FIRST AMERICA
MTS PARATRANSIT

TENANT IMPROVEMENTS TO:
7550 COPLEY PARK PLACE
SAN DIEGO, C A 92111
(FORMER HOLLAND RV-MOTOR SALES)

PROJECT ADDRESS
7550 COPLEY PARK PLACE
SAN DIEGO, CALIFORNIA 92111

ASSESSOR'S PARCEL NO.:
APN: 366-410-09

LEGAL DESCRIPTION:
PARCEL 3 OF PARCEL MAP NO. 13539 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 12, 1988 AS INSTRUMENT NO. 1988-0118150 OF OFFICIAL RECORDS.

PROJECT DATA
THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2007 CBC, UMC AND UPC

EXISTING USE:	BUSINESS (RV SALES)
PROPOSED USE:	BUSINESS
ZONING:	IL-2-1
ZONING ORDINANCE:	SDMC
COMMUNITY PLAN NAME:	N/A
HISTORIC DISTRICT:	N/A

GENERAL 2007 CBC DATA:

DESCRIPTION OF (E) USE:	INDUSTRIAL SALES - RV SALES LOT
DESCRIPTION OF (N) USE:	MTS PARA TRANSIT CENTER
OCCUPANCY GROUP:	BUSINESS GROUP B
CONST. TYPE	TYPE VB
SPRINKLERS:	NO
BASIC ALLOWABLE AREA	UNLIMITED (PER CBC)
INCREASE FOR TWO STORY	N/A
INCREASE PER AUTOMATIC FIRE SPRINKLER SYSTEM	N/A

	PROVIDED	ALLOWED	
STORIES	1	N/A	OK
OCCUPANCY SEPARATION:	N/A PER PROGRAM		

ZONING REQUIREMENTS PER SDMC CHAPTER 13

	MBPD-H-N	IL-2-1
COURT (FRONT) SETBACK	15'-0"	15'-0"
SIDE SETBACK (20'-0" FACADE)	12'-0"	15'-0"
SIDE SETBACK (OVER 20'-0" FACADE)	5'-0"	N/A
REAR SETBACK	0'-0"	0-15'-0"
REAR SETBACK (GARAGE @ ALLEY)	0'-0"	N/A
MAX. HEIGHT	30'-0" / 30'-0"	N/A
F.A.R.	1.5 (1)	2.0

(1) - EAVE OR PARAPET TO BE 6' PER YARD. - 2' - 0" MAXIMUM PROTRUSION REDUCTION TO 4' (1) TO BE CLEAR'D BY WITH DEV PLANNER
(2) - CALCULATED TO BE 10% OF LOT DEPTH PER PLP 121442 - 121443 (N) 2
(3) - PORTIONS OF BUILDING USED FOR REQUIRED ON - STREET PARKING SHALL NOT BE INCLUDED AS A PART OF THE BUILDING AREA FOR THE PURPOSES OF DETERMINING F.A.R.

SCOPE OF WORK
TENANT IMPROVEMENT OF PARTITION WALLS, T-BAR CEILING, MISC. MEP PER PLAN.

THE WORK SHALL CONSIST OF FLOORING, NON-LOAD BEARING PARTITION WALLS AS INDICATED, MECHANICAL, ELECTRICAL AND PLUMBING UPGRADES WILL BE INSTALLED AS REQUIRED/INDICATED.

ENVELOPE WORK WILL CONSIST OF COSMETIC WORK ONLY - PAINTING EXISTING FACADES, INSERTING NEW STOREFRONT IN LIEU OF ROLL UP DOORS, NEW STRIPING OF PARKING LOT PER PLAN.

PROJECT AREA

PROJECT AREA SUMMARY:	
AREA OF SITE:	128,690 SF
F.A.R (2.0) ALLOWABLE SF:	257,380 SF
EXISTING FLOOR AREA:	
(E) OFFICE BUILDING:	4,945 SF
(E) METAL BUILDING:	9,344 SF
(E) OFFICE/STORAGE BUILDING:	918 SF
EXISTING FLOOR AREA:	14,206 SF
NEW FLOOR AREA ALLOWABLE:	243,175 SF
NEW FLOOR AREA ADDED:	10 SF
FLOOR AREA ALLOWABLE - REMAINING:	243,175 SF

EXISTING GARAGE AREA:	N/A
NEW GARAGE AREA:	N/A
RENOVATED AREA (TOTAL):	9,353 SF

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PROJECT TEAM

OWNER: METROPOLITAN TRANSIT SYSTEM
1255 IMPERIAL AVENUE, SUITE 1000
SAN DIEGO, CA 92101

ARCHITECT: JARED J. BRADLEY, AIA
THE BRADLEY PROJECTS, INC.
4650 KENSINGTON DRIVE
SAN DIEGO, CA 92116
(619) 548-4118
(866) 783-7438 F
jjb@tbpi.com

CONTRACTOR: TBD

STRUCTURAL ENGINEER: RICHARD HERMREK, P.E.
BCI ENGINEERS
525 B STREET, SUITE 700
SAN DIEGO, CA 92101
(619) 234-6251
(619) 234-6300 F
rhermrek@bci-engineers.com

ELECTRICAL, MECHANICAL, PLUMBING ENGINEER: ENGINEERING DESIGN SOLUTIONS, INC.
PERVEZ MOSES, P.E.
10020 SCRIPPS RANCH BLVD., SUITE 105
SAN DIEGO, CA 92131
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ABBREVIATIONS

A.B.	ANCHOR BOLT	F.O.B.	FACE OF BRICK	O.C.	ON CENTER
A.C.	ASPHALTIC CONCRETE OR AIR CONDITIONING	F.O.C.	FACE OF CONCRETE	O.D.	OUTSIDE DIAMETER
ACOUS.	ACOUSTIC	F.O.M.	FACE OF MASONRY	O.H.	OPPOSITE HAND
A.D.	ACCESS DOOR	F.O.P.	FACE OF PANEL	OPG	OPENING
ADD.	ADDENDUM	F.O.S.	FACE OF STUD	OPP	OPPOSITE
ADJ.	ADJUSTABLE	F.F.	FIREPROOFING	OHD	OVERHEAD
A.F.F.	ABOVE FINISH FLOOR	FR	FRAME	O.T.D.	OWNER TO DETERMINE
AL.	ALUMINUM	FT	FOOT OR FEET	PL	PROPERTY LINE OR PLATE
ALT.	ALTERNATIVE	F.S.	FLOOR SUPP.	PWD	PLYWOOD
ANOD.	ANODIZED	F.V.	FIELD VERIFY	P.S.F.	POUNDS PER SQUARE FOOT
ARCH.	ARCHITECTURAL	F.E.C.	FIRE EXTINGUISHER CABINET	P.S.I.	POUNDS PER SQUARE INCH
ASPH.	ASPHALT	F.F.E.	FINISH FLOOR ELEVATION		PRESSURE TREATED
@	AT	FIN	FINISH	P.T.P.T.	POST TENSION SLAB
		FLR	FLOOR	P.T.S.	PERIMETER
BD.	BOARD	FLUOR	FLUORESCENT	PERIM	PERPENDICULAR
BET.	BETWEEN	F.N.	FIELD NAILING	PERP OR ⊥	PLASTER
BF.	BOTTOM OF FOOTING	F.O.	FACE OF (ITEM)	PLAS	PLASTIC
BLDG.	BUILDING	F.O.B.	FACE OF BRICK	PLAST	PAINTED
BLKG.	BLOCKING	F.O.C.	FACE OF CONCRETE	PNTD	
BM.	BEAM	F.O.M.	FACE OF MASONRY	R	RISE
B.N.	BOUNDARY NAIL	F.O.P.	FACE OF PANEL	R.D.	ROOF DRAIN
BOT.	BOTTOM	F.O.S.	FACE OF STUD	REF	REFERENCE
BRG.	BEARING	F.P.	FIREPROOFING	REINF	REINFORCING
B.SMT.	BASEMENT	FR	FRAME	RESIL	RESILIENT
B.U.	BUILT UP	FT	FOOT OR FEET	RET	RETAINING
		F.S.	FLOOR SINK	REQ'D	REQUIRE OR REQUIRED
CAB.	CABINET	F.V	FIELD VERIFY	REQMTS	REQUIREMENTS
CL	CENTERLINE			RM	ROOM
CER	CERAMIC	GA	GAUGE	R.O.	ROUGH OPENING
CJ	CONTROL JOINT	GALV	GALVANIZED	R.P.	PLATES POINT
CLG.	CEILING	G.I.	GALVANIZED IRON		
CMU	CONCRETE MASONRY UNIT	GL	GLASS	S	SOUTH
COL.	COLUMN	GLB	GLUE LAMINATED BEAM	S.C.	SOLID CORE
CONC.	CONCRETE	GYP BD.	GYPSUM BOARD	SCHED	SCHEDULE
CONSTR.	CONSTRUCTION			SHT	SHEET
CONT.	CONTINUOUS	H.B.	HOSE BIBB	S.F.	SQUARE FEET
COORD	COORDINATE	H.C.	HOLLOW CORE	SIM	SIMILAR
CORR.	CORRIDOR	HDR	HEADER	S.P.	STAND PIPE
CSK.	COUNTERSINK	HDWR	HARDWARE	SPG	SPACING
CTR.	CENTER	HGR	HANGER	SPEC	SPECIFICATION
C	CHANNEL	H.M.	HOLLOW METAL	SQ	SQUARE
		HORIZ	HORIZONTAL	S.S.	STAINLESS STEEL
d	PENNY (NAIL)	HT	HEIGHT	STAGG	STAGGERED
DBL.	DOUBLE	H.V.A.C.	HEATING, VENTILATING AND AIR CONDITIONING	STD	STANDARD
DET.	DETAIL	H.W.	HOT WATER	STIFF	STIFFENED
DIA.	DIAGONAL			STR	STRUCTURAL
DIAPH	DIAPHRAM	I.D.	INSIDE DIAMETER	STL	STEEL
D.F.	DRINKING FOUNTAIN OR DOUGLAS FIR	IN	INCH		
DIM	DIMENSION	INCL	INCLUDED	T	TREAD
D.L.	DEAD LOAD	I.E.	INVERT ELEVATION	T.C.	TOP OF CURB OR TOP OF CONCRETE
DN	DOWN	INSUL	INSULATION		
D.S	DOWNSPOUT	INT	INTERIOR	T & G	TONGUE AND GROOVE
DWG.	DRAWING	JAN	JANITOR	THR	THRESHOLD
DW.S	DOWELS	JST	JOIST	T.J.	TOOLED JOINT
DWR	DRAWER	JT	JOINT	T.N	TOE NAIL
				T.O	TOP OF (ITEM)
E	EAST	KIT	KITCHEN	T.O.F.	TOP OF FOOTING
EA	EACH			T.O.S.	TOP OF SLAB
E.B.	EXPANSION BOLT	LAM	LAMINATED	T.O.W.	TOP OF WALL
E.J.	EXPANSION JOINT	L.G	LAG BOLTS	TRANS	TRANSVERSE
EL	ELEVATION	L.L.	LIVE LOAD	TYP	TYPICAL
ELEV	ELEVATION	LLH	LONG LEG HORIZONTAL		
ELEC	ELECTRICAL	LLV	LONG LEG VERTICAL	U.B.C.	UNIFORM BUILDING CODE
E.N	EDGE NAIL	LONGIT	LONGITUDINAL	U.N.O.	UNLESS NOTED OTHERWISE
ENC	ENCLOSURE	L.R.	LIVE ROOF	V.A.T.	VINYL ASBESTOS TILE
EQ	EQUAL	L.W.C.	LIGHT WEIGHT CONCRETE	V.B	VAPOR BARRIER
E.W	EACH WAY			VENT	VENTILATION
EXT	EXTERIOR	MAS	MASONRY	VERT	VERTICAL
EXIST	EXISTING	MATL	MATERIAL		
		MAX	MAXIMUM	W	WEST
F.B.	FLAT BAR	MECH	MECHANICAL	WI	WITH
F.D.	FLOOR DRAIN	MEMB	MEMBRANE	WD	WOOD
F.F.	FINISH FLOOR	MET	METAL	W.GL.	WIRE GLASS
FDN	FOUNDATION	MFR	MANUFACTURER	W.H.	WATER HEATER
F.E.	FIRE EXTINGUISHER	MIN	MINIMUM	W/O	WITHOUT
F.E.C.	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	WP	WATERPROOF
F.F.E.	FINISH FLOOR ELEVATION	N	NORTH	W.P.J.	WEAKENED PLANE JOINT
FIN	FINISH	N.I.C.	NOT IN CONTRACT	W.R.	WATER RESISTANT
FLR	FLOOR	NO	NUMBER	WT	WEIGHT
FLUOR	FLUORESCENT	N.T.S.	NOT TO SCALE	W.W.F.	WELDED WIRE FABRIC
F.N	FIELD NAILING				
F.O	FACE OF (ITEM)			YD	YARD

SYMBOLS
GRID LINES

SECTION CUT

ELEVATION

DETAIL — DRAWING TITLE

DOOR SYMBOL

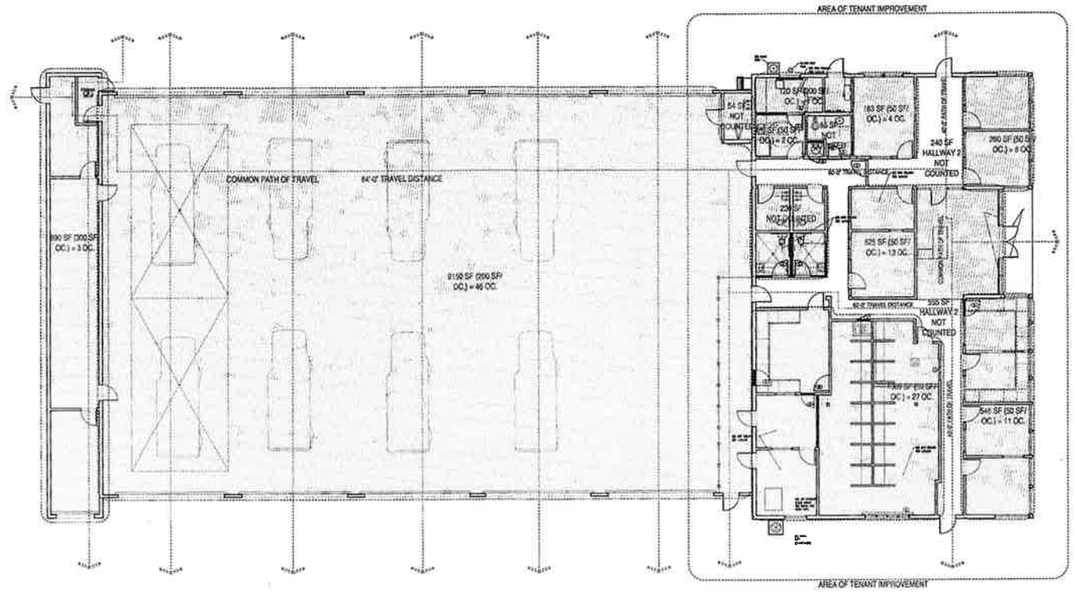
WINDOW TYPE

REVISION

PLAN REFERENCE TO INTERIOR ELEVATION

DETAIL REFERENCE

ROOM NUMBER



1 / T1.0 EGRESS / OCCUPANCY PLAN
FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT

SCALE: 1:10

OCCUPANCY SUMMARY

TELECOM/ELEC:	120 SF @ 300 SF/OC = 1 OC.
EMP. KITCHEN:	75 SF @ 50 SF/OC. = 2 OC.
PROJECT MANG.:	163 SF @ 50 SF/OC. = 4 OC.
IT MANG./AGM:	260 SF @ 50 SF/OC. = 6 OC.
FARE/PAY/ENTRY:	625 SF @ 50 SF/OC. = 13 OC.
DISPATCH/OPS/FR-OPS:	546 SF @ 50 SF/OC = 11 OC.
CUST.SERV./MAINT. MANG., MAINT. CLERK RESERVE/SCHD.:	1309 SF @ 50SF/OC = 27 OC.
	TOTAL OCCUPANCY = 64
BUS STATIONS/BAYS:	9150 SF @ 200 SF/OC. = 46 OC.
BACK STORAGE AREA:	690 SF @ 300 SF/OC = 3 OC.
	TOTAL OCCUPANCY = 49

838927, 838928, 838929
838930 234241

4/4/11
141487

PS 234241
APPROVALS 3/12
FIRE
PLANNING
BLDG. INSP.
141487

GENERAL NOTES
1. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL WORK SHALL COMPLY WITH LATEST APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE UBC, U.F.C, U.P.C, U.B.C, C.A.C. & A.D.A.
3. **ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT** THE USE OF A KEY OF ANY SPECIAL KNOWLEDGE.
4. ALL REQUIRED EXITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE THE BUILDING IS **OCCUPIED**
5. THESE DRAWINGS AND SPECIFICATIONS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTORS, SUBS, AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK, AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE WORK REGARDLESS OF WHERE THE INFORMATION OCCURS.
6. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL DIMENSIONS, ELEVATIONS & SITE CONDITIONS PRIOR TO START OF CONSTRUCTION
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF **THE WORK.**
8. **ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS. SECTIONS AND DETAILS. DIMENSIONS ARE TO FACE OF STUDS OR SLAB UNLESS NOTED OTHERWISE ON DRAWINGS.**
9. **ALL LARGER SCALE DRAWINGS & DETAILS SHALL TAKE PRECEDENCE OVER THOSE OF SMALLER SCALE.**
10. FOR STRUCTURAL SPECIFICATIONS, FRAMING PLANS, FOUNDATION PLANS, ROOF FRAMING, STRUCTURAL DETAILS & ANY OTHER STRUCTURAL INFORMATION REFER TO STRUCTURAL ENGINEER'S PLANS.
11. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS.
12. SUBCONTRACTORS SHALL VERIFY THAT ANY WORK RELATED TO THEM, W HCH MUST BE PROVIDED BY OTHERS, HAS (BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.
13. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED GREEN & WHITE (INDICATED ON PLANS)
14. PROVIDE WEATHERSTRIPPING COMPLETELY AROUND EXTERIOR SWINGING DOORS, SLIDING DOORS & WINDOWS
15. ALL MANUFACTURED WINDOW & DOOR UNITS SHALL BE LABELED AS MEETING A.N.S.I. STANDARDS FOR AIR INFILTRATION.
16. EXIT DOORS MUST SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS ROOMS OR AREAS, OR ANY OTHER OCCUPANCY SERVING AN OCCUPANT LOAD OF 50 OR MORE. UBC SEC 3004(b)
17. CONTINUOUS INSPECTION IS REQUIRED FOR ALL CUT & FILL
18. REFER TO SOILS REPORT FOR REINFORCEMENT OF & SUBSTRATE FOR ALL SITE PAVING.
19. CONTINUOUS INSPECTION IS REQUIRED FOR ALL WELDING AND REQUIRED SPECIAL INSPECTIONS PER CBC CHAPTER 17
20. INTERIOR FINISHES MUST CONFORM TO UBC CHAPTER 6
21. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (UFC SEC 10.208)
22. PROVIDE 2 SEPARATE CIRCUITS FOR EXIT SIGNS CONFORMING TO UFC SEC. 17.110(b)1), SEC 12.11.4(b)(3) & CBC
23. THE BUILDING PERMIT CANNOT BE ISSUED UNTIL A PERMIT **HAS BEEN OBTAINED FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATIONS 5'-0" OR DEEPER.** BUILDINGS OVER 3 STORIES HIGH OR BUILDINGS OVER 25'-0" HIGH
24. THE CONSTRUCTION, REMODEL OR DEMOLITION OF A BUILDING SHALL COMPLY WITH U.F.C. ARTICAL 87.
25. ROOMS AND BUILDINGS PROPOSED TO BE USED FOR THE STORAGE OR HANDLING OF HAZARDOUS CHEMICALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH U.F.C. ARTICAL 80.
26. WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE SPECIAL INSPECTION WHEN THE WELDING IS DONE IN AN APPROVED FABRICATOR'S SHOP. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH 2001 C.B.C.
27. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SHALL BE SUBMITTED TO THE FIRE MARSHALL PRIOR TO INSTALLATION.
28. THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL **SHALL COMPLY WITH WITH THE U.B.C. STANDARD**
29. **PROVIDE A MINIMUM OF ONE 2A10BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6000** SQUARE FEET OR PORTION THEREOF ON EACH FLOOR (U.F.C. ARTICLE 10, DIVISION V, U.F.C. STANDARDS 10-1 AND C.A.C. T-19, SEC. 3.09)
30. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION. (C.C.R. T-19, SEC. 1.14, 3.08, 3.21 AND U.F.C. SEC. 11.302(C), SEC. 25.102, SEC. 25.104)
31. FIRE ALARM SYSTEM, FIRE SPRINKLER SYSTEM AND ALL OTHER **PLANS FOR FIRE PROTECTION EQUIPMENT REQUIRE A DEPARTMENT PERMIT. THE PERMIT SHALL BE OBTAINED PRIOR TO SUBMITTAL OF SHOP DRAWINGS TO ARCHITECT OR OWNER FOR REVIEW FOR REVIEW FOR CONTRACT COMPLIANCE.**
32. **INSTALL "BLUE DOT" REFLECTIVE FIRE HYDRANT MARKERS 4" TO 8" FROM CENTER LINE ON HYDRANT SIDE.**
33. "ONE-HOUR FIRE-RATED CORRIDORS SHALL HAVE DOOR OPENINGS PROTECTED BY TYPE C FIRE-ASSEMBLY AND DRAFT STOPS. ASSEMBLIES RATED 20 MINUTES, EXCEPT OPENINGS IN INTERIOR WALLS OF DWELLING UNITS AND BALCONIES. DOORS SHALL BE MAINTAINED SELF-CLOSING OR TO BE AUTOMATIC-CLOSING BY ACTION OF A SMOKE DETECTOR PER UBC SECTION 430(b)(1) DOORS SHALL BE
34. GASKETED TO PROVIDE A SMOKE AND DRAFT SEAL WHERE THE DOOR THE STOP ON SIDES AND TOP." UBC SECTION 3306(h)
35. ALL FIRE SPRINKLER PIPING AND VALVES EXPOSED TO THE WEATHER **SHALL BE PROTECTED BY A DURABLE FINISH.**
36. FIRE ALARM SYSTEM REQUIRED. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED AND APPROVED **BY THE FIRE PREVENTION BUREAU PRIOR TO SYSTEM INSTALLATION. PLANS AND SPECIFICATIONS SHALL INCLUDE, BUT NOT LIMITED TO:** A FLOOR PLAN SHOWING THE LOCATION OF ALL AUTOMATIC AND ALARM-SIGNALING DEVICES, ALARM CONTROL AND TROUBLE-SIGNALING EQUIPMENT, ANNUNCIATION, POWER CONNECTION, BATTERY CALCULATIONS, AND MANUFACTURER MODEL NUMBERS AND LISTED INFORMATION FOR ALL EQUIPMENT, DEVICES AND MATERIALS, AND STATE FIRE MARSHALL **LISTING NUMBER FOR ALL EQUIPMENT, DEVICES AND MATERIALS.**
37. "KNOX" KEY BOX SHALL BE INSTALLED AT MAIN ENTRY/EXIT
38. PROVIDE KEY TO FIRE DEPARTMENT FOR EMERGENCY ACCESS. TO BE PLACED IN KNOX-BOX(RAPID ENTRY SYSTEM). UFC SECTION 10.302
39. ELECTRICAL- ALL CIRCUIT BREAKERS SHALL BE LABLED TO CLEARLY **INDICATE AREAS SERVED. THE MAIN ELECTRICAL SHUT-OFF SHALL BE** IDENTIFIED WITH EITHER THE BUSINESS NAME OR THE BUSINESS ADDRESS. NEC
40. HOUSKEEPING- GOOD HOUSKEEPING SHALL BE MAINTAINED AT ALL TIMES. ACCUMULATION OF COMBUSTIBLE WASTE MATERIALS IN THE BUILDING SHALL NOT BE ALLOWED. UFC SECTION 11.202
41. MAXIMUM OCCUPANT LOAD: SEE OCCUPANT LOAD SIGNS SHALL BE POSTED IN CONSPICUOUS LOCATIONS. UFC SECTION 25.114(a)
42. PENETRATIONS OF FIRE RESISTIVE WALLS, FLOORS-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 709 AND 710
43. AT EVERY PRIMARY PUBLIC ENTRANCE, AND AT EVERY MAJOR FUNCTION AREA ALONG ON LEADING TO, AN ACCESSIBLE ROUTE OF TRAVEL, THERE IS TO BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS ARE REQUIRED TO INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES. PER SECTIONS 11B-703.7 AND 11B-703.5
44. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAIL. SECTION 11B-703.5
45. THE VISUAL AND AUDIBLE ALARMS WILL COMPLY WITH THE PROVISIONS OF NFPA 72G.
46. APPROVED NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 72G IN THE FOLLOWING AREAS: RESTROOMS, CORRIDORS, DANCE ROOM, GYMNASIUM, MULTI-PURPOSE ROOMS, OCCUPIED ROOMS WHERE AMBIENT NOISE IMPACTS HEARING OF THE FIRE ALARM, CLASSES, MEETING ROOMS, ANY OTHER AREA FOR COMMON USE. SECTION 2.9.1, AMENDMENT TO SECTION 2.4.9
47. **ASSISTIVE LISTENING DEVICE SYSTEMS SHALL BE INSTALLED IN THE FOLLOWING** USE AREAS FOR PEOPLE WITH HEARING IMPAIRMENTS, PER SECTION 11B-513.2 ASSEMBLY AREAS, CONFERENCE AND MEETING ROOMS, SIMILAR AREAS AND **THE NUMBER OF PERSONAL RECEIVERS REQUIRED TO BE AVAILABLE SHALL** BE EQUAL TO 4% OF THE TOTAL SEATS PROVIDED, BUT LESS OR EQUAL TO 2.
48. TYPES OF LISTENING DEVICES INCLUDE, BUT ARE NOT LIMITED TO, AUDIO INDUCTION LOOPS, RADIO FREQUENCY SYSTEMS (AM OR FM) AND INFRARED TRANSMISSION. PER SECTION 11B-512.2.
49. IF PORTABLE SYSTEMS ARE TO BE USED FOR CONFERENCE OR MEETING ROOMS, THE SYSTEM MAY SERVE MORE THAN ONE ROOM. PER SECTION 11B-512.6

