REMAIN. REMOVE WOOD CAP
30. PREFABRICATED PANEL & DOOR SYSTEM AT 7'-0" A.F.F. (BY TALIMAR SYSTEMS INC.)
31. REMOVE SHELVES EACH SIDE OFFICE
32. REMOVE EXISTING PLEXI-GLASS. EXISTING WINDOW TO REMAIN
33. REPLACE EXISTING DETERIORATED DOWNSPOUT COLLAR AT GRADE TO MATCH EXISTING. FLUSH OUT EXISTING DRAIN LINE TO CURB CORE AND ENSURE PROPER WORKING CONDITION.
34. G.C. TO SEAL ALL NEW AND EXISTING PIPE/CONDUIT CEILING PENETRATIONS (TYPICAL THROUGHOUT) TO MAINTAIN ONE HOUR ASSEMBLY (SEE PENETRATION DETAILS - SHEET 6.0)
35. RELOCATE EXISTING SURFACE MOUNT CONDUIT & ELECTRICAL TO WITHIN FLOOR ASSEMBLY ABOVE. TYPICAL WHERE OCCURS.
36. REMOVE EXISTING DOOR & 2x4 STUD INFILL W/ EXTERIOR SHEATHING & INTERIOR WALL FINISH TO MATCH EXISTING.
37. PROVIDE SELF ADHESIVE SOLID EPDM GASKET AT NEW WALL TO EXISTING WINDOW CONDITION.
38. REMOVE AND REPLACE ALL EXISTING DRYWALL. PAINT FINISH CEILING AND WALLS.
39. EXISTING EXPOSED RAFTER TO REMAIN - TYPICAL WHERE SHOWN.
40. REMOVE EXISTING PAVERS AND INSTALL NEW MER-KO WATERPROOF UNDERLAYMENT MEMBRANE. INSTALL PER MANUFACTURER SPECIFICATIONS. INSTALL PAVER FINISH TO MATCH EXISTING.
41. REMOVE PORTION OF EXISTING WALL AND EXISTING PAIR OF DOORS AND REPLACE WITH LOCKABLE CHAIN LINK ENCLOSURE FOR CONDENSER ACCESS.
42. EXISTING PARKING SPACES TO REMAIN

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF DRYWALL, OR CENTERLINE OF GRID U.N.O.
2. INSULATE ENVELOPE PER T-24 REQ AND MECHANICAL DRAWINGS
3. ALL CONDUIT PIPING, TO BE CONCEALED WITHIN WALL CONSTRUCTION.
4. WHERE ELECT, MECH AND/OR PLUMBING ITEMS SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. PENETRATE ANY BLDG FOOTINGS, SLABS, FLRS, STRUCT FRAMING, WALL PARTITIONS, CEILINGS, ETC, IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE INSTALL OF ALL ITEMS WITH CONSTRUCTION DOCUMENTS PRIOR TO INSTALL OF STRUCT, MECH, PLUMB AND ELECT WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR CLARIFICATION.
5. DOOR OPENINGS IN INTERIOR PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT PULL SIDE STRIKE.
6. ALL INT WALLS SHALL BE TAPED, SANDED SMOOTH & TEXTURED TO MATCH EXISTING RECEIVE PAINT OR WALL FIN MAT'L.
7. USE WATER RESIST GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
8. PREPARE ALL FLR SURFACES & WALLS AS REQUIRED TO RECEIVE FINISHES.
9. FURNISH & INSTALL 16 G. GALV METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIP, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.
10. FIELD MEASURE AS REQ FOR ALL DOORS, WINDOWS OPENING & MILLWORK PRIOR TO FABRICATION.
11. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE CBC AND LOCAL AMENDMENTS.
12. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED.
13. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.
14. PROVIDE & LOCATE, ACCESS DOORS & PANELS IN THE WALL & CEILING CONSTRUCTION AS REQ TO PROVIDE ACCESS TO MECH'L, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALL.
15. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
16. PROVIDE/INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQ FOR INSTALL OF WALL MOUNTED OR SUSPENDED MECH'L, ELECTRICAL AND MISCELLANEOUS EQUIP.
17. EXITS SHALL HAVE EXIT SIGNS & ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.
18. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.
19. PROVIDE SOUND BATT INSULATION AT ALL NEW WALLS AND EXISTING WALLS WHERE WALL CAVITIES ARE EXPOSED TO CREATE AN ACOUSTIC ENVELOPE.
20. VERIFY ALL EXTERIOR LANDINGS TO BE NO MORE THAN 1/4" SLOPE/FT.
21. EXIT DOORS MUST BE OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
22. WINDOW SILL AND WINDOW/EXTERIOR DOOR JAMB AND HEAD CONDITIONS TO MATCH EXISTING
23. UNLESS SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT THAT THE PROPOSED SCOPE OF WORK MATCHES EXISTING FINISHES, FIXTURES AND MATERIALS FOUND THROUGHOUT CITY HALL FACILITIES.
24. G.C. TO VERIFY ALL DOOR AND WINDOW SIZES PRIOR TO ORDER AND INSTALL.
25. PROVIDE 2 LAYERS GRADE 'D' BUILDING PAPER AT ALL AFFECTED EXTERIOR CONDITIONS.
26. ALL NEW INTERIOR EXPOSED STRUCTURAL FRAMING (BEAMS/POSTS) SHALL BE STAIN FINISHED TO MATCH EXISTING CONDITIONS.

SYMBOL LEGEND:

EXIT INSTALL EXIT SIGNAGE IN ACCORD WITH CBC SEC 1003.2.8.3. EXIT SIGNS SHALL PROVIDE EVENLY ILLUMINATED LETTERS HAVING MIN 0.06 LUMENS FOOT LAMBERT. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH & SHALL HAVE DIRECTIONAL ARROWS WHERE REQ.

(#) DOORS PER SHEET A-5.0 ⟨#⟩ WINDOWS PER SHEET A-5.0

WALL LEGEND:

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW INTERIOR WOOD FRAME STUD FULL HEIGHT WALL (2x4 @ 16" O.C.) W/ 5/8" D.W. EACH SIDE. BATT INSULATE ALL NEW WALLS.
- NEW INTERIOR WOOD FRAME STUD WALL ± 7'-6" LOW WALL (2x4 @ 16" O.C.) W/ 5/8" D.W. EACH SIDE & TOP. BATT INSULATE ALL NEW WALLS.

REVISIONS	BY

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1ST FLOOR PLAN

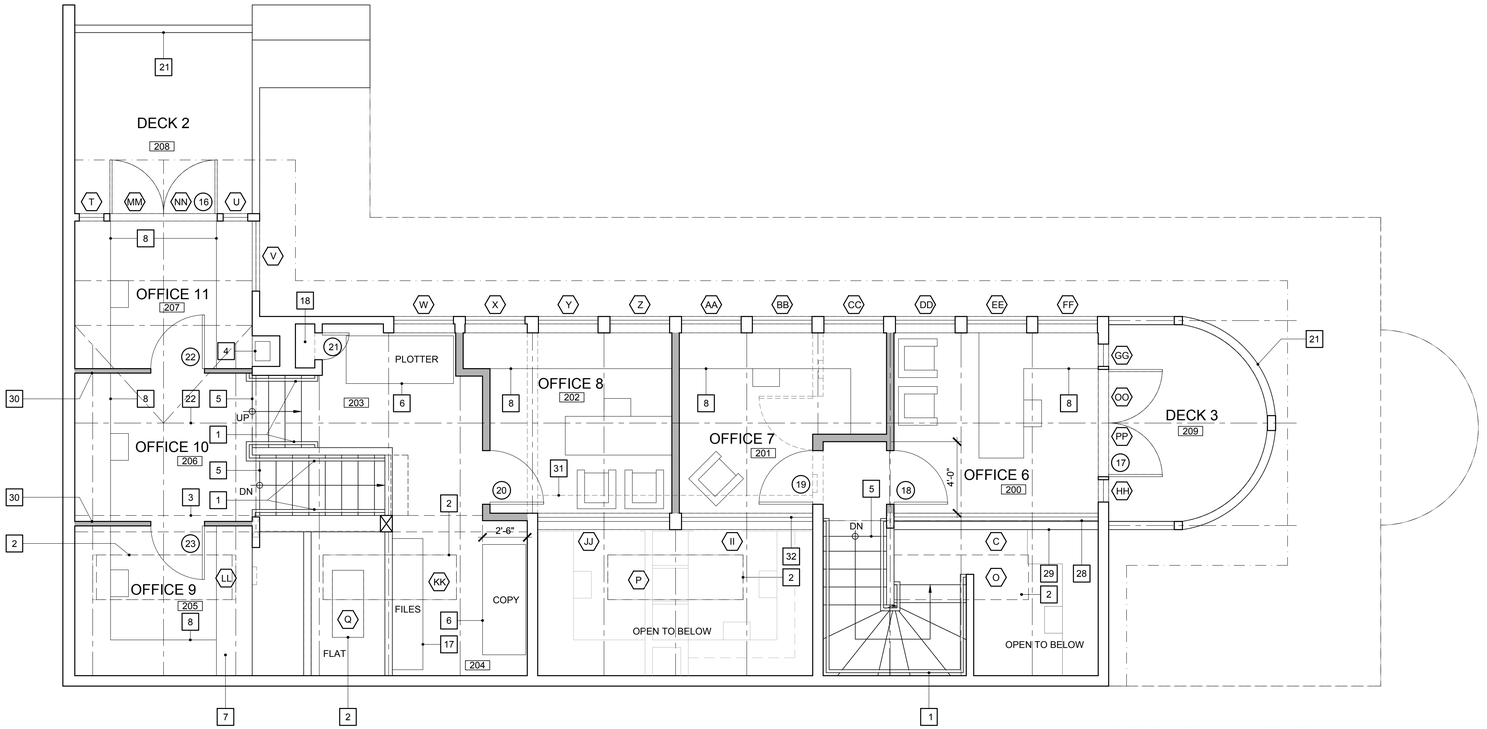
SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
LAGUNA BEACH, CA 92651

DRAWN BC
CHECKED TS
DATE 9-4-17
SCALE
JOB NO. 0617
SHEET

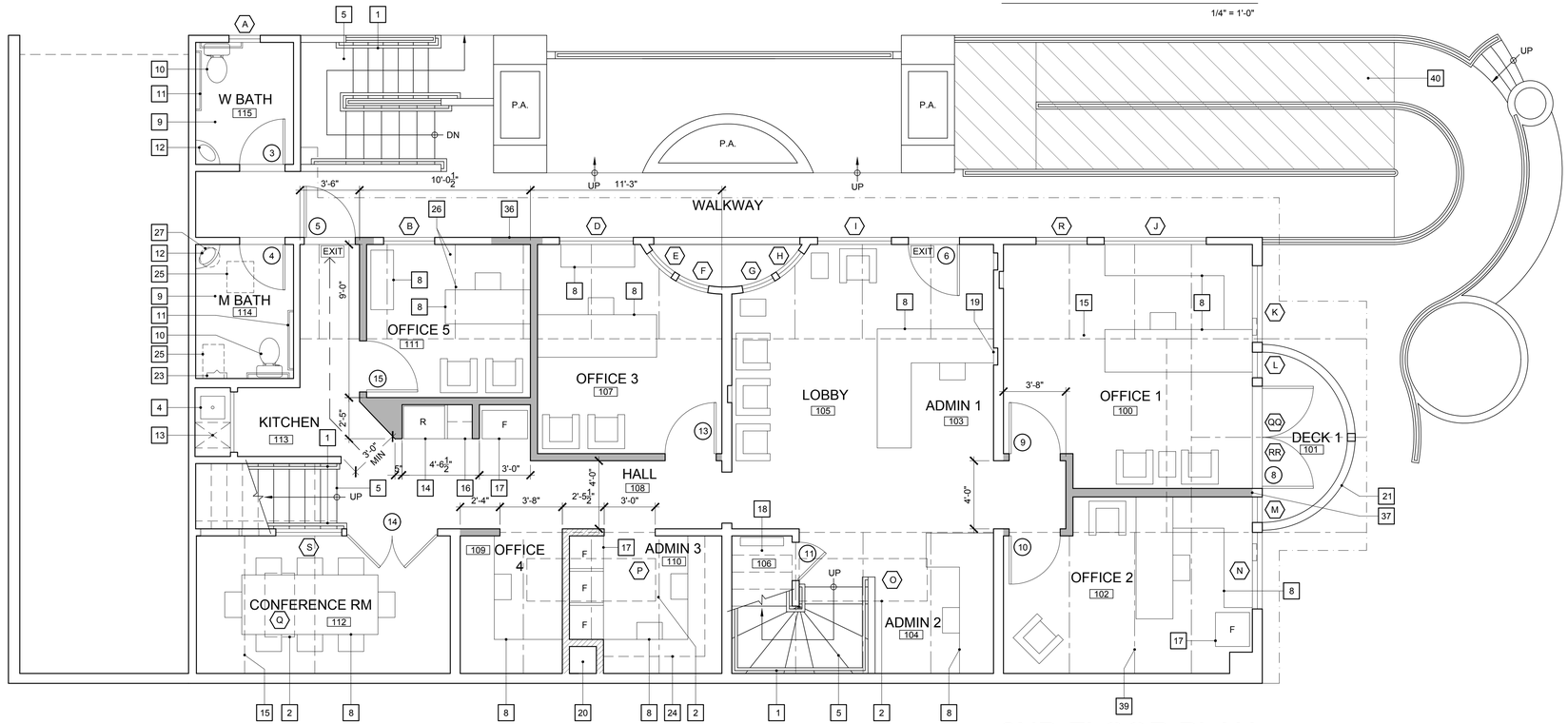
A-2.0

OF 9 SHEETS



3RD FLOOR PLAN

1/4" = 1'-0"



2ND FLOOR PLAN

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3. EXISTING BEAM ABOVE
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38. REMOVE AND REPLACE ALL EXISTING DRYWALL. PAINT FINISH CEILING AND WALLS.
39. EXISTING EXPOSED RAFTER TO REMAIN - TYPICAL WHERE SHOWN.
40. REMOVE EXISTING PAVERS AND INSTALL NEW MER-KO WATERPROOF UNDERLAYMENT MEMBRANE. INSTALL PER MANUFACTURER SPECIFICATIONS. INSTALL PAVER FINISH TO MATCH EXISTING.
41. REMOVE PORTION OF EXISTING WALL AND EXISTING PAIR OF DOORS AND REPLACE WITH LOCKABLE CHAIN LINK ENCLOSURE FOR CONDENSER ACCESS.
42. EXISTING PARKING SPACES TO REMAIN

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF DRYWALL, OR CENTERLINE OF GRID U.N.O.
2. INSULATE ENVELOPE PER T-24 REQ AND MECHANICAL DRAWINGS
3. ALL CONDUIT PIPING, TO BE CONCEALED WITHIN WALL CONSTRUCTION.
4. WHERE ELECT, MECH AND/OR PLUMBING ITEMS SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. PENETRATE ANY BLDG FOOTINGS, SLABS, FLRS, STRUCT FRAMING, WALL PARTITIONS, CEILINGS, ETC, IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE INSTALL OF ALL ITEMS WITH CONSTRUCTION DOCUMENTS PRIOR TO INSTALL OF STRUCT, MECH, PLUMB AND ELECT WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR CLARIFICATION.
5. DOOR OPENINGS IN INTERIOR PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT PULL SIDE STRIKE.
6. ALL INT WALLS SHALL BE TAPED, SANDED SMOOTH & TEXTURED TO MATCH EXISTING RECEIVE PAINT OR WALL FIN MAT'L.
7. USE WATER RESIST GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
8. PREPARE ALL FLR SURFACES & WALLS AS REQUIRED TO RECEIVE FINISHES.
9. FURNISH & INSTALL 16 G. GALV METAL WALL BACKING AT BUILT-IN MILLWORK, LAVATORIES, DOOR STOPS, HANGING WALL EQUIP, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.
10. FIELD MEASURE AS REQ FOR ALL DOORS, WINDOWS OPENING & MILLWORK PRIOR TO FABRICATION.
11. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE CBC AND LOCAL AMENDMENTS.
12. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED.
13. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL SUB-CONTRACTOR BEFORE FRAMING OPENINGS IN WALLS, FLOORS, ROOF, ETC.
14. PROVIDE & LOCATE, ACCESS DOORS & PANELS IN THE WALL & CEILING CONSTRUCTION AS REQ TO PROVIDE ACCESS TO MECH'L, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALL.
15. ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
16. PROVIDE/INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQ FOR INSTALL OF WALL MOUNTED OR SUSPENDED MECH'L, ELECTRICAL AND MISCELLANEOUS EQUIP.
17. EXITS SHALL HAVE EXIT SIGNS & ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.
18. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR FINISHES.
19. PROVIDE SOUND BATT INSULATION AT ALL NEW WALLS AND EXISTING WALLS WHERE WALL CAVITIES ARE EXPOSED TO CREATE AN ACOUSTIC ENVELOPE.
20. VERIFY ALL EXTERIOR LANDINGS TO BE NO MORE THAN 1/4" SLOPE/FT.
21. EXIT DOORS MUST BE OPERABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
22. WINDOW SILL AND WINDOW/EXTERIOR DOOR JAMB AND HEAD CONDITIONS TO MATCH EXISTING
23. UNLESS SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT THAT THE PROPOSED SCOPE OF WORK MATCHES EXISTING FINISHES, FIXTURES AND MATERIALS FOUND THROUGHOUT CITY HALL FACILITIES.
24. G.C. TO VERIFY ALL DOOR AND WINDOW SIZES PRIOR TO ORDER AND INSTALL.
25. PROVIDE 2 LAYERS GRADE 'D' BUILDING PAPER AT ALL AFFECTED EXTERIOR CONDITIONS.
26. ALL NEW INTERIOR EXPOSED STRUCTURAL FRAMING (BEAMS/POSTS) SHALL BE STAIN FINISHED TO MATCH EXISTING CONDITIONS.

SYMBOL LEGEND:

EXIT INSTALL EXIT SIGNAGE IN ACCORD WITH CBC SEC 1003.2.8.3. EXIT SIGNS SHALL PROVIDE EVENLY ILLUMINATED LETTERS HAVING MIN 0.06 LUMENS FOOT LAMBERT. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH & SHALL HAVE DIRECTIONAL ARROWS WHERE REQ.

(#) DOORS PER SHEET A-5.0 (#) WINDOWS PER SHEET A-5.0

WALL LEGEND:

EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

NEW INTERIOR WOOD FRAME STUD FULL HEIGHT WALL (2x4 @ 16" O.C.) W/ 5/8" D.W. EACH SIDE. BATT INSULATE ALL NEW WALLS.

NEW INTERIOR WOOD FRAME STUD WALL ± 7'-6" LOW WALL (2x4 @ 16" O.C.) W/ 5/8" D.W. EACH SIDE & TOP. BATT INSULATE ALL NEW WALLS.

REVISIONS	BY

TODD SKENDERIAN ARCHITECT
1100 S. COAST HWY., #316 LAGUNA BEACH, CA 92651
OFFICE (949) 715-5461 FAX (949) 715-5986

2ND & 3RD FLOOR PLANS

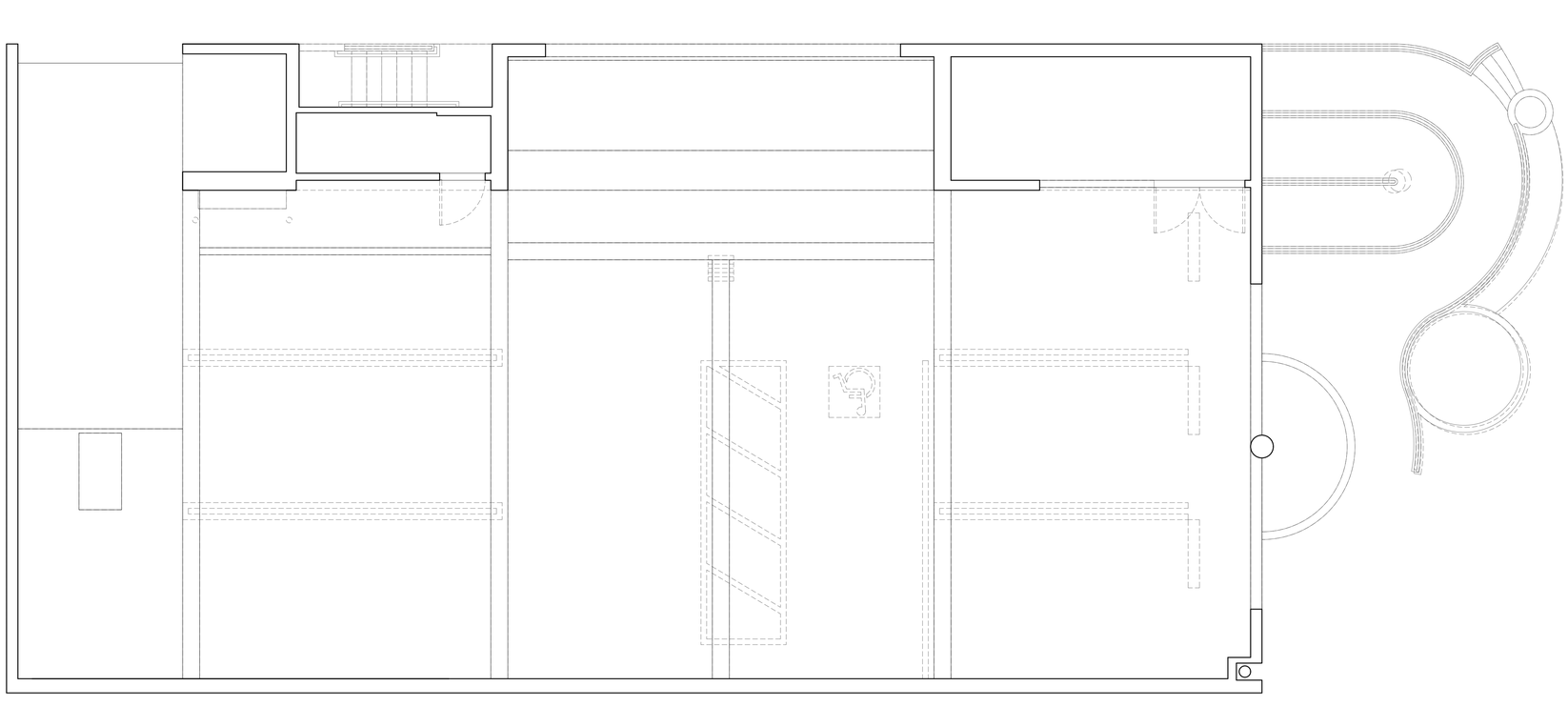
SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
LAGUNA BEACH, CA 92651

DRAWN BC
CHECKED TS
DATE 9-4-17
SCALE
JOB NO. 0617
SHEET

A-2.1

OF 9 SHEETS



1ST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

REVISIONS	BY

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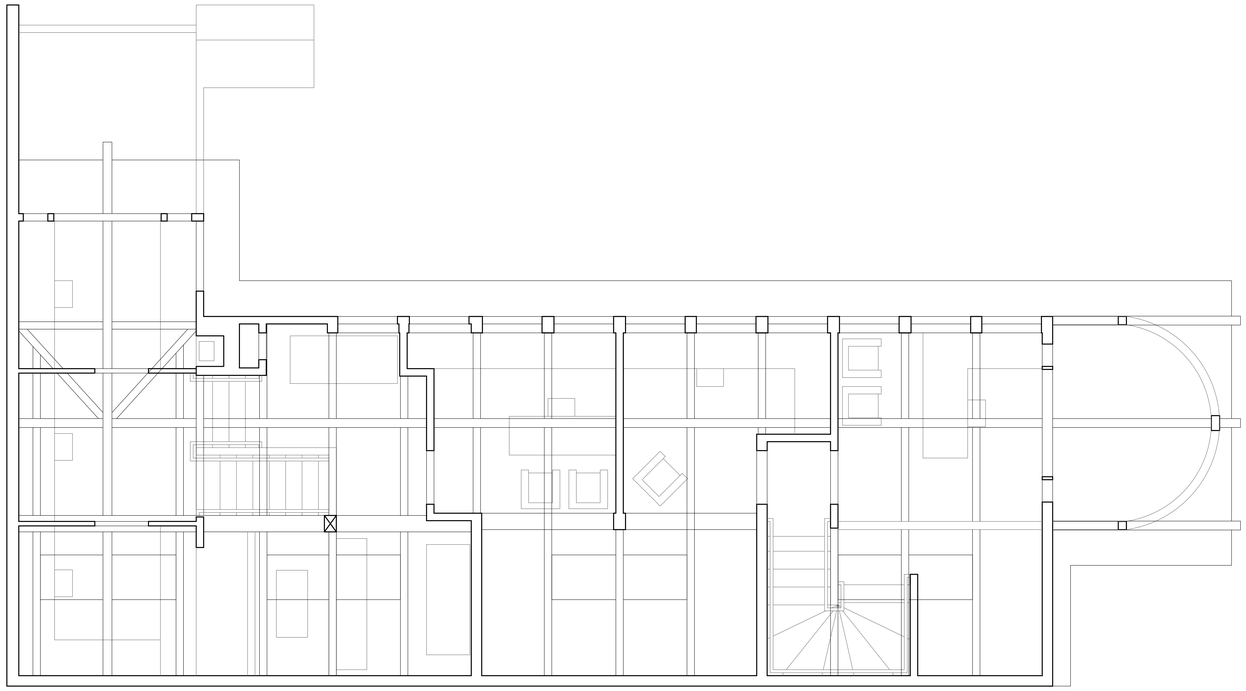
1ST FLOOR REFLECTED CEILING PLAN
SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
LAGUNA BEACH, CA 92651

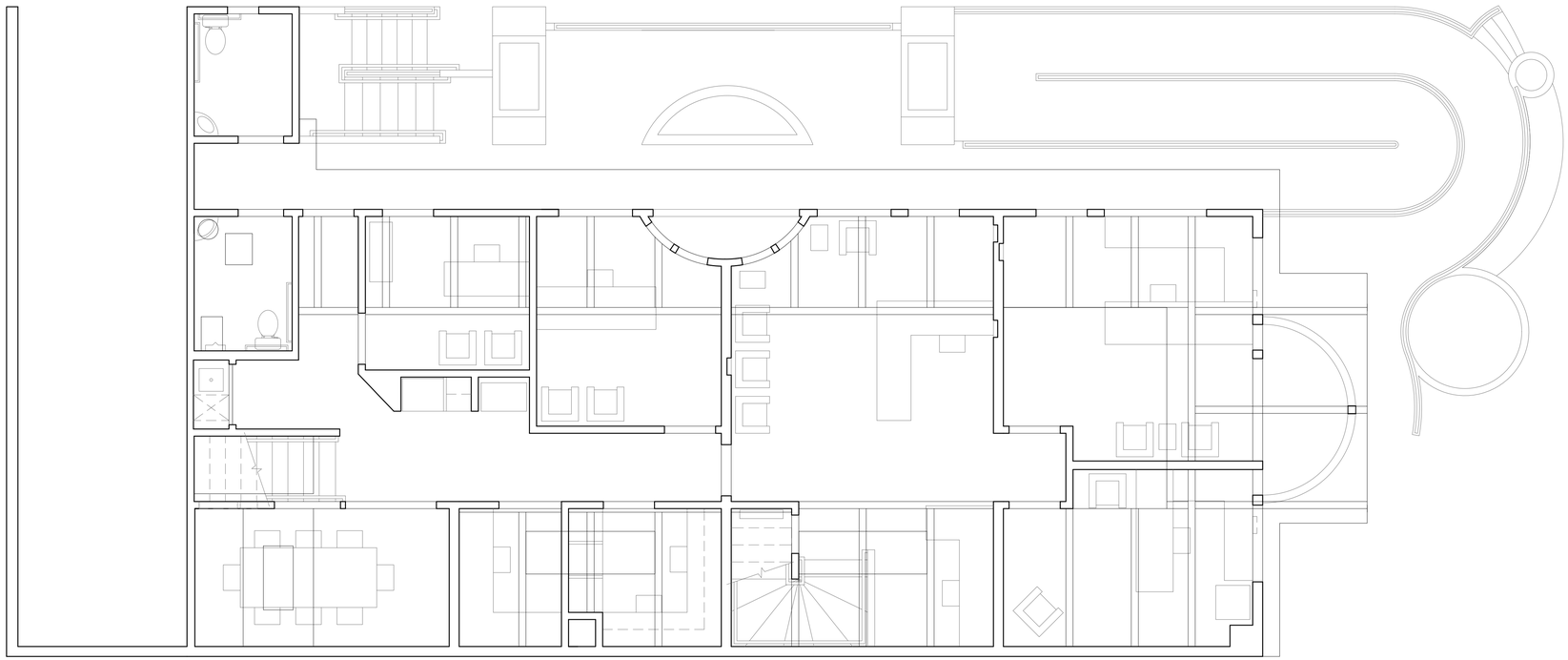
DRAWN	BC
CHECKED	TS
DATE	9-4-17
SCALE	
JOB NO.	0617
SHEET	A-3.0

OF 9 SHEETS



3RD FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



2ND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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2ND & 3RD FLOOR REFLECTED CEILING PLANS

SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
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SHEET

A-3.1

OF 9 SHEETS

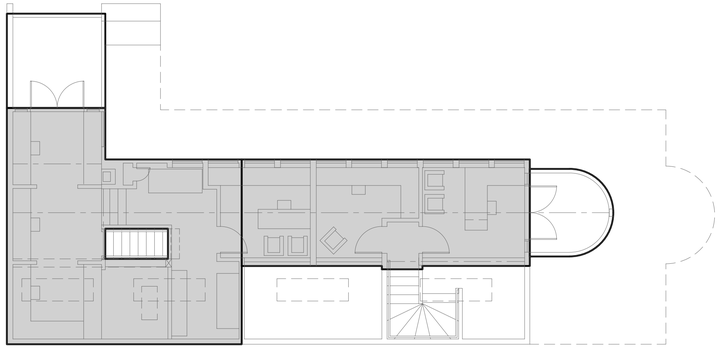
AREA CALCULATIONS:

ENCLOSED AREA

1ST FLOOR	
MECHANICAL	218.85 S.F.
2ND FLOOR	
OFFICE	1,579.10 S.F.
RESTROOMS	107.07 S.F.
3RD FLOOR	
OFFICE	967.70 S.F.
TOTAL	2,872.72 S.F.

