INVITATION TO BID
Fiscal Year 2026-2027

REQUEST FOR BID NO. 262703
OPMS WELLNESS CENTER

Ramona Unified School District

720 Ninth Street

Ramona, CA 92065

www.ramonausd.net

BID DOCUMENTS

OPMS WELLNESS CENTER

Bid No. 262703

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QUICK REFERENCE PAGE

Name of Project:	OPMS WELLNESS CENTER
Bid Number:	262703
Bid Opening:	November 16, at 10:00 AM
License(s) Eligible to Bid:	Class B - General Building Contractor
Deadline for Questions & Inquiries:	November 2, 2026 at 1:00 PM
Submit Questions to:	Kelley Songer
Method of Contact - email:	rusdbids@ramonausd.net
Estimated Date for Award of Contract:	December 14, 2026
Project Dates:	December 19, 2026 - January 3, 2027

BID DOCUMENTATION

NOTICE INVITING BIDS

RAMONA UNIFIED SCHOOL DISTRICT

262703 OPMS WELLNESS CENTER PROJECT

Bids will be received at: **10:00 AM on November 16, 2026**
Ramona Unified School District
720 Ninth Street
Ramona, CA 92065

After which time, the bids will be opened and publicly read aloud. All bids shall be made and presented only on the forms presented by the school district. It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened. Project Description: **OPMS WELLNESS CENTER PROJECT**

Contractor's License Classification Required: Class B — General Building Contractor

NOTICE IS HEREBY GIVEN that the Governing Board of the Ramona Unified School District, hereinafter referred to as "District", is calling for and will receive sealed bids for the award of a contract for the above project up to, but not later than, the above-stated date and time.

Department of Industrial Relations Information

Bidders are advised that this contract is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are available from the Director of the Department of Industrial Relations. Wage rates can be obtained from the Director of the Department of Industrial Relations at http://www.dir.ca.gov/OPRL/dprewagedetermination.htm Pursuant to California Labor Code Sections 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

As of March 1, 2015, all contractors bidding on a public works project must be registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. http://www.dir.ca.gov/Public-Works/PublicWorks.html

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Publication: The Daily Trade Journal: October 19, 2026 and October 26, 2026

INSTRUCTIONS TO BIDDERS

1. CUPCCAA

This Project is being let in accordance with the California Uniform Public Construction Cost Accounting Act ("CUPCCAA") set forth in Public Contract Code section 22000 et seq. Bidders shall comply with any requirements set forth in the CUPCCAA including all guidelines and requirements in the current California Uniform Public Construction Cost Accounting Commission Cost Accounting Policies and Procedures Manual. If applicable, only Contractors included on the District's Qualified List shall submit bids for the Project as set forth in the CUPCCAA. Bidders can register with the District:

https://docs.google.com/forms/d/1WF-6qe9OCvKE3doMx8weLCuAKTOxUOCYOOnTeFeehqU/preview?edit_requested=true

2. Availability of Contract Documents

Bids must be submitted to the District on the Bid Forms that are a part of the Bid Package for the Project. Prospective Bidders may obtain a complete set of the Contract Documents from the District's Purchasing Department's website at:

https://www.ramonausd.net/en-US/purchasing-bfb19691?_rsc=sBYHXrnQeck2H0LC or request the bid documents by emailing Kelley Songer at rusdbids@ramonausd.net. The District may also make the Contract Documents available for review at one or more plan rooms. Please Note: Prospective Bidders who choose to review Contract Documents at a plan room must obtain the required Contract Documents if they decide to submit a bid for the Project.

3. Examination of Contract Documents

The District has made copies of the Contract Documents available, as indicated above. Bidders shall be solely responsible for examining the Project Site and the Contract Documents, including any Addenda issued during the bidding period, and for informing itself with respect to local labor availability, means of transportation, necessity for security, laws and codes, local permit requirements, wage scales, local tax structure, contractors' licensing requirements, availability of required insurance, and other factors that could affect the Work. Bidders are responsible for consulting the standards referenced in the Contract. Failure of Bidder to so examine and inform itself shall be at its sole risk, and no relief for error or omission will be given except as required under State law.

4. Interpretation of Contract Documents

Discrepancies in, and/or omissions from the Plans, Specifications or other Contract Documents or questions as to their meaning shall be immediately brought to the attention of the District by submission of a written request for an interpretation or correction to the District. Such submission, if any, must be sent to Kelley Songer by emailing rusdbids@ramonausd.net no later than 1:00 pm on November 2, 2026.

Any interpretation of the Contract Documents will be made only by written addenda duly issued via e-mail, to each person or firm who has received a set of Contract Documents and to plan rooms who have requested documents. Addenda will also be posted on the District website. The District will not be responsible for any explanations or interpretations provided in any other

manner. No person is authorized to make any oral interpretation of any provision in the Contract Documents to any Bidder, and no Bidder should rely on any such oral interpretation.

Bids shall include complete compensation for all items that are noted in the Contract Documents as the responsibility of the Contractor.

5. Addenda

The District reserves the right to revise the Contract Documents prior to the bid opening date. Revisions, if any, shall be made by written Addenda. All addenda issued by the District shall be included in the bid and made part of the Contract Documents. Pursuant to Public Contract Code Section 4104.5, if the District issues an Addendum which includes material changes to the Project less than 72 hours prior to the deadline for submission of bids, the District will extend the deadline for submission of bids. The District may determine, in its sole discretion, whether an Addendum warrants postponement of the bid submission date. Each prospective Bidder shall provide District a name, and email address to which Addenda may be sent, as well as a telephone number by which the District can contact the Bidder. Copies of Addenda will be furnished by email, to all parties who have obtained a copy of the Contract Documents and provided such current information. Addenda will also be posted on the District's website. **Please Note:** Bidders are responsible for ensuring that they have received any and all Addenda. To this end, each Bidder should contact the Purchasing Department to verify that they has received all Addenda issued, if any, prior to the bid opening.

6. Alternate Bids

If alternate bid items are called for in the Contract Documents, the lowest bid will be determined on the basis of the base bid only. However, the District may choose to award the contract on the basis of the base bid alone or the base bid and any alternate or combination of alternates. The time required for completion of the alternate bid items has been factored into the Contract duration and no additional Contract time will be awarded for any of the alternate bid items. The District may elect to include one or more of the alternate bid items, or to otherwise remove certain work from the Project scope of work. Accordingly each Bidder must ensure that each bid item contains a proportionate share of profit, overhead and other costs or expenses which will be incurred by the Bidder.

7. Completion of Bid Forms

Bids shall only be prepared using copies of the Bid Forms which are included in the Contract Documents. The use of substitute bid forms other than clear and correct photocopies of those provided by the District will not be permitted. Bids shall be executed by an authorized signatory as described in these Instructions to Bidders. In addition, Bidders shall fill in all blank spaces (including inserting "N/A" where applicable) and initial all interlineations, alterations, or erasures to the Bid Forms. Bidders shall neither delete, modify, nor supplement the printed matter on the Bid Forms nor make substitutions thereon. Use of black or blue ink or a computer printer is required. Deviations in the bid form may result in the bid being deemed non-responsive.

8. Modifications of Bids

Each Bidder shall submit its Bid in strict conformity with the requirements of the Contract Documents. Unauthorized additions, modifications, revisions, conditions, limitations, exclusions

or provisions attached to a Bid may render it non-responsive and may cause its rejection. Bidders shall neither delete, modify, nor supplement the printed matter on the Bid Forms, nor make substitutions thereon. Oral, telephonic and electronic modifications will not be considered, unless the Notice Inviting Informal Bids authorizes the submission of electronic bids and modifications thereto and such modifications are made in accordance with the Notice Inviting Informal Bids.

9. Designation of Subcontractors

Pursuant to State law, the Bidders must designate the name, location, California contractor license number, and public works contractor registration number of each subcontractor who will perform work or render services for the Bidder in an amount that exceeds one half of one percent (0.5%) of the Bidder's Total Bid Price, as well as the portion of work each such subcontractor will perform on the form provided herein by the District. No additional time will be provided to Bidders to submit any of the requested information in the Designation of Subcontractor form, except as provided by law.

10. Disabled Veteran Business Enterprises

This Project does not have a participation goal for Disabled Veteran Business Enterprises ("DVBE") of at least three percent (3%) of the overall dollar amount of state funds allocated to the District pursuant to the Leroy F. Greene School Facilities Act of 1998, and expended each year by the District, in accordance with Education Code section 17076.11.

11. Licensing Requirements

Pursuant to Section 7028.15 of the Business and Professions Code and Section 3300 of the Public Contract Code, all Bidders must possess proper licenses for performance of this Contract. Subcontractors must possess the appropriate licenses for each specialty subcontracted. Pursuant to Section 7028.5 of the Business and Professions Code, the District shall consider any bid submitted by a contractor not currently licensed in accordance with state law and pursuant to the requirements found in the Contract Documents to be nonresponsive, and the District shall reject the Bid. The District shall have the right to request, and Bidders shall provide within five (5) calendar days, evidence satisfactory to the District of all valid license(s) currently held by that Bidder and each of the Bidder's subcontractors, before awarding the Contract.

12. Department of Industrial Relations Contractor Registration

No contractor or subcontractor may be listed on a bid proposal or be awarded a contract for a public works project unless they are registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions under Labor Code section 1771.1(a)]. This project is subject to compliance monitoring, electronic certified payroll records reporting and enforcement by the Department of Industrial Relations.

13. Signing of Bids

All Bids submitted shall be executed by the Bidder or its authorized representative. Bidders may be asked to provide evidence in the form of an authenticated resolution of its Board of Directors or a Power of Attorney evidencing the capacity of the person signing the Bid to bind the Bidder to each Bid and to any Contract arising therefrom. If a Bidder is a joint venture or partnership, it may be asked to submit an authenticated Power of Attorney executed by each joint venturer or partner appointing and designating one of the joint venturers or partners as a management

sponsor to execute the Bid on behalf of Bidder. Only that joint venturer or partner shall execute the Bid. The Power of Attorney shall also: (1) authorize that particular joint venturer or partner to act for and bind Bidder in all matters relating to the Bid; and (2) provide that each venturer or partner shall be jointly and severally liable for any and all of the duties and obligations of Bidder assumed under the Bid and under any Contract arising therefrom. The Bid shall be executed by the designated joint venturer or partner on behalf of the joint venture or partnership in its legal name.

14. Bid Guarantee (Bond)

Each bid shall be accompanied by: (a) cash; (b) a certified check made payable to the District; (c) a cashier's check made payable to the District; or (d) a bid bond payable to the District executed by the Bidder as principal and surety as obligor in an amount not less than 10% of the maximum amount of the bid. Personal sureties and unregistered surety companies are unacceptable. The surety insurer shall be California admitted surety insurer, as defined in Code of Civil Procedure Section 995.120. The cash, check or bid bond shall be given as a guarantee that the Bidder shall execute the Contract if it be awarded to the Bidder.

The awarded Bidder shall provide the payment and performance bonds and the insurance certificates and endorsements as required herein within five (5) calendar days after notification of the award of the Contract to the Bidder. Failure to provide the required documents may result in forfeiture of the awarded Bidder's Bid Guarantee (deposit or bond) to the District and the District may award the Contract to the next lowest responsible Bidder or may call for new bids.

15. Submission of Sealed Bids

Once the Bid and supporting documents have been completed and signed as set forth herein, they shall be placed, along with the Bid Guarantee and other required materials in an envelope, sealed, addressed and delivered or mailed, postage prepaid to the District at the place and to the attention of the person indicated in the Notice Inviting Informal Bids. No oral or telephonic bids will be considered. No forms transmitted via the Internet, e-mail, facsimile, or any other electronic means will be considered unless specifically authorized by District as provided herein. The envelope shall also contain the following in the lower left-hand corner thereof:

Bid of (Bidder's Name)
OPMS WELLNESS CENTER
Bid No. 262703

Only where expressly permitted in the Notice Inviting Informal Bids, may Bidders submit their bids via electronic transmission pursuant to Public Contract Code Sections 1600 and 1601.
The acceptable method(s) of electronic transmission shall be stated in the Notice Inviting Informal Bids. District reserves the right to not accept electronically transmitted bids where not specifically authorized in the Notice Inviting Informal Bids, and may reject any bid not strictly complying with District's designated methods for delivery.

16. Delivery and Opening of Bids

Bids will be received by the District at the address shown in the Notice Inviting Informal Bids up to the date and time shown therein. The District may leave unopened any Bid received after the specified date and time, and any such unopened Bid may be returned to the Bidder. It is the

Bidder's sole responsibility to ensure that its Bid is received as specified. Bids may be submitted earlier than the dates(s) and time(s) indicated.

Bids will be opened at the date and time stated in the Notice Inviting Informal Bids, and the amount of each Bid will be read and recorded. The District may in its sole discretion, elect to postpone the opening of the submitted Bids. District reserves the right to reject any or all Bids and to waive any informality or irregularity in any Bid. In the event of a discrepancy between the written amount of the Bid Price and the numerical amount of the Bid Price, the written amount shall govern.

17. Withdrawal of Bid

Prior to bid opening, a Bid may be withdrawn by the Bidder only by means of a written request signed by the Bidder or its properly authorized representative.

18. Basis of Award: Balanced Bids

The District shall award the Contract to the lowest responsible Bidder submitting a responsive Bid. The District may reject any Bid, which, in its opinion, when compared to other bids received or to the District's internal estimates, does not accurately reflect the cost to perform the Work. The District may reject as non-responsive any Bid, which unevenly weights or allocates costs, including but not limited to overhead and profit to one or more particular bid items.

19. Disqualification of Bidders: Interest In More Than One Bid

No Bidder shall be allowed to make, submit or be interested in more than one bid. However, a person, firm, corporation or other entity that has submitted a subproposal to a Bidder, or that has quoted prices of materials to a Bidder, is not thereby disqualified from submitting a subproposal or quoting prices to other Bidders submitting a bid to the District. No person, firm, corporation, or other entity may submit a subproposal to a Bidder, or quote prices of materials to a Bidder, when also submitting a prime bid on the same Project.

20. Insurance Requirements

The successful Bidder shall procure and maintain the insurance in the form and in the amount specified in the Contract Documents.

21. Award Process

Once all Bids are opened and reviewed to determine the lowest responsible Bidder, the District may award the contract. The apparent successful Bidder should begin to prepare the following documents:

a. the Performance Bond;

b. the Payment Bond; and

c. the required insurance certificates and endorsements.

Once the District notifies the Bidder of the award, the Bidder will have ten (10) consecutive calendar days from the date of this notification to execute the Contract by submitting to the District all the required documents and certifications. Once the District receives all the properly drafted and executed documents and certifications from the Bidder, the District will issue a Notice to Proceed to that Bidder.

22. Filing of Bid Protests

Bidders may file a "protest" of a Bid with the District's Director of Purchasing. In order for a Bidder's protest to be considered, the protest must:

a. Be filed in writing within two business days of notification of award recommendation. Failure to file a timely bid protest shall constitute a Bidder's waiver of his/her right to protest the award of the contract;

b. Clearly identify the specific irregularity or accusation;

c. Clearly identify the specific District staff determination or recommendation being protested;

d. Specify, in detail, the grounds of the protest and the facts supporting the protest; and

e. Include all relevant, supporting documentation with the protest at time of filing.

If the protest does not comply with each of these requirements, it will be rejected.

If the protest is considered, the District's Director of Purchasing and Distribution, or other designated District staff member, shall review the basis of the protest and all relevant information. The Director of Purchasing will provide a written decision to the protestor. The protestor may appeal the decision of the Purchasing Director to the Superintendent or his/her designee, the Associate Superintendent, Business Services. This decision shall be considered the final administrative action of the District.

23. Workers Compensation

Each Bidder shall submit the Contractor's Certificate Regarding Workers' Compensation form.

24. Substitution of Security

The Contract Documents call for monthly progress payments based upon the percentage of the work completed. The District will retain five percent (5%) of each progress payment as provided by the Contract Documents as retention. At the request and expense of the successful Bidder, the District will substitute securities for the amount so retained in accordance with Public Contract Code Section 22300.

25. Prevailing Wages

This is a public works project, and so the District has obtained the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed to execute the Contract. These rates may be obtained from the District or online at http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm Bidders are advised that a copy of these rates must be posted by the successful Bidder at the job site(s).

26. Debarment of Contractors and Subcontractors

In accordance with the provisions of the Labor Code, contractors or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Section 1777.1 or Section 1777.7 of the Labor Code. Any contract on a public works project entered into between a contractor and a debarred subcontractor is void

as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money that is paid to a debarred subcontractor by the Contractor for the Project shall be returned to the District. The Contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Project.

27. Performance Bond & Payment Bond Requirements

Within five (5) consecutive calendar days, the Bidder to whom a Contract is awarded shall deliver to the District two identical counterparts of the Performance Bond and Payment Bond on the form supplied by the District and included in the Contract Documents. Failure to do so may, in the sole discretion of the District, result in the forfeiture of the Bid Guarantee. The surety supplying the bond must be an admitted surety insurer, as defined in Code of Civil Procedure Section 995.120, authorized to do business as such in the State of California and satisfactory to the District. The Performance Bond and the Payment Bond shall be for one hundred percent (100%) of the Total Bid Price.

28. Request for Substitutions – Not Applicable

29. Sales and Other Applicable Taxes, Permits, Licenses & Fees

Contractor and its subcontractors performing work under this Contract will be required to pay California sales tax and other applicable taxes, and to pay for permits, licenses and fees required by the agencies with authority in the jurisdiction in which the work will be located, unless otherwise expressly provided by the Contract Documents.

30. Execution of Contract

The Bidder to whom an award is made shall execute the Contract in the amount determined by the Contract Documents. The District may require appropriate evidence that the persons executing the Contract are duly empowered to do so.

31. Required Certifications

Bidders, for all projects involving state funds, are required to submit the “Asbestos-Free Materials Certification”. This form is included in this package and must be signed under the penalty of perjury and dated, and shall be submitted to the District. The successful Bidder shall also execute, under the penalty of perjury and dated, the "Recycled Content Certification", “Drug-Free Workplace Certification” and the “Iran Contracting Act Certification” included in this package. Further, by law it is the District’s responsibility to determine whether a contractor must provide “Fingerprinting and Criminal Background Check Certification”. Pursuant to Education Code section 45125.2, the District considers the totality of the circumstances in order to determine if fingerprinting of employees of a contractor working on a school site is required. Factors to be considered include the length of time the contractor’s employees are on school grounds, whether students are in proximity with the location where the contractor’s employees are working, and whether the contractor’s employees are working alone or with others. A determination regarding whether fingerprint certification is required is contained in the Special Conditions.

As of January 1, 2024, all awarding bodies are required per the California Air Resources Board (CARB) to obtain valid Certificates of Reported Compliance (“CRC”) from all contractors and listed subcontractors before awarding a project. Bidders are required to submit the enclosed CARB Compliance Certification, along with proof of Bidder and subcontractor certification with

their bid submittal. These forms are included with the bid package and must be signed under the penalty of perjury and dated.

32. Additive and Deductive Items: Method of Determining Lowest Bid

Pursuant to Public Contract Code section 20103.8, should this bid solicitation include additive and/or deductive items, the checked [X] method shall be used to determine the lowest bid.

___x___ a. The lowest bid shall be the lowest bid price on the base contract without consideration of the prices on the additive or deductive items.

_____ b. The lowest bid shall be the lowest total of the bid prices on the base contract and those additive or deductive items taken in the numerical order set forth in the bid form.

_____ c. The lowest bid shall be the lowest total of the bid prices on the base contract and those additive or deductive items taken in order from a specifically identified list of those items that, when in
the bid form and added to, or subtracted from, the base contract, are less than, or equal to, a funding amount publicly disclosed by the District before the first bid is opened.

_____ d. The lowest bid shall be determined in a manner that prevents any information that would identify any of the Bidders from being revealed to the public entity before the ranking of all Bidders from lowest to highest has been determined.

If no method is checked, sub-paragraph (a) shall be used to determine the lowest bid.

Notwithstanding the method used by the District to determine the lowest responsible Bidder, the District retains the right to add to or deduct from the contract any of the additive or deductive items included in the bid solicitation.

33. Labor Compliance Monitoring

In accordance with California Labor Code section 1771.4, unless exempted, all public works projects are subject to compliance monitoring and enforcement by the Department of Industrial Relations (DIR), which includes the following requirements:

a. Each contractor and subcontractor shall furnish electronically certified payroll records directly to the Labor Commissioner in accordance with the instructions and requirements posted by DIR on its website and other sources.

b. The District will have direct and immediate access to the certified payroll records submitted to DIR in order to monitor compliance, identify suspected violations and respond to Public Records Act requests.

c. At each job site, Contractor shall post the notice(s) required by California Labor Code section 1771.4(a)(2) and the California Code of Regulations.

d. The District may withhold contract payments when payroll records are delinquent or inadequate, or not submitted as required by the Labor Commissioner. The amount withheld shall be limited to those payments due or estimated to be due to the contractor or subcontractor whose payroll records are delinquent or inadequate, plus any additional amount that the Labor Commissioner has reasonable cause to believe may be needed to cover a back wage and penalty assessment against the contractor or subcontractor whose payroll records are delinquent or inadequate.

Further, a contractor may be required in turn to cease all payments to a subcontractor whose payroll records are delinquent or inadequate until the Labor Commissioner provides notice that the subcontractor has cured the delinquency or deficiency.

e. The District shall cooperate with any investigation of suspected violations of the requirement to pay prevailing wages on all public works projects, and withhold contract payments in accordance with any lawful order by DIR or any other agency with jurisdiction over labor compliance enforcement.

f. Contractor shall provide site access to DIR personnel upon request.

g. Contractors and subcontractors listed in the bid or who are required to be identified or prequalified are encourage to participate in a pre-job conference but not required before commencement of the work. At the pre-job conference, applicable federal and state labor law requirements shall be discussed, and copies of suggested reporting forms furnished. A checklist, showing which federal and state labor law requirements were discussed, shall be kept for each conference.

Contractor and any subcontractors are required to review and comply with the provisions of the California Labor Code beginning with Section 1720, and the regulations of the DIR implementing those provisions as more fully discussed in the Contract documents, as they may be amended from time to time. These statutory and regulatory provisions contain specific requirements, for example, concerning the determination and payment of prevailing wages, retention, inspection and auditing of payroll records, use of apprentices, payment of overtime compensation, securing of workers compensation insurance, contractor registration with DIR, and various criminal penalties or fines which may be imposed for violations of the requirements of the chapter. Submission of a bid constitutes Contractor's representation that it has thoroughly reviewed, understands and acknowledges these requirements, and will keep up to date on all such requirements as they may be updated or amended from time to time.

END OF INSTRUCTIONS TO BIDDERS

SCOPE OF WORK

Scope of work includes but is not limited to: provide all permits, labor, equipment, tools, materials, utility services, and transportation to complete all of the Work. Detailed scope is attached as Exhibit A.

RAMONA UNIFIED SCHOOL DISTRICT

OLIVE PIERCE MIDDLE SCHOOL - WELLNESS CENTER

1521 HANSON LN, RAMONA, CA 92065

ACCESS COMPLIANCE NOTES

1. WALKS ALONG AN ACCESSIBLE PATHWAY SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" IN HEIGHT.
2. WALKS ALONG AN ACCESSIBLE PATHWAY SHALL BE A MINIMUM OF 48" WIDE. THE SURFACE SHALL BE SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH IF THE SLOPE IS LESS THAN 6 PERCENT. THE SURFACE SHALL BE SLIP RESISTANT IF THE SLOPE IS 6 PERCENT OR GREATER. THE CROSS SLOPE SHALL NOT EXCEED 1/4" PER FOOT. PROVIDE NOT LESS THAN 80" HEADROOM FROM ALL WALKWAY SURFACES TO OBSTRUCTIONS.
3. WHEN THE SLOPE OF THE DIRECTION OF TRAVEL OF ANY WALK ALONG AN ACCESSIBLE PATHWAY EXCEEDS 1 VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS. THE SLOPE NOT TO EXCEED 1 VERTICAL TO 12 HORIZONTAL. THE CROSS SLOPE NOT TO EXCEED 1 VERTICAL TO 50 HORIZONTAL. THE RAMP SURFACES SHALL BE SLIP RESISTANT.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" INCH. WHEN 1/2" CHANGES DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NOT LESS THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
5. WALKS ALONG AN ACCESSIBLE PATHWAY SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" X 60" AT A DOOR OR GATE THAT SWINGS TOWARDS THE WALK, AND NOT LESS THAN 48" WIDE X 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE WALK. AND SHALL COMPLY WITH TABLE 11B-404.2.4.1 BELOW
6. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE MOUNTED BETWEEN 34" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EXIT DIRECTION. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. REQUIRED FIRE DOORS MINIMUM OPENING FORCE ALLOWABLE BY THE DSA AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. THE FORCE REQUIRED FOR ACTIVATING ANY OPERABLE PARTS, SUCH AS LEVER HARDWARE, OR DISENGAGING OTHER DEVICES SHALL BE 5 POUNDS (22.2N) MAXIMUM TO COMPLY WITH ***CBC SECTION 11B-309.4.***
7. THE BOTTOM TEN INCHES OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE ON THE PUSH SIDE OF THE DOOR.
8. THE HIGHEST AND LOWEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN ONE OF THE REACH RANGES SPECIFIED IN CBC SECTIONS 11B-309. CBC SECTION 11B-308.2 SPECIFIES A FORWARD APPROACH REACH OF 48" OFF THE FLOOR BUT NOT LOWER THAN 15" CBC SECTION 11B-308.3 SPECIFIES A SIDE APPROACH REACH OF 15" MIN. AND 48" MAX. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR PER CBC SECTION 11B-308.1.
9. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE.
10. SIGNAGE REQUIREMENTS OF C.B.C. SECTION 11B-703 SHALL BE SATISFIED.
11. CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-304.3 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT PER 11B-309.3.
12. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE PER CBC SECTION 11B-309.4.
13. ALL BUILDING AND FACILITY ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS PER CBC SECTIONS 11B-216.6 AND 11B-216.9.2.

TABLE *11B-404.2.4.1*
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
Approach direction	Door or gate side	Perpendicular to doorway	Parallel to doorway (beyond latch side unless noted)
From front	Pull	60 inches (*1524* mm)	18 inches (*457* mm)[3]
From front	Push	48 inches (*1219* mm)	0 inches (0 mm)[3]
From hinge side	Pull	60 inches (*1524* mm)	36 inches (*914* mm)
From hinge side	Push	*44 inches (1118 mm)*[2]	22 inches (559 mm)[3]
From latch side	Pull	*60 inches (1524 mm)*	24 inches (610 mm)
From latch side	Push	*44 inches (1118 mm)*[4]	24 inches (610 mm)

1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add *4 inches (102 mm)* if closer and latch are provided.
3. Beyond hinge side.
4. Add *4 inches (102 mm)* if closer is provided.
5. *Add 6 inches (152 mm) at exterior side of exterior doors.*

ABBREVIATIONS

ADA	AMERICAN DISABILITIES ACT	FAC	FACTORY	OLF	OCCUPANT LOAD FACTOR
AFF	ABOVE FINISH FLOOR	FEC	FIRE EXTINGUISHER	OPNG	OPENING
AFG	ABOVE FINISHED GRADE	CABINET		OPP	OPPOSITE
ALUM	ALUMINUM	FD	FLOOR DRAIN		
ANOD	ANODIZED	FIN	FINISH	PL	PROPERTY LINE
		FLR	FLOOR	PLAM	PLASTIC LAMINATE
BLDG	BUILDING	FOF	FACE OF FINISH	PLUMB	PLUMBING
BLKG	BLOCKING	FOM	FACE OF MASONRY	PLYWD	PLYWOOD
B.O.	BOTTOM OF	FOC	FACE OF CONCRETE	P.T.	PRESSURE TREATED
		FTG	FOOTING	PTD	PAINTED
CDs	CONSTRUCTION DOCUMENTS				
CJ	CONTROL JOINT	GA	GAUGE	RCP	REFLECTED CEILINGPLAN
CL	CENTERLINE	GALV	GALVANIZED	REQ	REQUIRED
CLG	CEILING	GWB	GYPSUM BOARD	REV	REVISION
CLR	CLEAR	GYP BD	GYPSUM BOARD	RM	ROOM
CMU	CONCRETE MASONRY UNIT			R.O.	ROUGH OPENING
COL	COLUMN	HC	HOLLOW CORE		
CONC	CONCRETE	HORIZ	HORIZONTAL	SC	SOLID CORE
CONT	CONTINUOUS	HM	HOLLOW METAL	SCHED	SCHEDULE
CONST	CONSTRUCTION	HR	HOUR	SECT	SECTION
CPT	CARPET	HT	HEIGHT	SF	SQUARE FOOT
CRK	ROOF CRICKET	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SIM	SIMILAR
CT	CERAMIC TILE			SPEC	SPECIFICATIONS
				S.S.	STAINLESS STEEL
DBL	DOUBLE	INSUL	INSULATION	STD	STAINED
DEMO	DEMOLITION	INT	INTERIOR	STL	STEEL
DET	DETAIL			STRUCT	STRUCTURAL
DIA	DIAMETER	JT	JOINT	SUSP	SUSPENDED
DIAG	DIAGONAL				
DIM	DIMENSION	MFR	MANUFACTURER	T&G	TONGUE AND GROOVE
DN	DOWN	MAX	MAXIMUM	THRU	THROUGH
DWG	DRAWING	MECH	MECHANICAL	T.O.	TOP OF
		MIN	MINIMUM	TS	TUBE STEEL
EA	EACH	MO	MASONRY OPENING	TYP	TYPICAL
EJ	EXPANSION JOINT	MTD	MOUNTED		
ELEC	ELECTRICAL	MTL	METAL	U.N.O.	UNLESS NOTED OTHERWISE
ELEV	ELEVATION				
EMB	EMBEDMENT	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EQ	EQUAL	NO	NUMBER	VERT	VERTICAL
EQUIP	EQUIPMENT	NOM	NOMINAL	V.I.F.	VERIFY IN FIELD
EQUIV	EQUIVALENT	NTS	NOT TO SCALE		
(E)	EXISTING			W/	WITH
EXIST	EXISTING	O.C.	ON CENTER	W/O	WITH OUT
EXPAN	EXPANSION	O.D.	OUTSIDE DIAMETER	WD	WOOD
EXT	EXTERIOR				

GENERAL NOTES

1. THE ARCHITECT OF RECORD RETAINS THE RIGHT TO MAKE FINAL JUDGEMENTS RELATIVE TO MODIFICATIONS OF THE SUBMITTAL DRAWINGS TO ENSURE COMPLIANCE OF THE DOCUMENTS WITH STANDARD ENGINEERING PRACTICE, APPLICABLE CODES, AND ARCHITECTURAL INTENT.
2. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES, IF APPLICABLE
3. ALL STANDARDS, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE STATE BUILDING CODES, ORDINANCES, REGULATIONS AND LAWS.
4. ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) & SECTION 4-33.
5. ALL WORKERS SHALL WEAR APPROPRIATE SAFETY GEAR AND COMPLY WITH APPLICABLE SAFETY REGULATIONS.
6. DRESS AND BEHAVIOR OF ALL CONSTRUCTION WORKER SHALL BE APPROPRIATE TO A SCHOOL SITE AND BE ACCEPTABLE TO DISTRICT REPRESENTATIVES.
7. THERE SHALL BE NO POSSESSION OR CONSUMPTION OF ILLEGAL DRUGS, ALCOHOLIC BEVERAGES SMOKING ON THE JOB SITE BY ANY PERSON. ANY PERSON THAT DOES NOT COMPLY WITH THESE REQUIREMENTS SHALL BE DIRECTED TO LEAVE THE JOB SITE AND WILL NOT BE PERMITTED TO RETURN DURING THE REMAINDER OF THE CONTRACT.
8. OCCUPATIONAL SAFETY AND HEALTH, THESE DOCUMENTS, AND THE CONSTRUCTION HEREBY CONTEMPLATED, IS TO BE GOVERNED AT ALL TIMES BY APPLICABLE PROVISIONS OF THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, (CAL/OSHA) AND ALL UPDATES SINCE.
9. CONTRACTOR SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODE INCLUDING CHAPTER 33 FOR FIRE SAFETY DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS NEEDED TO PROTECT THE WORK AREA AND REMAINING WORK FROM WEATHER AND OTHER INCLEMENT CONDITIONS. ANY DAMAGE INCURRED DUE TO FAILURE BY THE CONTRACTOR TO PROPERLY PROTECT SUCH WORK, SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
11. CONTRACTOR TO COORDINATE BETWEEN THE REQUIREMENTS OF ALL THE DISCIPLINES, (ARCHITECTURAL, CIVIL, LANDSCAPE, ELECTRICAL AND SHADE STRUCTURE, ETC.) AND BETWEEN DRAWING AND SPECIFICATION REQUIREMENTS, IN ORDER THAT ALL ITEMS RELATING TO ONE ANOTHER SHOWN IN SEVERAL PLACES COORDINATE. NOTIFY ARCHITECT IMMEDIATELY REGARDING ANY ITEMS NOT COORDINATED.
12. CONTRACTOR WILL BE REQUIRED TO PROVIDE AND INSTALL ALL EQUIPMENT AND RELATED ITEMS AS SHOWN IN THESE DOCUMENTS AND AS SPECIFIED.
13. ALL DIMENSIONS SHOWN ARE FOR ESTIMATED PURPOSES ONLY. PRIOR TO BID, CONTRACTOR WILL BE REQUIRED TO VERIFY ALL DIMENSIONS AND AREAS TO RECEIVE DEMOLITION OF EXISTING MATERIALS AND INSTALLATION OF NEW CURBS, PIPING, CONDUIT, ETC. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE DRAWINGS.
14. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS ON THE JOB SITE PRIOR TO THE START OF WORK OR PORTIONS OF THE WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL A CLARIFICATION HAS BEEN ISSUED BY THE ARCHITECT. EXISTING CONDITIONS ARE INDICATED AS A RESULT OF INFORMATION SHOWN ON AVAILABLE DOCUMENTS. ANY DAMAGE TO EXISTING CONDITIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE EXISTENCE OF LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURE SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, EXISTING UTILITIES ARE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL RELATED UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.
16. ALL AREAS IN WHICH WORK IS DONE SHALL BE LEFT CLEAN AND IN GOOD REPAIR. ANY DAMAGE DONE TO THE EXISTING WORK BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS OF EMPLOYEES SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND AT NO COST TO THE OWNER.
17. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS AND SCAFFOLDING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
18. WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
19. WHERE SCOPE OF WORK EFFECTS EXISTING INTERIOR AND EXTERIOR FINISHES AND SURFACES, THOSE SURFACES SHALL BE PATCHED AND REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS.
20. IT IS THE CONTRACTORS RESPONSIBILITY TO DISPOSE OF ALL REMOVED AND/OR DEMOLISHED MATERIAL AND DEBRIS. ALL MATERIAL SHALL BE TAKEN TO A PUBLIC COUNTY OR CITY OPERATED DISPOSAL SITE.
21. ANYTHING REMOVED FOR THE PURPOSE OF FACILITATION OF CONSTRUCTION SHALL BE REPLACED IN A MANNER MEETING TODAY'S CODE.
22. ITEMS MARKED 'TYPICAL' SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
23. ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 78,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT, SHALL BE IN LACE AND HYDRANTS SHALL BE OPERATIONAL DURING CONSTRUCTION.
24. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION.
25. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES.
26. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE FIRE DEPARTMENT PRIOR TO USE.
27. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
28. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX BOX OR BREAKAWAY PADLOCK.
29. VEHICULAR ACCESS MUST BE MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
30. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM. (FIRE CODE 1103.2.2)
31. CONTRACTOR'S OPERATIONS SHALL NOT BLOCK, HINDER, IMPEDED OR OTHERWISE INHIBIT THE USE OF REQUIRED EXITS AT ANY TIME. CONTRACTOR SHALL MAINTAIN UNOBSTRUCTED ACCESS TO FIRE EXTINGUISHERS, FIRE HYDRANTS, TEMPORARY FIRE PROTECTION FACILITIES, STAIRWAYS, AND OTHER ACCESS ROUTES FOR FIRE-FIGHTING EQUIPMENT AND/OR PERSONNEL.
32. ALL CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 33 OF THE CBC AND CFC, AND THE WRITTEN SITE SAFTEY PLAN.
33. "A WRITTEN SITE SAFETY PLAN IN COMPLIANCE WITH CFC 3303.1.1 MUST BE PREPARED AND AVAILABLE ON SITE PRIOR TO COMMENCEMENT OF ANY MOBILIZATION, DEMOLITION AND/OR CONSTRUCTION."

PARTIAL LIST OF APPLICABLE CODES

2025 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR

2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR

2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR

2025 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR

2025 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR

2025 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR

2025 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR

2025 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR

2025 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

*APPLICABLE STANDARDS:
FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80.

PARTIAL LIST OF APPLICABLE STANDARDS

FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2022 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 80.

SEE CALIFORNIA BUILDING CODE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.

*ALL PARTS OF THE 2025 CALIFORNIA BUILDING CODE BECOME EFFECTIVE JANUARY 1, 2026

NFPA STANDARDS:
10-2018: STANDARD FOR PORTABLE FIRE EXTINGUISHERS
72-22: NATIONAL FIRE ALARM AND SIGNALING CODE, *WITH 2022 AMENDMENTS*
101-21: LIFE SAFETY CODE. 1030.6.2
105-19: STANDARD FOR SMOKE DOOR ASSEMBLIES AND OTHER OPENING PROTECTIVES
110-19: STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS
111-19: STANDARD ON STORED ELECTRICAL ENERGY EMERGENCY AND STANDBY POWER SYSTEMS
170-18: STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS

UL 268-2016 --- SMOKE DETECTORS FOR FIRE ALARM SYSTEMS - *WITH REVISIONS THROUGH JULY 2016 407.9, 907.2.6.2, 907.2.11.7*
UL 464-03 --- AUDIBLE SIGNALING APPLIANCES - *WITH REVISIONS THROUGH OCTOBER 10, 2003*
UL 521-99 --- HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS - *WITH REVISIONS THROUGH JULY 20,2005*
UL 864-2014: CONTROL UNITS AND ACCESSORIES FOR FIRE ALARM SYSTEMS AS AMENDED*-WITH REVISIONS THROUGH MARCH 2018, 909.12. *WITH AMENDMENTS TO NO. 55.1.

SCHOOL NOTES

1. CHANGES TO THE APPROVED DRAWINGS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECTS, AS REQUIRED BY SECTION 4-338,-PART 1. TITLE 24 (CCR)
2. A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE SCHOOL DISTRICT (OWNER) AND APPROVED BY THE ARCHITECT AND THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4342 PART 1, TITLE 24 CALIFORNIA CODE OR REGULATIONS.
3. IF WORK EXTENDS BEYOND START OF SCHOOL, WORKERS ARE ONLY ALLOWED IN THE AREAS APPROPRIATE TO THE WORK REQUIRED AND SHALL MAKE EVERY EFFORT NOT TO DISTURB STUDENTS OR FACILITY.
4. DRESS AND BEHAVIOR OF ALL CONSTRUCTION WORKERS SHALL BE APPROPRIATE TO A SCHOOL SITE AND BE ACCEPTABLE TO DISTRICT REPRESENTATIVES.
5. SMOKING SHALL NOT BE ALLOWED ON SCHOOL GROUNDS.
6. THE CONTRACTOR SHALL PROVIDE WHATEVER MEANS NECESSARY TO ASSURE THE PROTECTION OF STUDENTS AND FACILITY DURING THE COURSE OF CONSTRUCTION OPERATIONS.
7. THE CONTRACTOR SHALL NOTIFY DISTRICT PERSONNEL FOR ACCESS TO THE JOB SITE AN LOCATIONS FOR STORAGE AND MATERIALS ANY FENCING REMOVED FOR ACCESS TO THE SITE SHALL BE REINSTALLED AND OR PREPARED TO THE ORIGINAL EXISTING CONDITIONS.
8. ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS.
9. A STATEMENT THAT TITLE 24 PARTS MUST BE KEPT ON SITE DURING CONSTRUCTION.
10. A DSA CERTIFIED CLASS 2 PROJECT INSPECTOR IS REQUIRED FOR THIS PROJECT.
11. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT(OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
12. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

PROJECT SUMMARY

REMODEL OF EXISTING CLASSROOM TO A NEW WELLNESS CENTER. INCLUDES DEMOLITION OF EXISTING CABINETS, SINKS, LIGHTING, ADDITION OF INTERIOR WALLS, ACOUSTIC PANELS, LIGHTING, AND REDIRECTING VENTILATION IN THE SPACE.

PROJECT TEAM

OWNER:
RAMONA UNIFIED SCHOOL DISTRICT
720 NINTH STREET
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PHONE: 760-787-2000

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CONTACT: KATHY LORD

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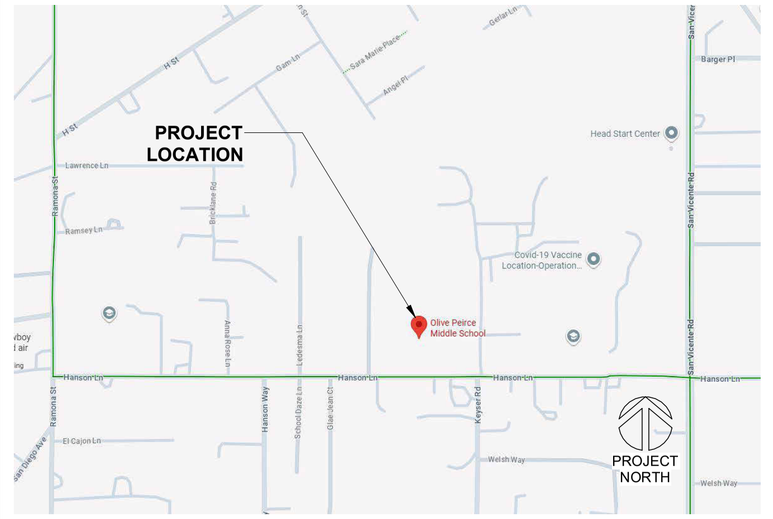
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POWAY, CA 92064
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SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
G-001	TITLE SHEET
ARCHITECTURAL	
A-100	EXISTING SITE PLAN
A-110	DEMO FLOOR PLAN, CLG PLAN, & INTERIOR ELEVATIONS
A-111	NEW FLOOR, CLERESTORY & REFLECTED CEILING PLANS
A-300	BLDG SECTIONS
A-301	FRAMING ELEVATIONS & DETAILS
A-302	FRAMING DETAILS & NOTES
A-310	WALL SECTIONS & DETAILS
A-400	INTERIOR ELEVATIONS
A-500	WINDOW, DOOR, & CABINET, & OTHER DETAILS
A-501	CEILING DETAILS
A-502	CEILING DETAILS
MECHANICAL	
M1	MECHANICAL LEGENDS AND NOTES
M2	MECHANICAL DEMO & NEW FLOOR PLAN
PLUMBING	
P1	PLUMBING LEGENDS AND NOTES
P2	PLUMBING DEMO & NEW FLOOR PLAN
ELECTRICAL	
E1.0	ELECTRICAL LEGENDS AND NOTES
E1.1	OVERALL SITE PLAN
E2.1	DEMO & NEW FLOOR PLAN - LIGHTING
E2.2	LIGHTING FIXTURE SCHEDULE, CONTROL & DETAILS
E3.1	DEMO & NEW FLOOR PLAN - POWER
E4.0	COMMUNICATIONS LEGENDS AND NOTES
E4.1	DEMO & NEW FLOOR PLAN - COMMUNICATIONS
E4.2	COMMUNICATIONS DETAILS
E4.3	COMMUNICATIONS DETAILS
E5.1	DEMO & NEW FLOOR PLAN - FIRE ALARM

Grand total: 26

VICINITY MAP



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OLIVE PIERCE MS - WELLNESS CENTER
1521 HANSON LN. RAMONA, CA, 92065

Commitment to Excellence
Ramona UNIFIED SCHOOL DISTRICT

LICENSED ARCHITECT
KATHERINE I. LORD
No. C 14478
EXP. 02/27
STATE OF CALIFORNIA

Issue Schedule

No.	Description	Date
	BID SET	09/29/26

Sheet Title: TITLE SHEET
Project Architect: KATHERINE LORD
Project Number: 1905-124

Sheet Number:
G-001

Exhibit A

SITE PLAN GENERAL NOTES

1. **"DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:** THE *PATH OF TRAVEL* (P.O.T.) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NON-COMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NON-COMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NON-CONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PARTOF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT."

2. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (CCB 11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM ANY WALL ABOVE 27" AND LESS THAN 80" (CBC 11B-307.4). ARCHITECT TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 11B-307.4.

3. PROVIDE TOW-AWAY SIGNS AT EACH ENTRY TO EACH PARKING LOT PER 2019 CBC 11B-502.8. VERIFY THAT EXISTING SIGN(S) DO NOT CONTAIN THE WORD "HANDICAPPED". IF SO, REPLACE WITH NEW COMPLIANT SIGN. REFERENCE PARKING SIGN DETAILS.

4. SINGNAGE REQUIREMENTS: SIGNAGE AT ACCESSIBLE PARKING SPACES SHALL INCULDE "MINIMUM FINE $250" BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILTY AS EITHER AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE.

FEMA MAP



FIRM FLOOR INSURANCE RATE MAP

FLOOD ZONE DESIGNATION: *ZONE X - AREA OF MINIMAL FLOOD HAZARD*

EFFECTIVE DATE OF FIRM: *MAY 16, 2012*

FIRM MAP NUMBER: *06073C1140G*

BASE FLOOR ELEVATION: *0*

2019 CBC SECTION 1603.1.7
FOR BUILDING LOCATED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS AS ESTABLISHED IN SECTION 1612.3, THE DOCUMENTATION PERTAINING TO DESIGN, IF REQUIRED IN SECTION 1612.5, SHALL BE INCLUDED AND THE FOLLOWING INFORMATION, REFERENCED TO THE DATUM ON THE COMMUNITY'S FLOOD INSURANCE RATE MAP (FIRM), SHALL BE SHOWN, REGARDLESS OF WHETHER FLOOD LOADS GOVERN THE DESIGN OF THE BUILDING.

1. FLOOD DESIGN CLASS ASSIGNED ACCORDING TO ASCE 24.

2. IN FLOOD HAZARD AREAS OTHER THAN COASTAL HIGH HAZARD AREAS OR COASTAL A ZONES, THE ELEVATION OF THE PROPOSED LOWEST FLOOR, INCLUDING THE BASEMENT.

3. IN FLOOD HAZARD AREAS OTHER THAN COASTAL HIGH HAZARD AREAS OR COASTAL A ZONES, THE ELEVATION TO WHICH ANY NONRESIDENTIAL BUILDING WILL BE DRY FLOODPROOFED.

4. IN COASTAL HAZARD AREAS AND COASTAL A ZONES, THE PROPOSED ELEVATION OF THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR, INCLUDING THE BASEMENT.

EXISTING ACCESSIBILITY STATEMENT

I AM THE DESIGNER/OWNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE IMMEDIATE SITE AND DETERMINED THAT THE EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH THE CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW. SEE SHEETS A-101 AND A-102 FOR NEW UPGRADES DESIGNED TO MEET CURRENT CODE REQUIREMENTS.