GENERAL CONTRACTOR NOTES
1. ALL WORK IDENTIFIED HEREIN SHALL BE DONE IN ACCORDANCE WITH THESE DRAWINGS, SPECIFICATIONS, AND THE CALIFORNIA BUILDING CODE, 2001 EDITION, AS ADOPTED BY THE CITY OR GOVERNING ENTITY.
2. **LOCATION AND DIMENSIONS OF WORK TO BE DONE SHALL BE CONFIRMED BY FIELD** MEASUREMENTS, BY CONTRACTOR PRIOR TO CONSTRUCTION OF NEW WORK.
3. CONTRACTOR ASSUMES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. NEITHER THE OWNER, NOR THE ARCHITECT OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY PRECAUTIONS AND SHALL BE SOLELY RESPONSIBLE FOR COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, OSHA REQUIREMENTS, AND LAWS AND REGULATIONS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN TEAM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT OR ENGINEERS.
4. THE CONSTRUCTION SHALL DEFAIN AND HAVE AVAILABLE ON THE JOB SITE, COPIES OF APPLICABLE CODES AND STANDARDS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS AND BE FAMILIAR WITH THEIR REQUIREMENTS.
5. UPON COMPLETION OF EACH DAY'S WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE WORK AREA FREE OF HAZARDS AND SHALL PROVIDE ALL NECESSARY DOOR AND WINDOW LOCKS, TEMPORARY SIGNS, WARNING DEVICES, AND BARRICADES.
6. CONTRACTOR TO REPLACE ALL DAMAGED OR REMOVED ASPHALT, PAVING, POOR PAINTING, LANDSCAPING, AND ALL OTHER IMPROVEMENTS WITHIN THE LIMITS OF WORK TO CURRENT EXISTING STANDARDS AT COMPLETION OF CONSTRUCTION AND TO THE SATISFACTION OF THE ARCHITECT.
7. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PROPERTIES ADJACENT TO THE CONSTRUCTION AREA FROM BUILDUP OF DUST, DEBRIS, AND TRASH DAMAGES OR DISRUPTION DUE TO INCLEMENT WEATHER OR EXCESSIVE NOISE.
8. CONTRACTOR SHALL VERIFY AND RECORD IN LOCATION OF ALL EXISTING SITE ELECTRICAL FIXTURES AND PANELS, WATER SUPPLY LINES, SEWER LINES AND CONNECTIONS, AND WASTE LINES, FIRE HYDRANTS, EXTINGUISHER CABINETS, AND SITE SIGNAGE PRIOR TO WORK AND TAKE PRECAUTIONS NECESSARY TO PROTECT THEM.
9. OPENINGS EXPOSED FOR CONSTRUCTION SHALL BE CAULKED AND/OR STRUCTURALLY SEALED, I.E., MATERIAL JOINTS AROUND WINDOWS, WALL SOLE PLATES, OPENINGS FOR UTILITY PIPING AND WIRING, ETC.
10. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SOLELY RESPONSIBLE FOR COMPLY WITH ALL CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARD LAWS AND REGULATIONS.
11. **THE CONTRACTOR SHALL CONFORM TO LANDER CODE SECTION-142.0810 SUBMITTING A** DETAILED PLAN TO THE ENGINEER SHOWING THE DESIGN OF SHORING, BRACING, SLOPING, OR OTHER PROVISIONS TO BE MADE FOR WORKER PROTECTION FROM HAZARD OF CAVING GROUND DURING THE EXCAVATION OF SUCH TRENCH OR TRENCHES 5 OR MORE IN DEPTH AND APPROVED BY THE ENGINEER PRIOR TO EXCAVATION. IF THE PLAN VARIES FROM THE SHORING SYSTEM STANDARDS ESTABLISHED BY THE CONSTRUCTION SAFETY ORDERS, THE PLAN SHALL BE PREPARED BY A REGISTERED CIVIL OR STRUCTURAL ENGINEER AT THE CONTRACTOR'S EXPENSE.
12. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
13. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY SITE OBSERVATION AND LEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY SHOWN HEREON AND ANY OTHER WHICH IS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. **THE CONTRACTOR SHALL NOTIFY THE GAS AND ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL OUTFULLY COORDINATE HIS WORK WIT

GENERAL

1. ALL FACILITIES SHALL BE ACCESSIBLE FOR THE PHYSICALLY HANDICAPPED PER CCR (CAG) TITLE 24, THE AMERICANS WITH DISABILITIES ACT, TITLE 3 AND UFAS / ANSI 117.1

2. ALL PRIMARY ENTRANCES SHALL BE ACCESSIBLE.

3. HAZARDS:
(A) HEADROOM OF 80" MIN. SHALL BE MAINTAINED FOR WALKS, CORRIDORS, AISLES, ETC.
(B) OBJECTS WITH PROTRUDING EDGES BELOW 27" ABOVE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
(C) FREESTANDING OBJECTS MOUNTED ON POSTS BETWEEN 27" AND 80" ABOVE THE FLOOR MAY PROJECT A MAXIMUM OF 12".
(D) ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" ADJACENT TO WALKS, EXCEPT BETWEEN WALKS AND ADJACENT STREETS OR DRIVES, SHALL BE IDENTIFIED BY 6" HIGH WARNING CURBS ABOVE WALK SURFACE.

4. ELECTRICAL REQUIREMENTS
(A) 15, 20 AND 30 AMP RECEPTACLE OUTLETS SHALL BE INSTALLED BETWEEN 18" AND 24" ABOVE THE FLOOR.
(B) CENTER OF SWITCH SHALL BE LOCATED NOT LESS THAN 36" NOR MORE THAN 48" ABOVE THE FLOOR.

ENTRANCES, EXITS, DOORS & AREAS FOR EVACUATION ASSISTANCE

1. ALL ENTRANCES AND ALL EXTERIOR GROUND-FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. SEC. 1133B.3.

2. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR PERSONS WITH DISABILITIES. SEC. 1133B.2.2.3.

3. DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. SEC. 1133B.1.1.1.3.

4. ALL GATES, INCLUDING TICKET GATES, SHALL MEET ALL APPLICABLE ACCESSIBILITY SPECIFICATIONS AT DOORS. SEC 1133B.1.1.4.

5. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVEL TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNATED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION. SEC. 1004.3.1.

6. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. SEC. 1133B.2.5.2

7. EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EIDT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EIDT IS NOT LESS THAN 32". SEC. 1004.4, PIG. 118-3.1 & 118-3.3.

8. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION SEC. 1133B.2.3.

9. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. SEC. 1133B2.2.1.

10. WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. SEC. 1133B.2.3.2.

11. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURE 118-36A AND 118-36B. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR. SEC. 1133B.2.4.2.

12. THERE SHALL BE A LEVEL AND CLEAR FLOOR OF LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. SEC. 1133B.2.4.2.

13. WHERE THE DOOR OPENS INTO A STAIR OF A SMOKE-PROOF ENCLOSURE, THE LANDING NTED NOT HAVE A LENGTH OF 60" SEC. 1004.9.2.3A.

14. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND A MINIMUM OF 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS. ADDITIONAL 12" IS REQUIRED AT THE PUSH SIDE, IF DOOR IS EQUIPPED WITH BOTH LATCH AND CLOSER. SEC. 1133B.2.4.3

15. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THRESHOLD OF THE DOORWAY. SEC. 1133B.2.4.1 IN EXISTING STAIRWAYS WHERE THERE IS NO LANDING, DOORS SHALL BE CONSPICUOUSLY MARKED WITH A SIGN STATING, "DANGER- STAIRWAY AD LANDING" OR EQUIVALENT WORKING AND THERE SHALL BE ADEQUATE ILLUMINATION. SEC. 1104.8.2.4A.

16. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OF AWAY FROM THE SPACE BETWEEN THE DOORS SEE FIGURES 118-30(A) FOR DESIGN ALTERNATIVES. SEC. 1133B.2.4.5.

17. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OT THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION SEC 1133B.2.6

18. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS, AND FIVE POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING 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 UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. NOT TO EXCEED 15 POUNDS SEC 1133B.2.5

19. ALL PATED DOORS SHALL BE POSITIVE LATCHING AND SELF-CLOSING

20. "LABEL" SHALL MEAN "FIRE ASSEMBLY" AS DEFINED IN C.B.C. 702.2.

21. ALL 20 MINUTE RATED ASSEMBLIES SHALL BE PROVIDED GASKETING MATERIAL SO INSTALLED TO PROVIDE AS SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACCROSS THE TOP.

22. PROVIDE A TACTILE SIGN WITH THE WORDS "EXIT OUT" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY. CBC SEC. 1003.2.6.6.1

23. PROVIDE A TACTILE SIGN WITH THE WORDS, "EXIT OUT" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN. CBC SEC. 1003.2.6.6.1

24. FOR A DOOR WITH CLOSERS, THE SWEEP PERIOD OF FROM A 70 DEGREE OPEN POSITION TO 3 INCHES FROM THE JAMB SHALL BE AT LEAST 3 SECONDS. CBC 1133B.2.3.1

STAIRWAYS & HANDRAILS

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88" IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88"OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY ACROSS THE ENTIRE WIDTH OF THE STAIRWAY. SEC. 1006.3.1A.

2. HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS. SEC. 1006.3.2.1A & FIG. 118-35.

3. HANDRAILS SHALL EXTEND A MINIMUM OF 12" BEYOND THE TOP NOSING AND 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING. SEC. 1006.3.2.2A AND FIG. 118-35 & 118-37.

4. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR PUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION SHALL BE MADE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST, WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING. SEC. 1006.3.2.4A & FIG. 118-37.

5. ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY LIFT. SEC. 1006.9.2.5A.

6. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2 INCHES IN CROSS-SECTIONAL NOMINAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. SEC. 1006.9.2.6A.1

8. PROVIDE HANDRAILS DESIGNED TO PROVIDE A GRASPING SURFACE TO AVOID THE PERSON FROM FALLING. THE SPACING OF BRACKETS SHALL NOT EXCEED 6 FEET AND THE ATTACHMENT SHALL BE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL.

9. MAINTAIN A SPACE OF 1-1/2" SPACE BETWEEN THE WALL AND THE RAIL FOR HANDRAILS PROJECTING FROM A WALL SECTION 1006.9. HANDRAILS MAY BE LOCATED IN A RECESS MAXIMUM 3" DEEP EXTENDING AT LEAST 18" ABOVE THE TOP OF THE RAIL (SEE EXCEPTION TYPES #5, & 6.)

10. PROVIDE APPROVED STAIR IDENTIFICATION SIGNS IN RAISED ARABIC NUMERALS AND RAISED BRAILLE SYMBOLS WHICH CONFORM TO SECTION 1117B.5.2 AT EACH FLOOR LEVEL FOR BUILDINGS TWO OR MORE STORIES IN HEIGHT. (SECTION 1006.16). THE SIGN SHALL IDENTIFY STAIRWAY, INDICATE WHETHER THERE IS ROOF ACCESS, THE FLOOR LEVEL, AND THE UPPER AND LOWER LEVEL TERMINUS OF THE STAIRWAY. LOCATE THE SIGN APPROXIMATELY 5 FEET ABOVE THE FLOOR LANDING IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE. BRAILLE SYMBOLS CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THE TITLE 24 STANDARDS. DOTS SHALL BE 1/10 INCH (2.5MM) ON CENTERS IN EACH CELL WITH 2/10 INCH (5.08MM) SPACE BETWEEN CELLS DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635MM) ABOVE THE BACKGROUND

11. MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 3" WIDE AND PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STAIR LANDING. THE STRIP SHALL BE AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

12. FOR STAIRS THAT OCCUR OUTSIDE THE BUILDING, MARK THE UPPER APPROACH AND ALL TREADS AS NOTED IN ITEM 11 ABOVE.

13. PROVIDE TREAD SURFACES THAT ARE SLIP RESISTANT WITH ROUNDED OR CHAMFERED EXPOSED EDGES AND NO ABRUPT EDGES AT THE NOSING

14. MAINTAIN NOSING PROJECTION TO MORE THAN 1-1/2" PAST THE FACE OF THE RISER BELOW 15

15. PROVIDE RISERS THAT ARE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF OBJECTS LARGER

SANITARY FACILITIES

A. GENERAL

1. SANITARY FACILITIES THAT SERVE BUILDINGS, FACILITIES OR PORTIONS OF BUILDINGS OR FACILITIES THAT ARE REQUIRED TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES ARE REQUIRED TO BE ACCESSIBLE. SEC 1115B.1.

2. WHERE SEPARATE FACILITIES ARE PROVIDED FOR HONDISABLED PERSONS OF EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES OF EACH SEX ALSO. WHERE UNISEX FACILITIES ARE PROVIDED FOR PERSONS WITH DISABILITIES WITHIN CLOSE PROXIMITY TO THE NONACCESSIBLE FACILITY. SEC. 1115B.2.

3. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 12" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 12" THICK AND 12" IN DIAMETER. SEC. 1115B.5
GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. SEC. 1115B.5.

4. ADDITIONAL SIGNAGE REQUIREMENTS: RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.6. CHARACTERS ON SIGNS SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH 1117B.5.6. THEY SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR, 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. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. SEC. 1117B.5.8.

B SINGLE ACCOMMODATION SANITARY FACILITIES

1. THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. SEC. 1115B.7.2.

2. THERE SHALL BE IN THE ROOM A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER, OR A T-SHAPED SPACE COMPLYING WITH FIGURES 118-12 (A) AND (B). NO DOOR SHALL ENCROACH INTO THIS SPACE FOR MORE THAN 12". SEC. 1115B.7.2 & FIG. 118-1A.

3. THE WATER CLOSET SHALL BE IN A SPACE WHICH PROVIDES A MINIMUM 29" WIDE CLEAR SPACE FROM A FIXTURE AND A MINIMUM 30" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE. THE OTHER SIDE SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. A MINIMUM 48" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. SEC. 1115B.7.2 & FIG. 118-1A.

4. ALL DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE WITH A MINIMUM CLEAR WIDTH OF 36" EXCEPT AT DOORS. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN IN FIGURE 118-4C. SEC. 1115B.7.2.

C. MULTIPLE ACCOMMODATION SANITARY FACILITIES

1. A CLEAR SPACE MEASURE FROM THE FLOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO 2 INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR A CLEAR SPACE 36" BY 60" IN SIZE, SHALL BE PROVIDED FOR WHEELCHAIR MANEUVERING. DOORS OTHER THAN THE DOOR TO THE ACCESSIBLE TOILET COMPARTMENT IN ANY POSITION MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12". SEC. 1115B.7.1 & FIG. 118-1B.

2. A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 36" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 30" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. SEC. 1115B.7.1.2 & FIG. 118-1B

3. A MINIMUM 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN EIDT OPENING DOOR AND A MINIMUM 60" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS A DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. SEC 1115B7.1.2; FIG. 118-1A 1B

4. WATER CLOSES COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END AND 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION SEC 1115B7.1.3, FIG. 118-1A & 1B.

5. WHEN STANDARD COMPARTMENT DOORS ARE USED, WITH A MINIMUM OF 2" CLEARANCE BETWEEN THE DOOR AND THE WALL AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE AS SPECIFIED IN SECTION 104.9.2.2 IS NOT REQUIRED. SEC 1115B7.1.3

6. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. SEC. 1115B7.1.3.

7. EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 64" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES. AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48" AS MEASURED AT A RIGHT ANGLE TO COMPARTMENT DOOR IN ITS CLOSED POSITION. SEC 1115B7.1.3.6 FIG. 118-1B

8. WHERE SIX OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM, IN ADDITION TO THE STANDARD ACCESSIBLE STALL REQUIRED ABOVE, AT LEAST ONE ADDITIONAL STALL SHALL BE PROVIDED WITH A WIDTH OF 36" WITH AN OUTWARD SWINGING SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH SECTIONS 1115.B.2 THROUGH 1115B.8.4.

D. SANITARY FACILITY FIXTURES AND ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT, EXCEPT THAT 3" SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH. SEC. 1502 OF PLUMBING CODE.

2. A CLEAR FLOOR SPACE 30" BY 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. DOOR SHALL NOT SWING INTO THIS SPACE. SEC. 1115B.3.1.1.

3. LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18" TO THIS CENTERLINE OF THE FIXTURE. SEC. 1504 (A.)

4. ALL LAVATORIES THAT ARE DESIGNED TO BE ACCESSIBLE SHALL BE MOUNTED WITH THE RIM OR COUNTER EDGE NO HIGHER THAN 34 INCHES ABOVE THE FINISHED FLOOR AND VERTICAL CLEARANCE MEASURED FROM THE BOTTOM OF THE APRON OR OUTSIDE BOTTOM EDGE OF THE LAVATORY OF 29 INCHES REDUCING TO 27 INCHES AT A POINT LOCATED 8 INCHES BACK FROM EDGE. SEC. 1504.1.

5. HOT WATER AND DRAINPIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. SEC 1504 (B)

6. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30" BY 48" IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. DOOR SHALL NOT SWING INTO THIS SPACE. SEC 1115B.9.4

7. WHERE ONE OR MORE URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14" FROM THE WALL AND AT A MAXIMUM OF 17" ABOVE THE FLOOR SHALL BE PROVIDED. SEC. 1502(A).

8 CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. SEC. 1502.

9 WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. SEC 1502, 1503 (B) & 1504 (C.)

10 THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AN OPERATING MECHANISM CONTROLS, SHALL BE NOT GREATER THAN 5 LBF. SEC. 1502, 1503 (B) & 1504 (C)
SELF-CLOSING FAUCET CONTROLS VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC. 1504 (C)

11. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR. SEC. 1115B.9.1.2.

12. WHERE TOWELS, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FINISHED FLOOR. SEC. 1115B.5.2.

13 TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" ABOVE THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DOES NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED. SEC 1115B.9.2 & FIG. 118-1A.

14. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL, WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE, WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. SEC. 1115B.9.4

E. GRAB BARS

1. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ON ONE SIDE AND ON THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT. SEC 1115B.8 & FIG. 118-1C.

2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" LONG WITH THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL AND WITH THE BACK END POSITIONED NO MORE THAN 12" FROM THE REAR WALL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG. SEC 1115B.8.1 & FIG. 118-1A THROUGH 118-1C.

3. GRAB BARS SHALL BE SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33", THE GRAB BAR MAY BE AS HIGH AS 36". SEC 1115B.8.1 & FIG. 118-1A THROUGH 118-1C

E. GRAB BARS CONTINUED

4. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4" TO 1-1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2". SEC. 1115B.8.2 & FIG. 118-1C.

5. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE SPECIFICATIONS OF SEC. 1115B.8.3.

6. 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". SEC. 1115B.8.4

7. PROVIDE BRAILLE SIGNAGE PER SECTION 1103.2.4.2 AND 1117.B.5.2

F. SHOWER NOTES

1. SHOWERS SHALL BE 60" MINIMUM WIDE BETWEEN WALL SURFACES AND 30" MINIMUM IN DEPTH WITH A FULL OPENING WIDTH ON THE LONG SIDE, OR 4" OR WIDE BETWEEN WALL SURFACES AND 48" MINIMUM IN DEPTH WITH AN ENTRANCE OPENING OF 42". ALTERNATIVELY, SHOWERS 60" MINIMUM WIDE MAY BE 36" MAXIMUM DEEP IF THE ENTRANCE OPENING WIDTH IS MINIMUM 36" PER SECTION 1115.B.2.1

2. WHEN A SHOWER THRESHOLD OR RECESSED DROP IS PERMITTED, IT SHALL BE A MAXIMUM OF 1/2" HIGH AND SHALL BE BEVELED OR SLOPED AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE HORIZONTAL PER SECTION 1115B.2.2

3 WHERE TWO OR MORE ACCESSIBLE SHOWERS ARE PROVIDED WITHIN THE SAME FUNCTIONAL AREA, THERE SHALL BE AT LEAST ONE SHOWER CONSTRUCTED OPPOSITE HAND FROM THE OTHER OR OTHERS PER SECTION 1115.B.2.3

4. SINGLE-LEVER SHOWER WATER CONTROLS SHALL BE LOCATED ON THE SIDE WALL OF THE COMPARTMENT ADJACENT TO THE SEAT AND OPERABLE WITH A MAXIMUM FORCE OF 5 LBS AND MOUNTED AT 40" +/- 1" ABOVE THE SHOWER FLOOR, AND THE CENTERLINE OF THE CONTROLS SHALL BE IN A REACH RANGE WITHIN 18" AND 24" FROM THE REAR EDGE OF THE SEAT PER SECTION 1115.B.2.4.1

5. IN SHOWERS A FLEXIBLE HAND-HELD SPRAYER UNIT WITH A HOSE AT LEAST 60" LONG SHALL BE PROVIDED WITHIN 27" OF THE SEAT MEASURED HORIZONTALLY FROM THE REAR SEAT EDGE TO THE CENTERLINE OF THE MOUNTING BRACKET. THIS UNIT SHALL BE AT MAXIMUM HEIGHT OF 48" +/- 1" ABOVE THE FLOOR PER SECTION 1115B.2.4.2

6 EXCEPT WITHIN GUEST ROOMS AND SUITES IN HOTELS, MOTELS AND SIMILAR TRANSIENT LODGING ESTABLISHMENTS SHOWER FACILITIES IN AREAS SUBJECT TO EXCESSIVE VANDALISM, TWO WALL MOUNTED SHOWER HEADS MAY BE INSTALLED. EACH SHOWER HEAD MUST OPERATE INDEPENDENTLY OF THE OTHER AND SHALL HAVE VERTICAL AND HORIZONTAL SWIVEL ANGLE ADJUSTMENTS, LOCATED AT 40" AND 48" +/- 1" ABOVE THE FLOOR PER SECTION 1115B.2.4.3

7. THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE 2" PER FOOT (2% SLOPE) IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE A MINIMUM OF 1/2" AND LOCATED FLUSH WITH THE FLOOR SURFACE PER SECTION 1115B.2.4.4

8 PROVIDE A FOLDING SEAT LOCATED WITHIN 27" OF THE CONTROLS MOUNTED 18" ABOVE THE FLOOR, AND WITH A MINIMUM SPACE OF 1" AND MAXIMUM SPACE OF 1-1/2" ALLOWED BETWEEN THE EDGE OF THE SEAT AND ANY WALL. WHEN FOLDED, THE SEAT SHALL NOT EXTEND MORE THAN 6" FROM THE MOUNTING WALL. SEE FIGURE 118-2A

9. PROVIDE 1-1/2" TO 1-1/2" DIAMETER GRAB BARS 1-1/2" CLEAR TO WALLS WHICH CAN SUPPORT 250 LBS. MOUNTED BETWEEN 33" AND 36" ABOVE THE SHOWER FLOOR WITH A L-SHAPED BAR MOUNTED ON WALLS OPPOSITE AND ADJACENT TO THE FRONT EDGE OF THE SEAT, BUT NOT EXTEND OVER THE SEAT, PER SECTIONS 1115.B.2, 1115B.8.3, 1115.B.8.4 & 1115B.8.2.4.5

10. WHEN A SHOWER SOAP DISH IS PROVIDED, IT SHALL BE LOCATED ON THE CONTROL WALL AT A MAXIMUM HEIGHT OF 42" ABOVE THE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SEAT PER SECTION 1115B.6.2.4.6

11 SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. MATERIALS OTHER THAN STR

In an effort to improve incompatible uses & to support the site improvement project, I have reviewed the site parking and have determined that the existing conditions are in full compliance with the current parking requirements as required by Mun. Code Chapter 142-05.

If the bulk & header photo-voltaic arrays are not necessary, provided the site plan demonstrates compliance with the current parking requirements, I have no objection to the proposed site improvements.

Jeff Bradley 3/9/11

Bldg. Development Review Manager

PARKING CALCULATION

FROM TABLE 142-05F
PARKING RATIOS FOR SPECIFIED NON-RESIDENTIAL USES

BUSINESS & PROF.
GOVERNMENT (MTS) 3.3 SPACES/1000

4,344 SF OFFICE AREA X 3.3/1000
15 SPACES REQUIRED

916 SF OFFICE/STORAGE AREA X 3.3/1000
4 SPACES REQUIRED

AUTOMOBILE/SERVICE
STATION (BUS SERVICE BAY 1 SPACE/BAY

10 BUS SERVICE BAYS X 1 SPACE PER BAY
10 SPACES REQUIRED

TOTAL: 29 SPACES REQUIRED
TOTAL: 73 SPACES PROVIDED*

* CURRENT FACILITY IS ASPHALT PAVED RV SALES CENTER. PARKING SPACES PROVIDED FOR MTS/PUBLIC AGENCY EMPLOYEES AND VISITING PUBLIC AGENCY OFFICIALS. REMAINING SPACES SHOWN ARE FOR MTS/PUBLIC AGENCY PARA-TRANSIT (SMALL) BUS FLEET

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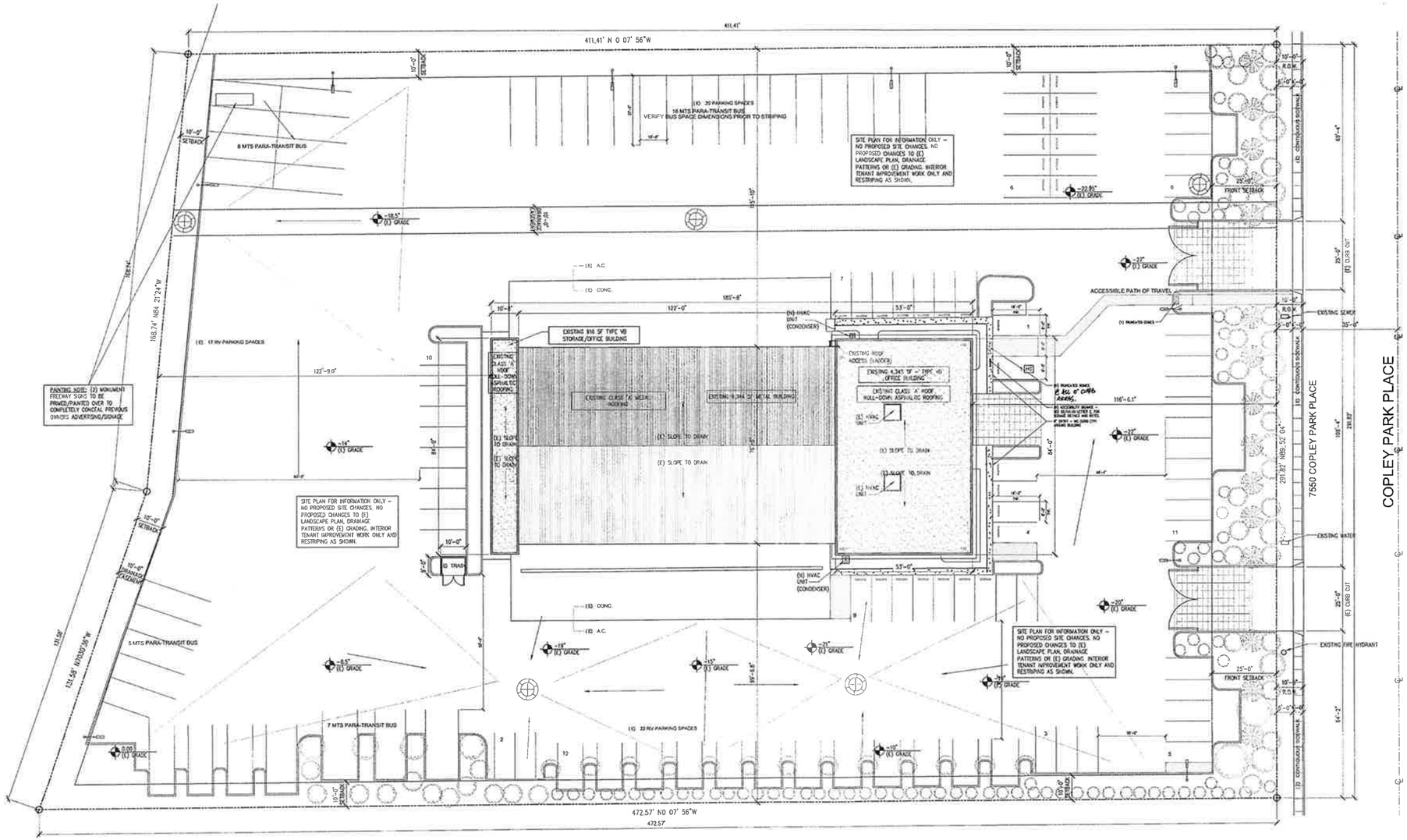

1 / A1.00 EXISTING SITE PLAN / PLOT PLAN
FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT

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

NORTH

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MTS
First America

7550 COPLEY PARK PLACE
(PREVIOUS HOLLAND MOTORS SALES CENTER)
SAN DIEGO, CA 92111

TENANT IMPROVEMENTS PHASE I

Project Number:	1103
Original Date:	MARCH 2011
Phase:	CD
Drawn:	JJB
Checked:	JJB

MARCH 2011

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

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

A
1.00

Sheet Number 00 Of 00

EXISTING WINDOW SCHEDULE - FOR INFORMATION ONLY

FIELD VERIFY ALL DIMENSIONS

WINDOW	QTY	WINDOW SIZE (W X H)	TYPE	FINISH	GLAZING	ADDITIONAL NOTES
(W)	9	4'-0" X 5'-0"	FIXED	ANODIZED ALUM. STOREFRONT	SINGLE/CLEAR TEMPERED	OPERABLE - CLOSING INTERIOR WINDOW
(W)	1	3'-0" X 5'-0"	FIXED	ANODIZED ALUM. STOREFRONT	SINGLE/CLEAR TEMPERED	
(W)	2	4'-0" X 5'-0" - OVERALL SIZE INCLUDING MULLIONS	FIXED	ANODIZED ALUM. STOREFRONT	SINGLE/CLEAR TEMPERED	
(W)	1	3'-0" X 3'-0"	FIXED	ANODIZED ALUM. STOREFRONT	SINGLE/CLEAR TEMPERED	
(?)	-	NOT USED	-	-	-	
(?)	-	NOT USED	-	-	-	
(W)	2	4'-0" X 8'-0"	FIXED	ANODIZED ALUM. STOREFRONT	(1) LAMINATED/CLEAR TEMPERED	(N) BLACK-OUT FILM TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
(W)	2	3'-8" X 8'-0"	FIXED	ANODIZED ALUM. STOREFRONT	(1) LAMINATED/CLEAR TEMPERED	
(W)	4	3'-6" X 8'-0" W/	FIXED	ANODIZED ALUM. STOREFRONT	(1) LAMINATED/CLEAR TEMPERED	
(W)	6	4'-4" X 8'-0"	FIXED	ANODIZED ALUM. STOREFRONT	(1) LAMINATED/CLEAR TEMPERED	
(W)	2	4'-10" X 8'-0"	FIXED	ANODIZED ALUM. STOREFRONT	(1) LAMINATED/CLEAR TEMPERED	
(W)	1	3'-8" X 8'-0"	FIXED	ANODIZED ALUM. STOREFRONT	(1) LAMINATED/CLEAR TEMPERED	
(W)	4	4'-5" X 8'-0"	FIXED	ANODIZED ALUM. STOREFRONT	(1) LAMINATED/CLEAR TEMPERED	
(W)	1	5'-5" X 8'-0"	FIXED	ANODIZED ALUM. STOREFRONT	(1) LAMINATED/CLEAR TEMPERED	
(W)	2	4'-5" X 8'-0"	FIXED	ANODIZED ALUM. STOREFRONT	(1) LAMINATED/CLEAR TEMPERED	

NOTES:
1. SINGLE HUNG WINDOWS REQUIRED TO BE TEMPERED PER 2007 CBC SECT. 2406.3
2. GRADE TO MATCH EXISTING FINISH AND SHOP DRAWING.