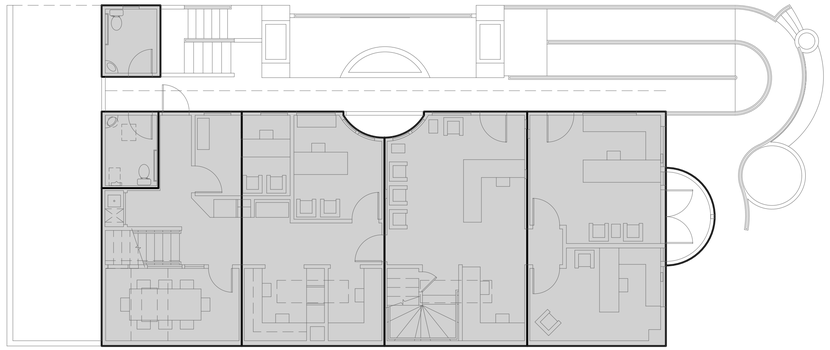
UNENCLOSED AREA

1ST FLOOR GARAGE	2,476.00 S.F.
2ND FLOOR	
DECKS	46.80 S.F.
3RD FLOOR	
DECKS	197.06 S.F.



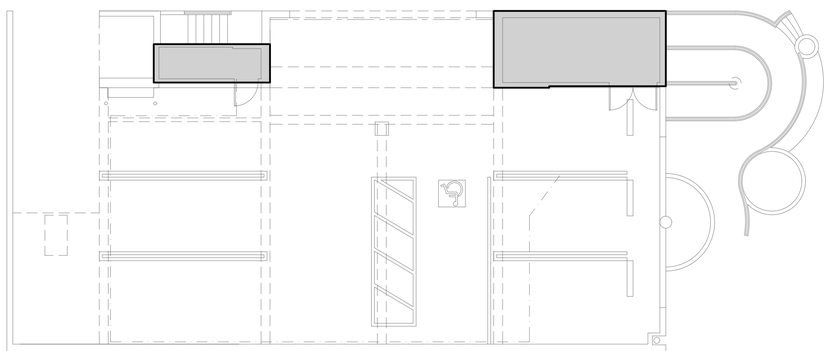
3RD FLOOR PLAN

1/8" = 1'-0"



2ND FLOOR PLAN

1/8" = 1'-0"



1ST FLOOR PLAN

1/8" = 1'-0"

REVISIONS	BY

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AREA CALCULATIONS

SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
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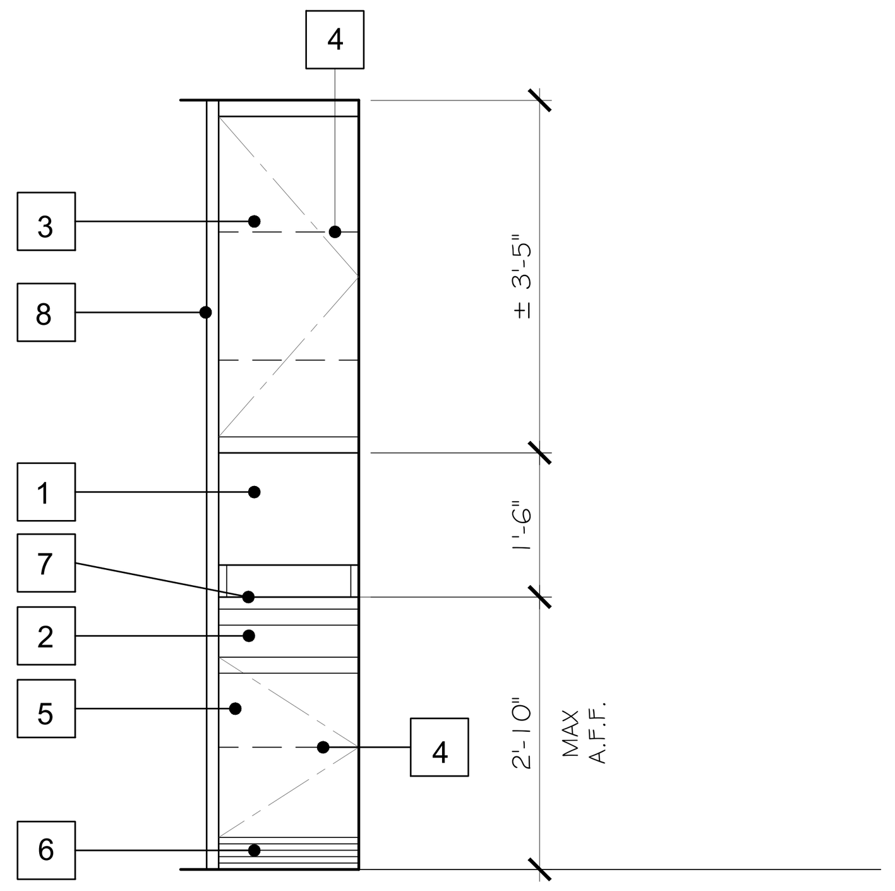
DRAWN BC
CHECKED TS
DATE 9-4-17
SCALE
JOB NO. 0617
SHEET

A-4.0

OF 9 SHEETS

INTERIOR ELEVATION



A **ELEVATION**
1/2" = 1'-0"

ELEVATION KEYNOTES:

1. DRYWALLED SURFACE - (SEMI GLOSS PAINT FINISH)
2. 6" HIGH LAMINATE DRAWER WITH OUTWATER PULLS (MODEL ALU1500H-VC)
3. 12" DEEP UPPER WALL MOUNT CABINETS (FRAMELESS) WITH MELAMINE INTERIOR & LAMINATE SLAB DR FIN. FLUSH ALUMINUM CABINET DOOR & DRAWER PULLS BY OUTWATER (MODEL ALU1500H-VC)
4. ADJUSTABLE MELAMINE SHELVING
5. FLOOR MOUNT CABINETS (FRAMELESS) WITH MELAMINE INTERIOR & LAMINATE SLAB DR FIN. FLUSH ALUMINUM CABINET DOOR & DRAWER PULLS BY OUTWATER (MODEL ALU1500H-VC)
6. 4" HIGH TOE KICK WITH BLACK LAMINATE, MATTE FINISH.
7. 3/4" CORIAN COUNTERTOP WITH 1 1/2" THICK EASED EDGE AND 4" HIGH TOP SET BACK SPLASH 3 SIDES WHERE OCCURS. COLOR PER OWNER.
8. P-LAM PANEL

POLICE DEPARTMENT NOTES:

A. CONTRACTOR SHALL PROVIDE CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND CITY.
B. VERIFY EQUIPMENT/FURNISHING LAYOUTS/SIZES PRIOR TO CABINET FABRICATION/INSTALLATION.
C. ALL NEW COUNTERTOPS/BACKSPLASH: "PEBBLE" FROM THE CORIAN PRIVATE COLLECTION.
D. PLASTIC LAMINATE FINISH: WILSONART KENSINGTON MAPLE #10776-60).
E. PROVIDE CONCEALED BLUM HINGES AND KNAPE & VOGT DRAWER SLIDES OR EQ.

FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE	WALLS MAT.	WALLS FIN.	CEILINGS MAT.	CEILINGS FIN.	CEILINGS HT.	REMARKS
001	MECHANICAL 1	-	-	-	-	-	-	-	
002	MECHANICAL 2	-	VT	GYP2	P1	GYP2	P2	VARIES	
003	PARKING GARAGE	-	-	X	P1	X	P2	VARIES	
100	OFFICE 1	CA	VT	-	-	-	-	VARIES	
101	DECK 1	-	-	-	-	-	-	-	
102	OFFICE 2	CA	VT	(1)	P2	GYP1	P2	VARIES	
103	ADMIN 1	CA	VT	(1)	P2	GYP1	P2	VARIES	
104	ADMIN 2	CA	VT	(1)	P2	EX	P2	VARIES	
105	LOBBY	CA	VT	(1)	P2	GYP1	P2	VARIES	
106	CLOSET	CA	VT	(1)	P2	EX	P2	VARIES	
107	OFFICE 3	CA	VT	(1)	P2	GYP1	P2	VARIES	
108	HALL	CA	VT	(1)	P2	GYP1	P2	7'-9"	
109	OFFICE 4	CA	VT	(1)	P2	EX	P2	VARIES	
110	ADMIN 3	CA	VT	(1)	P2	EX	P2	VARIES	
111	OFFICE 5	CA	VT	(1)	P2	GYP1	P2	VARIES	
112	CONFERENCE	CA	VT	(1)	P2	EX	P2	VARIES	
113	KITCHEN	CA	VT	(1)	P2	GYP1	P2	7'-9"	
114	MENS BATH	T	T	T/GYP2	P1	GYP2	P1	EX	
115	WOMENS BATH	T	T	T/GYP2	P1	GYP2	P1	EX	
200	OFFICE 6	CA	VT	GYP1	P2	EX	EX	VARIES	
201	OFFICE 7	CA	VT	GYP1	P2	EX	EX	VARIES	
202	OFFICE 8	CA	VT	GYP1	P2	EX	EX	VARIES	
203	PLOTTER	CA	VT	(1)	P2	EX	EX	VARIES	
204	FILES	CA	VT	(1)	P2	EX	EX	VARIES	
205	OFFICE 9	CA	VT	(1)	P2	EX	EX	VARIES	
206	OFFICE 10	CA	VT	(1)	P2	EX	EX	VARIES	
207	OFFICE 11	CA	VT	(1)	P2	EX	EX	VARIES	
208	DECK 2	-	-	-	-	-	-	-	
209	DECK 3	-	-	-	-	-	-	-	

LEGEND

P1 - DRYWALL TEXTURE, (1) COAT PIGMENTED SEALER, (1) COAT SEMI GLOSS ENAMEL (COLOR PER ARCH)
P2 - DRYWALL TEXTURE, (1) COAT PIGMENTED SEALER, (1) COAT SATIN ENAMEL (COLOR PER ARCH)
CA - COMMERCIAL GRADE CARPET OVER PAD
GYP2 - 5/8" TYPE X WATER RESISTANT GYP WALL BOARD - FLAT AREAS
GYP1 - 5/8" TYPE X GYP WALL BOARD - FLAT AREAS
T - PORCELAIN TILE - PER FLOOR PLANS
VT - 4" TOP-SET VINYL COVE BASE BY BURKE. (PROVIDE SAMPLE FOR OWNER REVIEW PRIOR TO ORDER/INSTALL)
X -INSPECT TO VERIFY PRESERVATION OF EXISTING DRYWALL CONDITIONS.
EX - EXISTING
(1) - REFER TO FLOOR PLANS & STRUCTURAL PLANS FOR AFFECTED WALLS TO RECEIVE DRYWALL

EXTERIOR FINISHE NOTE:

1. CLEAN/PREP EXISTING WINDOW/DOORS AND FRAMES, AND EXISTING WALL SURFACES FOR REFINISH TO MATCH EXISTING CONDITIONS.

WINDOW SCHEDULE

#	SIZE W	SIZE H	TYPE	FRAME CONST.	FRAME FINISH	WINDOW TYPE	
A	1'-10" DIA		FX				EXISTING TO REMAIN
B	3'-0"	6'-2"	FX				NEW WINDOW REPLACES EXISTING DOOR (MATCH EXISTING CONDITIONS)
C	11'-5	3'-6"	FX				NEW INTERIOR WINDOW
D	4'-4"	6'-2"	AWN				EXISTING TO REMAIN
E	2'-4"	4'-0"	FX				EXISTING TO REMAIN
F	2'-4"	4'-0"	FX				EXISTING TO REMAIN
G	2'-4"	4'-0"	FX				EXISTING TO REMAIN
H	2'-4"	4'-0"	FX				EXISTING TO REMAIN
I	4'-4"	6'-2"	AWN				EXISTING TO REMAIN
J	6'-0"	6'-2"	AWN/CSMT				EXISTING TO REMAIN
K	4'-6"	4'-6"	FX				EXISTING TO REMAIN
L	1'-6"	6'-2"	FX				EXISTING TO REMAIN
M	1'-6"	6'-2"	FX				EXISTING TO REMAIN
N	4'-6"	4'-6"	FX				EXISTING TO REMAIN
O	8'-0"	2'-6"	SKLT				EXISTING TO REMAIN
P	8'-0"	2'-6"	SKLT				EXISTING TO REMAIN
Q	1'-9"	3'-9"	SKLT				EXISTING TO REMAIN
R	3'-0"	6'-2"	FX				NEW WINDOW REPLACES EXISTING DOOR (MATCH EXISTING CONDITIONS)
S	3'-10"	VARIES	FX				EXISTING TO REMAIN
T	1'-4"	5'-1"	FX				EXISTING TO REMAIN
U	1'-4"	5'-1"	FX				EXISTING TO REMAIN
V	3'-1"	3'-11"	FX				EXISTING TO REMAIN
W	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
X	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
Y	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
Z	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
AA	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
BB	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
CC	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
DD	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
EE	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
FF	3'-4"	3'-6"	AWN/FX				EXISTING TO REMAIN
GG	1'-3"	5'-2"	FX				EXISTING TO REMAIN
HH	1'-3"	5'-2"	FX				EXISTING TO REMAIN
II	7'-4"	3'-6"	SL				EXISTING TO REMAIN
JJ	7'-4"	3'-6"	SL				EXISTING TO REMAIN
KK	8'-0"	2'-6"	SKLT				EXISTING TO REMAIN
LL	8'-0"	2'-6"	SKLT				EXISTING TO REMAIN
MM	4'-6"	VARIES	FX				EXISTING TO REMAIN
NN	4'-6"	VARIES	FX				EXISTING TO REMAIN
OO	4'-6"	VARIES	FX				EXISTING TO REMAIN
PP	4'-6"	VARIES	FX				EXISTING TO REMAIN
QQ	4'-6"	VARIES	FX				EXISTING TO REMAIN
RR	4'-6"	VARIES	FX				EXISTING TO REMAIN

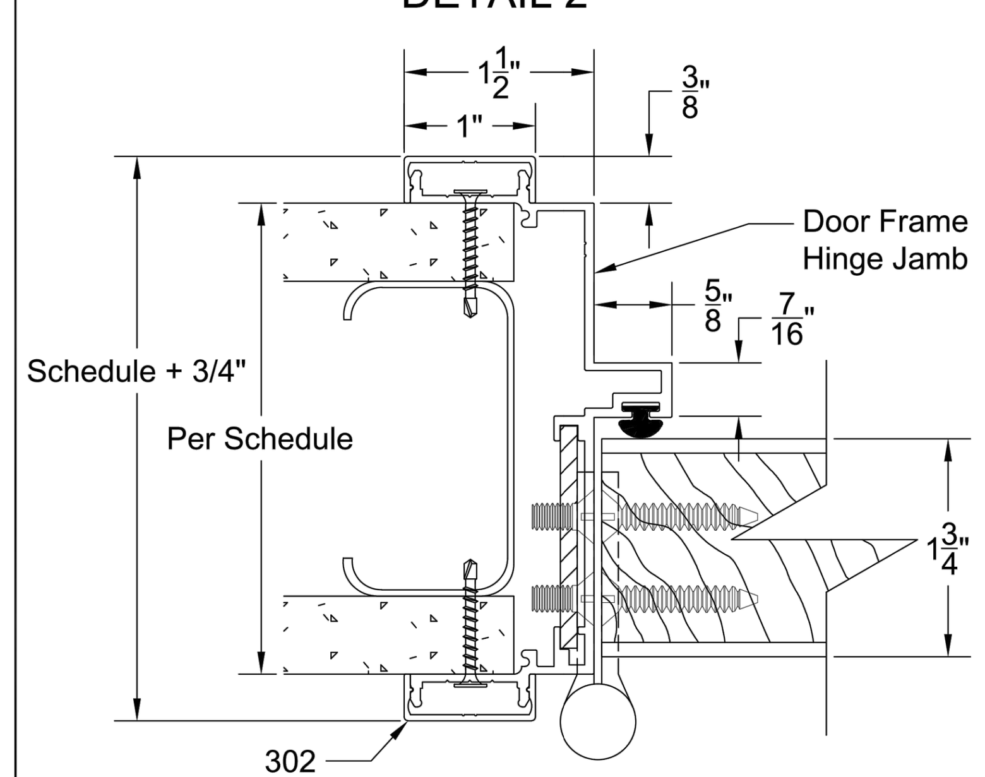
LEGEND

A - ALUMINUM	AN - ANODIZED	DG - DUAL GLAZED
HM - HOLLOW METAL	PREF - PRE FINISHED	SG - SINGLE GLAZED
TG - TEMPERED GLASS	VIN - VINYL	TS - TIMELY STEEL FRAME

WINDOW NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR A WATERPROOFED & WATER TIGHT CONDITION AT ALL EXTERIOR WINDOW CONDITIONS.
2. PROVIDE ALL WINDOWS WITH MANUALLY ADJUSTABLE COMMERCIAL ROLLER SHADES.

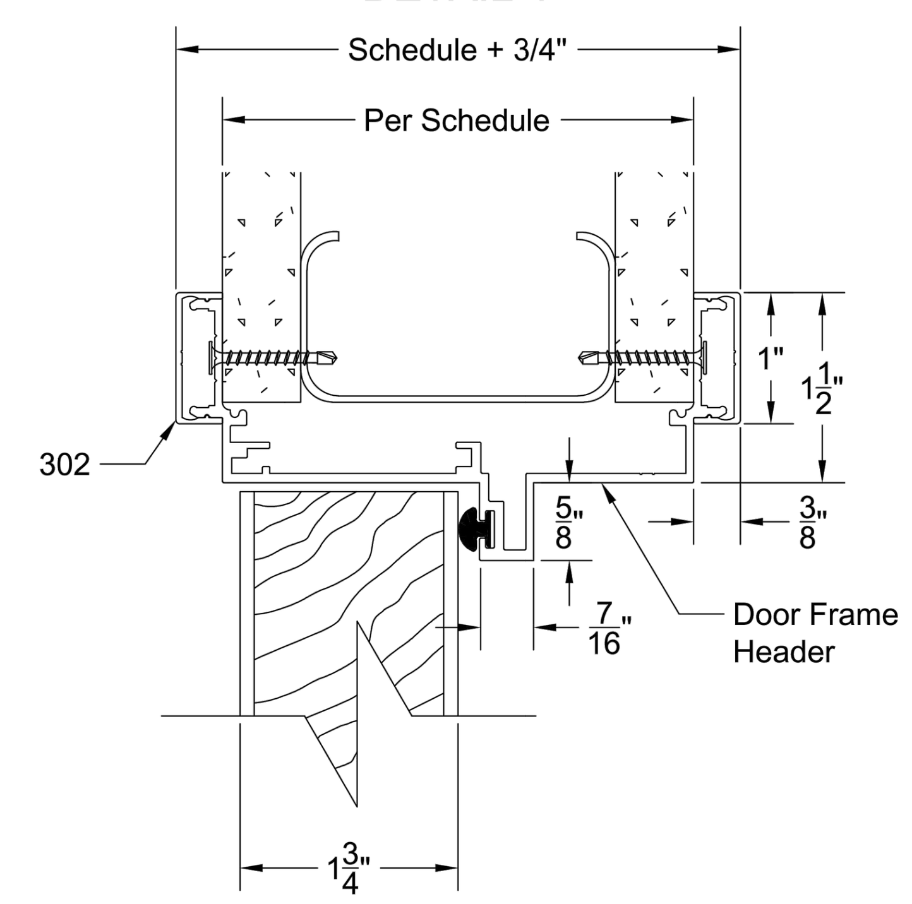
DETAIL 2



300 SERIES DOOR FRAME HINGE JAMB W/ 302 (3/8" X 1") REVEAL TRIM

A			WESTERN INTEGRATED MATERIALS, INC. 3310 E. 59th Street Long Beach, CA 90805 (562) 634-2823 FX: (562) 634-8449 www.aluminumdoorframes.com	SCALE N/A	FILE NO. 300-2-302	DETAIL NO. 2
B						
LET	REVISION	BY DATE				

DETAIL 4



300 SERIES DOOR FRAME HEADER TO DRYWALL W/ 302 (3/8" X 1") REVEAL TRIM

A			WESTERN INTEGRATED MATERIALS, INC. 3310 E. 59th Street Long Beach, CA 90805 (562) 634-2823 FX: (562) 634-8449 www.aluminumdoorframes.com	SCALE N/A	FILE NO. 300-4-302	DETAIL NO. 4
B						
LET	REVISION	BY DATE				

DOOR SCHEDULE

◯	SIZE W	SIZE H	SIZE THK.	DOOR CONST.	FACING/ FINISH	GLASS	FRAME CONST.	FRAME FINISH	HARDW.	DOOR TYPE	REMARKS
1	2'-8"	6'-8"	1 3/4"	EX	EX	-	EX	EX	H1	F	EXISTING TO REMAIN - REPAINT/ REFINISH DOOR/ FRAME
2	NOT USED										
3	2-8"	6'-8"	1 3/4"	EX	EX	-	EX	EX	H5	F	EXISTING TO REMAIN - REPAINT/ REFINISH DOOR/ FRAME
4	2-8"	6'-8"		EX	EX	-	EX	EX	H5	F	EXISTING TO REMAIN - REPAINT/ REFINISH DOOR/ FRAME
5	3-0"	6'-8"	1 3/4"	WD	PT	TG	WP	PT	H4	FR	NEW EXT DOOR, TEMPERED GLASS
6	3-0"	6'-8"	1 3/4"	EX	EX	EX	EX	EX	H4	FR	EXISTING TO REMAIN - REPAINT/ REFINISH DOOR/ FRAME
7	NOT USED										
8	PR3-0"	6'-8"	1 3/4"	EX	EX	EX	EX	EX	H2	FR	EXISTING TO REMAIN
9	3'-0"	6'-8"	1 3/4"	SC	PLAM	-	AL	BA	H2	F	NEW INTERIOR DOOR
10	3'-0"	6'-8"	1 3/4"	SC	PLAM	-	AL	BA	H2	F	NEW INTERIOR DOOR
11	2'-3"	6'-8"	1 3/4"	SC	PLAM	-	AL	BA	H3	F	NEW INTERIOR DOOR
12	-	-	-	-	-	-	-	-	-	-	-
13	3'-0"	6'-8"	1 3/4"	SC	PLAM	-	AL	-	H2	F	NEW INTERIOR DOOR
14	PR2'-8"	6'-8"	1 3/4"	EX	EX	TG	AL	BA	-	FR	EXISTING TO REMAIN - REPAINT/ REFINISH DOOR/ FRAME
15	3'-0"	6'-8"	1 3/4"	SC	PLAM	-	AL	BA	H2	F	NEW INTERIOR DOOR
16	PR3-0"	6'-8"	1 3/4"	EX	EX	EX	EX	EX	H2	FR	EXISTING TO REMAIN - REPAINT/ REFINISH DOOR/ FRAME
17	PR3-0"	6'-8"	1 3/4"	EX	EX	EX	EX	EX	H2	FR	EXISTING TO REMAIN - REPAINT/ REFINISH DOOR/ FRAME
18	3'-0"	6'-8"	1 3/4"	SC	PLAM	-	AL	BA	H2	F	NEW INTERIOR DOOR
19	3'-0"	6'-8"	1 3/4"	SC	PLAM	-	AL	BA	H2	F	NEW INTERIOR DOOR
20	3'-0"	6'-8"	1 3/4"	SC	PLAM	-	AL	BA	H2	F	NEW INTERIOR DOOR
21	1'-6"	6'-8"	1 3/4"	SC	PLAM	-	AL	BA	H3	F	NEW INTERIOR DOOR
22	3'-0"	6'-8"	MANUF								PRE-FAB DOOR
23	3'-0"	6'-8"	MANUF								PRE-FAB DOOR

LEGEND

EX - EXISTING	FR - FRENCH DOOR	MP - METAL PAINTED	F - FLUSH
SC - SOLID CORE	TG - TEMP. GLASS	BA - BRONZE ANODIZED	PT - PAINT (MATCH EXISTING)
AL - ALUMINUM	WP - WOOD PAINTED	WD - SOLID CORE WOOD DOOR	PLAM - LAMINATE TO MATCH EXISTING

HARDWARE LEGEND

H1	BUTTS: 4-1/2" x 4-1/2" 3 BRONZE BALL BEARINGS	LEVER: SCHLAGE MEDIUM DUTY "AL" SERIES; ORB FINISH CYLINDRICAL LEVER SET PRODUCT NO. AL70PD SAT 613
H2	BUTTS: 4-1/2" x 4-1/2" 3 BRONZE BALL BEARINGS	LEVER: SCHLAGE MEDIUM DUTY "AL" SERIES; ORB FINISH CYLINDRICAL LEVER SET PRODUCT NO. AL50PD SAT 613
H3	BUTTS: 4-1/2" x 4-1/2" 3 BRONZE BALL BEARINGS	LEVER: SCHLAGE MEDIUM DUTY "AL" SERIES; ORB FINISH CYLINDRICAL LEVER SET PRODUCT NO. AL25D SAT 613
H4	BUTTS: 4-1/2" x 4-1/2" 3 BRONZE BALL BEARINGS	LEVER: SCHLAGE MEDIUM DUTY "AL" SERIES; ORB FINISH CYLINDRICAL LEVER SET PRODUCT NO. AL53PD SAT 613
H5	BUTTS: 4-1/2" x 4-1/2" 3 BRONZE BALL BEARINGS	LEVER: SCHLAGE MEDIUM DUTY "AL" SERIES; ORB FINISH CYLINDRICAL LEVER SET PRODUCT NO. AL85PD SAT 613

DOOR NOTES

1. PROVIDE ALL NEW EXTERIOR DOOR SILL CONDITIONS WITH PAN FLASHING. INSTALL ADA APPROVED ALUMINUM THRESHOLDS (PEMKO DARK BRONZE ANODIZED ALUMINUM #151D) AT ALL EXTERIOR DOORS.
2. IT SHALL BE THE RESPONSIBILITY OF THE G.C. TO PROVIDE FOR A WATERPROOFED & WATER TIGHT CONDITION AT ALL EXTERIOR DOOR CONDITIONS.
3. PROVIDE ALL INTERIOR DOORS AND IN-SWING EXTERIOR DOORS WITH WALL MOUNT DOOR STOPS, PER OWNER SELECTION.
4. PROVIDE ALL EXTERIOR DOORS WITH CLOSERS.
5. REFER TO THE ADA SHEET FOR ALL ADA REQUIREMENTS.
6. CONFIRM ALL HARDWARE SELECTIONS W/ OWNER PRIOR TO ORDER AND INSTALL.
7. ALL EXISTING DOORS TO REMAIN SHALL RECEIVE NEW HARDWARE PER SCHEDULE.
8. REFER TO DETAILS SHEET A-6.0 FOR DOOR FRAME SPECIFICATIONS.

TYPICAL DOOR NOTES

1. WHEN ADDITIONAL DOORS ARE INSTALLED FOR EGRESS PURPOSES, THEY SHALL CONFORM TO ALL REQUIREMENTS OF CBC SECTION 1003.3.1
2. THE MAXIMUM EFFORT TO OPEN AN INTERIOR DOOR IS 5 LBS., 5 LBS FOR EXTERIOR DOORS AND 15 LBS. FOR FIRE RATED EXIT DOORS. 1133B.2.5
3. THE MAXIMUM VERTICAL HEIGHT OF A PASSAGE DOOR THRESHOLD IS A 1/4" OR UP TO 1/2" IF THERE IS A 1:2 MAXIMUM BEVELED SLOPE.
4. ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 30" AND 36" A.F.F.
5. ALL ENTRY AND PASSAGE DOORS REQUIRE LEVER TYPE HARDWARE, PUSH-PULL OR HARDWARE THAT DOES NOT REQUIRE THE ABILITY TO GRASP AND TWIST IN A SINGLE MOTION.
6. DOOR JAMBS SHALL BE INSTALLED WITH SOLID BACKING IN SUCH A MANNER THAT NO VOIDS EXIST BETWEEN THE STRIKE SIDE OF THE JAMB AND THE FRAME OPENING FOR A VERTICAL DISTANCE OF SIX (6) INCHES EACH SIDE OF THE STRIKE.
7. DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB. JAMBS FOR ALL DOORS SHALL BE CONSTRUCTED OR PROTECTED SO AS TO PREVENT VIOLATION OF THE STRIKE.
8. THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAMED DOORS SHALL BE CONSTRUCTED OF MINIMUM SIXTEEN (16) U.S. GAUGE STEEL, BRONZE OR BRASS, AND SECURED TO THE JAMB BY MINIMUM OF TWO (2) SCREWS WHICH MUST PENETRATE AT LEAST TWO (2) INCHES INTO SOLID BACKING BEYOND THE SURFACE TO WHICH THE STRIKE IS ATTACHED.
9. HINGES FOR OUT-SWINGING DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF DOOR FROM EXTERIOR BY REMOVING HINGE PINS.
10. ALL DOORS TO HAVE A MINIMUM OF (3) THREE SETS OF HINGES PER CBC SECTION 713.6.2.
11. THE MAXIMUM VERTICAL HEIGHT OF A PASSAGE DOOR THRESHOLD IS 1/4" REGARDLESS OF THE OCCUPANT LOAD. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE FLOOR OR LANDING SHALL BE NOT MORE THAT 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. CBC SECTIONS 1003.3.1.6a, 1003.3.1.6.1a, 1133B.2.4 AND 1133B.2.4.1.
12. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC. CBC SECTION 1133B.1.1.3.
13. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOV E THE FLOOR. LATCHING AND LOCKING DOORES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL BE OPERABLE AS ABOVE IN EGRESS DIRECTION. CBC SECTION 1133B.2.5.1.
14. MAX EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS & 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS & AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, MAXIMUM EFFORT TO OPERATE DOOR MAY BE INCREASED TO MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. CBC SECTION 1133B.2.5.
15. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL SIGNS AS REQUIRED, TO BE VISIBLE TO PERSONS APPROACHING ALONG PEDESTRIAN WAYS. CBC SECTION 1127B.3.
16. CBC SECTION 1133B.2.6. REQUIRES THE BOTTOM 10" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
17. WHEN CORRIDOR WALLS ARE REQUIRED TO BE OF 1-HOUR FIRE RESISTIVE CONSTRUCTION PER 1004.3.4.3. EVERY INTERIOR DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAT 20 MINUTES WHEN TESTED IN ACCORDANCE WITH CBC STANDARD NO. 7-2, PART III. VIEWPORT IN 20 MINUTE RATED DOOR LIMITED TO 1 SQUARE INCH MAXIMUM. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR IDENTIFICATION SHOWING THE RATING THEREOF FOLLOWED BY THE LETTER "S" THE NAME OF THE MANUFACTURER AND IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING OR SHALL BE AUTOMATIC CLOSING BY ACTUATION OF A SMOKE DETECTOR IN ACCORDANCE WITH SECTION 713.2. SMOKE AND DRAFT CONTROL DOOR ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. CBC SECTION 1004.3.4.3.2.
18. ALL DOORS SERVING AN OCCUPANT LOAD SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OF ANY SPECIAL KNOWLEDGE OR EFFORT.
19. LANDINGS SHALL BE PROVIDED AT ALL EXIT DOORS. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR THE WIDTH OF THE STAIRWAY SERVED WHICHEVER IS GREATER. DOORS SWINGING OVER LANDINGS SHALL NOT REDUCE THE WIDTH BY MORE THAN 7 INCHES WHEN FULLY OPEN. LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 48 INCHES. SURFACE SLOPE OF THE LEVEL ARE SHALL NOT EXCEED 2%. THE MINIMUM LATCH SIDE CLEARANCE ON THE PULL SIDE OF THE DOOR SHALL BE PROVIDED AT THE LANDING OF 18 INCHES AT INTERIOR DOORS AND 24 INCHES AT EXTERIOR DOORS. THE MINIMUM PUSH SIDE CLEARANCE OF 12 INCHES SHALL BE PROVIDED AT THE LANDING IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER (CBC 1003.3.1.8)
20. IN A-3, B F, M AND S OCCUPANCIES, KEY LOCKING HARDWARE MAY BE USED AT THE MAIN ENTRY DOORS, PROVIDED A SIGN IN CONTRASTING LETTERS OF 1 INCH OR MORE IS PROVIDED AT THE DOORS STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".

