

LAKESIDE COMMONS DINING

1950 SILVERLEAF CIRCLE CARLSBAD, CA 92009



Architecture + Planning
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KTGY Project No: 171180

Project Contact: Axel Stoltz
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Principal: Michael Tseng
Project Designer: Stan Braden

Developer



LA COSTA GLEN
1970 LEVANTE STREET
CARLSBAD, CA 92009
PHONE NO. 800-852-4384

LAKESIDE COMMONS DINING

1950 SILVERLEAF CIRCLE
CARLSBAD, CA 92009

ABBREVIATIONS

PROJECT DIRECTORY

PROJECT SUMMARY

VICINITY MAP

A AB ANCHOR BOLT ABV ABOVE AC ASPHALT CONCRETE ACC COMMERCIAL ACCESSORY ACCS ACCESSIBLE AC AIR CONDITIONING ACOUS ACOUS ACR RESIDENTIAL ACCESSORY ACT ACOUSTICAL CEILING TILE AD AREA DRAIN ADJ ADJACENT ADP ADAPTABLE AEC COMMERCIAL EQUIPMENT AER RESIDENTIAL EQUIPMENT AFF ABOVE FINISHED FLOOR AGGR AGGREGATE ALUM ALUMINUM APC COMMERCIAL APPLIANCE APPROX APPROXIMATE APR RESIDENTIAL APPLIANCE ARCH ARCHITECT ASPH ASPHALT ASSY ASSEMBLY AT ARCHITECTURAL TRIM AV AUDIO VISUAL	B B BASE BD BOARD BIT BITUMINOUS BLDG BUILDING BLKG BLOCKING BM BEAM BO BOTTOM OF BOH BACK OF HOUSE BOT BOTTOM BRK BRICK	C CAB CABINET CB CATCH BASIN CC CONCEALED CLOSER CCF CAST IRON CJ CONTROL JOINT CL CENTERLINE CLG LAMINATE CLR CLEAR CM COMMON CMU CONCRETE MASONRY UNIT CNTR COUNTER CO CLEAN OUT COL COLUMN CONC CONCRETE CONN CONNECTION CONT CONTINUOUS CONT'D CONTINUED CORR CORRIDOR CRP CARPET CRT CARPET TILE CS CONCRETE SEALER CT CERAMIC TILE CTR CENTER	D (D) DEPTH DBL DOUBLE DEG DEGREE DEPT DEPARTMENT DET DETAIL DF DRINKING FOUNTAIN DIA DIAMETER DIA DIAGONAL DIM DIMENSION DISP DISPENSER DN DOWN DP DRAPERY DR DOOR DS DOWNSPOUT DWG DRAWING DWR DRAWER	E E EAST (E) EXISTING EA EACH EFS EXTERIOR INSULATION & FINISH SYSTEM EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMER EMERGENCY ENCL ENCLOSED EDS EDGE OF SLAB EP ELECTRICAL PANEL BOARD EPS EXPANDED POLYSTYRENE EQ EQUAL EQUIP EQUIPMENT EWC ELECTRIC WATER COOLER EXP EXPANSION EXPO EXPOSED EXT EXTERIOR	F FA FIRE ALARM FAC FACTORY FBGL FIBERGLASS FBR FABRIC FC FLOOR CLOSER FD FLOOR DRAIN FON FOUNDATION FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FF FACTORY FINISH FG FINISH GRADE FH FIRE HYDRANT FHC FIRE HOSE CABINET FN FINISH FX FIXTURE FLSK FLOOR SINK FLR FLOOR FLRD FLOORING FLT FLOOR TILE FLUOR FLUORESCENT FAC OF FACE OF FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOS FACE OF STUO FOW FACE OF WALL FR FIRE PROOFING FRP FIRE RATED FRA FIREBOARD ASSEMBLY FRM FRAME FRP FIBERGLASS REINFORCED PLASTIC FS FINISH SURFACE FSA FIRESTOP ASSEMBLY	G GA GAUGE GALV GALVANIZED GB GYPSUM BOARD GFI GROUND FAULT INTERRUPT GFRD GLASS FIBER REINFORCED CONCRETE GFRG GLASS FIBER REINFORCED GYPSUM GL GLASS GR GROUT GYP GYPSUM	H (H) HEIGHT HB HOSE BIBB HC HOLLOW CORE HOB BOARD HOBH HORIZONTAL HOBV HORIZONTAL HOBW HORIZONTAL HGT HEIGHT HM HOLLOW METAL HORIZ HORIZONTAL HP HIGH POINT HR HOUR HVAC HEATING VENTILATING & AIR CONDITIONING	I ID INSIDE DIAMETER INSUL INSULATION INT INTERIOR	J JAN JANITOR JST JOIST JT JOINT	K KD KNOCKDOWN KIT KITCHEN	L (L) LENGTH LAM LAMINATE LAV LAVATORY LB LB POLND LIN LINE LP LOW POINT LOC LOCATION LTWT LIGHT WEIGHT LVR LUGGER	M MAINT MAINTENANCE MAT MATERIAL MAX MAXIMUM MB MACHINE BOLT MC MEDICINE CABINET MCC MOTOR CONTROL CENTER MDF MEDIUM DENSITY FIBERBOARD MDO MEDIUM DENSITY OVERLAY MECH MECHANICAL MEMB MEMBRANE MEZZ MEZZANINE MFC MINERAL FIBER CEMENT MFG MANUFACTURING MFR MANUFACTURER MH MANHOLE MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS MOS MASONRY OPENING MOD MODIFIED MTD MOUNTED MTL METAL MUL MULLION	N N NORTH NA NOT APPLICABLE NC NON COMBUSTIBLE NIC NOT IN CONTRACT NO NUMBER NR NON RATED NTS NOT TO SCALE	O O OVER OA OVERALL OC ON CENTER OCC OCCUPANCY OD OUTSIDE DIAMETER OF OVERFLOW DRAIN OFF OFFICE OFI OWNER FURNISHED OWNER INSTALLED OFI OWNER FURNISHED CONTRACTOR INSTALLED OP OPAQUE OPNG OPENING OPP OPPOSITE OVR OPERABLE OPT OPTIONAL	P P PAINT PAR PARAPET PAT PATTERN PAV PAVING PB PUBLIC PC POLISHED CONCRETE PCS PIECES PE PAINT EGGSHELL PEN PENETRATION PERF PERFORATED PF PAINT FLAT PG PAINT GLOSS PH PANIC HARDWARE PLM PLATE PLAM PLASTIC LAMINATE PLAS PLASTER PLUMB PLUMBING PLYWD PLYWOOD PN PARTITION PNL PANEL POC POINT OF CONNECTION POS POINT OF SALE PR PAIR PREFAB PREFABRICATED PREP PREPARATION PROD PRODUCT PROJ PROJECTION PROP PROPERTY PRTR PRESSURE TREATED PSG PAINT SEMI-GLOSS PT POINT	Q QT QUARRY TILE	R R RISER RAD RADIUS RB RESILIENT BASE RC RESILIENT CHANNEL RCP REFLECTED CEILING PLAN RD ROOF DRAIN REF REFERENCE REFR REFRIGERATOR REINF REINFORCED REQ REQUIRED RES RESILIENT REV REVERSE RFG ROOFING RGR REGISTER RM ROOM RO ROUGH OPENING ROMTS REQUIREMENTS RS ROUGH SAWN RWL RAIN WATER LEADER	S S SOUTH SAF SELF ADHERED FLASHING SC SOLID CORE SCHD SCHEDULE SF SQUARE FEET SFG SINGLE FINISH SHR SHOWER SHT SHEET SHTG SHEATHING SIM SIMILAR SL SLIDER SLP SLOPE SLR SEALER SMC SURFACE MOUNTED CLOSER SPEC SPECIFICATIONS SPLY SPECIALTY FINISH SPK SPEAKER SQ SQUARE SSIT STAINLESS STEEL SSK SERVICE SINK STO STONE STA STATION STD STANDARD STOR STORAGE STL STEEL ST STAIN STR STRUCTURAL SUSP SUSPENDED SYM SYMMETRICAL SYMB SYMBOL S&P SHELF AND POLE S&S SURFACED FOUR SIDES	T T TEMPERED TBG TILE BACKERBOARD T&G TONGUE AND GROOVE TC TOP OF CURB TCA TILE COUNCIL OF AMERICA TEL TELEPHONE TER TERRAZZO TG TOP OF GRATE THK THICK TO TOP TOD TOP OF DECK TOM TOP OF MASONRY TOP TOP OF PARAPET TOS TOP OF STEEL TOW TOP OF WALL TP TOP OF PAVING TPD TOILET PAPER DISPENSER TR TREAD UL UNFINISHED UNF UNFINISHED UNO UNLESS NOTED OTHERWISE UPH UPHOLSTERY UR URINAL	U U UNIT UL UNDERWRITERS LABORATORIES UNF UNFINISHED UNO UNLESS NOTED OTHERWISE UPH UPHOLSTERY UR URINAL	V V VAN VAR VARIES VCT VINYL COMPOSITION TILE VERT VERTICAL VEST VESTIBULE VFI VENTRY IN FIELD VNL VINYL VNR VENER VT VINYL TILE VWC VINYL WALL COVERING	W (W) WIDTH W WEST W WITH WO WITHOUT WA WALL WAP WIRELESS ACCESS POINT WC WATER CLOSET WCV WALL COVERING WD WOOD WG WIRE GLASS WGT WEIGHT WOB WOOD BASE WDF WOOD FLOOR WH WATER HEATER WN WINDOW WO WHERE OCCURS WP WORK POINT WR WATER RESISTANT WS WAINSCOTE WV WELDED WIRE FABRIC	Y YD YARD	Z Z NUMBER @ AT & AND ' FEET " INCH < ANGLE C CENTERLINE
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OWNER: LA COSTA GLEN
KAVIN WARD
1970 LEVANTE STREET
CARLSBAD, CA 92009

ARCHITECT: KTYG ARCHITECTURE + PLANNING
AXEL STOLTZ
17911 VON KARMAN AVE.
IRVINE, CA 92614
949-221-4225

STRUCTURAL ENGINEER: GOUVIS ENGINEERING
MIKE HOUSHWAND
15 STUBBSDAKER
IRVINE, CA 92618
949-590-9007

MECH./PLUMB ENGINEER: TK1SC
ELIAS MENDEZ
15231 LAGUNA CANYON RD STE. 100
IRVINE, CA 92618
949-751-5800

ELECTRICAL ENGINEER: FBA ENGINEERING
BILL ZAVRSNICK
150 PAULARINO AVENUE SUITE A130
COSTA MESA, CA 92626

KITCHEN DESIGNER: TRIMARK
DIANE LYONS
210 COMMERCE
IRVINE, CA 92602
949-398-8683

INTERIOR ARCHITECT: BRAYTONHUGHES DESIGN STUDIOS
MICHAEL MUSKIEWITZ
465 CALIFORNIA STREET, SUITE 350
SAN FRANCISCO, CA 94104
415-343-6171

LIGHTING DESIGNER: LIGHTING DESIGN ALLIANCE
ANDREW A. POWELL
2630 TEMPLE AVENUE,
LONG BEACH, CA 90806
562-989-3843

PROJECT NAME: LAKESIDE COMMONS DINING

ADDRESS: 1950 SILVERLEAF CIRCLE
CARLSBAD, CA 92009

TOTAL AREA: (E) 8,931 SF

TOTAL BUILDING HEIGHT: (E) 48'-0"

TOTAL BUILDING STORIES: (E) 4 LEVELS

CONSTRUCTION TYPE: (E) TYPE 1A

OCCUPANCY GROUP: (E) A-2

SPRINKLERS: (E) NFPA 13

PROJECT SCOPE:
PROPOSED STORIES: (E) 1 STORY
PROPOSED AREA: 8355 SF



SCOPE OF WORK

RENOVATION OF EXISTING DINING FACILITY IN MULTI-PURPOSE BUILDING. SCOPE OF WORK INCLUDES THE FOLLOWING:
-EXISTING STOREFRONT MODIFICATION TO ACCOMMODATE NEW VESTIBULE ENTRY WITH (2) NEW AUTOMATIC SLIDER DOORS.
-EXISTING STOREFRONT MODIFICATION TO (1) NEW EGRESS DOOR -NEW WAIT STATION AND (2) NEW BISTROS WITH KITCHEN EQUIPMENT -MECHANICAL, ELECTRICAL, AND PLUMBING MODIFICATIONS

SCOPE OF WORK

RENOVATION OF EXISTING DINING FACILITY IN MULTI-PURPOSE BUILDING. SCOPE OF WORK INCLUDES THE FOLLOWING:
-DEMOLITION OF EXISTING NON-STRUCTURAL WALLS
-EXISTING STOREFRONT MODIFICATION TO ACCOMMODATE NEW VESTIBULE ENTRY WITH (2) NEW AUTOMATIC SLIDER DOORS.
-EXISTING STOREFRONT MODIFICATION TO (1) NEW EGRESS DOOR -NEW WAIT STATION AND (2) NEW BISTROS WITH KITCHEN EQUIPMENT -MECHANICAL, ELECTRICAL, AND PLUMBING MODIFICATIONS

NOTES

- CAREFULLY REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO BID AND START OF CONSTRUCTION. CONFIRM THAT WORK INDICATED IN THE CONSTRUCTION DOCUMENTS IS BUILDABLE AS SHOWN. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, DISCREPANCIES AND OMISSIONS IN THE WORK SHOWN.
- CAREFULLY COMPARE ALL CONSTRUCTION DOCUMENTS WITH THE EXISTING SITE CONDITIONS PRIOR TO BID AND START OF CONSTRUCTION. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, DISCREPANCIES AND OMISSIONS.
- DO NOT SCALE DRAWINGS. REVIEW ALL DIMENSIONS SHOWN IN CONSTRUCTION DOCUMENTS PRIOR TO BID AND START OF CONSTRUCTION. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, DISCREPANCIES AND OMISSIONS.
- MAINTAIN FOR DURATION OF WORK EXITS, LIGHTING, FIRE PROTECTION DEVICES AND ALARMS REQUIRED BY ALL APPLICABLE CODES, ORDINANCES AND GOVERNING AGENCIES. VERIFY WITH AGENCIES PRIOR TO BID AND START OF CONSTRUCTION.
- KEEP IN PLACE AND STORED MATERIALS DRY AT ALL TIMES. REMOVE ITEMS THAT BECOME WET FROM PROJECT SITE AND DISPOSE OF IN A LEGAL MANNER.
- FIRE RESISTANCE RATINGS, ASSEMBLIES, CLASSIFICATIONS, STANDARDS AND LISTINGS INDICATED ARE TAKEN FROM VARIOUS REFERENCE STANDARDS. MAINTAIN AT THE PROJECT SITE. A COPY OF AN APPLICABLE EDITION OF EACH REFERENCE STANDARD INDICATED.
- REVIEW, PLAN, LAYOUT, VERIFY AND COORDINATE INTERFACES OF ALL PORTIONS OF THE WORK PRIOR TO ACTUAL EXECUTION.
- PROVIDE ALL WORK NECESSARY FOR A COMPLETE PROJECT, INCLUDING ANY OUTSIDE LIMIT OF WORK, OUTSIDE PROPERTY LINE, ON ADJACENT PROPERTIES AND IN THE PUBLIC WAY.

CODE SUMMARY

2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2019 CALIFORNIA BUILDING CODE (CBC), TITLE 24, C.C.R.
(2015 INTERNATIONAL BUILDING CODE WITH 2016 CALIFORNIA AMMENDMENTS)
2019 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R.
(2014 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOC., NFPA)
2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.
(2015 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
2019 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R.
(2015 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
2019 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (FC), TITLE 24 C.C.R.
(2015 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE), TITLE 24 C.C.R.

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13 AUTOMATIC SPRINKLER SYSTEMS (CALIFORNIA AMENDED)
NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)
(NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")

SYMBOLS

SECTION: XX XXXX

DETAIL: XX XX

ELEVATION: XX XX

INTERIOR ELEVATION: XX XX

NORTH ARROW

SPOT ELEVATION

REVISION TAG

GRID LINE

MATCHLINE

ELEVATION DATUM: @ GRADE XXX'X.XX"

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A1-10 OVERALL SITE PLAN	E2-31 KITCHEN ELECTRICAL PLAN
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AD-01 SCHEDULES	K3 PLUMBING ROUGH-IN PLAN
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AS-05 SPECIFICATIONS	K8 FOOD SERVICE REFRIGERATION SYSTEM DETAILS
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Sheet Issue & Revision Log

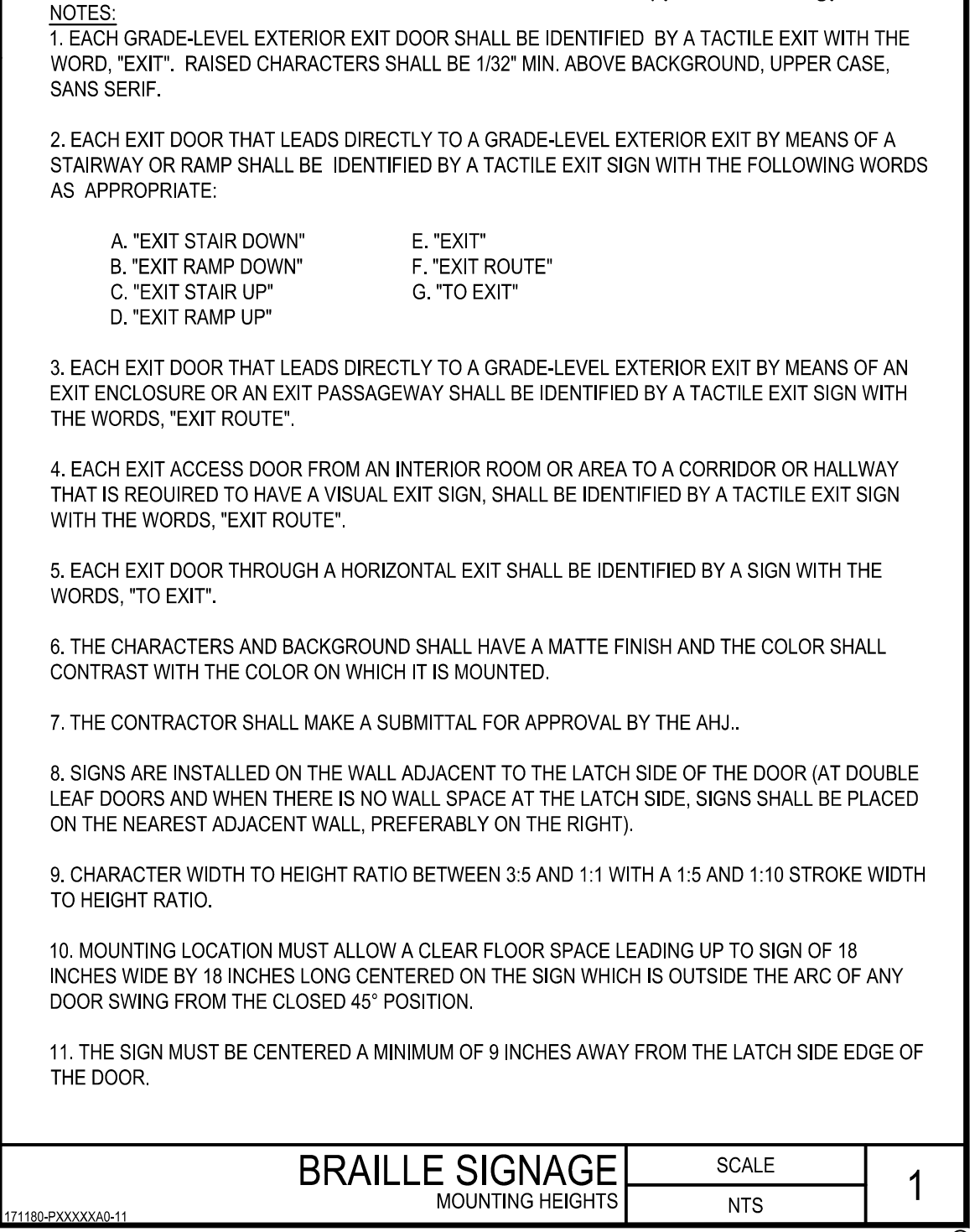
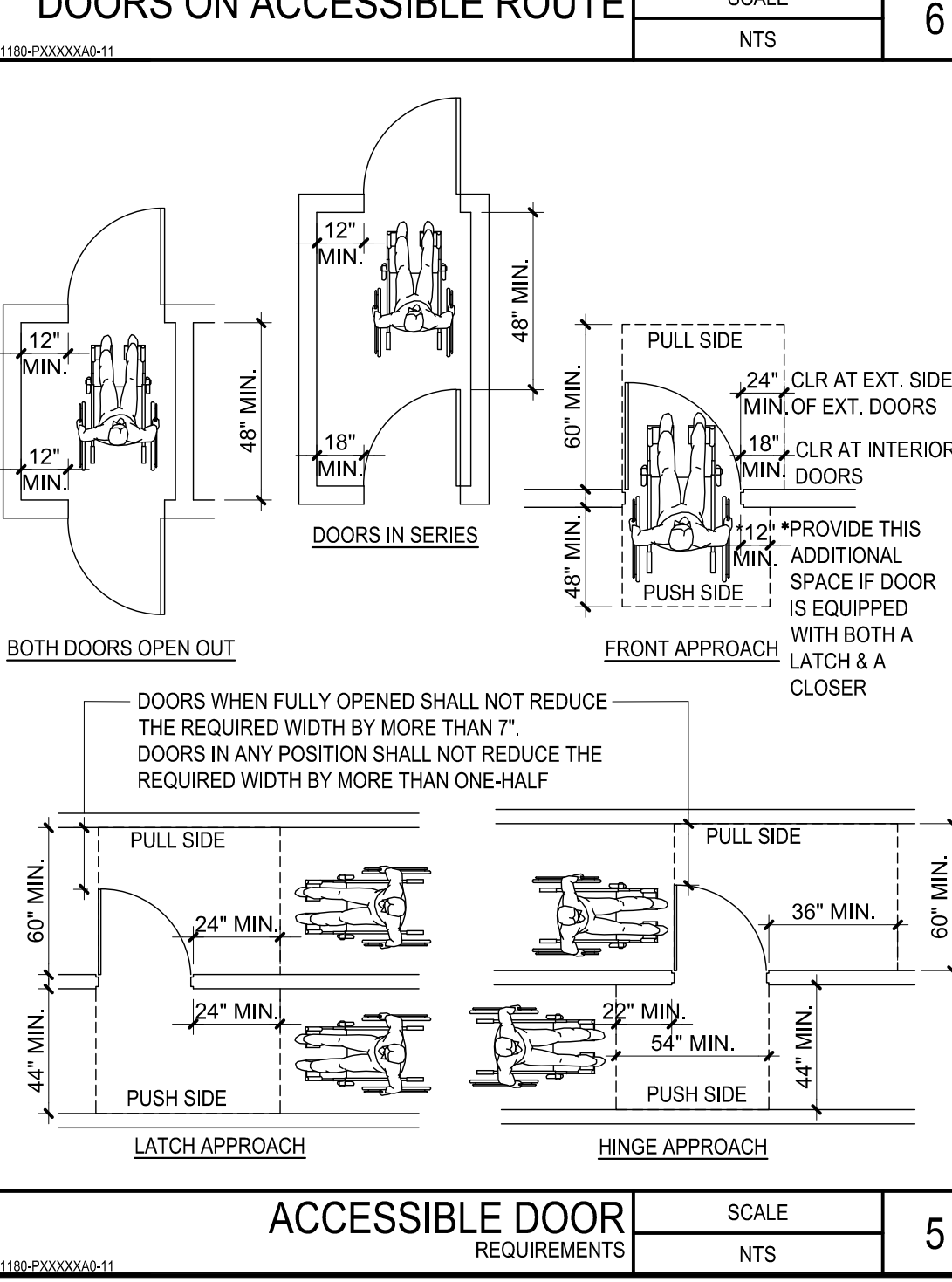
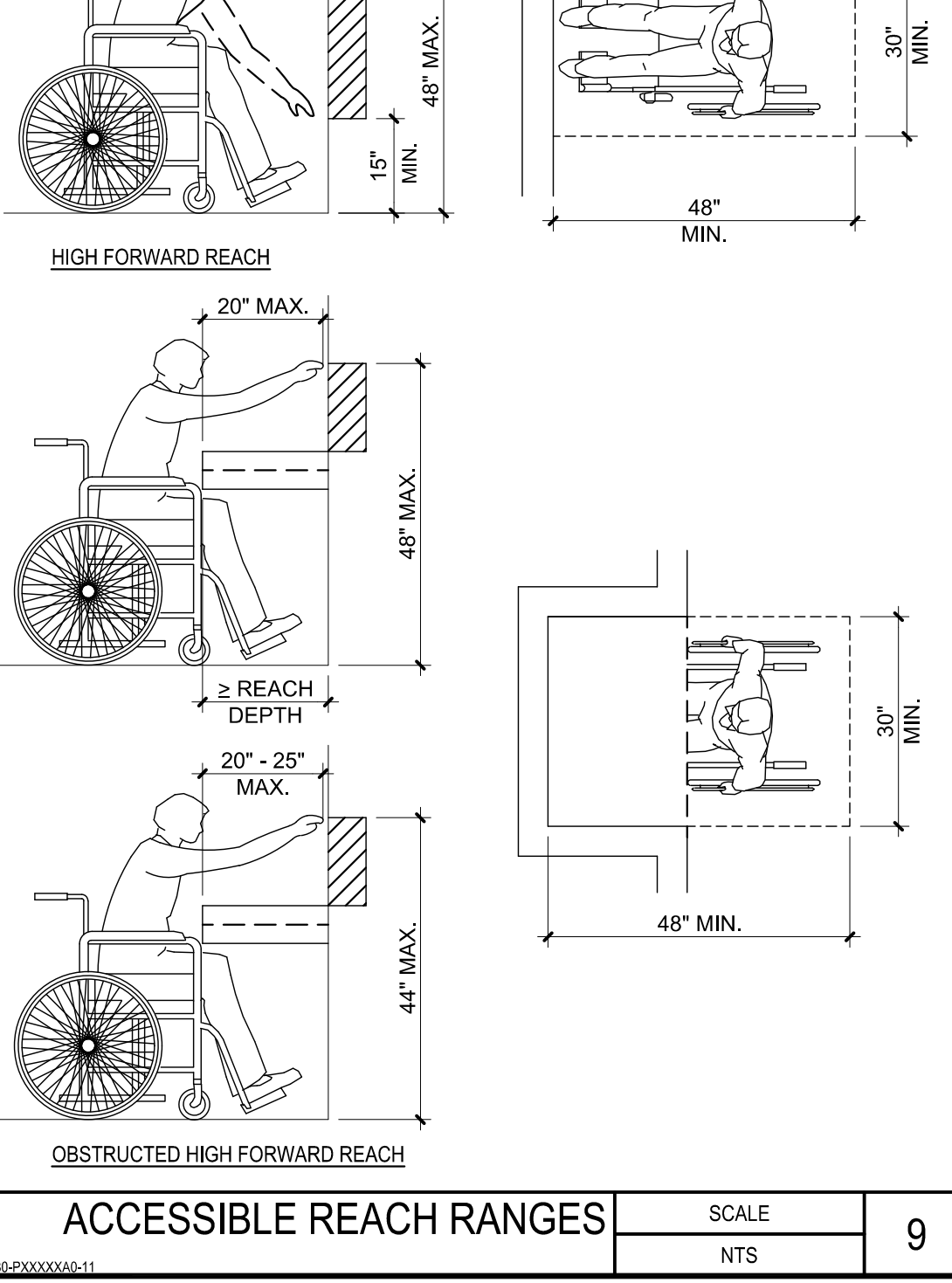
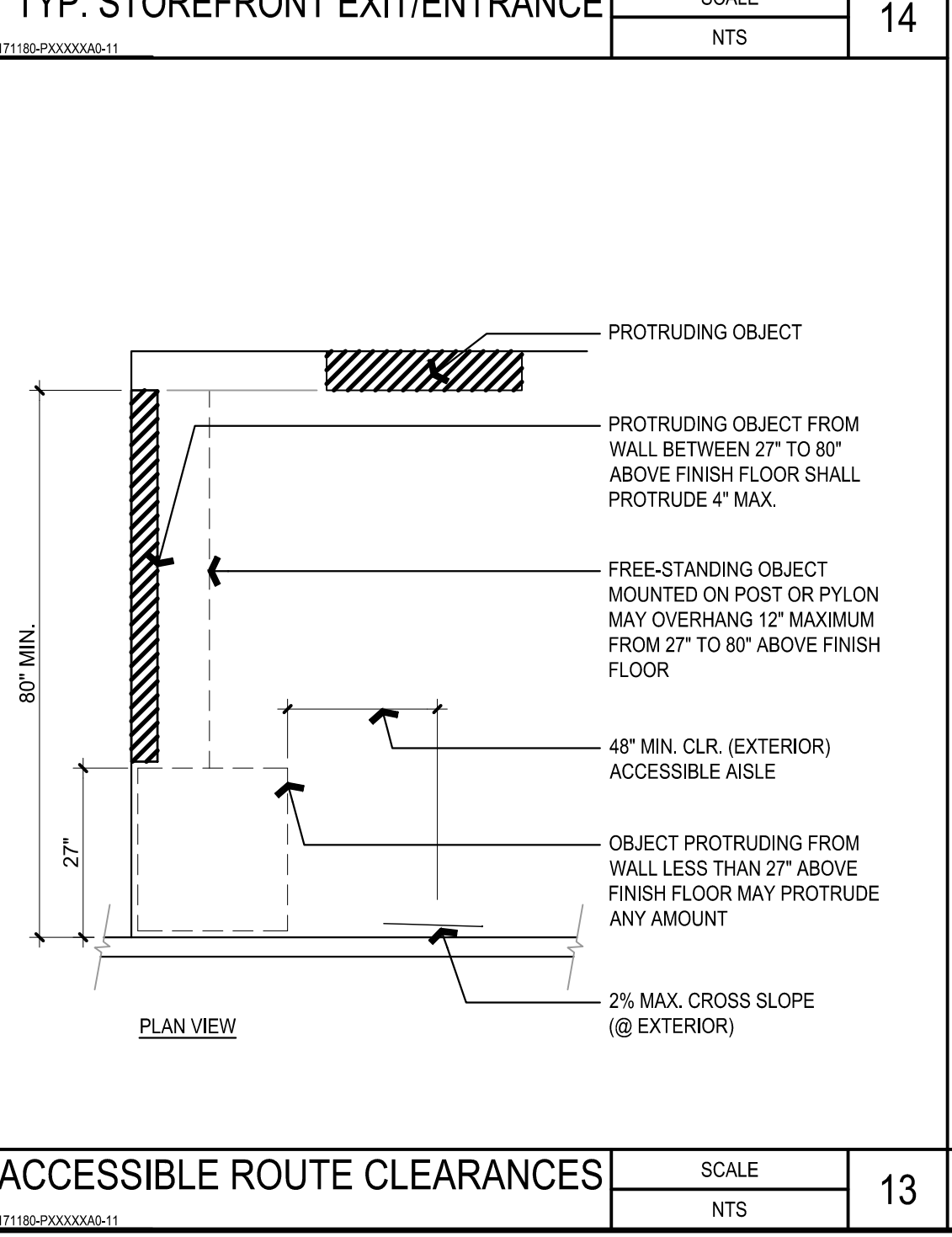
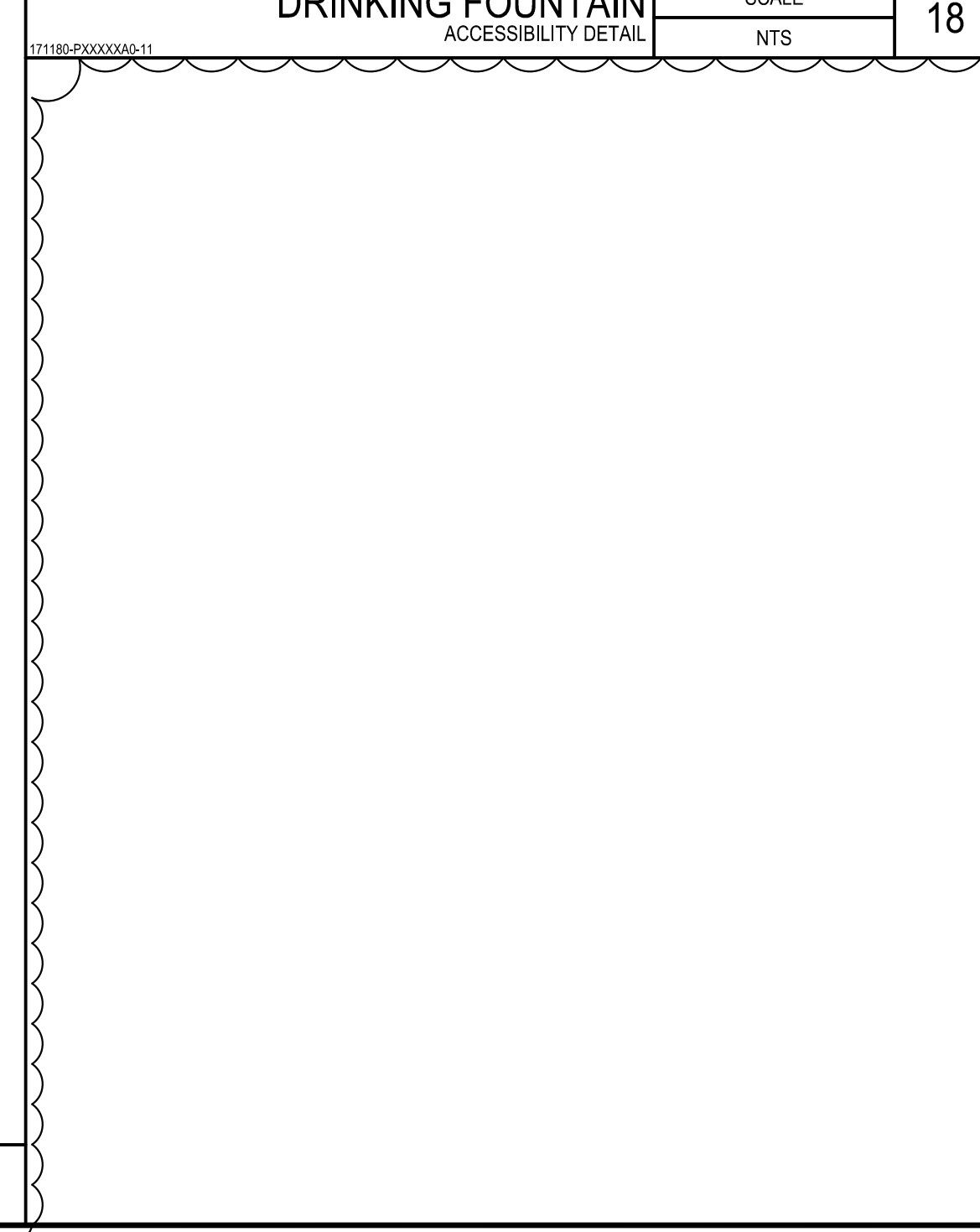
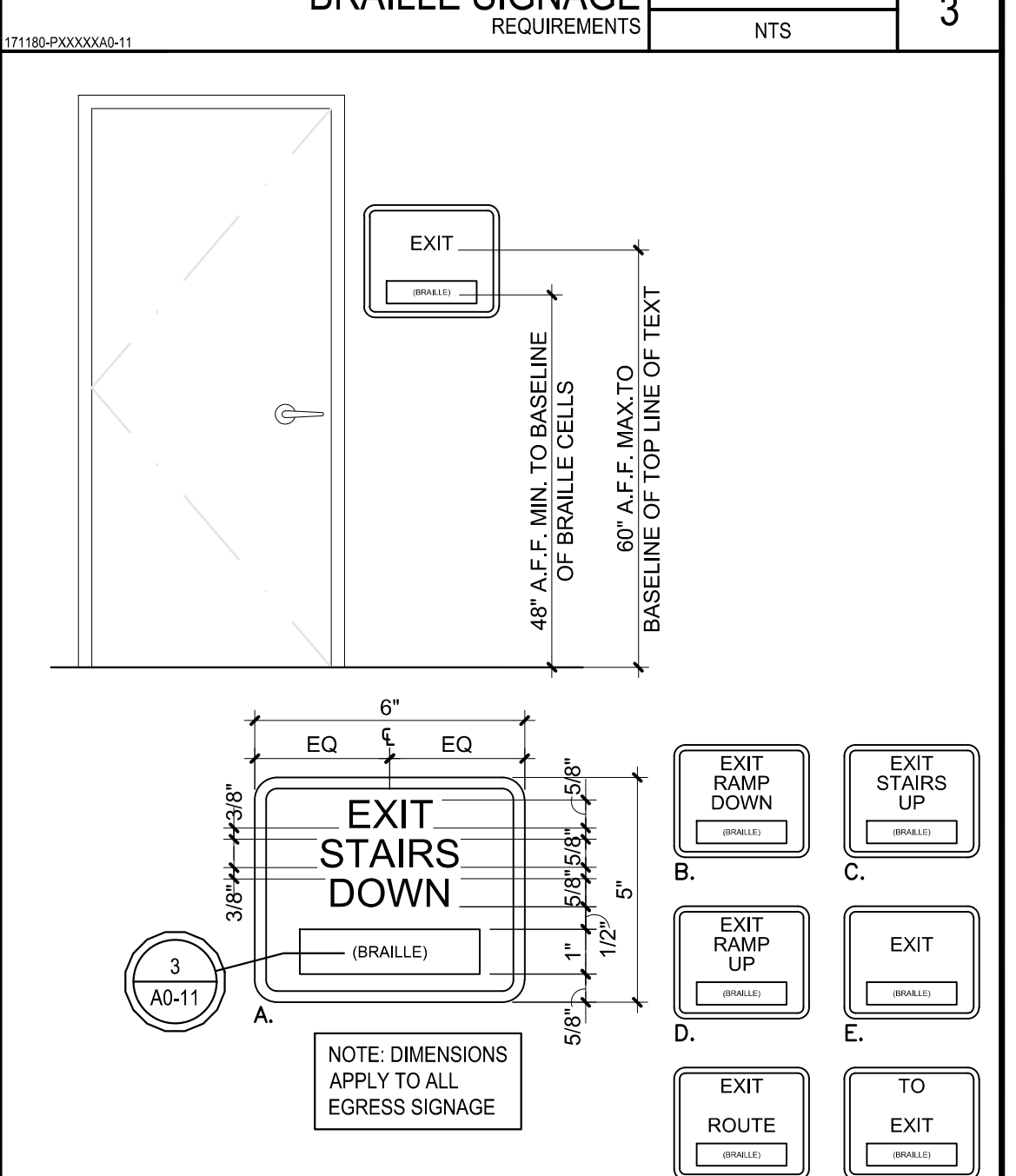
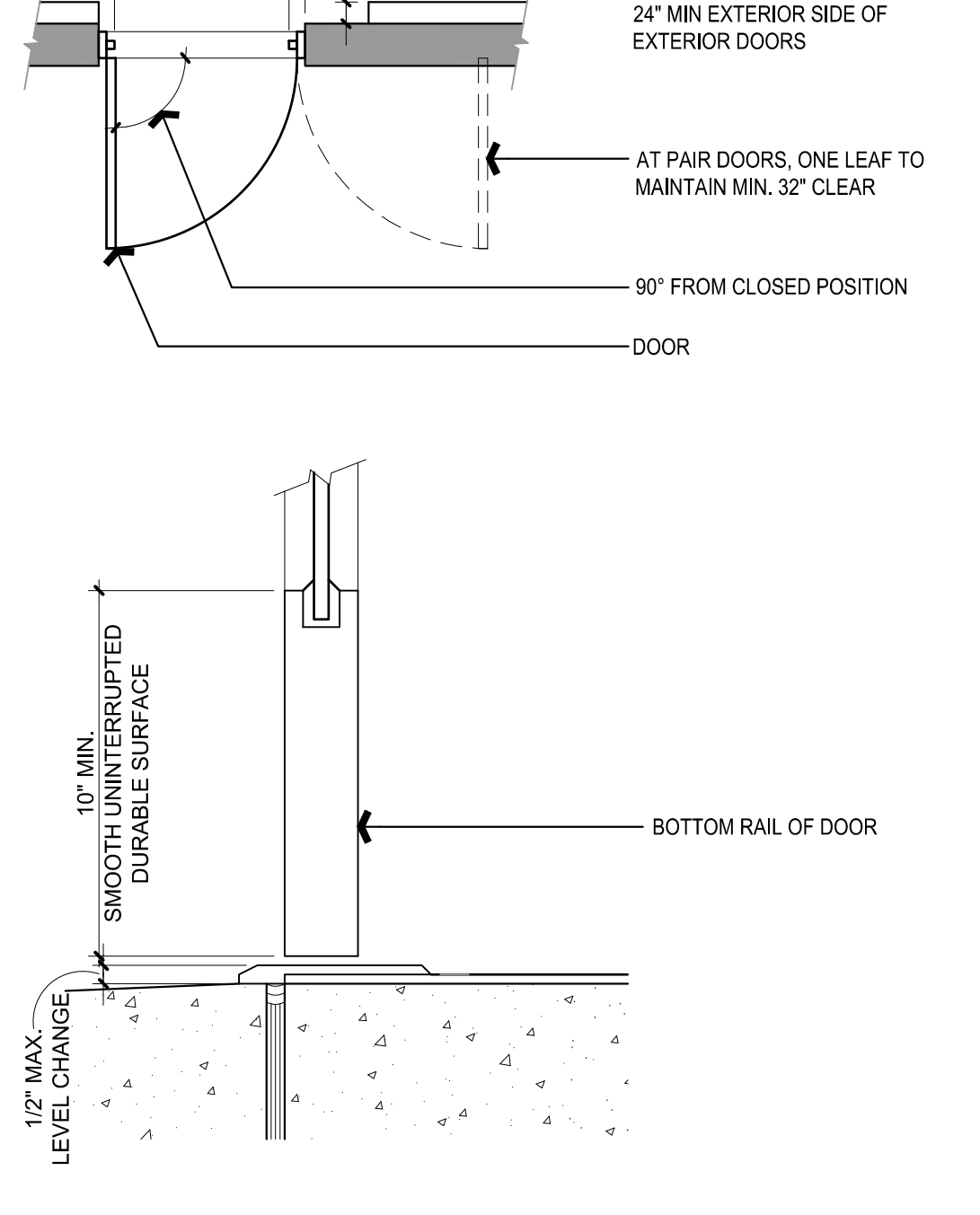
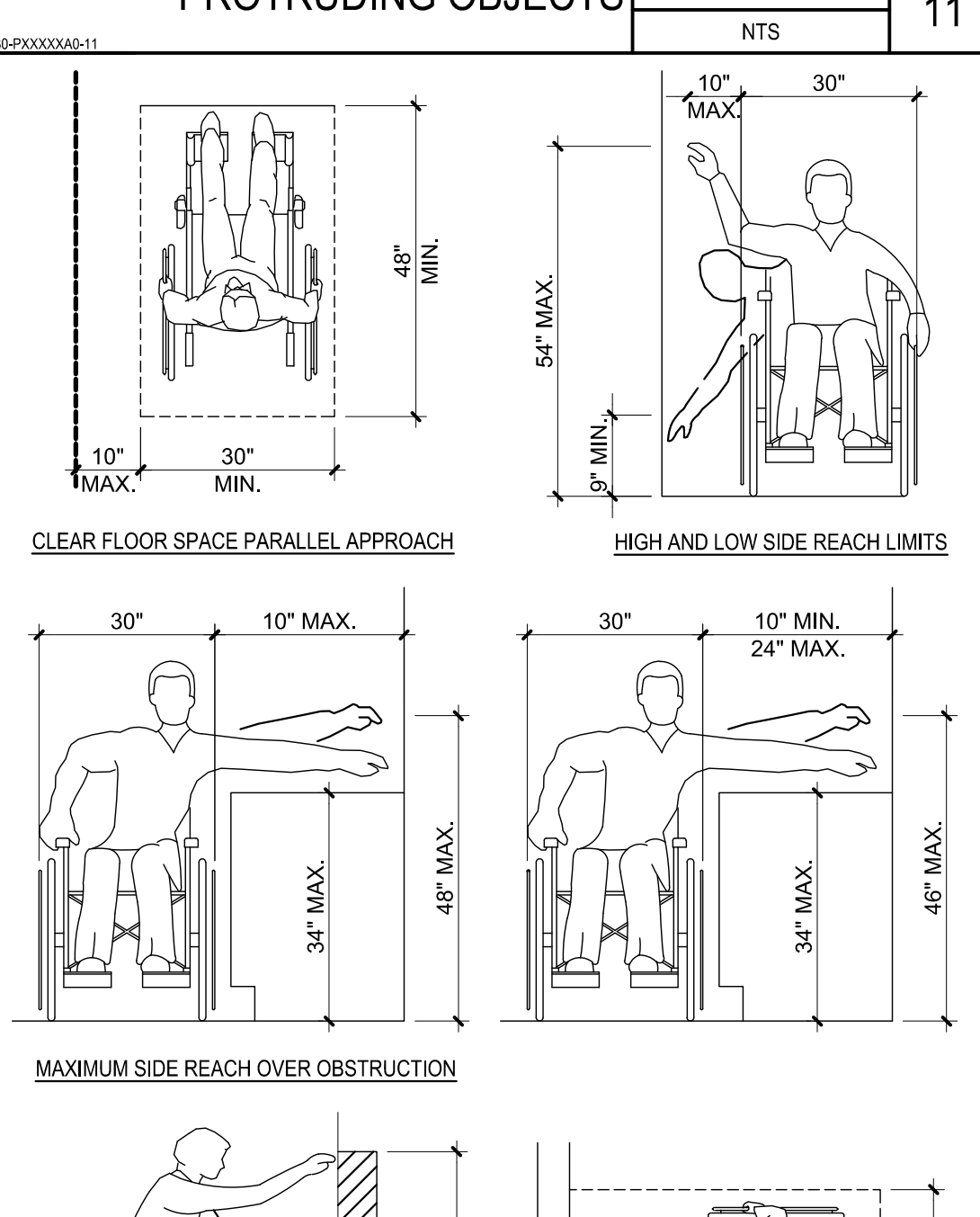
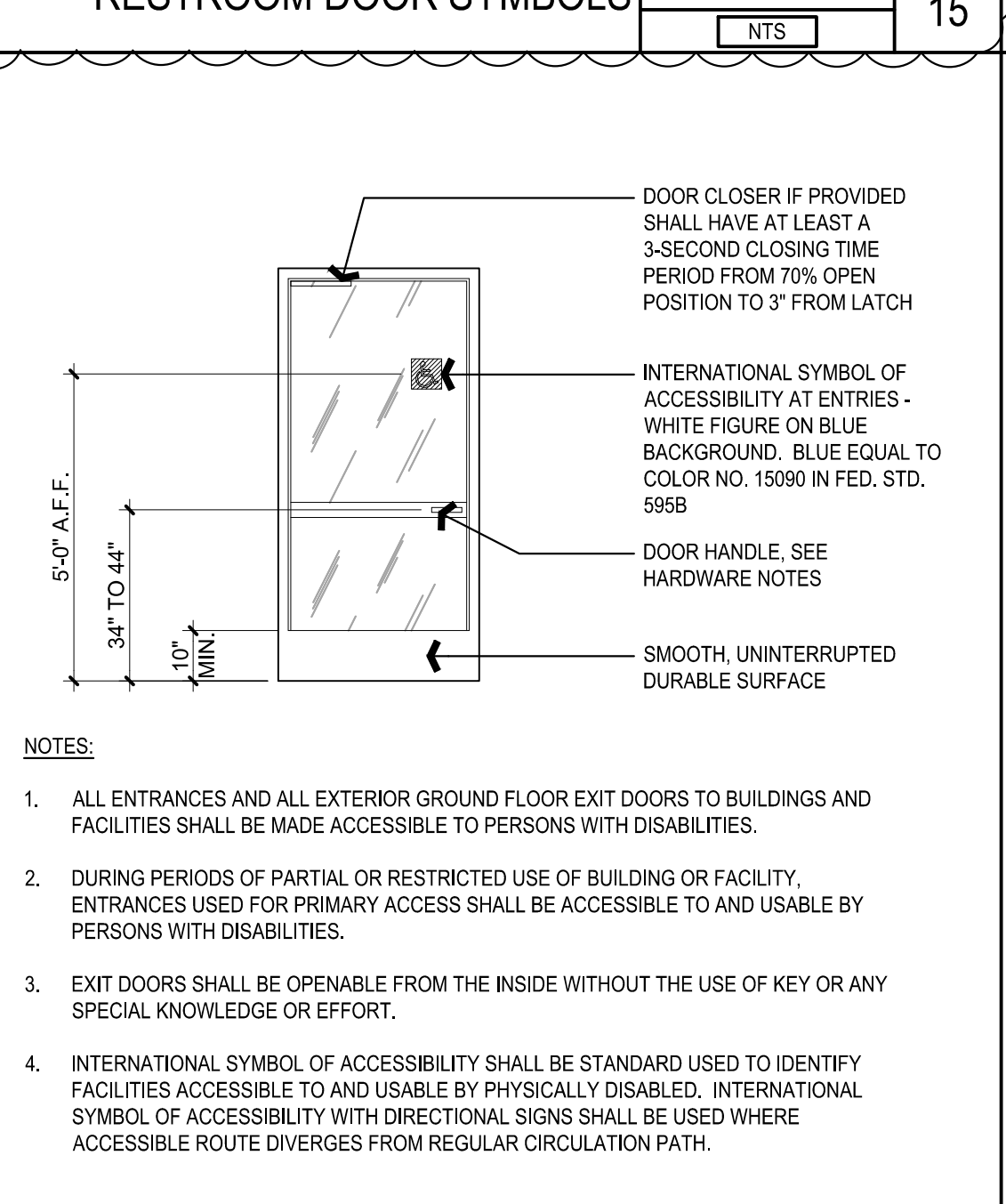
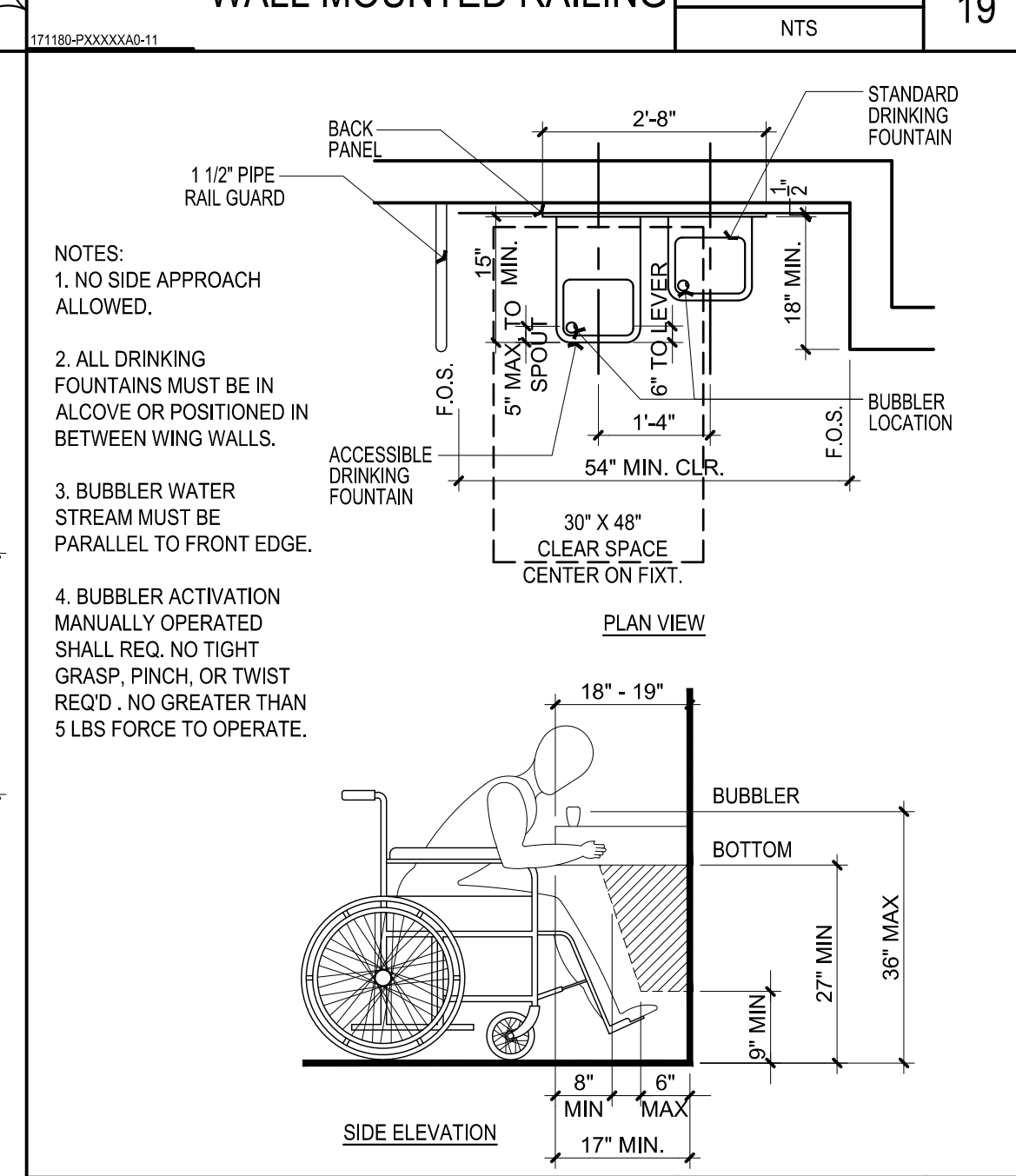
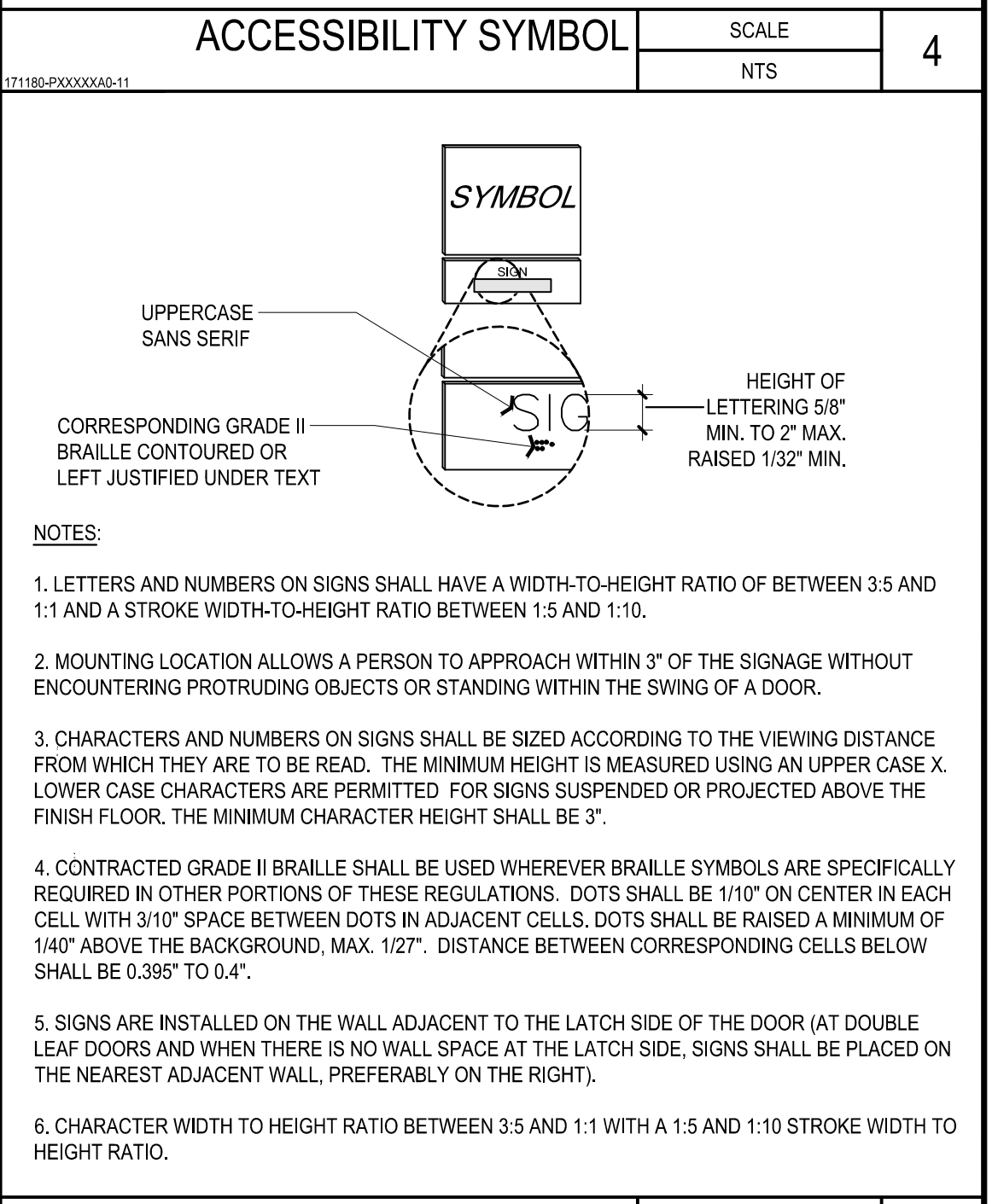
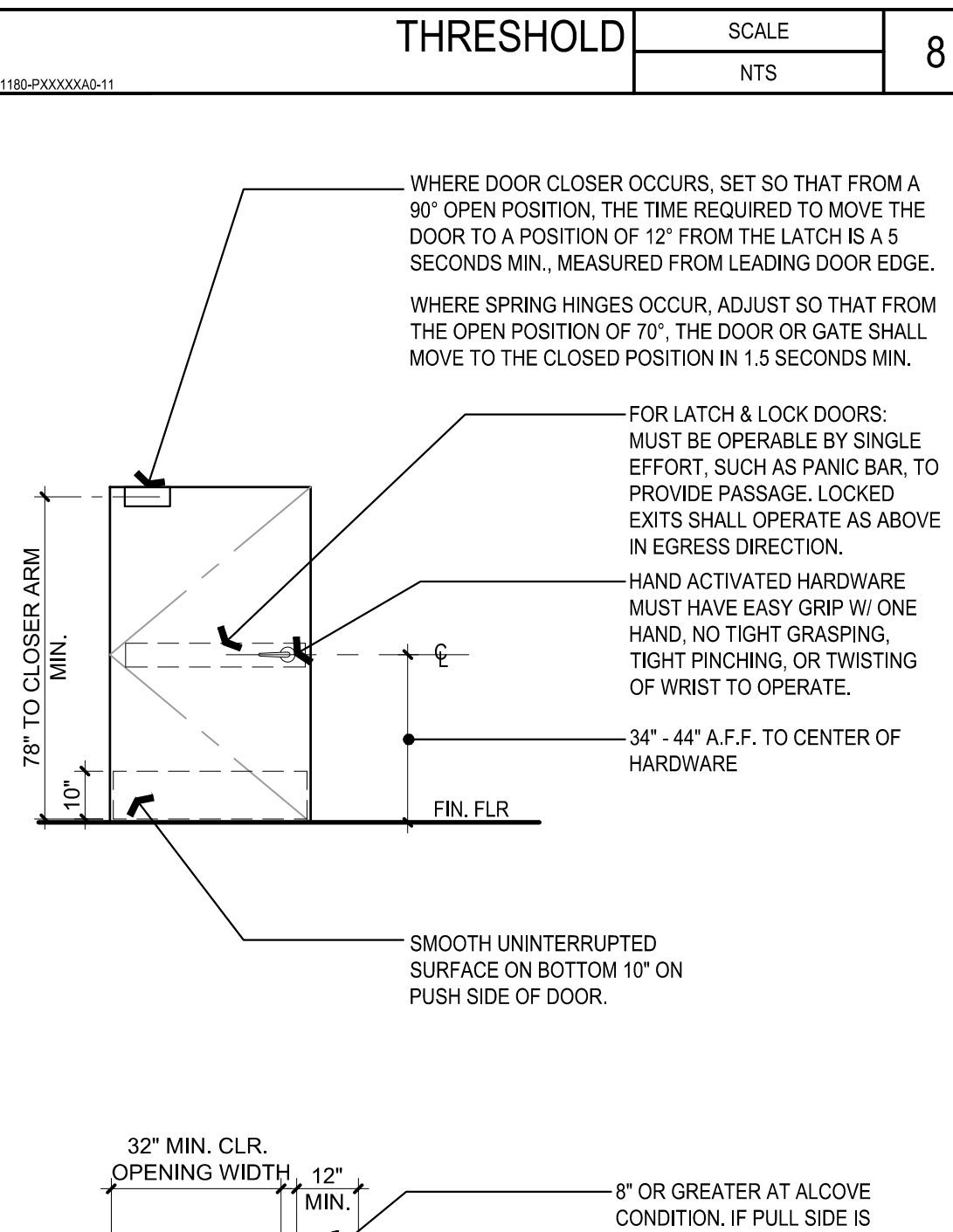
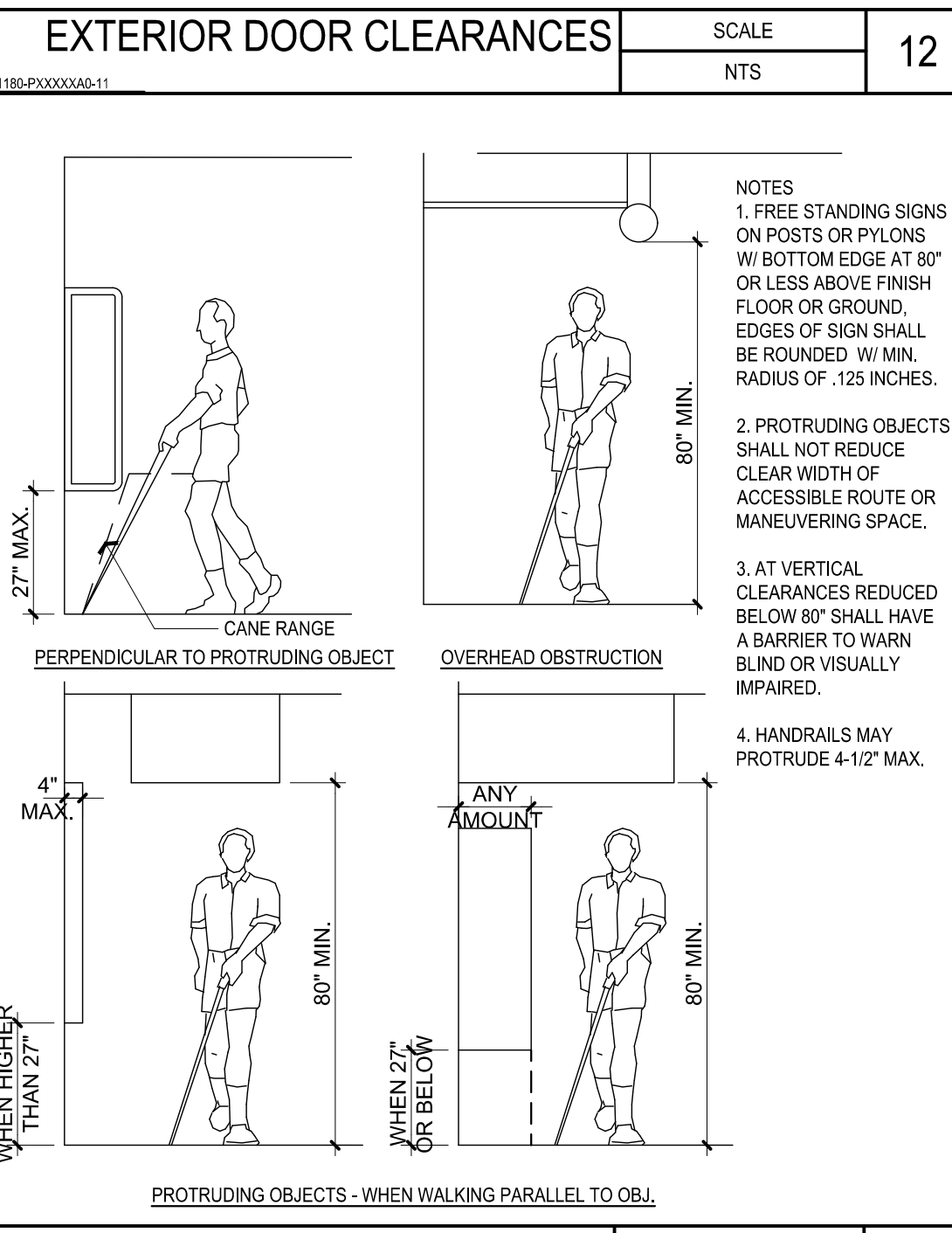
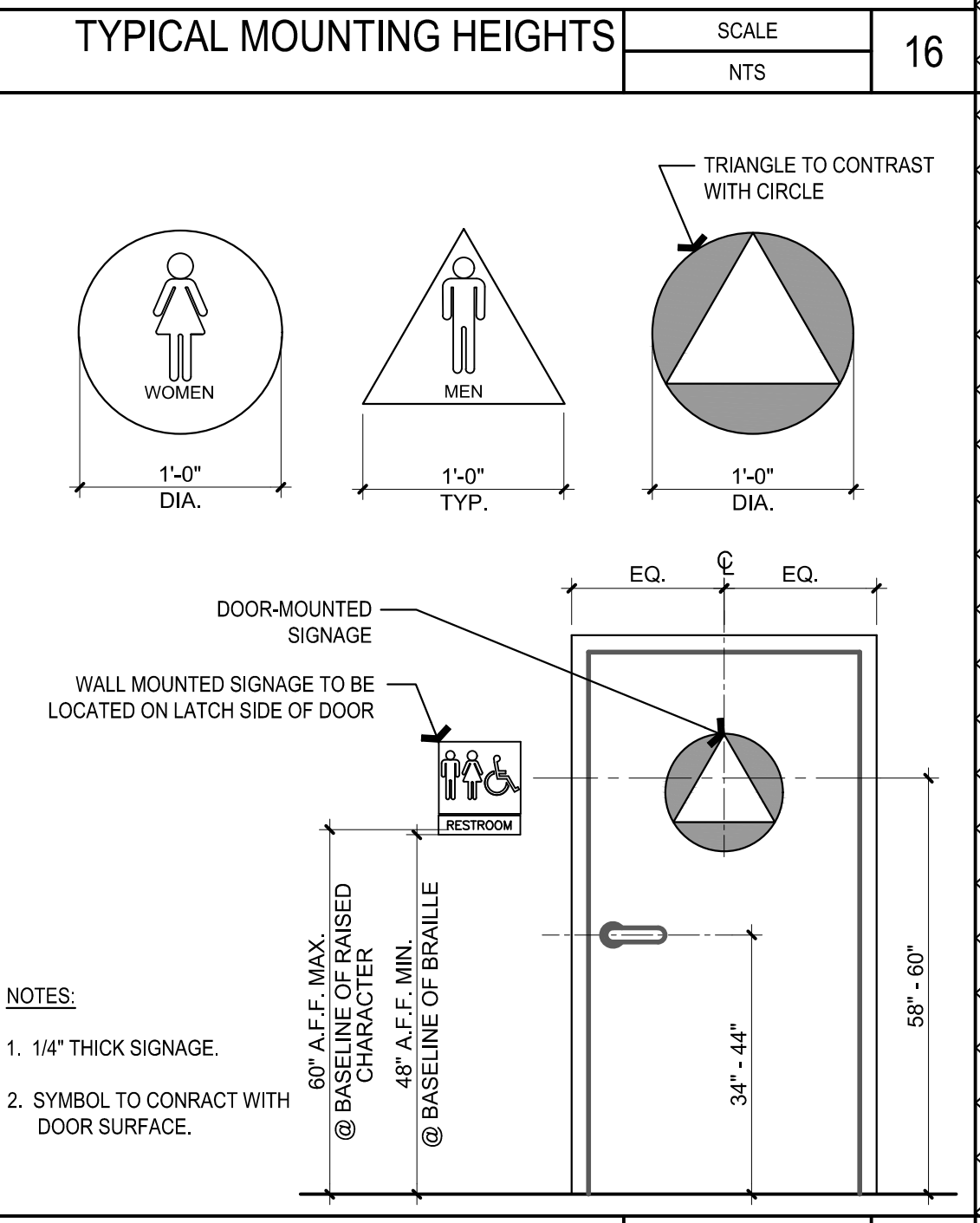
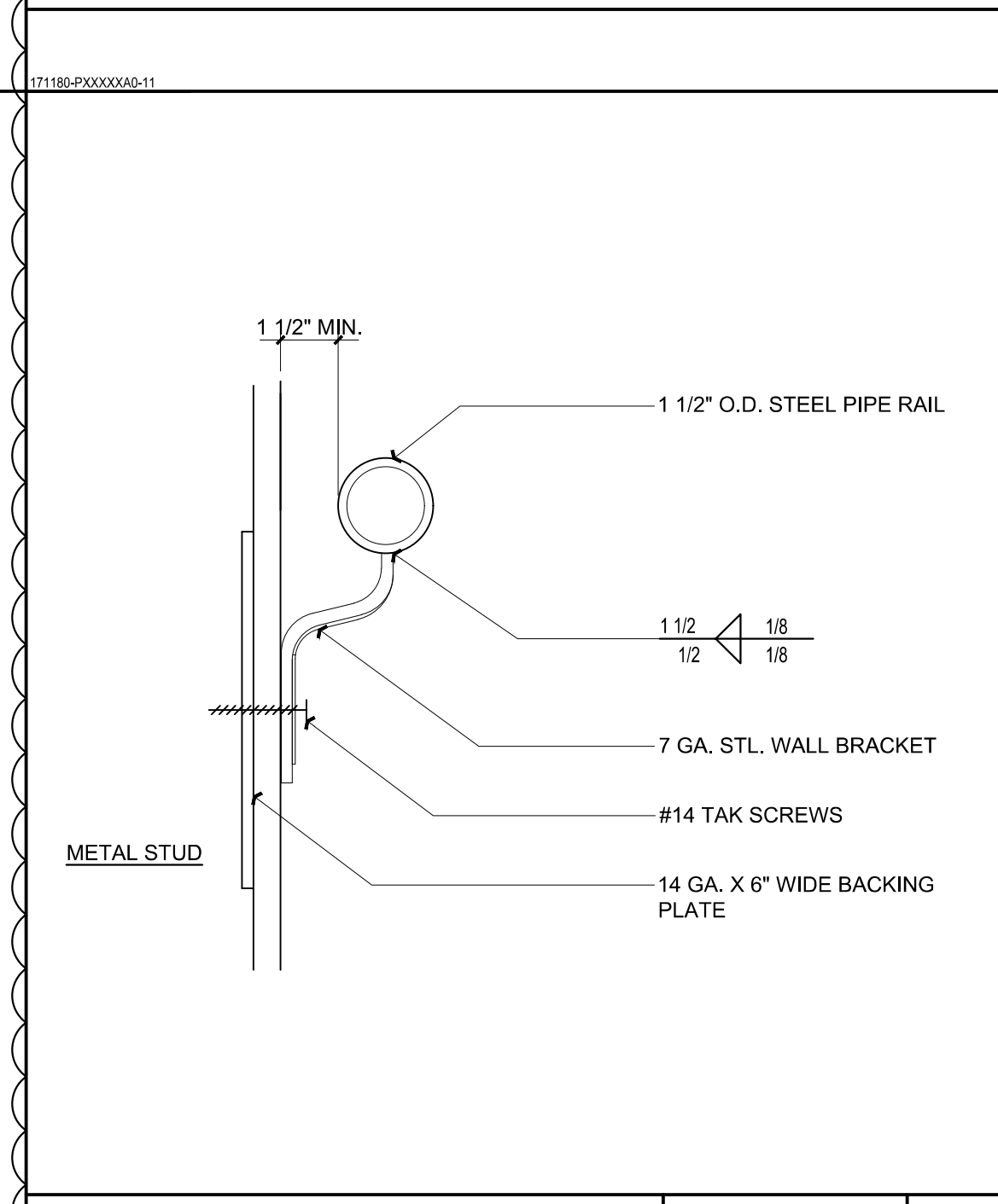
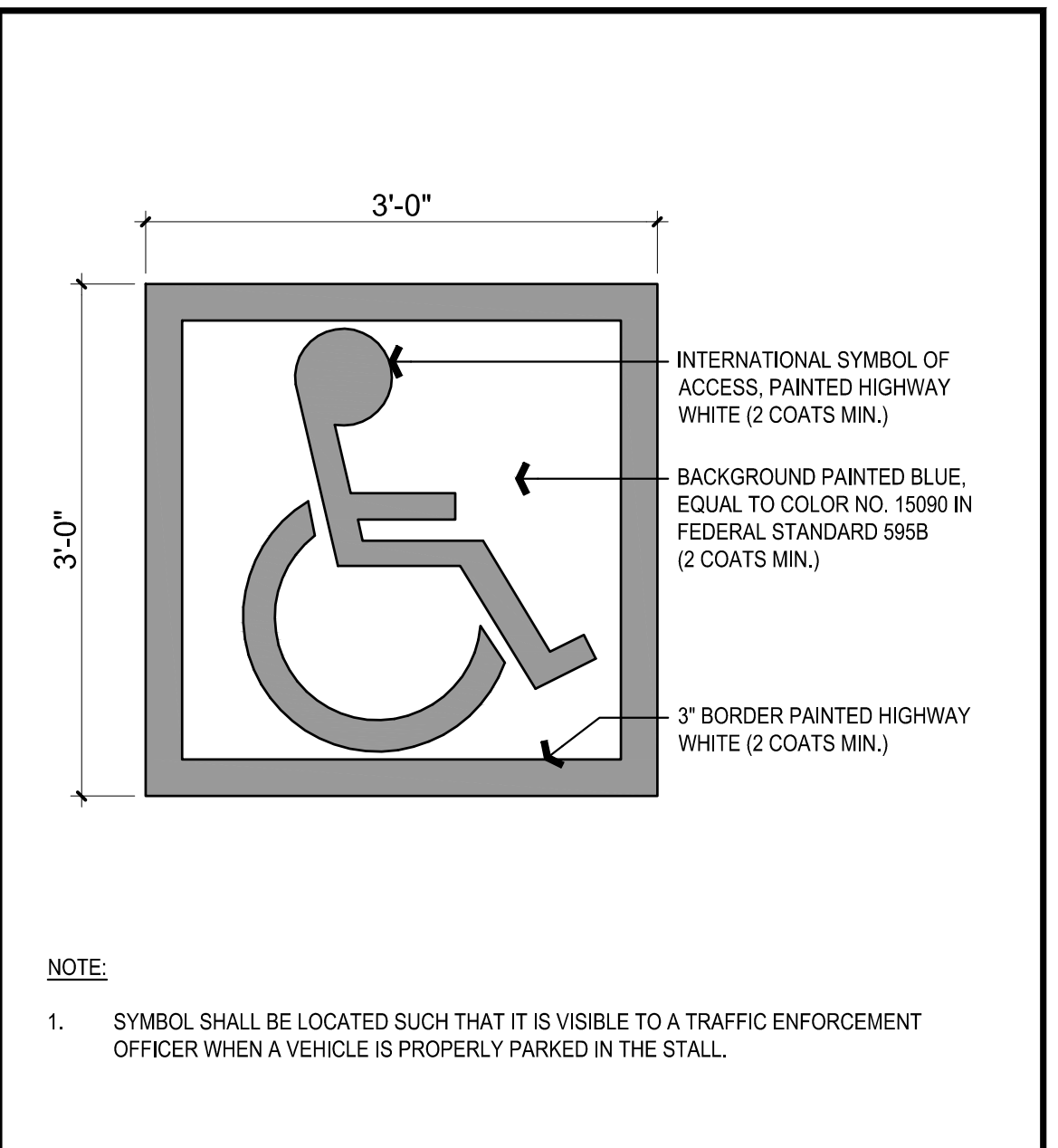
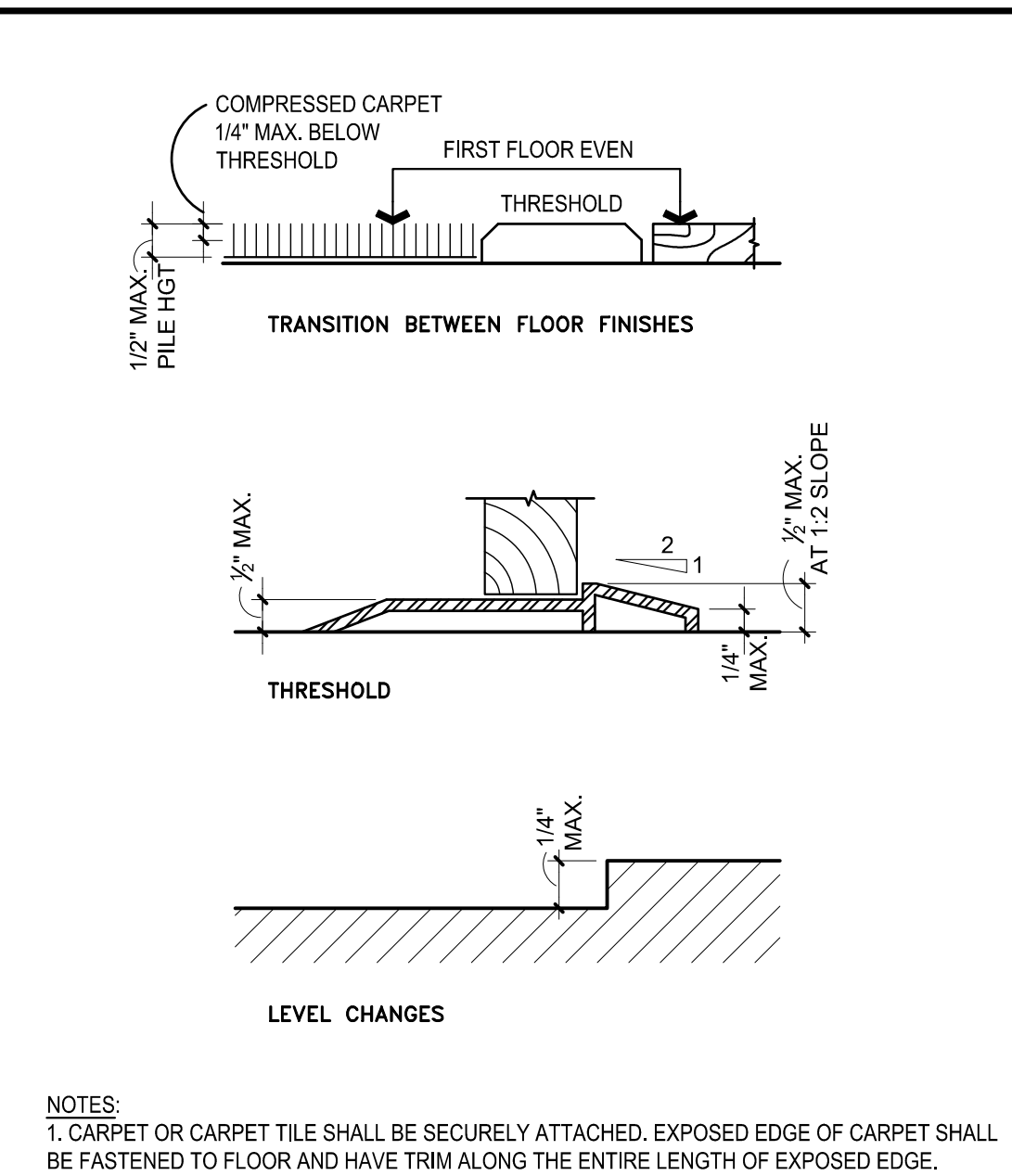
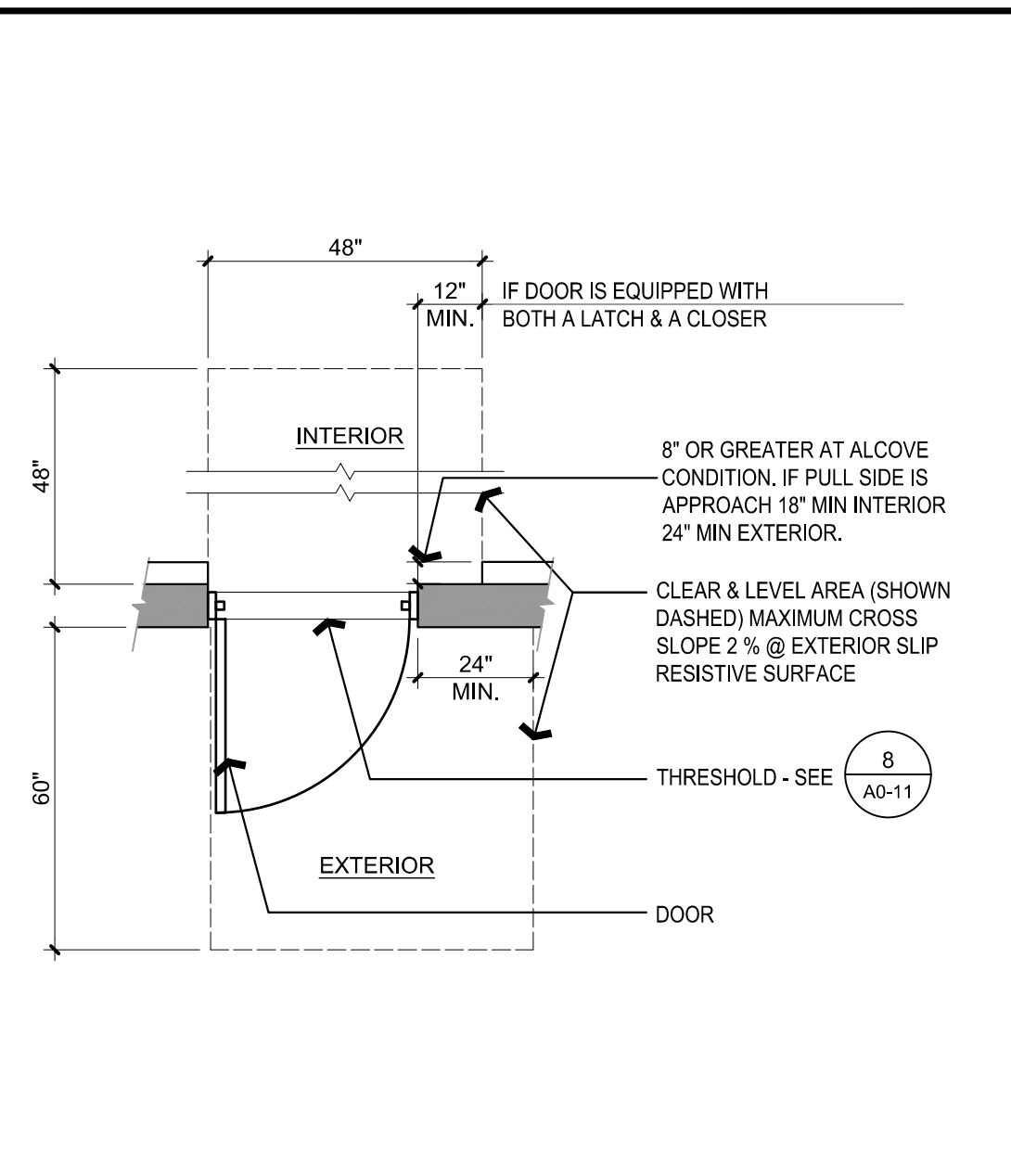
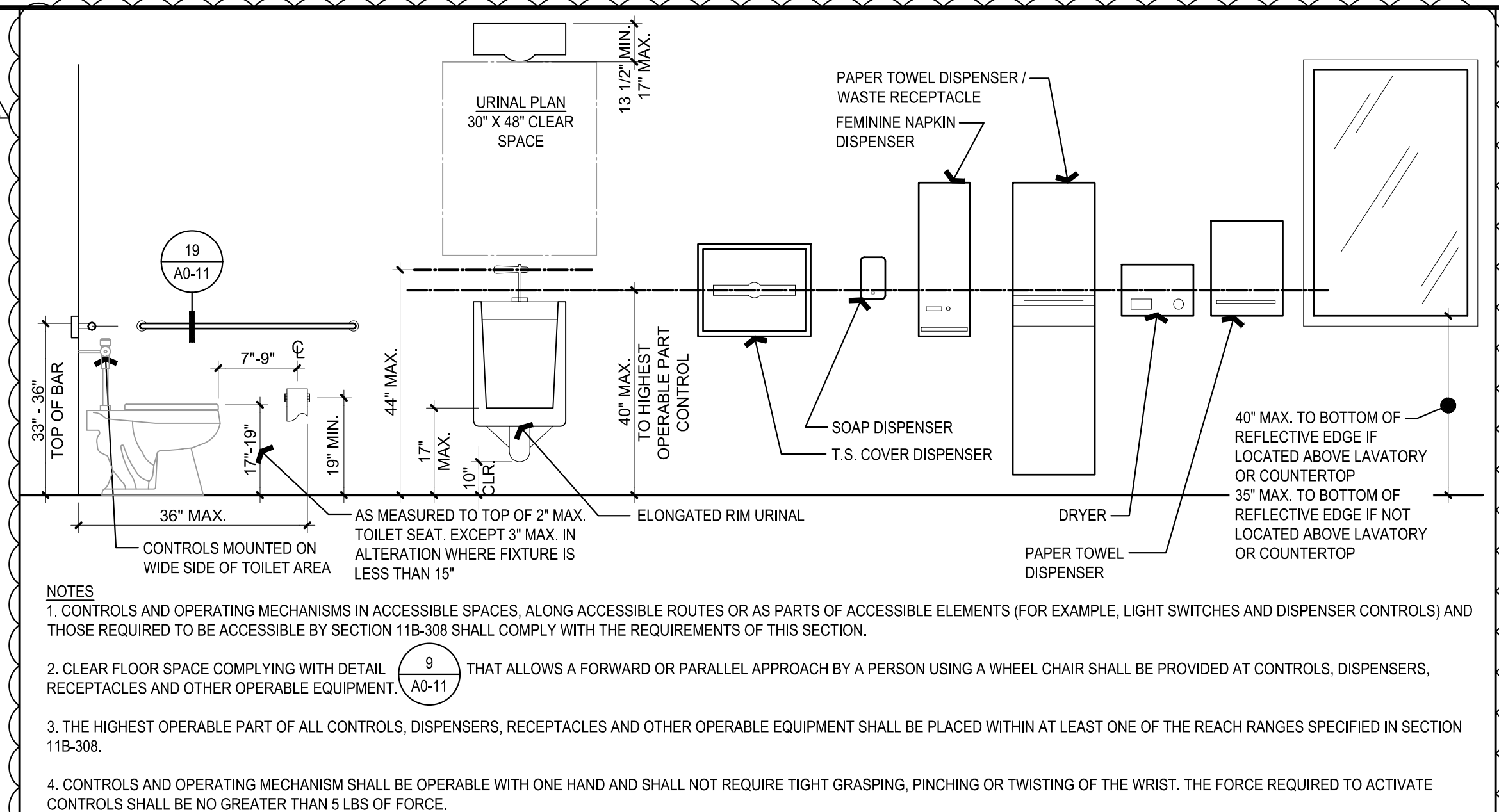
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1-28-2020	INITIAL SUBMITTAL	
A	4-23-2020	2nd PC Submittal

It is the client's responsibility prior to or during construction to verify the architect is willing to accept any proposed errors or omissions in the plans and specifications of which a contractor is responsible. Written instructions concerning such proposed errors or omissions shall be received from the architect prior to the start or commencement of construction with the work. The client will be responsible for any defects in construction if these instructions are not followed.