SIGNATURE: Katherine Y. Lord

DATE: **05/08/2026**

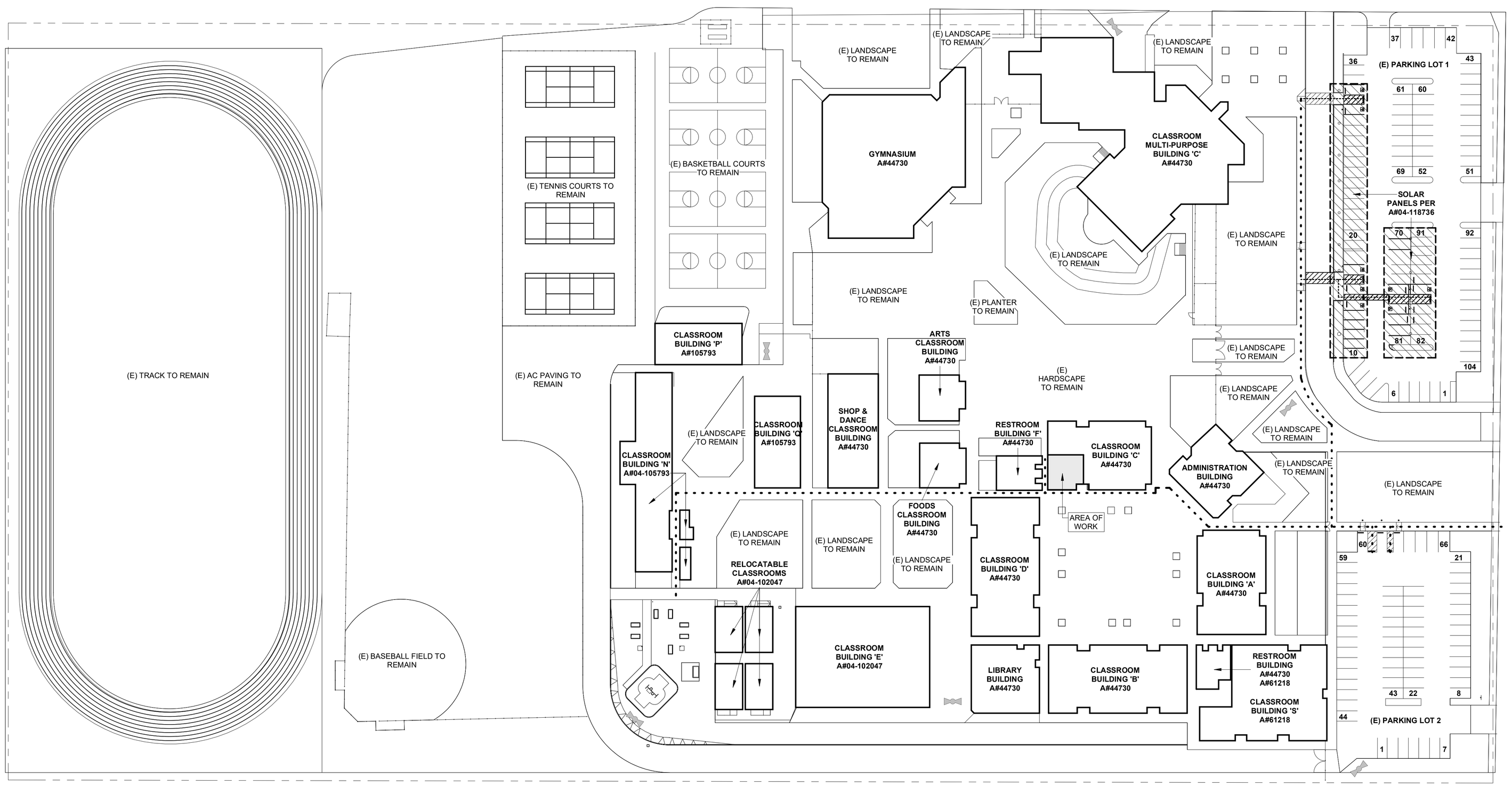
PARKING TABULATION

	TOTAL PARKING SPACES	ACCESSIBLE PARKING REQUIREMENTS PER TABLE 11B-208.2	
		ACCESSIBLE	
		REQUIRED	VAN
PARKING LOT 1 VISITOR	104	5	0
PARKING LOT 2 STAFF	66	3	0

	(E) ACCESSIBLE		
	SINGLE	VAN	TOTAL
PARKING LOT 1 VISITOR	5	3	8
PARKING LOT 2 STAFF	2	1	3

SITE PLAN LEGEND

- AREA OF WORK
- EXISTING BUILDINGS
- FIRE HYDRANT
- (E) P.O.T. PER A# 04-105793
- (E) P.O.T. PER A# 04-118736



1 EXISTING SITE PLAN
1" = 50'-0"

NORTH

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LICENSED ARCHITECT
KATHERINE Y. LORD
No. C 14478
EXP. 02/27
STATE OF CALIFORNIA

Issue Schedule

No.	Description	Date
	BID SET	09/29/26

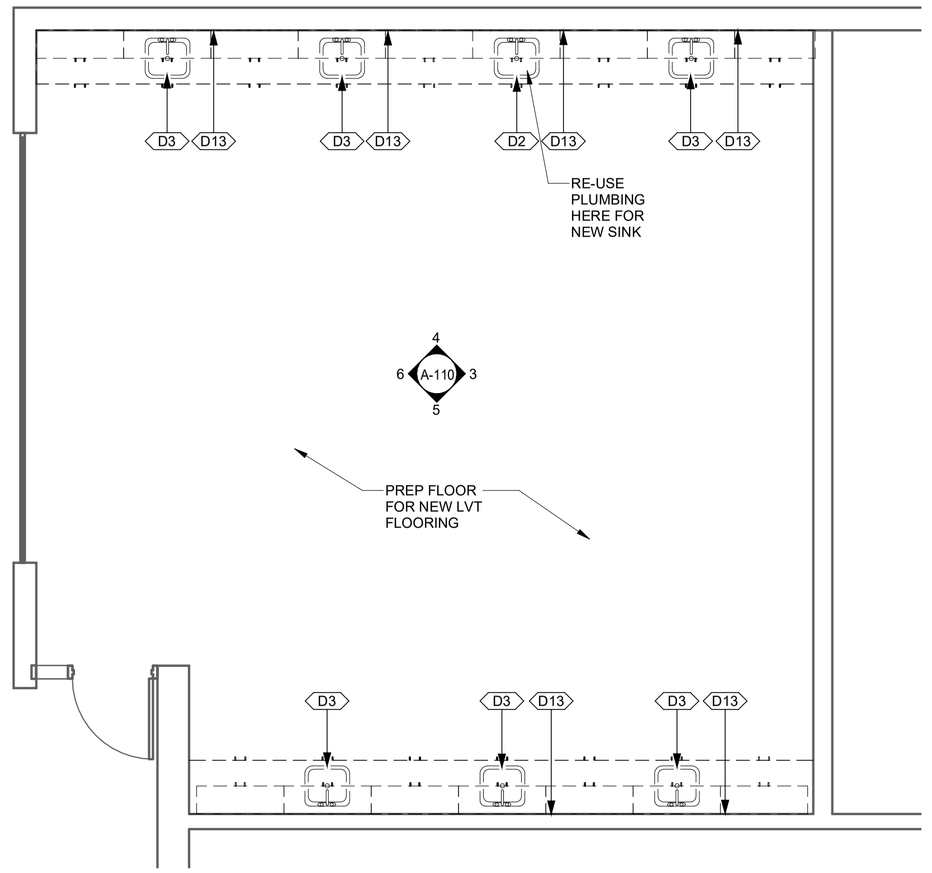
Sheet Title: EXISTING SITE PLAN

Project Architect: KATHERINE LORD

Project Number: 1905-124

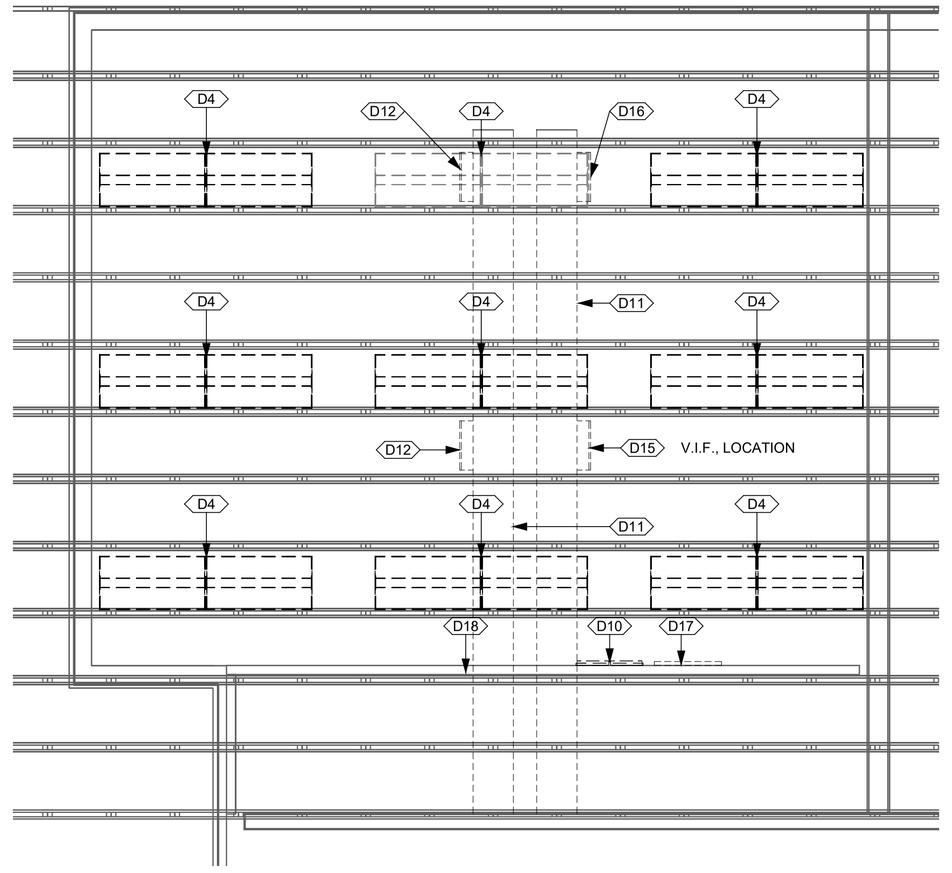
Sheet Number: A-100

Exhibit A



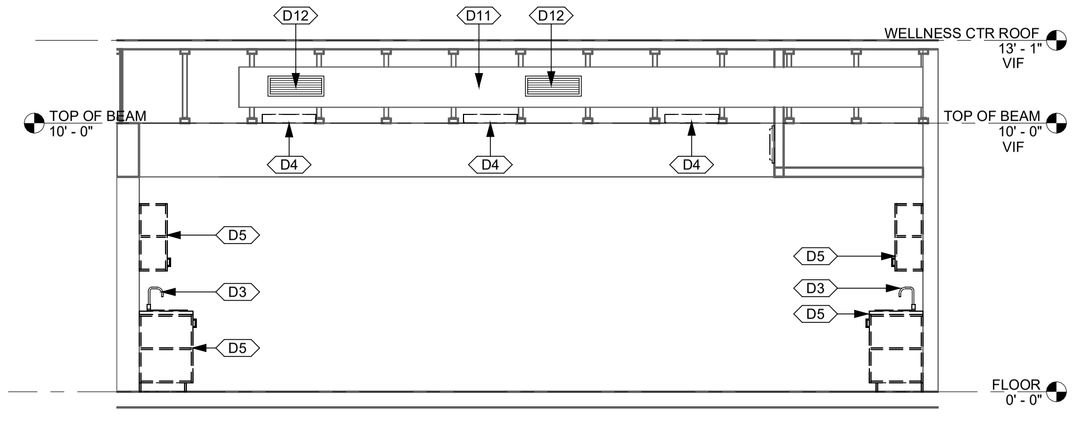
1 ENLARGED DEMO PLAN
1/4" = 1'-0"

NORTH

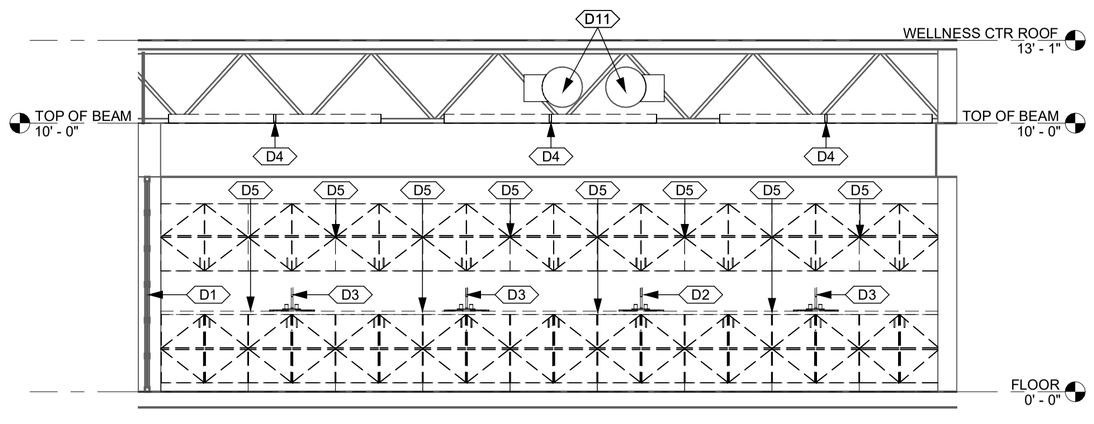


2 REFLECTED CEILING DEMO PLAN
1/4" = 1'-0"

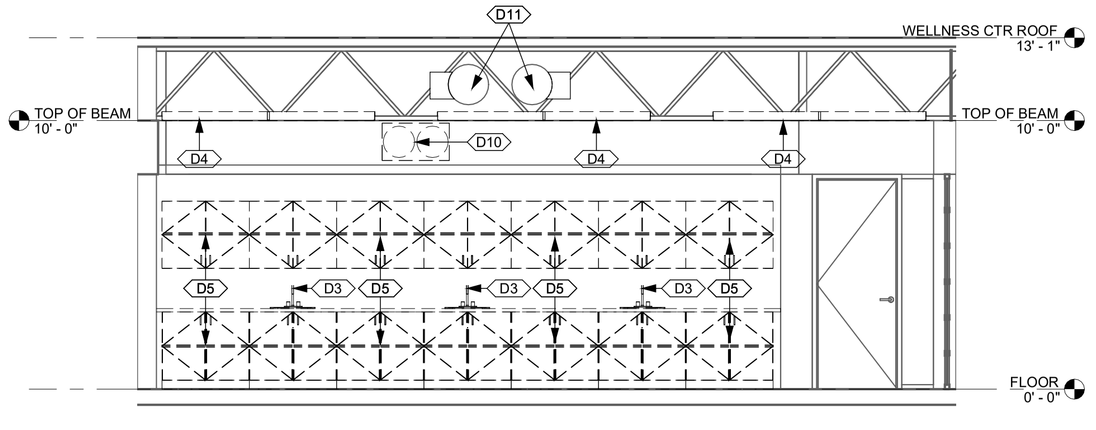
NORTH



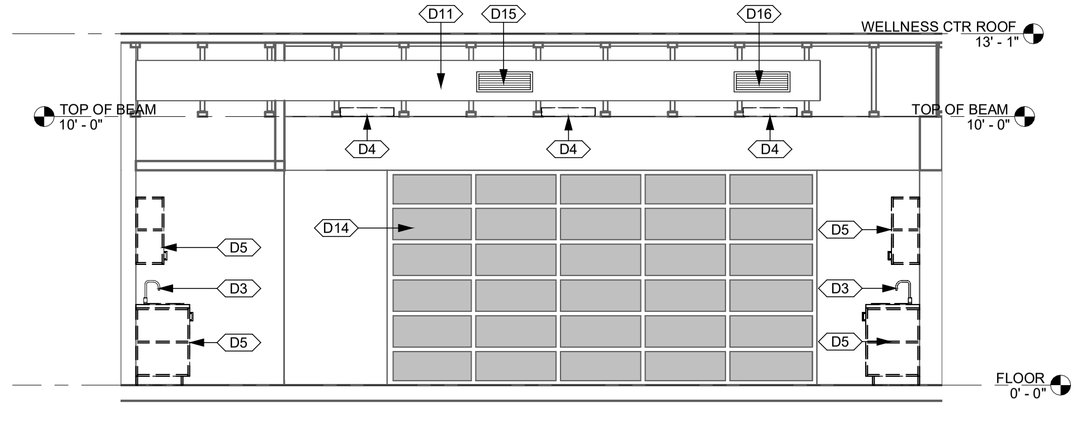
3 INTERIOR DEMO ELEVATION EAST
1/4" = 1'-0"



4 INTERIOR DEMO ELEVATION NORTH
1/4" = 1'-0"



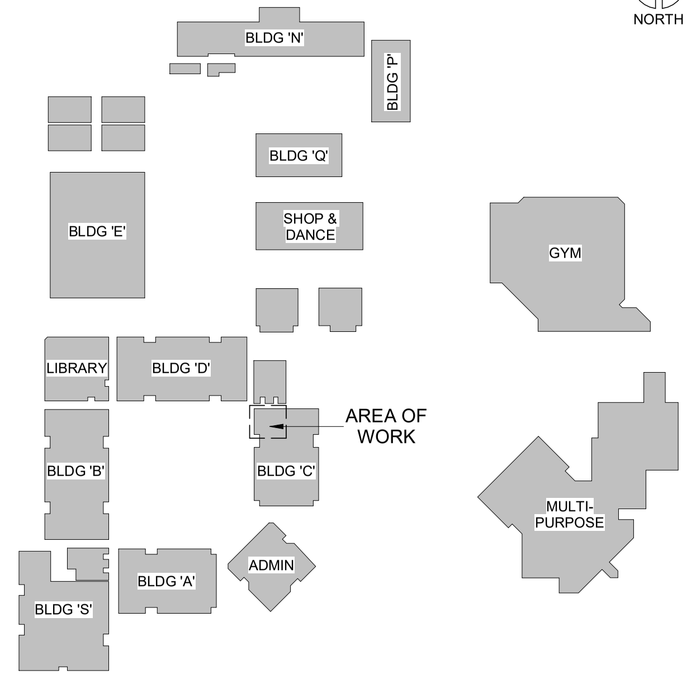
5 INTERIOR DEMO ELEVATION SOUTH
1/4" = 1'-0"



6 INTERIOR DEMO ELEVATION WEST
1/4" = 1'-0"

SITE MAP

NORTH



DEMOLITION KEYNOTES

#	DESCRIPTION
D1	REMOVE EXISTING STOREFRONT WINDOW SYSTEM AND PREPARE FOR NEW WALL STRUCTURE AND FINISHING
D2	REMOVE EXISTING SINK, SAFE OFF PLUMBING AND PREPARE AREA FOR NEW BASIN AND CABINET
D3	REMOVE EXISTING SINK AND SAFE OFF PLUMBING IN WALL, NOTE LOCATION ON PLAN WITH DIMENSIONS FOR FUTURE REFERENCE
D4	REMOVE EXISTING LIGHTS AND SAFE OFF ALL ELECTRICAL AND PREPARE FOR NEW LIGHTING IN NEW LOCATIONS
D5	REMOVE EXISTING CABINETS AND COUNTERTOP. PATCH AND REPAIR EXISTING WALLS AS REQUIRED TO MATCH EXISTING FINISH
D10	REMOVE EXISTING WALL CLOCK AND P.A. SPEAKER AND SAVE FOR RE-USE
D11	EXISTING HVAC DUCTING, PROTECT IN PLACE AND PREPARE FOR MODIFICATION IN NEW CONSTRUCTION PHASE
D12	EXISTING HVAC S/A GRILLES. VIF. SEE MECH PLAN FOR NEW LOCATION OF S/A AND R/A GRILLES
D13	EXISTING ELECTRICAL OUTLETS TO REMAIN, PROTECT IN PLACE
D14	EXISTING STOREFRONT WINDOWS TO REMAIN, PROTECT IN PLACE
D15	EXISTING S/A GRILLE. REMOVE AND CLOSE DUCT PER MECH. SEE MECH PLAN
D16	EXISTING S/A GRILLE. REMOVE AND ADD DUCTING PER MECH. SEE MECH PLAN
D17	EXISTING R/A GRILLE. REMOVE AND RELOCATE PER MECH. SEE MECH PLAN, PATCH AND REPAIR EXISTING WALLS AS REQUIRED TO MATCH EXISTING FINISH
D18	PROVIDE ALLOWANCE TO REMOVE DRYWALL (AND REPAIR WHEN COMPLETE TO MATCH EXISTING) AS NEEDED TO ACCESS DUCTWORK IN SOFFIT FOR RETURN AIR GRILLE RELOCATION

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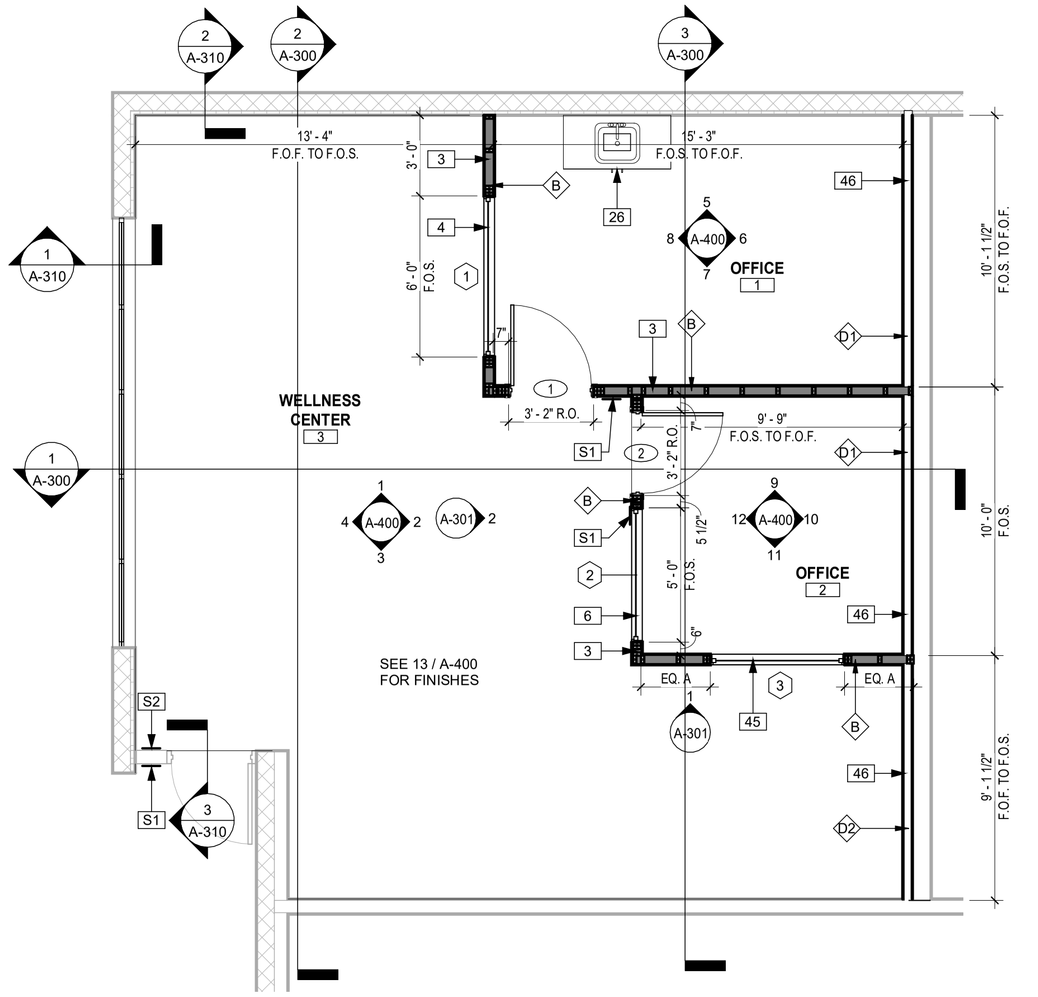
Sheet Title: DEMO FLOOR PLAN, CLG PLAN, & INTERIOR ELEVATIONS

Project Architect: KATHERINE LORD

Project Number: 1905-124

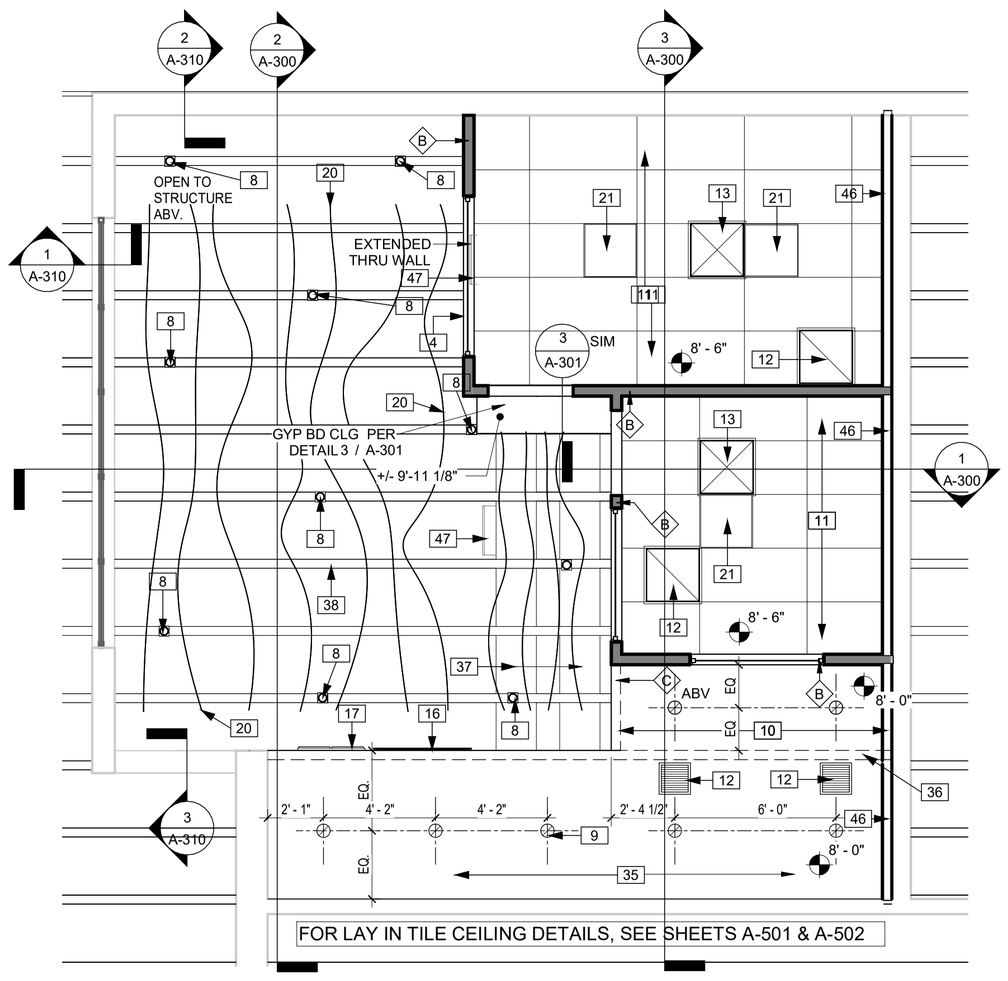
Sheet Number: A-110

Exhibit A



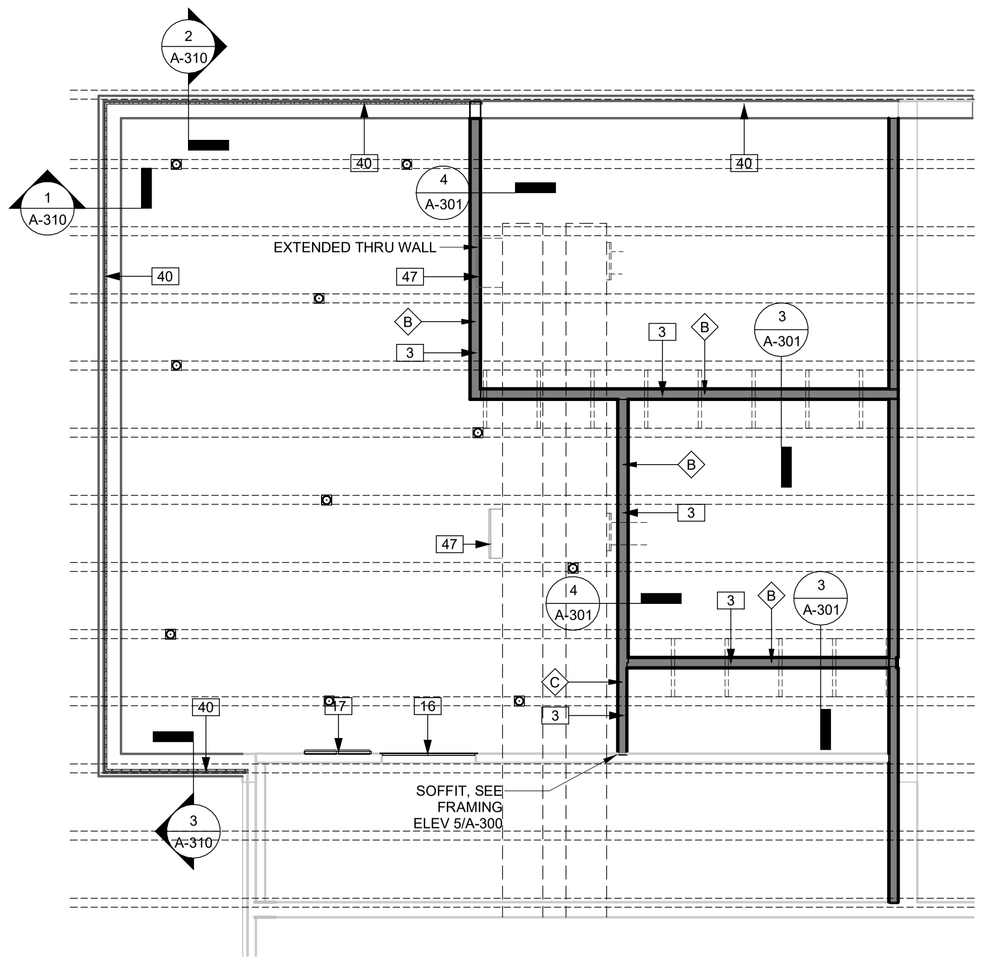
1 NEW FLOOR PLAN
1/4" = 1'-0"

NORTH



2 NEW REFLECTED CEILING PLAN
1/4" = 1'-0"

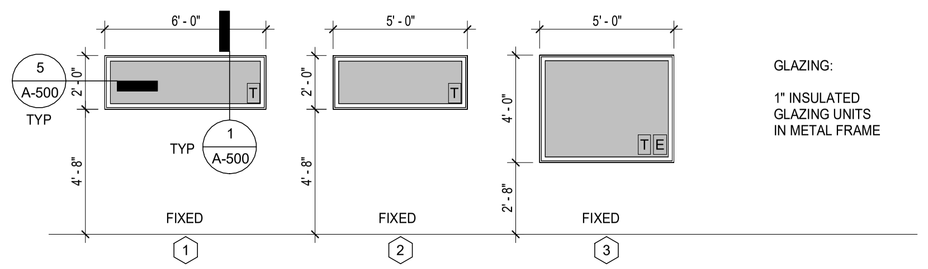
NORTH



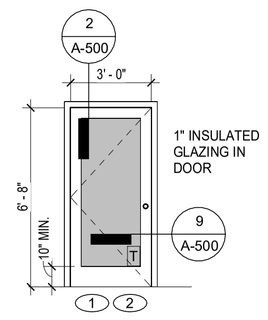
3 NEW CLERESTORY PLAN
1/4" = 1'-0"

NORTH

WINDOW TYPES



DOOR TYPES



NEW CONSTRUCTION KEYNOTES

#	DESCRIPTION
3	NEW 2X4 INTERIOR WALL WITH 5/8" GYPSUM BOARD FINISH. FULL HEIGHT WITH SOUND ATTENUATION BATT INSULATION, UP TO ROOF STRUCT, PAINTED TO MATCH EXISTING
4	NEW 24" X 72" INTERIOR STOREFRONT WINDOW
6	NEW 48" X 60" INTERIOR "E" STOREFRONT WINDOW
8	NEW PENDANT LIGHTING PER ELECTRICAL
9	NEW RECESSED LED LIGHTS PER ELECTRICAL
10	NEW GYPSUM BOARD SOFFIT/ CEILING @ 8'-0" TO MATCH EXISTING, PAINTED WHITE
11	NEW LAY IN ACOUSTICAL TILE & GRID CEILING @ 8'-6" TO MATCH EXISTING
12	NEW HVAC RETURN
13	NEW HVAC SUPPLY
16	RELOCATED HVAC RETURN PER MECH.
17	RELOCATED CLASSROOM CLOCK AND P.A. SPEAKER
20	NEW ACOUSTICAL CEILING ELEMENT (FELT), ADDITIVE BID ALT.
21	NEW CEILING GRID LIGHT PER ELECTRICAL
26	NEW SINK AND CABINET
35	EXISTING CEILING/ SOFFIT TO REMAIN, PROTECT IN PLACE, TO BE PAINTED WHITE
36	EDGE OF EXISTING CEILING/ SOFFIT ABOVE, TO BE PAINTED WHITE
37	EXISTING DUCTWORK. VIF.
38	EXISTING TRUSSES. VIF.
40	EXISTING GLAZING AT CLERESTORY & TRUSS WITH ADDED RIGID INSUL (PAINTED) PER DETAILS ON A-310
45	NEW 48" X 60" INTERIOR "E" WINDOW
46	SOUND PROOF WALL (FULL HT) SEE DETAIL 6 / A-302
47	EXISTING S/A GRILLE. VIF.

WALL TYPE KEYNOTES

A **EXTERIOR WALL**
2x6 WOOD STUDS AT 16" O.C. WITH 7/8" CEMENT PLASTER OVER METAL LATH OVER TWO LAYERS GRADE 'D' WATER RESISTIVE BARRIER OVER 1/2" PLYWOOD SHEATHING AT EXTERIOR SIDE PER STRUCTURAL. R-19 THERMAL INSULATION BATT. 5/8" TYPE 'X' GYPSUM BOARD AT INTERIOR SIDE.

B **INTERIOR WALL**
2x4 WOOD STUDS AT 16" O.C. WITH SOUND ATTENUATION BATT INSULATION WITH 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES. FULL HEIGHT TO ROOF STRUCTURE.

C **INTERIOR WALL**
2x4 WOOD STUDS AT 16" O.C. WITH 5/8" TYPE 'X' GYPSUM BOARD ON ONE SIDE.

D1 **INTERIOR ACOUSTIC WALL**
2X3 OFFSET STUDS AT 16" O.C. WITH SOUND ATTENUATION BATT INSULATION WITH 5/8" GYPSUM BOARD ACOUSTIC GYPSUM BOARD & TACKABLE WALL SURFACE AT INTERIOR SIDE. FULL HEIGHT TO ROOF STRUCTURE.

D2 **INTERIOR ACOUSTIC WALL**
2X3 OFFSET STUDS AT 16" O.C. WITH SOUND ATTENUATION BATT INSULATION WITH 5/8" GYPSUM BOARD ACOUSTIC GYPSUM BOARD & 1/2" MICROPERFORATED GYPSUM BOARD AT INTERIOR SIDE. FULL HEIGHT TO ROOF STRUCTURE.

WINDOW & DOOR TYPE LEGEND

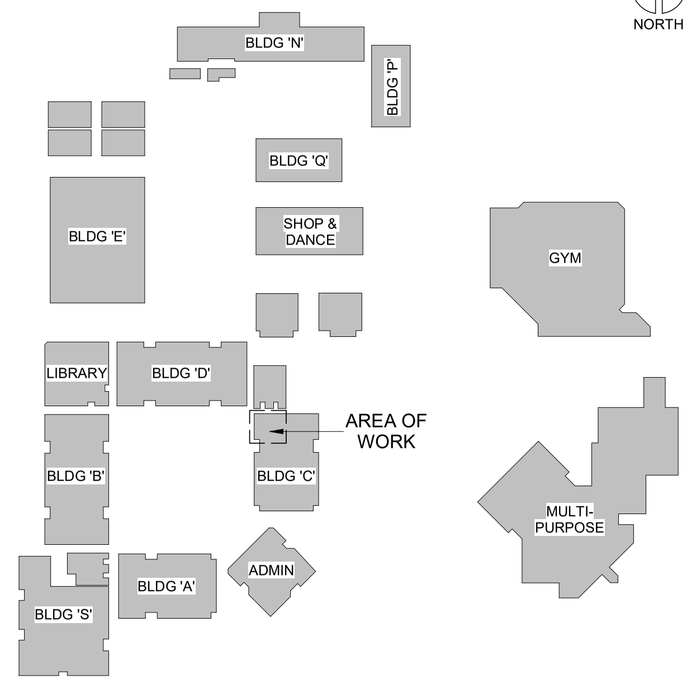
T TEMPERED GLASS

E ELECTRONICALLY OPAQUE GLASS

(INNOVATIVE GLASS (516) 777-1100, LC PRIVACY FILM (POWERED) PROVIDE WALL SWITCH . INCLUDE FACTORY POWER SUPPLY AND REMOTE CONTROL.

SITE MAP

NORTH



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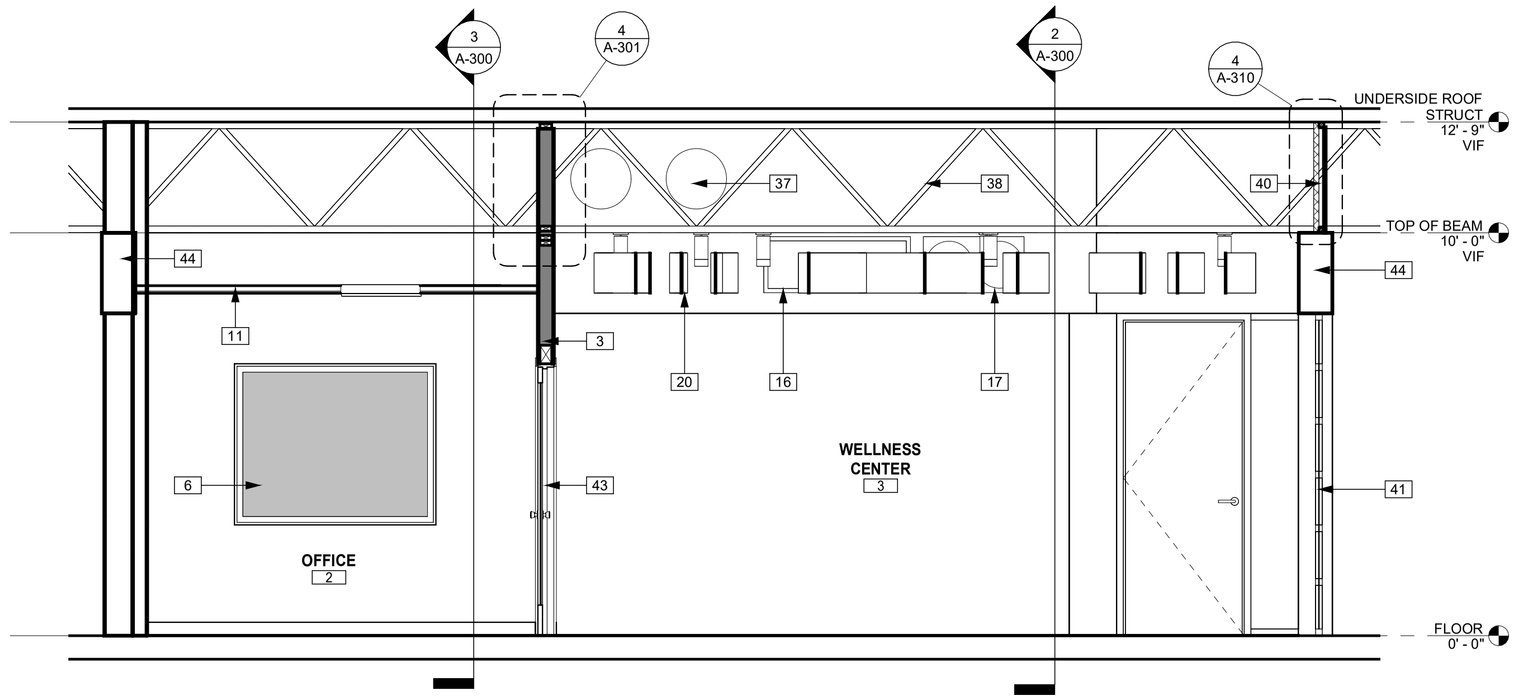
Sheet Title: NEW FLOOR, CLERESTORY & REFLECTED CEILING PLANS

Project Architect: KATHERINE LORD

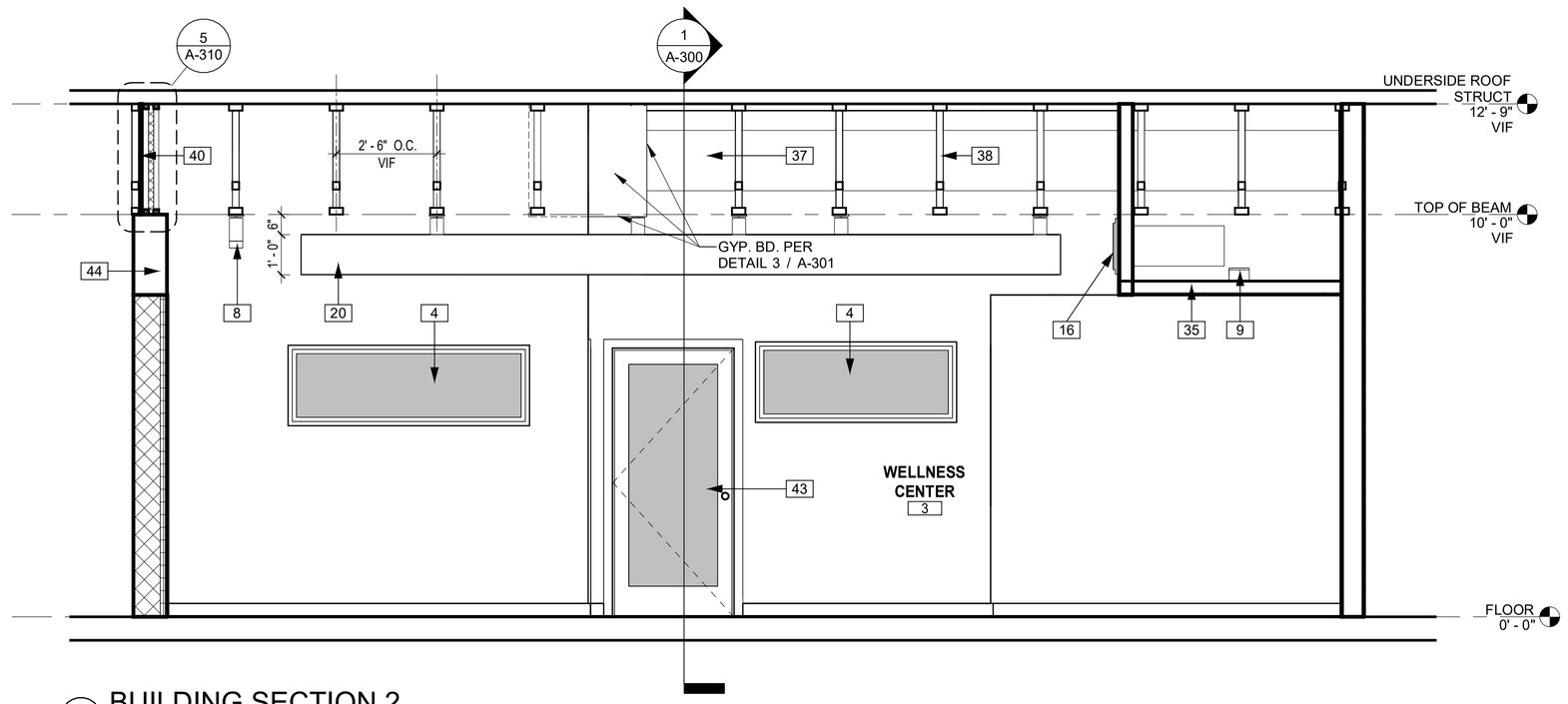
Project Number: 1905-124

Sheet Number: A-111

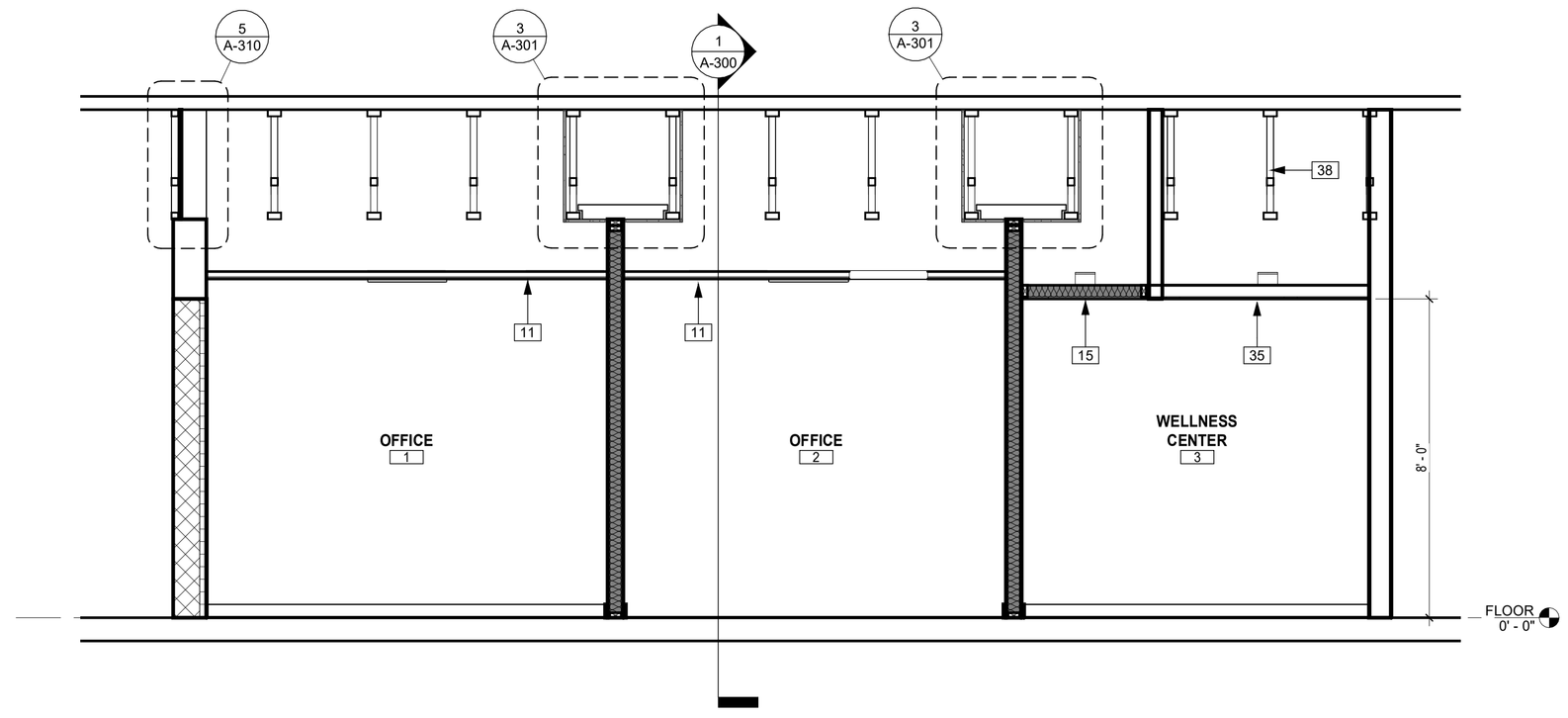
Exhibit A



1 BUILDING SECTION 1
3/8" = 1'-0"



2 BUILDING SECTION 2
3/8" = 1'-0"



3 BUILDING SECTION 3
3/8" = 1'-0"

NEW CONSTRUCTION KEYNOTES

#	DESCRIPTION
3	NEW 2X4 INTERIOR WALL WITH 5/8" GYPSUM BOARD FINISH. FULL HEIGHT WITH SOUND ATTENUATION BATT INSULATION, UP TO ROOF STRUCT, PAINTED TO MATCH EXISTING
4	NEW 24" X 72" INTERIOR STOREFRONT WINDOW
6	NEW 48" X 60" INTERIOR "E" STOREFRONT WINDOW
8	NEW PENDANT LIGHTING PER ELECTRICAL
9	NEW RECESSED LED LIGHTS PER ELECTRICAL
11	NEW LAY IN ACOUSTICAL TILE & GRID CEILING @ 8'-6" TO MATCH EXISTING
15	NEW SOFFIT TO MATCH EXISTING SOFFIT HEIGHT
16	RELOCATED HVAC RETURN PER MECH.
17	RELOCATED CLASSROOM CLOCK AND P.A. SPEAKER
20	NEW ACOUSTICAL CEILING ELEMENT (FELT), ADDITIVE BID ALT.
35	EXISTING CEILING/ SOFFIT TO REMAIN, PROTECT IN PLACE, TO BE PAINTED WHITE
37	EXISTING DUCTWORK. VIF.
38	EXISTING TRUSSES. VIF.
40	EXISTING GLAZING AT CLERESTORY & TRUSS WITH ADDED RIGID INSUL (PAINTED) PER DETAILS ON A-310
41	EXISTING STOREFRONT GLAZING TO REMAIN
43	NEW 3'-0" X 6'8" DOOR W/ GLASS PER SCHEDULE
44	EXISTING GLB TO REMAIN

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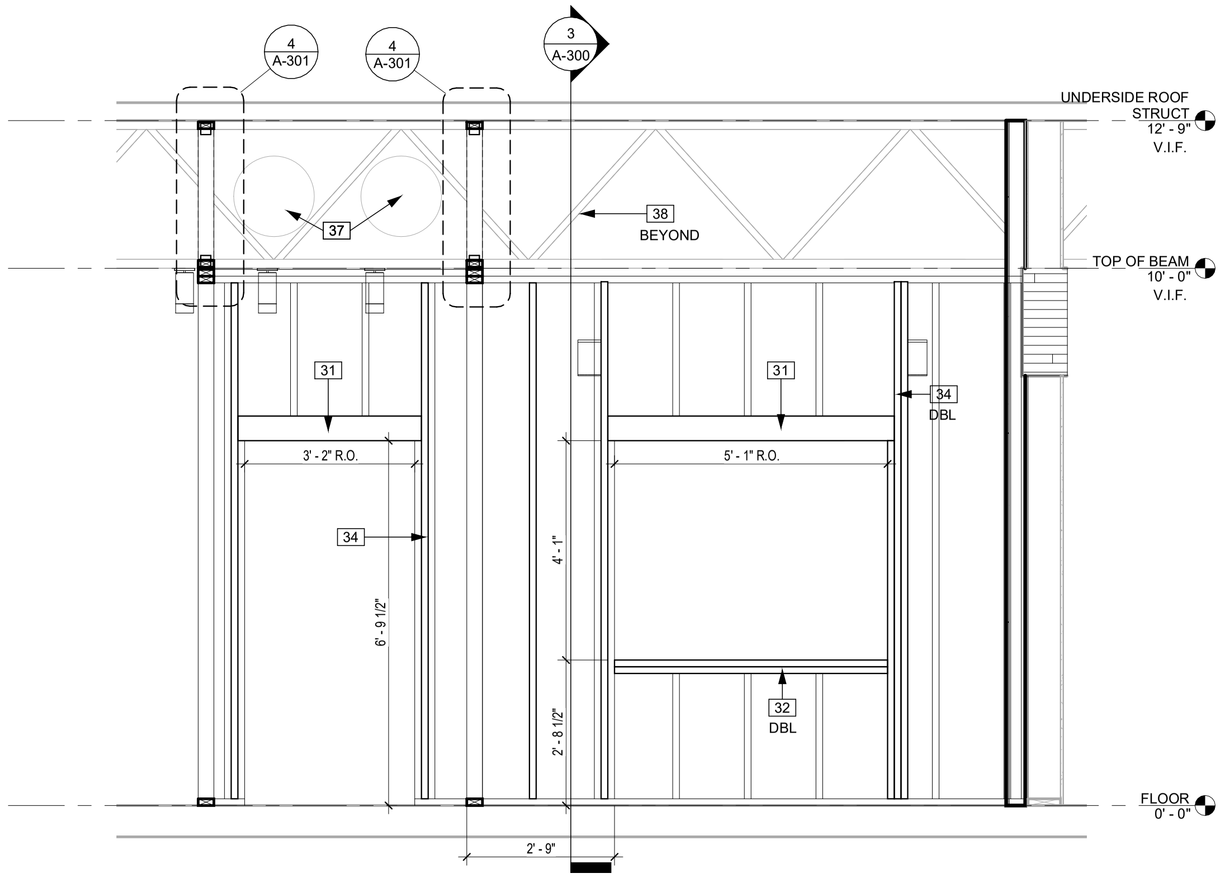
Issue Schedule

No.	Description	Date
	BID SET	09/29/26

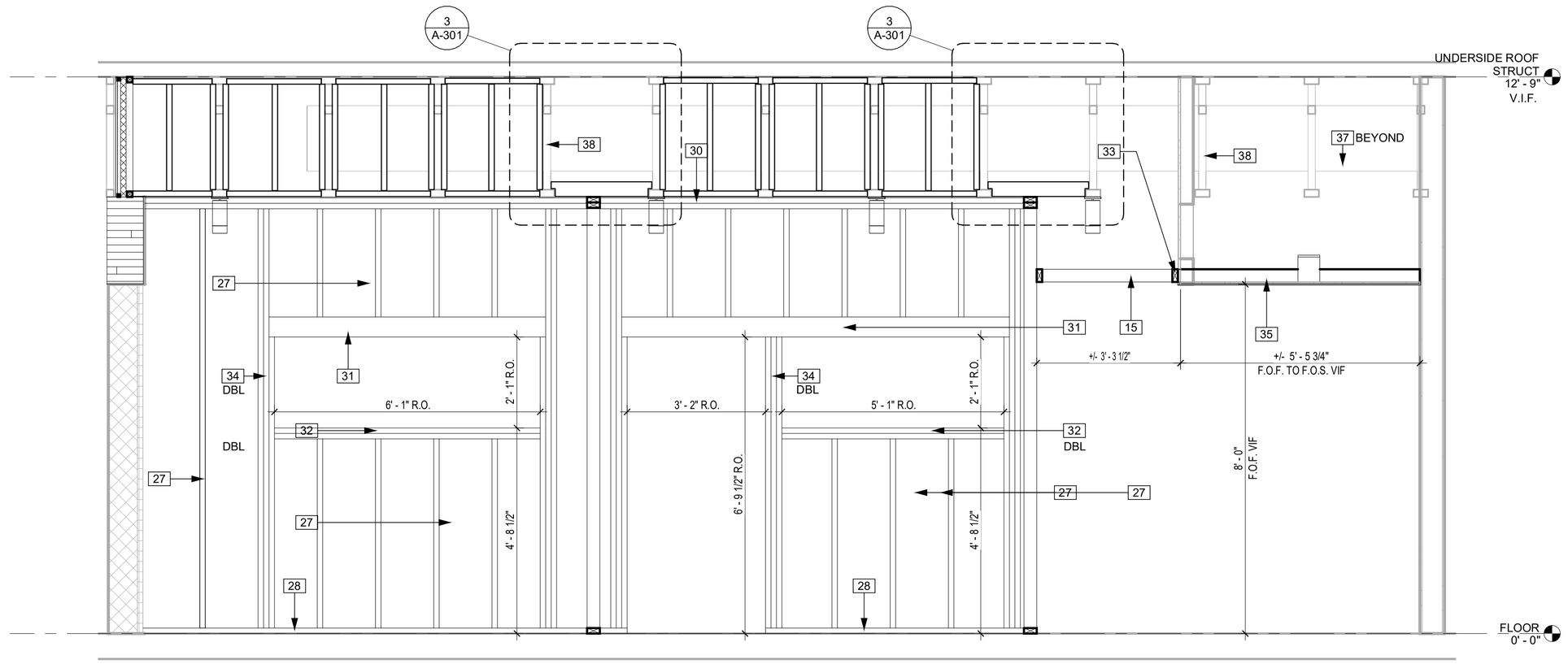
Sheet Title: BLDG SECTIONS
Project Architect: KATHERINE LORD
Project Number: 1905-124

Sheet Number:
A-300

Exhibit A



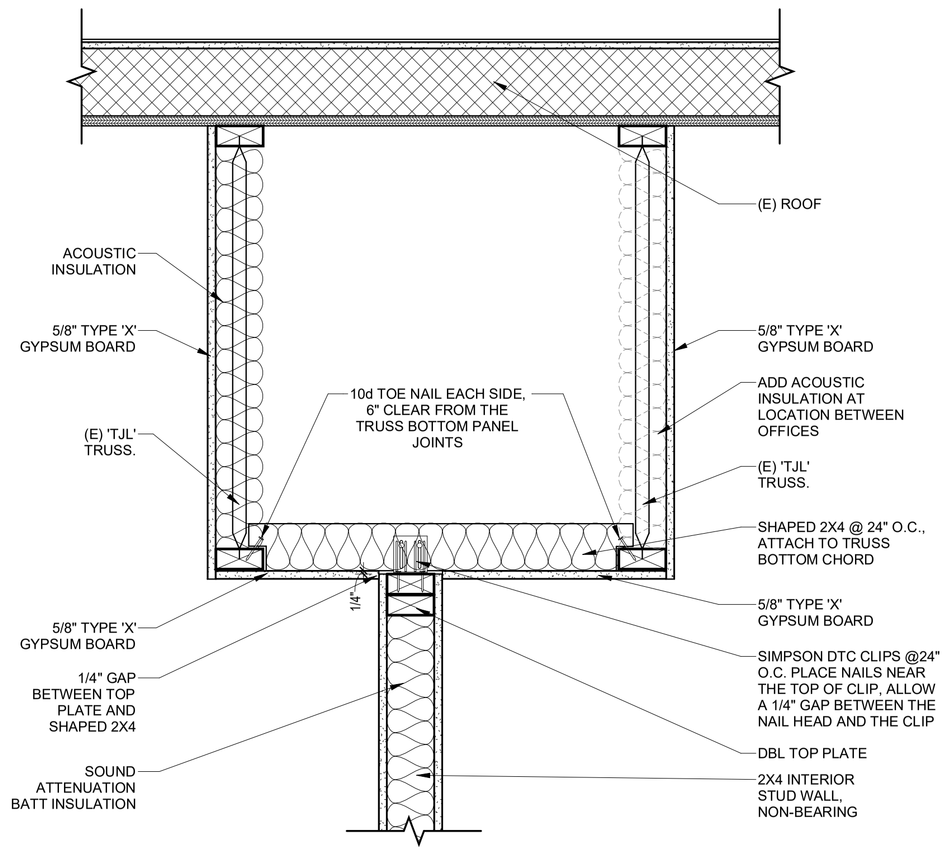
1 OFFICE #1 DOOR & OFFICE #2 WINDOW FRAMING ELEVATION
1/2" = 1'-0"



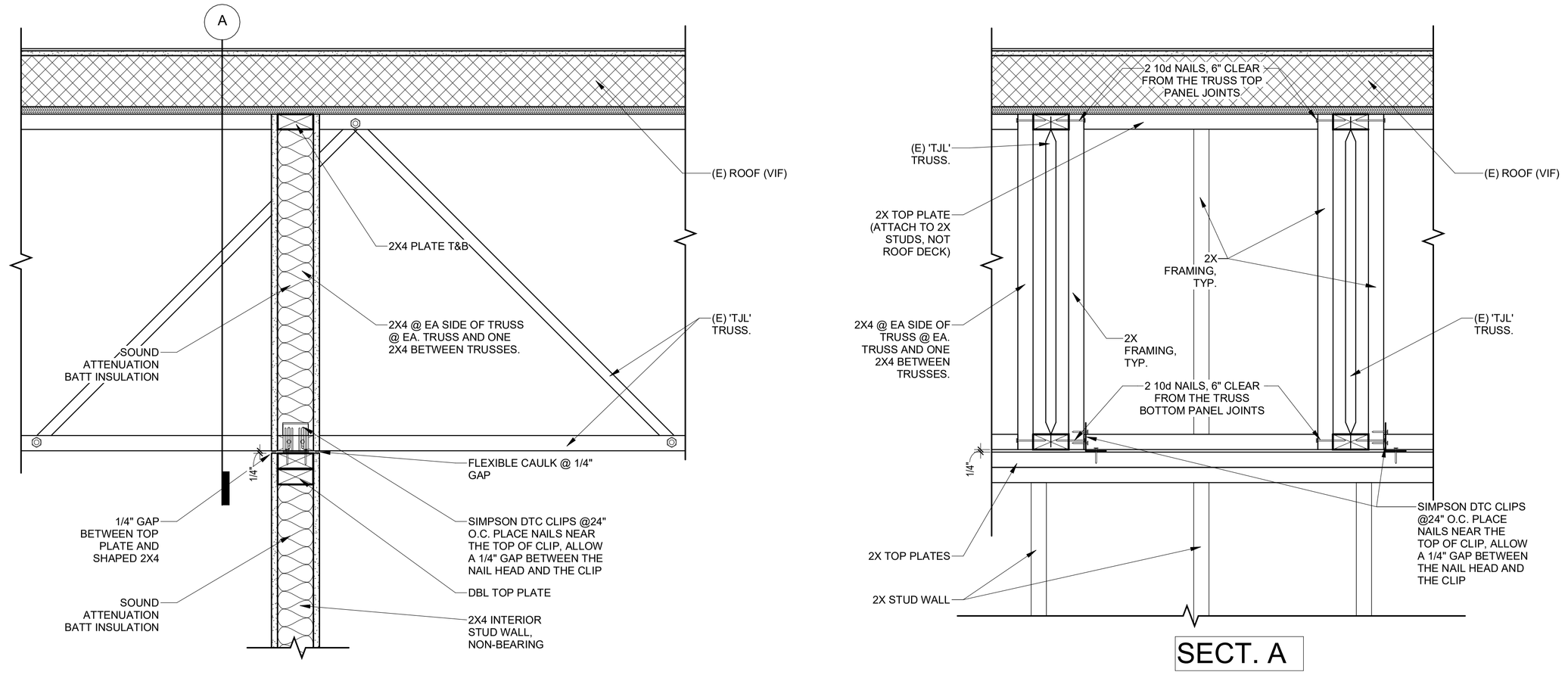
2 OFFICE #1 WINDOW & OFFICE #2 WINDOW & DOOR FRAMING ELEVATION
1/2" = 1'-0"

NEW CONSTRUCTION KEYNOTES

#	DESCRIPTION
15	NEW SOFFIT TO MATCH EXISTING SOFFIT HEIGHT
27	2X4 STUDS @ 16" O.C.
28	2X4 PRESSURE TREATED PLATE
30	2X4 TOP PLATE
31	4X6 HEADER
32	2X4 SILL PLATE
33	2X4 LEDGER
34	2X4 KING STUD
35	EXISTING CEILING/ SOFFIT TO REMAIN, PROTECT IN PLACE, TO BE PAINTED WHITE
37	EXISTING DUCTWORK. VIF.
38	EXISTING TRUSSES. VIF.