EXISTING DOOR SCHEDULE - FOR INFORMATION ONLY

FIELD VERIFY ALL DIMENSIONS

DOOR/GATE	QTY	DOOR SIZE	LEFT RT HANDHAND	MAX THRSH HGHT.	RATED	TYPE/MATERIAL	GRADE	MISC. HARDWARE	GLAZING	ADDITIONAL NOTES
(A)	8	3'-0" X 7'-0"	VARIES	1/2"	NO	HOLLOW CORE / WOOD	PNT. GRD.	PASSAGE	N/A	ADD 9" & 36" MINIMUM UNE SAFETY GLASS TO DOOR PER PLAN
(A2)	3	3'-0" X 7'-0"	VARIES	1/2"	NO	HOLLOW CORE / MTL.	PNT. GRD.	LOCKSET	N/A	
(A3)	2	3'-0" X 7'-0"	VARIES	1/2"	NO	SOLID CORE / WOOD	PNT. GRD.	LOCKSET	DUAL TEMPERED	
(B)	1	6'-0" X 8'-0" (PAIR) W/ TRANSOM GLASS		1/2"	NO	ALUMINUM / GLASS	ANODIZED ALUM. STOREFRONT	LOCKSET PANIC HARDWARE SELF CLOSING	DUAL TEMPERED	
(C)	-	NOT USED	-	-	-	-	-	-	-	
(D)	1	3'-6" X 7'-0"	VARIES	1/2"	NO	SOLID CORE / WOOD	PNT. GRD.	PRIVACY	N/A	
(E)	4	3'-0" X 7'-0"	VARIES	1/2"	1 HOUR	HOLLOW METAL	PNT. GRD.	LOCKSET SELF CLOSING	N/A	
(F)	3	3'-0" X 7'-0"	VARIES	1/2"	NO	ALUMINUM / GLASS	ANOD. ALUM. STOREFRONT	LOCKSET PANIC HARDWARE SELF CLOSING	DUAL TEMPERED	(1) DOOR W/ MATCHING SOLID GLASS PER PLAN
(G)	1	10'-0" X 7'-0"		1/2"	NO	METAL ROLL-UP	PNT. GRD.	LOCKSET	N/A	
(G2)	1	10'-0" x 7'-0"		1/2"	NO	METAL ROLL-UP	PNT. GRD.	LOCKSET	N/A	
(H)	1	3'-0" X 7'-0"	VARIES	1/2"	NO	HOLLOW METAL	PNT. GRD.	LOCKSET	N/A	
(J)	1	3'-6" X 7'-0"	VARIES	1/2"	NO	HOLLOW METAL	PNT. GRD.	LOCKSET	N/A	
(K)	2	3'-0" X 7'-0"	VARIES	1/2"	NO	HOLLOW CORE / WOOD	PNT. GRD.	PRIVACY SELF CLOSING	N/A	
(L)	1	3'-0" X 7'-0" OUTDY UPPER & 1'0"X8'-0"(FIX)		1/2"	1 HOUR	SOLID CORE / WOOD	PNT. GRD.	LOCKSET	N/A	
(M)	1	3'-0" X 7'-0"	VARIES	1/2"	1 HOUR	LOUVERED	PNT. GRD.	PASSAGE	N/A	(1) TO BE RELOCATED

NEW DOOR SCHEDULE

FIELD VERIFY ALL DIMENSIONS

DOOR/GATE	QTY	DOOR SIZE	LEFT RT HANDHAND	MAX THRSH HGHT.	RATED	TYPE/MATERIAL	GRADE	MISC. HARDWARE	GLAZING	ADDITIONAL NOTES
(A1)	1	3'-0" X 7'-0"	VARIES	1/2"	NO	HOLLOW CORE / MTL	PNT. GRD.	LOCKSET	N/A	(1) CUSTOMER SERVICE AREA
(C)	1	3'-0" X 7'-0"	PER PLAN	1/2"	1 HOUR	HOLLOW METAL	PNT.GRD.	LOCKSET SELF CLOSING	N/A	ADA HARDWARE, TELECOM ROOM
(K)	2	3'-0" X 7'-0"	PER PLAN	ADA	NO	HOLLOW CORE/WOOD	PNT.GRD.	PRIVACY SELF CLOSING	N/A	ADA HARDWARE, LOW PROFILE ADA COMPLIANT THRESHOLD (BLE TO VCT TRANSITION) (2) NEW TOILET ROOMS
(M)	1 REUSE	3'-0" X 7'-0"	PER PLAN	1/2"	1 HOUR	LOUVERED	PNT.GRD.	PASSAGE	N/A	(1) TO BE SALVAGED/RELOCATED - HOT WATER HEATER ROOM

NOTES:
1. GLAZING NOTED AS TEMPERED, MUST BE SAFETY GLASS/TEMPERED PER 2007 CBC SECT. 2406.3
2. OWNER TO APPROVE ALL FINISHES AND SHOP DRAWINGS.
3. ALL DOOR THRESHOLDS NOT TO EXCEED 1/2".

NEW WINDOW SCHEDULE

FIELD VERIFY ALL DIMENSIONS

WINDOW	QTY	WINDOW SIZE (W X H)	TYPE	FINISH	GLAZING	ADDITIONAL NOTES
(W)	1	9'-0" X 7'-0"	FIXED	ANODIZED ALUM. STOREFRONT	SINGLE/CLEAR TEMPERED[1]	FIXED, TEMPERED SAFETY GLASS (2X4 KAWNEER, VISTA OR EQ.)

FINISH SCHEDULE

SPACE			WALLS								CEILING		
			EAST		SOUTH		WEST		NORTH				
DESIGNATION	FLOOR	BASE	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MATERIAL FINISH	HEIGHT	REMARKS
TELECOM ROOM	VCT-1 (R) VCT-2 (R)	VB-1	GWB	P-2	EXIST	P-2	GWB	P-2	EXIST	P-2	(N) GWB P-2	9'-0"	(N) BLACK OUT WINDOW FILM, NEW FUR WALL PER PLAN (PNT. GWB FIN.)
KITCHEN	VCT-1 (R) VCT-2 (R)	VB-1	GWB	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	EXIST	
TOILET 1	EXIST	EXIST	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	EXIST	REWORK SHOWER AREA PER PLAN FOR (N) H/W ROOM
TOILET 2 & 3	EXIST	EXIST	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	EXIST	PATCH ANY DAMAGED FINISHES RESULTING FROM DEMO FOR THE NEW RESTROOMS
TOILET 4 & 5	CT -1	CT-2	GWB	CT-1 PT-2	GWB	CT-1 PT-2	GWB	CT-1 PT-2	GWB	CT-1 PT-2	GWB	MATCH EXIST	INSTALL NEW BRACKET LIGHT FIXTURE & EXHAUST FAN
PROJECT MANAGER HALLWAY 1	EXIST	EXIST	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	EXIST	DOOR INFILL REQUIRED @ RESTROOM
IT MANAGER	EXIST	EXIST	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	EXIST	
AGM	EXIST	EXIST	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	EXIST	
LOBBY HALLWAY 1	VCT-1 (R) VCT-2 (R)	VB-1	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-1	EXIST	EXIST	FROSTED ADHESIVE VINYL SIGNAGE TO BE INSTALLED ON FRONT DOORS, COORD. W/ OWNER
FARE CLERK	EXIST	EXIST	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	(N) GWB P-2	9'-0"	(N) GYP BRD CEILING PER PLAN/DETAILS
PAYROLL CLERK	VCT-1 (R) VCT-2 (R)	VB-1	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST ACT-1	EXIST	INFILL AT WINDOW OPENING, REPLACE ACT CEILING w/GYP BD + METAL JOISTS
CUSTOMER SERVICE	VCT-1 (R) VCT-2 (R)	VB-1	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	EXIST	EXIST	EXIST	
SCHEDULING + RESERV.	VCT-1 (R) VCT-2 (R)	VB-1	EXIST	P-2	EXIST	P-2	(N) STRFRNT. EXIST	P-2	GWB EXIST	P-2	NEW ACT-1	10'-0"	NEW ALUM. + GLASS STOREFRONT SYSTEM @ ROLL-UP DOOR @P'G. TEXTURE WALLS.
DISPATCH	VCT-1 (R) VCT-2 (R)	VB-1	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST ACT-1	EXIST	SINGLE/PATCH (E) T-BAR CEILING, PROVIDE (N) ACTs AS NEEDED
PARA OPS	VCT-1 (R) VCT-2 (R)	VB-1	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	ACT-1	EXIST	
FR OPS	EXIST	EXIST	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST	P-2	EXIST ACT-1	9'-0"	
MAINT. MANAGER MAINT. CLERK	VCT-1 (R) VCT-2 (R)	VB-1	EXIST	P-2	EXIST GWB	P-2	EXIST	P-2	EXIST	P-2	NEW ACT-1	9'-0"	

(R) = RANDOM PATTERN

SELECTED FINISH SCHEDULE MATERIALS LEGEND

DESIGNATION	MANUFACTURER / COMPANY	COLOR	STYLE	FINISH / PROD. #	SIZE	REP. / CONTACT	REMARKS
P-1 (PAINT)	SHERWIN WILLIAMS	6530	REVEL BLUE	SEMI-GLOSS	-	-	-
P-2 (PAINT)	SHERWIN WILLIAMS	SW 7028	INCREDIBLE WHITE	SEMI-GLOSS	-	-	-
VCT-1 (VINYL COMP. TILE)	AZROCK	V-858	PEWTER GRAY	-	12X12	-	IF AVAILABILITY/COST IS PROBLEMATIC ALTERNATE: ARMSTRONG STANDARD EXCELON: 51904 STERLING
VCT-2 (VINYL COMP. TILE)	AZROCK	V-866	SHALE GRAY	-	12X12	-	IF AVAILABILITY/COST IS PROBLEMATIC ALTERNATE: ARMSTRONG STANDARD EXCELON: 51915 CHARCOAL
VB-1 (VINYL BASE)	JOHNSONITE	CHARCOAL	-	-	-	-	ON NEW WALLS ONLY
CT-1 (CERAMIC TILE)	DAL TILE	ASH BLEND	KEYSTONE ELEMENTS	CD15	1" x 1" (12"x24" SHEET)	SHONDA DAWSON (858) 571-1957	GROUT: CUSTOM5- DOVE GRAY #370 ALTERNATE: DAL TILE, COLOR SCHEME, R806, SUEDE GRAY, 6X6
CT-2 (CERAMIC TILE)	DAL TILE (WALL TILE MATCHING 6" COVE BASE & 6" BULLNOSE)	DESERT GRAY	SEMI GLOSS	X-114	6" X 6"	SHONDA DAWSON (858) 571-1957	6"X6" COVE BASE, 6"X6" BULLNOSE GROUT: CUSTOM5- DESERT GRAY #185
ACT-1 (ACOUST. CLNG. TILE)	MATCH EXISTING	-	-	-	2'-0" X 4'-0"	-	INSTALLED BELOW (E) CEILING
PLASTIC LAMINATE FOR COUNTERS	WILSON ART	4623	GRAPHITE NEBULA				ALL COUNTERTOPS IN FRONT OF WINDOWS TO HAVE ALL EDGES FINISHED (DISPATCH)

FINISH SCHEDULE GENERAL NOTES:
1. ALL (N) SUSPENDED T-BAR/ACT CEILING TO COMPLY WITH CURRENT CBC SEISMIC CODE (2" SEISMIC EDGE CLIPS, ETC.)
2. PATCH/REPAIR/PREP WALLS AND PAINT PER SCHEDULE, FINISH TEXTURE TO MATCH (E).
3. CLEAN (E) DOORS AND JAMBS - NO PAINTING SCOPE OF WORK FOR (E) DOORS/JAMBS.
4. REMOVE, CLEAN AND PAINT ALL HVAC REGISTERS TO MATCH SW 7028 INCREDIBLE WHITE (FOR METAL APPLICATION)
5. SALVAGE ALL GOOD CEILING TILES FOR REUSE - REPLACE DAMAGED TILES WITH SALVAGED TILES.
6. ALL CARPETS TO BE PROFESSIONALLY CLEANED AT THE CONCLUSION OF CONSTRUCTION

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SCOPE OF WORK (1)

- (N) ROOF LADDER SECURITY COVER
- DEMO PARTITION WALL PER PLAN
- (N) PARTITION WALLS PER PLAN
- RELOCATE (E) WATER HEATER PER PLAN (NO PLUMBING ABOVE TELECOM/ELEC ROOM
- (N) GYP BOARD CEILING IN TELECOM ROOM
- INSTALL (N) VISION GLASS IN HALLWAY SOLID CORE, WOOD DOOR
- RELOCATE KITCHEN SINK, GAS VAGERADUEST MILLWORK/UPPER CABINETS PER PLAN

SCOPE OF WORK (2)

- (N) ADA TOILET ROOMS PER PLAN
- (N) PARTITION WALLS PER PLAN
- (N) GYP BOARD CEILING IN (N) TOILET ROOMS & FARE CLERK OFFICE
- (N) ALUMINUM RAIL SURFACE MOUNTED AT ENTRY PER PLAN

SCOPE OF WORK (3)

- DEMO PARTITION WALL PER PLAN
- (N) PARTITION WALLS PER PLAN
- (N) 50" PARTITION WALLS PER PLAN
- (N) T-BAR CEILING IN MAINTENANCE MANAGER OFFICE, SCHEDULING/RESERVATIONS & DISPATCH (POTENTIAL REWORK CREB)
- NEW STOREFRONT INFILL AT (E) OPENING PER PLAN (PROVIDE SHOP DRAWING FOR APPROVAL PRIOR TO FABRICATION
- REMOVE METAL POSTS (GRIND SMOOTH) PER PLAN

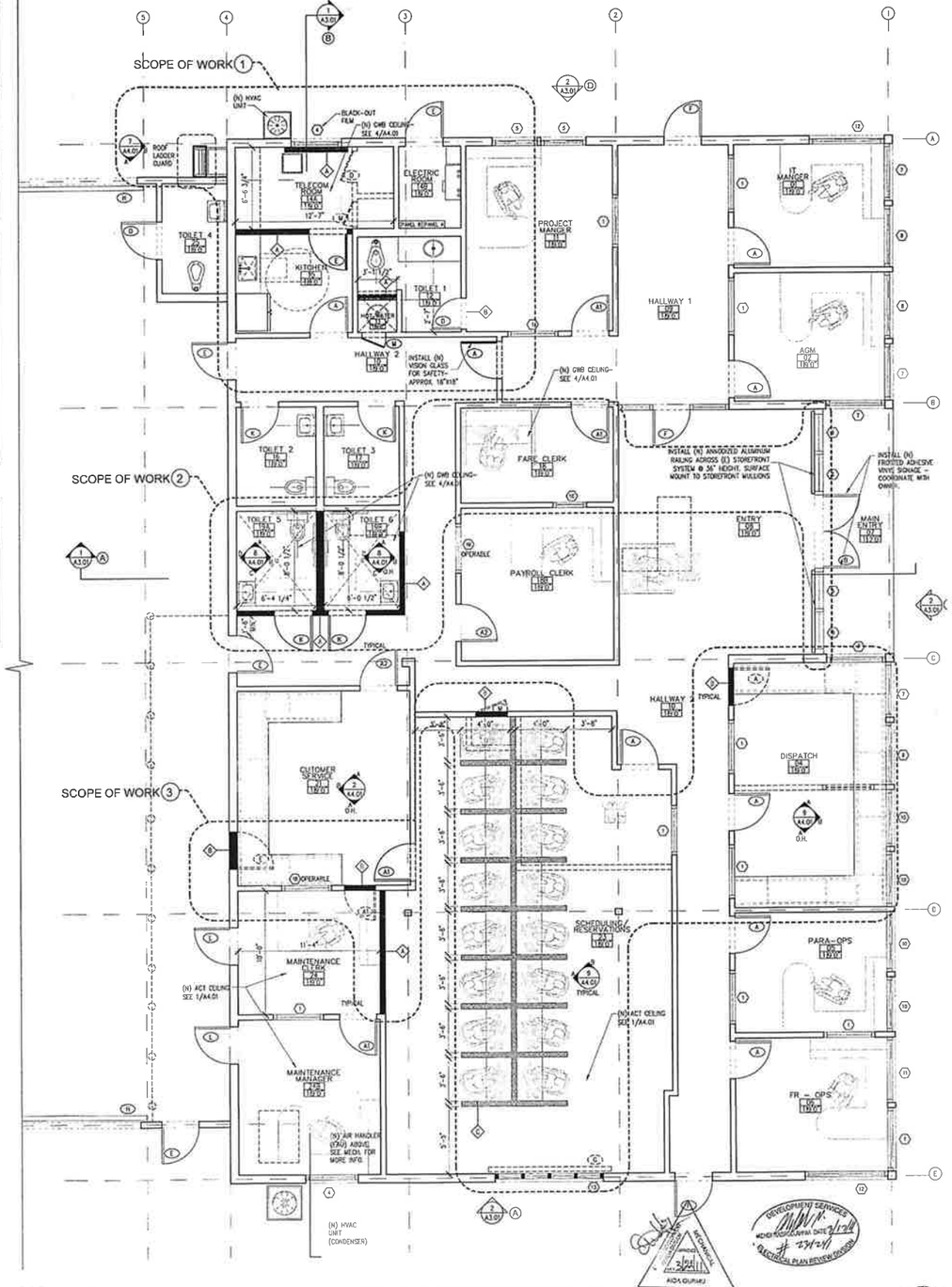
LEGEND

- (E) WALL
- (N) PARTITION WALL
- (N) LOW PARTITION WALL
- WALL ITEM FOR DEMO
- (A) (N) PARTITION WALL (TYP. DETAIL) SEE 2/A4.01 FOR MORE INFORMATION
- (B) (N) INFILL WALL (TYP. DETAIL) SEE 3/A4.01 FOR MORE INFORMATION
- (C) (N) LOW PARTITION WALL (TYP. DETAIL) SEE 5/A4.01 FOR MORE INFORMATION

PLUMBING FIXTURE COUNT

FROM TABLE 4-1 CPC

OFFICE 200SF/OCCUPANT
4344 SF / 200 SF = 21.72
21.72 / 2 = 10.86
11 MALE AND 11 FEMALE
TOTAL REQUIRED:
2 MALE TOILETS, 2 FEMALE TOILETS
2 MALE LAVS, 2 FEMALE LAVS
TOTAL PROVIDED: 2 MALE TOILETS, 2 MALE LAVS
2 FEMALE TOILETS, 2 FEMALE LAVS
OK



1 A2.04 PROPOSED NEW FLOOR PLAN - TENANT IMPROVEMENT PLAN
FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT

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

BUILDING DEVELOPMENT REVIEW DIVISION-STRUCTURAL

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SAN DIEGO, CA 92111

TENANT IMPROVEMENTS PHASE I

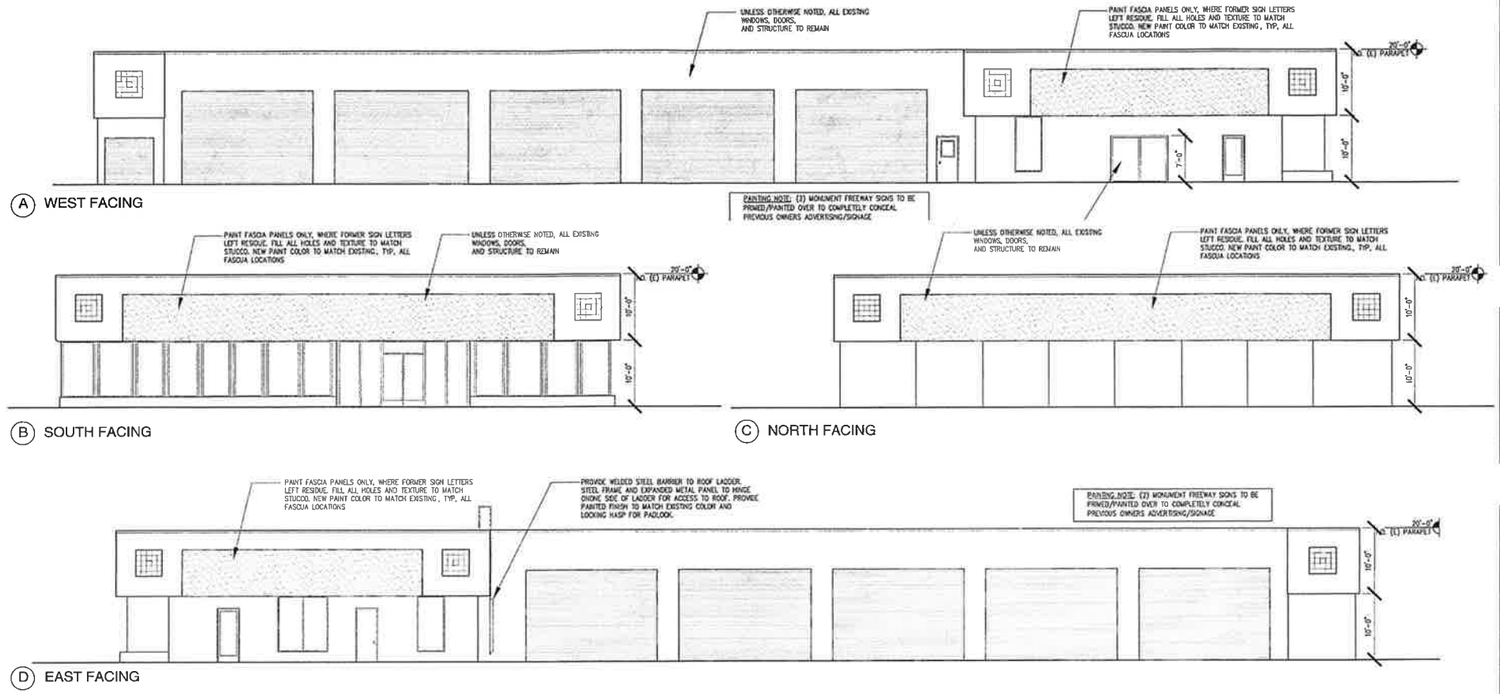
Project Number:	1103
Original Date:	MARCH 2011
Phase:	CD
Drawn:	JJB
Checked:	JJB