REVISIONS	BY

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SCHEDULES
SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
LAGUNA BEACH, CA 92651

DRAWN BC
CHECKED TS
DATE 9-4-17
SCALE
JOB NO. 0617
SHEET
A-5.0
OF 6 SHEETS

Notes:

1. Details shown are typical details. If field conditions do not match requirements of typical details, approved alternate details shall be utilized. Field conditions and dimensions need to be verified for compliance with the details, including but not limited to the following:
   * Minimum and maximum Width of Joints
   * Type and thickness of fire-rated construction. The minimum assembly rating of the firestop assembly shall meet or exceed the highest rating of the adjacent construction.
2. If alternate details matching the field conditions are not available, manufacturer's engineering judgements drawings are acceptable. Drawings shall follow the International Firestop Council (IFC) Guidelines for Evaluating Firestop Systems Engineering Judgements.
3. References:
   * 2001 Underwriter's Laboratories Fire Resistance Directory, Volumes 1 & 2
   * NFPA 101 Life Safety Code
   * NFPA 70 - National Electric Code
   * All governing local and regional building codes
4. Firestop System installation must meet requirements of ASTM E-814 (UL 1479) tested assemblies that provide a fire rating equal to that of construction being penetrated.
5. All rated through-penetration assemblies shall be prominently labeled with the following information:
   * ATTENTION: Fire Rated Assembly
   * UL System #
   * Product(s) used
   * Hourly Rating (F-Rating)
   * Installation Date
6. For outlet boxes requiring protection, use only Wall Opening Protective Materials, category CLIV as classified by Underwriter's Laboratories, Fire Resistance Directory (Volume 1.)

NOTE: DETAILS PROVIDED HEREIN ARE FOR REFERENCE. REFER TO THE MANUFACTURER'S "HILTI FIRESTOP SYSTEMS GUIDE" FOR COMPLETE AND APPROPRIATE 1 HOUR FIRE-STOPPING APPLICATION OF ALL FLOOR JOINTS/PENETRATIONS AT B/S-2 SEPARATIONS

NOTES 4

System No. F-C-2128
F Rating - 1 Hr and 2 Hr
T Rating - 1 Hr and 2 Hr

FC 2128

1.1 Chase Wall -- (Not shown, Optional) -- The through penetrants (Item 2) may be routed through a 1 or 2 hr fire-rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in hte manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs -- Nom 2 by 4 in. lumber studs.
B. Sole Plate -- Nom 2 by 4 in. lumber studs.
C. Top Plate -- The double top plate shall consist of two nom 2 by 4 in. lumber plates. Max diam of opening is 3 in.
D. Gypsum Board* -- Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. Through Penetrants -- One nonmetallic pipe to be installed approx midway between wood joists and installed either eccentrically or concentrically within the firestop system. Diam of openings hole-sawed through flooring system and through gypsum board ceiling to be nom 5/8 in. larger than the outside diam of through-penetrant. The annular space between the through penetrant and the periphery of the opening shall be a min. 0 in. (point contact) to a max of 5/8 in. Pipe to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes may be used:

A. Polyvinyl Chloride (PVC) Pipe -- Nom 2 in. diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Acrylonitrile Butadiene Styrene (ABS) Pipe -- Nom 2 in. diam (or smaller) Schedule 40 cellular or solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe -- Nom 2 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

3. Firestop System -- The firestop system shall consist of the following:

A. Fill, Void or Cavity Material* -- Sealant -- Min 3/4 in. thickness of fill material applied within the annulus on top surface of floor. Additional fill material to be installed such that a 1/2 in. bead is formed around the penetrating item on the underside of the flooring system at point contact location. Min 5/8 in. thickness of fill material applied within annulus on underside of gypsum board ceiling or lower top plate .

HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC -- FS-ONE Sealant

B. Firestop Device* -- Galvanized steel collar lined with an intumescent material sized to fit the specific diam of through-penetrant. Device shall be installed around the through-penetrant in accordance with the accompanying installation instructions. Device incorporates anchor tabs for securement to bottom surface of gypsum board ceiling by means of 1/8 in. diam by 3 in. long toggle bolts or to lower top plate with 1-1/2 in. long wood screws .

HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC -- CP643 50/1.5"N or CP643 63/2"N Firestop Collar

*Bearing the UL Classification Mark

FIRESTOP SYSTEMS

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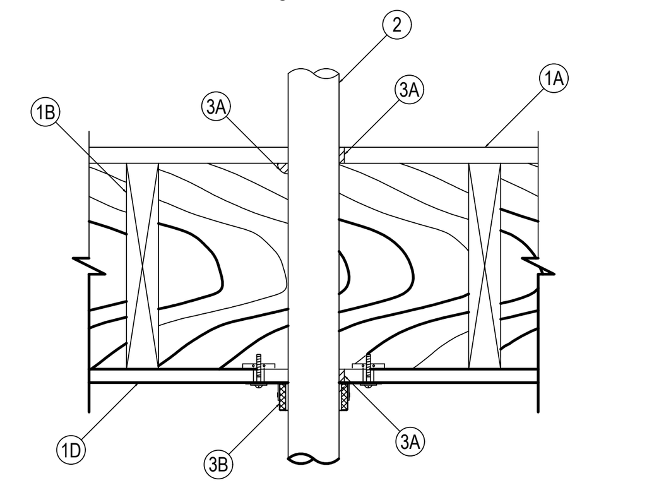
Page: 2 of 2

System No. F-C-2128
F Rating - 1 Hr and 2 Hr
T Rating - 1 Hr and 2 Hr

FC 2128



1. Floor-Ceiling Assembly -- The 1 hr fire rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design No. L505, L511 or L536 in the UL Fire Resistance Directory. The general construction details of the floor-ceiling assembly are summarized below:

A. Flooring System -- Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max Diam of floor opening is 3 in.
B. Wood Joists -- For 1 hr fire-rated floor-ceiling assemblies, nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped. For 2 hr fire-rated floor-ceiling assemblies, nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped.
C. Furring Channels -- (Not shown) -- Resilient galv steel furring installed perpendicular to wood joists (Item 1B) between board (Item 1D) and wood joists as required in the individual Floor-Ceiling Design.
D. Gypsum Board* -- Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 3 in.

FIRESTOP SYSTEMS

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Page: 1 of 2

System No. F-C-1059
F Ratings = 1 and 2 Hr
T Ratings = 0 and 1/2 Hr

FC 1059

1.1 Chase Wall -- (Not Shown, Optional)--The through penetrants (Item 2) may be routed through a 1 or 2 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features :
A. Studs -- Nom 2 by 8 in. lumber or double nom 2 by 6 in. lumber studs.
B. Sole Plate -- Nom 2 by 8 in. lumber or parallel 2 by 6 in. lumber plates, tightly butted.
C. Top Plate -- The double top plate shall consist of two nom 2 by 8 in. lumber plates or two sets of nom 2 by 6 in. lumber plates tightly butted. Max diam of opening is 7-5/8 in.
D. Gypsum Board* -- Thickness, type, number or layers and fasteners shall be as specified in individual Wall and Partition Designs.
2. Through Penetrants -- One metallic tubing, pipe or conduit to be installed concentrically or eccentrically within the firestop system. Annular space between pipe or conduit and edge of opening to be min 1/4 in. and max 3/4 in. Pipe, tubing or conduit to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of metallic pipes, tubing or conduit may be used:
A. Steel Pipe -- Nom 6 in. diam (or smaller) Schedule 40 (or heavier) steel pipe.
B. Iron Pipe -- Nom 6 in. diam (or smaller) cast or ductile pipe.
C. Conduit -- Nom 4 in. diam (or smaller) steel electrical metallic tubing or nom 6 in. diam (or smaller) steel conduit.
D. Steel Flexible Metal Conduit + -- Nom 2 in. diam (or smaller) steel flexible metal conduit. See Flexible Metal Conduit (DXUZ) category in the Electrical Construction Materials Directory for names of manufacturers.
3. Fill, Void or Cavity Material*--Sealant -- Min 5/8 in. or 1-1/4 in. thickness of sealant applied within annular space, flush with the bottom surface of gypsum wallboard or lower top plate for 1 and 2 hr floors respectively. Min. 3/4 in. thickness of sealant applied within annular space, flush with top surface of floor.
HILTI INC -- FS-ONE Sealant
+Bearing the UL Listing Mark.
*Bearing the UL Classification Mark

FIRESTOP SYSTEMS

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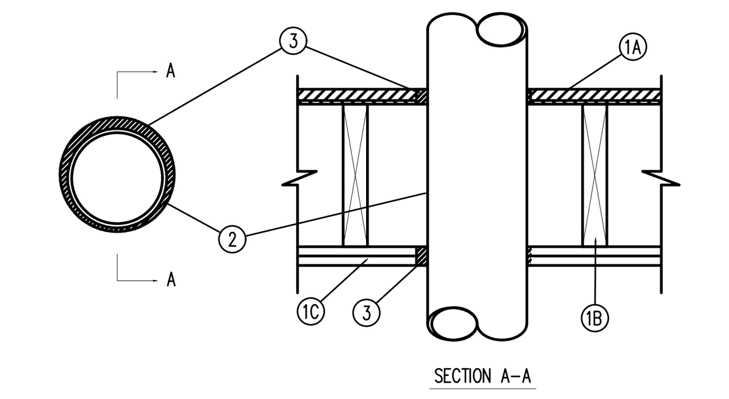
CLASSIFIED C UL US

Page: 2 of 2

System No. F-C-1059
F Ratings = 1 and 2 Hr
T Ratings = 0 and 1/2 Hr

FC 1059



1. Floor-Ceiling Assembly -- The 1 or 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The F Rating of the firestop system is equal to the rating of the floor-ceiling and wall assemblies. The general construction features of the floor-ceiling assembly are summarized below:
A. Flooring System -- Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 7-5/8 in.
B. Wood Joists* -- Nom 10 in deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* -- Thickness, type, number of layers and fasteners shall be as specified in the individual Floor-Ceiling Design. Diam of opening shall be 1 in. larger than the outside diam of pipe (Item 2).
D. Furring Channels -- (Not Shown) (As required) Resilient galvanized steel furring installed in accordance with the manner specified in the individual L500 Series Designs in the Fire Resistance Directory.

FIRESTOP SYSTEMS

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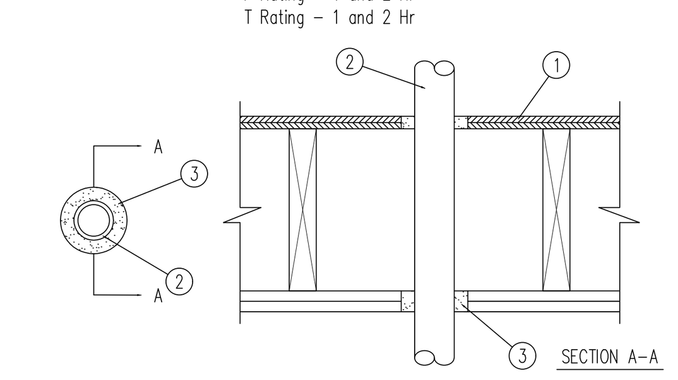
CLASSIFIED C UL US

Page: 1 of 2

System No. F-C-2160
F Rating - 1 and 2 Hr
T Rating - 1 and 2 Hr

FC 2160



1. Floor-Ceiling Assembly The 1 and 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
A. Flooring System Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diameter of opening shall be 4 in.
B. Wood Joists* Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Furring Channels (Not Shown) Resilient galv steel furring installed perpendicular to wood joists between first and second layers of wallboard (Item 1D). Furring channels spaced max 24 in.
D. Gypsum Board* Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of wallboard nailed to wood joists. Second layer of wallboard screw-attached to furring channels. Max diam of ceiling opening is 4 in.
2. Through Penetrants One nonmetallic pipe or conduit to be installed concentrically or eccentrically within the firestop system. Annular space between pipe or conduit and edge of opening to be min 1/2 in. and max 1-1/8 in. Pipe or conduit to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
A. Polyvinyl Chloride (PVC) Pipe Nom 2 in. diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe Nom 2 in. diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Materials*-Sealant Fill Material forced into annular space to fill space to max extent possible. Sealant shall be installed flush with both surfaces of floor-ceiling assembly.
HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC - FS-ONE Sealant.
*Bearing the UL Classification Mark

FIRESTOP SYSTEMS

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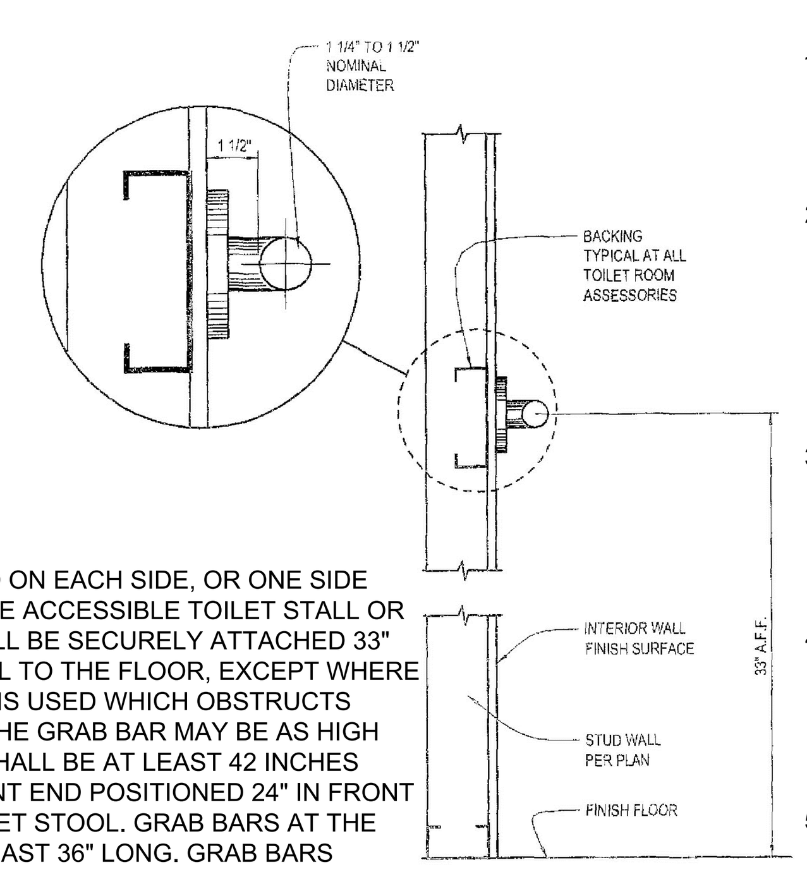
Page: 1 of 1



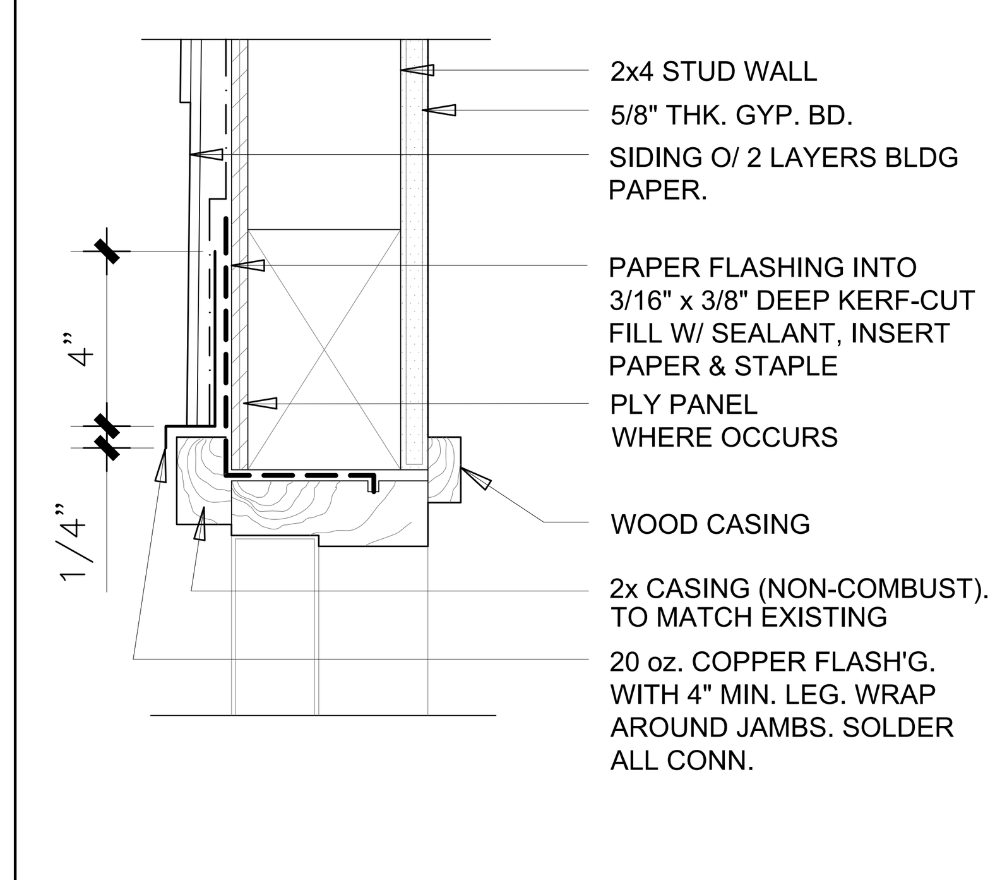
GRAB BARS LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT WHERE A TANK TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33", THE GRAB BAR MAY BE AS HIGH AS 36". GRAB BARS SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK SHALL BE AT LEAST 36" LONG. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:

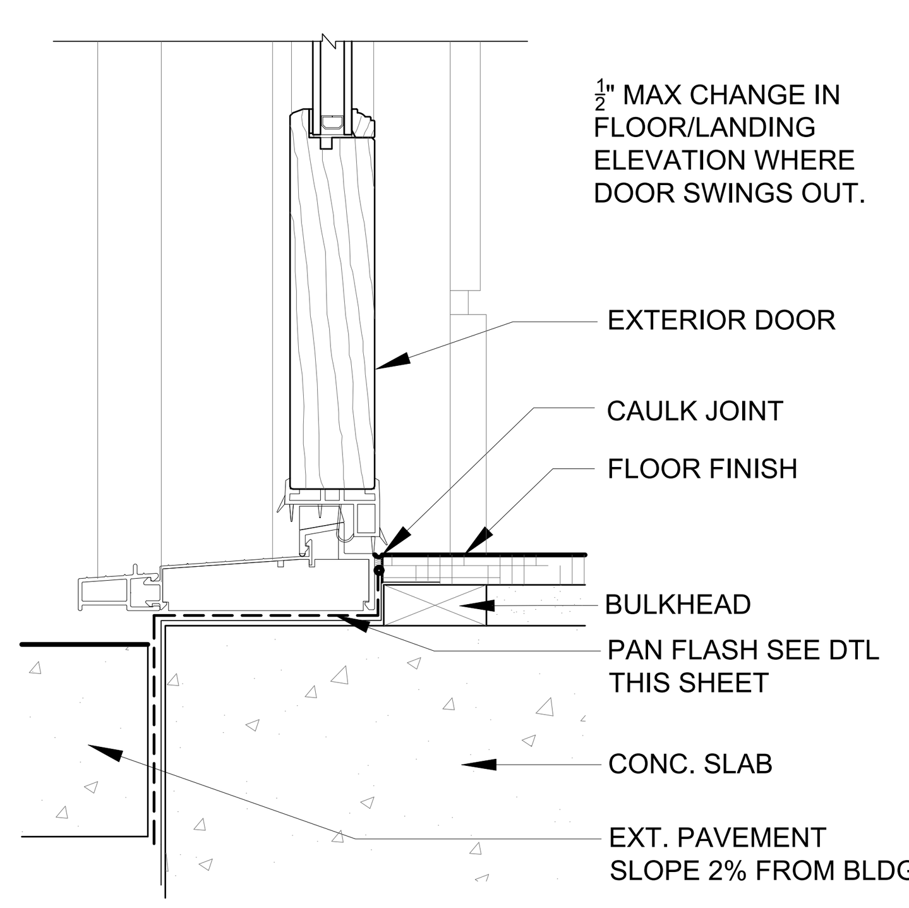
1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250 POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250 POUND POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250 POUND POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

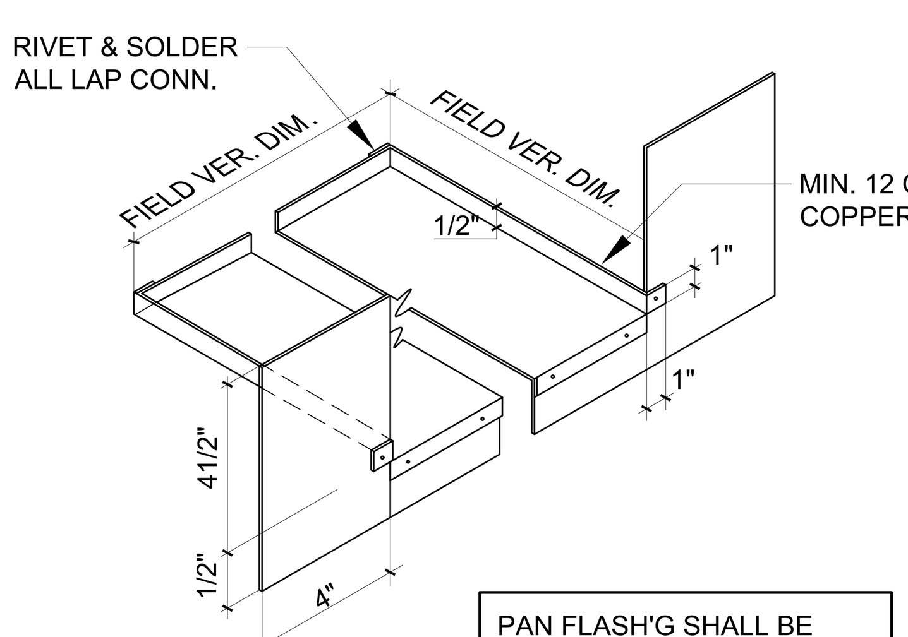
GRAB BAR 5



DR/WDW HEAD 1

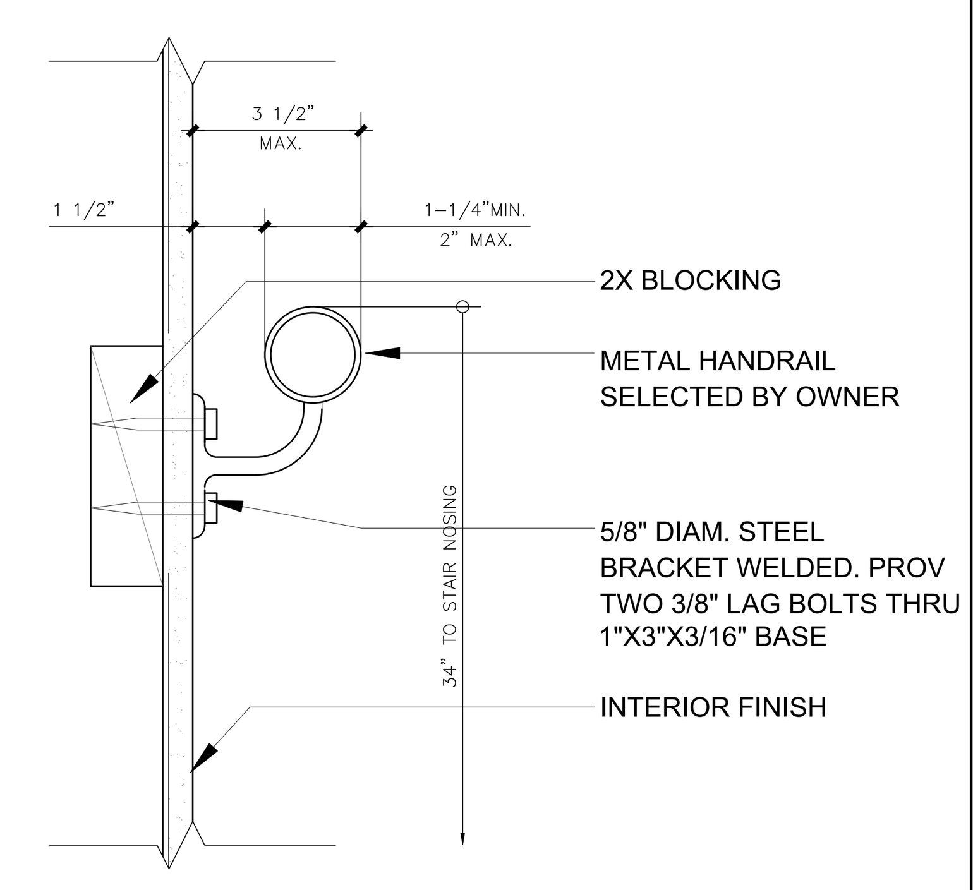


THRESHOLD 2



PAN FLASH'G SHALL BE INSTALLED BY DOOR INSTALLER. NOTCH FRAME TO RECEIVE PAN. -SILICONE CAULK ALL SCREW HOLES

PAN FLASHING 3



HANDRAIL 4

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DETAILS
SUBMITTAL SET: BID ISSUE 1.0

PUBLIC WORKS DEPT.
479 OCEAN AVE
LAGUNA BEACH, CA 92651

DRAWN BC
CHECKED TS
DATE 9-4-17
SCALE
JOB NO. 0617
SHEET

A-6.0

OF 6 SHEETS

REINFORCING STEEL

1. PROVIDE REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60. PROVIDE REINFORCING STEEL TO BE WELDED COMPLYING WITH ASTM A706, GRADE 60. FOR REINFORCING STEEL AT DUCTILE MOMENT FRAMES AND SHEARWALLS, PROVIDE REINFORCING STEEL MEETING ASTM A706 AND ACTUAL YIELD STRENGTH BASED ON MILL TESTS NOT TO EXCEED SPECIFIED YIELD BY MORE THAN 18,000 PSI AND THE RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL YIELD TENSILE STRESS SHALL NOT BE LESS THAN 1.25.

2. PROVIDE WELDED WIRE FABRIC COMPLYING WITH ASTM A82 AND A185. LAP WELDED WIRE FABRIC MINIMUM 1 1/2 SPACES OR 12 INCHES. PROVIDE DEFORMED WIRE STIRRUPS COMPLYING WITH ASTM A496 AND A497.

3. LAP REINFORCING STEEL AT SPLICES AT WELL STAGGERED LOCATIONS, AND TO THE FOLLOWING MINIMUM LENGTHS UNLESS NOTED OTHERWISE:

#3.....2'-0"	#8.....5'-3"
#4.....2'-0"	#9.....6'-9"
#5.....2'-3"	#10.....8'-6"
#6.....3'-0"	#11.....10'-6"
#7.....4'-3"	

4. MINIMUM CLEAR DISTANCES BETWEEN BARS INCLUDING AREAS AT SPLICES SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. MINIMUM CLEAR DISTANCE AT COLUMNS SHALL BE 1 1/2 INCHES OR 1 1/2 BAR DIAMETERS, WHICHEVER IS GREATER.

5. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME SIZE, GRADE, SPACING AND NUMBER AS THE SPECIFIED VERTICAL REINFORCING, AND SHALL LAP AS NOTED ABOVE, UNLESS NOTED OTHERWISE.

6. WELDING OF REINFORCING STEEL SHALL ONLY OCCUR WITH ASTM A706 BARS, AND USING E-90XX LOW HYDROGEN ELECTRODESCOMPLYING WITH ANSI/AWS D1.4.

7. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

8. SUBMIT SHOP DRAWINGS TO ARCHITECT INDICATING REINFORCING PLACEMENT FOR REVIEW PRIOR TO FABRICATION. PREPARE SHOP DRAWINGS IN CONFORMANCE WITH ACI 315.

SPECIAL INSPECTION

1. INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR THE MATERIALS LISTED BELOW. THE EXTENT OF SUCH INSPECTION SHALL CONFORM TO SECTION 109 & 1704 OF THE CALIFORNIA BUILDING CODE.