3 STUD WALL PARALLEL TO EXIST TRUSS
1 1/2" = 1'-0"



4 STUD WALL PERPENDICULAR TO EXIST TRUSS
1 1/2" = 1'-0"

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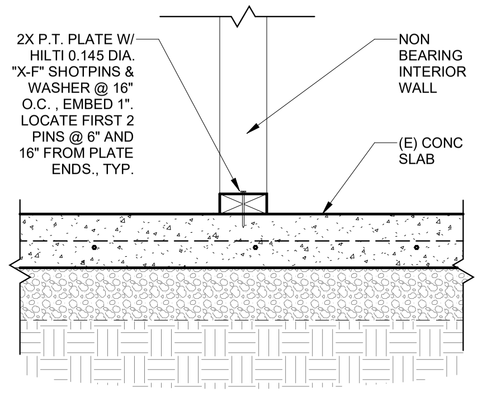
Sheet Title: FRAMING ELEVATIONS & DETAILS

Project Architect: KATHERINE LORD

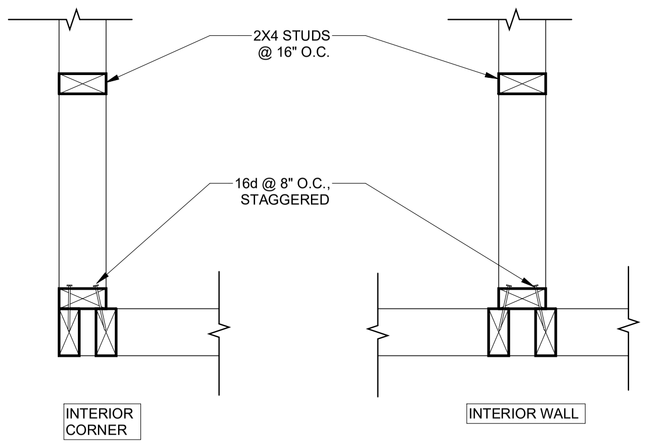
Project Number: 1905-124

Sheet Number: A-301

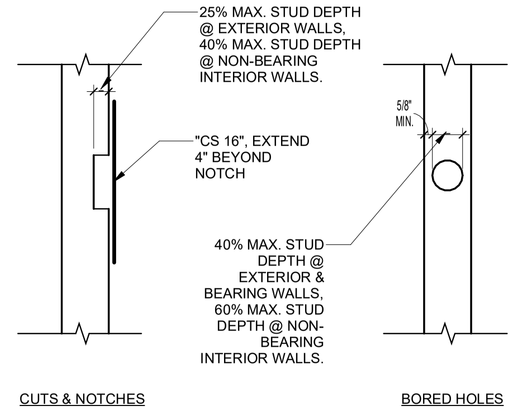
Exhibit A



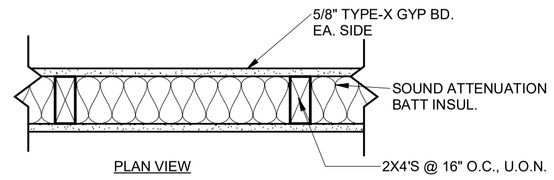
1 TYP. NON-BEARING WALL TO CONCRETE SLAB
1 1/2" = 1'-0"



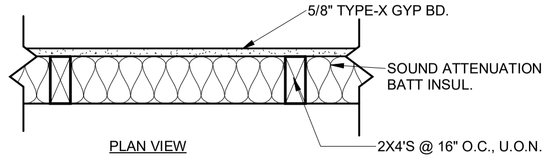
2 STUD WALL INTERSECTIONS - PLANS
1 1/2" = 1'-0"



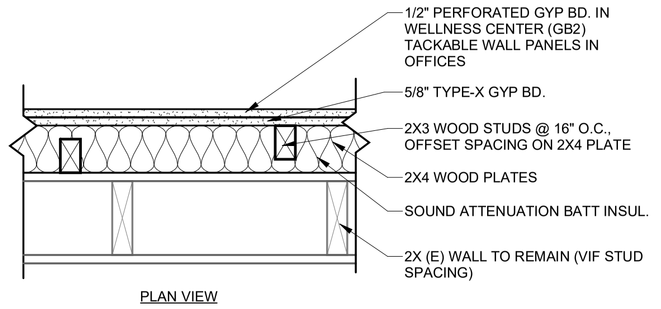
3 CUTS, NOTCHES & BORED HOLES IN STUDS
1 1/2" = 1'-0"



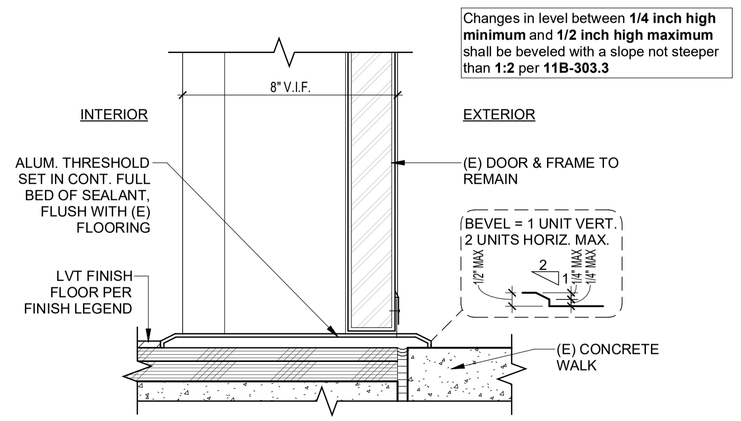
4 WALL TYPE B
1 1/2" = 1'-0"



5 WALL TYPE C
1 1/2" = 1'-0"

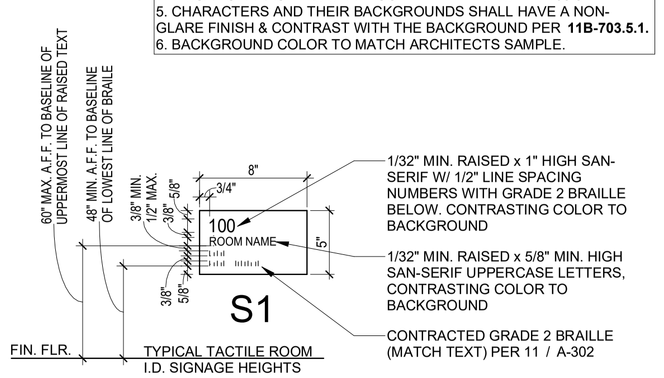


6 WALL TYPE D1 & D2
1 1/2" = 1'-0"



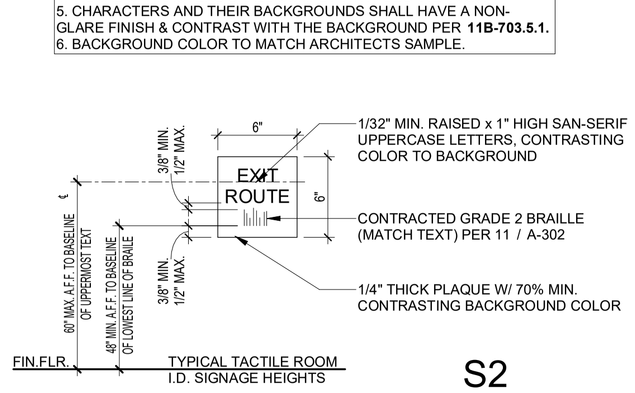
7 EXTERIOR DOOR SILL, CONC.-CARPET
3" = 1'-0"

NOTE:
1. SIGN EDGES & VERTICES SHALL COMPLY WITH DETAIL 8 / A-302
2. RAISED CHARACTER SHALL COMPLY WITH **CBC 11B-703.2.**
3. BRAILLE SHALL COMPLY WITH **CBC 11B-703.3 & 11B-703.4.**
4. VISUAL CHARACTERS SHALL COMPLY WITH **CBC 11B-703.5.**
5. CHARACTERS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH & CONTRAST WITH THE BACKGROUND PER **11B-703.5.1.**
6. BACKGROUND COLOR TO MATCH ARCHITECTS SAMPLE.



8 EDGES AND VERTICES
12" = 1'-0"

NOTE:
1. SIGN EDGES & VERTICES SHALL COMPLY WITH DETAIL 8 / A-302
2. RAISED CHARACTER SHALL COMPLY WITH **CBC 11B-703.2.**
3. BRAILLE SHALL COMPLY WITH **CBC 11B-703.3 & 11B-703.4.**
4. VISUAL CHARACTERS SHALL COMPLY WITH **CBC 11B-703.5.**
5. CHARACTERS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH & CONTRAST WITH THE BACKGROUND PER **11B-703.5.1.**
6. BACKGROUND COLOR TO MATCH ARCHITECTS SAMPLE.



9 ROOM IDENTIFICATION SIGNS
1 1/2" = 1'-0"

10 ROOM EXIT/EXIT ROUTE SIGNS - TACTILE
1 1/2" = 1'-0"

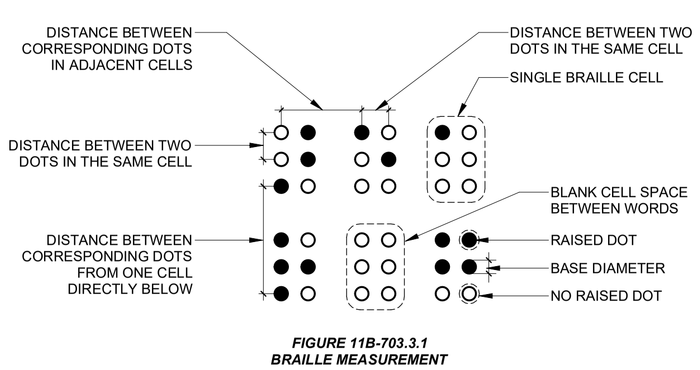


FIGURE 11B-703.3.1
BRAILLE MEASUREMENT

11 BRAILLE
3" = 1'-0"

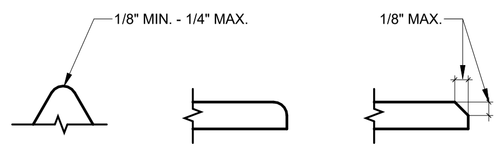
11B-703.3 BRAILLE. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS ***11B-703.3 & 11B-703.4***

11B-703.3.1 DIMENSIONS AND CAPITALIZATION. BRAILLE DOTS SHALL HAVE A DOMED OR ROUND SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS AND ACRONYMS.

11B-703.3.2 POSITION. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5MM) MINIMUM AND 1/2" (12.7MM) MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS

MEASUREMENT RANGE	*MINIMUM IN INCHES MAXIMUM IN INCHES*
DOT BASE DIAMETER	0.059 (1.5MM) TO 0.063 (1.6MM)
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	0.100 (2.5MM)
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	0.300 (7.6MM)
DOT HEIGHT	0.025 (0.6MM) TO 0.037 (0.9MM)
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	0.395 (10MM) TO 0.400 (10.2MM)

NOTE:
EDGES SHALL BE EASED OR ROUNDED AT 1/16" MIN. OR CHAMFERED AT 1/8" MAX. VERTICES SHALL BE RADIUSED BETWEEN 1/8" MIN. AND 1/4" MAX.



FRAMING NOTES

TIMBER:
1. ALL FRAMING LUMBER SHALL BE GRADE DOUGLAS FIR-LARCH MARKED AS FOLLOWS, UNLESS OTHERWISE NOTED:
   LIGHT FRAMING, NON-BEARING STUDS - "STANDARD" AND "STUD"
   POSTS & BEAMS - "NO. 1"
   BEARING STUDS - "NO. 1"
   JOIST, RAFTERS, PLATES - "NO. 1"
2. SILL PLATES ON CONCRETE SHALL BE DOUGLAS FIR, PRESSURE TREATED WITH SBX/DOT AND ZINC BORATE AND SHALL HAVE 5/8" DIAMETER x 12" ANCHOR BOLTS AT 4'-0" MAXIMUM, UNLESS OTHERWISE NOTED. UPSET THREADS ARE NOT PERMITTED IN ANCHOR BOLTS. PRESERVATIVE SHALL BE SB4/DOT AND Z1NC BORATE.
3. CUTS AND HOLES IN PRESSURE TREATED LUMBER SHALL BE TREATED PER AWPA M4.
4. ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19%. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED SURFACE-GREEN AND AIR DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19% PRIOR TO ITS USE IN THE STRUCTURE.
5. ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL HAVE THEIR LOWER PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED, OR BOLTED TO CONCRETE WITH 5/8" DIAMETER x 12" HEADED BOLTS WITH 3"x3"x1/4" (GALV.) STEEL PLATE WASHERS AND 7" MINIMUM EMBEDMENT @ 4'-0" MAXIMUM SPACING, UNLESS OTHERWISE NOTED.
6. TOP PLATES OF ALL STUD WALLS SHALL BE DOUBLED, SAME SIZE AS STUDS. LAP PLATES 4'-0" MINIMUM, WITH AT LEAST 12-16d NAILS AT 4" O.C. MAXIMUM, EACH SIDE OF SPLICE.
7. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE 2025 CALIFORNIA BUILDING CODE (CBC). MINIMUM NAILING SHALL CONFORM TO CBC TABLE 2304.10.2.
8. ROOF JOISTS OR RAFTERS OF MORE THAN 8" DEPTH AND FLOOR JOISTS OF MORE THAN 4" DEPTH SHALL BE PROVIDED WITH BRIDGING TO DISTRIBUTE SUPERIMPOSED LOADS. FLOOR JOISTS SHALL BE BRIDGED EVERY 8'-0", ROOF JOISTS OR RAFTERS EVERY 10'-0" BY SOLID BLOCKING 2" THICK AND THE FULL DEPTH OF THE JOIST OR RAFTER, OR NAILED METAL CROSS BRIDGING OF EQUAL STRENGTH. WHERE CROSS BRIDGING IS USED, THE LOWER ENDS OF SUCH CROSS BRIDGING SHALL BE DRIVEN UP AND NAILED AFTER THE FLOOR, SUBFLOOR OR ROOF HAS BEEN NAILED.
9. BOLTS SHALL HAVE 7 DIAMETER MINIMUM END DISTANCE AND 4 DIAMETER MINIMUM EDGE DISTANCE.
10. ALL BOLTS HEADS AND NUTS BEARING ON WOOD SHALL BE FITTED WITH STANDARD CUT WASHERS. BOLT HOLES IN WOOD SHALL BE BORED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
11. STEEL FRAMING CONNECTORS SHALL BE MANUFACTURED BY THE "SIMPSON STRONG-TIE COMPANY, INC.", CATALOG # C-C-2024-2025.
12. PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO ALL FRAMING MEMBERS WITH AN A.P.A. APPROVED ADHESIVE.
13. WHERE 20d NAILS ARE USED, NAILS SHALL BE PLACED IN PRE-DRILLED HOLES. PILOT HOLES SHALL HAVE A DIAMETER OF APPROXIMATELY 90% OF NAIL SHANK DIAMETER.
14. NAILS CONNECTED TO PRESSURE TREATED MATERIAL OR FIRE RETARDANT WOOD, SUCH AS PLYWOOD SILL NAILING STUD NAILING, ETC. AND NAILS EXPOSED TO THE EXTERIOR SHALL BE CORROSION RESISTANT AND SHALL HAVE A HOT-DIPPED ZINC GALVANIZED COATING OF NOT LESS THAN 1.0 OUNCES OF ZINC PER SQUARE FOOT OR SHALL BE FABRICATED OF STAINLESS STEEL. THE PRESSURE TREATMENT CHEMICALS SHALL BE COMPATIBLE WITH THE HOT-DIPPED GALVANIZED OR STAINLESS STEEL NAILS. ANCHOR BOLTS AND PLATE WASHERS MAY BE OF PLAIN CARBON STEEL IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN DRY, INTERIOR ENVIRONMENT. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS, AND LAG SCREWS MAY BE MECHANICALLY DEPOSITED ZINC-COATED STEEL AND ASTM B695, CLASS 55 MIN. (CBC 2304.10.6.1).
15. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF & FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS SHOWN ON PLANS, AND AT 12" O.C. TO INTERMEDIATE SUPPORTS. FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOE NAIL BLOCKING TO SUPPORTS WITH 16d NAILS, UNLESS OTHERWISE NOTED.
16. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEAD IS FLUSH WITH, BUT SHALL NOT FRACTURE, THE SURFACE OF THE SHEATHING.
17. CUTTING, NOTCHING, OR DRILLING OF JOISTS OR BEAMS SHALL BE PERMITTED ONLY AS DETAILED OR SPECIFICALLY APPROVED BY THE ENGINEER AND/OR PER CBC SECTION 2308.4.2.4 AND 2308.7.4.
18. PROVIDE BACKING AS REQUIRED FOR HANDRAILS, DRYWALL, ETC. AS REQUIRED BY OTHER TRADES. SEE ARCHITECTURAL DRAWINGS.
19. AT PRE-BORED HOLES FOR LAG SCREWS, THE CLEARANCE HOLE FOR THE SHANK, SHOULD HAVE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. THE LEAD HOLE FOR THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 40% TO 70% OF THE SHANK DIAMETER. THE HIGHER PERCENTAGE APPLIES TO LAG SCREWS OF LARGER DIAMETERS.
20. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
21. USE OF MACHINE APPLIED NAILING IS SUBJECT TO SATISFACTORY JOB SITE DEMONSTRATION TO THE PROJECT INSPECTOR AND DIVISION OF THE STATE ARCHITECT. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF THE NAIL HEAD PENETRATES THE OUTER PLY MORE THAN WOULD BE NORMAL FOR HAND NAILING OR IF MINIMUM ALLOWABLE EDGE DISTANCE ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

DEMOLITION:
1. THE RESPONSIBILITY FOR NECESSARY SHORING OR BRACING OF THE EXISTING STRUCTURE DURING DEMOLITION PROCEDURES SHALL BEAR ON THE CONTRACTOR.
2. DEVIATIONS FROM EXISTING CONDITIONS AS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE RESOLVED WITH THE ENGINEER PRIOR TO PROCEEDING WITH DEMOLITION WORK.
3. RESPONSIBILITY FOR COORDINATION OF DEMOLITION WORK WITH THE BUILDING OFFICIAL AND OTHER GOVERNING AUTHORITIES SHALL BEAR ON THE CONTRACTOR. EXITS SHALL BE MAINTAINED AS REQUIRED FOR SAFE LEGAL OPERATION OF THE FACILITY.
4. ELEMENTS THAT WILL NOT BE DEMOLISHED SHALL BE PROTECTED FROM DAMAGE.
5. SAWCUT LINES SHALL BE TRUE AND NEAT, CORNERS SHALL NOT BE OVER CUT.
6. THESE STRUCTURAL DRAWINGS DO NOT INDICATE THE PHASING OF DEMOLITION. THE RESPONSIBILITY FOR THE SCHEDULING AND COORDINATION OF THE WORK SHALL BEAR ON THE CONTRACTOR. WORK SHALL BE COORDINATED TO LEAST IMPACT THE OPERATION OF THE EXISTING FACILITY.

STATEMENT OF CONTRACTOR RESPONSIBILITY:
EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND- OR SEISMIC-FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OR AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION

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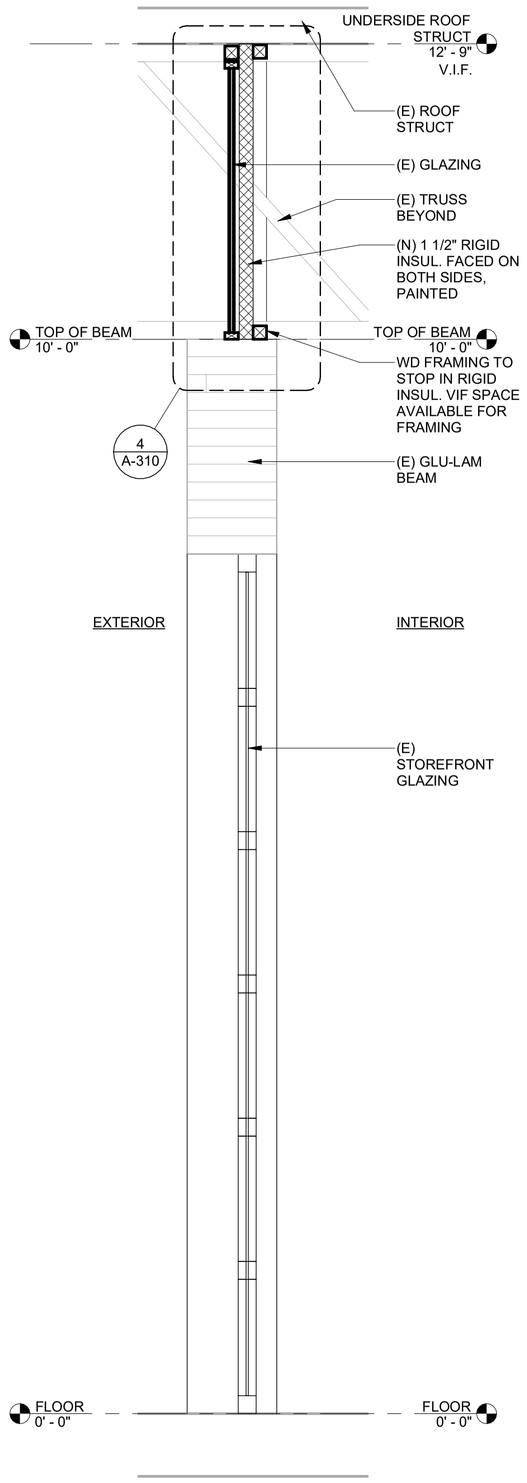
LICENSED ARCHITECT
KATHERINE I. LORD
No. C 14478
EXP. 02/27
STATE OF CALIFORNIA

Issue Schedule

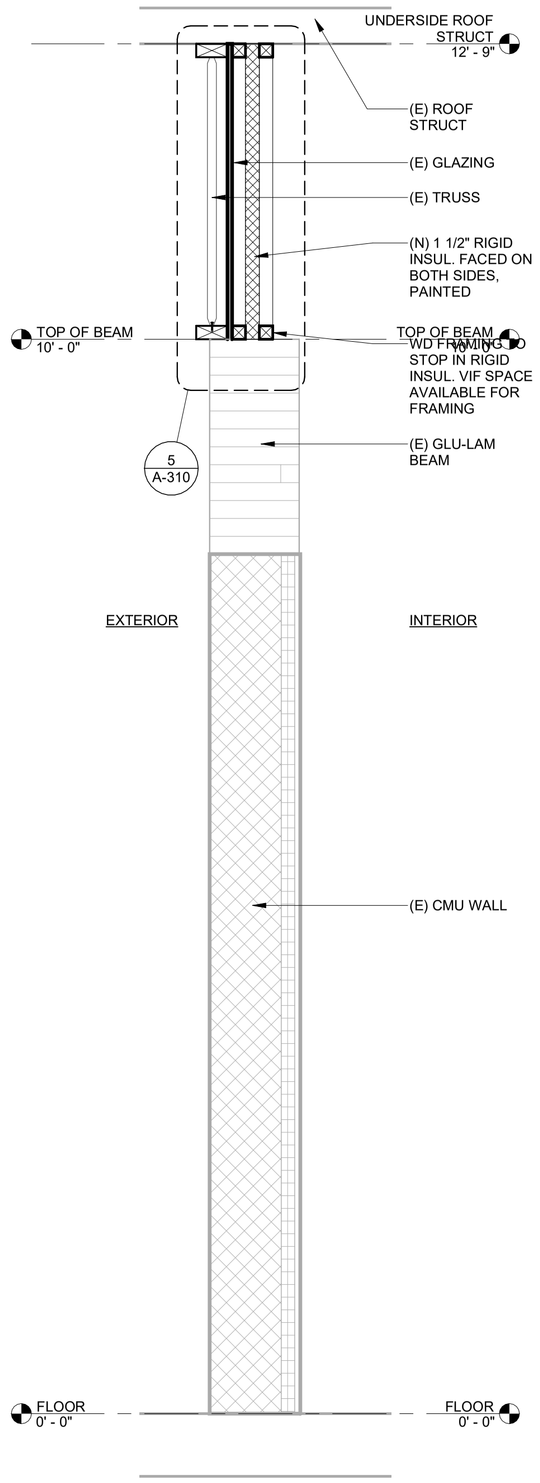
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	BID SET	09/29/26

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Project Architect: KATHERINE LORD
Project Number: 1905-124

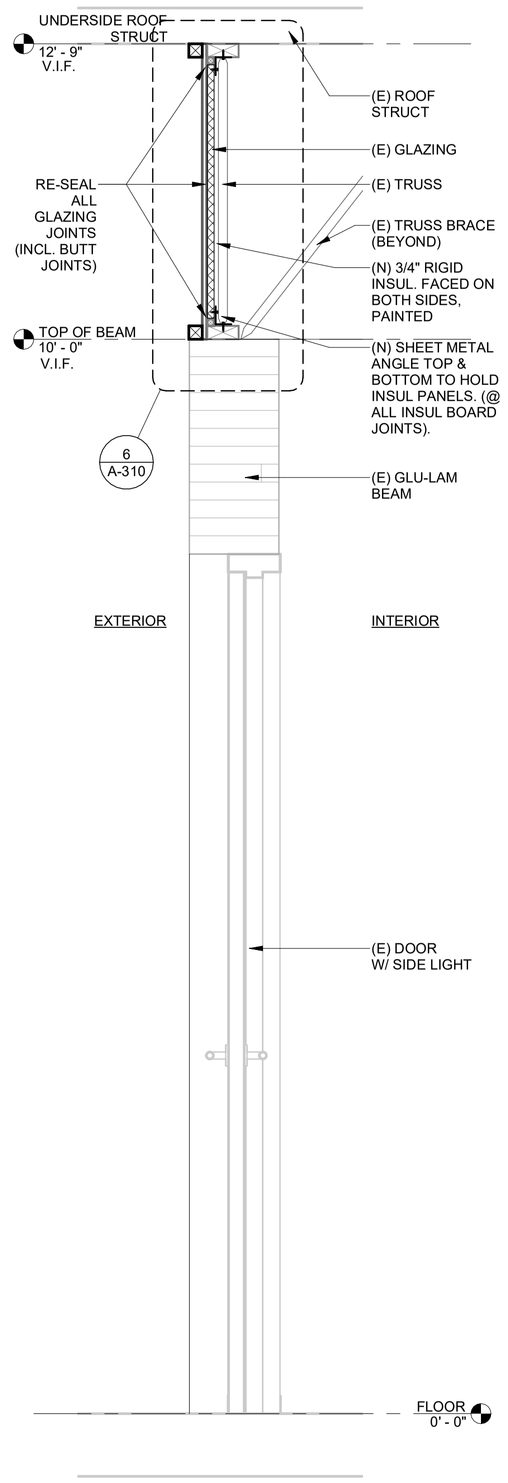
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A-302



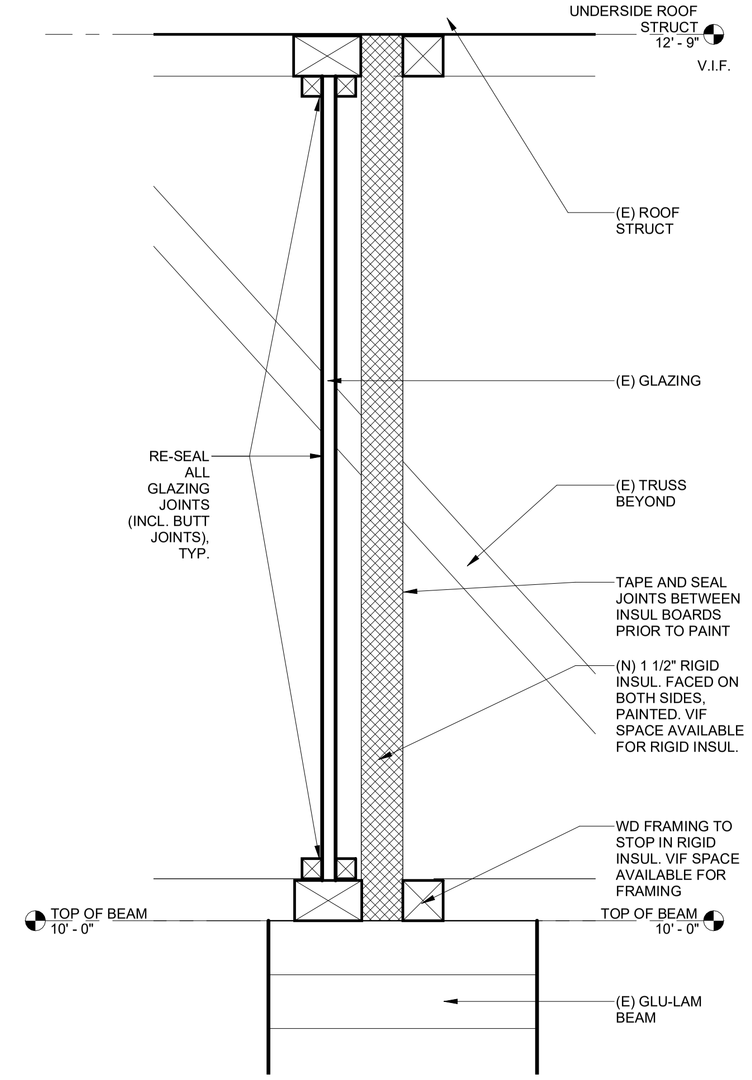
1 EXT GLASS WALL @ CLERESTORY SECT
1" = 1'-0"



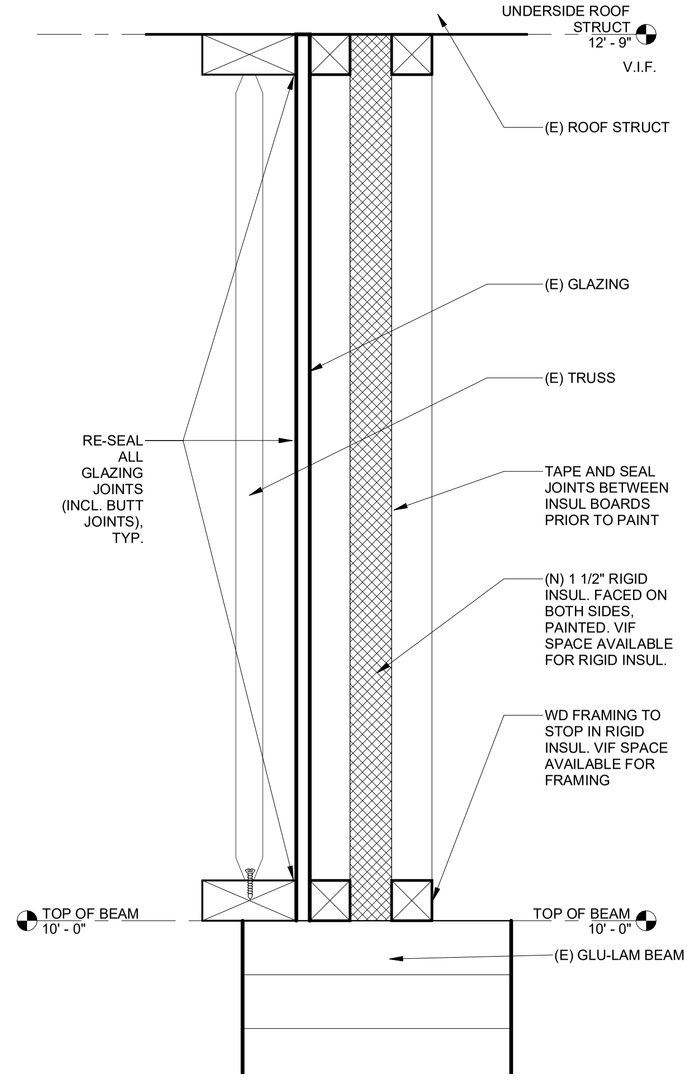
2 EXT WALL @ CLERESTORY SECT
1" = 1'-0"



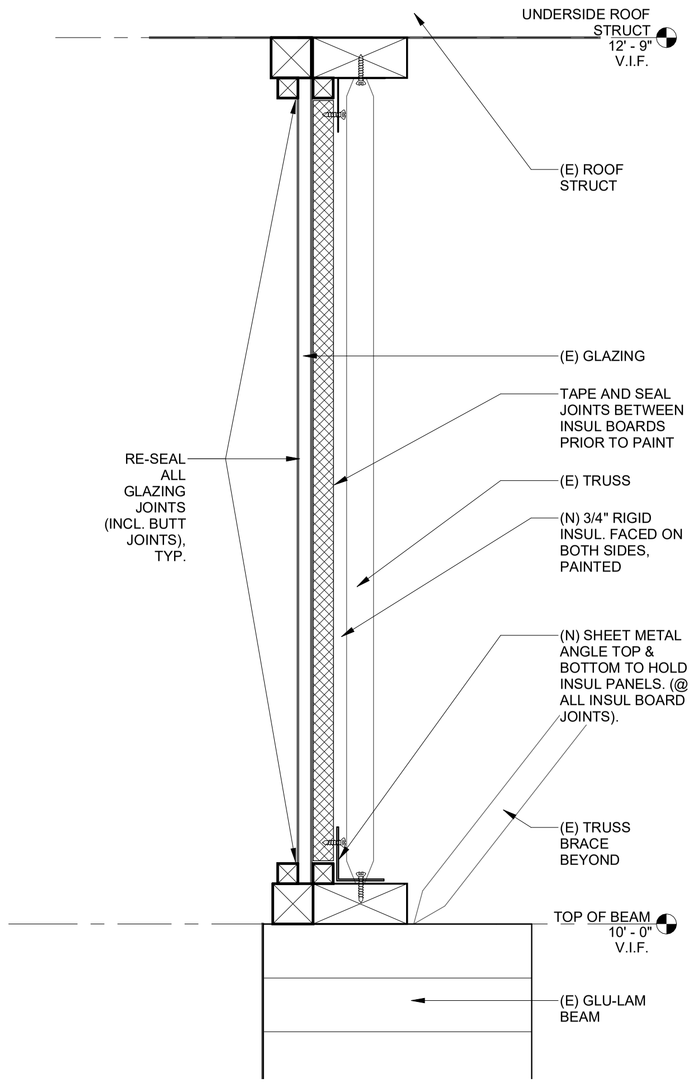
3 EXT WALL @ ENTRY DR CLERESTORY SECT
1" = 1'-0"



4 EXT CLEARSTORY ABV STOREFRONT DETAIL
3" = 1'-0"



5 EXT WALL CLERESTORY DETAIL
3" = 1'-0"



6 EXT CLEARSTORY ABV ENTRY DR DETAIL
3" = 1'-0"

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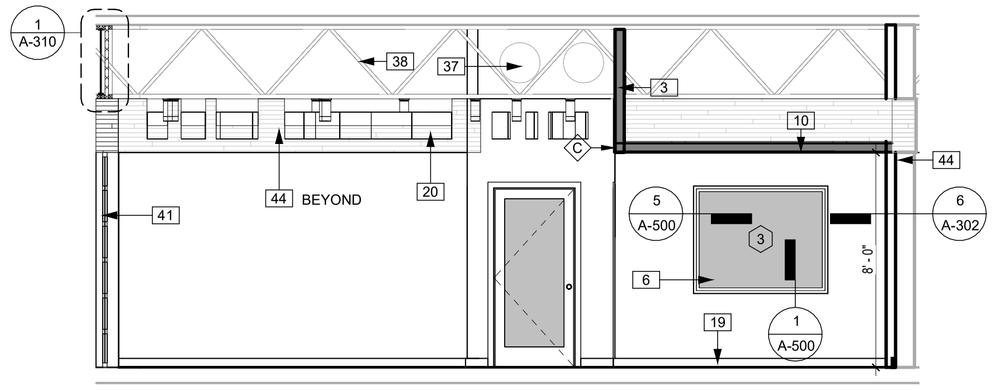
Issue Schedule

No.	Description	Date
	BID SET	09/29/26

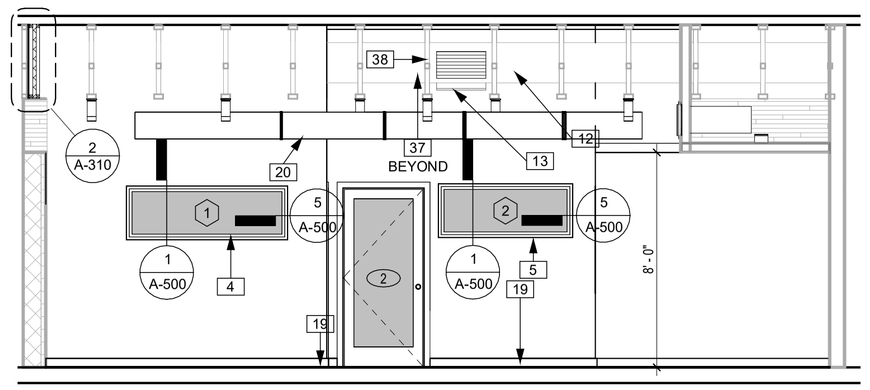
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Project Architect: KATHERINE LORD
Project Number: 1905-124

Sheet Number:
A-310

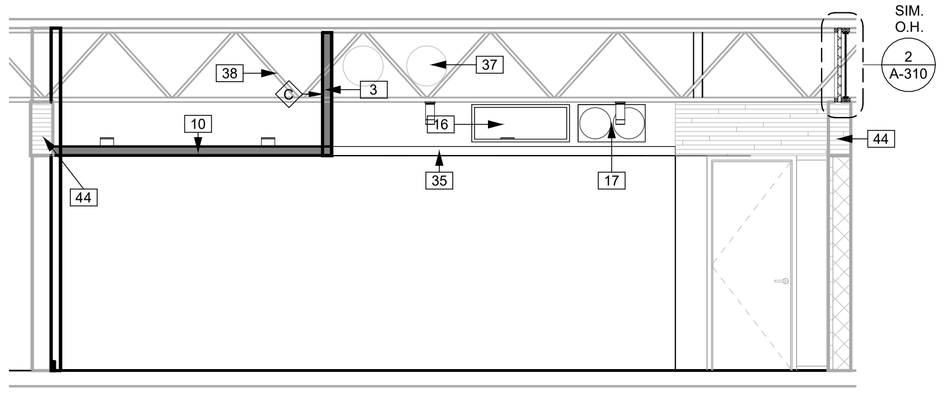
Exhibit A



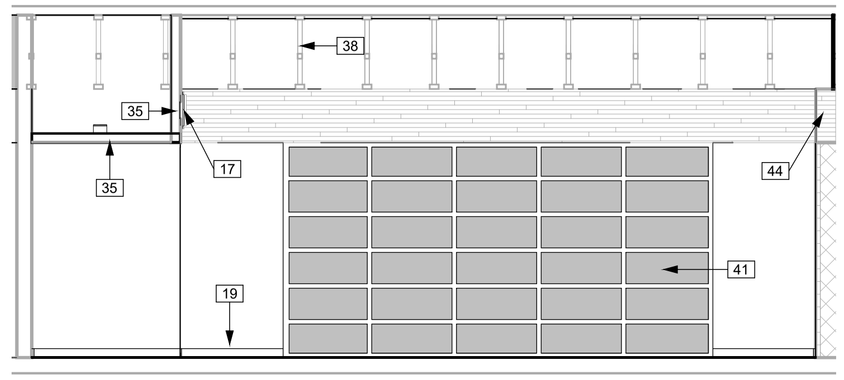
1 WELLNESS CENTER NORTH INT ELEV
1/4" = 1'-0"



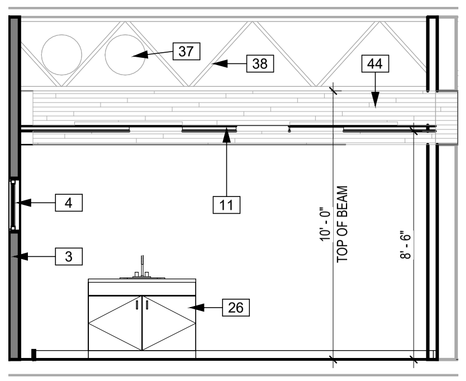
2 WELLNESS CENTER EAST INT ELEV
1/4" = 1'-0"



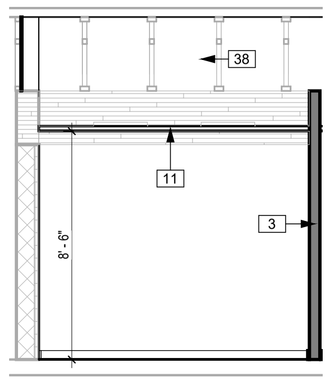
3 WELLNESS CENTER SOUTH INT ELEV
1/4" = 1'-0"



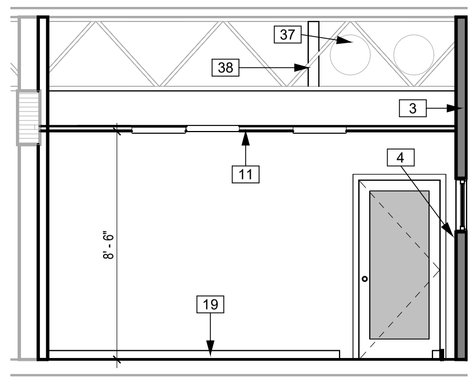
4 WELLNESS CENTER WEST INT ELEV
1/4" = 1'-0"



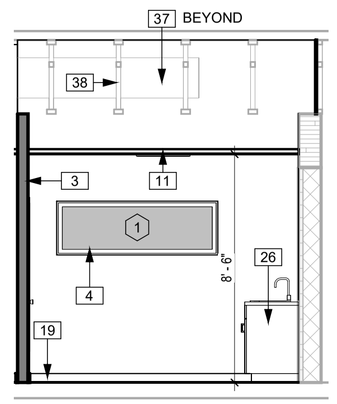
5 OFFICE #1 NORTH INT ELEV
1/4" = 1'-0"



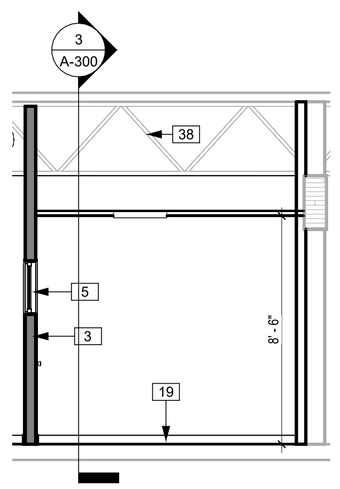
6 OFFICE #1 EAST INT ELEV
1/4" = 1'-0"



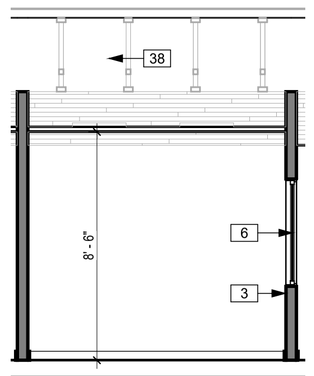
7 OFFICE #1 SOUTH INT ELEV
1/4" = 1'-0"



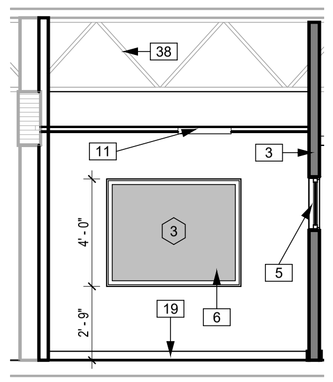
8 OFFICE #1 WEST INT ELEV
1/4" = 1'-0"



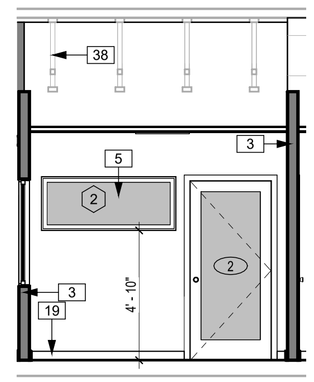
9 OFFICE #2 NORTH INT ELEV
1/4" = 1'-0"



10 OFFICE #2 EAST INT ELEV
1/4" = 1'-0"



11 OFFICE #2 SOUTH INT ELEV
1/4" = 1'-0"



12 OFFICE #2 WEST INT ELEV
1/4" = 1'-0"

NEW CONSTRUCTION KEYNOTES

#	DESCRIPTION
3	NEW 2X4 INTERIOR WALL WITH 5/8" GYPSUM BOARD FINISH. FULL HEIGHT WITH SOUND ATTENUATION BATT INSULATION, UP TO ROOF STRUCT, PAINTED TO MATCH EXISTING
4	NEW 24" X 72" INTERIOR STOREFRONT WINDOW
5	NEW 24" X 60" INTERIOR STOREFRONT WINDOW
6	NEW 48" X 60" INTERIOR "E" STOREFRONT WINDOW
10	NEW GYPSUM BOARD SOFFIT/ CEILING @ 8'-0" TO MATCH EXISTING, PAINTED WHITE
11	NEW LAY IN ACOUSTICAL TILE & GRID CEILING @ 8'-6" TO MATCH EXISTING
12	NEW HVAC RETURN
13	NEW HVAC SUPPLY
16	RELOCATED HVAC RETURN PER MECH.
17	RELOCATED CLASSROOM CLOCK AND P.A. SPEAKER
19	NEW RUBBER BASEBOARD
20	NEW ACOUSTICAL CEILING ELEMENT (FELT), ADDITIVE BID ALT.
26	NEW SINK AND CABINET
35	EXISTING CEILING/ SOFFIT TO REMAIN, PROTECT IN PLACE, TO BE PAINTED WHITE
37	EXISTING DUCTWORK. VIF.
38	EXISTING TRUSSES. VIF.
41	EXISTING STOREFRONT GLAZING TO REMAIN
44	EXISTING GLB TO REMAIN

WALL
NOTE: PROVIDE NOISE PROOFING SEALANT AND COMPOUND AT ACOUSTICAL WALL, USE CERTAINTEED "SILENTFX SEALANT" OR EQ.

GB1 5/8" GYPSUM BOARD
TYPE X, PAINTED

GB2 5/8" ACOUSTIC GYPSUM BOARD
MFR: CERTAINTEED "SILENTFX QUICKCUT"

GB3 1/2" PERFORATED GYPSUM BOARD (4x8)
WITH NON-WOVEN FABRIC BACKING
3MM PERFORATION, OPEN RATE: 7.1% - 9.8%
MFR: GYPSORB "STRATUM MICRO SQUARE" OR EQ.
NON-WOVEN FABRIC COLOR: GRAY
FINISH: PAINTED PER PT2

TW1 TACKABLE WALL PANEL
MFR: KOROSEAL "WALLTACKER"
STYLE: TAC-WALL
COLOR: SANDLEWOOD 87

PAINT
PT1 FIELD PAINT
MFR: DUNN EDWARDS OR EQ.
COLOR: MATCH SW 9165 GOSSAMER VEIL
FINISH: MATCH EXISTING

PT2 ACCENT PAINT
MFR: BENJAMIN MOORE OR EQ.
COLOR: HC-87 ASHLEY GRAY
FINISH: MATCH EXISTING

PT3 ACCENT PAINT (GLUE-LAM)
MFR: DUNN EDWARDS OR EQ.
COLOR: BROWN TO MATCH EXISTING
FINISH: MATCH EXISTING

PT4 ACCENT PAINT (EXPOSED DUCTWORK)
MFR: DUNN EDWARDS OR EQ.
COLOR: GREEN TO MATCH EXISTING
FINISH: MATCH EXISTING

CEILING
CL1 ACOUSTICAL CEILING TILE & GRID
MFR: ARMSTRONG WORLD INDUSTRIES OR EQ.
COLOR: MATCH EXISTING
FINISH: MATCH EXISTING

INTERIOR WINDOW
SW1 ALUMINUM STOREFRONT
MFR: KAWNEER "TRIFAB VERSAGLASE 450" OR EQ.
2" SIGHTLINE WITH 4 1/2" FRAME DEPTH
COLOR: PERMAFLUOR SANDSTONE-UC109856

GLAZING
GL1 CLEAR TEMPERED GLAZING WITH ELECTRIFIED PRIVACY FILM
1/4" (6MM) SINGLE-PANE GLASS WITH PRIVACY FILM
MFR: INNOVATIVE GLASS "LC PRIVACY FILM"

GL2 CLEAR TEMPERED GLAZING
1/4" (6MM) SINGLE-PANE GLASS

DOOR & FRAME
D1 WOOD DOOR WITH FULL TEMPERED GLAZING
FINISH: BIRCH WITH CLEAR COAT
FRAME: KD / HOLLOW METAL, PAINTED PER PT2

HARDWARE SET #1:

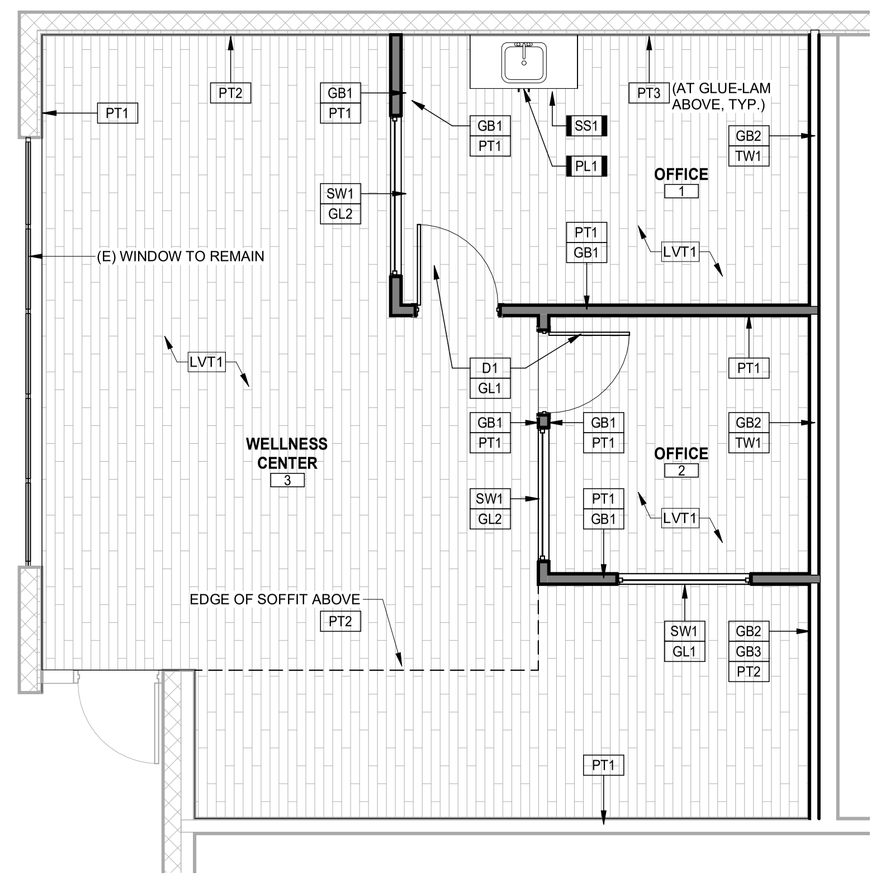
QTY:	DESCRIPTION:	CATALOG #:	FINISH:	MFR:
3 EA	HINGE	5BB1HW 4.5"x4.5"	640	IVE
1 EA	OFFICE LOCK	L9050T 17A L583-363	613	SCH
1 EA	IC CORE	MATCH DISTRICT	606	SCH
1 EA	WALL STOP	WS406 / 407-CCV	613	IVE
1 EA	DOOR SWEEP	G103 KERF	DBZ	PEM

CASEWORK
PL1 PLASTIC LAMINATE
MFR: LAMIN-ART "#3020-T"
COLOR: GOLDEN SATINWOOD
FINISH: TEXTURED

SS1 SOLID SURFACE COUNTERTOP
MFR: SMDS QUARTZ OR EQ.
COLOR: PEBBLE GREEN 267

FLOOR
LVT1 LUXURY VINYL PLANK
MFR: SHAW CONTRACT "UNCOMMON GROUND 4 #0187V"
COLOR: BAMBOO NATURAL #02701

RB1 RUBBER FLOOR BASE
MFR: MANNINGTON EDGE EFFECT
TYPE: TP
COLOR: BLACK BROWN
STYLE: 4" ETCHED "4ETL"



13 FINISH PLAN
1/4" = 1'-0"

NORTH

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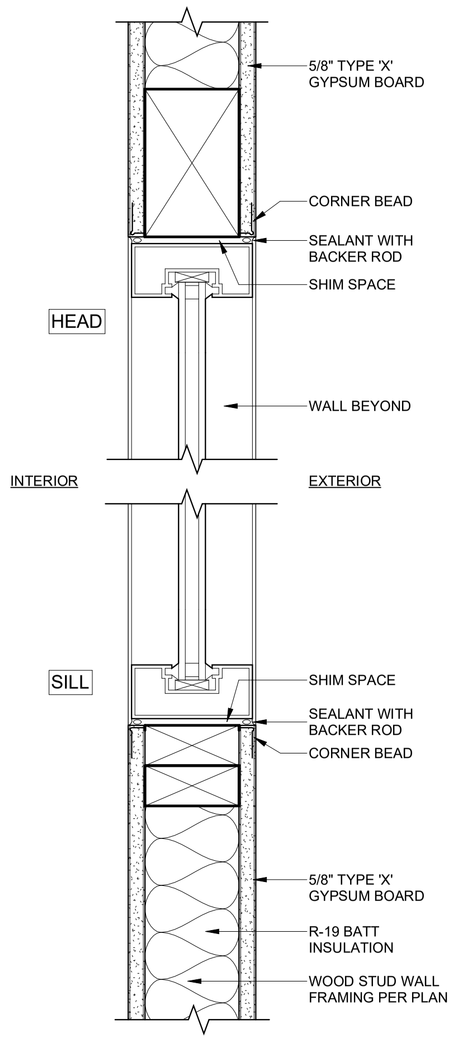
Issue Schedule

No.	Description	Date
	BID SET	09/29/26

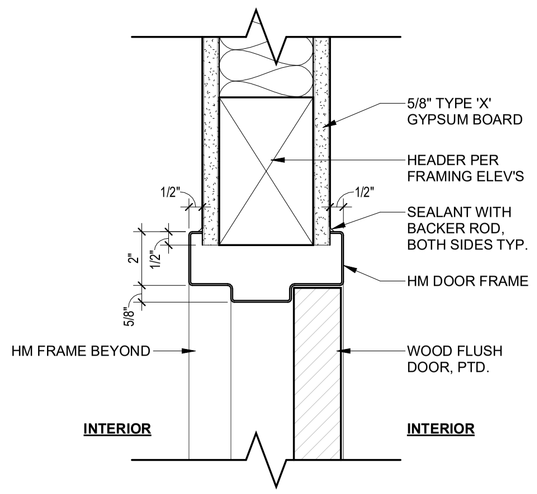
Sheet Title: INTERIOR ELEVATIONS
Project Architect: KATHERINE LORD
Project Number: 1905-124