TITLE SHEET

A0-01



ktgy
 Architecture + Planning
 17911 Von Karman Ave.
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 Irvine, CA 92614
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 949.851.2133

KTGY Project No: 171180

Project Contact: Axel Stoltz
Email: astoltz@ktgy.com

Principal: Michael Tseng
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Developer
La Costa Glen
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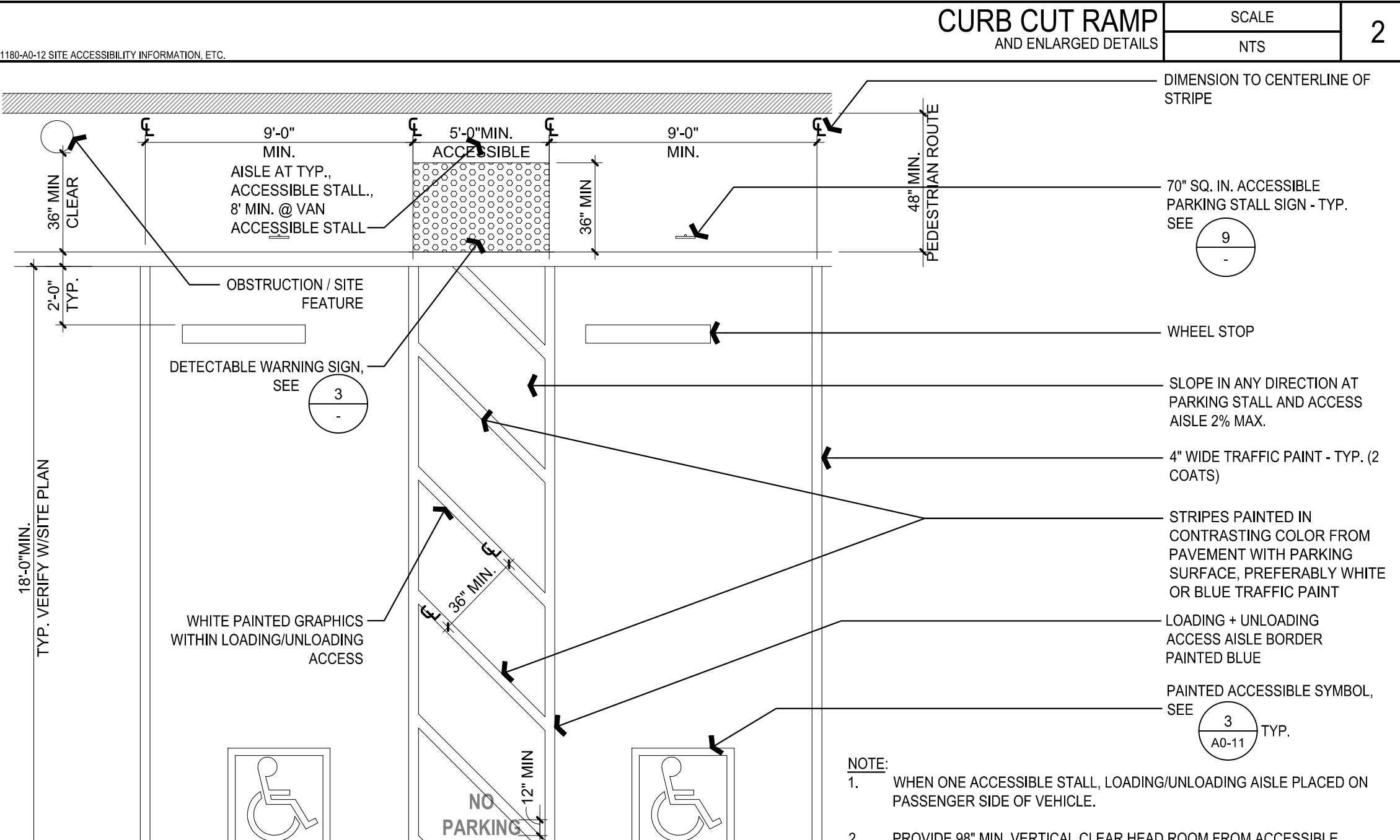
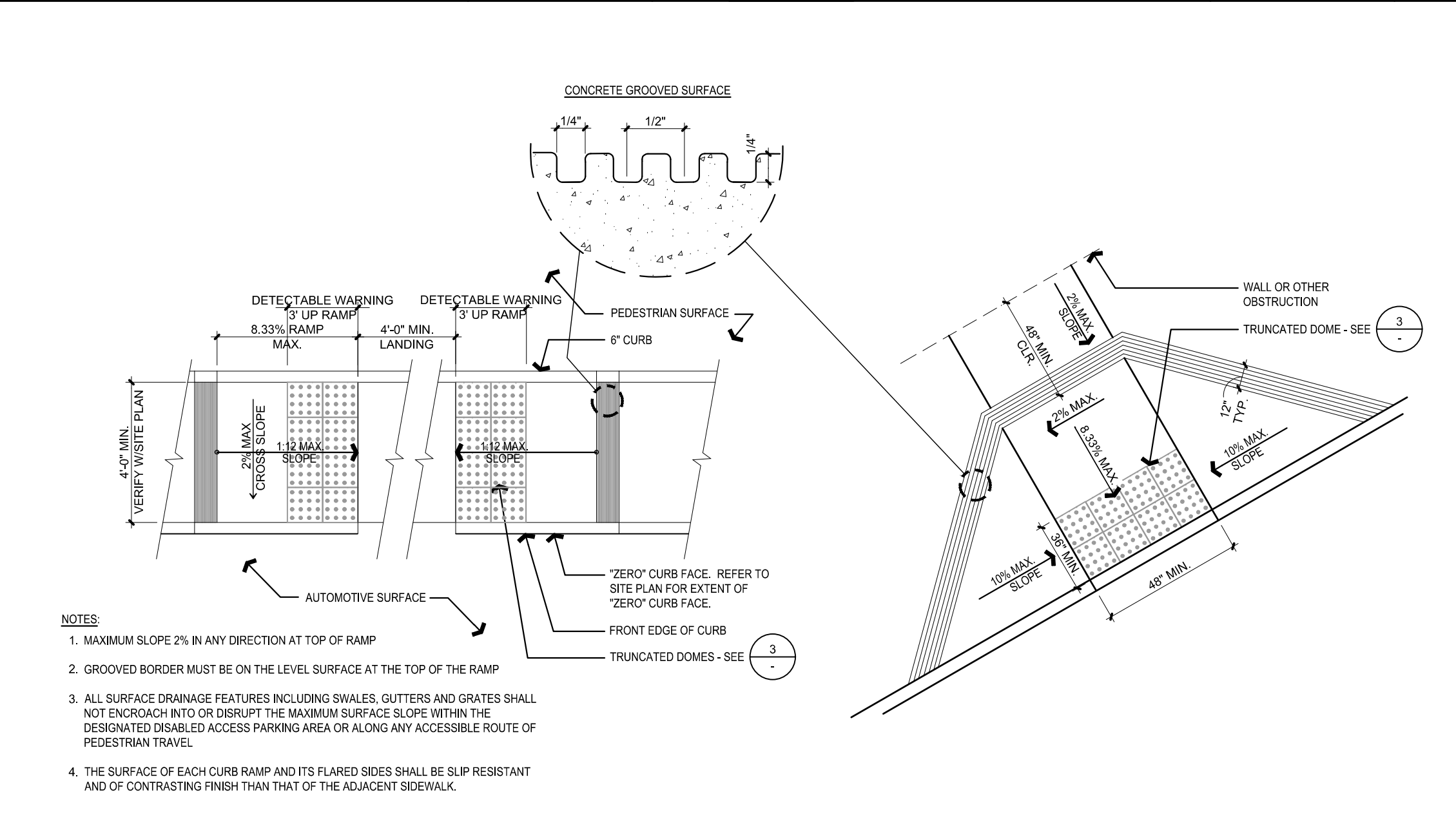
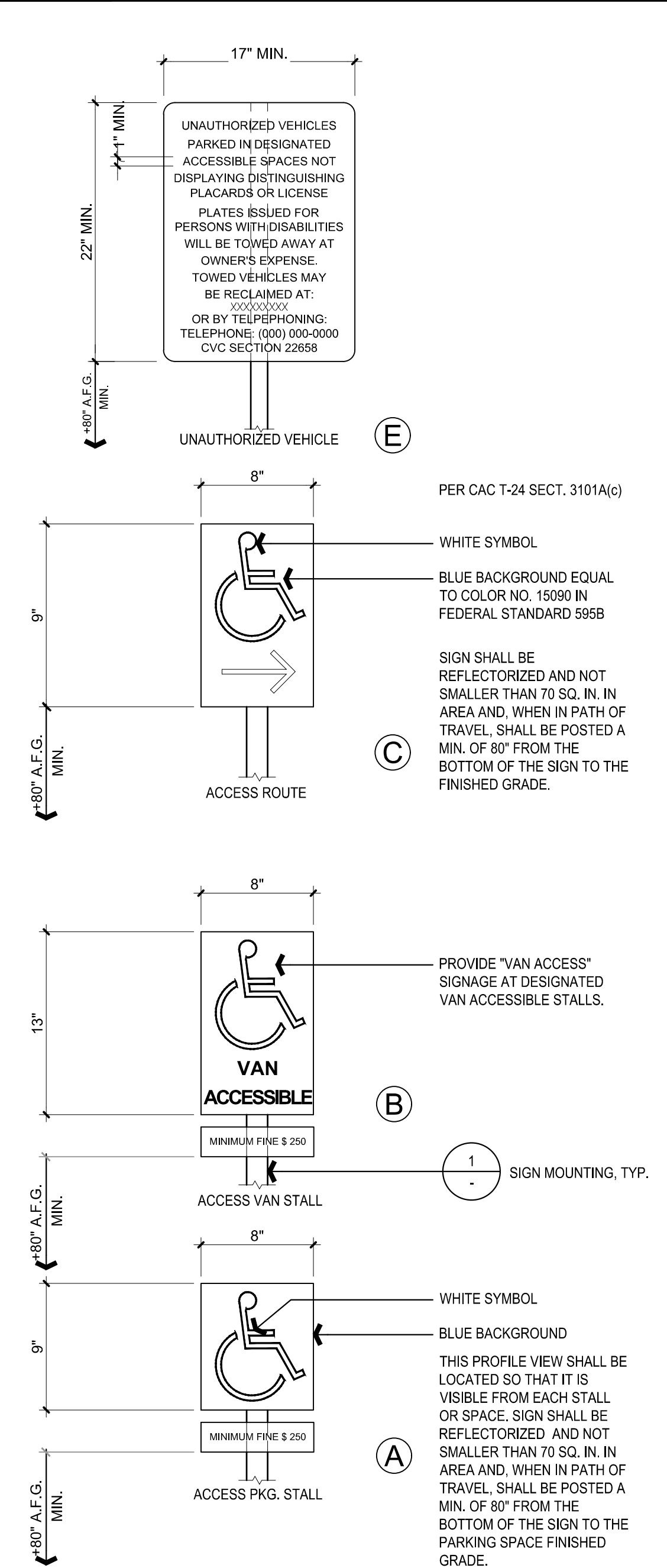
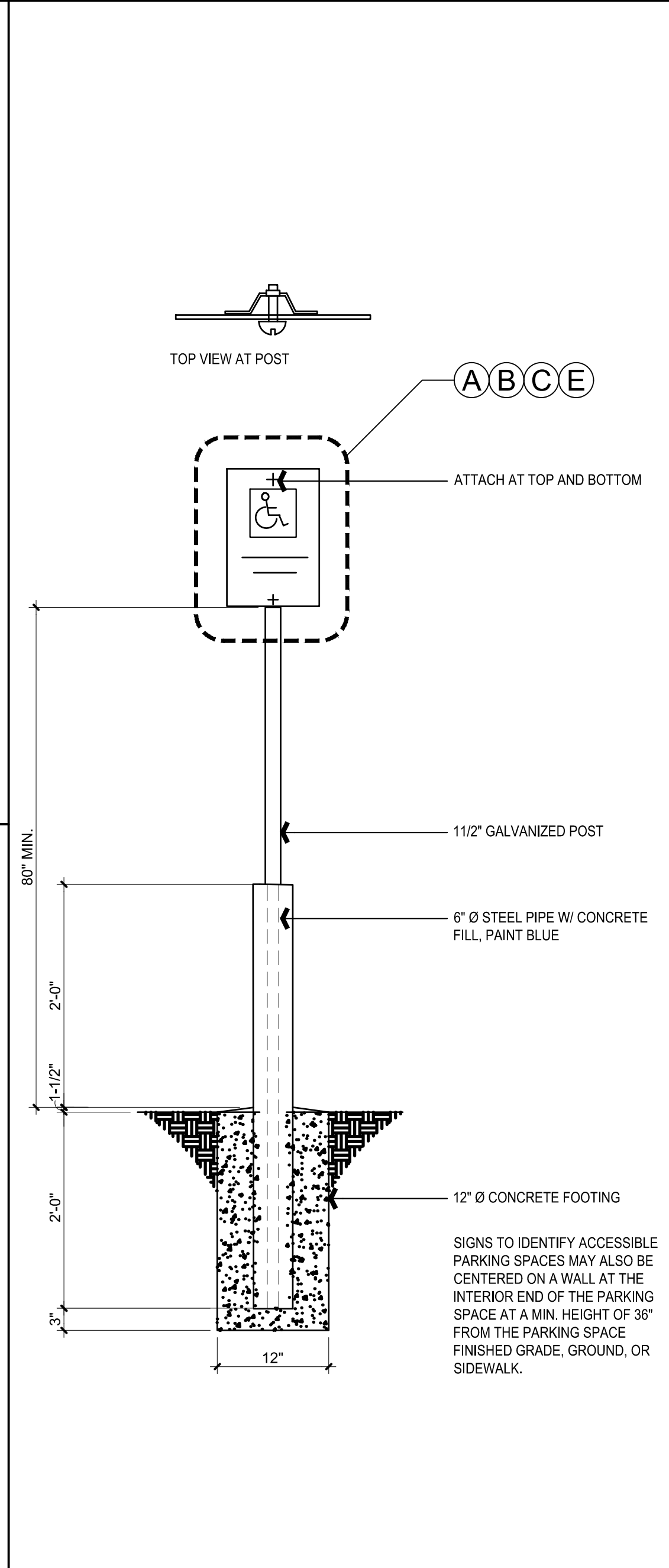
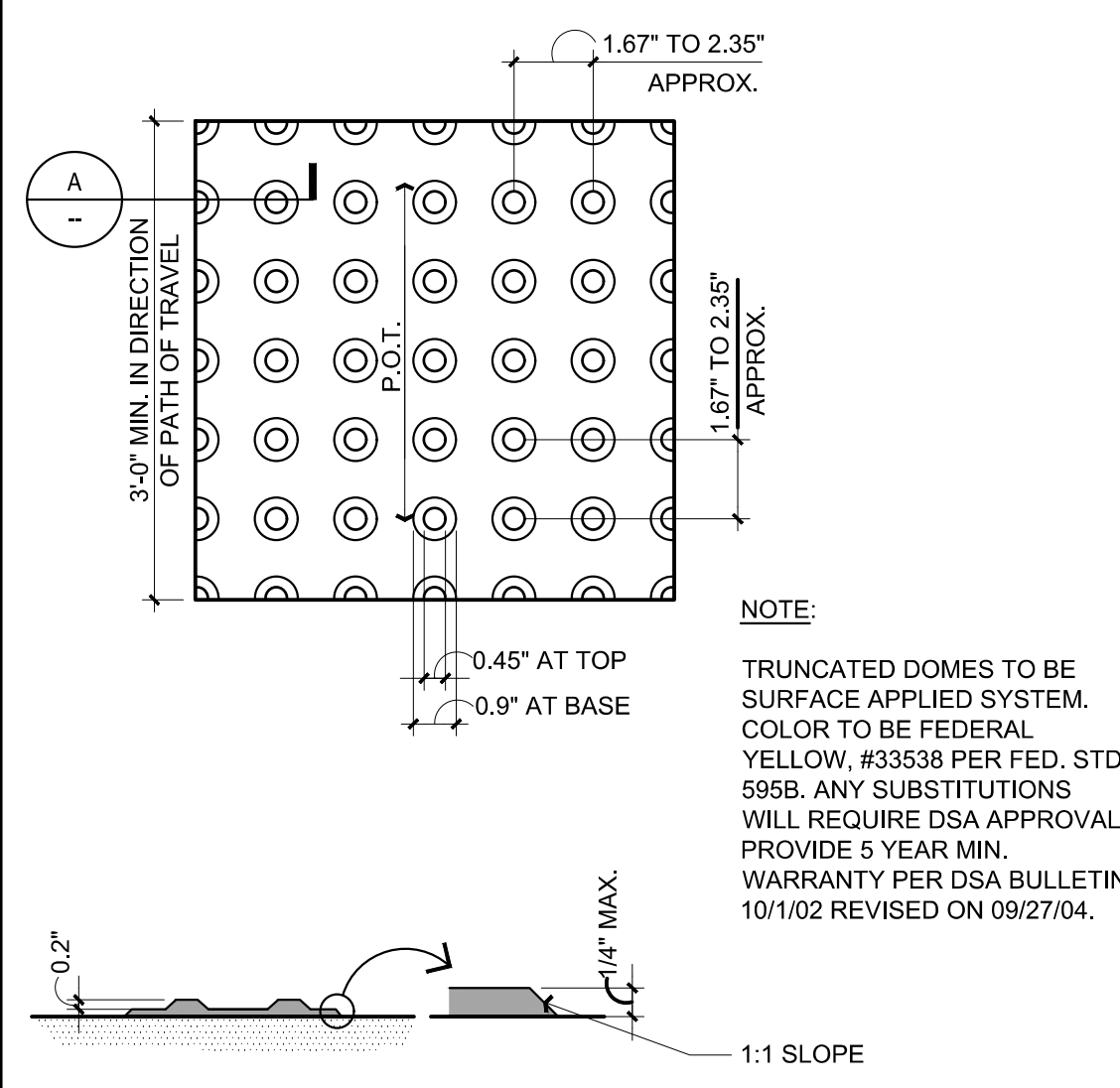
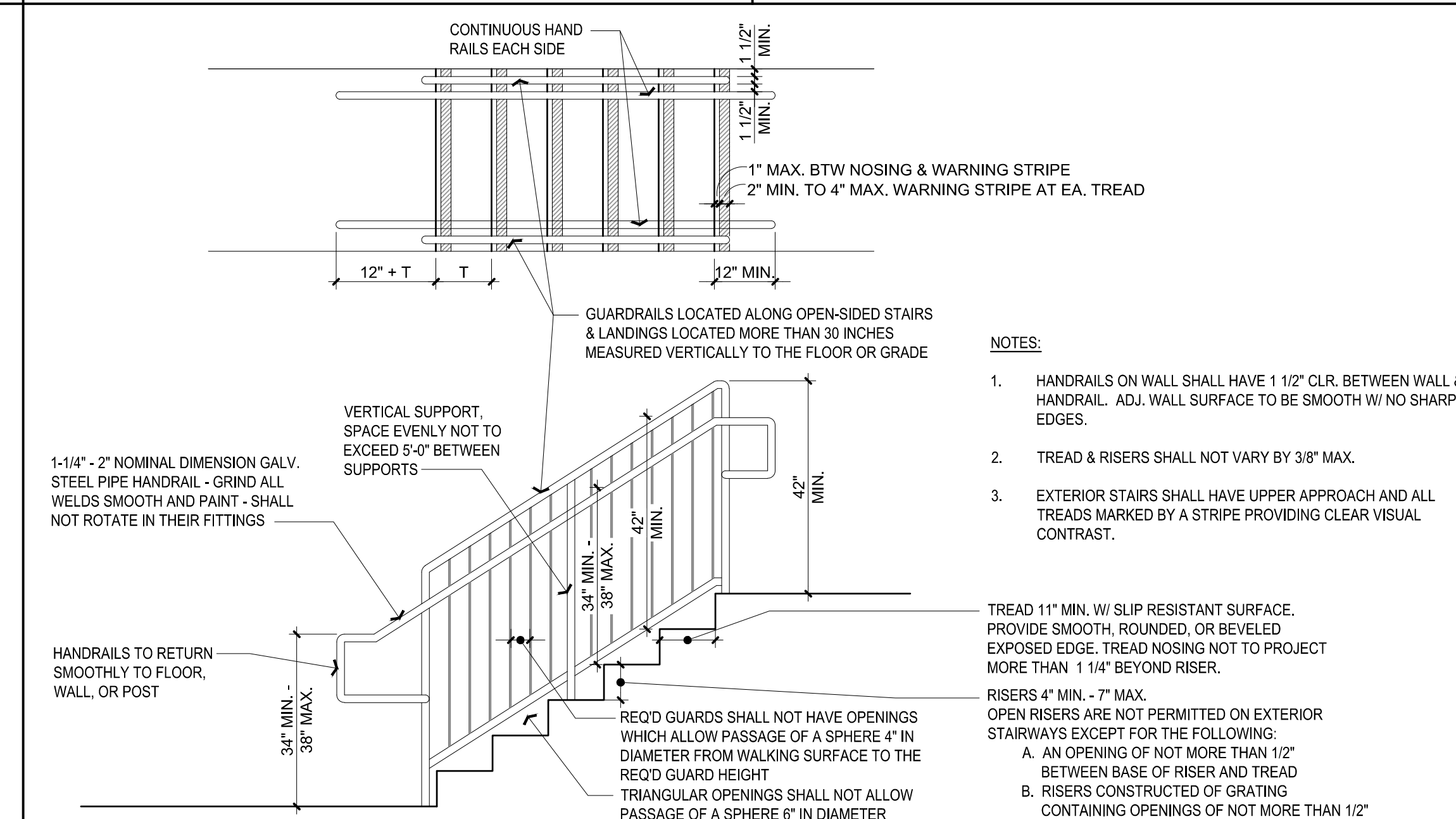
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INTERIOR ACCESSIBILITY INFORMATION, ETC.

A0-11

LAKESIDE COMMONS DINING

1960 SILVERLEAF CIRCLE
 CARLSBAD, CA 92009

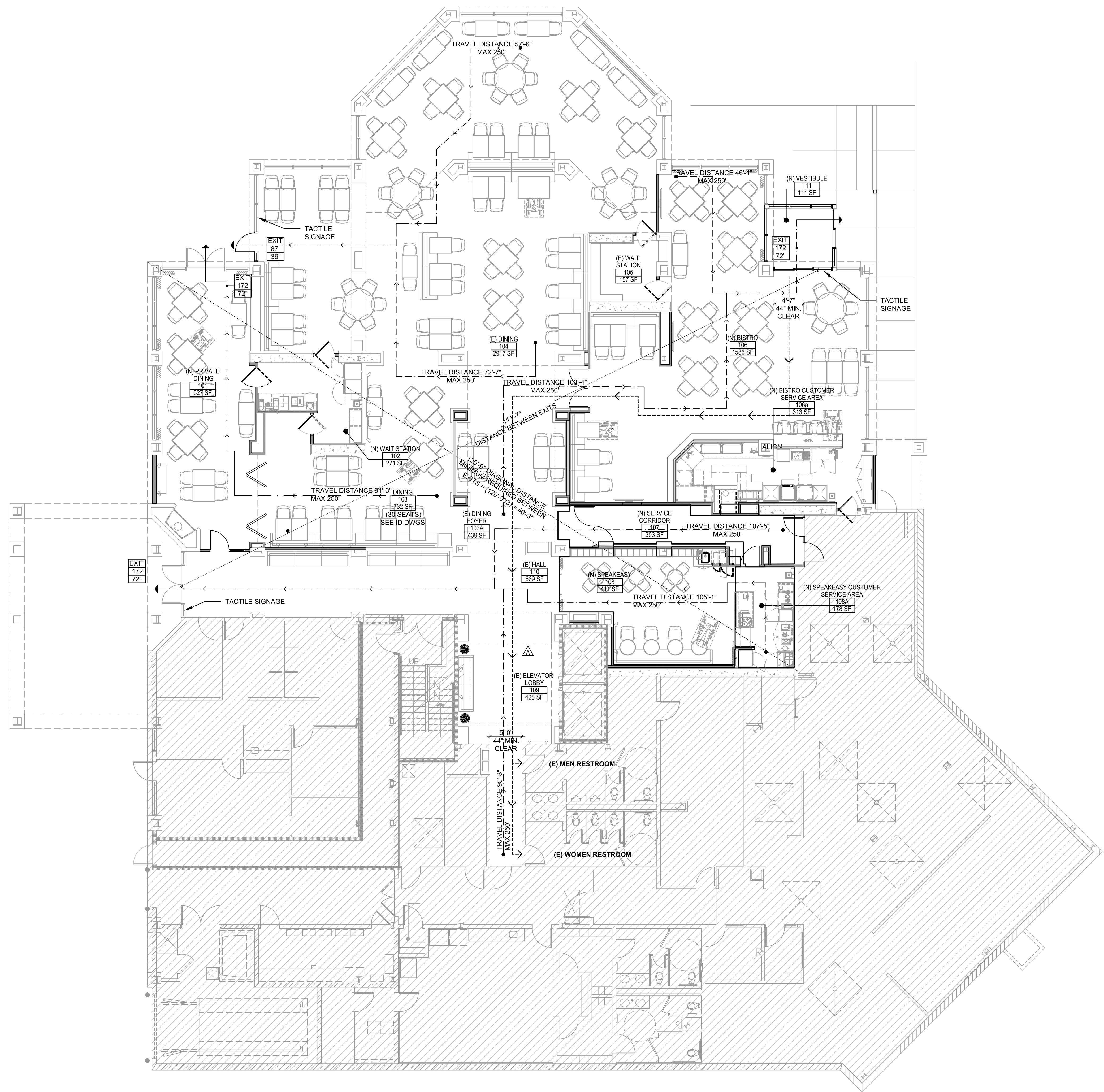


Sheet Issue & Revision Log

NO.	DATE	DESCRIPTION
1	1-28-2020	INITIAL SUBMITTAL
2	4-23-2020	2nd PC Submittal
3		
4		
5		
6		
7		
8		
9		



SITE ACCESSIBILITY INFORMATION, ETC.



CODE SUMMARY

2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 2019 CALIFORNIA BUILDING CODE (CBC), TITLE 24, C.C.R.
 (2015 INTERNATIONAL BUILDING CODE WITH 2016 CALIFORNIA AMENDMENTS)
 2019 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R.
 (2014 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOC., NFPA)
 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.
 (2015 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
 2019 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R.
 (2015 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
 2019 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
 2019 CALIFORNIA FIRE CODE (CFC), TITLE 24 C.C.R.
 (2015 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE), TITLE 24 C.C.R.

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13 AUTOMATIC SPRINKLER SYSTEMS (CALIFORNIA AMENDED)
 NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)
 (NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")

ALLOWABLE AREA CALC.

OCCUPANCY	CONST. TYPE	ALLOWABLE AREA	SPRINKLER INCREASE	SIDE YARD INCREASE	ADJUSTED ALLOWABLE FLOOR	ACTUAL AREA
(E) A-2	(E) TYPE IA	UNLIMITED	-	-	-	9,042 SF

ALLOWABLE HEIGHT

OCCUPANCY	CONST. TYPE	ALLOWABLE HEIGHT
(E) A-2	(E) TYPE I	UNLIMITED

OCCUPANT LOAD

USE	AREA S.F.	OCC. LOAD FACTOR	# OF OCCUP.
(N) PRIVATE DINING	527	15	38
DINING	732	15	49
(N) WAITING STATION	271	200	2
(E) DINING	2,917	15	195
(E) HALL	669	15	45
(E) ELEVATOR LOBBY	428	15	29
(E) DINING FOYER	439	15	30
(E) WAITING STATION	152	200	1
(N) VESTIBULE	111	5	23
(N) BISTRO	1566	200	8
(N) BISTRO CUSTOMER SERVICE AREA	313	200	2
(N) SERVICE CORRIDOR	303	200	2
(N) SPEAKEASY	411	15	28
(N) SPEAKEASY CUSTOMER SERVICE AREA	178	200	1
TOTAL # OF OCC.			451

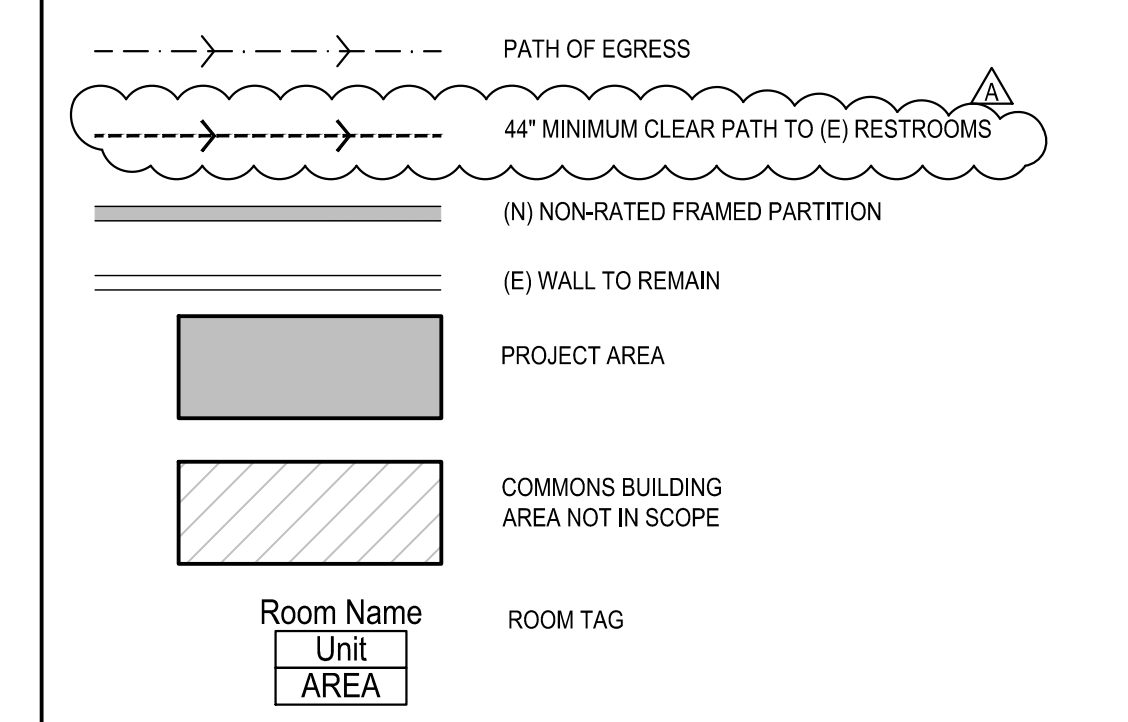
PLUMBING FIXTURE

OCCUPANCY PER TABLE AREA	WATER CLOSET		LAVATORIES		URINAL	DRINKING FOUNTAIN
	MALE	FEMALE	MALE	FEMALE	MALE	
422.1	2	4	2	2	2	1
REQUIRED	2	4	2	2	2	1
PROVIDED	2	4	2	2	2	2

GENERAL NOTES

- PROVIDE WORK IN COMPLIANCE WITH APPLICABLE CODES AND GOVERNING AGENCIES. MAINTAIN AT THE PROJECT SITE A COPY OF APPLICABLE EDITIONS OF ALL CODES, ORDINANCES AND STANDARDS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- FOR FIRE SPRINKLER HEAD REQUIREMENTS REFER TO REFLECTED CEILING PLANS.
- PROVIDE ALL GATES IN ANY PATH OF TRAVEL & PATH OF EGRESS WITH HARDWARE AND CLEARANCES TO MEET ACCESSIBLE REQUIREMENTS.
- PROVIDE ACCESSIBLE EMPLOYEE WORK STATIONS IN QUANTITY EQUAL TO 5% MIN. OF THE TOTAL OF ALL EMPLOYEE WORKSTATIONS AND NOT LESS THAN 1 OF EACH TYPE.
- DIMENSIONS AND AREAS SHOWN ON THIS DRAWING ARE FOR BUILDING DEPARTMENT AND CODE JUSTIFICATION ONLY. DO NOT USE THESE DIMENSIONS AND AREAS FOR ESTIMATING, CONSTRUCTION, LEASING, OR SALES PURPOSES.
- MAINTAIN FIRE-RESISTIVE WALL CONSTRUCTION THROUGH ATTIC & SIMILAR CONCEALED SPACES.
- FOR WINDOW SCHEDULE REFER TO DRAWING.
- FOR FIRE RATED DOOR ASSEMBLIES REFER TO DOOR SCHEDULE.
- FOR ACCESSIBILITY REQUIREMENTS SEE DRAWINGS.

SYMBOLS



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 17911 Von Karman Ave.
 Suite 200
 Irvine, CA 92614
 ktgy.com
 949.851.2133

KTGY Project No: 171180

Project Contact: Axel Stoltz
Email: astoltz@ktgy.com

Principal: Michael Tseng
Project Designer: Stan Braden



LA COSTA GLEN
 1970 LEVANTE STREET

CARLSBAD, CA 92009
PHONE NO. 800-852-4384

LAKESIDE COMMONS DINING

1960 SILVERLEAF CIRCLE
 CARLSBAD, CA 92009

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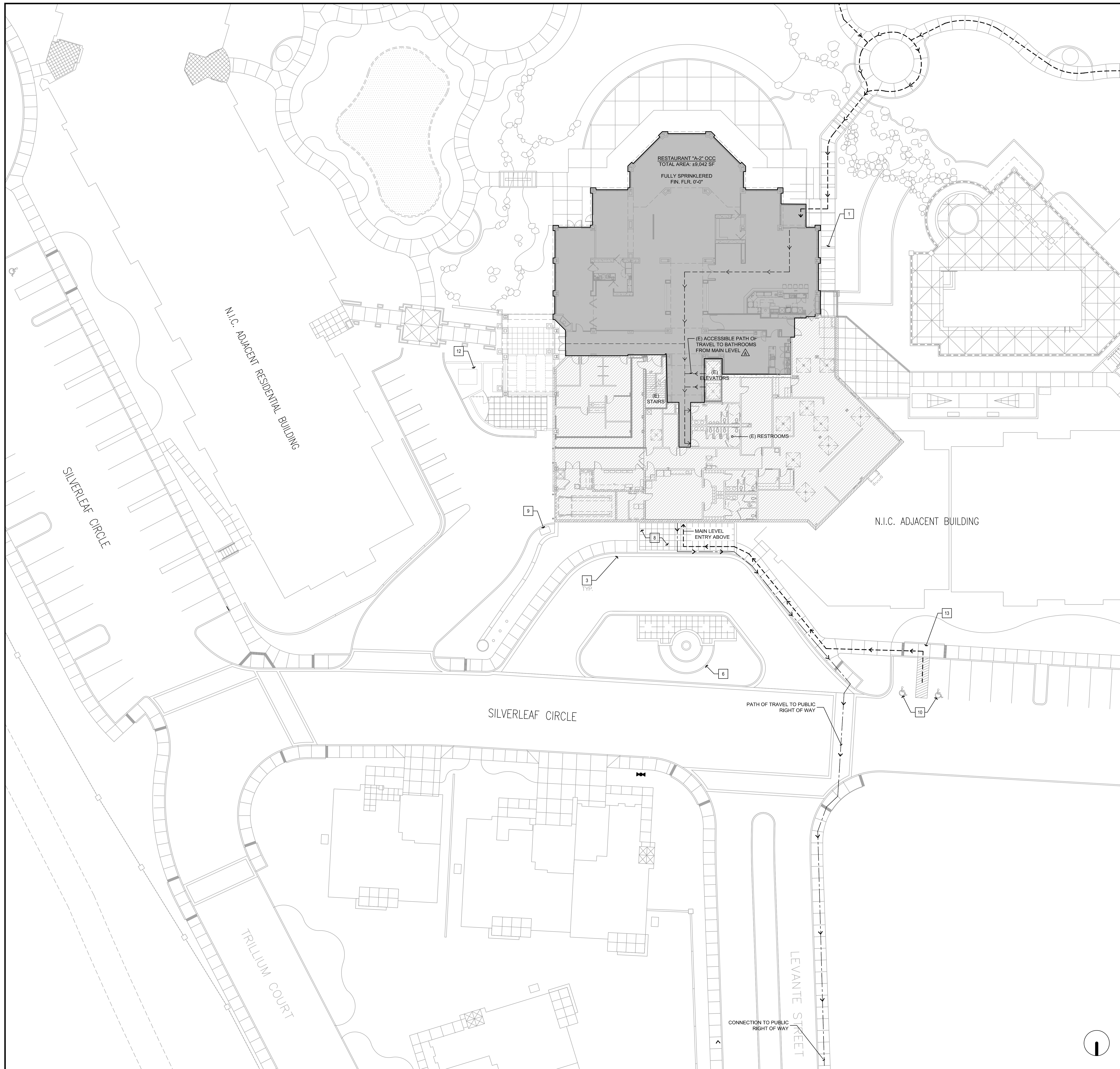


CODE COMPLIANCE

CALIFORNIA GREEN BUILDINGS STANDARDS CODE - NON-RESIDENTIAL MANDATORY MEASURES

(N) APPLICABLE TO NEW CONSTRUCTION ONLY	(N) APPLICABLE TO NEW CONSTRUCTION ONLY	(N) APPLICABLE TO NEW CONSTRUCTION ONLY
(A) APPLICABLE TO ADDITIONS AND ALTERNATIONS ONLY	(A) APPLICABLE TO ADDITIONS AND ALTERNATIONS ONLY	(A) APPLICABLE TO ADDITIONS AND ALTERNATIONS ONLY
(1) NO DESIGNATION APPLICABLE TO BOTH NEW & ADDITIONS/ALTERNATIONS	(1) NO DESIGNATION APPLICABLE TO BOTH NEW & ADDITIONS/ALTERNATIONS	(1) NO DESIGNATION APPLICABLE TO BOTH NEW & ADDITIONS/ALTERNATIONS
● APPLICABLE	● APPLICABLE	● APPLICABLE
○ NOT APPLICABLE	○ NOT APPLICABLE	○ NOT APPLICABLE
5.504.4.6 RESILIENT FLOORING SYSTEMS	5.504.4.6 RESILIENT FLOORING SYSTEMS	5.504.4.6 RESILIENT FLOORING SYSTEMS
80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING TO MEET THE FOLLOWING: 1. CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. 2. COMPLIANT WITH VOC-EMISSION LIMIT AND TESTING REQUIREMENTS IN THE CALIFORNIA DEPT. OF PUBLIC HEALTH 2010 STANDARD METHOD FOR TESTING AND EVALUATION CHAMBERS - FEBRUARY 2010. 3. COMPLIANT WITH THE CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (2014 CA-CHPS) CRITERIA AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE OR 4. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN'S & SCHOOLS PROGRAM).	TESTING AND ADJUSTING IS REQUIRED FOR NEW BUILDINGS LESS THAN 10,000 OR NEW SYSTEMS TO SERVE AND ADDITION OR ALTERATION SUBJECT TO SECTION 5.504.1. 5.504.4.2 SYSTEMS. DEVELOP A WRITTEN PLAN FOR TESTING AND ADJUSTING SYSTEMS INCLUDING AS APPLICABLE THE FOLLOWING: 1) RENEWABLE ENERGY SYSTEMS; 2) LANDSCAPE IRRIGATION SYSTEMS; 3) WATER REUSE SYSTEMS 5.504.4.3 HVAC BALANCING. IN ADDITION TO TESTING AND ADJUSTING, BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR COMMISSIONING USE, BALANCE THE SYSTEM IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING AND BALANCING BUREAU NATIONAL STANDARDS, THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS, ASSOCIATED AIR BALANCE COUNCIL, NATIONAL STANDARDS OR AS APPROVED BY THE ENFORCING AGENCY. 5.504.4.4 REPORTING. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE FINAL REPORT SIGNED BY INDIVIDUAL RESPONSIBLE FOR PERFORMING SERVICES. 5.504.4.5 OPERATION AND MAINTENANCE MANUAL (OMM) MANUAL. PROVIDE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED MAINTENANCE AND OPERATING INSTRUCTIONS AND WARRANTIES FOR EACH SYSTEM. 5.504.4.5.1 INCLUDE COPIES OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCIES.	5.504.4.2 SYSTEMS. DEVELOP A WRITTEN PLAN FOR TESTING AND ADJUSTING SYSTEMS INCLUDING AS APPLICABLE THE FOLLOWING: 1) RENEWABLE ENERGY SYSTEMS; 2) LANDSCAPE IRRIGATION SYSTEMS; 3) WATER REUSE SYSTEMS 5.504.4.3 HVAC BALANCING. IN ADDITION TO TESTING AND ADJUSTING, BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR COMMISSIONING USE, BALANCE THE SYSTEM IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING AND BALANCING BUREAU NATIONAL STANDARDS, THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS, ASSOCIATED AIR BALANCE COUNCIL, NATIONAL STANDARDS OR AS APPROVED BY THE ENFORCING AGENCY. 5.504.4.4 REPORTING. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE FINAL REPORT SIGNED BY INDIVIDUAL RESPONSIBLE FOR PERFORMING SERVICES. 5.504.4.5 OPERATION AND MAINTENANCE MANUAL (OMM) MANUAL. PROVIDE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED MAINTENANCE AND OPERATING INSTRUCTIONS AND WARRANTIES FOR EACH SYSTEM. 5.504.4.5.1 INCLUDE COPIES OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCIES.
5.504.5.3 FILTERS	5.504.5.3 FILTERS	5.504.5.3 FILTERS
IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY (VALUE OF MERV) 13. MERV13 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE AND REPLACEMENT OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. EXCEPTION: EXISTING MECHANICAL EQUIPMENT.	5.503 FIREPLACES	5.503 FIREPLACES
EXCEPTIONS: 1. FOR HVAC UNITS MEETING 2013 CALIFORNIA ENERGY EFFICIENCY 5.0-0.0 STAIN OR LESS CAPACITY PER GPM GALLON. IF THE ENERGY USE OF AIR DELIVERY IS 64.0 WCFM OR LESS. 2. EXISTING MECHANICAL EQUIPMENT.	INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE OR SEALED WOODSTOVE OR PELLET STOVE, AND REFER TO RESIDENTIAL REQUIREMENTS IN THE CALIFORNIA ENERGY CODE, TITLE 24, PART 6, SUBCHAPTER 7, SECTION 15.0. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES, WOODSTOVES & PELLET STOVES SHALL COMPLY WITH U.S. EPA PHASE I EMISSION LIMITS. REFER TO EQUIPMENT SPECIFICATIONS.	INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE OR SEALED WOODSTOVE OR PELLET STOVE, AND REFER TO RESIDENTIAL REQUIREMENTS IN THE CALIFORNIA ENERGY CODE, TITLE 24, PART 6, SUBCHAPTER 7, SECTION 15.0. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES, WOODSTOVES & PELLET STOVES SHALL COMPLY WITH U.S. EPA PHASE I EMISSION LIMITS. REFER TO EQUIPMENT SPECIFICATIONS.
5.504.5.3.1 LABELING. INSTALLED FILTER SHALL HAVE MERV RATING CLEARLY LABELED BY THE MANUFACTURER. REFER TO MECHANICAL DRAWINGS.	5.504.1 TEMPORARY VENTILATION	5.504.1 TEMPORARY VENTILATION
5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL	5.504.1 TEMPORARY VENTILATION	5.504.1 TEMPORARY VENTILATION
WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS. PROHIBIT SMOKING WITHIN BUILDING, WHEN ORDINANCES AND REGULATIONS ARE NOT IN PLACE POST SIGNAGE TO BE OCCUPANTS OF PROHIBITIONS. REFER TO FLOOR PLAN & SITE PLAN.	PERMANENT HVAC SYSTEM SHALL BE USED DURING CONSTRUCTION IF NECESSARY TO CONTAIN THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30% BASED ON ASHRAE 52.2-1999. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR IF THE BUILDING IS OCCUPIED DURING THE ALTERATION, AT THE CONCLUSION OF CONSTRUCTION.	PERMANENT HVAC SYSTEM SHALL BE USED DURING CONSTRUCTION IF NECESSARY TO CONTAIN THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30% BASED ON ASHRAE 52.2-1999. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR IF THE BUILDING IS OCCUPIED DURING THE ALTERATION, AT THE CONCLUSION OF CONSTRUCTION.
DIVISION 5.505 - INDOOR MOISTURE CONTROL	DIVISION 5.505 - INDOOR MOISTURE CONTROL	DIVISION 5.505 - INDOOR MOISTURE CONTROL
5.505.1 INDOOR MOISTURE CONTROL	5.505.1 INDOOR MOISTURE CONTROL	5.505.1 INDOOR MOISTURE CONTROL
BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE COR. TITLE 24, PART 2, SECTIONS 102 (VENT.) AND CHAPTER 14 (EXT. WALLS), FOR ADDITIONAL MEASURES SEE ALSO 5.407.2. REFER TO TITLE 24 CALCULATIONS AND/OR DETAIL.	5.504.3 COVERING OF DUCT OPENINGS	5.504.3 COVERING OF DUCT OPENINGS
DIVISION 5.506 INDOOR AIR QUALITY	5.504.3 COVERING OF DUCT OPENINGS	5.504.3 COVERING OF DUCT OPENINGS
5.506.1 OUTSIDE AIR DELIVERY	5.504.3 COVERING OF DUCT OPENINGS	5.504.3 COVERING OF DUCT OPENINGS
MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS TO MEET THE MINIMUM REQUIREMENTS OF SECTION 120.1 OF THE CALIFORNIA ENERGY CODE, OR LOCAL CODE, WHICHEVER IS MORE STRINGENT AND, DIVISION 1, CHAPTER 4 OF COR. TITLE 8.	AT TIME OF ROUGH INSTALLATION AND DURING STORAGE ON CONSTRUCTION SITE UNTIL FINAL START-UP, ALL DUCTWORK & RELATED ITEMS TO BE COVERED WITH TAPE, SHEET METAL, PLASTIC OR OTHER MEANS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE DUST/DEBRIS ENTRY IN SYSTEM. REFER TO MECHANICAL DRAWINGS.	AT TIME OF ROUGH INSTALLATION AND DURING STORAGE ON CONSTRUCTION SITE UNTIL FINAL START-UP, ALL DUCTWORK & RELATED ITEMS TO BE COVERED WITH TAPE, SHEET METAL, PLASTIC OR OTHER MEANS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE DUST/DEBRIS ENTRY IN SYSTEM. REFER TO MECHANICAL DRAWINGS.
5.506.2 CARBON DIOXIDE MONITORING	5.504.4 FINISH MATERIAL POLLUTANT CONTROL	5.504.4 FINISH MATERIAL POLLUTANT CONTROL
FOR BUILDINGS OR ADDITIONS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 120.1(C)(4). REFER TO MECHANICAL DRAWINGS.	5.504.1 FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4. REFER TO SPECIFICATIONS.	5.504.1 FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4. REFER TO SPECIFICATIONS.
DIVISION 5.507 ENVIRONMENTAL COMFORT	DIVISION 5.507 ENVIRONMENTAL COMFORT	DIVISION 5.507 ENVIRONMENTAL COMFORT
5.507.1 ACOUSTIC CONTROL	5.507.1 ACOUSTIC CONTROL	5.507.1 ACOUSTIC CONTROL
EMPLOY BUILDING ASSEMBLIES AND COMPONENTS WITH SOUND TRANSMISSION CLASS(S) VALUES DETERMINED IN ACCORDANCE WITH ASTM E90 AND ASTM E 413 OR OUTDOOR/INDOOR SOUND TRANSMISSION CLASS (OTC) DETERMINED IN ACCORDANCE WITH ASTM E 1335 USING EITHER THE PRESCRIPTIVE OR PERFORMANCE METHOD IN SECTION 5.507.4.1 OR 5.507.4.2.	5.504.4.1 ADHESIVES, SEALANTS, AND CAULKS	5.504.4.1 ADHESIVES, SEALANTS, AND CAULKS
EXCEPTION: BUILDINGS WITH FEW OR NO OCCUPANTS, OR WHERE OCCUPANTS ARE NOT LIKELY TO BE AFFECTED BY EXTERIOR NOISE AS DETERMINED BY THE ENFORCING AUTHORITY, SUCH AS FACTORIES, STORAGE, ENCLOSED PARKING STRUCTURES AND UTILITY BUILDINGS, (DSS-SE) FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES, THE REQUIREMENTS OF THIS SECTION AND ALL SUBSECTIONS APPLY ONLY TO NEW CONSTRUCTION. REFER TO ASSEMBLY CLASSIFICATIONS.	1) ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. SUCH PRODUCTS SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS, EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2, BELOW. 2) AEROSOL ADHESIVES AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.	1) ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. SUCH PRODUCTS SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS, EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2, BELOW. 2) AEROSOL ADHESIVES AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.
DIVISION 5.507 ENVIRONMENTAL COMFORT	DIVISION 5.507 ENVIRONMENTAL COMFORT	DIVISION 5.507 ENVIRONMENTAL COMFORT
5.507.1 ACOUSTIC CONTROL	5.507.1 ACOUSTIC CONTROL	5.507.1 ACOUSTIC CONTROL
EMPLOY BUILDING ASSEMBLIES AND COMPONENTS WITH SOUND TRANSMISSION CLASS(S) VALUES DETERMINED IN ACCORDANCE WITH ASTM E90 AND ASTM E 413 OR OUTDOOR/INDOOR SOUND TRANSMISSION CLASS (OTC) DETERMINED IN ACCORDANCE WITH ASTM E 1335 USING EITHER THE PRESCRIPTIVE OR PERFORMANCE METHOD IN SECTION 5.507.4.1 OR 5.507.4.2.	5.504.4.2 PAINTS AND COATINGS	5.504.4.2 PAINTS AND COATINGS
EXCEPTION: BUILDINGS WITH FEW OR NO OCCUPANTS, OR WHERE OCCUPANTS ARE NOT LIKELY TO BE AFFECTED BY EXTERIOR NOISE AS DETERMINED BY THE ENFORCING AUTHORITY, SUCH AS FACTORIES, STORAGE, ENCLOSED PARKING STRUCTURES AND UTILITY BUILDINGS, (DSS-SE) FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES, THE REQUIREMENTS OF THIS SECTION AND ALL SUBSECTIONS APPLY ONLY TO NEW CONSTRUCTION. REFER TO ASSEMBLY CLASSIFICATIONS.	ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE AIR ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE. AS SHOWN IN TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL RULES APPLY, VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS SHOWN IN TABLE 5.504.4.3 SHALL BE CLASSIFIED FLAT, NONFLAT OR NONFLAT-HIGH-GLOSS BASED ON ITS GLOSS AS DEFINED BY THE C.A.R.B. SUGGESTED CONTROL MEASURE AND CORRESPONDING VOC LIMIT IN TABLE 5.504.4.3 SHALL APPLY. REFER TO SPECIFICATIONS.	ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE AIR ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE. AS SHOWN IN TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL RULES APPLY, VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS SHOWN IN TABLE 5.504.4.3 SHALL BE CLASSIFIED FLAT, NONFLAT OR NONFLAT-HIGH-GLOSS BASED ON ITS GLOSS AS DEFINED BY THE C.A.R.B. SUGGESTED CONTROL MEASURE AND CORRESPONDING VOC LIMIT IN TABLE 5.504.4.3 SHALL APPLY. REFER TO SPECIFICATIONS.
5.507.4.1 EXTERIOR NOISE TRANSMISSION, PRESCRIPTIVE METHOD.	5.504.4.3.1 AEROSOL PAINTS AND COATINGS	5.504.4.3.1 AEROSOL PAINTS AND COATINGS
WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL MEET A COMPOSITE STC RATING OF AT LEAST 50 OR A COMPOSITE OTC RATING OF NO LESS THAN 40, WITH EXTERIOR WINDS OF A MINIMUM STC OF 40 OR OTC OF 30 IN THE FOLLOWING LOCATIONS: 1. WITHIN 65 CNEL NOISE CONTOUR OF AN AIRPORT. 2. WITHIN 65 CNEL OR LBN NOISE CONTOUR OF A FREEWAY OR EXPRESSWAY. 3. ALONG INDUSTRIAL, HIGHWAY OR TRUCK-DRIVEWAY SOURCE PER THE NOISE ELEMENT OF THE GENERAL PLAN.	5.504.4.3.1 AEROSOL PAINTS AND COATINGS	5.504.4.3.1 AEROSOL PAINTS AND COATINGS
EXCEPTIONS: 1. LBN OR CNEL FOR MILITARY AIRPORTS PER AICUZ PLAN. 2. OR CNEL FOR OTHER AIRPORTS WITH NO LAND PLAN AS DETERMINED BY THE LOCAL GENERAL PLAN NOISE ELEMENT.	5.504.4.3.2 VERIFICATION	5.504.4.3.2 VERIFICATION
5.507.4.2 PERFORMANCE METHOD.	5.504.4.3.2 VERIFICATION	5.504.4.3.2 VERIFICATION
FOR BUILDINGS LOCATED AS DEFINED IN SECTION 5.507.4.1 OR 5.507.4.1.1, WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL BE CONSTRUCTED TO PROVIDE AN INTERIOR NOISE ENVIRONMENT ATTRIBUTABLE TO EXTERIOR SOURCES THAT DOES NOT EXCEED AN HOURLY EQUIVALENT NOISE LEVEL (LEQ-1HR) OF 20BBA IN OCCUPIED AREAS DURING ANY HOUR OF OPERATION.	5.504.4.3.2 VERIFICATION	5.504.4.3.2 VERIFICATION
5.507.4.2.2 SITE SPECIFIC. EXTERIOR SITE FEATURES SUCH AS SOUND WALLS OR BERMS MAY BE USED TO MITIGATE SOUND MIGRATION TO THE INTERIOR. 5.507.4.2.2.1 DOCUMENTATION. AN ACoustical ANALYSIS DOCUMENTING INTERIOR SOUND LEVELS SHALL BE PREPARED BY THE ARCHITECT OR ENGINEER OF RECORD.	5.504.4.4.1 CARPET CUSHION (INTERIOR)	5.504.4.4.1 CARPET CUSHION (INTERIOR)
5.507.4.3 INTERIOR SOUND TRANSMISSION	5.504.4.4.1 CARPET CUSHION (INTERIOR)	5.504.4.4.1 CARPET CUSHION (INTERIOR)
WALLS AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES & TENANT SPACES & PUBLIC SPACES SHALL HAVE STC OF AT LEAST 40. REFER TO HTTP://WWW.TOOBASE.ORG/PDF/CASSTUDIES/STC_ICC_TENANTS.PDF	MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.	MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
SECTION 5.508 OUTDOOR AIR QUALITY	SECTION 5.508 OUTDOOR AIR QUALITY	SECTION 5.508 OUTDOOR AIR QUALITY
5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTION	5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTION	5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTION
INSTALLATION OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH 5.508.1.1 AND 5.508.1.2. INSTALL HVAC REFRIGERATION AND FIRE SUPPRESSION EQUIP. THAT DO NOT CONTAIN CFC'S. INSTALL HVAC REFRIGERATION AND FIRE SUPPRESSION EQUIP. THAT DO NOT CONTAIN HALONS. REFER TO MECHANICAL DRAWINGS.	5.504.4.5 COMPOSITE WOOD PRODUCTS	5.504.4.5 COMPOSITE WOOD PRODUCTS
5.508.2 SUPERMARKET REFRIGERATION LEAK REDUCTION.	5.504.4.5 COMPOSITE WOOD PRODUCTS	5.504.4.5 COMPOSITE WOOD PRODUCTS
5.508.2 SUPERMARKET REFRIGERANT LEAK REDUCTION, NEW COMMERCIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN ANY OF THE FOLLOWING APPLIES: 1. FOOD STORAGE OR DISPLAY AREA, AND THAT UTILIZE EITHER REFRIGERATED DISPLAY CASES, OR WALK-IN COOLERS OR FREEZERS CONNECTED TO REMOTE COMPRESSOR UNITS OR CONDENSING UNITS. THE LEAK REDUCTION MEASURES APPLY TO REFRIGERATION SYSTEMS CONTAINING HIGH-GWP WARMING POTENTIAL (HIGH-GWP) REFRIGERANTS WITH A GWP OF 150 OR GREATER. NEW REFRIGERATION SYSTEMS INCLUDE BOTH NEW FACILITIES AND THE REPLACEMENT OF EXISTING REFRIGERATION SYSTEMS IN EXISTING FACILITIES. EXCEPTION: REFRIGERATION SYSTEMS CONTAINING LOW-GWP WARMING POTENTIAL (LOW-GWP) REFRIGERANT WITH A GWP VALUE LESS THAN 150 ARE NOT SUBJECT TO THIS SECTION. LOW-GWP REFRIGERANTS ARE NON-OZONE-DEPLETING REFRIGERANTS THAT INCLUDE AMMONIA, CARBON DIOXIDE (CO2), AND POTENTIALLY OTHER REFRIGERANTS. CONTRACTOR NOTE: CONTRACTOR TO REFER TO THE 2013 CALIFORNIA GREEN BUILDING	5.504.4.5 COMPOSITE WOOD PRODUCTS	5.504.4.5 COMPOSITE WOOD PRODUCTS
5.508.2 SUPERMARKET REFRIGERANT LEAK REDUCTION, NEW COMMERCIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN ANY OF THE FOLLOWING APPLIES: 1. FOOD STORAGE OR DISPLAY AREA, AND THAT UTILIZE EITHER REFRIGERATED DISPLAY CASES, OR WALK-IN COOLERS OR FREEZERS CONNECTED TO REMOTE COMPRESSOR UNITS OR CONDENSING UNITS. THE LEAK REDUCTION MEASURES APPLY TO REFRIGERATION SYSTEMS CONTAINING HIGH-GWP WARMING POTENTIAL (HIGH-GWP) REFRIGERANTS WITH A GWP OF 150 OR GREATER. NEW REFRIGERATION SYSTEMS INCLUDE BOTH NEW FACILITIES AND THE REPLACEMENT OF EXISTING REFRIGERATION SYSTEMS IN EXISTING FACILITIES. EXCEPTION: REFRIGERATION SYSTEMS CONTAINING LOW-GWP WARMING POTENTIAL (LOW-GWP) REFRIGERANT WITH A GWP VALUE LESS THAN 150 ARE NOT SUBJECT TO THIS SECTION. LOW-GWP REFRIGERANTS ARE NON-OZONE-DEPLETING REFRIGERANTS THAT INCLUDE AMMONIA, CARBON DIOXIDE (CO2), AND POTENTIALLY OTHER REFRIGERANTS. CONTRACTOR NOTE: CONTRACTOR TO REFER TO THE 2013 CALIFORNIA GREEN BUILDING	5.504.4.5 COMPOSITE WOOD PRODUCTS	5.504.4.5 COMPOSITE WOOD PRODUCTS

(N) APPLICABLE TO NEW CONSTRUCTION ONLY	(N) APPLICABLE TO NEW CONSTRUCTION ONLY	(N) APPLICABLE TO NEW CONSTRUCTION ONLY
(A) APPLICABLE TO ADDITIONS AND ALTERNATIONS ONLY	(A) APPLICABLE TO ADDITIONS AND ALTERNATIONS ONLY	(A) APPLICABLE TO ADDITIONS AND ALTERNATIONS ONLY
(1) NO DESIGNATION APPLICABLE TO BOTH NEW & ADDITIONS/ALTERNATIONS	(1) NO DESIGNATION APPLICABLE TO BOTH NEW & ADDITIONS/ALTERNATIONS	(1) NO DESIGNATION APPLICABLE TO BOTH NEW & ADDITIONS/ALTERNATIONS
● APPLICABLE	● APPLICABLE	● APPLICABLE
○ NOT APPLICABLE	○ NOT APPLICABLE	○ NOT APPLICABLE
5.303.4 COMMERCIAL KITCHEN EQUIPMENT	5.303.4 COMMERCIAL KITCHEN EQUIPMENT	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 1GPM WHEN DISPOSER IS NOT IN USE OR NOT ACTIVELY GRINDING FOOD WASTE INTO DISPOSER OR SHALL AUTOMATICALLY SHUT OFF AFTER NO MORE THAN 10 MINUTES OF INACTIVE SHUT OFF. THIS CODE SECTION DOES NOT AFFECT LOCAL JURISDICTION AUTHORITY TO PROHIBIT OR REQUIRE DISPOSER INSTALLATION.	5.303.4.1 FOOD WASTE DISPOSERS. DISPOSERS SHALL EITHER MODULATE THE USE OF WATER TO NO MORE THAN 1GPM WHEN DISPOSER IS NOT IN USE OR NOT ACTIVELY GRINDING FOOD WASTE INTO DISPOSER OR SHALL AUTOMATICALLY SHUT OFF AFTER NO MORE THAN 10 MINUTES OF INACTIVE SHUT OFF. THIS CODE SECTION DOES NOT AFFECT LOCAL JURISDICTION AUTHORITY TO PROHIBIT OR REQUIRE DISPOSER INSTALLATION.	5.303.4.1 FOOD WASTE DISPOSERS. DISPOSERS SHALL EITHER MODULATE THE USE OF WATER TO NO MORE THAN 1GPM WHEN DISPOSER IS NOT IN USE OR NOT ACTIVELY GRINDING FOOD WASTE INTO DISPOSER OR SHALL AUTOMATICALLY SHUT OFF AFTER NO MORE THAN 10 MINUTES OF INACTIVE SHUT OFF. THIS CODE SECTION DOES NOT AFFECT LOCAL JURISDICTION AUTHORITY TO PROHIBIT OR REQUIRE DISPOSER INSTALLATION.
5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS	5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS	5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND TABLE 1701.1 OF CALIFORNIA PLUMBING CODE AND PER CHAPTER 6 OF THE CALIFORNIA GREEN BUILDING CODE. REFER TO PLUMBING DRAWINGS & FIXTURE FLOW RATE TABLE.	PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND TABLE 1701.1 OF CALIFORNIA PLUMBING CODE AND PER CHAPTER 6 OF THE CALIFORNIA GREEN BUILDING CODE. REFER TO PLUMBING DRAWINGS & FIXTURE FLOW RATE TABLE.	PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND TABLE 1701.1 OF CALIFORNIA PLUMBING CODE AND PER CHAPTER 6 OF THE CALIFORNIA GREEN BUILDING CODE. REFER TO PLUMBING DRAWINGS & FIXTURE FLOW RATE TABLE.
DIVISION 5.106 - PLANNING AND DESIGN (SITE DEVELOPMENT)	DIVISION 5.106 - PLANNING AND DESIGN (SITE DEVELOPMENT)	DIVISION 5.106 - PLANNING AND DESIGN (SITE DEVELOPMENT)
5.106.1 STORM WATER POLLUTION PREVENTION PLAN	5.106.1 STORM WATER POLLUTION PREVENTION PLAN	5.106.1 STORM WATER POLLUTION PREVENTION PLAN
PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND SHALL PREVENT THE POLLUTION OF STORM WATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES.	PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND SHALL PREVENT THE POLLUTION OF STORM WATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES.	PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND SHALL PREVENT THE POLLUTION OF STORM WATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES.
5.106.1.1 LOCAL ORDINANCE	5.106.1.1 LOCAL ORDINANCE	5.106.1.1 LOCAL ORDINANCE
5.106.1.2 BMP. BEST MANAGEMENT PRACTICES - REFER TO CIVIL PLANS/SEE NOTE (8) THIS SHEET.	5.106.1.2 BMP. BEST MANAGEMENT PRACTICES - REFER TO CIVIL PLANS/SEE NOTE (8) THIS SHEET.	5.106.1.2 BMP. BEST MANAGEMENT PRACTICES - REFER TO CIVIL PLANS/SEE NOTE (8) THIS SHEET.
5.106.4 BICYCLE PARKING	5.106.4 BICYCLE PARKING	5.106.4 BICYCLE PARKING
5.106.4.1 COMPLY WITH SECTIONS 5.106.4.1.1 AND 5.106.4.1.2, OR MEET REQUIREMENTS OF LOCAL CODE, WHICHEVER IS STRICTER.	5.106.4.1 COMPLY WITH SECTIONS 5.106.4.1.1 AND 5.106.4.1.2, OR MEET REQUIREMENTS OF LOCAL CODE, WHICHEVER IS STRICTER.	5.106.4.1 COMPLY WITH SECTIONS 5.106.4.1.1 AND 5.106.4.1.2, OR MEET REQUIREMENTS OF LOCAL CODE, WHICHEVER IS STRICTER.
5.106.4.1.1 SHORT TERM BICYCLE PARKING IF THE NEW PROJECT, ADDITION OR ALTERATION IS ANTICIPATED TO GENERATE VISITOR TRAFFIC PROVIDE BIKE RACKS WITHIN 200' OF THE BUILDING ENTRANCE, READILY VISIBLE TO PASSENGERS. FOR 5 PERCENT OF THE VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.	5.106.4.1.1 SHORT TERM BICYCLE PARKING IF THE NEW PROJECT, ADDITION OR ALTERATION IS ANTICIPATED TO GENERATE VISITOR TRAFFIC PROVIDE BIKE RACKS WITHIN 200' OF THE BUILDING ENTRANCE, READILY VISIBLE TO PASSENGERS. FOR 5 PERCENT OF THE VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.	5.106.4.1.1 SHORT TERM BICYCLE PARKING IF THE NEW PROJECT, ADDITION OR ALTERATION IS ANTICIPATED TO GENERATE VISITOR TRAFFIC PROVIDE BIKE RACKS WITHIN 200' OF THE BUILDING ENTRANCE, READILY VISIBLE TO PASSENGERS. FOR 5 PERCENT OF THE VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.
5.106.4.1.2 LONG TERM BICYCLE PARKING FOR NEW BUILDINGS WITH TENANT SPACES THAT HAVE 10 OR MORE TENANT-OCCUPANCY. PROVIDE SECURE BICYCLE PARKING FOR 5% OF THE TENANT VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.	5.106.4.1.2 LONG TERM BICYCLE PARKING FOR NEW BUILDINGS WITH TENANT SPACES THAT HAVE 10 OR MORE TENANT-OCCUPANCY. PROVIDE SECURE BICYCLE PARKING FOR 5% OF THE TENANT VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.	5.106.4.1.2 LONG TERM BICYCLE PARKING FOR NEW BUILDINGS WITH TENANT SPACES THAT HAVE 10 OR MORE TENANT-OCCUPANCY. PROVIDE SECURE BICYCLE PARKING FOR 5% OF THE TENANT VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.
5.106.5 DESIGNATED PARKING	5.106.5 DESIGNATED PARKING	5.106.5 DESIGNATED PARKING
FOR NEW PROJECTS OR ADDITION OR ALTERATIONS THAT ADD 10 OR MORE PARKING SPACES PROVIDE DESIGNATED PARKING FOR LOW EMISSION, FUEL EFFICIENT AND CARVAN POOL VEHICLES PER TABLE 5.106.5.2.	FOR NEW PROJECTS OR ADDITION OR ALTERATIONS THAT ADD 10 OR MORE PARKING SPACES PROVIDE DESIGNATED PARKING FOR LOW EMISSION, FUEL EFFICIENT AND CARVAN POOL VEHICLES PER TABLE 5.106.5.2.	FOR NEW PROJECTS OR ADDITION OR ALTERATIONS THAT ADD 10 OR MORE PARKING SPACES PROVIDE DESIGNATED PARKING FOR LOW EMISSION, FUEL EFFICIENT AND CARVAN POOL VEHICLES PER TABLE 5.106.5.2.
5.106.5.2 DESIGNATED PARKING	5.106.5.2 DESIGNATED PARKING	5.106.5.2 DESIGNATED PARKING
PROVIDE STALL PAINT MARKING PER 5.106.5.2.1	PROVIDE STALL PAINT MARKING PER 5.106.5.2.1	PROVIDE STALL PAINT MARKING PER 5.106.5.2.1
5.106.8 LIGHT POLLUTION REDUCTION (N)	5.106.8 LIGHT POLLUTION REDUCTION (N)	5.106.8 LIGHT POLLUTION REDUCTION (N)
OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS IN 5.106.8 INCLUDING MIN. RETS IN THE CALIFORNIA ENERGY CODE FOR ZONES 1-4 BGR RATINGS PER IES TM-15-11 NOT EXCEEDING TABLE 5.106.8 OR PER LOCAL ORDINANCE WHICHEVER IS MORE STRICT. EXCEPTION (N) LIGHTS THAT QUALIFY PER 147 OF THE CALIFORNIA ENERGY CODE AND ENERGY LIGHTING. REFER TO ELECTRICAL/PHOTOMETRIC DRAWINGS.	OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS IN 5.106.8 INCLUDING MIN. RETS IN THE CALIFORNIA ENERGY CODE FOR ZONES 1-4 BGR RATINGS PER IES TM-15-11 NOT EXCEEDING TABLE 5.106.8 OR PER LOCAL ORDINANCE WHICHEVER IS MORE STRICT. EXCEPTION (N) LIGHTS THAT QUALIFY PER 147 OF THE CALIFORNIA ENERGY CODE AND ENERGY LIGHTING. REFER TO ELECTRICAL/PHOTOMETRIC DRAWINGS.	OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS IN 5.106.8 INCLUDING MIN. RETS IN THE CALIFORNIA ENERGY CODE FOR ZONES 1-4 BGR RATINGS PER IES TM-15-11 NOT EXCEEDING TABLE 5.106.8 OR PER LOCAL ORDINANCE WHICHEVER IS MORE STRICT. EXCEPTION (N) LIGHTS THAT QUALIFY PER 147 OF THE CALIFORNIA ENERGY CODE AND ENERGY LIGHTING. REFER TO ELECTRICAL/PHOTOMETRIC DRAWINGS.
DIVISION 5.201 - ENERGY EFFICIENCY	DIVISION 5.201 - ENERGY EFFICIENCY	DIVISION 5.201 - ENERGY EFFICIENCY
5.201.1 SCOPE	5.201.1 SCOPE	5.201.1 SCOPE
THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY BUILDING STANDARDS FOR THE PURPOSES OF ENERGY EFFICIENCY STANDARDS.	THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY BUILDING STANDARDS FOR THE PURPOSES OF ENERGY EFFICIENCY STANDARDS.	THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY BUILDING STANDARDS FOR THE PURPOSES OF ENERGY EFFICIENCY STANDARDS.
DIVISION 5.303 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)	DIVISION 5.303 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)	DIVISION 5.303 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)
5.303.1.1 BUILDINGS IN EXCESS OF 50,000 SQUARE FEET	5.303.1.1 BUILDINGS IN EXCESS OF 50,000 SQUARE FEET	5.303.1.1 BUILDINGS IN EXCESS OF 50,000 SQUARE FEET
SEPARATE SUBMETERS SHALL BE INSTALLED: 1) FOR INDIVIDUAL, LEASED, RENTED OR OTHER TENANT SPACE PROJECTED TO CONSUME MORE THAN 100 GALLON/DAY. 2) WHERE SEPARATE SUBMETERS FOR INDIVIDUAL TENANTS ARE UNFEASIBLE, PROVIDE SUBMETERS FOR WATER SUPPLIED TO MECHANICAL SYSTEMS INDICATED PER 5.303.1.1 PARA- 2, a, b, c.	SEPARATE SUBMETERS SHALL BE INSTALLED: 1) FOR INDIVIDUAL, LEASED, RENTED OR OTHER TENANT SPACE PROJECTED TO CONSUME MORE THAN 100 GALLON/DAY. 2) WHERE SEPARATE SUBMETERS FOR INDIVIDUAL TENANTS ARE UNFEASIBLE, PROVIDE SUBMETERS FOR WATER SUPPLIED TO MECHANICAL SYSTEMS INDICATED PER 5.303.1.1 PARA- 2, a, b, c.	SEPARATE SUBMETERS SHALL BE INSTALLED: 1) FOR INDIVIDUAL, LEASED, RENTED OR OTHER TENANT SPACE PROJECTED TO CONSUME MORE THAN 100 GALLON/DAY. 2) WHERE SEPARATE SUBMETERS FOR INDIVIDUAL TENANTS ARE UNFEASIBLE, PROVIDE SUBMETERS FOR WATER SUPPLIED TO MECHANICAL SYSTEMS INDICATED PER 5.303.1.1 PARA- 2, a, b, c.
5.303.1.2 EXCESS CONSUMPTION	5.303.1.2 EXCESS CONSUMPTION	5.303.1.2 EXCESS CONSUMPTION
WHEN PROJECTED CONSUMPTION FOR TENANT OR BUILDING IS EXPECTED TO BE MORE THAN 1,000 GALLON/DAY.	WHEN PROJECTED CONSUMPTION FOR TENANT OR BUILDING IS EXPECTED TO BE MORE THAN 1,000 GALLON/DAY.	WHEN PROJECTED CONSUMPTION FOR TENANT OR BUILDING IS EXPECTED TO BE MORE THAN 1,000 GALLON/DAY.
5.303.2 WATER REDUCTION	5.303.2 WATER REDUCTION	5.303.2 WATER REDUCTION
PLUMBING FIXTURES SHALL MEET THE MAXIMUM FLOW RATE AS SHOWN IN TABLE 5.303.2.2. EXCEPTION: BUILDINGS THAT DEMONSTRATE A 20 PERCENT OVERALL WATER USE REDUCTION BASED ON WATER USE BASELINE PER TABLE 5.303.2.2 SHALL BE PROVIDED.	PLUMBING FIXTURES SHALL MEET THE MAXIMUM FLOW RATE AS SHOWN IN TABLE 5.303.2.2. EXCEPTION: BUILDINGS THAT DEMONSTRATE A 20 PERCENT OVERALL WATER USE REDUCTION BASED ON WATER USE BASELINE PER TABLE 5.303.2.2 SHALL BE PROVIDED.	PLUMBING FIXTURES SHALL MEET THE MAXIMUM FLOW RATE AS SHOWN IN TABLE 5.303.2.2. EXCEPTION: BUILDINGS THAT DEMONSTRATE A 20 PERCENT OVERALL WATER USE REDUCTION BASED ON WATER USE BASELINE PER TABLE 5.303.2.2 SHALL BE PROVIDED.
5.303.2.1 ADDITIONS OR ALTERATIONS. SECTIONS 5.303.2 AND 5.303.3 SHALL APPLY TO NEW FIXTURES IN ADDITIONS OR AREAS OF ALTERATION TO THE BUILDING.	5.303.2.1 ADDITIONS OR ALTERATIONS. SECTIONS 5.303.2 AND 5.303.3 SHALL APPLY TO NEW FIXTURES IN ADDITIONS OR AREAS OF ALTERATION TO THE BUILDING.	5.303.2.1 ADDITIONS OR ALTERATIONS. SECTIONS 5.303.2 AND 5.303.3 SHALL APPLY TO NEW FIXTURES IN ADDITIONS OR AREAS OF ALTERATION TO THE BUILDING.
5.303.3 WATER CONSERVING PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (SHOWERS) SHALL COMPLY WITH THE FOLLOWING SECTIONS:	5.303.3 WATER CONSERVING PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (SHOWERS) SHALL COMPLY WITH THE FOLLOWING SECTIONS:	5.303.3 WATER CONSERVING PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (SHOWERS) SHALL COMPLY WITH THE FOLLOWING SECTIONS:
5.303.3.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GFLUSH. TANK TYPE SHALL BE CERTIFIED TO MEET PERFORMANCE PER THE U.S. EPA WaterSense SPEC. FOR TANK TYPE TOILETS. NOTE: EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE AVERAGE VOLUME OF 20 REDUCED FLUSHES AND 1(1) FULL FLUSH.	5.303.3.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GFLUSH. TANK TYPE SHALL BE CERTIFIED TO MEET PERFORMANCE PER THE U.S. EPA WaterSense SPEC. FOR TANK TYPE TOILETS. NOTE: EFFECTIVE FLUSH V	



KEYNOTES

- 1 (E) SIDEWALK
- 2 (E) RETAINING WALL
- 3 (E) CONCRETE CURB & GUTTER
- 4 (E) CHAINLINK FENCE
- 5 (E) CONCRETE BLOCK WALL
- 6 (E) FOUNTAIN
- 7 (E) ASPHALT CONCRETE PAVING
- 8 (E) ENRICHED PAVING
- 9 (E) GAS METER
- 10 (E) ACCESSIBLE PARKING - SEE DETAIL 1/A0-12
- 11 (E) PATIO COURTYARD
- 12 (E) TRANSFORMER ENCLOSURE
- 13 (E) CURB CUT - SEE DETAIL 2/A0-12

GENERAL NOTES

1. THE INFORMATION REGARDING THE EXISTING CONDITIONS AND FEATURES SHOWN HEREIN ARE TAKEN FROM THE BEST AVAILABLE DATA AND SOURCES. HOWEVER THE INFORMATION IS NOT GUARANTEED. THE CONTRACTOR SHALL CONFIRM THE ACCURACY THEREFORE.
2. FOR UTILITY AND GRADING INFORMATION & HORIZONTAL CONTROL SEE CIVIL DRAWINGS
3. PROVIDE CONC. CURBS PER CIVIL DRAWINGS. PROVIDE CONC. CURB & GUTTER PER CIVIL DRAWINGS.
4. CONFIRM EXACT LOCATIONS OF EASEMENTS.
5. FOR HANDICAP INFORMATION AND PLANTING - SEE LANDSCAPE DRAWINGS.
6. SEE SLOPE REQUIREMENTS FOR DISABLED ACCESS PATHS ON ADA REQUIREMENT SHEET, INCLUDED IN THIS SET.
7. PRIOR TO POURING FOUNDATION, CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDER SLAB PIPING, SLEEVES OR CONDUITS AS REQUIRED BY ANY CONSULTANT OR VENDOR, INCLUDING BUT NOT LIMITED TO: CIVIL PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE ELEVATOR, ALARM SYSTEMS, CABLE T.V., AND COMMUNICATIONS.

NOTE:
PROPERTY LINES, EASEMENTS & BUILDINGS, BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN & IS BASED UPON INFORMATION PROVIDED BY OTHERS.

SYMBOLS & ABBREVIATIONS

- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL TO ACCESSIBLE BATHROOMS
- PATH OF TRAVEL NOT TO EXCEED 5% SLOPE IN DIRECTION OF PATH AND 2% SLOPE ACROSS PATH.
- PROJECT AREA
- COMMONS BUILDING AREA NOT IN SCOPE



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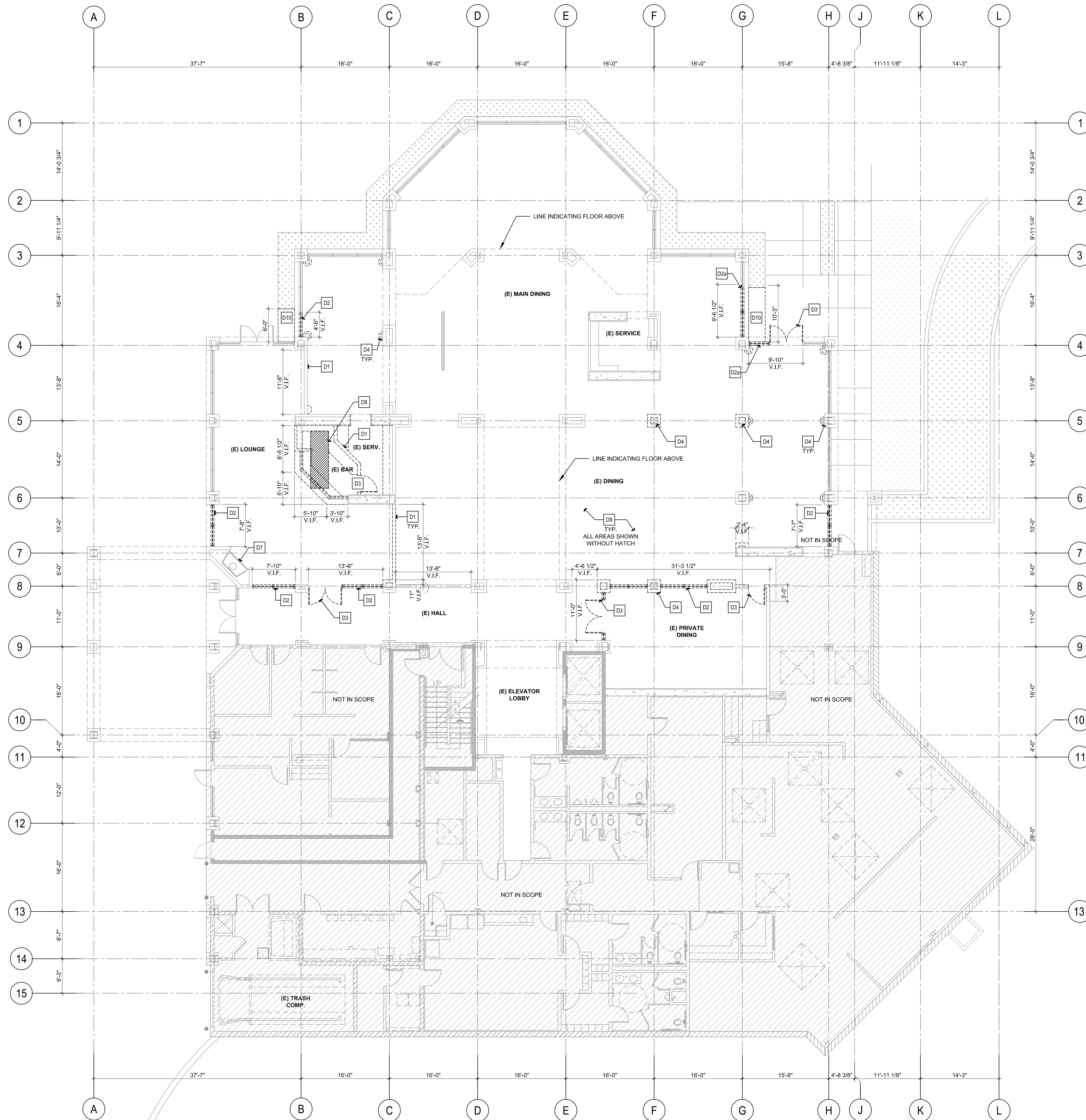
Sheet Issue & Revision Log

NO.	DATE	DESCRIPTION
1	1-28-2020	INITIAL SUBMITTAL
2	4-23-2020	2nd PC Submittal

If in the clients responsibility prior to or during construction to verify the accuracy in writing of any personnel errors or omissions in the plans and specifications of which a contractor throughly investigate with the building codes and methods of construction should reasonably be aware. Written instructions addressing such personnel errors or omissions shall be received from the architect prior to the start or clients subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



OVERALL SITE PLAN



DEMOLITION FLOOR PLAN KEYNOTES

- D1 (E) INTERIOR WALL INCLUDING FINISHES THEREON TO BE DEMOLISHED IN ITS ENTIRETY.
- D2 (E) STOREFRONT TO BE DEMOLISHED IN ITS ENTIRETY.
- D2a REMOVE PORTION OF ALUMINUM STOREFRONT
- D3 (E) DOOR & FRAME TO BE DEMOLISHED IN ITS ENTIRETY.
- D4 (E) COLUMN FURRING INCLUDING FINISHES THEREON TO BE DEMOLISHED IN ITS ENTIRETY.
- D5 REMOVE (E) BAR, PROTECT (E) PLUMBING IN PLACE FOR CONNECTION OF FUTURE EQUIPMENT.
- D6 (E) LOW WALL TO BE DEMOLISHED IN ITS ENTIRETY.
- D7 REMOVE FINISH IN ITS ENTIRETY WITH (E) FIREPLACE TO REMAIN. REMOVE MANTEL, HEARTH AND ALL DECORATIVE ELEMENTS.
- D8 REMOVE (E) FLOOR SLAB AS REQUIRED FOR NEW PLUMBING CONNECTION TO EXISTING. GC TO COORDINATE AREA OF DEMO WITH PROPOSED PLUMBING PLANS.
- D9 (E) FLOORING FINISH TO BE DEMOLISHED ENTIRETY. PREP FOR (N) FINISHES. REFER TO ID SHEETS FOR FURTHER INFORMATION.
- D10 (E) LANDSCAPE PLANTER TO BE DEMOLISHED

GENERAL NOTES

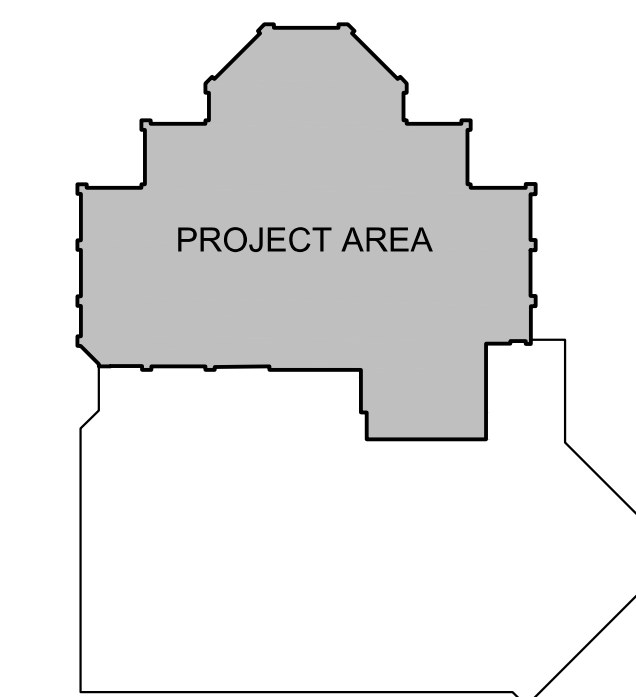
1. REMOVE FINISHES IN THEIR ENTIRETY AS INDICATED. COMPLETELY REMOVE ALL ADHESIVES, MASTICS, COATINGS, DIRT, MARKINGS OR OTHER MATERIALS FROM SUBSTRATE SURFACES. ENSURE THAT EXISTING SURFACES SUBSEQUENTLY COVERED BY NEW FINISHES, HAVE BEEN COMPLETELY CLEANED OF ANY ADHESIVES, COATINGS, MOLD, MILDEW AND SURFACE DIRT. EXPOSE BARE SUBSTRATE USING MECHANICAL METHODS.
2. PRIOR TO START OF DEMOLITION WORK, REMOVE ITEMS DESIGNATED AS SALVAGE BY CONSTRUCTION DOCUMENTS AND OWNER. PROTECT AND RELOCATE SALVAGE ITEMS TO A LOCATION DESIGNATED BY OWNER.
3. COORDINATE WITH PLUMBING, ELECTRICAL, MECHANICAL, AND STRUCTURAL DRAWINGS FOR DEMOLITION WORK.
PROTECT IN PLACE ALL (E) MATERIALS AND SYSTEMS INDICATED TO REMAIN.
4. BRING TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BY WRITTEN RFI, ANY EXISTING CONDITIONS, WHICH WERE NOT VISUALLY DETECTABLE PRIOR TO DEMOLITION, THAT CONFLICT WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
5. PRIOR TO START OF DEMOLITION RE-ROUTE, AS NEEDED, EXISTING UTILITIES REQUIRED TO BE MAINTAINED, WITHOUT DISRUPTION OF SERVICES DURING HOURS OF OPERATION.
6. PROTECT IN PLACE ALL (E) UTILITIES INDICATED TO REMAIN. VERIFY DEPTHS & LOCATIONS OF (E) UTILITIES PRIOR TO BID & START OF DEMOLITION WORK.
7. DEMOLISHED ITEMS ARE SHOWN WITH DASHED LINES AND KEYNOTES.
8. PATCH AND REPAIR, AT NO ADDITIONAL COST OR TIME TO CONTRACT, ANY DAMAGE OCCURRING TO NEW AND EXISTING CONDITIONS, AS A RESULT OF ANY WORK PERFORMED UNDER THIS CONTRACT.
9. NOTIFY THE OWNER IMMEDIATELY IN WRITING IF ANY HAZARDOUS MATERIAL IS DISCOVERED.
10. ALL FIRE EXTINGUISHERS, SALVAGED FOR RE-USE, MUST BE TESTED & CERTIFIED PRIOR TO INSTALLATION AT NEW LOCATION.
11. USE OF ABBREVIATIONS ARE NOT LIMITED TO THE ABBREVIATIONS LISTED ON THIS SHEET. FOR ADDITIONAL ABBREVIATIONS REFER TO SHEET: A001
12. EXISTING SPRAY ON CEMENTITIOUS FIRE PROOFING OCCURRING ON STEEL COLUMNS AND BEAMS SHALL REMAIN AND BE PROTECTED IN PLACE.