SPECIAL INSPECTIONS
(only checked items are required)

MATERIAL	INSPECTION TYPE		NOTES
	CONTINUOUS	PERIODIC	
CONCRETE - Table 1704.4			
Reinforcing Steel	☐	☐	
Reinforcing Steel Welding (see below)			
Inspect bolts and bolt placement	☐	☐	
Verify use of required design mix	☐	☐	
Sampling fresh concrete	☐	☐	e
Concrete placement	☐	☐	
Maintenance of curing techniques	☐	☐	
Formwork dimensions	☐	☐	
STRUCTURAL STEEL - Table 1704.3			
Structural Steel Material	☐	☐	a
Weld Filler Material	☐	☐	b
Welding - Groove Welds	☐	☐	
Welding - Single Pass Fillet Welds less than or equal to 5/16"	☐	☐	
Welding - All other fillet welds	☐	☐	
Reinforcing Steel (rebar)	☐	☐	c
Steel Frame Joint Details	☐	☐	
	☐	☐	
MASONRY - Table 1704.5.1			
Masonry Construction	☐	☐	U.N.O.
Reinforcement Welding	☐	☐	
Grout Placement	☐	☐	
Grout, Mortar, Prism Specimens	☐	☐	
CAST-IN-PLACE DEEP FOUNDATION ELEMENTS - Table 1704.9			
Observe drilling operation and maintain record	☐	☐	U.N.O.
Verify placement, plumbness, diameter, length,	☐	☐	
embed to bedrock, and bearing strata capacity			
WOOD - Section 1707.3			
Shear Panels with nailing 4" o.c. or less	☐	☒	f
Floor/Roof Diaphragms with nailing 4" o.c. or less	☐	☐	
SOILS - Section 1704.7			d
Verify materials below foundations	☐	☐	
Verify excavation to proper depth/material	☐	☐	
Perform Calassification/testing of comp. fill	☐	☐	
Verify material/placement at comp. fill	☐	☐	
Verify subgrade has been prepared properly	☐	☐	
ANCHORS			
EPOXY/EXPANSION ANCHORS	☒	☐	

NOTES:
a. VERIFY MATERIAL VIA IDENTIFICATION MARKINGS & MILL TEST REPORTS.
b. VERIFY MATERIAL VIA IDENTIFICATION MARKINGS & MANUFACTURER'S CERTIFICATION OF COMPLIANCE.
c. VERIFY WELDABILITY OF REINFORCEMENT OTHER THAN ASTM A706 BARS.
d. INSPECT SITE SOILS PER TABLE 1704.7 AND CONFORMANCE WITH THE SOILS REPORT.
e. INSPECTION INCLUDES SLUMP, AIR CONTENT AND TEMPERATURE TESTS, INCLUDING TAKING SPECIMENS FOR STRENGTH TESTS.
f. INSPECTION INCLUDES PANEL NAILING, SOLE PLATE NAILING, ANCHOR BOLTING, HARDWARE AT TOP OF WALL, HOLDOWN STRAPS, HOLDOWN FOUNDATION ANCHORS AND DRAG STRAPS ATTACHED TO SHEAR WALL.

2. THE OWNER SHALL HIRE A SPECIAL INSPECTOR TO PREPARE AN AFFIDAVIT THAT IS TO BE ISSUED TO THE ARCHITECT/ENGINEER AND THE BUILDING DEPARTMENT AT THE COMPLETION OF EACH TYPE OF WORK STATING WHETHER THE WORK WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION SHALL BE PROVIDED BY THE ENGINEER OF RECORD, STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR.

2. THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.

3. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.

CONSTRUCTION STAGES	ELEMENTS/CONNECTIONS TO BE OBSERVED
BEFORE FOUNDATION CONCRETE	FOUNDATION REINFORCEMENT
FRAMING	SHEAR WALL AND DIAPHRAGM MATERIAL, NAILING, & HARDWARE

4. UPON COMPLETION OF WORK, THE OBSERVER SHALL SUBMIT A LETTER TO THE BUILDING OFFICIAL ATTESTING THAT SITE VISITS HAVE BEEN MADE AND ALSO IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE OBSERVERS KNOWLEDGE, HAVE NOT BEEN RESOLVED.

FOUNDATION

1. THE FOUNDATION DESIGN IS BASED UPON MINIMUM RECOMENDATIONS SHOWN IN TABLE 1804.2:
   A. THE FOUNDATION DESIGN IS BASED UPON AN ALLOWABLE BEARING CAPACITY OF 1500 PSF. AN INCREASE OF 33% CAN BE USED FOR SHORT TERM LOADS SUCH AS SEISMIC AND WIND.
   B. THE ALLOWABLE DESIGN LATERAL PASSIVE PRESSURE IS 130 PSF/FT PER FOOT OF DEPTH. AN INCREASE OF 33% CAN BE USED FOR SHORT TERM LOADS SUCH AS SEISMIC AND WIND.
   C. THE ALLOWABLE DESIGN COEFFICIENT OF FRICTION IS 0.025.
   D. ALL FOOTINGS SHALL BE FOUND A MINIMUM OF 1'-6" BELOW ADJACENT GRADE OR FINISH FLOOR WHICHEVER IS GREATER. FOOTING EMBEDMENT IS SUBJECT TO THE REVIEW OF THE GEOTECHNICAL ENGINEER
2. FOUNDATION EXCAVATIONS ARE TO BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE PRIOR TO THE PLACEMENT OF FILL, REINFORCING STEEL, OR CONCRETE.
3. THE CONTRACTOR IS TO PROVIDE FOR DEWATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE.
4. THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN AND INSTALLATION OF ALL CRIBBING, SHEET PILES, AND SHORING REQUIRED TO SAFELY RETAIN ALL EXCAVATIONS.
5. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE THE WALLS HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING OR PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS OR ROOFS ARE FULLY IN PLACE AND HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS, AND INSTALLATION OF ANY REQUIRED BRACING.
6. ALL PILE LENGTHS SHOWN ARE ESTIMATES. SHOULD SOIL AT THE TIP DEPTHS INDICATED NOT BE APPROVED BY THE GEOTECHNICAL ENGINEER, PILE TIP DEPTH WILL BE ALTERED AS REQUIRED.
7. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT UNDERMINE OR INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

APROVED PRODUCT REPORTS

PROVIDE PRODUCTS AND INSTALLATION PER THE APROVED REPORT.

PRODUCT	ICC-ESR #	LARR #
SET-XP EPOXY	2508	25744
HDU HOLDOWNS	2330	25720
CBQ POST BASE	5952	25552
CCQ COLUMN CAP	2604	25714
LU/HU HANGERS	5672	25076
ST STRAPS	2105	25713
MST STRAPS	5349	25713
CS/CMST COIL STRAPS	5349	25713
A34/A35/LTP ANGLES	2523	25716
H TYPE HARDWAR	2613	25718

BUILDING CODE

PERFORM CONSTRUCTION AND WORKMANSHIP IN COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND THE 2015 INTERNATIONAL BUILDING CODE & 2016 CALIFORNIA BUILDING CODE.

GENERAL

1. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, AND VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DRAWINGS.
2. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS
6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN THEY DO NOT INDICATE MEANS AND METHODS OF CONSTRUCTION. CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ADEQUATE ERECTION SHORING, BRACING AND GUYS THAT COMPLY WITH LOCAL, STATE, OSHA, AND NATIONAL SAFETY STANDARDS.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES COMPLYING WITH ALL LOCAL, STATE, OSHA, AND NATIONAL SAFETY STANDARDS.
8. THE CONTRACTOR SHALL INVESTIGATE THE SITE FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS FOUNDATIONS, CESSPOOLS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED.
9. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT DO NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES, OR METHODS OF CONSTRUCTION. CONSTRUCTION SUPPORT SERVICES PERFORMED BY REPRESENTATIVES OF THE ARCHITECT SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES PERFORMED BY OTHERS.
10. NOTIFY THE ARCHITECT WHEN DRAWINGS BY OTHERS SHOW OPENINGS, HOLES, POCKETS, ETC., IN STRUCTURAL ELEMENTS, BUT ARE NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DOCUMENTS.
11. ALL CODES AND SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE GOVERNING CODE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.
12. THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT. REVIEW THE SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. SUBMIT A WRITTEN REQUEST TO THE ARCHITECT FOR APPROVAL OF ANY MODIFICATION OR SUBSTITUTION. SUBSTITUTIONS AND MODIFICATIONS MUST BE APPROVED PRIOR TO SUBMISSION OF THE SHOP DRAWINGS TO THE ARCHITECT. CLOUD THE SHOP DRAWINGS AT LOCATIONS OF ALL MODIFICATIONS OR SUBSTITUTIONS. MAINTAIN A COPY OF ALL APPROVED SHOP DRAWINGS AT SITE DURING CONSTRUCTION.
13. ALL CONDITIONS NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS BEFORE STARTING WORK. SHOULD CONDITIONS ARBE WHICH ARE DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, THE ARCHITECT, AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND ADDITIONAL DRAWINGS BASED ON MORE ACCURATE INFORMATION WILL BE PREPARED.

ROUGH CARPENTRY

1. PROVIDE GRADE MARKED DOUGLAS FIR STRUCTURAL LUMBER COMPLYING WITH STANDARD GRADING RULES NO. 16 OF THE WEST COAST LUMBER INSPECTION BUREAU. PROVIDE AIR DRY LUMBER WITH A 19% MAXIMUM MOISTURE CONTENT.
2. PROVIDE STRUCTURAL LUMBER OF THE FOLLOWING CLASSIFICATIONS AND GRADES UNLESS NOTED OTHERWISE:

MEMBER	GRADE
RAFTERS AND JOISTS LARGER THAN 2X4	NO. 1 OR BETTER
2X4 JOISTS AND RAFTERS	NO. 2
4X BEAMS, HEADERS AND STRINGERS	NO. 1 OR BETTER
BEAMS, HDRS AND STRINGERS >THAN 4X	NO. 1 OR BETTER
POSTS AND TIMBER	NO. 1 OR BETTER
STUDS, PLATES AND BLOCKING	CONSTRUCTION GRADE

3. PROVIDE PLYWOOD COMPLYING WITH U.S. PRODUCT STANDARD PS 1.95, EACH SHEET OF PLYWOOD SHALL BE IDENTIFIED WITH APPROPRIATE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. PLYWOOD GRADES ARE AS FOLLOWS:

   3/8" OR 1/2" SHEAR WALL SHEATHING.....STRUCTURAL I, EXTERIOR SPAN RATING 24/0
   FLOOR AND ROOF SHEATHING.....STRUCTURAL 1, , EXTERIOR

   PROVIDE TONGUE AND GROOVE JOINTS FOR HORIZONTAL SHEATHING. PROVIDE PLYWOOD CLIPS OR EDGE BLOCKING WHERE PLYWOOD IS SQUARE EDGED.
4. PRESSURE TREAT ALL STRUCTURAL LUMBER IN COMPLIANCE WITH SPECIFICATIONS. PROVIDE HOT DIPPED GALVANIZED OR STAINLESS STEEL HANGERS, CONNECTORS, BOLTS AND ACCESSORIES IN CONTACT WITH PRESSURE TREATED STRUCTURAL LUMBER.
5. ALL NAILS, UNLESS INDICATED OTHERWISE, ARE COMMON NAILS WITH DIMENSIONAL PROPERTIES COMPLYING WITH CHAPTER 23 TABLE 2304.9.1.
6. PROVIDE WOOD HARDWARE CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. COMPLYING WITH APPLICABLE ER REPORT.
7. HOLDOWN ANCHORS: INSTALL HOLDOWNS 1/2" INCH ABOVE THE SILL PLATE. TIGHTEN ANCHOR BOLTS BEFORE TIGHTENING STUD BOLTS. USE EXTRA CARE IN BORING STUD HOLES (1/8" TO 1/4" OVERSIZED). THE HOLDOWN TO BE INSTALLED TIGHT TO THE HOLDOWN DTUD WITHOUT FILLERS. THE STUD BOLTS SHALL NOT BE COUNTERSUNK. DO NOT BEND HOLDOWN ANCHORS.
8. DO NOT CUT OR NOTCH STRUCTURAL LUMBER UNLESS SPECIFICALLY DETAILED OR INDICATED.
9. PROVIDE HOLES FOR BOLTS 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER. PROVIDE A307 BOLTS, UNLESS NOTED OTHERWISE, WITH STANDARD CUT WASHER UNDER BOLT HEAD AND NUT. PROVIDE STANDARD WASHERS UNDER HEADS OF LAG SCREWS.
10. RETIGHTEN ALL BOLTS PRIOR TO APPLICATION OF SHEATHING, PLASTER, ETC.
11. PROVIDE LATERAL SUPPORT FOR BEAMS, RAFTERS AND JOISTS AS STIPULATED IN IBC.
12. PROVIDE LEAD HOLES FOR WOOD SCREW EQUAL TO SEVEN EIGHTS THE DIAMETER OF THE SHANK AND THAT FOR THE THREADED PORTION SHALL BE SEVEN EIGTHS THE DIAMETER OF THE SCREW AT THE ROOT OF THE THREAD.
13. NAIL GUNS MUST BE EQUIPPED WITH A FLUSH NAILER ATTACHMENT FOR NAILING OF PLYWOOD SHEAR WALLS, FLOOR SHEATHING AND ROOF SHEATHING.

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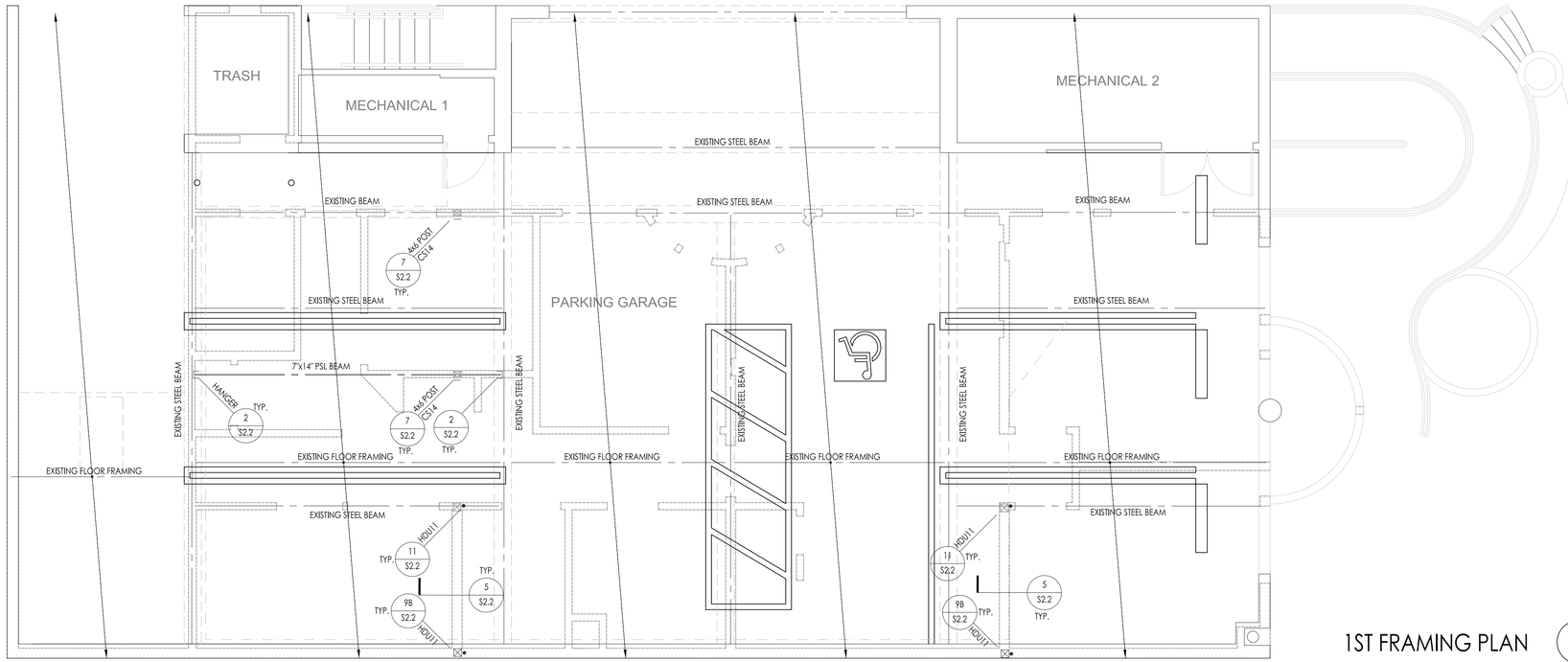
Submittals:

No.	Date	Description

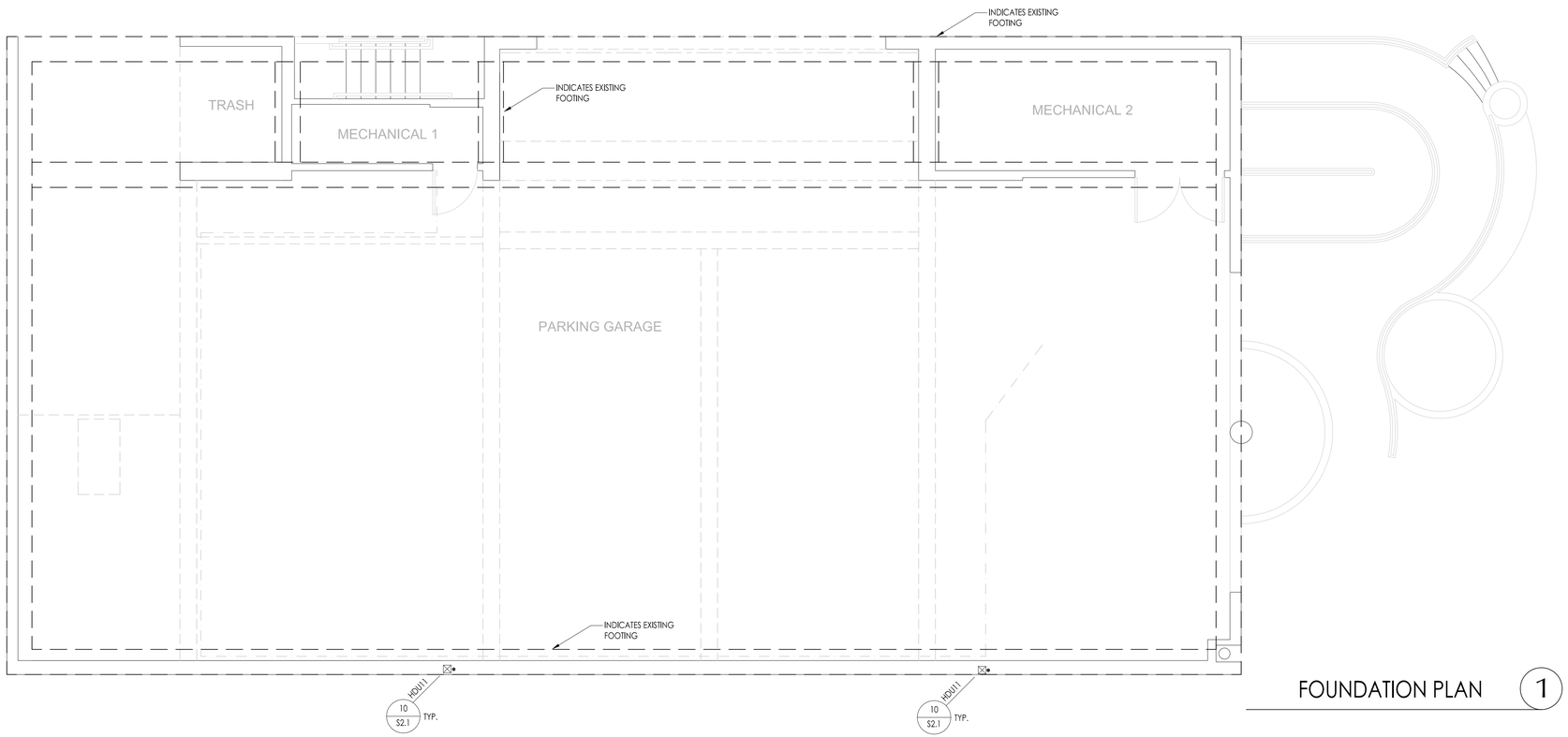
Sheet Title:
GENERAL NOTES

Project Number:	17058
Issue Date:	9-5-2017

Sheet:
S0.1



1ST FRAMING PLAN 2



FOUNDATION PLAN 1

WALL AND PLAN SYMBOL LEGEND

- INDICATES SHEARWALL TYPE. SEE SCHEDULE PER PROVIDE SILL ATTACHMENT AND A35'S PER (1 / S2.2)
- L=12'-0" — INDICATES MINIMUM SHEARWALL LENGTH
- 3x SILL — INDICATES 3x SILL WHERE REQUIRED
- AB@12"O/C — INDICATES A.B SPACEING AT SHEAR WALLS
- 4x6 — INDICATES POST SIZE AND HARDWARE AS NEEDED PER PLAN SIMPSON 'CBQ' BASE AND 'CCQ' CAP MIN U.N.O. PER PLAN
- HDU5 — INDICATES SHEAR WALL/POST HOLDOWN AT FOUNDATION PER PLAN INSTALL PER SIMPSON SPECIFICATION AND DETAILS (1 / S2.1) (10 / S2.2) (9 / S2.2)
- CMST14 — INDICATES SHEAR WALL/POST HOLDOWN STRAP AT FLOOR PER PLAN INSTALL PER SIMPSON SPEC. AND DETAILS (1 / S2.1) (7 / S2.2)
- INDICATES NEW WALLS 2X4 or 2x6@16"O/C TYP. ALL WALL UP TO 10'-0" SPAN (2) 2x6@16"O/C OR 3x6@12"O/C TYP. ALL WALL UP TO 20'-0" SPAN SEE ARCH. FOR ACTUAL WALL THICKNESS
- INDICATES EXISTING WALL TO REMAIN. WHERE WALL IS BEING MADE TALLER
- INDICATES WALLS AT LEVEL ABOVE
- INDICATES DEMO WALL
- INDICATES EXISTING CONCRETE FOOTING
- INDICATES SPAN DIRECTION OF FRAMING / BEAMS PER PLAN
- 6x8 HDR — INDICATES HDR TO BE INSTALLED AT OPENING HEAD ALL OPENINGS TO BE FRAMED PER (3 / S2.1)

CONTRACTOR VERIFICATION NOTES

1. THE CONTRACTOR IS TO VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN PRIOR TO ANY ALTERATIONS BEING MADE. WHERE DISCREPANCIES OCCUR THE ARCH./ENGINEER IS TO BE CONTACTED PRIOR TO ALTERATION.
2. THE CONTRACTOR IS TO VERIFY ALL FOUNDATIONS AS SHOWN ON THIS PLAN AT ALL NEW SHEAR WALL LOCATIONS AND NEW BEARING POSTS ON EXISTING FOUNDATIONS. WHERE DISCREPANCIES OCCUR THE ARCH./ENGINEER IS TO BE CONTACTED PRIOR TO ALTERATION.
3. THE CONTRACTOR IS TO MAINTAIN EXISTING LATERAL SYSTEM COMPONENTS. WHERE QUESTIONS OCCUR THE ARCH./ENGINEER IS TO BE CONTACTED PRIOR TO ALTERATION.

ROOF/FLOOR FRAMING PLAN NOTES

1. TYPICAL ROOF TO BE (IF REPAIRED):
   1/2" STRUCT. 1 PLYWOOD - ALL EDGES UN-BLOCKED W/ 10d @ 6" O.C. B.N., 12" O.C. F.N. - SEE DETAIL (4 / S2.1)

   TYPICAL NEW FLOOR TO BE (IF REPAIRED):
   1 1/8" MIN. STRUCT. 1 T&G PLYWOOD ALL EDGES UN-BLOCKED AND GLUED W/ 10d @ 4" O.C. B.N., 12" O.C. F.N. - SEE DETAIL (4 / S2.1)
2. SEE ARCH. PLAN FOR DIMENSIONS, TOP OF SHEATHING ELEVATION, FOUNDATION ELEVATION, AND FURTHER DETAIL
3. FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEETS S0.1, S2.1 & S2.2
4. ALL DOUBLE TOP PLATES TO BE SPLICED PER (12 / S2.1)
5. ALL WALLS TO HAVE 2x OR 3xSILL PLATE AS REQUIRED PER PLAN WITH 16d@12"O/C OR PER SHEARWALLS SCHEDULE. 3x SILL PL W/ 1/4"x6" SDS SCREWS@12"O/C OR PER SHEARWALLS SCHEDULE. SEE (1 / S2.1) (5 / S2.2)
6. ALL BEAM/POST/FOOTING CONNECTION TO BE SIMP. 'CCQ' & 'CBQ' U.N.O
7. ALL BEAM TO BEAM CONNECTION TO BE SIMP. 'HU' & 'HUC' U.N.O. TF WHEN POSSIBLE
8. ALL NON-BEARING INTERIOR WALLS TO HAVE TOP CONNECTIONS AS SHOWN IN TYPICAL DETAIL (18 / S2.1)
9. PROVIDE DOUBLE JOIST UNDER ALL NON-BEARING PARALLEL WALLS (2 / S2.2)
10. PROVIDE CEILING JOIST AS INDICATED PER ARCHITECTURAL PLANS SUPPORT PER DETAIL (20 / S2.1)

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Submittals:

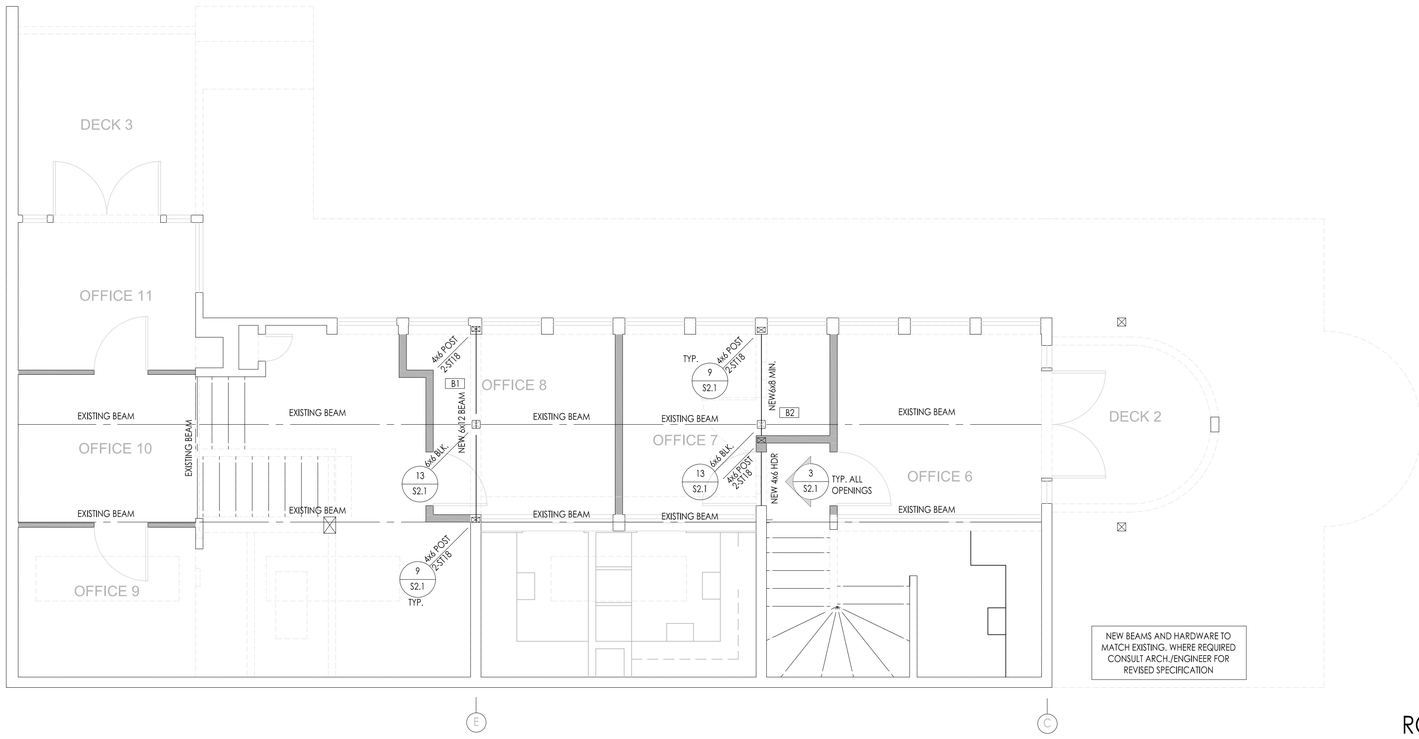
No.	Date	Description

Sheet Title:
FOUNDATION & 1ST FLOOR FRAMING PLAN

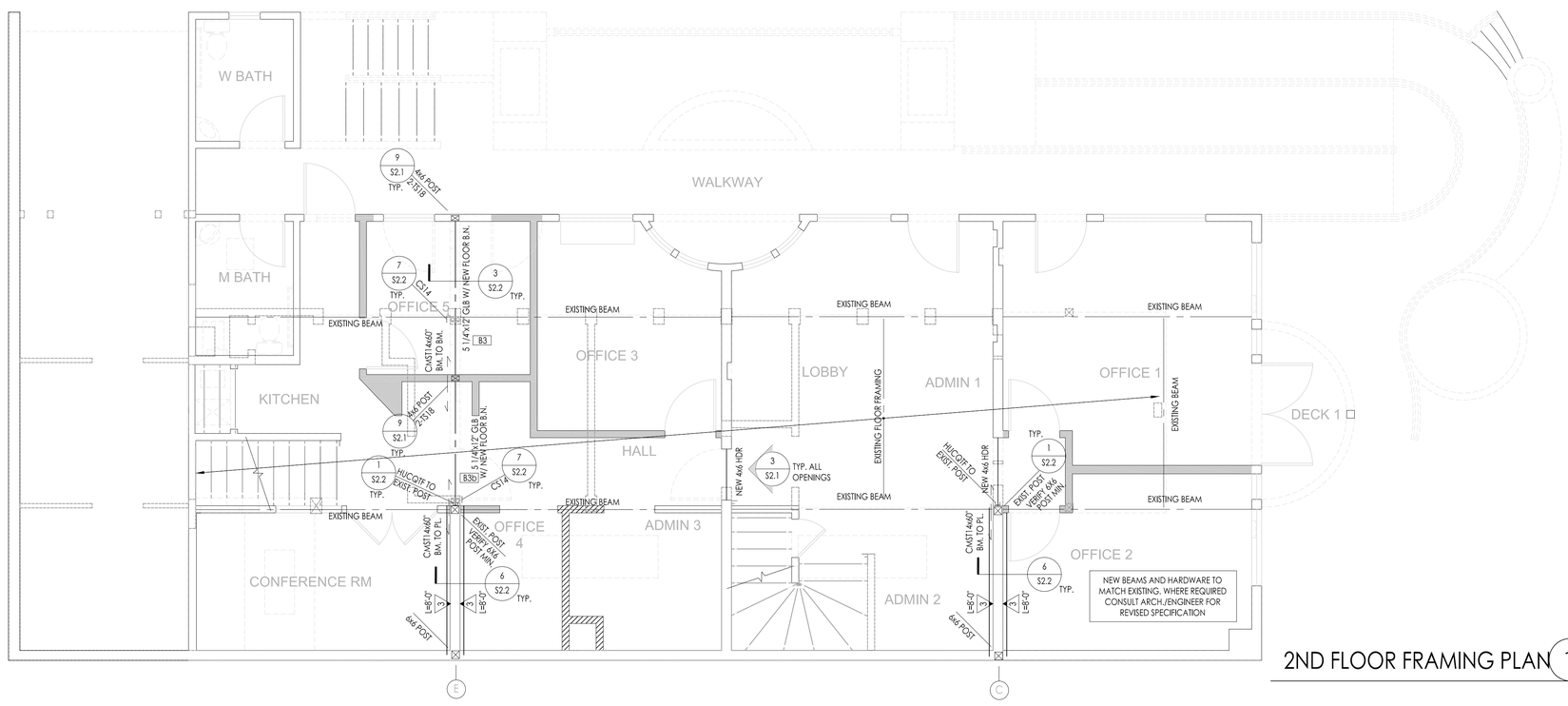
SCALE : 1/8"=1'-0" U.N.O

Project Number:	17058
Issue Date:	9-5-2017

Sheet:
S1.1



ROOF FRAMING PLAN 2



2ND FLOOR FRAMING PLAN 1

WALL AND PLAN SYMBOL LEGEND

- INDICATES SHEARWALL TYPE. SEE SCHEDULE PER PROVIDE SILL ATTACHMENT AND A35'S PER (1 S2.2)
- L=12'-0" — INDICATES MINIMUM SHEARWALL LENGTH
- 3x SILL — INDICATES 3x SILL WHERE REQUIRED
- AB@12"O/C — INDICATES A.B SPACEING AT SHEAR WALLS
- 4x6 — INDICATES POST SIZE AND HARDWARE AS NEEDED PER PLAN SIMPSON 'CBQ' BASE AND 'CCQ' CAP MIN U.N.O. PER PLAN
- HDU5 — INDICATES SHEAR WALL/POST HOLDOWN AT FOUNDATION PER PLAN INSTALL PER SIMPSON SPECIFICATION AND DETAILS (1 S2.1) (10 S2.2) (9 S2.2)
- CMST14 — INDICATES SHEAR WALL/POST HOLDOWN STRAP AT FLOOR PER PLAN INSTALL PER SIMPSON SPEC. AND DETAILS (1 S2.1) (7 S2.2)
- INDICATES NEW WALLS 2X4 or 2x6@16"O/C TYP. ALL WALL UP TO 10'-0" SPAN (2) 2x6@16"O/C OR 3x6@12"O/C TYP. ALL WALL UP TO 20'-0" SPAN SEE ARCH. FOR ACTUAL WALL THICKNESS
- INDICATES EXISTING WALL TO REMAIN. WHERE WALL IS BEING MADE TALLER
- INDICATES WALLS AT LEVEL ABOVE
- INDICATES DEMO WALL
- INDICATES EXISTING CONCRETE FOOTING
- INDICATES SPAN DIRECTION OF FRAMING / BEAMS PER PLAN
- 6x8 HDR — INDICATES HDR TO BE INSTALLED AT OPENING HEAD ALL OPENINGS TO BE FRAMED PER (3 S2.1)