Sheet Number:
A-400

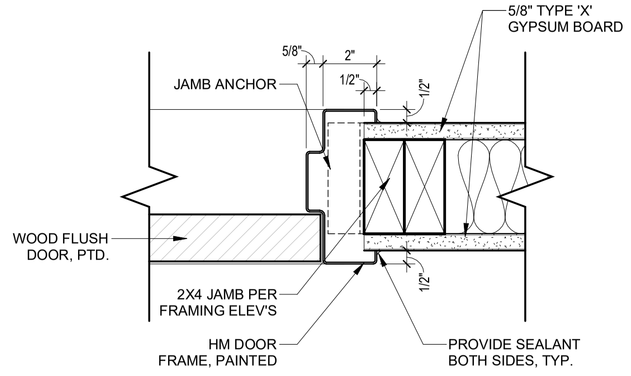
Exhibit A



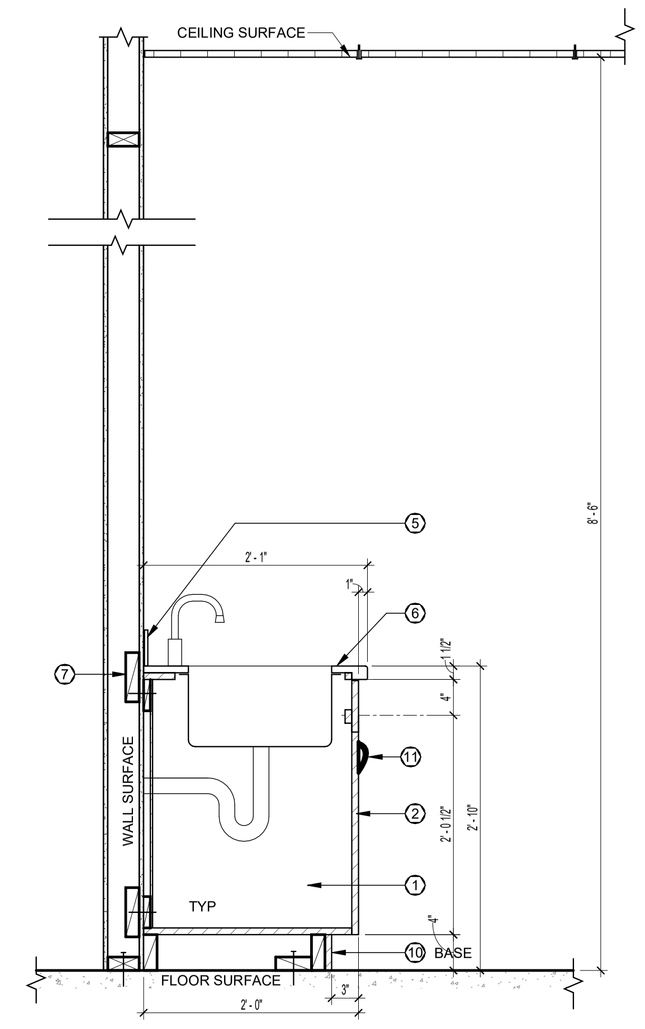
1 WINDOW - INTERIOR HEAD & SILL DETAIL
3" = 1'-0"



2 HM DOOR FRAME HEAD - INTERIOR
3" = 1'-0"



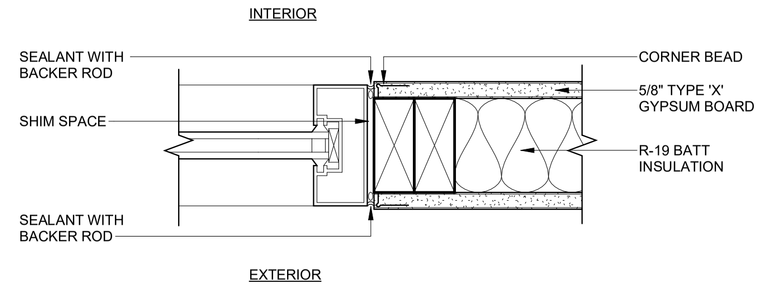
9 HM DOOR FRAME JAMB - INTERIOR
3" = 1'-0"



4 CABINET SECTION - SINK
1" = 1'-0"

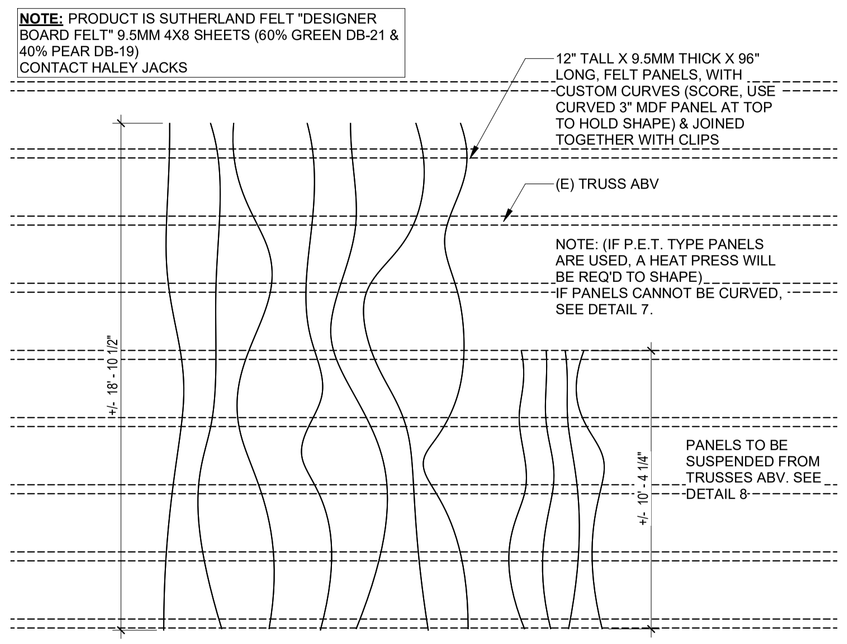
CASEWORK MATERIAL LEGEND

1. WHITE MELAMINE OVER 3/4" HIGH DENSITY PARICLE BD AT INTERIOR SHELVES AND SURFACES, TYP.
2. PLASTIC LAMINATE ON 3/4" HIGH DENSITY PARTICLE BOARD.
3. ADJUSTABLE SHELVES ON METAL CLIPS.
4. UNDER CABINET LIGHT FIXTURE PER ELEC., TYP.
5. BACKSPLASH
6. 3/4" THICK QUARTZ COUNTER TOP W/ EASED EDGES OVER 3/4" PLYWOOD
7. PROVIDE SOLID BLOCKING, TYP.
8. FIXED SHELF
9. WALL BASE
10. 4" HIGH TOE KICK TO MATCH BASE CABINET
11. BOW PULL FOR DOOR/DRAWER. HAFELE CRESCENT, MATTED NICKEL, 153 MM
12. KNEE SPACE
13. WOOD VENEER OVER 3/4" PLYWOOD
14. 6" HIGH INTEGRAL EPOXY



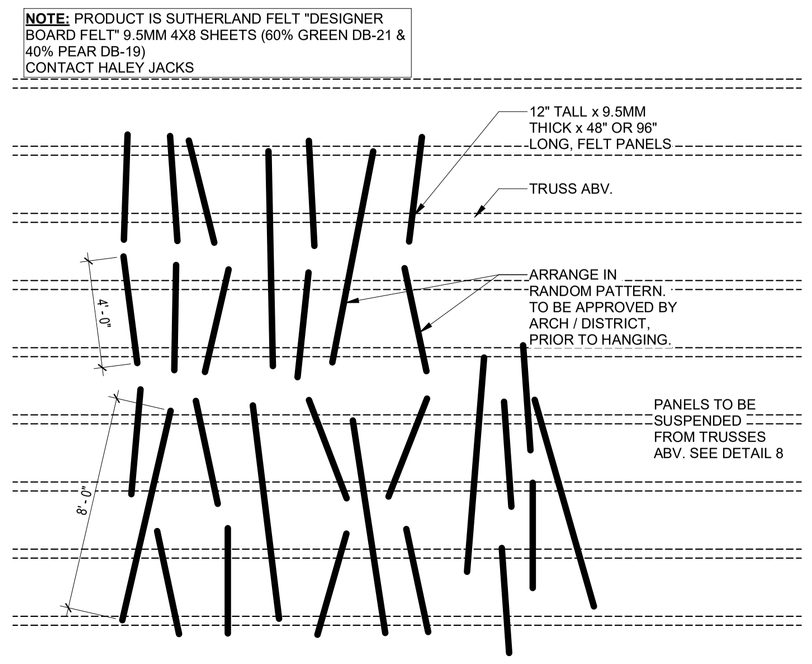
5 WINDOW - INTERIOR JAMB DETAIL
3" = 1'-0"

NOTE: PRODUCT IS SUTHERLAND FELT "DESIGNER BOARD FELT" 9.5MM 4X8 SHEETS (60% GREEN DB-21 & 40% PEAR DB-19)
CONTACT HALEY JACKS

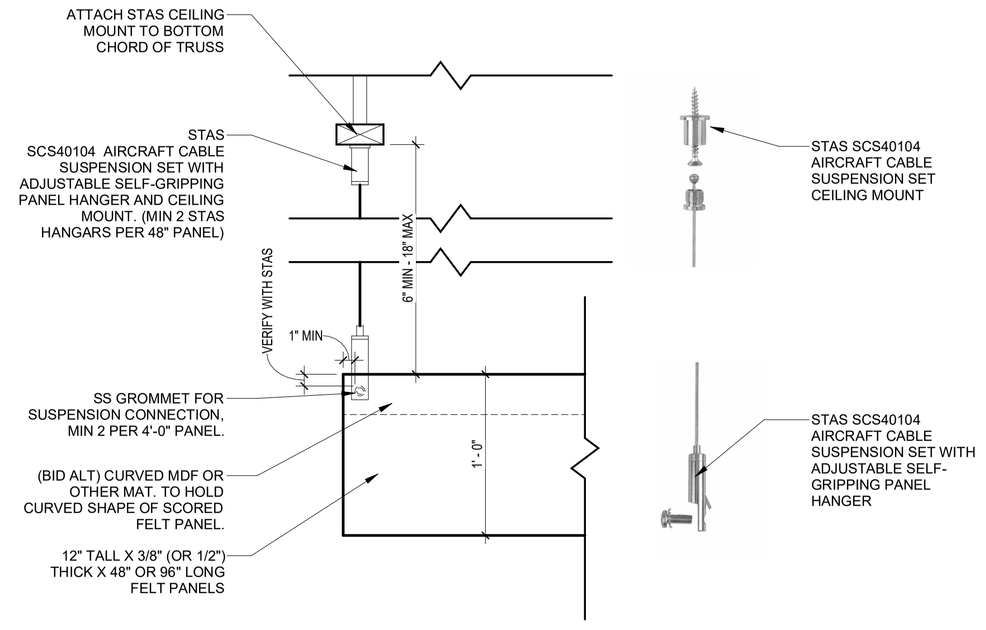


6 REFLECTED CEILING PLAN CURVED PANELS ONLY
1/4" = 1'-0"
ADDITIVE BID ALTERNATE

NOTE: PRODUCT IS SUTHERLAND FELT "DESIGNER BOARD FELT" 9.5MM 4X8 SHEETS (60% GREEN DB-21 & 40% PEAR DB-19)
CONTACT HALEY JACKS



7 REFLECTED CEILING PLAN ALT. STRAIGHT PANELS ONLY
1/4" = 1'-0"
ADDITIVE BID ALTERNATE



8 SUSPENDED FELT PANEL
1 1/2" = 1'-0"
ADDITIVE BID ALTERNATE

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No. C 14478
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Issue Schedule

No.	Description	Date
	BID SET	09/29/26

Sheet Title: WINDOW, DOOR, & CABINET, & OTHER DETAILS

Project Architect: KATHERINE LORD

Project Number: 1905-124

Sheet Number: A-500

Exhibit A

1. CEILING SYSTEM GENERAL NOTES

1.01 CEILING SYSTEM COMPONENTS SHALL COMPLY WITH ASTM C635 AND SECTION 5.1 OF ASTM E580.

1.02 THE CEILING GRID SYSTEM SHALL BE RATED HEAVY DUTY AS DEFINED BY ASTM C635.

1.03 CEILING SYSTEMS. THE FOLLOWING CEILING SYSTEM(S) IS/ARE PART OF THE SCOPE OF THIS PROJECT:
MANUFACTURER: [ARMSTRONG WORLD INDUSTRIES]
PRODUCT NAME: [ULTIMA HEALTH ZONE #1938]
EVALUATION REPORT NUMBER: [ICC-ES REPORT, ESR-1308]
MAIN RUNNER PART, MODEL, OR CATALOG NUMBER: [XL7549, XL7520]
CROSS RUNNER PART, MODEL, OR CATALOG NUMBER: [7501]

1.04 SEISMIC WALL CLIP:
MANUFACTURER'S MODEL: [BERC-2]

1.05 CEILING PANELS SHALL NOT SUPPORT ANY LUMINAIRES, AIR TERMINALS, OR DEVICES.

1.06 FOR ACOUSTICAL TILE PANELS OF ANY MATERIAL OTHER THAN MINERAL OR GLASS FIBER, A ¾" CLEARANCE SHALL BE PROVIDED BETWEEN THE PANEL AND THE WALL ON THE SIDES OF THE CEILING FREE TO SLIP. CLEARANCE BETWEEN CEILING GRID RUNNERS AND WALLS SHALL COMPLY WITH THE DETAILS ON THESE DRAWINGS REGARDLESS OF CEILING TILE MATERIAL.

2. MATERIALS

2.01 CEILING WIRE SHALL BE CLASS 1 ZINC COATED (GALVANIZED) CARBON STEEL CONFORMING TO ASTM A641. WIRE SHALL BE #12 GAUGE (0.106" DIAMETER) WITH SOFT TEMPER AND MINIMUM ULTIMATE TENSILE STRENGTH = 70 KSI.

2.02 GALVANIZED SHEET STEEL (INCLUDING THAT USED FOR METAL STUD COMPRESSION STRUTS) SHALL CONFORM TO ASTM A653, OR OTHER EQUIVALENT SHEET STEEL LISTED IN SECTION A3.1 OF THE NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, (AISI S100). MATERIAL 43 MIL (18 GAUGE) THICK AND LIGHTER SHALL HAVE MINIMUM YIELD STRENGTH OF 33 KSI. MATERIAL 54 MIL (16 GAUGE) THICK AND HEAVIER SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI.

2.03 ELECTRICAL METALLIC TUBE (EMT) SHALL CONFORM TO ANSI C80.3/UL 797 CARBON STEEL WITH G90 GALVANIZING. EMT SHALL HAVE MINIMUM YIELD STRENGTH OF 30 KSI AND MINIMUM ULTIMATE STRENGTH OF 48 KSI.

3. ATTACHMENT OF HANGER AND BRACING WIRES

3.01 ALL CEILING HANGER AND BRACING WIRES SHALL BE SEPARATED AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC.

3.02 HANGER AND BRACING WIRES SHALL NOT ATTACH TO OR BEND AROUND OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO PIPING, DUCTWORK, CONDUIT, AND EQUIPMENT.

3.03 HANGER WIRES THAT ARE MORE THAN ONE (HORIZONTAL) IN SIX (VERTICAL) OUT OF PLUMB SHALL HAVE COUNTER-SLOPING WIRES.

3.04 SLACK SAFETY WIRES SHALL BE CONSIDERED HANGER WIRES FOR INSTALLATION AND TESTING REQUIREMENTS.

3.05 HANGER AND BRACING WIRE ANCHORAGE TO THE STRUCTURE SHALL BE INSTALLED SUCH THAT THE DIRECTION OF THE ANCHORAGE ALIGNS WITH THE DIRECTION OF THE WIRE. BRACING WIRE CEILING CLIPS SHALL BE BENT AS SHOWN IN THE DETAILS AND ROTATED AS REQUIRED TO ALIGN WITH THE DIRECTION OF THE WIRE. SCREWS IN WOOD SHALL BE INSTALLED TO ALIGN WITH THE DIRECTION OF THE WIRE.

4. FASTENERS AND WELDING

4.01 SHEET METAL SCREWS SHALL COMPLY WITH ASTM C1513 AND ASME B18.6.3. PENETRATION OF SCREWS THROUGH JOINED MATERIAL SHALL NOT BE LESS THAN THREE EXPOSED THREADS.

4.02 EXPANSION ANCHORS SHALL BE: [DP TO SPECIFY MANUFACTURER, PRODUCT, EVALUATION REPORT NUMBER, AND TEST LOAD FOR EACH SIZE SPECIFIED PER CBC 1910A.5.4.]

4.03 POWER-ACTUATED FASTENERS SHALL BE: [DP TO SPECIFY MANUFACTURER, PRODUCT, EVALUATION REPORT NUMBER.]

4.04 IF NOT OTHERWISE SPECIFIED IN THE EVALUATION REPORT, POWER-ACTUATED FASTENERS INSTALLED IN STEEL SHALL BE INSTALLED SO THE ENTIRE POINTED END OF THE FASTENER IS DRIVEN THROUGH THE STEEL MEMBER.

4.05 POWER-ACTUATED FASTENERS IN CONCRETE OR MASONRY ARE NOT PERMITTED FOR BRACING WIRES.

4.06 CONCRETE REINFORCEMENT AND PRESTRESSING TENDONS SHALL BE LOCATED BY NON-DESTRUCTIVE MEANS PRIOR TO INSTALLING POST-INSTALLED ANCHORS.

4.07 WELDING SHALL BE IN ACCORDANCE WITH AWS D1.3 USING E60XX SERIES ELECTRODES.

5. TESTING

5.01 ALL FIELD TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE PROJECT INSPECTOR.

5.02 POST-INSTALLED ANCHORS IN CONCRETE USED TO SUPPORT HANGER WIRES SHALL BE TESTED AT A FREQUENCY OF 10 PERCENT. POWER-ACTUATED FASTENERS IN CONCRETE SHALL BE FIELD TESTED FOR 200 POUNDS IN TENSION. ALL OTHER POST-INSTALLED ANCHORS IN CONCRETE SHALL BE TESTED IN ACCORDANCE WITH CBC SECTION 1910A.5.

5.03 POST-INSTALLED ANCHORS IN CONCRETE USED TO ATTACH BRACING WIRES SHALL BE TESTED AT A FREQUENCY OF 50 PERCENT AND IN ACCORDANCE WITH CBC SECTION 1910A.5.

6. LUMINAIRES

6.01 ALL LUMINAIRES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION SYSTEMS BY MECHANICAL MEANS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE LUMINAIRE. A MINIMUM OF TWO SCREWS OR APPROVED FASTENERS ARE REQUIRED AT EACH LUMINAIRE PER ASTM E580 SECTION 5.3.1.

6.02 SURFACE-MOUNTED LUMINAIRES SHALL BE ATTACHED TO THE MAIN RUNNER WITH AT LEAST TWO POSITIVE CLAMPING DEVICES. THE CLAMPING DEVICE SHALL COMPLETELY SURROUND THE SUPPORTING CEILING RUNNER AND BE MADE OF STEEL WITH A MINIMUM THICKNESS OF #14 GAUGE. ROTATIONAL SPRING CATCHES ARE NOT PERMITTED. A #12 GAUGE SLACK SAFETY WIRE SHALL BE CONNECTED FROM EACH CLAMPING DEVICE TO THE STRUCTURE ABOVE. ADDITIONAL SUPPORTS SHALL BE PROVIDED WHEN A LUMINAIRE IS 8 FEET OR LONGER OR EXCEEDS 56 POUNDS. MAXIMUM SPACING BETWEEN SUPPORTS SHALL NOT EXCEED 8 FEET.

6.03 LUMINAIRES WEIGHING LESS THAN OR EQUAL TO 10 POUNDS SUPPORTED DIRECTLY ON THE CEILING RUNNERS SHALL HAVE A MINIMUM OF ONE #12 GAUGE SLACK SAFETY WIRE CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE.

6.04 LUMINAIRES WEIGHING GREATER THAN 10 POUNDS BUT LESS THAN OR EQUAL TO 56 POUNDS SUPPORTED DIRECTLY ON THE CEILING RUNNERS SHALL HAVE A MINIMUM OF TWO #12 GAUGE SLACK SAFETY WIRES CONNECTED FROM THE FIXTURE HOUSING AT DIAGONAL CORNERS TO THE STRUCTURE ABOVE.
EXCEPTION: ALL LUMINAIRES GREATER THAN TWO BY FOUR FEET WEIGHING LESS THAN 56 POUNDS SHALL HAVE A #12 GAUGE SLACK SAFETY WIRE AT EACH CORNER.

6.05 ALL LUMINAIRES WEIGHING GREATER THAN 56 POUNDS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE ABOVE. SEE SUPPORT DETAILS ON THESE DRAWINGS FOR MORE INFORMATION.

7. SERVICES WITHIN THE CEILING

7.01 ALL FLEXIBLE SPRINKLER HOSE FITTING MOUNTING BRACKETS, CEILING-MOUNTED AIR TERMINALS, OR OTHER SERVICES SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION SYSTEMS BY MECHANICAL MEANS. SCREWS OR OTHER FASTENERS SPECIFIED ON THE DRAWINGS ARE REQUIRED. A MINIMUM OF TWO ATTACHMENTS ARE REQUIRED AT EACH COMPONENT.

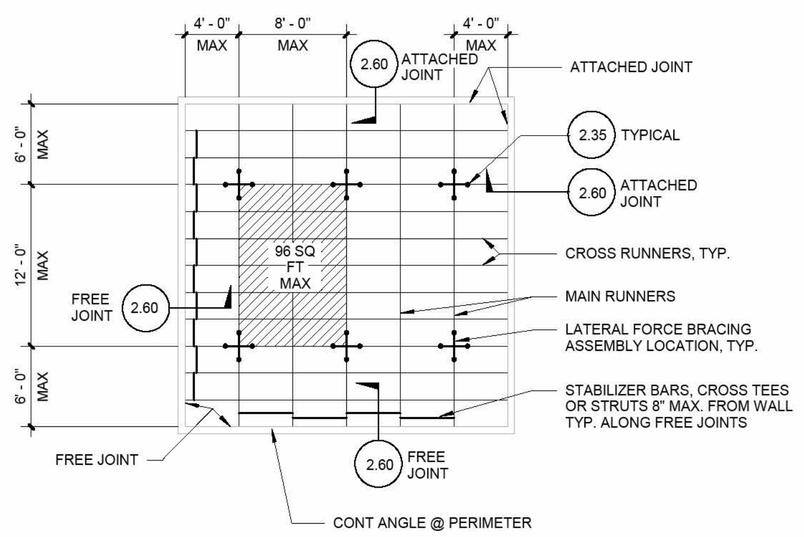
7.02 CEILING-MOUNTED SERVICES WEIGHING LESS THAN OR EQUAL TO 20 POUNDS SHALL HAVE ONE #12 GAUGE SLACK SAFETY WIRE ATTACHED FROM THE TERMINAL OR SERVICE TO THE STRUCTURE ABOVE.

7.03 CEILING-MOUNTED SERVICES WEIGHING MORE THAN 20 POUNDS BUT LESS THAN OR EQUAL TO 56 POUNDS SHALL HAVE TWO #12 GAUGE SLACK SAFETY WIRES (AT DIAGONAL CORNERS) CONNECTED FROM THE TERMINAL OR SERVICE TO THE STRUCTURE ABOVE.

7.04 CEILING-MOUNTED SERVICES WEIGHING MORE THAN 56 POUNDS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE ABOVE. SEE SUPPORT DETAILS ON THESE DRAWINGS FOR MORE INFORMATION.

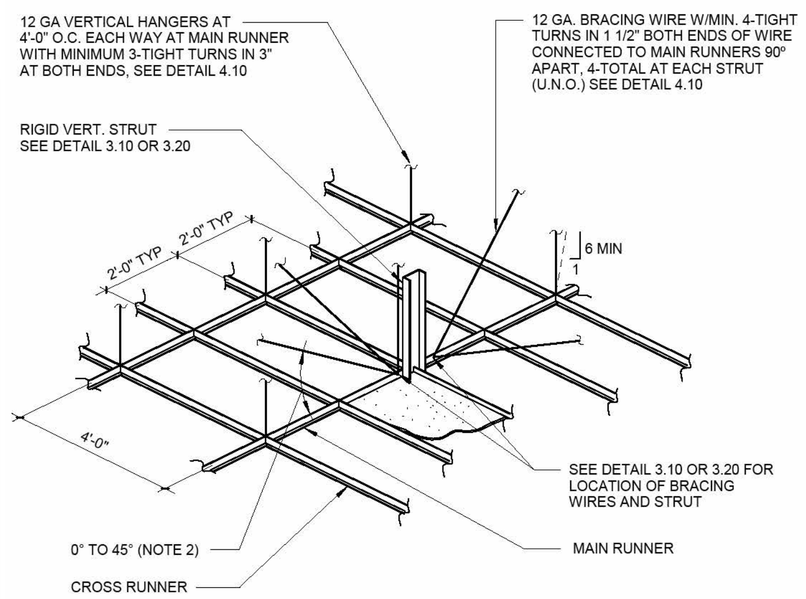
8. OTHER DEVICES WITHIN THE CEILING

8.01 ALL LIGHTWEIGHT MISCELLANEOUS DEVICES, SUCH AS STROBE LIGHTS, OCCUPANCY SENSORS, SPEAKERS, EXIT SIGNS, ETC., SHALL BE ATTACHED TO THE CEILING GRID. DEVICES WEIGHING MORE THAN 10 POUNDS SHALL HAVE A #12 GAUGE SLACK SAFETY WIRE ANCHORED TO THE STRUCTURE ABOVE. DEVICES WEIGHING MORE THAN 20 POUNDS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE ABOVE.



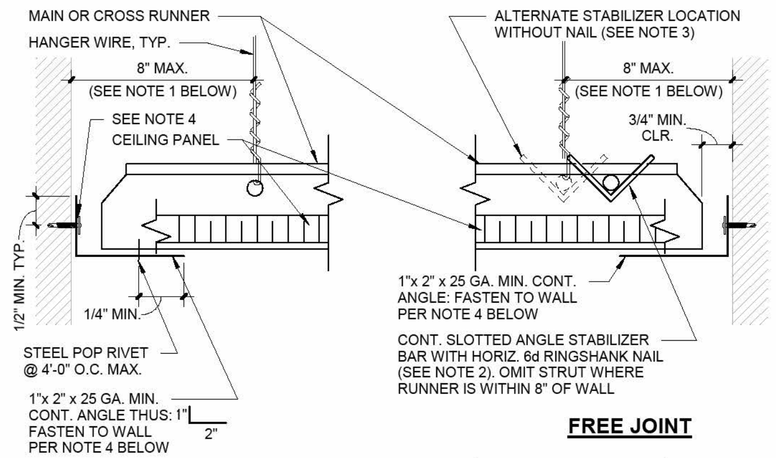
NOTE:
BRACING WIRES AND COMP. STRUT SHALL OCCUR AT EVERY 96 SQ. FT. MAX. IN ROOMS OVER 144 SQ. FT.

Detail Title :	REV: 09/21/2015	Detail No.
TYP. CEILING PLAN FOR 8'-0"x12'-0" BRACE ASSEMBLY SPACING	REV: 03/2022	2.11



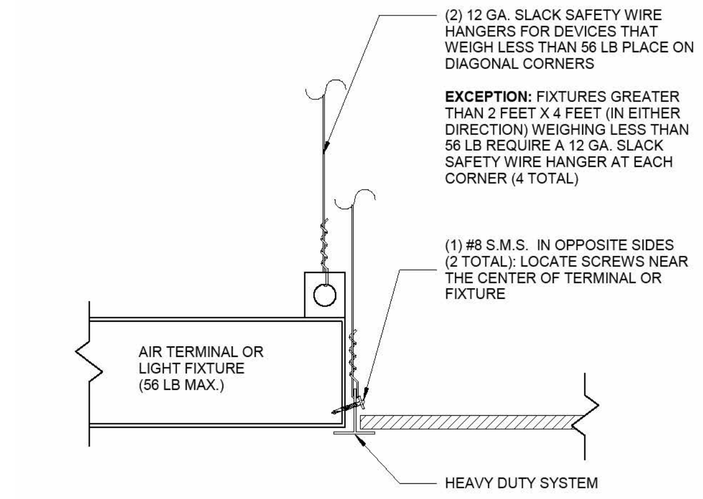
NOTES:
1. STRUTS SHALL NOT REPLACE HANGER WIRES.
2. THE MINIMUM ACCEPTABLE ANGLE IS DETERMINED SUCH THAT THE WIRES DO NOT INTERFERE WITH THE RUNNERS, LIGHT FIXTURES, ETC. AND REMAIN STRAIGHT AND UNOBSTRUCTED.

Detail Title :	REV: 09/21/2015	Detail No.
SUSPENSION AND LATERAL BRACING ASSEMBLY	REV: 03/10/2017	2.35
	REV: 03/2022	

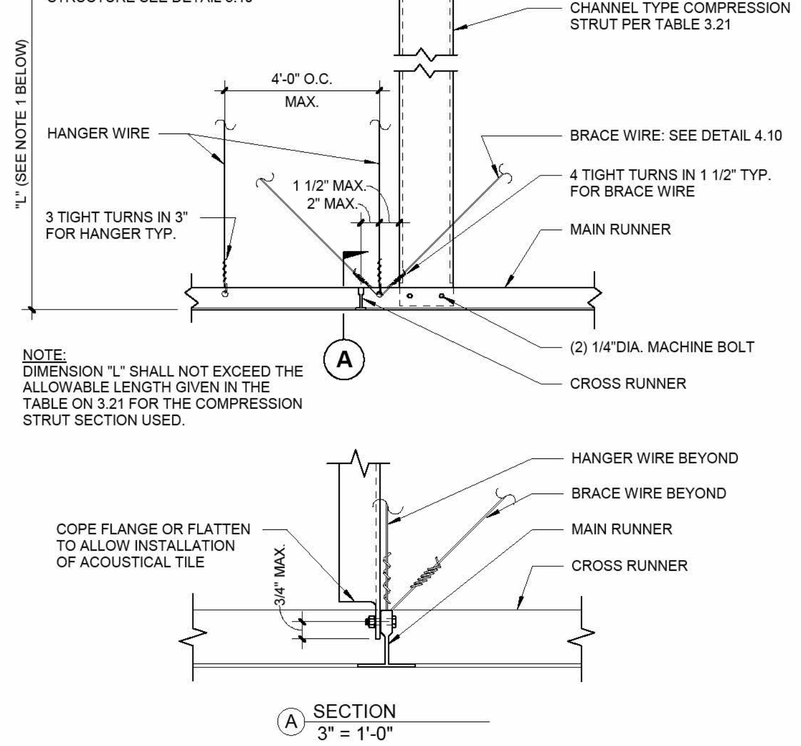


NOTES:
1. PROVIDE #12 GAGE HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN EIGHT (8) INCHES OF THE SUPPORT OR WITHIN ONE-FOURTH (1/4) OF THE LENGTH OF THE END TEE, WHICHEVER IS LESS, FOR THE PERIMETER OF THE CEILING AREA. PERIMETER WIRES ARE NOT REQUIRED WHEN THE LENGTH OF THE END TEE IS EIGHT (8) INCHES OR LESS.
2. NAILS AT ENDS OF HORIZONTAL STABILIZERS ARE TO BE PLACED WITH NAIL HEAD TOWARD CENTER LINE OF SPAN OF STRUT.
3. STABILIZER BAR MAY BE SLOTTED APPROVED ANGLES OR CHANNELS WITH "DIAMOND POINTS" OF SPRING STEEL WHICH SNAP TIGHT TO PREVENT MOVEMENT OF STRUT.
4. FASTEN ANGLE TO WALL STUD OR BLOCKING AS FOLLOWS:
   A. METAL STUD (20 GA. MIN.) WALL: (1) #10 SMS AT 24" O.C. MAX.
   B. WOOD STUD WALL: #10x2" LONG WOOD SCREW AT 16" O.C. MAX.

Detail Title :	REV: 09/21/2015	Detail No.
CEILING PERIMETER	REV: 03/10/2017	2.60
	REV: 03/2022	



Detail Title :	REV: 09/21/2015	Detail No.
LUMINAIRE / AIR TERMINAL SUPPORT	REV: 02/10/2016	2.80
	REV: 03/2022	



NOTE:
DIMENSION "L" SHALL NOT EXCEED THE ALLOWABLE LENGTH GIVEN IN THE TABLE ON 3.21 FOR THE COMPRESSION STRUT SECTION USED.

Detail Title :	REV: 09/21/2015	Detail No.
COMPRESSION STRUT - CHANNEL TYPE	REV: 03/2022	3.10
	REV: 11/2023	

COMPRESSION STRUT EMT SECTION	MAXIMUM LENGTH
1/2" DIAMETER EMT (0.042" WALL THICKNESS)	3' - 11"
3/4" DIAMETER EMT (0.049" WALL THICKNESS)	6' - 4"
1" DIAMETER EMT (0.057" WALL THICKNESS)	9' - 9"
1 1/4" DIAMETER EMT (0.065" WALL THICKNESS)	12' - 9"
1 1/2" DIAMETER EMT (0.065" WALL THICKNESS)	14' - 9"
2" DIAMETER EMT (0.065" WALL THICKNESS)	18' - 10"

COMPRESSION STRUT CHANNEL SECTION	MAXIMUM LENGTH
250S125-33	5' - 10"
250S137-33	6' - 10"
362S137-33	8' - 0"
250S137-43	8' - 10"
400S137-43	10' - 10"

Detail Title :	REV: 09/21/2015	Detail No.
COMPRESSION STRUT TABLE	REV: 03/10/2017	3.21
	REV: 03/2022	

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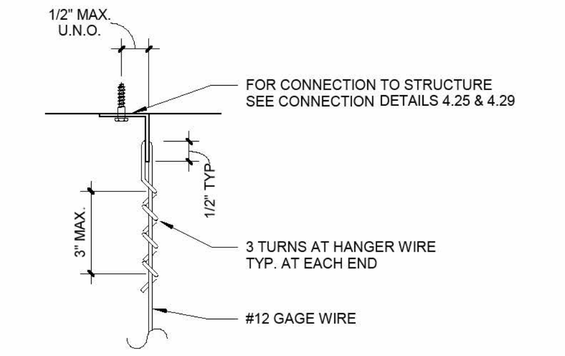
Issue Schedule

No.	Description	Date
	BID SET	09/29/26

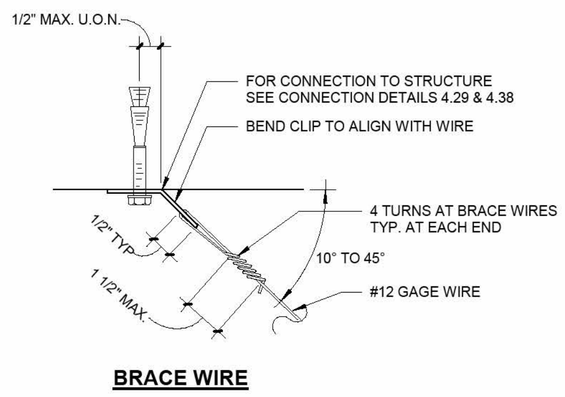
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Project Architect: KATHERINE LORD
Project Number: 1905-124

Sheet Number: A-501

Exhibit A

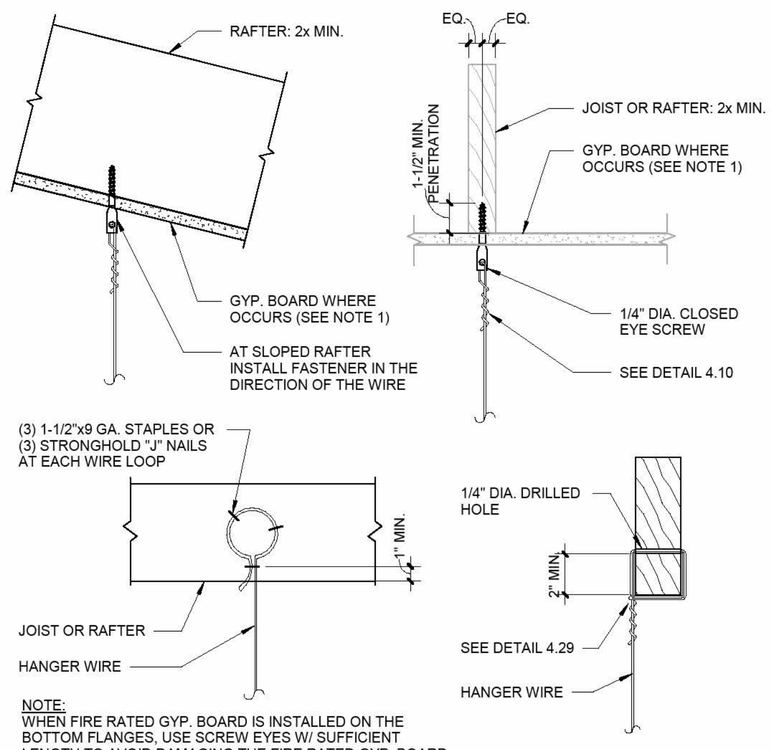


HANGER WIRE



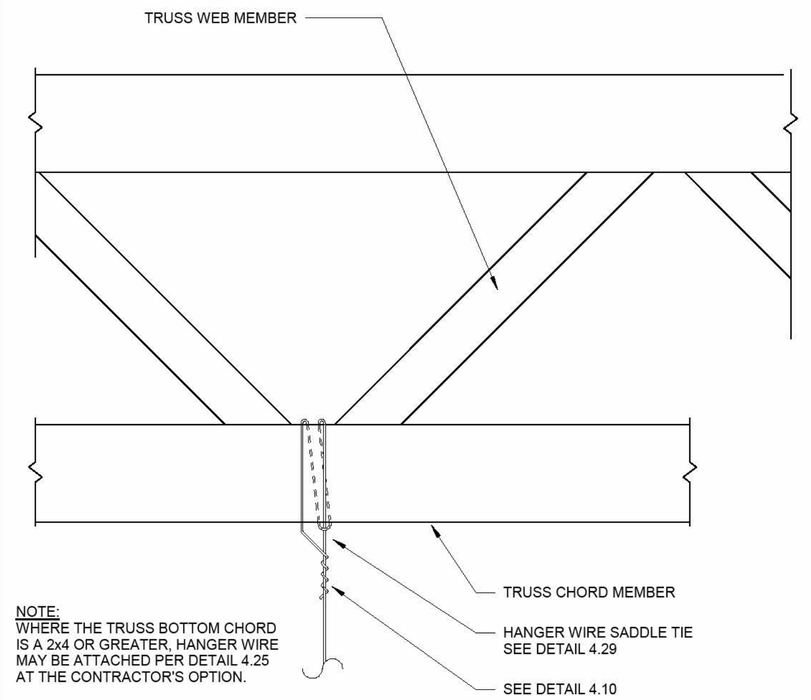
BRACE WIRE

Detail Title :	REV: 09/21/2015	Detail No.
HANGER AND BRACE WIRE CONNECTION - TYP. WIRE TURNS	REV: 03/2022	4.10



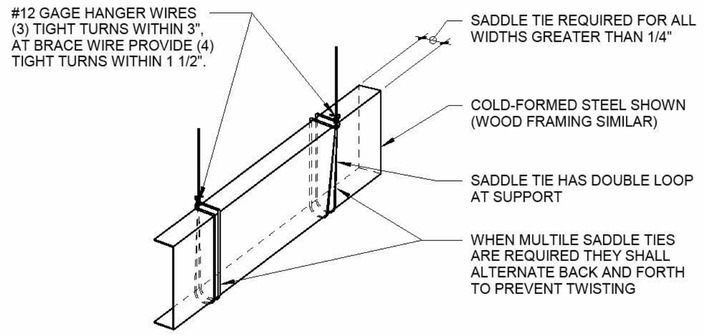
NOTE:
WHEN FIRE RATED GYP. BOARD IS INSTALLED ON THE BOTTOM FLANGES, USE SCREW EYES W/ SUFFICIENT LENGTH TO AVOID DAMAGING THE FIRE RATED GYP. BOARD AND MEET MIN. PENETRATION.

Detail Title :	REV: 09/21/2015	Detail No.
HANGER WIRE CONNECTION TO SAWN TIMBER	REV: 03/2022	4.25
	REV: 11/2023	

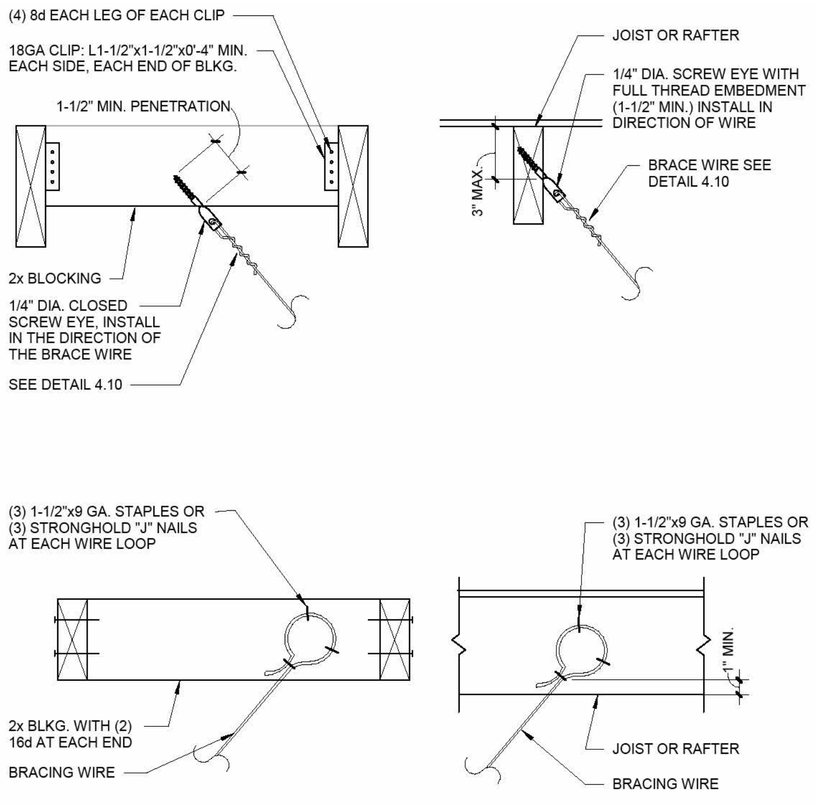


NOTE:
WHERE THE TRUSS BOTTOM CHORD IS A 2x4 OR GREATER, HANGER WIRE MAY BE ATTACHED PER DETAIL 4.25 AT THE CONTRACTOR'S OPTION.

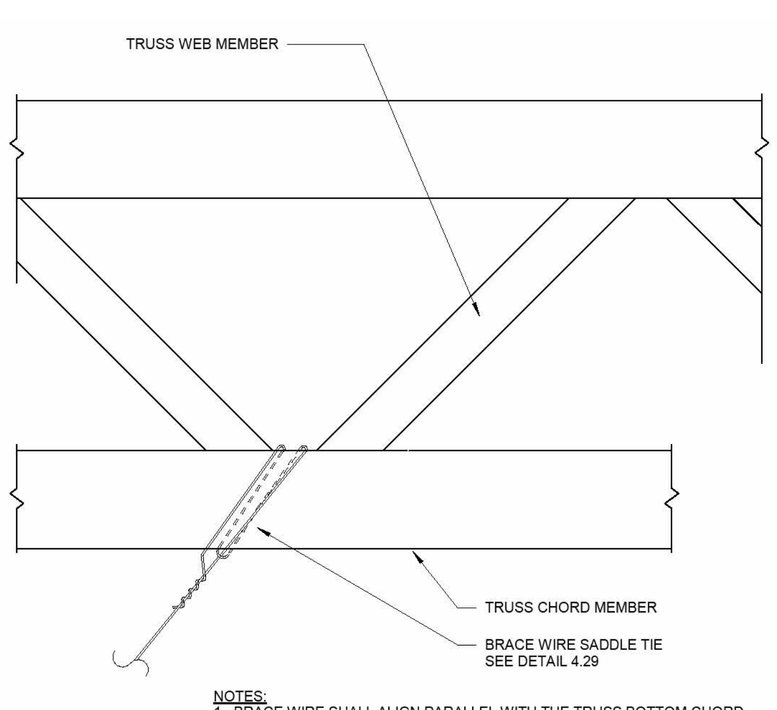
Detail Title :	REV: 09/21/2015	Detail No.
HANGER WIRE CONNECTION TO WOOD CHORD TRUSS	REV: 03/2022	4.27



Detail Title :	REV: 09/21/2015	Detail No.
TYPICAL SADDLE TIE DETAIL	REV: 03/2022	4.29

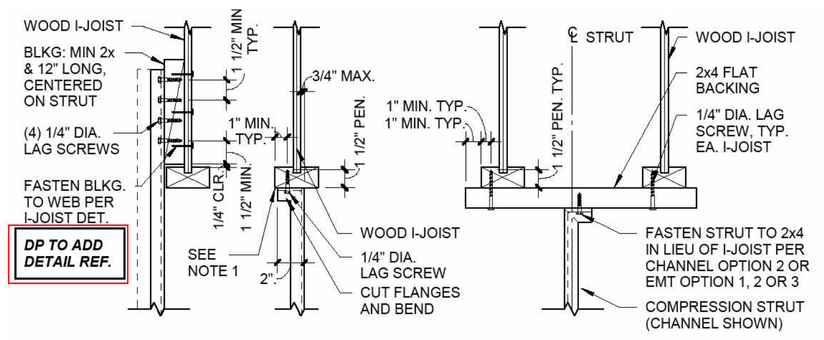


Detail Title :	REV: 09/21/2015	Detail No.
BRACE WIRE CONNECTION TO SAWN TIMBER	REV: 03/2022	4.35
	REV: 11/2023	

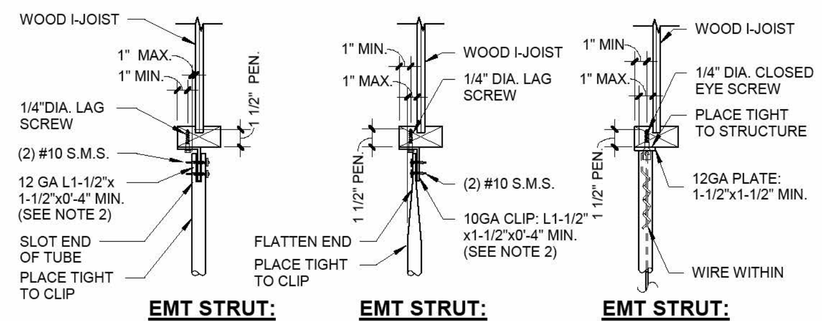


NOTES:
1. BRACE WIRE SHALL ALIGN PARALLEL WITH THE TRUSS BOTTOM CHORD.
2. BRACE WIRES PERPENDICULAR TO THE TRUSS SHALL BE INSTALLED TO BLOCKING BETWEEN TRUSS TOP CHORDS PER DETAIL 4.35.
3. WHERE TRUSS BOTTOM CHORD IS A 2x4 OR GREATER, BRACE WIRES PARALLEL TO THE TRUSS MAY BE ATTACHED TO THE TOP OR BOTTOM CHORD PER DETAIL 4.35 AT THE CONTRACTOR'S OPTION.

Detail Title :	REV: 09/21/2015	Detail No.
BRACE WIRE CONNECTION TO WOOD CHORD TRUSS	REV: 03/2022	4.38



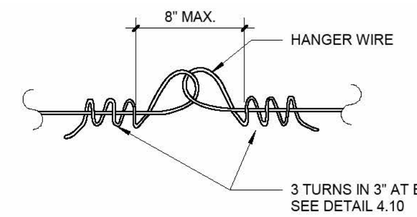
CHANNEL STRUT: OPTION 1 | **CHANNEL STRUT: OPTION 2** | **CHANNEL OR EMT STRUT: BETWEEN I-JOIST**



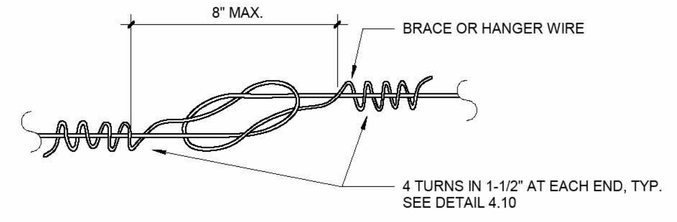
EMT STRUT: OPTION 1 | **EMT STRUT: OPTION 2** | **EMT STRUT: OPTION 3**

NOTES:
1. WEB OF CHANNEL TO BEAR WITHIN WIDTH OF WOOD MEMBER.
2. VERTICAL LEG OF MEMBER TO FALL WITHIN THE WIDTH OF THE WOOD MEMBER.
3. SEE DETAIL 5.50 FOR ADDITIONAL INFORMATION.
4. PEN = MINIMUM PENETRATION OF LAG SCREW THREADS INTO THE WOOD MEMBER.
5. NO. 14 WOOD SCREW MAY BE USED IN LIEU OF 1/4" LAG SCREW.

Detail Title :	ISS: 03/2022	Detail No.
STRUT CONNECTION TO I-JOIST	REV: 11/2023	5.52



HANGER WIRE ONLY



HANGER OR BRACE WIRE

NOTES:
1. WIRE SPLICES ARE SHOWN LOOSELY TIED FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL BE DRAWN TIGHT TO COMPLETE INSTALLATION WHEN CONSTRUCTED.
2. WIRE LOOPS SHALL BE TIGHTLY WRAPPED AND SHARPLY BENT TO PREVENT ANY VERTICAL MOVEMENT OR ROTATION WITHIN THE LOOPS.
3. EACH HANGER AND BRACE WIRE SHALL BE SPLICED NO MORE THAN ONCE ALONG ITS LENGTH.

Detail Title :	REV: 09/21/2015	Detail No.
CEILING WIRE SPLICES	REV: 03/2022	6.10

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Issue Schedule		
No.	Description	Date
	BID SET	09/29/26

Sheet Title: CEILING DETAILS
Project Architect: KATHERINE LORD
Project Number: 1905-124

Sheet Number:
A-502

Exhibit A

CODE REFERENCES:

1. CALIFORNIA MECHANICAL CODE 2025 (CMC 2025)
2. CALIFORNIA PLUMBING CODE 2025 (CPC 2025)
3. CALIFORNIA T-24 ENERGY STANDARDS (T-24 2025)

GENERAL PROJECT NOTES:

1. PROVIDE ALL WORK IN COORDINATE WITH CURRENT CODES FOR THIS PROJECT.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH ALL TRADES PRIOR TO AND DURING WORK.
3. ALL METAL STRUT, PIPE SUPPORTS, HANGERS, ETC., SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. ALL THREADED PRODUCTS, THREADED ROD, NUTS, BOLTS, ETC., SHALL BE HOT DIPPED GALVANIZED IN CONFORMANCE WITH ASTM A153. GALVANIZED COATINGS DAMAGED BY TRANSPORTING, HANDLING CUTTING, BOLTING OR WELDING SHALL BE REPAIRED USING ASTM A780 ZINC-RICH PAINT FOR GALVANIZING.
4. CONTRACTOR SHALL VERIFY ALL EQUIPMENT MODEL NUMBERS, CAPACITIES, SIZES, VOLTAGES, AND ALL OTHER SCHEDULED INFORMATION WITH OTHER APPLICABLE TRADES AND WITH MANUFACTURER PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF RELATED TRADES (INCLUDING CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.
6. THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC, AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF DUCTWORK AND PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTS THAT WOULD AFFECT THE SYSTEM PERFORMANCE OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.
7. NO ITEMS SHALL BE REUSED UNLESS NOTED OTHERWISE.
8. THE INTENT IS TO KEEP ALL EQUIPMENT AND PIPING AS HIGH AND TIGHT TO UNDERSIDE OF STRUCTURE WHERE ATTIC/CEILING CLEARANCES ARE TIGHT. THE CONTRACTOR SHALL USE BEAM BAYS AND SIMILAR TO CROSS PRESSURIZED PIPING WHERE POSSIBLE.
9. SERVICEABLE EQUIPMENT AND SIMILAR VALVES LOCATED IN AN ATTICE/CEILING SPACE SHALL BE INSTALLED SO THAT THEY CAN BE ACCESSED THROUGH CEILING ACCESS PANEL WITH IN A ARMS REACH. IF EQUIPMENT AND/OR VALVES ARE BEYOND AN ARMS REACH, THE CONTRACTOR SHALL PROVIDE A SERVICE PLATFORM PER CODE.

MECHANICAL NOTES:

1. ALL PRE-FORMED FILTER HAVING A COMBUSTIBAL FRAME SHALL BE TESTED AS A COMPLETE ASSEMBLY. ALL FILTERS IN ALL OCCUPANCIES SHALL BE CLASS II OR BETTER, AS SHOWN ON THE STATE FIRE MARSHALL LISTING. AIR FILTERS SHALL BE ACCESSIBLE FOR CLEANING OR REPLACEMENT.
2. ALL INSULATION AND DUCT LINER SHALL HAVE A CLASS I FIRE RATING. FLAME SPREAD 25 / SMOKE SPREAD 50
3. ALL FLEXIBLE DUCT SHALL HAVE A CLASS I FIRE RATING. FLAME SPREAD 25 / SMOKE SPREAD 50
   FACTORY MADE FLEXIBLE AIR DUCTS AND CONNECTORS SHALL NOT BE MORE THAN 5 FEET IN LENGTH PER SECTION 603.4.1
4. SMOKE AND FIRE DAMPERS SHALL BE PROVIDED AS REQUIRED BT C.B.C. SECT 713.10 AND 713.11.
5. SEISMIC RESTRAINTS FOR DUCTING SHALL BE IN ACCORDANCE WITH SMACNA PUBLICATION "GUIDELINES FOR MECHANICAL SYSTEMS", OSHPD R#0010. LATEST EDITION.
6. MECHANICAL CONTRACTOR SHALL NOT CUT OR DAMAGE ANY STRUCTURAL MEMBER NOT SPECIFICALLY DETAILED ON THE APPROVED CONSTRUCTION DRAWINGS.
7. THE SEISMIC ANCHORAGE OF MECHANICAL & PLUMBING EQUIPMENT SHALL CONFORM TO CHAPTER 13 OF ASCE 7.05.
8. ALL DUCTWORK TRANSITIONS SHALL BE LOW LOSS AND LOW NOISE PER SMACNA. RADICAL TRANSITIONS ARE PROHIBITED. ALL DUCT TURNS IN DIRECTION SHALL HAVE TURNING VANES WHEN THE CHANGE IN DIRECTION IS 45 DEGREES OR GREATER.

ENERGY NOTES:

1. COMPLIANCE METHOD AND CLIMATE ZONE ON PLAN WITH SIGNED STATEMENTS AS SPECIFIED BY C.A.C., TITLE 24.
2. INSULATION AND MATERIAL ASSEMBLY SECTIONS FOR WALL, ROOF, AND FLOOR SHOWN ON ARCHITECTURAL DRAWINGS.
3. WINDOW AND DOOR SCHEDULES, GLAZED AREA, TYPE OF GLASS AND SHADING COEFFICIENT ARE SHOWN ON ARCHITECTURAL DRAWINGS.
4. CONDITIONED ZONED AREA IS SHOWN ON ARCHITECTURAL DRAWINGS.
5. ALL PIPING AND DUCT WORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF TITLE 24 ENERGY STANDARDS AND CMC.
6. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
7. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS.
8. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 ENERGY EFFICIENCY STANDARDS E.E.S.)
9. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTIONS 110.6 AND 110.7 E.E.S.
10. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 120.3, 120.4 AND 120.7 TITLE 24 ENERGY STANDARDS AND CHAPTER 6 OF CMC.
11. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 110.2 AND 120.2 E.E.S.
12. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS PER SECTION 110.1 110.3, 110.5, 120.1 120.4 TITLE 24 ENERGY STANDARDS

HVAC NOTES:

1. PROVIDE SMOKE DETECTORS IN MAIN SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER SECTION 609.1 CMC.
2. DUCT INSULATION SHALL BE R-8.