SYMBOLS & ABBREVIATIONS

---	(E) WALL, PROTECT IN PLACE.
---	(E) WALL TO BE REMOVED IN ITS ENTIRETY, UNLESS OTHERWISE NOTED.
---	(E) ITEMS, PROTECT IN PLACE.
---	(E) ITEM TO BE DEMOLISHED IN ITS ENTIRETY.
---	(E) BUILDING N.I.C.
---	(E) AREA TO BE DEMOLISHED

AB	ANCHOR BOLT	FIN	FINISH
ACT	ACOUSTICAL CEILING TILE	FTG	FOOTING
ALUM	ALUMINUM	HVAC	HEATING VENTILATION & AIR CONDITIONING
BLDG	BUILDING	INSUL	INSULATION
CLG	CEILING	TYP	TYPICAL
COL	COLUMN	UNF	UNFINISHED
CONC	CONCRETE	UNO	UNLESS NOTED OTHERWISE
OPT	CARPET	VCT	VINYL COMPOSITION TILE
CT	CERAMIC TILE	VIF	VERIFY IN FIELD
DR	DOOR		

KEY PLAN



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Email: astoltz@ktgy.com

Principal: Michael Tseng
Project Designer: Stan Braden

Developer
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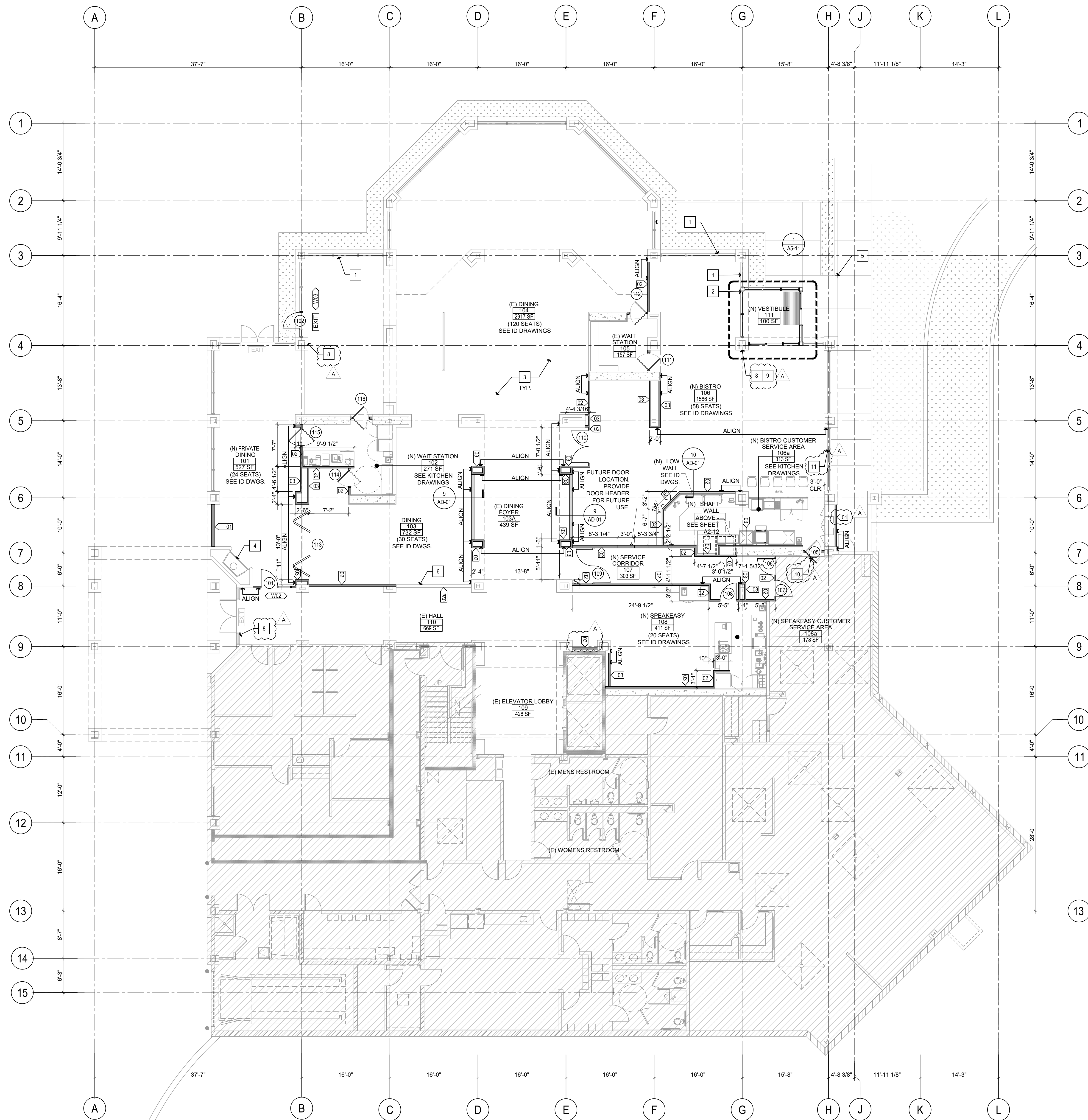
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2	4-23-2020	2nd PC Submittal



DEMOLITION FLOOR PLAN

A2-11D



FLOOR PLAN KEYNOTES

- 1 (E) ALUMINUM STOREFRONT TO REMAIN
- 2 (N) STOREFRONT SYSTEM TO MATCH ADJACENT. REFER TO STOREFRONT SCHEDULE.
- 3 (N) FLOOR FINISHES, SEE ID DRAWINGS
- 4 (E) PREFABRICATED METAL FIREPLACE W/ 48" X 28" FIREBOX OPENING TO REMAIN. REFER TO ID DRAWINGS FOR FINISHES.
- 5 (N) PEDESTAL WITH PUSH ACTUATOR
- 6 (E) LOW WALL. REFER TO ID DRAWINGS FOR METAL GRILLE WORK ABOVE
- 7 (N) RECESSED DOOR MAT - SEE DETAIL 23/AD-01
- 8 (N) LOCATION OF PROPOSED TACTILE EXIT SIGNS PER CBC 1013.4 & 11B-703.4.2, SEE DETAIL 1/A0-11.
- 9 (N) OCCUPANT LOAD SIGN WITH GENERAL SEATING AREA PER CBC 1004.3
- 10 (N) SELF-CLOSING TRAFFIC DOOR, SEE DOOR SCHEDULE
- 11 (E) ALUMINUM STOREFRONT

GENERAL NOTES

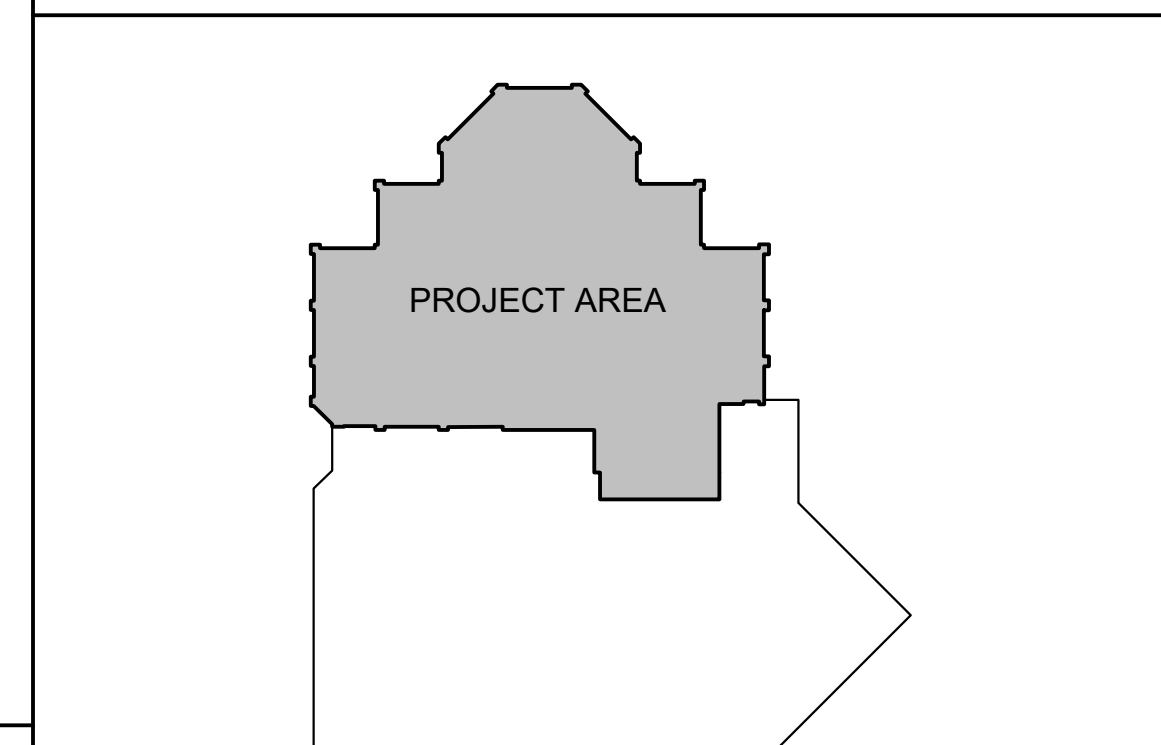
1. PROVIDE NON-COMBUSTIBLE FIRE RESISTIVE MATERIALS THROUGHOUT TYPE-1 CONSTRUCTION.
2. OFFSET ALL IMMEDIATELY ADJACENT DOOR OPENINGS 4 INCHES FROM PERPENDICULAR WALL.
3. WHERE EXISTING SURFACES ARE TO BE FRAMED OR FURRED TO RECEIVE FINISHES, ENSURE THAT THE EXISTING SURFACES HAVE BEEN COMPLETELY CLEANED OF EXISTING MOLD, ADHESIVES, COATINGS, CONSTRUCTION MARKS AND SURFACE DIRT AND SURFACES HAVE BEEN MECHANICALLY CLEANED DOWN TO BARE SUBSTRATE PRIOR TO ENCLOSING OR APPLYING FRAMING AND FINISHES.
4. PATCH, REPAIR, INFILL AND SMOOTH OUT SURFACES WHERE ITEMS THAT HAVE BEEN REMOVED LEAVE HOLES.
5. WHERE DEMOLITION IS REQUIRED TO INSTALL NEW WORK, PATCH AND REPAIR ALL ASSEMBLIES AND SURFACES SO AS TO BE VISUALLY UNDETECTABLE IN PROFILE, LIFT, TEXTURE, COLOR AND TO MATCH ALL ADJACENT SURFACES. PROVIDE ALL STRUCTURAL AND COSMETIC MATERIALS TO COMPLETE WORK.
6. PROVIDE METAL ACCESS DOORS WHERE BUILDING ELEMENTS ARE LOCATED IN INACCESSIBLE CEILING & WALL SPACES. BUILDING ELEMENTS SPECIFICALLY REQUIRING ACCESS INCLUDE, BUT ARE NOT LIMITED TO FIRE/SMOKE DAMPERS, VOLUME DAMPERS, FILTERS, VALVES, ELECTRICAL JUNCTION BOXES, MOTORS, FIRE SPRINKLER HEADS, CONTROLS. PROVIDE ADDITIONAL ACCESS DOORS WHERE SHOWN OR SCHEDULED. PROVIDE FIRE RATED ACCESS DOORS IN FIRE RATED ASSEMBLIES EQUAL TO THE FIRE RATING OF THE ASSEMBLY.
7. FOR PENETRATIONS OF FIRE RESISTIVE WALL, FLOOR-CEILING AND ROOF-CEILING ASSEMBLIES, REFER TO FIRE STOP PENETRATION SCHEDULE.
8. FOR CODE COMPLIANCE INFORMATION REFER TO DRAWING.
9. FOR ACCESSIBILITY REQUIREMENTS SEE DRAWINGS.
10. FOR GREEN CODE MANDATORY MEASURES REFER TO DRAWING.
11. PROVIDE FIRE EXTINGUISHERS PER AGENCY DIRECTION. SPACE SO MAX. TRAVEL DISTANCE FROM ANY POINT TO AN EXTINGUISHER DOES NOT EXCEED 75'-0" & EACH EXTINGUISHER COVERS A MAX. AREA OF 3,000 SF. MOUNT ALL FIRE EXTINGUISHER CABINETS WITH EXTINGUISHERS AT 48" F.F. TO LATCH OF EXTINGUISHER. SEE DETAIL. VERIFY FINAL LOCATION OF EXTINGUISHERS WITH AGENCY PRIOR TO COVERING OF FRAMING.
12. PROVIDE BACKING AND SUPPORT FOR ALL RECESSED AND SURFACED MOUNTED CASEWORK, EQUIPMENT & ACCESSORIES. COORDINATE ALL BLOCKING AND BACKING REQUIREMENTS IN FRAMED WALLS PRIOR TO CLOSING OF WALL FRAMING. FOR BACKING DETAILS REFER TO.
13. USE OF ABBREVIATIONS ARE NOT LIMITED TO THE ABBREVIATIONS LISTED ON THIS SHEET. FOR ADDITIONAL ABBREVIATIONS REFER TO SHEET.
14. PROVIDE NEW WALL CORNERS WITH A 3" RADIUS

SYMBOLS

	(N) NON-RATED FRAMED PARTITION	13 AD-01	16 AD-01
	(E) WALL TO REMAIN		
	WALL TAG	1 AD-01	
	ROOM TAG		
	(N) DOOR TAG	7 AD-11	
	(N) WINDOW TAG	8 AD-11	
	PROJECT AREA		
	COMMONS BUILDING AREA NOT IN SCOPE		

1	CENTERLINE	FOC	FACE OF CONCRETE
EQ	EDGE OF SLAB	FOM	FACE OF MASONRY
FE	EQUAL	FOW	FACE OF WALL
FOS	FACE OF STUD	RO	ROUGH OPENING
FOF	FACE OF FINISH	WP	WORK POINT

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If the client's responsibility prior to or during construction to verify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor throughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such proposed errors or omissions shall be received from the architect prior to the client or clients authorization proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



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DEMOLITION RCP KEYNOTES

- D1 (E) CEILING TILE TO BE DEMOLISHED IN ITS ENTIRETY.
- D2 (E) RECESSED LIGHT FIXTURE TO BE DEMOLISHED IN ITS ENTIRETY.
- D3 (E) SOFFIT TO BE DEMOLISHED IN ITS ENTIRETY.
- D4 (E) COFFERED CEILING TO BE DEMOLISHED IN ITS ENTIRETY.

GENERAL NOTES

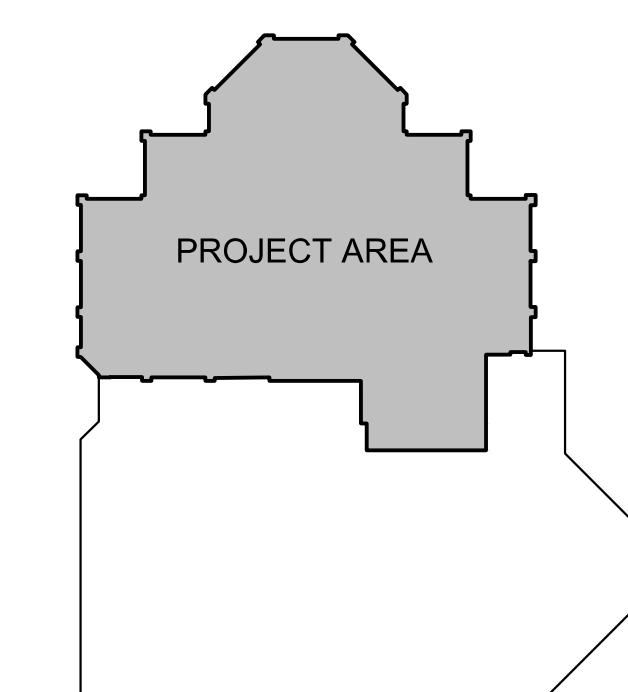
1. REMOVE FINISHES IN THEIR ENTIRETY AS INDICATED. COMPLETELY REMOVE ALL ADHESIVES, MASTICS, COATINGS, DIRT, MARKINGS OR OTHER MATERIALS FROM SUBSTRATE SURFACES. ENSURE THAT EXISTING SURFACES SUBSEQUENTLY COVERED BY NEW FINISHES, HAVE BEEN COMPLETELY CLEANED OF ANY ADHESIVES, COATINGS, MOLD, MILDEW AND SURFACE DIRT. EXPOSE BARE SUBSTRATE USING MECHANICAL METHODS.
2. PRIOR TO START OF DEMOLITION WORK, REMOVE ITEMS DESIGNATED AS SALVAGE BY CONSTRUCTION DOCUMENTS AND OWNER. PROTECT AND RELOCATE SALVAGE ITEMS TO A LOCATION DESIGNATED BY OWNER.
3. COORDINATE WITH PLUMBING, ELECTRICAL, MECHANICAL, AND STRUCTURAL DRAWINGS FOR DEMOLITION WORK.
4. PROTECT IN PLACE ALL (E) MATERIALS AND SYSTEMS INDICATED TO REMAIN.
5. BRING TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BY WRITTEN RFI, ANY EXISTING CONDITIONS, WHICH WERE NOT VISUALLY DETECTABLE PRIOR TO DEMOLITION, THAT CONFLICT WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
6. PRIOR TO START OF DEMOLITION RE-ROUTE, AS NEEDED, EXISTING UTILITIES REQUIRED TO BE MAINTAINED, WITHOUT DISRUPTION OF SERVICES DURING HOURS OF OPERATION.
7. PROTECT IN PLACE ALL (E) UTILITIES INDICATED TO REMAIN. VERIFY DEPTHS & LOCATIONS OF (E) UTILITIES PRIOR TO BID & START OF DEMOLITION WORK.
8. DEMOLISH ITEMS SHOWN WITH DASHED LINES IN THEIR ENTIRETY.
9. PATCH AND REPAIR, AT NO ADDITIONAL COST OR TIME TO CONTRACT, ANY DAMAGE OCCURRING TO NEW AND EXISTING CONDITIONS, AS A RESULT OF ANY WORK PERFORMED UNDER THIS CONTRACT.
10. NOTIFY THE OWNER IMMEDIATELY IN WRITING IF ANY HAZARDOUS MATERIAL IS DISCOVERED.
11. ALL FIRE EXTINGUISHERS, SALVAGED FOR RE-USE, MUST BE TESTED & CERTIFIED PRIOR TO INSTALLATION AT NEW LOCATION.
12. USE OF ABBREVIATIONS ARE NOT LIMITED TO THE ABBREVIATIONS LISTED ON THIS SHEET. FOR ADDITIONAL ABBREVIATIONS REFER TO SHEET A001.
13. PROTECT (E) AUTOMATIC FIRE SPRINKLER HEADS IN PLACE. SEE GENERAL NOTE 17 ON SHEET A2-12.

SYMBOLS & ABBREVIATIONS

- (E) EXIT SIGN
- (E) RECESSED DOWNLIGHT
- (E) SURFACE MOUNTED WALL SCONCE
- (E) RECESSED WALL WASHER CAN LIGHT FIXTURE
- (E) CEILING MOUNTED AUTOMATIC FIRE EXTINGUISHING SYSTEM SPRINKLER HEAD.
- (E) LINEAR DIFFUSER
- (E) SUPPLY AIR DIFFUSER
- (E) RETURN AIR OR EXHAUST AIR GRILLE
- (E) WALL TO REMAIN.
- (E) WALL TO BE REMOVED IN ITS ENTIRETY, UNLESS OTHERWISE NOTED.
- (E) ITEMS TO REMAIN.
- (E) ITEM TO BE DEMOLISHED IN ITS ENTIRETY.
- PROJECT AREA
- COMMONS BUILDING AREA NOT IN SCOPE

AB	ANCHOR BOLT	FIN	FINISH
ACT	ACOUSTICAL CEILING TILE	FTS	FOOTING
ALUM	ALUMINUM	HVAC	HEATING VENTILATION & AIR
BLDG	BUILDING	COND	CONDITIONING
CLG	CEILING	INSUL	INSULATION
COL	COLUMN	TYP	TYPICAL
CONC	CONCRETE	UNF	UNFINISHED
CPT	CARPET	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	VCT	VINYL COMPOSITION TILE
DR	DOOR	VIF	VERIFY IN FIELD

KEY PLAN



Sheet Issue & Revision Log

1-28-2020 INITIAL SUBMITTAL

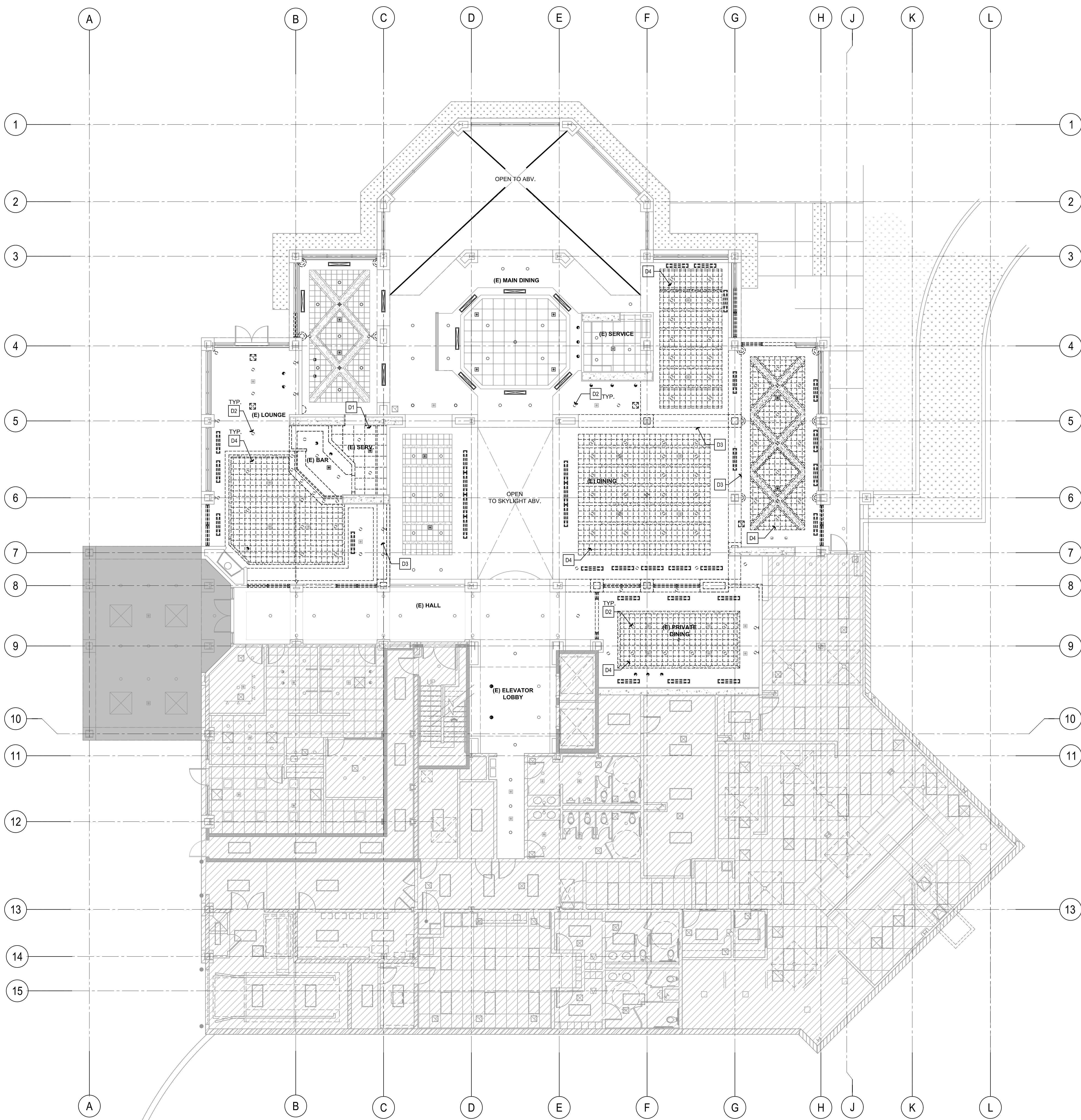
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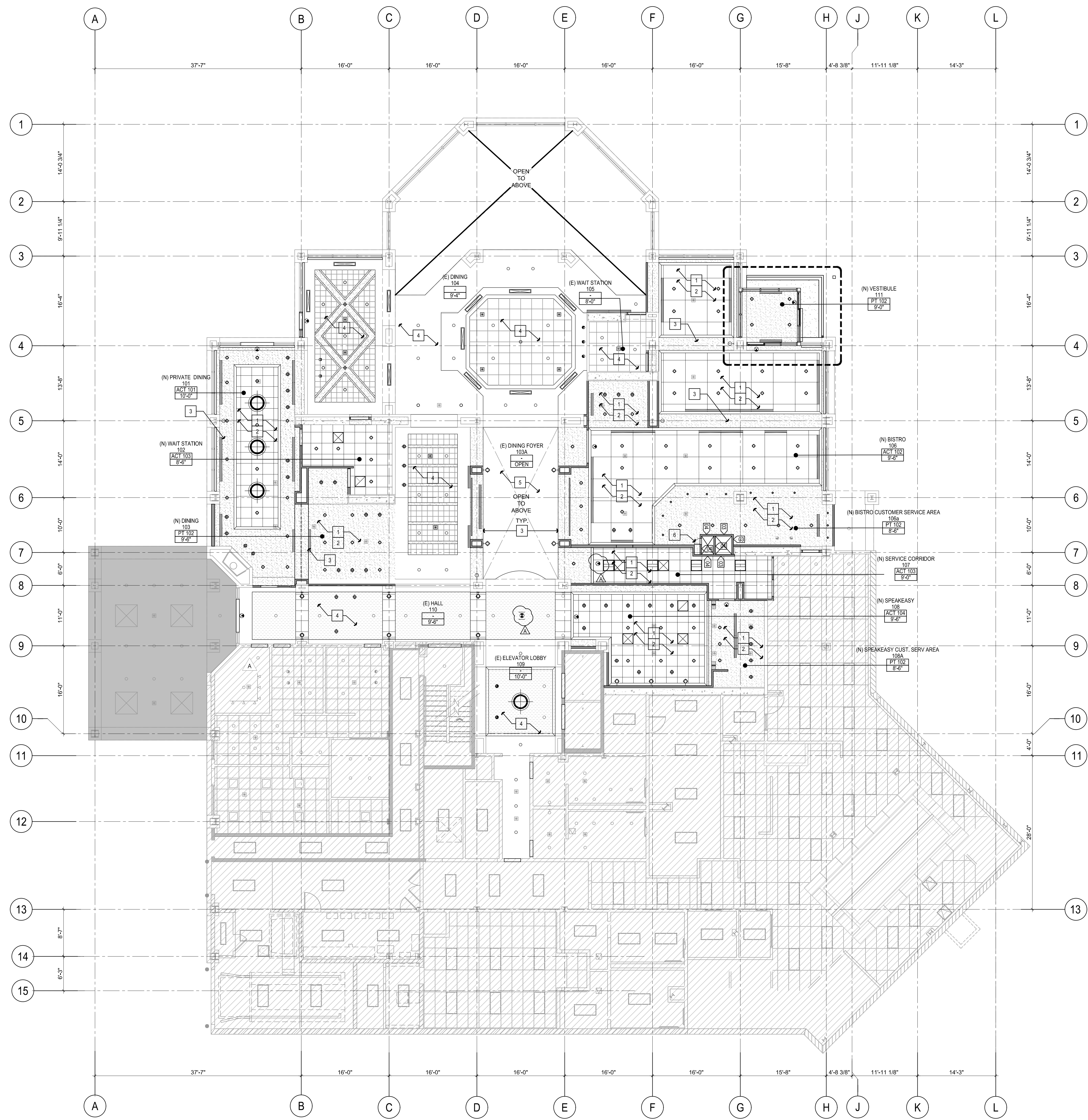
If the client is responsible prior to or during construction to verify the accuracy in writing of any proposed errors or omissions in the plans and specifications of which a contractor is responsible, the contractor shall be held harmless. Written instructions addressing such proposed errors or omissions shall be received from the architect prior to the start of construction. The contractor shall be responsible for any defects in construction if these instructions are not followed.



DEMOLITION REFLECTED CEILING PLAN

A2-12D





REFLECTED CEILING PLAN KEYNOTES

- 1 (N) RECESSED LIGHT FIXTURES IN (N) CEILING, REFER TO LIGHTING ELECTRICAL AND INTERIOR DRAWINGS.
- 2 (N) CEILING DESIGN AND FINISHES - SEE ID DRAWINGS.
- 3 (N) FRAMED SOFFIT PREPARED FOR FINISHES PER INTERIOR DRAWINGS, REFER TO DETAIL.
- 4 (E) CEILING TO REMAIN, REPLACE (E) LIGHT FIXTURES WITH (N) FIXTURE - REFER TO LIGHTING AND ELECTRICAL DRAWINGS.
- 5 (E) SKYLIGHT TO REMAIN
- 6 PROVIDE ACCESS DOOR FOR GREASE DUCT CLEANOUT - REFER TO MECHANICAL DRAWINGS.

GENERAL NOTES

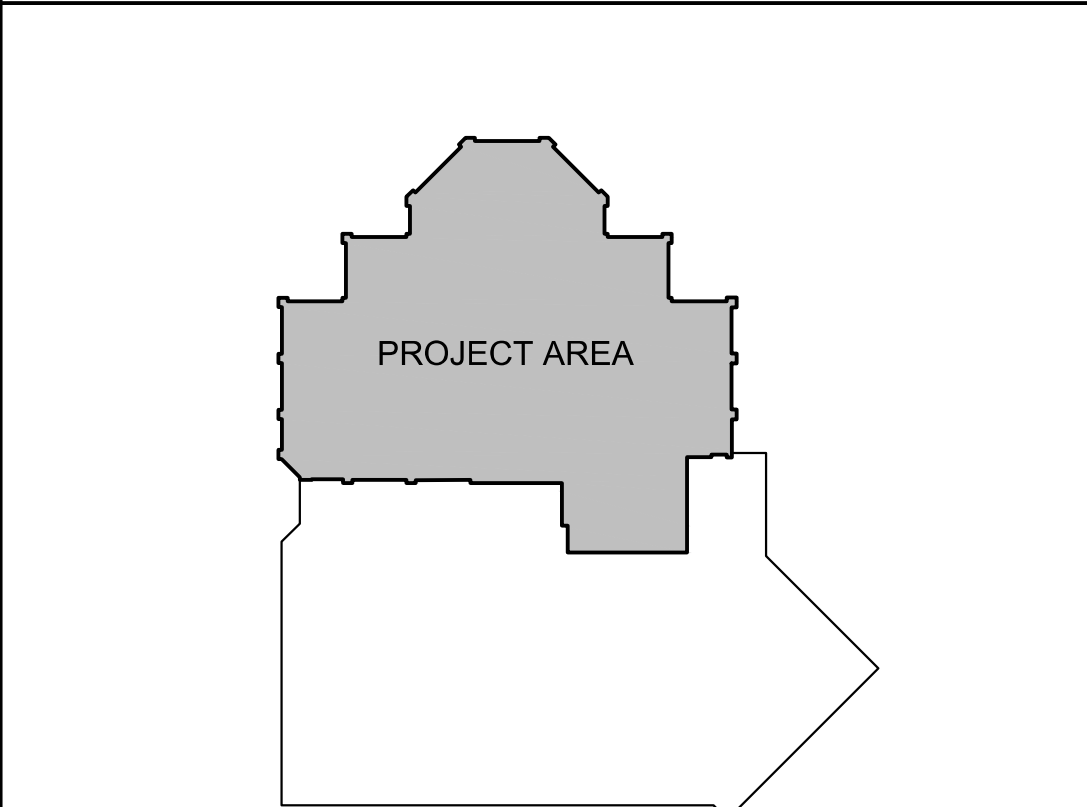
1. MECHANICAL GRILLES, REGISTERS, EXTERIOR LOUVERS AND LIGHT FIXTURES AND SPRINKLER HEADS ARE SHOWN FOR LOCATION PURPOSES ONLY. VERIFY QUANTITY, TYPE AND SIZE WITH MECHANICAL, ELECTRICAL, FIRE SPRINKLER & FIRE ALARM DRAWINGS.
 - 1a. (N) OR ADDED SPRINKLER HEADS MAY BE REQUIRED. FIRE SPRINKLER CONTRACTOR SHALL REVIEW NEW CEILING DESIGNS AND DETERMINE WHERE & HOW MANY ADDITIONAL HEADS MAY BE REQUIRED FOR COMPLIANCE WITH NFPA 13.
 2. COLOR MATCH ALL T-BAR GRIDS, SPRINKLER COLLARS & CAPS, CEILING DIFFUSERS AND GRILLES, ETC. W/ THE SPECIFIED COLOR OF THE CEILING. PAINT INSIDE OF REGISTER AND DUCT THROAT FLAT BLACK.
 3. PAINT ALL EXPOSED STRUCTURE, DECKING FASTENERS, HANGERS, CONNECTIONS, SUPPORTS, BRACES, PIPING, VALVE BOXES, CONDUIT, EXPOSED DUCT WORK, ELECTRICAL BOXES, EXPOSED INSULATION AND SCRIM COVERING.
 4. UNLESS NOTED OTHERWISE, CENTER PATTERN OF FIRE SPRINKLER HEADS IN THE CEILING OF EACH ROOM. CENTER HEADS IN ACOUSTIC TILES AND LOCATE HEADS IN LINE WITH AND CENTERED BETWEEN LIGHT FIXTURES IN GYP. BD. CEILING, & EXTERIOR SOFFITS.
 5. CEILING HEIGHTS INDICATED ARE MEASURED FROM FINISH FLOOR TO BOTTOM OF CEILING FINISH. FOR (N) CEILING HEIGHTS, REFER TO ID DRAWINGS.
 6. PROVIDE METAL LATH AT EXTERIOR PLASTER SOFFITS.
 7. PROVIDE NON-COMBUSTIBLE HANGERS & FRAMING FOR DROPPED CEILINGS BELOW RATED FLOOR-CEILING & ROOF-CEILING ASSEMBLIES.
 8. PROVIDE CEILING FINISHES WITH MAXIMUM FLAME SPREAD RATING REQUIRED PER GOVERNING AGENCY.
 9. PROVIDE BACKING FOR ALL EQUIPMENT, CASEWORK, ACCESSORIES & WINDOW COVERINGS. VERIFY BACKING AND BLOCKING LOCATIONS PRIOR TO COVERING OF FRAMING.
 10. PROVIDE METAL ACCESS DOORS WHERE BUILDING ELEMENTS ARE LOCATED IN INACCESSIBLE CEILING & WALL SPACES. BUILDING ELEMENTS SPECIFICALLY REQUIRING ACCESS INCLUDE, BUT ARE NOT LIMITED TO, FIRE/SMOKE DAMPERS, VOLUME DAMPERS, FILTERS, VALVES, ELECTRICAL JUNCTION BOXES, MOTORS, FIRE SPRINKLER HEADS, CONTROLS. PROVIDE ADDITIONAL ACCESS DOORS WHERE SHOWN OR SCHEDULED. PROVIDE FIRE RATED ACCESS DOORS IN FIRE RATED ASSEMBLIES EQUAL TO THE FIRE RATING OF THE ASSEMBLY.
 11. WHERE DEMOLITION IS REQUIRED TO INSTALL NEW WORK, PATCH AND REPAIR ALL ASSEMBLIES AND SURFACES TO BE VISUALLY UNDETECTABLE IN PROFILE, LIFT, TEXTURE, COLOR AND TO MATCH ALL ADJACENT SURFACES. PROVIDE ALL MATERIALS TO COMPLETE THIS WORK.
 12. FOR PENETRATIONS OF FIRE RESISTIVE WALL, FLOOR-CEILING AND ROOF-CEILING ASSEMBLIES, REFER TO FIRE STOP PENETRATION SCHEDULE.
 13. FOR ROOM FINISH SCHEDULE REFER TO INTERIOR DRAWINGS.
- ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTO LUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH ILL 324 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 1203. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

SYMBOLS

	RECESSED WALL WASHER DOWNLIGHT
	RECESSED DOWNLIGHT, REFER TO ELEC. AND LIGHTING DWGS.
	RECESSED ADJUSTABLE LED, SEE LIGHTING AND ID DWGS.
	PENDANT LIGHT FIXTURE, REFER TO ELEC. AND ID DWG.
	SURFACE MOUNT WALL FIXTURE
	RETURN AIR GRILLE, REFER TO MECH. DRAWINGS
	SUPPLY AIR DIFFUSER, REFER TO MECH. DWG.
	EXHAUST AIR GRILLE, REFER TO MECH. DWG.
	(N) GYPSUM BOARD CEILING - REFER TO ID DWGS.
	4'x4' ACOUSTICAL CEILING TILE, SEE ID DWGS.
	2'x2' ACOUSTICAL CEILING TILE, SEE ID DWGS.
	(N) 5/8" LAYER OF ACOUSTICAL GYP. BD. OVER (E) GYP. BD. CEILING
	(E) WALL TO REMAIN, PROTECT IN PLACE
	NON-RATED FRAMED WALL
	WALL TAG - SEE 1/A0-01
	PROJECT AREA
	COMMONS BUILDING AREA NOT IN SCOPE

ACT	ACOUSTICAL CEILING TILE	UNO	UNLESS OTHERWISE NOTED
CLG	CEILING	EXPO	EXPOSED
FF	FINISH FLOOR	SUSP	SUSPENDED
FIN	FINISH	RCP	REFLECTED CEILING PLAN
GYP. BD.	GYPSUM BOARD		

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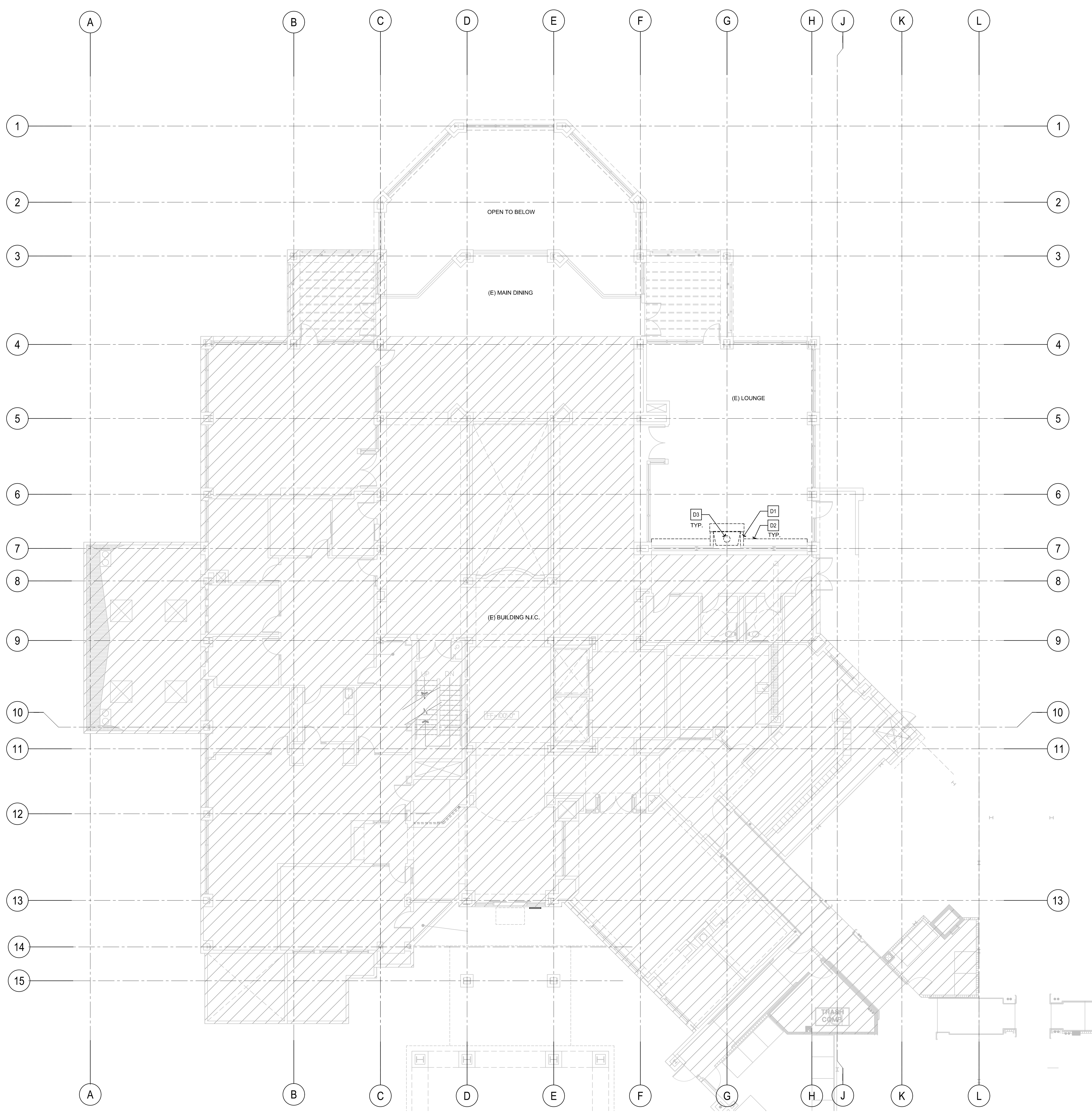
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REFLECTED CEILING PLAN



DEMOLITION FLOOR PLAN KEYNOTES

- D1 (E) INTERIOR WALL TO BE DEMOLISHED IN ITS ENTIRETY
- D2 (E) CABINETRY TO BE DEMOLISHED IN ITS ENTIRETY
- D3 (E) FIREPLACE TO BE DEMOLISHED IN ITS ENTIRETY

GENERAL NOTES

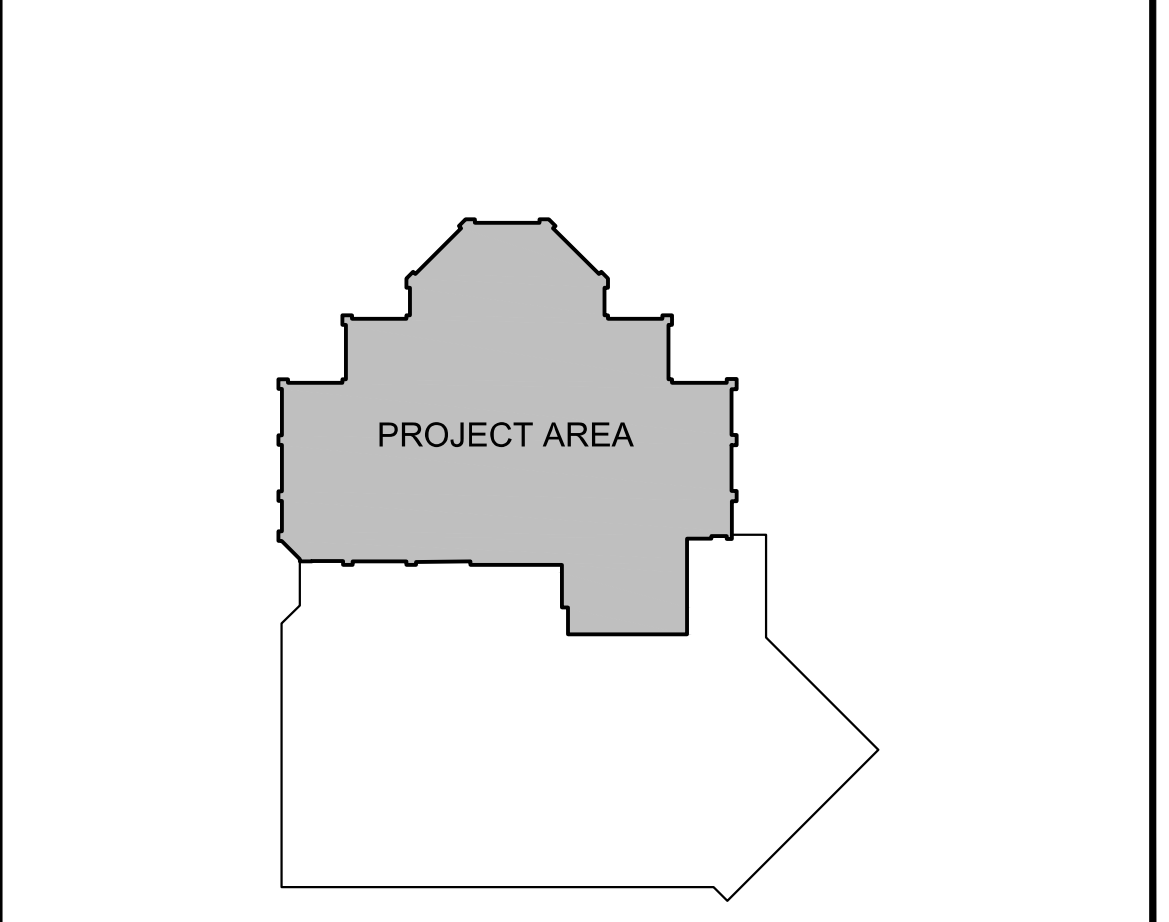
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2. PRIOR TO START OF DEMOLITION WORK, REMOVE ITEMS DESIGNATED AS SALVAGE BY CONSTRUCTION DOCUMENTS AND OWNER. PROTECT AND RELOCATE SALVAGE ITEMS TO A LOCATION DESIGNATED BY OWNER.
3. COORDINATE WITH PLUMBING, ELECTRICAL, MECHANICAL, AND STRUCTURAL DRAWINGS FOR DEMOLITION WORK. PROTECT IN PLACE ALL (E) MATERIALS AND SYSTEMS INDICATED TO REMAIN.
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10. ALL FIRE EXTINGUISHERS, SALVAGED FOR RE-USE, MUST BE TESTED & CERTIFIED PRIOR TO INSTALLATION AT NEW LOCATION.
11. USE OF ABBREVIATIONS ARE NOT LIMITED TO THE ABBREVIATIONS LISTED ON THIS SHEET. FOR ADDITIONAL ABBREVIATIONS REFER TO SHEET: A0-01

SYMBOLS & ABBREVIATIONS

	(E) WALL, PROTECT IN PLACE.
	(E) WALL TO BE REMOVED IN ITS ENTIRETY, UNLESS OTHERWISE NOTED.
	(E) ITEMS, PROTECT IN PLACE.
	(E) ITEM TO BE DEMOLISHED IN ITS ENTIRETY.
	PROJECT AREA
	COMMONS BUILDING AREA NOT IN SCOPE

AB	ANCHOR BOLT	FIN	FINISH
ACT	ACOUSTICAL CEILING TILE	FTG	FOOTING
ALUM	ALUMINUM	HVAC	HEATING VENTILATION & AIR CONDITIONING
BLDG	BUILDING	INSUL	INSULATION
CLG	CEILING	TYP	TYPICAL
COL	COLUMN	UNF	UNFINISHED
CONC	CONCRETE	UNO	UNLESS NOTED OTHERWISE
CPT	CARPET	VCT	VINYL COMPOSITION TILE
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**MAIN LEVEL
 DEMOLITION FLOOR
 PLAN**



MAIN FLOOR PLAN KEYNOTES

- 1 (N) NEW SHAFT
- 2 (E) ALUMINUM STOREFRONT
- 3 (N) WALL, SEE 1/AD-01 FOR WALL TYPES

GENERAL NOTES

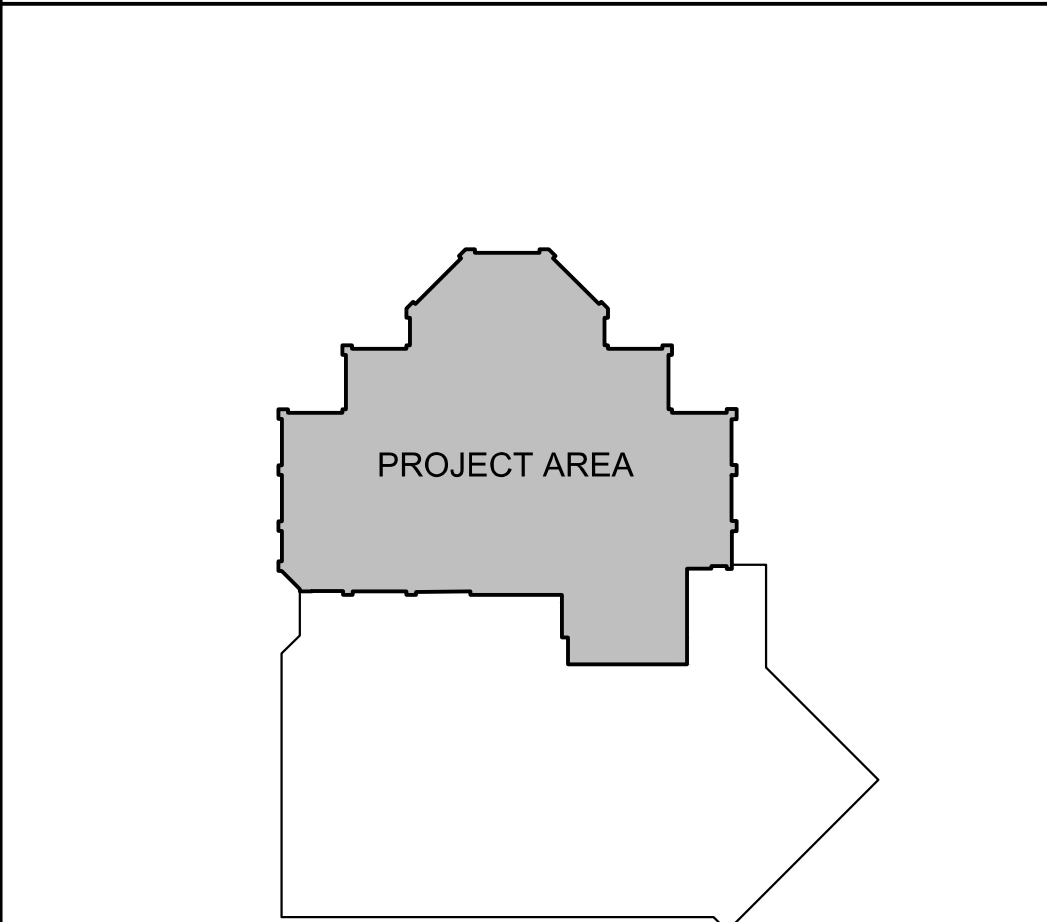
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2. OFFSET ALL IMMEDIATELY ADJACENT DOOR OPENINGS 4 INCHES FROM PERPENDICULAR WALL.
3. WHERE EXISTING SURFACES ARE TO BE FRAMED OR FURRED TO RECEIVE FINISHES, ENSURE THAT THE EXISTING SURFACES HAVE BEEN COMPLETELY CLEANED OF EXISTING MOLD, MILDEW, ADHESIVES, COATINGS, CONSTRUCTION MARKS AND SURFACE DIRT AND SURFACES HAVE BEEN MECHANICALLY CLEANED DOWN TO BARE SUBSTRATE PRIOR TO ENCLOSING OR APPLYING FRAMING AND FINISHES.
4. PATCH, REPAIR, INFILL AND SMOOTH OUT SURFACES WHERE ITEMS THAT HAVE BEEN REMOVED LEAVE HOLES.
5. WHERE DEMOLITION IS REQUIRED TO INSTALL NEW WORK, PATCH AND REPAIR ALL ASSEMBLIES AND SURFACES SO AS TO BE VISUALLY UNDETECTABLE IN PROFILE, LIFT, TEXTURE, COLOR AND TO MATCH ALL ADJACENT SURFACES. PROVIDE ALL STRUCTURAL AND COSMETIC MATERIALS TO COMPLETE WORK.
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7. FOR PENETRATIONS OF FIRE RESISTIVE WALL, FLOOR-CEILING AND ROOF-CEILING ASSEMBLIES, REFER TO FIRE STOP PENETRATION SCHEDULE.
8. FOR CODE COMPLIANCE INFORMATION REFER TO DRAWING.
9. FOR ACCESSIBILITY REQUIREMENTS SEE DRAWINGS.
10. FOR GREEN CODE MANDATORY MEASURES REFER TO DRAWING.
11. PROVIDE FIRE EXTINGUISHERS PER AGENCY DIRECTION. SPACE SO MAX. TRAVEL DISTANCE FROM ANY POINT TO AN EXTINGUISHER DOES NOT EXCEED 75'-0" & EACH EXTINGUISHER COVERS A MAX. AREA OF 3,000 SF. MOUNT ALL FIRE EXTINGUISHER CABINETS WITH EXTINGUISHERS AT 48" A.F.F. TO LATCH OF EXTINGUISHER. SEE DETAIL. VERIFY FINAL LOCATION OF EXTINGUISHERS WITH AGENCY PRIOR TO COVERING OF FRAMING.
12. PROVIDE BACKING AND SUPPORT FOR ALL RECESSED AND SURFACED MOUNTED CASEWORK, EQUIPMENT & ACCESSORIES. COORDINATE ALL BLOCKING AND BACKING REQUIREMENTS IN FRAMED WALLS PRIOR TO CLOSING OF WALL FRAMING. FOR BACKING DETAILS REFER TO.
13. USE OF ABBREVIATIONS ARE NOT LIMITED TO THE ABBREVIATIONS LISTED ON THIS SHEET. FOR ADDITIONAL ABBREVIATIONS REFER TO SHEET.
14. PROVIDE NEW WALL CORNERS WITH A 8" RADIUS.

SYMBOLS

	(N) NON-RATED FRAMED PARTITION	13	16
	(E) WALL TO REMAIN	AD-01	AD-01
	WALL TAG	1	AD-01
	ROOM TAG		
	(N) DOOR TAG	7	AD-11
	(N) WINDOW TAG	8	AD-11
	PROJECT AREA		
	COMMONS BUILDING AREA NOT IN SCOPE		

1	CENTERLINE	FOC	FACE OF CONCRETE
EQS	EDGE OF SLAB	FCM	FACE OF MASONRY
EQ	EQUAL	FWO	FACE OF WALL
FE	FIRE EXTINGUISHER	RO	ROUGH OPENING
FOS	FACE OF STUD	WP	WORK POINT
FOF	FACE OF FINISH		

KEY PLAN



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KTGY Project No: 171180

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Project Designer: Stan Braden

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LAKESIDE COMMONS DINING

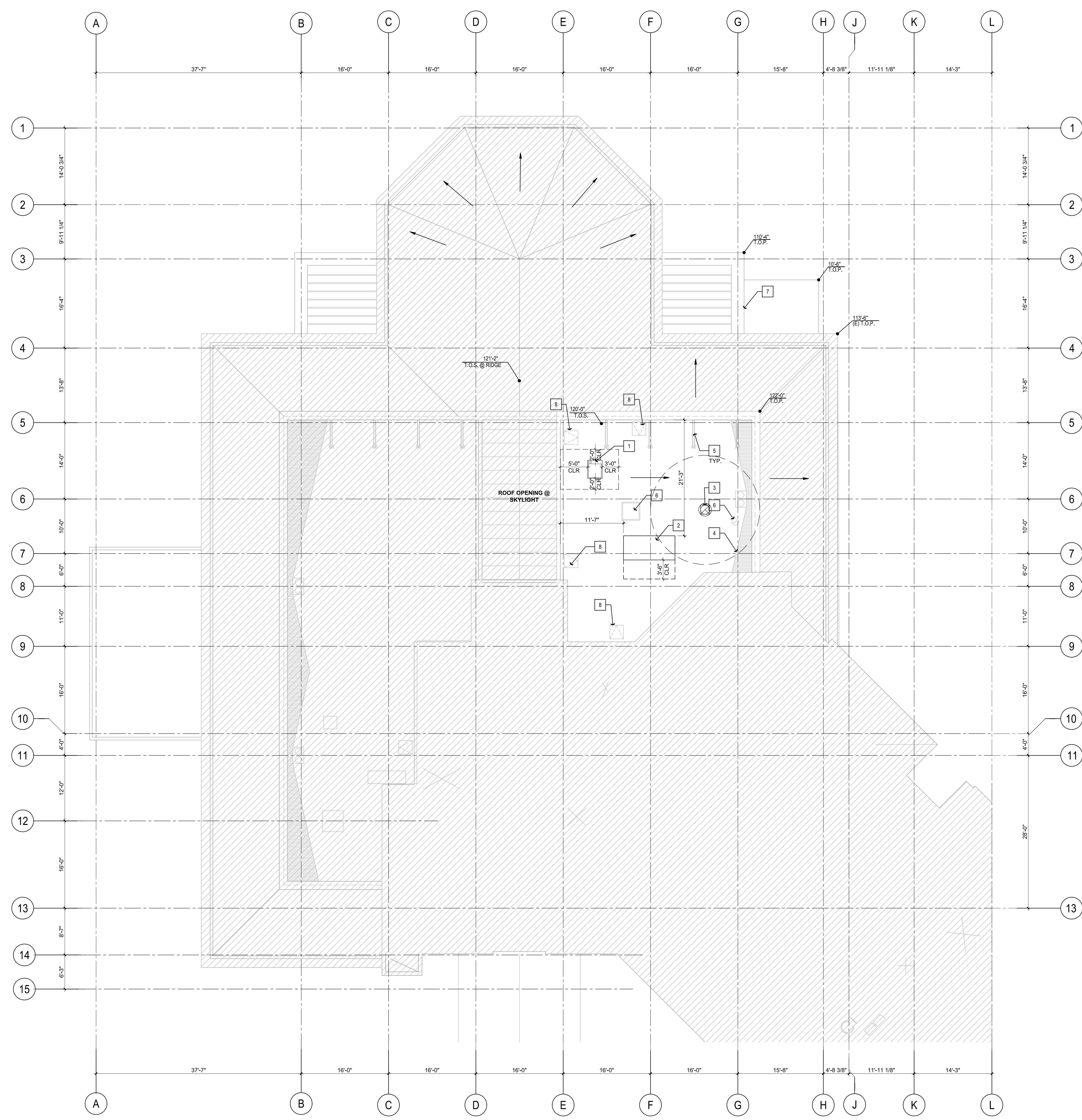
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MAIN LEVEL FLOOR PLAN



ROOF PLAN KEYNOTES

- 1 REMOTE REFRIGERATION CONDENSER RACK, CFH100E4S-D, ON EQUIPMENT PLATFORM; DETAIL 19/AD-01; REFER TO KITCHEN DRAWINGS FOR REFRIGERATION INFORMATION.
- 2 MAKEUP AIR UNIT, MUA-1, REFER TO MECHANICAL DRAWINGS.
- 3 EXHAUST FAN, KEF-1, REFER TO MECHANICAL DRAWINGS.
- 4 (E) CRICKET TO REMAIN.
- 5 (E) GALVANIZED STEEL METAL BRACE
- 6 (E) MECHANICAL FAN; REFER TO MECHANICAL DRAWINGS.
- 7 (E) STEEL TUBE TRELLIS BELOW TO REMAIN.
- 8 (E) ACCESS LADDER

GENERAL NOTES

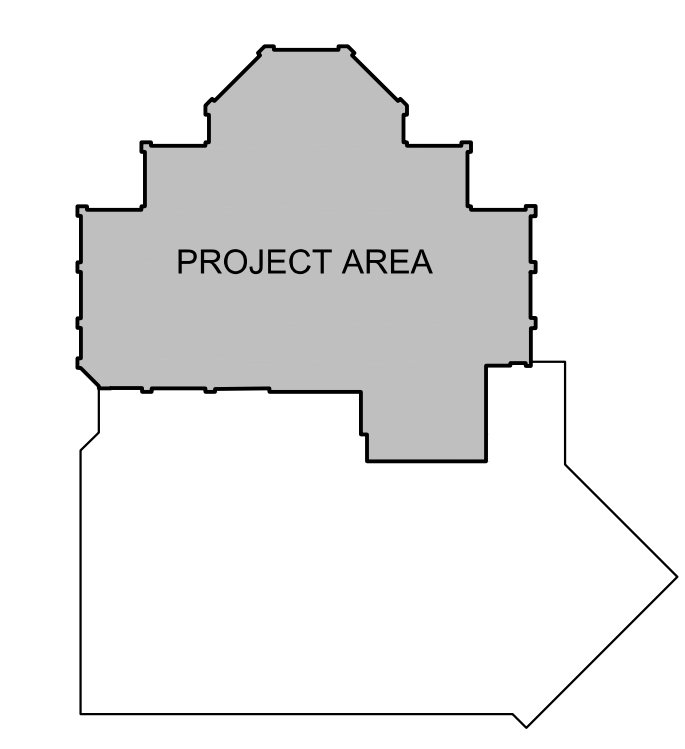
- 1. ALL ROOF HEIGHTS ARE REFERENCED FROM FINISH FLOOR ELEVATION 0'-0".
- 2. FOR BUILDING AND PARAPET HEIGHT VERTICAL ELEVATIONS, REFER TO EXTERIOR ELEVATIONS.
- 3. PROVIDE CLASS 'A' ROOFING SYSTEM.
- 4. PROVIDE ROUND PENETRATIONS THROUGH ROOF. THE USE OF CHANNELS, ANGLES, OR LINK-STRUTS THROUGH THE ROOF ALONE OR WITH PITCH POCKETS IS NOT ALLOWED.
- 5. DO NOT PENETRATE ROOFING WITHIN 18" OF VALLEYS, HIPS OR RIDGES.
- 6. VERIFY ALL REQUIRED ROOF TOP EQUIPMENT CURB AND SUPPORT DIMENSIONS PRIOR TO FRAMING OF ROOF SUPPORTS, OPENINGS AND CURB FABRICATION AND INSTALLATION.
- 7. PROVIDE CRICKETS AT ROOF MOUNTED EQUIPMENT AS REQUIRED FOR PROPER DRAINAGE.
- 8. DIRECTLY CONNECT ALL DOWNSPOUTS AND ROOF DRAINS TO STORM DRAIN FILTRATION SYSTEM.
- 9. ROOF DRAIN PIPES AND FITTINGS ARE TO BE CONCEALED WITHIN BUILDING CONSTRUCTION.
- 10. TERMINATE OVERFLOW DRAIN AT EXTERIOR WALL AT 18" ABOVE ADJACENT EXTERIOR FINISH GRADE.
- 11. PROVIDE ATTIC VENTILATION PER CALCULATIONS ON THIS DRAWING.
- 12. WHERE DEMOLITION IS REQUIRED TO INSTALL NEW WORK, PATCH AND REPAIR ALL ASSEMBLIES AND SURFACES TO BE VISUALLY UNDETECTABLE IN PROFILE, LIFT, TEXTURE, COLOR AND TO MATCH ALL ADJACENT SURFACES. PROVIDE ALL STRUCTURAL AND COSMETIC MATERIALS TO COMPLETE THIS WORK.
- 13. DO NOT GROUP OR BUNDLE DECK PENETRATIONS. MAINTAIN 6 INCHES CLEAR MINIMUM AROUND ALL PENETRATIONS.
- 14. FOR CONSTRUCTION OF FIRE RATED ASSEMBLIES REFER TO FIRE RATED ASSEMBLY SCHEDULE.
- 15. FOR PENETRATIONS OF FIRE RESISTIVE WALL, FLOOR-CEILING AND ROOF-CEILING ASSEMBLIES, REFER TO FIRE STOP PENETRATION SCHEDULE.

SYMBOLS & ABBREVIATIONS

	(E) ROOF DRAIN AND OVERFLOW
	(E) CRICKET
	EXHAUST FAN
	(E) ROOF HATCH
	SLOPE DIRECTION OF SLOPE
	SPOT ELEVATION
	(E) BUILDING N.I.C.

BIT	BITUMINOUS	RFG	ROOFING
DS	DOWNSPOUT	RWL	RAIN WATER LEADER
EPS	EXPANDED POLY-STYRENE	SHTG	SHEATHING
FS	FINISH SURFACE	TOS	TOP OF STEEL
INSUL	INSULATION	TOD	TOP OF DECK
MOD	MODIFIED		
RD	ROOF DRAIN		

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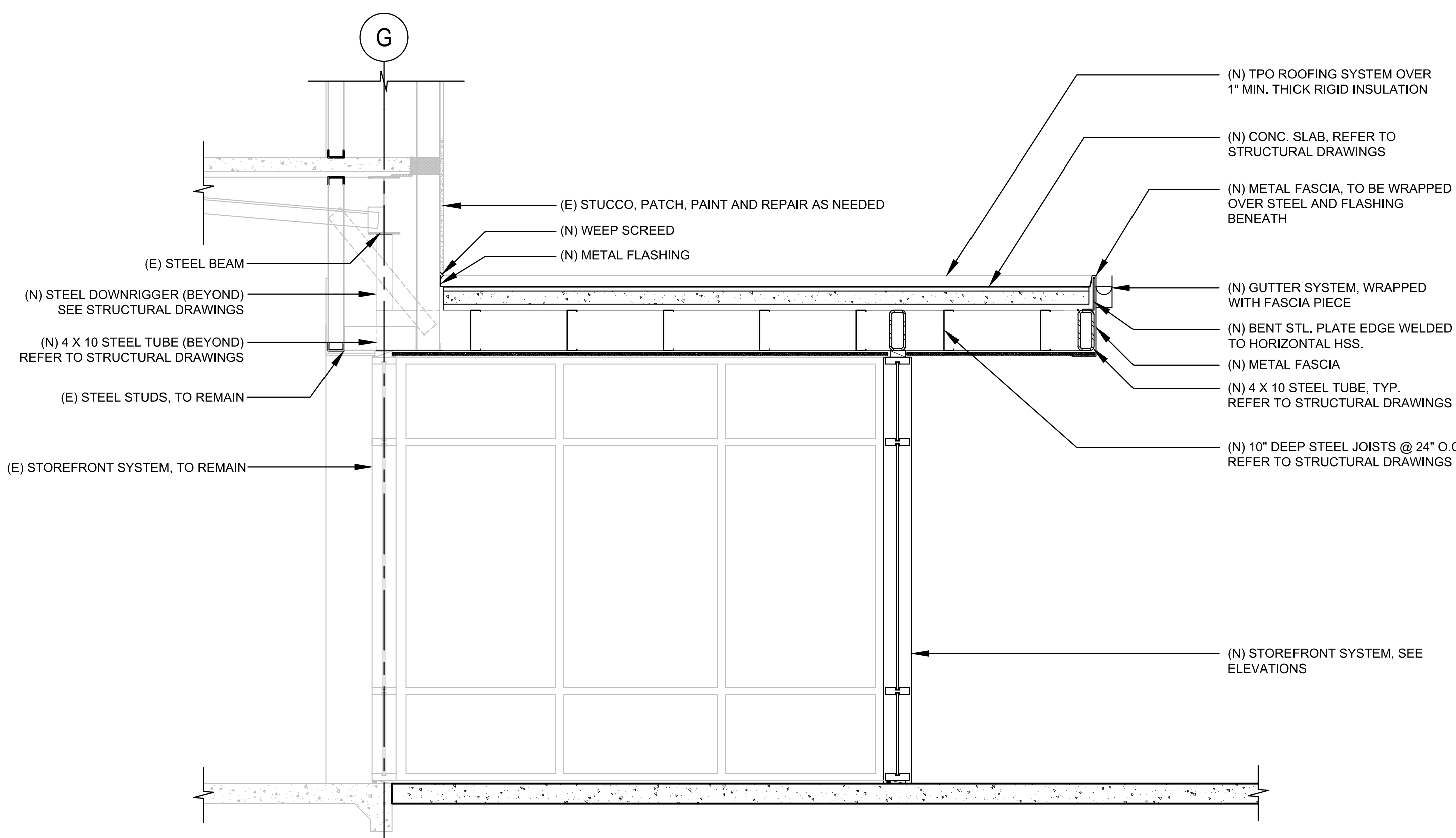
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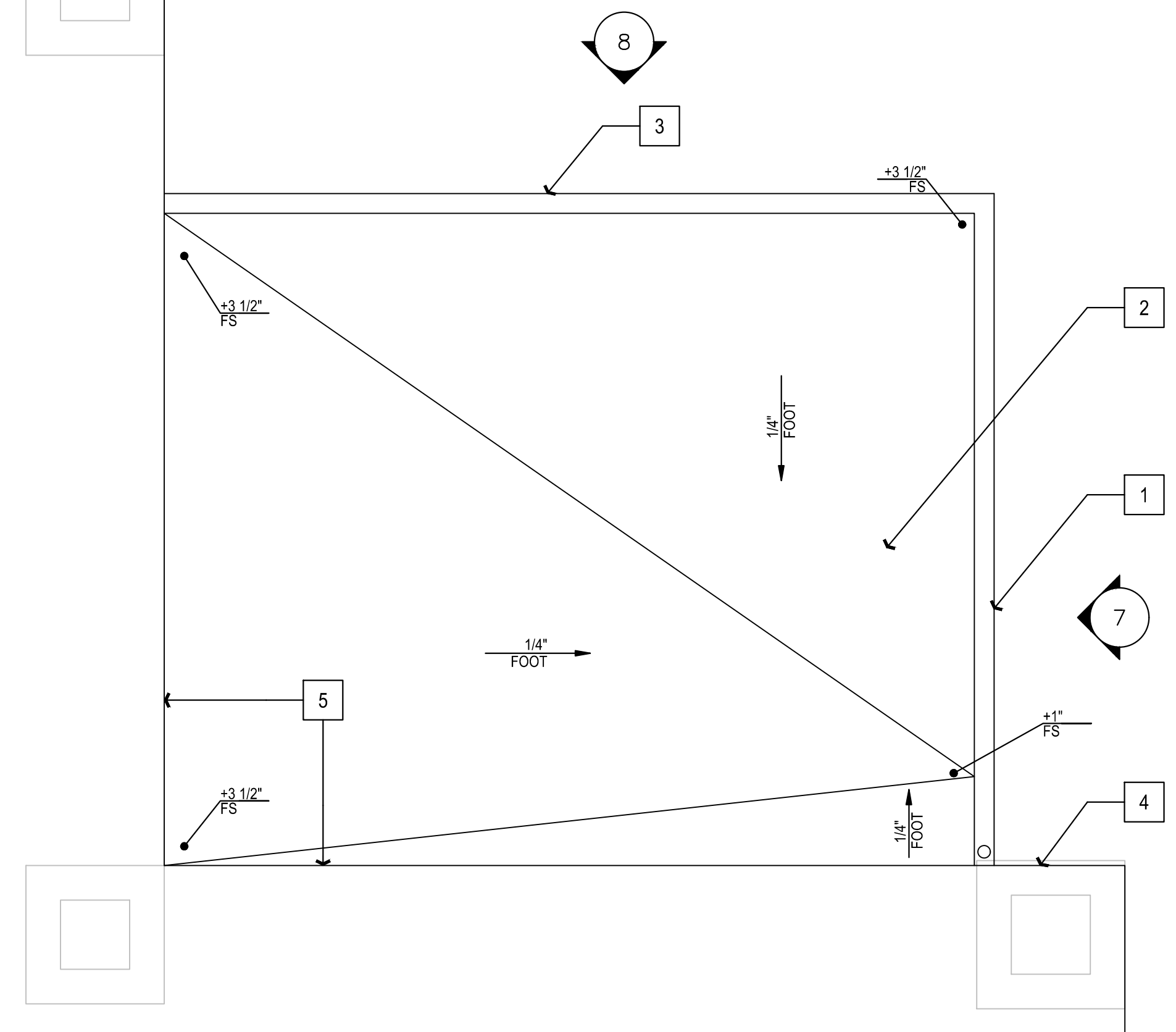
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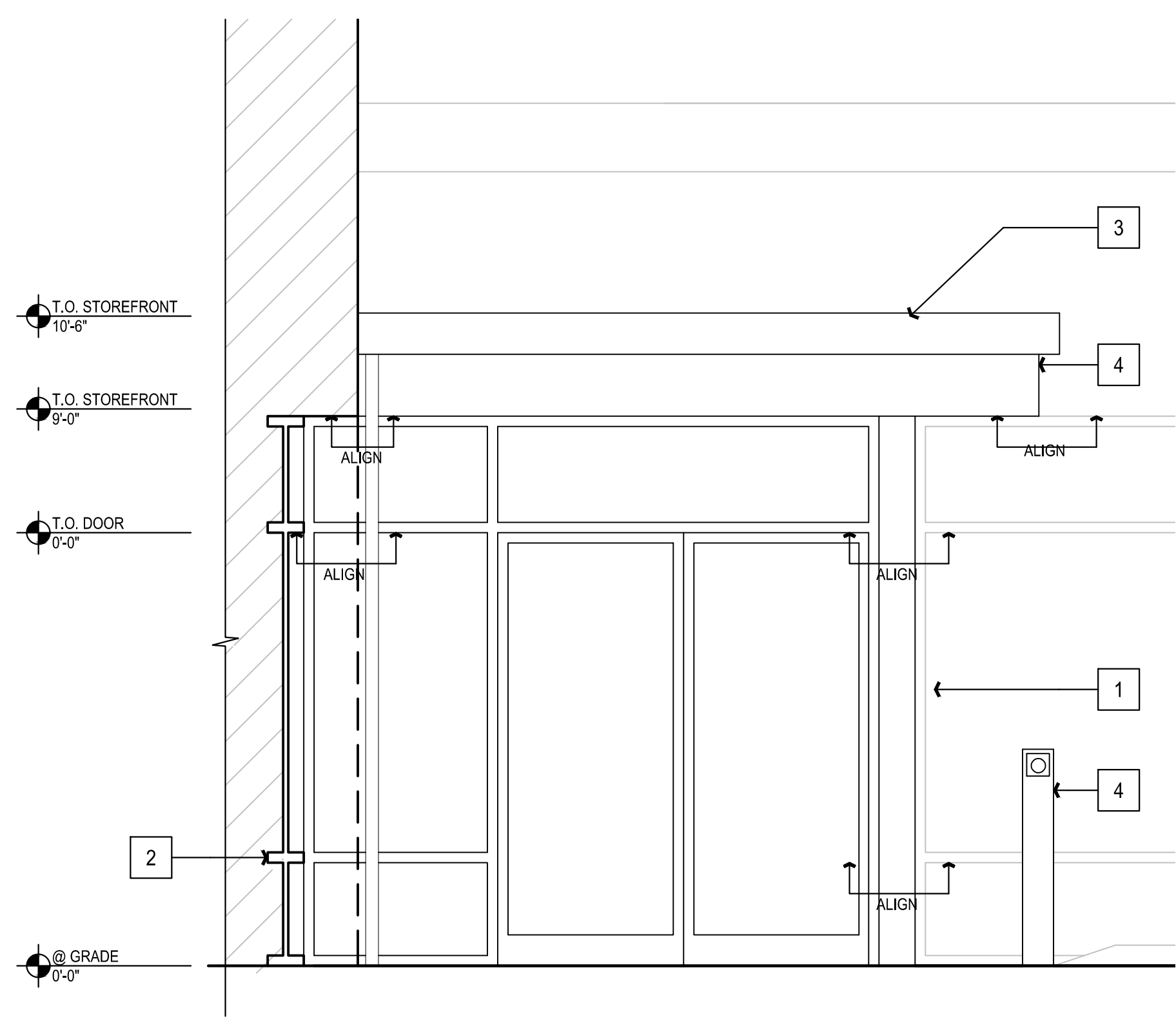
ROOF PLAN



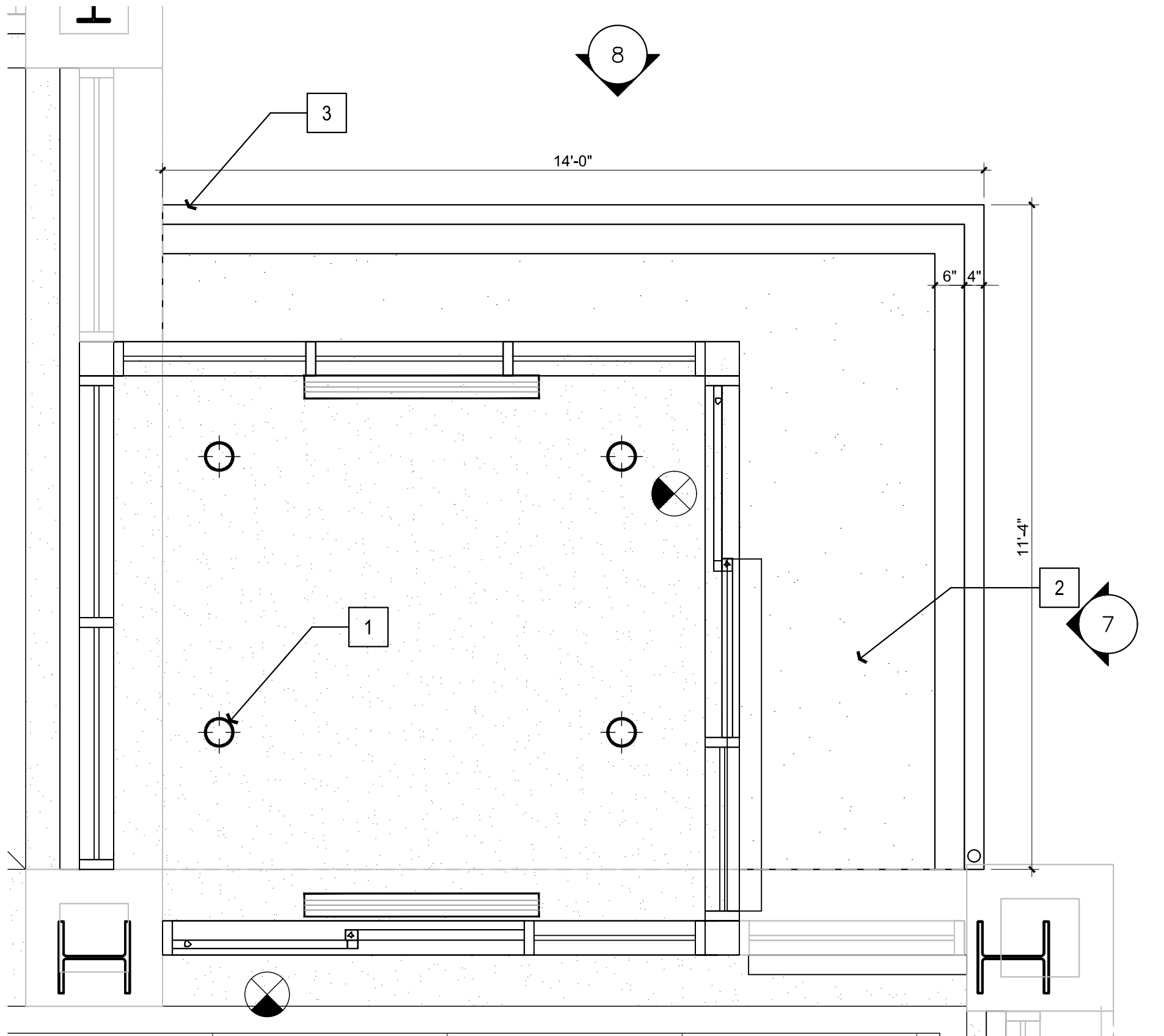
SECTION AA - VESTIBULE SCALE: 1/2"=1'-0" 9



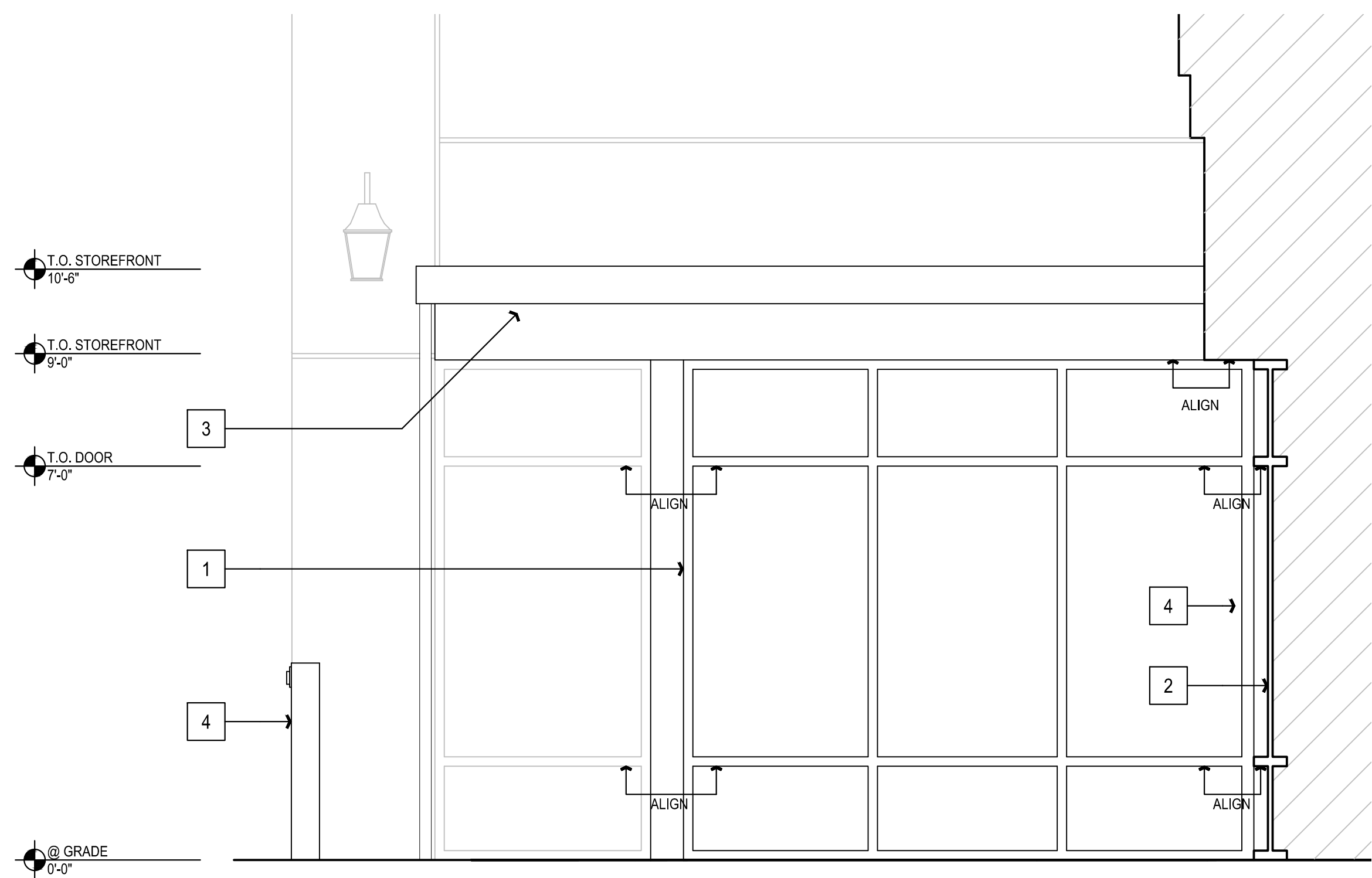
ENLARGED ROOF PLAN - VESTIBULE SCALE: 1/2"=1'-0" 3



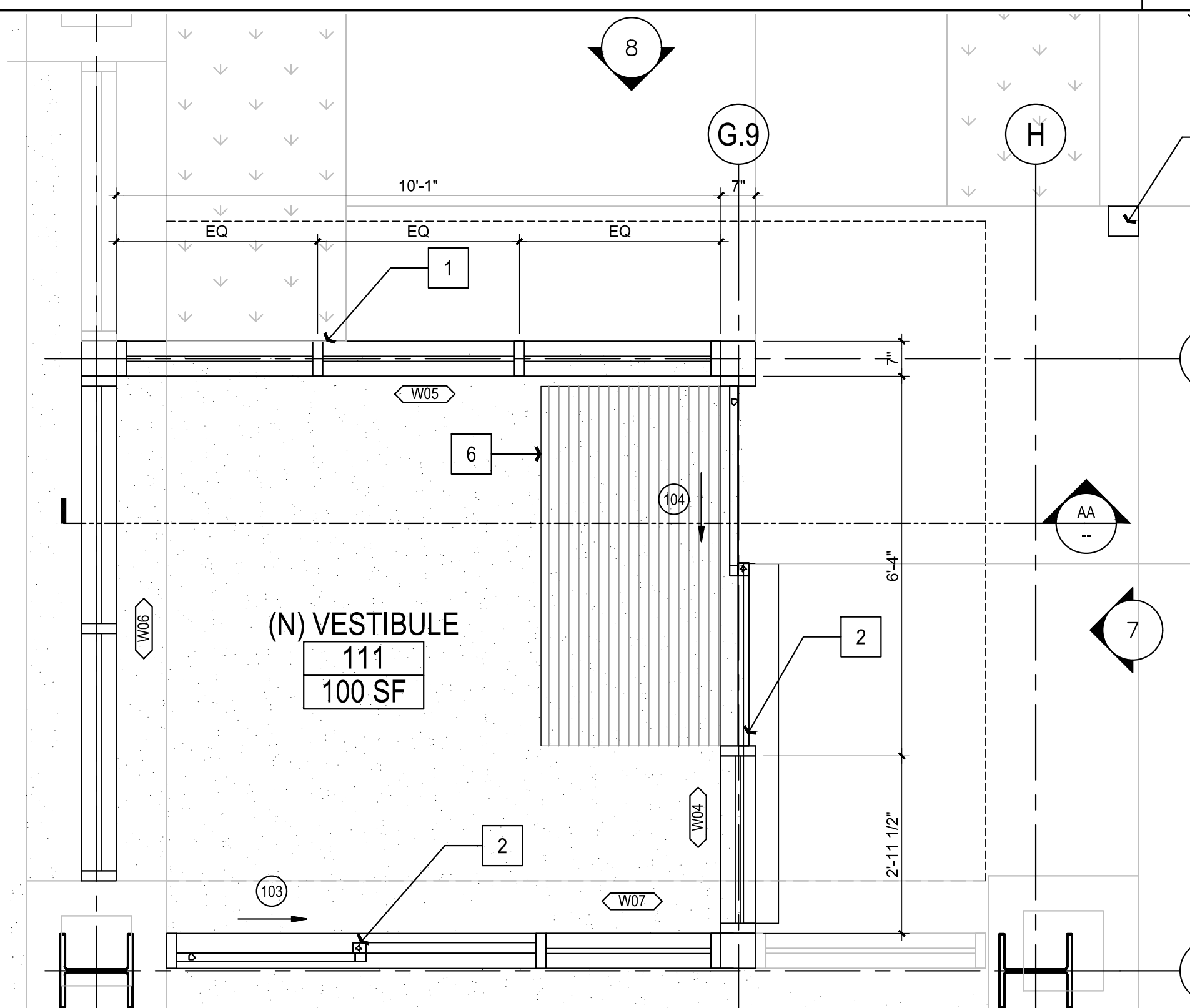
WEST ELEVATION - VESTIBULE SCALE: 1/2"=1'-0" 8



ENLARGED RCP - VESTIBULE SCALE: 1/2"=1'-0" 2



SOUTH ELEVATION - VESTIBULE SCALE: 1/2"=1'-0" 7



ENLARGED FLOOR PLAN - VESTIBULE SCALE: 1/2"=1'-0" 1

GENERAL NOTES

1. PROVIDE NON-COMBUSTIBLE FIRE RESISTIVE MATERIALS THROUGHOUT TYPE-1 CONSTRUCTION.
2. EXTEND DRAFTSTOPS THROUGH VOID SPACES.
3. OFFSET ALL IMMEDIATELY ADJACENT DOOR OPENINGS 4 INCHES FROM PERPENDICULAR WALL.
4. AT CURB CONDITIONS STRUCTURAL SHEATHING MAY OCCUR ON ONE SIDE OR BOTH SIDES OF WALL STUDS. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL SHEATHING.
5. WHERE EXISTING SURFACES ARE TO BE FRAMED OR FURRED TO RECEIVE FINISHES, ENSURE THAT THE EXISTING SURFACES HAVE BEEN COMPLETELY CLEANED OF EXISTING MOLD, MILDEW, ADHESIVES, COATINGS, CONSTRUCTION MARKS AND SURFACE DIRT AND SURFACES HAVE BEEN MECHANICALLY CLEANED DOWN TO BARE SUBSTRATE PRIOR TO ENCLOSING OR APPLYING FRAMING AND FINISHES.
6. PATCH, REPAIR, INFILL AND SMOOTH OUT SURFACES WHERE ITEMS THAT HAVE BEEN REMOVED LEAVE HOLES.
7. WHERE DEMOLITION IS REQUIRED TO INSTALL NEW WORK, PATCH AND REPAIR ALL ASSEMBLIES AND SURFACES SO AS TO BE VISUALLY UNDETECTABLE IN PROFILE, LIFT, TEXTURE, COLOR AND TO MATCH ALL ADJACENT SURFACES. PROVIDE ALL STRUCTURAL AND COSMETIC MATERIALS TO COMPLETE WORK.
8. PROVIDE METAL ACCESS DOORS WHERE BUILDING ELEMENTS ARE LOCATED IN INACCESSIBLE CEILING & WALL SPACES. BUILDING ELEMENTS SPECIFICALLY REQUIRING ACCESS INCLUDE, BUT ARE NOT LIMITED TO FIRE/SMOKE DAMPERS, VOLUME DAMPERS, FILTERS, VALVES, ELECTRICAL JUNCTION BOXES, MOTORS, FIRE SPRINKLER HEADS, CONTROLS. PROVIDE ADDITIONAL ACCESS DOORS WHERE SHOWN OR SCHEDULED. PROVIDE FIRE RATED ACCESS DOORS IN FIRE RATED ASSEMBLIES EQUAL TO THE FIRE RATING OF THE ASSEMBLY.
9. FOR PENETRATIONS OF FIRE RESISTIVE WALL, FLOOR-CEILING AND ROOF-CEILING ASSEMBLIES, REFER TO FIRE STOP PENETRATION SCHEDULE.
10. FOR CONSTRUCTION OF FIRE RATED ASSEMBLIES REFER TO FIRE RATED ASSEMBLY SCHEDULE.
11. FOR CODE COMPLIANCE INFORMATION REFER TO DRAWING.
12. FOR ACCESSIBILITY REQUIREMENTS SEE DRAWINGS.
13. FOR GREEN CODE MANDATORY MEASURES REFER TO DRAWING.
14. FOR METAL STUD FRAMING DETAILS REFER TO DRAWING.
15. PROVIDE FIRE EXTINGUISHERS PER AGENCY DIRECTION. SPACE SO MAX. TRAVEL DISTANCE FROM ANY POINT TO AN EXTINGUISHER DOES NOT EXCEED 75'-0" & EACH EXTINGUISHER COVERS A MAX. AREA OF 3,000 SF. MOUNT ALL FIRE EXTINGUISHER CABINETS WITH EXTINGUISHERS AT 45° A.F.F. TO LATCH OF EXTINGUISHER. SEE DETAIL. VERIFY FINAL LOCATION OF EXTINGUISHERS WITH AGENCY PRIOR TO COVERING OF FRAMING.
16. PROVIDE BACKING AND SUPPORT FOR ALL RECESSED AND SURFACED MOUNTED CASEWORK, EQUIPMENT & ACCESSORIES. COORDINATE ALL BLOCKING AND BACKING REQUIREMENTS IN FRAMED WALLS PRIOR TO CLOSING OF WALL FRAMING. FOR BACKING DETAILS REFER TO:
17. USE OF ABBREVIATIONS ARE NOT LIMITED TO THE ABBREVIATIONS LISTED ON THIS SHEET. FOR ADDITIONAL ABBREVIATIONS REFER TO SHEET.