CONTRACTOR VERIFICATION NOTES

1. THE CONTRACTOR IS TO VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN PRIOR TO ANY ALTERATIONS BEING MADE. WHERE DISCREPANCIES OCCUR THE ARCH./ENGINEER IS TO BE CONTACTED PRIOR TO ALTERATION.
2. THE CONTRACTOR IS TO VERIFY ALL FOUNDATIONS AS SHOWN ON THIS PLAN AT ALL NEW SHEAR WALL LOCATIONS AND NEW BEARING POSTS ON EXISTING FOUNDATIONS. WHERE DISCREPANCIES OCCUR THE ARCH./ENGINEER IS TO BE CONTACTED PRIOR TO ALTERATION.
3. THE CONTRACTOR IS TO MAINTAIN EXISTING LATERAL SYSTEM COMPONENTS. WHERE QUESTIONS OCCUR THE ARCH./ENGINEER IS TO BE CONTACTED PRIOR TO ALTERATION.

ROOF/FLOOR FRAMING PLAN NOTES

1. TYPICAL ROOF TO BE (IF REPAIRED):
   1/2" STRUCT. 1 PLYWOOD - ALL EDGES UN-BLOCKED W/ 10d @ 6" O.C. B.N., 12" O.C. F.N. - SEE DETAIL (4 S2.1)
   TYPICAL NEW FLOOR TO BE (IF REPAIRED):
   1 1/8" MIN. STRUCT. 1 T&G PLYWOOD ALL EDGES UN-BLOCKED AND GLUED W/ 10d @ 4" O.C. B.N., 12" O.C. F.N. - SEE DETAIL (4 S2.1)
2. SEE ARCH. PLAN FOR DIMENSIONS, TOP OF SHEATHING ELEVATION, FOUNDATION ELEVATION, AND FURTHER DETAIL
3. FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEETS S0.1, S2.1 & S2.2
4. ALL DOUBLE TOP PLATES TO BE SPLICED PER (12 S2.1)
5. ALL WALLS TO HAVE 2x OR 3xSILL PLATE AS REQUIRED PER PLAN WITH 16d@12"O/C OR PER SHEARWALLS SCHEDULE. 3x SILL PL W/ 1/4"x6" SDS SCREWS@12"O/C OR PER SHEARWALLS SCHEDULE. SEE (1 S2.1) (5 S2.2)
6. ALL BEAM/POST/FOOTING CONNECTION TO BE SIMP. 'CCQ' & 'CBQ' U.N.O
7. ALL BEAM TO BEAM CONNECTION TO BE SIMP. 'HU' & 'HUC' U.N.O. TF WHEN POSSIBLE
8. ALL NON-BEARING INTERIOR WALLS TO HAVE TOP CONNECTIONS AS SHOWN IN TYPICAL DETAIL (18 S2.1)
9. PROVIDE DOUBLE JOIST UNDER ALL NON-BEARING PARALLEL WALLS (2 S2.2)
10. PROVIDE CEILING JOIST AS INDICATED PER ARCHITECTURAL PLANS SUPPORT PER DETAIL (20 S2.1)

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REGISTERED PROFESSIONAL ENGINEER — NADER B. KHOURY — No. 61402 Exp. 06/30/19 — CIVIL — STATE OF CALIFORNIA

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LAGUNA BEACH, CA 92651

Submittals:

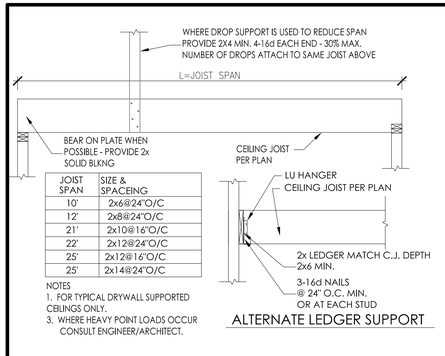
No.	Date	Description

Sheet Title: 2ND FLOOR FRAMING & ROOF PLAN

SCALE : 1/8"=1'-0" U.N.O

Project Number:	17058
Issue Date:	9-5-2017

Sheet: S1.2



JOIST SPAN	SIZE & SPACEING
10'	2x6@24"O/C
12'	2x8@24"O/C
21'	2x10@16"O/C
22'	2x12@24"O/C
25'	2x12@16"O/C
25'	2x14@24"O/C

NOTES
1. FOR TYPICAL DRYWALL SUPPORTED CEILINGS ONLY.
3. WHERE HEAVY POINT LOADS OCCUR CONSULT ENGINEER/ARCHITECT.

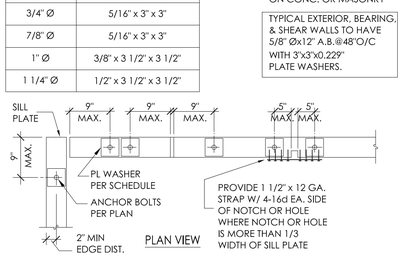
ALTERNATE LEDGER SUPPORT

TYPICAL CEILING JOIST DETAIL (20)

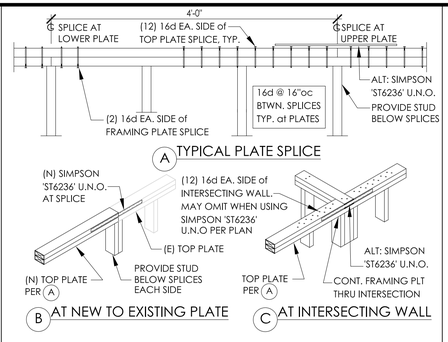
PLATE WASHER SCHEDULE	
BOLT Ø	MIN. PLATE SIZE
1/2" Ø	0.229" x 3" x 3"
5/8" Ø	0.229" x 3" x 3"
3/4" Ø	5/16" x 3" x 3"
7/8" Ø	5/16" x 3" x 3"
1" Ø	3/8" x 3 1/2" x 3 1/2"
1 1/4" Ø	1/2" x 3 1/2" x 3 1/2"

NOTES:
PRESSURE TREAT ALL SILLS BEARING ON CONC. OR MASONRY

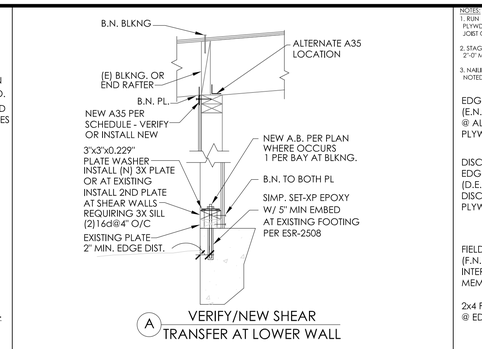
TYPICAL EXTERIOR, BEARING, & SHEAR WALLS TO HAVE 5/8" Ø x12" A.B.@48"O/C WITH 3"x3"x0.229" PLATE WASHERS.



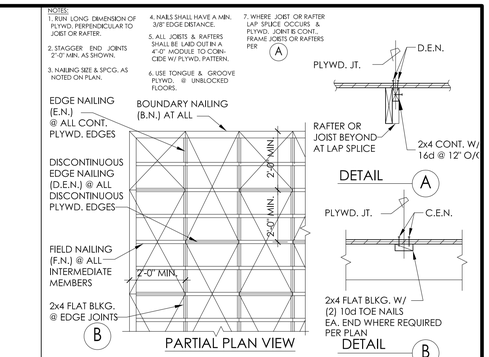
TYPICAL SILL PLATE DETAIL (16)



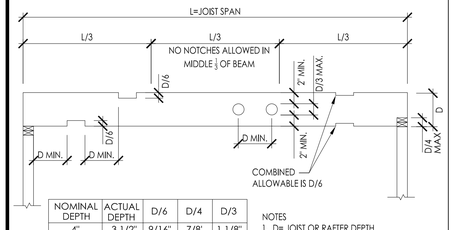
TYPICAL MIN. PLATE SPLICE DETAIL (12)



CONNECTION AT NEW SHEAR WALL (8)



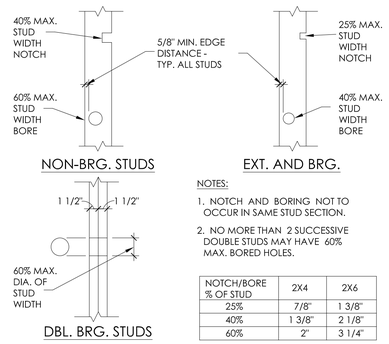
TYP. FLOOR/ROOF PLY. DETAIL (4)



NOMINAL DEPTH	ACTUAL DEPTH	D/6	D/4	D/3
4"	3 1/2"	9/16"	7/8"	1 1/8"
6"	5 1/2"	7/8"	1 3/8"	1 3/4"
8"	7 1/4"	1 3/16"	1 3/4"	2 7/16"
10"	9 1/4"	1 1/2"	2 5/16"	3 1/16"
12'	11 1/4"	1 7/8"	2 3/4"	3 3/4"
14'	13 1/4"	2 3/16"	3 5/16"	4 7/16"

NOTES
1. D= JOIST OR RAFTER DEPTH
2. L=JOIST OR RAFTER LENGTH
3. WHEN POSSIBLE, LOCATE BORE/NOTCH AT TOP OF MEMBER

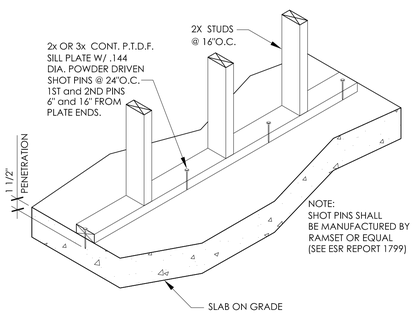
ALLOWABLE BORE/NOTCH AT JOIST (19)



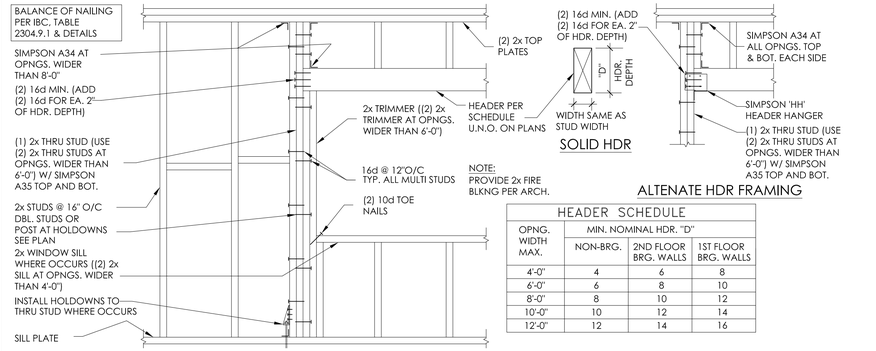
NOTES:
1. NOTCH AND BORING NOT TO OCCUR IN SAME STUD SECTION.
2. NO MORE THAN 2 SUCCESSIVE DOUBLE STUDS MAY HAVE 60% MAX. BORED HOLES.

NOTCH/BORE % OF STUD	2X4	2X6
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

ALOW. NOTCH/BORING AT STUDS (15)

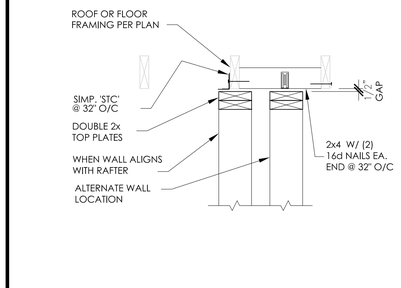


TYPICAL INTERIOR WALL BASE DETAIL (11)

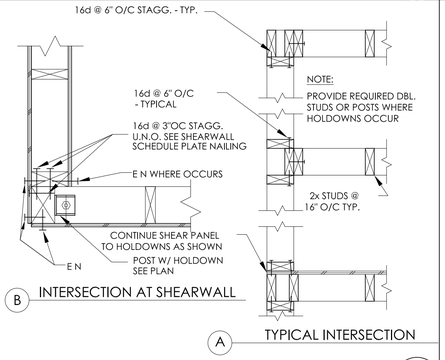


HEADER SCHEDULE			
OPNG. WIDTH MAX.	MIN. NOMINAL HDR. "D"		
	NON-BRG.	2ND FLOOR BRG. WALLS	1ST FLOOR BRG. WALLS
4'-0"	4	6	8
6'-0"	6	8	10
8'-0"	8	10	12
10'-0"	10	12	14
12'-0"	12	14	16

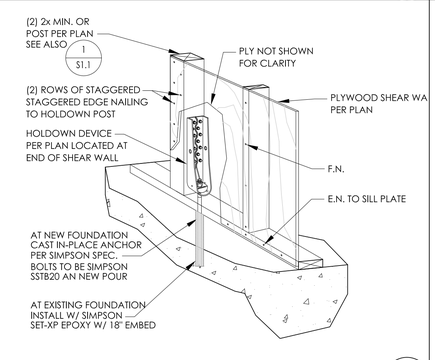
TYPICAL STUD WALL FRAMING AT OPENING (3)



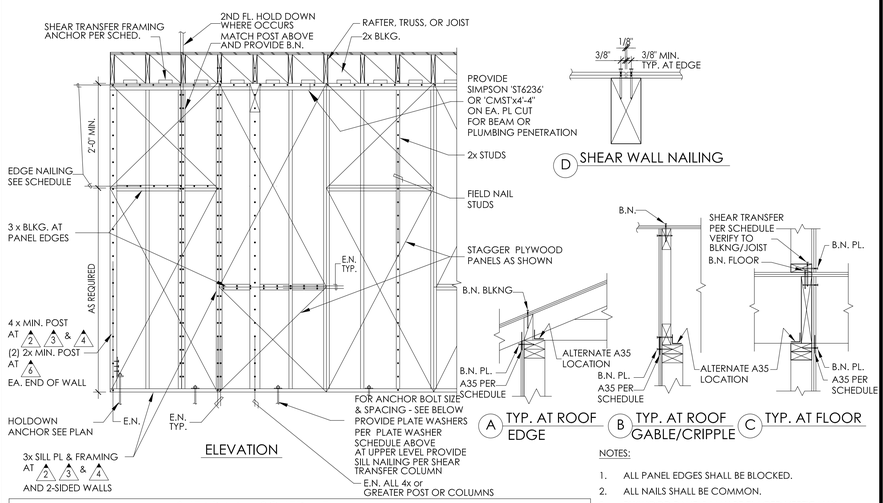
TYPICAL NON-BEARING TOP CONN. (18)



TYPICAL STUD WALL AT INTERSECTION (14)



TYPICAL HOLDOWN DETAIL (10)



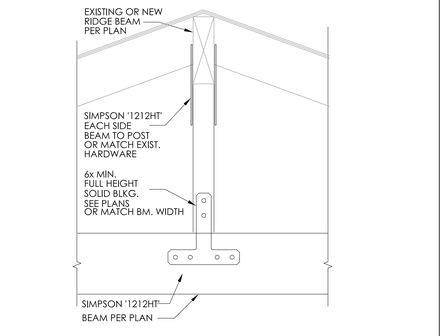
SHEARWALL SCHEDULE						
MARK	SHEATHING	PLYWOOD EDGE NAIL SIZE & SPACING	SHEAR TRANSFER	SILL PL. ANCHOR BOLT SIZE & SPACING x 12" LONG ***	COMMENTS	v PLF
2	1/2" THK. PLY SHTG. STRUCT 1	10d @ 2"O/C	A35 @ 6"O/C 20d @ 2"O/C	3x SILL PL-5/8"Ø @ 8"O/C 0.229"x3"x3" PL WASHER	3x FRAMING @ ALL PANEL EDGES	870
3	3/8" THK. PLY SHTG. STRUCT 1	10d @ 3"O/C	A35 @ 8"O/C 20d @3"O/C	3x SILL PL-5/8"Ø @ 12"O/C 0.229"x3"x3" PL WASHER	3x FRAMING @ ALL PANEL EDGES	665
4	3/8" THK. PLY SHTG. STRUCT 1	10d @ 4"O/C	A35 @ 10"O/C 20d @ 4"O/C	3x SILL PL-5/8"Ø @ 24"O/C 0.229"x3"x3" PL WASHER	3x FRAMING @ ALL PANEL EDGES	510
6	3/8" THK. PLY SHTG. STRUCT 1	10d @ 6"O/C	A35 @ 16"O/C 16d @ 8"O/C	2x SILL PL-5/8"Ø @ 32"O/C 0.229"x3"x3" PL WASHER		340

*** = AT NEW SHEAR WALLS ON EXISTING SHALLOW FOUNDATIONS USE 5/8"x3" SIMP. SET-XP EPOXY EMBED A.B. IN LEIU OF A.B. SHOWN IN SCHEDULE.

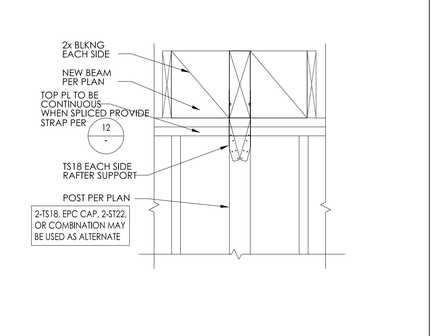
NOTES:
1. ALL PANEL EDGES SHALL BE BLOCKED.
2. ALL NAILS SHALL BE COMMON.
3. PLYWOOD PANELS MAY BE PLACED VERTICALLY OR HORIZONTALLY ACROSS STUDS.
4. DIVIDE SPACING OF SHEAR TRANSFER, SILL PL NAILING BOLTS BY TWO AT DOUBLE-SIDED SHEAR WALLS.
5. 3x MEMBERS MINIMUM REQUIRED @ PNL. JOINTS & SILL PLATES FOR 4", 3" AND 2" O/C EDGE NAILING.
6. PREDRILLING REQUIRED FOR NAIL SIZE 20d OR GREATER.
7. STAGGER VERT JOINTS AT DOUBLE SIDED WALLS.
8. AT 3x SILL PL. 1/4"x6" SIMP. SDS SCREWS MAY BE USED AS ALTERNATE TO 20d - MATCH SCHEDULE SPACING

** = 8d COMMON NAILS - SHANK DIAMETER = 0.131" - LENGTH = 2 1/2"
** = 10d COMMON NAILS - SHANK DIAMETER = 0.148" - LENGTH = 3"
** = 16d COMMON NAILS - SHANK DIAMETER = 0.162" - LENGTH = 3 1/2"

SHEAR WALL SCHEDULE and ELEVATION (1)



NEW RIDGE BEAM SUPPORT (13)



NEW BEAM TO POST DETAIL (9)

17

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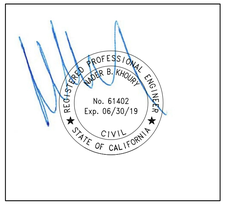

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Submittals:

No.	Date	Description

Sheet Title:

MISC. AND TYPICAL FRAMING DETAILS

SCALE : 1"=1'-0" U.N.O

Project Number:	17058
Issue Date:	9-5-2017

Sheet:

S2.1

20

16

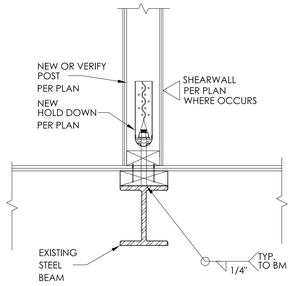
12

8

4

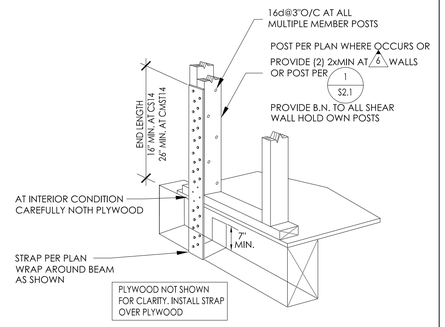
19

15



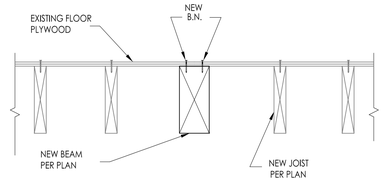
NEW HD TO EXISTING STEEL BEAM

11



NEW FLOOR STRAP TO BEAM

7

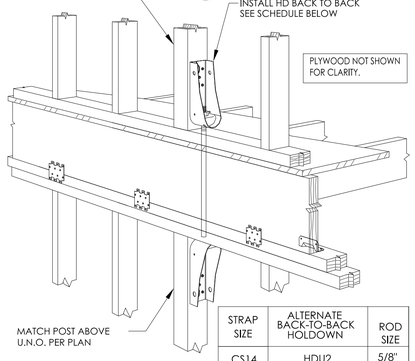


NEW BEAM AT EXIST. FLOOR

3

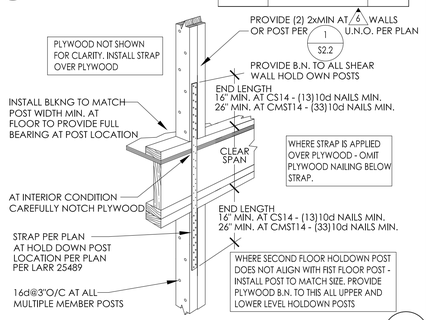
18

14



STRAP SIZE	ALTERNATE BACK-TO-BACK HOLDOWN	ROD SIZE
CS14	HDU2	5/8"
CMST14	HDU8	7/8"

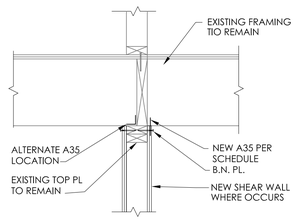
B ALTERNATE HD OPTION



FLOOR TO FLOOR HOLD DOWN

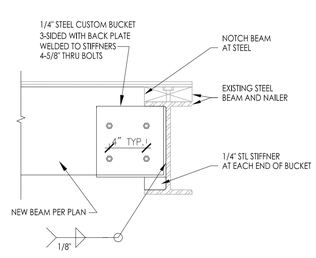
13

9



NEW SHEAR TRANSFER DETAIL

6

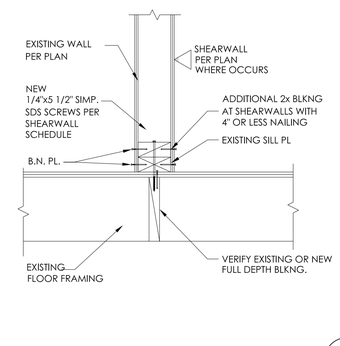


NEW WOOD TO STEEL BEAM

2

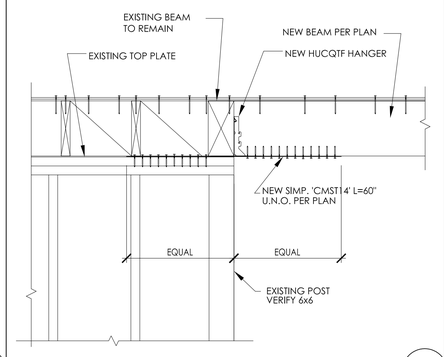
17

13



NEW BOTTOM SHEAR TRANSFER

5



NEW FLOOR BEAM SUPPORT/DRAG

1

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Submittals:

No.	Date	Description

Sheet Title:

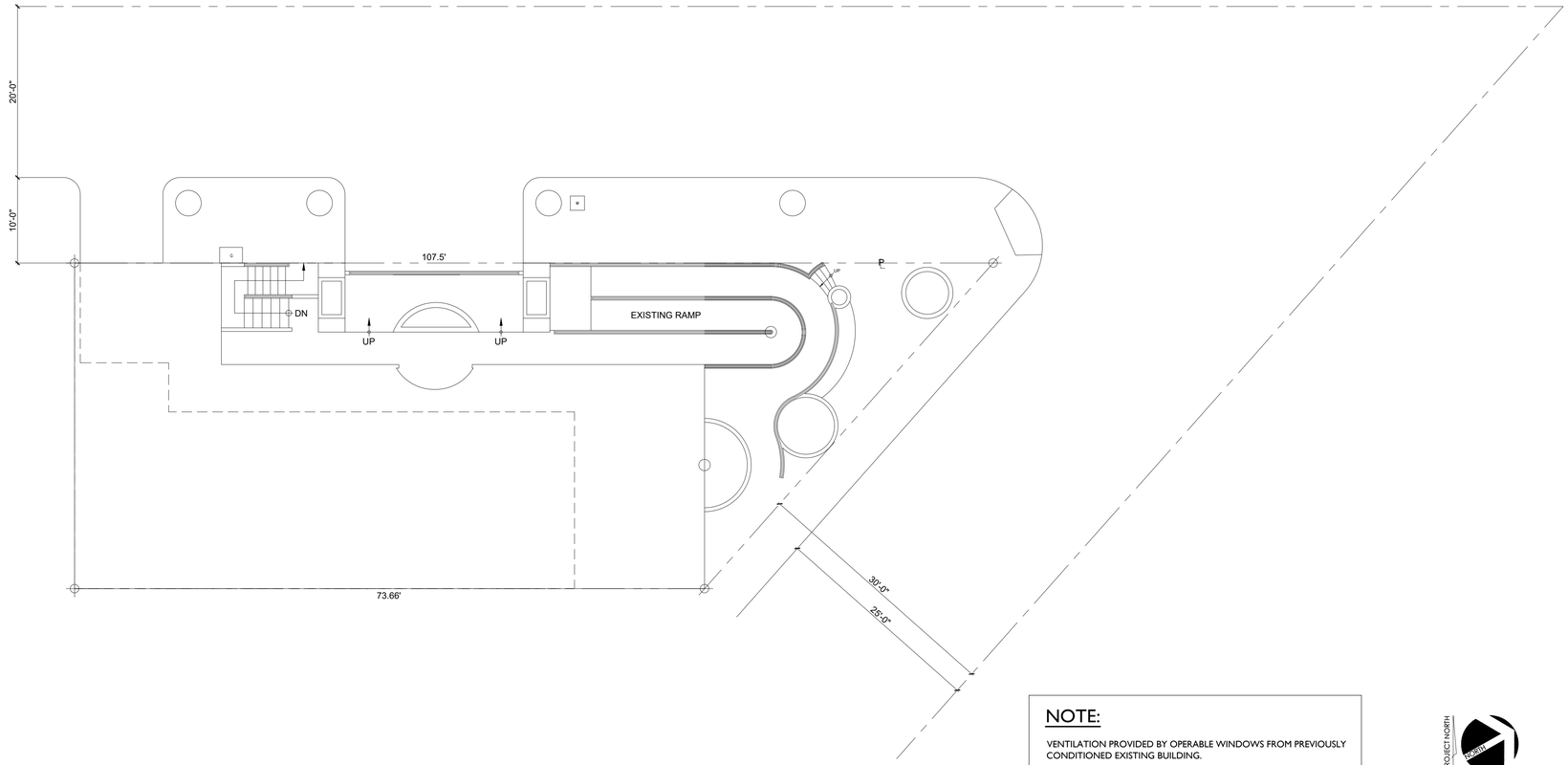
FOUNDATION
ROOF FRAMING
DETAILS

SCALE: 1"=1'-0" U.N.O

Project Number:	17058
Issue Date:	9-5-2017

Sheet:

S2.2



NOTE:

VENTILATION PROVIDED BY OPERABLE WINDOWS FROM PREVIOUSLY CONDITIONED EXISTING BUILDING.