GREEN BUILDING CODE NOTES:

1. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, OOOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WRTH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST. WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.
2. IN MECHANICALLY VENTILATED BUILDINGS, REGULARLY OCCUPIED AREAS OF THE BUILDING SHALL BE PROVIDED WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13. MERV 13 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
3. IN ADDITION TO TESTING AND ADJUSTING, BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, BALANCE THE SYSTEM IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS; THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS; OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS.
5. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM.

AIR DISTRIBUTION SCHEDULE

SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON GRILLES AND REQUIRED ACCESSORIES AND MANUFACTURERS. COLOR WHITE U.N.O. BY ARCHITECT. ALL GRILLES TO HAVE A DEDICATED VOLUME DAMPER. PROVIDE REMOTE VOLUME DAMPER CONTROLS THROUGH FACE OF GRILLE WHERE ACCESS AND/OR ACCESS PANELS CAN NOT BE INSTALLED.

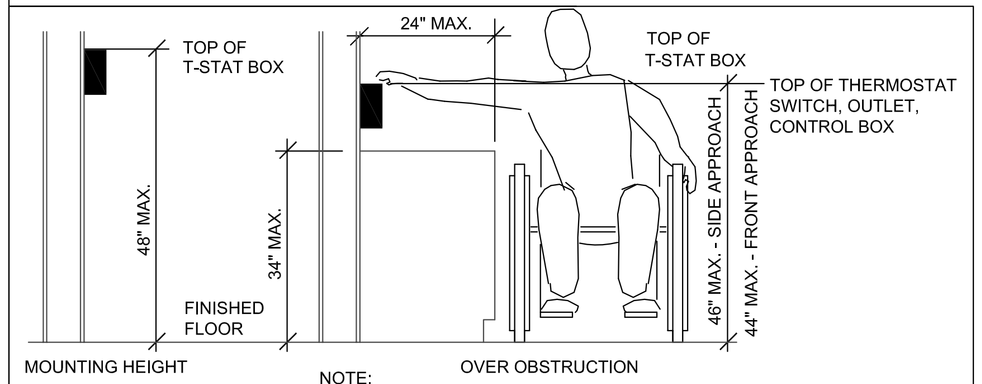
SYMBOL / ABBREVIATION	DESCRIPTION
	SD1 - SUPPLY DIFFUSER TEE-BAR: ALUMINUM - 24" X 24" LAY IN TEE-BAR AND MODULAR CORE TYPE. EXPOSED BLADES WITH 4 MODULAR CORES THAT CAN BE REMOVED AND REPOSITIONED TO PROVIDE ONE-WAY TO FOUR-WAY BLOW PATTERN. SQUARE NECK TYPE. KRUEGER MODEL NUMBER 1240 SERIES WITH FRAME STYLE 23. CORES SHALL BE PUT IN FOUR-WAY BLOW PATTERN UNLESS OTHER WISE NOTED. INCLUDE SQUARE TO ROUND TRANSITION FOR DUCT CONNECTION. STANDARD WHITE COLOR. NO DROP DOWN ANTI-DUST FACE. NO PERFORATED FACE.
	SD2 - SUPPLY DIFFUSER SURFACE MOUNT: ALUMINUM 24" X 24" SURFACE MOUNTED AND MODULAR CORE TYPE WITH RAPID MOUNT INTEGRAL ACCESS FRAME FOR NON RATED HARD LID. EXPOSED BLADES WITH 4 MODULAR CORES THAT CAN BE REMOVED AND REPOSITIONED TO PROVIDE ONE-WAY TO FOR WAY BLOW PATTERN. SQUARE NECK TYPE. KRUEGER MODEL NUMBER 1240 SERIES WITH FRAME STYLE 23. CORES SHALL BE PUT IN FOUR-WAY BLOW PATTERN UNLESS OTHER WISE NOTED. INCLUDE SQUARE TO ROUND TRANSITION FOR DUCT CONNECTION. STANDARD WHITE COLOR. NO DROP DOWN ANTI-DUST FACE. NO PERFORATED FACE. RATED CEILINGS AND JANITOR ROOMS - USE FRAME STYLE 22.
	SD3 - SUPPLY GRILLE SURFACE MOUNTED SIDEWALL MOUNT: KRUEGER ALUMINUM MODEL NUMBER S880H. EXTRUDED ALUMINUM WITH DOUBLE DEFLECTION. INCLUDE TRANSITION FROM DUCT SIZE TO DIFFUSER SIZE. TWO WAY BLOW WITH FRONT BLADES VERTICAL U.N.O. STANDARD WHITE COLOR.
	RG1 / EG1 - RETURN / EXHAUST GRILLE TEE-BAR: ALUMINUM - 24" X 24" PERFORATED LAY IN TEE-BAR TYPE, KRUEGER MODEL NUMBER 56490 WITH FRAME STYLE 23. CONCEALED HINGES. INCLUDE SQUARE TO ROUND TRANSITION FOR DUCT CONNECTION. STANDARD WHITE COLOR.
	RG2 / EG2 - RETURN / EXHAUST GRILLE SURFACE MOUNT: ALUMINUM 24" X 24" SURFACE MOUNTED WITH RAPID MOUNT INTEGRAL ACCESS FRAME FOR NON RATED HARD LID. KRUEGER MODEL NUMBER 56490 WITH FRAME STYLE 23. CONCEALED HINGES. INCLUDE SQUARE TO ROUND TRANSITION FOR DUCT CONNECTION. STANDARD WHITE COLOR. RATED CEILINGS AND JANITOR ROOMS - USE FRAME STYLE 22.
	RG3 / EG3 - RETURN / EXHAUST GRILLE SURFACE MOUNTED SIDEWALL MOUNT AND CEILING MOUNTING KRUEGER ALUMINUM MODEL NUMBER S580H. EXTRUDED ALUMINUM WITH 3/4" CENTERS. INCLUDE TRANSITION FROM DUCT SIZE TO GRILL SIZE. 35 DEGREE ANGLE BLADES HORIZONTAL U.N.O. STANDARD WHITE COLOR.

HVAC LEGEND

SYMBOL	DESCRIPTION
	CEILING MOUNT SUPPLY GRILLE
	CEILING MOUNT RETURN GRILLE
	CEILING MOUNT EXHAUST GRILLE
	SIDEWALL GRILLE SUPPLY / RETURN / EXHAUST
	RIGID DUCT
	LINED DUCTWORK
	FLEXIBLE DUCT (5' MAX.)
	DUCT ELEVATION CHANGE
	DUCT PENETRATION THRU ROOF
	VOLUME DAMPER
T	THERMOSTAT
	EQUIPMENT TAG
	POINT OF DISCONNECTION POD
	POINT OF CONNECTION POC
DETAIL # SHEET #	DETAIL REFERENCE TAG
	ITEM TO BE DEMOLISHED IN HATCHED AREA

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	(E)	EXISTING TO REMAIN	O.S.A.	OUTSIDE AIR
A.F.G.	ABOVE FINISHED GRADE	ELEC.	ELECTRICAL	P.O.C.	POINT OF CONNECTION
ABV.	ABOVE	ELEV.	ELEVATION	S.O.V.	SHUT OFF VALVE
ARCH.	ARCHITECT(URAL)	FLR.	FLOOR	(R)	TO BE REMOVED
B/G	BELOW GRADE	FT.	FOOT OR FEET	RTU	ROOFTOP UNIT
BEL.	BELOW	MAX.	MAXIMUM	TYP.	TYPICAL
CLG.	CEILING	MFR.	MANUFACTURER	V.T.R.	VENT THRU ROOF
DIF	DIFFUSER	N.I.C.	NOT IN CONTRACT	UTR	UP THROUGH ROOF



NOTE:
PROVIDE 30"W x 27"H x 19"-25"D MIN. TOE/KNEE CLEARANCE FOR FRONT APPROACH OVER OBSTRUCTION.

THERMOSTAT/SENSOR MOUNTING HEIGHTS — SCALE NTS — 1

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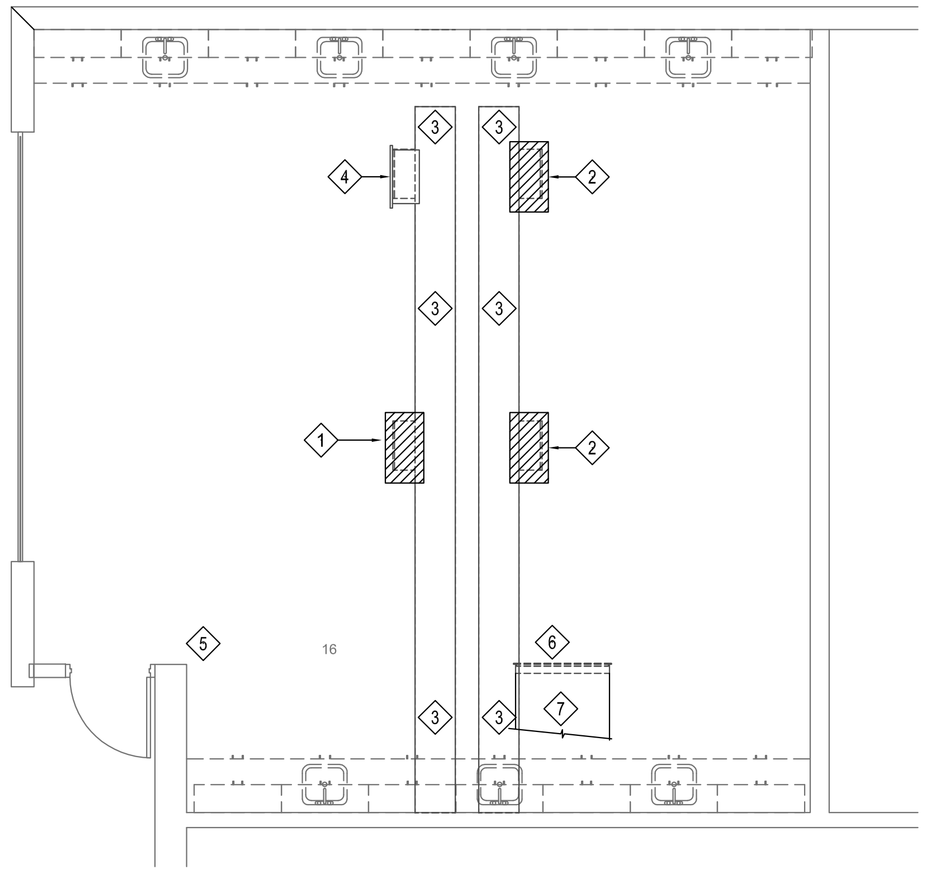
Sheet Title: MECHANICAL LEGENDS AND NOTES

Project Architect: KATHERINE LORD

Project Number: 1905-124

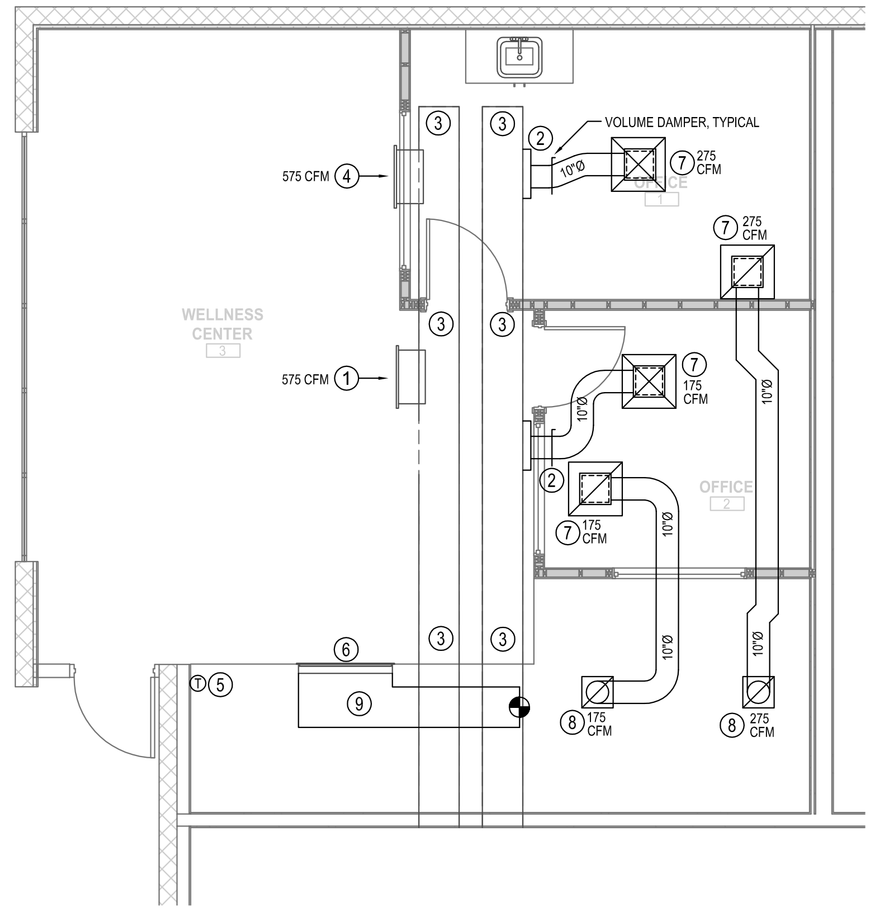
Sheet Number: M1

Exhibit A



GENERAL NOTES

A PRIOR TO ANY CONSTRUCTION, PROVIDE A COMPLETE AIR READ INCLUDING BUT NOT LIMITED TO AIR READ AT ALL GRILLES, STATIC PRESSURES, MECHANICAL EQUIPMENT, AND OVER ALL SYSTEM FUNCTIONS.



(#) DEMO KEYED NOTES

1 CAREFULLY REMOVE EXISTING GRILLE AND CONNECTOR. THIS SUPPLY GRILLE TO BE RELOCATED IN NEXT JOIST BAY PER NEW MECHANICAL FLOOR PLAN. PATCH WITH MATCHING DUCTWORK MATERIAL AS THIS DUCTWORK WILL REMAIN VISIBLE.

2 CAREFULLY REMOVE EXISTING GRILLE AND PATCH WITH MATCHING DUCTWORK MATERIAL AS THIS DUCTWORK WILL REMAIN VISIBLE. COORDINATE DEMO AND REPAIR WITH NEW WORK. REPAINT TO MATCH EXISTING DUCT.

3 PROTECT IN PLACE EXISTING DUCWORK TO REMAIN.

4 PROTECT IN PLACE EXISTING SUPPLY GRILLE TO REMAIN.

5 CAREFULLY REMOVE EXISTING WALL THERMOSTAT/SENSOR FOR RELOCATION AS SHOWN ON NEW WORK.

6 REMOVE AND RELOCATE EXISTING RETURN AIR GRILL AND DUCTWORK TO NEW LOCATION.

7 EXISTING RETURN AIR DUCTWORK TO REMAIN AND BE REUSED.

(#) NEW WORK KEYED NOTES

1 CLEAN AND REPAIR EXISTING SUPPLY GRILLE. INSTALL IN NEW LOCATION AS SHOW IN JOIST BAY. PAINT COLOR PER ARCH. PROVIDE AND INSTALL NEW VOLUME DAMPER FOR AIR BALANCING.

2 PATCH AND REPAIR DUCT WHERE DEMOLISHED GRILLE WAS WITH MATCHING DUCTWORK MATERIAL.

3 PROTECT IN PLACE EXISTING DUCTWORK TO REMAIN.

4 CLEAN AND REPAIR EXISTING SUPPLY GRILLE. PROVIDE NEW DUCTWORK TO EXTEND SUPPLY GRILLE AND PLENUM THROUGH THE NEW OFFICE WALL. PAINT COLOR PER ARCH. PROVIDE AND INSTALL NEW VOLUME DAMPER FOR AIR BALANCING.

5 REINSTALL EXISTING WALL THERMOSTAT/SENSOR AS SHOWN ON FLOOR PLANS. EXTEND AND CONNECT PLENUM RATED CONTROL WIRING FOR A COMPLETE SYSTEM.

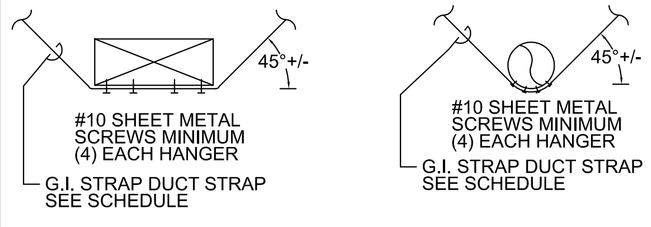
6 CLEAN AND REPAIR EXISTING RETURN GRILLE. RELOCATED TO NEW LOCATION. PAINT COLOR BY ARCH. INSTALL VOLUME DAMPER FOR AIR BALANCING.

7 SEE DETAIL #1 THIS SHEET FOR GRILLE DETAIL USING A LINED PLENUM BOX FOR REDUCING SOUND TRANSMISSION. THIS DETAIL IS REQUIRED FOR PRIVACY. HARD PIPING DUCT TO GRILLE IS PROHIBITED.

8 14"X14" TRANSFER CEILING RETURN AIR GRILLE MOUNTED TO DRYWALL CEILING. REFER TO DETAIL #1.

9 CONNECT NEW RETURN AIR DUCT FROM RELOCATED RETURN AIR GRILLE TO EXISTING RETURN AIR DUCTWORK.

NOT USED — SCALE NTS — 3

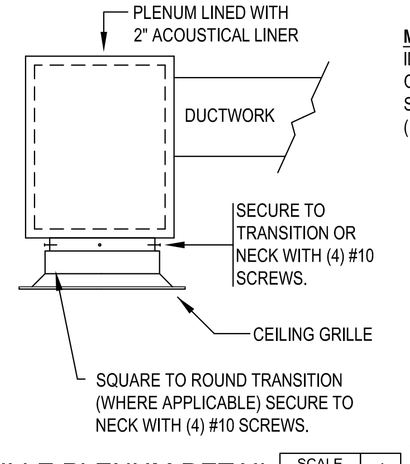


MAX. ROUND DUCT DIA.	MAX. LOAD EACH HANGER	MAX. HANGER SPACING	HANGER SIZE
UP TO 10" DIA.	24#	6'-0"	1" X 22 G.A.
12" TO 18"	96#	6'-0"	1" X 22 G.A.

MAX. RECT. OR SQ. DUCT DIM.	MAX. LOAD EACH HANGER	MAX. HANGER SPACING	HANGER SIZE
UP TO 10"	72#	6'-0"	1" X 22 G.A.
12" TO 18"	96#	6'-0"	1" X 22 G.A.

GENERAL NOTE: SUPPORT FOR ALL DUCTWORK AND EQUIPMENT SHALL CONFORM TO "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS" AS PREPARED BY "SMACNA" AND "PPIC."

DUCT SUPPORT — SCALE NTS — 2



MINIMUM DIMENSIONS OF PLENUM.
ID OF PLENUM = NECK OF GRILLE +2" MIN.
OD OF PLENUM = ID + 2" ACOUSTIC LINER ALL SIDES INCLUDING HEIGHT.
(ID + 2" LINER + 2" LINER)

GRILLE PLENUM DETAIL — SCALE NTS — 1

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Issue Schedule

No.	Description	Date
	BID SET	09/29/26

Sheet Title: MECHANICAL DEMO AND NEW FLOOR PLAN

Project Architect: KATHERINE LORD

Project Number: 1905-124

Sheet Number: M2

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Exhibit A

PLUMBING LEGEND

SYMBOL	DESCRIPTION
CW	COLD WATER PIPING
HW	HOT WATER PIPING
HWR	HOT WATER RETURN PIPING
XXX	PIPE SPECIFIC IDENTIFIER
	WASTE PIPING BELOW GRADE
	WASTE PIPING ABOVE GRADE
	VENT PIPING
	UNDERGROUND VENT PIPING
	TRAP PRIMER WATER
CD	CONDENSATE DRAIN PIPING
OCD	OVERFLOW CONDENSATE DRAIN PIPING
	FLOOR DRAIN
	FLOOR SINK
	WALL CLEANOUT
	FLOOR CLEANOUT
	SHUT OFF VALVE
	PRESSURE REDUCING VALVE
	BACKFLOW PREVENTER
	TEMPERATURE & PRESSURE RELEIF VALVE
	UNION
	HOSE BIBB
	WATER HAMMER ARRESTOR
	TRAP PRIMER
	POINT OF CONNECTION
	DEEP SEAL TRAP
	VENT THRU ROOF
	ELBOW UP
	ELBOW DOWN
	TEE DOWN
	TEE UP

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	ELEC.	ELECTRICAL	LPG	LOW PRESSURE GAS
A.F.G.	ABOVE FINISHED GRADE	ELEV.	ELEVATION	MIN.	MINIMUM
ABV.	ABOVE	FLR.	FLOOR	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FT.	FOOT OR FEET	P.O.C.	POINT OF CONNECTION
AW	ACID WASTE	G.P.M.	GALLONS PER MINUTE	U/F	UNDER FLOOR
B/G	BELOW GRADE	GW	GREASE WASTE	SOV	SHUT OFF VALVE
BEL.	BELOW	I.E.	INVERT ELEVATION	SS	SANITARY SEWER
B.F.F.	BELOW FINISHED FLOOR	IW	INDIRECT WASTE	TYP.	TYPICAL
DN	DOWN	MAX.	MAXIMUM	V.T.R.	VENT THRU ROOF
(E)	EXISTING TO REMAIN	MFR.	MANUFACTURER	U/G	UNDER GROUND

PIPING LABELING

COORDINATION AND COMPLIANCE WITH ADDITIONAL OWNER STANDARDS AND/OR REQUIRMENTS IS REQUIRED.

LABEL PIPING MARKERS SHALL COMPLY WITH NFPA 99, ANSI & ASME STANDARDS AND SUPERSEDE IF IN CONFLICT.
LABEL PIPING FOR EXTERIOR SHALL BE RATED FOR EXTERIOR, WEATHER PROOF AND UV RESISTANT

UNLESS STATED OTHERWISE THE MINIMUM PIPE LABELING REQUIREMENTS ARE:
A. LABELING SHALL BE ON 6 FOOT MAXIMUM CENTERS IN CEILING SPACE(S), CRAWL SPACE(S), CONCEALED SPACE(S) OR ANY NON-OPEN/EXPOSED AREAS.
B. LABELING SHALL BE ON 20 FOOT MAXIMUM CENTERS FOR HORIZONTAL PIPING IN OPEN AND EXPOSED AREAS EASILY VIEWABLE FROM FLOOR LEVEL AND/OR NORMAL APPROACH.
C. LABELING SHALL BE ON 10 FOOT MAXIMUM CENTERS FOR VERTICAL PIPING.
D. DIRECTION ARROWS REQUIRED AT EACH LABEL.
E. LABELING AT VALVES, PIPING T'S, CHANGES IN DIRECTION.
F. LABELING ON BOTH SIDES OF CEILING, WALL, FLOOR PENETRATIONS, OR OBSTRUCTION(S) BLOCKING VIEW.
G. LABELING SHALL BE WEATHER PROOF.

UNLESS STATED OTHERWISE MINIMUM LABEL REQUIRMENTS SHALL BE:
PIPING UP THRU 1.25" DIAMETER = 1" X 8" LABEL SIZE WITH TEXT HEIGHT OF .5".
GREATER THAN 1.25" UP TO 2" DIAMETER = 1" X 8" LABEL WITH TEXT HEIGHT OF .75".
GREATER THAN 2" UP TO 7" DIAMETER = 2" X 12" LABEL WITH TEXT HEIGHT OF 1.25".
GREATER THAN 7" UP TO 10" DIAMETER = 3" X 24" LABEL WITH TEXT HEIGHT OF 2.5".
PIPING GREATER THAN 10" IN DIAMETER = 4" X 32" LABEL WITH TEXT HEIGHT OF 3.5".

GREEN BUILDING CODE NOTES:

1. LAVATORY FAUCETS IN RESTROOMS SHALL BE THE SELF CLOSING TYPE AND SHALL NOT EXCEED A WATER FLOW OF 0.20 GAL/USE.

2. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

3. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH ALL THE REQUIREMENTS IN SECTION 5.303 IN THE CURRENT CALIFORNIA GREEN BUILDING CODE.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11
5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:
5.303.3.1 WATER CLOSETS.
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS **SHALL NOT EXCEED 1.28 GALLONS PER FLUSH**. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
5.303.3.2 URINALS.
5.303.3.2.1 WALL-MOUNTED URINALS.
THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.
5.303.3.2.2 FLOOR-MOUNTED URINALS.
THE EFFECTIVE FLUSH VOLUME OF FLOOR-MOUNTED OR OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.
5.303.3.3 SHOWERHEADS.
5.303.3.3.1 SINGLE SHOWERHEAD.
SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
5.303.3.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER.
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
5.303.3.4 FAUCETS AND FOUNTAINS.
5.303.3.4.1 NONRESIDENTIAL LAVATORY FAUCETS.
LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.
5.303.3.4.2 KITCHEN FAUCETS.
KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
5.303.3.4.3 WASH FOUNTAINS.
WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE/20 [RIM SPACE (INCHES) AT 60 PSI].
5.303.3.4.4 METERING FAUCETS.
METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE.
5.303.3.4.5 METERING FAUCETS FOR WASH FOUNTAINS.
METERING FAUCETS FOR WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.20 GALLONS PER CYCLE/20 [RIM SPACE (INCHES) AT 60 PSI].
NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
5.303.3.4.6 PRE-RINSE SPRAY VALVE.
WHEN INSTALLED, SHALL MEET THE REQUIREMENTS IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 20 (APPLIANCE EFFICIENCY REGULATIONS), SECTION 1605.1(H)(4) TABLE H-2, SECTION 1605.3(H)(4)(A), AND SECTION 1607(D)(7), AND SHALL BE EQUIPPED WITH AN INTEGRAL AUTOMATIC SHUTOFF.
FOR REFERENCE ONLY: THE FOLLOWING TABLE AND CODE SECTION HAVE BEEN REPRINTED FROM THE CALIFORNIA CODE OF REGULATIONS, TITLE 20 (APPLIANCE EFFICIENCY REGULATIONS), SECTION 1605.1(H)(4) AND SECTION 1605.3(H)(4)(A).

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [SPRAY FORCE IN OUNCE FORCE (OZF)]	MAXIMUM FLOW RATE (GPM)
PRODUCT CLASS 1 (£ 5.0 OZF)	1.00
PRODUCT CLASS 2 (> 5.0 OZF AND S 8.0 OZF)	1.20
PRODUCT CLASS 3 (> 8.0 OZF)	1.28

TITLE 20 SECTION 1605.3(H)(4)(A): COMMERCIAL PRERINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 1, 2006, SHALL HAVE A MINIMUM SPRAY FORCE OF NOT LESS THAN 4.0 OUNCES-FORCE (OZF) [113 GRAMS-FORCE (GF)].

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.
5.303.4.1 FOOD WASTE DISPOSERS.
DISPOSERS SHALL EITHER MODULATE THE USE OF WATER TO NO MORE THAN 1 GPM WHEN THE DISPOSER IS NOT IN USE (NOT ACTIVELY GRINDING FOOD WASTE/NO-LOAD) OR SHALL AUTOMATICALLY SHUT OFF AFTER NO MORE THAN 10 MINUTES OF INACTIVITY. DISPOSERS SHALL USE NO MORE THAN 8 GPM OF WATER.
NOTE: THIS CODE SECTION DOES NOT AFFECT LOCAL JURISDICTION AUTHORITY TO PROHIBIT OR REQUIRE DISPOSER INSTALLATION.
5.303.5 AREAS OF ADDITION OR ALTERATION.
FOR THOSE OCCUPANCIES WITHIN THE AUTHORITY OF THE CALIFORNIA BUILDING STANDARDS COMMISSION AS SPECIFIED IN SECTION 103, THE PROVISIONS OF SECTIONS 5.303.3 AND 5.303.4 SHALL APPLY TO NEW FIXTURES IN ADDITIONS OR AREAS OF ALTERATION TO THE BUILDING.
5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF THIS CODE.

ADDITIONAL NOTES:

A. LAVATORY FAUCETS IN RESTROOMS SHALL BE THE SELF CLOSING TYPE AND SHALL NOT EXCEED A WATER FLOW OF 0.20 GAL/USE.

B. TOILETS SHALL BE ULTRA LOW FLUSH TYPE 1.28 G.P.F. MAX.).

SANITARY SEWER, VENT SYSTEM

ABOVE GRADE PIPING:
SHALL BE OF HUBLESS CAST IRON SOIL PIPE AND FITTINGS AND SHALL CONFORM TO THE REQUIREMENTS OF CISPI (CAST IRON PIPE INSTITUTE STANDARD 301 AND ASTM A 888 (STANDARD SPECIFICATIONS FOR HUBLESS CAST IRON SOIL PIPE AND FITTINGS). CAST IRON SOIL PIPE AND FITTINGS FOR ALL PIPE SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON PIPE INSTITUTE OR RECEIVE PRIOR APPROVAL OF THE ENGINEER. JOINTS FOR HUBLESS PIPE AND FITTINGS SHALL CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE CISPI STANDARD 301, AND LOCAL CODE REQUIREMENTS. HUBLESS COUPLING GASKETS SHALL CONFORM TO ASTM STANDARD C 564. JOINTS SHALL BE MADE WITH MISSION HEAVY WEIGHT BANDS ASTMC-564 NEOPRENE RUBBER, #A240A BAND (80 LB.) OR HUSKY HEAVY DUTY HD 2000 BANDS. HEAVY WEIGHT BANDS SHALL BE SLEEVE TYPE ASSEMBLIES OF NEOPRENE INNER GASKETS AND 304 STAINLESS STEEL MULTIPLE CLAMPS AND OUTER SHIELD 304 STAINLESS STEEL. ABOVE GROUND VENTS CAN HAVE CISPI #310 MANUFACTURED BY ANACO OR MISSION STAINLESS STEEL BANDS.

BELOW GRADE:
SOLID WALL SCHEDULE 40 POLYVINYL CHLORIDE (PVC) GRAVITY DWV SEWER PIPE AND FITTINGS. SOLID WALL PVC PIPE AND FITTINGS SHALL BE MADE BY VIRGIN PVC COMPOUNDS MEETING THE ASTM D-2665. PVC SHALL COMPLY WITH ASTM D-1785. FOR GLUE JOINTS, PROVIDE WELD-ON #2721 MEDIUM BODIED BLUE GLUE.

DOMESTIC WATER SYSTEM

ABOVE GRADE PIPING:
SYSTEM SHALL BE TYPE "L" HARD TEMPER SEAMLESS COPPER TUBING PER ASTM B-88, AND WROUGHT SOLDER JOINT: FITTINGS PER ANSI B16.22, OR CAST BRONZE SOLDER JOINT FITTINGS PER ANSI B16.18. USE 95-5 TIN-ANTIMONY SOLDER. ALL EXTERIOR WATER PIPE SHALL BE PRIMED WITH PRIMER PAINT. A SECOND COAT OF ENAMEL PAINT SHALL BE APPLIED OVER THE PRIMER. THE COLOR OF THE SECOND COAT OF PAINT SHALL MATCH THE COLOR OF THE EXTERIOR WALL.

BELOW GRADE PIPING:
SYSTEM WITHIN BUILDING SHALL BE TYPE "K" HARD TEMPER SEAMLESS COPPER TUBING PER ASTM B-88. FITTINGS SHALL BE WROUGHT SOLDER JOINT PER ANSI B16.22, OR CAST BRONZE SOLDER JOINT PER ANSI B16.18. USE 1000OF SILVER SOLDER. ALL UNDERGROUND PIPING WITHIN THE BUIDLING SHALL BE ENCLOSED IN A SCHEDULE 40 PVC SLEEVE.

PIPING INSULATION:

HOT WATER AND CONDENSATE SHALL BE INSULATED WITH GLASS FIBER: MANVILLE MICRO-LOK MEETING ASTM C547 OR EQUAL; RIGID MOLDED, NONCOMBUSTIBLE, CLASS 1 NOT TO EXCEED 25 FLAME SPREAD AND 50 SMOKE DEVELOPED. 'K' ('KSI') VALUE: 0.23 AT 75 DEGREES F (0.033 AT 24 DEGREES C). MAXIMUM SERVICE TEMPERATURE: 850 DEGREES F (454 DEGREES C).

Domestic hot water piping shall be insulated per section 609.12 CPC
HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.

COLD WATER PIPE SIZING TABLE & CALCULATIONS

PIPE SIZE	@ 8 FPS OR 8 PSI/100 FT MAX GPM	MAXIMUM WATER FLUSH TANK
1/2"	3	3
3/4"	8	10
1"	15	21
1 1/4"	30	54
1 1/2"	42	85
2"	72	236
2 1/2"	120	479
3"	160	692

HOT WATER PIPE SIZING TABLE & CALCULATIONS

PIPE SIZE	@ 5 FPS OR 8 PSI/100 FT MAX GPM	MAXIMUM WATER FIXTURE UNITS FLUSH TANK
1/2"	3	3
3/4"	7	8
1"	12	16
1 1/4"	19	28
1 1/2"	28	48
2"	48	119

ABOVE INFORMATION FROM UPC AND CPC TABLES APPENDIX A TABLE AND CHART A 103.1

WATER CALCULATIONS

SIZES BASED ON CPC 2022 EDITION.
SIZES BASED ON MAXIMUM FRICTION LOSS FOR TYPE "L" COPPER PIPE.
MAXIMUM SYSTEM VELOCITY OF 8 FEET PER SECOND.
PRESSURE ANALYSIS FOR BUILDING:
1. MAXIMUM DEVELOPED LENGTH OF PIPING SYSTEM FROM METER TO MOST REMOTE OUTLET = 150 FEET
2. AVERAGE MAXIMUM / MINIMUM WATER PRESSURE AT METER = 80 PSI
3. WATER METER PRESSURE LOSS = 10 PSI
4. BACKFLOW - REDUCED PRINCIPLE TYPE PRESSURE LOSS = 6 PSI
5. PRESSURE REDUCING VALVE (PRV-1) PRESSURE SET AT BUILDING = 64 PSI
6. MAXIMUM STATIC HEIGHT = 20 FEET X .43 PSI/FOOT 9 PSI
7. MINIMUM PRESSURE REQUIRED AT MOST REMOTE FIXTURE = 20 PSI
8. AVAILABLE PRESSURE FOR WATER SYSTEM = 35 PSI
9. AVAILABLE PRESSURE DROP PER 100 FEET OF LENGTH = (35 PSI X 100)/150 = 23.3 PSI PER 100 FEET

CODE REFERENCES:

1. CALIFORNIA MECHANICAL CODE 2022 (CMC 2025)

2. CALIFORNIA PLUMBING CODE 2025 (CPC 2025)

3. CALIFORNIA T-24 ENERGY STANDARDS (T-24 2025)

GENERAL PROJECT NOTES:

1. PROVIDE WORK IN COORDINATION WITH CURRENT CALIFORNIA PLUMBING CODE AND CALIFORNIA T-24 ENERGY STANDARDS FOR THIS PROJECT.

2. OWNER'S REPRESENTATIVE MUST BE NOTIFIED AND GIVEN APPROVAL 72 HRS. BEFORE ANY DOWNTIME OF EXISTING PLUMBING SYSTEMS IS ALLOWED.

3. ALL METAL STRUT, PIPE SUPPORTS, HANGERS, ETC., SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. ALL THREADED PRODUCTS, THREADED ROD, NUTS, BOLTS, ETC., SHALL BE HOT DIPPED GALVANIZED IN CONFORMANCE WITH ASTM A153. GALVANIZED COATINGS DAMAGED BY TRANSPORTING, HANDLING CUTTING, BOLTING OR WELDING SHALL BE REPAIRED USING ASTM A780 ZINC-RICH PAINT FOR GALVANIZING.

4. CONTRACTOR SHALL VERIFY ALL EQUIPMENT MODEL NUMBERS, CAPACITIES, SIZES, VOLTAGES, AND ALL OTHER SCHEDULED INFORMATION WITH OTHER APPLICABLE TRADES AND WITH MANUFACTURER PRIOR TO INSTALLATION.

5. CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF RELATED TRADES (INCLUDING CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.

6. THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC, AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF DUCTWORK AND PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTS THAT WOULD AFFECT THE SYSTEM PERFORMANCE OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.

7. NO ITEMS SHALL BE REUSED UNLESS NOTED OTHERWISE.

8. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH ALL TRADES PRIOR TO AND DURING WORK.

9. THE INTENT IS TO KEEP ALL EQUIPMENT AND PIPING AS HIGH AND TIGHT TO UNDERSIDE OF STRUCTURE WHERE ATTIC/CEILING CLEARANCES ARE TIGHT. THE CONTRACTOR SHALL USE BEAM BAYS AND SIMILAR TO CROSS PRESSURIZED PIPING WHERE POSSIBLE.

10 SERVICEABLE EQUIPMENT AND SIMILAR VALVES LOCATED IN AN ATTICE/CEILING SPACE SHALL BE INSTALLED SO THAT THEY CAN BE ACCESSED THROUGH CEILING ACCESS PANEL WITH IN A ARMS REACH. IF EQUIPMENT AND/OR VALVES ARE BEYOND AN ARMS REACH, THE CONTRACTOR SHALL PROVIDE A SERVICE PLATFORM PER CODE.

DRAINAGE WASTE AND VENT NOTES:

1. EACH PLUMBING FIXTURE THAT CONNECTS TO THE SANITARY SEWER SYSTEM SHALL BE PROPERLY TRAPPED AND VENTED IN ACCORDANCE WITH THE CURRENT CALIFORNIA PLUMBING CODE.

2. SLOPE OF SANITARY SEWER PIPING TO BE MINIMUM OF 1/4 INCH PER FOOT.

3. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.

4. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CURRENT CALIFORNIA PLUMBING CODE.

5. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.

6. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT. VENTS LESS THAN SIX (6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SHALL BE INSTALLED WITH APPROVED DRAINAGE FITTINGS, MATERIAL, AND GRADE TO THE DRAIN.

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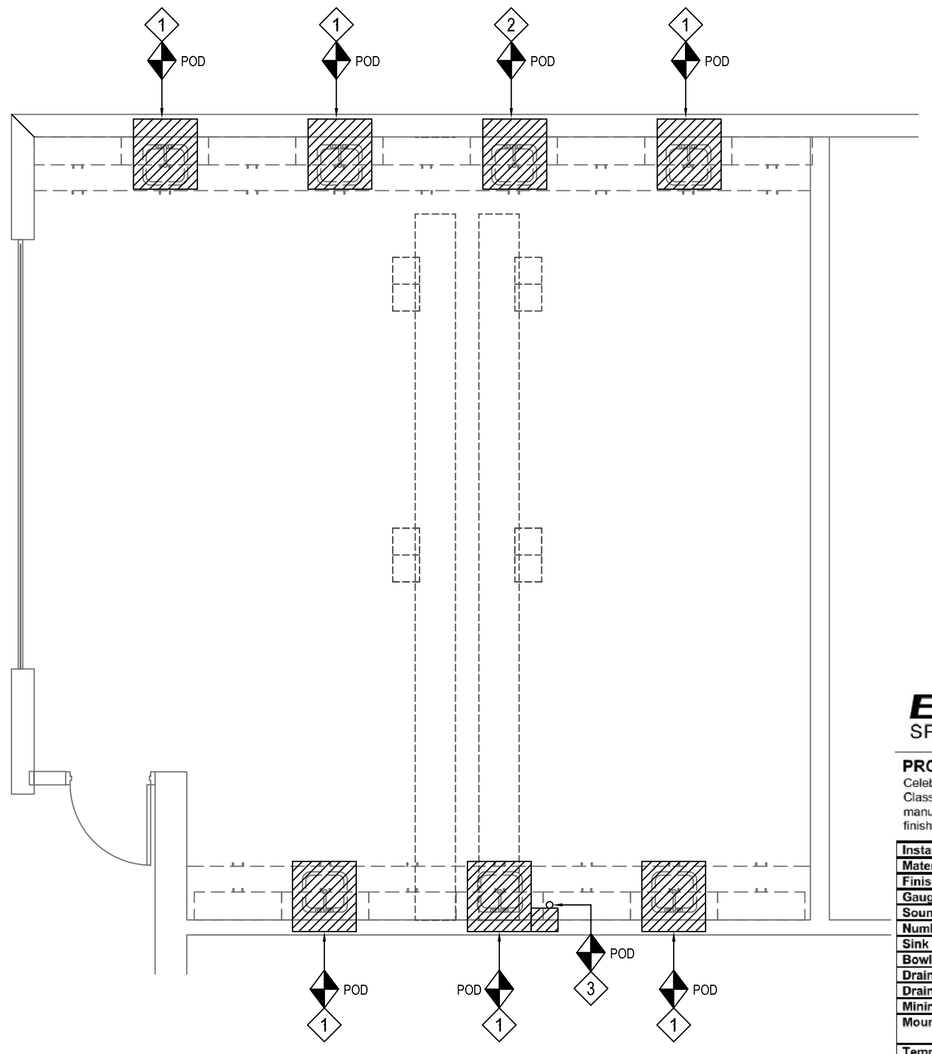
Issue Schedule

No.	Description	Date
	BID SET	09/29/26

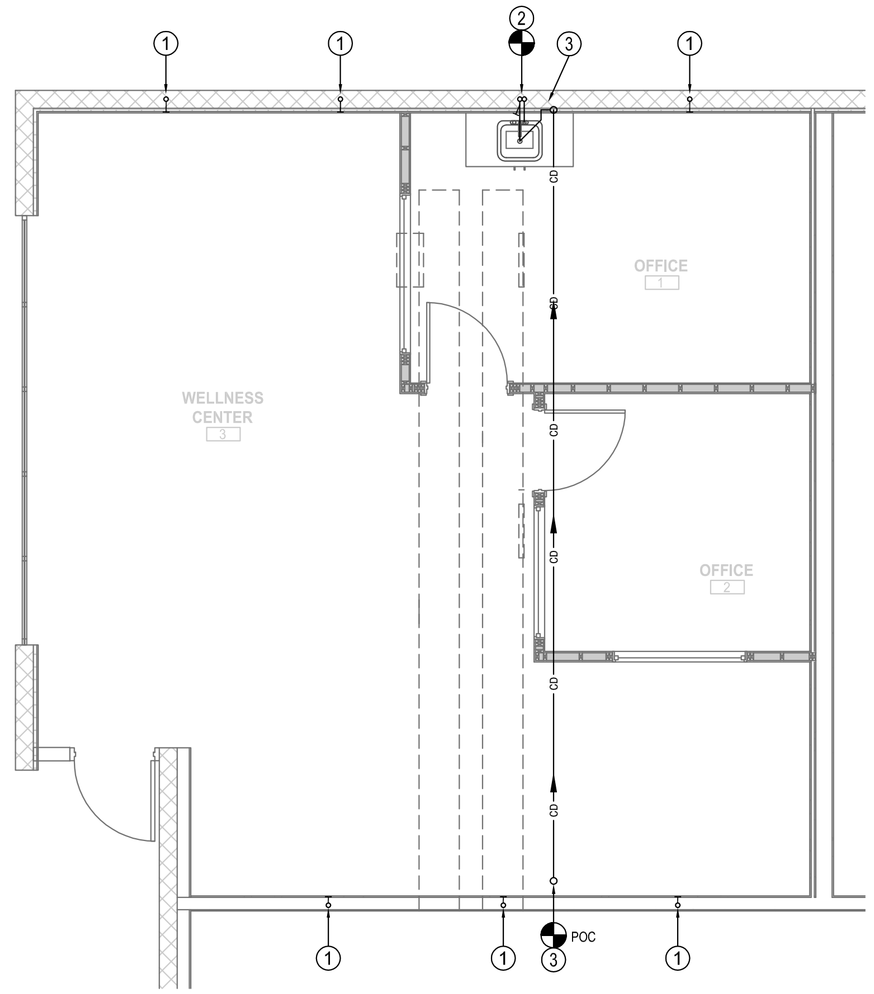
Sheet Title: PLUMBING LEGENDS AND NOTES
Project Architect: KATHERINE LORD
Project Number: 1905-124

Sheet Number: P1

Exhibit A



	GENERAL NOTES
A	ALL PIPING TO BE LABLED PER SHEET P001.
B	CONDENSATE PIPING TO BE CONTINUOUSLY INSULATED PER SHEET P001. CONDENSATE PIPING TO BE SLOPED AT 1/4" PER FOOT SLOPE.



#	DEMO KEYED NOTES
1	DEMO SINK AND ASSOCIATED WASTE AND WATER PIPING BACK TO WALL POINT OF DISCONNECTION (POD) AND CAP. COORDINATE WITH NEW WORK FOR WALL CLEAN ON ON WASTE PIPING.
2	DEMO SINK AND ASSOCIATED WASTE AND WATER PIPING BACK TO WALL POINT OF DISCONNECTION (POD) AND CAP IN PREPARTION OF NEW WORK.
3	DEMO CONDENSATE FROM ROOF TO POINT OF DISCONNECTION BELOW ROOF AND CAP IN PREPARATON OF NEW WORK. DEMO CONDENSATE PIPING DOWN TO ASSOCIATED SINK.

ELKAY SPECIFICATIONS

Celebrity® Stainless Steel 25" x 17" x 6-1/2" 2-Hole Single Bowl Drop-in Classroom ADA Sink w/VR Faucet+Drain+Bubbler

Model(s) CDKAD2517VRC

PRODUCT SPECIFICATIONS

Celebrity® Stainless Steel 25" x 17" x 6-1/2" 2-Hole Singla Bowl Drop-in Classroom ADA Sink w/VR Faucet+Drain+Bubbler. Sink is manufactured from 20 gauge 304 Stainless Steel with a Brushed Satin finish, Center drain placement, and Bottom only pads.

Installation Type:	Drop-in, Sink Kits
Material:	304 Stainless Steel
Finish:	Brushed Satin
Gauge:	20
Sound Deadening:	Bottom only pads
Number of Bowls:	1
Sink Dimensions:	25" x 17" x 6-1/2"
Bowl 1 Dimensions:	15-3/4" x 14" x 6-3/8"
Drain Size:	3-1/2" (89mm)
Drain Location:	Center
Minimum Cabinet Size:	30"
Mounting Hardware:	Part # 64090012 included for countertops up to 3/4" (19mm) thick
Template Included:	No
Cutout Template #:	1000001248

Template is available for download at elkay.com. CAD software will be required to open the template.

Cutout Dimensions for Drop-in Installation:
24-3/8" x 16-3/8" (619mm x 416mm) with 1-1/2" (38mm) corner radius



Included with Product: **LKDVR208513LC faucet, LKVR18 drain, LKVR1141A bubblers**

A Century of Tradition and Quality.
For more than 100 years, Elkay has been making innovative products and providing exceptional customer care. We take pride in offering plumbing products that make life easier, inspire change and leave the world a better place.

Product Compliance: ADA & ICC A117.1
ASME A112.19.3/CSA B45.4
Faucet: ASME A112.18.1/CSA B125.1
CEC
NSF 372 (**lead free**)
NSF 61 (Q51
Accessory: ASME A112.18.2/CSA B125.2

Sinks are listed by IAPMO® as meeting the applicable requirements of the Uniform Plumbing Code®, International Plumbing Code®, and National Plumbing Code of Canada.

Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards.



Special Features:	Solid Brass Construction, Vandal resistant
Installation Type:	Deck Mount
Material:	Chrome-plated Brass
Finish:	Chrome (CR)
Dimensions:	5-1/16" x 1-15/16" x 5-11/16"
Shipping Weight:	4 lbs.



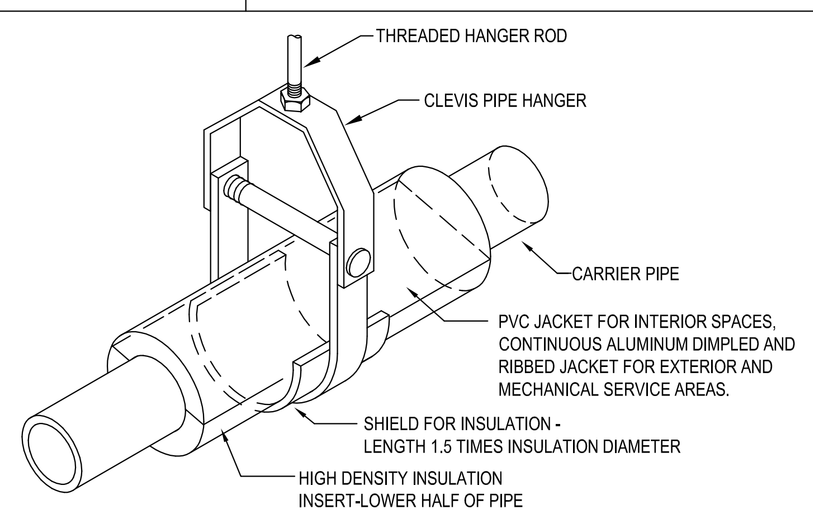
Material:	Nickel-plated Brass
Finish:	Polished Nickel (PN)
Dimensions:	4-5/8" x 4-5/8" x 6-5/8"
Shipping Weight:	1 lbs.



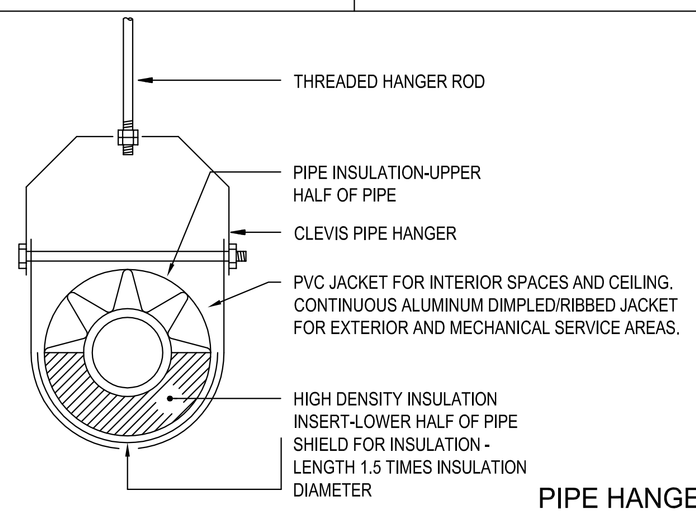
Mounting Type:	Deck Mount
Special Features:	Solid Brass Construction
Finish:	Chrome (CR)
Handle Type:	2.6" Lever Handle
Deck Clearance:	9-3/8"
Spout Reach:	6"
Spout Height:	12-1/2"
Hole Drillings:	1
Material:	Chrome-plated Brass
Valve Type:	Quarter Turn Ceramic Disc - Cold
Flow Rate:	1.5 GPM
Faucet Hole Size (min):	1-1/2"
Countertop Thickness:	1-1/8
Spout Swing Rotation:	6"
Spout Type:	Gooseneck

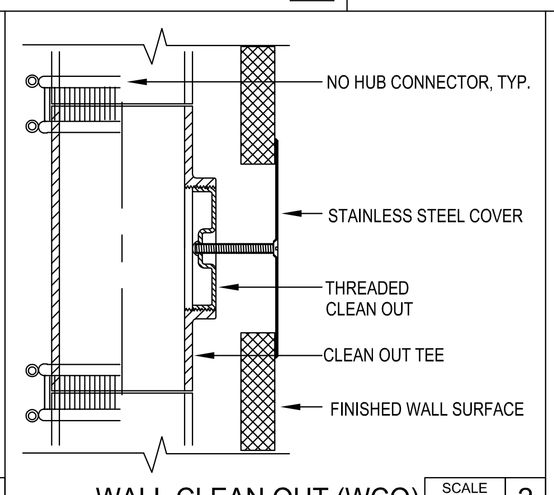
CLASSROOM SINK **S-1**

#	NEW WORK KEYED NOTES
1	2" WALL CLEAN OUT (WCO).
2	POINT OF CONEECTION FOR **S-1** WASTE & VENT CONNECTION AND WALL CLEAN OUT (WCO) AND DOMESTIC COLD WATER CONNECTION.
3	EXTEND 3/4" CONTINUOUSLY INSULATED CONDENSATE TO **S-1** TAIL PIECE. SEE DETAIL #1 THIS SHEET.