FLOOR PLAN KEYNOTES

- 1 (N) STOREFRONT
- 2 (N) SLIDING DOOR
- 3 (N) PEDESTAL FOR DOOR ACTUATOR BUTTON
- 4 (N) LANDSCAPING
- 5 (E) STOREFRONT, TO REMAIN IN PLACE
- 6 (N) RECESSED DOOR MAT - SEE DETAIL 23/AD-01

RCP KEYNOTES

- 1 (N) RECESSED DOWN LIGHT
- 2 (N) SOFFIT, FINISH TO MATCH (E) STUCCO AND (E) PAINT
- 3 (N) GUTTER AND DOWNSPOUT, PAINT TO MATCH (N) FASCIA

ROOF PLAN KEYNOTES

- 1 (N) GUTTER AND DOWNSPOUT, PAINT TO MATCH (N) FASCIA
- 2 (N) TPO ROOFING OVER SLOPED RIGID INSULATION (1" MIN. THICK)
- 3 (N) METAL FASCIA, TO MATCH (E) STOREFRONT
- 4 (E) WALL, TO REMAIN IN PLACE
- 5 PROVIDE FLASHING AGAINST (E) AS NECESSARY

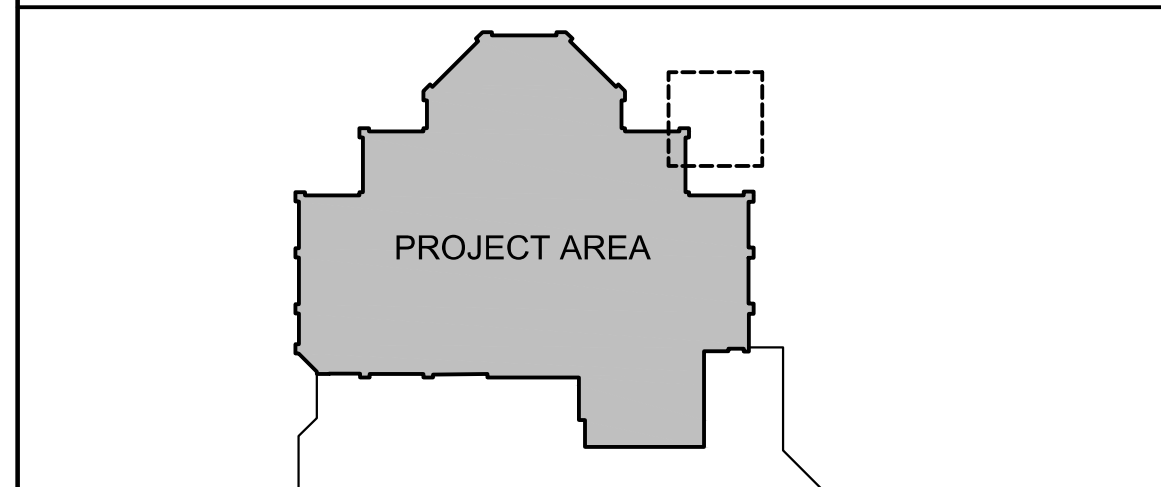
ELEVATION KEYNOTES

- 1 (N) STOREFRONT SYSTEM
- 2 (E) STOREFRONT SYSTEM, TO REMAIN IN PLACE
- 3 (N) METAL FASCIA, PAINT
- 4 (N) ACCESSIBLE DOOR OPENER PODIUM

SYMBOLS

- NON-RATED FRAMED PARTITION
- (E) WALL TO REMAIN
- ROOM TAG
- DOOR TAG
- WINDOW TAG
- WALL TAG
- CENTERLINE
- EDGE OF SLAB
- EQUAL
- FE
- FOS
- FOF
- FOC
- FOM
- FOV
- RO
- WP
- FACE OF CONCRETE
- FACE OF MASONRY
- FACE OF WALL
- ROUGH OPENING
- WORK POINT

KEY PLAN



- AM-11
- AM-11
- AD-21
- AD-11
- AD-31
- AD-01



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If it is the client's responsibility prior to or during construction to verify the accuracy in writing of any personnel errors or omissions in the plans and specifications, of which a contractor should be made immediately with the building codes and methods of construction should reasonably be aware. Written instructions addressing such personnel errors or omissions shall be received from the architect prior to the start or client subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



ENLARGED VESTIBULE PLANS

SUMMARY

1.1 SUMMARY

- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, FREIGHT, TAXES, SERVICES AND ADMINISTRATION TO COMPLETE THE WORK.
- THE BID DRAWINGS AND SPECIFICATIONS INDICATE THE SCOPE OF THE WORK IN TERMS OF THE DESIGN, THE DIMENSIONS OF THE WORK, AND THE ELEMENTS OF CONSTRUCTION. THE BID DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ADEQUATE WORKERS AND MATERIALS NECESSARY IN ORDER TO PRODUCE A COMPLETED PROJECT.
- BY SIGNING THIS CONTRACT, CONTRACTOR CONFIRMS THAT HE HAS FAMILIARIZED HIMSELF WITH THE CONDITIONS OF THE SITE AND THAT HE HAS MADE HIS OWN ESTIMATES REGARDING THE FACILITIES AND THE DIFFICULTIES, WHICH MAY ARISE IN CONNECTION WITH THE EXECUTION OF THE WORK.
- BY SIGNING THIS CONTRACT, CONTRACTOR CONFIRMS THAT HE HAS READ, REVIEWED AND UNDERSTANDS THE REQUIREMENTS OF ALL CONTRACT DOCUMENTS AND THAT ALL INTENDED SUBCONTRACTORS WHO HAVE BEEN READ, REVIEWED AND UNDERSTAND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT DOCUMENTS, INCLUDING REQUIREMENTS OF OTHER TRADES WHICH MAY IMPACT EACH SUBCONTRACTORS PORTION OF WORK.

- CONTRACTOR SHALL PAY ALL FEES CHARGED BY AUTHORITIES HAVING JURISDICTION AND FROM SERVING UTILITY COMPANIES AND AGENCIES, FOR TESTS AND INSPECTIONS CONDUCTED BY THOSE AUTHORITIES, COMPANIES AND AGENCIES. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL AMOUNT OF SUCH FEES, WITHOUT MARK-UP.

1.2 WORK UNDER OTHER CONTRACTS

- COOPERATE FULLY WITH SEPARATE CONTRACTORS SO WORK ON THOSE CONTRACTS MAY BE CARRIED OUT SMOOTHLY, WITHOUT INTERFERING WITH OR DELAYING WORK UNDER THIS CONTRACT. COORDINATE THE WORK OF THIS CONTRACT WITH WORK PERFORMED UNDER SEPARATE CONTRACTS.

1.3 USE OF PREMISES

- CONTRACTOR SHALL HAVE FULL USE OF PREMISES FOR CONSTRUCTION OPERATIONS, INCLUDING USE OF PROJECT SITE, DURING CONSTRUCTION PERIOD. COORDINATE USE OF SIGHT WITH OWNER PRIOR TO START OF CONSTRUCTION. PERFORM WORK SO AS NOT TO INTERFERE WITH OWNERS DAY TO DAY OPERATIONS. LIMIT CONSTRUCTION OPERATIONS MONDAY THROUGH FRIDAY, 7:00 A.M. TO 5:00 P.M.
- KEEP DRIVEWAYS AND ENTRANCES SERVING PREMISES CLEAR AND AVAILABLE TO OWNER, OWNERS EMPLOYEES, AND EMERGENCY VEHICLES AT ALL TIMES. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS.
- MAINTAIN EXISTING BUILDING IN A WEATHERIGHT CONDITION THROUGHOUT CONSTRUCTION PERIOD. REPAIR DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. PROTECT BUILDING AND ITS OCCUPANTS DURING CONSTRUCTION PERIOD.
- CONTRACTOR IS AWARE THAT ADJACENT BUILDINGS AND PEDESTRIAN AREAS ARE OCCUPIED. CONTRACTOR MUST CONDUCT OPERATIONS TO ENSURE LEAST INCONVENIENCE TO PUBLIC AND OCCUPIED AREAS IN ADJACENT BUILDINGS.
- ARRANGE AND PAY FOR PARKING NEEDED FOR CONTRACTORS, WORKERS, SUBCONTRACTORS AND EMPLOYEES.
- ACCESS TO AND EGRESS FROM CONSTRUCTION SITE SHALL BE IN STRICT CONFORMANCE WITH OWNERS REQUIREMENTS AND CITY REQUIREMENTS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL JOINTLY SURVEY, PHOTOGRAPH AND VIDEO TAPE THE SITE, NOTING AND RECORDING EXISTING DAMAGE SUCH AS CRACKS, SAGS, AND OTHER DAMAGE TO EXISTING FACILITIES. THIS RECORD SHALL SERVE AS A BASIS FOR DETERMINATION OF SUBSEQUENT DAMAGE TO THESE ITEMS DUE TO CONTRACTORS OPERATIONS.

1.5 CONTRACTOR ACKNOWLEDGEMENT

- CONTRACTOR ACKNOWLEDGES THAT ARCHITECT'S OFFICE HOURS ARE MONDAY THROUGH FRIDAY 8:00 A.M. TO 5:00 P.M. ANY CORRESPONDENCE, INCLUDING BUT NOT LIMITED TO RFIS, SUBMITTALS, CHANGE ORDERS, PHONE CALLS, MEMOS, LETTERS ETC., RECEIVED AFTER 3:00 P.M. MONDAY THROUGH FRIDAY SHALL BE CONSIDERED TO HAVE BEEN RECEIVED ON THE NEXT BUSINESS DAY.

END OF SUMMARY

PROJECT MANAGEMENT AND COORDINATION

1.1 COORDINATION

- COORDINATE ALL CONSTRUCTION OPERATIONS TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK. COORDINATE CONSTRUCTION OPERATIONS THAT DEPEND ON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATION. ESTABLISH AND MAINTAIN CLEAR COMMUNICATION BETWEEN ALL TRADES.
- MAINTAIN A CURRENT SET OF DRAWINGS, SPECIFICATIONS, RFI RESPONSES, ADDENDA, BULLETINS AND SUBMITTALS AND AT THE SITE AT ALL TIMES.
- REQUIRE EACH SUBCONTRACTOR TO COORDINATE WORK OF HIS OWN EMPLOYEES AND SUPPLIERS, EXPEDITE HIS WORK TO ASSURE COMPLIANCE WITH SCHEDULES, COORDINATE HIS WORK WITH THAT OF OTHER SUBCONTRACTORS AND WORK BY OWNERS EMPLOYEES.
- COMMUNICATE WITH SUBCONTRACTORS TO ASSURE NECESSARY LABOR AND EQUIPMENT IS AT THE PROJECT SITE AT TIME WORK IS NEEDED.
- REQUIRE ALL SUBCONTRACTORS TO READ, UNDERSTAND AND COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CAREFULLY READ, REVIEW AND UNDERSTAND ALL CONTRACT DOCUMENTS AND PROMPTLY ISSUE AN RFI IN WRITING NOTING ERRORS, INCONSISTENCIES OR OMISSIONS FOLLOW, PRIOR TO STARTING ANY WORK.
- WHERE PRODUCTS AND MATERIALS ARE TO FIT WITH OTHER CONSTRUCTION, FIELD VERIFY ALL DIMENSIONS PRIOR TO PREPARATION OF SHOP DRAWINGS. ORDER AND FABRICATION OF MATERIALS AND PRODUCTS AND SHOW DIMENSIONS ON SHOP DRAWINGS. WHERE FIELD MEASUREMENTS CANNOT BE MADE DUE TO PROGRESS OF WORK, COORDINATE WITH NECESSARY TRADES TO ESTABLISH REQUIRED DIMENSIONS AND PROCEED WITH SHOP DRAWINGS. COORDINATE WITH PROCESS OF CONSTRUCTION TO ENSURE THAT ACTUAL DIMENSIONS CORRESPOND TO ESTABLISHED DIMENSIONS. PROVIDE ALLOWANCE FOR TRIMMING AND FITTING AT SITE.

1.2 PROJECT MEETINGS

- CONDUCT PREFABRICATION/PRE-INSTALLATION MEETING FOR EACH MAJOR PORTION OF THE WORK. AT PROJECT SITE WITH INSTALLER AND REPRESENTATIVES OF MANUFACTURERS AND FABRICATORS INVOLVED IN OR AFFECTED BY THE INSTALLATION.
- CONDUCT REGULAR COORDINATION MEETINGS AT WEEKLY INTERVALS WITH SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS TO COORDINATE CONSTRUCTION ACTIVITIES.
- CONDUCT REGULAR PROGRESS MEETINGS AT INTERVALS APPROPRIATE TO PROGRESS OF WORK AND AT A TIME CONVENIENT WITH THE OWNER, ARCHITECT, CONTRACTOR, ANY OTHER CONCERNED ENTITY.
- REQUESTS FOR INTERPRETATION (RFIS)
- IMMEDIATELY ON DISCOVERY OF THE NEED FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, PREPARE AND SUBMIT AN RFI TO THE ARCHITECT.
- RFIS SHALL ORIGINATE WITH CONTRACTOR. RFIS SUBMITTED BY ENTITIES OTHER THAN CONTRACTOR WILL BE RETURNED WITHOUT RESPONSE.
- REVIEW ALL RFIS WITH CONTRACT DOCUMENTS PRIOR TO SUBMITTING RFI TO ARCHITECT TO ASSURE THAT NECESSARY INFORMATION IS NOT IN THE CONTRACT DOCUMENTS.
- ARCHITECT WILL REVIEW EACH RFI AND DETERMINE ACTION REQUIRED. THE FOLLOWING RFIS WILL BE RETURNED WITHOUT ACTION:
 - REQUESTS OF MEANS AND METHODS.
 - REQUESTS FOR APPROVAL OF SUBMITTALS.
 - REQUESTS FOR APPROVAL OF SUBSTITUTION OF PRODUCTS OR ALTERNATE METHODS.
 - REQUESTS FOR COORDINATION INFORMATION ALREADY INDICATED IN THE CONTRACT DOCUMENTS.
 - REQUESTS FOR ADJUSTMENTS IN THE CONTRACT TIME OR THE CONTRACT SUM.
 - REQUESTS FOR INTERPRETATION OF ARCHITECT'S CONTRACTS ON SUBMITTALS.
 - INCOMPLETE RFIS OR RFIS WITH NUMEROUS ERRORS.
 - RFIS WHICH DO NOT PROPOSE A SOLUTION.
- IF CONTRACTOR BELIEVES THE RFI RESPONSE WARRANTS CHANGE IN THE CONTRACT TIME OR THE CONTRACT SUM, NOTIFY ARCHITECT IN WRITING WITHIN 5 WORKING DAYS AFTER RECEIPT OF THE RFI RESPONSE.
- PREPARE AND MAINTAIN A TABULAR LOG OF RFIS ORGANIZED BY THE RFI NUMBER. INCLUDE THE FOLLOWING:
 - DATE OF REQUEST.
 - DATE OF RESPONSE.
 - DATE OF ACTION TAKEN.
 - DATE OF COMPLETION.

END OF PROJECT MANAGEMENT AND COORDINATION

SUBMITTALS

1.1 SUBMITTAL PROCEDURES

- COORDINATE PREPARATION AND PROCESSING OF SUBMITTALS WITH PERFORMANCE OF CONSTRUCTION ACTIVITIES.
- ALLOW [15] DAYS FOR SUBMITTAL REVIEW, INCLUDING [15] DAYS FOR EACH REPRESENTATIVE REVIEW. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE BY CONTRACTOR TO TRANSMIT SUBMITTALS EARLY ENOUGH IN ADVANCE OF LEAD TIMES, FABRICATION TIMES OR WORK TIMES TO PERMIT ADEQUATE REVIEW AND PROCESSING, INCLUDING RE-SUBMITTALS. CONTRACTOR IS ADVISED TO MAKE EARLY SUBMITTALS FOR LONG LEAD ITEMS.

- ADD ADDITIONAL TIME WHEN COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED. SCHEDULE, PACKAGE AND SEQUENCE SUBMITTALS TO ALLOW AND MINIMIZE COORDINATION TIME BETWEEN SUBMITTALS.

- HIGHLIGHT, ENCLOSE, OR OTHERWISE SPECIFICALLY IDENTIFY AND EXPLAIN DEVIATIONS FROM THE CONTRACT DOCUMENTS, REFERENCE STANDARDS AND CODE REQUIREMENTS ON SUBMITTALS.
- MAKE EACH SUBMITTAL COMPLETE AND PACKAGE ALL ITEMS REQUIRED BY A SPECIFICATION SECTION TOGETHER UNDER ONE SUBMITTAL. PACKAGE SUBMITTALS FOR EACH SPECIFICATION SECTION INDIVIDUALLY AND APPROPRIATELY FOR TRANSMITTAL AND HANDLING. DO NOT GROUP UNRELATED SUBMITTALS FROM DIFFERENT SPECIFICATION SECTIONS UNDER A SINGLE TRANSMITTAL AND SINGLE SUBMITTAL NUMBER. REJECTION OF ONE PORTION OF A SUBMITTAL WILL BE A REJECTION OF THE ENTIRE SUBMITTAL. ARCHITECT WILL RETURN SUBMITTALS, WITHOUT REVIEW, RECEIVED FROM SOURCES OTHER THAN CONTRACTOR. NUMBER EACH SEPARATE SUBMITTAL BY SPECIFICATION SECTION.
- MAKE RE-SUBMITTALS IN SAME FORM AND NUMBER SEQUENCE AS INITIAL SUBMITTAL.
- FURNISH COPIES OF FINAL SUBMITTALS WITH MARK INDICATING ARCHITECT'S ACTION TO MANUFACTURERS, SUBCONTRACTORS, SUPPLIERS, FABRICATORS, INSTALLERS, AUTHORITIES HAVING JURISDICTION, AND OTHERS AS NECESSARY FOR PERFORMANCE OF CONSTRUCTION ACTIVITIES.
- MAINTAIN COMPLETE AND CURRENT SUBMITTAL LOG, INDICATING STATUS OF ALL SUBMITTALS AND RE-SUBMITTALS.
- INCLUDE ALL DESIGN, DRAWING PRINTINGS AND DELIVERY COSTS RELATED TO SUBMITTALS AND DEFERRED APPROVAL PORTIONS OF WORK.

- CONTRACTORS USE OF ARCHITECTS CAD FILES
- AS A COURTESY TO THE CONTRACTOR THE ARCHITECT WILL MAKE AVAILABLE REQUESTED CAD FILES INDICATING BACKGROUND INFORMATION FOR USE BY CONTRACTOR IN PREPARATION OF SUBMITTALS. SUBMITTALS BASED UPON PROVIDED CAD FILES SHALL NOT HAVE ANY INDICATION REFERENCING THE ARCHITECT OR OWNER OR ARCHITECTS CONSULTANTS. ANY SUBMITTALS RECEIVED BEARING SUCH INFORMATION WILL BE IMMEDIATELY RETURNED WITHOUT REVIEW.

1.3 CONTRACTORS REVIEW

- REVIEW EACH SUBMITTAL AND CHECK FOR COMPLETENESS, CORRECTNESS, AND CLARITY OF THE DESIGN TRADE. VERIFY THAT THE SUBMITTAL DOES NOT CONTRADICT INFORMATION THAT IS A DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OR REQUIREMENTS OF GOVERNING AUTHORITIES. PLACE APPROVAL STAMP ON BODY OF SUBMITTAL, DO NOT PLACE APPROVAL STAMP ON BINDING OR COVER. WET SIGN APPROVAL STAMP. SUBMITTALS NOT STAMPED OR SIGNED BY CONTRACTOR WILL BE RETURNED WITHOUT ACTION.

1.4 SUBMITTAL REQUIREMENTS

- SHOP DRAWINGS: PREPARE PROJECT-SPECIFIC INFORMATION, DRAWN ACCURATELY TO SHOW THE CONTRACT DOCUMENTS AND REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA. SUBMIT SHOP DRAWINGS ON SHEETS AT LEAST 8-1/2 BY 11 INCHES BUT NO LARGER THAN 30 BY 42 INCHES.
 - SUBMIT FIVE (4) COPIES (BOND) COPIES OF EACH SUBMITTAL.
- SAMPLES: SUBMIT SAMPLES PREPARED FROM SAME MATERIAL TO BE USED FOR THE WORK, CURED AND FINISHED IN MANNER SPECIFIED, AND THAT SHOW FULL RANGE OF COLOR AND TEXTURE VARIATIONS EXPECTED FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE.
 - PROVIDE SHEET OR AREA SAMPLES IN TYPICAL 12 INCH BY 12 INCH FORMAT. PROVIDE STRIP OR LINEAR MATERIALS IN 12 INCH LENGTH.
 - SUBMIT FIVE (3) COPIES OF EACH SAMPLE.
- ATTACH LABEL ON UNEXPOSED SIDE OF EACH SAMPLE THAT INDICATES PROJECT NAME, IDENTIFICATION NUMBER, COLOR AND TEXTURE INFORMATION AND NAME OF MANUFACTURER.
- PRODUCT DATA: PROVIDE PRODUCT DATA REQUIRED FOR PRODUCTS OR EQUIPMENT SPECIFIED. MARK EACH COPY OF EACH SUBMITTAL TO SHOW WHICH PRODUCTS AND OPTIONS ARE APPLICABLE.
 - SUBMIT FIVE (4) COPIES OF PRODUCT DATA.

1.5 DEFERRED APPROVAL DESIGN

- IF ANY PORTION OF WORK IS DESIGNATED AS A "DEFERRED APPROVAL" ITEM, PROVIDE PREPARATION OF DESIGN, SIGNED AND SEALED BY THE RESPONSIBLE DESIGN PROFESSIONAL, AND PROVIDE CALCULATIONS TO SUBSTANTIATE DESIGN IN A TIMELY MANNER TO NOT DELAY OR HINDER WORK.
- FABRICATION AND INSTALLATION OF DEFERRED APPROVAL ITEMS SHALL NOT BE STARTED UNTIL DETAILED PLANS, SPECIFICATIONS AND ENGINEERING CALCULATIONS HAVE BEEN ACCEPTED BY THE ARCHITECT AND APPROVED BY GOVERNING AUTHORITIES.

END OF SUBMITTALS

QUALITY REQUIREMENTS

1.1 CONFLICTING REQUIREMENTS

- SUBMIT AN RFI TO THE ARCHITECT FOR ALL INFORMATION CONFLICTS WITHIN THE DOCUMENTS.
- IF COMPLIANCE WITH TWO OR MORE STANDARDS OR CODE REQUIREMENTS IS SPECIFIED AND THE STANDARDS OR CODE REQUIREMENTS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, COMPLY WITH THE MOST EXPENSIVE REQUIREMENT AT NO ADDITIONAL COST TO OWNER.
- THE QUANTITY OR QUALITY LEVEL SHOWN OR SPECIFIED SHALL BE THE MINIMUM PROVIDED OR PERFORMED. THE ACTUAL INSTALLATION MAY COMPLY EXACTLY WITH THE MINIMUM QUANTITY OR QUALITY LEVEL, OR EXCEED THE MINIMUM WITH MINIMUM WITH REASONABLE LIMITS. TO COMPLY WITH THESE REQUIREMENTS, INDICATED NUMERIC VALUES ARE MINIMUM OR MAXIMUM, AS APPROPRIATE, FOR THE CONTEXT OF REQUIREMENTS.
- IF CONTRACTOR IS AWARE OF, KNOWS OR REASONABLY SHOULD HAVE KNOWN OF CONFLICTS WITHIN THE CONTRACT DOCUMENTS PROVIDE ARCHITECT WITH RFI FOR CLARIFICATION AND PROVIDE MORE EXPENSIVE OPTION AT NO ADDITIONAL COST OR TIME TO CONTRACT.
- IF CONTRACTOR IS AWARE OF, KNOWS OR REASONABLY SHOULD HAVE KNOWN OF CONFLICTS BETWEEN CODE REQUIREMENTS, AND CONTRACT DOCUMENTS PROVIDE RFI TO ARCHITECT FOR CLARIFICATION AND PROVIDE MORE EXPENSIVE OPTION AT NO ADDITIONAL COST OR TIME TO CONTRACT.
- WHERE THE DRAWINGS OR SPECIFICATIONS REQUIRE OR DESCRIBE PRODUCTS OR EXECUTION OF BETTER QUALITY, HIGHER STANDARD OR GREATER SIZE THAN REQUIRED BY APPLICABLE CODES, ORDINANCES AND STANDARDS, THE DRAWINGS AND SPECIFICATIONS SHALL TAKE PRECEDENCE SO LONG AS SUCH INCREASE IS LEGAL.
- WHERE NO REQUIREMENTS ARE IDENTIFIED IN THE DRAWINGS OR SPECIFICATIONS, COMPLY WITH ALL REQUIREMENTS OF APPLICABLE CODES, ORDINANCES AND STANDARDS OF AUTHORITIES HAVING JURISDICTION.
- UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED OR SPECIFIED, COMPLY WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, REFERENCE STANDARDS AND BUILDING CODE RESEARCH REPORT REQUIREMENTS IN ARCHITECT, FABRICATING, ERECTING, INSTALLING, APPLYING, CONNECTING AND FINISHING WORK.
- IN DETERMINING "MOST EXPENSIVE REQUIREMENT" AND "OPTIONS" CONSIDER ALL FACTORS, SUCH AS BUT NOT LIMITED TO, MATERIAL COST, ORDER PROCESSING, SUBMITTAL TIME, DELIVERY TIME, FABRICATION LABOR AND TIME, LABOR AND INSTALLATION, AND AFFECTS ON OVERHEAD AND GENERAL CONDITIONS.

1.2 QUALITY ASSURANCE

- CONTRACTOR SHALL PROVIDE ONE PERSON WHO SHALL BE BOTH KNOWLEDGEABLE AND REPRESENTATIVE FOR ALL WORK TO BE PERFORMED ON THIS PROJECT AT ALL TIMES DURING NORMAL WORK HOURS.
- PROVIDE FIRMS AND INDIVIDUALS TRAINED, EXPERIENCED AND QUALIFIED IN MANUFACTURING, FABRICATING AND INSTALLING, ERECTING, OR ASSEMBLING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT, AND WHOSE WORK HAS RESULTED IN CONSTRUCTION WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE. PROVIDE DIRECT SUPERVISION OF ALL WORKERS BY SUPERVISORS TRAINED AND EXPERIENCED IN THE TYPE OF WORK BEING PERFORMED. PROVIDE WORKERS WHO HAVE PERFORMED THE ACTUAL WORK THAT ARE TRAINED AND EXPERIENCED IN THE TYPE OF WORK THEY ARE BEING ASKED TO EXECUTE.
- BEFORE INSTALLING ANY PORTIONS OF THE ACTUAL WORK REQUIRING MOCKUPS, BUILD MOCKUPS TO COMPLY WITH THE FOLLOWING REQUIREMENTS, USING MATERIALS INDICATED FOR THE COMPLETED WORK.
 - NOTIFY ARCHITECT [7] SEVEN DAYS IN ADVANCE OF DATES AND TIMES WHEN MOCKUPS WILL BE COMPLETED.
 - DEMONSTRATE THE PROPOSED RANGE OF AESTHETIC EFFECTS AND WORKMANSHIP.
 - OBTAIN ARCHITECTS APPROVAL OF MOCKUPS BEFORE STARTING WORK, FABRICATION, OR CONSTRUCTION. RECONSTRUCT MOCKUP AS NECESSARY TO OBTAIN ARCHITECT'S APPROVAL. ARCHITECTS REVIEW AND COMMENT, OR NO COMMENT OF MOCKUP, DOES NOT RELIEVE CONTRACTOR FROM FULFILLING REQUIREMENTS OF CONTRACT DOCUMENTS. DESIGN AND CONSTRUCTION REQUIREMENTS IN COMPLETED WORK, WHETHER NOTED OR NOT NOTED IN MOCKUP, ARE CONTRACTORS RESPONSIBILITY AND MUST BE CORRECTED AT NO ADDITIONAL COST OR TIME TO CONTRACT.
 - MAINTAIN MOCKUPS DURING CONSTRUCTION IN AN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING THE COMPLETED WORK.
 - CONSTRUCT MOCKUPS OF IDENTICAL MATERIALS TO BE USED IN CONSTRUCTION, THROUGHOUT MOCKUP.
 - COORDINATE WITH ALL NECESSARY TRADES TO CONSTRUCT MOCKUP TO REFLECT ACTUAL CONSTRUCTION. OBTAIN MATERIALS, AND SERVICES OF OTHER TRADES TO CONSTRUCT MOCKUP. CONDUCT TESTING AND INSPECTIONS THAT REFLECTS CONSTRUCTION AND CONDITIONS PROPOSED IN FINISHED WORK IN ALL RESPECTS. USE WORKERS WHO WILL EXECUTE THE ACTUAL WORK ON THE PROJECT.

- COORDINATE AND COOPERATE WITH OTHER TRADES AS NECESSARY IN THE CONSTRUCTION OF MOCK-UPS FOR THOSE TRADES.
- DEMOLISH AND REMOVE MOCKUPS THAT ARE NOT INCLUDED IN THE WORK.
- IF ANY ADDITIONAL WORK BEYOND THAT SPECIFIED OR ILLUSTRATED, OR ANY MODIFICATIONS THERETO, THAT ARE NECESSARY FOR THE FURNISHING OF REQUIRED WARRANTY SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR TIME TO THE OWNER.
- MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKSMANIP, TO PRODUCE WORK OF SPECIFIED QUALITY.

1.3 SITE VISITATIONS

- OWNER AND ARCHITECT SHALL HAVE THE RIGHT TO REJECT MATERIALS AND WORKSMANIP DEEMED DEFECTIVE WORK, AND TO REQUIRE THEIR CORRECTION. REJECTED WORK AND MATERIALS SHALL BE CORRECTED IN A SATISFACTORY MANNER WITHOUT COST OR TIME TO OWNER.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, REGULATIONS, ORDINANCES, RESTRICTIONS, AND REQUIREMENTS.
- ACCEPTANCE OF NON-CONFORMING WORK, WITHOUT SPECIFIC WRITTEN ACKNOWLEDGMENT AND APPROVAL OF THE OWNER AND, AS APPLICABLE, AUTHORITIES HAVING JURISDICTION, SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO CORRECT AND REPAIR DEFECTIVE WORK. THE CONTRACTOR SHALL CORRECT AND MODIFY WORK TO BRING IT INTO COMPLIANCE WITH CONTRACT DOCUMENTS AT NO ADDITIONAL COST OR TIME TO CONTRACT.

1.4 TESTS AND INSPECTIONS

- TESTS AND INSPECTION REQUIREMENTS ARE INDICATED ON THE DRAWINGS

END OF QUALITY REQUIREMENTS

TEMPORARY FACILITIES AND CONTROLS

1.1 USE CHARGES

- COST OR USE CHARGES FOR TEMPORARY FACILITIES SHALL BE INCLUDED IN THE CONTRACT PRICE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS AND METHODS NECESSARY FOR TEMPORARY FACILITIES, CONTROLS AND PROTECTION THAT ARE NECESSARY TO COMPLETE THE WORK.
- PROJECT CONDITIONS
 - PROVIDE BARRICADES TO PROTECT PEDESTRIAN TRAFFIC AROUND SITE.
 - RESPOND TO COMPLAINTS FROM OWNER AND NEIGHBORING PROPERTIES AND TENANTS WITHIN 48 HOURS.
 - KEEP TEMPORARY SERVICES AND FACILITIES CLEAN AND NEAT IN APPEARANCE. MAINTAIN FACILITIES IN GOOD OPERATING CONDITION UNTIL REMOVAL. OPERATE IN A SAFE AND EFFICIENT MANNER. TAKE NECESSARY FIRE PREVENTION MEASURES. DO NOT OVERLOAD FACILITIES, OR PERMIT THEM TO INTERFERE WITH PROGRESS. DO NOT LEAD HAZARDOUS, DANGEROUS, OR UNSANITARY CONDITIONS, OR PUBLIC NUISANCES TO DEVELOP OR PERSIST ON THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR SITE, BUILDING AND INDIVIDUAL ROOM SECURITY, AND SECURITY TO ALL AREAS OF WORK. IN THE EVENT OF LOSS OR DAMAGE, PROMPTLY RESTORE TEMPORARY CONSTRUCTION FACILITIES, CONTROLS AND MATERIALS BY REPAIR OR REPLACEMENT AT NO CHANGE IN THE CONTRACT SUM OR CONTRACT TIME.
- RELOCATE TEMPORARY SERVICES AND FACILITIES AS REQUIRED BY PROGRESS OF THE WORK.

1.4 TEMPORARY UTILITY INSTALLATION

- PROVIDE EACH FACILITY READY FOR USE WHEN NEEDED TO AVOID DELAY. DO NOT REMOVE UTIL FACILITIES ARE NO LONGER NEEDED OR ARE REPLACED BY AUTHORIZED USE OF COMPLETED PERMANENT FACILITIES.
- ARRANGE WITH UTILITY COMPANY, OWNER, AND EXISTING USERS FOR TIME WHEN SERVICE CAN BE INTERRUPTED, IF NECESSARY, TO MAKE CONNECTIONS FOR TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED, AND LANDLORD / OF ANY UTILITY INTERRUPTIONS.
- PROVIDE WATER SERVICE AND DISTRIBUTION SYSTEM IN SIZES AND PRESSURES ADEQUATE FOR CONSTRUCTION.
- PROVIDE TEMPORARY TOILETS, WASH FACILITIES, AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL. PROVIDE TEMPORARY VENTILATION, HEATING AND COOLING FOR TEMPORARY WORKING AND STORAGE AREAS. CONDUCT REGULAR OR EXISTING FACILITIES FROM ADVERSE EFFECTS OF HIGH OR LOW HUMIDITY.
- PROVIDE WEATHERPROOF, GROUNDED TEMPORARY ELECTRIC POWER SERVICE AND DISTRIBUTION SYSTEM OF SUFFICIENT SIZE, CAPACITY, AND POWER CHARACTERISTICS REQUIRED FOR CONSTRUCTION OPERATIONS.
- PROVIDE TEMPORARY LIGHTING WITH LOCAL SWITCHING THAT PROVIDES ADEQUATE ILLUMINATION FOR CONSTRUCTION OPERATIONS, OBSERVATIONS, INSPECTIONS, EMERGENCY EXITATION, AND TRAFFIC CONDITIONS. INSTALL AND OPERATE TEMPORARY LIGHTING THAT FULFILLS SECURITY AND PROTECTION REQUIREMENTS WITHOUT OPERATING ENTIRE SYSTEM. PROVIDE THE FOLLOWING INFORMATION TO THE ARCHITECT:
 - PROVIDE WASTE-COLLECTION CONTAINERS IN SIZES ADEQUATE TO HANDLE WASTE FROM CONSTRUCTION OPERATIONS.
 - PROVIDE STREET SWEEPING AND CLEAN-UP TO KEEP ADJACENT PUBLIC WORKS, STREETS AND SIDEWALKS CLEAN.

1.5 POLLUTION CONTROLS

- COMPLY WITH AUTHORITIES HAVING JURISDICTION AND GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS.
- TEMPORARY UTILITIES BEYOND SCHEDULED CONTRACT COMPLETION DATE
 - IF ADDITIONAL TIME IS REQUIRED DUE TO CONTRACTOR ACTIVITIES AND WORK, BEYOND SCHEDULED COMPLETION DATE, CONTINUE TO PROVIDE TEMPORARY FACILITIES AND CONTROLS UNTIL PROJECT IS COMPLETE, AT NO ADDITIONAL COST OR TIME TO OWNER.
- INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT PERFORMANCE UNTIL COMPLETION. CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF THE WORK IS SUBJECTED TO DAMAGING OPERATIONS OR LOADING IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OCCUPANCY.
- AFTER COMPLETION OF EACH PORTION OF WORK, INSPECT WORK AND ADJACENT AREAS AND MAKE ANY ADJUSTMENTS NECESSARY.
- CLEAR AREAS AND SPACES WHERE CUTTING AND PATCHING ARE PERFORMED, COMPLETELY REMOVE PAINT, PUTTY, AND SIMILAR MATERIALS.
- USE PRODUCTS, CLEANERS, AND INSTALLATION MATERIALS THAT ARE NOT CONSIDERED HAZARDOUS, AND ARE FULLY COMPATIBLE WITH INSTALLED PRODUCTS AND FINISHES.
- PROGRESS CLEANING
 - KEEP PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS, ENFORCE REQUIREMENTS STRICTLY. DISPOSE OF MATERIALS LAWFULLY.
- STARTING AND ADJUSTING
 - START EQUIPMENT AND OPERATING COMPONENTS TO CONFIRM PROPER OPERATION. REMOVE MALFUNCTIONING UNITS, REPLACE WITH NEW UNITS, AND RESET.
 - NOTIFY INSPECTOR AND OWNER PRIOR TO START-UP OF EACH ITEM.
 - EXECUTE START-UP UNDER SUPERVISION OF RESPONSIBLE MANUFACTURERS' AND RESPONSIBLE FOR THE WORK. CONTRACTORS PERSONNEL IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
 - ADJUST OPERATING COMPONENTS FOR PROPER OPERATION WITHOUT BINDING. TEST EACH PIECE OF EQUIPMENT TO VERIFY PROPER OPERATION. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
- PROTECTION OF INSTALLED CONSTRUCTION
 - PROVIDE PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE INSTALLED WORK IS WITHOUT DAMAGE OR DETERIORATION AT TIME OF COMPLETION PER MANUFACTURERS WRITTEN RECOMMENDATIONS AND WARRANTY REQUIREMENTS.
- CORRECTION OF THE WORK
 - REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION, RESTORE DAMAGED SUBSTRATES AND FINISHES. COMPLY WITH REQUIREMENTS FOR "CUTTING AND PATCHING": REPAIRING AND REPLACING DEFECTIVE PARTS, REFINISHING DAMAGED SURFACES, TOUCHING UP WITH MATCHING MATERIALS, AND PROPERLY ADJUSTING OPERATING EQUIPMENT.
 - RESTORE PERMANENT FACILITIES USED DURING CONSTRUCTION TO THEIR SPECIFIED CONDITION.
 - REMOVE AND REPLACE ENTIRE AREA OF FINISH MATERIALS THAT ARE EXPOSED TO VIEW IF DAMAGED SURFACES CANNOT BE REPAIRED WITHOUT VISIBLE EVIDENCE OF REPAIR.
 - PROVIDE FINAL CLEANING OF EACH PORTION OF WORK JUST PRIOR TO PROJECT COMPLETION.

1.6 INSTALLATION

- LOCATE THE WORK AND COMPONENTS OF THE WORK ACCURATELY, IN CORRECT ALIGNMENT AND ELEVATION, AS INDICATED.
- COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED. INSTALL PRODUCTS IN A MANNER THAT SATISFIES WARRANTY REQUIREMENTS AND IS RECOMMENDED IN WRITING BY MANUFACTURER.
- INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT PERFORMANCE UNTIL COMPLETION. CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF THE WORK IS SUBJECTED TO DAMAGING OPERATIONS OR LOADING IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OCCUPANCY.
- AFTER COMPLETION OF EACH PORTION OF WORK, INSPECT WORK AND ADJACENT AREAS AND MAKE ANY ADJUSTMENTS NECESSARY.
- CLEAR AREAS AND SPACES WHERE CUTTING AND PATCHING ARE PERFORMED, COMPLETELY REMOVE PAINT, PUTTY, AND SIMILAR MATERIALS.
- USE PRODUCTS, CLEANERS, AND INSTALLATION MATERIALS THAT ARE NOT CONSIDERED HAZARDOUS, AND ARE FULLY COMPATIBLE WITH INSTALLED PRODUCTS AND FINISHES.

1.7 CLEANING

- PROGRESS PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS, ENFORCE REQUIREMENTS STRICTLY. DISPOSE OF MATERIALS LAWFULLY.

1.8 STARTING AND ADJUSTING

- START EQUIPMENT AND OPERATING COMPONENTS TO CONFIRM PROPER OPERATION. REMOVE MALFUNCTIONING UNITS, REPLACE WITH NEW UNITS, AND RESET.
- NOTIFY INSPECTOR AND OWNER PRIOR TO START-UP OF EACH ITEM.
- EXECUTE START-UP UNDER SUPERVISION OF RESPONSIBLE MANUFACTURERS' AND RESPONSIBLE FOR THE WORK. CONTRACTORS PERSONNEL IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
- ADJUST OPERATING COMPONENTS FOR PROPER OPERATION WITHOUT BINDING. TEST EACH PIECE OF EQUIPMENT TO VERIFY PROPER OPERATION. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
- PROTECTION OF INSTALLED CONSTRUCTION
 - PROVIDE PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE INSTALLED WORK IS WITHOUT DAMAGE OR DETERIORATION AT TIME OF COMPLETION PER MANUFACTURERS WRITTEN RECOMMENDATIONS AND WARRANTY REQUIREMENTS.
- CORRECTION OF THE WORK
 - REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION, RESTORE DAMAGED SUBSTRATES AND FINISHES. COMPLY WITH REQUIREMENTS FOR "CUTTING AND PATCHING": REPAIRING AND REPLACING DEFECTIVE PARTS, REFINISHING DAMAGED SURFACES, TOUCHING UP WITH MATCHING MATERIALS, AND PROPERLY ADJUSTING OPERATING EQUIPMENT.
 - RESTORE PERMANENT FACILITIES USED DURING CONSTRUCTION TO THEIR SPECIFIED CONDITION.
 - REMOVE AND REPLACE ENTIRE AREA OF FINISH MATERIALS THAT ARE EXPOSED TO VIEW IF DAMAGED SURFACES CANNOT BE REPAIRED WITHOUT VISIBLE EVIDENCE OF REPAIR.
 - PROVIDE FINAL CLEANING OF EACH PORTION OF WORK JUST PRIOR TO PROJECT COMPLETION.

1.2 QUALITY ASSURANCE

- PROVIDE ALL PRODUCTS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, EVEN IF NOT SPECIFICALLY INDICATED, AT NO ADDITIONAL COST TO OWNER.
- WHERE INTER-RELATED, MULTIPLE COMPONENTS ARE REQUIRED FOR A COMPLETE SYSTEM PROVIDE COMPONENTS THAT ARE COMPLETELY COMPATIBLE AND SATISFY REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND STANDARDS.
- FOR ALL PRODUCTS REFERRED TO IN SINGULAR NUMBER, PROVIDE THE QUANTITY NEEDED TO COMPLETE THE WORK.
- CONSIDER ALL PROJECT REQUIREMENTS WHEN OBTAINING AND SUPPLYING PRODUCTS, WHETHER SHOWN IN THE CONTRACT DOCUMENTS OR NOT. CONSIDER EXISTING SURROUNDING, NEIGHBORING USES, OCCUPANCIES AND FUNCTIONS WHEN ORDERING PRODUCTS AND MATERIALS. MAKE ADJUSTMENTS TO ORDER AND PROVIDE COMPLETE INSTALLATIONS COMPATIBLE WITH NEIGHBORING USES AT NO ADDITIONAL COST OR TIME TO OWNER.
- WHERE CONTRACT REQUIRES COLOR, TEXTURE, OR SHEEN SELECTIONS TO MATCH SPECIFIC SAMPLES OR EXISTING CONDITIONS, PROVIDE COLORS, TEXTURES, AND FINISHES AT NO ADDITIONAL COST OR TIME TO OWNER TO MATCH SAMPLES OR EXISTING CONDITIONS SPECIFIC, EVEN IF THE USE OF CUSTOM COLORS, FORMULATIONS OR PROCEDURES IS NECESSARY TO OBTAIN A MATCH TO THE SATISFACTION OF ARCHITECT.
- PRODUCT DELIVERY, STORAGE, AND HANDLING
 - DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE TO PRODUCTS. DETENTION AND LOSS, INCLUDING EXCESSIVE SPECIAL CARE TO PROTECT PRODUCTS THAT ARE SENSITIVE TO LIGHT, UV EXPOSURE, HEAT OR MOISTURE. DELIVER, STORE, AND HANDLE PRODUCTS ACCORDING TO MANUFACTURERS WRITTEN RECOMMENDATIONS AS A MINIMUM.
- PRODUCT WARRANTIES
 - ALL WARRANTIES SHALL START AT THE DATE OF SUBSTANTIAL COMPLETION.
 - WARRANTIES SPECIFIED SHALL BE IN ADDITION TO MANUFACTURERS STANDARD WARRANTIES SUPPLIED WITH PRODUCTS RECEIVED BY THE CONTRACT DOCUMENTS. MANUFACTURERS DISCLAIMERS AND LIMITATIONS ON PRODUCT WARRANTIES DO NOT RELIEVE CONTRACTOR OF OBLIGATIONS UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 - WARRANTY SHALL BE AN AGREEMENT TO REPAIR OR REPLACE, WITHOUT COST AND UNLESS HARSHLY OR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.

1.3 PRODUCT DELIVERY, STORAGE, AND HANDLING

- DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE TO PRODUCTS. DETENTION AND LOSS, INCLUDING EXCESSIVE SPECIAL CARE TO PROTECT PRODUCTS THAT ARE SENSITIVE TO LIGHT, UV EXPOSURE, HEAT OR MOISTURE. DELIVER, STORE, AND HANDLE PRODUCTS ACCORDING TO MANUFACTURERS WRITTEN RECOMMENDATIONS AS A MINIMUM.
- PRODUCT WARRANTIES
 - ALL WARRANTIES SHALL START AT THE DATE OF SUBSTANTIAL COMPLETION.
 - WARRANTIES SPECIFIED SHALL BE IN ADDITION TO MANUFACTURERS STANDARD WARRANTIES SUPPLIED WITH PRODUCTS RECEIVED BY THE CONTRACT DOCUMENTS. MANUFACTURERS DISCLAIMERS AND LIMITATIONS ON PRODUCT WARRANTIES DO NOT RELIEVE CONTRACTOR OF OBLIGATIONS UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 - WARRANTY SHALL BE AN AGREEMENT TO REPAIR OR REPLACE, WITHOUT COST AND UNLESS HARSHLY OR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.

- REPLACEMENTS DUE TO IMPROPER MAINTENANCE OR OPERATION, OR DUE TO NORMAL WEAR, USAGE AND WEATHERING ARE EXCLUDED FROM WARRANTY REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
- IT IS SPECIFICALLY REQUIRED AND ACKNOWLEDGED BY THIS CONTRACTOR THAT WARRANTY PERIODS ON ALL WORK, MATERIALS, EQUIPMENT AND PRODUCTS COMMENCES FROM DATE OF SUBSTANTIAL COMPLETION. THEREFORE, START UP OF EQUIPMENT AND/OR THE USE OF EQUIPMENT DURING CONSTRUCTION SHALL NOT BE CONSIDERED AS THE QUALIFIER FOR WARRANTY PERIOD START.
- ALL WARRANTIES SHALL INDICATE THE OWNER AS BENEFICIARY.

1.5 OWNER FURNISHED CONTRACTOR INSTALLED (OFCI) ITEMS

- INSTALLATION OF INDICATED OWNER FURNISHED CONTRACTOR INSTALLED (OFCI) ITEMS SHALL BE COMPLETE IN EVERY DETAIL, INCLUDING NECESSARY WORK TO SUPPORTING AND ADJACENT STRUCTURES AND CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING OFFCI ITEMS AND EQUIPMENT AND SHALL UNCRATE, INSPECT AND VERIFY WORKER IN WRITING WITHIN ONE (1) DAY OF RECEIVING, OF ACCEPTANCE OR REJECTION OF ITEMS OR EQUIPMENT.
- OFCI ITEMS WILL BE DELIVERED TO THE SITE BY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL FINISH, INSTALLATION, CONNECTION, START-UP, CHECKING, TESTING AND DEMONSTRATED SATISFACTORY OPERATION. OWNER WILL PROVIDE NAMES OF MANUFACTURERS OF MATERIALS WHO SHALL ASSIST THE CONTRACTOR IN CHECKING, TESTING AND DEMONSTRATING EQUIPMENT.

END OF PRODUCT REQUIREMENTS

EXECUTION REQUIREMENTS

1.2 QUALITY ASSURANCE

- OBTAIN THE SERVICES OF A LICENSED LAND SURVEYOR WHO IS LEGALLY QUALIFIED TO PRACTICE IN JURISDICTION WHERE PROJECT IS LOCATED AND WHO IS EXPERIENCED IN PROVIDING LAND-SURVEYING SERVICES OF THE KIND REQUIRED TO EACH PARTICULAR TRADE. USE ADEQUATE NUMBERS OF SKILLED, EXPERIENCED WORKERS WHO ARE ADEQUATELY TRAINED AND COMPLETELY FAMILIAR WITH THE REQUIREMENTS AND METHODS NEEDED FOR COMPLETION OF THE WORK. PROVIDE ADEQUATE NUMBER OF SUPERVISORS AND FOREMEN FOR EACH PIECE OF WORK. WORKERS, INSTALLERS, SUBCONTRACTORS, FOREMAN AND SUPERVISORS MUST BE ABLE TO READ AND SPEAK ENGLISH AND MUST BE ABLE TO COMMUNICATE FLUENTLY IN ENGLISH WITH OTHER PARTIES AND INDIVIDUALS INVOLVED WITH THE WORK.
- THE UTILITY LOCATOR CONTRACTOR SHALL HAVE ON STAFF A CALIFORNIA LICENSED CIVIL ENGINEER EXPERIENCED IN THIS TYPE OF WORK AND EXPERIENCED PROJECT MANAGERS AND UTILITY SURVEY TECHNICIANS.

1.3 EXAMINATION

- THE EXISTENCE AND LOCATION OF SITE IMPROVEMENTS, UTILITIES, AND OTHER CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. BEFORE BEGINNING CONSTRUCTION, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. BEFORE CONSTRUCTION, INVESTIGATE AND VERIFY THE LOCATION AND POINTS OF CONNECTION OF UTILITY SERVICES.
- EXAMINE SUBSTRATES, AREAS, AND CONDITIONS FOR COMPLIANCE WITH CONTRACT DOCUMENTS AND SET FOR INFORMATION TO ARCHITECT. IDENTIFY DEFECTS AFFECTING PERFORMANCE. RECORD OBSERVATIONS WITH PHOTOS, VIDEO AND NOTATIONS.
- PREPARATION
 - PREPARE AND FURNISH DESIGN INFORMATION THAT IS NECESSARY TO ADJUST, MOVE, OR RELOCATE EXISTING UTILITY STRUCTURES, UTILITY POLES, LINES, SERVICES, OR OTHER UTILITY APPURTENANCES LOCATED IN OR AFFECTED BY CONSTRUCTION. COORDINATE WITH UTILITY COMPANIES AND AUTHORITIES HAVING JURISDICTION. OBTAIN NECESSARY PERMITS FOR WORK IN PUBLIC RIGHT OF WAY.
 - DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES FOR THE FACILITIES. NOTIFY ARCHITECT, NOTIFY OWNER, IN WRITING, NOT LESS THAN 5 DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. INDICATE LENGTH IN HOURS FOR SCHEDULED INTERRUPTION. OBTAIN UTILITY COMPANY APPROVAL AND SUPERVISION OF PROPOSED INTERRUPTION.
 - TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY. RECHECK MEASUREMENTS BEFORE INSTALLING EACH PRODUCT.
 - REVIEW FIELD CONDITIONS WITH CONTRACT DOCUMENTS. IMMEDIATELY ON DISCOVERY OF THE NEED FOR CLARIFICATION OF THE CONTRACT DOCUMENTS, SUBMIT A WRITTEN REQUEST FOR INFORMATION TO ARCHITECT. INCLUDE A DETAILED DESCRIPTION OF PROBLEM ENCOUNTERED, TOGETHER WITH RECOMMENDATIONS FOR CHANGING THE CONTRACT DOCUMENTS.

1.4 PREPARATION

- PREPARE AND FURNISH DESIGN INFORMATION THAT IS NECESSARY TO ADJUST, MOVE, OR RELOCATE EXISTING UTILITY STRUCTURES, UTILITY POLES, LINES, SERVICES, OR OTHER UTILITY APPURTENANCES LOCATED IN OR AFFECTED BY CONSTRUCTION. COORDINATE WITH UTILITY COMPANIES AND AUTHORITIES HAVING JURISDICTION. OBTAIN NECESSARY PERMITS FOR WORK IN PUBLIC RIGHT OF WAY.
- DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES FOR THE FACILITIES. NOTIFY ARCHITECT, NOTIFY OWNER, IN WRITING, NOT LESS THAN 5 DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. INDICATE LENGTH IN HOURS FOR SCHEDULED INTERRUPTION. OBTAIN UTILITY COMPANY APPROVAL AND SUPERVISION OF PROPOSED INTERRUPTION.
- TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY. RECHECK MEASUREMENTS BEFORE INSTALLING EACH PRODUCT.
- REVIEW FIELD CONDITIONS WITH CONTRACT DOCUMENTS. IMMEDIATELY ON DISCOVERY OF THE NEED FOR CLARIFICATION OF THE CONTRACT DOCUMENTS, SUBMIT A WRITTEN REQUEST FOR INFORMATION TO ARCHITECT. INCLUDE A DETAILED DESCRIPTION OF PROBLEM ENCOUNTERED, TOGETHER WITH RECOMMENDATIONS FOR CHANGING THE CONTRACT DOCUMENTS.
- CONSTRUCTION LAYOUT
 - ENGAGE A LICENSED SURVEYOR TO LAY OUT THE WORK USING ACCEPTED SURVEYING PRACTICES. LOCATE AND LAY OUT ALL VERTICAL AND HORIZONTAL CONTROLS OF ALL SITE IMPROVEMENTS.
 - LOCATE PERMANENT BENCHMARKS, CONTROL POINTS, AND SIMILAR REFERENCE POINTS BEFORE BEGINNING THE WORK. PRESERVE AND PROTECT PERMANENT BENCHMARKS AND CONTROL POINTS DURING CONSTRUCTION OPERATIONS.
 - CONTRACTOR SHALL LOCATE AND PROTECT SURVEY CONTROL AND REFERENCE POINTS USED IN ESTABLISHING AND LAYING OUT THE WORK. COMPLY WITH THE APPLICABLE REQUIREMENTS FOR THE PRESERVATION OF SURVEY MONUMENTATION COMPLIANCE "BUSINESS AND PROFESSIONS CODE," AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. FOR SURVEY MONUMENTATION PRESERVATION.

1.6 INSTALL

B. SHOP DRAWINGS: PROVIDE SHOP DRAWINGS INDICATING LAYOUT, SPACINGS, SIZES, THICKNESSES, AND TYPES OF COLD-FORMED METAL FRAMING, FABRICATION, AND FASTENING AND ANCHORAGE DETAILS, INCLUDING MECHANICAL FASTENERS.

1.3 QUALITY ASSURANCE

A. TAKE ENGINEERING RESPONSIBILITY FOR PREPARATION OF SHOP DRAWINGS, DESIGN CALCULATIONS, AND OTHER STRUCTURAL DATA BY A QUALIFIED PROFESSIONAL ENGINEER.

B. PROVIDE PROFESSIONAL ENGINEER WHO IS LEGALLY QUALIFIED TO PRACTICE IN JURISDICTION WHERE PROJECT IS LOCATED.

C. QUALIFY WELDING PROCEDURES AND PERSONNEL ACCORDING TO AWS D1.1, "STRUCTURAL WELDING CODE-STEEL," AND AWS D1.3, "STRUCTURAL WELDING CODE-SHEET STEEL."

D. WHERE INDICATED, PROVIDE COLD-FORMED METAL FRAMING IDENTICAL TO THAT OF ASSEMBLIES TESTED FOR FIRE RESISTANCE PER ASTM E 119 BY A TESTING AND INSPECTION AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

E. AISI SPECIFICATIONS AND STANDARDS: COMPLY WITH AISI'S "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" AND ITS "STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS."

F. STC-RATED ASSEMBLIES: FOR STC-RATED ASSEMBLIES, PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 90 AND CLASSIFIED ACCORDING TO ASTM E 413 BY AN INDEPENDENT TESTING AGENCY.

1.4 COORDINATION

A. VERIFY AND COORDINATE WORK OF TRADES BEFORE AND DURING FRAMING TO AVOID ADJACENT WALL FRAMING AND BACKING IS INSTALLED FOR ALL WALL AND CEILING ATTACHMENTS AND RECESSED ITEMS.

B. COORDINATE WITH OTHER SECTIONS TO DETERMINE MOCKUP REQUIREMENTS REQUIRING FRAMING.

C. WHEN SIZING OPENINGS FOR WINDOWS, DOORS AND STOREFRONT BE SURE TO ALLOW FOR ALL NECESSARY SHIMS, FASTENERS, WEATHERPROOFING, FLASHINGS, UNDERLAYMENTS AND SEALANTS.

1.5 FRAMING PRODUCTS & MATERIALS

A. STUDS, 16 GAUGE OR LIGHTER: ASTM A 653-08 SS GRADE 33, PUNCHED WEB, WITH SCREW-TYPE FLANGES.

B. STUDS, 16 GAGE AND HEAVIER: ASTM A 653-08 SS GRADE 50, CLASS 1, TYPES, PUNCHED WEB WITH SCREW-TYPE FLANGES.

C. JOISTS: ASTM A 653-08 SS GRADE 50, CLASS 1, PUNCHED WEB CONFIGURED TO PERMIT NESTING.

D. TOP TRACK: SLOTTED TRACK CST BY CEMCO, ICC REPORT NO. ESR-1042, OR APPROVED EQUAL, SAME GAGE AND MATERIAL AS WALL FRAMING OR 16 GAGE, WHICHEVER IS MORE RESTRICTIVE.

E. BOTTOM TRACK: SAME GAGE AND MATERIAL AS WALL FRAMING OR 20 GAGE, WHICHEVER IS MORE RESTRICTIVE. 1 INCH LEG UNLESS OTHERWISE SPECIFIED.

F. SKIS & HEADERS: UNPUNCHED CHANNELS SIZED FOR STUD FLANGES, GAGE THE SAME AS STUDS UNLESS OTHERWISE SIZED.

G. BRIDGING: 20 GAGE DIETRICH METAL FRAMING; SPAZZER® 5400 BRIDGING AND BRACING BAR (SP2B) OR APPROVED EQUAL.

H. FINISH: GALVANIZED, ASTM A 653, COATING WEIGHT G-90.

I. PRIMER: PROVIDE STEEL FRAMING ASSEMBLIES OF STEEL SHEET, ASTM A 1003, STRUCTURAL, GRADE, TYPE II, METALLIC COATED, OF SAME GRADE AND COATING WEIGHT USED FOR FRAMING MEMBERS.

J. PROVIDE SPECIFIED, INDICATED AND NECESSARY CLIPS, PLATES, BENT PLATES, ANGLES, CHANNELS, AND SIMILAR COMPONENTS TO SECURE MATERIALS, EQUIPMENT AND ITEMS OF WORK SPECIFIED IN OTHER SECTIONS.

K. EXPANSION ANCHORS: FABRICATED FROM CORROSION-RESISTANT MATERIALS, WITH CAPABILITY TO SUSTAIN, WITHOUT FAILURE, A LOAD EQUAL TO 5 TIMES DESIGN LOAD, AS DETERMINED BY TESTING PER ASTM E 488.

L. POWER-ACTUATED ANCHORS: FASTENER FABRICATED FROM CORROSION-RESISTANT MATERIALS, WITH CAPABILITY TO SUSTAIN, WITHOUT FAILURE, A LOAD EQUAL TO 10 TIMES DESIGN LOAD, AS DETERMINED BY TESTING PER ASTM E 1190.

M. MECHANICAL FASTENERS: ASTM C 1513, CORROSION-RESISTANT-COATED, SELF-DRILLING, SELF-TAPPING STEEL DRILL SCREWS, PROVIDE LOW-PROFILE HEAD, N. WELDING ELECTRODES: COMPLY WITH AWS STANDARDS.

O. PROVIDE PREMIXED, NONMETALLIC, NONCORROSIVE, NONSTAINING, NON-SHRINKING EXTERIOR GROUT COMPLYING WITH ASTM C 1107.

P. PROVIDE LOAD BEARING, HIGH-DENSITY MULTIMONOMER PLASTIC, NONLEACHING SHIMS.

Q. PROVIDE CLOSED-CELL NEOPRENE FOAM, 1/4 INCH THICK SEALING GASKETS IN WIDTHS TO MATCH WIDTH OF BOTTOM TRACK OR RIM TRACK MEMBERS.

A. EXAMINE SUPPORTING SUBSTRATES AND ADJUTING STRUCTURAL FRAMING FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH INSTALLATION CONSTITUTES ACCEPTANCE OF CONDITIONS BY CONTRACTOR.

1.7 PREPARATION

A. BEFORE SPRAYED FIRE-RESISTIVE MATERIALS ARE APPLIED, ATTACH CONTINUOUS ANGLES, SUPPLEMENTARY FRAMING, OR TRACKS TO STRUCTURAL MEMBERS INDICATED TO RECEIVE SPRAYED FIRE-RESISTIVE MATERIALS. AFTER APPLYING SPRAYED FIRE-RESISTIVE MATERIALS, REMOVE ONLY AS MUCH FIREPROOFING AS NEEDED TO COMPLETE INSTALLATION OF COLD-FORMED FRAMING WITHOUT REDUCING FIRE-RESISTANCE RATING INDICATED.

B. GROUT BEARING SURFACES TO ENSURE FULL CONTACT BETWEEN THE UNDERSIDE OF BOTTOM TRACK OR RIM TRACK AND BEARING SURFACE.

C. INSTALL SEALER GASKETS TO ISOLATE THE UNDERSIDE OF WALL BOTTOM TRACK OR RIM TRACK AND THE TOP OF FOUNDATION WALL OR SLAB AT STUD OR JOIST LOCATIONS.

1.8 INSTALLATION

A. INSTALL COLD-FORMED METAL FRAMING ACCORDING TO AISI'S "STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS" AND TO MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED. INSTALL COLD-FORMED METAL FRAMING AND ACCESSORIES PLUMB, SQUARE, AND TRUE TO LINE, AND WITH CONNECTIONS SECURELY FASTENED. COORDINATE FRAMING WITH ADJOINING WORK. CUT FRAMING MEMBERS BY SAWING; DO NOT SHEAR. COLD-FORMED METAL FRAMING AND ACCESSORIES FASTENED BY WELDING, BOLTING, OR SCREW FASTENING. WIRE TYPING, CLINCH FASTENING, OR RIVETING OF FRAMING MEMBERS IS NOT PERMITTED.

B. INSTALL TEMPORARY BRACINS AND SUPPORTS TO SECURE FRAMING AND SUPPORT LOADS UNTIL ENTIRE INTEGRATED SUPPORTING STRUCTURE HAS BEEN COMPLETED AND PERMANENT CONNECTIONS TO FRAMING ARE SECURED.

C. DO NOT BRIDGE BUILDING EXPANSION AND CONTROL JOINTS WITH COLD-FORMED METAL FRAMING. INDEPENDENT SIDES OF JOINTS.

D. INSTALL INSULATION IN FRAMED WALLS WHERE FRAMED SPACES MAY BECOME ACCESSIBLE ON COMPLETION OF FRAMING WORK AND AREAS THAT WILL RECEIVE PRE-BOARDING PRIOR TO BEING CONCEALED.

E. INSTALL FRAMING MEMBERS IN ONE-PIECE LENGTHS. SPLICE CONNECTIONS FOR TRACKS MAY BE USED ONLY IF INDICATED.

END OF COLD FORMED METAL

A. FURNISH SETTING DRAWINGS, TEMPLATES, WELD PLANS, ANCHORS AND DIRECTIONS FOR INSTALLING ANCHORAGES, IN TIME FOR INSTALLATION, THAT ARE TO BE EMBEDDED IN CONCRETE OR MASONRY.

B. COORDINATE METAL FABRICATIONS WORK WITH WORK SPECIFIED IN OTHER SECTIONS SO THAT RELATED WORK SHALL BE ACCURATELY AND PROPERLY JOINED.

A. PROVIDE METAL FABRICATIONS THAT ALLOW FOR THERMAL MOVEMENTS RESULTING FROM A MAXIMUM TEMPERATURE CHANGE RANGE OF 120° AMBIENT. BRIT MATERIAL SURFACES. BY PREVENTING BUCKLING, OPENING OF JOINTS, OVERSTRESSING OF COMPONENTS, FAILURE OF CONNECTIONS, AND OTHER DETRIMENTAL EFFECTS.

A. PRODUCT DATA: FOR MANUFACTURED PRODUCTS.

B. SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, AND DETAILS OF METAL FABRICATIONS AND THEIR CONNECTIONS. SHOW ANCHORAGE AND ACCESSORY ITEMS. SHOW REINFORCINGS, ANCHORAGE, SIZE AND TYPE OF FASTENERS AND ACCESSORIES. INDICATE WELDED CONNECTIONS USING AWS WELDING SYMBOLS.

A. QUALIFY WELDING PROCEDURES AND PERSONNEL ACCORDING TO AWS WELDING STANDARDS FOR EACH TYPE OF MATERIAL USED.

B. BEFORE BEGINNING ACTUAL WORK, CONSTRUCT MOCKUPS TO VERIFY SELECTIONS AND METHODS UNDER SAME SUBMITTALS AND TO DEMONSTRATE THE VISUAL EFFECTS AND SET QUALITY STANDARDS FOR FABRICATION AND INSTALLATION.

A. FURNISH SETTING DRAWINGS, TEMPLATES, WELD PLANS, ANCHORS AND DIRECTIONS FOR INSTALLING ANCHORAGES, IN TIME FOR INSTALLATION, THAT ARE TO BE EMBEDDED IN CONCRETE OR MASONRY.

B. COORDINATE METAL FABRICATIONS WORK WITH WORK SPECIFIED IN OTHER SECTIONS SO THAT RELATED WORK SHALL BE ACCURATELY AND PROPERLY JOINED.

A. FURNISH SETTING DRAWINGS, TEMPLATES, WELD PLANS, ANCHORS AND DIRECTIONS FOR INSTALLING ANCHORAGES, IN TIME FOR INSTALLATION, THAT ARE TO BE EMBEDDED IN CONCRETE OR MASONRY.

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A. FURNISH SETTING DRAWINGS, TEMPLATES, WELD PLANS, ANCHORS AND DIRECTIONS FOR INSTALLING ANCHORAGES, IN TIME FOR INSTALLATION, THAT ARE TO BE EMBEDDED IN CONCRETE OR MASONRY.

B. COORDINATE METAL FABRICATIONS WORK WITH WORK SPECIFIED IN OTHER SECTIONS SO THAT RELATED WORK SHALL BE ACCURATELY AND PROPERLY JOINED.

1.6 MATERIALS

A. STEEL PLATES, SHAPES, AND BARS: ASTM A 36.

B. STAINLESS-STEEL BARS AND SHAPES: ASTM A 276, TYPE 316, FINISH NO. 4.

C. CHECKERED STEEL FLOOR PLATE: ASTM A 786.

D. STEEL TUBING: ASTM A 500, COLD-FORMED STEEL TUBING. ASTM A 501 FOR HOT ROLLED TUBING.

E. STEEL PIPE: ASTM A 53, STANDARD WEIGHT (SCHEDULE 40).

F. STEEL ROD: ASTM A36, THREADED WHERE REQUIRED.

G. STEEL SHEET: COLD-ROLLED, ASTM A 366; HOT-ROLLED, ASTM A 569.

1.7 NONFERROUS METALS

A. ALUMINUM PLATE AND SHEET: ASTM B 209, ALLOY 6061-T6.

B. ALUMINUM EXTRUSIONS: ASTM B 221, ALLOY 6063-T6.

C. ALUMINUM-ALLOY ROLLED TREAD PLATE: ASTM B 632, ALLOY 6061-T6.

1.8 FASTENERS

A. PROVIDE FASTENERS AND CONNECTORS AS REQUIRED FOR THE INSTALLATIONS, WHETHER OR NOT INDICATED. SELECT FASTENERS FOR TYPE, GRADE, CLASS, AND USE REQUIRED. PROVIDE FASTENERS THAT ARE COMPATIBLE WITH MATERIALS BEING FASTENED. PROVIDE EXPANSION ANCHOR BOLT AND SLEEVE ASSEMBLIES WITH CAPABILITY TO SUSTAIN, WITHOUT FAILURE, A LOAD EQUAL TO SIX TIMES THE LOAD IMPOSED WHEN INSTALLED IN UNIT MASONRY AND FOUR TIMES THE LOAD IMPOSED WHEN INSTALLED IN CONCRETE.

1. STEEL BOLTS AND NUTS: REGULAR HEXAGON-HEAD BOLTS, ASTM A 307, GRADE A.

2. STEEL HEX NUTS: ASTM A 563.

3. STAINLESS-STEEL BOLTS: ASTM F 593.

4. STAINLESS STEEL NUTS: ASTM F 594 ALLOY GROUP 2.

5. ANCHOR BOLTS: ASTM F 1554, GRADE 36.

6. EYEBOLTS: ASTM A 489.

7. MACHINE SCREWS: ASME B18.8.3.

8. LAG BOLTS: ASME B18.2.1.

9. WOOD SCREWS: FLAT HEAD, ASME B18.8.1.

10. PLAIN WASHERS: ROUND, ASME B18.22.1.

11. LOCK WASHERS: HELICAL, SPRING TYPE, ASME B18.21.1.

12. TURN BUCKLES: FORGED STEEL C-1030 ASTM F145 ZINC COATED

13. YOKE ENDS: FORGED STEEL C-1030 ZINC COATED

14. ROD ENDS: FORGED STEEL C-1030 ZINC COATED

1.9 MISCELLANEOUS MATERIALS

A. WELDING RODS AND BARE ELECTRODES: SELECT ACCORDING TO AWS SPECIFICATIONS FOR METAL ALLOY WELDED.

B. PRIMER FOR GALVANIZED COATINGS: ACID ETCH TYPE PRIMER COMPATIBLE WITH FINISH COATINGS.

C. PRIMER FOR FERROUS METAL: ZINC-RICH PRIMER COMPLYING WITH SSPC-PAINT 20 OR SSPC-PAINT 29 AND COMPATIBLE WITH FINISH COATINGS.

D. GALVANIZING REPAIR PAINT: PROVIDE HIGH-ZINC-DUST-CONTENT PAINT FOR GALVANIZING WELDS IN STEEL, COMPLYING WITH SSPC-PAINT 20 FOR INTERIOR CONDITIONS. FOR EXTERIOR CONDITIONS PROVIDE HOT APPLIED GALVANIZING REPAIR MATERIAL SUCH AS ALL STATES GALVANIZING POWDER, DRYGLAY V OR AMERICAN SOLDER AND FLUX, OR APPROVED EQUAL.

E. BITUMINOUS PAINT: COLD-APPLIED EMULSION COMPLYING WITH ASTM D 1187.

F. NONSHRINK, NONMETALLIC GROUT: FACTORY-PACKAGED, NONSTAINING, NONCORROSIVE, NONFLASKING GROUT COMPLYING WITH ASTM C 1107. PROVIDE GROUT SPECIFICALLY RECOMMENDED BY MANUFACTURER FOR INTERIOR AND EXTERIOR APPLICATIONS.

G. CONCRETE: PROVIDE NORMAL-WEIGHT, AIR-ENTRAINED, READY-MIX CONCRETE WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2000 PSI.

1.10 FABRICATION

A. FABRICATE ITEMS TO DESIGN SHOWN. CONFORM TO APPROVED SUBMITTALS. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION. FURNISH MEMBERS IN LONGEST LENGTHS COMMERCIALY AVAILABLE WITHIN THE LIMITS SHOWN AND SPECIFIED. FABRICATE STRAIGHT, TRUE, FREE FROM WARP AND TWIST, AND WHERE APPLICABLE SQUARE AND IN SAME PLANE. PREASSEMBLE ITEMS IN THE SHOP TO GREATEST EXTENT POSSIBLE.

B. AT EXPOSED WELDED CONNECTIONS, GRIND, DRESS AND BLEND EXPOSED WELDS AND SURFACES SMOOTH AND BLENDED SO NO ROUGHNESS OR FITTING SHOWS AFTER FINISHING AND CONTOUR OF WELDED SURFACE MATCHES THAT OF ADJACENT SURFACE. WELDING GAS SHALL BE 20%-25% CARBON DIOXIDE AND 75%-80% ARGON. WELDING WITH PURE CARBON DIOXIDE IS NOT ALLOWED.

C. FORM EXPOSED CONNECTIONS WITH HAIRLINE JOINTS. FLUSH AND SMOOTH, USING CONCEALED FASTENERS WHEREVER POSSIBLE. WHERE EXPOSED FASTENERS ARE REQUIRED, USE PHILLIPS FLAT-HEAD (COUNTERSUNK) SCREWS, UNLESS OTHERWISE INDICATED. LOCATE JOINTS WHERE LEAST CONSPICUOUS. MITER AND WELD MEMBERS AT CORNERS.

D. FABRICATE SEAMS AND OTHER CONNECTIONS THAT WILL BE EXPOSED TO WEATHER IN A MANNER TO EXCLUDE WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.

E. GAS CUTTING OF MATERIALS AND FABRICATION WILL NOT BE ACCEPTABLE.

F. ALLOW FOR WARPAGE DUE TO GALVANIZING PROCESS. PROVIDE NETWORK OF CONCEALED VENT HOLES TO ALLOW HOT AIR TO ESCAPE DURING GALVANIZING PROCESS.

G. GALVANIZE FABRICATED ITEMS AFTER FABRICATION.

1.11 EXAMINATION

A. PRIOR TO INSTALLATION, INSPECT PRODUCTS FOR DAMAGE AND VERIFY MARKINGS AND DIMENSIONS AGAINST REVIEWED SUBMITTALS. EXAMINE SUBSTRATE CONDITIONS WHERE WORK IS TO BE PERFORMED. VERIFY FIELD DIMENSIONS AND SHOP DRAWING DIMENSIONS USED IN FABRICATION. PROCEEDING WITH INSTALLATION CONSTITUTES ACCEPTANCE OF SUBSTRATE CONDITIONS BY CONTRACTOR.

1.12 INSTALLATION

A. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING METAL FABRICATIONS. SET METAL FABRICATIONS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION; WITH EDGES AND SURFACES LEVEL, PLUMB, TRUE, AND FREE OF RACK; AND MEASURED FROM ESTABLISHED LINES AND LEVELS.

B. AT EXPOSED CONNECTIONS, FINISH EXPOSED WELDS AND SURFACES SMOOTH AND BLENDED SO NO ROUGHNESS SHOWS AFTER FINISHING AND CONTOUR OF WELDED SURFACE MATCHES THAT OF ADJACENT SURFACE. WELDING GAS SHALL BE 20%-25% CARBON DIOXIDE AND 75%-80% ARGON. WELDING WITH PURE CARBON DIOXIDE IS NOT ALLOWED.

END OF METAL FABRICATIONS

INSULATION

1.1 SUBMITTALS

A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

1.2 QUALITY ASSURANCE

A. PROVIDE INSULATION AND RELATED MATERIALS WITH THE FIRE-TEST-RESPONSE CHARACTERISTICS PER ASTM E 84.

B. COORDINATE WITH OTHER SECTIONS OF WORK WITH REGARDS TO PROVIDING MATERIALS AND INSTALLATION OF FLASHINGS OR JOCKUPS.

C. DO NOT INSTALL INSULATION PRODUCTS OF ANY KIND WHEN ANY WATER IS ON OR SUBSTRATES ARE DAMP OR WET.

1.3 SCHEDULING

A. COORDINATE INSTALLATION WITH SEQUENCE AND PLACEMENT OF WORK SPECIFIED IN OTHER SECTIONS. DO NOT INSTALL INSULATION UNTIL CONSTRUCTION HAS PROGRESSED TO THE POINT THAT INCLEMENT WEATHER WILL NOT DAMAGE OR WET THE INSULATION MATERIAL. INSTALL INSULATION AFTER ELECTRIC WIRING, LIGHTING, AND OTHER CONCEALED WORK IS COMPLETE. INSULATION SHALL NOT BE ENCLOSED IN UNTIL IT HAS BEEN INSPECTED AND APPROVED.

1.4 MATERIALS

A. UNFACED, GLASS-FIBER BLANKET INSULATION: ASTM C 665, TYPE I CONSISTING OF FIBRIL FORMAL DEHYD FREE, WITH FLAME SPREAD INDEX OF 25 OR LESS. USE ONLY APPROVED PLENUM RATED INSULATION TYPES WHERE EXPOSED TO PLENUM CEILING AREAS.

B. FOIL FACED, GLASS-FIBER BLANKET INSULATION: ASTM C 665, TYPE III BLANKETS WITH FOLY CARBON DEXYD FREE, WITH FLAME SPREAD INDEX OF 25 OR LESS. USE ONLY APPROVED PLENUM RATED INSULATION TYPES WHERE EXPOSED TO PLENUM CEILING AREAS.

C. REINFORCED-POLYETHYLENE SHEET VAPOR RETARDERS: 2 OUTER LAYERS OF POLYETHYLENE FILM LAMINATED TO AN INNER REINFORCING LAYER CONSISTING OF EITHER WYLOX CORE OR POLYESTER FIBER. PROVIDE FIRE RATED VAPOR BARRIER IN FIRE RATED CONSTRUCTION. PROVIDE PRESSURE-SENSITIVE TAPE RECOMMENDED BY VAPOR-RETARDER MANUFACTURER FOR SEALING JOINTS AND PENETRATIONS IN VAPOR RETARDER.

D. VAPOR-RETARDER FASTENERS: PANCAKE-HEAD, SELF-TAPPING STEEL DRILL SCREWS, WITH FENDER WASHERS. STAPLES ARE NOT ACCEPTABLE.

1.5 INSULATION FASTENERS

A. PROVIDE ALL NECESSARY STAPLES, TAPE, WIRES AND OTHER NEEDED FASTENERS NECESSARY AND NEEDED TO FASTEN AND SURETENSION INSULATION AS RECOMMENDED IN WRITING BY INSULATION MANUFACTURER.

B. SPINDLE ANCHORS: PLATE FORMED FROM PERFORATED GALVANIZED CARBON-STEEL SHEET, 0.030 INCH THICK BY 2 INCHES SQUARE, WELDED BY PROJECTING COPPER-COATED STEEL. SPINDLE 0.105 INCH IN DIAMETER AND OF LENGTH CAPABLE OF HOLDING INSULATION OF THICKNESS INDICATED SECURELY IN POSITION WITH 1/12-INCH SQUARE OR DIAMETER SELF-LOCKING WASHER FORMED FROM 0.016-INCH-THICK GALVANIZED STEEL SHEET, WITH BEVELED EDGE FOR INCREASED STIFFNESS.

C. STAPLES: STAINLESS STEEL, MONEL, OR COPPER-COATED STEEL, SIZE DIRECTED BY BATT MANUFACTURER OR REQUIRED BY CODE.

D. STRING WIRES: ASTM A 641 CLASS 1, MINIMUM 18 GAGE GALVANIZED STEEL WIRE.

1.6 EXAMINATION AND PREPARATION

A. SURFACES AND CAVITIES SHALL BE CLEAN, SMOOTH, AND DRY. CHECK SURFACES, INCLUDING SURFACES SLOPED TO DRAINS AND OUTLETS, FOR DEFECTS BEFORE STARTING AND INSPECTION. CLEAN SURFACES AND SURFACES TO BE PROTECTED. INSTALLATION, VERIFY MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS WITHIN THE ABOVE CEILING SPACE HAVE BEEN TESTED AND INSPECTED. CORRECT DEFECTS AND INADEQUACIES IN EXISTING SURFACES PRIOR TO PROCEEDING WITH INSULATION WORK. PROCEEDING WITH INSULATION WORK CONSTITUTES ACCEPTANCE OF SUBSTRATE CONDITIONS BY CONTRACTOR.

B. STAPLES: STAINLESS STEEL, MONEL, OR COPPER-COATED STEEL, SIZE DIRECTED BY BATT MANUFACTURER OR REQUIRED BY CODE.

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A. SURFACES AND CAVITIES SHALL BE CLEAN, SMOOTH, AND DRY. CHECK SURFACES, INCLUDING SURFACES SLOPED TO DRAINS AND OUTLETS, FOR DEFECTS BEFORE STARTING AND INSPECTION. CLEAN SURFACES AND SURFACES TO BE PROTECTED. INSTALLATION, VERIFY MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS WITHIN THE ABOVE CEILING SPACE HAVE BEEN TESTED AND INSPECTED. CORRECT DEFECTS AND INADEQUACIES IN EXISTING SURFACES PRIOR TO PROCEEDING WITH INSULATION WORK. PROCEEDING WITH INSULATION WORK CONSTITUTES ACCEPTANCE OF SUBSTRATE CONDITIONS BY CONTRACTOR.

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D. STRING WIRES: ASTM A 641 CLASS 1, MINIMUM 18 GAGE GALVANIZED STEEL WIRE.

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- B. FIRE-RATED WOOD DOORS: DOORS COMPLIING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A QUALIFIED TESTING AGENCY, FOR FIRE-PROTECTION RATINGS INDICATED. COMPLY WITH UL FOR FIRE-RATED ASSEMBLY REQUIREMENTS. AT VERTICAL EXIT ENCLOSURES, VERIFY THAT COMPONENTS OF DOOR HARDWARE THAT HAVE A MAXIMUM TRANSMITTED TEMPERATURE END POINT OF NOT MORE THAN 450° F ABOVE AMBIENT AFTER 30 MINUTES OF STANDARD FIRE-TEST EXPOSURE.
- C. BEFORE BEGINNING ACTUAL WORK, INSTALL MOCKUPS OF AT LEAST 8' X 8' IN SURFACE AREA TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR FABRICATION AND INSTALLATION. COORDINATE WITH OTHER SECTIONS OF WORK AND PROVIDE MATERIALS AND WORK NECESSARY TO COMPLETE MOCK-UPS OF THOSE SECTIONS.
- D. 1.3 PROJECT CONDITIONS
- A. DO NOT INSTALL DOORS UNTIL SPACES ARE ENCLOSED AND WEATHERTIGHT, WET WORK IN SPACES IS COMPLETE AND DRY, AND HVAC SYSTEM IS OPERATING AND MAINTAINING TEMPERATURE BETWEEN 60° AND 90° F AND RELATIVE HUMIDITY BETWEEN 25% AND 55% DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

- 1.4 WARRANTY
- A. PROVIDE WRITTEN WARRANTY IN WHICH MANUFACTURER AND INSTALLER AGREE TO REPAIR OR REPLACE DOORS THAT FAIL IN MATERIALS OR WORKMANSHIP LEAD OF DOOR. COMPLY WITH PROVISIONS OF THE INWMA "STANDARD DOOR GUARANTEE."