NO CHANGE TO BUILDING ENVELOPE.

NO T-24 ENVELOPE OR MECH REQUIRED

PROJECT NORTH

SITE PLAN

SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH CITY, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS
2. ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS AT LEAST 4 PERIODS WITHIN 24 HRS [2008 EES 150(I)]
3. THE AIR HANDLING DUCT SYSTEMS SHALL BE CONSTRUCTED, INSULATED, AND SEALED AS PROVIDED IN SECTIONS 601, 603, 604, & 605 OF THE CMC. [2008 EES 150(M)]
4. CONTRACTOR TO COVER DUCT OPENINGS AND PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION PER SEC. 4.501.1 2016 CGC.
5. ALL SUPPLY DUCTS SHALL EITHER BE IN CONDITIONED SPACE OR BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6 AND MEET REQUIREMENTS OF 2008 EES 150(M). ALL DUCT SYSTEMS SHALL BE SEALED AS CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING PER ACM MANUAL.
6. PROVIDE APPROVED INDEPENDENT ELECTRICAL DISCONNECT FOR EACH PIECE OF EQUIPMENT, WITHIN SIGHT OF EQUIPMENT, WHEN SUPPLY VOLTAGE EXCEEDS 50 VOLTS [CMC 308]
7. FACTORY MADE DUCTS SHALL COMPLY WITH REFERENCE STANDARD AND CHAPTER 17, SUPPORT OF DUCTS, INSTALLER SHALL PROVIDE THE MFR. FIELD FABRICATION AND INSTALLATION INSTRUCTIONS [CMC 309.2] DUCT SIZES ARE NET INSIDE FOR ALL LINED DUCTS
8. 3/4" CONDENSATE LINES FROM UNITS, POINT OF DISCHARGE TO SEWER TO BE IN AREA WITH COMPLETE EXPOSURE [CMC 309.2]
9. FOR HP IN ATTIC, PROVIDE MIN 22"X30" ACCESS, 24" WALKWAY, 30" DEEP WORK PLATFORM, AND ELECTRIC LIGHTING OUTLET ADJACENT TO FURNACE AND SWITCHED ON BY OPENING [CMC 904.11 & 305]
10. PROVIDE MAX. 20' FROM ACCESS OPENING TO FURNACE [CMC 904]
11. PRIOR TO COMMENCING THE WORK, CONTRACTOR TO VISIT SITE AND ASCERTAIN ALL CONDITIONS PERTAINING TO THE PROJECT.
12. SHEET METAL DUCT CONSTRUCTION TO COMPLY WITH LOCAL CODES, CMC 2016, AND THE S.M.A.C.N.A. DUCT MANUAL PUBLISHED BY THE SHEET METAL AND AIRE CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.
13. JOINT AND SEEMS SHALL BE SEALED TO INSURE AIRTIGHT CONSTRUCTION.
14. FLEXIBLE CONNECTIONS: U.L. APPROVED MATERIAL, FLEXIBLE GLASS FABRICK COATED BOTH SIDES WITH NEOPRENE OF HYPALON, DURO-DYNE "VENTGLASS" OF DURO-DYNE "METAL-FAB GRIP-LOC" ELGEN "NOTCH LOCK" OF EQUAL, PREFABRICATED TYPE. INSTALL AT INLET AND OUTLET OF ALL FANS.
15. FLASHING: ALL ROOF PENETRATIONS TO BE WATER PROOFED BY GENERAL CONTRACTOR SPECIFIED ROOFING CONTRACTOR.

APPLICABLE CODES:

THE INSTALLATION SHALL COMPLY WITH ALL OF THE LATEST APPLICABLE ORDINANCES, REGULATIONS, CODES AND REQUIREMENTS OF AGENCY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2016 CBC AND 2016 CALIFORNIA AMENDMENTS (01 CBC - PART 2, TITLE 24, CCR)
2016 CEC AND 2016 CALIFORNIA AMENDMENTS (01 CEC - PART 3, TITLE 24, CCR)
2016 CMC, 2016 CALIFORNIA AMENDMENTS (01 CMC - PART 4, TITLE 24, CCR)-(PUBLISHER: IAPMO), AND COUNTY OF ORANGE ADOPTED ORDINANCES)
2016 CPC AND CALIFORNIA AMENDMENTS (01 CPC - PART 5 TITLE 24 CCR-(PUBLISHER: IAPMO)
2016 UFC AND 2016 CALIFORNIA AMENDMENTS (01 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR)

DRAWING LIST:

NOTES

BRANCH SELECTOR BOX:

MARK	LOCATION	FAN UNIT MODEL #	MODEL	QUANTITY	PIPING CONNECTIONS LIQUID	GAS	MAX. CONNECTIONS PER BRANCH	POWER	WEIGHT (LBS.)	MCA
SSB 1	GARAGE CEILING	DAIKEN	BSV8Q54TVJ	3	1/2	1-1/8	8	208-230/1/60	73	0.8

EXHAUST FAN (REPLACE EXISTING WITH NEW):

MARK	LOCATION	FAN UNIT MODEL #	MODEL	QUANTITY	CFM	S.P.	RPM	WATTS	Ø	VOLT	AMPS	WEIGHT (LBS.)
EF 1	BATHROOMS	PANASONIC	FV-11VQ5	9	75	.3	-	20.7	1	110	0.17	6.3

NEW HEAT RECOVERY UNIT:

MARK	MFGR & MODEL #	SERVICE	LOCATION	QUAN.	NOMINAL (TONS)	SEER	MCA	FUSE	VOLTAGE	OPER WT	REMARKS
HRU 1	DAIKIN REYQ240TTJU	WHOLE HOUSE	EAST LANDSCAPE	1	20	N/A	38+55	45+70	208/230/60/3Ø	703+780	INSTALL UNIT ON 6" CONCRETE CURB IN MECHANICAL ROOM. ATTACH TO CURB WITH 4 ANGLE CLIPS TO HOUSE KEEPING PAD.

NOTE: PROVIDE PHASE PERFECT DIGITAL PHASE CONVERTER MODEL # PT3160, CONTRACTOR TO VERIFY WITH DAIKIN MANUFACTURER'S SPECIFICATIONS BEFORE PURCHASING

NOTE: CONTRACTOR TO INCLUDE PHASE PERFECT 3 PHASE CONVERTER IN BASE BID. PROVIDE DEDUCT IF 3 PHASE POWER BECOMES AVAILABLE.

NEW HIGH EFFICIENCY FAN COIL HEAT PUMPS:

MARK	HIGH EFF HEAT PUMP MODEL #	EQUIPMENT TYPE	SERVICE	LOCATION	QUAN.	NOMINAL (TONS)	PIPE CONNECTION LIQUID	GAS	COOL BTU/H	HEAT BTU/H	dBA	CFM/S.P.	MOCP	MCA	POWER	OPER WT	REMARKS
FC 1	DAIKIN FXAQ18PVJU	WALL MOUNTED	OFFICE 1	OFFICE 1	1	1.5	1/4	1/2	18,000	20,000	43/37	500/400	15	0.5	208-230/1Ø/60	31	
FC 2	DAIKIN FXAQ07PVJU	WALL MOUNTED	OFFICE 2	OFFICE 2	1	0.6	1/4	1/2	7,500	8,500	36/31	260/160	15	0.4	208-230/1Ø/60	25	
FC 3	DAIKIN FXAQ07PVJU	WALL MOUNTED	ADMIN 2	ADMIN 2	1	0.6	1/4	1/2	7,500	8,500	36/31	260/160	15	0.4	208-230/1Ø/60	25	
FC 4	DAIKIN FXAQ18PVJU	WALL MOUNTED	LOBBY	LOBBY	1	1.5	1/4	1/2	18,000	20,000	43/37	500/400	15	0.5	208-230/1Ø/60	31	CONDENSATE PUMP AS REQUIRED AND REMOTE PROGRAMMABLE T-24 THERMOSTAT. SEE PLUMBING DRAWING FOR CONDENSATE SYSTEM.
FC 5	DAIKIN FXAQ12PVJU	WALL MOUNTED	OFFICE 3	OFFICE 3	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 6	DAIKIN FXAQ07PVJU	WALL MOUNTED	OFFICE 4	OFFICE 4	1	0.6	1/4	1/2	7,500	8,500	36/31	260/160	15	0.4	208-230/1Ø/60	25	
FC 7	DAIKIN FXAQ12PVJU	WALL MOUNTED	OFFICE 5	OFFICE 5	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 8	DAIKIN FXAQ07PVJU	WALL MOUNTED	ADMIN 3	ADMIN 3	1	0.6	1/4	1/2	7,500	8,500	36/31	260/160	15	0.4	208-230/1Ø/60	25	
FC 9	DAIKIN FXAQ12PVJU	WALL MOUNTED	CONFERENCE ROOM	CONFERENCE ROOM	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 10	DAIKIN FXAQ12PVJU	WALL MOUNTED	KITCHEN / HALL	KITCHEN / HALL	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 11	DAIKIN FXAQ12PVJU	WALL MOUNTED	OFFICE 6	OFFICE 6	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 12	DAIKIN FXAQ12PVJU	WALL MOUNTED	OFFICE 7	OFFICE 7	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 13	DAIKIN FXAQ12PVJU	WALL MOUNTED	OFFICE 8	OFFICE 8	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 14	DAIKIN FXAQ18PVJU	WALL MOUNTED	OFFICE 9	OFFICE 9	1	1.5	1/4	1/2	18,000	20,000	43/37	500/400	15	0.5	208-230/1Ø/60	31	
FC 15	DAIKIN FXAQ07PVJU	WALL MOUNTED	OFFICE 10	OFFICE 10	1	0.6	1/4	1/2	7,500	8,500	36/31	260/160	15	0.4	208-230/1Ø/60	25	
FC 16	DAIKIN FXAQ12PVJU	WALL MOUNTED	OFFICE 11	OFFICE 11	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 17	DAIKIN FXAQ12PVJU	WALL MOUNTED	PRINT ROOM	PRINT ROOM	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 18	DAIKIN FXAQ12PVJU	WALL MOUNTED	UNDER STAIR EQUIPMENT ROOM	UNDER STAIR	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	
FC 19	DAIKIN FXAQ12PVJU	WALL MOUNTED	MECHANICAL ROOM	MECHANICAL ROOM	1	1	1/4	1/2	12,000	13,500	38/31	300/180	15	0.4	208-230/1Ø/60	25	

NOTE: COMBUSTION AIR FOR ALL UNITS PROVIDED THROUGH CONCENTRIC VENT KIT, NO ADDITIONAL ATTIC COMBUSTION AIR OPENINGS REQUIRED

EQUIPMENT SCHEDULE

REVISION	DATE
PC SUBMITTAL	09/05/17

ENGINEER:
dBA GREGORY DESIGN
4 Shetland
Trabuco Canyon, California 92679
(949) 888-4411
ROMINE JOHNSTON INDUSTRIES

SITE PLAN AND EQUIPMENT SCHEDULE

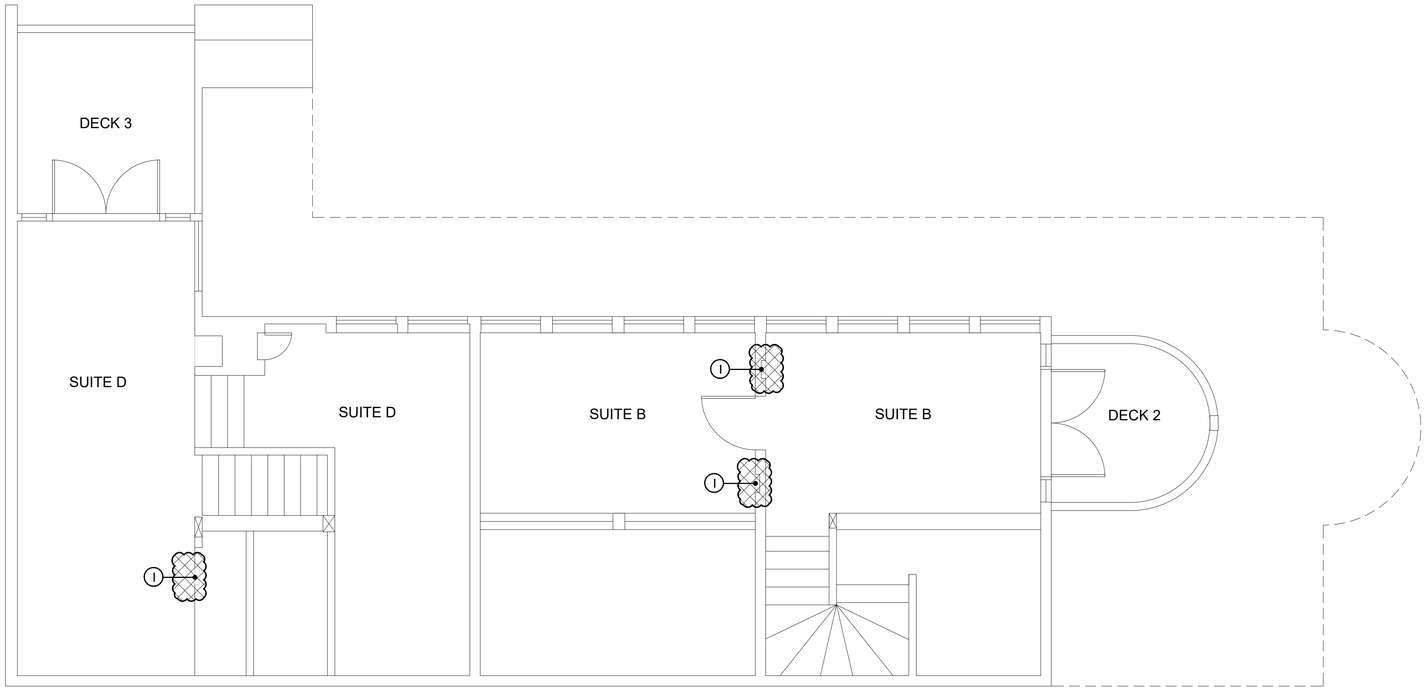
SUBMITTAL SET: PROGRESS 1.0

REGISTERED PROFESSIONAL ENGINEER
ROBERT WARD ROMINE
No. M 23393
Exp. 9/30/2019
MECHANICAL
STATE OF CALIFORNIA

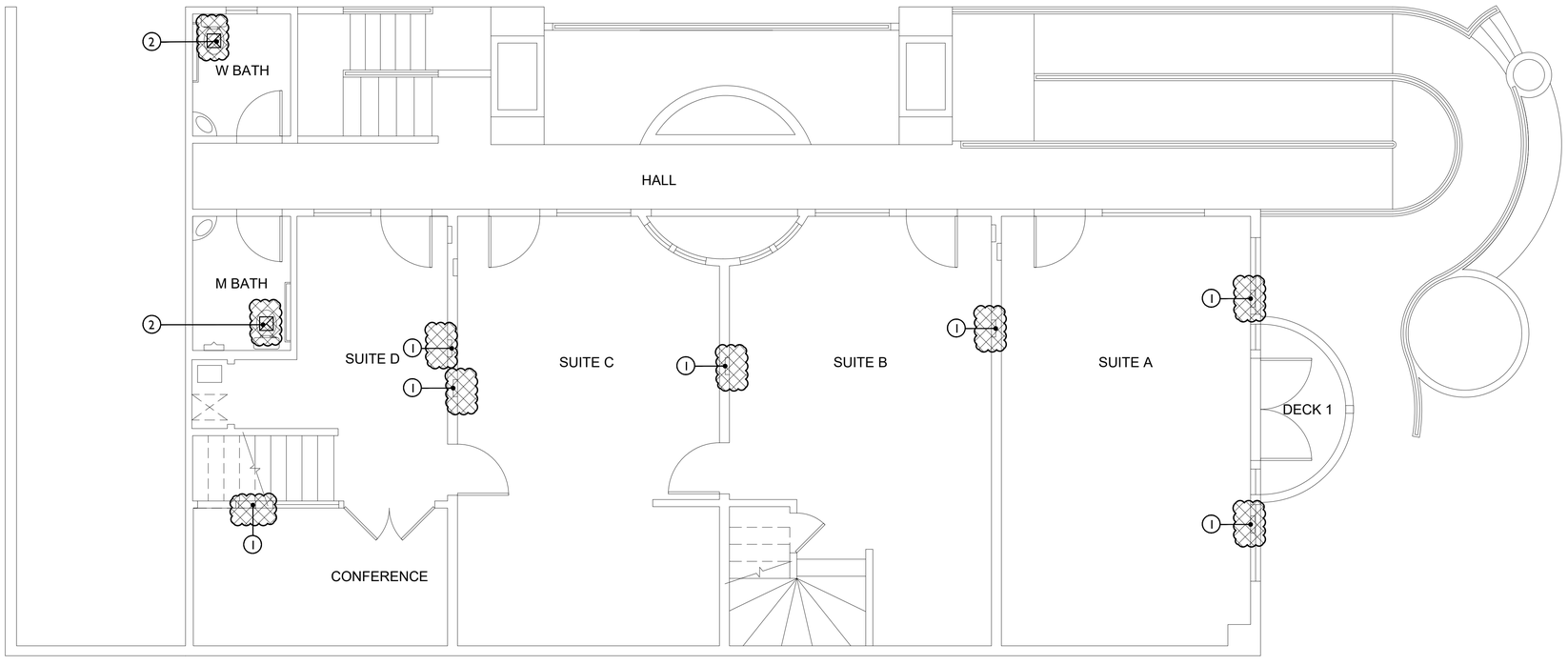
479 OCEAN AVE

479 OCEAN AVE.
LAGUNA BEACH, CA 92651

DRAWN: BS
CHECKED: RR
DATE: 09-05-17
SCALE: SEE PLAN
JOB NO.: D-449
SHEET: M-1
OF 6 SHEETS



3RD FLOOR PLAN — SCALE: 1/4"=1'-0" — 1



EXISTING CONDITIONED SPACE.
NO TITLE-24 REQUIRED.

(1) DEMO EXISTING WALL HEATER

(2) DEMO AND REPLACE BATHROOM EXHAUST FANS

2ND FLOOR PLAN — SCALE: 1/4"=1'-0" — 2

REVISION	DATE
PC SUBMITTAL	09/05/17

dBA GREGORY DESIGN
4 Shetland
Trabuco Canyon, California 92679
(949) 888-4411

ENGINEER: ROMINE JOHNSTON INDUSTRIES

DEMO PLANS

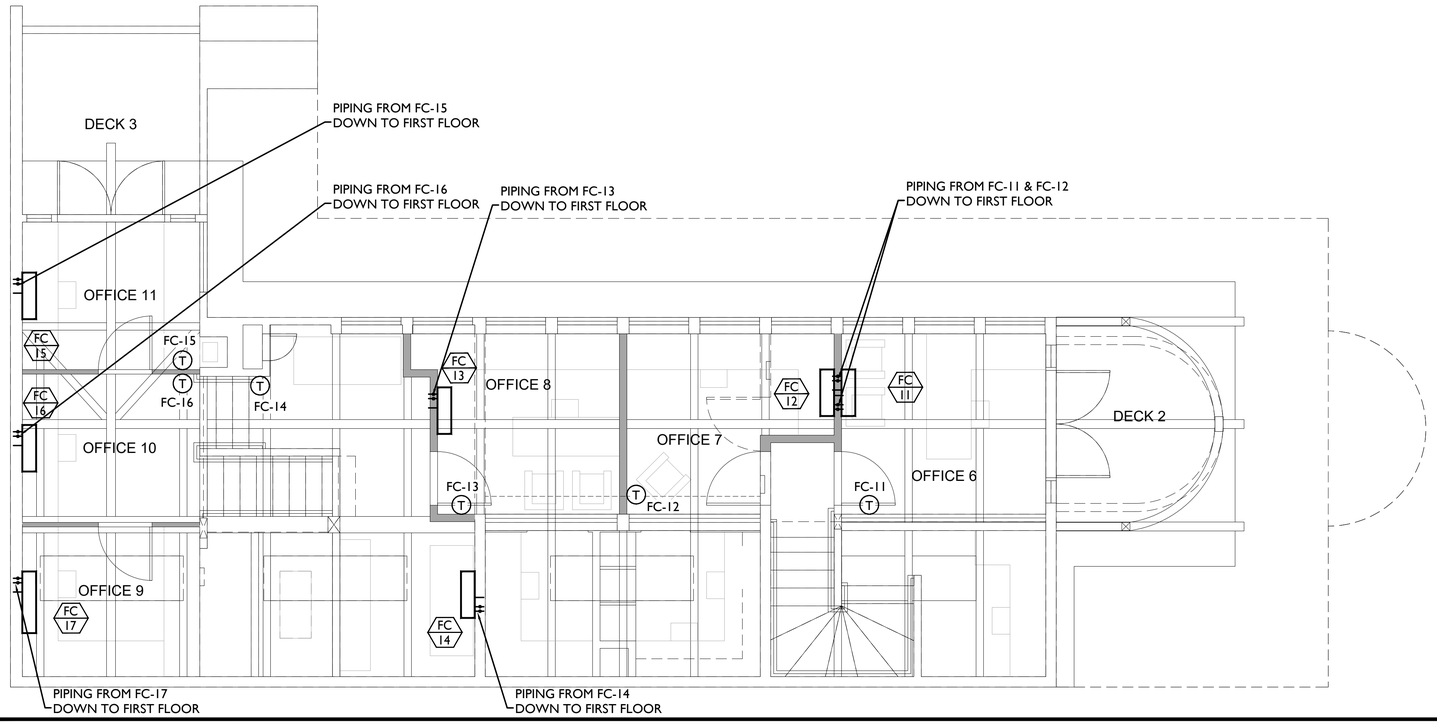
SUBMITTAL SET: PROGRESS 1.0

REGISTERED PROFESSIONAL ENGINEER
ROBERT WARD ROMINE
No. M 23803
Exp. 9/30/2019
MECHANICAL
STATE OF CALIFORNIA

479 OCEAN AVE
479 OCEAN AVE.
LAGUNA BEACH, CA 92651

DRAWN	BS
CHECKED	RR
DATE	09-05-17
SCALE	SEE PLAN
JOB NO.	D-449
SHEET	M-2

OF 6 SHEETS



3RD FLOOR PLAN

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

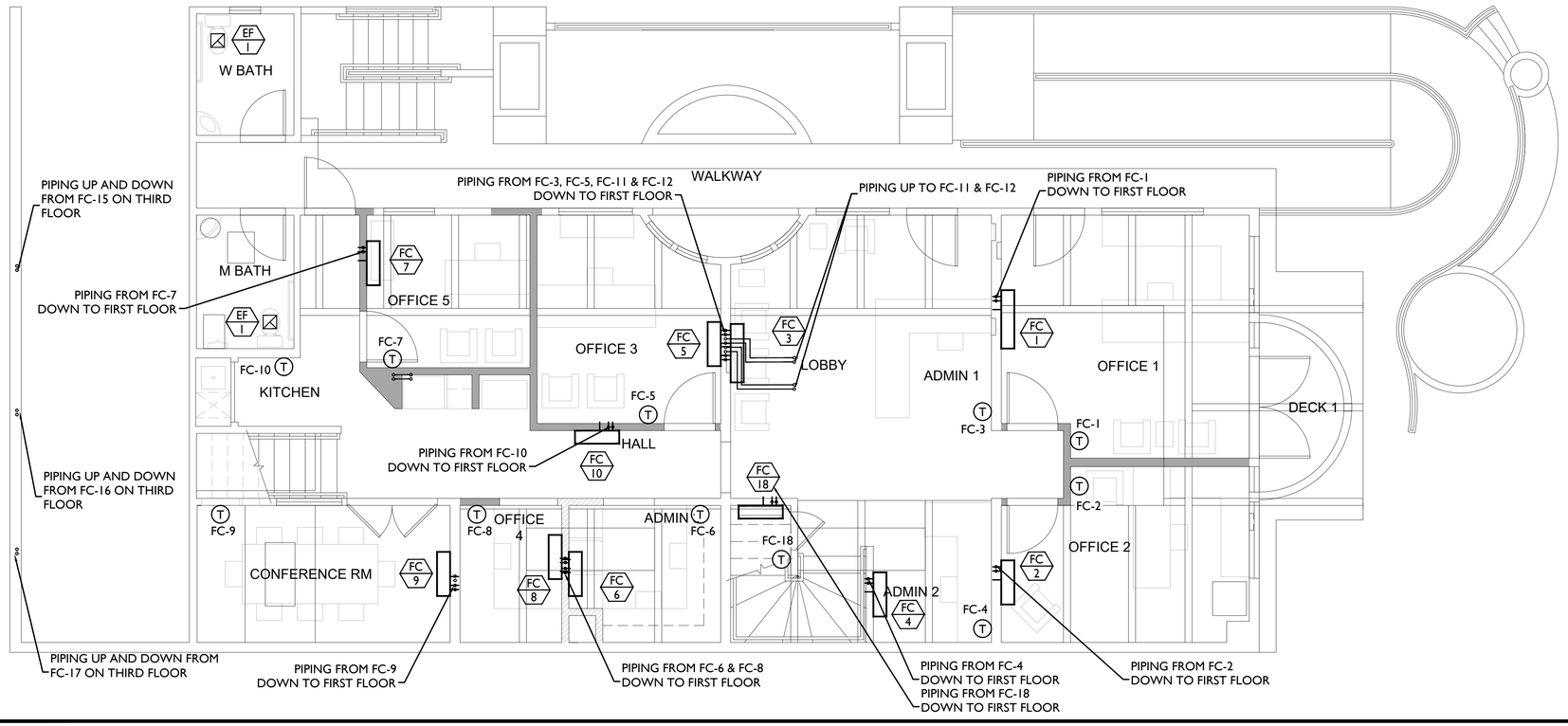
1

LEGEND:

- 1" LINED RECTANGULAR METAL DUCT
- RECTANGULAR METAL DUCT
- ROUND METAL DUCT
- FLEX DUCT (7'-0" MAX. LENGTH)
- SQUARE TO ROUND
- REDUCER
- ELBOW
- TEE-WYE
- ROUND DUCT DROP
- RECTANGULAR DUCT DROP
- SIDE WALL SUPPLY GRILL
- SIDE WALL RETURN GRILL
- ONE WAY CEILING DIFFUSER
- TWO WAY CEILING DIFFUSER
- THREE WAY CEILING DIFFUSER
- FOUR WAY CEILING DIFFUSER
- CEILING RETURN GRILL
- EXHAUST FAN
- ACCESS DOOR
- (T) THERMOSTAT. VERIFY ALL LOCAIONS WITH ARCHITECT PRIOR TO INSTALLATION
- (S) REMOTE SENSOR FOR THERMOSTAT.
- DAMPER
- ZD ZONE DAMPER
- SFD SMOKE FIRE DAMPER
- POINT OF CONNECTION

I.P.M.R.	INSTALL PER MANUFACTURER'S RECCOMENDATIONS
M.U.A.	MAKEUP AIR
O.B.D.	OPPOSED BLADE DAMPER
O.S.A.	OUTSIDE AIR
P.O.C.	POINT OF CONNECTION
U.T.R.	UP THROUGH ROOF

LEGEND



2ND FLOOR PLAN

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

2

REVISION	DATE
PC SUBMITTAL	09/05/17

ENGINEER:
dBA GREGORY DESIGN
4 Shetland
Trabuco Canyon, California 92679
(949) 888-4411
ROMINE JOHNSTON INDUSTRIES

PROPOSED 2ND & 3RD FLOOR PLAN

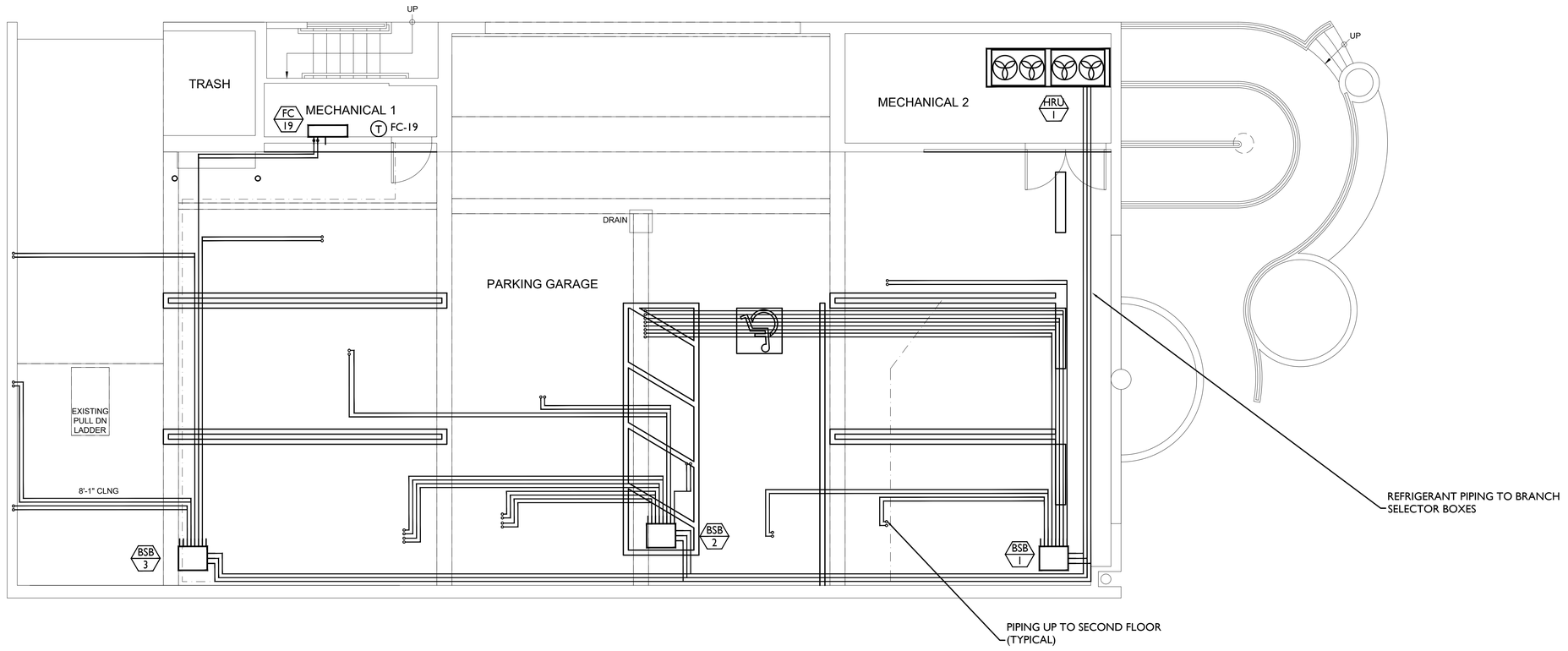
SUBMITTAL SET: PROGRESS 1.0

REGISTERED PROFESSIONAL ENGINEER
ROBERT WARD ROMINE
No. M 23893
Exp. 9/30/2019
MECHANICAL
STATE OF CALIFORNIA

479 OCEAN AVE
479 OCEAN AVE.
LAGUNA BEACH, CA 92651

DRAWN	BS
CHECKED	RR
DATE	09-05-17
SCALE	SEE PLAN
JOB NO.	D-449
SHEET	M-3

OF 6 SHEETS



1ST FLOOR PLAN

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

1

REVISION	DATE
PC SUBMITTAL	09/05/17

ENGINEER:
dBA GREGORY DESIGN
4 Shetland
Trabuco Canyon, California 92679
(949) 888-4411
ROMINE JOHNSTON INDUSTRIES