MARCH 2011

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

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

A
2.04
Sheet Number 00 Of 00



A WEST FACING

B SOUTH FACING

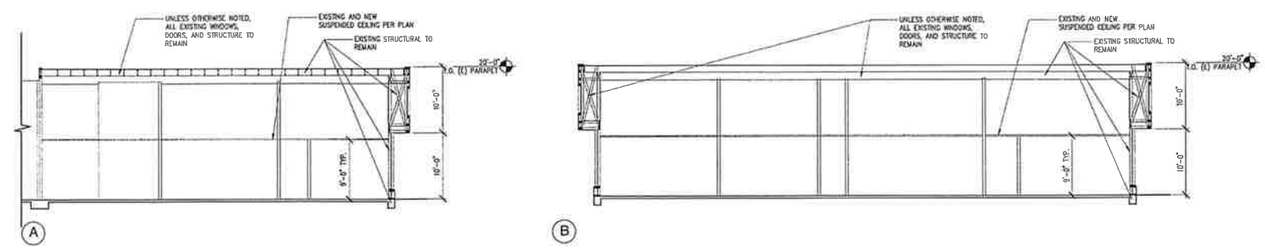
C NORTH FACING

D EAST FACING

2 / A3.01 BASE ELEVATIONS

FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT

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



1 / A3.01 BASE SECTIONS

FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT

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

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MTS

First America

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SAN DIEGO, CA 92111

TENANT IMPROVEMENTS PHASE I

Project Number:	1103
Original Date:	MARCH 2011
Phase:	CD
Drawn:	JJB
Checked:	JJB

MARCH 2011

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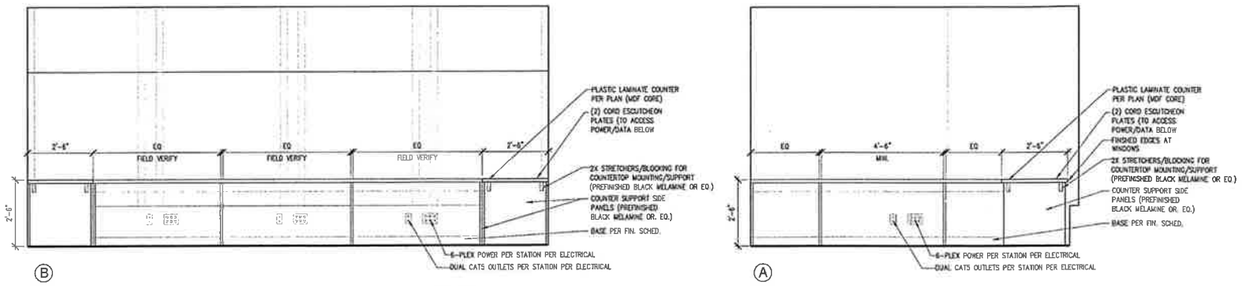
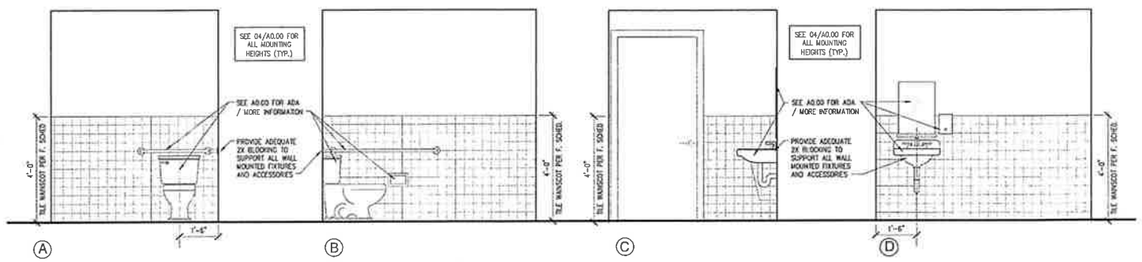
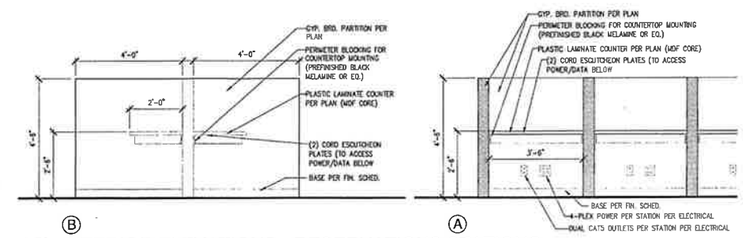


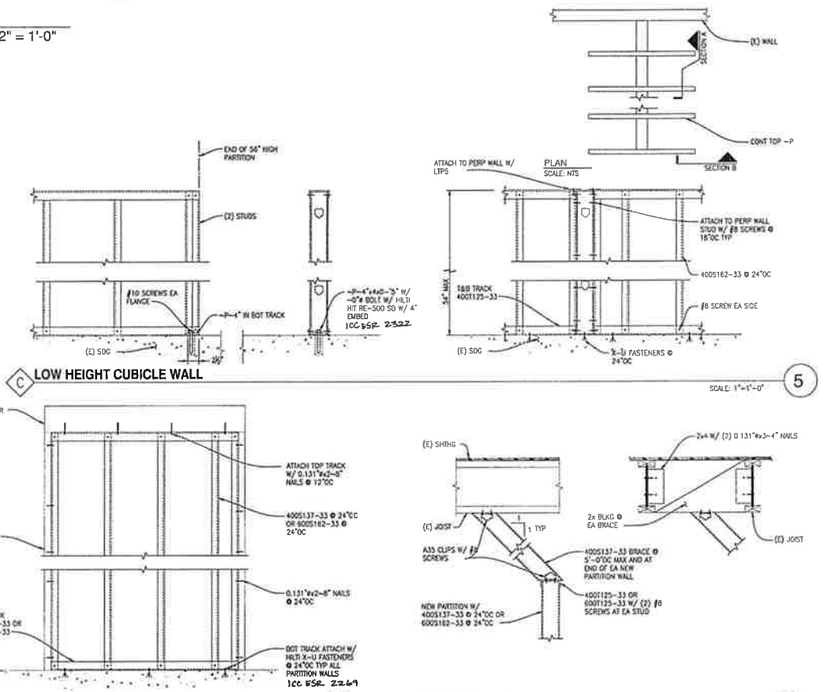
9 INTERIOR ELEVATIONS - DISPATCH STATIONS
FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT SCALE: 1/2" = 1'-0"

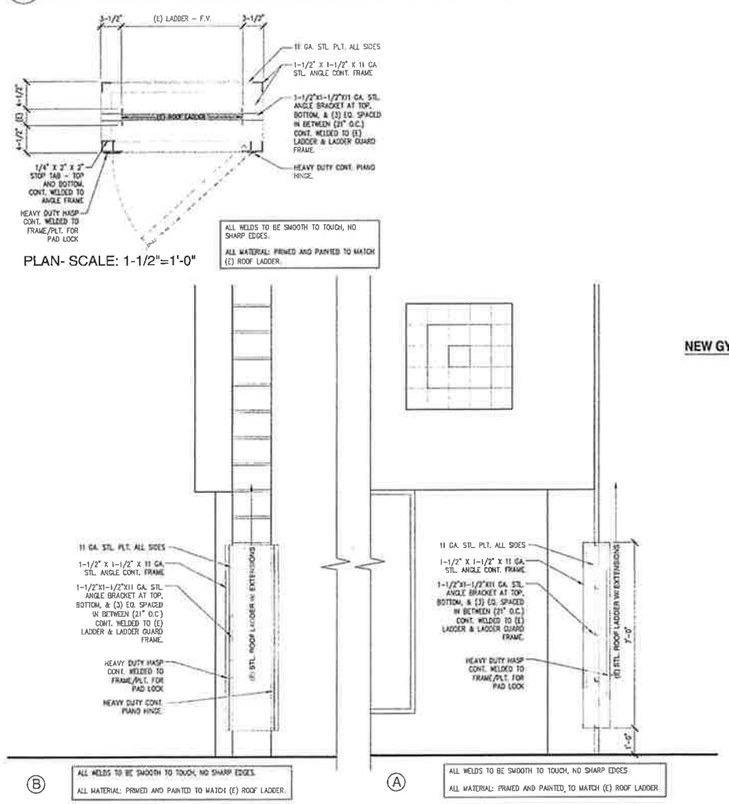


8 INTERIOR ELEVATIONS - NEW ADA BATHROOMS
FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT SCALE: 1/2" = 1'-0"

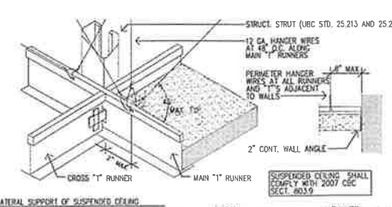


6 INTERIOR ELEVATIONS - RESERVATIONS STATIONS
FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT SCALE: 1/2" = 1'-0"





7 (N) ROOF LADDER COVER (ON (E) ROOF LADDER FOR SECURITY)
FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT SCALE: 1/2" = 1'-0"



LATERAL SUPPORT OF SUSPENDED CEILING

1. SUPPORT MAIN RUNNERS AND CROSS "T" ALONG FULL HEIGHT PARTITION AT 8'-0" O.C. AND HOLD 5/8" CLEARANCE AT ADJACENT WALLS.

2. WHERE CEILING LOADS ARE LESS THAN 5 PSF AND NOT SUPPORTING INTERIOR PARTITIONS, CEILING BRACING SHALL BE PROVIDED BY FOUR NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN TWO INCHES OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM EACH OTHER AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12'-0" O.C. IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN FOUR FEET FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. (PER 2007 CBC SEC 16.)

3. LIGHTING FIXTURES WEIGHING LESS THAN 56 POUNDS BE SUPPORTED DIRECTLY BY A MIN. OF 2-12 GA. HANGER WIRES (MAY BE SLACK) LOCATED AT OPPOSITE CORNERS OF THE FIXTURE AND ATTACHED TO THE STRUCTURE ABOVE. (PER 2007 CBC SEC. 16)

4. DISCONTINUOUS ENDS OF CROSS RUNNERS AND MAIN RUNNERS SHALL BE VERTICALLY SUPPORTED WITHIN 8" OF SUCH ENDS.

5. VERTICAL COMPRESSION STRUTS SHALL BE INSTALLED AT EACH CROSS RUNNER INTERSECTION WHERE LATERAL SUPPORT WIRES ARE INSTALLED. WHERE THE DISTANCE BETWEEN THE CEILING GRID AND THE SLAB ABOVE IS LESS THAN 8'-0", PROVIDE ONE 3-5/8" (25 GA.) METAL STUD WITH POWDER DRIVEN PIN #33S30 (CRD #1147) TO SLAB ABOVE. SCREW WITH #6 DRYWALL SCREW TO CEILING MAIN "T" RUNNER AT SPLAYED CORNERS.

IF DISTANCE BETWEEN CEILING GRID AND SLAB ABOVE IS 8'-0" OR GREATER, THEN USE THE SCHEDULE BELOW FOR STUDS SIZES.

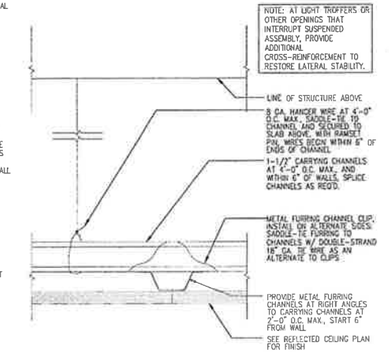
<8'0" : TWO 3-5/8" (25GA) METAL STUD
<15'-0" : TWO 3-1/2" (25GA) METAL STUD
<20'-0" : TWO 3-5/8" (25GA) METAL STUD

METAL STUDS MUST BE ORIENTED AS SHOWN AND CONNECTED EVERY 12" ALONG THEIR LENGTH

STUD ORIENTATION

SUSPENDED CEILING NOTES (INSTALLATION REQ'MTS):

A. PATTERN: (ACOUSTICAL TILE) UNLESS OTHERWISE INDICATED OR SPECIFIED, INSTALL CEILINGS IN A REGULAR PATTERN WITHOUT BORDER. JOINT LINES PARALLEL TO WALLS. INSTALL ACOUSTICAL UNITS SYMMETRICALLY ABOUT CENTERLINES OF EACH ROOM OR SPACE, AVOIDING NARROW UNITS AT WALLS.
PATTERN: (DRYWALL) APPLY WALL BOARD WITH LONG DIMENSION AT RIGHT ANGLES TO THE FURRING CHANNELS. END JOINTS STAGGERED AND CENTERED OVER FURRING CHANNELS.
B. FRAMING FOR LIGHTING AND MECHANICAL FIXTURES - OBTAIN NECESSARY DATA FROM OTHER TRADES AND PROVIDE ADDITIONAL HANGER WIRE AND/OR FRAMING IN SUSPENDED GRIDS AS REQUIRED TO SUPPORT LIGHTING AND MECHANICAL FIXTURES. WHERE FIRE RATING IS REQUIRED; PROVIDE FIRE DAMPERS.
C. LATERAL BRACING. LATERAL BRACING FOR SUSPENDED CEILING MUST BE PROVIDED. (CBC TABLE 25-A). WHERE CEILING LOADS ARE LESS THAN 5 PSF AND NOT SUPPORTING INTERIOR PARTITIONS, CEILING BRACING SHALL BE PROVIDED BY FOUR (4) NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2 INCHES FROM THE CROSS RUNNER INTERSECTION AND SPLAYED 90-DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45-DEGREES FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET O.C. IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 4 FEET FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. BRACING MEMBERS FOR SUSPENDED CEILINGS SHALL BE A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRE SHALL BE ATTACHED T THE GRID AND STRUCTURE AND SHALL SUPPORT A DESIGN LOAD THE GREATER OF 200 POUNDS OR THE ACTUAL LOAD, WITH A SAFETY FACTOR OF 2.
D. HANGER WIRES: SPACE WIRES AT MAXIMUM 48" CENTERS ALONG MAIN TEES AND CONNECT TO STRUCTURE ABOVE. PROVIDE: 2 SAFETY WIRES PER MECHANICAL DIFFUSER, 2 PER LIGHT FIXTURE, AND 4 AT MAIN RUNNER WITHIN 2" OF FIXTURE. MINIMUM 12-GAUGE GALVANIZED STEEL WIRE TO BE UTILIZED, UNLESS HEAVIER GAUGE REQUIRED BY CODE.
E. EXPOSED GRID: SPACE THE MAIN TEES AT MAXIMUM 48" CENTERS AND INSTALL CROSS TEES TO COMPLETE THE GRID. INSTALL MAIN TEES ALONG ALL EDGES OF MECHANICAL AND LIGHTING FIXTURES. LOCK SUSPENSION PARTS INTO PLACE TO FORM A GRID CAPABLE OF RESISTING A LATERAL FORCE OF 100 POUNDS MINIMUM IN BOTH TENSION AND COMPRESSION. INSTALL ACOUSTICAL UNITS WITH TIGHT FLUSH JOINTS, ALL JOINT LINES STRAIGHT AND ALIGNED. CUT UNITS TO FIT TIGHTLY AROUND CEILING PENETRATIONS, AND EDGES BEARING ON TEES, ALL EDGES SECURED WITH HOLD-DOWN CLIPS. PROVIDE MOLDING AT VERTICAL SURFACES AND AT ALL PENETRATIONS, JOINTS TIGHTLY BUTTED AND MITER CUT AT ANGLES OR CHANNELS. CONFORM TO THE UL DESIGN APPROVED FOR THE GRIDS.
F. CEILING OFFSETS: PROVIDE TRIMS WHERE SHOWN OR NECESSARY TO PROPERLY FINISH AT OFFSET OR CEILING BREAKS, TYPES AS INDICATED, DIRECTED AND APPROVED.
G. SEISMIC BRACING: PROVIDE SPLAYED BRACING WIRES AS SHOWN AND REQUIRED BY CODE. PROVIDE COMPRESSION STRUTS AT 12'-0" O.C. BOTH DIRECTIONS FASTENED TO THE MAIN RUNNER AND A STRUCTURAL MEMBER ABOVE.
H. REPAIR, CLEANING, AND COMPLETION: REMOVE AND REPLACE ALL DISCOLORED, BROKEN OR DAMAGED MATERIALS. COMPLETED CEILINGS SHALL PRESENT A SMOOTH LEVEL SURFACE FREE OF EDGE OR CORNER OFFSETS, CUPPING, SCRATCHES, GOUGES, OR OTHER DEFECTS. CLEAN EXPOSED SURFACES AND REMOVE FOREIGN MATTER.



1 SUSPENDED ACOUSTIC TILE DETAIL
FIRST AMERICA - MTS PARA TRANSIT TENANT IMPROVEMENT PROJECT SCALE: 1" = 1'-0"

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TENANT IMPROVEMENTS PHASE I

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GENERAL NOTES

1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE CEC AND ALL OTHER APPLICABLE CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE WORK
2. ALL ELECTRICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND ALL OTHER RELATED CONTRACT DRAWINGS
3. COORDINATE WORK WITH OTHER TRADES AND INSTALL CONDUIT AND BOXES TO CLEAR, DUCTS, OPENINGS, ETC AND INCLUDING ALL STRUCTURAL FEATURES.
4. ALL WIRE SHALL BE A MINIMUM #12 UNLESS OTHERWISE NOTED. ALL HOME RUNS 100 FT AND LONGER SHALL BE MINIMUM # 10 WIRE (120/240V SYSTEM ONLY).
5. ALL LIGHTING FIXTURES ARE TO BE LOCATED AS REQUIRED ON THE JOB TO CLEAR DUCTS, PIPING, EQUIPMENT AND OR MECHANICAL UNITS.
6. WHEN INSTALLING DISCONNECTS AT MECHANICAL UNITS, COORDINATE WITH THE MECHANICAL UNIT SHOP DRAWING AND INSTALL DISCONNECTS ON THE UNIT AT LOCATION RECOMMENDED BY THE MANUFACTURER; MAINTAIN CODE CLEARANCE AND READILY ACCESSIBLE REQUIREMENTS.
7. CONDUIT RUNS SHOWN ARE DIAGRAMMATICAL. THE CONTRACTOR SHALL INSTALL CONDUITS IN THE MOST EFFICIENT ROUTE BETWEEN TERMINATIONS AND AVOIDING INTERFERENCE WITH OTHER UTILITY LINES AND FEATURES OF OTHER DISCIPLINES.
8. FEEDER AND CIRCUIT BREAKER TRIP SETTINGS SERVING MECHANICAL EQUIPMENT ARE SIZED AS PER LOADS GIVEN ON EQUIPMENT SCHEDULES. CONTRACTOR SHALL MAKE ALL NECESSARY CHANGES AS REQUIRED FOR ACTUAL EQUIPMENT FURNISHED, WITH ENGINEERS APPROVAL AT NO ADDITIONAL COST TO THE OWNER.
9. AMPERE INTERRUPTING CAPACITIES GIVEN ON SCHEDULES ARE MINIMUM VALUES BASED ON THE SHORT CIRCUIT CALCULATIONS.
10. ALL HOME RUNS OVER 200 FT SHALL BE MINIMUM # 10 COPPER WIRE (277/480 VOLT SYSTEM).
11. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC EMBEDDED IN CONCRETE. THE 90 DEGREE ELBOW FITTINGS SHALL BE GALVANIZED RIGID CONDUIT OR SCHEDULE 80 PVC.
12. ALL WP ITEMS SHALL BE INSTALLED IN NEMA 3R ENCLOSURE.
13. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DRAWINGS/SPECIFICATIONS AND BE RESPONSIBLE FOR THE PROPER FITTING OF MATERIALS AND EQUIPMENT AT EACH LOCATIONS AS INDICATED, WITHOUT SUBSTANTIAL ALTERATION, IN AS MUCH AS THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND BECAUSE OF THE SMALL SCALE OF THE DRAWINGS IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED. FURNISHING SUCH FITTINGS TO MEET SUCH CONDITIONS SHALL BE AT NO COST TO THE UNIVERSITY.
14. THE CONTRACTOR SHALL EXAMINE THE SITE AND OBSERVE THE CONDITIONS UNDER WHICH THE WORK WILL BE DONE OR OTHER CIRCUMSTANCES WHICH WILL EFFECT THE CONTEMPLATED WORK. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN CONNECTION WITH ANY ERROR OR NEGLIGENCE ON THE CONTRACTORS PART.
15. THE CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE AND EXTENT OF ALL EXISTING UTILITIES, OBSTRUCTIONS AND/OR OTHER CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK UNDER THE PROJECT. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO EXISTING WORK AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS WORK.
16. COMMUNICATIONS CONDUITS INSTALLED FOR USE BY OTHERS SHALL GENERALLY BE ROUTED ABOVE SUSPENDED CEILINGS WITH CONDUIT ENDS AND PULL BOXES BEING ACCESSIBLE WITHOUT CEILING MODIFICATIONS.
17. COORDINATE LOCATION OF ELECTRICAL DEVICES WITH ARCHITECTURAL INTERIOR ELEVATIONS.
18. PROVIDE LABELS TO NEW PANELS. PROVIDE LABELS FOR EACH RECEPTACLE AND SWITCH INDICATING PANEL AND CIRCUIT IT IS FED FROM.

APPLICABLE CODES

2010	CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2010	CALIFORNIA BUILDING CODE PART 2, TITLE 24, CCR (2009 IBC AND 2010 CALIFORNIA AMENDMENTS)
2010	CALIFORNIA ELECTRICAL CODE PART 3, TITLE 24, CCR (2008 NEC AND 2010 CALIFORNIA AMENDMENTS)
2010	CALIFORNIA MECHANICAL CODE PART 4, TITLE 24, CCR (2009 UMC AND 2010 CALIFORNIA AMENDMENTS)
2010	CALIFORNIA PLUMBING CODE PART 5, TITLE 24, CCR (2009 UPC AND 2010 CALIFORNIA AMENDMENT)
2010	CALIFORNIA FIRE CODE PART 9, TITLE 24, CCR (2009 IFC AND 2010 CALIFORNIA AMENDMENTS)

ABBREVIATIONS

	– A –		– L –
A	AMPERE	LTG	LIGHTING
AFF	ABOVE FINISHED FLOOR	WP	WATER PROOF
AUTO	AUTOMATIC	WAP	WIRELESS NETWORK SYSTEM
AWG	AMERICAN WIRE GAUGE	BMS	BUILDING MANAGEMENT SYSTEMS
	– B –		– M –
BLDG	BUILDING	MAX	MAXIMUM
		MCB	MAIN CIRCUIT BREAKER
	– C –	MCC	MOTOR CONTROL CENTER
C	CONDUIT	MECH	MECHANICAL
CB	CIRCUIT BREAKER	MIN	MINIMUM
CKT	CIRCUIT	MTD	MOUNTED
CLG	CEILING		
CO	CONDUIT ONLY		– N –
COMM	COMMUNICATION	N	NEUTRAL
CU	COPPER	NC	NORMALLY CLOSED
		NCT	NEW CABLE TRAY
	– D –	NL	NITE LIGHT
DB	DISTRIBUTION BOARD	NTS	NOT TO SCALE
DEG	DEGREE		
DISC	DISCONNECT		– P –
DN	DOWN		
DP	DISTRIBUTION PANEL BOARD	P	POLE
DWG	DRAWING	PB	PULL BOX
		ø	PHASE
	– E –	PNL	PANEL
(E)	EXISTING	PWR	POWER
EA	EACH		
EG	EQUIPMENT GROUND		– R –
ELEC	ELECTRICAL		
ELEV	ELEVATOR	R	RELOCATED
EQUIP	EQUIPMENT	RE	EXISTING TO BE REMOVED
E, EXIST, EX.	EXISTING	RECEPT	RECEPTACLE
ER	EXISTING TO BE REMOVED	REQ	REQUIRED
ETC	EXISTING CABLE TRAY	RFL	RAISED FLOOR
EWC	ELECTRIC WATER HEATER	RM	ROOM
			– S –
	– F –	S.C.	SEPARATE CIRCUIT
°F	DEGREE FAHRENHEIT	SCHED	SCHEDULE
F	FUSE	SD	SMOKE DETECTOR
FIXT	FIXTURE	SECT	SECTION
FLR	FLOOR	SP	SINGLE POLE
FLEX	FLEXIBLE	SN	SOLID NEUTRAL
FLUOR	FLUORESCENT	SPEC	SPECIFICATION
FT	FEET OR FOOT	SPKR	SPEAKER
		SW	SWITCH
	– G –	SWBD	SWITCHBOARD
G, GND	GROUND	SYS	SYSTEMS
GFI	GROUND FAULT INTERRUPTER		
			– T –
		TBB	TELEPHONE BACKBOARD
	– H –	TEL	TELEPHONE
HID	HIGH INTENSITY DISCHARGE	TELCOM	TELECOMMUNICATION
HP	HORSEPOWER	TRANSF	TRANSFORMER
HZ	HERTZ	TYP	TYPICAL
	– I –		– U –
IC	INTERRUPTING CAPACITY	UH	UNIT HEATER
IG	ISOLATED GROUND	UNF	UNFUSED
INCAND	INCANDESCENT	UON	UNLESS OTHERWISE NOTED
	– J –		– V –
JB	JUNCTION BOX	V	VOLT OR VOLTAGE
		VA	VOLT AMPERE
		VM	VOLTMETER
	– K –	VP	VAPORPROOF
KV	KILOVOLT		
KVA	KILOVOLT AMPERE		– W –
KW	KILOWATT	W	WATT
KCMIL	THOUSAND CIRCULAR MILS	WP	WEATHERPROOF

POWER SYMBOLS

- DUPLEX RECEPTACLE. SUBLETTER "C" INDICATES CEILING MOUNTED
- DUPLEX RECEPTACLE FOR TELEVISION MOUNTING HEIGHT AS NOTED ON PLANS
- SPECIAL PURPOSE OUTLET–AMPERE AND VOLTAGE AS INDICATED ON PLANS, VERIFY NEMA CONFIGURATION WITH EQUIPMENT MANUFACTURER
- GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- GROUND FAULT INTERRUPTER DUPLEX CEILING MOUNTED
- WALL – JUNCTION BOX
- JUNCTION BOX (CEILING)
- ELECTRIC MOTOR
- NON–FUSED DISCONNECT SWITCH
- COMBINATION MAGNETIC STARTER AND DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH WITH SIZE/ RATING
- MAGNETIC STARTER
- ELECTRICAL SURFACE MOUNTED BRANCH CIRCUIT PANEL 208/120V
- ELECTRICAL SURFACE MOUNTED BRANCH CIRCUIT PANEL 480/277V
- GROUND ROD 3/4"DIA 10'–0" LONG

SPECIAL SYMBOLS

- TELEPHONE/DATA OUTLET, (4"SQ J–BOX) 18"AFF, U.O.N., RUN 3/4"C FROM J–BOX TO 6"" ABOVE CEILING.
- WALL PHONE OUTLET, (4"SQ J–BOX) 18"AFF, U.O.N., RUN 3/4"C FROM J–BOX TO 6" ABOVE CEILING
- TELEPHONE TERMINAL BOARD, SIZE AS NOTED ON PLANS BY DIVISION 16

SECURITY

- CR — CARD READER

ONE–LINE SYMBOLS

- DELTA
- WYE
- KEY INTERLOCK
- MAIN LUG ONLY PANELBOARD
- MAIN CIRCUIT BREAKER PANELBOARD
- CIRCUIT BREAKER WITH AMP FRAME OVER AMP TRIP
- FUSED DISCONNECT SWITCH, WITH SWITCH SIZE OVER FULL SIZE
- FUSE
- SWITCH
- CIRCUIT BREAKER
- BUSPLUG FUSE & SWITCH
- BUSPLUG FUSE & SWITCH
- GROUND
- THERMAL OVERLOAD
- RELAY/ COIL
- N/O CONTACT
- N.C CONTACT
- N.C CONTACT

FIRE ALARM SYMBOLS

- M — FIRE ALARM MAGNETIC DOOR HOLD DEVICE
- FS — SPRINKLER FIRE ALARM FLOW SWITCH
- SS — SPRINKLER FIRE ALARM SUPERVISORY SWITCH
- PS — SPRINKLER FIRE ALARM PRESSURE SWITCH
- FACP — FIRE LARM CONTROL PANEL
- RAP — REMOTE ANNUNCIATOR PANEL
- F — MANUAL FIRE ALARM PULL STATION
- F — FIRE ALARM VISUAL INDICATING UNIT
- F — FIRE ALARM AUDIO/ VISUAL INDICATING UNIT
- S — AUTOMATIC FIRE ALARM SMOKE DETECTOR
- DS — DUCT SMOKE FIRE ALARM DETECTOR
- DH — DUCT HEAT FIRE ALARM DETECTOR