- 1.5 SOLID CORE WOOD DOORS
- A. PROVIDE PRODUCTS BY ALGOMA HARDWOODS, INC. OR APPROVED EQUAL.
- B. PROVIDE DOORS MADE WITH ADHESIVES AND COMPOSITE WOOD PRODUCTS THAT DO NOT CONTAIN UREA FORMALDEHYDE. WDMA IS.1-A PERFORMANCE GRADE. PROVIDE HEAVY DUTY DOORS AT ALL OTHER LOCATIONS. CONFORM TO W1 MANUAL OF MILLWORK SECTION 12. SOLID CORE. CONFORMING TO ABOVE REFERENCE STANDARD AND TO REQUIREMENTS HEREIN. 5-PLY, SEVEN AND NINE-PLY DOORS ARE NOT ACCEPTABLE. PROVIDE CLEAR STRUCTURAL-COMPOSITE-LUMBER STAVED-CORE. PARTICLE BOARD CORES ARE NOT ACCEPTABLE.

- C. TRANSPARENT FINISH DOORS
1. GRADE: PREMIUM, WITH GRADE A FACES.
2. SPECIES: [ANIGRE] [SELECT WHITE ASH] [FIGURED SELECT WHITE ASH] [SELECT WHITE BIRCH] [CHERRY] [SELECT RED GUM] [FIGURED SELECT RED GUM] [SELECT WHITE MAPLE] [RED OAK] [PERMISSION] [SAPLE] [SYCAMORE] [WALNUT] [WHITE OAK] [LAKING GLIPS DUCKE] [CUPRESSA] [GINKGO] [GLABRA] [INSERT SPECIES].
3. CUT: ROTARY CUT.
4. MATCH BETWEEN VENEER LEAVES: [BOOK] [SLIP] [PLEASING] MATCH.
5. ASSEMBLY OF VENEER LEAVES ON DOOR FACES: [CENTER-BALANCE] [BALANCE] [RUNNING] MATCH.

- D. OPAQUE FINISH DOORS
1. GRADE: PREMIUM.
2. FACES: ANY CLOSED-GRAIN CLEAR MILL OPTION HARDWOOD 1/50-INCH THICK BEFORE SANDING. HARDBOARD OR MDO FACE VENEERS ARE NOT ACCEPTABLE.
3. EXPOSED VERTICAL AND TOP EDGES: ANY CLOSED-GRAIN HARDWOOD.
4. CORE: CLEAR STRUCTURAL COMPOSITE LUMBER STAVED CORE.

5. CONSTRUCTION: FIVE PILES. STILES AND RAILS ARE BONDED TO CORE, AND THEN ENTIRE UNIT ABRASIVE PLANED BEFORE VENEERING. FACES ARE BONDED TO CORE USING A HOT PRESS.

- E. PLASTIC-LAMINATE-FACED DOORS
1. GRADE: PREMIUM.
2. PLASTIC-LAMINATE FACES: HIGH-PRESSURE DECORATIVE LAMINATES COMPLYING WITH NEMA LD 3, GRADE HSH.
3. COLORS, PATTERNS, AND FINISHES: AS SELECTED BY ARCHITECT FROM LAMINATE MANUFACTURER'S FULL RANGE OF PRODUCTS.
4. EXPOSED VERTICAL AND TOP EDGES: PLASTIC LAMINATE THAT MATCHES FACES, APPLIED BEFORE FACES.
5. CORE: STRUCTURAL COMPOSITE LUMBER.

6. CONSTRUCTION: FIVE PILES. STILES AND RAILS ARE BONDED TO CORE, THEN ENTIRE UNIT ABRASIVE PLANED BEFORE FACES AND CROSSBANDS ARE APPLIED. FACES ARE BONDED TO CORE USING A HOT PRESS.

- F. METAL DOORS:
1. BLADE TYPE: VISION-PROOF, INVERTED V HOT-DIP GALVANIZED STEEL, 0.040 INCH THICK, POWDER-COATED FINISH

- G. WOOD BEADS FOR LIGHT OPENINGS IN WOOD DOORS. PROVIDE MANUFACTURERS STANDARD WOOD BEAD SAME SPECIES AS DOOR FACES. RECESSED TAPERED BEADS WITH EXPOSED BANDING. AT FIRE RATED DOORS, PROVIDE WOOD BEADS AND METAL GLAZING GLIPS APPLIED FOR SUGH USE.

- 1.6 FABRICATION
- A. FACTORY PREFIT DOORS AND TRANSOMS TO SUIT FRAME-OPENING SIZES INDICATED. COMPLY WITH REQUIREMENTS OF REFERENCED QUALITY STANDARD AND QUALITY ASSURANCE PROVISIONS FOR FITTING UNLESS OTHERWISE INDICATED. COMPLY WITH REQUIREMENTS IN NFPA 80 FOR FIRE-RATED DOORS. COMPLY WITH WDMA WORKMANSHIP FOR CONSTRUCTION OF VERTICAL EDGES, CROSSBANDS, HORIZONTAL EDGES AND DIMENSIONAL TOLERANCES. FACTORY MACHINE DOORS TO RECEIVE HARDWARE. FOR DOORS TO RECEIVE FIELD APPLIED OPAQUE FINISH, APPLY EDGE SEALER AT FACTORY AFTER FABRICATION, SIZING, FITTING AND HARDWARE PREPARATION. APPLY APPROPRIATE FIRE LABELS.

- 1.7 EXAMINATION
- A. EXAMINE DOORS AND INSTALLED DOOR FRAMES BEFORE HANGING DOORS. VERIFY THAT FRAMES COMPLY WITH ALL REQUIREMENTS FOR TYPE, SIZE, LOCATION AND SWING CHARACTERISTICS AND HAVE BEEN INSTALLED WITH LEVEL HEADS AND PLUMB JAMBS. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF CONDITIONS.

- 1.8 INSTALLATION
- A. INSTALL DOORS TO COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND THE REFERENCED QUALITY STANDARD, AND AS INDICATED. INSTALL FIRE-RATED DOORS IN CORRESPONDING FIRE-RATED FRAMES ACCORDING TO NFPA 80. ALIGN AND FIT DOORS IN FRAMES PLUMB AND TRUE WITHOUT WARPING OR PACKING WITH UNIFORM CLEARANCES AND BEVELS AS INDICATED. DO NOT TRIM STILES AND RAILS IN EXCESS OF LIMITS SET BY MANUFACTURER OR PERMITTED FOR FIRE-RATED DOORS. MACHINE DOORS AS NECESSARY FOR REMAINING HARDWARE.

- 1.9 ADJUSTING
- A. REHANG OR REPLACE DOORS THAT DO NOT SWING OR OPERATE BALANCED, SMOOTH AND FREE. ADJUST DOOR OPERATION AFTER HVAC SYSTEM HAS BEEN BALANCED AND BALANCING REPORT IS APPROVED BY OWNER. ADJUST DOORS TO ACCOMMODATE THERMAL MOVEMENT AND EXPANSION OF FRAME AND DOOR.

- END OF FLUSH WOOD DOORS

- DOOR HARDWARE
- 1.1 SUBMITTALS
- A. DOOR HARDWARE SETS: PREPARED BY INSTALLER AND A CERTIFIED ARCHITECTURAL HARDWARE CONSULTANT (AHC). COORDINATE THE FINAL DOOR HARDWARE SETS WITH DOORS, FRAMES, AND RELATED WORK TO ENSURE PROPER SIZE, THICKNESS, HAND, FUNCTION, AND FINISH OF DOOR HARDWARE. INDICATE COMPLETE DESIGNATIONS AT EVERY ITEM FOR EACH DOOR. USE SAME SCHEDULING SEQUENCE AND FORMAT AND USE SAME DOOR NUMBERS AS IN THE CONTRACT DOCUMENTS. SUBMIT DOOR HARDWARE SETS AT EARLIEST POSSIBLE DATE FOR APPROVAL OF THE DOOR HARDWARE SETS. SUBMIT DOOR HARDWARE SETS MUST PRECEDE FABRICATION OF OTHER WORK THAT IS CRITICAL IN PROJECT CONSTRUCTION SCHEDULE

- B. PRODUCT DATA: MANUFACTURER'S CATALOG CUTS SHOWING CONSTRUCTION AND INSTALLATION DETAILS, MATERIAL DESCRIPTIONS, FUNCTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, AND FINISHES. INDICATE MOUNTING HEIGHTS FOR EACH TYPE OF HARDWARE.
- C. PROVIDE KEYING SCHEDULE PREPARED BY INSTALLER AND ARCHITECTURAL HARDWARE CONSULTANT (AHC), DETAILING OWNER'S FINAL KEYING INSTRUCTIONS FOR LOCKS

- 1.2 QUALITY ASSURANCE
- A. PROVIDE FIRE-RATED DOOR ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. FOR FIRE RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 252.
- B. PROVIDE ELECTRIFIED DOOR HARDWARE LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

- C. BEFORE BEGINNING ACTUAL INSTALLATION, INSTALL MOCKUPS FOR EACH TYPICAL TYPE OF DOOR FRAME AND HARDWARE TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR FABRICATION AND INSTALLATION.
- D. FURNISH ALL ITEMS OF HARDWARE EVEN IF NOT SPECIFICALLY IDENTIFIED OR IDENTIFIED TO PROVIDE COMPLETE INSTALLATION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE MANUFACTURERS WRITTEN REQUIREMENTS. CONTACT DOCUMENTS AND THE MANUFACTURERS WRITTEN REQUIREMENTS.
- E. PROVIDE HARDWARE ON BUILDING PERIMETER DOORS WITH CONSTRUCTIONS CORES AND KEYING TO SECURE THE HARDWARE TO EXISTING DOOR HARDWARE ARE REQUIRED. FIELD VERIFY EXISTING CONDITIONS AND COORDINATE INSTALLATION OF DOOR HARDWARE TO SUIT OPENING CONDITIONS AND TO PROVIDE FOR PROPER OPERATION.

- D. COORDINATE WITH GLASS AND FRAMED ENTRANCES TO CONFIRM THAT ADEQUATE PROVISIONS WILL BE MADE FOR PROPER HARDWARE INSTALLATION.

- 1.4 WARRANTY
- A. CONTRACTOR AND INSTALLERS/SUPPLIER JOINTLY AGREE TO REPAIR OR REPLACE COMPONENTS OF DOOR HARDWARE THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN THE FOLLOWING WARRANTY PERIODS:
1. WARRANTY PERIOD:
- a. LOCKSETS: FIVE YEARS.
- b. EXTRA HEAVY DUTY CYLINDRICAL LOCK: SEVEN YEARS.
- c. EXIT DEVICES: THREE YEARS MECHANICAL, ONE YEAR ELECTRICAL.
- d. CLOSERS: TEN YEARS MECHANICAL, TWO YEARS ELECTRICAL.
- e. HINGES: LIFE OF BUILDING.
- f. OTHER HARDWARE: TWO YEARS.

- 1.5 MATERIALS
- A. HINGES: STAINLESS STEEL PINS AND CONCEALED BEARINGS. HINGE OPEN WIDTHS OF SUFFICIENT THROW TO PERMIT MAXIMUM DOOR SWING. MINIMUM PROVIDE NON-FERROUS WITH NON-REMOVABLE (NRP) PINS AND SECURITY STUDS. DRAWINGS TYPICALLY DEPICT DOORS AT 90 DEGREES. DOORS SHALL SWING TO MAXIMUM ALLOWABLE USE. WIDE-THROW HINGES AS NEEDED UP TO 8 INCHES IN WIDTH TO ALLOW DOOR TO STAND PARALLEL TO WALL FOR TRUE 180 DEGREE OPENING. ADVISE ARCHITECT WITH WRITTEN RFI IF 8-INCH WIDTH IS INSUFFICIENT. INCLUDE MOST EXPENSIVE OPTION AT NO ADDITIONAL COST TO OWNER

- B. PROVIDE HINGES AND HINGE FASTENERS IN STOREFRONT SYSTEMS WITH POWDER COAT FINISH TO MATCH STOREFRONT SYSTEM FINISH.
- C. MORTISE LOCKSETS AND LATCHSETS: COLD-ROLLED STEEL, HANDING FIELD-CHANGEABLE WITH DOOR HANDLE. DISASSEMBLY. 3/4-INCH THROW STAINLESS STEEL ANTI-FRITURE TYPE.
- D. EXIT DEVICES / PANIC HARDWARE: PUSH-THROUGH PUSH-PAD DESIGN. NO EXPOSED PUSH-PAD FASTENERS, NO EXPOSED CAVITIES WHEN OPERATED. RETURN STRIKE FLUID DAMPENERS AND RUBBER BOTTOMING DAMPENERS, PLUS ANTI-RATTLE DEVICES.

- E. CLOSERS: FULL RACK-AND-PINION TYPE CYLINDER WITH REMOVABLE NON-FERROUS COVER AND CAST IRON BODY. DOUBLE HEAT-TREATED PINION SHIFTER. SINGLE PIECE FORGED PISTON, CHROMIUM-SILICON STEEL SPRING. PROVIDE CLOSERS THAT ARE NON-HANDING, NON-SIZED AND ADJUSTABLE. PLATES, BRACKETS AND SPECIAL TEMPLATING WHEN NEEDED FOR INTERFERENCE WITH PARTICULAR HEADER, DOOR AND WALL CONDITIONS AND NEIGHBORING HARDWARE. INTEGRATE CLOSERS WITH UL LISTED FIRE/LIFE-SAFETY ALARM SYSTEMS

- F. PROVIDE ALL OTHER HARDWARE NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION AND DOOR FUNCTION, SUCH AS BUT NOT LIMITED TO, SEALS, BUMPERS, HOLD OPENS, BOLTS, SILENCERS ETC.

- 1.6 FASTENERS
- A. FURNISH TYPE, QUALITY, SIZE AND QUANTITY FOR LONG-LEAD INSTALLATION UNDER HARD USAGE. CONFORM TO MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS FOR FASTENERS AND INSTALLATION AND THE FOLLOWING MINIMUM REQUIREMENTS. PROVIDE FASTENERS WHICH ARE SUITABLE FOR THE SUBSTRATE. PROVIDE FASTENER FINISH THAT MATCH HARDWARE ITEM.

- 1.7 FABRICATION
- A. MANUFACTURERS NAMEPLATE: DO NOT PROVIDE PRODUCTS THAT HAVE MANUFACTURERS NAME OR TRADE NAME DISPLAYED IN A VISIBLE LOCATION EXCEPT IN CONJUNCTION WITH REQUIRED FIRE-RATED LABELS.
- B. PRODUCE DOOR HARDWARE UNITS OF BASE METAL, USING MANUFACTURERS STANDARD METAL ALLOY, COMPOSITION, TEMPER, AND HARDNESS. FURNISH METALS OF A QUALITY EQUAL TO OR GREATER THAN THAT OF SPECIFIED DOOR HARDWARE UNITS AND BHMA 1.156.18. DO NOT FURNISH MANUFACTURERS STANDARD MATERIALS OR FORMING METHODS IF DIFFERENT FROM SPECIFIED STANDARD.

- 1.8 FABRICATION
- A. MANUFACTURERS NAMEPLATE: DO NOT PROVIDE PRODUCTS THAT HAVE MANUFACTURERS NAME OR TRADE NAME DISPLAYED IN A VISIBLE LOCATION EXCEPT IN CONJUNCTION WITH REQUIRED FIRE-RATED LABELS.
- B. PRODUCE DOOR HARDWARE UNITS OF BASE METAL, USING MANUFACTURERS STANDARD MATERIALS OR FORMING METHODS IF DIFFERENT FROM SPECIFIED STANDARD.

- 1.9 ADJUSTING
- A. ADJUST AND CHECK EACH OPERATING ITEM OF DOOR HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY OPERATING ITEM THAT CANNOT BE ADJUSTED TO OPERATE AS INTENDED. ADJUST DOOR CONTROL DEVICES FINAL OPERATION AFTER BALANCING OF HVAC SYSTEM IS COMPLETE, AND COMPLY WITH DOOR HARDWARE MANUFACTURERS WRITTEN INSTRUCTIONS TO DIRECT SUNLIGHT ADJUST HARDWARE TO ALLOW DOOR OPERATION DURING THERMAL EXPANSION AND CONTRACTION. MEASURE DOOR OPENING FORCE WITH A MECHANICAL FORCE GAUGE WAGONER INSTRUMENTS F6K40.

- END OF DOOR HARDWARE
- 1.1 PERFORMANCE REQUIREMENTS
- A. PROVIDE GLAZING SYSTEMS CAPABLE OF WITHSTANDING THERMAL MOVEMENT AND WIND AND IMPACT LOADS WITHOUT FAILURE, INCLUDING LOSS OR GLASS BREAKAGE INCLUDING FAILURE OF SEALANTS OR GASKETS TO REMAIN WATER TIGHT AND AIR TIGHT; DETERIORATION OF GLAZING MATERIALS, OR OTHER DEFECTS IN CONSTRUCTION.
- B. GLASS THICKNESS DESIGNATIONS INDICATED ARE MINIMUMS AND ARE FOR DETAILING ONLY. CONFIRM GLASS THICKNESS BY ANALYZING PROJECT LOADS AND IN-SERVICE CONDITIONS.
- C. PERFORMANCE REQUIREMENTS: PROVIDE A FIRE RATED GLAZING, MANUFACTURED, FABRICATED AND INSTALLED TO MAINTAIN PERFORMANCE UNDER FIRE CONDITIONS. PROVIDE FIRE RATED GLAZING, MANUFACTURED, FABRICATED AND INSTALLED TO MAINTAIN PERFORMANCE UNDER FIRE CONDITIONS. PROVIDE FIRE RATING NOT LESS THAN AS SHOWN ON THE DRAWINGS. ASSEMBLIES SHALL BE LABELED IN ACCORDANCE WITH REQUIREMENTS OF LISTINGS INDICATED.

- 1.2 SUBMITTALS
- A. PRODUCT DATA: FOR EACH GLASS PRODUCT AND GLAZING MATERIAL INDICATED.
- B. SAMPLES: FOR EACH GLASS PRODUCT, COLOR, TINT AND PATTERN IN THE FORM OF 12-INCH-SQUARE SAMPLES WITH SMOOTH GROUND EDGES.

- 1.3 QUALITY ASSURANCE
- A. PROVIDE INSULATING-GLASS CERTIFICATION PERMANENTLY MARKED EITHER ON SPACERS OR ON AT LEAST ONE INSTALLED LIGHT OF UNITS WITH APPROPRIATE CERTIFICATION LABEL OF THE INSULATING GLASS CERTIFICATION COUNCIL.

- B. DO NOT INSTALL MIRRORS UNTIL REQUIRED TEMPERATURE AND RELATIVE HUMIDITY CONDITIONS HAVE BEEN STABILIZED AND WILL BE MAINTAINED IN INSTALLATION AREAS. PROVIDE SUFFICIENT VENTILATION TO PREVENT CONDENSATION OF MOISTURE ON GLAZING WORK DURING INSTALLATION.

- C. BEFORE BEGINNING ACTUAL WORK, INSTALL MOCKUPS OF AT LEAST 8' X 8' IN SURFACE AREA TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR FABRICATION AND INSTALLATION.

- 1.4 PROJECT CONDITIONS
- A. DO NOT PROCEED WITH GLAZING WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY GLAZING MATERIAL MANUFACTURERS. WHERE FRAMES ARE OUT OF SQUARE, OUT OF PLUMB, FROST, CONDENSATION, OR OTHER CAUSES, DO NOT INSTALL LIQUID GLAZING SEALANTS WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY GLAZING SEALANT MANUFACTURER OR BELOW 40° F.

- 1.5 WARRANTY
- A. PROVIDE WRITTEN WARRANTY TO REPLACE GLASS UNITS OR GLASS INSTALLATION THAT FAILS IN MATERIALS AND WORKMANSHIP FOR NOT LESS THAN TWO YEARS.
- 1.6 MANUFACTURERS
1. PROVIDE GLASS PRODUCTS BY PPG INDUSTRIES, INC. OR APPROVED EQUAL.

- 1.7 GLASS PRODUCTS
- A. FLOAT GLASS: ASTM C 1036, TYPE I ULTRA-CLEAR (LOW-IRON) FLOAT GLASS TRANSPARENT FLAT GLASS, QUALITY-Q3, CLASS I WITH A MINIMUM 91 PERCENT VISIBLE LIGHT TRANSMISSION AND A MINIMUM SOLAR GAIN COEFFICIENT OF 0.87.
- B. HEAT-TREATED FLOAT GLASS: ASTM C 1048, TYPE I (TRANSPARENT FLAT GLASS); QUALITY-Q3; OF CLASS, KIND, AND CONDITION INDICATED.
- C. CERAMIC-COATED SPANDREL GLASS: ASTM C 1048, TYPE I (TRANSPARENT FLAT GLASS); QUALITY-Q3; AND COMPLYING WITH OTHER REQUIREMENTS SPECIFIED. PROVIDE SPANDREL UNITS IDENTICAL TO THOSE PASSING THE FALL-OUT-RESISTANCE TEST FOR SPANDREL GLASS SPECIFIED IN ASTM C 1048.

- D. SPUTTER-COATED FLOAT GLASS: ASTM C 1376, FLOAT GLASS WITH METALLIC-OXIDE OR NITRIDE COATING DEPOSITED BY VACUUM DEPOSITION PROCESS AFTER MANUFACTURE AND HEAT TREATMENT (IF ANY), AND COMPLYING WITH OTHER REQUIREMENTS SPECIFIED.
- E. WIRED GLASS: ASTM C 1036, TYPE I (PATTERNED AND WIRED FLAT GLASS), CLASS I (CLEAR), QUALITY-Q6, AND OF FORM AND MESH PATTERN (SQUARE) [DIAMOND].
- F. PATTERNED GLASS: ASTM C 1036, TYPE I (PATTERNED AND WIRED FLAT GLASS), CLASS I (CLEAR), FORM 3 (PATTERNED); AND OF QUALITY, FINISH, AND PATTERN [FLUTE] [STIPPLE].

- G. INSULATING-GLASS UNITS, GENERAL: FACTORY-ASSEMBLED UNITS CONSISTING OF SEALED LIGHTS OF GLASS SEPARATED BY A DEHYDRATED INTERSPACE, AND COMPLYING WITH CLASS 38A UNITS AND WITH REQUIREMENTS SPECIFIED IN THIS ARTICLE AND IN PART 2 "INSULATING-GLASS UNITS" ARTICLE.

- H. MONolithic CERAMIC GLAZING MATERIAL: PROPRIETARY PRODUCT IN THE FORM OF CLEAR FLAT SHEETS OF 3/4-INCH NOMINAL THICKNESS WEIGHING 2.5 LB/SQ. FT. PROVIDING THE FIRE RATING SPECIFIED.

- I. PROVIDE CUSTOM CUT MIRROR GLASS, 3/16 INCH MINIMUM THICKNESS, EDGES GROUND AND POLISHED; SEALED AS SPECIFIED BELOW, ASTM C 1036, TYPE 1, CLASS 1. PROVIDE MOSTLE-RESISTANT HEAVY DUTY MIRROR BACK COATING PALMER MIRROR-BAC PAINT, POLY-GLAZE BY CAROLINA MIRROR OR DIAMONDBACK BY PPG OR APPROVED EQUAL.

- 1.8 EXAMINATION
- A. EXAMINE FRAMING WITH INSTALLER PRESENT. MANUFACTURING AND INSTALLATION TOLERANCES, INCLUDING THOSE FOR SIZE, SQUARENESS, AND OFFSETS AT JOINTS, AND OTHER CONDITIONS AFFECTING PERFORMANCE, SHALL BE SUBJECT TO EXCESSIVE DEFLECTION, OR WHERE SUBSTRATES CONTAIN BOND BREAKING SUBSTANCES, MOISTURE, UNSOUND MATERIAL, OR WHERE THERE ARE OTHER CONDITIONS UNSUITABLE FOR PROPER INSTALLATION OR PERFORMANCE. CORRECTED. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH GLASS AND GLAZING INDICATES CONTRACTOR'S ACCEPTANCE OF FRAMING AND CONDITIONS AFFECTING GLAZING.

- 1.9 PREPARATION
- A. UNLESS OTHERWISE SPECIFIED OR APPROVED, CONFORM TO APPLICABLE RECOMMENDATIONS IN THE GANA - GLAZING MANUAL AND GANA - GLAZING SEALING SYSTEMS MANUAL. SHOP PREPARE ALL GLASS TO BE FIELD INSTALLED.
- B. FOR EXTERIOR GLAZING, DO NOT START GLAZING UNTIL EACH LIGHT IS PROVIDED WITH THE APPROPRIATE NUMBER AND SPACING OF WEPHOLES AS RECOMMENDED

- 1.8 EXAMINATION
- A. EXAMINE DOORS AND FRAMES, WITH HARDWARE INSTALLER AND HARDWARE EXPERT PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES, LABELED FIRE DOOR ASSEMBLY CONSTRUCTION, WALL AND FLOOR CONSTRUCTION, AND OTHER CONDITIONS AFFECTING PERFORMANCE. VERIFY THAT DOORS AND FRAMES ARE READY TO RECEIVE WORK.
- B. EXAMINE ROUGH-IN-GR FOR ELECTRICAL POWER SYSTEMS TO VERIFY ACTUAL LOCATIONS OF WIRING CONNECTIONS BEFORE ELECTRIFIED DOOR HARDWARE INSTALLATION.

- A. WATER TIGHT AND AIR TIGHT INSTALLATION OF EACH PIECE OF GLASS IS REQUIRED. COMPLY WITH COMBINED WRITTEN INSTRUCTIONS OF MANUFACTURERS OF GLAZING SEALANTS, GASKETS, AND OTHER RELATED MATERIALS, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED, INCLUDING THOSE IN REFERENCED GLAZING PUBLICATIONS. EACH INSTALLATION MUST WITHSTAND NORMAL TEMPERATURE CHANGES, WIND LOADING, IMPACT LOADING WITHOUT A FAILURE OF ANY KIND, INCLUDING LOSS OR BREAKAGE OF GLASS, FAILURE OF SEALANTS OR GASKETS TO REMAIN WATER TIGHT OR AIR TIGHT, DETERIORATION OF GLAZING MATERIALS AND OTHER DEFECTS IN THE WORK.
- B. SET GLASS LIGHTS IN EACH SERIES WITH UNIFORM PATTERN, DRAW, BOW, AND SIMILAR CHARACTERISTICS. ORIENT GLASS SO THAT WAVE AND OTHER DISTORTIONS RUN HORIZONTALLY. SET ALL TEMPERED GLASS WITH TONS MARKS CONCEALED, CONSISTENTLY AT TOP OF OPENING.

- C. COMPLETED INSTALLATION IS DEFINED AS NO VISIBLE CHIPS OR FISSURES IN GLASS; GLAZING IS CLEAN, STRAIGHT, COMPLETE AND CONTINUOUS.

- END OF GLAZING
- 1.1 LOCATE HARDWARE PER SD-100.
2. STANDARD STEEL DOORS AND FRAMES: THIS "RECOMMENDED LOCATIONS FOR ARCHITECTURAL HARDWARE FOR STANDARD STEEL DOORS AND FRAMES."

3. CUSTOM STEEL DOORS AND FRAMES: THIS "RECOMMENDED LOCATIONS FOR BUILDERS" HARDWARE FOR CUSTOM STEEL DOORS AND FRAMES."
4. WOOD DOORS: DH WDH3.3, "RECOMMENDED LOCATIONS FOR ARCHITECTURAL HARDWARE FOR WOOD FLUSH DOORS."
5. WHERE NEW HARDWARE OR OVERSTRESSING, SHEATHING CONNECTION FAILURE, UNDU STRAIN ON FASTENERS AND ANCHORS, OR OTHER DETRIMENTAL EFFECTS WHEN SUBJECT TO A MAXIMUM AMBIENT TEMPERATURE CHANGE OF 120° F, PROSE FRAMING SYSTEM TO BE SUBJECT TO MAXIMUM ALLOWABLE DEFLECTION FOR CONSTRUCTION TOLERANCES, AND TO ACCOMMODATE LIVE LOAD DEFLECTION OF PRIMARY BUILDING STRUCTURE.

7. INSTALL EXIT DOOR HARDWARE IN CONFORMANCE TO NFPA 101.
8. ENSURE THAT ALL HARDWARE ON FIRE & EXIT DOORS BEARS APPROPRIATE E UL LABEL.

- 1.11 ADJUSTING
- A. ADJUST AND CHECK EACH OPERATING ITEM OF DOOR HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY OPERATING ITEM THAT CANNOT BE ADJUSTED TO OPERATE AS INTENDED. ADJUST DOOR CONTROL DEVICES FINAL OPERATION AFTER BALANCING OF HVAC SYSTEM IS COMPLETE, AND COMPLY WITH DOOR HARDWARE MANUFACTURERS WRITTEN INSTRUCTIONS TO DIRECT SUNLIGHT ADJUST HARDWARE TO ALLOW DOOR OPERATION DURING THERMAL EXPANSION AND CONTRACTION. MEASURE DOOR OPENING FORCE WITH A MECHANICAL FORCE GAUGE WAGONER INSTRUMENTS F6K40.

- 1.2 SUBMITTALS
- A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED, INCLUDING FASTENERS AND CONNECTORS.

- 1.3 QUALITY ASSURANCE
- A. FOR FIRE-RESISTANCE-RATED ASSEMBLIES THAT INCORPORATE NON-LOAD-BEARING STEEL FRAMING, PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 119 BY AN INDEPENDENT TESTING AGENCY.

- B. FOR STC-RATED ASSEMBLIES, PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 90 AND CLASSIFIED ACCORDING TO ASTM E 413 BY AN INDEPENDENT TESTING AGENCY.

- C. CONTRACTOR SHALL DETERMINE APPROPRIATE GAGE OF METAL FRAMING COMPONENTS BASED ON LOADING, DEPTHS, AND SPACINGS INDICATED. IN NO CASE SHALL SPANS OF METAL FRAMING EXCEED THE LIMITS INDICATED. PROVIDE VERTICAL STUDS WITH THE FOLLOWING DEFLECTION LIMITS:

1. WALLS WITH HEAVY FINISHES SUCH AS PLASTER, TILE, THIN SET MASONRY: L360.
2. STUDS SUPPORTING WALL MOUNTED ITEMS AND EQUIPMENT: L360.
3. OPENING FRAMING: L360.
4. ALL OTHER APPLICATIONS: L240.
5. CEILING FRAMING AND SUSPENDED SYSTEMS: L360.

- D. EXCEPT AS MODIFIED HEREIN OR REQUIRED BY CODE, CONFORM METAL SUPPORT SYSTEMS FOR PLASTER TO THE CLPCA PLASTER/METAL FRAMING/LATH MANUAL AND TO THE MLSPA METAL LATHING AND FURRING MANUAL.
- E. COORDINATE WITH OTHER SECTIONS AND PROVIDE MATERIALS AND PARTICIPATE IN THE CONSTRUCTION OF MOCKUPS FOR THOSE SECTIONS OF WORK.

- 1.4 COORDINATION
- A. VERIFY AND COORDINATE WORK OF TRADES BEFORE AND DURING FRAMING TO ADEQUATELY ADEQUATE WALL FRAMING AND BACKING IS INSTALLED FOR ALL WALL AND CEILING ATTACHED ITEMS. COORDINATE WITH OTHER SECTIONS TO DETERMINE BLOCKING AND BACKING REQUIREMENTS.

- 1.5 MATERIALS
- A. PROVIDE NON-LOAD BEARING METAL FRAMING PRODUCTS BY DIETRICH METAL FRAMING OR APPROVED EQUAL.

- B. STEEL STUDS: ASTM C 645.
- C. RATED FIRESTOP SLIP TRACK: DIETRICH METAL FRAMING, SLP-TRK OR APPROVED EQUAL.

- D. NON-RATED SLIP-TYPE HEAD TRACK; DEEP LEG SLOTTED DEFLECTION TRACK
- E. COLD-FORMED CHANNEL BRIDGING: DIETRICH METAL FRAMING; SPAZZERS® 9200 BRIDGING AND BRACING BAR OR APPROVED EQUAL.

- F. SUSPENDED CEILING FRAMING SYSTEM SHALL HAVE THE CAPABILITY TO SUPPORT THE FINISHED CEILING, LIGHT FIXTURES, AIR DIFFUSERS, AND ACCESSORIES, AS SHOWN. THE SUSPENSION SYSTEM SHALL HAVE A MAXIMUM DEFLECTION OF L360.

- G. HANGER ATTACHMENTS TO CONCRETE: FABRICATED FROM CORROSION-RESISTANT MATERIALS CAPABLE OF SUSTAINING, WITHOUT FAILURE, A LOAD EQUAL TO 5 TIMES THAT IMPOSED BY CONSTRUCTION AS DETERMINED BY TESTING ACCORDING TO ASTM E 488 BY AN INDEPENDENT TESTING AGENCY

- H. THE WIRE: ASTM A 641, CLASS 1 ZINC COATING, SOFT TEMPER, 12 GAUGE WIRE.
- I. WIRE HANGERS: ASTM A 641, CLASS 1 ZINC COATING, SOFT TEMPER, 6 GAGE.

- J. CARRYING CHANNELS: COLD-ROLLED, COMMERCIAL-STEEL SHEET 18 GAGE MINIMUM THICKNESS AND MINIMUM 1/2-INCH-WIDE FLANGES, DEPTH, 2-1/2 INCHES.
- K. HAT-SHAPED, RIGID FURRING CHANNELS: ASTM C 645, 7/8 INCH DEEP, 2 1/2 GAGE MINIMUM.

- L. RESILIENT FURRING CHANNELS: 1/2-INCH-DEEP MEMBERS DESIGNED TO REDUCE SOUND TRANSMISSION. CONFIGURATION: ASYMMETRICAL.

- M. PROVIDE STEEL SHEET FOR BLOCKING, BACKING, AND BRACING. MINIMUM BASE-METAL THICKNESS: 14 GAGE, MINIMUM 6-INCHES WIDE.

- N. COLD-FORMED FURRING CHANNELS: ASTM A 641, CLASS 1 ZINC COATING, SOFT TEMPER WITH MINIMUM 1/2-INCH-WIDE FLANGES.

- O. CERAMIC FRAMING: CONTOUR TRACK BY DIETRICH METAL FRAMING OR APPROVED EQUAL.

- P. FASTENERS: CODE APPROVED AND MANUFACTURER RECOMMENDED, WAFFER HEAD SCREWS, SELF DRILLING TYPE, FOR METAL TO METAL FASTENING COMPLYING WITH ASTM C 1002 OR ASTM C 954.

- Q. ACOUSTICAL FOME TAP: NORSEAL V370, MANUFACTURED BY NORTON PERFORMANCE PLASTICS CORPORATION, OR APPROVED EQUAL.

- 1.6 EXAMINATION
- A. EXAMINE AREAS AND SUBSTRATES, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR FRAMING AND OTHER CONDITIONS AFFECTING PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH INSTALLATION INDICATES ACCEPTANCE OF SUBSTRATE AND CONDITIONS BY CONTRACTOR.
- B. BEFORE SPRAYED FIRE-RESISTIVE MATERIALS ARE APPLIED, ATTACH OFFSET ANCHOR PLATES OR CEILING RUNNERS (CHECKS) TO SURFACES INDICATED TO RECEIVE SPRAYED FIRE-RESISTIVE MATERIALS. AFTER SPRAYED FIRE-RESISTIVE MATERIALS ARE APPLIED, REMOVE THEM ONLY TO EXTENT NECESSARY FOR INSTALLATION OF NON-LOAD-BEARING STEEL FRAMING. DO COMPROMISE THE INTEGRITY, THICKNESS OR RATING OF FIRE-PROOFING MATERIALS.

- 1.7 PREPARATION
- A. COORDINATE INSTALLATION OF SUSPENSION SYSTEMS WITH INSTALLATION OF OVERHEAD STRUCTURE TO ENSURE THAT INSERTS AND OTHER PROVISIONS FOR ANCHORS ARE TO BUILDING STRUCTURE HAVE BEEN INSTALLED TO RECEIVE HANGERS AT SPACING REQUIRED TO SUPPORT THE WORK AND THAT HANGERS WILL DEVELOP THEIR FULL STRENGTH.

- B. ANCHOR SPRAYED FIRE-RESISTIVE MATERIALS ARE APPLIED, ATTACH OFFSET ANCHOR PLATES OR CEILING RUNNERS (CHECKS) TO SURFACES INDICATED TO RECEIVE SPRAYED FIRE-RESISTIVE MATERIALS. AFTER SPRAYED FIRE-RESISTIVE MATERIALS ARE APPLIED, REMOVE THEM ONLY TO EXTENT NECESSARY FOR INSTALLATION OF NON-LOAD-BEARING STEEL FRAMING. DO COMPROMISE THE INTEGRITY, THICKNESS OR RATING OF FIRE-PROOFING MATERIALS.

- 1.8 INSTALLATION
- A. INSTALL METAL FRAMING AND ACCESSORIES LEVEL, PLUMB, SQUARE, AND TRUE TO LINE, AND WITH CONNECTIONS SECURELY FASTENED. INSTALL METAL FRAMING TO COMPLY WITH ASTM F 754 AND ASTM C 841, AND WITH FRAMING MANUFACTURERS WRITTEN REQUIREMENTS.

- B. INSTALL ALL SUPPLEMENTARY FRAMING, BLOCKING, AND BACKING REQUIRED TO SUPPORT FIXTURES, EQUIPMENT SERVICES, HEAVY TRIM, GRAB BARS, TOILET ACCESSORIES, FURNISHINGS, OR SIMILAR CONSTRUCTION.

- C. DO NOT BRIDGE BUILDING CONTROL AND EXPANSION JOINTS WITH NON-LOAD-BEARING STEEL FRAMING MEMBERS. FRAME BOTH SIDES OF JOINTS INDEPENDENTLY. LEAVE REQUIRED GAP TO ACCOMMODATE FINISH AND JOINT SYSTEMS.

- D. SPACING OF STUDS FOR CERAMIC TILE SHALL NOT EXCEED 16-INCHES WHEN TILE IS THINSET OVER TILE BACKER BOARD, AND 12-INCHES WHEN MORTAR SET OVER PORTLAND CEMENT PLASTER.

- E. INSTALL FRAMING MEMBERS IN ONE-PIECE LENGTHS. SPLICE CONNECTIONS FOR

- BY FRAME MANUFACTURERS WRITTEN INSTALLATION AND WARRANTY REQUIREMENTS.

- C. CLEAN GLAZING CHANNELS, GUTTERS, GLASS POCKETS, AND OTHER FRAMING MEMBERS RECEIVING GLASS IMMEDIATELY BEFORE GLAZING. REMOVE ALL SUBSTANCES AND COATINGS NOT FIRMLY BONDED TO SUBSTRATES, INCLUDING BUT NOT LIMITED TO, DIRT, OIL, GREASE, FIREPROOFING, SURFACE DUST, DEBRIS, AND FROST. REMOVE LACQUER FROM METAL SURFACES WHEREVER ELASTOMERIC SEALANTS ARE USED.

- 1.10 GLAZING
- A. WATER TIGHT AND AIR TIGHT INSTALLATION OF EACH PIECE OF GLASS IS REQUIRED. COMPLY WITH COMBINED WRITTEN INSTRUCTIONS OF MANUFACTURERS OF GLAZING SEALANTS, GASKETS, AND OTHER RELATED MATERIALS, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED, INCLUDING THOSE IN REFERENCED GLAZING PUBLICATIONS. EACH INSTALLATION MUST WITHSTAND NORMAL TEMPERATURE CHANGES, WIND LOADING, IMPACT LOADING WITHOUT A FAILURE OF ANY KIND, INCLUDING LOSS OR BREAKAGE OF GLASS, FAILURE OF SEALANTS OR GASKETS TO REMAIN WATER TIGHT OR AIR TIGHT, DETERIORATION OF GLAZING MATERIALS AND OTHER DEFECTS IN THE WORK.

- B. SET GLASS LIGHTS IN EACH SERIES WITH UNIFORM PATTERN, DRAW, BOW, AND SIMILAR CHARACTERISTICS. ORIENT GLASS SO THAT WAVE AND OTHER DISTORTIONS RUN HORIZONTALLY. SET ALL TEMPERED GLASS WITH TONS MARKS CONCEALED, CONSISTENTLY AT TOP OF OPENING.

- C. COMPLETED INSTALLATION IS DEFINED AS NO VISIBLE CHIPS OR FISSURES IN GLASS; GLAZING IS CLEAN, STRAIGHT, COMPLETE AND CONTINUOUS.

- END OF NON-STRUCTURAL METAL FRAMING

- GYPSSUM BOARD
- 1.1 SUBMITTALS
- A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

- B. SAMPLES: FOR EACH TYPE OF FINISH AND TEXTURE INDICATED AND FOR EACH TRIM ACCESSORY INDICATED.

- 1.2 QUALITY ASSURANCE
- A. FOR FIRE-RESISTANCE-RATED ASSEMBLIES, PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 119 BY AN INDEPENDENT TESTING AGENCY.

- B. FOR STC-RATED ASSEMBLIES, PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 90 AND CLASSIFIED ACCORDING TO ASTM E 413 BY AN INDEPENDENT TESTING AGENCY.

- C. BEFORE GYPSUM BOARD INSTALLATION PROVIDE MOCKUPS OF AT LEAST 8' X 8' IN SURFACE AREA TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND SET QUALITY STANDARDS FOR FABRICATION AND INSTALLATION.

- D. COMPLY WITH GYPSUM ASSOCIATION:
1. GA-201 GYPSUM BOARD FOR WALLS AND CEILINGS.
2. GA-216 RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM PANEL PRODUCTS.

3. GYPSUM ASSOCIATION'S FIRE RESISTANCE DESIGN MANUAL.

GENERAL REQUIREMENTS

- Work performed shall comply with the following:
- These General Requirements unless otherwise noted on plans or specifications.
- Building Code - CBC 2016
- All applicable local, State and Federal Codes, Ordinances, Laws, regulations and Protective Covenants governing the site of work.
- Standard Specifications of ASTM as noted herein and as required by the Building Code.
- All work needs to be performed by qualified and experienced contractors familiar with this type of project.

- In case of conflict, the more stringent requirement shall govern.
- On site verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Noted dimensions take precedence over scale of drawings.
- Engineer or architect of record is to be notified immediately by the contractor should any question arise or any discrepancy be found pertaining to the working drawings and/or specifications available.
- No deviations from these requirements and structural details shall be made without the written approval of Gouvis Engineering Consulting Group. Approval by the inspector does not constitute authority to deviate from plans or specifications.
- The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the contractor, and has not been considered by the architect or engineer. The contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms, and finish materials. The contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the architect or structural engineer shall not imply the assumption of any responsibility in this regard.

- The builder has requested, contracted with and is compensating Gouvis Engineering Consulting Group for the limited services of providing the minimum structural engineering drawings required, when combined with the other builders' consultants drawings, to obtain a building permit for this project. These drawings are not intended to, nor do they detail all conditions, identify all materials, or define or limit the scope of work required to complete the project. The builder has requested, accepted, and represented that he will select all materials and manufacturers, quality and select all installers, direct all ways and means of construction, and provide all subcontractors, additional information, above and beyond these drawings, required to complete the project in conformance with all governing agencies and the work will meet or exceed accepted industry standards.
- Special inspection per Building Code Sec. 1704 is required & applies to the types of work indicated on sheet SN-1B/SN-1C. (Note: Special inspectors qualification and responsibilities should comply with Building Code Section 1701 Requirements.)
 - Structural analysis for this project is done per applicable Building Code at the time of design considering standard of 1/4.
 - Upon completion of above by the engineer & prior to start of construction, contractor is responsible to check all dimensions, coordinate with the work of other consultants & other trades to ensure compliance with his/her requirements.
 - Engineer shall have no liability for waterproofing or moisture transmission issues, whether related to concrete slabs, footings, foundations, or otherwise. Owner and Contractor shall be entirely responsible for such issues, and will defend and indemnify Gouvis Engineering against all such claims.

- DESIGN CRITERIA**
- SOILS**
Foundation engineering has been predicated on data and recommendations contained in the soils report by: N/A
 - LATERAL LOADS:**
Seismic Design Category: D
Seismic Importance Factor (I) = 1.0
Wind Speed: 110
Wind Exposure: C
Site Class = D
S_w: 1.082
S_s: 0.418
S₁: 0.441
S₂: 0.441
 - DESIGN LOADS:**
Structural Observation is required for structures greater than two stories above grade plane and assigned to Seismic Design Category "E". Contractor/Owner must contact Gouvis Engineering to schedule observations as needed basis prior to specific stage of that phase.
Floor load = 55 psf
Dead Load = 40 psf
Live Load = 20 psf
Total = 95 psf
Roof load = 35 psf
Dead Load = 20 psf
Live Load = 15 psf
Total = 55 psf

- SHOP DRAWINGS**
- Sufficient copies of shop drawings for any member or product designed by entity other than Gouvis Engineering Consulting Group shall be submitted to Gouvis Engineering Consulting Group for review and approval prior to fabrication. Shop Drawings shall be original drawings prepared for the project specific information, drawn accurately to scale. Direct copies and modified reproductions of the Contract Documents will not be accepted. Allow sufficient time from the receipt of complete submittal for review and processing by Gouvis Engineering Consulting Group.
 - Review of shop drawings by Gouvis Engineering Consulting Group does not relieve the engineer responsible for the design or the contractor from compliance with Building Code.
 - Gouvis Engineering Consulting Groups review of the shop drawings consists of checking general conformance with structural drawings. Design accuracy of such product, dimensions and quantity of the product is not reviewed by Gouvis Engineering Consulting Group.

- STRUCTURAL STEEL**
- GENERAL**
- All structural steel materials and construction shall conform to the requirements specified in Building Code, Chapter 22 & Reference.
- MATERIALS**
- Steel shall be primed with a rust resistance primer & should conform to ASTM A36 (fy=36 ksi) as a minimum, unless otherwise noted. All W shapes to be ASTM A992. (fy=50 ksi)
 - Steel pipe shall conform to ASTM A53, Grade B (Fy=35 ksi).
 - Round HSS tubing shall conform to ASTM A500 Grade B (Fy=42 ksi)
 - Rectangular and square HSS tubing shall conform, to ASTM A500, Grade B (Fy=46 ksi).
 - All structural welding procedures and materials shall conform to Building Code, Section 2204.1. All welding shall be by the shield metal arc welding process or the submerged arc welding process using E70XX-low hydrogen electrodes, unless otherwise noted.
 - All bolts for connections of steel members shall conform to Building Code, Section 2204.2 & ASTM A325N, unless otherwise noted. Holes for bolts should be drilled or punched & shall be 1/16" larger than bolt diameter.
 - Prefabricated steel moment frames per manufacturer. Steel moment frame manufacturer shall submit shop drawing, design calculations, and approved moment frame test report (ICC, IWAMP), or test per Appendix S of AISC SEISMIC PROVISION) TO GOUVIS ENGINEERING for review.
- WELDS**
- All shop welding and fabrication must be done in a shop approved by a special inspection agency which is approved by the Building Official. All field welding must be performed by a certified welder and a special inspector shall continuously inspect all structural field welding. Both shall be approved by the Building Official.

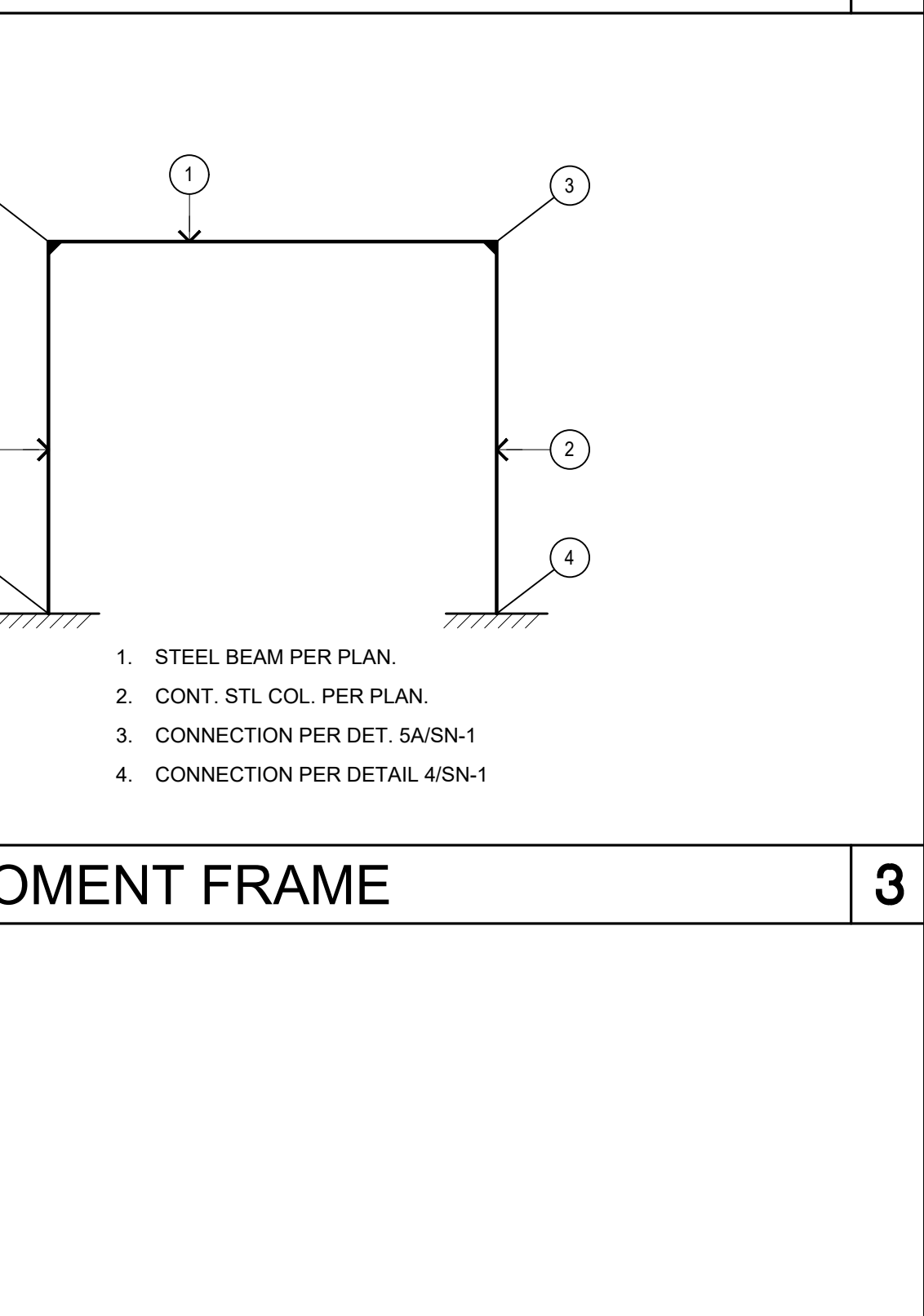
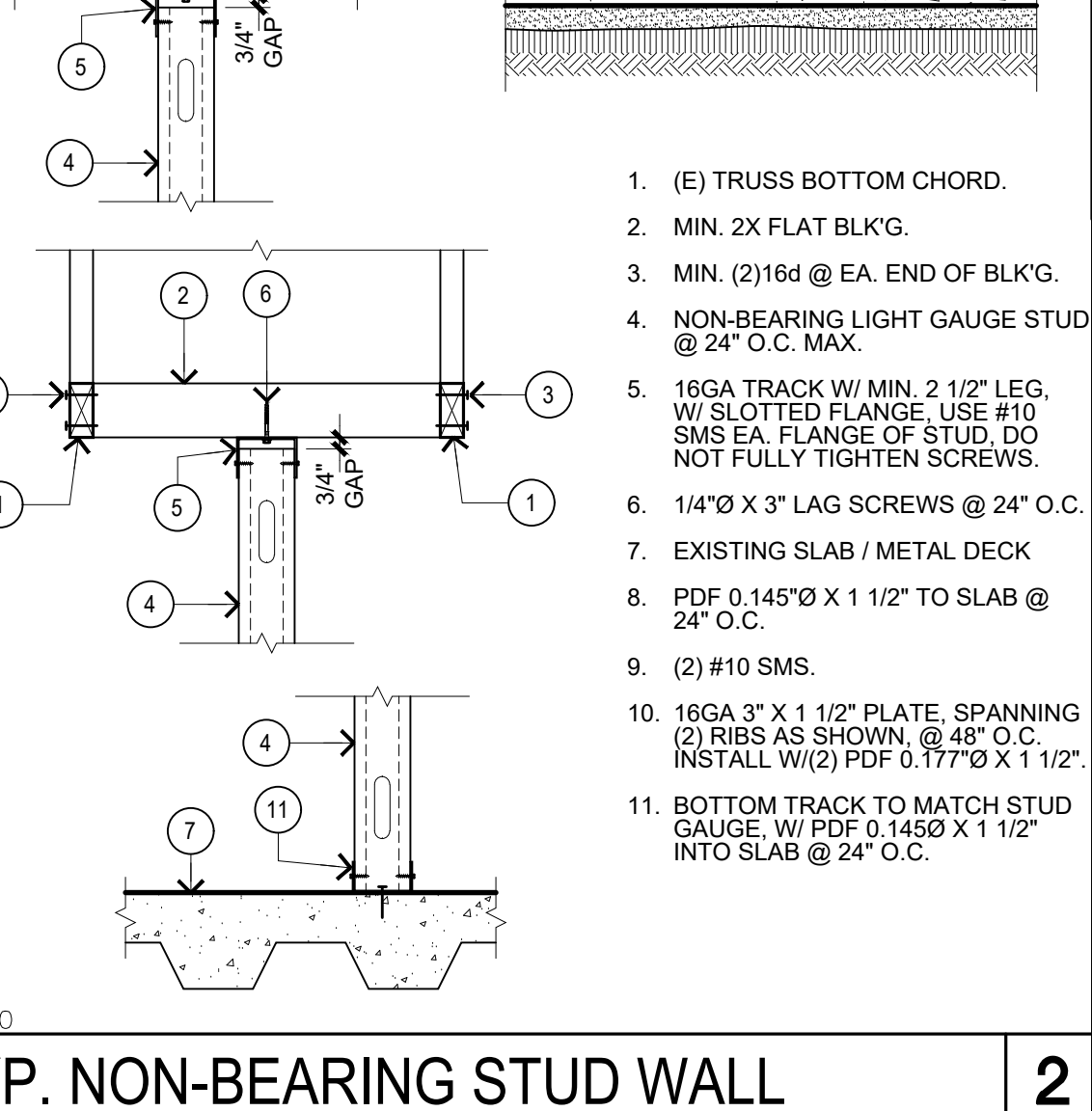
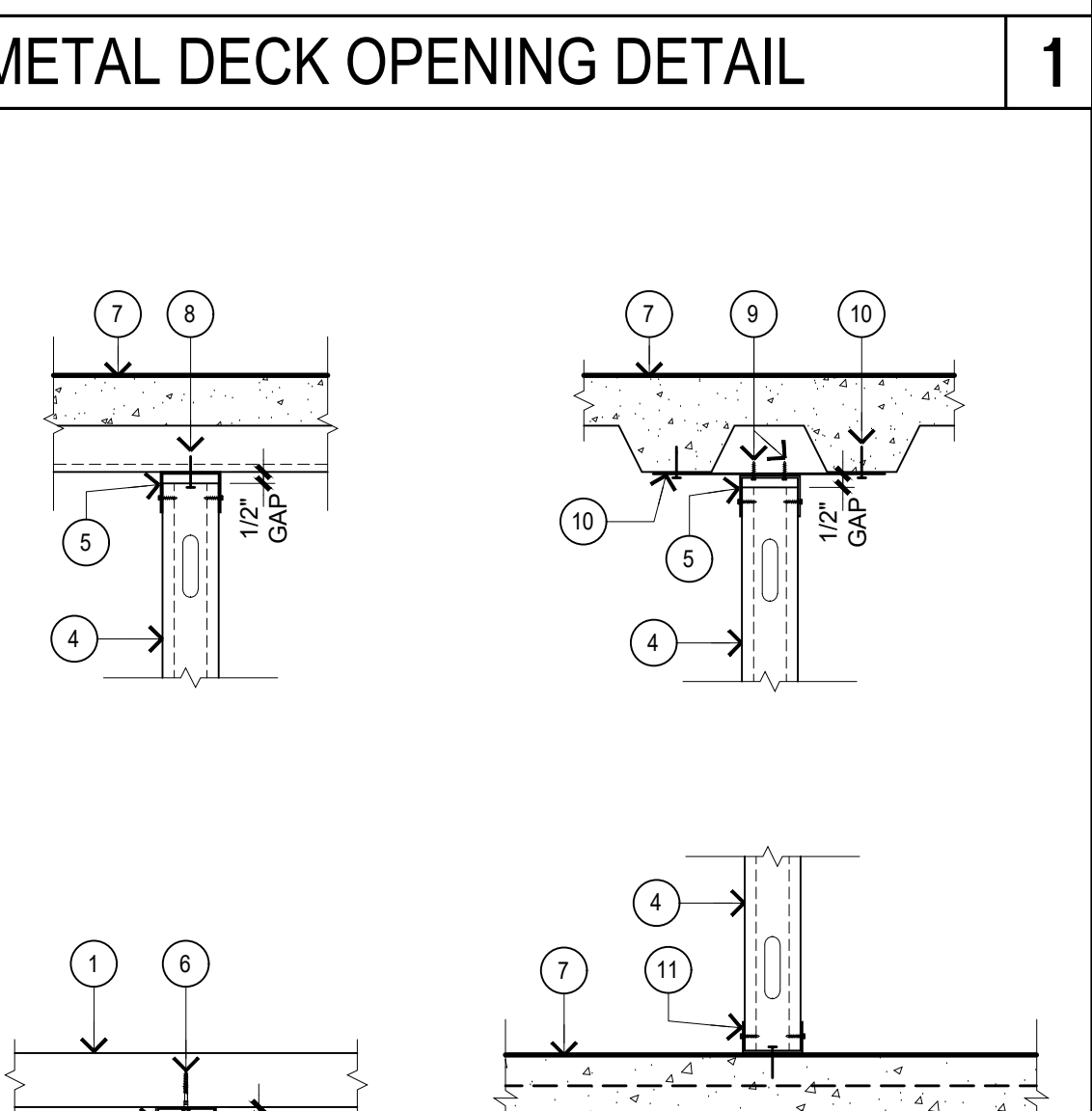
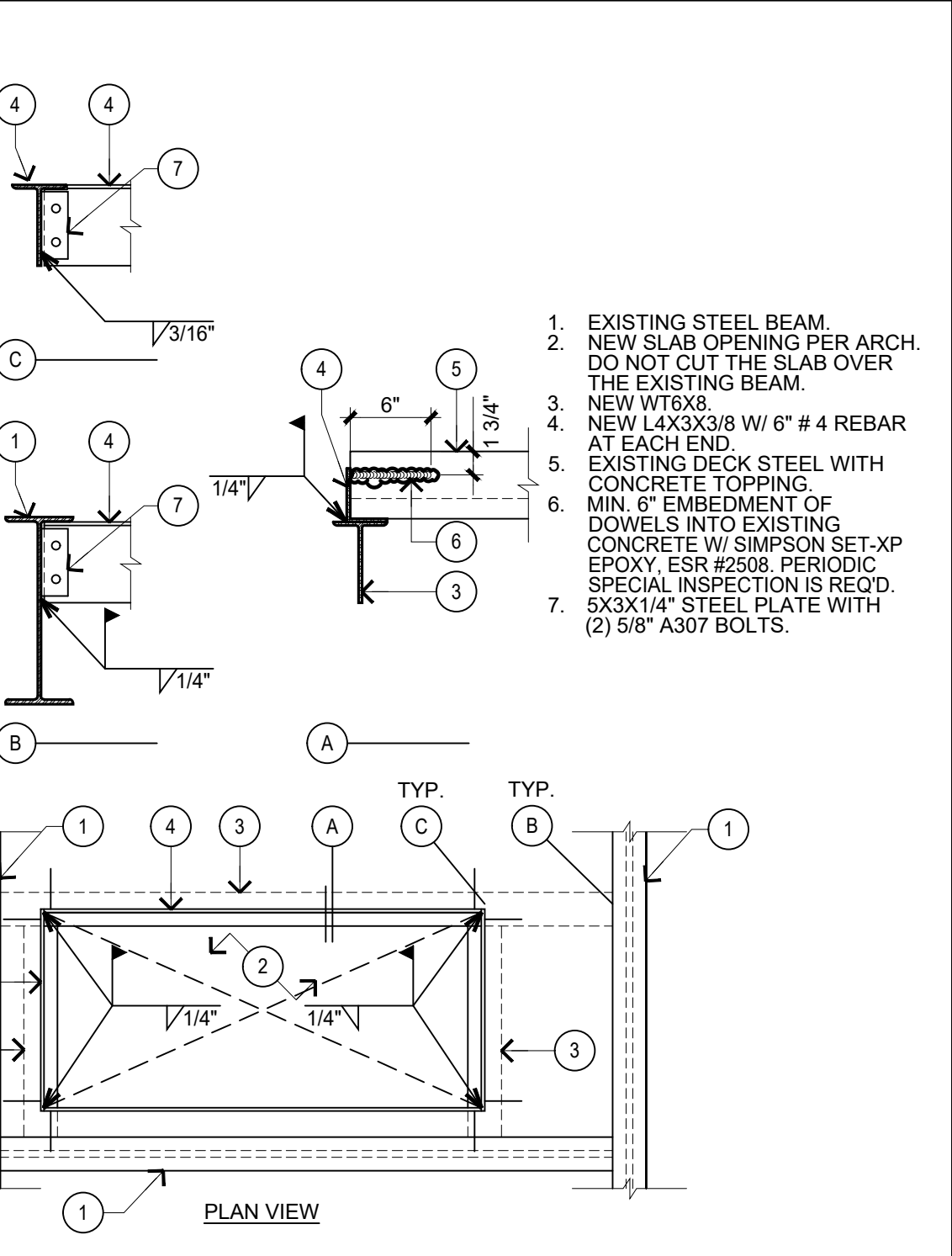
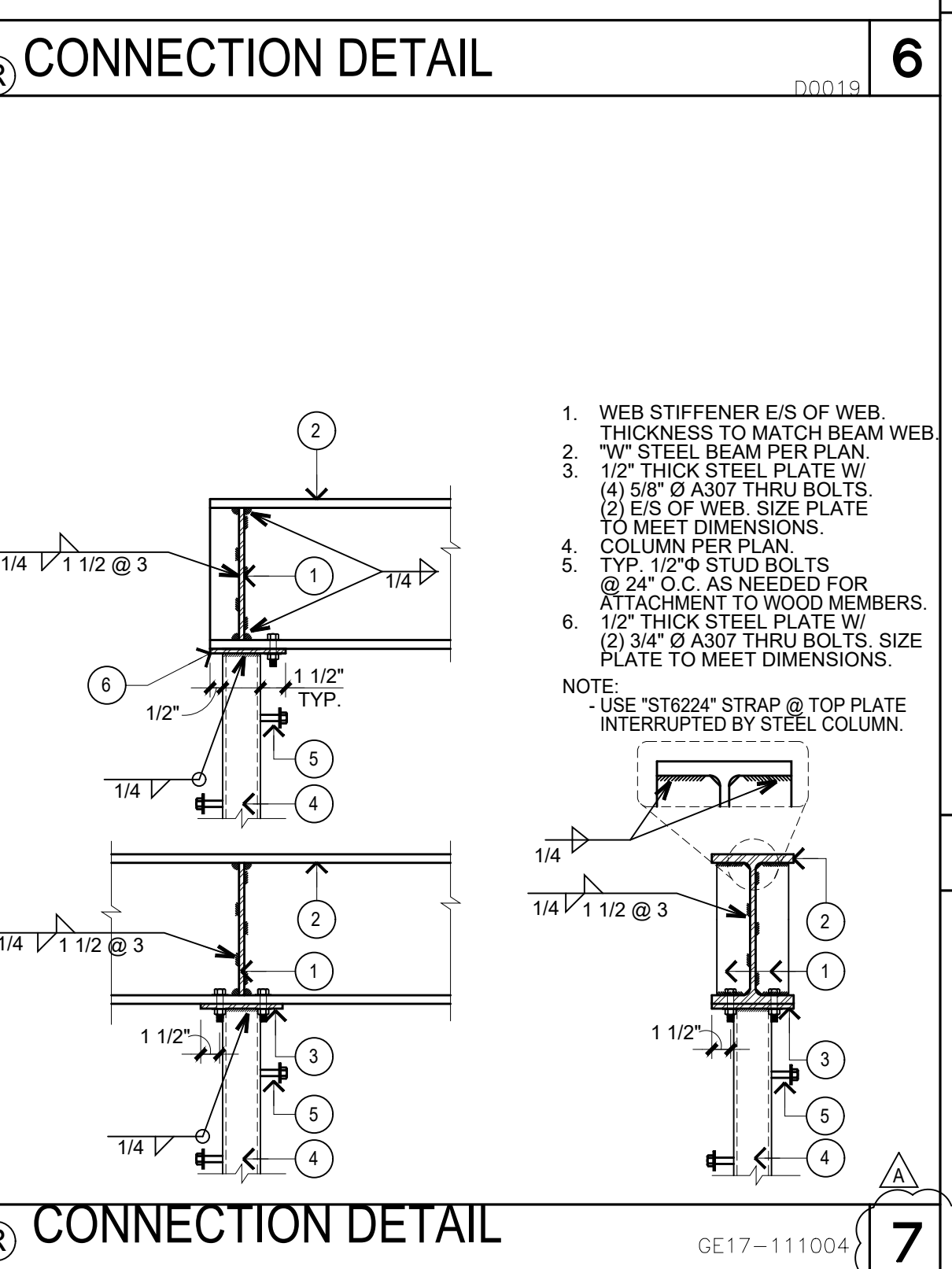
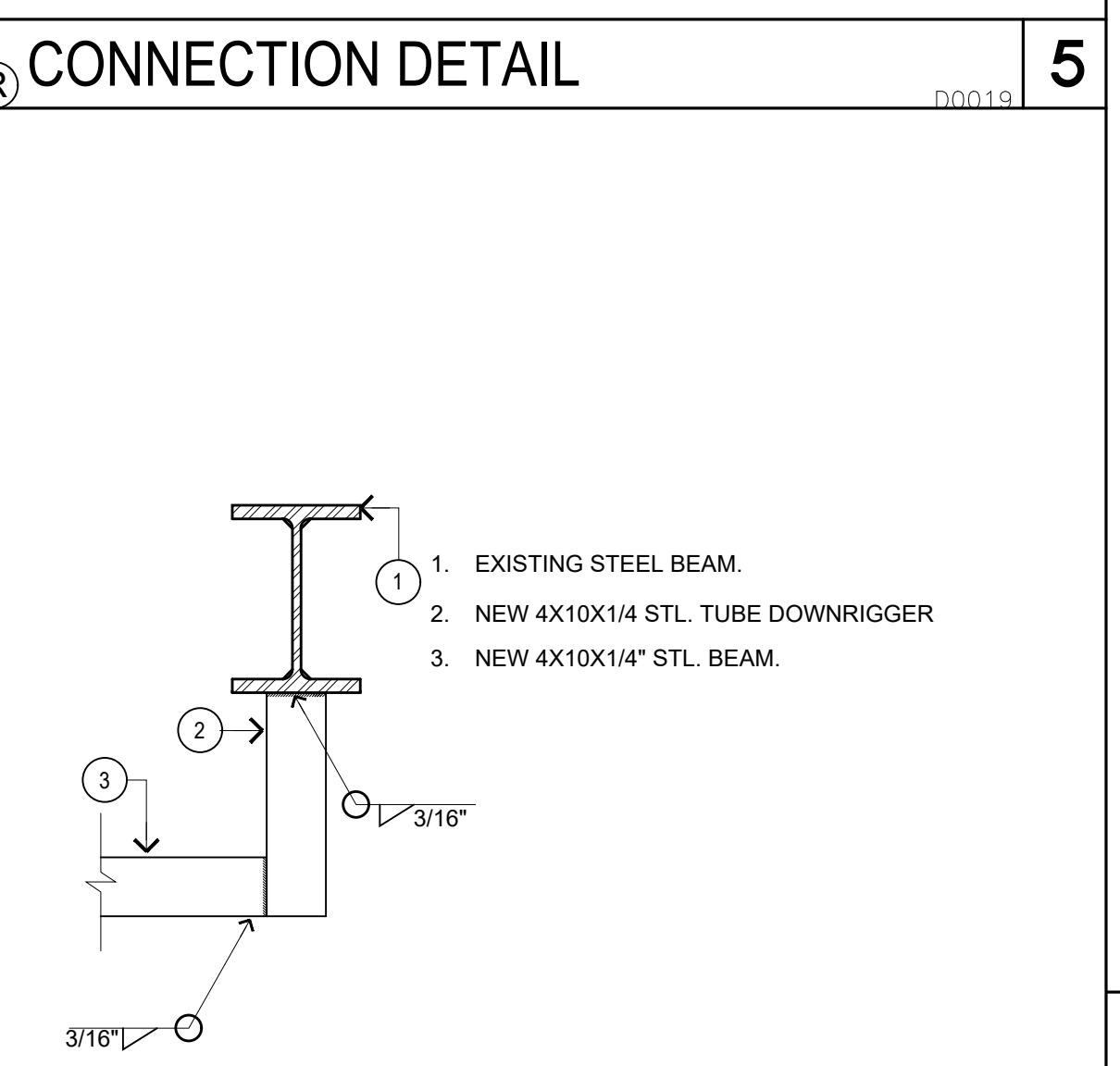
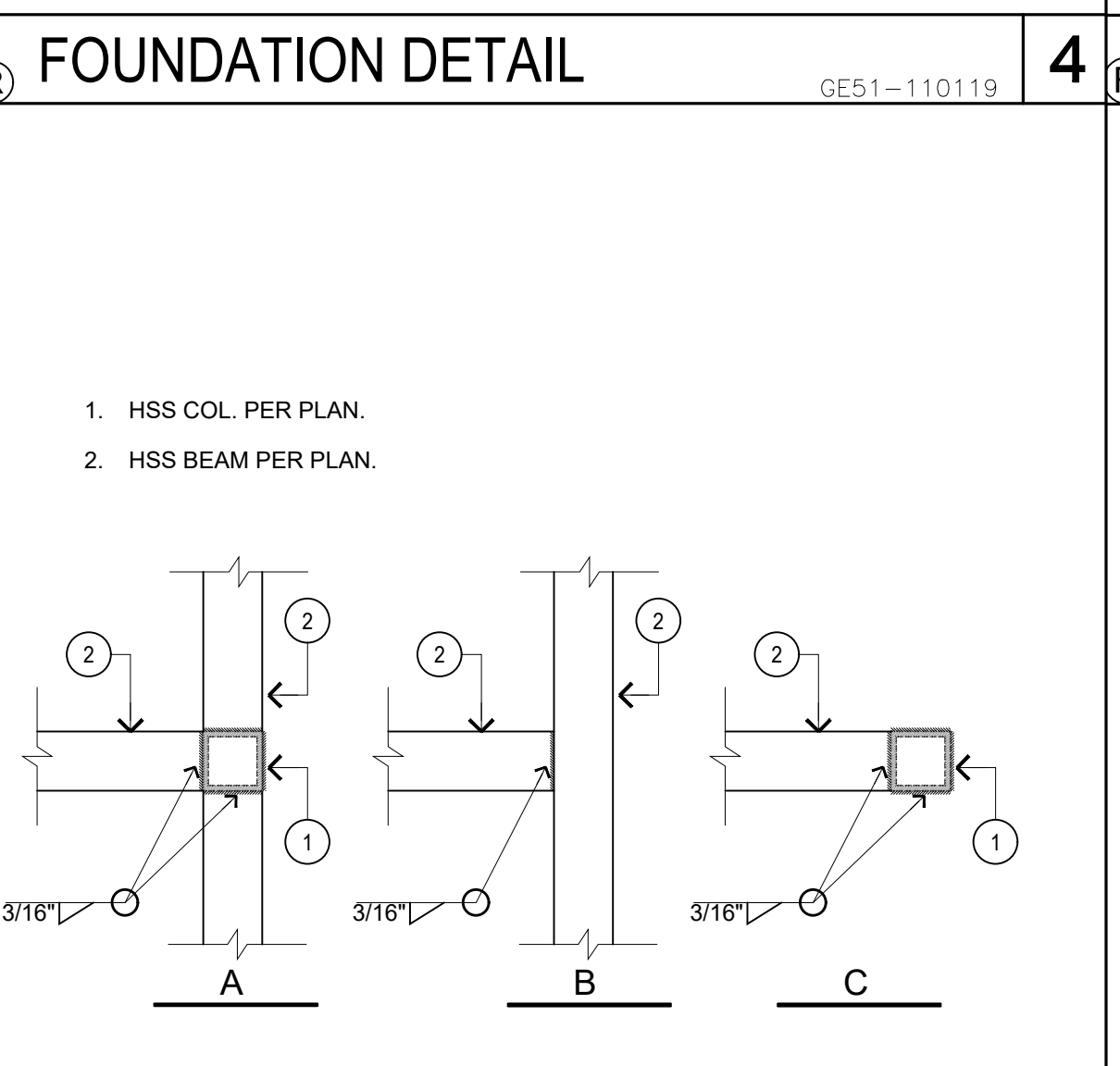
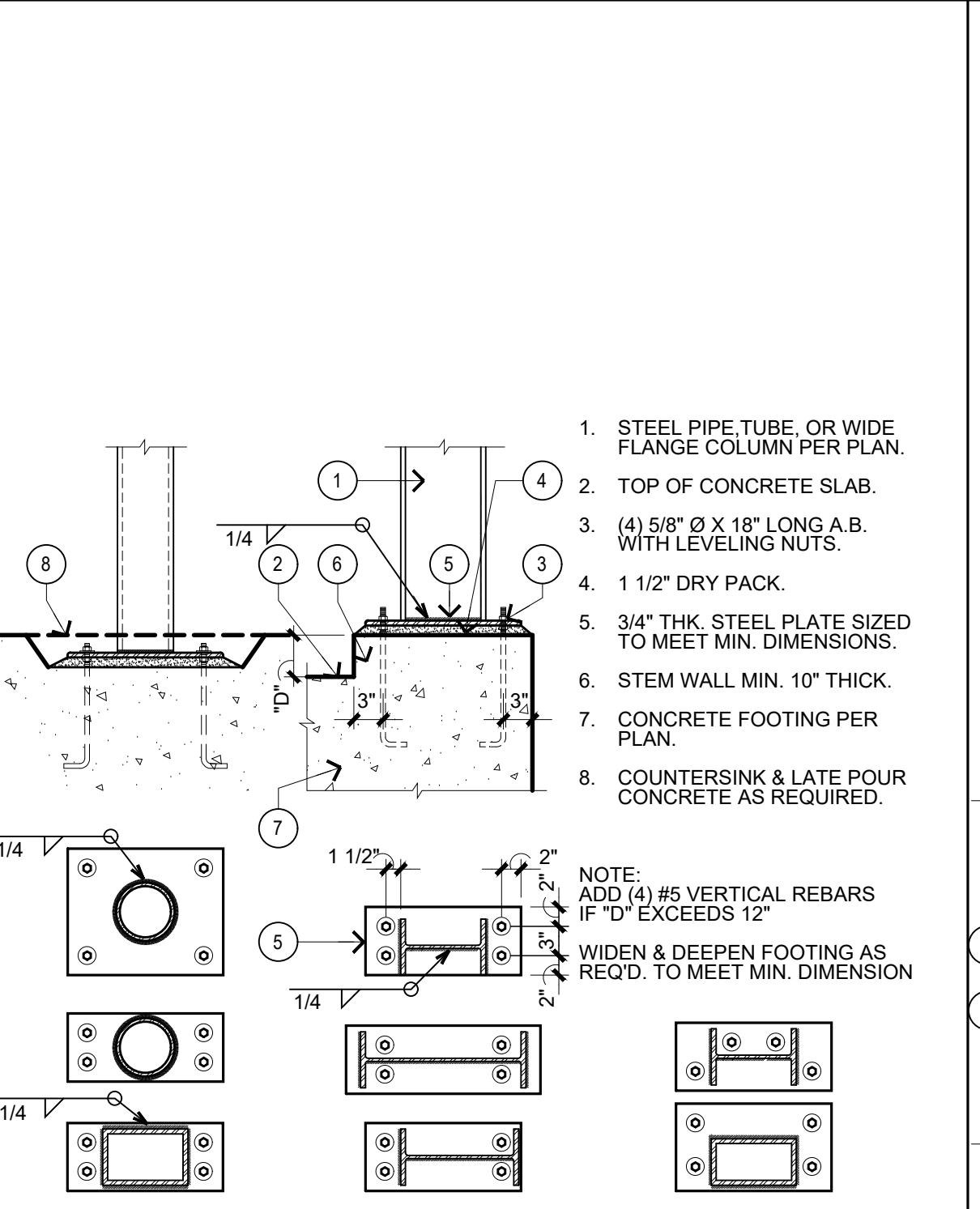
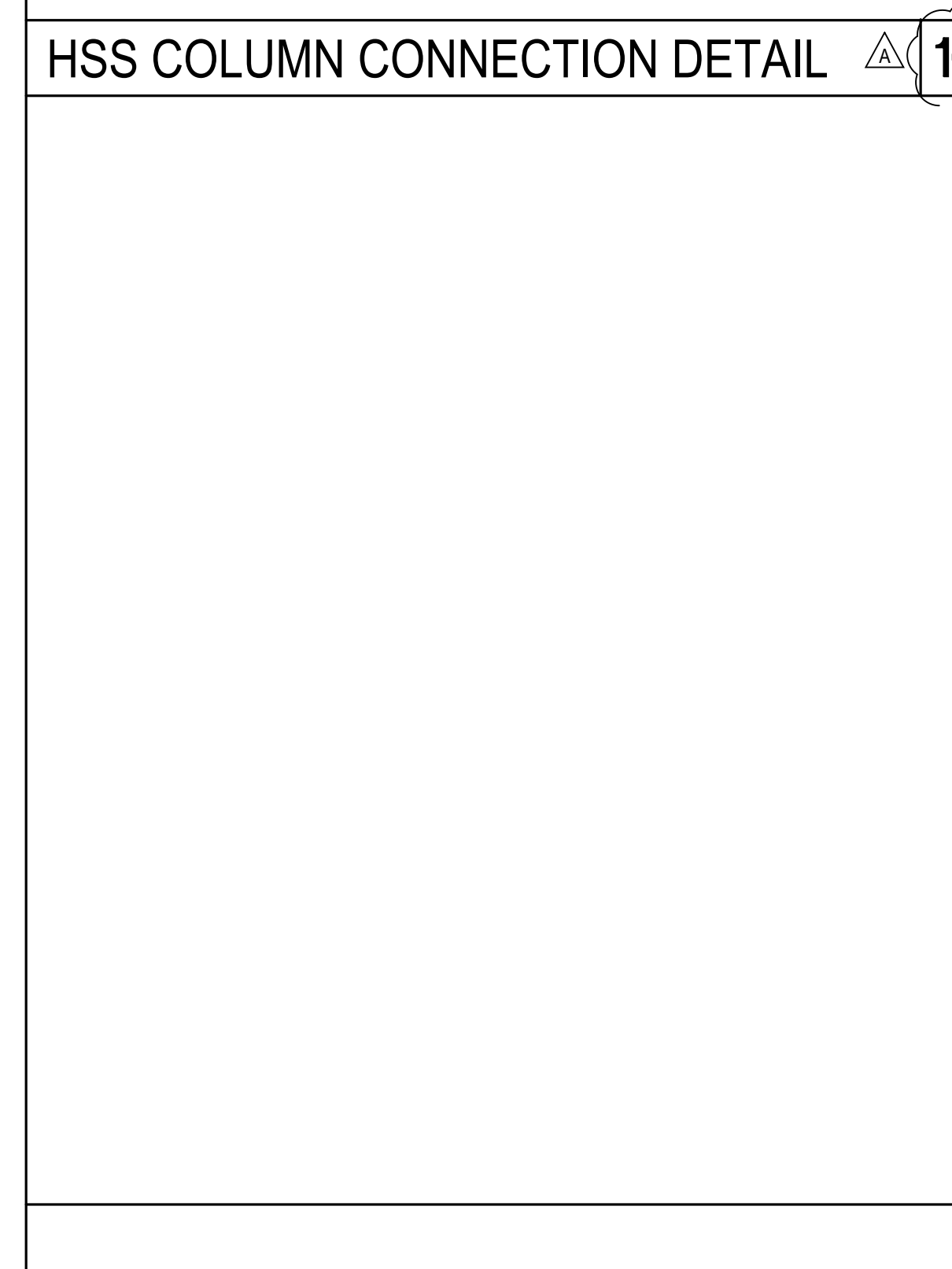
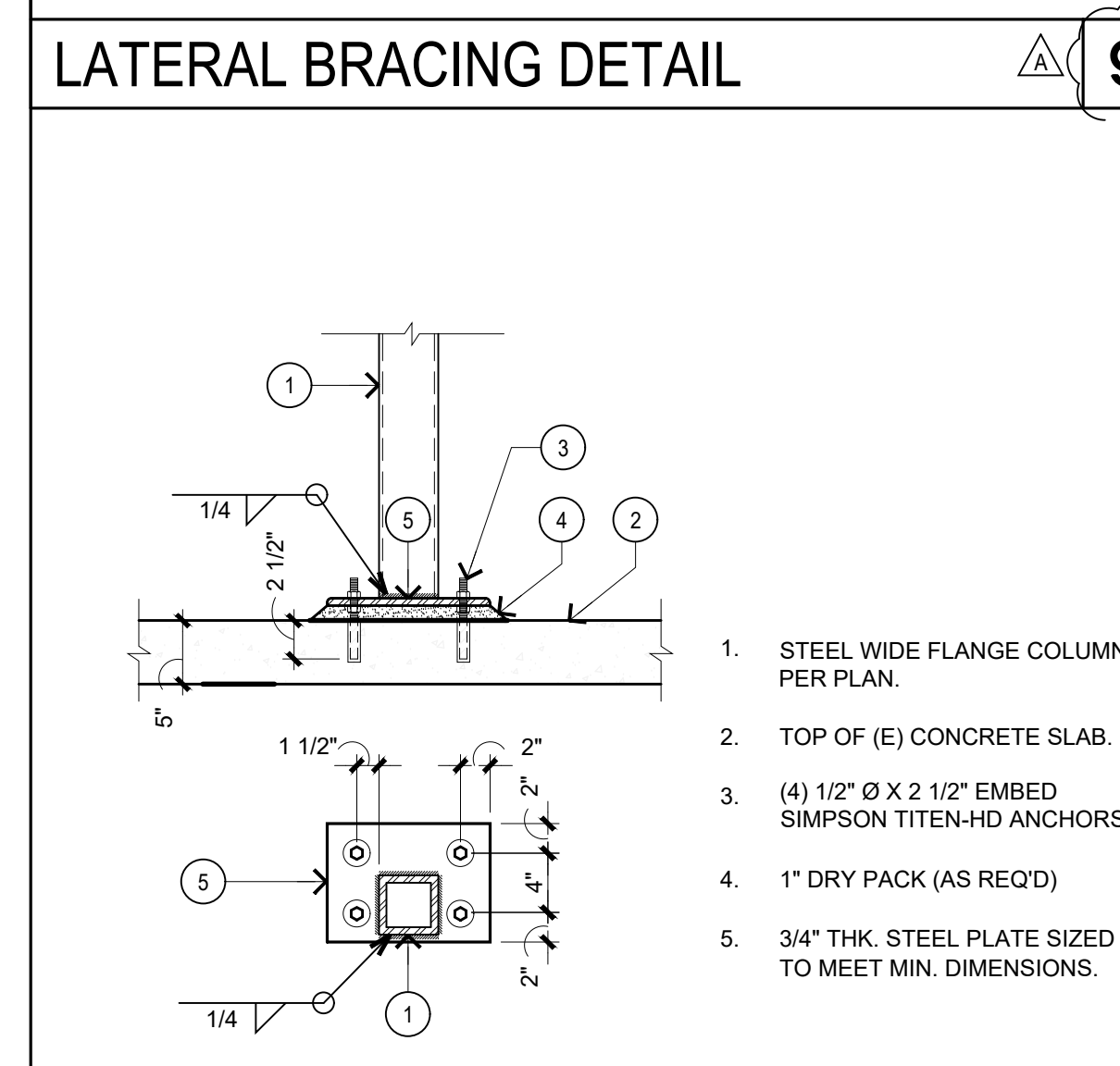
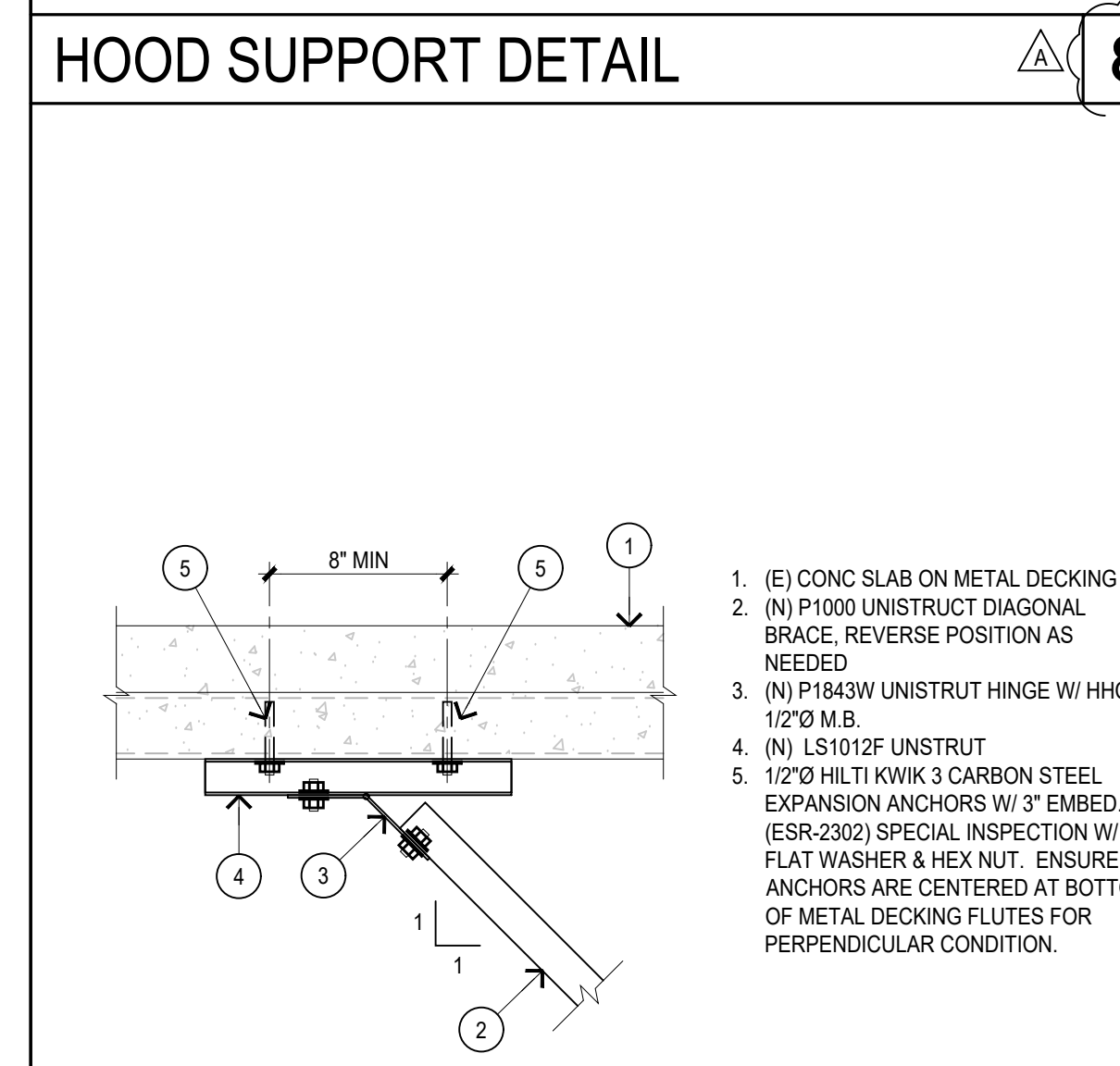
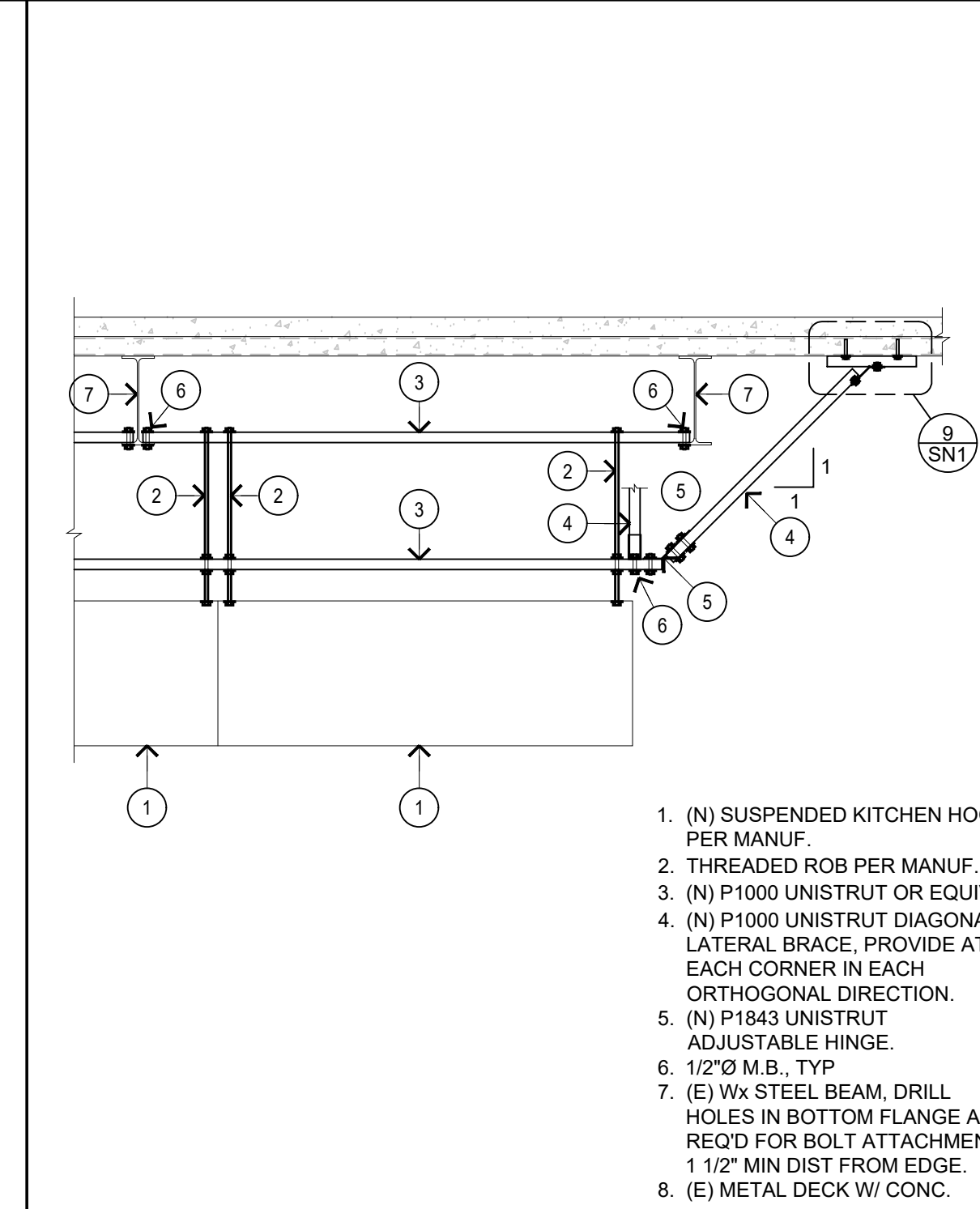
- SPECIAL INSPECTION:**
- In addition to the regular inspection the following items will also require special inspection in accordance with Sec. 1704, unless exempted by the exceptions of Sec. 1704.2, of the Building Code.
 - Soils compliance prior to the foundation inspection, post-tensioned foundation, high strength steel and concrete.
 - All inspections and tests shall be performed by a qualified testing agency retained by the owner.
 - The special inspector shall be qualified and approved by the building department and acceptable to the architect.
 - The special inspector shall observe work assigned for conformance to the approved design drawings and specifications.
 - The special inspector shall furnish an inspection report to the building department, engineer and architect of record. Copies of the report shall be available at the job site at all times.
 - Final reports for all inspections and testing must be provided by the special inspector. Final reports shall document completion of all inspections and correction of all noted discrepancies.
 - The duties of the special inspector shall be in conformance with the requirements of section 1704 of the latest edition of the CBC.
 - Contractor shall be responsible for all expenses due to any premature notification of inspection which results in additional site visits.
 - Failure of notification by the contractor for inspection on a timely basis may result in complete removal and replacement of all work performed at contractors expense.
 - Site visits by the structural engineer do not constitute an inspection.