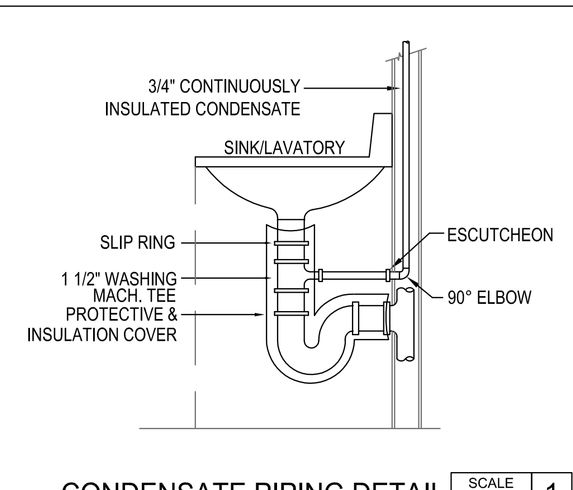


PIPE HANGER | SCALE NTS | 3





WALL CLEAN OUT (WCO) | SCALE NTS | 2



CONDENSATE PIPING DETAIL | SCALE NTS | 1

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KATHERINE T. LORD
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Issue Schedule

No.	Description	Date
	BID SET	09/29/26

Sheet Title: PLUMBING DEMO AND NEW FLOOR PLAN

Project Architect: KATHERINE LORD

Project Number: 1905-124

Sheet Number: P2

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ABBREVIATIONS

A	AMPERE (AMPS)
AC	ALTERNATING CURRENT
AF	AMPS-FRAME (RATING)
AIC	AMP INTERRUPTING CURRENT
AM	AMMETER
AS	AMP SWITCH (FUSED SWITCH RATING)
AT	AMPS-TRIP (RATING)
AWG	AMERICAN WIRE GAUGE
BC	BARE COPPER
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CO	CONDUIT ONLY
CT	CURRENT TRANSFORMER
CU	COPPER
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
EX	EXISTING
FLA	FULL LOAD AMPS
FVR	FULL VOLTAGE REVERSING
FVNR	FULL VOLTAGE NON-REVERSING
GFI	GROUND FAULT INTERRUPTER
GRD/GND	GROUND
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HZ	HERTZ
KW	KILOWATT
LCL	LONG CONTINUOUS LOAD
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
MCC	MOTOR CONTROL CENTER
MCM (KCM)	THOUSAND CIRCULAR MILS
MECH	MECHANICAL
NC	NORMALLY CLOSED
NF	NON-FUSED
NO	NORMALLY OPEN/NUMBER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
P	POLE
PH	PHASE
POC	POINT OF CONNECTION
PRS	PVC COATED RIGID STEEL (CONDUIT)
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE DUCT
SWBD	SWITCHBOARD
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLTAMPERES
VM	VOLTMETER
VL	VERIFY LOCATION
W	WIRE/WATTS
WP	WEATHERPROOF (NEMA TYPE 3R)
WT	WATERTIGHT
XP	EXPLOSION PROOF (RATED FOR AREA HAZARD)

ELECTRICAL SYMBOL LEGEND

LIGHTING

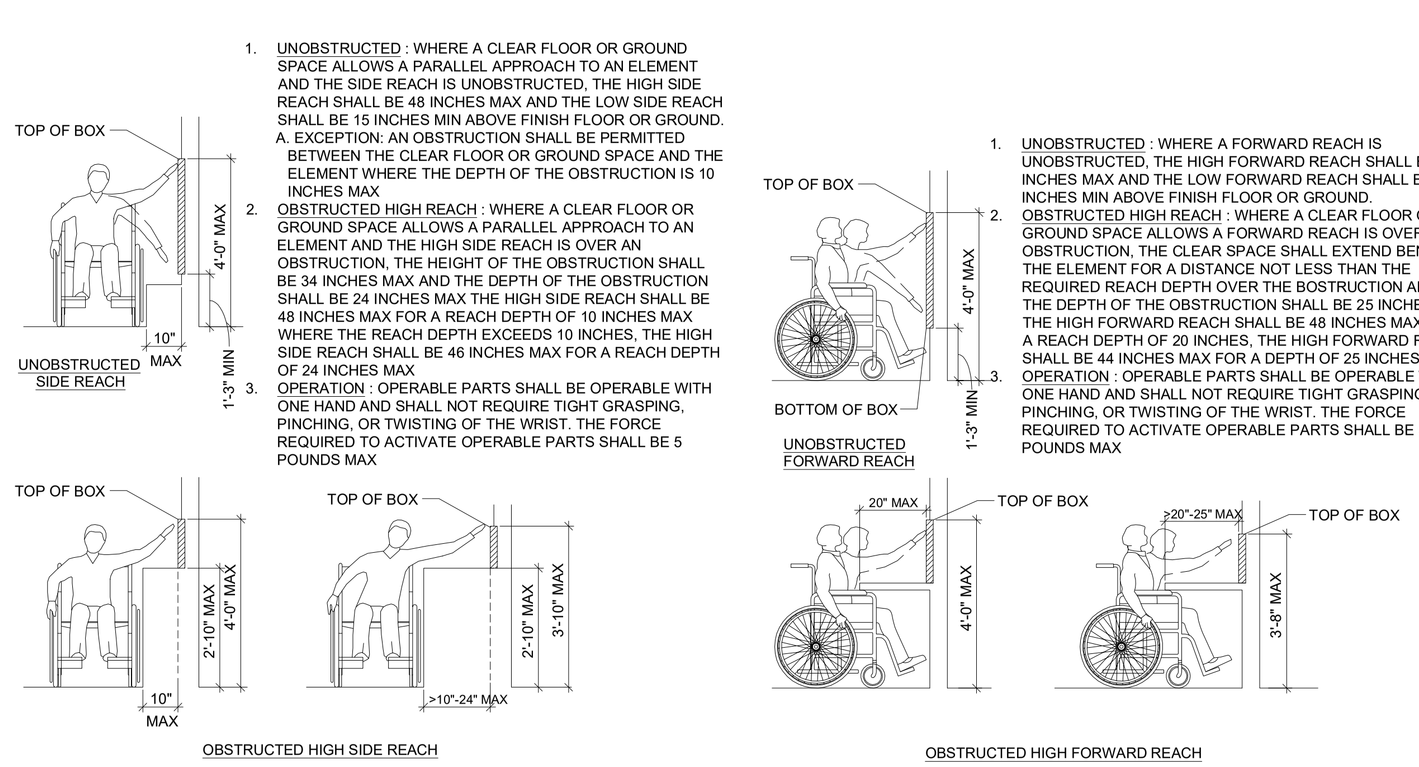
- (A) — LIGHTING FIXTURE DESIGNATION
- LIGHTING FIXTURE, CEILING OR WALL MOUNTED AS SHOWN.
- LIGHT FIXTURE
- LIGHTING FIXTURE ON EMERGENCY CIRCUIT (LIGHTING INVERTER OR BATTERY PACK).
- EXIT SIGN WITH DIRECTION ARROWS AS INDICATED. SHADED QUADRANT INDICATES FACE.
- b b — EMERGENCY LIGHTING UNIT. WALL MOUNTED 12" BELOW CEILING (U.O.N.) LETTER INDICATES CIRCUIT CONTROLLED.
- STRIP LIGHT
- Sa — SINGLE POLE SWITCH, SUBSCRIPT WHEN SHOWN INDICATES FIXTURES CONTROLLED +48" A.F.F. (U.O.N.) HEIGHT PER DETAILS #1/E1.0.
- (S) — CEILING MOUNTED OCCUPANCY SENSOR LIGHTING CONTROL

POWER CONTINUED

- DUPLEX RECEPTACLE, WALL MOUNTED, +18" A.F.F. (U.O.N.)
- HORZ. — RECEPTACLE, WALL MOUNTED HORIZONTALLY, +18" A.F.F. (U.O.N.)
- FOURPLEX RECEPTACLE, WALL MOUNTED, +18" A.F.F. (U.O.N.)
- RECEPTACLE MOUNTED +6" ABOVE COUNTER BACKSPLASH SEE ARCHITECTURAL PLANS FOR REQUIRED MOUNTING HEIGHT PRIOR TO ROUGH-IN.
- LCD — PROVIDE (2) DUPLEX RECEPTACLE CEILING MOUNTED LOCATE ADJACENT TO PROJECTOR. FIELD VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.
- USB — RECEPTACLE WITH (2) USB PORTS MOUNTED +6" ABOVE COUNTER BACKSPLASH. SEE ARCHITECTURAL PLANS FOR REQUIRED MOUNTING HEIGHT PRIOR TO ROUGH-IN. EATON #TR7756.
- GFI — DUPLEX GROUND FAULT INTERRUPTING RECEPTACLE +18" A.F.F. (U.O.N.)
- WP — DUPLEX RECEPTACLE IN WEATHERPROOF ENCLOSURE +18" A.F.F. (U.O.N.)
- WP/L — DUPLEX RECEPTACLE IN WEATHERPROOF "LOCKING" ENCLOSURE +18" A.F.F. (U.O.N.) (SEE TYPICAL DETAILS E5 SERIES SHEETS AND SPECIFICATIONS FOR REQUIRED TYPE).
- (J) (J) — JUNCTION BOX, CEILING OR WALL MOUNTED
- HD — HAND DRYER CONNECTION, SEE ARCHITECTURAL FOR MOUNTING HEIGHT.
- FUSED DISCONNECT SWITCH, WHERE SHOWN NF = NON-FUSED.
- SM — MANUAL MOTOR STARTER +48" A.F.F. OR ON EQUIPMENT (U.O.N.)
- (1) — MOTOR CONNECTION, NUMERAL INDICATES HORSEPOWER.
- (AC 1) — MECHANICAL EQUIPMENT TAG (SEE MECHANICAL DRAWINGS FOR DESCRIPTION)
- CONDUIT AND WIRE, CONCEALED IN CEILING OR WALL
- CONDUIT AND WIRE, CONCEALED IN OR UNDER FINISHED FLOOR OR UNDER FINISHED GRADE.
- FLEXIBLE CONDUIT CONNECTION
- BRANCH CIRCUIT HOMERUN TO PANEL. SLASHES INDICATE NUMBER OF CONDUCTORS. EQUIPMENT GROUND WIRE NOT INDICATED U.O.N. #12 CONDUCTORS ARE MINIMUM, NO HASH MARKS = MIN (2) #12
- 3/4" CONDUIT STUBBED FROM DEVICE TO ABOVE ACCESSIBLE CEILING
- #8 — BRANCH CIRCUIT HOMERUN, NUMBER INDICATES INCREASED CONDUCTOR SIZE, CONDUCTORS SHALL REMAIN AS INDICATED FOR SIZE THROUGHOUT THE ENTIRE CIRCUIT.
- PANELBOARD, SURFACE MOUNTED.
- PANELBOARD, RECESSED

GENERAL PROJECT NOTES:

1. UNLESS WHERE OTHERWISE NOTED, ALL WORK INDICATED ON THESE DRAWINGS SHALL BE CONSIDERED NEW WORK.
2. UNLESS WHERE OTHERWISE NOTED, ALL DIMENSIONS ARE TO BE CENTERLINE OF THE DEVICE.
3. "GENERAL NOTES" SHOWN ON AN INDIVIDUAL DRAWING APPLY TO ALL WORK SHOWN ON THAT SHEET. "KEY NOTES" ONLY APPLY TO SPECIFIC ITEMS WHERE ANNOTATED AT SPECIFIC LOCATIONS. SOME KEY NOTES MAY NOT APPLY TO ANY SPECIFIC ITEMS.
4. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, NEITHER DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND THE DIVISION OF THE STATE ARCHITECT.



NOTE:
FORWARD OR FRONT APPROACH FOR DEVICES MOUNTED ABOVE COUNTER ASSUMES THAT DIRECTLY BELOW THE DEVICE THE COUNTER HAS A 30" MINIMUM WIDTH X 27" MINIMUM HIGH X 19" MINIMUM DEEP CLEAR OPENING. CBC SECTIONS 11B-306 & 11B-308.

MOUNTING HEIGHT - SIDE AND FORWARD REACH RANGE

NO SCALE

1 E1.0

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Issue Schedule

No.	Description	Date
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Sheet Title: ELECTRICAL LEGENDS AND NOTES

Project Architect: KATHERINE LORD

Project Number:

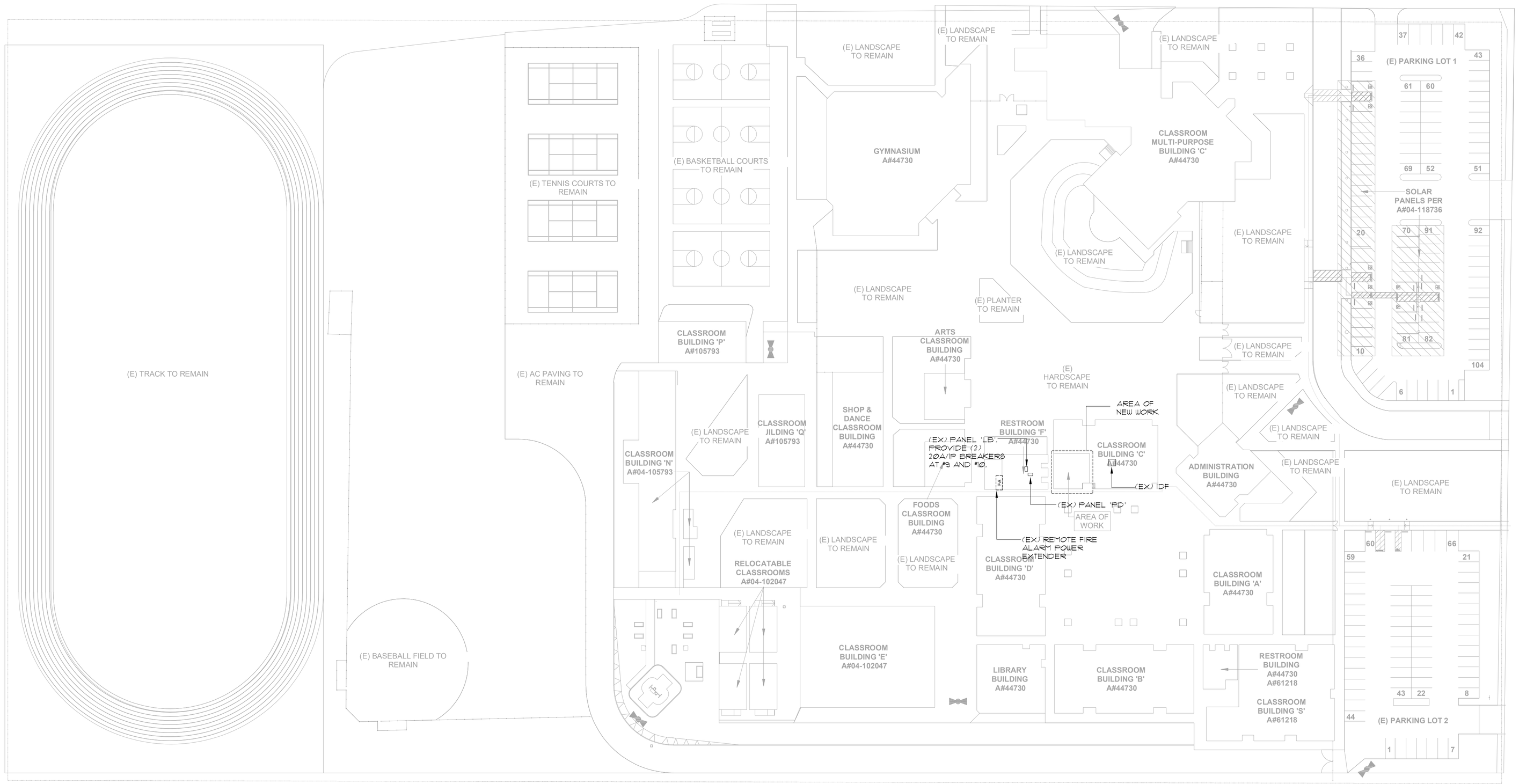
Sheet Number: E1.0

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26051 6/21/2026

Exhibit A



1 OVERALL SITE PLAN
1" = 50'-0"

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No.	Description	Date
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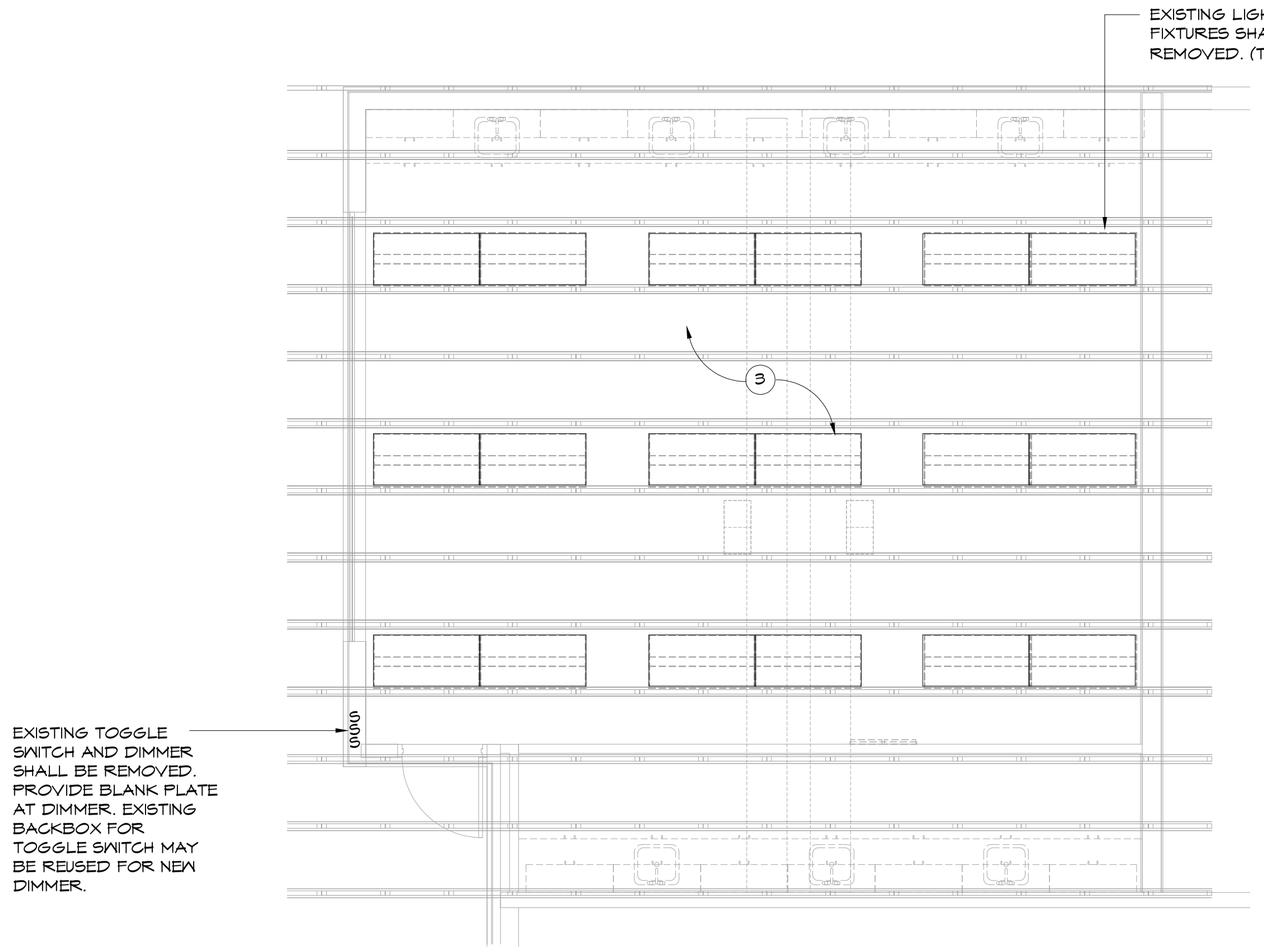
Sheet Title: OVERALL SITE PLAN
Project Architect: KATHERINE LORD
Project Number:

Sheet Number: E1.1

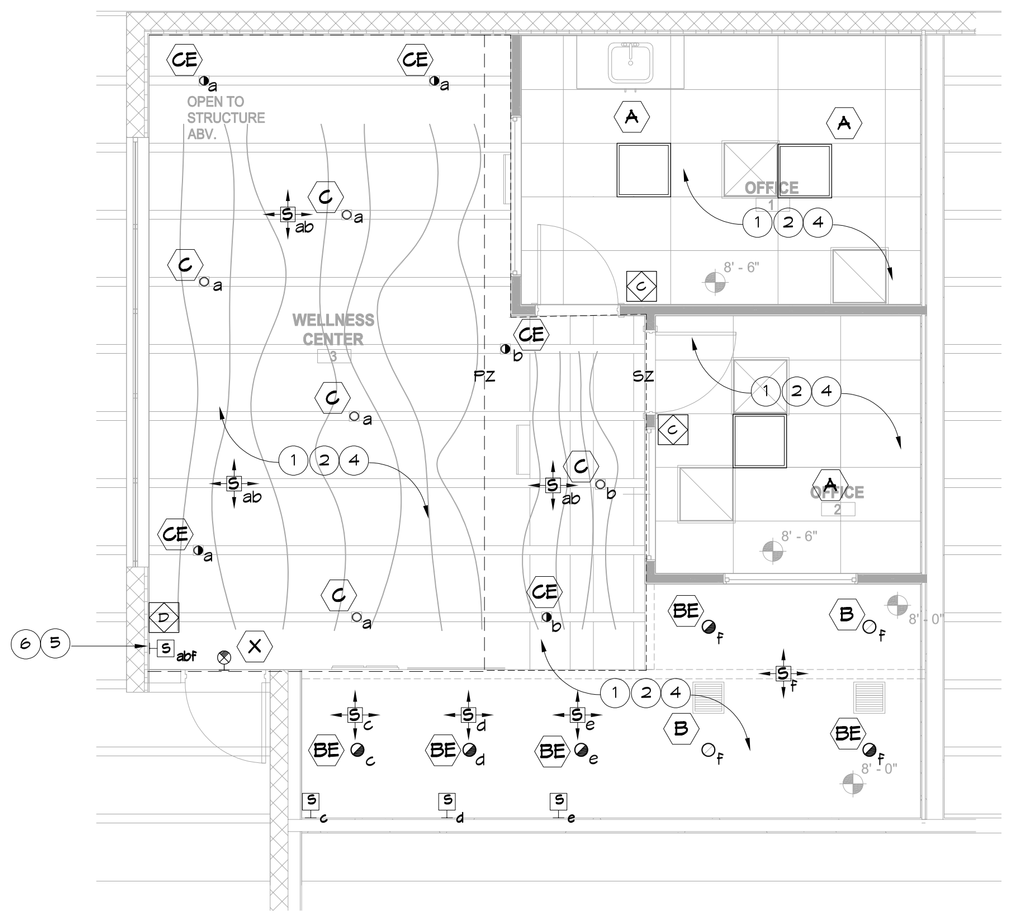
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1 DEMO FLOOR PLAN - LIGHTING
1/4" = 1'-0"



2 FLOOR PLAN - LIGHTING
1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

1. ALL ITEMS SHOWN ON THIS DRAWING ARE EXISTING TO BE REMOVED UNLESS OTHERWISE NOTED. SEE REQUIREMENTS BELOW FOR SCOPE OF WORK. ALL OTHER ELECTRICAL ITEMS IN THIS BUILDING ARE EXISTING TO REMAIN, MAINTAIN POWER CIRCUIT CONTINUITY UNTIL NEW SOURCE IS ENERGIZED AND READY FOR TRANSFER, REFER TO POWER AND LIGHTING PLANS.
2. ALL ELECTRICAL DEMOLITION WORK SHALL BE DIRECTED BY THE ELECTRICAL CONTRACTOR.

GENERAL DEMOLITION REQUIREMENTS

1. LIGHTING FIXTURES
   WHERE EXISTING LIGHTING FIXTURES ARE TO BE REMOVED, AND ARE NOT RELOCATED, CONTRACTOR SHALL DISPOSE OF ALL FIXTURES INCLUDING LAMPS AND BALLAST.
2. ALL BOXES, EXPOSED CONDUIT, WIRE, AND OTHER ITEMS ASSOCIATED WITH ELECTRICAL EQUIPMENT TO BE REMOVED, SHALL BE DISCONNECTED, REMOVED AND DISPOSED OF BY THE CONTRACTOR AS REQUIRED, UNLESS SPECIFICALLY NOTED OTHERWISE. CUT AND CAP CONCEALED CONDUITS. PATCH, SEAL AND REPAIR SURFACE TO MATCH ADJACENT AREA WHERE BOXES ARE REMOVED.

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
2. REFERENCE E2 SERIES SHEETS FOR ALL FIXTURE TYPES AND FOR TYPICAL DETAILS.
3. PROVIDE MINIMUM 3/4" CONDUIT AND #12 CIRCUIT CONDUCTORS AS REQUIRED TO CONNECT EACH LIGHTING FIXTURES TO THEIR INDICATED CONTROL DEVICES. (U.O.N.)

KEY NOTES:

1. EXTEND EXISTING LIGHTING CIRCUIT TO ROOM LIGHTING CONTROL DEVICES AS REQUIRED.
2. CONNECT NEW LIGHTS AS REQUIRED TO EXISTING LIGHTING CIRCUIT.
3. EXISTING LIGHTING FIXTURES TO BE REMOVED. MAINTAIN EXISTING LIGHTING CIRCUIT CONTINUITY AND EXTEND TO NEW FIXTURES AS REQUIRED.
4. CONNECT NEW EMERGENCY LIGHTING FIXTURES AND EXIT SIGN TO EXISTING LIGHTING CIRCUIT AND EXISTING CONSTANT HOT FOR BATTERY CHARGING.
5. LOCATION FOR NEW DIMMER. INTERCEPT EXISTING CONDUIT AND EXTEND TO ROOM LIGHTING CONTROLLER.
6. EXISTING TOGGLE SWITCH SHALL BE REMOVED. EXISTING BACKBOX MAY BE REUSED FOR DIGITAL LIGHTING CONTROL DIMMER.

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Issue Schedule		
No.	Description	Date
	BID SET	09/29/26

Sheet Title: DEMO & NEW FLOOR PLAN - LIGHTING
Project Architect: KATHERINE LORD
Project Number:

Sheet Number: E2.1

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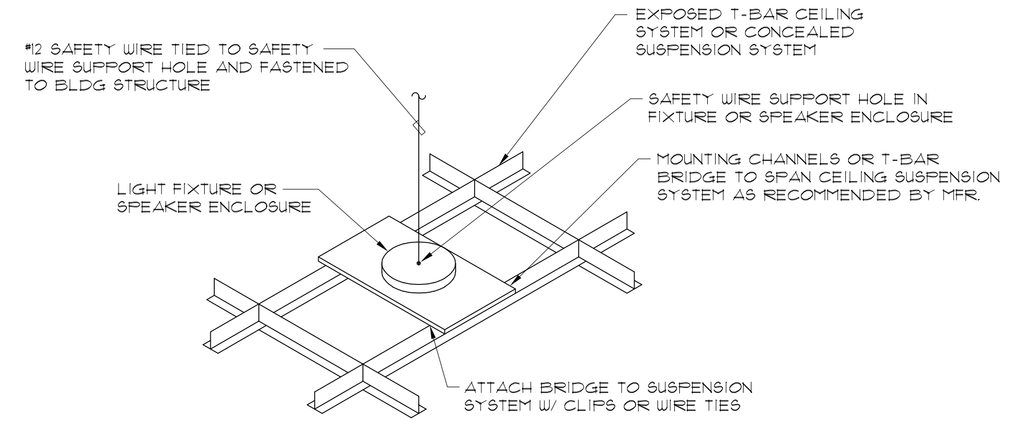
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Exhibit A

LIGHTING FIXTURE SCHEDULE

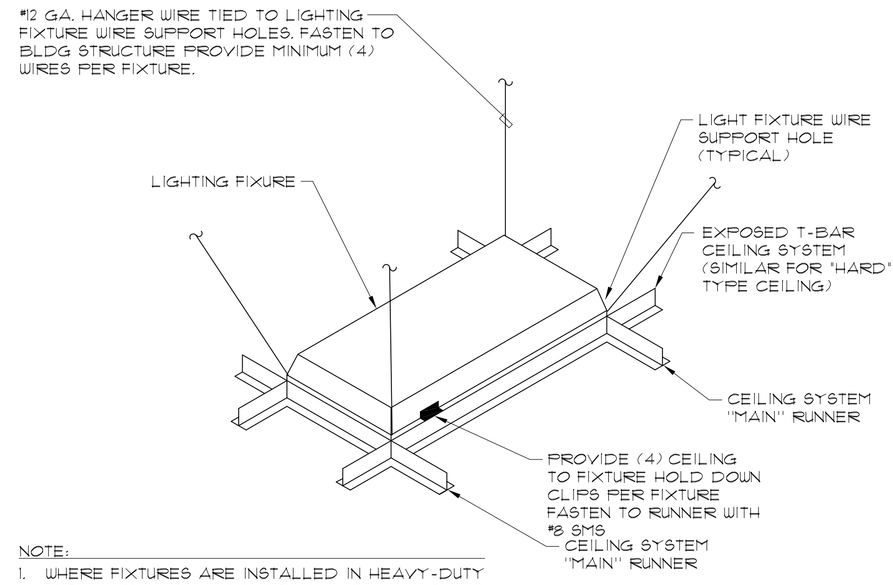
Mark	Approved Manufacturer's (See Key Note No.1)	Catalog Series Type (See Key Note No.2)	FIXTURE: Incandescent	Fluorescent	Metal Halide	High pressuresodium	Low pressuresodium	LED	Volts	Lamp Watts / Fixture Watts	LAMP: NO.	Type	MOUNTING: Recessed / Ceiling	Surface / Ceiling	Wall	Recessed / Wall	Pendant	Surface / Wall	Pole	Description
A	BIOS LIGHTING	SKYVIEW TILE	☐	☐	☐	☐	☐	■	☐ 120 ☐ 208 ■ 277 ☐ 480	42			■	☐	☐	☐	☐	☐	☐	BLUE SKY LIGHTING, 2'X2', 4858 LUMENS, DAY ONLY MODE, WHITE FINISH, 0-10V DIMMING. MEETS DAYTIME BLUE SKY CRITERIA OF M-EDI>250 VERTICAL LUX, LOW GLARE, UGR<19, >91 CRI, >82 R9, MELANOPIC RATIO: M-DER 1.1, M-EER 1.2 ☐ Provide emergency ballast Type 'EM' ☐ Provide custom color finish, to be selected at time of submittal ■ See detail 2/E2.2
B	LITHONIA	LDN4	☐	☐	☐	☐	☐	■	☐ 120 ☐ 208 ■ 277 ☐ 480	12			■	☐	☐	☐	☐	☐	☐	4" ROUND LED RECESSED DOWN LIGHT, MIN. 1000 LUMENS, 4000K, MIN 80 CRI, SEMI-SPECULAR TRIM FINISH, MEDIUM WIDE DISTRIBUTION, 0-10V DIMMING. ☐ Provide emergency ballast Type 'EM' ☐ Provide custom color finish, to be selected at time of submittal ■ See detail 1/E2.2
	HALO	HC4																		
BE	LITHONIA	LDN4	☐	☐	☐	☐	☐	■	☐ 120 ☐ 208 ■ 277 ☐ 480	12	NA	NA	■	☐	☐	☐	☐	☐	☐	4" ROUND LED RECESSED DOWN LIGHT, MIN. 1000 LUMENS, 4000K, MIN 80 CRI, SEMI-SPECULAR TRIM FINISH, MEDIUM WIDE DISTRIBUTION, 0-10V DIMMING, PROVIDE 10W T20 COMPLIANT BATTERY PACK WITH INTEGRAL TEST SWITCH. ☐ Provide emergency ballast Type 'EM' ☐ Provide custom color finish, to be selected at time of submittal ■ See detail 1/E2.2
	HALO	HC4																		
C	RAYON	RCYA3	☐	☐	☐	☐	☐	■	☐ 120 ☐ 208 ■ 277 ☐ 480	19			■	☐	☐	☐	☐	☐	☐	3" ROUND, 8.25"H LED CYLINDER DOWN LIGHT, MIN. 1945 LUMENS, 4000K, MIN 80 CRI, 0-10V DIMMING, 50DEG BEAM ANGLE, WHITE REFLECTOR AND CYLINDER FINISH, WHITE SURFACE MOUNT WITH DEEP CANOPY. ☐ Provide emergency ballast Type 'EM' ☐ Provide custom color finish, to be selected at time of submittal ☐ See detail
	HALO	HC4																		
CE	LITHONIA	LDN4	☐	☐	☐	☐	☐	■	☐ 120 ☐ 208 ■ 277 ☐ 480	19	NA	NA	■	☐	☐	☐	☐	☐	☐	3" ROUND, 8.25"H LED CYLINDER DOWN LIGHT, MIN. 1945 LUMENS, 4000K, MIN 80 CRI, 0-10V DIMMING, 50DEG BEAM ANGLE, WHITE REFLECTOR AND CYLINDER FINISH, WHITE SURFACE MOUNT WITH DEEP CANOPY. PROVIDE EMERGENCY BATTERY PACK AND REMOTE TEST SWITCH. LOCATE TEST SWITCH ADJACENT TO THE FIXTURE. ☐ Provide emergency ballast Type 'EM' ☐ Provide custom color finish, to be selected at time of submittal ☐ See detail
	HALO	HC4																		
X	ISOLITE	SLX-60 SERIES	☐	☐	☐	☐	☐	☐	☐ 120 ☐ 208 ☐ 277 ☐ 480	N/A N/A N/A	NA	NA	☐	☐	☐	☐	☐	☐	☐	Surface mount single face self luminous exit sign mount above door. Green stencil, 20yr. Life, and plastic white frame. Field verify mounting hardware required. See floor plan for arrow requirement. MAX. WEIGHT 5 LB ☐ Provide emergency ballast Type 'EM' ☐ Provide custom color finish, to be selected at time of submittal ☐ See detail
	Merit	P180 Series																		
	LITHONIA	D Series																		
	Or Equal	.																		



LUMINAIRE SEISMIC RESTRAINT DETAIL

NO SCALE

1/E2.2 L2



NOTE:

1. WHERE FIXTURES ARE INSTALLED IN HEAVY-DUTY TYPE LAY-IN CEILINGS AND THE TOTAL WEIGHT OF THE FIXTURE IS LESS THAN 56 LBS. REDUCE THE QUANTITY OF HANGER WIRES TO (2) SLACK WIRES AT DIAGONAL CORNERS.
2. REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CEILING ANCHORAGE REQUIREMENTS.

LED FIXTURE SEISMIC RESTRAINT DETAIL

NO SCALE

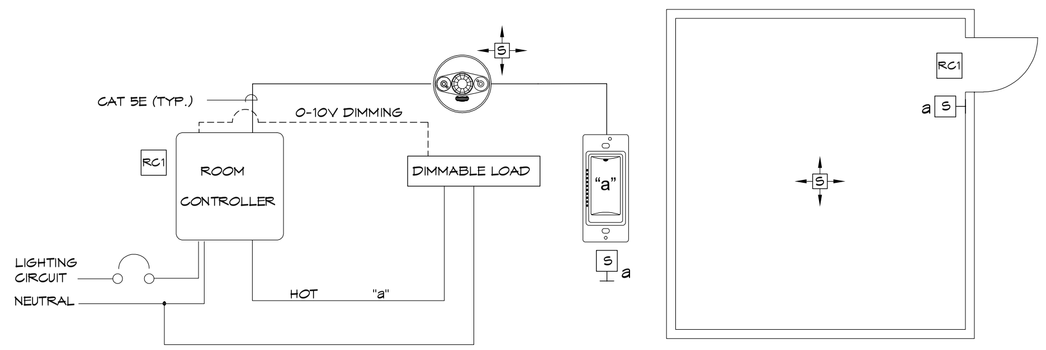
2/E2.2 L1

SYMBOL LENGEND

S	CEILING MOUNTED OCCUPANCY SENSOR (DUAL TECHNOLOGY)
S	WALL MOUNTED OCCUPANCY SENSOR (DUAL TECH) +84" U.O.N.
RC1	SINGLE CIRCUIT ROOM CONTROLLER FOR ROOMS WITH ONE DIMMING ZONE.
RC2	SINGLE CIRCUIT ROOM CONTROLLER FOR ROOMS WITH TWO DIMMING ZONES.
RC3	SINGLE CIRCUIT ROOM CONTROLLER FOR ROOMS WITH THREE DIMMING ZONES.
PL	PLUG LOAD CONTROLLER
DS	DAYLIGHT SENSOR
S a	MANUAL ON AND OFF WITH DIMMER FOR ZONE 'a'
S ab	MANUAL ON AND OFF WITH DIMMER FOR ZONE 'a' & 'b'
S abc	MANUAL ON AND OFF WITH DIMMER FOR ZONE 'a' & 'b' & 'c'

GENERAL NOTES

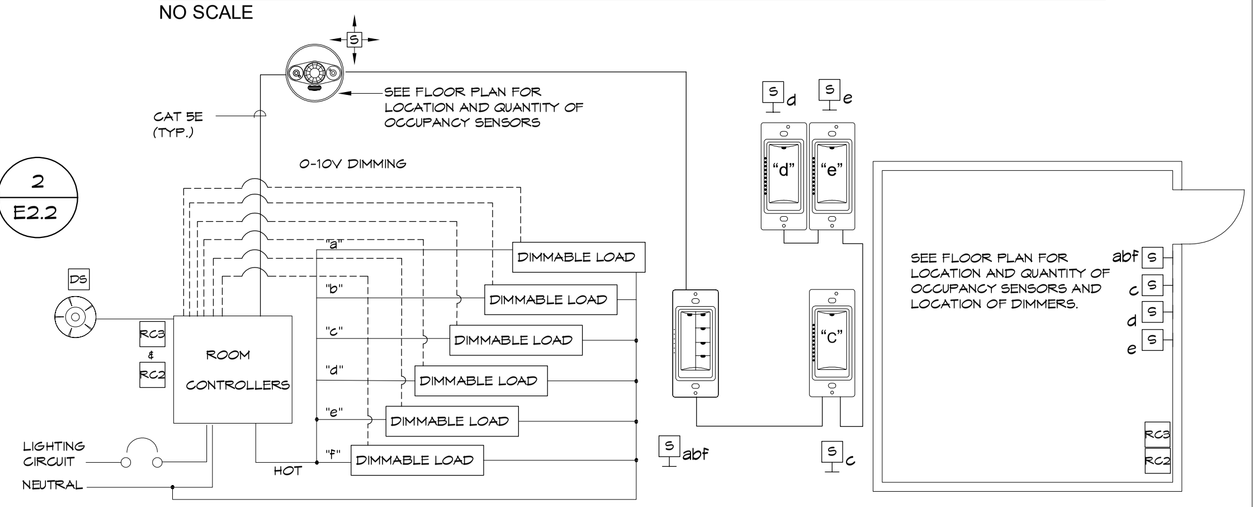
1. REFERENCE SPECIFICATION SECTION 260923 DIGITAL LIGHTING CONTROL SYSTEM FOR ADDITIONAL SCOPE OF WORK.
2. ITEMS RC RC2 RC3 PL TO BE WALL MOUNTED ABOVE THE ROOM ENTRY DOOR, ABOVE THE CEILING IN ALL ROOMS WITH T-BAR CEILINGS.
3. ITEMS RC1 RC2 RC3 PL TO BE LOCATED WITHIN A 24" x 24" RECESSED ENCLOSURE WITH HINGED LOCKING COVER LOCATED ABOVE THE ROOM ENTRY DOOR IN ALL ROOMS WITH INACCESSIBLE CEILINGS.
4. ALL 0-10V WIRING AND CAT 5E WIRING MAY BE INSTALLED AS OPEN WIRE WHERE ABOVE ACCESSIBLE CEILINGS. WHERE ABOVE INACCESSIBLE OR EXPOSED CEILINGS IT SHALL BE INSTALLED IN CONDUIT.



TYPICAL ROOM TYPE - OFFICE

C1

NO SCALE



NOTE

1. FIELD VERIFY EXACT QUANTITY AND LOCATIONS OF OCCUPANCY SENSORS PRIOR TO ROUGH IN.
2. LOCATE DIMMERS FOR THE STAGE LIGHTING BY THE STAGE AND DIMMERS FOR THE RAMP NEAR THE RAMP.
3. SEE FLOOR PLAN FOR DIMMING ZONES AND PROVIDE ROOM CONTROLLERS AS REQUIRED.

TYPICAL ROOM TYPE - WELLNESS CENTER

D

NO SCALE

LIGHTING CONTROL DIAGRAMS

3/E2.2 L1

NO SCALE

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No.	Description	Date
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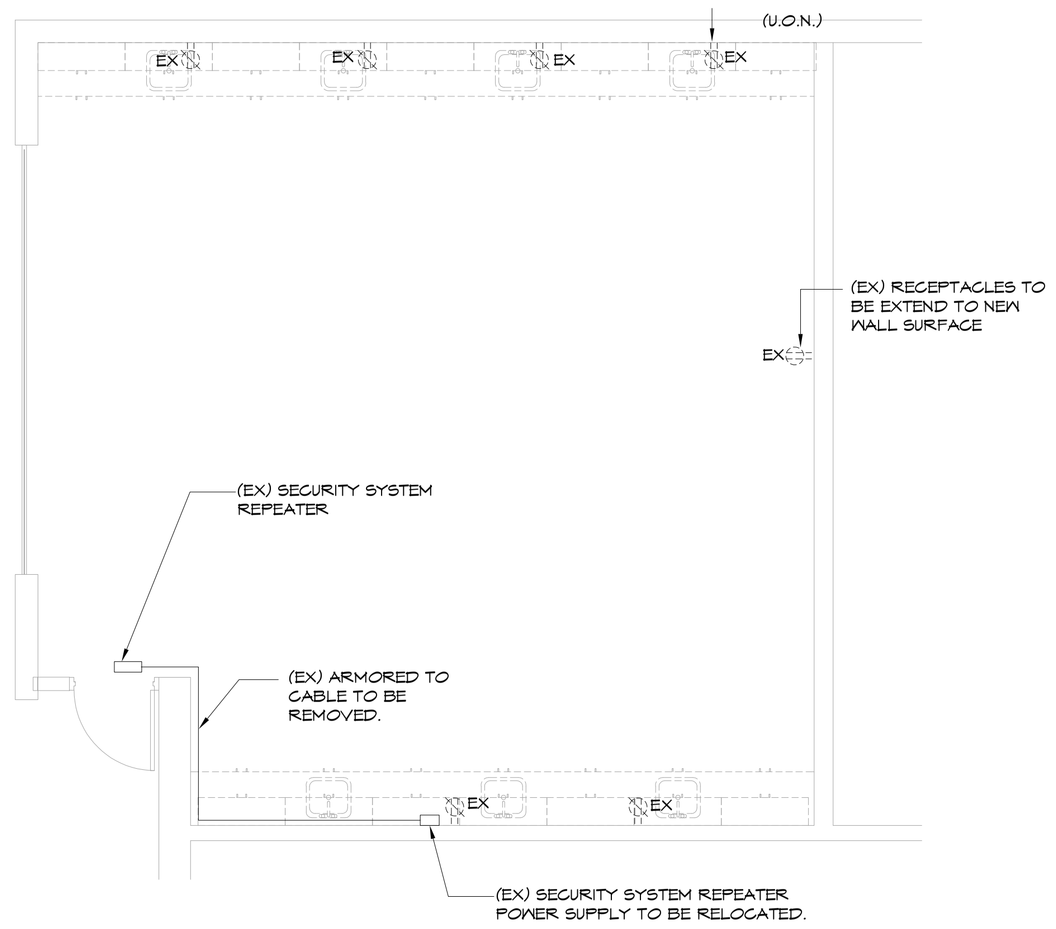
Sheet Title: LIGHTING FIXTURE SCHEDULE, CONTROL & DETAILS

Project Architect: KATHERINE LORD

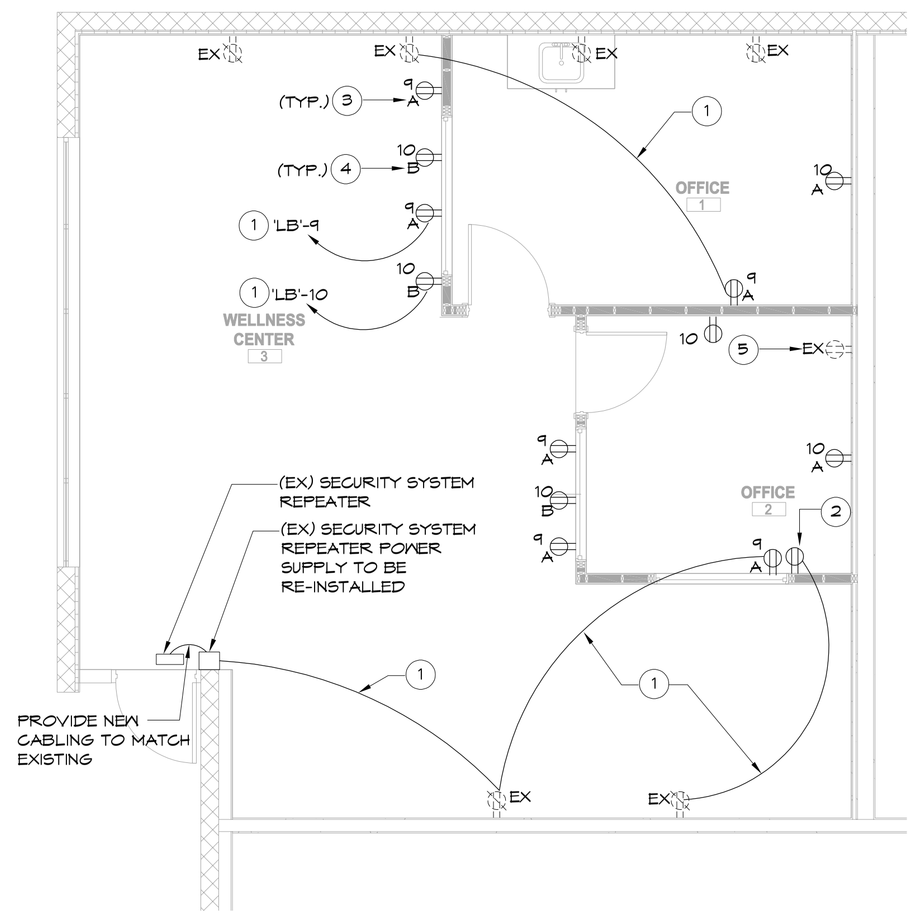
Project Number:

Sheet Number: E2.2

Exhibit A



1 DEMO FLOOR PLAN - POWER
1/4" = 1'-0"



2 NEW FLOOR PLAN - POWER
1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

1. ALL ITEMS SHOWN ON THIS DRAWING ARE EXISTING TO BE REMOVED UNLESS OTHERWISE NOTED. SEE REQUIREMENTS BELOW FOR SCOPE OF WORK. ALL OTHER ELECTRICAL ITEMS IN THIS BUILDING ARE EXISTING TO REMAIN, MAINTAIN POWER CIRCUIT CONTINUITY UNTIL NEW SOURCE IS ENERGIZED AND READY FOR TRANSFER, REFER TO POWER AND LIGHTING PLANS.
2. ALL ELECTRICAL DEMOLITION WORK SHALL BE DIRECTED BY THE ELECTRICAL CONTRACTOR.

GENERAL DEMOLITION REQUIREMENTS

1. WIRING DEVICES
   WHERE EXISTING SWITCHES OR RECEPTACLES ARE TO BE REMOVED, THE CONTRACTOR SHALL DISPOSE OF ALL DEVICES AS REQUIRED.
2. COMMUNICATION DEVICES
   WHERE EXISTING TELEPHONE/INTERCOM AND CLOCK HEAD END EQUIPMENT, PHONES, SPEAKERS AND OTHER ASSOCIATED EQUIPMENT ARE TO BE REMOVED, THE CONTRACTOR SHALL DISPOSED OF ALL DEVICES AND EQUIPMENT AS REQUIRED.
3. ALL BOXES, EXPOSED CONDUIT, WIRE, AND OTHER ITEMS ASSOCIATED WITH ELECTRICAL EQUIPMENT TO BE REMOVED, SHALL BE DISCONNECTED, REMOVED AND DISPOSED OF BY THE CONTRACTOR AS REQUIRED, UNLESS SPECIFICALLY NOTED OTHERWISE. CUT AND CAP CONCEALED CONDUITS. PATCH, SEAL AND REPAIR SURFACE TO MATCH ADJACENT AREA WHERE BOXES ARE REMOVED.

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT LOCATION OF ALL WALL MOUNTED POWER DEVICES WHERE INDICATED AT MOUNTING HEIGHTS OTHER THAN +18".
2. NUMBERS ADJACENT TO EACH POWER DEVICE INDICATES THE CIRCUIT NUMBER TO WHICH THE DEVICE IS TO BE CONNECTED.
3. CIRCUIT HOMERUNS ARE INDICATED TO SHOW THE LOCATION AND NUMBER OF CIRCUITS TO BE GROUPED TOGETHER.
4. PROVIDE MINIMUM 3/4" CONDUIT AND #12 CIRCUIT CONDUCTORS AS REQUIRED TO CONNECT EACH POWER DEVICE TO THEIR INDICATED CIRCUIT (U.O.N.).
5. FIELD VERIFY EXACT ROUTING LOCATION FOR CONCEALED CONDUITS AND RECEPTACLES PRIOR TO ROUGH-IN.

KEY NOTES:

1. 3/4"C. 2 #12, 1 #12 GND.
2. RECEPTACLE FOR GLASS PRIVACY FILM POWER SUPPLY. COORDINATE EXACT LOCATION OF POWER SUPPLY WITH DISTRICT. EXTEND WIRING FROM POWER SUPPLY TO GLASS PRIVACY FILM PER MANUFACTURER'S REQUIREMENTS. REFER TO ARCH DRAWINGS FOR GLASSES WITH PRIVACY FILM.
3. DUPLEX RECEPTACLE WITH 30W USB DUAL TYPE -C/C CHARGER.
4. DUPLEX RECEPTACLE WITH 5.1A USB TYPE A/TYPE C CHARGER.
5. PROVIDE EXTENSION RING AND EXTEND WIRING. RE-INSTALL EXISTING RECEPTACLE TO BE FLUSH WITH NEW WALL SURFACE.

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Issue Schedule

No.	Description	Date
	BID SET	09/29/26

Sheet Title: DEMO & NEW FLOOR PLAN - POWER

Project Architect: KATHERINE LORD

Project Number:

Sheet Number: E3.1

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Exhibit A

BACKBOX AND RING LEGEND

TYPE	DESCRIPTION
'B1'	4 11/16" square 2 1/8" deep box with single gang ring.

FACEPLATE LEGEND

TYPE	DESCRIPTION
'AR'	As required to accommodate the number of ports designated.

CONDUIT / RACEWAY LEGEND

TYPE	DESCRIPTION
'3/4-S'	3/4" conduit stubbed from box into accessible ceiling space, unless detailed otherwise on drawings.
'1-S'	1" conduit stubbed from box into accessible ceiling space, unless detailed otherwise on drawings.
'11/4-S'	1 1/4" conduit stubbed from box into accessible ceiling space, unless detailed otherwise on drawings.

GENERAL NOTES:

1. ALL CONDUITS WHICH ARE REQUIRED AS A PART OF SYSTEMS SPECIFIED FOR COMMUNICATIONS, TELEPHONE, INTERCOM, CLOCK FIRE ALARM, SECURITY, SOUND SYSTEMS, DATA NETWORKING, OR AUDIO-VISUAL SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
2. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONDUIT REQUIREMENTS WITH EACH SYSTEM SUPPLIER PRIOR TO BID TO DETERMINE SPECIAL CONDUIT SYSTEM REQUIREMENTS.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT SLEEVES FOR ALL OPEN CABLE INSTALLATIONS THROUGH RATED WALLS, BLOCK WALLS AND WHERE SHOWN ON THE DRAWINGS. PROVIDE CONDUIT FROM EACH BUILDING MAIN TERMINATION CABINET OR BACKBOARD TO THE NEAREST ACCESSIBLE CEILING FOR ACCESS INTO ALL ELECTRICAL OR COMMUNICATIONS ROOMS.
4. ALL CONDUIT, BOXES, AND RINGS SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
5. ALL BLANK PLATES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. (UNLESS OTHERWISE NOTED)
6. ALL CONDUITS SHALL BE FURNISHED WITH PULL STRINGS BY ELECTRICAL CONTRACTOR. COMMUNICATION CONTRACTOR TO PROVIDE POLYARIMID PULL TAPE WITH NEW CABLING INTO ALL CONDUITS BETWEEN BUILDINGS. SEE SPECIFICATIONS FOR REQUIREMENTS.
7. CONTRACTOR TO REVIEW ARCHITECTURAL CEILING PLANS TO DETERMINE LOCATIONS OF ACCESSIBLE CEILINGS PRIOR TO BID.
8. (271000) NUMBERS INDICATE MATCHING SPECIFICATION SECTION RESPONSIBLE FOR THIS WORK.
9. IN ADDITION TO THE ABOVE REQUIREMENTS, THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL DATA,VOICE, PAGING, AUDIO-VISUAL, SECURITY AND CLOCK CONDUITS:
10. FLEXIBLE METAL CONDUIT MAY BE USED ONLY WHERE REQUIRED AT BUILDING SEISMIC AND/OR EXPANSION JOINTS.
11. ALL UNDERGROUND CONDUITS SHALL BE PROVIDED WITH MINIMUM 24" RADIUS ELBOWS.
12. NO LENGTH OF CONDUIT SHALL BE INSTALLED TO EXCEED 150 FEET BETWEEN PULL BOXES, OR POINTS OF CONNECTION, UNLESS WHERE SPECIFICALLY DETAILED ON THE DRAWINGS.
13. NO LENGTH OF CONDUIT SHALL BE INSTALLED TO EXCEED TWO 90 DEGREE BENDS BETWEEN PULL BOXES, OR POINTS OF CONNECTION, UNLESS WHERE SPECIFICALLY DETAILED ON THE DRAWINGS.

TECHNOLOGY SYMBOL LEGEND

SYMBOL	DESCRIPTION	BACKBOX & RING	FACE PLATE	CONDUIT / RACEWAY
	Single port data outlet, +18" A.F.F. *(U.O.N.)*	Type 'B1'	Type 'AR'	Type '1-S'
2P	Dual port data outlet, +18" A.F.F. *(U.O.N.)*	Type 'B1'	Type 'AR'	Type '1-S'

COMMUNICATION / SECURITY SYMBOL LEGEND

SYMBOL	DESCRIPTION	BACKBOX & RING	FACE PLATE	CONDUIT / RACEWAY
	J-Box for Future Low-Voltage Devices @+18" AFF *(U.O.N.)*	Type 'B1'	Blank Plate Color to Match	Type '1-S'
	Conduit sleeve through wall, above accessible ceiling.	Not required.	Not required.	(1) 3"C. for open low voltage wiring.
2"C.	Conduit sleeve through wall, above accessible ceiling.	Not required.	Not required.	(1) Conduit for open low voltage wiring, size as indicated.
(2) 2"C.	Conduit sleeve through wall, above accessible ceiling.	Not required.	Not required.	Multiple Conduits for open low voltage wiring, size and quantity as indicated.
	Conduit stubbed above accessible ceiling.	Not required.	Not required.	Conduit for open low voltage wiring. Refer to legend for size.
1 1/2"C.	Conduit stubbed above accessible ceiling.	Not required.	Not required.	(1) conduit for open low voltage wiring. size as indicated.
(2) 1"C.	Conduit stubbed above accessible ceiling.	Not required.	Not required.	Conduit for open low voltage wiring. size and quantity as indicated.