SWITCHES SYMBOLS

- S_a — SWITCH, "a" INDICATES SWITCH DESIGNATION
- S — SINGLE POLE SWITCH, 42" A.F.F.
- S_3 — 3 WAY SWITCH, 42" A.F.F.
- S_T — SINGLE–POLE SWITCH WTH THERMAL OVERLOAD PROTECTION
- S_O — OCCUPANCY SENSOR SWITCH
- C — CONTACTOR, COMPLETE WITH NEMA ENCLOSURE
- TS — TIME CLOCK, AS INDICATED ON PLANS
- OS — CEILING MOUNTED OCCUPANCY SENSOR

ANNOTATIONS

- 1 / E1.01 — INDICATES DETAIL NUMBER; SHEET NUMBER TO FIND DETAIL
- AC / 1 — MOTOR TYPE; SCHEDULE NUMBER
- POINT OF CONNECTION
- POINT OF DISCONNECTION
- X — SPECIFIC NOTE/REFERENCE NOTE

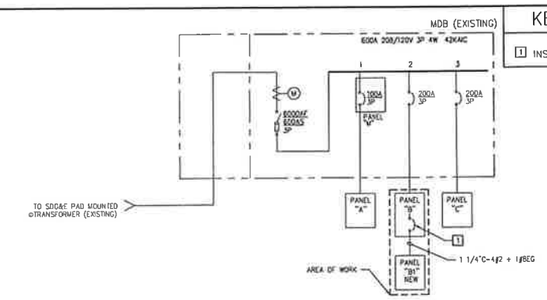
LIGHTING SYMBOLS

- TYPICAL FIXTURE DESGNATION — A: LIGHT FIXTURE TYPE; b: SWITCHING
- CEILING MOUNTED LIGHT FIXTURE
- 2' X 4' CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- 1' X 4' CEILING MOUNTED FLUOR ESCENT LIGHT FIXTURE
- DOUBLE FACED CEILING OR WALL–MOUNTED, EXIT SIGN WITH EMERGENCY POWER BACK UP
- SINGLE FACED CEILING OR WALL–MOUNTED EXIT SIGN WITH EMERGENCY POWER BACK UP
- INDICATES FIXTURE W/ 90 MINUTE EMERGENCY BALLAST
- INDICATES FIXTURE W/ 90 MINUTE EMERGENCY BALLAST
- INDICATES FIXTURE W/ 90 MINUTE EMERGENCY BALLAST

WIRING SYMBOLS

- BRANCH CIRCUIT POWER WIRING
- UNDERGROUND OR UNDER SLAB RACEWAY
- RACEWAY, EACH CROSS HATCH INDICATES ONE #12 CONDUCTOR, NO CROSS HATCHES INDICATES 2 #12 CONDUCTORS, UNLESS OTHERWISE NOTED ALL INCLUDE 1 #12 G.
- CONDUIT WITH PLASTIC BUSH ENDS
- CONDUIT DOWN
- CONDUIT UP
- GROUND CONNECTION
- A–1,3,5 — HOME RUN 3/4" CONDUIT, 3 #12 & 1 #12 GROUND, UNLESS OTHERWISE NOTED. NOTE: HOME RUN SHALL BE FROM FIRST ELECTRICAL DEVICE BACKBOX IN CIRCUIT TO ELECTRICAL PANEL
- CIRCUIT HOMERUN, 'E' INDICATES CONNECTION TO GENERATOR PANELS
- A–1,3,5 — ELECTRICAL CIRCUIT , 'A' INDICATES PANEL, 1,3,5 INDICATES POLE NUMBER INDIVIDUAL CIRCUITS SHOWN BY EQUIPMENT

NOT ALL SYMBOLS ARE APPLICABLE TO THIS PROJECT



EXISTING SINGLE LINE DIAGRAM

SCALE: NONE

KEY NOTES

1. INSTALL 100A/3P CB IN PANEL B.

DATE:			3/16/2011					PANEL VOLTAGE:			208/120V		CKT CODE:		1=(CONTINUOUS LOAD)								
JOB:			FIRST TRANSIT					PHASE & WIRE:			3PW4W				2=(NON-CONT. LOAD)								
PANEL:			B (EXISTING)					BUS (AMPS):			200				3=(RECEPTACLES)								
AIC RATING:			22,000					MAINS:			MLO				4=(KIT. EQUIPMENT)								
CKT	CB		LOAD DESIGNATION				LOAD	PHASES			LOAD	LOAD DESIGNATION				CB		CKT	
NO.	CODE	TRIP	POLE	DESCRIPTION	MISC	REC	LITE	VA	A	B	C	VA	MISC	REC	LITE	DESCRIPTION	TRIP	POLE	CODE	NO.
1	1	40	3	A/C - 1	1			3000	3300	[illegible]	[illegible]	360		2		COMPUTER	20	1	3	2
3	1							3000	[illegible]	4080	[illegible]	1080		6		RECEPTACLES	20	1	3	4
5	1							3000	3	3	4380	1080		6		RECEPTACLES	20	1	3	6
7	1	40	3	A/C - 2	1			3000	4080	3	[illegible]	1080		6		RECEPTACLES	20	1	3	8
9	1							3000	3	3180	[illegible]	180		1		ROOF RECEPTACLES	20	1	3	10
11	1							3000	[illegible]	3	4380	1080		6		RECEPTACLES	20	1	3	12
13	3	50	2	ABONDON COACH				360	[illegible]	[illegible]	360	360		2		TELCO	20	1	3	14
15	3							[illegible]	1080	[illegible]	1080	1080		6		RECEPTACLES	20	1	3	16
17	3	50	2	ABONDON COACH				0	[illegible]	1080	1080	1080		6		RECEPTACLES	20	1	3	18
19	3	50	2	ABONDON COACH				1080	3	[illegible]	1080	1080		6		RECEPTACLES	20	1	3	20
21	3							0	1080	[illegible]	1080	1080		6		RECEPTACLES	20	1	3	22
23	3	50	2	ABONDON COACH				0	3	1080	1080	1080		6		RECEPTACLES	20	1	3	24
25	3							1080	0	[illegible]	1080	1080		6		RECEPTACLES	20	1	3	26
27	2	30	2	ABONDON COACH				0	1500	[illegible]	1500	1500	1			WATER HEATER	20	2	3	28
29								0	0	1500	1500								3	30
31	3	100	2	OUTDOOR PANEL FX				0	3	[illegible]	0					ABONDON COACH	50	2		32
33	3							0	0	[illegible]	0									34
35	1			SPACE				0	0	0	0					ABONDON COACH	50	2		36
37	1	100	3	SUB PANEL B1				9180	9180	[illegible]	[illegible]	0								38
39	1							7040	[illegible]	7040	[illegible]	0				SPACE				40
41	1							8240	[illegible]	[illegible]	8240	0				SPACE				42
							TOTAL	19140	17760	20060		CONNECTED KVA				57.2				

NOTES:
INSTALL 100A/3P CB IN SPACE 37,39,41

CONN.KVA (CODE 1)	42.5
CONN.KVA (CODE 2)	0.0
CONN.KVA (CODE 3)	12.4
CONN.KVA (CODE 4)	0.0
FEEDER DEMAND KVA	54.9
FEEDER DEMAND AMPS	152.0

BY: EW
ISSUE DATE: MARCH 15 2010
PANEL: B (EXISTING)

41

DATE:			3/16/2011					PANEL VOLTAGE:			208/120V		CKT CODE:		1=(CONTINUOUS LOAD)								
JOB:			FIRST TRANSIT					PHASE & WIRE:			3PW4W				2=(NON-CONT. LOAD)								
PANEL:			B1 (NEW)					BUS (AMPS):			100				3=(RECEPTACLES)								
AIC RATING:			22,000					MAINS:			MLO				4=(KIT. EQUIPMENT)								
CKT	CB		LOAD DESIGNATION				LOAD	PHASES			LOAD	LOAD DESIGNATION				CB		CKT	
NO.	CODE	TRIP	POLE	DESCRIPTION	MISC	REC	LITE	VA	A	B	C	VA	MISC	REC	LITE	DESCRIPTION	TRIP	POLE	CODE	NO.
1	1	20	2	FC-1	1			900	900	[illegible]	[illegible]					SPARE	20	1		2
3	1							900	[illegible]	900	[illegible]					SPARE	20	1		4
5	1	30	3	CU-1	1			2200	0	0	2200					SPARE	20	1		6
7	1							2200	2200	0	[illegible]					SPARE	20	1		8
9	1							2200	0	2200	[illegible]					SPARE	20	1		10
11		20	1	SPARE				0	[illegible]	0	0					SPARE	20	1		12
13	3	20	1	FARE CLERK RM 18.21		4		720	720	[illegible]	[illegible]					SPARE	20	1		14
15	3	20	1	TOILET RM 19A, 19B	2	2		600	[illegible]	600	[illegible]					SPARE	20	1		16
17	3	20	1	TELECOM ROOM 19A		4		720	0	[illegible]	720					SPARE	20	1		18
19	3	20	1	TELECOM ROOM 19A		4		720	720	0	[illegible]					SPARE	20	1		20
21	3	20	1	TELECOM ROOM 19A		3		360	0	360	[illegible]					SPARE	20	1		22
23	1	20	2	TELECOM CU	1			1440	0	3	1440					SPARE	20	1		24
25	1							1400	1400	3	[illegible]					SPARE	20	1		26
27	1	20	2	TELECOM FC	1			100	0	100	[illegible]					SPARE	20	1		28
29	1							100	0	0	100					SPARE	20	1		30
31	3	20	1	OUTDOOR EQUIP		2		360	1800	3	[illegible]	1440		8		SCHO & RES RM 23	20	1	3	32
33	3	20	1	SPARE					0	1440	[illegible]	1440		8		SCHO & RES RM 23	20	1	3	34
35	1	20	1	NLIGHTING	14		900	900	[illegible]	0	2340	1440		8		SCHO & RES RM 23	20	1	3	36
37		20	1	SPARE				1440	[illegible]	[illegible]	1440			8		SCHO & RES RM 23	20	1	3	38
39		20	1	SPARE				[illegible]	[illegible]	1440	[illegible]			8		DISPATCH RM 04	20	1	3	40
41		20	1	SPARE				[illegible]	[illegible]	[illegible]	1440			8		DISPATCH RM 04	20	1	3	42
							TOTAL	9180	7040	8240		CONNECTED KVA				24.3				

NOTES:

CONN.KVA (CODE 1)	13.3
CONN.KVA (CODE 2)	0.0
CONN.KVA (CODE 3)	10.9
CONN.KVA (CODE 4)	0.0
FEEDER DEMAND KVA	23.2
FEEDER DEMAND AMPS	64.4A

BY: EW
ISSUE DATE: MARCH 15 2010
PANEL: B1 (NEW)

17

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11-TBP-01

FIRST TRANSIT
7550 COPLEY PARK PLACE
San Diego, California 92111

Project Number:
Original Date: MAR 2011
Phase:
Drawn: EW
Checked: PM

BID SET SUBMITTAL 03-15-11

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

ELECTRICAL NOTES, SYMBOLS, ABBREVIATIONS, SINGLE LINE DIAGRAM AND PANEL SCHEDULES

E
1.00
Sheet Number Of 00

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CERTIFICATE OF COMPLIANCE (Page 2 of 4) LTG-1C

Project Name: FIRST TRANSIT Date: 3-7-11

INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

Fill in controls for all spaces: a) area controls, b) multi-level controls, c) manual daylighting controls for daylit areas > 250 ft2, automatic daylighting controls for daylit areas > 2,500 ft2, d) shut-off controls, e) display lighting controls, f) tailored lighting controls - general lighting controlled separately from display, ornamental and display case lighting and g) demand responsive automatic controls for retail stores > 50,000 ft2 in accordance with Section 131

MANDATORY LIGHTING CONTROLS - FIELD INSPECTION ENERGY CHECKLIST				Field Inspector	
Type/Description	Number of Units	Location in Building	Special Features	Pass	Fail
OVERRIDE SWITCH	1	LOBBY OB	☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐

SPECIAL FEATURES INSPECTION CHECKLIST (See Page 2 of 4 of LTG-1C)

The local enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification. The local enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.

Field Inspector's Notes or Discrepancies:

CERTIFICATE OF COMPLIANCE (Page 2 of 4) LTG-1C

INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

Project Name: FIRST TRANSIT Date: 3-7-11

Installation Certificate, LTG-1-INST (Retain a copy and verify form is completed and signed.) Field Inspector ☐

Certificate of Acceptance, LTG-2A (Retain a copy and verify form is completed and signed.) Field Inspector ☐

A separate Lighting Schedule Must be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for: ☑ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

☑ *The actual indoor lighting power listed below includes all installed permanent and portable lighting systems in accordance with §146(a)*

☐ *Only for offices: Up to the first 0.2 watts per square foot of portable lighting shall not be required to be included in the calculation of actual indoor lighting power density in accordance with the Exception to §146(a). All portable lighting in excess of 0.2 watts per square foot is totaled below:*

Luminaire Schedule (Type, lamps, Ballasts)				Installed Watts				
A	B	C	D	E	F	G	H	
Name or Item Tag	Complete Luminaire Description (i.e. lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Special Features	Watts per Luminaire[1]	How wattage was determined: CEC Default Data (D) / Ballast Data (B)	How wattage was determined: Annealing or §130 (Field)	Number of Luminaires	Installed Watts (D x F)	Field Inspected: Pass / Fail
A	2 x 4 FLUORCENT 2-T8 LAMPS	☐	64	☑	☐	12	768	☐ ☐
		☐		☑				☐ ☐
B	1 X 4 FLUORCENT 2-T8 LAMPS	☐	64	☑	☐	2	128	☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
		☐		☑				☐ ☐
				INSTALLED WATTS PAGE TOTAL			896	
Building total number of pages	1			Installed Watts Building Total (Sum of all pages)			896	
				Enter onto LTG-1C Page 4 of 4				

1. Wattage shall be determined according to Section 130(d and e). Wattage shall be rating of light fixture, not rating of bulb
2. If Field then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

CERTIFICATE OF COMPLIANCE (Page 1 of 4) LTG-1C

Project Name: FIRST TRANSIT Date: 3-7-11

Project Address: 7550 COPLEY PARK PLACE SAN DIEGO CA 92111 | Climate Zone 7 | Building CFA: 924 | Unconditioned Floor Area: 0

General Information:

Building Type: ☑ Nonresidential ☐ High-Rise Residential ☐ Hotel/Motel ☐ Schools ☐ Relocatable Public Schools ☑ Conditioned Spaces ☐ Unconditionede Spaces

Phase of Construction: ☑ New Construction ☐ Addition ☐ Alteration

Method of Compliance: ☑ Complete Building ☐ Area Category ☐ Tailored

Documentation Author's Declaration Statement:
- I certify that this Certificate of Compliance documentation is accurate and complete.

Name: Pervez Mobin, PE Signature: Date: 3-14-11

Company: Engineering Design Solutions, Inc. If applicable: CEA# CEPE#

Address: 10650 Scripps Ranch Blvd., #105 Phone: (858) 530-0900

City/State/Zip San Diego, CA 92131

Principal Lighting Designer's Declaration Statement:
- I am eligible under Division 3 of the California Business and Professional Code to accept responsibly for the lighting design.
- This Certificate of Compliance identifies the lighting features and performance specifications required for compliance with Title 24, Pages 1 and 6 of the California Code of Regulations.
- The design features represented on this Certificate of Compliance are consistent with the information provided to document this design on the other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.

Name: Pervez Mobin, PE Signature: Phone: (858) 530-0900

Company: Engineering Design Solutions, Inc. License # E14055

Address: 10650 Scripps Ranch Blvd., Suite 105 Date: 3-14-11

City/State/Zip San Diego, CA 92131

Lighting Mandatory Measures
Indicate location on building plans of Mandatory Measures Note Block: _____

LIGHTING COMPLAINCE FORMS & WORKSHEETS (check box if worksheet is included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.

- ☑ LTG-1C Pages 1 through 4 Certificate of Compliance. All Pages required on plans for all submittals
- ☐ LTG-2C Lighting Controls Credit Worksheet
- ☑ LTG-3C Indoor Lighting Power Allowance
- ☐ LTG-4C Pages 1 through 4 Tailored Method Worksheet
- ☐ LTG-5C Pages 1 through 4 Line Voltage Track Lighting Worksheet

CERTIFICATE OF COMPLIANCE LTG-3C

Project Name: FIRST TRANSIT Date:

ALLOWED LIGHTING POWER (Choose One Method)

A Separate LTG-3C must be filled out of Conditioned and Unconditioned Spaces. Indoor Lighting Power Allowances listed on this page are only for: ☑ CONDITIONED spaces ☐ UNCONDITIONED spaces

COMPLETE BUILDING METHOD

BUILDING CATEGORY (From §146 Table 146-F)	WATTS PER (ft²)	X	COMPLETE BUILDING AREA	=	ALLOWED WATTS
OFFICE	1.05		0 ft/s		978
TOTALS	1150		1150 AREA		978 WATTS

AREA CATEGORY METHOD - Part A

A: AREA CATEGORY (From §146 Table 146-F)	B: WATTS PER (ft²)	X	C: AREA (ft²)	=	D: ALLOWED WATTS
Sum of Additional Allowed Watts from Area Category Method - Part B (from table below)					
	TOTALS		AREA		WATTS

AREA CATEGORY METHOD - Part B Additional Wattage Allowance (from Table 146-F Footnotes)

A: Primary Function	B: Sq Ft	C[1]: Additional Watts Per ft² Allowed	D: Wattage Allowance (B x C)	E: Description(s) and Quantity of Special Luminaire[2] Types in each Primary Function Area	F: Total Design Watts	G: ALLOWED WATTS Smaller of D or F
				TOTALS - Enter into Area Category Method - Part A (table above)		

1. Additional watts available only when allowed according to the footnotes on bottom of Table 146-F for classroom or science, art, craft, assembly or manufacturing specialized task work, precision commercial/ industrial work, or lab specialized task work.
2. Special luminaires are light fixtures described in the Table 146-F Footnotes that are subject to an additional wattage allowance.

TAILORED METHOD

Total Allowed Watts using the Tailored Method taken from LTG-4C (page 1 of 4) Row 3

The indoor lighting power allowance using the Tailored Method of compliance shall be determined using the LTG-4C set of forms. A separate set of LTG-4C forms shall be filled out for CONDITIONED and UNCONDITIONED spaces.

CERTIFICATE OF COMPLIANCE (Page 4 of 4) LTG-1C

Project Name: FIRST TRANSIT Date:

Conditioned and Unconditioned space Lighting must not be combined for compliance

Indoor Lighting Power for Conditioned Spaces	Watts	Indoor Lighting Power for Unconditioned Spaces	Watts
Installed Lighting (from Conditioned LTG-1C Page 2)	896	Installed Lighting (from Unconditioned LTG-1C Page 2)	
Lighting Control Credit Conditioned Spaces (from LTG-2C)	-	Lighting Control Credit Unconditioned Spaces (Page LTG-2C)	
Adjusted Installed Lighting Power	896	Adjusted Installed Lighting Power	
Complies if Installed ≤ Allowed		Complies if Installed ≤ Allowed	
Allowed Lighting Power Conditioned Spaces (from LTG-3C)	978	Allowed Lighting Power Unconditioned Spaces (from LTG-3C)	

Required Acceptance Tests

Designer:
This form is to be used by the designer and attached to the plans. Listed below is the acceptance test for the Lighting system, **LTG-2A**. The designer is required to check the acceptance tests and list all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance. If all the lighting system or control of a certain type requires a test, list the different fixtures and the number of systems. The NA7 Section in the Appendix of the Nonresidential Reference Appendices Manual describes the test. Share this form will be part of the plans, compliance of this section will allow the responsible party to budget for the scope of work appropriately. **Forms can be grouped by type of Luminaire controlled.**

Enforcement Agency:
Systems Acceptance. Before Occupancy Permit is granted for a newly constructed building or space or when even new lighting system with controls is installed in the building or space shall be certified as meeting the Acceptance Requirements.
The LTG-2A form is not considered a complete form and is not to be accepted by the enforcement agency unless the boxes are checked and is filled and signed. In addition, a Certificate of Acceptance forms shall be submitted to the enforcement agency that contains plans, specifications, installation certificates, and operating and maintenance information meets the requirements of §10-103(b) of Title 24 Part 6. The field inspector must receive the properly filled out and signed forms before the building can receive final occupancy. A copy of the LTG-2A for each different lighting luminaire control(s) must be provided to the owner of the building for their records.

Luminaire Controls				LTG-2A
Equipment Roomrmg Testing	Description		Location	Controls and Sensors and Automatic Daylighting Controls Acceptance
L.V. CONTROL PANEL	TYPE A,B, D1,D2, E,E1,F,F1, H,H1,J,J2,K	1		☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐
				☐

MANDATORY MEASURES

YES **BUILDING LIGHTING SHUT-OFF**
The building lighting shut-off system consists of an automatic time switch, with a zone for each floor.

YES **OVERRIDE FOR BUILDING LIGHTING SHUT-OFF**
The automatic building shut-off system is provided with a manual accessible override switch in sight of the lights. The area of the overridae is not to exceed 5,000 square feet.

YES **AUTOMATIC CONTROL DEVICES CERTIFIED**
All automatic control devices specified are certified, all alternate equipment shall be certified and installed as directed by the manufacturer.

YES **FLUORESCENT BALLAST AND LUMINAIRES CERTIFIED**
All fluorescent fixtures subject to certification and specified for the projects are certified.

YES **INDIVIDUAL ROOMAREA CONTROLS**
Each room and area in this building is equipped with a separate switch or occupancy sensor device for each area with floor-to-ceiling walls.

YES **UNIFORM REDUCTION FOR INDIVIDUAL ROOMS**
All rooms and areas greater than 100 square feet and more than 18 watts per square foot of lighting load shall be controlled with multi-level switching for uniform reduction of lighting within the room.

YES **DAYLIT AREA CONTROL**
All rooms that area greater than 250 square feet and contain windows and skylights, that also for the effective use of daylight in the area shall have 50% of the lighting power in each daylit area controlled by a separate switch; or

The effective use of daylight throughout concept be accomplished because the windows are continuously shaded by building on the adjacent lot. Diagram of shading during different times of year is included on plans.

LIGHTING FIXTURE SCHEDULE

	SYMBOL	LAMP QTY.	LAMP TYPE	LAMP WATTS	LAMP COLOR TEMP	FIXTURE INPUT VOLTS	FIXTURE TOTAL INPUT WATTS	BALLAST TYPE	MOUNTING	CATALOG NO	REMARK
(A)		2	T8	32	3500	120	64	ELECTRONIC	RECESSED	LIGHTOLIER CAT#PRS2GRFVA 232-120V	
(A1)		2	T8	32	3500	120	64	ELECTRONIC	RECESSED	LIGHTOLIER CAT#PRS2GRFVA 232-120V W/90 MINUTE EMERGENCY BALLAST	
(B)		2	T8	32	3500	120	64	ELECTRONIC	RECESSED	LIGHTOLIER CAT#BE1 W232UNVH1-120V	

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Engineering Design Solutions Inc.
10650 Scripps Ranch Blvd., Suite 105
San Diego, California 92131
Tel (858) 530-0900 Fax (858) 530-9020
www.edsinc.com

FIRST TRANSIT
7550 COPLEY PARK PLACE
San Diego, California 92111

Project Number:
Original Date: MAR 2011
Phase:
Drawn: EW
Checked: PM

BLDG. SEPT. SUBMITTAL 03-15-11

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

TITLE 24 AND LIGHT FIXTURE SCHEDULE

E
2.00
Sheet Number Of 00

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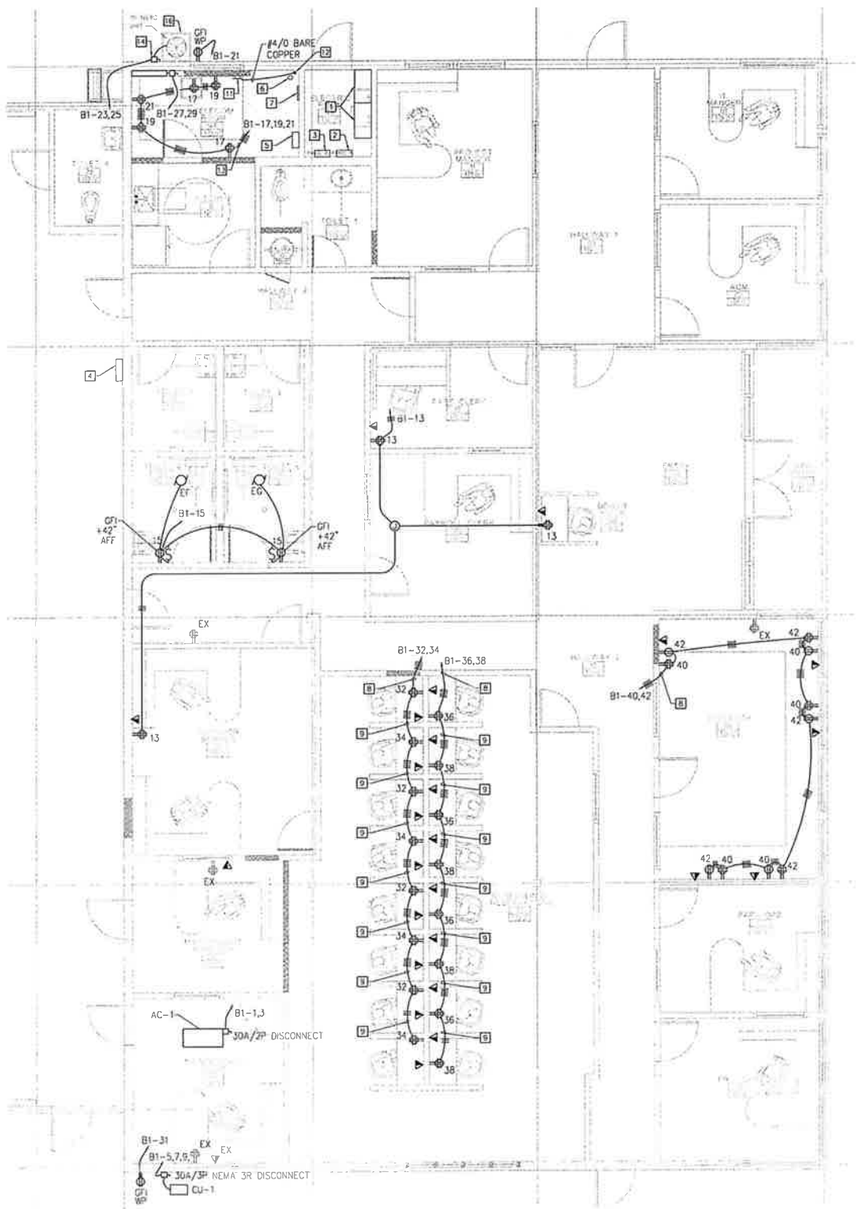
KEY NOTES

1. MAIN DISTRIBUTION BOARD 600A 208/120V EXISTING.
2. PANEL A 100A 208/120V EXISTING.
3. PANEL B 200A 208/120V EXISTING.
4. PANEL C 200A 208/120V EXISTING.
5. 200A 208/120V 4P FUTURE ATS.
6. EXISTING 2"C WITH TELEPHONE SERVICE CABLE TO REMAIN.
7. EXISTING 110 BLOCK AND LIGHTNING PROTECTION TO REMAIN.
8. 3/4"C-2#12H+2#12H+1#12EG
9. INSTALL BRANCH CIRCUIT HORIZONTALLY IN LOW WALL.
10. INSTALL 3/4"C AND J-BOX FOR TEL/DATA OUTLET, STUBB CONDUIT 6" ABOVE CEILING.
11. NEW COPPER GROUND BUS 1/4" X 4" X 24". CONNECT TO EXISTING UFER GROUNDING USING BARE #4/0 COPPER WIRE.
12. LOCATION OF EXISTING UFER GROUNDING.
13. 3/4"C-3#12H+3#12N+1#12EG.
14. 30A/2P DISCONNECT NEMA 3R.
15. FAN COIL UNIT (WALL MOUNTED).
16. CONDENSOR UNIT PAD MOUNTED.