SHEET INDEX	
SN-1	General Notes, Requirements & Structural Details
S-1.1	PARTIAL FOUNDATION PLAN
S-1.2	PARTIAL FRAMING PLANS

FOR THE CONSTRUCTION OF STEEL ELEMENTS OF BUILDING & STRUCTURES, ITEMS OF SPECIAL INSPECTION & VERIFICATIONS BY A SPECIAL INSPECTOR ARE REQUIRED & SUMMARIZED IN THE FOLLOWING TABLE:

VERIFICATION & INSPECTION	Quality Assurance		Reference Standard
	Performed	Observed	
SPECIAL INSPECTION TABLE FOR STEEL STRUCTURES			
TASKS PRIOR TO WELDING			
1. Manufacturer certifications available for fastener materials.	✓		AISC 360-10 TABLE N5.6-1
2. Fasteners marked in accordance with ASTM requirements.		✓	
3. Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane).		✓	
4. Proper bolting procedure selected for joint detail.		✓	
5. Connecting elements, including the appropriate lapping surface condition and hole preparation, if specified, meet applicable requirements.		✓	
6. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used.		✓	
7. Proper storage provided for bolts, nuts, washers and other fastener components.		✓	
TASKS DURING WELDING			
1. Use of qualified welders.	✓		AISC 360-10 TABLE N5.4-1
2. Control and handling of welding consumables.	✓		
3. Exposure control.	✓		
4. Environmental conditions.	✓		
5. WPS followed:	✓		
6. Settings on welding equipment.	✓		
7. Travel speed.	✓		
TASKS AFTER WELDING			
1. Welds cleaned.	✓		AISC 360-10 TABLE N5.4-3
2. Size, length and location of welds.	✓		
3. Welds meet visual acceptance criteria.	✓		
4. Arc strikes.	✓		
5. K-area.	✓		
6. Backing removed and weld tabs removed (if required).	✓		
7. Repair activities.	✓		
8. Document acceptance or rejection of welded joint or member.	✓		

VERIFICATION & INSPECTION	Quality Assurance		Reference Standard	
	Performed	Observed		
TASKS PRIOR TO BOLTING				
1. Manufacturer's certifications available for fastener materials.	✓		AISC 360-10 TABLE N5.6-1	
2. Fasteners marked in accordance with ASTM requirements.		✓		
3. Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane).		✓		
4. Proper bolting procedure selected for joint detail.		✓		
5. Connecting elements, including the appropriate lapping surface condition and hole preparation, if specified, meet applicable requirements.		✓		
6. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used.		✓		
7. Proper storage provided for bolts, nuts, washers and other fastener components.		✓		
TASKS DURING BOLTING				
1. Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required.	✓		AISC 360-10 TABLE N5.6-2	
2. Joint brought to the snug-tight condition prior to the pretensioning operation.	✓			
3. Fastener component not turned by the wrench prevented from rotating.	✓			
4. Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges.	✓			
TASKS AFTER BOLTING				
1. Document acceptance or rejection of bolted connections.	✓			AISC 360-10 TABLE N5.6-3



15 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
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Palm Springs
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DATE SIGNED: 4/29/20
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PROJECT: Lakeside Clubhouse

ARCHITECT: KTG Architecture

LOCATION: 7707 El Camino Real Carlsbad California

REVISIONS		
NO.	DATE	DESCRIPTION
Δ	4/17/2020	2ND PC SUBMITTAL

SHEET NAME:

GENERAL NOTES, REQUIREMENTS & STRUCTURAL DETAILS




PROJECT NUMBER: 64897

ENGINEER: DRAFTER:


ISSUED DATE: 06/20/2018 PLOT DATE: 04/15/2020

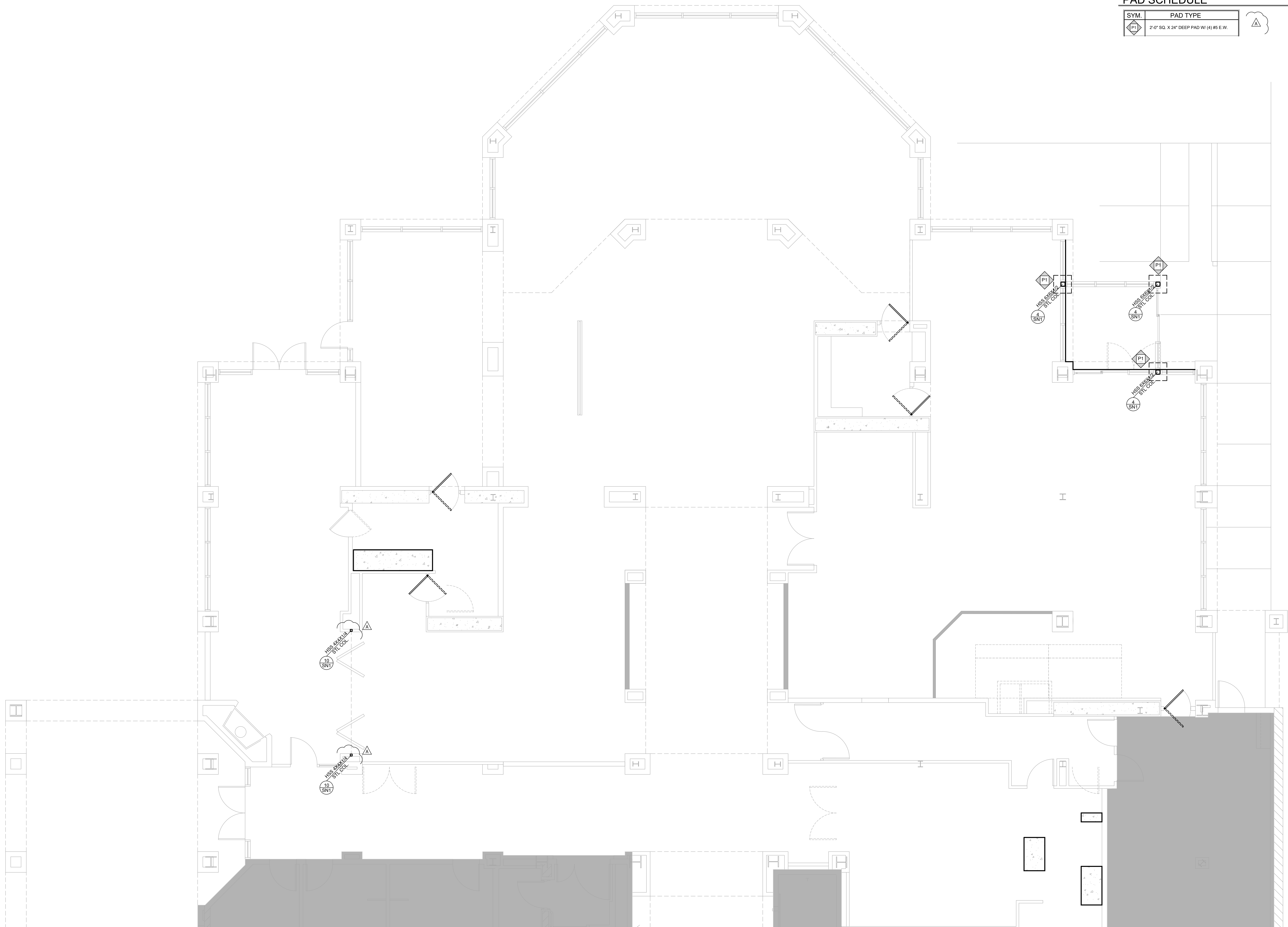
SHEET NUMBER: SN-1

SYMBOLS LEGEND

-  PAD NUMBER
-  DETAIL NUMBER
-  DETAIL SHEET NUMBER

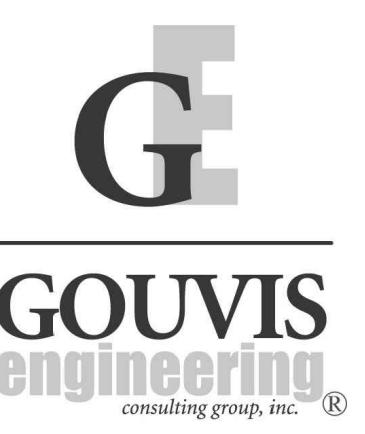
PAD SCHEDULE

SYM.	PAD TYPE
	2'-0" SQ. X 24" DEEP PAD W/ (4) #5 E.W.



PARTIAL FOUNDATION PLAN

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



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PROJECT:

Lakeside Clubhouse

ARCHITECT:

KTGY
Architecture

LOCATION:

7707 El Camino Real
Carlsbad
California

REVISIONS

NO.	DATE	DESCRIPTION
△	4/17/2020	2ND PC SUBMITTAL

SHEET NAME:

PARTIAL FOUNDATION PLAN

PROJECT NUMBER:

64897

ENGINEER: MA

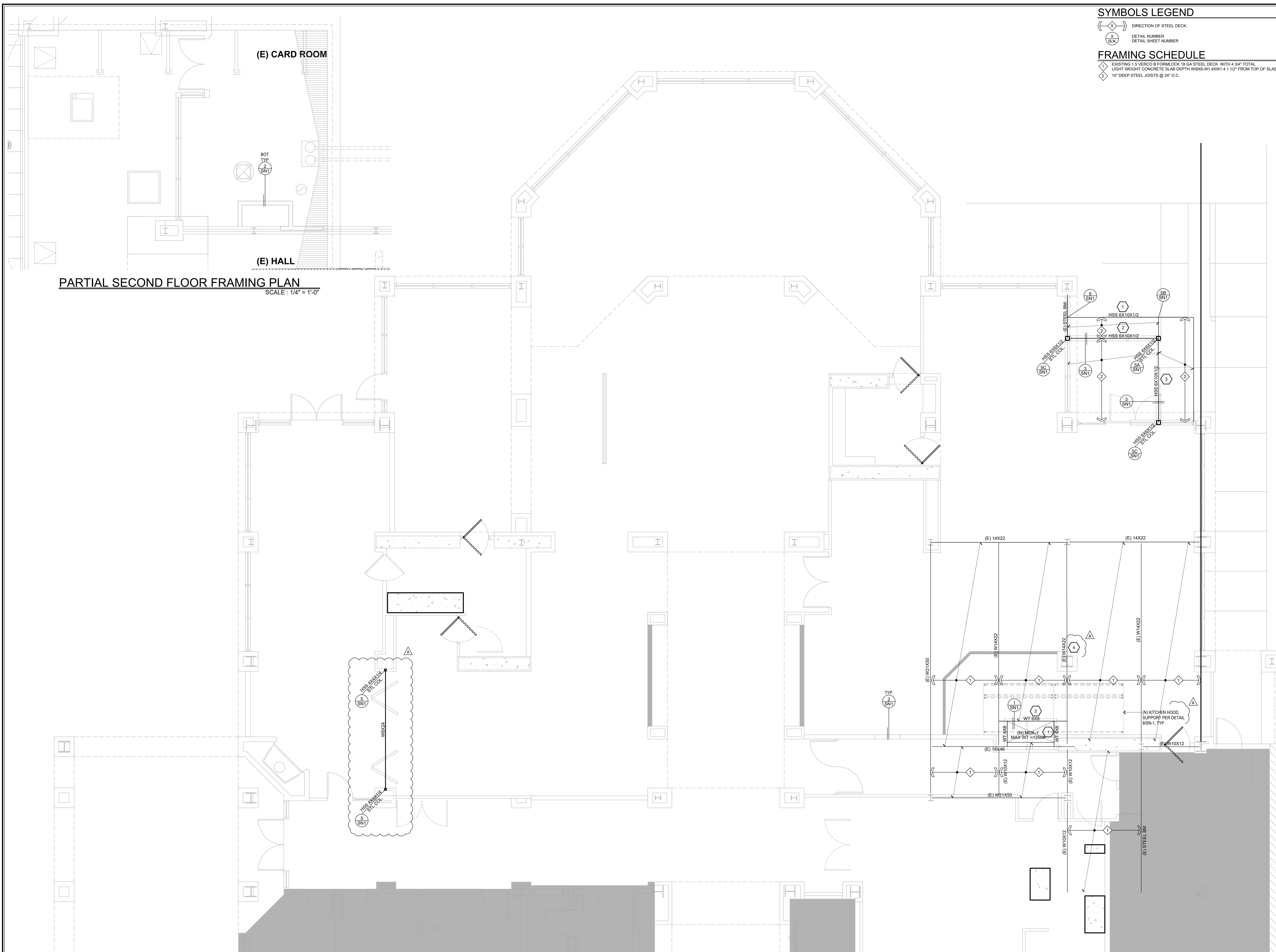
DRAFTER: MA

ISSUED DATE: 06/20/2018

PLOT DATE: 04/15/2020

SHEET NUMBER:

S1.1



PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

PARTIAL FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

- (X) DIRECTION OF STEEL DECK
- (S/N) DETAIL NUMBER
DET. SHEET NUMBER

FRAMING SCHEDULE

- ◇ EXISTING 1.5 VERCO B FORMLOCK 18 GA STEEL DECK WITH 4 3/4" TOTAL LIGHT WEIGHT CONCRETE SLAB DEPTH W/6X6-W14XW1.4 1 1/2" FROM TOP OF SLAB.
- ◇ 10" DEEP STEEL JOISTS @ 24" O.C.



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PROJECT:
Lakeside Clubhouse

ARCHITECT:
KTGY
Architecture

LOCATION:
7707 El Camino Real
Carlsbad
California

REVISIONS		
NO.	DATE	DESCRIPTION
Δ	4/17/2020	2ND PC SUBMITTAL

SHEET NAME:
PARTIAL FRAMING PLANS

PROJECT NUMBER:
64897

ENGINEER: MA
DRAFTER: MA

ISSUED DATE: 06/20/2018 **PLOT DATE:** 04/15/2020

SHEET NUMBER:

S1.2

PART 1- GENERAL

1.1 GENERAL CONDITIONS

- A. GENERAL DESCRIPTION:
 - AIR CONDITIONING FOR INDICATED AREA COMPLETE WITH SUPPLY DUCTS, RETURN AIR DUCTS, AIR DISTRIBUTION EQUIPMENT AND CONTROLS.
 - AIR CONDITIONING UNITS COMPLETE WITH REQUIRED SUPPLY, FANS, COOLING COILS, FILTERS, DUCTWORK, DIFFUSERS, GRILLES, REGISTERS, CONTROLS AND ACCESSORIES SPECIFIED.
 - VENTILATION OF MISCELLANEOUS ROOMS WITH EXHAUST FANS, DUCTING AND CONTROLS.
 - REMOVAL OF EXISTING DUCTWORK AND PIPING AS INDICATED ON THE DRAWINGS.

1.02 RELATED WORK INCLUDED IN THIS SECTION

- FURNISH ELECTRICAL DEVICES NECESSARY FOR MECHANICAL WORK, EXCEPT DISCONNECTS UNLESS INDICATED OTHERWISE.
- LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS INCLUDING FINAL CONNECTIONS.
- CONDUIT FOR LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS.
- RESPONSIBILITY FOR CORRELATION OF DISCREPANCIES BETWEEN MECHANICAL AND ELECTRICAL WORK PRIOR TO PROCEEDING WITH THE WORK.
- RESPONSIBILITY FOR PROPER OPERATION OF AUTOMATIC PNEUMATICELECTRIC CONTROLS AND EQUIPMENT AND OF ELECTRIC POWERDRIVEN EQUIPMENT FURNISHED UNDER THIS SECTION.
- F. MISCELLANEOUS STEEL FOR DUCTS AND PIPES HANGERS AND SUPPORTS INCLUDING STRUCTURAL CALCULATIONS PREPARED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER.

1.03 RELATED WORK SPECIFIED IN OTHER SECTIONS

- A. CONCRETE WORK INCLUDING MISCELLANEOUS METAL IN CONNECTION WITH PITS, TRENCHES AND CATCH BASINS WITH FOUNDATIONS OR CONCRETE PADS UNDER ROOFTOP PACKAGE UNIT AND BOILER, WIRTS, PUMP AND OTHER MECHANICAL EQUIPMENT. TEMPLATES FOR SPACING AND SIZES OF CONCRETE PADS AND ANCHOR BOLTS UNDER THIS SECTION.
- B. ELECTRICAL WORK AS FOLLOWS WILL BE PROVIDED ELECTRICIAN CONTRACTOR:
 - CONDUIT FOR LINE WIRING FOR EQUIPMENT AND DEVICES AS INDICATED OR SPECIFIED EXCEPT CONDUIT FOR LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS AS SPECIFIED UNDER DIVISION 15.
 - LINE WIRING FOR EQUIPMENT AND DEVICES AS INDICATED OR SPECIFIED HEREIN EXCEPT LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS AS SPECIFIED UNDER DIVISION 15.
 - PROVIDING DISCONNECT SWITCHES.
 - INSTALLING ELECTRICAL DEVICES SUCH AS STARTERS AND DISCONNECTS, AND WHEN INDICATED, FURNISHING ALL SUCH DEVICES.
- C. BUILDING MAINTENANCE AND CONTROL SYSTEM TERMINAL CONTROLS.

1.04 QUALITY ASSURANCE

- A. CODES AND STANDARDS: IN ADDITION TO THE REQUIREMENTS OF ALL GOVERNING CODES, ORDINANCES AND AGENCIES CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:
 - APPLICABLE CITY REGULATIONS AND ORDINANCES.
 - CALIFORNIA BUILDING CODE, 2019 EDITION.
 - CALIFORNIA MECHANICAL CODE, 2019 EDITION.
 - THE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, 2019.
 - HEALTH AND SAFETY CODE, STATE OF CALIFORNIA.
 - NATIONAL BOARD OF FIRE UNDERWRITERS PUBLICATIONS:
 - FAHRRLEAF # 9 NATIONAL ELECTRICAL CODE.
 - FAHRRLEAF # 8 AIR AIR CONDITIONING SYSTEMS.

1.05 SUBMITTALS

- A. SHOP DRAWINGS: BEFORE ANY OF THE MATERIALS OF THIS SECTION ARE DELIVERED AT THE JOBSITE, SUBMIT COMPLETE SHOP DRAWINGS. SHOW ALL DETAILS OF ALL DUCTWORK, PIPING AND EQUIPMENT PADS. THE SHOP DRAWINGS SHALL REPRESENT A COORDINATED SET OF DRAWINGS WITH OTHER DISCIPLINES.
 - PRODUCT DATA:
 - SUBMIT COPIES OF ALL MANUFACTURERS' PRODUCT DATA SIMULTANEOUSLY WITH ALL SHOP DRAWING SUBMITTALS.
 - PRODUCT DATA TO INCLUDE ALL AIR CONDITIONING EQUIPMENT, HANGERS, FANS, DUCTWORK CONSTRUCTION, PIPING, AND OTHER STANDARD ITEMS AS REQUIRED TO COMPLETE SHOP DRAWINGS FOR A SUBMITTAL, INDICATING ALL PRODUCTS TO BE USED ON THE WORK.
 - MANUFACTURERS AND SUPPLIERS OF EQUIPMENT SHALL PROVIDE ALL DATA NECESSARY FOR COMPLIANCE WITH THE STATE OF CALIFORNIA ENERGY EFFICIENCY CODE. COMPLIANCE CERTIFICATION FOR ALL EQUIPMENT SHALL BE INCLUDED IN EQUIPMENT SUBMITTALS.
- C. RECORD DRAWINGS: MAINTAIN THROUGHOUT THE PROGRESS OF THE WORK PROJECT RECORD DRAWINGS AND RETURN THEM TO THE ARCHITECT AT COMPLETION OF WORK.
- D. OPERATING MANUALS AND MAINTENANCE MANUALS:
 - SUBMIT COPIES OF ALL OPERATING INSTRUCTIONS AND MAINTENANCE MANUALS.
 - FULLY INSTRUCT OPERATOR PERSONNEL, AND DEMONSTRATE PERFORMANCE, OPERATION AND MAINTENANCE OF EQUIPMENT. AMOUNT OF TIME ALLOCATED FOR SUD INSTRUCTION AND DEMONSTRATIONS OF EQUIPMENT AND SYSTEMS SHALL BE DETERMINED BY ARCHITECT. SUBMIT LETTER TO ARCHITECT SIGNED BY OWNER REPRESENTATIVE WHO WILL OPERATE SYSTEM STATING THAT HE IS FULLY INSTRUCTED BY CONTRACTOR ABOUT OPERATION AND MAINTENANCE OF EQUIPMENT AND SYSTEM.
 - SUBMIT ONE SET OF APPROVED INSTRUCTIONS AND ONE ADDITIONAL SET OF APPROVED 11 INCH X 17 INCH CONTROL, DIAGRAMS SUITABLY FRAMED BEHIND GLASS FOR MOUNTING AS DIRECTED.

1.06 PRODUCT HANDLING

- A. PROTECTION: TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING, AND AFTER INSTALLATION.
- B. REPAIRS: IN THE EVENT OF DAMAGE, IMMEDIATELY REPAIR ALL DAMAGED AND DEFECTIVE WORK TO THE APPROVAL OF THE ARCHITECT AT AN ADDITIONAL COST TO OWNER.

1.07 JOB CONDITIONS

- A. EXAMINATION OF THE SITE: EXAMINE THE SITE AND INCLUDE ALL CONDITIONS IN BID PROPOSAL UNDER WHICH WORK IS TO BE PERFORMED.

1.08 MISCELLANEOUS

- A. LOCATIONS AND ACCESSIBILITY: CONTRACTOR SHALL FULLY INFORM HIS/HERSELF REGARDING REGULATIONS AND LIMITATIONS OF SPACES AVAILABLE FOR INSTALLATION OF WORK UNDER THIS SECTION. PLACES, MOTORS, CONTROLS AND OTHER DEVICES REQUIRING SERVICE, MAINTENANCE AND ADJUSTMENT SHALL BE VALUED FULLY ACCESSIBLE POSITIONS AND LOCATIONS. PROVIDE ACCESS DOORS WHERE REQUIRED IN DUCTWORK OR CONSTRUCTION WHERE SPECIALLY DETAILED OR NOT AND RENDER ALL SUCH DEVICES ACCESSIBLE.
- B. DRAWINGS INDICATE DESIRED HANGERS AND SUPPORTS. HANGERS, FANS, EQUIPMENT AND OTHER ITEMS AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. ALL OFFSETS AND INTERFERENCES MAY NOT BE INDICATED DUE TO THE SCALE OF THE DRAWINGS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COORDINATING WORK WITH ALL OTHER TRADES. WORK SPECIFIED AND NOT CLEARLY DEFINED BY THE DRAWINGS SHALL BE INSTALLED AND ARRANGED IN A MANNER SATISFACTORY TO ARCHITECT. IN THE EVENT CHANGES IN INDICATED LOCATIONS AND ARRANGEMENTS ARE DEMAND BY ARCHITECT, THE DUCT LINES SHALL BE CUT TO ACCOMMODATE CHANGES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH CHANGES. CONTRACTOR WITHOUT ADDITIONAL CHARGES PROVIDED THE CHANGE IS ORDERED BEFORE WORK IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

PART 2- PRODUCTS

2.1 PIPE HANGERS

- A. HANGERS SHALL BE COMPLETE WITH THREADED STEEL RODS AND VIBRATION ISOLATORS, SOUND AND ELECTROLYSIS ISOLATORS AS REQUIRED AND HEREINAFTER SPECIFIED. CONCRETE INSERTS SHALL BE FURNISHED AND INSTALLED UNDER THIS SECTION.
- B. 1/2 INCHES AND SMALLER: GRANNELL (OR APPROVED EQUAL).
- C. 3/4 INCHES AND LARGER: GRANNELL 200.
- D. CONCRETE INSERTS: GRANNELL 200.

2.02 INSULATION

- A. ALL INSULATION SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS, TITLE 24.
 - INSTALL PIPE INSULATION AFTER PIPING IS INSTALLED, TESTED AND APPROVED, AND IS IN CLEAN DRY CONDITION. FIRMLY BUTT INSULATION JOINTS.
 - UNDERINS: INSULATE IN SAME MANNER AS FITTINGS, FLANGES AND VALVE BODIES. CONSPICUOUSLY MARK LOCATIONS ON PIPE COVERINGS.
 - THEMATIC DUCT INSULATION: INSULATE ALL CONCEALED COLD SUPPLY, AIR, RETURN AIR AND PLenums UNLESS OTHERWISE SPECIFIED. WITH JOINS MANVILLE MICROTEC FIBERGLASS DUCT INSULATION. WINDROPE EXTERIOR AROUND DUCT WITH JOINTS LAPPED AT LEAST 2 INCHES AND SECURED WITH 1/8 GAUGE GALVANIZED WIRE ON 12 INCH CENTERS. INSULATION SHALL COMPLY WITH TITLE 24 REQUIREMENTS. INSULATION SHALL COVER ALL SURFACES INCLUDING STANDING SEAMS.
 - MECHANICAL FASTENERS SHALL BE FLUSH WITH THE LINER SURFACE AND SHALL START WITHIN 2 INCHES OF THE LEADING EDGE OF EACH SECTION AND WITHIN 3 INCHES OF THE LEADING EDGE OF ALL CROSS JOINTS WITHIN THE DUCT SECTION. ALL EXPOSED EDGES AND THE LEADING EDGE OF ALL CROSS JOINTS OF THE LINER SHALL BE HEAVILY COATED WITH AN APPROVED FIRE RESISTANT ADHESIVE. THE DUCT LINES SHALL BE CUT TO ACCOMMODATE COILING CORNER JOINTS. THE BLACK SURFACE OF THE LINER SHALL FACE THE AIR STREAM. TRANSVERSE JOINTS SHALL BE NEATLY BUTTED, AND HEAVILY COATED WITH AN APPROVED FIRE RESISTANT ADHESIVE.
 - LINE DUCT: WHERE INDICATED, LINE DUCTS AS HEREINAFTER SPECIFIED FOR EXPOSED COLD SUPPLY AIR DUCTS.

2.03 DUCTS AND SHEET METAL WORK

- A. PROVIDE DUCTS, PLenums, ACCESS DOORS, FRESH AIR INTAKES AND EXHAUSTS AS INDICATED AND REQUIRED. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS, PROCEDURES DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION. PROVIDE PREFABRICATED SPINAL LOCKSEAM DUCTS AND FITTINGS AND RECTANGULAR DUCTS OF GALVANIZED STEEL. PRIMARY COLD SUPPLY AIR SHALL BE METAL PRESSURE. 4 INCH I.P. DISTRIBUTION DUCTWORK OF VAN BOYBOS SHALL BE LOW PRESSURE. 1 INCH S.P., OUTSIDE AIR AND EXHAUST AIR DUCTWORK SHALL BE LOW PRESSURE. 2 INCH S.P. SHALL BE LOW PRESSURE.
- B. FINAL CONNECTIONS TO CEILING DIFFUSER BOXES AND LINEAR DIFFUSERS SHALL BE MADE WITH FLEXIBLE GLASS FIBER DUCT. CASCO SILENT FLEXI. CONNECTIONS OF FLEXIBLE DUCT TO ROUND DUCTS SHALL BE MADE WITH 1/4 INCH WIDE POSITIVE LOCKING STRAPS.
- C. ALL CONNECTIONS TO MAIN COLD SUPPLY DUCTS SHALL BE MADE WITH LOW LEAK FITTINGS.
- D. FLAT DUCT SURFACES SHALL BE FINISHED WITH POLYESTER FIBER GLASS INSULATION. INSULATION SHALL BE FITTED TO INSULATE ALL SURFACES INCLUDING STANDING SEAMS.
- E. MECHANICAL FASTENERS SHALL BE FLUSH WITH THE LINER SURFACE AND SHALL START WITHIN 2 INCHES OF THE LEADING EDGE OF EACH SECTION AND WITHIN 3 INCHES OF THE LEADING EDGE OF ALL CROSS JOINTS WITHIN THE DUCT SECTION. ALL EXPOSED EDGES AND THE LEADING EDGE OF ALL CROSS JOINTS OF THE LINER SHALL BE HEAVILY COATED WITH AN APPROVED FIRE RESISTANT ADHESIVE. THE DUCT LINES SHALL BE CUT TO ACCOMMODATE COILING CORNER JOINTS. THE BLACK SURFACE OF THE LINER SHALL FACE THE AIR STREAM. TRANSVERSE JOINTS SHALL BE NEATLY BUTTED, AND HEAVILY COATED WITH AN APPROVED FIRE RESISTANT ADHESIVE.
- F. LINE DUCT: WHERE INDICATED, LINE DUCTS AS HEREINAFTER SPECIFIED FOR EXPOSED COLD SUPPLY AIR DUCTS.

2.04 GREASE EXHAUST DUCTWORK

- A. MATERIAL: STAINLESS STEEL OF THE FOLLOWING GAUGES: DUCT AREA 4.50 FT. x 18 GAUGE. DUCT AREA OVER 4.50 FT. x 18 GAUGE. CARBON STEEL MAY BE SUBSTITUTED IN LIEU OF STAINLESS STEEL.
- B. JOINT AND SEAMS SHALL BE MADE OF A CONTINUOUS LIQUID-TIGHT WELD OR BRAZE MADE ON THE EXTERNAL SURFACE OF THE DUCT.
- C. CONSTRUCT HORIZONTAL DUCT WITH LONGITUDINAL SEAMS PLATE TOPSIDE.
- D. A GREASE DUCT SERVING A TYPE I HOOD WHICH PENETRATES A CEILING, WALL OR FLOOR SHALL BE ENCLOSED IN A RATED DUCT ENCLOSURE OR WRAPPED WITH APPROVED FIRE RESISTANT INSULATION.
- E. USE IN GREASE DUCT SYSTEMS FROM THE POINT OF PENETRATION, THE DUCT ENCLOSURE SHALL BE SEALED AROUND THE DUCT AT THE POINT OF PENETRATION AND VENTED TO THE EXTERIOR THROUGH WEATHERPROTECTED OPENINGS. THE ENCLOSURE SHALL BE SEPARATED FROM THE DUCT BY AT LEAST 3 AND NOT MORE THAN 12 INCHES AND SHALL SERVE A SINGLE GREASE EXHAUST DUCT SYSTEM.

- E. PROVIDE CLEANOUT DOORS FOR EVERY 15 FEET OF DUCT RUN, AT EACH CHANGE IN DUCT DIRECTION, ONE PER FLOOR ON VERTICAL SECTIONS. AT TOP OF DUCT RISERS AND WHEN INDICATED ON PLANS. DOORS SHALL BE LARGE ENOUGH TO PERMIT CLEANING AND INSPECTION. MINIMUM OF 24 INCH X 24 INCH. DOORS SHALL BE TIGHT FITTING CONSTRUCTED OF STAINLESS STEEL OF THICKNESS NOT LESS THAN THAT OF THE DUCTS. ACCESS DOORS SHALL BE PROVIDED WITH AN APPROVED NON-COMBUSTIBLE GASKETING MATERIAL FOR AIRTIGHT SEALING AND BE FASTENED WITH CAM TYPE LATCHES. ALL DOORS SHALL BE LOCATED IN THE SIDE OF A HORIZONTAL DUCT WITH THE LOWER EDGE OF A SIDE OPENING NOT MORE THAN 1-1/2 INCHES FROM THE BOTTOM OF THE DUCT. GENERAL CONTRACTOR SHALL COORDINATE ALL ACCESS DOORS WITH THE ARCHITECT AND THE ASHRAE ENGINEER. ACCESS CLEANOUTS:
 - DOOR FRAMES: 1 IN. X 1 IN. X 1/8 IN. STAINLESS STEEL ANGLES, WELDED.
 - DOOR SYSTEMS SERVING A TYPE I HOOD SHALL BE 30 CONSTRUCTED AND INSTALLED THAT GREASE CANNOT BECOME POCKETED IN ANY MANNER. CLEANING AND THE SYSTEM SHALL SLOPE NOT LESS THAN 1/4 INCH PER LINEAR FOOT TOWARD THE HOOD OR TOWARD AN APPROVED GREASE RESERVOIR.
 - DOORS SHALL BE PROVIDED WITH AN APPROVED NON-COMBUSTIBLE GASKETING MATERIAL ATTACHED TO STRUCTURE. MECHANICAL FASTENERS SHALL NOT PENETRATE DUCT WALLS. SUPPORTS SHALL BE NOT LESS THAN THE GAUGE REQUIRED FOR DUCT CONSTRUCTION AND DESIGNED TO CARRY GRAVITY AND LATERAL LOADS WITHIN THE STRESS LIMITATIONS OF THE BUILDING STRUCTURE.
 - WELDING: WELDS TO BE IN ACCORDANCE WITH ASHRAE, ASHRAE ULC AND AWS STANDARDS.
 - GENERAL CONTRACTOR SHALL COORDINATE DUCT LOCATIONS AND FINAL CONNECTION TO KITCHEN EQUIPMENT. UNLESS SHOWN OR NOTED OTHERWISE, ALL ELBOWS AND OFFSETS SHALL BE SMOOTH RADIUS WITHOUT TURNING VANES. CENTERLINE RADIIUS TO WIDTH RATIO SHALL BE 1.5 MINIMUM.

2.05 TURNING VANES

- A. BOTH DIMENSIONS LESS THAN 48 INCHES: SINGLE VANE OR APPROVED DOUBLE THICKNESS APPROVED VANES.
- B. EITHER DIMENSION GREATER THAN 48 INCHES: DOUBLE THICKNESS APPROVED VANES OR APPROVED PATTERN. C. RECTANGULAR SMOOTH RADIUS ELBOWS: PROVIDE MULTIPLE SPLITTER VANES.

2.06 GREASE DUCT FIRE WRAP

- A. PROVIDE 3M FIRE BARRIER DUCT WRAP 815+ OR EQUAL. TESTED SHALL BE A FIRE RESISTANT WRAP CONSISTING OF A BLANKET ENCAPSULATED WITH A FOIL, DESIGNED AND PROTECTED FOR APPLICATION ON KITCHEN GREASE EXHAUST DUCTS.
- B. BLANKET SHALL BE 1/8 INCH THICK. DENSITY WITH 0 FLAME SPREAD AND 0 SMOKE DEVELOPED WHEN TESTED IN ACCORDANCE WITH ASTM E 84. BLANKET INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S TWO-HOUR ENCLOSURE. BLANKET SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 96, 1998 EDITION.
- C. ALL DETAILS OF INSTALLATION SHALL BE PROVIDED BY THE MANUFACTURER AND SHALL BE UL LISTED FOR TWO-HOUR APPLICATION ON KITCHEN GREASE EXHAUST DUCTS.

2.07 DAMPERS

- A. PROVIDE BALANCING VOLUME DAMPERS IN EACH BRANCH DUCT AND IN EACH MAIN DUCT OF CONSTANT VOLUME SYSTEM FOR PROVIDE COMPLETE AIR BALANCING. FIT EACH MAIN VOLUME DAMPER WITH BEARINGS AND AN ADJUSTING DEVICE HAVING A LOCKING MECHANISM. PROVIDE ACCESS PANELS IF CONCEALED OR INACCESSIBLE THROUGH CEILING OR WALL.
- B. BALANCING DAMPERS WHERE: NEITHER DIMENSION OF DUCT EXCEEDS 17 INCHES MAY BE A JOB FABRICATED BUTTERFLY TYPE CONTROLLED BY A BLADE CONSTRUCTED OF 1/8 INCH GALVANIZED STEEL, SECURELY RIVETED OR WELDED AT ITS CENTER AXIS TO A SQUARE OPERATING ROD.
- C. BALANCING DAMPERS WHERE: EITHER DIMENSION OF DUCT EXCEEDS 17 INCHES SHALL BE AIR BALANCE AC4116, OPPOSED BLADE TYPE.
- D. BACKDRAFT DAMPERS: RUBBER Gaskets AND GDS WITH EXTRUDED ALUMINUM FRAMES, ALUMINUM BLADES, AND VINYL EDGE SEALER AND ADJUSTING COUNTERWEIGHTS.

2.08 ROOFTOP UPLAST KITCHEN GREASE EXHAUST FAN

- A. GREENHECK MODEL, CUBE, CENTRIFUGAL BLOWER, BELT-DRIVEN TYPE. FAN SHALL BE LICENSED TO BEAR THE AMCA RATINGS SAIL FOR AIR AND SOUND PERFORMANCE TO BE UL LISTED.
- B. BLOWERS SHALL BE OF THE BELT DRIVE UPLAST VERTICAL DISCHARGE TYPE. HOUSING SHALL CONSIST OF HEAVY GAUGE ALUMINUM CONSTRUCTION WITH ALL SPUN PARTS HAVING A ROLLED BEAD FOR ADEQUATE RIDGIDITY.
 - DISCHARGE AIR DIRECTLY AWAY FROM THE MOUNTING SURFACE.
 - UPLAST FAN SHALL BE FOR ROOF MOUNTED APPLICATIONS.
 - PERFORMANCE CAPABILITY UP TO 3000 CFM AT 1 INCH W.C. AND STATIC PRESSURE TO 3 INCHES OF WATER GAUGE.
 - FANS ARE AVAILABLE IN FOURTEEN SIZES WITH NOMINAL WHEEL DIAMETERS RANGING FROM 9 INCHES THROUGH 48 INCHES (88 - 480 UNIT SIZES).
 - MAXIMUM CONTINUOUS OPERATING TEMPERATURE IS 400 FAHRENHEIT (204 A CELSIUS).
 - EACH FAN SHALL BEAR A PERMANENTLY AFFIXED MANUFACTURER'S MODEL NUMBER AND SERIAL NUMBER.
- D. WHEEL:
 - MATERIAL: TYPE ALUMINUM.
 - NON-OVERLOADING, BACKWARD INCLINED CENTRIFUGAL WHEEL.
 - STATICALLY AND DYNAMICALLY BALANCED IN ACCORDANCE TO AMCA STANDARD 20-405.
 - THE WHEEL, CONE AND FAN INLET WILL BE MATCHED AND SHALL HAVE PRECISE RUNNING TOLERANCES FOR MAXIMUM PERFORMANCE AND OPERATING EFFICIENCY.

2.09 MOTORS

- A. AC INDUCTION MOTOR.
 - MOTOR ENCLOSURE: OPEN DRIP PROOF (ODP) - OPENING IN THE FRAME BODY AND END BRACKETS.
 - MOTORS ARE PERMANENTLY LUBRICATED, HEAVY DUTY BALL BEARING TYPE TO MATCH WITH THE FAN LOAD AND PRELUBRICATED TO THE SPECIFIC VOLTAGE AND PHASE.
 - MOUNTED ON VIBRATION ISOLATORS, OUT OF THE AIRSTREAM.
 - FOR MOTOR COOLING THERE SHALL BE FRESH AIR DRAWN INTO THE MOTOR COMPARTMENT THROUGH AN AREA FREE OF OBSTRUCTIONS AND CONTAMINANTS:
 - ACCESSIBLE FOR MAINTENANCE.
- F. SHAFT AND BEARINGS:
 - FAN SHAFT SHALL BE GROUND AND POLISHED SOLID STEEL WITH AN ANTI-CORROSION COATING.
 - PERMANENTLY BALANCED BEARINGS OR PLOW BLOCK BALL BEARINGS.
 - BEARINGS SHALL BE SELECTED FOR A MINIMUM 1/3 LIFE IN EXCESS OF 10000 HOURS (EQUIVALENT TO 150 AVERAGE LIFE OF 5000 HOURS), AT MAXIMUM CATALOGUE OPERATING SPEED.
 - BEARINGS ARE 100 PERCENT FACTORY TESTED.
 - FAN SHAFT FIRST CRITICAL SPEED IS AT LEAST 25 PERCENT OVER MAXIMUM OPERATING SPEED.

2.10 DIFFUSERS, REGISTERS AND GRILLES

- A. AIR DISTRIBUTION EQUIPMENT SHALL BE OF SIZES AND CAPACITIES INDICATED, FURNISHED IN FACTORY FINISHED FRAME OF COLOR BLENDED BENT PAINT SAMPLES FOR APPROVAL.
- B. SQUARE CEILING DIFFUSERS: TITUS MODEL OMMA-A, ALUMINUM PLAUQUE DIFFUSER, MOUNTING SHALL BE ADAPTED TO CEILING SUSPENSION SYSTEM. USE MODULAR FACE SIZE 24 X 24 INCHES.
- C. SQUARE RETURN AIR ORS: TITUS MODEL, SSFL, ALUMINUM CONSTRUCTION TO MATCH CEILING DIFFUSERS. 3/4 INCH BLADE SPACING, 35 DEGREE FIBER DEFLECTION, LAY-BORDER, PROVIDE WITH SQUARE TO ROUND ADAPTERS AS REQUIRED.
- D. FLOW BAR LINEAR DIFFUSERS: TITUS FLOWBAR SYSTEM MODEL FR, IS THE BASIC OF DESIGN. COMPATIBLE PRODUCTS MAY BE SUBMITTED AS A SUBSTITUTION PROVIDED THEY ARE IN FULL COMPLIANCE WITH ALL SECTIONS OF THIS SPECIFICATION AND MEET THE PERFORMANCE REQUIREMENTS. THE CONTRACTOR SHALL NOTE THAT IF THE AREA FLOW BAR LINEAR DIFFUSERS TO ANY OTHER SECTION OR DIVISIONS OR CAUSES THE ENGINEER AND/OR ARCHITECT TO INCUR REVISION COSTS, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE REIMBURSEMENT OF ALL THESE COSTS.
- E. AIR DISTRIBUTION EQUIPMENT SHALL BE OF SIZES AND CAPACITIES INDICATED, FURNISHED IN FACTORY FINISHED FRAME OF COLOR BLENDED BENT PAINT SAMPLES FOR APPROVAL.
 - BEARING SHALL BE SELECTED FOR A MINIMUM 1/3 LIFE IN EXCESS OF 10000 HOURS (EQUIVALENT TO 150 AVERAGE LIFE OF 5000 HOURS), AT MAXIMUM CATALOGUE OPERATING SPEED.
 - BEARINGS ARE 100 PERCENT FACTORY TESTED.
 - FAN SHAFT FIRST CRITICAL SPEED IS AT LEAST 25 PERCENT OVER MAXIMUM OPERATING SPEED.
- F. HOUSING:
 - CONSTRUCTED OF HEAVY GAUGE ALUMINUM INCLUDING EXTERIOR HOUSING, CURBS CAP, WINDBAND, AND MOTOR COMPARTMENT HOUSING. GALVANIZED MATERIAL IS NOT ACCEPTABLE.
 - HOUSING SHALL HAVE A RIGID INTERNAL SUPPORT STRUCTURE TO PREVENT DEFORMATION.
 - WINDBAND TO BE ONE PIECE UNIQUELY SPUN ALUMINUM CONSTRUCTION AND MAINTAIN ORIGINAL MATERIAL THICKNESS THROUGHOUT THE HOUSING.
 - WINDBAND TO INCLUDE AN INTERNAL ROLLED BEAD FOR STRENGTH.
 - CURBS CAP SHALL BE FULLY WELDED TO WINDBAND TO ENSURE A LEAK PROOF CONSTRUCTION. TACK WELDING BOLLING AND MOUNTING ARE NOT ACCEPTABLE.
 - CURBS CAP TO HAVE INTEGRAL DEEP SPUN INLET VENTURE AND PRE-PUNCHED MOUNTING HOLES TO ENSURE CORRECT ATTACHMENT TO CURB.
 - DRIVE FRAME ASSEMBLY SHALL BE CONSTRUCTED OF HEAVY GAUGE STEEL AND MOUNTED ON VIBRATION ISOLATORS.
 - BREATHABLE RUBBER SHALL BE 18 THROUGH INCHES IN SIZE FOR FRESH AIR MOTOR COOLING, AND DESIGNED TO ALLOW WINDS TO BE RUN THROUGH IT.
- G. VIBRATION ISOLATORS:
 - AUTO BELT TENSIONER.
 - NO METAL TO METAL CONTACT.
 - SIZED TO MATCH THE WEIGHT OF EACH FAN.
- I. DISCONNECT SWITCHES:
 - NEKA RATED NEMA 1 INDUOR APPLICATION NO WATER, FACTORY STANDARD.
 - POSITIVE ELECTRICAL SHUT OFF.
 - WIRED FROM FAN MOTOR TO JUNCTION BOX INSTALLED WITHIN MOTOR COMPARTMENT.
- J. DRIVE ASSEMBLY:
 - BELTS, PULLEYS, AND KEYS OVERSIZED FOR A MINIMUM OF 150 PERCENT OF DRIVEN HORSEPOWER.
 - BELT: STATIC FRIE AND OIL RESISTANT.
 - FULLY MACHINED CAST IRON TYPE KEYED AND SECURELY ATTACHED TO THE WHEEL AND MOTOR SHAFTS.
 - FULLY MACHINED CAST IRON TYPE KEYLESS.
 - MOTOR PULLEYS ARE ADJUSTABLE FOR FINAL SYSTEM BALANCING.
 - READILY ACCESSIBLE FOR MAINTENANCE.
- K. DRAIN TRUCK:
 - ALLOWS FOR ONE-POINT DRAINAGE OF WATER, GREASE AND OTHER RESIDUES.
- L. MOUNTING PLATE:
 - ATTACHED AND SEALED TO THE WALL PRIOR TO INSTALLATION OF UNIT.
- M. OPTIONS/ACCESSORIES:
 - AUTO BELT TENSIONER:
 - AUTOMATIC TENSIONING DEVICE THAT ADJUSTS FOR THE CORRECT BELT TENSION, ONLY FOR SINGLE DRIVES.
 - ROOF CURBS:
 - TYPE: GRIP - FOR PITCHED ROOFS, WELDED STRAIGHT SIDE CURBS WITH 2 INCH FLASHING FLANGES AND WOOD NAILER.
 - MOUNTED ONTO ROOF WITH FAN.
 - MATERIAL: GALVANIZED.
 - INSULATION THICKNESS 1 INCHES.
 - CURBS EXTENSION:
 - TYPE: VEE - VENTED CURBS EXTENSION.
 - MATERIAL: TYPE GALVANIZED.
 - CURBS SEAL:
 - HIGH TEMP SEAL - AMORPHOUS SILICA FIBER TAPE SEAL, RATED FOR CONTINUOUS DUTY AT 2000 DEGREES FAHRENHEIT.
 - TYPICAL - MOUNTED BETWEEN THE FAN CURBS CAP AND THE ROOF CURB.
 - HINGED BASE:
 - ALUMINUM HINGES.
 - HINGES AND RESTRAINT CABLES ARE MOUNTED TO A BASE (SLAVE).
 - ALLOWS THE FAN TO TILT AWAY FOR ACCESS TO WHEELS AND DUCTWORK FOR INSPECTION AND CLEANING.

2.09 GAS-FIRED MAKE-UP AIR UNIT WITH EVAPORATIVE COOLING

- A. PROVIDE PACKAGED: ROOFTOP HEATING AND MAKEUP AIR, POWER VENTED UNITS BY GREENHECK MODEL 10 SERIES, DESIGNED FOR ROOFTOP OR SUB MOUNTING.
- B. THE UNIT HOUSING SHALL HAVE A FINISH RATED FOR SALT SPRAY AT 1000 HOURS CONTROL, BURNER, AND BLOWER SERVICE COMPARTMENT DOORS SHALL BE HINGED, PROVIDE FACTORY ROOF CURB.
- C. UNIT WITH INTEGRAL INDIRECT GAS-FIRED HEATING AND EVAPORATIVE COOLING SHALL BE FULLY ASSEMBLED AT THE FACTORY AND CONSIST OF AN INSULATED METAL CABINET, CURBS ASSEMBLY, MOTORIZED INTAKE DAMPER, EVAPORATIVE COOLING MODULE, CONDENSATE DRAIN PAK, P-THERM SENSORS, SUPPLY AIR BLOWER ASSEMBLY, AND ELECTRICAL CONTROL UNIT. UNIT WITH ALL SPECIFIED COMPONENTS AND INTERNAL ACCESSORIES FACTORY INSTALLED AND TESTED AND PREPARED FOR SINGLE-POINT HIGH VOLTAGE CONNECTION.

CABINET

- A. MATERIALS: FORMED, DOUBLE WALL INSULATED METAL CABINET, FABRICATED TO PERMIT ACCESS TO INTERNAL COMPONENTS FOR MAINTENANCE.
 - OUTSIDE CASING: 18 GAUGE, GALVANIZED (G90) STEEL, MEETING ASTM A653 FOR COMPONENTS THAT DO NOT REQUIRE PAINTED FINISH. PRE-PANDED COMPONENTS AS SUPPLIED BY THE FACTORY SHALL HAVE POLYESTER URETHANE PAINT ON 18 GAUGE GALVANIZED STEEL. BASE PAINT IS 12 GAUGE, GALVANIZED (G90) STEEL. COMPONENTS THAT REQUIRE A PAINTED FINISH PER A.E. SPECIFICATION SHALL BE PAINTED WITH A POLYESTER URETHANE POWDER COAT.
 - INTERNAL ASSEMBLIES: 24 GAUGE GALVANIZED (G90) STEEL EXCEPT FOR MOTOR SUPPORTS WHICH SHALL BE A MINIMUM 18 GAUGE GALVANIZED (G90) STEEL.
- B. COMPLY WITH NFPA 90A AND NFPA 90B AND EROSION RESISTANCE OF UL 181:
 - MATERIALS: FIBERGLASS INSULATION. IF INSULATION OTHER THAN FIBERGLASS IS USED, IT MUST ALSO MEET THE FIRE HAZARD CLASSIFICATION SHOWN BELOW:
 - THICKNESS: 1 INCH (25.4MM).
 - FIRE HAZARD CLASSIFICATION: MAXIMUM FLAME SPREAD OF 25 AND SMOKE DEVELOPED OF 0, WHEN TESTED IN ACCORDANCE WITH ASTM C 411.
 - LOCATION AND APPLICATION: FLOOR OF EACH UNIT SHALL BE INSULATED WITH EITHER ONE HALF INCH THICK OR 1 INCH THICK RIGID FIBERGLASS INSULATION, COVERED ON ONE SURFACE WITH INTEGRAL ALUMINUM FOIL.
- C. ACCESS PANELS UNIT SHALL BE EQUIPPED WITH REMOVABLE ACCESS PANELS TO PROVIDE EASY ACCESS TO ALL MAJOR COMPONENTS. ACCESS PANELS SHALL BE FABRICATED OF 18 GAUGE STEEL, REMOVABLE ACCESS PANELS SHALL INCORPORATE A FORMED DRIP EDGE.
- D. SUPPLY AIR BLOWER ASSEMBLY: BLOWER ASSEMBLY CONSISTS OF AN ELECTRIC MOTOR AND A BELT DRIVEN, DOUBLE WIDTH, DOUBLE INLET FORWARD CURVE BLOWER ASSEMBLY SHALL BE MOUNTED ON HEAVY GALVANIZED STEEL AND FILTERS MOUNTED ON MINIMUM 1/2 INCH THICK IMPERMEABLE VIBRATION ISOLATORS.
- E. CONTROL PANEL / CONNECTIONS UNIT SHALL HAVE AN ELECTRICAL CONTROL CENTER WHERE ALL HIGH AND LOW VOLTAGE CONNECTIONS ARE MADE. CONTROL CENTER SHALL BE CONSTRUCTED TO PERMIT SINGLE-POINT HIGH VOLTAGE POWER SUPPLY CONNECTION.
 - INDIRECT GAS-FIRED HEATING:
 - SHALL BE ETL CERTIFIED AS A COMPONENT OF THE UNIT.
 - SHALL HAVE AN INTEGRAL COMBUSTION GAS BLOWER.
 - SHALL BE ETL CERTIFIED FOR INSTALLATION DOWNSTREAM OF A COOLING COIL.
 - SHALL HAVE FAULT SENSORS TO PROVIDE FAULT CONDITIONS TO OPTIONAL DIGITAL CONTROLLER OR BUILDING CONTROLS.

- 5. SHALL HAVE 4-PASS TUBULAR HEAT EXCHANGERS, CONSTRUCTED OF TYPE 304 STAINLESS STEEL, WELD EXCHANGER TUBES SHALL BE INSTALLED ON THE VEST PLATE BY MEANS OF SWAGE ASSEMBLY. HEATED CONNECTIONS ARE TO BE CLEANED AND INSPECTED. MINIMUM OF 24 INCH X 24 INCH. DOORS SHALL BE TIGHT FITTING CONSTRUCTED OF STAINLESS STEEL OF THICKNESS NOT LESS THAN THAT OF THE DUCTS. ACCESS DOORS SHALL BE PROVIDED WITH AN APPROVED NON-COMBUSTIBLE GASKETING MATERIAL FOR AIRTIGHT SEALING AND BE FASTENED WITH CAM TYPE LATCHES. ALL DOORS SHALL BE LOCATED IN THE SIDE OF A HORIZONTAL DUCT WITH THE LOWER EDGE OF A SIDE OPENING NOT MORE THAN 1-1/2 INCHES FROM THE BOTTOM OF THE DUCT. GENERAL CONTRACTOR SHALL COORDINATE ALL ACCESS DOORS WITH THE ARCHITECT AND THE ASHRAE ENGINEER. ACCESS CLEANOUTS:
 - DOOR FRAMES: 1 IN. X 1 IN. X 1/8 IN. STAINLESS STEEL ANGLES, WELDED.
 - DOOR SYSTEMS SERVING A TYPE I HOOD SHALL BE 30 CONSTRUCTED AND INSTALLED THAT GREASE CANNOT BECOME POCKETED IN ANY MANNER. CLEANING AND THE SYSTEM SHALL SLOPE NOT LESS THAN 1/4 INCH PER LINEAR FOOT TOWARD THE HOOD OR TOWARD AN APPROVED GREASE RESERVOIR.
 - DOORS SHALL BE PROVIDED WITH AN APPROVED NON-COMBUSTIBLE GASKETING MATERIAL ATTACHED TO STRUCTURE. MECHANICAL FASTENERS SHALL NOT PENETRATE DUCT WALLS. SUPPORTS SHALL BE NOT LESS THAN THE GAUGE REQUIRED FOR DUCT CONSTRUCTION AND DESIGNED TO CARRY GRAVITY AND LATERAL LOADS WITHIN THE STRESS LIMITATIONS OF THE BUILDING STRUCTURE.
 - WELDING: WELDS TO BE IN ACCORDANCE WITH ASHRAE, ASHRAE ULC AND AWS STANDARDS.
 - GENERAL CONTRACTOR SHALL COORDINATE DUCT LOCATIONS AND FINAL CONNECTION TO KITCHEN EQUIPMENT. UNLESS SHOWN OR NOTED OTHERWISE, ALL ELBOWS AND OFFSETS SHALL BE SMOOTH RADIUS WITHOUT TURNING VANES. CENTERLINE RADIIUS TO WIDTH RATIO SHALL BE 1.5 MINIMUM.
- 6. HEAT EXCHANGER SHALL HAVE A YEAR WARRANTY.
- 7. SHALL BE ENCLOSED IN A WEATHER-TIGHT METAL HOUSING WITH INTAKE AIR VENTS, LARGE METAL LIFT-OR HINGED DOOR SHALL PROVIDE EASY ACCESS TO THE ENCLOSED VEST PLATE, CONTROL CIRCUITRY, GAS TRAIN, BURNER ASSEMBLY AND EXHAUST BLOWER.
- 8. SHALL INCLUDE A KIT FOR OUTDOOR MOUNTING WITH VERTICAL STACK VENTING.
- 9. CONDENSATE DRAIN PAN DRAN PAN SHALL BE AN INTEGRAL PART OF THE MAIN WINDWARD A COILING OPTION IS ALLOWED. PAN SHALL BE FORMED OF WELDED AUSTENITIC STAINLESS STEEL SHEET MATERIAL AND PROVIDED WITH A WELDED STAINLESS STEEL DRAIN CONNECTION AT THE FRONT FOR CONNECTION TO A P TRAP. DRAIN PAN SHALL BE SLOPED IN TWO DIRECTIONS TO PROVIDE POSITIVE DRAINAGE AND DRAIN CONNECTOR SHALL BE SEALED AT PENETRATION THROUGH CABINET WALL.
- H. P-THERM: IF THE UNIT IS EQUIPPED WITH A CONDENSATE DRAIN PAN, CONTRACTOR SHALL PROVIDE OR FABRICATE, AND INSTALL AN APPROVED P TRAP IN ACCORDANCE WITH ALL LOCAL AND AREA CODES AND BEST PRACTICES.
- I. EVAPORATIVE COOLING MODULE: MEDIA HOLDER AND SUMP PAN SHALL BE FABRICATED OF STAINLESS STEEL AND SHALL USE CELEBR MEDIA, GUTTERS AND SUMP SHALL BE SIZED TO SUPPLY THE SYSTEM WITH ROUGH WATER TO OPERATE AT ITS MAXIMUM FLOW RATE AND NOT OVERFLOW WHEN THE SYSTEM IS SHUT DOWN. COOLING MODULE SHALL BE EQUIPPED WITH AUTO DRAIN FLUSH.
- J. FANS: MOTORCOOLED BLOWER (M) SHALL BE LOW LEAKAGE TYPE SHALL BE FACTORY INSTALLED.
 - SENSORS ARE CONSIDERED TO BE PART OF VARIOUS OPTIONAL OPERATIONAL MODES OR DEVICE CONTROLLERS AND ARE TO BE FACTORY SUPPLIED AND INSTALLED AS SPECIFIED BY THE A.E.
- L. CURB ASSEMBLY: CURB ASSEMBLY IS OF 18 GAUGE GALVANIZED STEEL. SHALL BE PROVIDED BY THE FACTORY FOR ASSEMBLY AND INSTALLATION AS PART OF THIS DIVISION. THE CURB ASSEMBLY SHALL PROVIDE PERIMETER SUPPORT FOR THE ENTIRE UNIT AND SHALL HAVE DUCT ADAPTERS FOR SUPPLY AIR. CURB ASSEMBLY SHALL ENCLOSE THE UNDERSIDE OF THE UNIT AND SHALL BE SIZED TO FIT INTO A RECESS IN THE BOTTOM OF THE UNIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ROOFING CONTRACTOR TO ENSURE CURB UNIT IS PROPERLY FLASHED TO PROVIDE PROTECTION AGAINST WEATHER/WEATHER PENETRATION. CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE REDUCTION FOR THE CURB ASSEMBLY.

BLOWER

- A. BLOWER SECTION CONSTRUCTION, SUPPLY AIR, BELT DRIVE MOTOR AND BLOWER SHALL BE ASSEMBLED ONTO A MINIMUM 1/4 GAUGE GALVANIZED STEEL PLATFORM AND MUST HAVE NEOPRENE VIBRATION ISOLATION DEVICES. MINIMUM OF 1 - 1/8 INCHES THICK.
- B. BLOWER ASSEMBLY SHALL BE STATICALLY AND DYNAMICALLY BALANCED AND DESIGNED FOR CONTINUOUS OPERATION AT MAXIMUM FLOW RATE. INSTALLATION SHALL BE IN FULLY ASSEMBLED AT THE FACTORY.
- C. CENTRIFUGAL BLOWER HOUSING: FORMED AND REINFORCED STEEL PANELS TO MAKE CURVED SCROLL HOUSING WITH SHARPD CUTTOP.
- D. FORWARD CURVED BLOWER (FAN) WHEELS: GALVANIZED OR ALUMINUM CONSTRUCTION WITH INLET FLANGE AND SHALLOW BLADES CURVED FORWARD IN DIRECTION OF AIR FLOW, MECHANICALLY ATTACHED TO SHAFT WITH SET SCREWS.
- E. BLOWER SECTION MOTOR SOURCE QUALITY CONTROL: BLOWER PERFORMANCE SHALL BE FACTORY TESTED FOR FLOW RATE, PRESSURE, POWER, AIR DENSITY, ROTATION SPEED AND EFFICIENCY. RATINGS ARE TO BE ESTABLISHED IN ACCORDANCE WITH AMCA 210, "LABORATORY METHODS OF TESTING FANS FOR RATINGS".

MOTORS

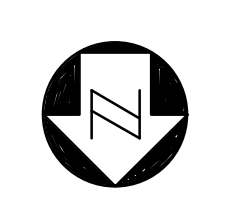
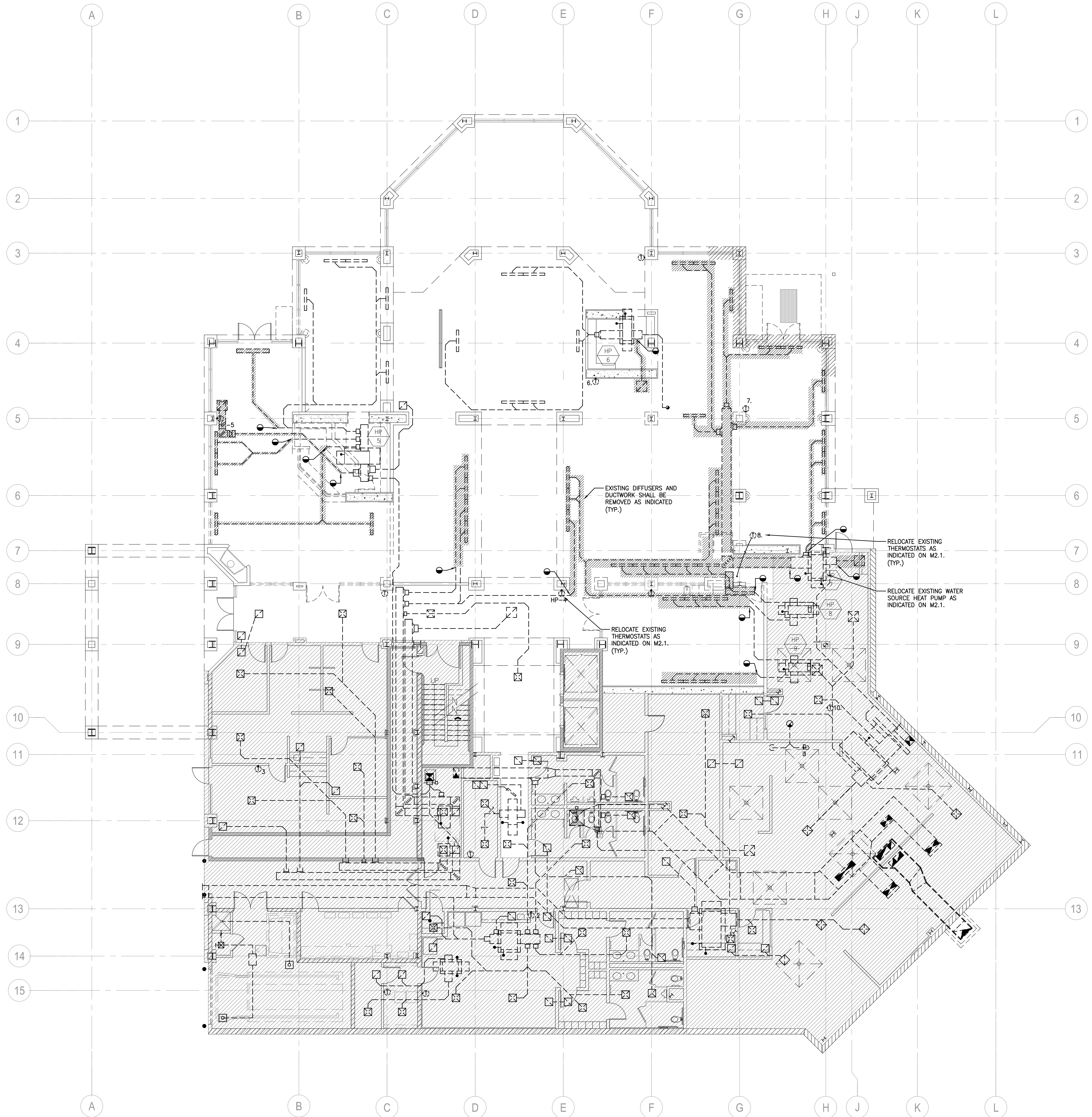
- A. GENERAL BLOWER MOTORS GREATER THAN 75 HORSEPOWER SHALL BE 'NEMA PREMIUM' UNLESS OTHERWISE INDICATED. COMPLIANCE WITH EXACT MINIMUM ENERGY-EFFICIENCY STANDARDS FOR SINGLE SPEED ODP AND TE DRIVERS IS NOT ACCEPTABLE. THE CONTRACTOR SHALL PROVIDE THE MOTOR AS SPECIFIED IN THE DRAWINGS. THE FAN LOAD AND FURNISH AT THE SPECIFIED VOLTAGE, PHASE AND ENCLOSURE. DRIVES SHALL BE SIZED FOR A MINIMUM OF 100% OF THE MOTOR HORSEPOWER AND PULLEYS SHALL BE FULLY MACHINED CAST-TYPE RIVETED AND FULLY SECURED TO THE FAN WHEEL AND MOTOR SHAFTS. ELECTRIC MOTORS OF ENCLOSURE TYPE SHALL BE SUPPLIED WITH AN ADJUSTABLE DRIVE PULLEY, COMPLY WITH REQUIREMENTS IN DIVISION 25 13, MATCHED WITH FAN LOAD.
- B. MOTORS SHALL BE ODP, 3 PHASE, 208 VOLT.

UNIT CONTROLS

- A. THE UNIT SHALL BE CONSTRUCTED SO THAT IT CAN FUNCTION AS A STAND-ALONE HEATING AND COOLING SYSTEM CONTROLLED BY FACTORY SUPPLIED CONTROLS. THERMOSTATS AND SENSORS OR IT CAN BE OPERATED AS A HEATING AND COOLING SYSTEM CONTROLLED BY A BUILDING MANAGEMENT SYSTEM (BMS).
- B. REMOTE PANEL: MANUFACTURER SHALL PROVIDE AND CONTRACTOR SHALL INSTALL A COMMERCIAL KITCHEN TYPE REMOTE PANEL THAT FUNCTIONS AS A REMOTE INDICATOR OF OWNER-SELECTED OPERATING PARAMETERS.
- C. SENSORS TO BE PROVIDED WITH THE UNIT INCLUDE:
 - HEATING INLET AIR SENSOR.
 - COOLING INLET AIR SENSOR.
 - DIRTY FILTER SENSOR.

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- G. VIBRATION ISOLATORS:
 - AUTO BELT TENSIONER.
 - NO METAL TO METAL CONTACT.
 - SIZED TO MATCH THE WEIGHT OF EACH FAN.
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 - FULLY MACHINED CAST IRON TYPE KEYED AND SECURELY ATTACHED TO THE WHEEL AND MOTOR SHAFTS.
 - FULLY MACHINED CAST IRON TYPE KEYLESS.
 - MOTOR



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LAKESIDE COMMONS DINING

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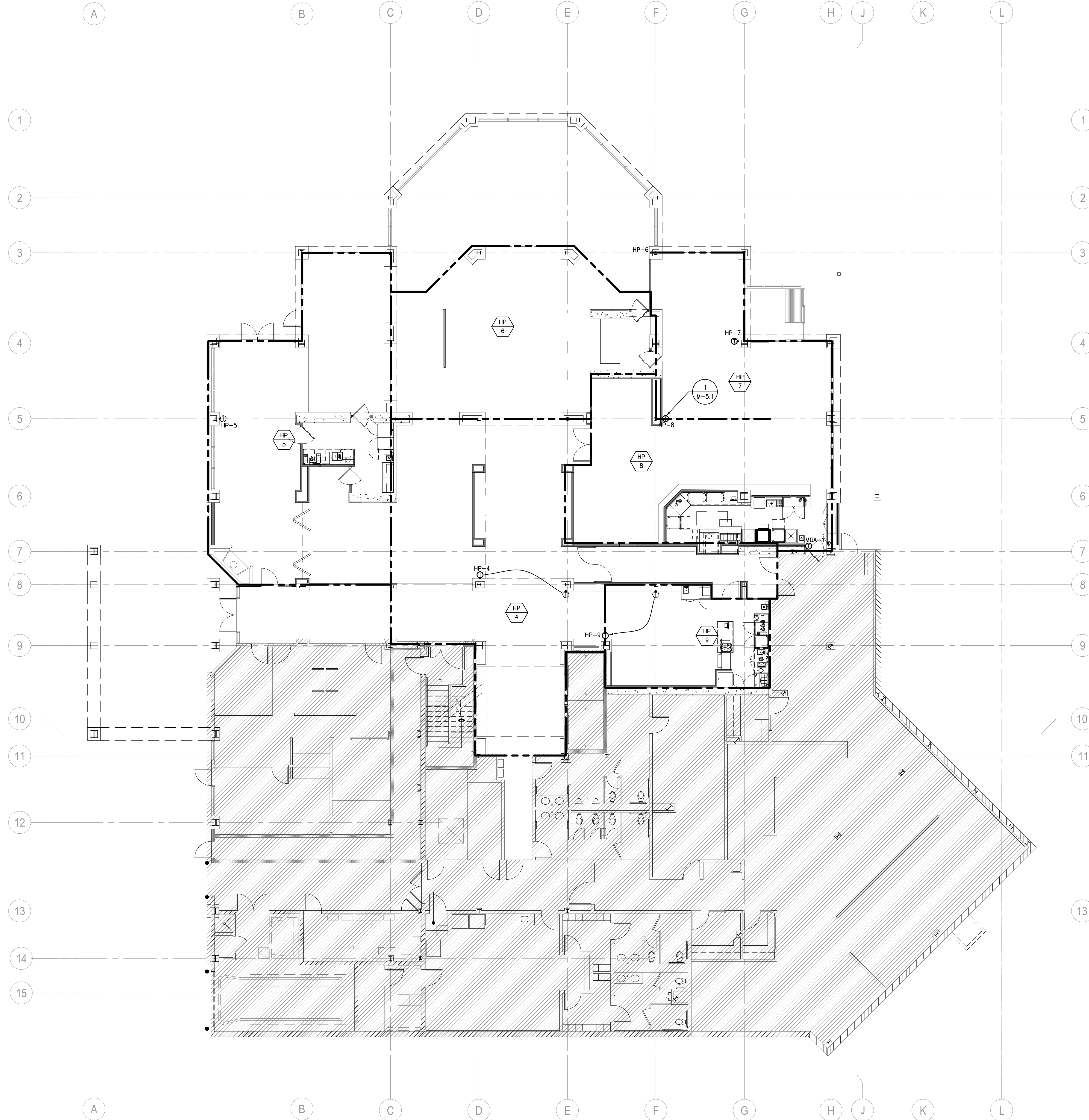
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A	4-17-2020	2nd PC Submittal
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 Mechanical Lead - Elias Mendez
 tksc Job #: 2018-0448

**MECHANICAL
 DEMOLITION PLAN
 LOWER LEVEL**



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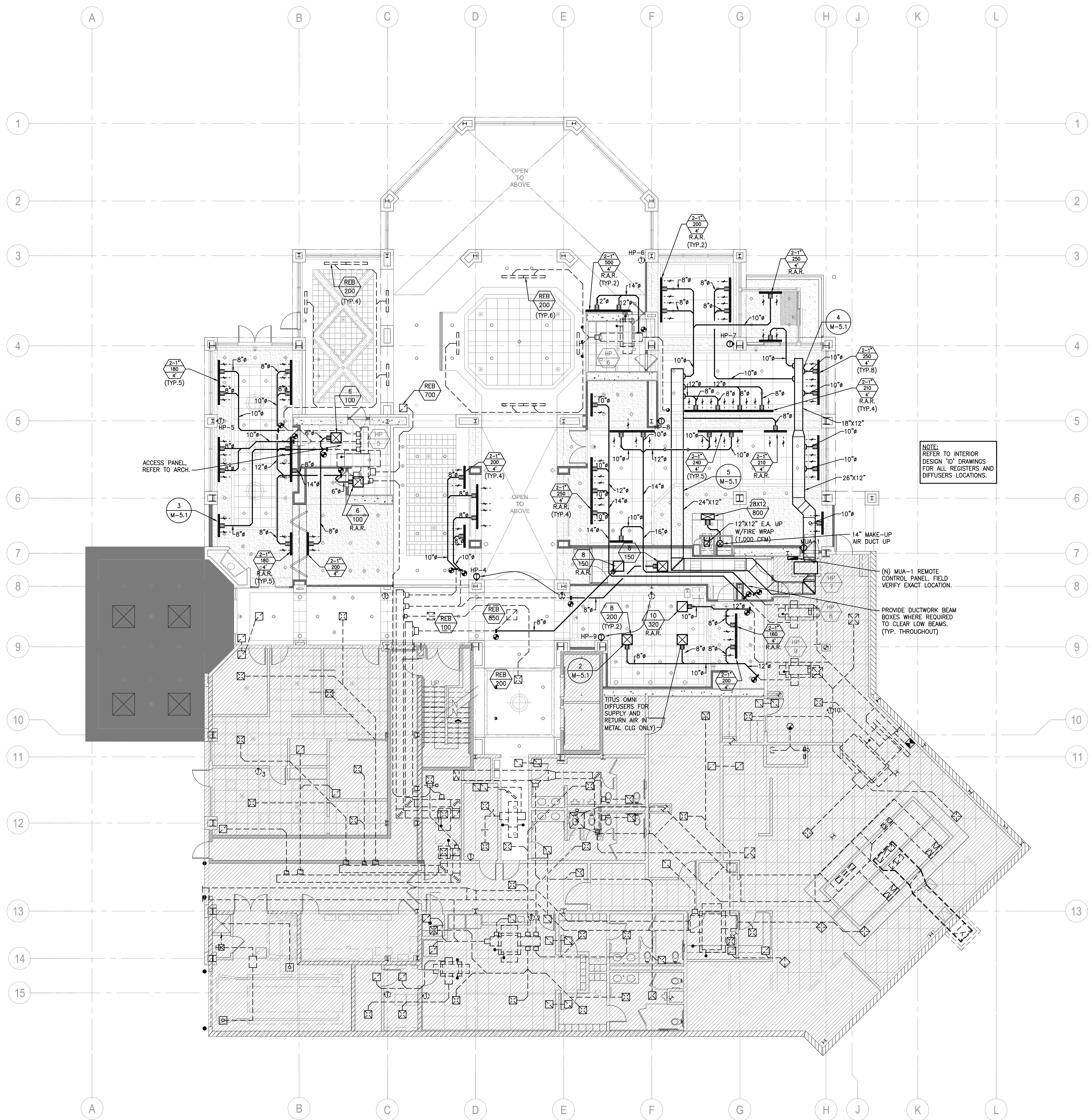
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MECHANICAL ZONING PLAN LOWER LEVEL



NOTE:
REFER TO INTERIOR
DESIGN '10' DRAWINGS
FOR ALL REGISTERS AND
DIFFUSERS LOCATIONS.

(N) MUA-1 REMOTE
CONTROL PANEL. FIELD
VERIFY EXACT LOCATION.

PROVIDE DUCTWORK BEAM
BOXES WHERE REQUIRED
TO CLEAR LOW BEAMS.
(TYP. THROUGHOUT)

TITUS OMNI
DIFFUSERS FOR
SUPPLY AND
RETURN AIR
(METAL CLS ONLY)

ACCESS PANEL
REFER TO ARCH.