PROPOSED 1ST FLOOR PLAN

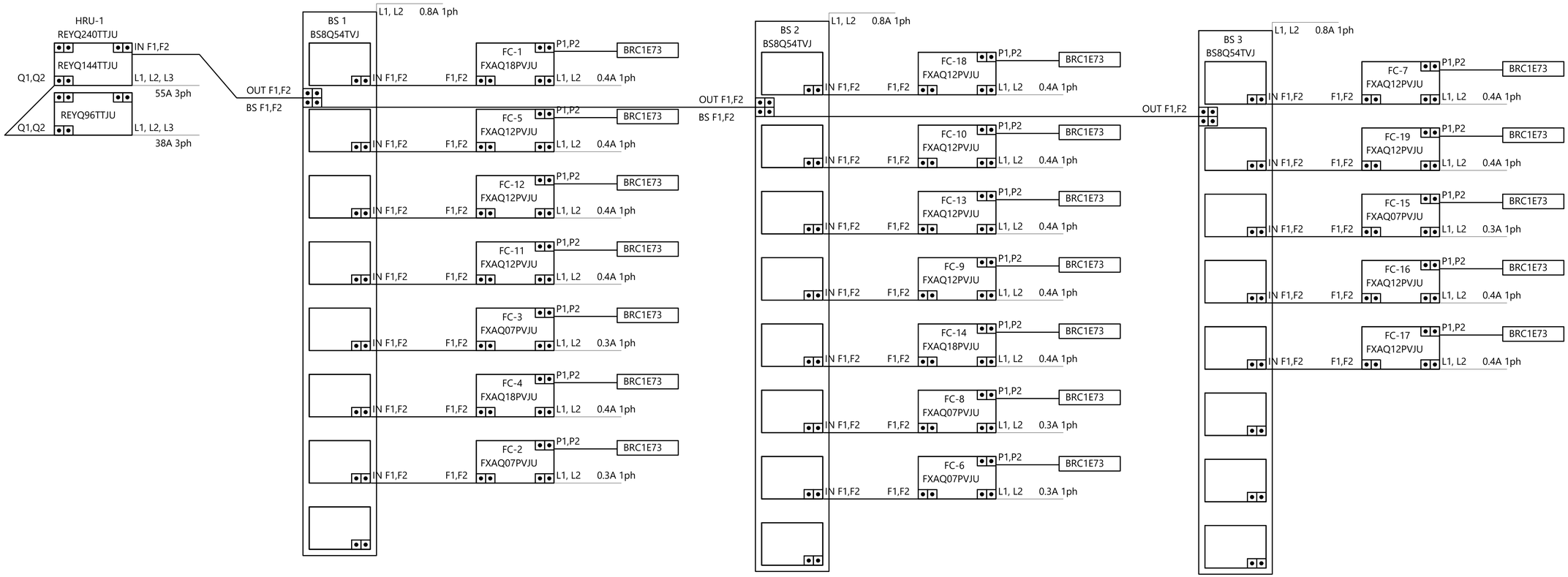
SUBMITTAL SET: PROGRESS 1.0

REGISTERED PROFESSIONAL ENGINEER
ROBERT WARD ROMINE
No. M 23813
Exp. 9/30/2019
MECHANICAL
STATE OF CALIFORNIA

479 OCEAN AVE
479 OCEAN AVE.
LAGUNA BEACH, CA 92651

DRAWN	BS
CHECKED	RR
DATE	09-05-17
SCALE	SEE PLAN
JOB NO.	D-449
SHEET	M-4

OF 6 SHEETS



Client	Romine Johnston			
Project	104460 - 479 Ocean Ave.			
Title	Heat recovery VRV-IV (208-230V) Wiring schematics REYQ240TTJU	Date 8/28/2017	Rev Rev1 - 08.28.17	Drawing No 104460 - 479 Ocean Ave._Rev1 - 08.28.17

WIRING SCHEMATICS SCALE: NONE 1

REVISION	DATE
PC SUBMITTAL	09/05/17

ENGINEER:
dBA GREGORY DESIGN
4 Shetland
Trabuco Canyon, California 92679
(949) 888-4411

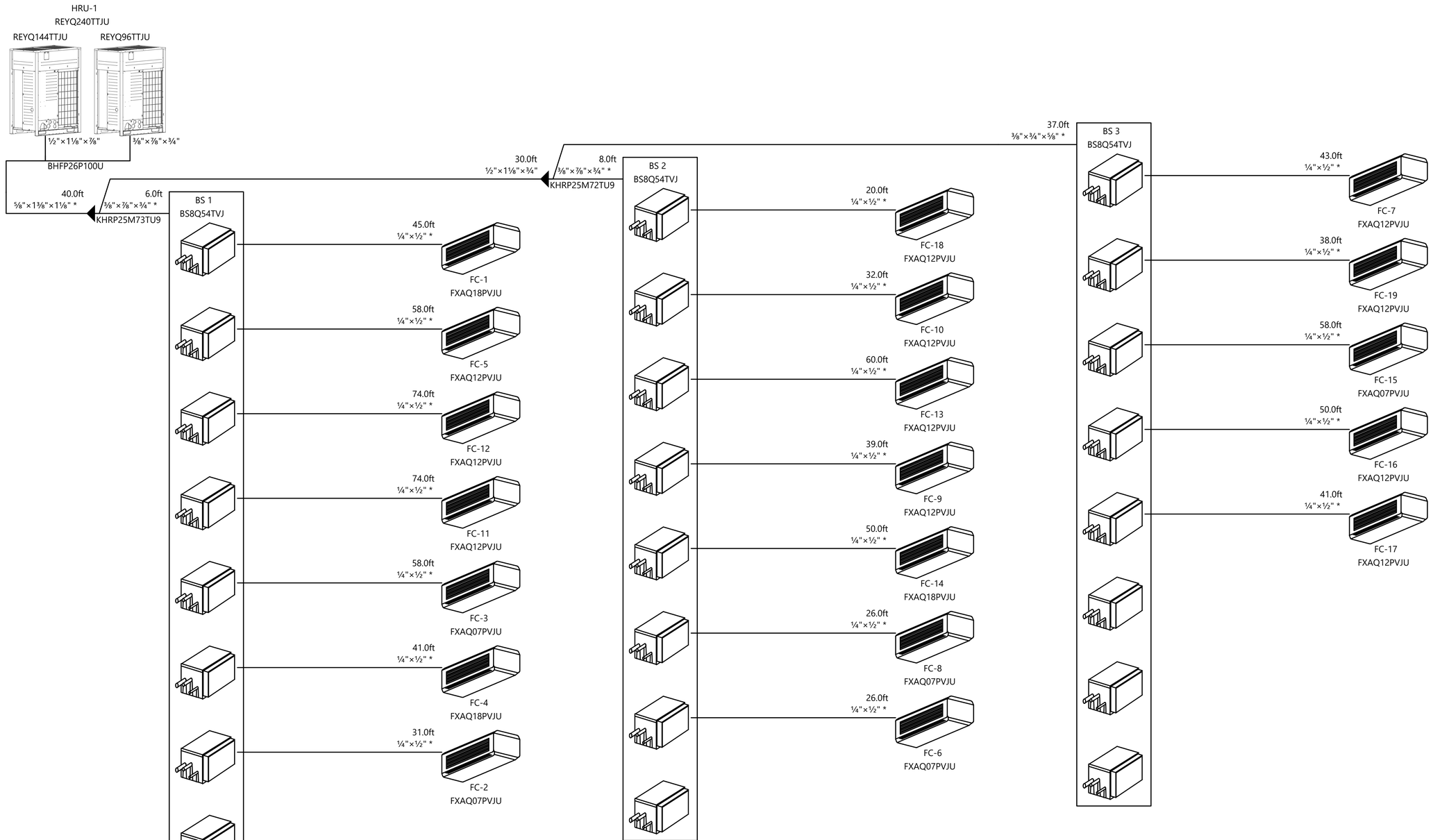
WIRING SCHEMATICS
SUBMITTAL SET: PROGRESS 1.0

REGISTERED PROFESSIONAL ENGINEER
ROBERT WARD ROMINE
No. M 28893
Exp. 9/30/2019
MECHANICAL
STATE OF CALIFORNIA

479 OCEAN AVE
479 OCEAN AVE.
LAGUNA BEACH, CA 92651

DRAWN	BS
CHECKED	RR
DATE	09-05-17
SCALE	SEE PLAN
JOB NO.	D-449
SHEET	M-5

OF 6 SHEETS



Client	Romine Johnston			
Project	104460 - 479 Ocean Ave.			
Title	Heat recovery VRV-IV (208-230V) Piping schematics REYQ240TTJU	Date 8/28/2017	Rev Rev1 - 08.28.17	Drawing No 104460 - 479 Ocean Ave._Rev1 - 08.28.17

PIPING SCHEMATICS SCALE: NONE 1

REVISION	DATE
PC SUBMITTAL	09/05/17

ENGINEER:
dBA GREGORY DESIGN
4 Shetland
Trabuco Canyon, California 92679
(949) 888-4411

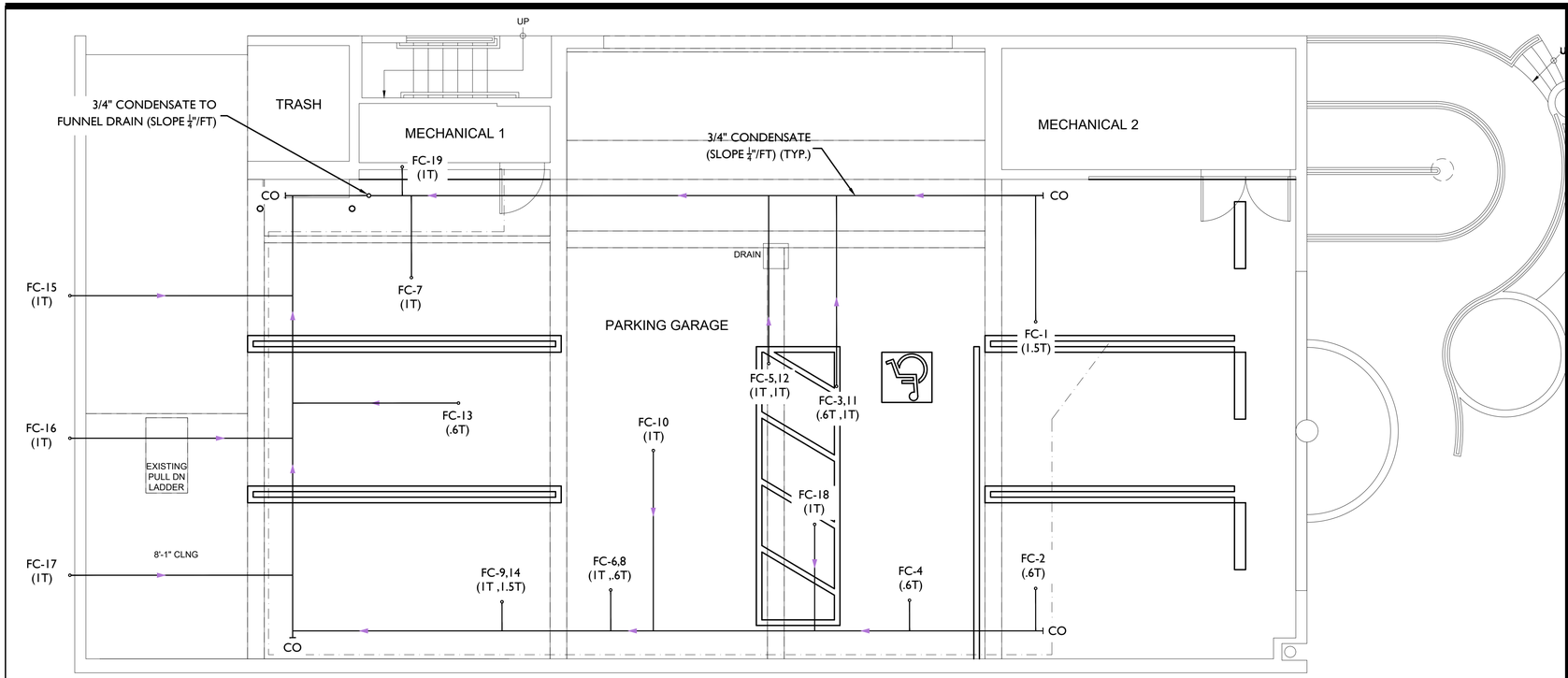
PIPING SCHEMATICS
SUBMITTAL SET: PROGRESS 1.0

REGISTERED PROFESSIONAL ENGINEER
ROBERT WARD ROMINE
No. M 23883
Exp. 9/30/2019
MECHANICAL
STATE OF CALIFORNIA

479 OCEAN AVE
479 OCEAN AVE.
LAGUNA BEACH, CA 92651

DRAWN	BS
CHECKED	RR
DATE	09-05-17
SCALE	SEE PLAN
JOB NO.	D-449
SHEET	M-6

OF 6 SHEETS



FIRST FLOOR PLAN — SCALE: 1/4"=1'-0" — 2

GENERAL NOTES:

1. ALL SOIL, AND VENT PIPE TO BE CAST IRON OR SHED. 40 ABS OR EQUAL PER UPC SEC. 701.1. ABS AND PVC PIPING SHALL BE INSTALLED PER CHAPTER 15 FOR "FIRESTOP PROTECTION"
2. COPPER PIPING TO BE HARD DRAWN TYPE L COPPER WITH WROUGHT COPPER FITTINGS. ALL PIPE PER UPC.
3. VALVES TO BE CRANE OR APPROVED EQUAL.
4. LAV TO BE AMERICAN STANDARD OR APPROVED EQUAL. LAV TO HAVE CONTROLS THAT LIMIT WATER SUPPLY TEMPERATURES TO 110° PER SEC. 113(C)3.
5. WATER CLOSETS FOR PUBLIC USE TO BE ELONGATED TYPE.
6. FAUCETS TO BE BY CHICAGO OR APPROVED EQUAL.
7. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE PER METHOD SET IN SECTION 609.0 OF THE PLUMBING CODE.
8. ALL INSTALLATION TO MEET LOCAL CODES, TITLE 24, AND ADA STANDARDS.
9. ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN PROJECT AREA SHALL BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES PER CAL GREEN AND CIVIL CODE 1101.3(C). WATER CLOSETS TO HAVE MAX. 1.28 GAL./FLUSH. VANITY FAUCET AND HAND WASH SINK TO BE 0.5 GPM MAX. FLOW AT 60 PSI.
10. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER CPC SEC. 707.0 & 719.0
11. ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10'-0" FROM OR AT LEAST 3'-0" ABOVE ANY WINDOW, DOOR, OPENING, INTAKE OR VENT SHAFT.
12. GRAVITY, PRESSURE ASSISTED AND ELECTRO-HYDROLIC TANK WATER CLOSETS SHALL HAVE A MAX. FLUSH VOLUME OF 1.28 GAL./FLUSH. EFFECTIVE VOLUME FOR DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE AVG. FLUSH VOLUME OF 2 REDUCED FLUSHES AND 1 FULL FLUSH. FLUSHOMETER-VALVE WATER CLOSETS SHALL HAVE A MAX. FLUSH VOLUME OF 1.6 GAL./FLUSH.
13. SIZE CONDENSATE PER TABLE 814.3 (3/4" UP TO 20 TONS, 1" UP TO 40 TONS)
14. COND. PIPING TO FOLLOW REFRIDGERANT LINE DOWN TO 1ST FLOOR CEILING

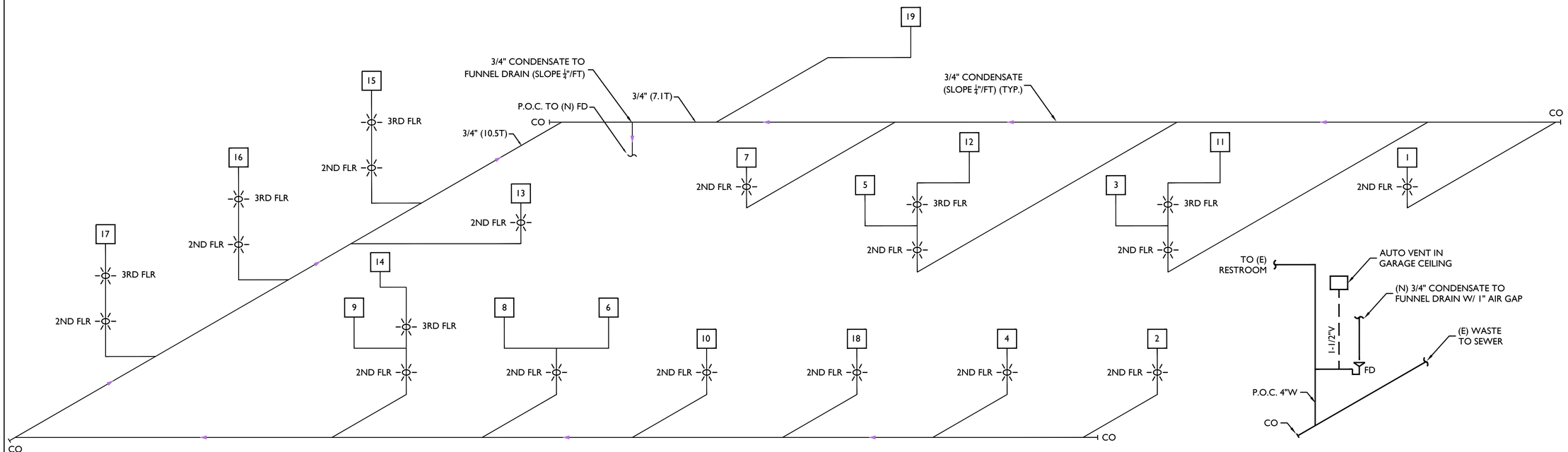
APPLICABLE CODES:

THE INSTALLATION SHALL COMPLY WITH ALL OF THE LATEST APPLICABLE ORDINANCES, REGULATIONS, CODES AND REQUIREMENTS OF AGENCY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2016 CBC AND 2016 CALIFORNIA AMENDMENTS (01CBC - PART 2, TITLE 24, CCR)
2016 CEC AND 2016 CALIFORNIA AMENDMENTS (01CEC - PART 3, TITLE 24, CCR)
2016 CMC, 2016 CALIFORNIA AMENDMENTS (01 CMC - PART 4, TITLE 24, CCR)-(PUBLISHER: IAPMO), AND COUNTY OF ORANGE ADOPTED ORDINANCES)
2016 CPC AND CALIFORNIA AMENDMENTS (01 CPC - PART 5 TITLE 24 CCR-(PUBLISHER: IAPMO)
2016 UFC AND 2016 CALIFORNIA AMENDMENTS (01 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR)

DRAWING LIST:

NOTES — SCALE: N.T.S. — 1



CONDENSATE RISER / WASTE&VENT RISER DIAGRAM — SCALE: 1/4"=1'-0" — 2

REVISION	DATE
PC SUBMITTAL	09/05/17

ENGINEER:
dBA GREGORY DESIGN
4 Shetland
Trabuco Canyon, California 92679
(949) 888-4411
ROMINE JOHNSTON INDUSTRIES

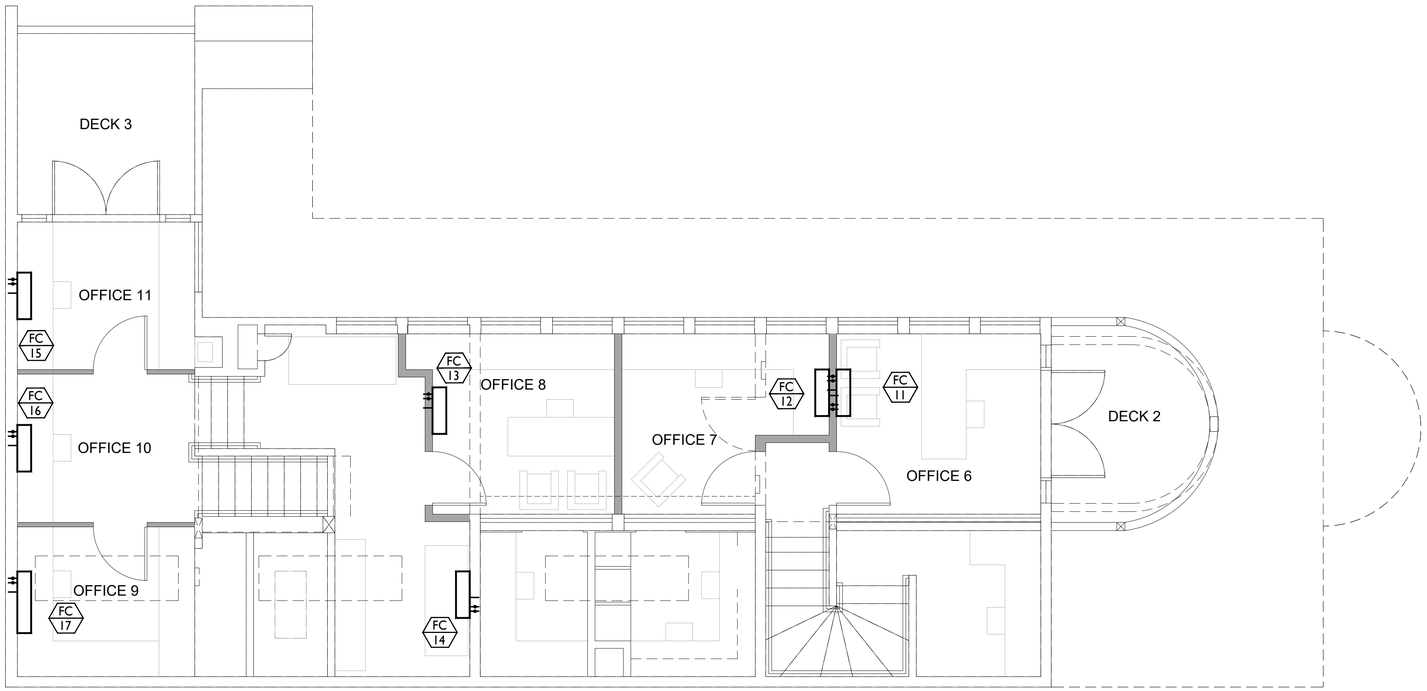
1ST FLOOR, CONDENSATE/ WASTE RISER, & NOTES
SUBMITTAL SET: PROGRESS 1.0

REGISTERED PROFESSIONAL ENGINEER — ROBERT WARD ROMINE — No. M 28893 Exp. 9/30/2019 — MECHANICAL — STATE OF CALIFORNIA

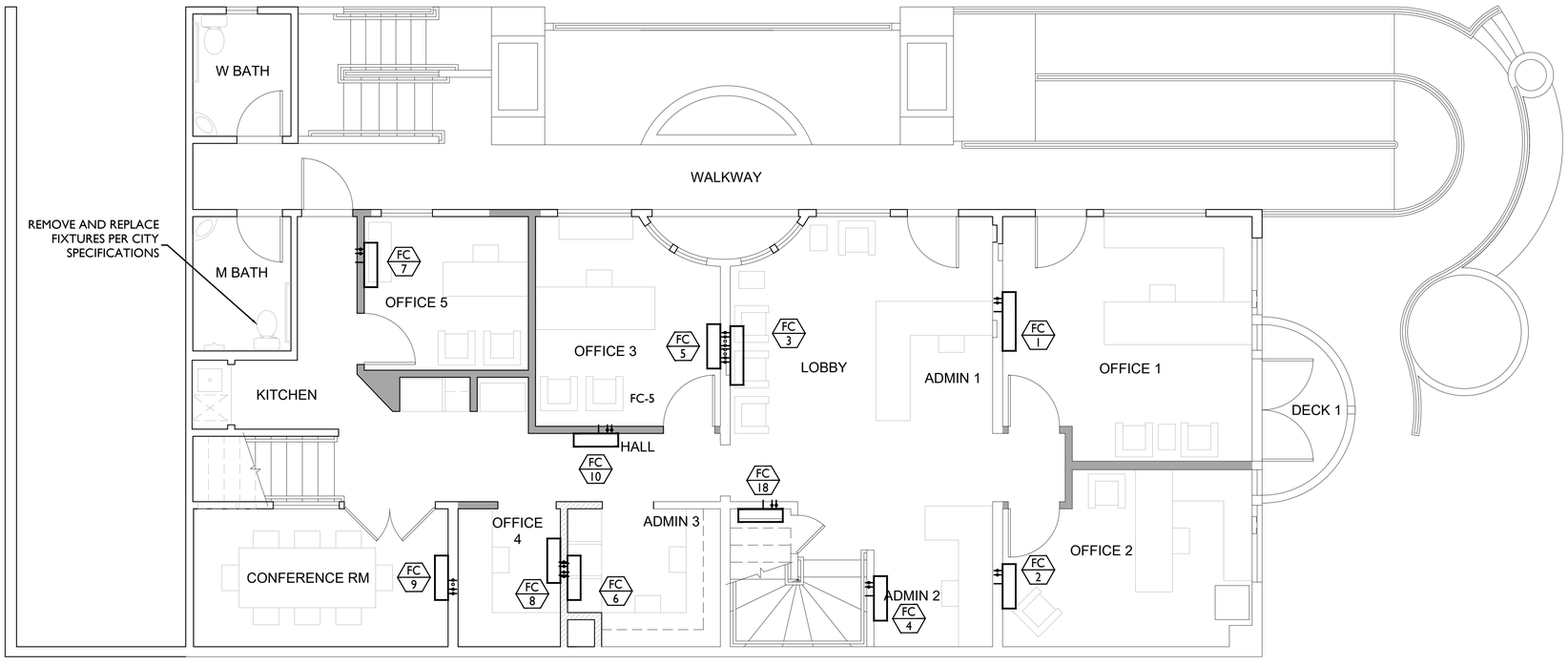
479 OCEAN AVE
479 OCEAN AVE.
LAGUNA BEACH, CA 92651

DRAWN	BS
CHECKED	RR
DATE	09-05-17
SCALE	SEE PLAN
JOB NO.	D-449
SHEET	P-1

OF 2 SHEETS



3RD FLOOR PLAN | 1



2ND FLOOR PLAN | SCALE: 1/4"=1'-0" | 2

REVISION	DATE
PC SUBMITTAL	09/05/17

ENGINEER:
dBA GREGORY DESIGN
4 Shetland
Trabuco Canyon, California 92679
(949) 888-4411

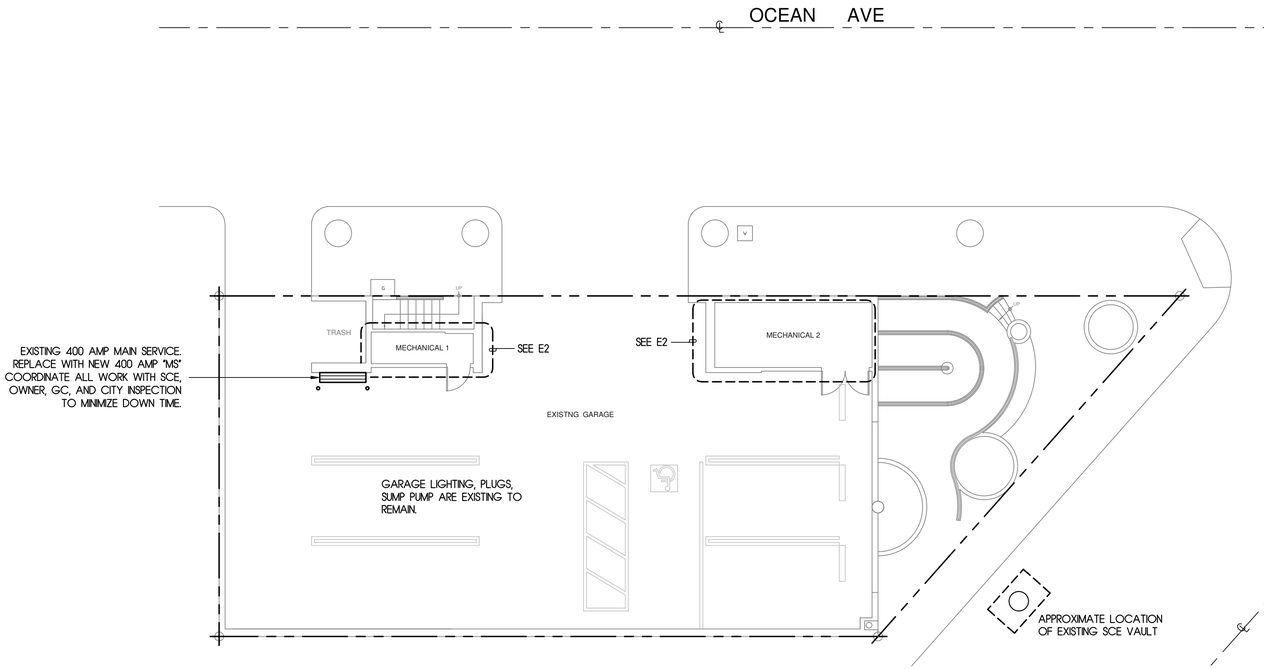
2ND & 3RD FLOOR PLAN
SUBMITTAL SET: PROGRESS 1.0

REGISTERED PROFESSIONAL ENGINEER
ROBERT WARD ROMINE
No. M 28803
Exp. 9/30/2019
MECHANICAL
STATE OF CALIFORNIA

479 OCEAN AVE
479 OCEAN AVE.
LAGUNA BEACH, CA 92651

DRAWN	BS
CHECKED	RR
DATE	09-05-17
SCALE	SEE PLAN
JOB NO.	D-449
SHEET	P-2

OF 2 SHEETS

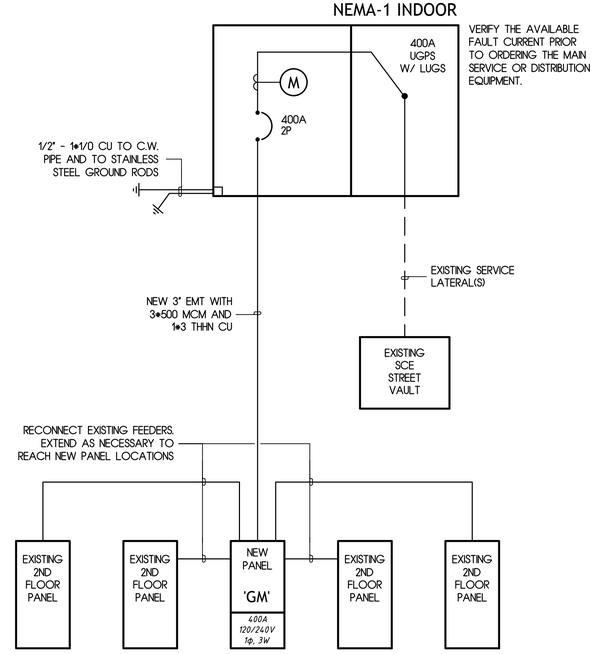


IT IS ASSUMED THAT EXISTING SERVICE LATERAL DUCT(S) FROM THE SCE VAULT WILL BE RE-USED. VERIFY WITH SCE.