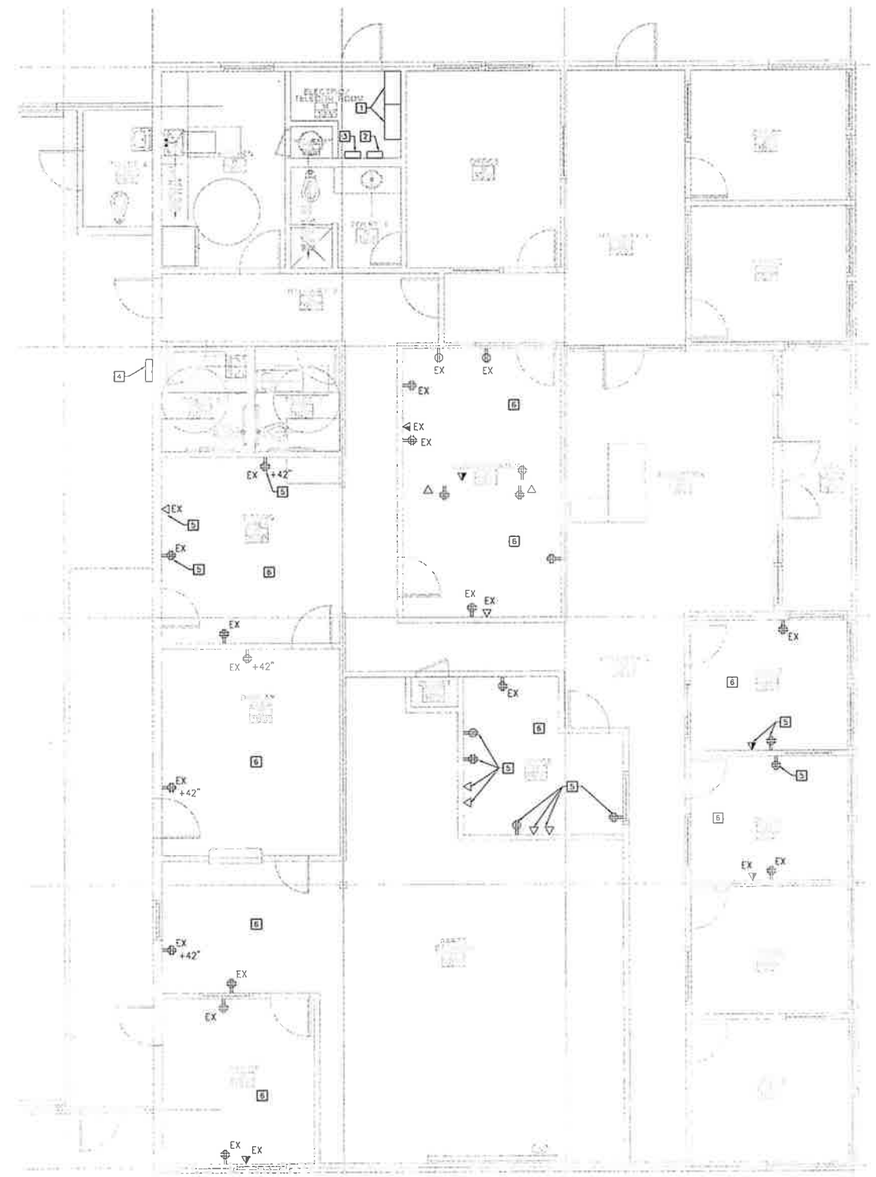


2 FLOOR PLAN – ELECTRICAL NEW WORK
SCALE: 1/4" = 1'-0"

NORTH

KEY NOTES

1. MAIN DISTRIBUTION BOARD 600A 208/120V EXISTING.
2. PANEL A 100A 208/120V EXISTING.
3. PANEL B 200A 208/120V EXISTING.
4. PANEL C 200A 208/120V EXISTING.
5. EXISTING RECEPTACLE AND TEL/DATA OUTLET TO BE DISCONNECTED AND REMOVED.
6. EXISTING RECEPTACLE AND TEL/DATA IN THESE ROOMS TO REMAIN U.O.N.



1 FLOOR PLAN – ELECTRICAL DEMO
SCALE: 1/4" = 1'-0"

NORTH

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11-TBP-01

FIRST TRANSIT
7550 COPLEY PARK PLACE
San Diego, California 92111

Project Number:	
Original Date:	MAR 2011
Phase:	
Drawn:	EV
Checked:	PM

IN DG SCPT SUBMITTAL 03-15-11

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

ELECTRICAL FLOOR PLAN DEMOLITION AND NEW WORK

E
2.01
Sheet Number 01 00

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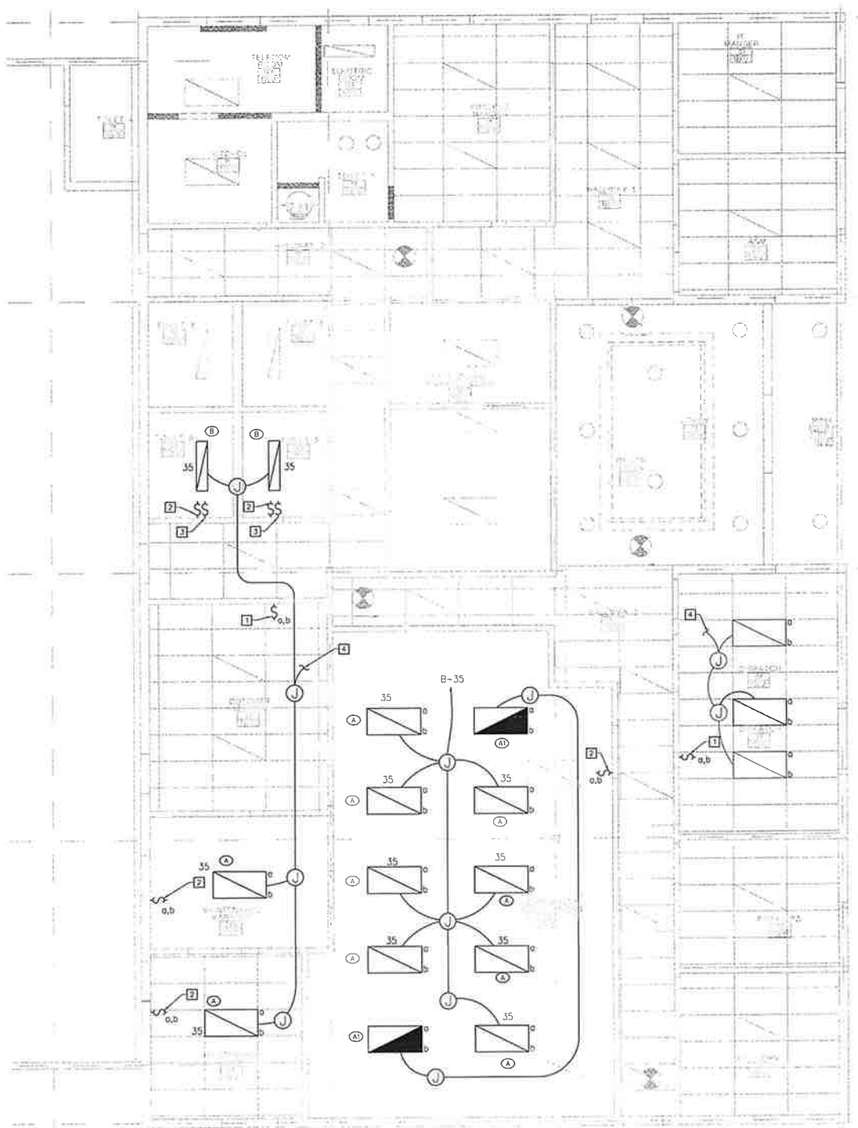
KEY NOTES

1. NEW SWITCH. WIRE TO EXISTING LIGHTING FIXTURE.
2. NEW SWITCH. WIRE TO NEW LIGHT FIXTURE.
3. NEW SWITCH. WIRE TO NEW EXHAUST FAN.
4. CONNECT TO EXISTING CIRCUIT.

GENERAL NOTES

1. INSTALL LIGHTING CONTACTOR TO CONTROL ALL LIGHTING CIRCUITS.
2. INSTALL OVERRIDE SWITCH IN LOBBY 08

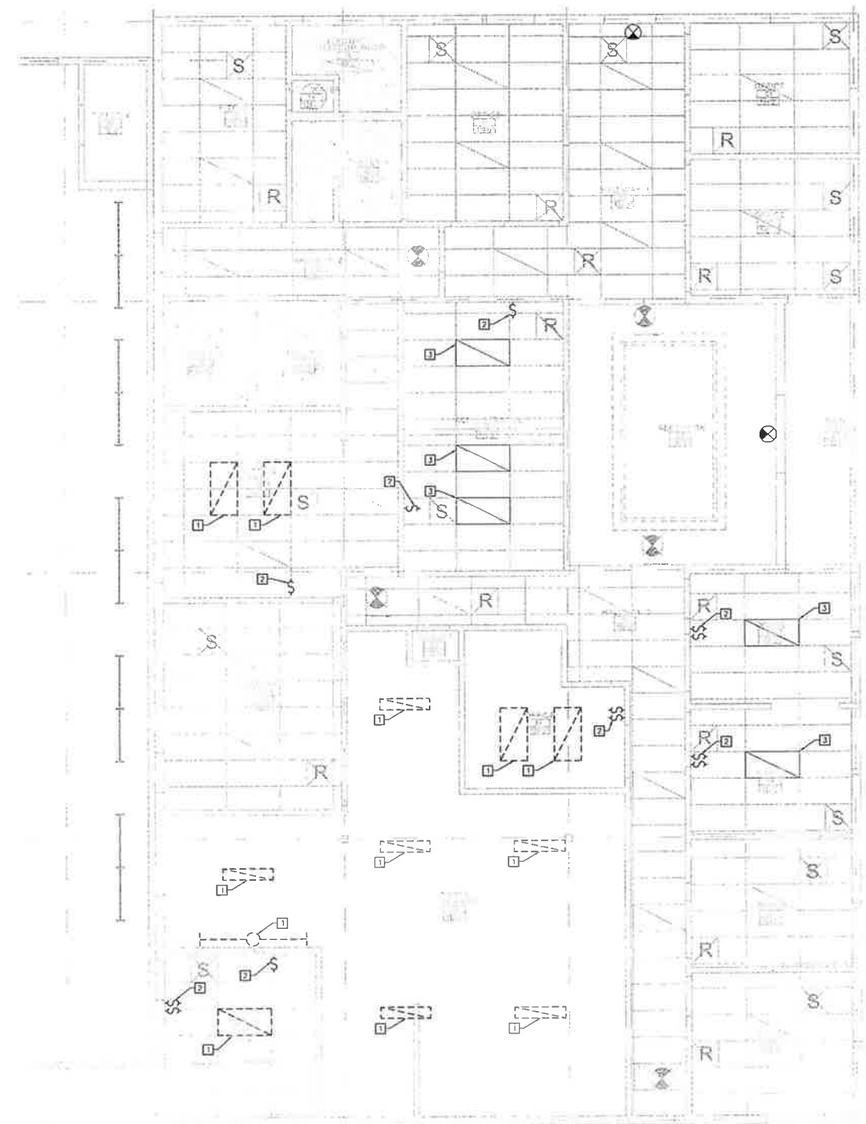


2 REFLECTED CEILING PLAN – ELECTRICAL NEW WORK
SCALE: 1/4" = 1'-0"

NORTH

KEY NOTES

1. EXISTING FIXTURES TO BE DISCONNECTED AND REMOVED. CIRCUIT TO BE RE-USED.
2. EXISTING WALL SWITCHES TO BE DISCONNECTED AND REMOVED.
3. EXISTING FIXTURE TO REMAIN BUT RE-SWITCHED.



1 REFLECTED CEILING PLAN – ELECTRICAL DEMO
SCALE: 1/4" = 1'-0"

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REFLECTED CEILING PLAN DEMOLITION AND NEW WORK

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PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	ROUGH-IN CONNECTION					REMARKS
		HW (IN)	CW (IN)	W (IN)	TRAP (IN)	V (IN)	
WC-1	WATER CLOSET	-	3/4"	4	INVERCAL	2"	AMERICAN STANDARD 2938.012 CADET ADA VITREOUS CHINA, 1.6 GALLONS PER FLUSH ELONGATED SIPHON JET WATER CLOSET WITH CLOSE-COUPLED TANK WITH BOLT CAPS AND OLSONITE OPEN SEAT WITH COVER AND CHECK HINGES.
L-1	LAVATORY	1/2"	1/2"	2	1 1/2	1 1/2"	AMERICAN STANDARD 0355.027 LUCERNE ADA MOUNT, VITROUS CHINA WALL HUNG 2031B LAVATORY. FAUCET TO BE SIMMONS S-60-G-H SELF CLOSING METERING TYPE WITH 4" SPOUT.
FD-1	FLOOR DRAIN	-	1/2" TRAP PRIMER	2	2	2"	ZURN-ZN-415-P-S-B CAST IRON BODY WITH BOTTOM OUTLET FLOOR DRAIN AND 5" DIAMETER BRONZE STRAINER (ADJUSTABLE) DRAIN TO HAVE 1/2" TRAP PRIME CONNECTION

SPECIFICATIONS

1. HOT WATER, COLD WATER DRAIN PIPING SHALL BE TYPE "L" COPPER TUBING WITH WROUGHT COPPER FITTINGS WITH 95-5 BRAZED JOINTS, LEAD FREE.
2. WASTE AND VENT PIPING SHALL BE SERVICE WEIGHT CAST IRON NO-HUB PIPING WITH NEOPRENE AND STAINLESS STEEL COUPLINGS.
3. BALL VALVES SHALL BE NIBCO 585Y FULL PORT THREE PIECE VALVES.
4. INSULATION FOR HOT WATER AND DRAIN SHALL BE JOHNS-MANVILLE ASJ WITH SELF SEALING TAB.

PLUMBING NOTES

1. **AREA SEPARATION WALLS:**
   A. WHERE PLUMBING PENETRATES AN AREA SEPARATION WALL SURFACE, THE SECTION PASSING THROUGH THE WALL SURFACE AND THE FIXTURE CONNECTIONS ATTACHED THERETO SHALL BE ONLY OF METAL.
2. SLOPE OF PIPING SYSTEMS:
   SANITARY SEWER, WASTE & VENT PIPING: 2 % UNLESS NOTED OTHERWISE.
3. DOMESTIC HOT & COLD WATER STERILIZATION SHALL BE PER CPC 609.9
4. ALL PIPING SHALL BE SEISMICALLY BRACED/ANCHORED
5. ENTIRE INSTALLATION SHALL COMPLY WITH 2010 CALIFORNIA PLUMBING CODE (CPC)
6. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 508.2 CPC.
7. TOILETS SHALL BE ULTRALOW FLUSH TYPE (1.6 GPF MAX).
8. EACH FAUCET SHALL NOT EXCEED A WATER FLOW OF 2.2 GPM.

FIRE MARSHAL NOTES

1. ALL ELECTRICAL AND PLUMBING SYSTEM PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE-STOPPED WITH AN APPROVED MATERIAL AS PRESCRIBED IN UBC STANDARD 7-5. SEAL WITH AN APPROVED FIRE STOPPING COMPOUND OF I.C.B.O. #1697 OR APPROVED EQUAL. WHERE SERVICES PENETRATE AN AREA SEPARATION WALL, THE SECTION PASSING THRU THE WALL SURFACE AND THE FIXTURE CONNECTIONS THERETO SHALL BE ONLY OF METAL.
2. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF A.S.T.M. E-814 AND AS PRESCRIBED IN UBC STD. 7-5.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
(E)	EXISTING PIPING
	REMOVE EXISTING PIPING OR FIXTURE
	SANITARY OR WASTE BELOW GRADE
	SANITARY OR WASTE ABOVE GRADE (EL SAN)
	VENT (V)
	DOMESTIC COLD WATER (CW)
	DOMESTIC HOT WATER (HW)
CA	COMPRESSED AIR (CA)
	SHUTOFF VALVE (SOV)
	PIPE-UP UNLESS OTHERWISE NOTED
	PIPE DROP UNLESS OTHERWISE NOTED
LOW HIGH	DROP OR RISE
	TOP CONNECTION
	BOTTOM CONNECTION
	WALL CLEANOUT (PIPING AT CLG) (WCO)
	FLOOR CLEANOUT (BURIED PIPING) (FCO)
	GRADE CLEANOUT (GCO)
	TRAP
	VALVE AND CAPPED OUTLET
	POINT OF CONNECTION

ABBREV.	DESCRIPTION
ABV	ABOVE
ADA	AMERICAN DISABILITY ACT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AP	ACCESS PANEL
BFG	BELOW FINISHED GRADE
CLG	CEILING
CONN	CONNECT, CONNECTION
CONT	CONTINUE
COORD	COORDINATE
DN	DOWN
DR	DRAIN
DWG	DRAWING
ELEC	ELECTRICAL
EQUIP	EQUIPMENT
EXIST.	EXISTING
FLR	FLOOR
FT	FOOT, FEET
FU	FIXTURE UNIT
GPF	GALLON PER FLUSH
GPM	GALLONS PER MINUTE
GPH	GALLONS PER HOUR
HDR	HEADER
HP	HORSEPOWER
HZ	HERTZ
IE	INVERT ELEVATION
IN	INCH
INT	INTEGRAL
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
PSI	POUNDS PER SQUARE INCH
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
SF	SQUARE FEET
TYP	TYPICAL
VTR	VENT THRU ROOF
W	WITH

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7550 COPLEY PARK PLACE
San Diego, California 92111

Project Number:
Original Date: MAR 2011
Phase:
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Checked: PM

BLDG. SEPT. SUBMITTAL	03-15-11

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

PLUMBING NOTES, SYMBOLS, ABBREVATIONS, AND FIXTURE SCHEDULE

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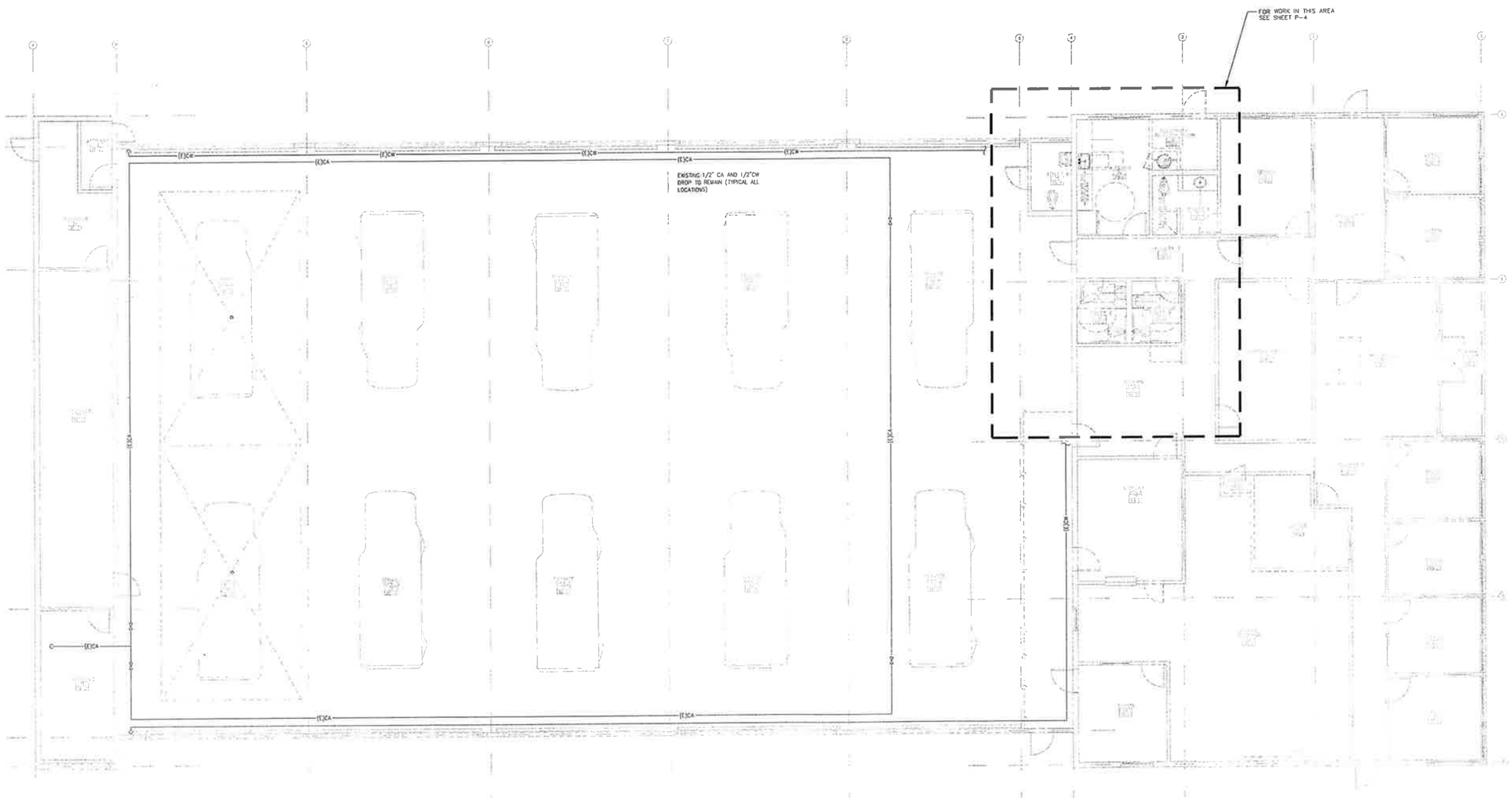

1 PLUMBING FLOOR PLAN – DEMOLITION
SCALE: 3/16" = 1'-0"

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PLUMBING FLOOR PLAN
DEMOLITION

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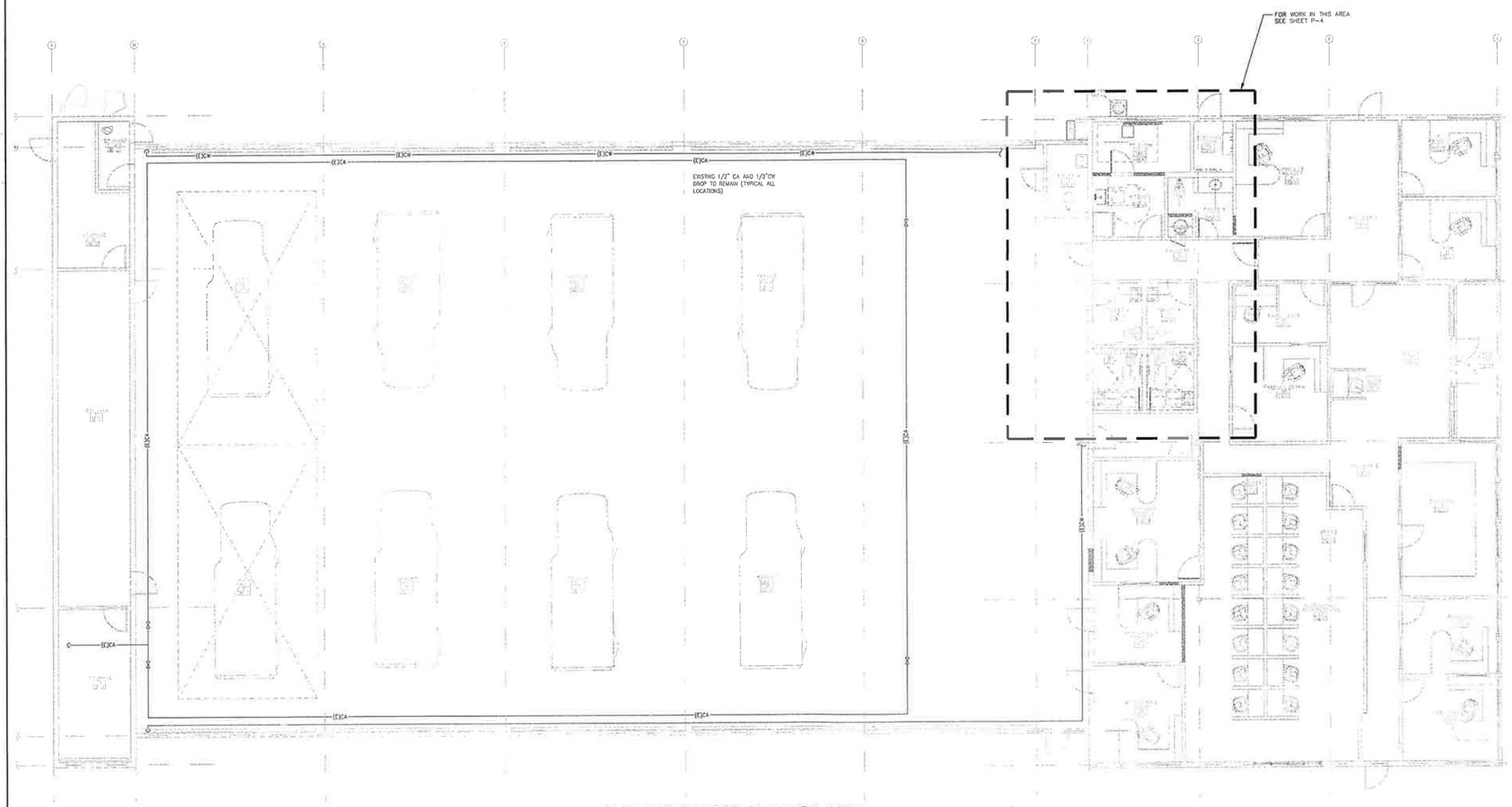

1 PLUMBING FLOOR PLAN NEW WORK
SCALE: 3/16" = 1'-0"

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PLUMBING FLOOR PLAN
NEW WORK