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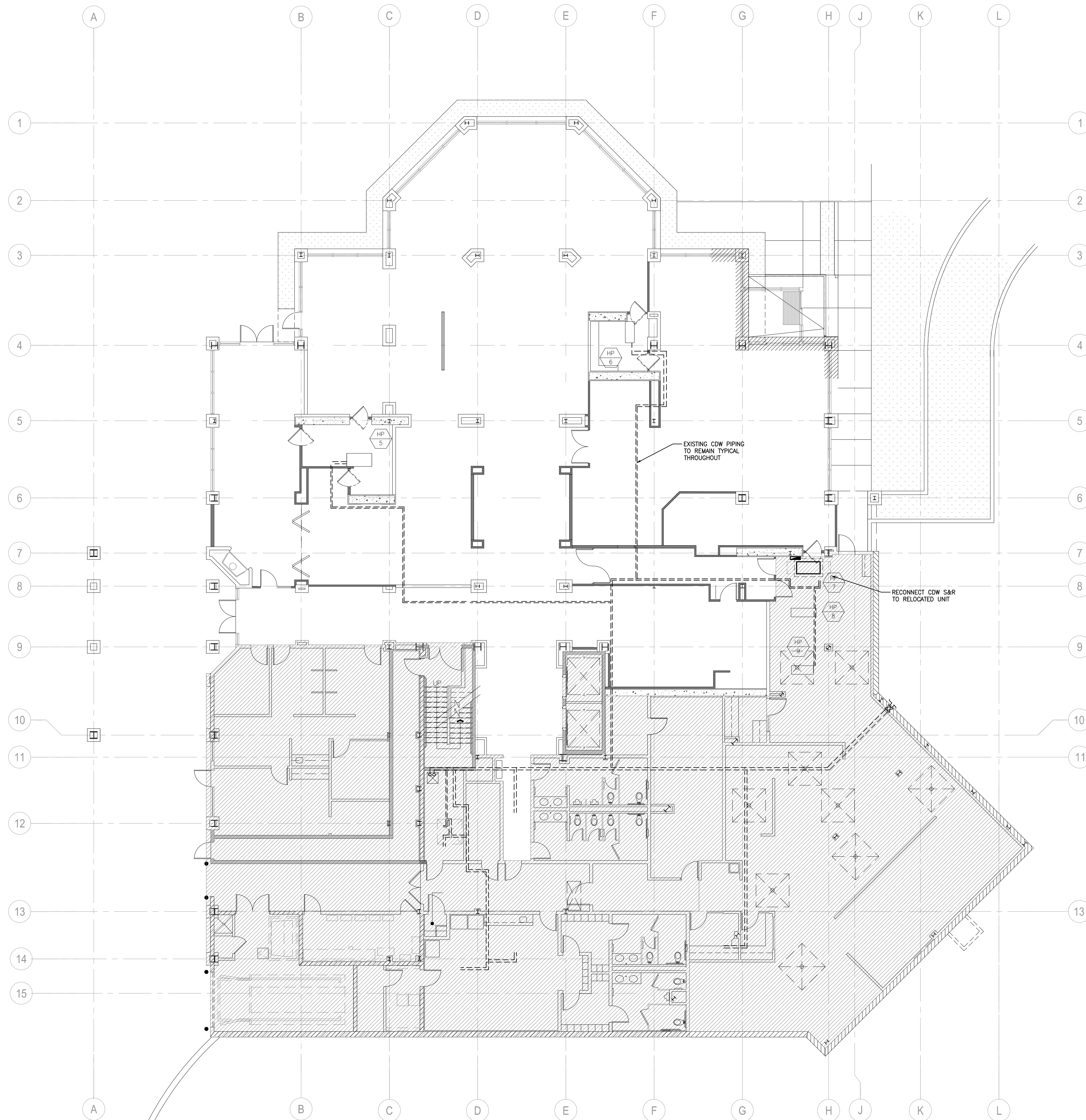
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MECHANICAL
PLAN LOWER
LEVEL



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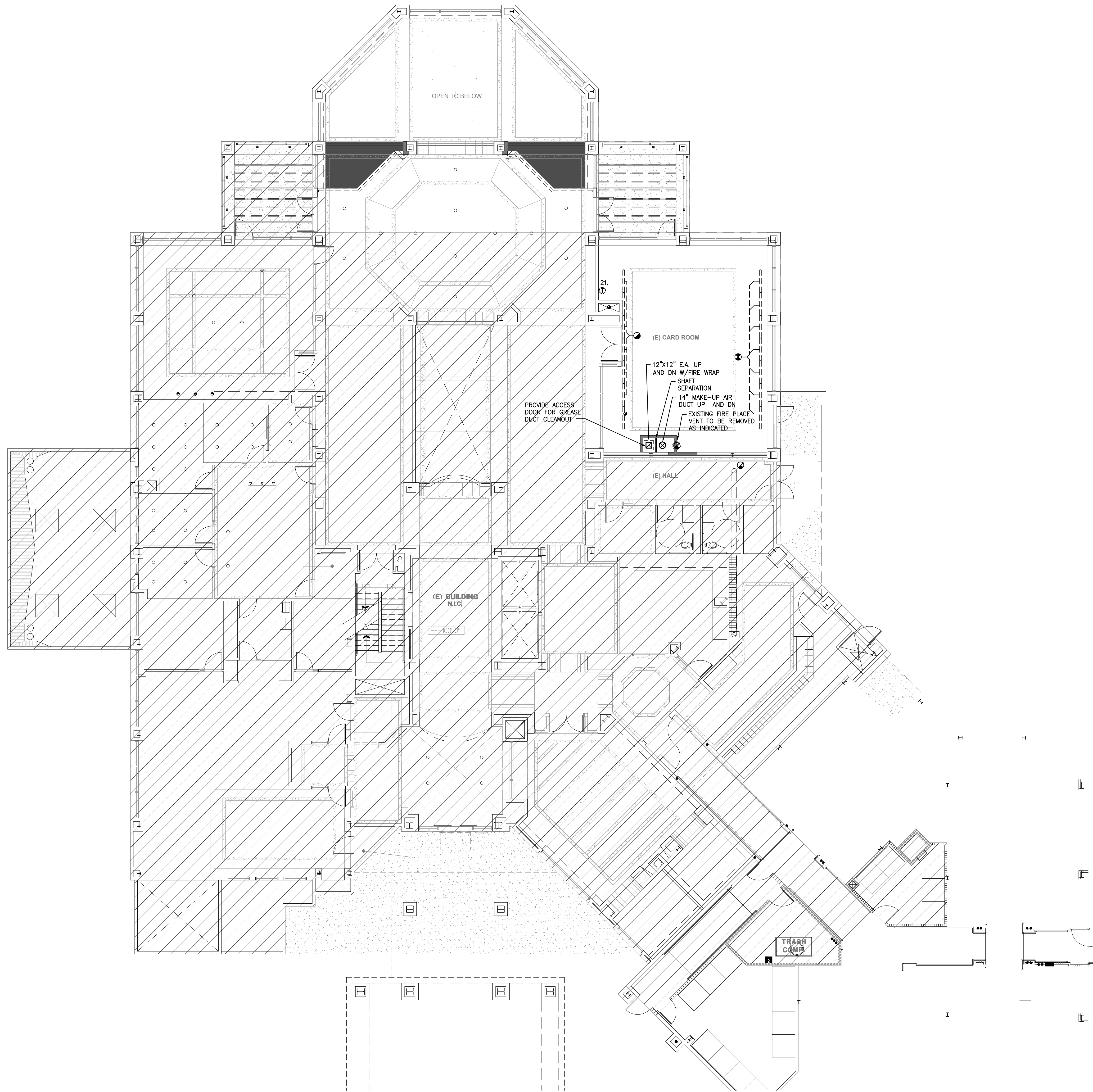
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 Project Leader - Daryl Garnier
 Mechanical Lead - Elias Mendez
 tksc Job #: 2018-0448

MECHANICAL PIPING PLAN LOWER LEVEL



MECHANICAL PLAN FIRST FLOOR SCALE: 1/8"=1'-0" 1



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KTGY Project No: 171180

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Principal: Simon Perowitz
Project Designer: STAN BRADEN

Developer
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 CARLSBAD

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LAKESIDE COMMONS DINING

1960 SILVERLEAF CIRCLE
 CARLSBAD, CA 92009



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MECHANICAL PLAN
 FIRST FLOOR

M-2.2

REVISIONS	
DESCRIPTION	DATE



CAPTIVE
Southern California Office
www.captiveair.com
3002 Dow Ave., Suite 410, Tustin, CA, 92780 PHONE: (714) 957-1500 FAX: (919) 227-5975 EMAIL: reg@captivair.com

Lakeside Commons - Carlsbad CA - rev2
1940 LEVANTE ST,
CARLSBAD, CA, 92009

DATE: 9/9/2019
DWG.#: 3973259
DRAWN BY: AHJ-86
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 1

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HOOD DRAWINGS
(FOR REF ONLY)

M-4.2

PATENT NUMBERS
AC-PSP (United States) - US Patent 7963830 B2
AC-PSP Wall (Canada) - CA Patent 2820509
AC-PSP Island (Canada) - CA Patent 2520330

HOOD INFORMATION - Job#3973259

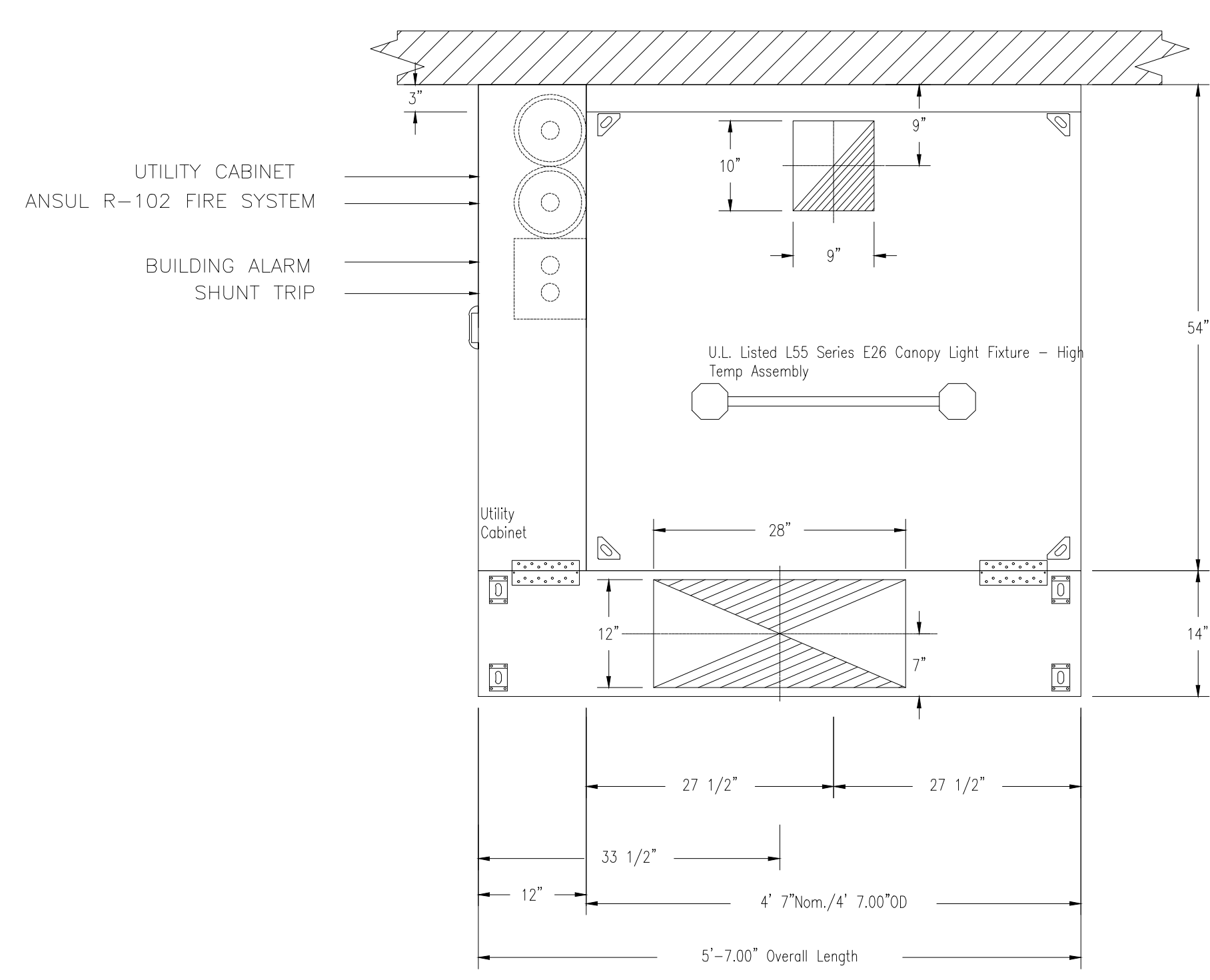
HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	APPLIANCE DUTY	DESIGN CFM/ft	TOTAL EXH. CFM	EXHAUST PLENUM RISER(S)					TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG.		
								WIDTH	LENG.	HEIGHT	DIA.	CFM			VEL.	S.P.	END TO END
1	0065	5424 ND-2-PSP-F	4' 7"	600 Deg.	Heavy	218	1000	10"	9"	4"	1000	1600	-0.620"	800	430 SS Where Exposed	ALONE	ALONE

HOOD INFORMATION

HOOD NO.	TAG	TYPE	FILTER(S)			EFFICIENCY @ 7 MICRONS	QTY.	LIGHT(S)		WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S)		FIRE SYSTEM PIPING	HOOD HANGING WGT	
			QTY.	HEIGHT	LENGTH			TYPE	FIRE SYSTEM				SIZE	ELECTRICAL MODEL #			SWITCHES QUANTITY
1	0065	Captrate Solo Filter	3	20"	16"	85% See Filter Spec.	2	L55 Series E26	NO	Left	12"x54"x24"	Ansul R102	3.0			YES	413 LBS

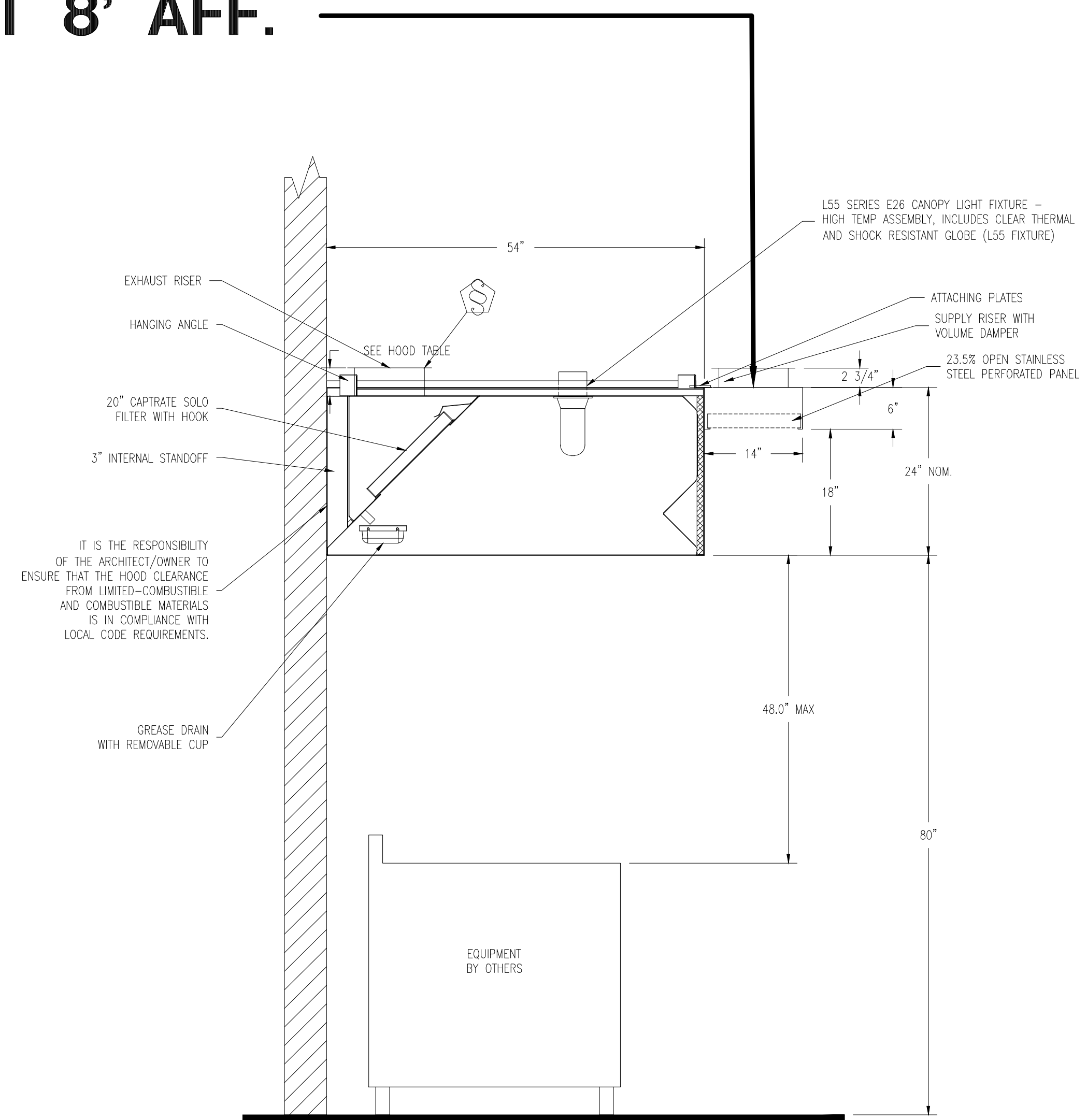
PERFORATED SUPPLY PLENUM(S)

HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)			
							WIDTH	LENG.	DIA.	CFM
1	0065	Front	67"	14"	6"	MJA	12"	28"	800	0.191"



PLAN VIEW - Hood #1 (0065)
4' 7.00" LONG 5424ND-2-PSP-F

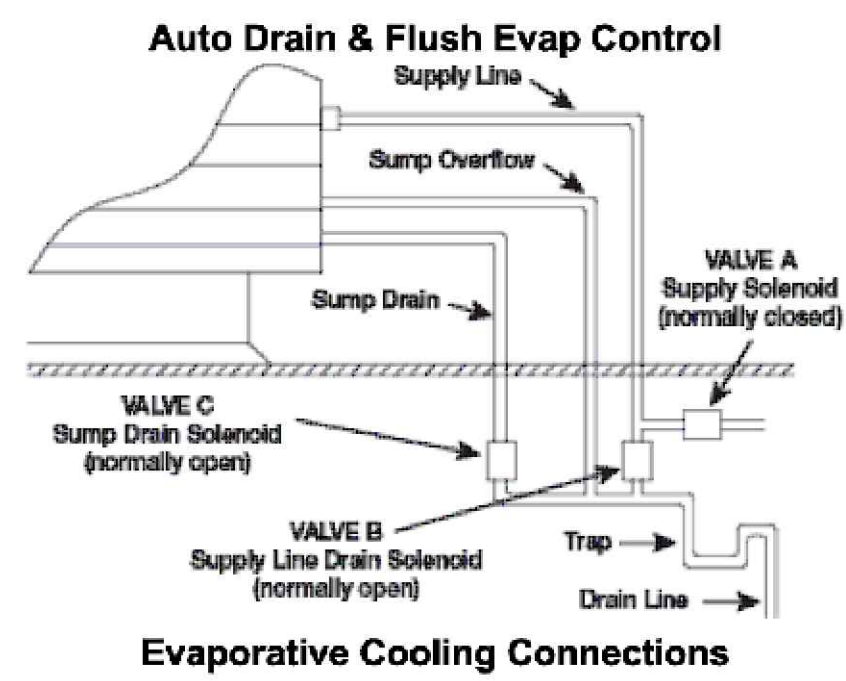
**NOTE TO INSTALLER:
PLEASE MOUNT PSP
FLUSH WITH CEILING
AT 8' AFF.**



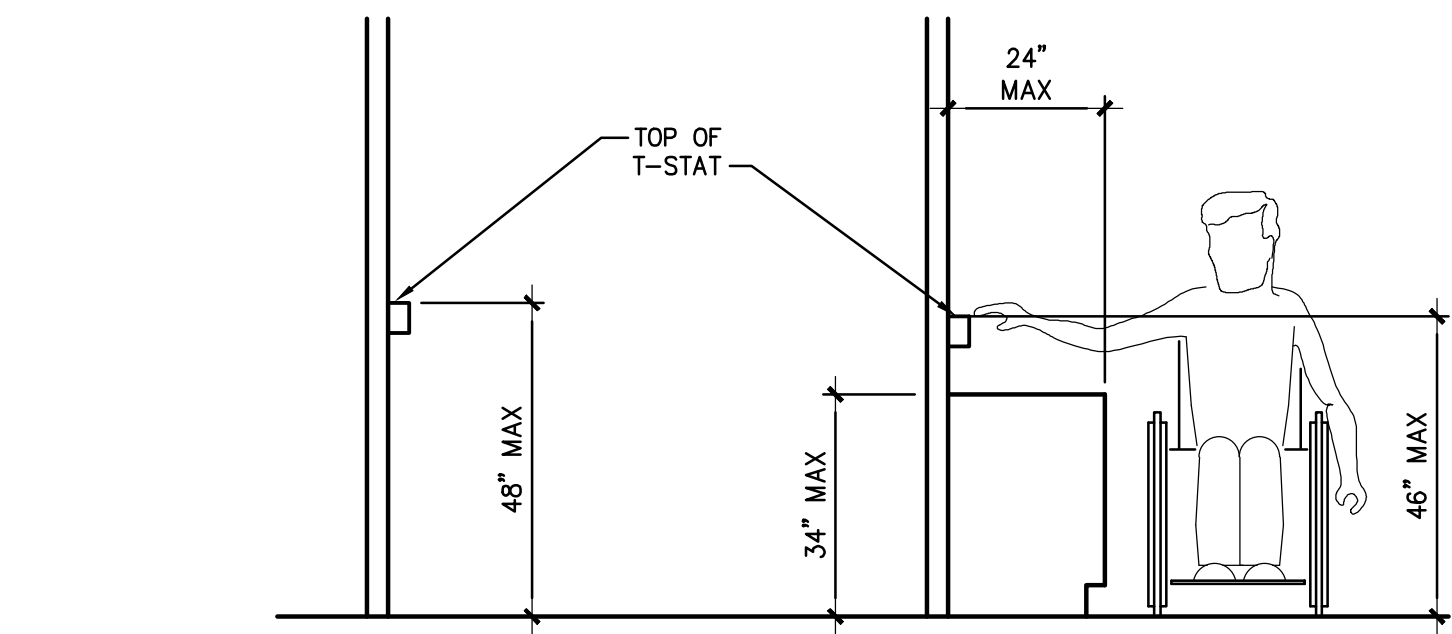
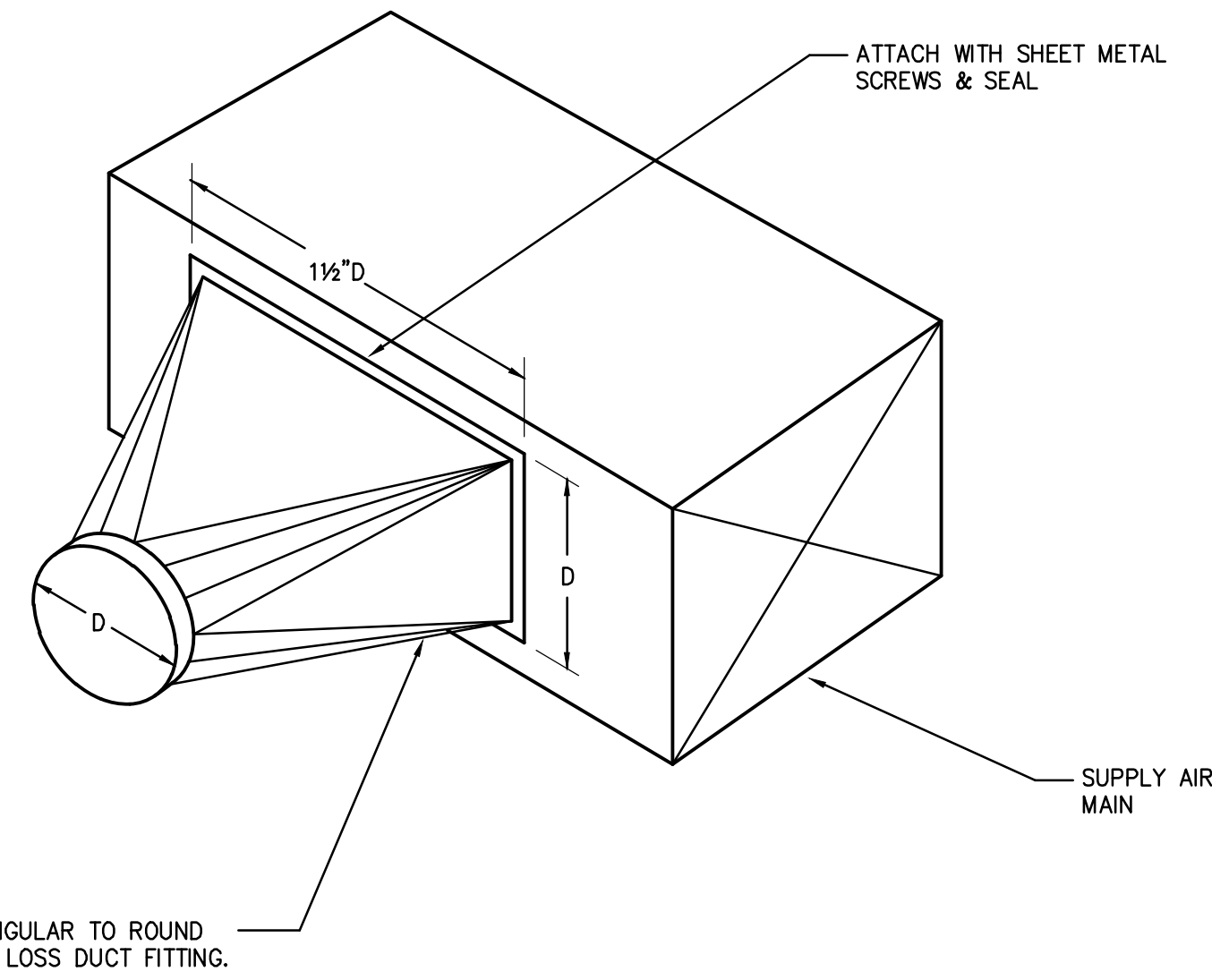
SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #1 (0065)

Fire System Information - Job#3973259

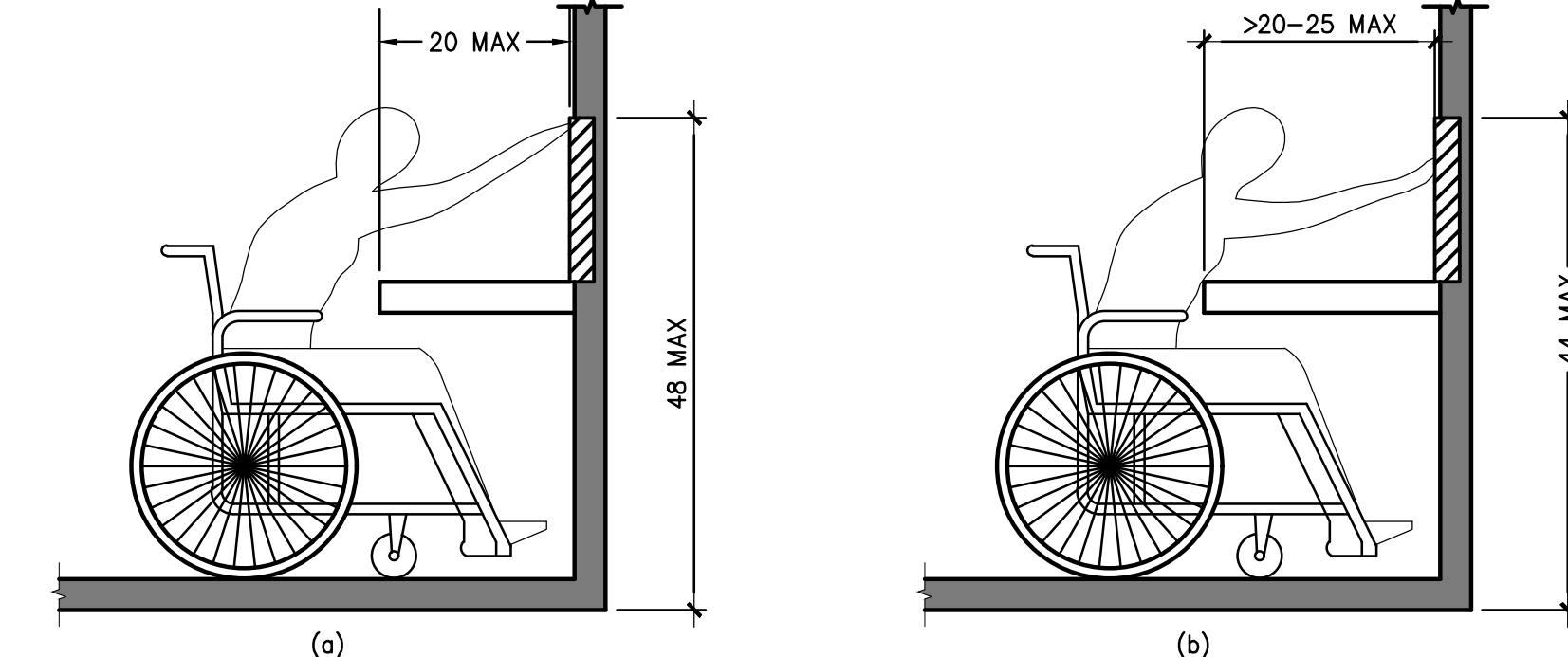
FIRE SYSTEM NO.	Tag	TYPE	SIZE	FLOW POINTS	INSTALLATION	
					SYSTEM	LOCATION ON HOOD
1	0068	Ansul R102	3.0	2	Fire Cabinet Left	Left



NOTES:
1. INSTALL PER MANUFACTURERS INSTRUCTIONS.



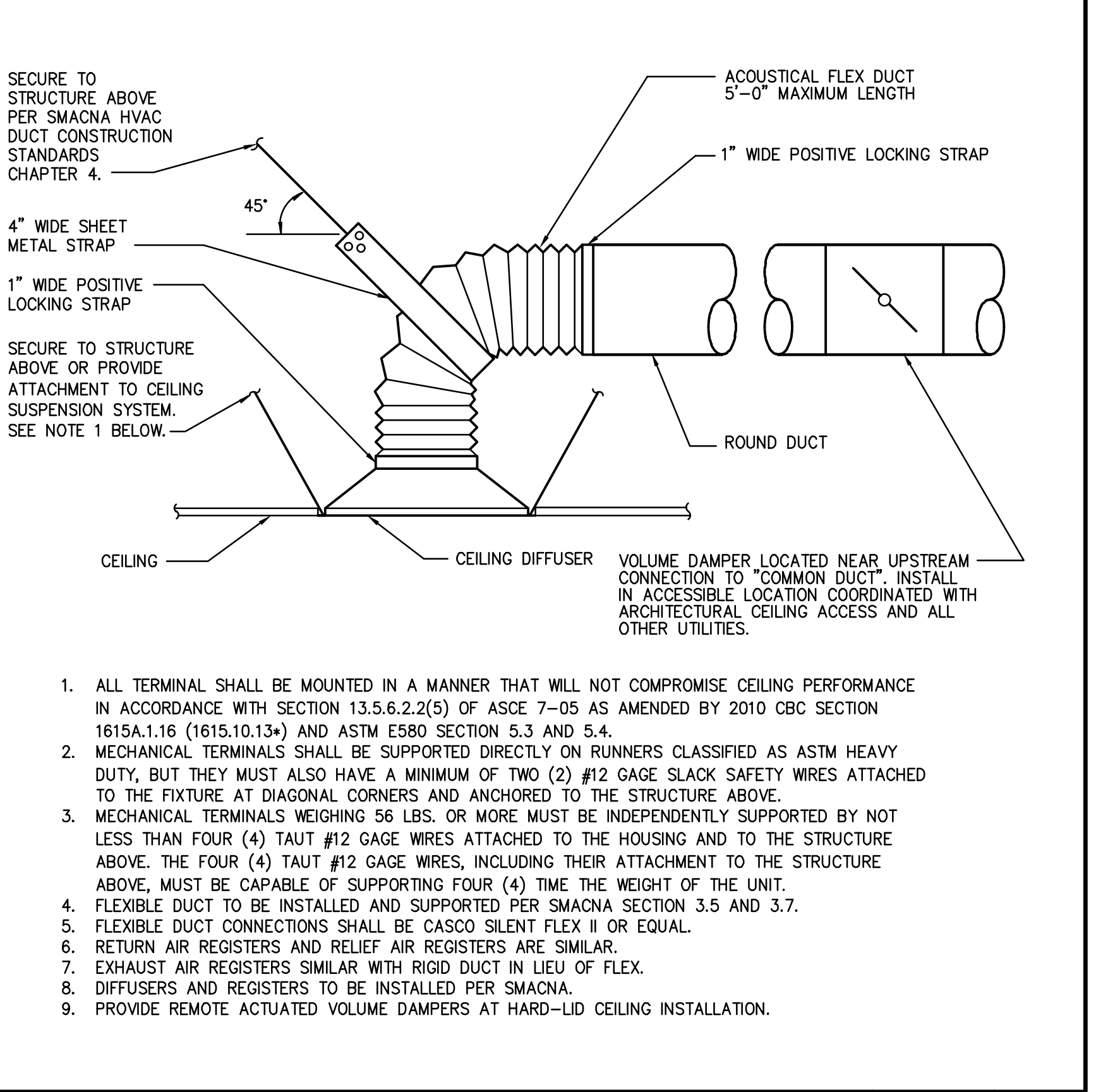
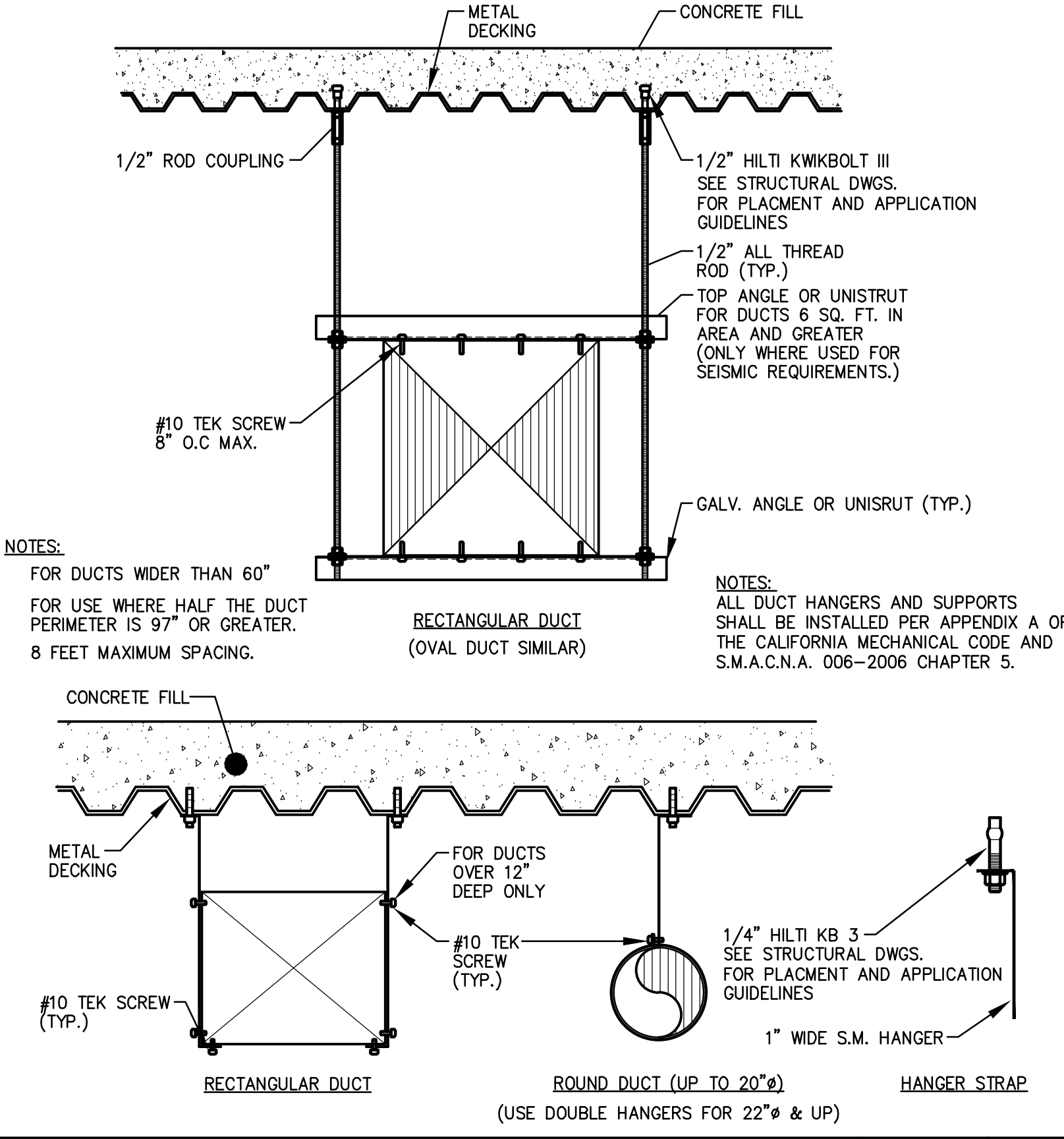
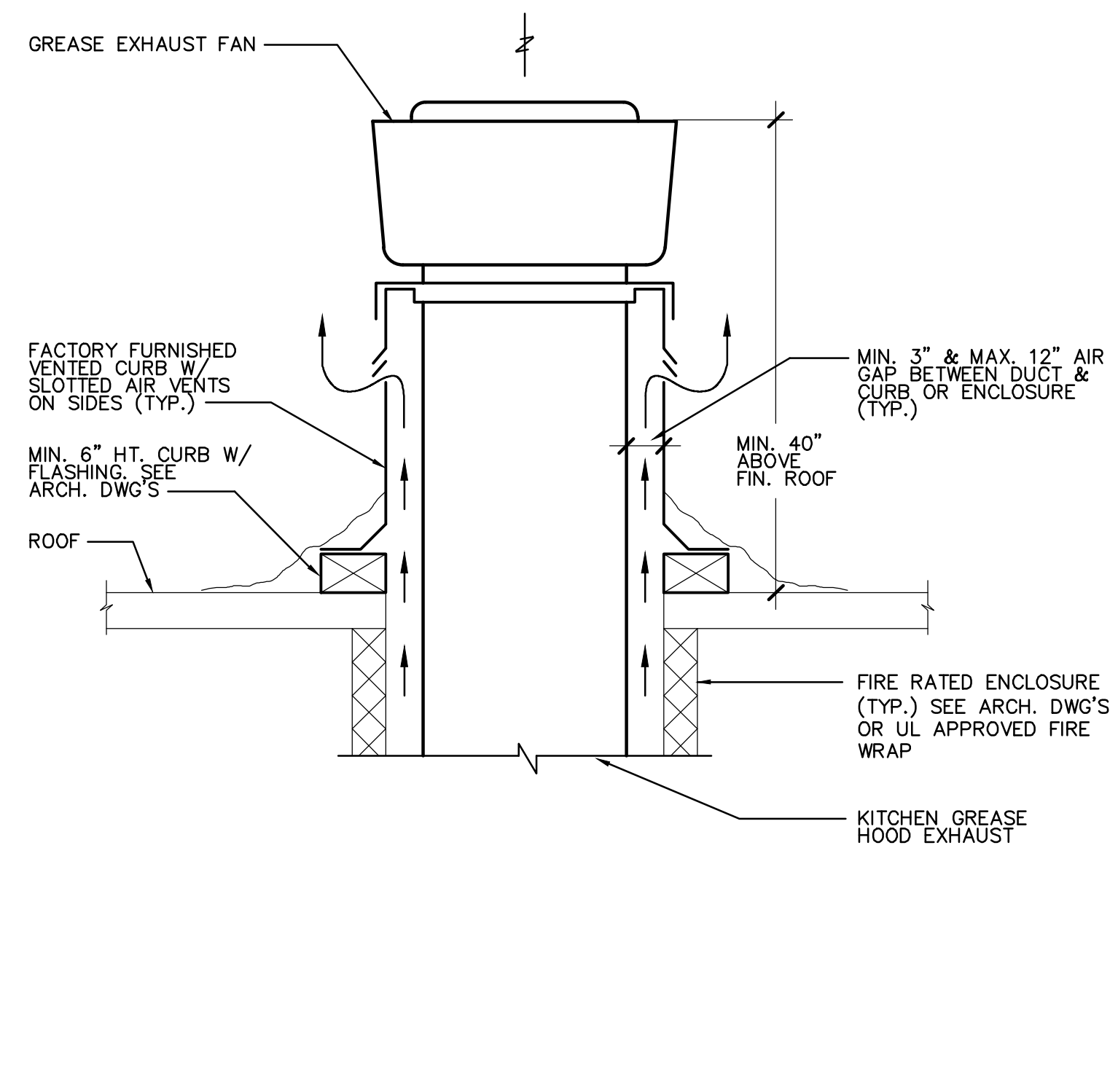
NOTES:
1. PRIOR TO ROUGH-IN OF THERMOSTATS, CONTRACTOR SHALL PROVIDE DIMENSIONED SHOP DRAWINGS SHOWING ALL WALL DEVICES TO ARCHITECT FOR COORDINATION WITH FURNITURE LAYOUT.
2. ALL CONTROL DEVICES SHALL MATCH IN COLOR.
3. THERMOSTATS ON EXTERIOR WALLS / COLUMN COVERS SHALL BE PROVIDED WITH INSULATED BACKING TO PREVENT FALSE READINGS.
4. UPON PROJECT COMPLETION, CALIBRATE THERMOSTATS AND ENSURE ACCURACY AND REPEATABILITY.



SCALE 10 EVAPORATOR AUTO DRAIN & FLUSH CONTROL SCALE 7

SCALE 4 LOW LOSS FITTING SCALE 1

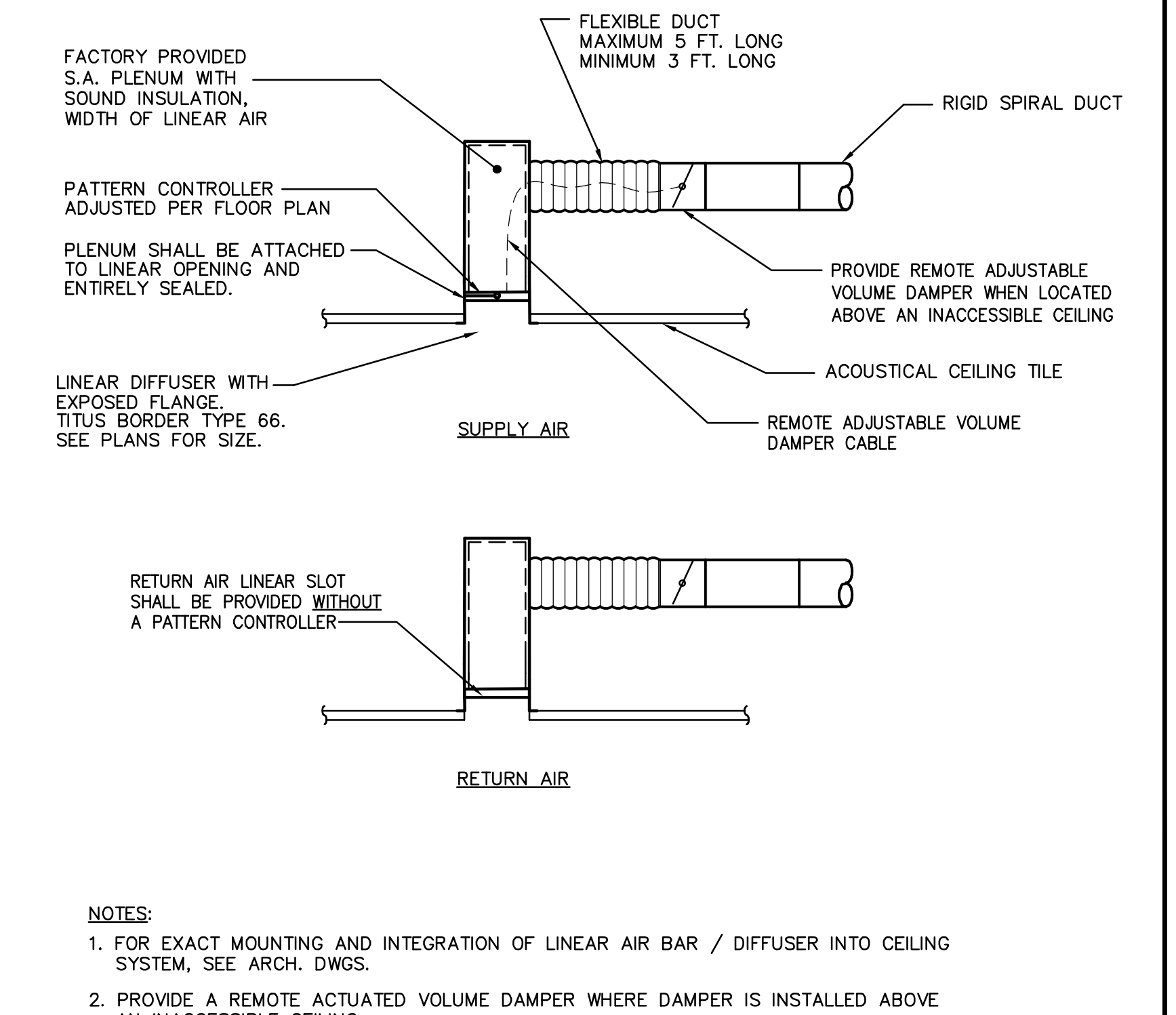
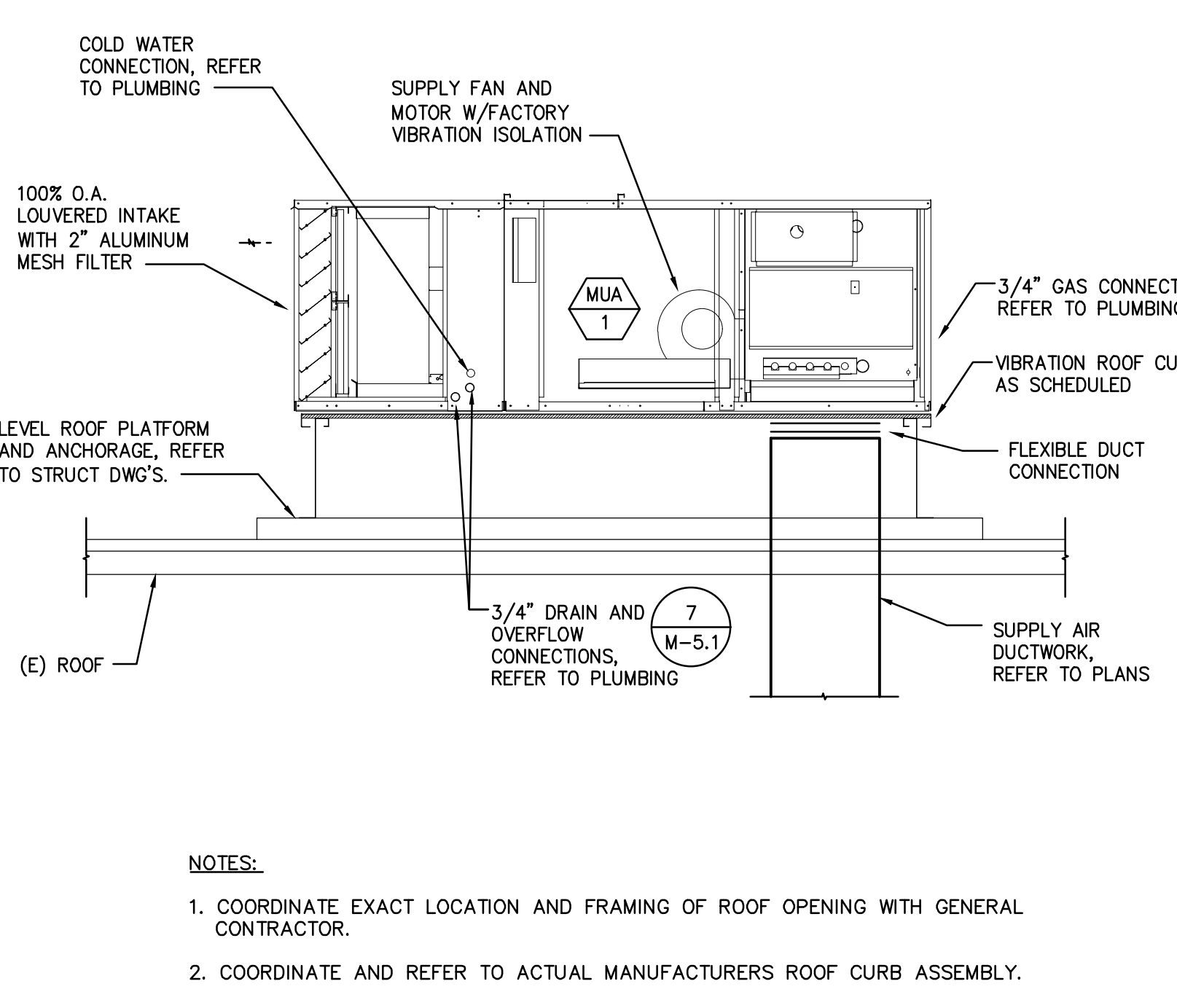
SCALE 1 THERMOSTAT MOUNTING



SCALE 11 UPBLAST KITCHEN EXHAUST FAN SCALE 8

SCALE 5 DUCT HANGER SUPPORT SCALE 2

SCALE 2 CEILING DIFFUSER



SCALE 12 MAKE-UP AIR UNIT SCALE 9

SCALE 6 MAKE-UP AIR UNIT SCALE 6

SCALE 3 LINEAR CEILING DIFFUSER



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DETAILS



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EXISTING DOMESTIC HOT WATER BOILERS										
UNIT NO.	MANUFACTURER & MODEL NO.	LOCATION	SERVICE	ELECTRICAL	GAS INPUT BTU/H	INLET TEMP °F	OUTLET TEMP °F	RECOVERY GPH @ 60	APPROX. SHIP'S WT. LBS.	REMARKS
B 1-7	RAYPAK HI DELTA WH9-2072	SOUTH PLANT	DOMESTIC HOT WATER	120 V., 1 PH, 60 HZ	2,070	60	120	3,555	1,450	EXISTING BOILER (7) LOCATED IN THE SOUTH BOILER PLANT.

EXISTING HOT WATER STORAGE TANK SCHEDULE										
UNIT NO.	MANUFACTURER & MODEL NO.	LOCATION	TYPE	SIZE	STORAGE (GALLONS)	PRESS. RATING	LINING	OPER. WT. LBS.	REMARKS	
T 1&2	HANSEN TANKS WN-104-B	SOUTH PLANT	DOMESTIC HOT WATER	60" X 128"	1,468	150 P.S.I.	DOUBLE GLASS	12,250	EXISTING HOT WATER STORAGE TANKS (2) LOCATED IN THE SOUTH BOILER PLANT.	

EXISTING PRE-CAST CONCRETE GREASE INTERCEPTORS										
UNIT NO.	MANUFACTURER & MODEL NO.	LOCATION	SERVICE	TYPE	SIZE	STORAGE (GALLONS)	REMARKS			
GI 1	PRO CAST PC-G-3750	SERVICE YARD		PRE-CAST CONCRETE	6'-2" X 26'-1" X 72" H	3,750	COMPLETE WITH MANHOLES AND CONCRETE MANHOLE EXTENSIONS TO GRADE AS REQUIRED, GAS TIGHT GALVANIZED STEEL TRAFFIC WEIGHT COVER.			

EXISTING GREASE INTERCEPTOR CALCULATION								
LIQUID CAPACITY	=	NUMBER OF MEALS	X	FLOW RATE	X	RETENTION TIME	X	STORAGE FACTOR
	=	(237)		(6 GALS.)		(2.5 HRS)		(1)
	=	3,555 GALLONS						
BASED ON 8 HOUR OPERATION PER DAY.								
SEATING CAPACITY								
PRIVATE DINING:		12						
BAR / LOUNGE:		42						
MAIN DINING:		183						
TOTAL:		237						

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EQUIPMENT SCHEDULES



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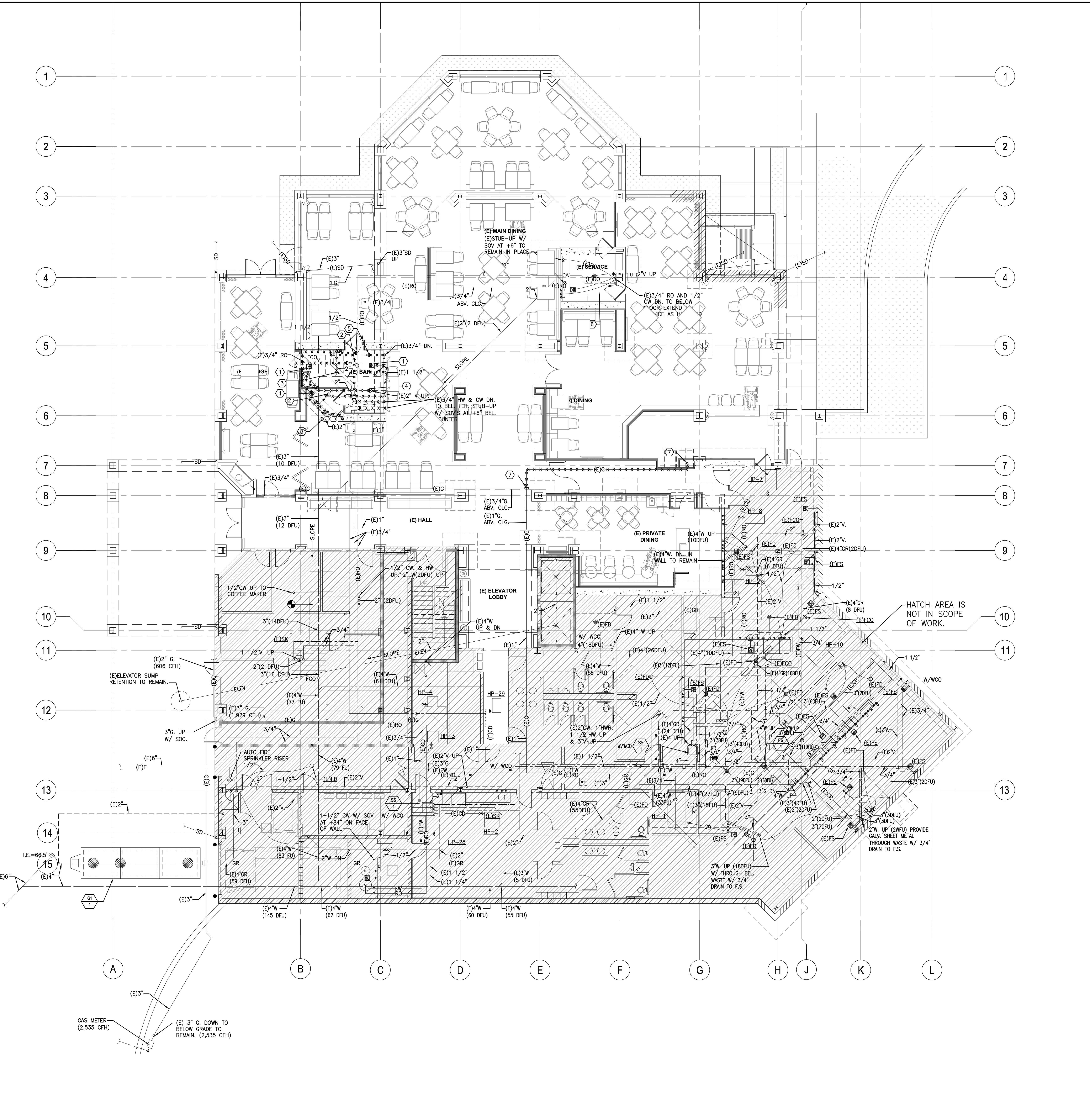
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PLUMBING DEMOLITION FLOOR PLAN

- KEYED NOTES (DEMO)**
- EXISTING FLOOR SINK TO BE REMOVED. PLUG AND REMOVE WASTE LINE BELOW SLAB. REMOVE VENT LINE AS SHOWN.
 - EXISTING FLOOR DRAIN TO BE REMOVED. PLUG AND REMOVE WASTE LINE BELOW SLAB. REMOVE VENT LINE AS SHOWN.
 - CAP WASTE LINE BELOW SLAB.
 - CAP VENT LINE ABOVE CEILING.
 - CAP WATER LINE ABOVE CEILING.
 - EXISTING SERVICE AREA TO REMAIN. PROTECT ALL FIXTURES AND PIPING IN PLACE.
 - CAP AND REMOVE EXISTING GAS PIPE UP TO UPPER LEVEL FIREPLACE.





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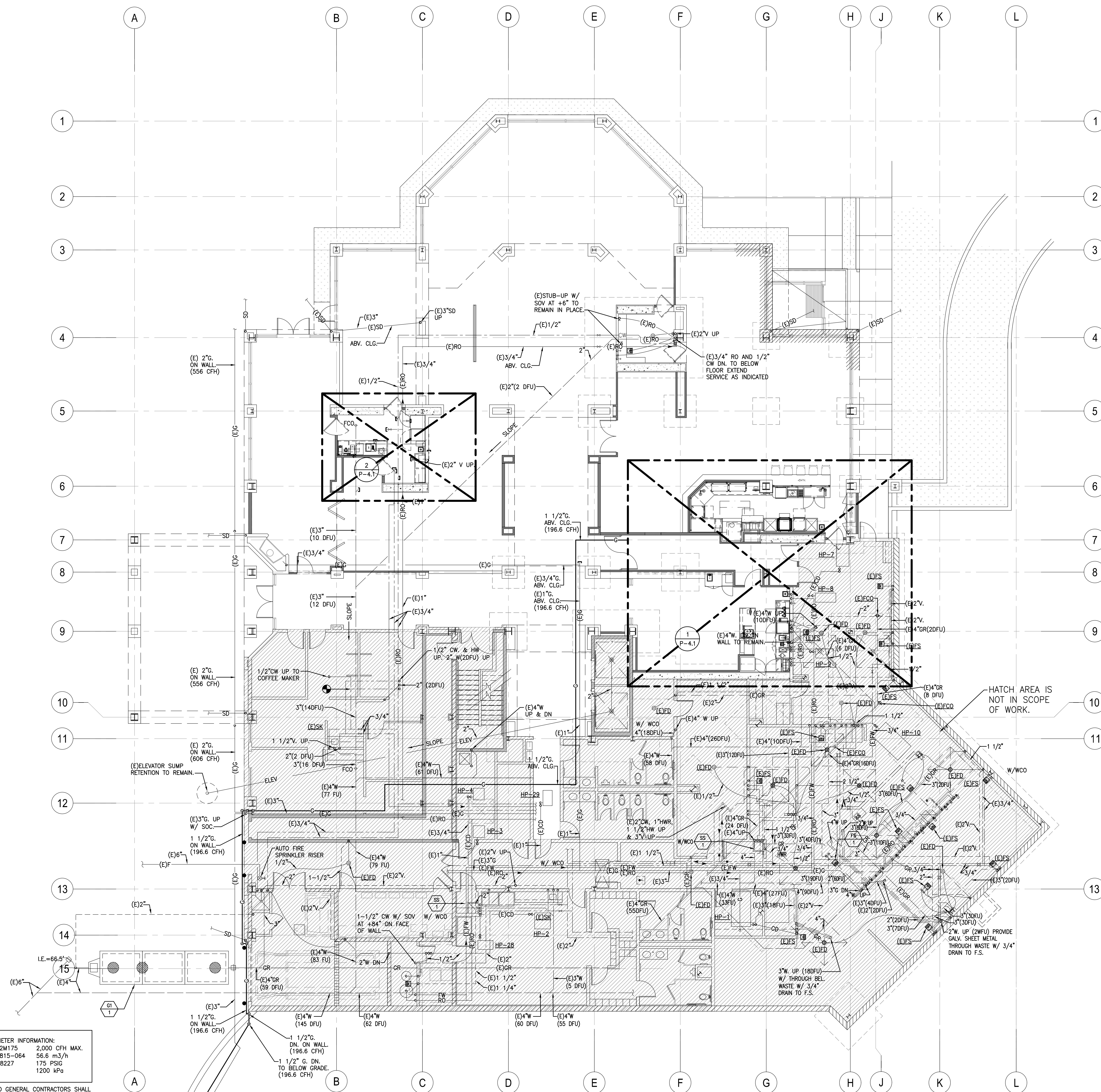
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PLUMBING FLOOR PLAN LOWER LEVEL

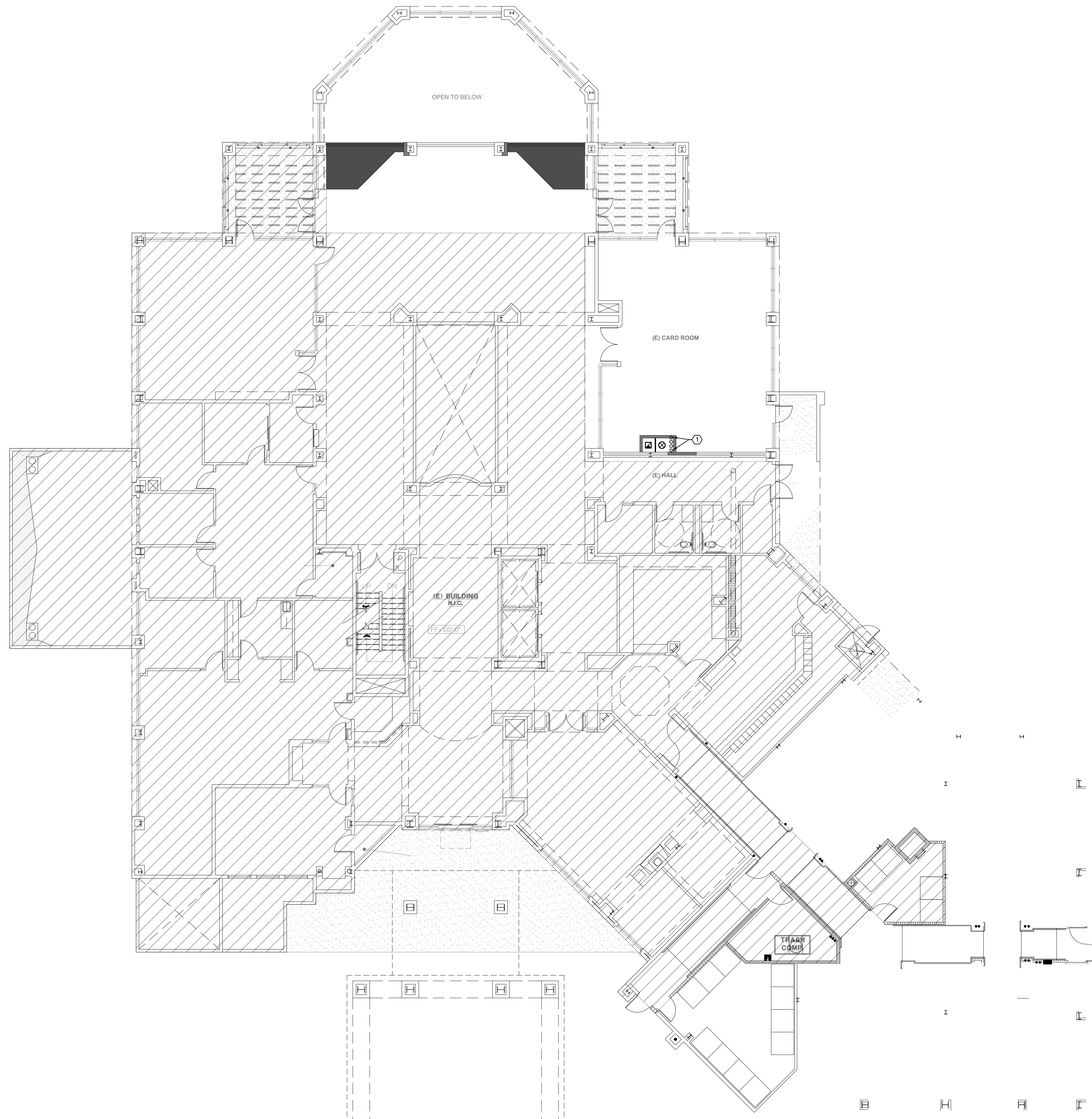
P-2.1



(E) GAS METER INFORMATION:
 ROOTS # 2M175 2,000 CFH MAX.
 B/S #051815-064 56.6 m³/h
 S/N #1438227 175 PSIG
 1200 kPa

PLUMBING AND GENERAL CONTRACTORS SHALL COORDINATE WITH LOCAL GAS COMPANY TO CONFIRM IF EXISTING GAS METER WILL HANDLE THE ADDITIONAL GAS LOAD. LOCAL GAS COMPANY TO UPSIZE GAS METER IF NECESSARY.

CONNECT NEW 1 1/2" G. TO EXISTING GAS MAIN AT METER, MODIFY EXISTING PIPING AS REQUIRED.



KEYED NOTES:
 ① 3/4" COLD WATER, 1" GAS (75 CFH), 3" VENT (20 FU) AND 2" WASTE UP TO ABOVE AND DOWN TO BELOW IN WALL. GENERAL CONTRACTOR TO FURR-OUT WALL TO CONCEAL NEW PIPING.



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**PLUMBING FLOOR
 PLAN FIRST LEVEL**



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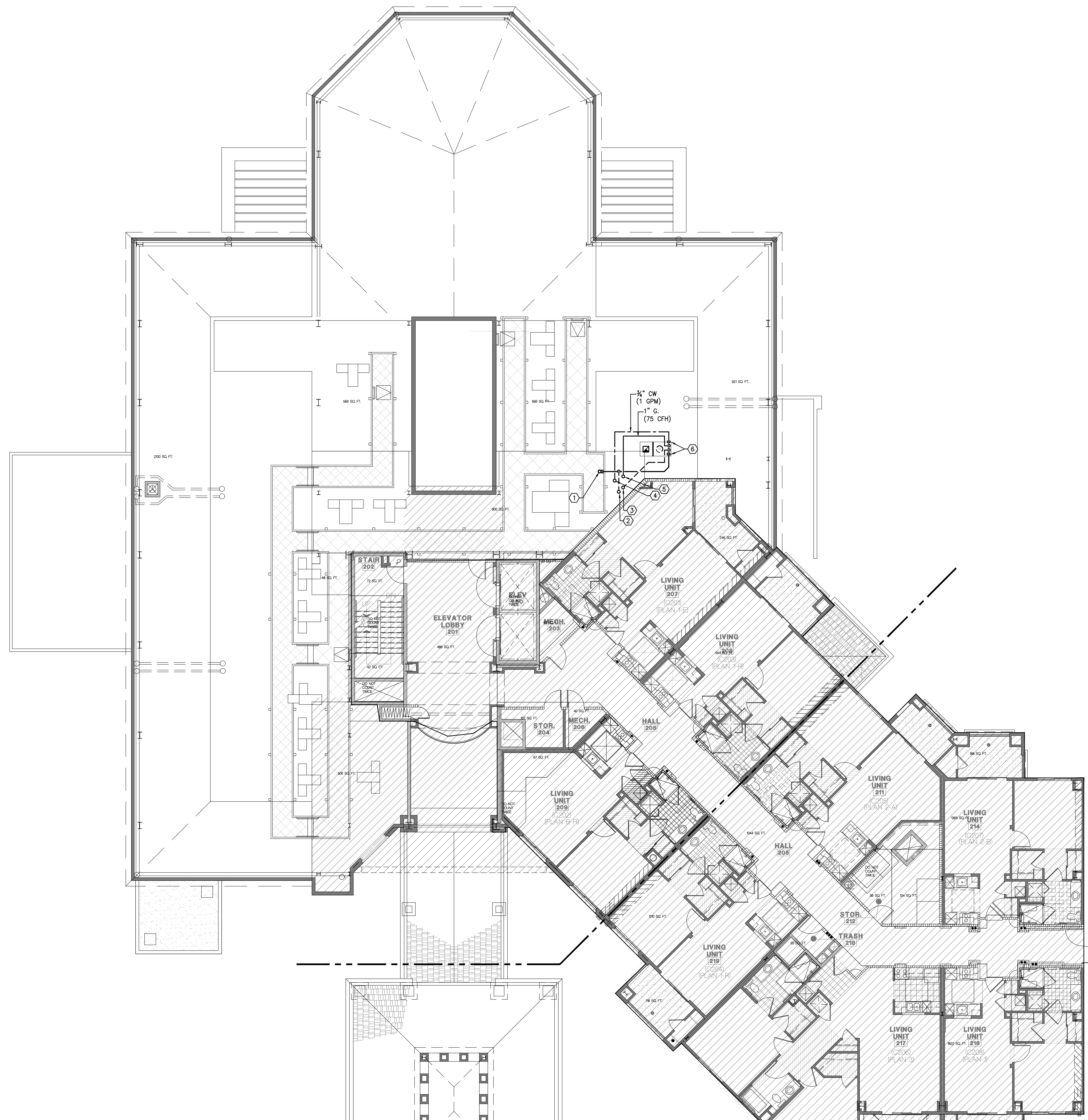
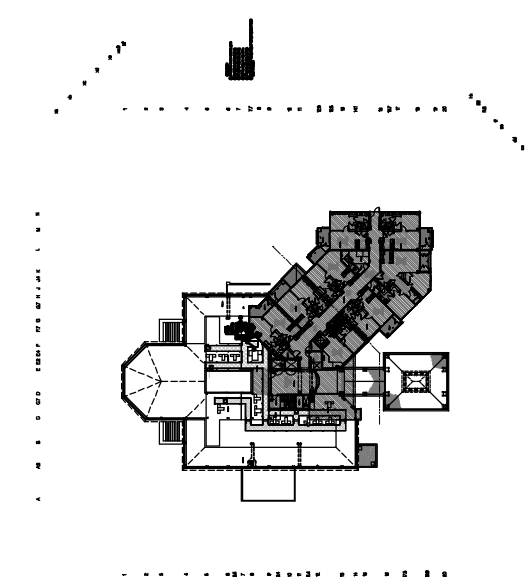
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PLUMBING FLOOR PLAN SECOND LEVEL SCALE: 1/8"=1'-0" 1

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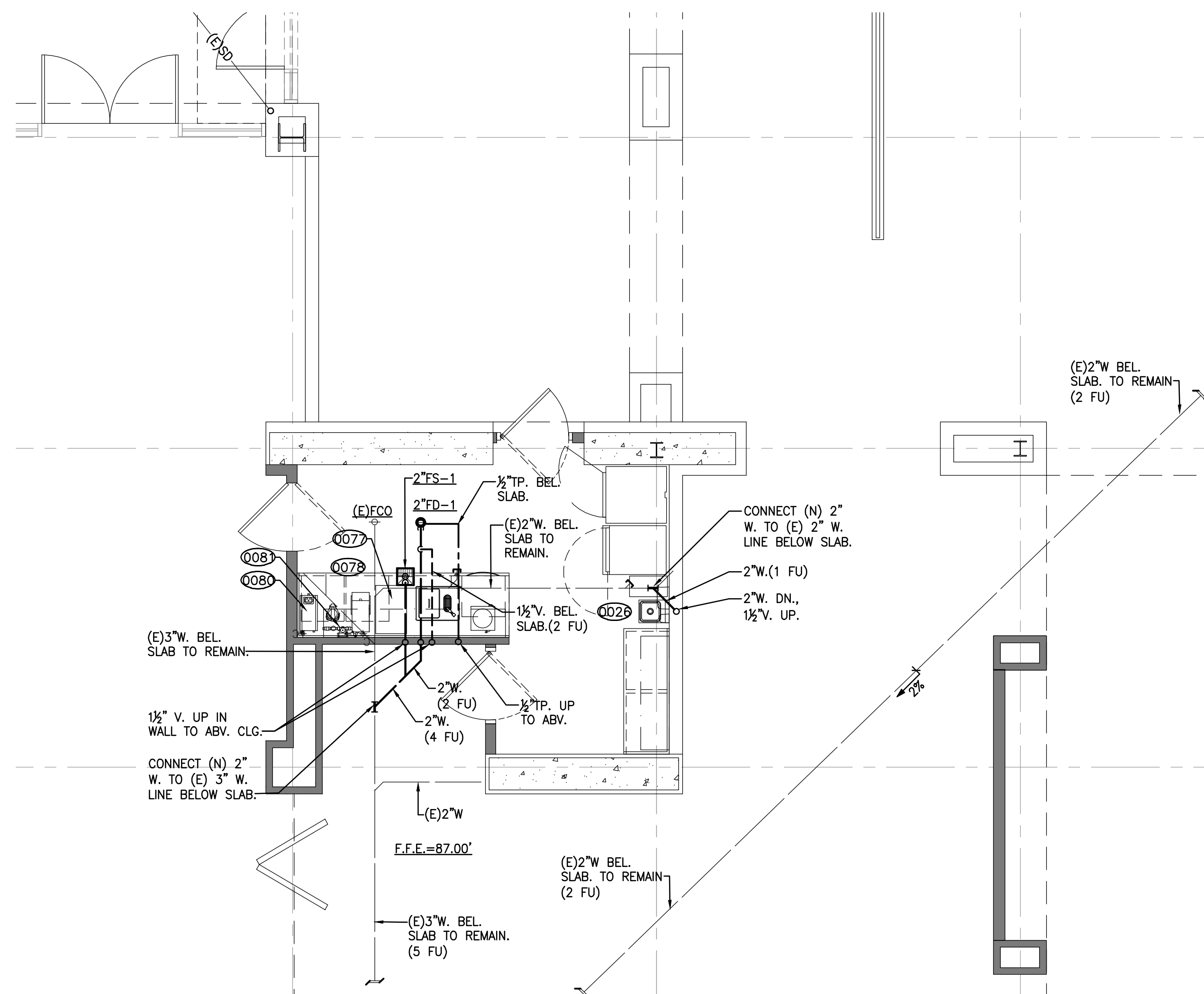
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PLUMBING FLOOR PLAN SECOND LEVEL



KEYED NOTES:

- ① CONNECT NEW 4" GREASE WASTE TO EXISTING 4" GREASE WASTE BELOW SLAB. PLUMBING CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, DEPTH AND DIRECTION OF FLOW PRIOR TO START OF CONSTRUCTION.
- ② CONNECT NEW 4" WASTE LINE TO EXISTING 4" WASTE LINE BELOW SLAB. PLUMBING CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, DEPTH AND DIRECTION OF FLOW PRIOR TO START OF CONSTRUCTION.
- ③ 1/2" VENT BELOW SLAB.
- ④ 1/2" VENT UP IN WALL TO ABOVE.
- ⑤ 2" GREASE WASTE UP IN WALL TO ABOVE. (FU)
- ⑥ 2" WASTE UP IN WALL TO ABOVE. (FU)
- ⑦ 1/2" TRAP PRIMER LINE UP IN WALL TO ABOVE.
- ⑧ 1/2" TRAP PRIMER LINE BELOW SLAB, CONNECT TO FLOOR DRAIN P-TRAP.



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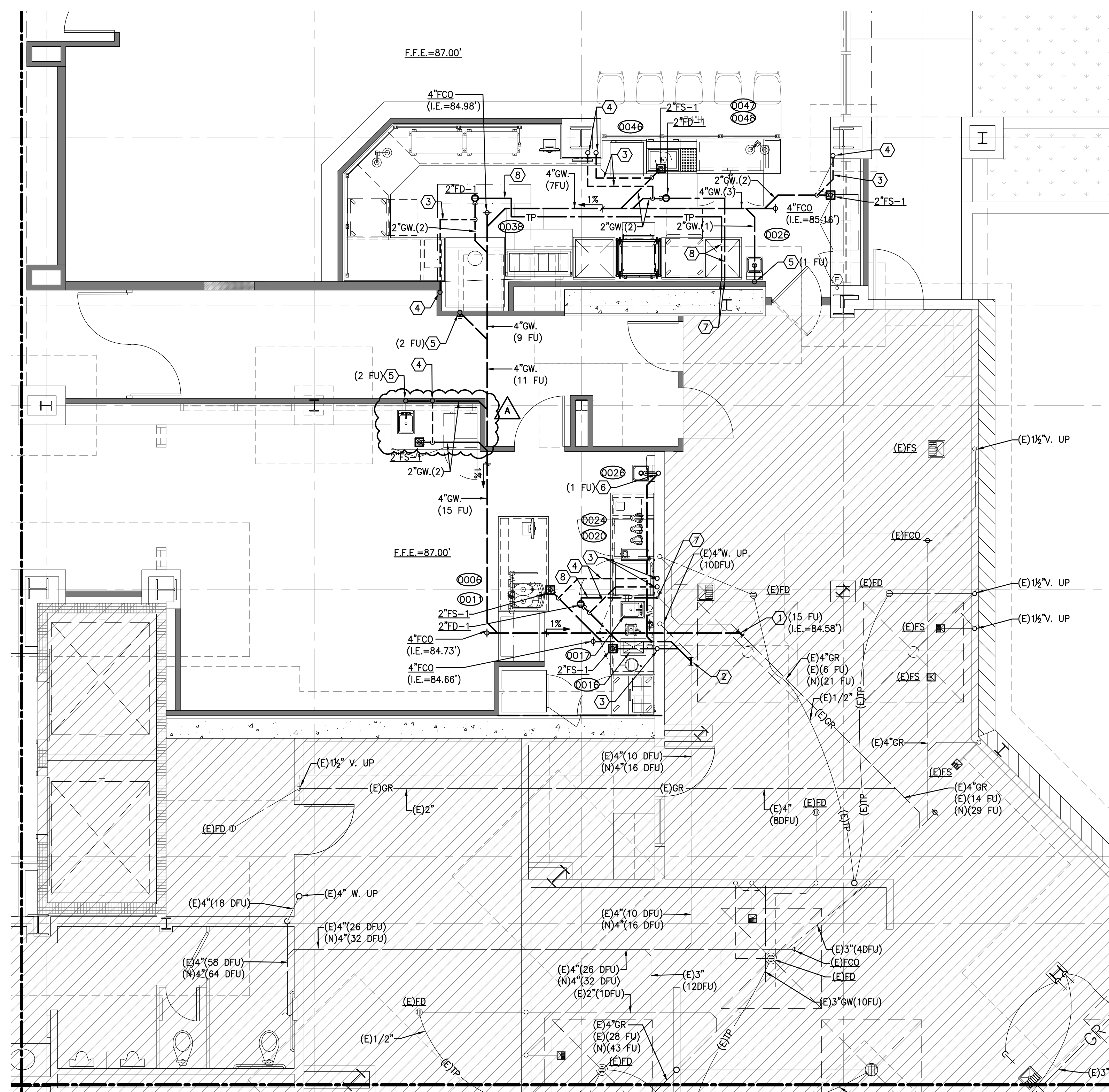
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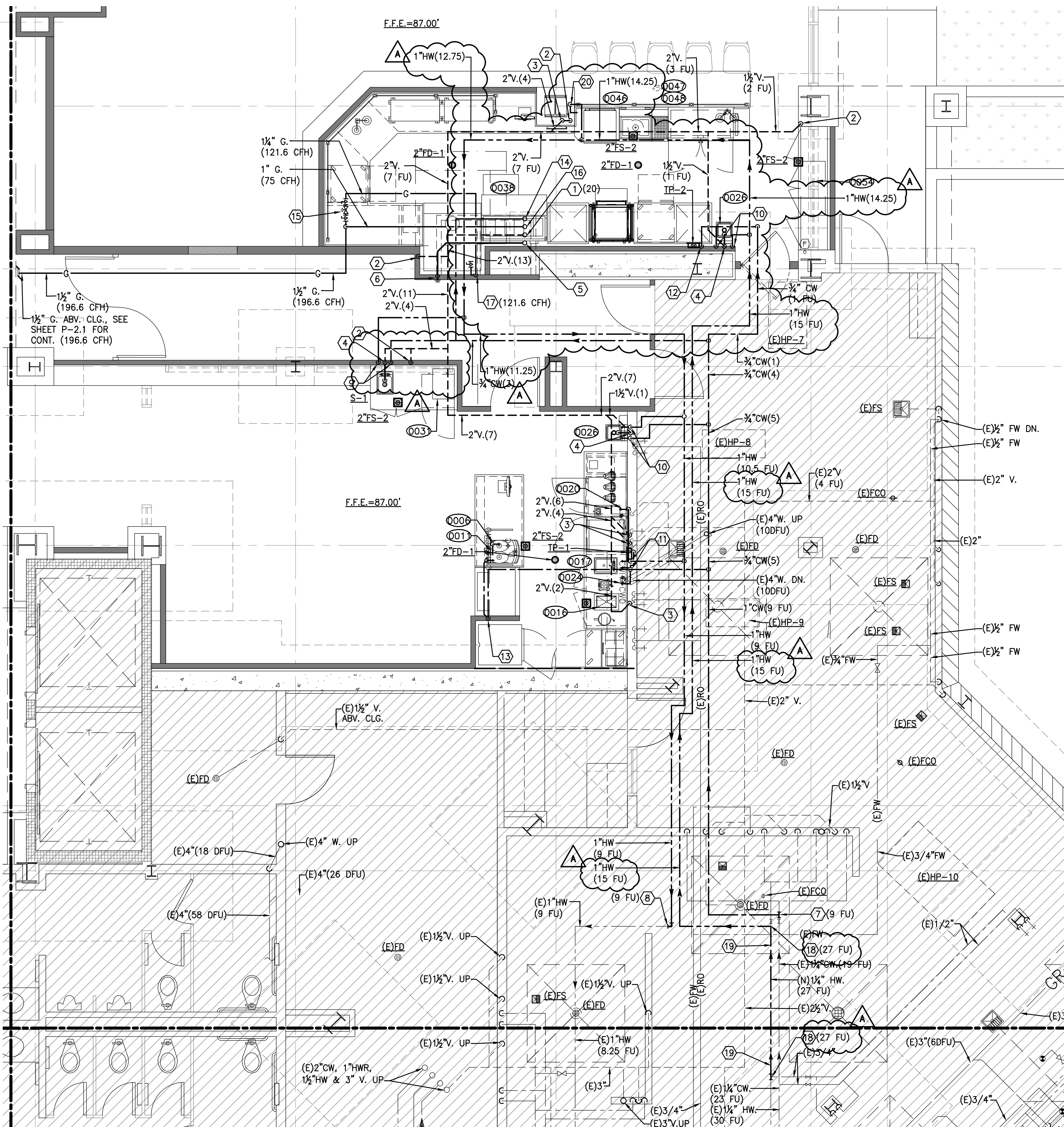
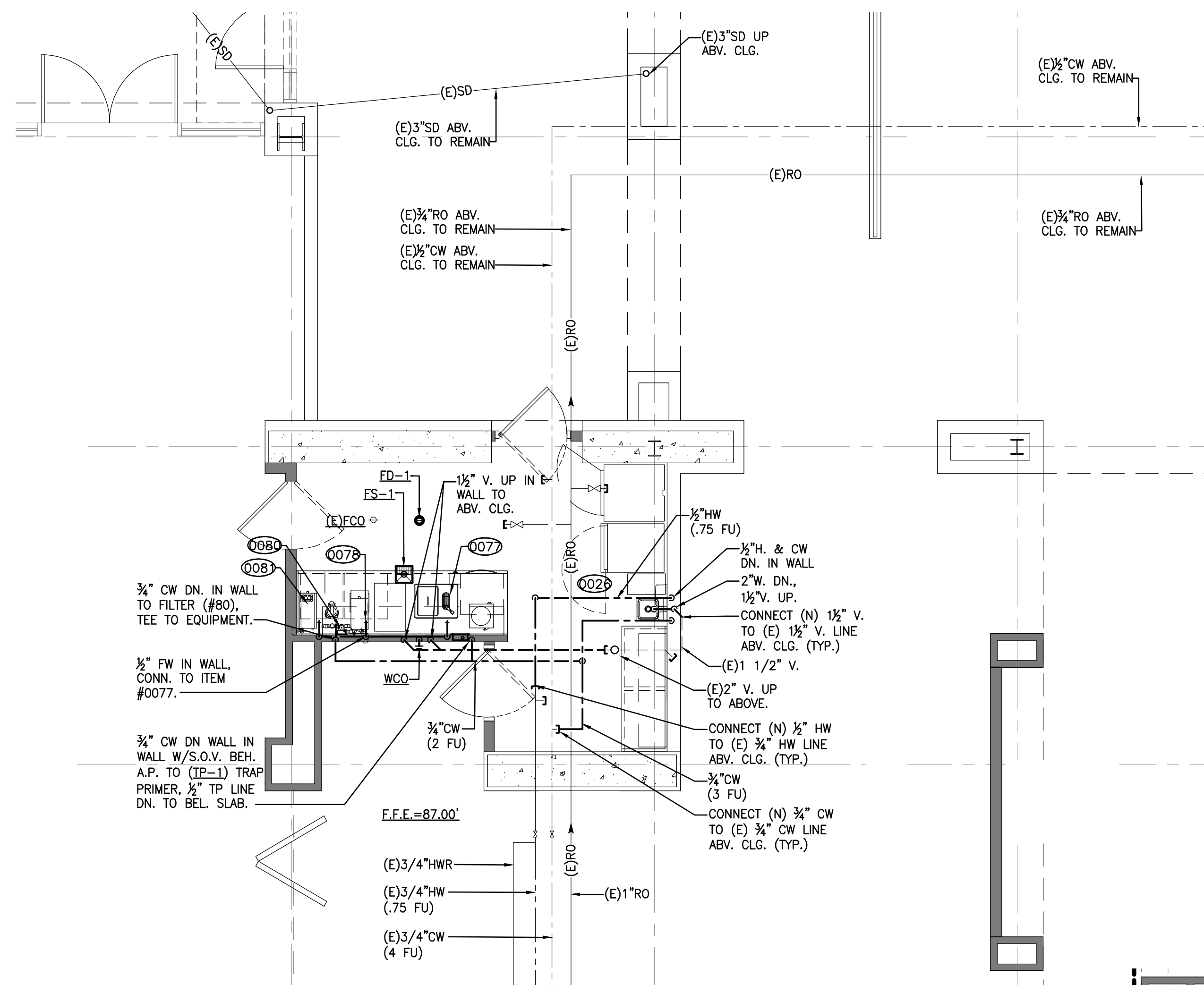
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**ENLARGED
 PLUMBING
 UNDERGROUND
 PLANS**



- KEYED NOTES:**
- ① 3" VENT UP TO ABOVE, SEE SHEET P-2.2 FOR CONTINUATION.
 - ② 1/2" VENT UP FROM BELOW SLAB, UP TO ABOVE CEILING.
 - ③ 1/2" VENT UP FROM BELOW SLAB, 2" VENT UP IN WALL TO ABOVE CEILING.
 - ④ 2" WASTE DOWN, 1/2" VENT UP IN WALL TO ABOVE CEILING.
 - ⑤ 2" WASTE UP TO ABOVE, SEE SHEET P-2.2 FOR CONTINUATION.
 - ⑥ 2" WASTE DOWN IN WALL TO BELOW SLAB.
 - ⑦ CONNECT NEW 1" COLD WATER LINE TO EXISTING 1/2" COLD WATER LINE ABOVE CEILING.
 - ⑧ CONNECT NEW 1" HOT WATER LINE TO EXISTING 1" HOT WATER LINE ABOVE CEILING.
 - ⑨ 3/4" HOT AND COLD WATER DOWN IN WALL TO SINK SUPPLIES.
 - ⑩ 3/4" HOT AND COLD WATER DOWN IN WALL TO HAND SINK SUPPLIES.
 - ⑪ 3/4" HOT AND COLD WATER DOWN IN WALL TO KITCHEN SINK AND EQUIPMENT.
 - ⑫ 3/4" COLD WATER DOWN IN WALL TO TRAP PRIMER (TP-1), (2) 3/4" TRAP PRIMER LINES DOWN TO BELOW SLAB.
 - ⑬ 3/4" COLD WATER DOWN IN WALL TO K.E.C. WATER FILTER AND KITCHEN EQUIPMENT.
 - ⑭ 3/4" COLD WATER UP TO FLOOR ABOVE (TO ROOF).
 - ⑮ GAS SOLENOID VALVE ABOVE CEILING, PROVIDED AND LOCATED BY KITCHEN CONSULTANT, INSTALLED BY PLUMBING CONTRACTOR.
 - ⑯ 1" GAS UP TO FLOOR ABOVE TO ROOF. (75 CFH)
 - ⑰ 1/2" GAS DOWN IN WALL TO PIZZA OVEN (121.6 CFH)
 - ⑱ CONNECT NEW 1/2" HOT WATER LINE TO EXISTING 1/2" HOT WATER LINE ABOVE CEILING. PLUMBING CONTRACTOR SHALL VERIFY EXACT LOCATION FIELD PRIOR TO START OF WORK.
 - ⑲ EXISTING 1" HOT WATER LINE TO BE REMOVED AND REPLACED WITH A 1/2" HOT WATER LINE.
 - ⑳ 3/4" HOT WATER DOWN IN WALL TO ANGLESSTOP. CONNECT TO UNDER COUNTER DISHWASHER.