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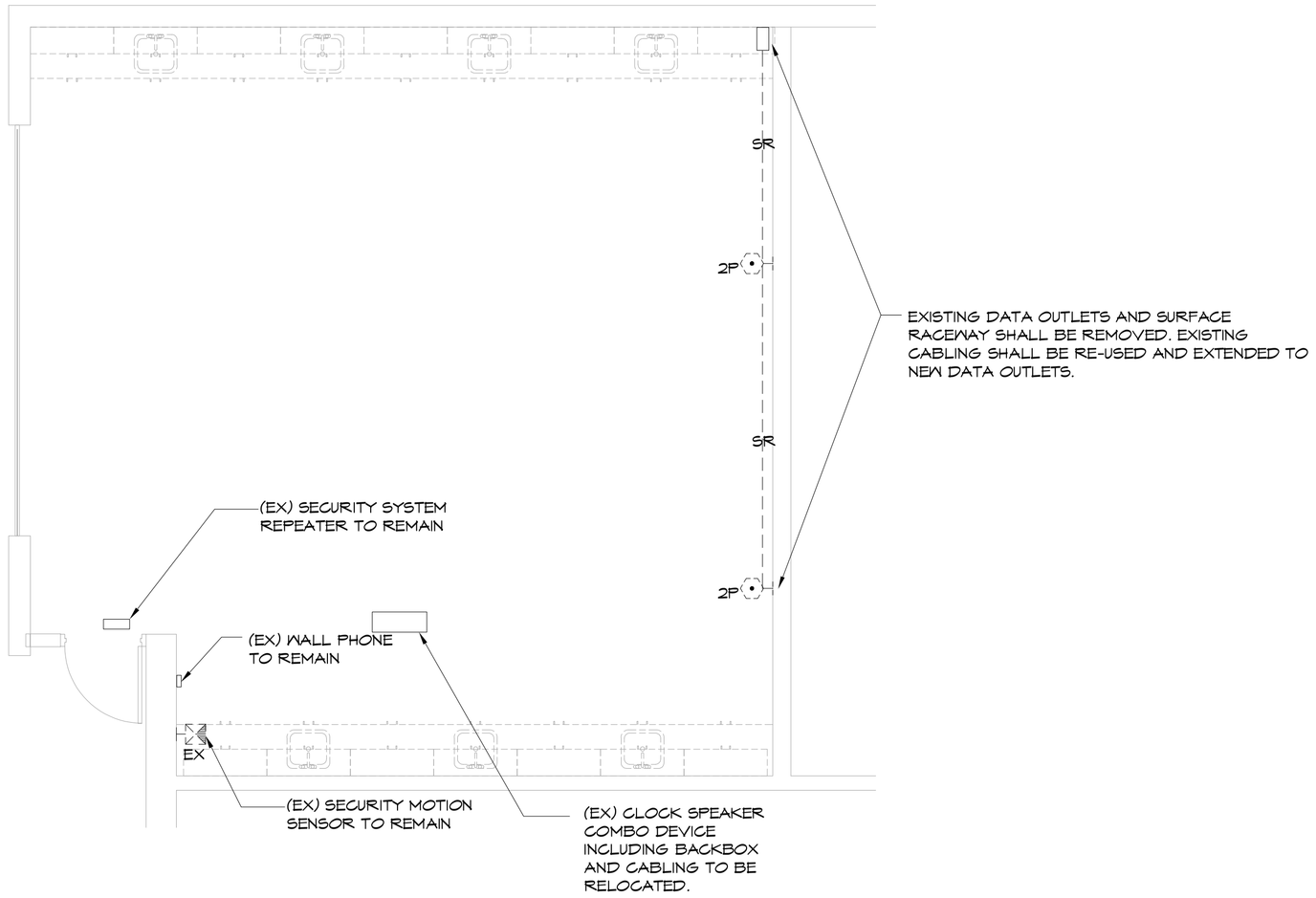
Sheet Title: COMMUNICATIONS LEGEND AND NOTES

Project Architect: KATHERINE LORD

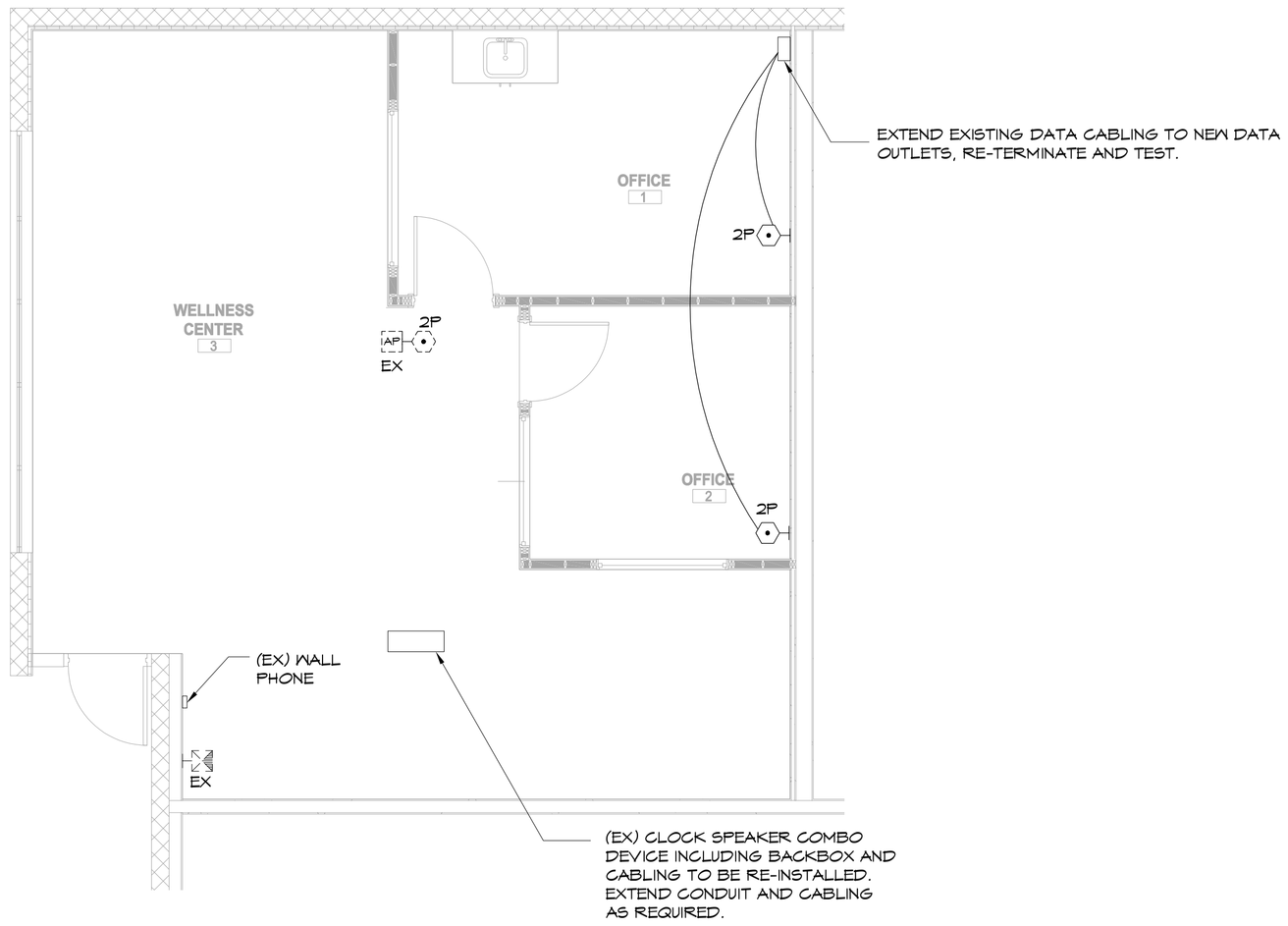
Project Number:

Sheet Number: E4.0

Exhibit A



1 DEMO FLOOR PLAN - COMMUNICATIONS
1/4" = 1'-0"



2 NEW FLOOR PLAN - COMMUNICATIONS
1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

1. ALL ITEMS SHOWN ON THIS DRAWING ARE EXISTING TO BE REMOVED UNLESS OTHERWISE NOTED. SEE REQUIREMENTS BELOW FOR SCOPE OF WORK. ALL OTHER ELECTRICAL ITEMS IN THIS BUILDING ARE EXISTING TO REMAIN, MAINTAIN POWER CIRCUIT CONTINUITY UNTIL NEW SOURCE IS ENERGIZED AND READY FOR TRANSFER, REFER TO POWER AND LIGHTING PLANS.
2. ALL ELECTRICAL DEMOLITION WORK SHALL BE DIRECTED BY THE ELECTRICAL CONTRACTOR.

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GENERAL NOTES:

1. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT LOCATION OF ALL WALL MOUNTED DEVICES.
2. REFERENCE E4 SERIES SHEETS FOR TYPICAL CONDUIT AND BACKBOX INSTALLATION DETAILS.
3. REFERENCE E4 SERIES SHEETS FOR TYPICAL COMMUNICATION SYSTEMS RISER DIAGRAM.
4. REFERENCE RISER DIAGRAMS FOR TYPICAL CONDUIT SIZES AND ROUTINGS.
5. REFER TO AUDIO-VISUAL SYSTEM DETAILS FOR ADDITIONAL REQUIREMENTS, FOR JUNCTION BOX LOCATIONS, TYPES AND SIZES.

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No.	Description	Date
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Sheet Title: DEMO & NEW FLOOR PLAN - COMMUNICATIONS

Project Architect: KATHERINE LORD

Project Number:

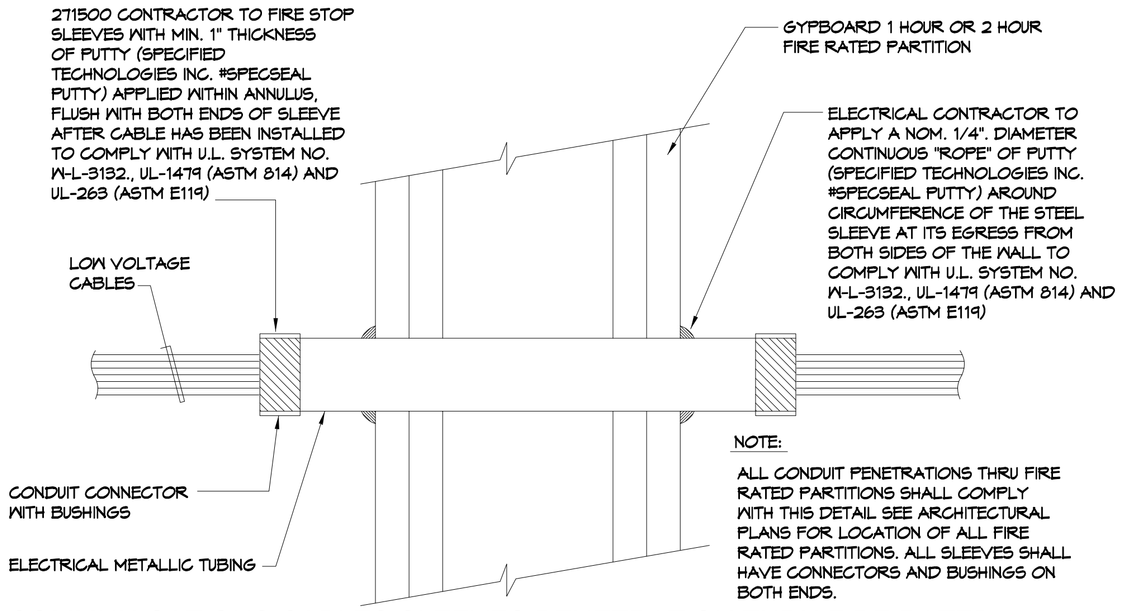
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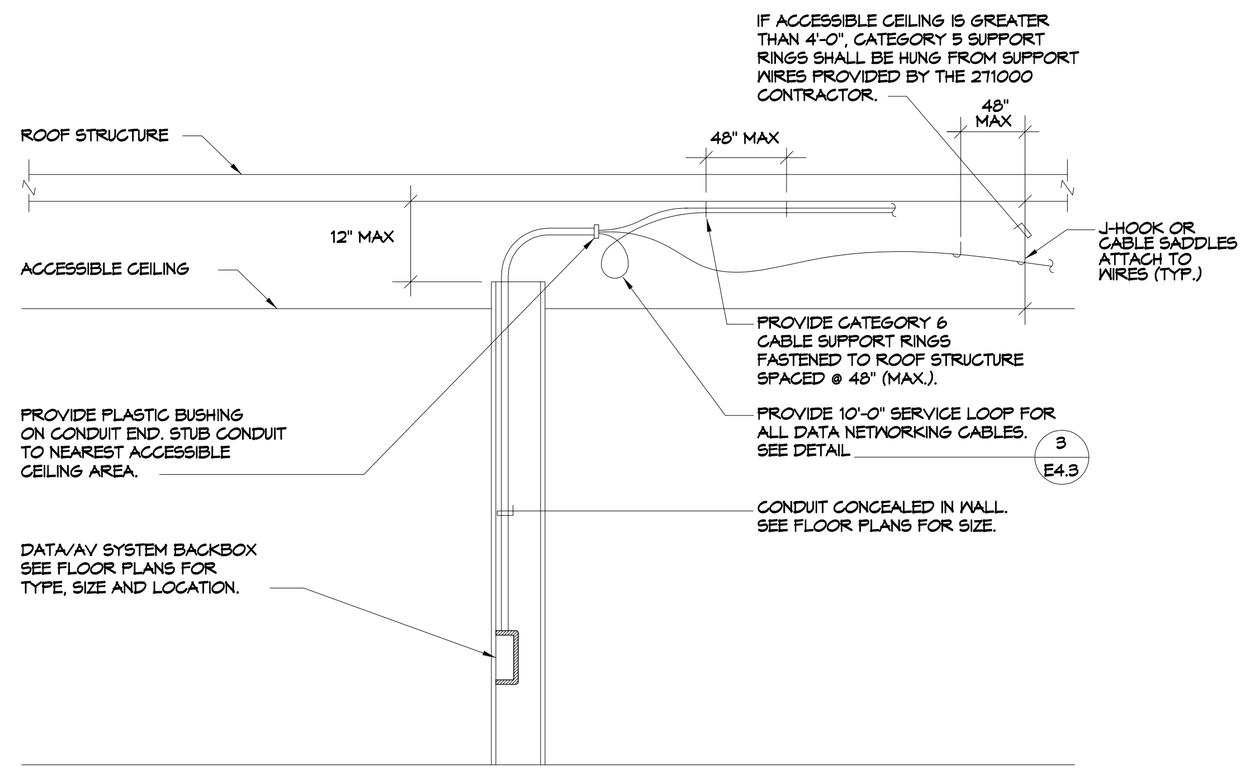
Exhibit A



COMMUNICATIONS CABLES SLEEVES PENETRATION THRU FIRE RATED PARTITIONS

NO SCALE

1 / E4.2



NOTES:

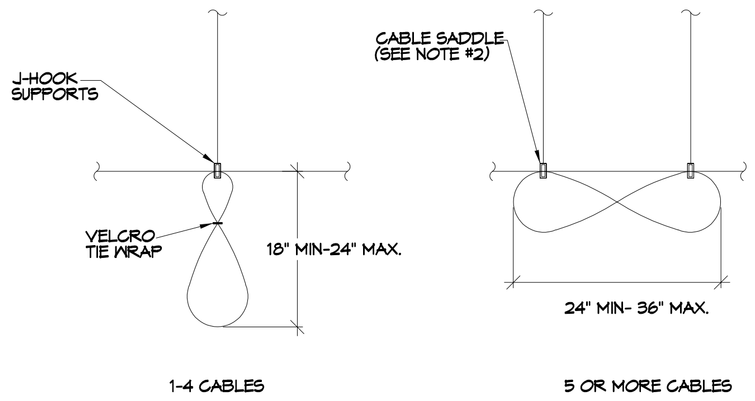
#1 REFERENCE CONTRACT DOCUMENTS FOR WHICH SYSTEMS, AND IN WHAT AREAS OPEN WIRE INSTALLATIONS ARE PERMITTED.

#2 SECURITY SYSTEMS CONTRACTOR MUST INSTALL THEIR OWN SUPPORT SYSTEM, SEPARATE FROM THE VOICE/DATA CABLING SUPPORT SYSTEM.

COMMUNICATIONS SYSTEM OPEN WIRE/CONDUIT STUB DETAIL

NO SCALE

2 / E4.2



NOTE:

1. ALL SERVICE LOOPS SHALL BE FORMED IN FIGURE 8 CONFIGURATION
2. SADDLE SHALL BE SIZED TO HOLD QUANTITY OF CABLES REQUIRED PER MANUFACTURE REQ.

TYPICAL SERVICE LOOP

NO SCALE

3 / E4.2

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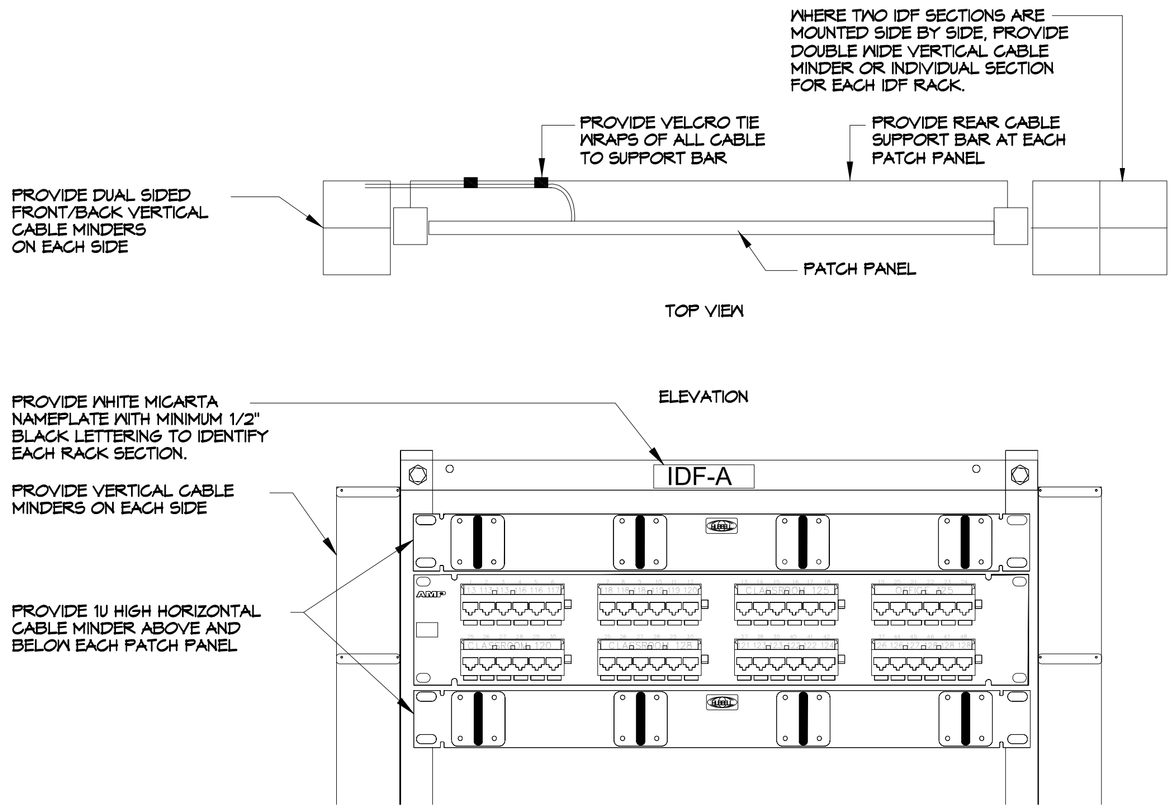
Project Architect: KATHERINE LORD

Project Number:

Sheet Number: E4.2

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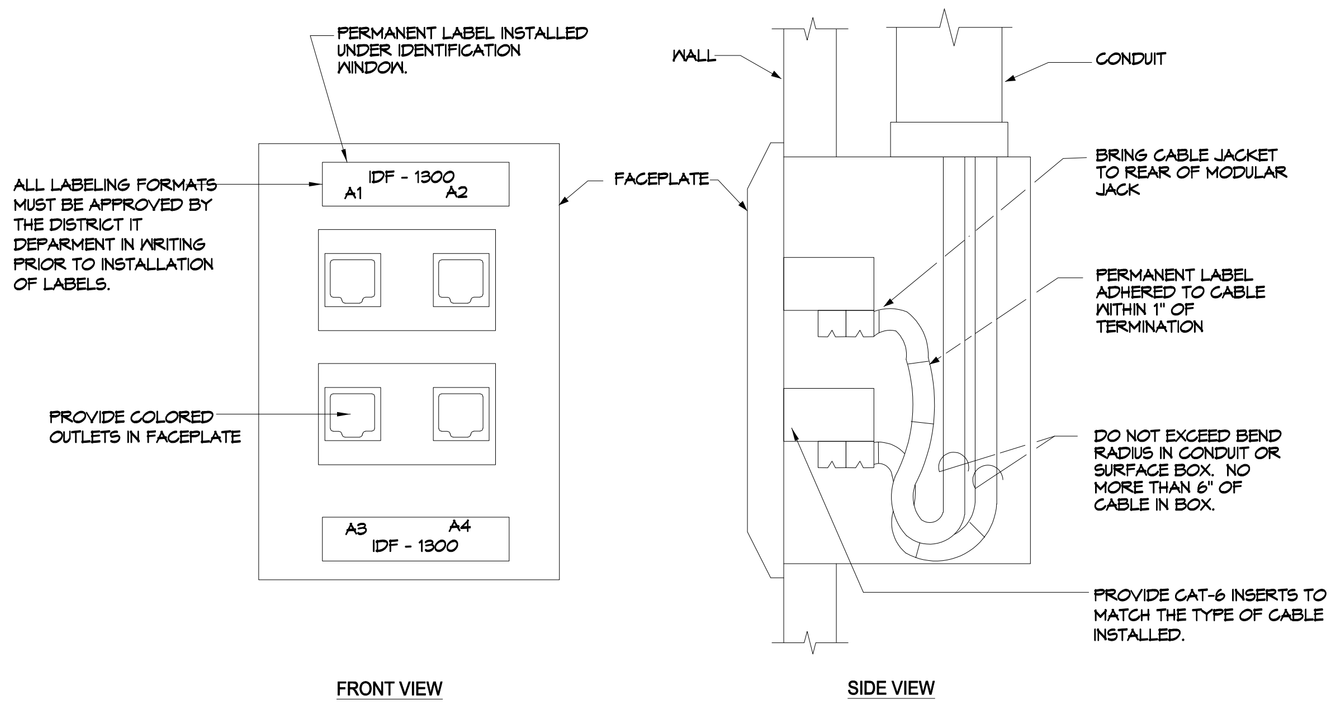
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TYPICAL IDF/MDF LABELING AND CABLE SUPPORT DETAIL

NO SCALE

1 / E4.3



TYPICAL FACEPLATE LABELING DETAIL

NO SCALE

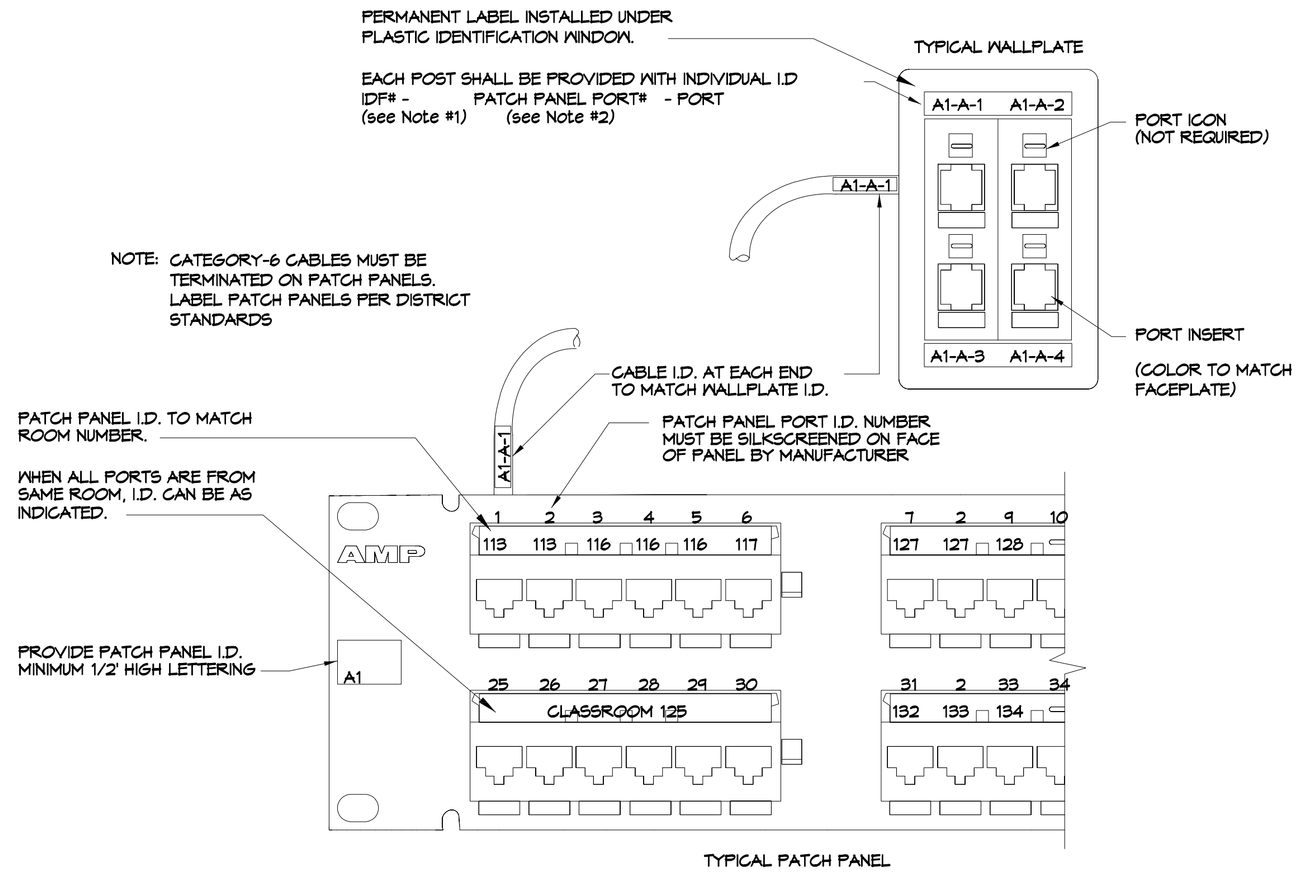
2 / E4.3

NOTE:

1. EACH IDF SHALL BE NUMBERED TO MATCH THE BUILDING NAME (IDF-A or IDF-100, FOR BUILDINGS WITH MULTIPLE IDF'S (IDF-A1, A2 or IDF-100A, 100B)
2. NUMBER TO MATCH MANUFACTURER'S PREPRINTED NUMBERS 1-48 ON PATCH PANEL
3. BOTH ROOM NUMBER AND PATCH PANEL PORT ASSIGNMENT MUST BE SHOWN ON PATCH PANEL.

GENERAL NOTES:

1. ALL IDENTIFICATIONS SHALL BE MACHINE MADE, NO HAND WRITTEN LABELS, SEE SPECIFICATIONS. VERIFY IN WRITING ALL ROOM IDENTIFICATIONS WITH ARCHITECT PRIOR TO MAKING ANY LABELS.
2. ALL LABELING FORMATS ARE SUBJECT TO APPROVAL BY THE DISTRICT IT DEPARTMENT. CONTRACTOR MUST CONFIRM ALL LABELING FORMATS PRIOR TO INSTALLATION OF ANY LABELS AND MUST HAVE WRITTEN APROVAL. CONTRACT MUST FOLLOW DOCUMENTED DISTRICT STANDARDS AND HAVE LABELING FORMAT APPROVED IN WRITING PRIOR TO INSTALLATION.



TYPICAL DATA NETWORKING LABELING REQUIREMENT

NO SCALE

3 / E4.3

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Issue Schedule		
No.	Description	Date
	BID SET	09/29/26

Sheet Title: COMMUNICATION DETAILS

Project Architect: KATHERINE LORD

Project Number:

Sheet Number: E4.3

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Exhibit A

FIRE ALARM MONITORING NOTE:

1. AUTOMATIC FIRE ALARM SYSTEMS SHALL TRANSMIT THE ALARM, SUPERVISORY AND TROUBLE SIGNALS TO AN APPROVED SUPERVISING STATION AS REQUIRED BY NFPA 72 AS AMENDED BY CFC SECTION 907. THE SUPERVISING STATION SHALL BE LISTED AS EITHER UUFX OR UUJS BY UNDERWRITERS LABORATORY OR SHALL MEET THE REQUIREMENTS OF FACTORY MUTUAL RESEARCH APPROVAL STANDARD 3011. SUPERVISION OF SYSTEM AND LEASED TELEPHONE LINES SHALL BE ARRANGED BY OWNER.

FIRE ALARM GENERAL REQUIREMENTS:

1. THE COMPLETE INSTALLATION SHALL BE REVIEWED AND APPROVED BY THE ABOVE LOCAL MANUFACTURERS REPRESENTATIVE. SEE SPECIFICATIONS (28 30 00), FOR ADDITIONAL CONTRACTOR QUALIFICATIONS AND REQUIREMENTS.
2. UNLESS OTHERWISE NOTED SOLID LINES BETWEEN DEVICES SHALL BE 1" E.M.T. ROUTED CONCEALED ABOVE CEILINGS OR IN WALLS. DASHED LINES INDICATE 1-1/2" P.V.C. UNDERGROUND CONDUIT. ALL WIRING TYPES AND QUANITITES SHOWN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL PROVIDE ALL WIRING AS REQUIRED TO MAKE A FULLY OPERATIONAL SYSTEM. SHOP DRAWINGS AND OR AS-BUILT DOCUMENTS SHALL INDICATE ALL WIRING PROVIDED.
3. THE AUDIBILITY OF FIRE ALARM WARNING DEVICES SHALL BE AUDIBLE THROUGH THE OCCUPANCY WITH A MINIMAL SOUND LEVEL 15 db's OVER THE AMBIENT NOISE LEVEL. ADD ADDITIONAL DEVICES AS REQUIRED.
4. UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, A REACCEPTANCE TEST OF THE ENTIRE SYSTEM SHALL BE PERFORMED IN THE PRESENCE OF THE ENFORCING AGENCY AND IN ACCORDANCE WITH SPECIFICATIONS (28 30 00). THE CONTRACTOR SHALL FURNISH db METERS AND ALL OTHER EQUIPMENT TO PERFORM THESE TESTS.
5. ALL CONDUIT PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL PREVENT THE PASSAGE OF HEAT, SMOKE AND FIRE GASES. ALL PENETRATIONS SHALL COMPLY WITH U.L. ASSEMBLY WL-1001. REFER TO THROUGH-PENETRATION FIRESTOP DETAIL ON THE DETAIL SHEET.
6. ALL OPERATING HARDWARE AT INITIATING DEVICES SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AND THE FORCE REQUIRED TO OPERATE SHALL BE LESS THAN 5 POUNDS.

MAXIMUM NUMBER OF CONDUCTORS IN TRADE SIZES OF CONDUIT OR TUBING MINIMUM CONDUIT SIZE FOR THIS PROJECT IS 1"

CONDUIT TRADE SIZE (INCHES)		1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5
TYPE LETTERS	CONDUCTOR SIZE AWG, kcmil											
THWN	14 12	13 10	24 18	39 29	69 51	94 70	154 114	164				
THHN	10 8	6 3	11 5	18 9	32 16	44 22	73 36	104 51	160 79	106	136	

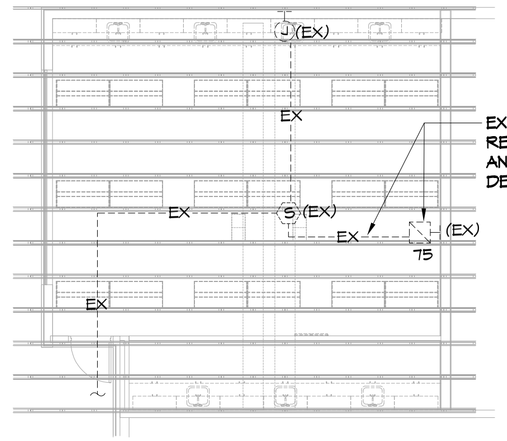
TRADE SIZE	INTERNAL DIAMETER INCHES	AREA——SQUARE INCHES		PERCENT REDUCTION PER NUMBER OF 18AWG TWISTED SHIELD PAIRS							
		100% INCHES	OVER 2 COND. 40%	1	2	3	4	5	6	7	8
1/2	.622	.30	.12	38%	66%	99%	X	X	X	X	X
3/4	.824	.53	.21	19%	38%	57%	76%	95%	X	X	X
1	1.049	.86	.34	12%	24%	36%	48%	60%	72%	84%	96%
1 1/4	1.380	1.50	.60	7%	14%	21%	28%	35%	42%	49%	56%
1 1/2	1.610	2.04	.82	5%	10%	15%	20%	25%	30%	35%	40%
2	2.067	3.36	1.34	3%	6%	9%	12%	15%	18%	21%	24%

FIRE ALARM SEQUENCE OF OPERATION

ACTION \ DEVICE	MANUAL PULL STATION	AREA/DUCT SMOKE/HEAT DETECTOR	AC POWER FAILURE	SPRINKLER ACTIVATION TAMPER SW.	SPRINKLER ACTIVATION FLOW SW.
SOUND ALARM TROUGHOUT BLDG.	YES	YES	NO	NO	YES
ACTIVATE RELAY FOR MONITORING	YES	YES	YES	YES	YES
ANNUNCIATE AT PANEL AND ANNUNCIATOR	YES	YES	YES	YES	YES
SOUND TROUBLE BUZZER	ON WIRING FAULT	ON WIRING FAULT	YES	YES	ON WIRING FAULT
SOUND SPRINKLER BELL	NO	NO	NO	NO	YES
REPORT TO MONITORING STATION	YES	YES	YES	YES	YES
INITIATE SHUTDOWN OF HVAC UNITS	YES	YES	NO	NO	YES

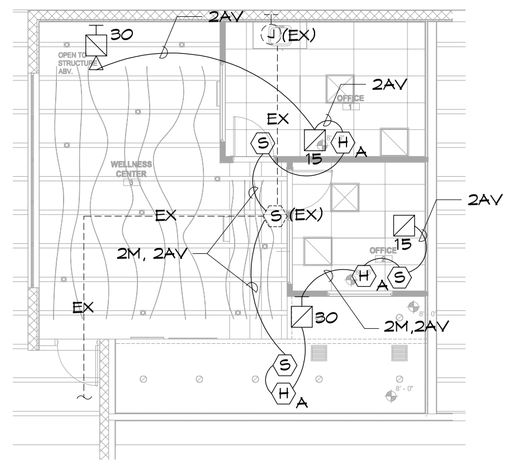
WIRING SCHEDULE

DES	CONDUCTOR TYPE	WIRE COLOR	CIRCUIT TYPE
M	(1) 1 PR #12 TWISTED	RED/BLACK/SHIELD	SIGNAL LINE CIRCUIT
AV	(2) #12 THHN (UON ON CALCS)	BLUE/WHITE	NOTIFICATION APP. CIRCUIT
P	(2) #12 THHN	RED/BLACK	POWER



(EX) FIRE ALARM DEVICES, CONDUITS AND CABLING TO REMAIN. (U.O.N.)

1 FLOOR PLAN - FIRE ALARM
1/8" = 1'-0"



2 FLOOR PLAN - FIRE ALARM
1/8" = 1'-0"

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT LOCATION OF ALL WALL MOUNTED DEVICES.
2. UNLESS OTHERWISE NOTED SOLID LINES BETWEEN DEVICES SHALL BE 1" E.M.T. ROUTED CONCEALED ABOVE CEILINGS OR IN WALLS. DASHED LINES INDICATE 1-1/2" P.V.C. UNDERGROUND CONDUIT. ALL WIRING TO BE PROVIDED PER MANUFACTURER SHOP DRAWINGS.
3. CONTRACTOR SHALL PROVIDE CEILING ACCESS PANEL AT ALL NON-LAYIN TYPE CEILINGS, WHERE HEAT DETECTOR ABOVE CEILING IS INDICATED.

FIRE ALARM SYMBOL LEGENDS

SI / 15 — WALL MOUNTED FLASHING LIGHT STROBE MOUNTED +80"-96" A.F.F. OR 6" BELOW CEILING TO BOTTOM OF DEVICE WHICHEVER IS LOWER. ENTIRE LENS MUST BE WITHIN THE +80"-96" DIMENSION.
(15 = STROBE CANDELA RATING)
(SI = SIGNAL CIRCUIT IDENTIFICATION)

SIMPLEX: 4906-9101, CSFM LISTING: 7125-0026:0316

SI / 15 — WALL MOUNTED FLASHING LIGHT HORN/STROBE MOUNTED +80"-96" A.F.F. OR 6" BELOW CEILING TO BOTTOM OF DEVICE WHICHEVER IS LOWER. ENTIRE LENS MUST BE WITHIN THE +80"-96" DIMENSION.
(15 = STROBE CANDELA RATING)
(SI = SIGNAL CIRCUIT IDENTIFICATION)

SIMPLEX: 4906-9128 , CSFM LISTING: 7125-0026:0317

S — CEILING MOUNTED SMOKE DETECTOR

SIMPLEX: 4098-9714, CSFM LISTING: 7272-0026:0218.
BASE: 4098-9792, CSFM LISTING: 7300-0026:0217

H / A — HEAT DETECTOR MOUNTED ABOVE CEILING (SEE GENERAL NOTE #6)

SIMPLEX: 4098-9734, CSFM LISTING: 7272-0026:0216.
BASE: 4098-9792, CSFM LISTING: 7300-0026:0217

FACP — (EX) MAIN FIRE ALARM CONTROL PANEL
FA — (EX) REMOTE FIRE ALARM POWER EXTENDER
EOL — END OF LINE RESISTOR

FIRE ALARM NOTE:
THIS FIRE ALARM DESIGN IS A COMPLETE PLAN SUBMITTAL IN ACCORDANCE WITH 2025 CBC 907.1.

FULLY AUTOMATIC FIRE ALARM DESIGN:
THIS PROJECT IS DESIGNED TO COMPLY WITH ALL REQUIREMENTS FOR A FULLY PROTECTED AUTOMATIC FIRE ALARM SYSTEM.

EXPANSION OF EXISTING SYSTEM:
THIS PROJECT ADDS TO AND OR MODIFIES AN EXISTING SYSTEM, PREVIOUSLY APPROVED BY DSA. ALL NEW COMPONENTS ARE COMPATIBLE WITH THE EXISTING SYSTEM EQUIPMENT.

Lord Architecture Inc.
11650 Iberia Place, Suite 210
San Diego, CA 92128-2455
858-485-6980, 858-485-1510 fax

RAMONA UNIFIED SCHOOL DISTRICT
OLIVE PIERCE MS - WELLNESS CENTER
1521 HANSON LN. RAMONA, CA, 92065

Commitment to Excellence
Ramona UNIFIED SCHOOL DISTRICT

LICENSED ARCHITECT
KATHERINE T. LORD
No. C 14478
EXP. 02/27
STATE OF CALIFORNIA

Issue Schedule

No.	Description	Date
	BID SET	09/29/26

Sheet Title: DEMO & NEW FLOOR PLAN - FIRE ALARM

Project Architect: KATHERINE LORD

Project Number:

Sheet Number: E5.1

REGISTERED PROFESSIONAL ENGINEER
MARIA KHAE
No. E 14781
Exp. 6-30-2027
ELECTRICAL
STATE OF CALIFORNIA

JOHNSON
CONSULTING ENGINEERS, INC.
Power | Lighting | Multimedia
Communications | Data Networking
12875 Brookprinter Place, Suite 300
Poway, CA 92064
P 858.679.4030 | F 858.513.0559
www.jce-inc.com

#26051 7/31/2026

Exhibit A

SPECIAL CONDITIONS

A. Time of Performance

The work shall commence on the date stated in the District's Notice to Proceed. District and Contractor each hereby stipulate that the stated performance period is accepted as reasonable and that no other performance period shall be acceptable unless accepted in writing (See Agreement Article 2 and General Conditions Article 6.)

Work under this contract shall be scheduled and coordinated in compliance with the following:

1. The anticipated date of the award of the contract is December 14, 2026.
2. Site work will begin on December 19, 2026.
3. Contractor shall complete all work and obtain all jurisdictional authorities' approval of work under this contract necessary to permit occupancy of all buildings by students and staff for classroom and school operations no later than January 3, 2027.

B. Liquidated Damages

If work under this contract is not ready for the intended use within the specified time period, the agreed liquidated damages established in Article 9 of the General Conditions and Article 4 of the Agreement is five hundred dollars ($500) per day for each calendar date completion is delayed.

C. Documents Furnished

The number of copies of drawings and specifications to be furnished to Contractor free of charge, per Article 3 of the General Conditions, is 1.

D. Bonds

Contractor shall provide (i) a bid bond in the amount of ten percent (10%) of the contract price; (ii) a payment bond in the amount of one hundred percent (100%) of the contract price or as specified in the Instructions to Bidders; and (iii) a performance bond in the amount of one hundred percent (100%) of the contract price or as specified in the Instructions to Bidders.

E. Insurance

As provided in the General Conditions, Contractor shall procure and maintain and shall require all subcontractors, if any, whether primary or secondary, to procure and maintain either:

Commercial General Liability and Property Damage Insurance (including automobile insurance) which provides limits of not less than:

1.	Per occurrence (combined single limit)	$1,000,000.00
2.	Project Specific Aggregate (for this project only)	$5,000.000.00
3.	Products/Completed Operations	$1,000,000.00
4.	Personal & Advertising Injury Limit	$ 500,000.00
5.	Bodily Injury, Personal Injury	$1,000,000.00
6.	Property Damage	$1,000,000.00

AND
Umbrella Policy with an amount not less than: $2,000,000.00

Insurance Covering Special Hazards

Following special hazards shall be covered by riders or riders to above-mentioned commercial liability insurance or property damage insurance, or by special policies of insurance, in amounts as follows:

1. Automotive and truck operated in amounts $1,000,000.00
2. Material Hoist where used in amounts $1,000,000.00
3. Explosion, collapse & underground (XCU) coverage n/a
4. Excess Liability Insurance coverage in the amount of n/a

Additional Insured Endorsement

Any general liability policy provided by Contractor hereunder shall contain an endorsement which applies its coverage to District, members of District's board of trustees, and the officers, agents, employees and volunteers of District, the State Allocation Board, if applicable, the architect, and the architect's consultants, individually and collectively, as additional insureds. It is understood and agreed to by the Contractor and the insurance company(s) that the Certificate(s) of Insurance and policies shall so covenant and shall be construed as primary, and the District's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.

Workers Compensation Insurance: In addition to Workers Compensation insurance, a waiver of Subrogation is required. See Article 36 of the General Conditions.

F. Executed Copies

The number of executed copies of the Agreement, the Performance Bond, and the Payment Bond for Public Works required is one (1).

G. License Classification

Each Bidder shall be a licensed Contractor pursuant to the Business and Professions Code and shall be licensed in the following classification: Class B — General Building Contractor

H. Fingerprinting Requirement

Pursuant to Article 13 of the General Conditions the District's Determination of Fingerprinting Requirement Application is as follows:

The District has considered the totality of the circumstances concerning the Project and as determined that the Contractor and Contractor's employees.

a. __x__ Bidders are subject to the requirements of Education Code section 45125.2 and Paragraph (a) of Article 13 of the General Conditions.
b. _____ Bidders are not subject to the requirements of Education Code section 45125.2 and Paragraph (b) of Article 13 of the General Conditions.

I. Request for Substitutions

(Ref. Instructions to Bidders Paragraph 29): Not Applicable for this project.

J. Days/Hours of Work

Work may be performed between the hours of 7:30 a.m. and 5:30 p.m. December 19, 2026 - January 3, 2027.

END OF SPECIAL CONDITIONS

CRIMINAL BACKGROUND INVESTIGATION / FINGERPRINTING CERTIFICATION

The undersigned does hereby certify to the governing board of the District that he/she is a representative of the Contractor, is familiar with the facts herein certified, is authorized and qualified to execute this certificate on behalf of Contractor; and that the information in this Criminal Background Investigation / Fingerprinting Certification is true and correct.

1. **Education Code.** Contractor has taken **at least one** of the following actions with respect to the Project (*check all that apply*):

   □ **All Workers Fingerprinted. All Workers Fingerprinted.** The Contractor has complied with the fingerprinting requirements of Education Code section 45125.1 with respect to all of Contractor's employees and all subcontractors' employees who may have contact with or interact with District pupils in the course of providing services under the Contract. The California Department of Justice ("DOJ") has determined, pursuant to its Applicant Agency process, that none of those employees have been convicted of a felony as defined in applicable provisions of the Education Code. A complete and accurate list of all such employees is attached hereto. Contractor shall ensure continuous compliance with these requirements for the duration of the Contract and is responsible for ensuring compliance by all subcontractors and their employees. District reserves the right to request documentation and verify compliance at any time.and/or

   □ **Physical Barrier.** Pursuant to Education Code section 45125.2, Contractor has installed or will install, prior to commencement of work, a physical barrier at the Project site, that will limit contact between Contractor's employees and District pupils at all times; and/or

   □ **Continual Supervision by Fingerprinted Employee.** Pursuant to Education Code section 45125.2, Contractor certifies that all employees will be under the continual supervision of, and monitored by, an employee of the Contractor who the California Department of Justice has ascertained has not been convicted of a violent or serious felony. The name and title of the employee who will be supervising Contractor's employees and its subcontractors' employees is: Name: _____ Title:_____

   □ **Unoccupied Site**. The Work on the Contract is at an unoccupied school site and no employee and/or subcontractor or supplier of any tier of Contract shall come in contact with the District pupils.

2. **Megan's Law (Sex Offenders).** I have verified and will continue to verify that the employees of Contractor that will be on the Project site and the employees of the Subcontractor(s) that will be on the Project site are **not** listed on California's "Megan's Law" Website (http://www.meganslaw.ca.gov).

Contractor's responsibility for background clearance extends to all of its employees, subcontractors, and employees of subcontractors coming into contact with District pupils regardless of whether they are designated as employees or acting as independent contractors of the Contractor.

I certify that to the best of my knowledge, the contents of this disclosure are true, or are believed to be true.

Contractor: _____ Name:_____

Signature _____ Title:_____ Date:_____

AGREEMENT

THIS CONTRACT is made this _____ day of _____, 2026 in the County of San Diego, State of California, by and between the Ramona Unified School District, hereinafter called District, and _____, hereinafter called Contractor. The District and the Contractor for the considerations stated herein agree as follows:

ARTICLE 1. Scope of Work
The Contractor shall perform all Work within the time stipulated in the Contract and shall provide all labor, materials, equipment, tools, utility services, and transportation to complete all of the Work required in strict compliance with the Contract Documents as specified in Article 5 below for the following Project:

OPMS Wellness Center

Bid No. 262703

The Contractor and its surety shall be liable to the District for any damages arising as a result of the Contractor's failure to comply with this obligation.

ARTICLE 2. Time for Completion
Site Work shall be commenced on December 19, 2026. The Contractor shall complete all work required by the Contract Documents within 16 calendar days from the commencement of site work, but no later than January 3, 2027. By its signature hereunder, Contractor agrees the time for completion set forth above is adequate and reasonable to complete the Work.

ARTICLE 3. Contract Price
The District shall pay to the Contractor as full compensation for the performance of the Contract, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs, the sum of _____ Dollars ($_____). Payment shall be made as set forth in the General Conditions.

ARTICLE 4. Liquidated Damages
In accordance with Government Code section 53069.85, it is agreed that the Contractor will pay the District the sum of five hundred Dollars ($500.00) for each and every calendar day of delay beyond the time prescribed in the Contract Documents for finishing the work, as Liquidated Damages and not as a penalty or forfeiture. In the event this is not paid, the Contractor agrees the District may deduct that amount from any money due or that may become due the Contractor under the Contract. This Article does not exclude recovery of other damages specified in the Contract Documents.

ARTICLE 5. Component Parts of the Contract
The "Contact Documents" include the following:

- Notice Inviting Informal Bids
- Instructions to Bidders
- Bid Form
- Contractor's Certification Regarding Workers' Compensation
- Bid Bond
- Designation of Subcontractors
- Information Required of Bidders
  - Agreement
  - Performance Bond
  - Payment Bond
  - General Conditions
  - Special Conditions
- Asbestos-Free Material Certification
- Recycled Content Certification
- Fingerprinting and Criminal Background Check Certification
- Drug-Free Workplace Certification
- Iran Contracting Act Certification
- Non-Collusion Declaration
- Scope of Work
  - Technical Specifications
  - Plans and Drawings
  - Addenda
  - Approved & Fully Executed Change Orders

- ♦ California Air Resources Board (CARB) Certification
- ♦ Any other Documents contained or incorporated into the Contract

The Contactor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. This Contract shall supersede any prior agreement of the parties.

ARTICLE 6. Provisions Required by Law
Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of the California Labor Code applicable to this Project.

ARTICLE 7. Indemnification
Contractor shall provide indemnification as set forth in the General Conditions.

ARTICLE 8. Prevailing Wages
Contractor shall be required to pay the prevailing rate of wages in accordance with the labor Code which such rates may be obtained online at: https://www.dir.ca.gov/OPRL/DPreWageDetermination.htm and which must be posted at the job site.

IN WITNESS WHEREOF, this Contract has been duly executed by the above-named parties, on the day and year above written.

_____	Ramona Unified School District
Contractor	District
_____	_____
Signature	Signature
_____	_____
Name of Signer	Name of Signer
_____	
Title of Signer	Assistant Superintendent Admin Services
_____	_____
Date	Date
_____	
License No.	
_____	
DIR Registration No.	

PERFORMANCE BOND

THAT WHEREAS, Ramona Unified School District (hereinafter referred to as "District") has awarded to _____, (hereinafter referred to as the "Contractor") an agreement for Bid No. 262703, (hereinafter referred to as the "Project").

WHEREAS, the work to be performed by the Contractor is more particularly set forth in the Contract Documents for Project dated _____, (hereinafter referred to as "Contract Documents"), the terms and conditions of which are expressly incorporated herein by reference; and

WHEREAS, the Contractor is required by said Contract Documents to perform the terms thereof and to furnish a bond for the faithful performance of said Contract Documents.

NOW, THEREFORE, we, _____, the undersigned Contractor and _____ as Surety, a corporation organized and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto the District in the sum of _____ DOLLARS, ($_____), said sum being not less than one hundred percent (100%) of the total amount of the Contract, for which amount well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Contractor, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the Contract Documents and any alteration thereof made as therein provided, on its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their intent and meaning; and shall faithfully fulfill all obligations including the one-year guarantee of all materials and workmanship; and shall indemnify and save harmless the District, its officers and agents, as stipulated in said Contract Documents, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees including reasonable attorney's fees, incurred by District in enforcing such obligation.

As a condition precedent to the satisfactory completion of the Contract Documents, unless otherwise provided for in the Contract Documents, the above obligation shall hold good for a period of one (1) year after the acceptance of the work by District, during which time if Contractor shall fail to make full, complete, and satisfactory repair and replacements and totally protect the District from loss or damage resulting from or caused by defective materials or faulty workmanship. The obligations of Surety hereunder shall continue so long as any obligation of Contractor remains. Nothing herein shall limit the District's rights or the Contractor or Surety's obligations under the Contract, law or equity, including, but not limited to, California Code of Civil Procedure section 337.15.

Whenever Contractor shall be, and is declared by the District to be, in default under the Contract Documents, the Surety shall remedy the default pursuant to the Contract Documents, or shall promptly, at the District's option:

1. Take over and complete the Project in accordance with all terms and conditions in the Contract Documents;
2. Obtain a bid or bids for completing the Project in accordance with all terms and conditions in the Contract Documents and upon determination by Surety of the lowest responsive and responsible Bidder, arrange for a Contract between such Bidder, the Surety and the District, and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Contractor by the District under the Contract and any modification thereto, less any amount previously paid by the District to the Contractor and any other set offs pursuant to the Contract Documents; or

3. Permit the District to complete the Project in any manner consistent with California law and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Contractor by the District under the Contract and any modification thereto, less any amount previously paid by the District to the Contractor and any other set offs pursuant to the Contract Documents.

Surety expressly agrees that the District may reject any contractor or subcontractor which may be proposed by Surety in fulfillment of its obligations in the event of default by the Contractor.

Surety shall not utilize Contractor in completing the Project nor shall Surety accept a bid from Contractor for completion of the Project if the DISTRICT, when declaring the Contractor in default, notifies Surety of the District's objection to Contractor's further participation in the completion of the Project.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20 ____.

CONTRACTOR/PRINCIPAL

_____
Name

_____
Signature

SURETY

_____
Attorney-In-Fact

_____
Signature

The rate of premium on this bond is _____ per thousand. Total amount of premium charges, $_____.
(The above must be filled in by corporate attorney.)

Any claims under this bond may be addressed to:

(Name and Address of Surety) _____

_____

_____

(Name and Address of Agent or Representative for service of process in California, if different from above) _____

_____

_____

(Telephone number of Surety and Agent or Representative for service of process in California) _____

A notary public or other officer completing this certificate verifies only the identity who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss,
DISTRICT OF _____)

On this ____ day of _____, in the year 20___, before me, _____, a Notary Public in and for said state, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument as the Attorney-In-Fact of the (Surety) acknowledged to me that he subscribed the name of _____ (Surety) thereto and his own name as Attorney-In-Fact.

_____

_____

Notary Public in and for said State

Commission expires: _____

(SEAL)

**Note; A copy of the Power-of-Attorney to local representatives of the bonding company must be attached hereto.

PAYMENT BOND

WHEREAS, the Ramona Union High School District (hereinafter designated as the "District"), by action taken or a resolution passed December 14th, 2026, has awarded to _____ hereinafter designated as the "Principal" a contract for work described as follow: Bid No. 262703, OPMS Wellness Center (the "Project"); and

WHEREAS, said Principal is required to furnish a bond in connection with said contract; providing that if said Principal or any of its Subcontractors shall fail to pay for any materials, provisions, provender, equipment, or other supplies used in, upon, for or about the performance of the work contracted to be done, or for any work or labor done thereon of any kind, or for amounts due under the Unemployment Insurance Code or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of said Principal and its Subcontractors with respect to such work or labor the Surety on this bond will pay for the same to the extent hereinafter set forth.

WHEREAS, by the terms of the Contract Documents, and in accordance with California Civil Code sections 9550 et seq., the Principal is required to furnish a bond for the prompt, full and faithful payment to any Claimant, as hereinafter defined, for all labor, materials or services used, or reasonably required for use, in the performance of the Work on the Project ("Bond"); and

WHEREAS, the term "Claimant" shall refer to any of the persons described in California Civil Code section 9100, who provide or furnish labor, materials or services used or reasonably required for use in the performance of the Work under the Contract Documents, without regard to whether such labor, materials or services were sold, leased or rented.

NOW THEREFOR, we, the Principal and _____, as Surety, are held and firmly bound unto the District in the penal sum of

_____

_____ Dollars ($) lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

This Bond shall inure to the benefit of all Claimants so as to give them, or their assigns and successors, a right of action upon this Bond.

The condition of the obligation is such that if the Principal, or its subcontractors, heirs, executors, administrators, successors or assigns fail to pay (1) any Claimant, (2) amounts due under the Unemployment Insurance Code with respect to Work or labor performed on the Project, or (3) amounts required to be deducted, withheld, and paid to the Employment Development Department from the wages of employees of the Principal and its subcontractors under Section 13020 of the Unemployment Insurance Code with respect to the Work and labor, then Surety will pay for the same in an amount not to exceed the sum specified above and, if an action is brought to enforce the liability on the Bond, the Surety shall pay such reasonable attorneys' fees as fixed by the court, as set forth in Civil Code section 9554.

If the Principal promptly, fully and faithfully makes payment to any Claimant for all labor, materials or services used or reasonably required for use in the performance of the Work, then this obligation shall be void; otherwise, it shall be, and remain, in full force and effect.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, deletion, addition, or any other modification to the terms of the Contract Documents, the Work to be performed thereunder, the Specifications or the Drawings, or any other portion of the Contract Documents, shall in any way limit, restrict or otherwise affect its obligations under this Bond; the Surety hereby waives notice from the District of any such change, extension of time, alteration, deletion, addition or other modification to the Contract Documents, the Work to be performed under the Contract Documents, the Drawings or the Specifications of any other portion of the Contract Documents.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed unoriginal thereof, have been duly executed by the Principal and Surety above named, on the _____ day of _____, 20__ the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

(Corporate Seal of Principal,
if corporation)

_____
Principal (Property Name of Contractor)

_____
Signature of Contractor

(Seal of Surety)

_____
Surety

_____
Attorney-In-Fact

(Attached Attorney-In-Fact Certificate and Required Acknowledgements)

**Note: Appropriate Notarial Acknowledgements Of Execution by Contract and Surety and a Power Of Attorney MUST BE ATTACHED.