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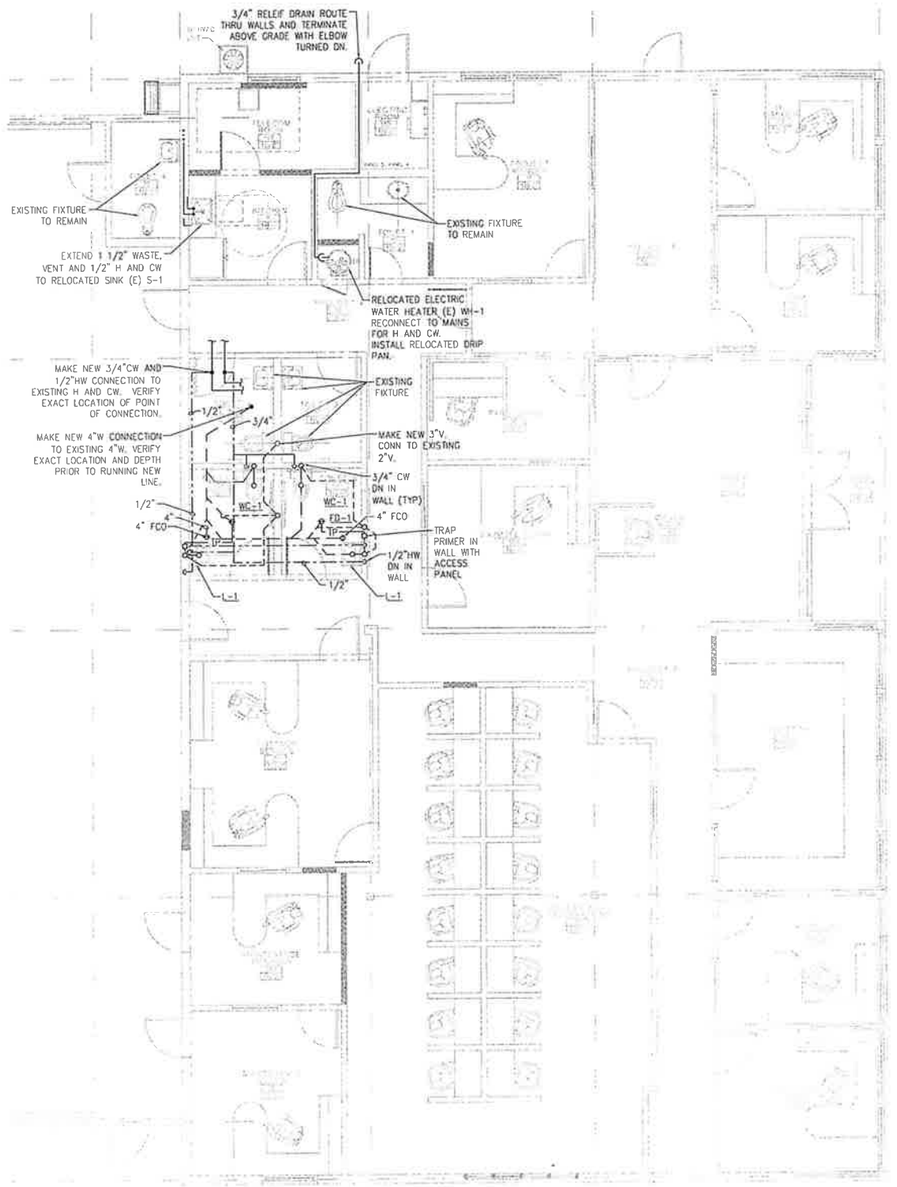
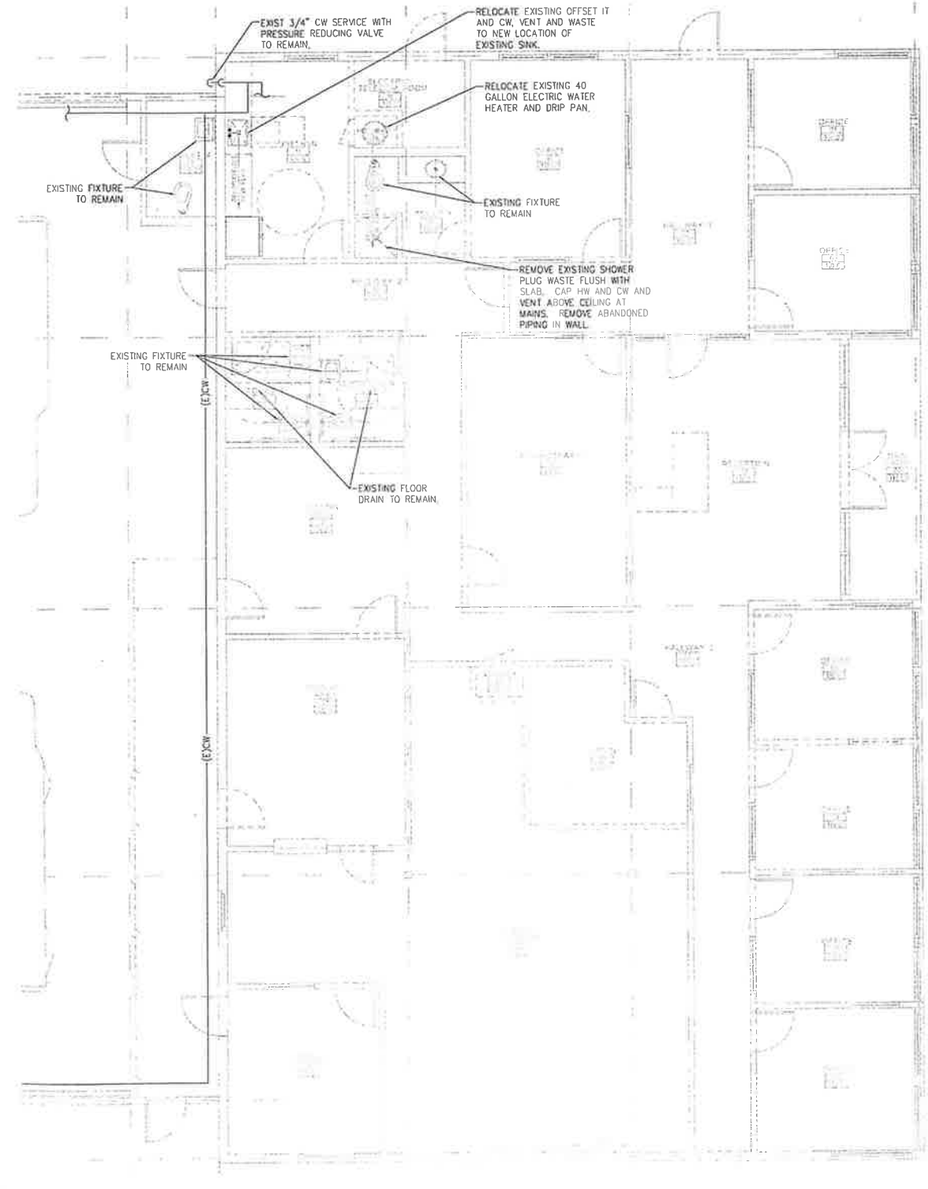


2 ENLARGED PLUMBING FLOOR PLAN NEW WORK
SCALE: 1/4" = 1'-0"

NORTH



1 ENLARGED PLUMBING FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

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ENLARGED PLUMBING FLOOR PLANS DEMOLITION AND NEW WORK

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SECTION 15200

PLUMBING TENANT IMPROVEMENT

PART 1 GENERAL

1.01 GENERAL NOTES

A. Division 1 is a part of this section and the contract for this work, and applies to this section fully as if repeated herein.

1.02 SCOPE

A. The work under this section includes everything necessary for and incidental to executing and completing the plumbing work, except as hereinafter specifically excluded.

B. Work included shall be as indicated on the drawings, including but not limited to the following:

1. Sanitary Soil, Waste and Vent system.
2. Domestic Hot and Cold Water System.
3. Plumbing Fixtures and Equipment
4. Compressed air system.
5. Vehicle washer piping.
6. Waste oil piping.

1.03 SUBSTITUTIONS

A. Substitutions shall be made in accordance with Division 1.

1.04 SUBMITTALS

A. Submittals shall be made in accordance with Division 1 and shall include items listed under paragraph 1.02.B

1.05 CODES AND STANDARDS

A. All work and materials shall be in full accordance with the latest rules and regulations of the fire Marshal; the Safety Orders of the Division of Industrial Safety; the California Electric Code; the California Plumbing Code; the California Mechanical Code; other applicable codes, laws or regulations of bodies lawfully empowered and having jurisdiction over this project. Nothing in the plans or specifications is to be construed to permit work not conforming to these codes.

1.06 PERMITS

A. Contractor shall obtain all permits and licenses that are required for the performing of his work by all laws, ordinances, rules and regulations or orders of any officer and/or body, shall give all notices necessary in connection therewith, and pay all fees relating thereto and all costs and expenses incurred on account thereof. No work shall be covered before inspection by the jurisdictional inspection and the Architect.

1.07 CUTTING AND PATCHING

A. Perform all cutting and fitting required for work of this section in rough construction of the building.

B. All patching of finished construction of building shall be performed under the sections of specifications covering these materials.

C. All patching of existing surfaces shall match existing materials and finished.

1.08 GENERAL

A. Unless otherwise specified herein, all equipment and fixtures shall be installed in accordance with the manufacturers recommendations.

B. Before submitting his bid, the Contractor for the work under this section shall carefully study all drawings, and shall make a careful examination of the premises. He shall definitely determine in advance, the methods of installing and connecting the apparatus, the means to be provided for getting any equipment into place, and shall make himself thoroughly familiar with all the requirements of the contract. After award of the contract, no subsequent allowances will be made with the above requirements and any other conditions affecting the installation and completion of all work.

C. Workmanship: All labor shall be carefully skilled for this kind of work, thorough and first class in all respects and under the direction of a competent foreman.

D. Special Note: Any work called for on plans shall be installed whether or not mentioned in these specifications.

1.09 DAMAGE BY LEAKS

A. Contractor shall be responsible for damage to the grounds, walks, roads, buildings, piping systems, electrical systems and their equipment and contents, caused by leaks in the piping system being installed or having been installed herein. He shall repair at this expense all damage so caused. All repair work shall be done as directed by the Architect.

1.10 EMERGENCY REPAIRS

A. The Owner reserves the right to make emergency repairs as required to keep equipment in operation without voiding the Contractor's guarantee bond nor relieving the Contractor of his responsibilities.

1.11 EXPLANATION AND PRECEDENCE OF DRAWINGS

A. For purposes of clearness and legibility, drawings are essentially diagrammatic, and, although size and location of equipment are drawn to scale wherever possible, Contractor shall make use of all data in all the contract documents and shall verify this information at building site.

B. The drawings indicate required size and points of termination of pipes, and suggest proper routes to conform to structure, avoid obstructions and preserve clearances. However, it is not intended that drawing indicate all necessary offsets, and it shall be the work of the Contractor to make the installation in such a manner as to conform to structure, avoid obstructions, preserve headroom and keep opening and passageways clear, without further instructions or cost to the Owner.

C. It is intended that all apparatus be located symmetrical with architectural elements. Refer to architectural details in completing the correlating work.

D. The Contractor shall fully inform himself regarding any and all peculiarities and limitations of the spaces available for the installation of all work and materials furnished and installed under the contract. He shall exercise due and particular caution to determine that all parts of his work are made quickly and easily accessible.

E. The Contractor shall study all drawings and specifications to determine any conflict with ordinances and statutes. Any errors or omissions shall be reported, and any changes shall be shown in the as-built drawings and the additional work performed at no cost to the Owner.

F. Submittal of bid shall indicate the Contractor has examined the site and drawings and has included all required allowances in his bid. No allowance shall be made for any error resulting from Contractor's failure to visit job site and to review drawings, and bid shall include costs for all required drawings and changes as outlined above, all at no cost to Owner.

1.12 SUPERVISION AND COOPERATION

A. Contractor shall include the services of experienced superintendents for each sub-section who shall be constantly in charge of the work, together with the qualified journeymen, helpers and laborers, required to properly unload, install, connect, adjust, start and operate and test the work involved, including equipment and materials furnished by others and by the Owner.

B. The work under this section shall be in cooperation with the work of other traces to prevent conflict or interference and to aid rapid completion of the overall project.

1.13 OPERATION

A. The Owner may require operation of parts or all of the installation for beneficial occupancy prior to final acceptance. Refer to General Conditions of the Contract.

B. Cost of utilities for such operation shall be paid by the Owner. Said operation shall not be construed as acceptance of the work.

1.14 UTILITY SERVICES DURING CONSTRUCTION

A. All water and electrical power used for construction shall be paid for by the contractor.

PART 2 PRODUCTS

2.01 FITTINGS AND PIPING

A. All domestic water piping and compressed air piping: above grade, type" L" copper tubing, hard drawn with wrought copper fittings, and silver soldered joints.

B. Waste and vent piping shall be ho-hub cast iron with stainless steel and neoprene type couplings.
C. Waste oil and vehicle washer piping: Seamless galvanized steel piping and fittings.

2.02 VALVES AND FITTINGS
A. Angle Stops

1. Eastman 74RLK-SBI

B. Ball valves

1. Shall be NIBCO 585Y full port style.

2.03 PLUMBING FIXTURES
A. General Requirements
1. Provide new fixtures, approved, free from flaws and blemished, with finished surfaces clear, smooth and bright.

2. Visible parts of fixture brass and accessories shall be heavily chrome plated.

3. Fixtures shall be product of one manufacturer. Fitting of same type shall be products of one manufacturer.

4. Protect fixtures against use and damage during construction.

B Job Conditions

1. Confirm location and size of fixtures and opening before rough-in and installation.

2. Plumbing fixture trim and exposed supplies and waste shall be brass with polished chrome plated finish. Individual loose key stops, or so specified, screw driver stops, shall be provided for all supplies, and unless integral with valves or faucet, unless, otherwise approved by Architect, shall be mounted under the fixture. Exposed supplies and wastes to wall shall be provided with polished chrome plated cast brass wall escutcheons.

3. Supplies shall be with loose key stops and flexible risers

4. Traps above floor shall be cast brass "P" traps with bronze nuts unless otherwise indicated.

C. Reference is made to American Standard, it is understood to mean that equivalent fixtures as manufactured by Kohler Company are acceptable if used throughout. See Fixture Schedule on drawings.

PART 3 EXECUTION

3.01 PIPE INSTALLATION

A. Joints in copper tubing shall be made by first thoroughly cleaning the surface of the pipe and fittings, applying flux and sweating with solder.
B. Pipe shall be carefully cleaned before installation. The ends of threaded pipe shall be reamed out full size with a long taper reamer so as to be partially bell-mouthed and perfectly smooth.
C. Flush out all water mains and sanitary drains with water so as to obtain free flow. Remove all obstructions and defects discovered. Remove and relay any sections and pipe already laid and found to be defective or which has had grade or joints disturbed.
D. Openings in pipes, drains fittings apparatus and equipment shall be kept covered or plugged to prevent foreign substance from entering.
E. Run piping free to traps, sags, or bends. Grade and valve for complete drainage and control of the system
F. All piping to be run to maintain headroom and keep passageways and openings clear. Run parallel and straight with adjacent walls or ceilings to present a uniform appearance.
G. All piping, except where noted otherwise on plans shall be concealed in walls or above ceilings.
H. Bending or forcing of pipe will not be allowed. Use fittings for all offsets or changes in alignment of piping
I. Proper provision shall be made for expansion and contraction by means of fittings and anchors and supports of all piping.
J. Street elbows, bushings and long screw fittings will not be allowed.
K. Unions shall be installed after each screw-type valve, connections for all equipment, appliances and as required for erection and maintenance. No unions shall be installed in concealed location.
L. Install isolation unions on all connections between dissimilar metals (galvanized steel, black steel to copper).
M No holes for pipe or equipment will be allowed in any structural member without written consent of the Architect. Where pipes are to pass through or interfere with any member, or where notching, boring or cutting of the structure is necessary the work shall be done by the General Contractor as directed by the Architect.
N. The Contractor shall, at a time in advance of the work, furnish instructions to the General Contractor as to his requirements for openings, recesses, and chases in the walls, partitions, framing or openings. Should furnishing this information be neglected, delayed or incorrect and additional cutting is found to be required, the costs of same shall be charged to the Contractor.
O. Provide and install polished chromium plate brass floor, ceiling or wall plates for all pipes, exposed in finished portions of the buildings.
P. All scaled and figured dimensions are approximate and are given for estimate purposes only. Before proceeding with any work, this Contractor shall carefully check and verify all dimensions, sizes, and shall assume full responsibility to other parts of the equipment, and to the structure.
Q. Any minor changes in work, which has not been installed, shall be made by this Contractor without additional compensation, except changes which are caused by architectural revisions, which increase or decrease the size of the materials specified or indicated on the drawings. This Contractor shall submit an estimate of the cost of or credit for such changes he does not consider of a minor nature and shall proceed only upon the written authority of the Architect.
R. All piping shall be isolated from other piping, any part of the building, framing or conduit with 1" strips of non felt or pipe isolators.

3.02 FIXTURE INSTALLATION

A. All plumbing fixtures shall be bedded and caulked along joint at countertops, and other intersecting surfaces with white silicone.

3.03 REQUIREMENTS FOR ACCEPTANCE

A. All of the following items must be completed prior to final inspections. No exception will be made and no final payment will be made until all items are completed.
B. Thoroughly clean all parts of the piping, valves, and equipment. Exposed parts which are to be painted shall be thoroughly cleaned of cement, plaster, and other materials and all oil and grease spots shall be removed. Such surfaces shall be carefully wiped and all cracks and corners scraped out.
C. Exposed metal work shall be carefully brushed down with steel brushes to remove rust and other scale till smooth and clean. Trap elements shall be removed during cleaning and flushing period, after which they shall be replaced and adjusted.
D. All domestic hot and cold water lines shall be sterilize with chlorine, the chlorine residual concentration shall indicate not less than 50 parts per million and shall be retained for a period of not less than twenty-four (24) hours. All work and certification of performance must by done by qualified personnel.

3.04 TEST AND ADJUSTMENTS

A. No piping work, fixtures, or equipment shall be concealed or covered until they have been inspected and approved by the Engineer, who shall be notified when the work is ready for inspection. All work shall be completely installed, tested as required by this section and the State Ordinances and State Safety Orders, and shall be leak-light before inspection is requested. All tests shall be repeated upon request to the satisfaction of those making the inspection.

B. All domestic water piping shall be flushed out, tested at two times the working system pressure and shall be left under pressure of supply main or minimum of 40 PSI for the balance of the construction period. No air testing allowed.

	Type of System Test Medium (1lbs. Per sq. inches)	Gauge Pressure
Soil, Waste, and Vent Piping within Building	Minimum of 10' head of each joint for duration of check of three hours minimum, with no loss in head	Water
Domestic Water & Vehicle Washer Piping	Two times the working pressure	Water
Compressed Air Piping	1 1/2 times the working pressure	Compressed air

Waste Oil Piping

C. Test pressure in pounds per square inch, or inches of vacuum, gauge, are given as initial pressure to be applied to lines being tested, together with test medium.

D. Tests are to be applied for minimum period of twenty-four (24) hours and until test are complete.

E. Final pressure at the end of the test period shall be no more nor less than that caused by expansion or contraction of the test medium due to temperature changes.

3.05 DRAWINGS OF RECORD

A. In addition to the reproducible "as-built" required, two complete sets of blue line plumbing drawings will be provided for the purpose of showing a complete picture of the work as actually installed.
B. These drawings shall serve as work progress report sheets and the Contractor shall make all notations, neat and legible, thereon daily as the work proceeds. The drawings shall be available for inspection at all times and shall be kept at the job at a location designated by the Architect.
C. At completion of the work, these as-built drawings shall be signed by the Contractor indicating his approval, dated and returned to the Architect.
D. The dimensional location of all concealed piping shall be accurately recorded on the "as-built" drawings.

END OF SECTION

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FIRST TRANSIT
7550 COPLEY PARK PLACE
San Diego, California 92111

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Original Date: MAR 2011
Phase:
Drawn: EW
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PLUMBING SPECIFICATIONS

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DX FAN COIL

SYMBOL	LOCATION	MANUFACTURER & MODEL No.	SERVING	CFM	O.S.A. (CFM)	E.S.P. (IN WG)	RPM	FACE VEL.	DX COIL ROW / FPI	DX COIL EDB / EWB	DX COIL LDB / LWB	DX COIL ΔpA	MOTOR BHP	MOTOR HP	MOTOR VOLTAGE	WEIGHT (lbs)	REMARKS
FC 1	CEILING	GOODMAN AEPF426D16	SCHEDULES/ RESERVATIONS	1,600	250	0.5	–	–	– / –	76.7 / 63.3	55.6 / 54.4	–	–	3/4	208/1ø/60	195	PROVIDE WITH THERMOSTAT.

SPLIT SYSTEM HEAT PUMP

SYMBOL	LOCATION	MANUFACTURER & MODEL No.	SERVING	COOLING NOMINAL (TONS)	COOLING TOTAL (MBH)	COOLING SENS (MBH)	COOLING AMB	COOLING SEER	HEATING TOTAL (MBH)	HEATING AMB	HEATING HSPF	REF.	COMP'R QTY	COMP'R RLA	COND. QTY.	COND. FLA	MCA	MFA / MOCP	VOLTAGE	WEIGHT (lbs)	REMARKS
CU 1	GRADE	GOODMAN GSZ13048	SCHEDULES/ RESERVATIONS	4	42.6	34.9	85°F	13	44.0	44°F	8.2	R410a	1	13.1	1	1.5	17.9	– / 30	208/3ø/60	235	PROVIDE WITH CURB ON GRADE.

EXHAUST FAN

SYMBOL	LOCATION	MANUFACTURER & MODEL No.	SERVING	CFM	S.P.	RPM	ROT	DIS	BHP	HP	VOLTAGE	WEIGHT (lbs)	REMARKS
EF 1	ROOF	COOK CC-142	TOILET 5	90	0.2	1,000	CENT.	–	57W	–	120/1ø/60	15	NEW CEILING EXHAUST FAN. PROVIDE WITH BACKDRAFT DAMPER.
EF 2	ROOF	COOK CC-142	TOILET 6	90	0.2	1,000	CENT.	–	57W	–	120/1ø/60	15	NEW CEILING EXHAUST FAN. PROVIDE WITH BACKDRAFT DAMPER.

DUCTLESS FAN COIL UNIT

SYMBOL	MANUFACTURER & MODEL No.	SERVING	CFM	S.P.	RPM	FACE VEL.	DX COIL TOTAL MBH	DX COIL SENSIBLE MBH	DX COIL SUC.	DX COIL REF.	DX COIL ROW / FPI	DX COIL EDB / EWB	DX COIL LDB / LWB	DX COIL ΔpA	MOTOR BHP	MOTOR MCA / FLA	MOTOR VOLTAGE	WEIGHT (lbs)	REMARKS
DFC 1	MITSUBISHI PKA-A24HA	TELECOM	775	–	HI	–	22.0	–	–	410A	– / –	– / –	55 / 54	–	–	1 / 0.75	208/1ø/60	46	PROVIDE WITH WIRED REMOTE CONTROLLER. PROVIDE WITH FACTORY SUPPLIED CONDENSATE PUMP

SPLIT SYSTEM CONDENSING UNIT

SYMBOL	MANUFACTURER & MODEL No.	LOCATION	CAP. TONS	SUCT. TEMP	COND. TEMP	AMB	REF.	SEER	FAN QTY.	FAN MCA / MOCP	VOLTAGE	WEIGHT (lbs)	REMARKS
DCU 1	MITSUBISHI PUY-A24NHA	GRADE	2	–	–	85	410A	17.0	1	18 / 30	208/1ø/60	163	–

MECHANICAL SHEET INDEX

SHEET NO.	DESCRIPTION
M1.1	SCHEDULES, LEGENDS, NOTES
M1.2	TITLE 24 DOCUMENTATION
M2.1	FLOOR PLAN - DEMOLITION
M3.1	ZONING PLAN
M3.2	FLOOR PLAN
M4.1	ROOF PLAN
M5.1	DETAILS

MECHANICAL NOTES

1. ALL HVAC SYSTEM SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 112 & 122 OF THE STATE OF CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD (E.E.S.)
2. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY SMACNA AND CHAPTER 6 OF THE 2010 C.M.C.
3. ALL DUCTWORK AND PIPING SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF 2010 C.M.C. INSULATION MATERIALS SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTIONS 118, 123, & 124 E.E.S. - 2008.
4. ALL DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
5. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS PER SECTIONS 111-113, 115 & 120-129 E.E.S.
6. ALL HVAC SYSTEMS SHALL MEET THE VENTILATION REQUIREMENTS PER SECTION 121 E.E.S. - 2008.
7. NO RANGE HOOD VENTS, DRYER VENTS, COMBUSTION VENTS OR HEATING DUCTS ARE PERMITTED IN AREA SEPARATION WALLS.
8. PROVIDE SMOKE DETECTORS IN THE SUPPLY DUCT AT HVAC EQUIPMENT EXCEEDING 2000 CFM. FOR REQUIRED SHUT-OFF FOR SMOKE CONTROL AS PER C.M.C., SECTION 609.
9. HVAC SYSTEMS SERVING A SPACE WITH OVER 2000 CFM SHALL CONFORM TO CMC SECTION 609 - SHUT-OFF FOR SMOKE CONTROL. REFERENCE "AIR MOVING SYSTEM" DEFINITION IN UMC SECTION 203
10. ALL MATERIAL EXPOSED WITHIN PLENUM SHALL HAVE A MOLD-HUMIDITY-, AND EROSION-RESISTANT FACE THAT MEETS U.L. 181.
11. ALL COMBUSTIBLE MATERIALS WITHIN PLENUM SPACE TO COMPLY WITH U.M.C. SECTION 601.3
12. THE FLAME-SPREAD INDEX IS NOT MORE THAN 25 AND THE SMOKE-DEVELOPED RATING IS NOT MORE THAN 50 FOR ALL COMBUSTIBLE MATERIALS WITHIN THE PLENUM SPACE AS PER U.M.C. SECTION 601.3
13. NO HAZARDOUS MATERIALS AS PER THE TYPES LISTED IN U.B.C. TABLES 3-D AND/OR 3-E, ARE PROPOSED TO BE USED AND/OR STORED WITHIN THE BUILDING
14. CERTIFICATE OF ACCEPTANCE (MECH-1-A) AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.