SITE ELECTRICAL PLAN

1/8" = 1'-0"

AS PART OF THE SCOPE OF THIS WORK, ELECTRICAL CONTRACTOR SHALL TRACE OUT ALL EXISTING CIRCUITS FOR LIGHTS, PLUGS, EQUIPMENT, ETC. THAT WILL REMAIN, AND PROVIDE A RECORD ELECTRICAL DRAWING TO THE BUILDING OWNER.



LINE DIAGRAM

N.T.S.

GENERAL NOTES

All equipment shall be listed and labeled by a Nationally Recognized Testing Laboratory.

Installation shall comply with the 2016 California Electric Code and the 2016 California Building Energy Efficiency Standards.

These plans may be used for construction only after approval is obtained from the building department electrical plan check division and that division's stamp of approval and authorized signature appear on the plans.

The electrical contractor shall guarantee all materials and workmanship related to the electrical installation for a minimum period of one year from the date which the owner accepts the finished project. Any defects in materials or workmanship during this guarantee period shall be corrected by the electrician at no additional cost to the owner or tenant.

The electrician is responsible for visiting the jobsite prior to submitting the electrical bid for the purpose of surveying existing conditions which might affect the work to be done under this section.

The electrician shall be responsible for all electrical permits and inspection fees. It is the responsibility of the electrician to schedule all electrical inspections required by the building department and serving utilities.

Prior to installing any underground conduit, verify conduit sizes and points of service with the serving utilities. The names and phone numbers of the service planners for this project are listed on the line diagram.

The electrical and telephone services shall be installed per the requirements of the serving utilities. The main service shall be able to withstand the available short circuit current indicated on the line diagram.

All conductors are to be standard annealed copper conductors with type THHN insulation, unless noted otherwise, and shall run from point to point in approved conduit.

All conduit shall be run to suit conditions in the field. Conduit runs are shown diagramatically on these plans and do not necessarily reflect the exact conduit locations. All conduit shall be run inside shell of building and under insulated ceiling to avoid high ambient temperature condition.

The electrical installation shall be made in accordance with all national, state, and local codes and requirements, and shall meet all OSHA requirements, as well as landlord requirements.

LEGEND

SYMBOL	DESCRIPTION
J	Junction box, size as required by code
SD	120v smoke detector
	120v duplex receptacle. 15amp, U-ground. mount at +15" to bottom of box, UNO.
	120v double-duplex (aka "Quad") receptacle. 15 amp, U-ground. mount at +15" to bottom of box, UNO.
IG	Isolated ground, orange color plug. 15 amp, U-ground. Mount at +15" to bottom of box, UNO.
	120v simplex receptacle. Control by switch. 15 amp, U-ground. Mount at +15" to bottom of box, UNO.
	208v or 240v single phase receptacle. Size and configuration as noted.
	Three phase receptacle. Size and configuration as noted.
	1-gang switch ring with a 3/4" c.o. stub to accessible ceiling for phone or data line. Mount at +15" to bottom of ring, UNO.
	Exhaust fan installed by HVAC contractor and wired by electrician.
S	1-pole, single throw toggle switch. +42"
S^{ab}	1-pole, single throw toggle switches "a" and "b". +42"
S^{DIM}	Dimmer switch, compatible with lighting served
S^{3}	3-way toggle switch. +42"
S^{4}	4-way toggle switch. +42"
	Disconnect switch. Size and fuses as noted
T	Transformer. Size as indicated
	Conduit run below grade or in slab
	1/2" conduit with 2#12 thhn conductors. Slash marks would indicate total number of #12 conductors in the run.
#10	1/2" conduit with 2#10 thhn conductors. Slash marks indicates total number of #10 conductors in the run.
ABT/ATS	Automatic Bus Transfer Switch
AFF	Above finished floor
AFG	Above finished grade
AIC	Amps interrupting capacity
A/C	Air conditioning
C.	Conduit
CEC	California Electrical Code
CO	Conduit only
CWP	Cold water pipe ground
DE	Dual element fuse
Ded	On dedicated circuit
EXO	Disconnect switch
GFCI	Ground fault circuit interrupter
GFP	Ground fault protection
IG	Isolated ground
MR	Motor rated
NF	Non-fusible disconnect
NIC	Not in contract - for reference only
O.C.	On center
℄	Property line
S.C.	Separate circuit
TFPO	Class "T" fusible pull-out
UNO	Unless noted otherwise
WP	Weatherproof

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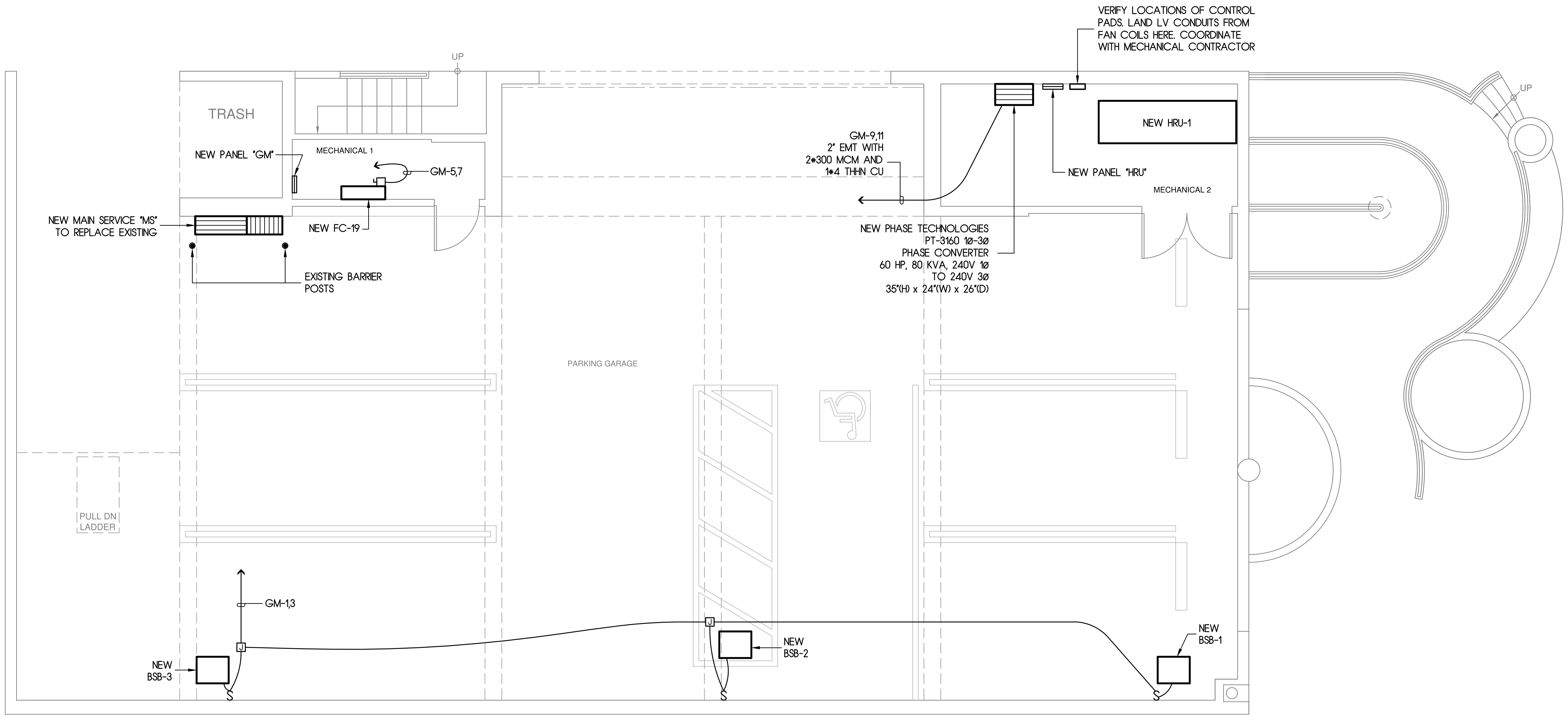
SITE ELECTRICAL PLAN

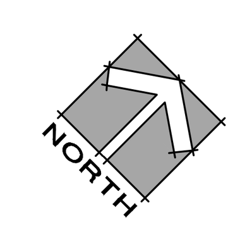
REVISIONS

DATE 9-5-17
SCALE NOTED
DRAWN BY DT/DD
PROJECT NO. 4965
SHEET NO. E1



FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



FC-19
- 240V, 1Ø, 0.32A FAN COIL.
- PROVIDE A 30A/2P EXO WITH (2) 15A DE FUSES AT EACH UNIT.

HRU-1
- 240V, 3Ø, 30.4/44.0 FLA HEAT RECOVERY UNIT
- PROVIDE TWO DISCONNECTS AT THE UNIT
  (1) 60A/3P WITH (3) 45A DE FUSES
  (1) 100A/3P WITH (3) 70A DE FUSES

BSB 1 | BSB 2 | BSB 3
- 240V, 1Ø, 0.64 FLA BRANCH SELECTOR BOX
- PROVIDE A 15A/2P MR SWITCH ON WALL BELOW EACH UNIT

VOLT : 120/240V 1Ø 3W
MTG : SURFACE
BUS : 400A

NEW PANEL GM

LOCATION : MECHANICAL 1

MAIN : LUGS ONLY

LCL	CIR. NO.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD B	CB AMP	CB POLE	DESCRIPTION	CIR. NO.	LCL
	1	NEW BSB-1, 2, 3	15		231 / ---		*		RECONNECT EXISTING PANEL	2	
	3	↓		2		231 / ---		2	↓	4	
	5	FC - 19	15		38 / ---		*		RECONNECT EXISTING PANEL	6	
	7	↓		2		38 / ---		2	↓	8	
	9	NEW PHASE CONVERTER	300		0 / ---		*		RECONNECT EXISTING PANEL	10	
	11	↓		2		0 / ---		2	↓	12	
	13	SPACE			0 / ---		*		RECONNECT EXISTING PANEL	14	
	15					0 / ---		2	↓	16	
	17				0 / 0				SPACE	18	
	19					0 / 0				20	
	21				0 / 0					22	
	23	↓	↓	↓		0 / 0	↓	↓	↓	24	

* MATCH AMPACITY OF EXISTING BRANCH FEEDER BREAKERS

--- PANEL LOADS WILL DECREASE DUE TO ELIMINATION OF HEATERS AND INCREASE IN LIGHTING EFFICIENCY

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FIRST FLOOR ELECTRICAL PLAN

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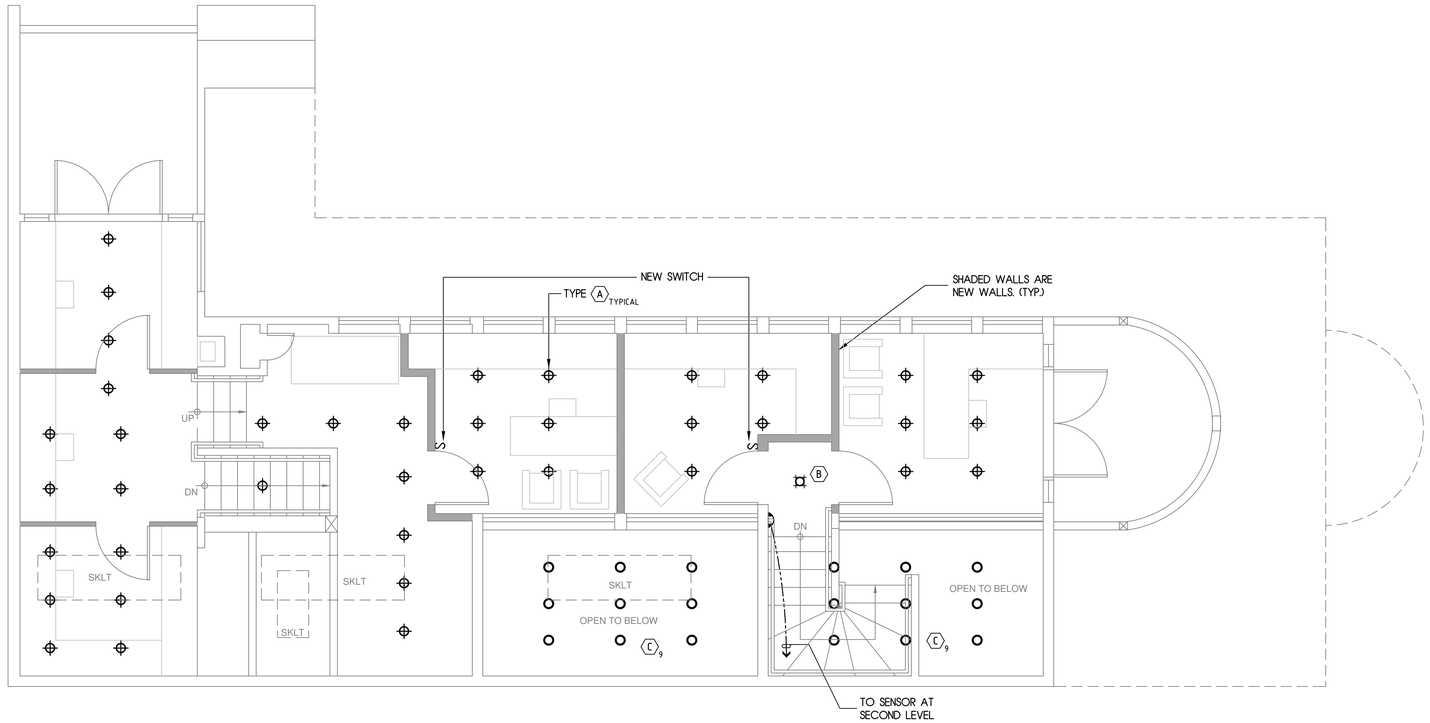
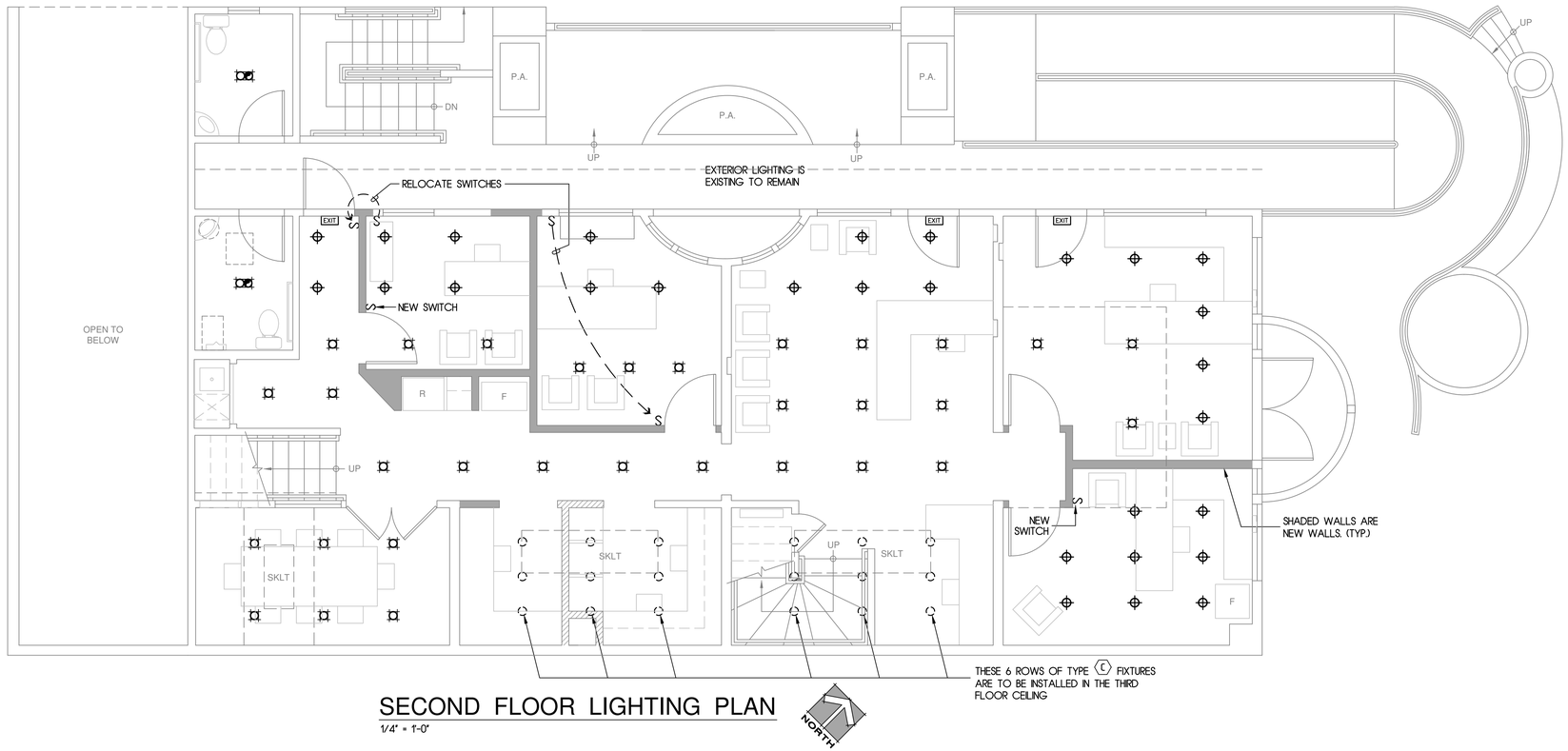


THIRD FLOOR LIGHTING PLAN

1/4" = 1'-0"



SECOND FLOOR LIGHTING PLAN

1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	VOLTS	WATTS	LAMP TYPE
A	⌖	6" LED ROUND DOWN LIGHT WITH 0-10 VDC DIMMING DRIVER AND WIDE DISTRIBUTION, CLEAR, SEMI-SPECULAR TRIM. GOTHAM ARCHITECTURAL DOWNLIGHTING #EVO-35-25-6AR-WD-LSS-120-EZ1	120	29.5	3500K 2500 LUMEN LED
B	⌑	6" LED SQUARE DOWN LIGHT WITH 0-10 VDC DIMMING DRIVER AND WIDE DISTRIBUTION, CLEAR, SELF-FLANGED, SEMI-SPECULAR TRIM. GOTHAM ARCHITECTURAL LIGHTING #EVO-SQ-35-25-6AR-LSS-120-EZ1	120	29.5	3500K 2500 LUMEN LED
C	○	6" LED ROUND DOWN LIGHT WITH 0-10 VDC DIMMING DRIVER AND NARROW DISTRIBUTION, CLEAR, SEMI-SPECULAR TRIM. GOTHAM ARCHITECTURAL DOWNLIGHTING #EVO-35-35-6AR-ND-LSS-120-EZ1	120	42.1	3500K 3500 LUMEN LED
D	⌑	RECESSED, COMBO FAN-LIGHT IN RESTROOM	120	11	3000K LED
X	EXIT	EXISTING EXIT LIGHTS TO REMAIN	120		

FORWARD A LIGHTING FIXTURE SUBMITTAL PACKAGE TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING THE LIGHTING FIXTURES.

SECOND AND THIRD FLOOR LIGHTING NOTES

- INTERIOR LIGHTING IS NEW AS SHOWN
- RE-USE EXISTING SWITCHES UNLESS NOTED OTHERWISE
- FIELD VERIFY WHERE DOWN LIGHTS ARE SHOWN IN THE SKYLIGHTS. CONFIRM IF SKYLIGHTS WILL BE CLOSED-OFF.
- RECONNECT NEW LIGHTS TO EXISTING LIGHTING CIRCUITS.

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SECOND & THIRD FLOOR LIGHTING PLAN

REVISIONS

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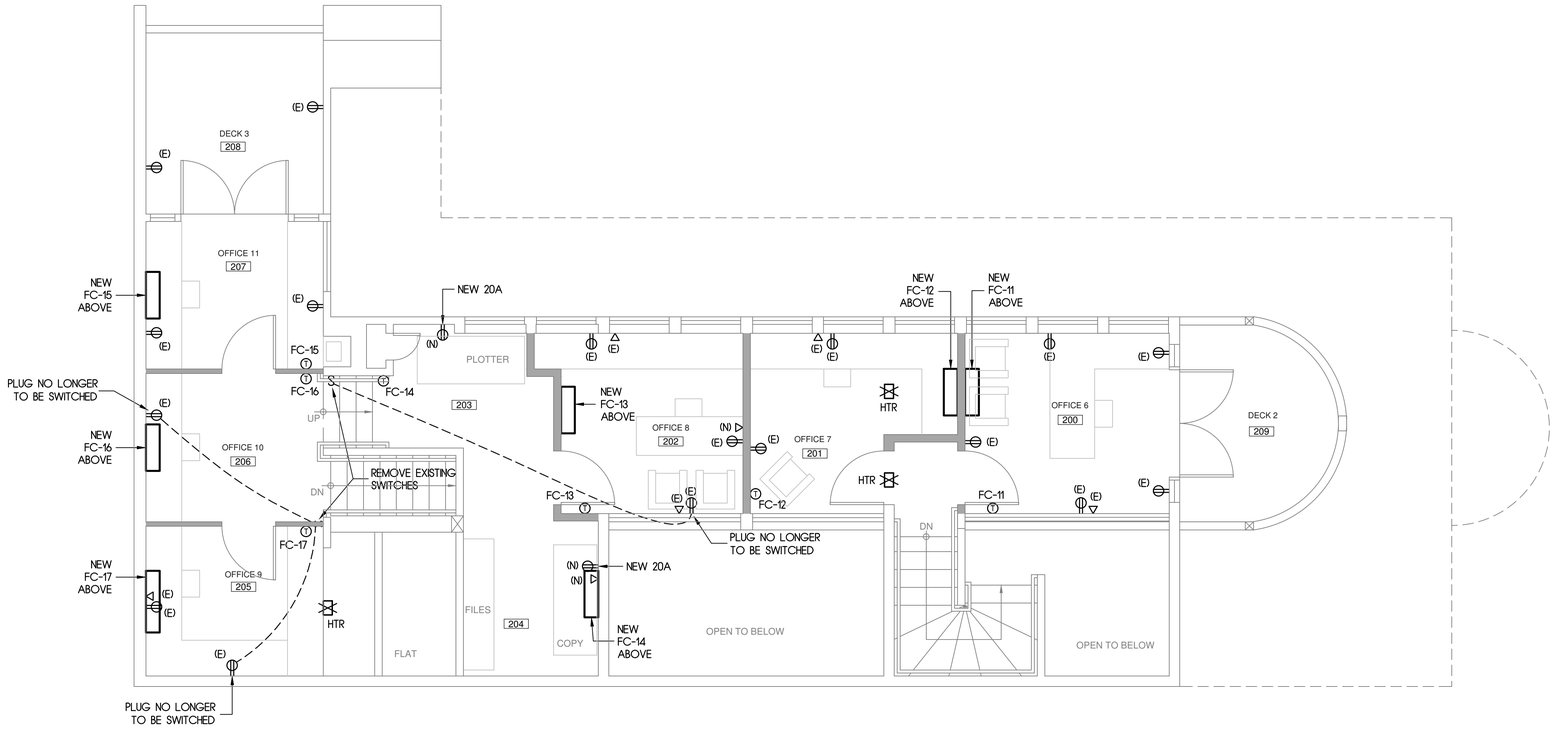
SHEET NO.	E3

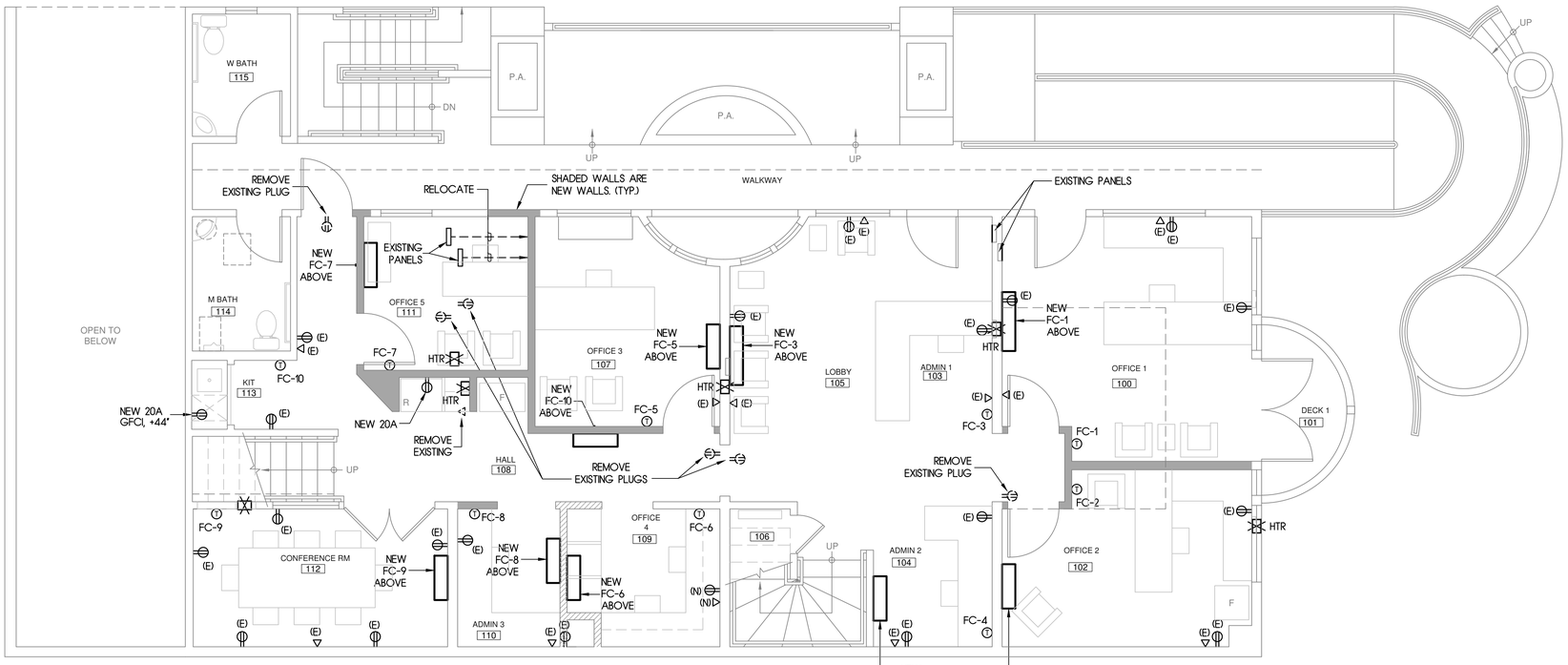


THIRD FLOOR POWER PLAN

1/4" = 1'-0"

TYPICAL FAN COIL L.V. WIRING DETAIL

N.T.S.



SECOND FLOOR POWER PLAN

1/4" = 1'-0"

NORTH

SECOND AND THIRD FLOOR POWER PLAN NOTES

- (E) — ALL EXISTING PLUGS TO REMAIN WHETHER SHOWN HERE OR NOT
- (N) ▽ — NEW DATA STUB, 1-GANG RING AT SAME HEIGHT AS EXISTING PLUGS WITH 3/4" C.O. TO PHONE/DATA BOARD
- (N) — RECONNECT NEW PLUGS TO EXISTING PANELS
- HTR — EXISTING ELECTRIC HEATER TO BE REMOVED BY GC. DISCONNECT AND SAFE-OFF CONDUIT.
- WHERE EXISTING PLUGS ARE REMOVED, ALSO REMOVE J-BOX, CONDUIT, WIRE. SAFE-OFF CONDUIT.
- FC — USE ONE CIRCUIT PER FLOOR FOR NEW FAN COILS.

EXISTING LOCATIONS WERE TAKEN FROM RECORD ELECTRICAL DRAWING. FIELD VERIFY.

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SECOND & THIRD FLOOR POWER PLAN

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