BID SUBMITTAL PACKET

All of these forms must be completed and returned for consideration of your bid.

**Please read the instructions and documentation in Bid Documentation carefully before preparing your bid for submission.

BIDDER'S SUBMITTAL PACKET CHECK LIST

- Bid Form …….....3
- Non-Collusion Declaration…….....6
- Bid Bond …….....7
- Certification of Contractor and Subcontractor DIR Registration …….....9
- Designation of Subcontractors …….....10
- Information Required of Bidders …….....11
- Contractor's Certificate Regarding Workers' Compensation ….…....18
- Asbestos-Free Materials Certificate …….....19
- Drug-Free Workplace Certification …….....20
- Iran Contracting Act Certification …….....22
- Recycled Content Certification …….….....23
- California Air Resources Board (CARB) Certification 24

BID FORM

Business Name: _____

Contact Name: _____

Business Address: _____

_____

Business Telephone: _____

E-Mail Address: _____

To: Ramona Unified School District, acting by and through its Governing Board, herein called the "District".

Pursuant to and in compliance with your Notice to Contractors Calling for Bids and the other documents relating thereto, the undersigned Bidder, having familiarized himself with the terms of the contract, the local conditions affecting the performance of the contract and the cost of the work at the place where the work is to be done, and with the specifications and other contract documents, hereby proposes and agrees to perform, within the time stipulated, the contract, including all of its component parts, and everything required to be performed, and to provide and furnish any and all of the labor, materials, tools, expendable equipment, and all utility and transportation services necessary to perform the contract and complete in a workmanlike manner all of the work required and with all in strict conformity with the specifications and other contract documents, including addenda, if any for the following project:

OPMS Wellness Center
Bid No. 262703

The undersigned acknowledges receipt, understanding and full consideration of the following addenda to the Contract Documents.

Addenda No. _____ Addenda No. _____ Addenda No. _____

BASE BID	BID PRICE (IN WRITTEN FORM)	BID PRICE (IN NUMBERS)
BASE BID OPMS Wellness Center		$

1. In case of discrepancy between the written price and the numerical price, the written price shall prevail.
2. It is understood that the District reserves the right to reject this bid and that this bid shall remain open and not be withdrawn for the period specified in the Notice to Contractors Calling for Bids.

3. Attached is the fully executed Non-Collusion Declaration form.

4. Attached is the required Bid Security.
5. Attached is the completed Certification of Contractor and Subcontractor DIR form.
6. Attached is the completed Designation of Subcontractors form.
7. Attached is the completed Information Required of Bidders form.
8. Attached is the completed Contractors Certificate Regarding Workers' Compensation form.
9. Attached is the completed Asbestos-Free Materials Certification form.
10. Attached is the completed Drug-Free Materials Certification form.
11. Attached is the completed Iran Contracting Act Certification form.
12. Attached is the completed Recycled Content Certification form.
13. Attached is the completed CARB Certification form.
14. It is understood and agreed that if written notice of the acceptance of this bid is mailed, telegraphed, or delivered to the undersigned after the opening of the bid, and within the time this bid is required to remain open, or at any time thereafter before this bid is withdrawn, the undersigned will execute and deliver to the District a contract in the form attached hereto in accordance with the bid as accepted, and that he will also furnish and deliver to the District the Performance Bond and Payment Bond for Public Works as specified, all within five (5) days after receipt of notification of award, and that the work under the contract shall be commenced by the undersigned Bidder, if awarded the contract, on the date to be stated in the Owner's notice to the Contractor to proceed, and shall be completed by the Contractor in the time specified in the contract documents.
15. Notice of acceptance or requests for additional information should be addressed to the undersigned at the address stated below:

_____

16. The names of all persons interested in the foregoing proposal as principals are as follows:

_____

_____

(IMPORTANT NOTICE: If Bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual copartners composing firm; if Bidder or other interested person is an individual, state first and last names in full.)

Bidder certifies that he is licensed in accordance with the law providing for the registration of Contractors, License No. _____, Expiration Date _____,
Class of License _____. List all other classifications for this license number:
_____

I, _____, the _____of the Bidder, hereby certify under penalty of perjury under the laws of the State of California, that all of the information submitted by the Bidder in connection with this bid and all of the representations made herein are true and correct.

Executed on this _____day of _____, 20___ at San Diego County, California.

Proper Name of Bidder: _____

By: _____
Signature of Bidder

NOTE: If Bidder is a corporation, the legal name of the corporation shall be set forth above together with the signatures of authorized officers or agents and the document shall bear the corporate seal; if Bidder is a partnership, the true name of the firm shall be set forth above together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership; and if Bidder is an individual, his signature shall be placed above.

NON-COLLUSION DECLARATION

I,_____, declare that I am _____ of _____ , the party making the attached bid; that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the Bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signature _____

Title _____

Date _____

BID BOND

The makers of this bond are, _____, as Principal, and

_____ as Surety and are held and firmly bound unto the Ramona Unified School District, hereinafter called the District, in the penal sum of TEN PERCENT (10%) OF THE TOTAL BID PRICE of the Principal submitted to DISTRICT for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

The condition of this obligation is such that whereas the Principal has submitted and accompanying bid dated the _____ day of _____, 20____ for Bid No. 262703, OPMS Wellness Center.

If the Principal does not withdraw its bid within the time specified in the Contract Documents; and if the Principal is awarded the Contract and provides all documents to the District as required by the Contract Documents; then this obligation shall be null and void. Otherwise, this bond will remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents shall in affect its obligation under this bond, and Surety does hereby waive notice of any such changes

In the event a lawsuit is brought upon this bond by the District and judgment is recovered, the Surety shall pay all litigation expenses incurred by the District in such suit, including reasonable attorneys' fees, court costs, expert witness fees and expenses.

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their several seals this _____ day of _____, 20__, the name and corporate seal of each corporation.

(Corporate Seal)

_____
Principal

By _____

Title _____

(Corporate Seal)

Surety

By: _____
Attorney-In-Fact

(Attach Attorney-In-Fact) Title_____

STATE OF CALIFORNIA)
) ss,
DISTRICT OF _____)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this _____ day of _____, in the year 20__, before me, _____, a Notary Public in and for said state, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument as the Attorney-In-Fact of the (Surety) acknowledged to me that he subscribed the name of the _____ (Surety) thereto and his own name as Attorney-In-Fact.

_____
Notary Public in and for said State

(SEAL) Commission expires: _____

NOTE: A copy of the Power-of-Attorney to local representatives of the bonding company must be attached hereto.

CERTIFICATION OF CONTRACTOR AND SUBCONTRACTOR DIVISION OF INDUSTRIAL RELATIONS REGISTRATION

Pursuant to Labor Code Section 1725.5, a contractor or subcontractor must be registered with the Department of Industrial Relations in order to bid on, to be listed in a bid proposal or to engage in the performance of any defined public work contract.

I _____, _____
(Name) (Title)

certify that _____ (Contractor Name) is currently registered as a contractor with the Department of Industrial Relations (DIR):

Contractor's DIR Registration Number:_____

Expiration date:_____

Contractor further acknowledges:

1. Contractor shall maintain DIR registered status for the duration of the project without a gap in registration.
2. Contractor shall note in its invitation to bid the DIR's registration requirement for all subcontractors and their subcontractors.
3. Contractor shall ensure that all subcontractors are registered at the time of bid opening and maintain registered status for the duration of the project.
4. Contractor is to furnish the DIR Registration Number for all subcontractors on the project within 24 hours of the bid opening.
5. Contractor shall substitute any subcontractor with a DIR registered contractor if listed subcontractor is unable to perform the work.

Failure to comply with any of the above may result in a determination of non-responsiveness.

I declare under penalty of perjury under California law that the foregoing is true and correct.

_____
Signature

_____
Date

DESIGNATION OF SUBCONTRACTORS

In compliance with the Subletting and Subcontracting Fair Practices Act of the Public Contract Code of the State of California, each Bidder shall set forth below: (a) the name, the location of the place of business, and the California contractor license number of each subcontractor and (b) the portion of the work which will be done by each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work in an amount in excess of one-half of one percent (0.5%) of the Contractor's Total Bid Price. No additional time shall be granted to provide the below requested information, except as permitted by law.

If no subcontractor is specified, for a portion of the work, or if more than one subcontractor is specified for the same portion of Work, to be performed under the Contract in excess of one-half of one percent (0.5%) of the Contractor's Total Bid Price, then the Contractor shall be deemed to have agreed that it is fully qualified to perform that Work, and that it shall perform that portion itself.

Portion of Work	**Subcontractor Company Name, License # and DIR Registration #**	**Location of Business**

Name of Bidder: _____

Signature: _____

Name: _____

Title: _____

Dated: _____

INFORMATION REQUIRED OF BIDDERS

A. Information About Bidder

{**Indicate not applicable ("N/A") where appropriate**}

Note: Where Bidder is a joint venture, pages shall be duplicated and information provided for all parties to the joint venture.

Name of Bidder: _____

Type of Entity: _____

Bidder Address: _____

_____

Telephone Number: _____

Fax Number: _____

e-Mail Address: _____

Emergency Contact Number: _____

1. How many years has Bidder's organization been in business as a Contractor? _____
2. How many years has Bidder's organization been in business under its current name? _____
3. Under what other or former names has Bidder's organization operated?
   _____
4. If Bidder's organization is a corporation, answer the following:
   - 4.1 Date of Incorporation: _____
   - 4.2 State of Incorporation: _____
   - 4.3 President's Name: _____
   - 4.4 Vice President's Name(s): _____
   - 4.5 Secretary's Name: _____
   - 4.6 Treasurer's Name: _____
5. If an Individual or a partnership, answer the following:
   - 5.1 Date of Organization: _____

5.2 Name and Address of all partners (state whether general or limited partnership):

_____

_____

_____

6. If other than a corporation or partnership, describe organization and name of principals:

_____

_____

_____

7. List other states in which Bidder's organization is legally qualified to do business:

_____

_____

8. What type of work does the Bidder normally perform with its own forces?

_____

_____

9. Has Bidder ever failed to complete any work awarded to it? If so, note when, where, and why:

_____

_____

10. Within the last five years, has any officer or partner of Bidder's organization ever been an officer or partner of another organization when it failed to complete a contract? If so, attach a separate sheet of explanation:

_____

11. Within the last five years, has any officer or partner of Bidder's organization ever been an officer or partner of another organization when it declared bankruptcy or dissolved the business? If so, attach a separate sheet of explanation:

_____

12. List Trade References:

_____

_____

13. List Bank References (Bank and Branch Address):

14. Name of Bonding Company and Name, Phone Number, and Address of Agent:

[Remainder of Page Left Intentionally Blank]

B. List of Current Projects (Backlog)

{**Duplicate Page if needed for listing additional current projects**}

Project Name, Client Contact Name and Telephone No.	Description of Bidder's Work	Estimated Completion Date	Cost of Bidder's Work

C. List of Completed Projects – Last Three Years

{**Duplicate Page if needed for listing additional completed projects**}

Please include only School District or Government Agency projects which are similar in scope to demonstrate Bidder's ability to perform the required Work.

Project Name, Client Contact Name & Telephone No.	Description of Work Completed by Bidder	Completion Date	Cost of Bidder's Work

D. Experience and Technical Qualifications Questionnaire

Personnel: The Bidder shall identify the key personnel to be assigned to this project in a management, construction supervision or engineering capacity.

1. List each person's job title, name and percent of time to be allocated to this project:

2. Summarize each person's specialized education:

3. List each person's years of construction experience relevant to the project:

4. Summarize such experience:

Bidder agrees that personnel named in this Bid will remain on this Project until completion of all relevant Work, unless substituted by personnel of equivalent experience and qualifications approved in advance by the District.

Additional Bidder's Statements:

If the Bidder feels that there is additional information which has not been included in the questionnaire above, and which would contribute to the qualification review, it may add that information in a statement here or on an attached sheet, appropriately marked:

_____

_____

E. Verification and Execution

These Bid Forms shall be executed only by a duly authorized official of the Bidder:

I declare under penalty of perjury under the laws of the State of California that the foregoing information is true and correct:

Name of Bidder: _____

Signature: _____

Name: _____

Title: _____

Dated: _____

CONTRACTOR'S CERTIFICATE REGARDING WORKERS' COMPENSATION

I am aware of the provisions of Section 3700 of the Labor Code that requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

Name of Bidder: _____

Signature: _____

Name: _____

Title: _____

Dated: _____

ASBESTOS-FREE MATERIALS CERTIFICATION

The undersigned declares that he or she is the person who executed the bid for Bid No. 262703; OPMS Wellness Center (hereinafter referred to as the "Project"), and submitted it to the Ramona Unified School District (hereinafter referred to as the "District") on behalf of _____ (hereinafter referred to as the "Contractor").

To the best of my knowledge, information and belief, in completing the Contractor's Work for the Project, no material furnished, installed or incorporated into the Project will contain, or in itself be composed of, any materials listed by the federal or state EPA or federal or state health agencies as a hazardous material.

Any disputes involving the question of whether or not material installed with asbestos-containing equipment is settled by electron microscopy; the cost of any such tests shall be paid by the Contractor.

All work or materials installed by the Contractor which is found to contain asbestos, or work or material installed with asbestos-containing equipment, will be immediately rejected and this work shall be removed and replaced by the Contractor at no additional cost to the District. Decontamination and removal of work found to contain asbestos or work installed with asbestos-containing equipment shall be done only under supervision of a qualified consultant, knowledgeable in the field of asbestos abatement and accredited by the Environmental Protection Agency.

The ASBESTOS REMOVAL CONTRACTOR shall be an EPA accredited contractor qualified in the removal of asbestos and shall be chosen and approved by the Asbestos Consultant who shall have sole discretion and final determination in this matter.

The asbestos consultant shall be chosen and approved by the Construction Manager/Architect or the District who shall have sole discretion and final determination in this matter.

The work will be not accepted until asbestos contamination is reduced to levels deemed acceptable by the Asbestos Consultant.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Name of Bidder: _____

Signature: _____

Name: _____

Title: _____

Date: _____

DRUG-FREE WORKPLACE CERTIFICATION

This Drug Free Workplace Certification form is part of the Contract made by and between the Ramona Unified School District (hereinafter referred to as the "District") and _____ (hereinafter referred to as the "Contractor") for Bid No. 262703; OPMS Wellness Center (hereinafter referred to as the "Project"). This form is required from all successful Bidders pursuant to the Drug Free Workplace Act of 1990 (Government Code Section 8350 et seq.) The Drug Free Workplace Act of 1990 requires that every person or organization awarded a contract or grant for procurement of any property or service from any State agency must certify that it will provide a drug free workplace by doing certain specified acts. In addition, the Act provides that each contract or grant awarded by a State agency may be subject to suspension of payments or termination, and the contractor or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred.

Pursuant to Government Code Section 8355, every person or organization awarded a contract or grant from a State agency shall certify that it will provide a drug free workplace by doing all of the following:

Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in their workplace and specifying actions which will be taken against employees for violations of the prohibition;

Establishing a drug free awareness program to inform employees about all of the following:

- The dangers of drug abuse in the workplace;
- The person’s or organization’s policy of maintaining a drug free workplace;
- The availability of drug counseling, rehabilitation and employee assistance programs; and
- The penalties that may be imposed upon employees for drug abuse violations.

Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required by subdivision "A," and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I, the undersigned, agree to fulfill the terms and requirements of the Drug Free Workplace Act as it now exists or may hereinafter be amended. Particularly, I shall abide by Government Code Section 8355 when performing the Contract for the Project by:

A. Publishing a statement notifying employees concerning the prohibition of controlled substance at my workplace;

B. Establishing a drug free awareness program; and

C. Requiring that each employee engaged in the performance of the contract be given a copy of the statement required by Section 8355(a) and agrees to abide by the terms of that statement.

I also understand that if the District determines that I have either: (a) made a false certification herein; or (b) violated this certification by failing to carry out the requirements of Section 8355, the Contract awarded herein is subject to termination, suspension of payments, or both. I further understand that if I violate the terms of the Drug Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of the Act.

I acknowledge that I am aware of the provisions of Government Code Section 8350 et seq., and hereby certify that I will adhere to the requirements of the Drug Free Workplace Act of 1990.

Name of Bidder: _____

Signature: _____

Name: _____

Title: _____

Date: _____

IRAN CONTRACTING ACT CERTIFICATION

As required by California Public Contract Code Section 2204, the Bidder certifies subject to penalty for perjury that the option checked below relating to the Bidder's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 et seq.) is true and correct:

- The Bidder is not

  (i) identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or

  (ii) a financial institution that extends, for 45 days or more, credit in the amount of $20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

- The District has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, Agency will be unable to obtain the goods and/or services to be provided pursuant to the Contract.

- The amount of the Contract payable to the Contractor for the Project does not exceed $1,000,000.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Name of Bidder: _____

Signature: _____

Name: _____

Title: _____

Date: _____

RECYCLED CONTENT CERTIFICATION

The undersigned declares that he or she is the person who executed the bid for Bid No. 262703; OPMS Wellness Center (hereinafter referred to as the "Project"), and submitted it to the Ramona Unified School District (hereinafter referred to as the "District") on behalf of _____, (hereinafter referred to as the "Contractor").

Pursuant to Public Contract Code Section 10308.5, all contractors are required to certify in writing under penalty of perjury the minimum (if not exact) percentage of recycled content in materials, goods, or supplies offered or products used in the performance of their contract, regardless of whether the product meets the required recycled product percentage as defined in Sections 12161 and 12200. The recycled content shall include both post-consumer material and secondary material as defined in Public Contract Code Sections 12161 and 12200 shall apply.

I declare under penalty of perjury under the laws of the State of California that the following percentages of Postconsumer Material and Secondary Material is in the materials, goods or supplies offered for, or products used in, the performance of the Contract for the Project:

_____% Post-consumer Material _____% Secondary Material

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Name of Bidder: _____

Signature: _____

Name: _____

Title: _____

Date: _____

CALIFORNIA AIR RESOURCES BOARD (CARB) COMPLIANCE CERTIFICATION

Title 13 CCR sections 2449, 2449.1, and 2449.2, in compliance with Government Code sections 11346.2, subdivision (a)(3), and 11346.8, subdivision (c), applies to construction contractors who own or operate within California any vehicles with a diesel-fueled or alternative diesel fueled off-road compression-ignition engine with 25 horsepower (hp) or greater provided that the vehicle cannot be registered and driven safely on-road or was not designed to be driven on-road, even if it has been modified so that it can be driven safely on-road.

Section 2449(i), in relevant part, provides:

(1) For a project involving the use of vehicles subject to this regulation, the prime contractor must obtain copies of the valid Certificate of Reported Compliance with the Regulation for In-Use Off-Road Diesel-Fueled Fleets for the fleet selected for the contract and their listed subcontractors, if applicable, prior to entering into a new or renewed contract with that fleet.

(2) No prime contractor or public works awarding body, as applicable, shall enter into a contract with a fleet for which it does not have a valid Certificate of Reported Compliance for the fleet and its listed subcontractors, if applicable, prior to entering into a new or renewed contract with that fleet.

(3) The Certificates of Reported Compliance received by the prime contractor for a project must be retained for three (3) years after that project's completion. Upon request by California Air Resources Board ("CARB"), these records must be provided to CARB within five (5) business days of the request.

(4) Situations in which prime contractors or public works awarding bodies, as applicable, are contracting for projects that are considered emergency operations, as defined in section 2449(c)(18), are exempt from the requirements in section 2449(i)(1)-(3), but must still retain records verifying vehicles subject to the regulation that are operating on the emergency operations project are actually being operated on the project for emergency operations only. These records must include a description of the emergency, the address or a description of the specific location of the emergency, the dates on which the emergency operations were performed, and an attestation by the fleet that the vehicles are operated on the project for emergency operations only.

Section 2449(j), in relevant part, also states:

(1) Between March 1 and June 1 of each year, a prime contractor must collect new valid Certificates of Reported Compliance for the current compliance year, as defined in section 2449(n), from all fleets that have an ongoing contract with the prime contractor as of March 1 of that year. Prime contractors must not write contracts to evade this requirement.

(2) Prime contractors shall only allow fleets with valid Certificates of Reported Compliance on the prime contractor's job sites.

(3) If the prime contractor discovers that any fleet intending to operate vehicles subject to this regulation for the prime contractor does not have a valid Certificate of Reported Compliance, as defined in section 2449(n), or if the prime contractor observes any noncompliant vehicles

subject to the regulation on the prime contractor's job site, then the prime contractor must report specified information regarding the fleet to CARB within five (5) business days of such discovery.

(4) Upon request by CARB, the prime contractor must immediately disclose to CARB the name and contact information of each responsible party for all vehicles subject to this regulation operating at the job site or for the prime contractor.

(5) The prime contractor shall prominently display signage for any project where vehicles subject to this regulation will operate for eight (8) calendar days or more. The signage must be posted by the eighth calendar day from which the first vehicle operates. The signage will be in lettering larger than size 14-point type and displayed in a conspicuous place where notices to employees are customarily posted at the job site or where there is employee foot traffic. If one of the above locations is also viewable by the public, it should be posted at that location. The signage must include specified information regarding idling regulations for In-Use Off-Road Diesel-Fueled Fleets with directions on how to report observed noncompliance of the provided regulations to CARB.

I am aware of the provisions of Title 13 CCR sections 2449, 2449.1, and 2449.2, which apply to every contractor who owns or operates off-road diesel fleet vehicles in California, and I will comply with such provisions, including providing Certificate(s) of Reported Compliance for In-Use Off-Road Diesel-Fueled Fleets for the fleet selected for the contract and their listed subcontractors, if applicable, with its bid.

Name of Bidder: _____

Signature: _____

Name: _____

Title: _____

Date: _____

***Bidder must submit valid Certificate(s) of Reported Compliance (CRC) with the Regulation for In-Use Off-Road Diesel-Fueled Fleets provided by CARB for the fleet selected for the contract and their listed subcontractors, if applicable, to this form.**

GENERAL CONDITIONS

1. **Labor and Materials**. The Contractor shall furnish and pay for all labor, materials, equipment and services necessary to complete the Work in accordance with the Contract Documents. Unless otherwise expressly provided for in the Contract Documents, all materials, equipment and other items incorporated into the Work shall be new and of the most suitable grade and quality for the purpose intended. The Work is subject to tests/inspections as required by the Contract Documents. The Contractor shall afford the District, the Project Inspector, the Architect and test/inspection services with access to the Work, wherever located and whether in place or in progress. All of the Work shall conform with the requirements of the Contract Documents and applicable laws, ordinances, rules and regulations.

2. **Submittals**. The Contractor shall submit to the District Representative or the Architect, as designated in the Contract Documents, shop drawings, product data and other submittals (collectively "Submittals") required by the Contract Documents promptly and in an orderly sequence while allowing sufficient time for review and comment. No portion of the Work requiring Submittals shall be performed until the required Submittals have been reviewed and accepted.

3. **Construction Schedule**. If required by the Contract Documents, the Contractor shall prepare a Construction Schedule in such form and format required by the Contract Documents. The Construction Schedule shall reflect all activities necessary to complete the Work and shall be in such detail as required by the Contract Documents. If a Construction Schedule is required, the Contractor shall update the schedule monthly or more frequently as directed by the District or required by the circumstances of the Work.

4. **Changes**.
   - **4.1 Changes to the Work**. The District may, by written order, make Changes to the Work, issue additional instructions and to add to or delete from the Work. No Change may be made without the prior written approval and direction of the District. Adjustments of the Contract Price or the Contract Time on account of a Change authorized hereunder will only be made by written Change Order duly executed by the Contractor and the District Representative. Adjustments to the Contract Price for authorized Changes shall be limited to the actual costs of labor, materials and equipment necessary to complete the Change plus the mark-up set forth in the Contract; it being agreed that the mark-up represents all compensation due the Contractor for profit, overhead/administrative costs and impacts of an authorized Change. The Contractor or Subcontractor may adjust the prevailing wage rate for allowable labor costs to reflect fringe benefits, payroll taxes and labor burdens actually incurred by Contractor and provided to such labor directly engaged in performing a Change. The allowable adjustment for fringe benefit payments, payroll taxes and labor burdens shall not, however, exceed fifteen percent (15%) of the applicable prevailing wage rate and shall not be subject to the additional mark-up set forth in the Contract. Changes approved by the District shall be reduced to Change Order in the form established by the District.
   - **4.2 Change Orders**. If the District approves of a Change, a written Change Order prepared by the Architect on behalf of the District shall be forwarded to the Contractor describing the Change and setting forth the adjustment to the Contract Time and the Contract Price, if any, on account of such Change. All Change Orders shall be in full payment and final settlement of all claims for direct, indirect and consequential costs, including without limitation, costs of delays or impacts related to, or arising out of, or reasonably inferable from items covered and affected by the Change Order, as well as any adjustments to the

Contract Time. Any claim or item relating to any Change incorporated into a Change Order not presented by the Contractor for inclusion in the Change Order shall be deemed waived. The Contractor shall execute the Change Order prepared pursuant to the foregoing; once the Change Order has been prepared and forwarded to the Contractor for execution, without the prior approval of the District which may be granted or withheld in the sole and exclusive discretion of the District, the Contractor shall not modify or amend the form or content of such Change Order, or any portion thereof. The Contractor's attempted or purported modification or amendment of any such Change Order, without the prior approval of the District, shall not be binding upon the District; any such unapproved modification or amendment to such Change Order shall be null, void and unenforceable. Unless otherwise expressly provided for in the Contract Documents or in the Change Order, any Change Order issued hereunder shall be binding upon the District only upon action of the District's Board of Education approving and ratifying such Change Order. In the event of any amendment or modification made by the Contractor to a Change Order for which there is no prior approval by the District, in accordance with the provisions of this Article, unless otherwise expressly stated in its approval and ratification of such Change Order, any action of the Board of Education to approve and ratify such Change Order shall be deemed to be limited to the Change Order as prepared by the Architect; such approval and ratification of such Change Order shall not be deemed the District's approval and ratification of any unapproved amendment or modification by the Contractor to such Change Order.

4.3 Contractor Notice of Changes. If the Contractor claims that any instruction, request, the Drawings, the Specifications, action, condition, omission, default, or other situation obligates the District to increase the Contract Price or to extend the Contract Time, the Contractor shall notify the Project Manager, if any, the Project Inspector and the Architect, in writing, of such claim within ten (10) days from the date of its actual or constructive notice of the factual basis supporting the same. The District shall consider any such claim of the Contractor only if sufficient supporting documentation is submitted with the Contractor's notice to the Project Inspector and the Architect. Time is of the essence in Contractor's written notice pursuant to the preceding sentence so that the District can promptly investigate and consider alternative measures to the address such instruction, request, Drawings, Specifications, action, condition, omission, default or other situation. Accordingly, Contractor acknowledges that its failure, for any reason, to give written notice (with sufficient supporting documentation to permit the District's review and evaluation) within ten (10) days of its actual or constructive knowledge of any instruction, request, Drawings, Specifications, action, condition, omission, default or other situation for which the Contractor believes there should an adjustment of the Contract Time or the Contract Price shall be deemed Contractor's waiver, release, discharge and relinquishment of any right to assert or claim any entitlement to an adjustment of the Contract Time or the Contract Price on account of any such instruction, request, Drawings, Specifications, action, condition, omission, default or other situation. The parties acknowledge and agree that actual, written notice is important, and that this requirement shall be strictly applied, and that actual written notice must be given, and that under no circumstances shall this waiver be deemed not to apply based on the District having constructive, or even actual notice. In the event that the District determines that the Contract Price or the Contract Time are subject to adjustment based upon the events, circumstances and supporting documentation submitted with the Contractor's written notice under this Article.

4.4 Substitutions. No substitution of any specified item, product, material or system ("Specified Items") will be considered unless the Contractor submits a request to substitute Specified Items along with data substantiating the equivalency of the proposed

substitution with the Specified Items not more than thirty-five (35) days after the date of award of the Contract to the Contractor. For Projects with a contract duration of one hundred eighty (180) days or less, all requests for substitutions of any specified item shall be submitted not more than fourteen days after the date of the award of the Contract to Contractor. The Contractor shall reimburse the District for all costs and expenses incurred by the District to review a proposed substitution for Specified Items. The District's acceptance or rejection of a proposed substitution shall be final. No substitution accepted by the District shall increase the Contract Price or the Contract Time; provided, however, if the cost to furnish/install an approved substitution of is less than the specified Item, the Contract Price shall be reduced by such cost difference. If any Specified Items are identified in any portion of the Contract Documents as "District Standard Materials/Equipment" "match existing in use" or similar words/phrases, in accordance with Public Contract Code section 3400, the District shall be deemed to have made a finding that such Specified Items are designated as "sole source" items designed to match existing and in use items. In accordance with Public Contract Code section 3400, the District will not consider or accept alternatives or substitutions for any Specified Items so identified.

5. **Safety; Security**. The Contractor shall comply with all applicable laws, ordinances, rules, or regulations pertaining to safety at the Site, including but not limited to such laws, ordinances, rules, and regulations relating to COVID-19 or any other pandemic or endemic. The Contractor shall implement safety measures such as fencing, barricades, signs, lights and other precautions to prevent injury or death to persons or damage to property. The Contractor is responsible for securing the Site and Work in place or in progress (including materials/equipment/tools situated at the Site) to prevent theft, loss or damage. The District and employees, officers, agents or representatives of the District are not liable to the Contractor, Subcontractors or their respective personnel for the loss, theft, damage or destruction of materials, equipment, tools and other personal property items, whether or not such personal property is used to complete the Work or is incorporated into the Work. The risk of such loss, theft, damage or destruction is solely that of the Contractor or Subcontractors. **All contractors, including all subcontractors, laborers and any individual performing work on any District project, are required to wear hard hats and safety vests at all times while on any District site or campus without exception.**

6. **Labor**.

6.1 Prevailing Wage Rates. The Contractor and all Subcontractors shall: (i) pay their respective workers at least the prevailing wage rate established for the classification, trade or work performed by each worker; and (ii) maintain complete and accurate payroll records for workers engaged in the Work. During the Work and pursuant to Labor Code section 1771.4(a)(4), the Department of Industrial Relations will monitor and enforce the prevailing wage rate obligations of the Contractor and Subcontractors. The Contractor shall comply with all requirements established by the Department of Industrial Relations relating prevailing wage rates, the payment thereof and posting of notices relating thereto. The Contractor is subject to all assessments, penalties and other charges for prevailing wage rate violations.

6.2 Apprentices. Apprentices, if any, engaged in performing any portion of the Work shall be in strict conformity with applicable laws, rules and regulations, including, without limitation, Labor Code sections 1777.5 through 1777.7, which are incorporated herein by this reference.

6.3

6.4 DIR Registration.

6.4.1 Contractor and Subcontractor Compliance. Strict compliance with DIR Registration requirements pursuant to Labor Code section 1725.5 is a material obligation of the Contractor hereunder. The foregoing includes, without limitation, compliance with DIR Registration requirements at all times during performance of the Work by the Contractor and all Subcontractors of any tier. No portion of the Work is permitted to be performed by a Subcontractor of any tier unless the Subcontractor is a DIR Registered contractor. The failure of the Contractor and all Subcontractors of every tier to be DIR Registered at all times during performance of the Work is the Contractor's default of a material obligation of the Contractor under the Contract Documents.

6.4.2 Contractor Obligation to Verify Subcontractor DIR Registration Status. An affirmative and on-going obligation of the Contractor under the Contract Documents is the Contractor's verification that all Subcontractors, of all tiers, are at all times during performance of the Work in full and strict compliance with DIR Registration requirements. The Contractor shall not permit or allow any Subcontractor of any tier to perform any Work without the Contractor's verification that all such Subcontractors are in full and strict compliance with DIR Registration requirements.

6.4.3 Contractor Obligation to Request Substitution of Non-DIR Registered Subcontractor. If any Subcontractor identified in the Contractor's Subcontractors List submitted with the Contractor's proposal for the Work whose DIR Registration lapses prior to or during a Subcontractor's performance of Work, the Contractor shall request the District's consent to substitute the non-DIR Registered Subcontractor pursuant to Labor Code section 1771.1(c)(3) and/or Labor Code section 1771.1(d).

6.4.4 Contractor/Subcontractor Penalties pursuant to Labor Code § 1771.1(g). "If the Labor Commissioner or his or her designee determines that a contractor or subcontractor engaged in the performance of any public work contract without having been registered in accordance with this section, the contractor or subcontractor shall forfeit, as a civil penalty to the state, one hundred dollars ($100) for each day of work performed in violation of the registration requirement, not to exceed an aggregate penalty of eight thousand dollars ($8,000) in addition to any penalty registration fee assessed pursuant to clause (ii) of subparagraph (E) of paragraph (2) of subdivision (a) of Section 1725.5."

6.4.5 Subcontractor Penalties pursuant to Labor Code § 1771.1(h)(1). "In addition to, or in lieu of, any other penalty or sanction authorized pursuant to this chapter, a higher tiered public works contractor or subcontractor who is found to have entered into a subcontract with an unregistered lower tier subcontractor to perform any public work in violation of the requirements of Section 1725.5 or this section shall be subject to forfeiture, as a civil penalty to the state, of one hundred dollars ($100) for each day the unregistered lower tier subcontractor performs work in violation of the registration requirement, not to exceed an aggregate penalty of ten thousand dollars ($10,000)."

6.5 Certified Payroll Records.

6.5.1 Compliance With Labor Code §§1771.4 and 1776. A material obligation of the Contractor under the Contract Documents is: (i) the Contractor's strict compliance with the requirements pursuant to Labor Code §§ 1771.4 and 1776 for preparation and submittal electronic Certified Payroll Records ("CPR") directly to the DIR on no less than every 30 days while work is being performed and within 30 days after

the final day of Work performed on the Project for any journeyman, apprentice, worker or other employee that was employed in connection with the Work, or within ten (10) days of any request by the Direct or the DIR to the requesting entity; and (ii) the Contractor's enforcement of CPR preparation and submittal for all Subcontractors of every tier.

6.5.2 Express Condition Precedent to Payment of Contract Price. Strict compliance with CPR requirements established pursuant to Labor Code section 1776 is an express condition precedent to the District's obligation to: (i) process any request for payment of any portion of the Contract Price; or (ii) to disburse any portion of the Contract Price to the Contractor. The Contractor shall demonstrate strict compliance with CPR preparation and submittal requirements by delivery to the District of electronic files or hard copies of all CPRs submitted by the Contractor and/or Subcontractors for the Work pursuant to Labor Code sections 1771.4 and 1776 concurrently with the submittal thereof to the Labor Commissioner. The District: (i) shall not be obligated to process or disburse any portion of the Contract Price; or (ii) shall not be deemed in default of the District's obligations under the Contract Documents unless the Contractor's demonstrates strict compliance with CPR preparation and submittal requirements.

6.6 Limits on Hours/Days of Work. The Contractor and Subcontractors shall not require or permit any worker to provide more than eight (8) hours of work per day or forty (40) hours of work per week without additional compensation as mandated by law, in accordance with Labor Code section 1813.

6.7 Competency and Discipline. The Contractor shall enforce strict discipline and good order among the Contractor's employees, the employees of any Subcontractor and all other persons performing any part of the Work at the Site. Personnel of the Contractor or any Subcontractor shall be subject to removal from the Site for violations of applicable law or District policies. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them and shall dismiss from its employ and direct any Subcontractor or Sub-subcontractor to dismiss from their employment any person deemed by the District to be unfit or incompetent to perform Work.

6.8 Superintendent. The Contractor shall employ a Superintendent fluent in verbal and written English who shall be in attendance at the Site at all times during performance of Work at the Site. The Superintendent shall be deemed the Contractor's Representative for the Work; directions, instructions or other communications to or with the Contractor's Superintendent shall be deemed directions, instructions or communications to or with the Contractor.

7. Subcontractors. The Work of each Subcontractor shall be set forth in a written Subcontract agreement incorporating by reference this Contract; Subcontracts shall be made available to the District for review upon request of the District. The Contractor is responsible to the District for the acts, omissions and other conduct of Subcontractors. Each Subcontractor shall maintain Workers Compensation/Employers Liability Insurance and Commercial General Liability Insurance as required by the Contract for Labor and Materials.

8. Project Certification. If the Work is subject, in whole or in part, to DSA jurisdiction, the Contractor shall completely and timely complete and/or comply with all DSA requirements relating to: (i) observations/inspections of the Work during construction; and (ii) DSA PR 13-01 project inspections, tests and certification process. A material obligation of the Contractor hereunder is completion of all actions or activities required by a contractor for a work of improvement subject to DSA jurisdiction sufficient for DSA to issue a certification that the Work, as constructed, complies with the DSA approved Design Documents.

9. **Payment of the Contract Price**. The District will make payment of the Contract Price upon completion of the Work, the Contractor's full performance of all other obligations under this Contract Documents and the Contractor's submission of a properly itemized invoice. Upon receipt of the Contractor's invoice, the District Representative will promptly verify that the Work has been completed and that the Contractor has performed all other obligations hereunder. Within thirty (30) days of the District Representative's confirmation of the completion of Work and the Contractor's performance of other obligations hereunder, the District will make payment of the Contract Price. If the Contract Time is a duration of sixty (60) days or more, the Contractor may submit invoices on a monthly basis for the value of Work completed in the prior month, whereupon the District Representative will promptly verify that the Work has been completed as indicated in the Contractor's invoice. Within thirty (30) days of the date of such verification, the District will make payment equal to ninety five percent (95%) of the value of the Work completed. Within sixty (60) days of completion of all Work and all other of the Contractor's obligations hereunder, amounts previously retained from prior invoices will be released to the Contractor. The District may, in its sole discretion, condition payment of the Contract Price, or any portion thereof, upon: (i) the Contractor's preparation of a Schedule of Values for review and acceptance by the District's Representative; (ii) the submittal of executed Waivers and Releases (on Progress Payment or Final Payment, as applicable) for the Contractor and all Subcontractors receiving any portion of the Contract Price; and/or (iii) delivery of Certified Payroll records of the Contractor and Subcontractors. The District may withhold payment of the Contract Price, or any portion thereof, at the rate of 150% of the value, if: (i) there are claims or the probability of claims being submitted by Subcontractor, Material Suppliers or others in connection with the Work; (ii) defective or non-conforming Work which is not remedied; (iii) damages to the District; (iv) liquidated damages; or (v) there are any uncured Contractor defaults.

10. **Insurance**. The Contractor and its Subcontractors shall, at all times during the Work, maintain Workers Compensation, Employers Liability, and Commercial General Liability Insurance in the minimum coverage amounts set forth in the Contract. The Contractor's Commercial General Liability Insurance shall name the District as an Additional Insured. All policies of insurance shall include provisions that the policy of insurance will not be materially modified, cancelled or allowed to expire without at least thirty (30) days advance notice to the District. Prior to commencing the Work, the Contractor shall deliver Certificates of Insurance of itself and its Subcontractors evidencing the required insurance coverages.

11. **Indemnification**. Unless arising solely out of the active negligence or willful misconduct of the District, the Contractor shall indemnify, defend and hold harmless the District, the District's Board of Education and all members thereof and the District's employees, officers, agents and representatives from all claims, demands and liabilities, including, without limitation, attorneys' fees, which arise out of or are related in any manner to this Contract or the Work. The Contractor's obligations hereunder include, without limitation: (i) injury to, or death of, persons; (ii) damage to property; (iii) theft or loss of property; (iv) Stop Notice claims; and (v) other losses, damages or costs arising out of, in whole or in part, of the acts, omissions or other conduct of the Contractor or Subcontractors. The Contractor's obligations hereunder shall survive termination of the Contract and/or completion of the Work, and are incorporated into and made a part of the obligations of the Surety issuing the Performance Bond.

12. **District Right to Terminate**. The Contractor's failure to comply with any term or condition of the Contract Documents shall constitute default of the Contractor; in such event, the District

may terminate the Contract upon seven (7) days written notice to the Contractor. Unless the Contractor shall have commenced, and diligently thereafter prosecute to completion, all required actions to cure such default(s), this Contract shall be deemed terminated without further action of the District; such termination shall be effective the seventh (7th) day after the date of the District's written notice. If the District terminates the Contract for default of the Contractor, the Contractor and the Performance Bond Surety shall be liable to the District for all losses, costs and damages arising out of the Contractor's default and costs to complete the Work which exceeds the remaining Contract Price at the time of termination. In addition to the preceding, the District may terminate this Contract, in whole or in part, at any time for the convenience of the District by written notice to the Contractor, in which case, the payment of the Contract Price shall be limited to the value of the Work in place or in progress at the time of the termination for the District's convenience; no payment shall be made or due from the District for the unperformed portion of the Work.

13. **Warranty**. The Contractor warrants to the District that: (i) all materials and equipment furnished under the Contract Documents are new, of good quality and of the most suitable grade and quality for the purpose intended, unless otherwise specified in the Contract Documents; and (ii) all Work and workmanship is of good quality, free from faults and defects and in conformity with the requirements of the Contract Documents. If within one (1) year, or such other period set forth in the Contract Documents, any of the Work or workmanship is found defective or not in compliance with the Contract Documents, the Contractor shall upon the District's demand, promptly take all measures necessary to correct, repair or replace such Work or workmanship. If the Contractor fails to do so, the District may take necessary action to correct, replace or replace such Work or workmanship at the cost and expense of the Contractor.

14. **Tests/Inspections of the Work**. The Work shall be subject to tests/inspections as required by the Contract Documents. The Contractor shall be liable for all costs, fees or expenses of tests/inspections which result from the Work not being ready for tests/inspections or the failure of the Work to comply with the applicable test/inspection standards. If the Work is subject to the jurisdiction of the Division of State Architect ("DSA"), all of the Work shall be subject to inspection/observation by the Project Inspector retained by the District under DSA regulations. If DSA or the Project Inspector deem any portion of the Work to not be in compliance with requirements of the Contract Documents, a material obligation of the Contractor is its prompt and complete repair, replacement or correction of such portion(s) of the Project so they comply with requirements of the Contract Documents. The Project Inspector shall have access at all times to the Work, whether in place or in progress; the Contractor shall provide such access without adjustment of the Contract Price or the Contract Time.

15. **Miscellaneous**.

15.1 Governing Law; Interpretation. This Contract shall be governed by the laws of the State of California. This Contract shall be interpreted as a whole and not in favor of the District or the Contractor.

15.2 Disputes.

15.2.1 Disputes; Continuation of Work. Notwithstanding any claim, dispute or other disagreement between the District and the Contractor regarding performance under the Contract Documents, the scope of Work thereunder, or any other matter arising out of or related to, in any manner, the Contract Documents or

the Work, the Contractor shall proceed diligently with performance of the Work in accordance with the District's written direction, pending any final determination or decision regarding any such claim, dispute or disagreement.

15.2.2 Public Contract Code § 9204 Claims Resolution Procedures. Claims of the Contractor are subject to the non-binding dispute resolution procedures set forth in Public Contract Code section 9204 ("Section 9204") provided, however, that the Contractor's initiation of Section 9204 procedures is expressly subject to the Contractor's prior full and timely compliance with requirements and procedures of the Contract Documents relating to procedures for resolution of claims, change orders, disputes and other matters in controversy under the Contract Documents.

15.2.2.1 Claim Defined. The term "Claim" shall be as defined in Section 9204.

15.2.2.2 Claim Documentation. The Contractor shall furnish reasonable documentation to support each Claim. "Reasonable documentation" includes, without limitation: (i) contractual and legal basis establishing Claim entitlement or merit; (ii) factual basis establishing District liability for the Claim; (iii) detailed breakdown of labor, materials, equipment and other costs included in the Claim; and (iv) detailed basis, including Construction Schedule analysis and fragnets supporting any Contract Time adjustment or Liquidated Damages relief included in the scope of a Claim.

15.2.2.3 District Claim Review Statement. Within forty-five (45) days (or such other time mutually agreed to by the District and the Contractor) after receipt of a properly submitted and properly documented Claim, the District will conduct a reasonable review of the Claim and provide the Contractor with a written statement identifying the disputed and undisputed portions of the Claim ("Claim Review Statement"). If the District does not provide the Contractor with the Claim Review Statement for any Claim within forty-five (45) days (or other time mutually agreed to by the District and the Contractor) after receipt of a properly submitted and properly documented Claim, the Claim is deemed rejected in its entirety and thereupon, the Contractor may initiate the Meet and Confer process described below. A Claim deemed rejected pursuant to the foregoing does not constitute an adverse finding of Claim merit or the Contractor's responsibility or qualifications. If the Claim Review Statement identifies any undisputed portion of a Claim ("Undisputed Claim") and payment is due from the District on the Undisputed Claim, the District shall process and make payment on the Undisputed Claim within sixty (60) days after the issuance date of the Claim Review Statement.

15.2.3 Meet and Confer.

15.2.3.1 Meet and Confer Demand. If the Contractor disputes any portion of the Claim Review Statement, or if a Claim is deemed rejected by the District not providing the Contractor with the Claim Review Statement within the time permitted under Section 9204, the Contractor may demand an informal conference to meet and confer with the District for settlement of the issues in dispute ("Meet and Confer"). The Contractor's Meet and Confer request must be submitted to the District: (i) in writing; (ii) by registered mail or certified mail, return receipt requested; and (iii) within ten (10) days after the Claim Review Statement is submitted to the Contractor or within ten (10) days after

the date the Claim is deemed rejected, as applicable. Failure of the Contractor to strictly comply with the foregoing is deemed a waiver of the Contractor's right to request the Meet and Confer and the Non-Binding Mediation procedures under Section 9204. If the Contractor strictly complies with the foregoing, the District will schedule the Meet and Confer conference within thirty (30) days of the Contractor's Meet and Confer request for settlement of disputed portions of the Claim Review Statement.

15.2.3.2 Meet and Confer Statement. Within ten (10) business days after conclusion of the Meet and Confer conference, if any portion of a Claim remains disputed, the District shall provide the Contractor a written statement identifying the disputed and undisputed portions of the Claim ("Meet and Confer Statement"). If the Meet and Confer Statement identifies any Undisputed Claim and payment is due from the District on the Undisputed Claim, the District shall process and make payment on the Undisputed Claim within sixty (60) days after date the Meet and Confer Statement is issued.

15.2.4 Non-Binding Mediation.

15.2.4.1 Contractor Initiation. The Contractor may request nonbinding mediation ("Mediation") of disputed portions of a Claim identified in the Meet and Confer Statement. The Contractor's Mediation demand must be submitted to the District: (i) in writing; (ii) by registered mail or certified mail, return receipt requested; (iii) within ten (10) days after the Meet and Confer Statement is submitted to the Contractor; and (iv) with specific identification of the disputed Claims issues subject to Mediation. Failure of the Contractor to strictly comply with the foregoing is deemed a waiver of the Contractor's right to demand Mediation procedures under Section 9204.

15.2.4.2 Mediator Selection. The District and Contractor shall mutually agree to a mediator within ten (10) business days after the date of the Contractor's demand for Mediation. If the District and Contractor do not mutually agree to a mediator, the District and Contractor shall each select a mediator and the District/Contractor selected mediators shall select a qualified neutral third party to mediate the disputed portion of the Claim.

15.2.4.3 Mediation Procedures. Mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the District and Contractor in dispute resolution through negotiation or by issuance of an evaluation.

15.2.4.4 Mediation Costs. All costs, fees and expenses of the mediator(s) and mediation administration shall be shared equally by the District and Contractor. The foregoing notwithstanding, the Contractor and District shall each bear the costs, fees and expenses of their own attorneys, experts and consultants.

15.2.4.5 Post-Mediation Disputed Claims. Any Claims issues in dispute after Mediation shall be resolved in accordance with the applicable provisions of the Contract Documents.

15.2.4.6 Waiver. The District and Contractor may mutually agree to waive, in writing, Mediation under Section 9204 and subject to the Contractor's compliance with Government Code Claim requirements, proceed

directly to commencement of a civil action or binding arbitration.

15.2.5 Payments of Undisputed Claims. If a payment due from the District for Undisputed Claims identified in the Claim Review Statement or the Meet and Confer Statement issued for a Claim is not made within the time established under Section 9204 the overdue portion of such payment shall bear interest at the rate of seven percent (7%) per annum from the date due. The District's credit application of any amount due for an Undisputed Claim against amounts due from the Contractor under the Contract Documents shall be deemed payment of the Undisputed Claim.

15.2.6 Subcontractor Claims.

15.2.6.1 Subcontractor Claim Submittal. If a Subcontractor, of any tier (collectively "Subcontractor") lacks legal standing to assert a Claim against the District because privity of contract does not exist, the Contractor may present the District a Claim on behalf of the Subcontractor ("Subcontractor Claim"). Each Subcontractor requesting submittal of a Subcontractor Claim to the District shall furnish reasonable documentation to support the Subcontractor Claim. Within forty-five (45) days of receipt of a Subcontractor's written request to submit a Subcontractor Claim, the Contractor shall notify the Subcontractor in writing as to whether the Contractor presented the Subcontractor Claim to the District. If the Contractor did not present the Subcontractor Claim, the Contractor shall provide the Subcontractor with a statement of the reasons for not having done so.

15.2.6.2 Contractor Certification of Subcontractor Claim. The District's review of Subcontractor Claims is expressly subject to the Contractor's submittal of a duly completed and executed form of Contractor Certification of Subcontractor Claim certifying that the Contractor has thoroughly reviewed the Subcontractor Claim and based on the Contractor's review, certify that: (i) the Subcontractor Claim is made by the Subcontractor in good faith; (ii) the Subcontractor Claim is supported by reasonable documentation establishing entitlement to the relief requested and District liability therefor; and (iii) the Subcontractor Claim does not incorporate any request constituting a False Claim under applicable law, including the California False Claim Act (Government Code §12650, et seq). The form of Contractor Certification of Subcontractor Claim is included in the Contract Documents.

15.2.6.3 District Review of Subcontractor Claim. Subcontractor Claims presented by the Contractor to the District are subject to the Section 9204 non-binding dispute resolution procedures set forth above, as modified herein. Requests for the District to conduct Meet and Confer and/or non-binding mediation procedures must be submitted jointly by the Contractor and the Subcontractor submitting the Subcontractor Claim. If Mediation proceedings are initiated in connection with a Subcontractor Claim, mediator and mediation administration fees and costs shall be borne equally by the District, Contractor and Subcontractor.

15.2.6.4 Disputed Subcontractor Claims. Subcontractor Claims which are not fully resolved by the Section 9204 non-binding dispute resolution procedures shall be resolved by Section 20104.4 Dispute Resolution Procedures or binding arbitration, as applicable. Commencement of

Section 20104.4 Dispute Resolution Procedures or binding arbitration proceedings in connection with any Subcontractor Claim is subject to compliance with Government Code Claims requirements.

15.2.7 Contractor Compliance with Government Code. Pursuant to Government Code section 930.6, any and all claims, demands, disputes, disagreements or other matters in controversy between the Contractor and the District for money or damages, including, without limitation, a demand for arbitration, shall be deemed a "suit for money or damages" and shall be subject to the provisions of Government Code sections 945.4, 945.6 and 946. Notwithstanding the dispute resolution and arbitration provisions set forth in this Article herein, all claims, demands, disputes, disagreements or other matters in controversy between the Contractor and the District seeking money or damages in any sum shall first be presented to the District's Board of Education and acted upon or deemed rejected as a condition precedent to suit including, without limitation, demand for arbitration, in accordance with California Government Code section 900, et seq.

15.2.8 Inapplicability to Bid Bond. The provisions of this Article shall not be applicable to disputes, disagreements or enforcement of rights or obligations under the Bid Bond; all claims, disputes and actions to enforce rights or obligations under the Bid Bond shall be adjudicated only by judicial proceedings commenced in a court of competent jurisdiction.

15.3 Waiver of Consequential Special Damages. Notwithstanding any right conferred by law or arising by operation of law, by executing the Contract, the Contractor expressly waives and relinquishes any and all right or entitlement to assert or recover any damages, losses or liabilities from the District which are in the nature of special or consequential damages, losses or liabilities arising out of or related in any manner to the District's breach or default of its obligations under the Contract Documents.

15.4 Notices. Except as otherwise expressly provided for in the Contract Documents, all notices which the District or the Contractor may be required, or may desire, to serve on the other, shall be effective only if delivered by personal delivery or by postage prepaid, First Class Certified Return Receipt Requested United States Mail, addressed to the District or the Contractor at their respective address set forth in the Contract Documents, or such other address(es) as either the District or the Contractor may designate from time to time by written notice to the other in conformity with the provisions hereof. In the event of personal delivery, such notices shall be deemed effective upon delivery, provided that such personal delivery requires a signed receipt by the recipient acknowledging delivery of the same. In the event of mailed notices, such notice shall be deemed effective on the third working day after deposit in the mail.

15.5 Force Majeure. Neither party will be liable to the other for unanticipated delays or failures in performance resulting from causes beyond the reasonable control of that party, including but not limited to, acts of God, labor disputes or disturbances, material shortages or rationing, riots, acts of war, governmental regulations, communications or utility failures, casualties, pandemics, epidemics, or quarantines; provided that the delayed party: (i) gives the other party prompt written notice of such cause, (ii) uses its reasonable efforts to correct such failure or delay in its performance, and (iii) resumes performance as soon as reasonably practicable. Any and all delays resulting from a force majeure event, as specified herein, will only be classified as excusable, non-compensable delays.

15.6 Successors. This Contract shall be binding upon and inure to the benefit of the respective successors-in-interest of the District and the Contractor. The foregoing

notwithstanding, the Contractor shall not assign this Contract, any right or obligation hereunder or any portion thereof.

15.7 Permits; Approvals. Unless otherwise expressly provided in the Contract Documents, the Contractor shall obtain and pay for all fees, permits or approvals necessary to complete the Work.

15.8 Non-Discrimination. The Contractor and its Subcontractors shall not discriminate against any active or prospective employee based upon race, color, ancestry, national origin, religion, sex, age, sexual preference or marital status. The Contractor and its Subcontractors shall comply with all applicable laws, ordinances, rules and regulations prohibiting workplace discrimination and/or discriminatory employment practices.

15.9 Days. Unless otherwise stated in the Contract Documents, all references to "days" shall be deemed references to calendar days.

15.10 Severability. If any term, condition or provision of this Contract is deemed invalid, illegal or unenforceable by a Court of competent jurisdiction, such term, condition or provision shall be deemed severed herefrom, but all other terms, conditions and provisions hereof shall remain unaffected and in full force and effect.

15.11 Entire Agreement. This Contract and the Contract Documents constitute the entire agreement and understanding of the District and the Contractor concerning the subject matter hereof.

16. Independent Contractor. This Agreement is not a contract of employment between District and Contractor. At all times the Contractor shall be deemed and act as an independent contractor and is not authorized to bind District to any contracts or other obligations. District and Contractor agree that (a) Contractor will remain free from the control and direction of the District in connection with the performance of the Services; (b) the scope of work contemplated by this Agreement is outside the usual course of the District's business; and (c) Contractor is customarily engaged in an independently established trade, occupation, or business of the same nature as the Services performed under this Agreement.

17. COVID-19 Pandemic. Contractor shall at all times comply with any and all state, local, and federal regulations regarding the COVID-19 pandemic, and/or any other pandemic or epidemic, at Contractor's own expense, including but not limited to phased reopening and access to the site, wearing masks or other personal protective equipment, social distancing, and any resulting or related reduction in site capacity.

[END OF GENERAL CONDITIONS]