MECHANICAL GENERAL NOTES

1. DUCTWORK SHOWN IS DIAGRAMATIC IN NATURE. CONTRACTOR SHALL COORDINATE AND FIELD VERIFY ALL DUCT RUNS PRIOR TO ORDERING DUCTWORK AND EQUIPMENT.
2. ALL DUCT SIZES SHOWN ARE NET INSIDE DIMENSIONS.
3. FLEXIBLE DUCT SHALL BE A MAXIMUM OF 8 FT. IN LENGTH. MINIMUM BEND RADIUS SHALL BE TWICE THE DUCT DIAMETER.
4. DUCTWORK SHALL BE SHEET METAL CONSTRUCTED IN COMPLETE CONFORMANCE WITH C.M.C. LATEST EDITION, SECTIONS 601 THROUGH 604 AND THE LATEST SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
5. DUCT AND PLENUM INSULATION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENERGY COMMISSION (CEC) LATEST EDITION, THE STATE MECHANICAL CODE PART 4, TITLE 24, CALIFORNIA ADMINISTRATIVE CODE AND THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) SECTION 605. SEE SPECIFICATIONS FOR MINIMUM THICKNESS AND TYPE. MATERIAL EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH SECTION 602.2 CMC.
6. THERMOSTATS SHALL BE LOCATED AT 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
7. PROVIDE FLEXIBLE CONNECTIONS AT THE INLET AND OUTLET OF ALL FANS
8. COORDINATE FINAL LOCATIONS OF AIR DISTRIBUTION WITH REFLECTED CEILING PLAN, I.E. LIGHTS, SPEAKERS, TILES, AND SPRINKLER HEADS.
9. FIRE/SMOKE DAMPERS: REVIEW BOTH THE MECHANICAL AND ARCHITECTURAL PLANS FOR FIRE/SMOKE DAMPER REQUIREMENTS. FIRE/SMOKE DAMPERS SHALL BE INSTALLED AND BE READILY ACCESSIBLE FOR SERVICING IN THE LOCATIONS LISTED IN THE C.B.C., SECTION 713 AND SHALL BE IN ACCORDANCE WITH C.M.C., SECTION 606
10. FIRE/SMOKE DAMPER ASSEMBLIES, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

MECHANICAL LEGEND

SYMBOL	ABBR.	DESCRIPTION
	C.D.	CEILING DIFFUSER - SUPPLY AIR
	R.G.	RETURN AIR GRILLE
	T.A.G.	TRANSFER AIR GRILLE
	E.G.	EXHAUST AIR GRILLE
	S.A.	SUPPLY AIR DUCT
	R.A.	RETURN AIR DUCT
	E.A.	EXHAUST AIR DUCT
	"	DUCT WITH SOUND INSULATION
	S.F.D.	SMOKE / FIRE DAMPER
	M.V.D.	MANUAL VOLUME DAMPER
	"	FLEXIBLE DUCT CONNECTION
	"	DUCT RISE / DUCT DROP
	"	CAPPED DUCT OR PIPE
	"	FLEXIBLE DUCT WORK
	"	DUCT WORK TRANSITION
U/C	U.C.	UNDERCUT DOOR 1"
1 X	"	THERMOSTAT & EQUIP NUMBER
SD	"	SMOKE DETECTOR
	O.A.	OUTSIDE AIR
	N.O.	NORMALLY OPEN
	N.C.	NORMALLY CLOSED
	P.D.	PRESSURE DROP
	C.A.	COMBUSTION AIR
	A.F.F.	ABOVE FINISHED FLOOR
	U.T.R.	UP THROUGH ROOF
	W/	WITH
	U.N.O.	UNLESS NOTED OTHERWISE
	SWS	SIDEWALL SUPPLY REGISTER
	SWR	SIDEWALL RETURN REGISTER
	P.O.C.	POINT OF CONNECTION

EQUIPMENT TYPE — HP
EQUIPMENT NUMBER — 1

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REGISTERED PROFESSIONAL ENGINEER — DOUG L. ABBOTT — MECHANICAL — STATE OF CALIFORNIA

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LEGEND, NOTES, & SCHEDULES

M1.1

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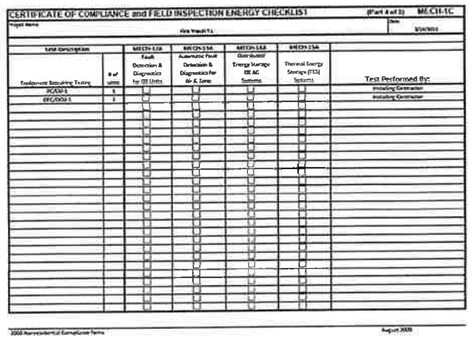
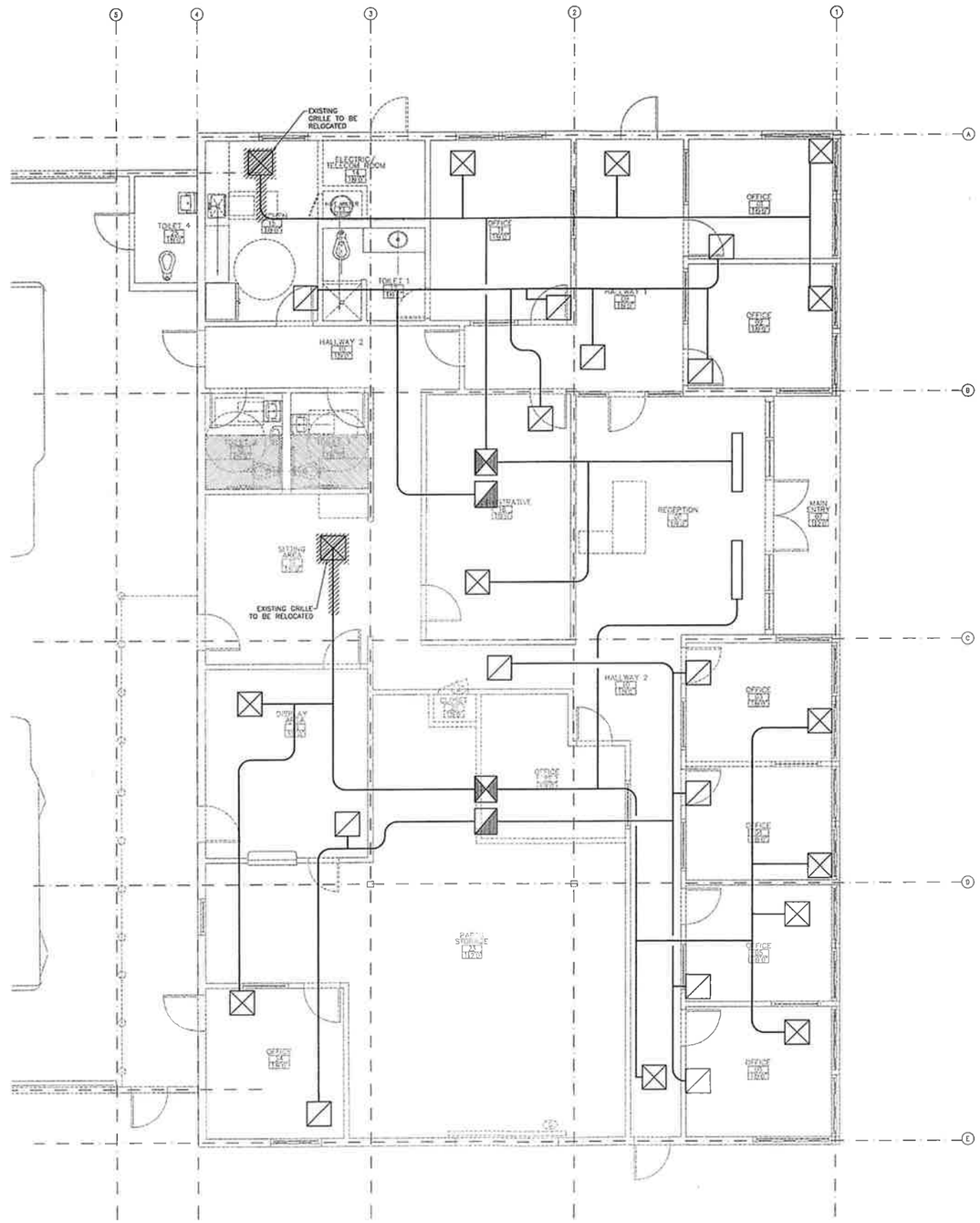


CERTIFICATE OF COMPLIANCE and FIELD INSPECTION ENERGY CHECKLIST (Part 4 of 5) MECH-1C

Project Name: First Transit T.I. Date: 3/14/2011

Test Description		MECH-1A Fault Detection & Diagnostics for DX Units	MECH-1B Automatic Fault Detection & Diagnostics for Air & Zone	MECH-1L1 Distributed Energy Storage DX AC Systems	MECH-1S4 Thermal Energy Storage (TES) Systems	Test Performed By:
Equipment Requiring Testing	# of units					
FCU-1	1	✓	✓	✓	✓	Installing Contractor
EFC/DOU-1	1	✓	✓	✓	✓	Installing Contractor
		✓	✓	✓	✓	
		✓	✓	✓	✓	
		✓	✓	✓	✓



MECHANICAL FLOOR PLAN - DEMOLITION

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

N

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FLOOR PLAN - DEMO

M4.1

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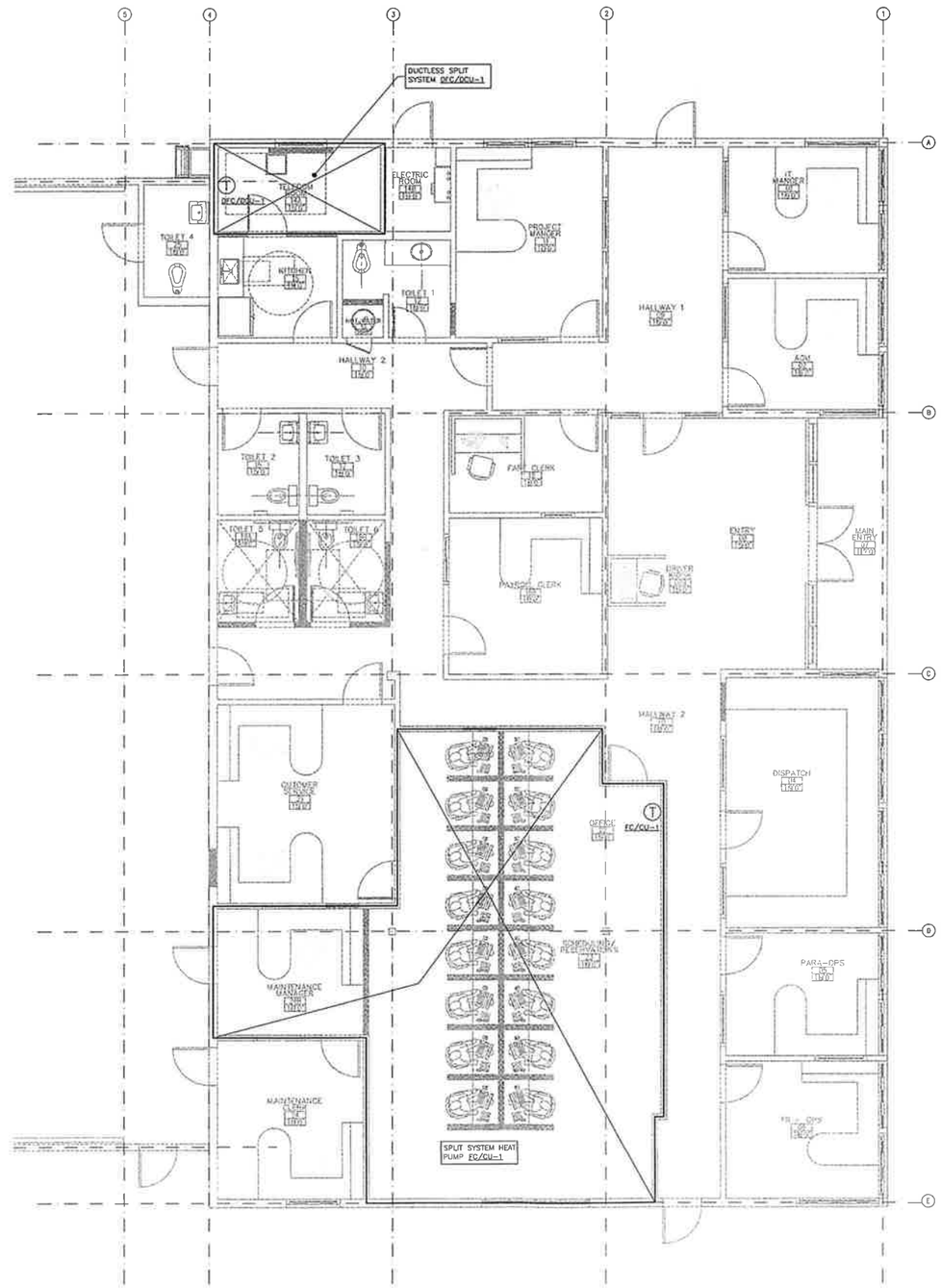

MECHANICAL ZONING PLAN

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

1/4"=1'-0"

N

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ZONING PLAN

M3.1

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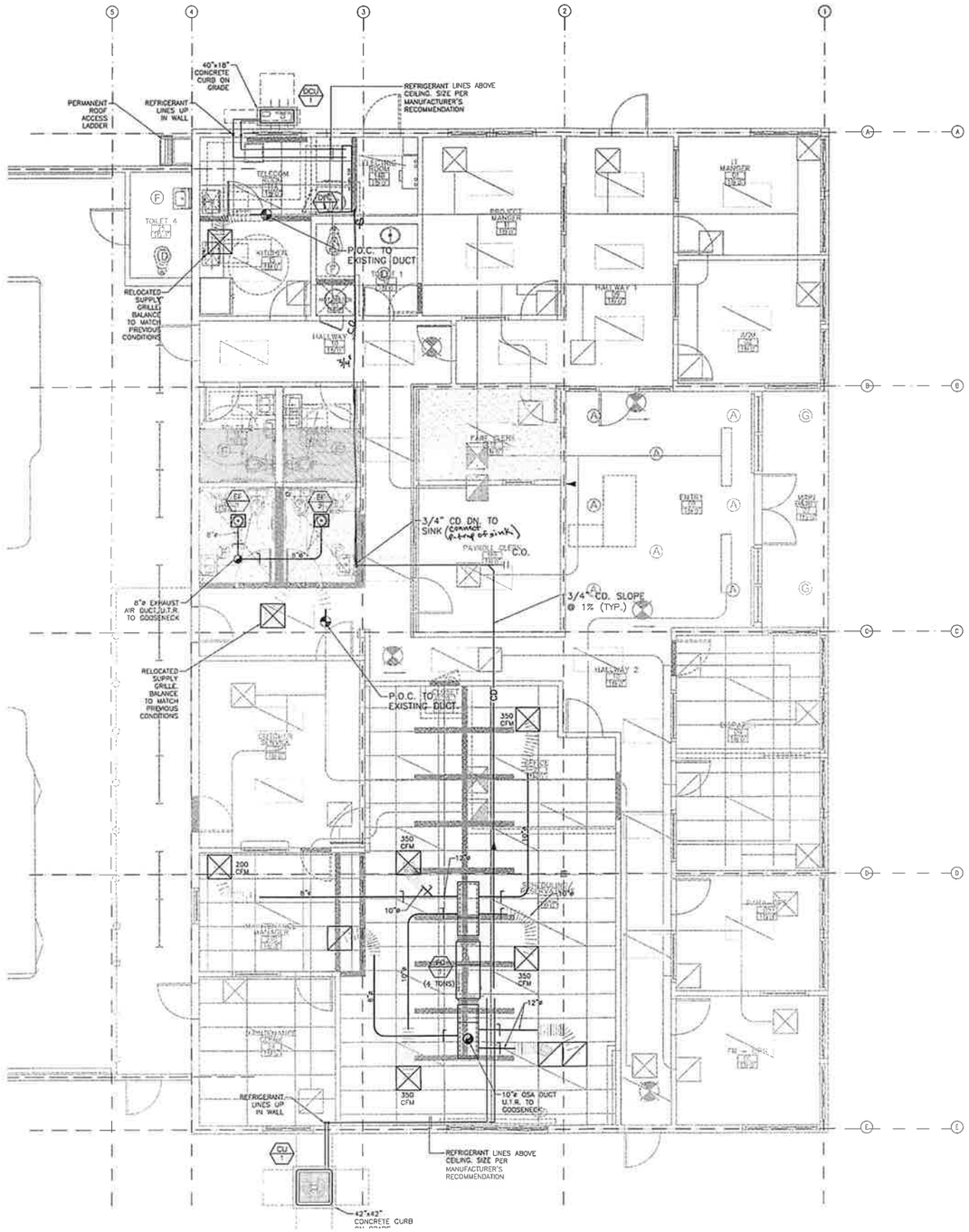

MECHANICAL FLOOR PLAN

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

0 2' 4' 8'
1/4"=1'-0"

N

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FLOOR PLAN

M3.2

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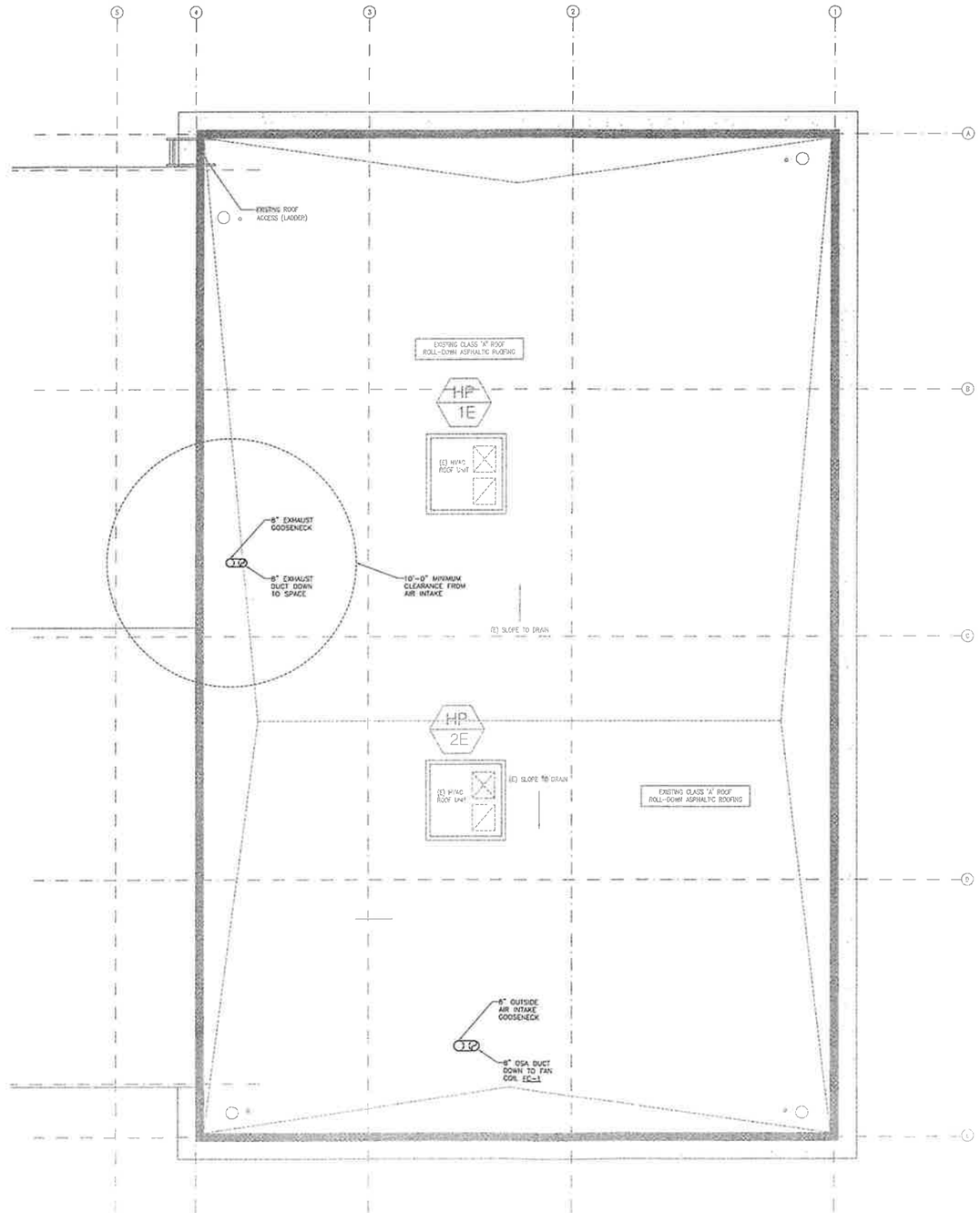

MECHANICAL ROOF PLAN

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

0 2' 4' 8'
1/4"=1'-0"

N

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ROOF PLAN

M4.1

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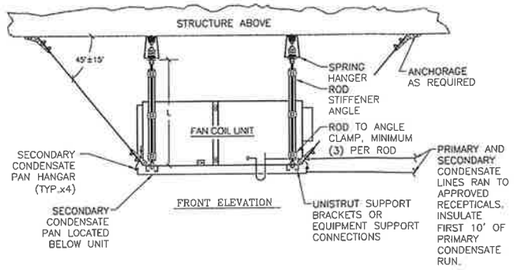
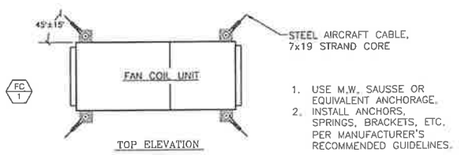
NOTE:
IF 'L' EXCEEDS 50 TIMES THE DIAMETER OF THE ROD, THEN A VERTICAL STIFFENER IS REQUIRED.

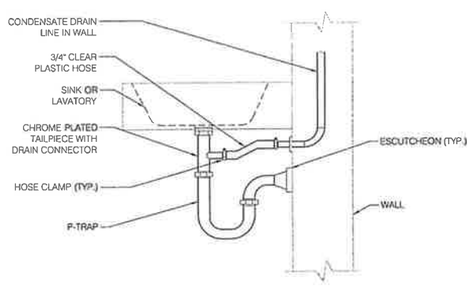




1. USE M.W. SAUSSE OR EQUIVALENT ANCHORAGE.
2. INSTALL ANCHORS, SPRINGS, BRACKETS, ETC. PER MANUFACTURER'S RECOMMENDED GUIDELINES.

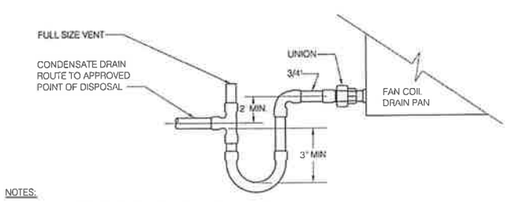
FAN COIL MOUNTING DETAIL 8

SCALE: NONE



CONDENSATE DRAIN CONNECTION 9

SCALE: NONE

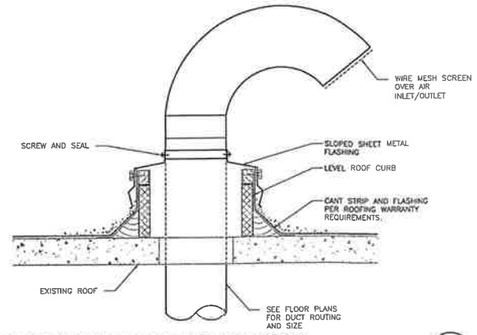


NOTES:

1. ALL INTERIOR CONDENSATE DRAINS SHALL BE INSULATED (TYPE 'M' COPPER)

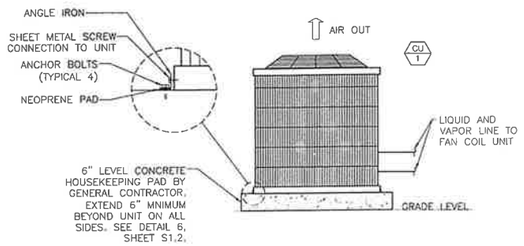
CONDENSATE DRAIN PAN DETAIL 10

SCALE: NONE



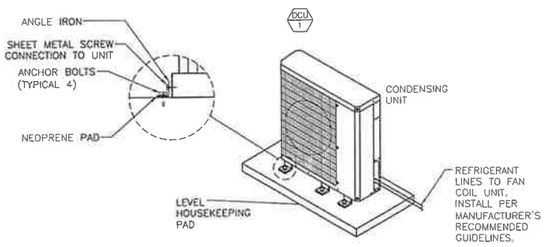
GOOSENECK INTAKE/RELIEF HOOD 4

SCALE: NONE



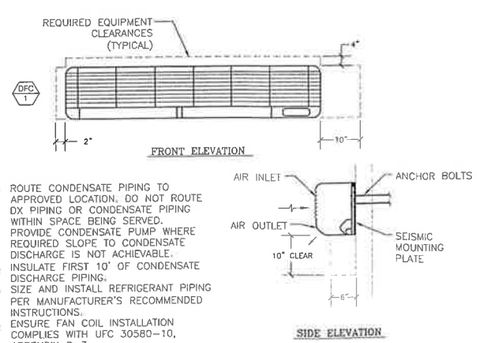
CONDENSING UNIT MOUNTING DETAIL 5

SCALE: NONE



HORIZONTAL CONDENSING UNIT MOUNTING 6

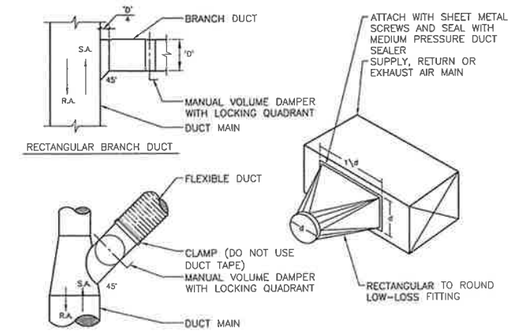
SCALE: NONE



1. ROUTE CONDENSATE PIPING TO APPROVED LOCATION. DO NOT ROUTE DX PIPING OR CONDENSATE PIPING WITHIN SPACE BEING SERVED.
2. PROVIDE CONDENSATE PUMP WHERE REQUIRED SLOPE TO CONDENSATE DISCHARGE IS NOT ACHIEVABLE.
3. INSULATE FIRST 10' OF CONDENSATE DISCHARGE PIPING.
4. SIZE AND INSTALL REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS.
5. ENSURE FAN COIL INSTALLATION COMPLIES WITH UFC 3058O-10, APPENDIX C-3.

DUCTLESS FAN COIL UNIT MOUNTING 7

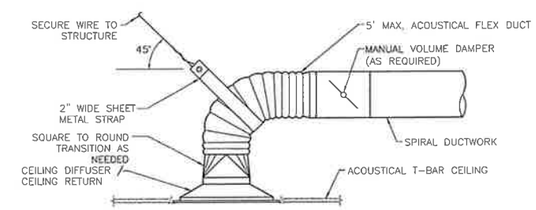
SCALE: NONE



NOTE:
ALL BRANCH TAKE-OFFS SHALL HAVE A LOW LOSS FITTING WHETHER SHOWN ON THE FLOOR PLAN OR NOT.

TYPICAL BRANCH DUCT DETAILS 1

SCALE: NONE

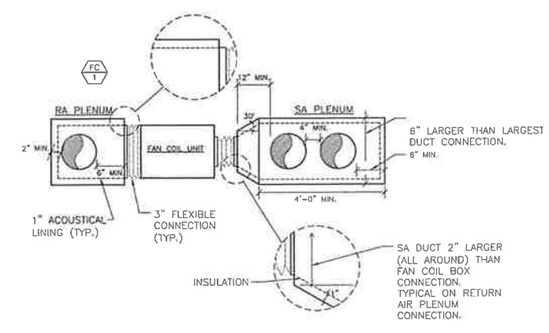


NOTE:

1. DO NOT PINCH FLEXIBLE DUCT IN ANY WAY.
2. ALL CHANGES IN DIRECTION OF FLEXIBLE DUCT SHALL BE LIMITED TO 90° MAXIMUM.
3. CHANGES IN DIRECTION OF FLEXIBLE DUCT SHALL BE LIMITED TO A RADIUS OF 1.5 x DUCT RADIUS.

CEILING DIFFUSER / CEILING RETURN GRILLE 2

SCALE: NONE



FAN COIL PLENUM DETAIL 3

NO SCALE

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