ENLARGED PLUMBING PLANS SCALE: 1/4"=1'-0" 1



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KTGY Project No: 171180

Project Contact: Dorina Szalma
Email: dszalma@ktgy.com

Principal: Simon Perkowski
Project Designer: STAN BRADEN

Developer
La Costa Glen

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LAKESIDE COMMONS DINING

1960 SILVERLEAF CIRCLE
 CARLSBAD, CA 92009



Sheet Issue & Revision Log

INITIAL SUBMITTAL		
▲	4-17-2020	2nd PC Submittal
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If the client's responsibility prior to or during construction involves the architect in writing of any approved errors or omissions in the plans and specifications of which a contractor throughly understands with the building codes and methods of construction should reasonably be aware. Written instructions addressing such corrected errors or omissions shall be received from the architect prior to the client or clients subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



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 Project Leader - Daryl Garnier
 Plumbing Lead - Ron Brick
 tksc Job #: 2018-0448

**ENLARGED
 PLUMBING PLANS**



Sheet Issue & Revision Log

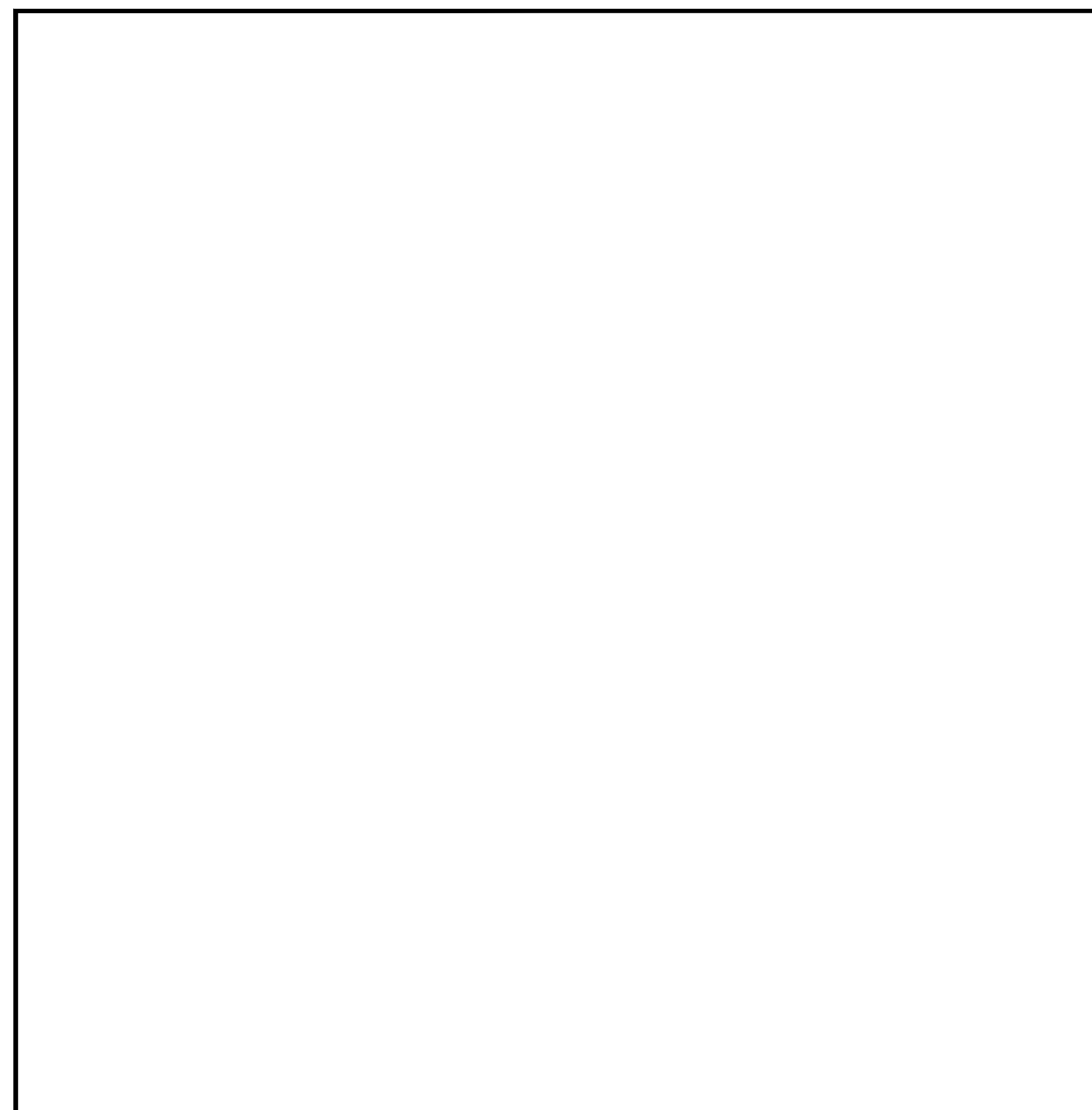
INITIAL SUBMITTAL		
A	4-17-2020	2nd PC Submittal

If the client's responsibility prior to or during construction is to verify the architect's writing of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly understands with the building codes and methods of construction should reasonably be aware. Written instructions addressing such corrected errors or omissions shall be received from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

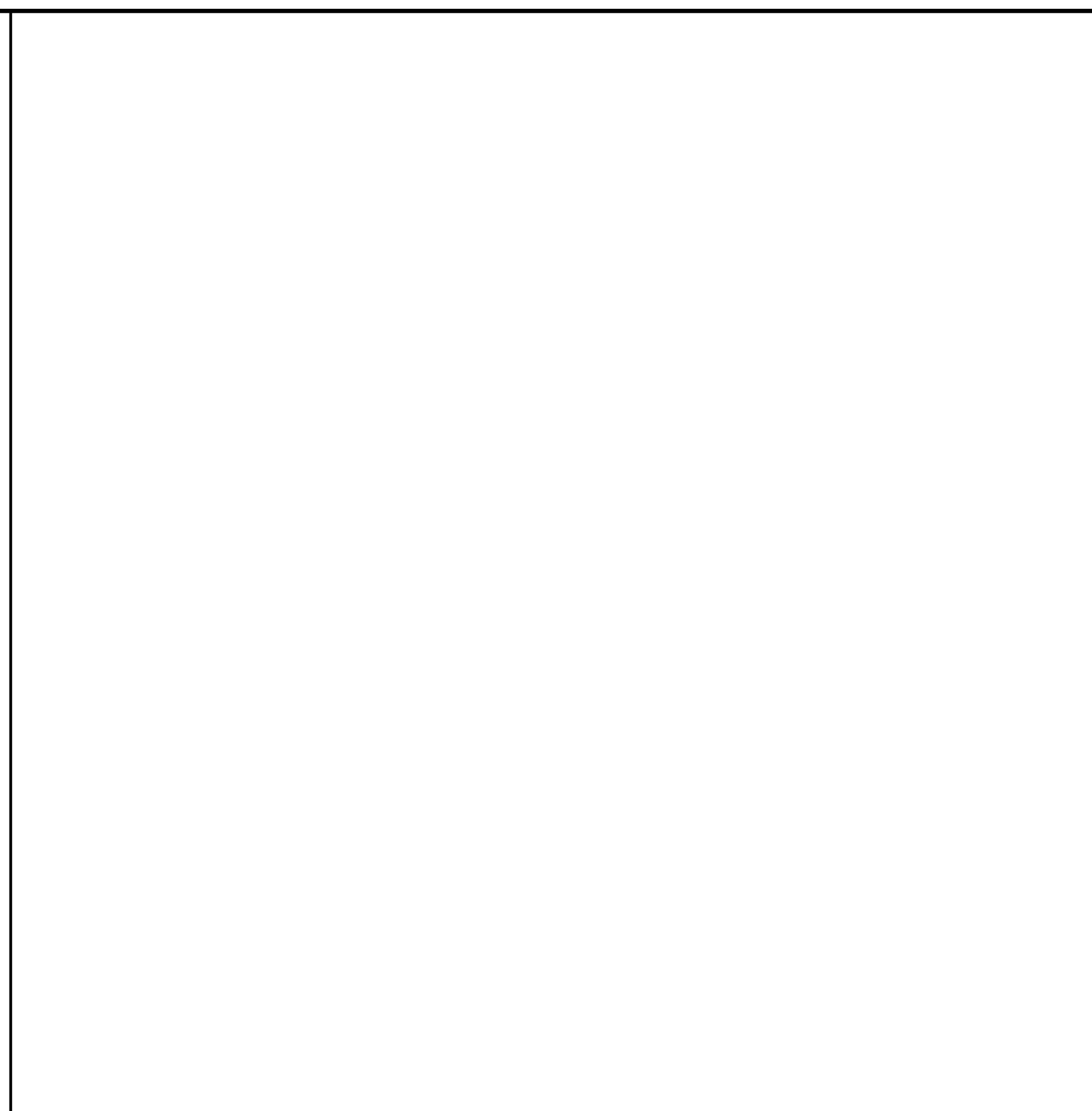


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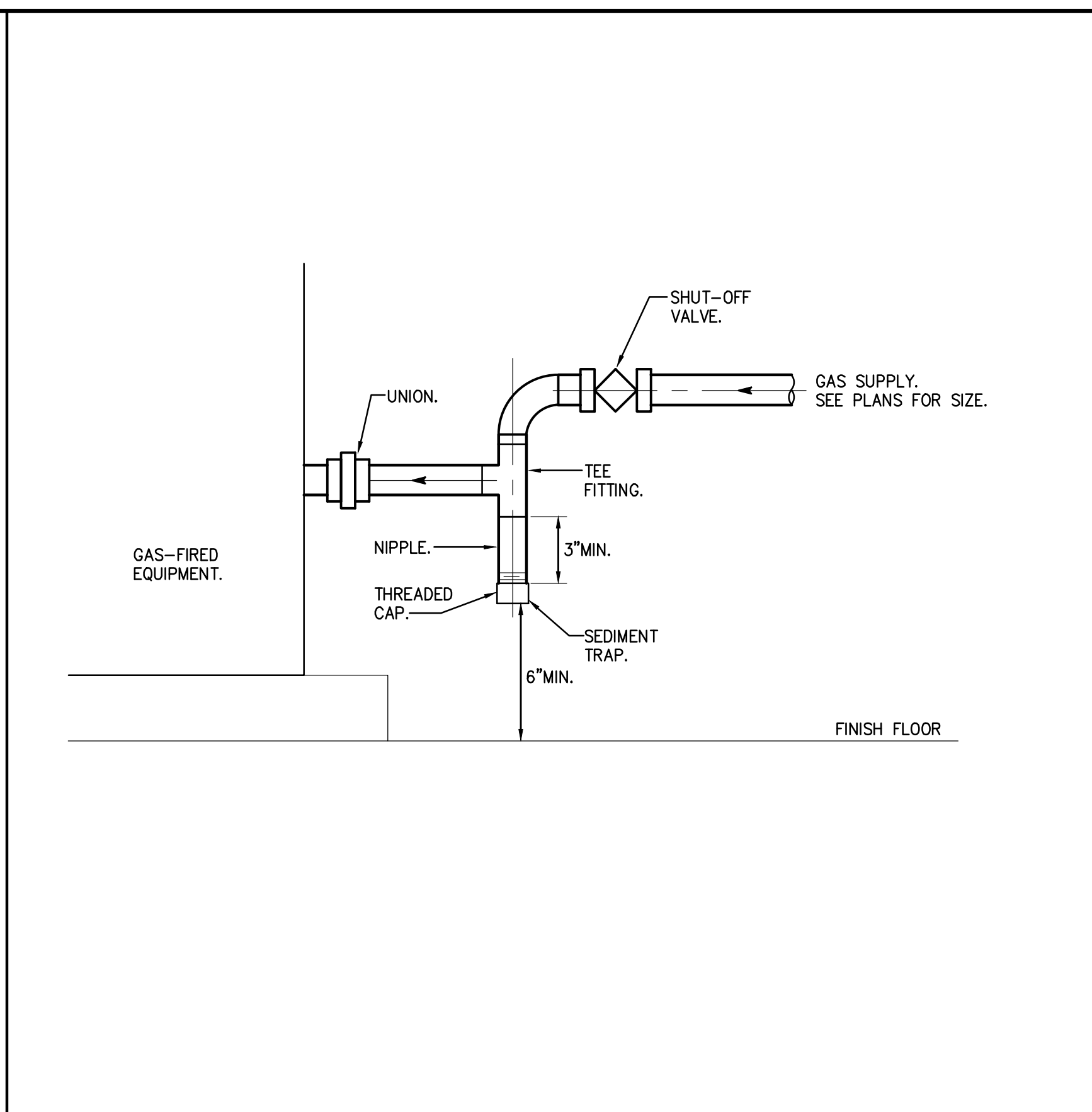
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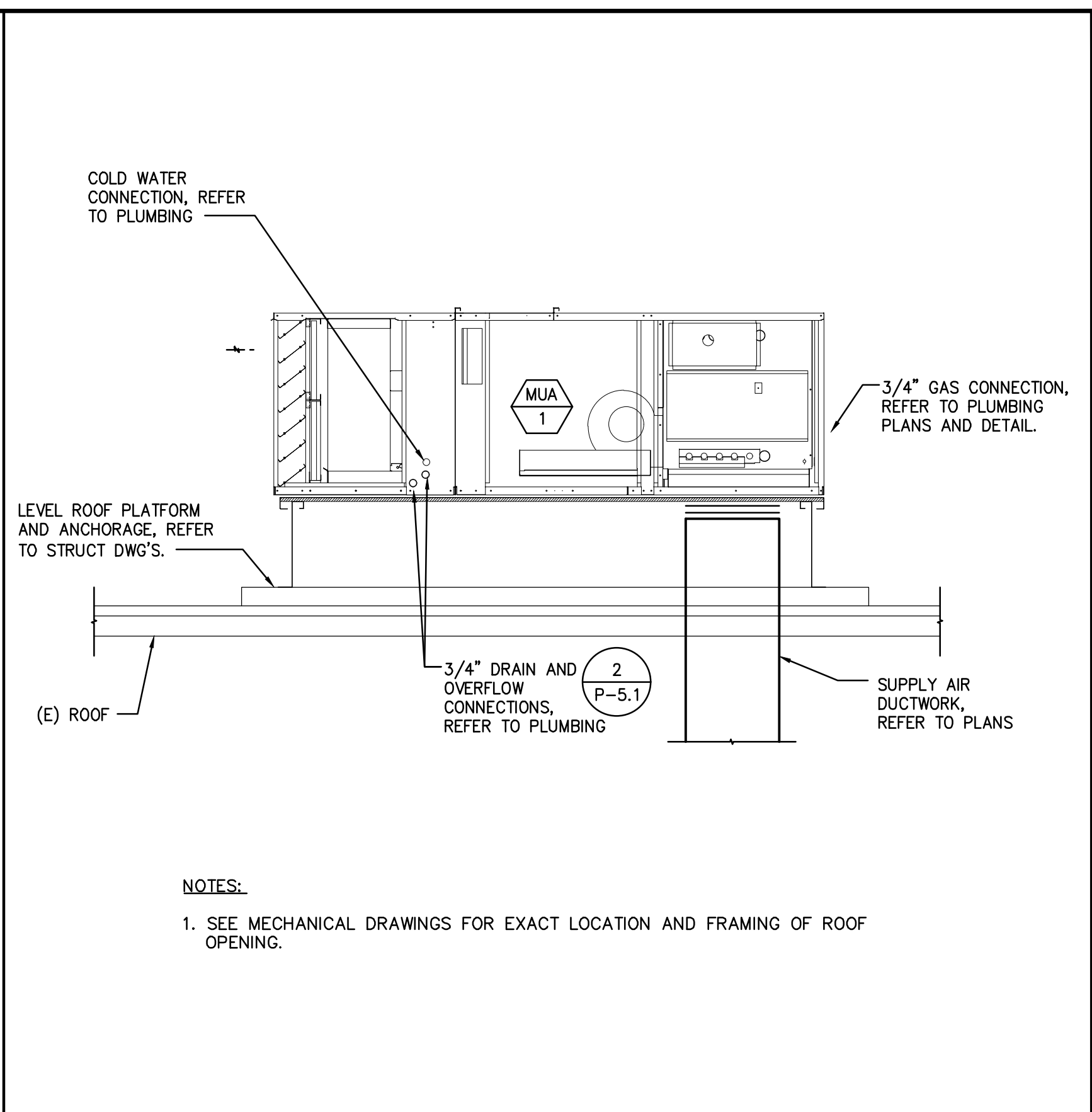
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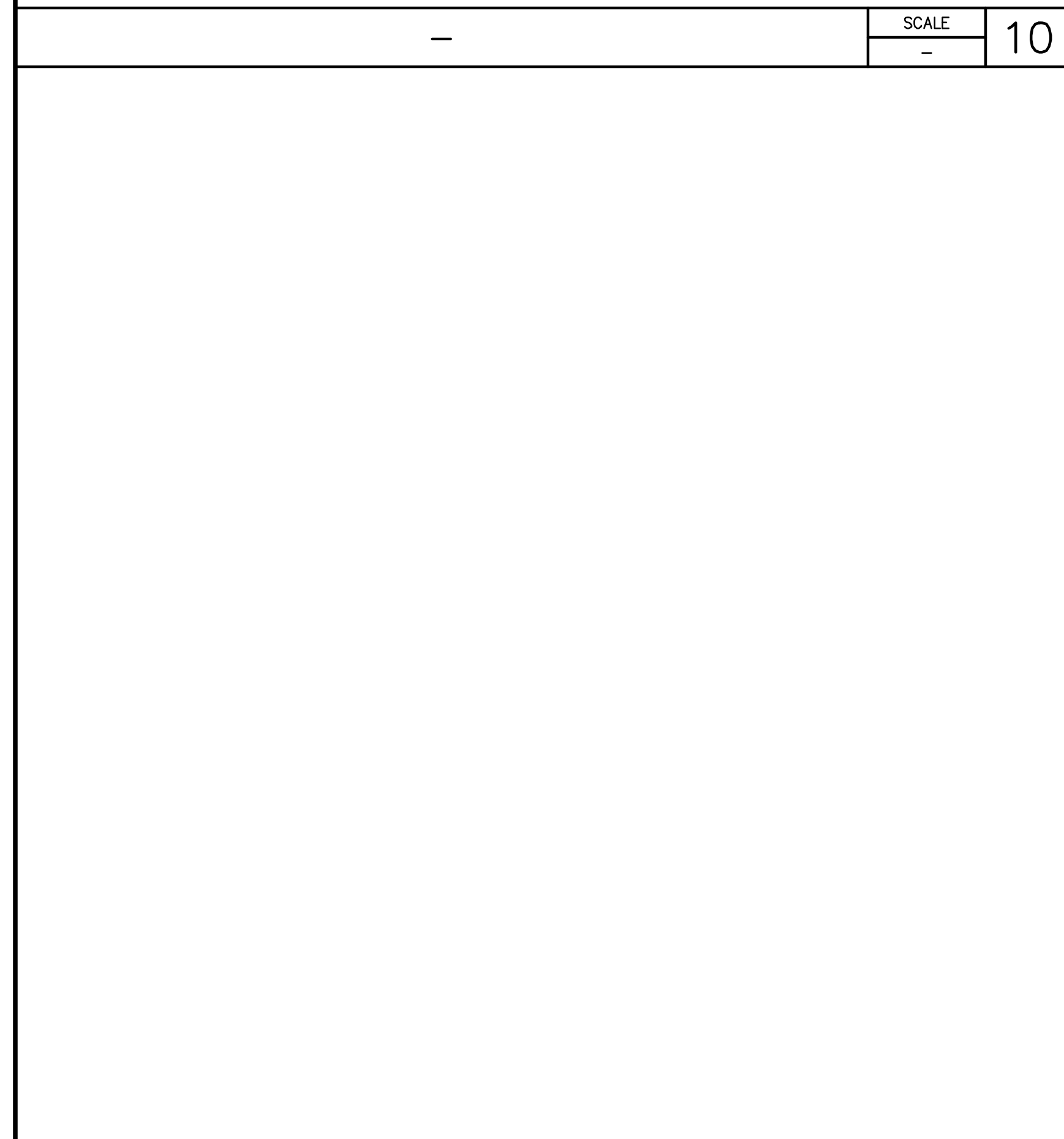
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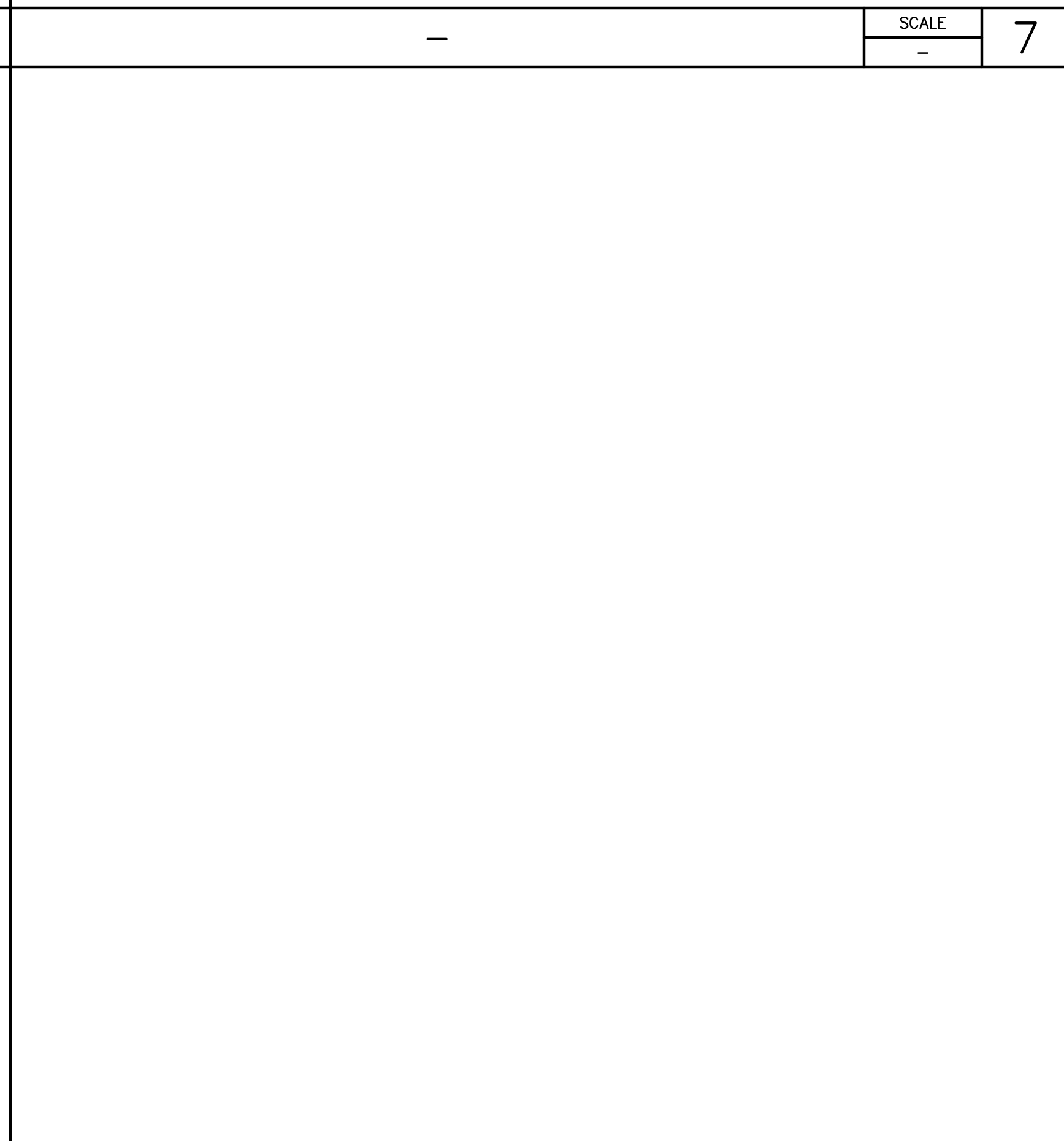
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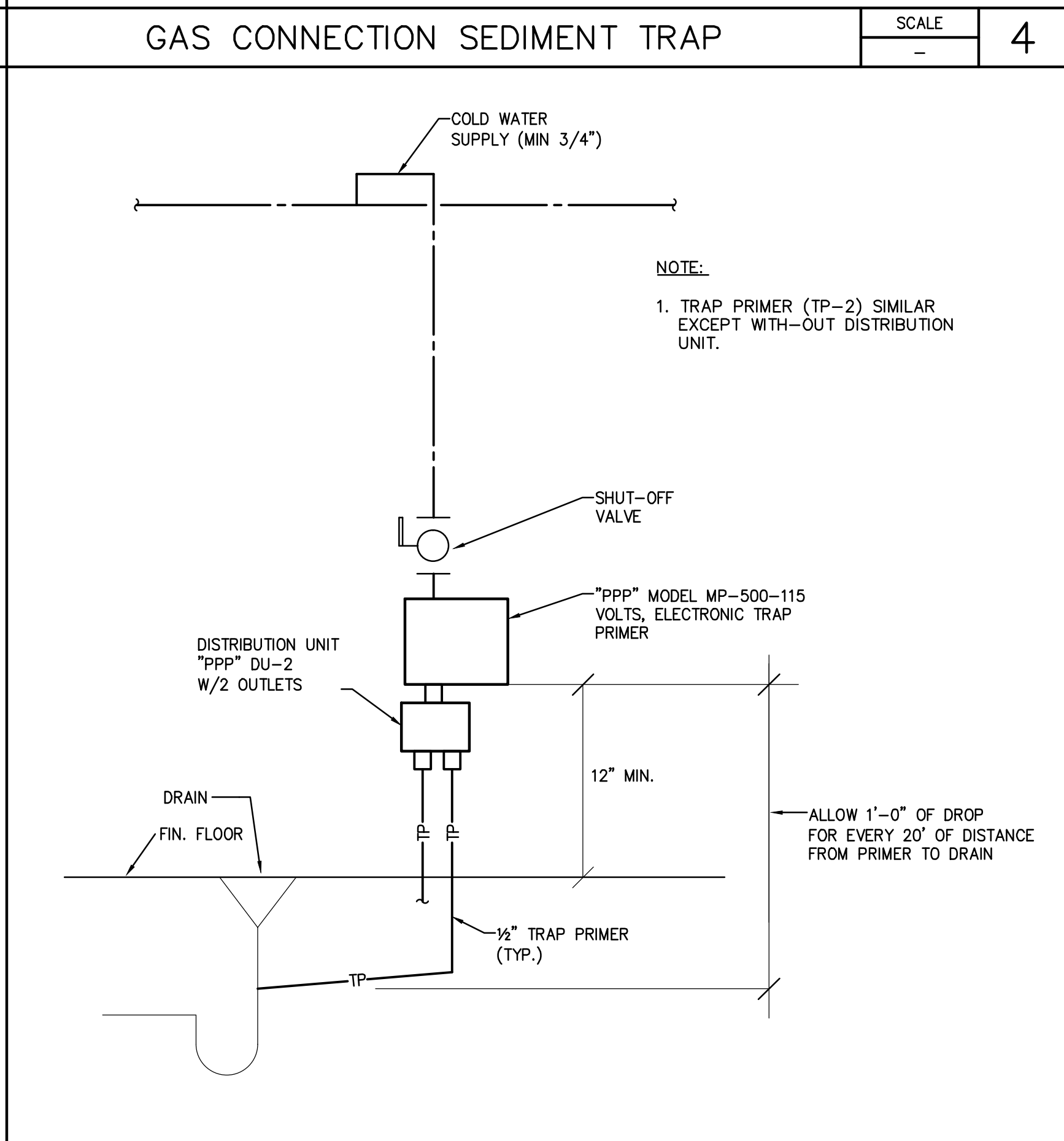
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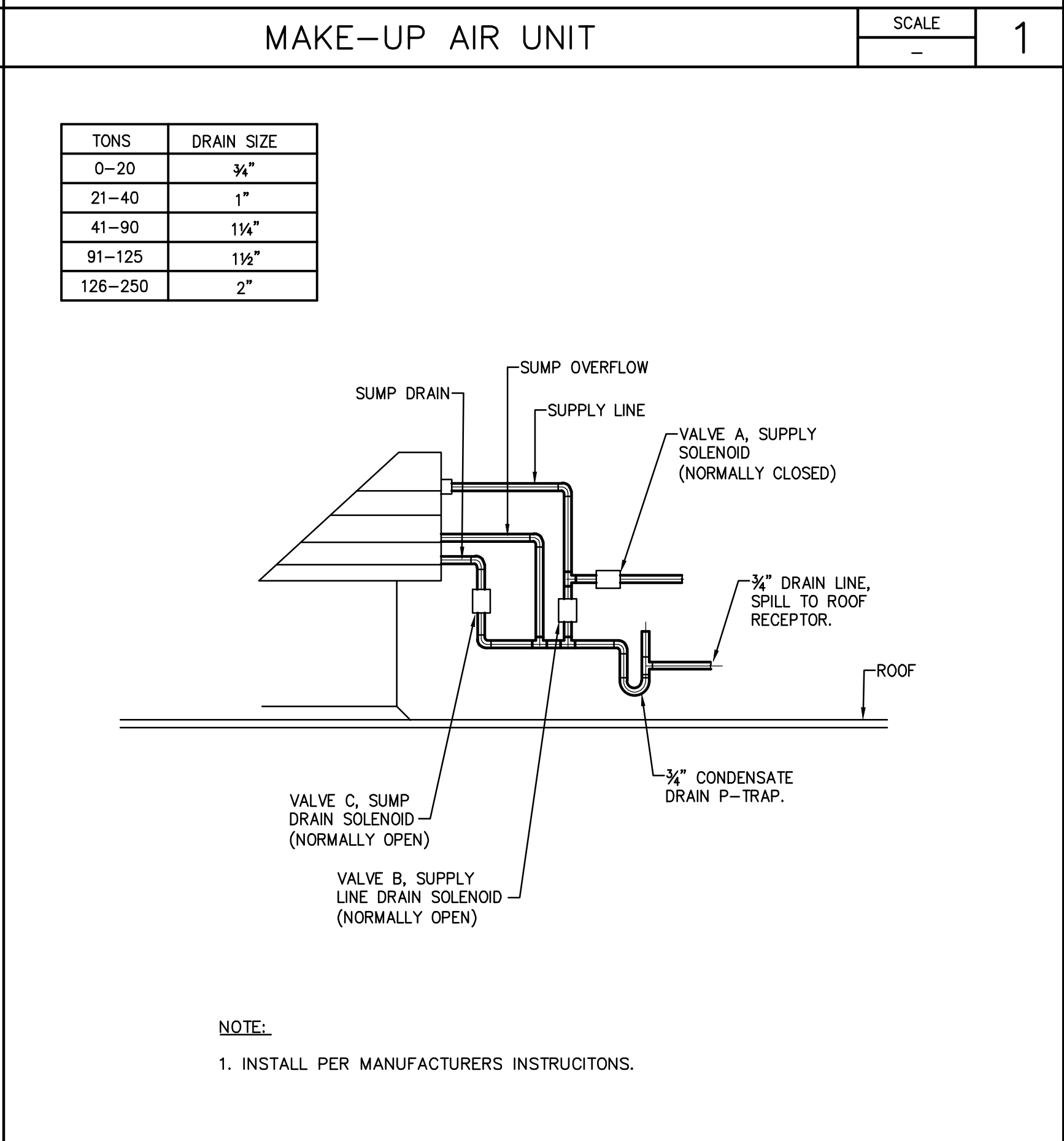
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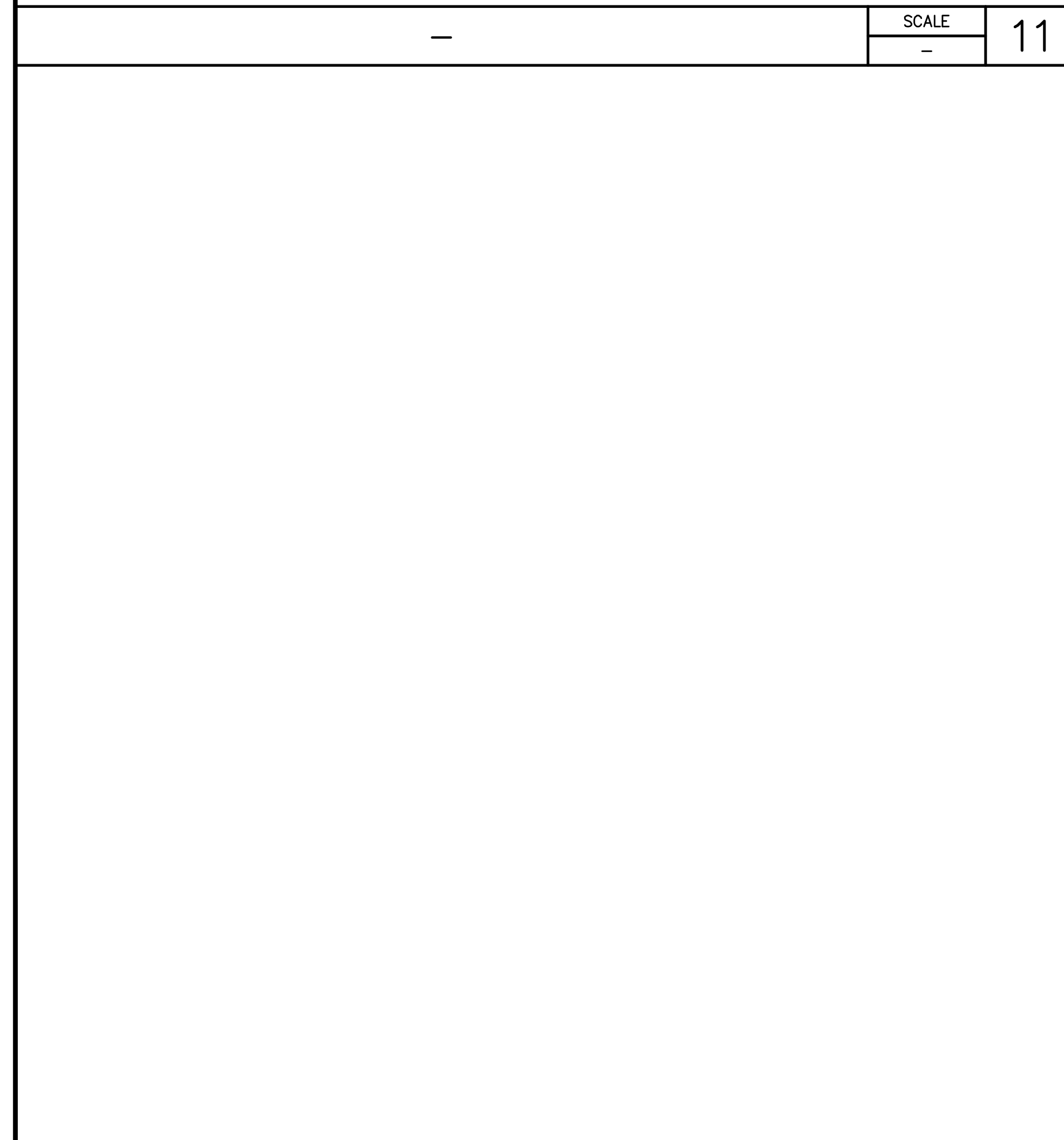
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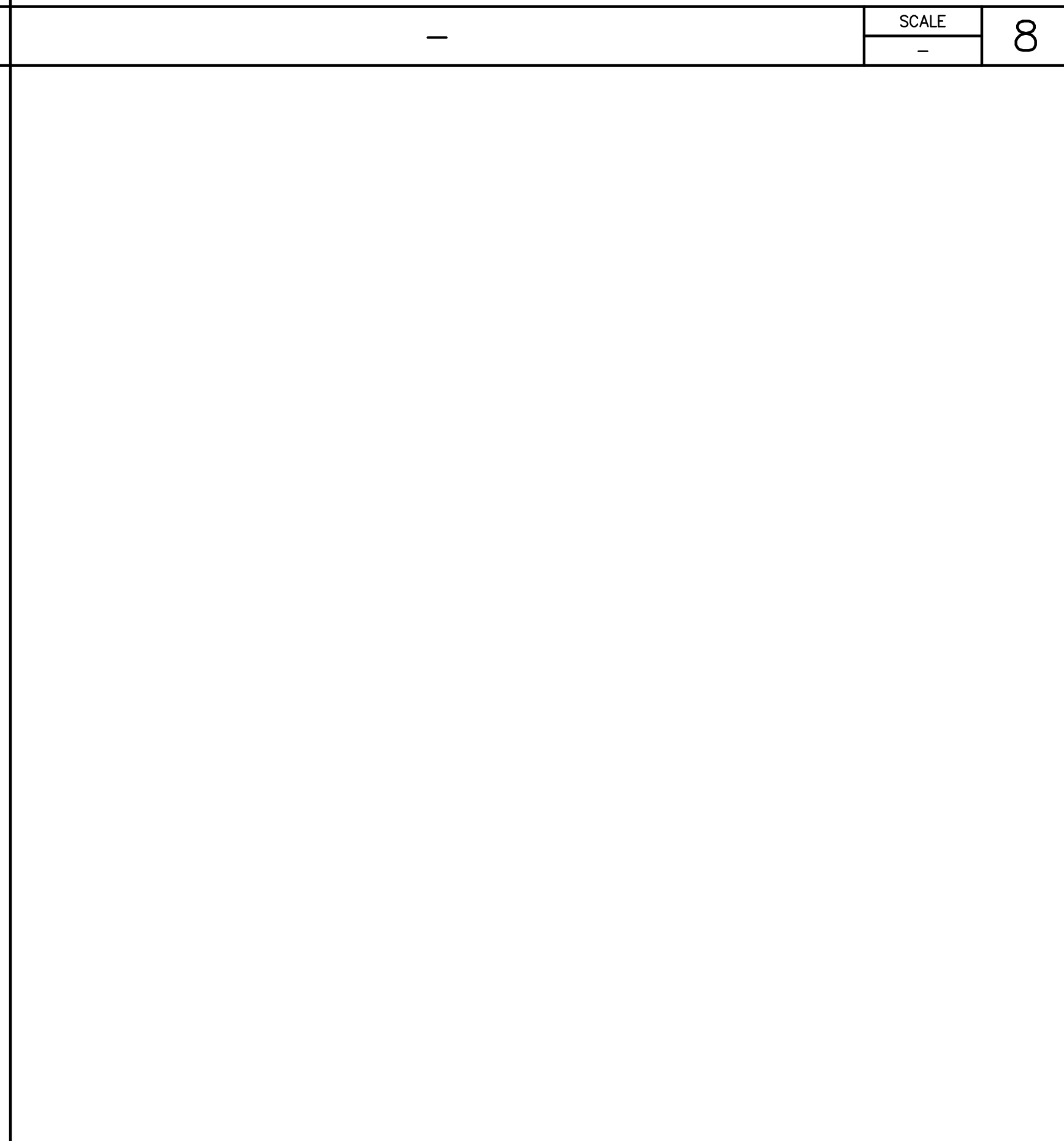
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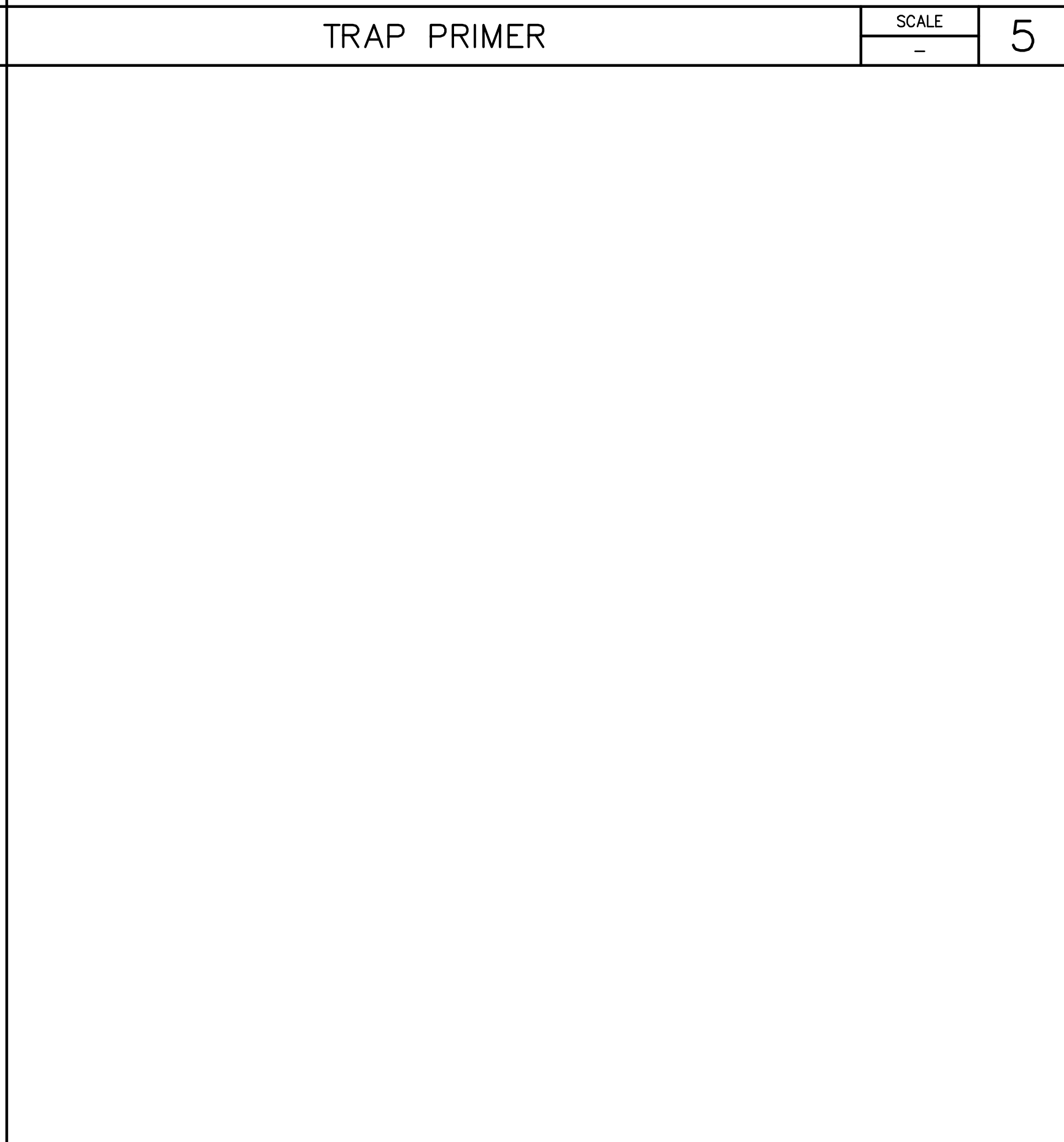
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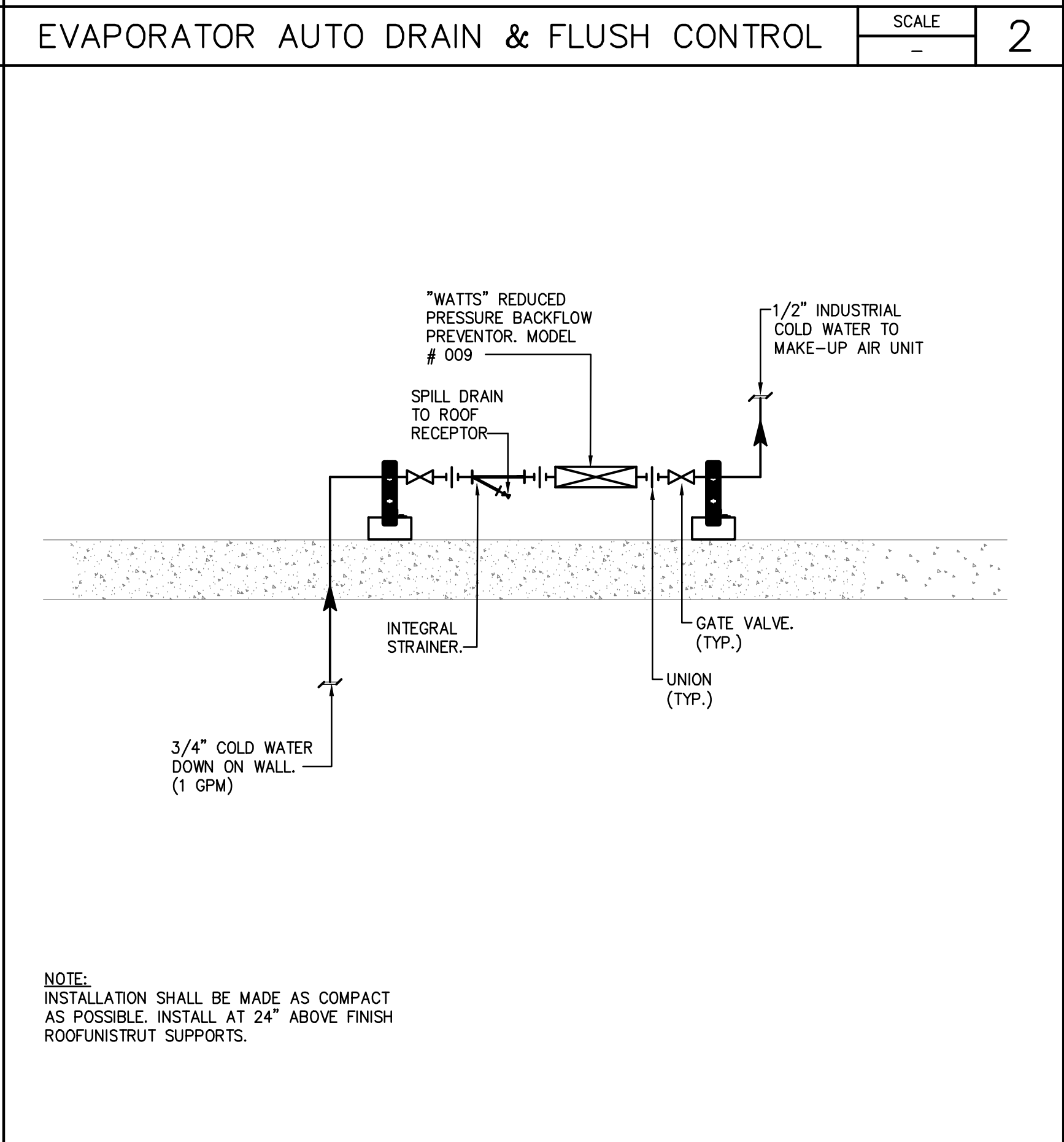
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SCALE: 9



SCALE: 6



SCALE: 3



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Email: dszalma@ktgy.com

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Project Designer: STAN BRADEN

Developer
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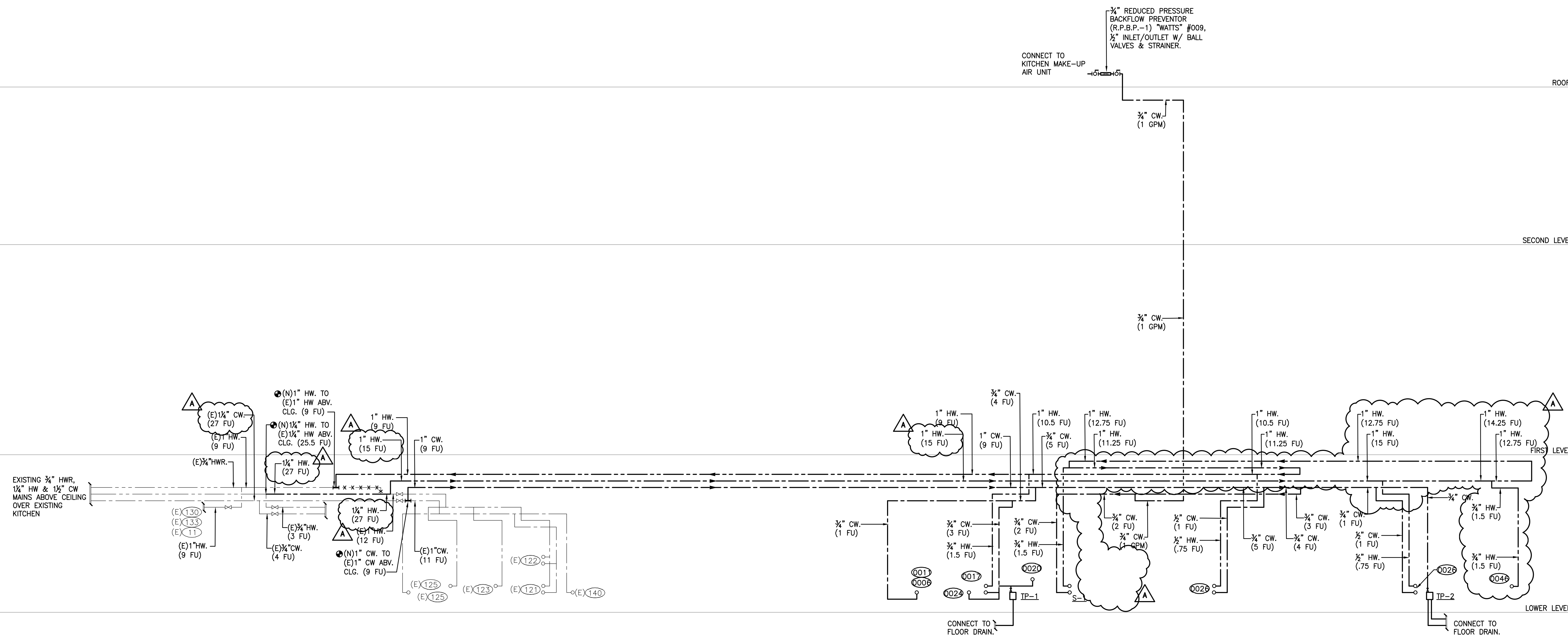
INITIAL SUBMITTAL		
A	4-17-2020	2nd PC Submittal

If the client's responsibility prior to or during construction is to verify the architect is writing of any proposed errors or omissions in the plans and specifications of which a contractor is responsible, the contractor shall be responsible for the building codes and methods of construction should reasonably be aware. Written instructions addressing such proposed errors or omissions shall be received from the architect prior to the client or client's representative proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



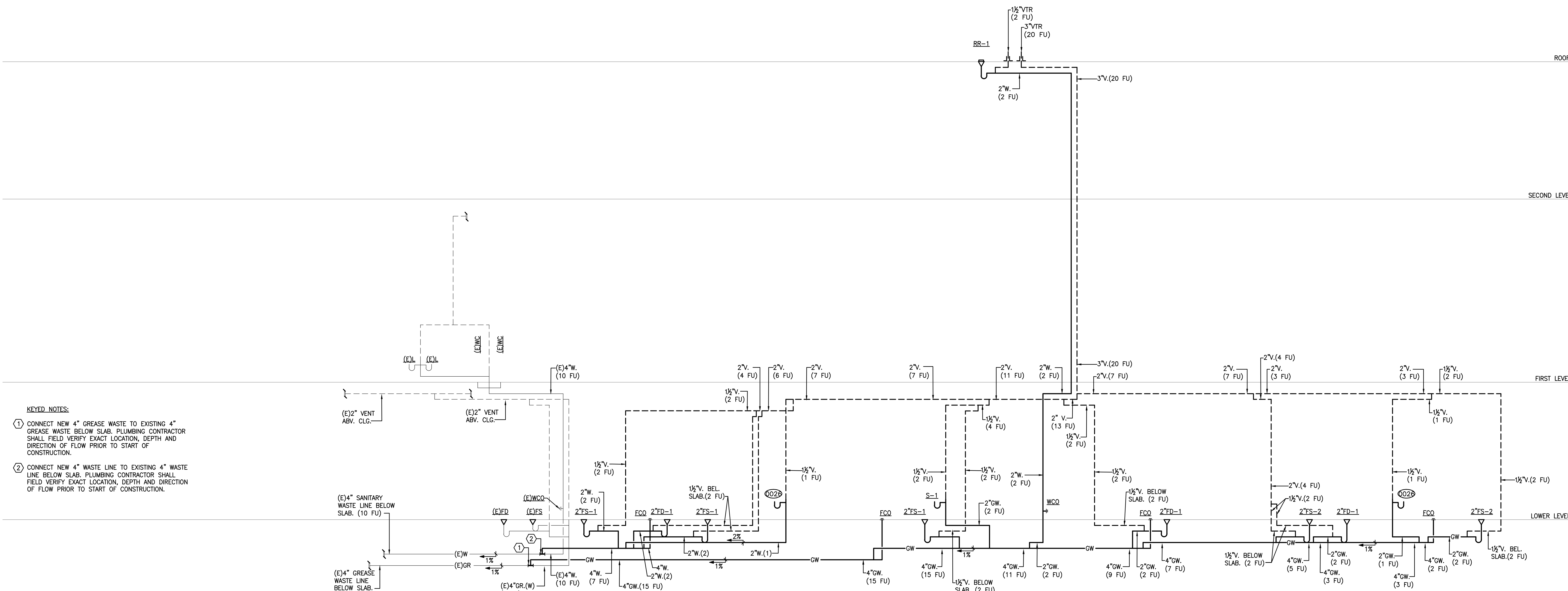
15231 Laguna Canyon Road, Suite 100
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 949.751.5800 www.tksc.com
 Project Leader - Daryl Garnier
 Mechanical Lead - Elias Mendez
 tksc Job #: 2018-0448

DIAGRAMS



HOT AND COLD WATER DIAGRAM

SCALE NONE 2



WASTE & VENT RISER DIAGRAM

SCALE NONE 1



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Principal: SIMON PERKOWITZ
Project Designer: STAN BRADEN

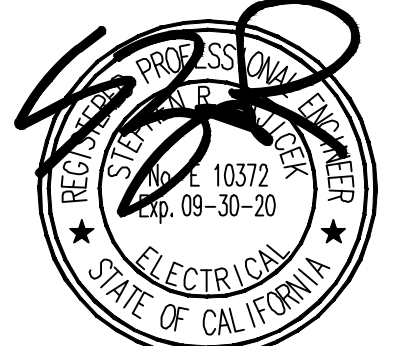
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2019-03-01	INITIAL SUBMITTAL	
1	04/03/20	RFI #1
2	04/14/20	HO RESUBMITTAL
3	4/17/20	2ND PC SUBMITTAL
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If it is the client's responsibility prior to or during construction to verify the accuracy in writing of any provided errors or omissions in the plans and specifications of which a contractor throughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such proposed errors or omissions shall be received from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

FBA Engineering
Consulting Electrical Engineers
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FBA Job Number: 210023

SYMBOL LIST & GENERAL NOTES

E2-01

FIRE ALARM NOTES

- INSTALLATION OF THE FIRE ALARM SYSTEM SHALL NOT BE STARTED UNTIL SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.
- PROVIDE ALL DRAWINGS, ENGINEERING CALCULATIONS, EQUIPMENT SPECIFICATIONS, ETC. AS NECESSARY TO OBTAIN APPROVAL.
- FIRE ALARM SHALL BE MONITORED BY A U.L. CERTIFICATED CENTRAL STATION MONITORING COMPANY.
- FIRE ALARM SHALL BE AN EXTENSION OF EXISTING SYSTEM. PROVIDE ADDITIONAL PANELS, POWER SUPPLIES, ETC. FOR A COMPLETE AND OPERABLE FIRE ALARM SYSTEM.
- THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN COMPLIANCE TO UFC 1007 AND NFPA 72.
- PROVIDE AUDIO AND VISUAL DEVICES IN COMPLIANCE TO NFPA 72G.
- DEVICES ARE NOT SHOWN ON DRAWINGS. PROVIDE THE QUANTITY OF DEVICES REQUIRED FOR A COMPLETE AND OPERABLE FIRE ALARM SYSTEM TO MEET THE CITY OF LOS ANGELES FIRE DEPARTMENT AND STATE FIRE MARSHAL REQUIREMENTS.

DEMOLITION GENERAL NOTES

- REFER TO E2-11 AND ARCHITECTURAL DEMOLITION DRAWINGS FOR DEMOLITION AREAS, AND EXISTING WALLS TO REMAIN. THE SCOPE OF THE DEMOLITION WORK SHALL INCLUDE ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT REQUIRED FOR THE REMOVAL OF ALL EXISTING ELECTRICAL REQUIRED TO CLEAR WALLS AND CEILINGS TO BE REMOVED. THIS WORK INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - ALL EXISTING WIRE SHALL BE REMOVED FROM CONDUIT.
 - ALL EXISTING CONDUIT, THAT INTERFERES WITH ANY NEW CONSTRUCTION SHALL BE CUT BACK AS REQUIRED TO CLEAR NEW CONSTRUCTION.
 - REMOVE ALL EXISTING EXPOSED CONDUIT, SURFACE RACEWAYS AND CONDUIT CONCEALED IN EXISTING CONSTRUCTION THAT IS TO BE REMOVED. RECONNECT OUTLETS AND LIGHTING FIXTURES WHICH ARE NOW FED THROUGH THE OUTLETS TO BE REMOVED.
 - REMOVE ALL EXPOSED CONDUIT, WIRE, OUTLETS, DISCONNECT SWITCHES AND ELECTRICAL MOUNTING HARDWARE FOR MECHANICAL EQUIPMENT BEING REMOVED. PROVIDE WEATHERPROOF CAPS ON ALL CONDUIT PENETRATING ROOF AND ABANDON CONDUIT. REPAIR ROOFING DAMAGED BY REMOVAL OF EXISTING ELECTRICAL.
 - REMOVE FROM WALLS ALL EXISTING RECEPTACLE, AUDIO/VISUAL & TELE/DATA DEVICES IN AREA OF DEMOLITION.
 - REMOVE FROM CEILING & WALLS ALL EXISTING LIGHTING FIXTURES & LIGHTING CONTROL DEVICES IN AREA OF DEMOLITION.
 - REMOVE FROM CEILING & WALLS ALL FIRE ALARM DEVICES IN AREA OF DEMOLITION. EXISTING FIRE ALARM SYSTEM CIRCUITS SHALL BE REUSED/EXTENDED TO NEW DEVICES AS REQUIRED.
 - ALL REMOVED MATERIALS AND EQUIPMENT WHICH IN THE OPINION OF THE ARCHITECT ARE SALVAGEABLE, SHALL REMAIN THE PROPERTY OF OWNER. DELIVER SUCH SALVAGED MATERIALS AND EQUIPMENT ON PREMISES AS DIRECTED, AND NEATLY FILE OR STORE THEM AND PROTECT FROM DAMAGE.
- DO NOT REUSE SALVAGED MATERIALS AND EQUIPMENT, UNLESS SPECIFICALLY INDICATED ON PLANS OR SPECIFIED. REMOVE FROM PREMISES AND DISPOSE OF ALL MATERIALS CONSIDERED BY ARCHITECT TO BE SCRAP.
- CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO KEEP EXISTING ELECTRICAL AND COMMUNICATIONS SYSTEMS IN ALL AREAS ADJACENT TO DEMOLITION/RECONSTRUCTION AREAS IN SERVICE CONTINUOUSLY UNTIL WORK IN THAT AREA IS COMPLETE. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, INSTALLATION OF TEMPORARY ELECTRICAL CIRCUITS AND TEMPORARY RELOCATIONS OF EXISTING ELECTRICAL CIRCUITS, TEMPORARY EXTENSION AND RECONNECTION OF FEEDERS AND BRANCH CIRCUITS, TEMPORARY RELOCATION OF COMMUNICATIONS AND FIRE ALARM CIRCUITS AND EQUIPMENT AND EXTENSION AND RECONNECTION OF TELEPHONE CABLES, ETC. AS REQUIRED TO MAINTAIN ALL ELECTRICAL, FIRE ALARM AND COMMUNICATION FUNCTIONS. PRIOR TO DISCONNECTING ANY ELECTRICAL, FIRE ALARM OR COMMUNICATION EQUIPMENT OR DEVICES LOCATED IN AREAS REQUIRED TO BE IN SERVICE, ALL EQUIPMENT, CONDUIT, WIRE, ETC. (TEMPORARY OR OTHERWISE) SHALL BE IN PLACE AND READY AS MUCH AS PRACTICABLE FOR IMMEDIATE RECONNECTION SO AS TO MINIMIZE DOWNTIME. CONTRACTOR SHALL SUBMIT A LETTER TO OWNER TWO (2) WEEKS PRIOR TO ANY PLANNED DISCONNECTION OF ELECTRICAL, FIRE ALARM AND COMMUNICATIONS FUNCTIONS INDICATING DESIRED DOWNTIME SCHEDULE AND SHALL NOT PROCEED WITH THIS WORK UNTIL SCHEDULE IS APPROVED.
- ELECTRICAL DEMOLITION DRAWINGS DO NOT SHOW ALL ELECTRICAL WORK THAT IS TO BE REMOVED. REFER TO ALL DEMOLITION DRAWINGS OF OTHER TRADES/DISCIPLINES FOR WORK THAT AFFECTS ELECTRICAL DEMOLITION WORK.
- DISPOSAL OF HAZARDOUS MATERIALS SUCH AS LAMPS SHALL BE DISPOSED OF IN ACCORDANCE TO ALL STATE AND FEDERAL REQUIREMENTS.

GENERAL NOTES

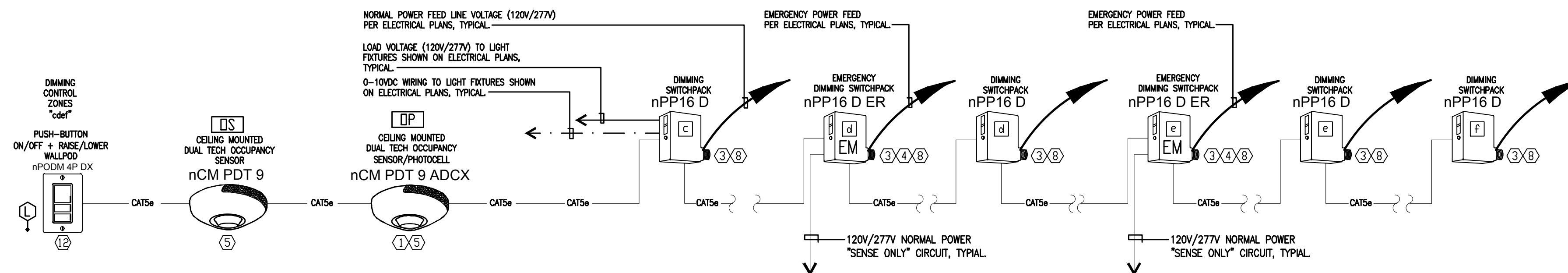
- THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE INSTALLATION OF SYSTEMS. THE OMISSION OR EXPRESSED REFERENCE TO ANY ITEM OF LABOR OR MATERIALS REQUIRED FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH THE PRACTICE OF THE TRADE SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING SUCH ADDITIONAL LABOR AND MATERIALS.
- THIS PROJECT IS A REMODEL OF AN EXISTING BUILDING. REFER TO THE ARCHITECTURAL DRAWINGS FOR NOTES AND OTHER ELECTRICAL REQUIREMENTS NOT SHOWN ON THE ELECTRICAL DRAWINGS AND TO DETERMINE EXISTING CONSTRUCTION TO REMAIN AS WELL AS NEW CONSTRUCTION. IF THERE ARE OMISSIONS OR CONFLICTS BETWEEN THE ELECTRICAL DOCUMENTS AND THE DOCUMENTS OF OTHER TRADES, CLARIFY THESE POINTS WITH THE ARCHITECT BEFORE SUBMITTING A BID. NO EXTRA PAYMENT WILL BE ALLOWED FOR FAILURE TO OBTAIN THIS INFORMATION.
- THESE PLANS, SPECIFICATIONS, AND ALL MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL LEGAL AND INDUSTRY REQUIREMENTS, AND STANDARDS INCLUDING WITHOUT LIMITATION TO THE FOLLOWING:
 - CALIFORNIA CODE OF REGULATIONS TITLE 24, PARTS 1 AND 2 (CALIFORNIA BUILDING CODE), 2016 EDITION.
 - CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 3 (CALIFORNIA ELECTRICAL CODE), 2016 EDITION.
 - CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 6 (CALIFORNIA ENERGY CODE), 2016 EDITION.
 - CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 9 (CALIFORNIA FIRE CODE), 2016 EDITION.
 - OTHER REGULATING AGENCIES WHICH MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OTHER AGENCIES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
 - THE ELECTRICAL SYSTEMS FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT").
 - THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS.
 - THE MOST CURRENT APPROVED ISSUES OF ANY NOTED SPECIFICATIONS, CODES AND STANDARDS, INCLUDING SUPPLEMENTS, UNLESS NOTED OTHERWISE.
- THE PLANS REPRESENT ONLY THE FINISHED ELECTRICAL, FIRE ALARM, AND LOW VOLTAGE SYSTEMS, AND THEY ARE NOT INTENDED TO INDICATE OR REQUIRE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES.
- IN USING THE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, THE CONTRACTOR IS REQUIRED TO REVIEW ALL OF THE PROJECT'S CONSTRUCTION DOCUMENTS AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT ITS PORTION OF THE ELECTRICAL WORK. EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE CONTRACTOR SHALL EITHER OBTAIN DIRECTION FROM AN APPROPRIATE OWNER REPRESENTATIVE OR OTHERWISE APPLY THE MORE STRINGENT REQUIREMENT.
- IN INTERPRETING THE PLANS, THE FOLLOWING GENERAL RULES APPLY:
 - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
 - SCALED DIMENSIONS AND GRAPHICALLY SHOWN LOCATIONS ARE TO BE CONSIDERED ONLY APPROXIMATE. FIELD VERIFY DIMENSIONS PRIOR TO BID.
 - BECAUSE THE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEREFORE ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION, ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED; AND THE CONTRACTOR IS REQUIRED TO CAREFULLY REVIEW THE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER AN ASSUMES THE RISK OF THE CONSEQUENCES OF FAILING TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING.
 - THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
- SUBMITTALS WILL BE REVIEWED BY THE ELECTRICAL ENGINEER, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201, AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
- IN NO EVENT WILL ANY SITE VISITS BY THE ELECTRICAL ENGINEER CONSTITUTE CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY, AND ALL SUCH MATTERS SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ELECTRICAL PLANS DO NOT SHOW ELECTRICAL REQUIREMENTS FOR MECHANICAL AND PLUMBING EQUIPMENT CONTROL. REFER TO MECHANICAL AND PLUMBING PLANS AND SPECIFICATIONS. WHERE EQUIPMENT IS INDICATED TO BE BY ELECTRICAL CONTRACTOR PROVIDE ALL CONDUIT, WIRE, J-BOX, OUTLET BOXES, RELAY SWITCHES, TIME SWITCHES, CONTROL CIRCUITS, ETC. REQUIRED FOR A COMPLETE AND OPERABLE MECHANICAL AND PLUMBING INSTALLATION. ALL WIRE SHALL BE INSTALLED IN CODE SIZED CONDUIT.
- REFER TO THE DRAWINGS AND SHOP DRAWINGS OF OTHER TRADES FOR ADDITIONAL DETAILS WHICH AFFECT THE PROPER INSTALLATION OF THIS WORK.
- BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL FEATURES OF THE EXISTING BUILDING, AND ALL BUILDING DRAWINGS WHICH MAY AFFECT THE EXECUTION OF THE WORK. NO EXTRA PAYMENT WILL BE ALLOWED FOR FAILURE TO OBTAIN THIS INFORMATION.
- PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE FROM ANY CAUSE WHAT SO EVER AND PROVIDE ADEQUATE AND PROPER STORAGE FACILITIES DURING THE PROGRESS OF THE WORK. PROVIDE FOR THE SAFETY AND GOOD CONDITION OF ALL THE WORK UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND REPLACE ALL DAMAGED OR DEFECTIVE WORK, MATERIALS AND EQUIPMENT BEFORE REQUESTING FINAL ACCEPTANCE.
- THE DRAWINGS INDICATE IN A DIAGRAMMATIC MANNER, THE DESIRED LOCATIONS OF ARRANGEMENT OF THE COMPONENTS OF ELECTRICAL WORK. DETERMINE EXACT CONDUIT ROUTING, CONDUIT BENDS, AUXILIARY JUNCTION BOXES, SUPPORTS, AND UNDEFINED CONSTRUCTION DETAILS AS A JOB CONDITION TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODE REQUIREMENTS. PROPER JUDGMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE, AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF CONDITIONS ENCOUNTERED.
- IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO DEVELOPED CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.
- THE DRAWINGS INDICATE APPROXIMATE LOCATIONS OF EXISTING CONDUITS. THE EXACT ROUTING SHALL BE VERIFIED IN FIELD AND LENGTH OF CONDUCTORS SHALL BE ADJUSTED TO THE LENGTH REQUIRED.
- PERFORM CUTTING AND PATCHING ON THE CONSTRUCTION WORK WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE ELECTRICAL WORK. PATCHING SHALL BE OF THE SAME MATERIAL, WORKMANSHIP AND FINISH AS SPECIFIED AND ACCURATELY MATCH SURROUNDING WORK TO SATISFACTION OF THE ARCHITECT.
- PROVIDE UL LISTED FIRE STOP FOR ALL PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS AND CEILINGS TO MAINTAIN ALL FIRE RATINGS. THE FIRE STOP MATERIALS SHALL BE RE-ENTERABLE AND REUSABLE.
- PROVIDE COORDINATED SHOP DRAWINGS, INDICATING DIMENSIONED LOCATIONS AND SIZES OF ALL CORE DRILLS FOR REVIEW AND APPROVAL. ALL CORE DRILL LOCATIONS SHALL BE VERIFIED AND APPROVED WITH OWNERS REPRESENTATIVE, STRUCTURAL AND ARCHITECT PRIOR TO CORE DRILL. UTILIZE X-RAY EQUIPMENT TO LOCATE AND VERIFY EXISTING STRUCTURAL ELEMENTS WITHIN SLAB.
- WHERE EXISTING CIRCUITS ARE SHOWN ON PLANS, THE INFORMATION WAS OBTAINED FROM RECORD DRAWINGS. WHERE NEW CIRCUITS ARE SHOWN IN EXISTING PANELBOARDS, THE CONTRACTOR SHALL VERIFY THAT THE INDICATED CIRCUITS ARE AVAILABLE IN THE EXISTING PANELBOARDS, THE CONTRACTOR SHALL RELOCATE SUCH CIRCUITS TO AN AVAILABLE SPACE IN THE EXISTING PANELBOARDS, AND *AS BUILT* PLANS. IF NO CIRCUIT SPACE IS AVAILABLE IN THE EXISTING PANELBOARDS, THE CONTRACTOR SHALL REPORT THE DISCREPANCY TO THE ARCHITECT.
- GROUNDING SHALL BE EXECUTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS, BOTH OF THE STATE OF CALIFORNIA AND LOCAL AUTHORITIES HAVING JURISDICTION.
- PANELBOARDS ARE EXISTING UNLESS NOTED OTHERWISE. NEW CIRCUIT BREAKERS SHALL BE THE SAME TYPE AND INTERRUPTING RATING AS EXISTING BREAKERS IN PANEL.
- WHERE CIRCUIT CHANGES OR ADDITIONS OCCUR IN PANELBOARDS UPDATE PANEL DIRECTORY CARDS WITH NEW TYPEWRITTEN CARDS INDICATING DESCRIPTION OF ALL CIRCUITS.
- PROVIDE HANDLE TIES AT CIRCUIT BREAKERS TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS OF MULTI-WIRE BRANCH CIRCUITS WITH A SHARED NEUTRAL.
- UNLESS NOTED OTHERWISE ALL 120 VOLT HOMERUNS OVER 100 FEET SHALL BE #10 AWG MINIMUM. ADJUST CONDUIT SIZE ACCORDINGLY.
- CONDUIT FOR TELEPHONE/DATA CABLING SHALL COMPLY WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:
 - INSIDE BEND RADIUS SHALL BE AT LEAST 10 TIMES ITS INTERNAL DIAMETER.
 - PROVIDE PULL BOXES WHENEVER CONDUIT LENGTH EXCEEDS 150 FEET AND WHEN COMBINED BENDS ARE GREATER THAN 180 DEGREES.
 - ALL CONDUIT SHALL BE PROVIDED WITH INSULATED BUSHINGS.
 - MAINTAIN A MINIMUM CLEARANCE OF 4 FEET FROM MOTORS AND TRANSFORMERS.
 - MAINTAIN A MINIMUM CLEARANCE OF 12 INCHES FROM POWER CIRCUITS.
 - MAINTAIN A MINIMUM CLEARANCE OF 12 INCHES FROM FLUORESCENT LIGHT FIXTURES.
- COORDINATE MOUNTING HEIGHTS OF RECEPTACLES, SWITCHES, A/V DEVICES, SECURITY DEVICES, ETC. MOUNTED ON COMMON WALLS SO THAT ALL OUTLETS ARE MOUNTED TO ALIGN HORIZONTALLY.

SYMBOL LIST

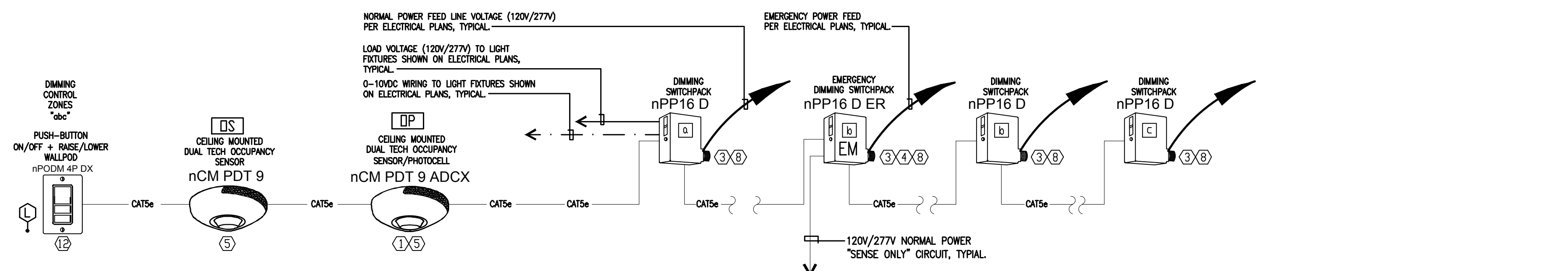
- (ALL SYMBOLS NOT NECESSARILY USED IN THESE DRAWINGS)
ALL SYMBOL DESCRIPTIONS ARE SUBJECT TO MODIFICATION AS NOTED ON THE DRAWINGS. VERIFY EXACT LOCATIONS AND HEIGHTS OF OUTLETS WITH ARCHITECTURAL. INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
- FLUORESCENT STRIP OR INDUSTRIAL LIGHTING FIXTURE, SURFACE, CHAIN OR PENDANT MOUNTED ON FLUSH MOUNTED OUTLET BOX.
 - LIGHTING FIXTURE, PENDANT MOUNTED, ON FLUSH CEILING MOUNTED OUTLET BOX.
 - LIGHTING FIXTURE, RECESS MOUNTED, WITH OUTLET BOX.
 - LIGHTING FIXTURE, SURFACE OR FLUSH MOUNTED AS INDICATED ON FIXTURE SCHEDULE, ON WALL MOUNTED OUTLET BOX, +90°. STEM INDICATES WALL MOUNTED OUTLET BOX, TYPICAL.
 - OUTLET ON EMERGENCY LIGHTING CIRCUIT.
 - LIGHTING FIXTURE WITH LAMPS ON NORMAL AND EMERGENCY LIGHTING CIRCUITS, PROVIDE SEPARATE LAMP BALLASTS AS REQUIRED.
 - LIGHTING FIXTURE RECESSED MOUNTED WITH OUTLET BOX AND REMOTE MOUNTED JUNCTION BOX CONCEALED ABOVE ACCESSIBLE CEILING. PROVIDE FLEXIBLE CONDUIT CONNECTION 6 FT. MAXIMUM LENGTH, 1/2" DIAMETER MINIMUM, FROM JUNCTION BOX TO FIXTURE OUTLET. PROVIDE CONDUCTORS IN CONDUIT, QUANTITY AS REQUIRED FOR INDICATED CIRCUITS AND SWITCHING CONTROLS, #12 (AWG) MINIMUM.
 - WALL WASH LIGHTING FIXTURE, RECESS MOUNTED, WITH OUTLET BOX.
 - EXIT SIGN SINGLE FACE, ON FLUSH CEILING MOUNTED OUTLET BOX. ARROW INDICATES DIRECTIONAL ARROW ON EXIT SIGN FACE.
 - EXIT SIGN DOUBLE FACE, ON FLUSH CEILING MOUNTED OUTLET BOX.
 - EXIT SIGN, ON FLUSH WALL MOUNTED OUTLET BOX, +90°.
 - LIGHT FIXTURE SCHEDULE DESIGNATION. *2* INDICATES FIXTURE TYPE, *100* INDICATES FIXTURE TOTAL WATTAGE.
 - SINGLE POLE TOGGLE SWITCH, ON FLUSH WALL MOUNTED OUTLET BOX, +45°. INSTALL MULTIPLE SWITCHES UNDER COMMON COVER PLATE. SUBSCRIPT OR SUPERSCRIPIT AT SWITCH SYMBOL INDICATES THE FOLLOWING:
2 - DOUBLE POLE 4 - FOUR WAY M - MANUAL MOTOR STARTERS
3 - THREE WAY P - PILOT LIGHT K - KEY OPERATED
R - SPDT MOMENTARY CONTACT RELAY SWITCH V - VAPOR PROOF
a, b, c, d, ETC. - MULTIPLE SWITCHES WITH IDENTIFICATION OF OUTLET CONTROLLED.
 - SWITCH FOR CONTROL OF LOW VOLTAGE LIGHTING RELAYS, ON FLUSH WALL MOUNTED OUTLET BOX, +45°. INSTALL MULTIPLE SWITCHES UNDER COMMON COVER PLATE.
 - OCCUPANCY MOTION SENSOR ON FLUSH CEILING MOUNTED OUTLET BOX.
 - OCCUPANCY MOTION SENSOR SWITCH, ON FLUSH WALL MOUNTED OUTLET BOX, +45°.
 - DUPLEX CONVENIENCE RECEPTACLE VERTICAL ON FLUSH WALL MOUNTED OUTLET BOX, +18°. STEM INDICATES WALL MOUNTED OUTLET BOX, TYPICAL.
 - DUPLEX CONVENIENCE RECEPTACLE VERTICAL ON FLUSH WALL MOUNTED OUTLET BOX, +6° ABOVE COUNTER SPLASH.
 - DUPLEX CONVENIENCE RECEPTACLE SPLIT WIRED, ON FLUSH WALL MOUNTED OUTLET BOX, +18°.
 - DOUBLE DUPLEX (FOUR-PLEX) CONVENIENCE RECEPTACLE VERTICAL ON ONE FLUSH WALL MOUNTED OUTLET BOX +18°.
 - DOUBLE DUPLEX (FOUR-PLEX) CONVENIENCE RECEPTACLE VERTICAL ON ONE FLUSH WALL MOUNTED OUTLET BOX +6° ABOVE COUNTER SPLASH.
 - SINGLE RECEPTACLE, NEMA CONFIGURATION PER EQUIPMENT MANUFACTURER REQUIREMENTS, ON FLUSH WALL MOUNTED OUTLET BOX, +18°.
 - DUPLEX CONVENIENCE RECEPTACLE WITH INTERNAL GROUND FAULT INTERRUPTER, VERTICAL ON FLUSH WALL MOUNTED OUTLET BOX +18°.
 - DUPLEX CONVENIENCE RECEPTACLE WITH INTERNAL GROUND FAULT INTERRUPTER, VERTICAL ON FLUSH WALL MOUNTED OUTLET BOX +6° ABOVE COUNTER SPLASH.
 - DOUBLE DUPLEX (FOUR-PLEX) CONVENIENCE RECEPTACLE WITH INTERNAL GROUND FAULT INTERRUPTER, VERTICAL ON ONE FLUSH WALL MOUNTED OUTLET BOX +6° ABOVE COUNTER SPLASH.
 - PROVIDE UL LISTED WEATHERPROOF "WHILE-IN-USE" TYPE COVERPLATE RECEPTACLE WITH INTERNAL GROUND FAULT INTERRUPTER ON FLUSH WALL MOUNTED OUTLET BOX IN ACCORDANCE WITH NEC 406.8(B).
 - DUPLEX CONVENIENCE RECEPTACLE ON FLUSH, FLOOR MOUNTED OUTLET BOX.
 - DOUBLE DUPLEX CONVENIENCE RECEPTACLES, BACK TO BACK, PEDESTAL TYPE ON FLUSH FLOOR MOUNTED OUTLET BOX.
 - DUPLEX CONVENIENCE RECEPTACLE, ON FLUSH CEILING MOUNTED OUTLET BOX.
 - *POKE-THRU* COMBINATION FLUSH DOUBLE DUPLEX CONVENIENCE RECEPTACLE WITH SLIDE COVER FOR FOUR TELECOMMUNICATION JACKS, WITH 1" CONDUIT TO ACCESSIBLE CEILING SPACE.
 - FLUSH IN FLOOR 2 SERVICE FLOOR BOX WITH ONE DUPLEX RECEPTACLE AND ONE TELECOMMUNICATION OUTLET, WITH 1" CONDUIT TO ACCESSIBLE CEILING SPACE.
 - FLUSH IN FLOOR 3 SERVICE FLOOR BOX WITH TWO DUPLEX RECEPTACLE AND ONE TELECOMMUNICATION OUTLET, WITH 1" CONDUIT TO ACCESSIBLE CEILING SPACE.
 - TELEVISION OUTLET. PROVIDE 3/4" C.D. TO ACCESSIBLE CEILING SPACE U.N.O.
 - JUNCTION BOX, FLUSH WALL MOUNTED, +18°.
 - JUNCTION BOX CONCEALED ABOVE ACCESSIBLE CEILING.
 - INDICATES CONNECTION TO EQUIPMENT AS REQUIRED, TYPICAL.
 - JUNCTION BOX, FLUSH IN FLOOR.
 - AUTOMATED DOOR CONTROLLER/SWITCH.
 - PANELBOARD, ADJACENT LINE INDICATES PANEL FRONT. ADJACENT BALLOON INDICATES PANEL DESIGNATION *A*.
 - FLOOR STANDING SWITCHGEAR ADJACENT BALLOON INDICATES EQUIPMENT DESIGNATION 'DBA'.
 - CIRCUIT BREAKER STATIONARY (NON-DRAWOUT), SECONDARY VOLTAGE.
 - FUSIBLE SWITCH AND FUSE DEVICE. STATIONARY SWITCH (NON- DRAWOUT) REMOVABLE FUSES, SECONDARY VOLTAGE.
 - TRANSFORMER; KVA, LINE AND LOAD VOLTAGE RATINGS AS INDICATED.
 - FUSED SAFETY SWITCH (DISCONNECT), HORSE POWER RATED. MOUNT ON WALL +45°. PROVIDE SWITCH AND FUSES SIZED PER EQUIPMENT MANUFACTURER REQUIREMENTS.
 - MOTOR CONNECTION. PROVIDE FUSED SAFETY SWITCH (DISCONNECT), HORSE POWER RATED, WALL MOUNTED, +45° OR EQUIPMENT MOUNTED, +36°. PROVIDE SWITCH AND FUSES SIZED PER EQUIPMENT MANUFACTURER REQUIREMENTS.
 - MAGNETIC MOTOR STARTER. NUMBER INDICATES "NEMA" SIZE *3*.

Sheet List Table

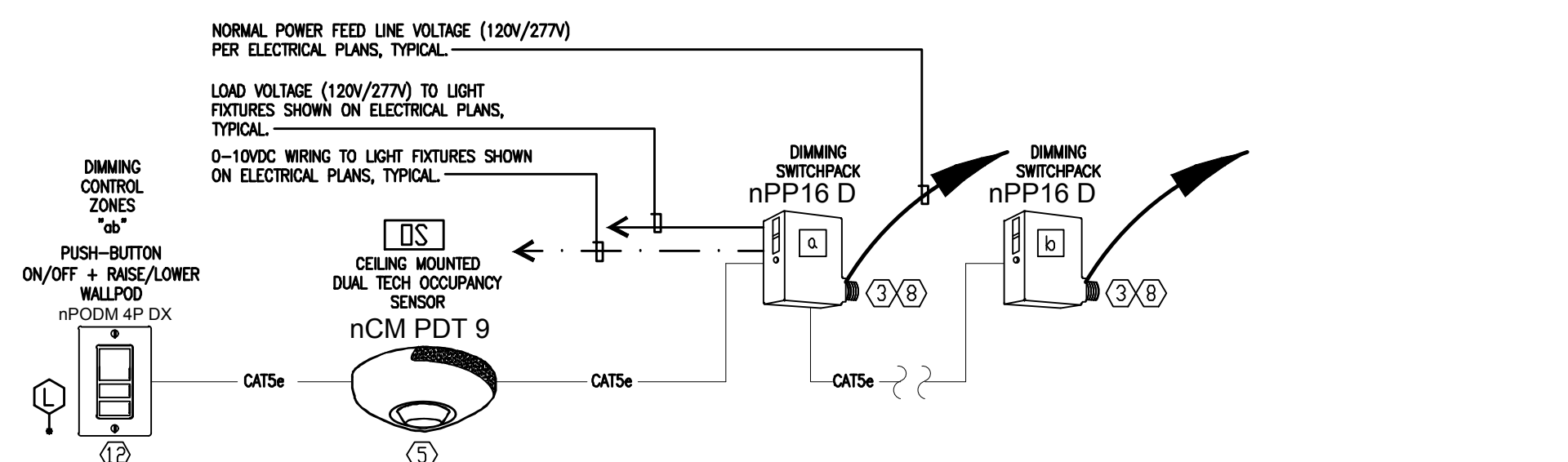
Sheet Number	Sheet Title
E2-01	SYMBOL LIST & GENERAL NOTES
E2-02	FIXTURE SCHEDULE & LIGHTING CONTROLS
E2-03	SINGLE LINE DIAGRAM & PANEL SCHEDULES
E2-04	TITLE 24
E2-10	LOWER LEVEL LIGHTING PLAN
E2-20	LOWER LEVEL POWER PLANS
E2-21	SECOND FLOOR POWER PLANS
E2-23	ROOF POWER PLANS
E2-31	KITCHEN ELECTRICAL PLAN
E2-32	ENLARGED ELECTRICAL PLANS
E2-51	SPECIFICATIONS
E2-41	ELECTRICAL DETAILS



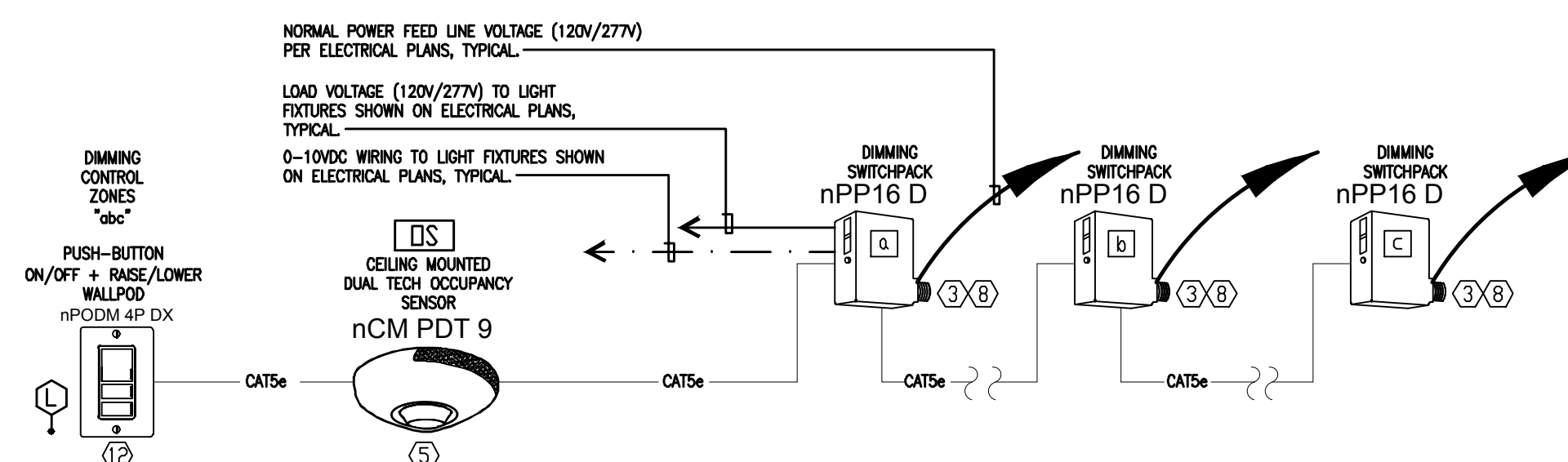
1 NEW LOUNGE DISTRIBUTED DIMMING SYSTEM



2 NEW PRIVATE DINING DISTRIBUTED DIMMING SYSTEM



3 NEW BAR FOOD & SERVICE DISTRIBUTED DIMMING SYSTEM



4 NEW GRAB-&-GO DISTRIBUTED DIMMING SYSTEM

LAKESIDE COMMONS FIXTURE SCHEDULE
DATE: 2020-04-17 FBA #232023

Fixture Type	Fixture Description	System Watts	Lamp Source	Color Temp.	CRI	Total Lumens	Lumens Per Watt
AR1	LED Accent Downlight	15.4	LED	2700	90+	1700	110.4
AR1-R	LED Accent Downlight Retrofit	15.4	(1) B1	2700	90+	1700	110.4
DP1	Decorative Pendant - Private Dining	48	(3) A1	2700	90+	2560	53.3
DP2	Decorative Pendant - Bistro	60	(3) A1	2700	90+	1400	23.3
DP3	Decorative Pendant - Elevator	120	(1) B1	2700	90+	2560	21.3
RD1	Recessed LED Downlight 4"	13.5	LED	2700	90+	1700	125.9
RD1-R	Recessed LED Downlight Retrofit 4"	13.5	(1) B1	2700	90+	1700	125.9
RD2	Recessed LED Downlight 2"	15	(3) A1	2700	90+	1200	80.0
RD3	Recessed LED Downlight 4"	8	(3) A1	2700	90+	800	100.0
RD4	Recessed LED 2x2	26.5	(1) B1	2700	90+	2444	85.8
RW1	Recessed LED wallwash Downlight	12	(1) B1	2700	90+	1300	108.3
RW1-R	Recessed LED wallwash Downlight Retrofit	12	(3) A1	2700	90+	1300	108.3
WD1	Wall Sconce	15	(1) B1	2700	90+	1200	80.0
WD2	Wall Sconce	15	LED	2700	90+	1200	80.0

FIXTURE NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED IN THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LIGHTING FIXTURES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED BY THE FIXTURE CATALOG NUMBER. THE CONTRACTOR SHALL VERIFY DEPTH OF ALL RECESSED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS PRIOR TO ORDERING FIXTURES. ANY DISCREPANCIES THAT WOULD CAUSE RECESSED FIXTURES NOT TO FIT INTO CEILING SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING FIXTURES.
- VERIFY MOUNTING HEIGHT OF ALL WALL MOUNTED FIXTURES WITH ARCHITECT.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHT FIXTURES.
- COORDINATE LOCATION FOR REMOTE BALLASTS WITH ARCHITECT. REMOTE BALLASTS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
- COORDINATE TYPE OF LED POWER SUPPLY AND DRIVERS WITH THE DIMMING SYSTEM SO THAT ALL EQUIPMENT SUPPLIED IS COMPATIBLE AND FIXTURES WILL DIM PROPERLY WITHOUT FLICKER.

LIGHTING CONTROLS GENERAL NOTES

PROVIDE EVIDENCE THAT THE LIGHTING CONTROL DEVICES AND EQUIPMENT ARE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION...

- THE TYPICAL CONTROL DIAGRAM IS AN EXAMPLE ONLY AND DEPICTS ONLY THE INTENT OF THE LIGHTING CONTROLS. LIGHTING CONTROL SYSTEM BASIS OF DESIGN IS AN rLIGHT SYSTEM BY ACUITY CONTROLS.
- PROVIDE MANUFACTURER SPECIFIC INSTALLATION SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE 1/8 SCALE FLOOR PLANS INDICATING ALL REQUIRED CONTROL DEVICE LOCATIONS AND POINT-TO-POINT WIRING. SHOP DRAWINGS SHALL INCLUDE PRODUCT DATA CUT SHEETS AND SINGLE LINE SCHEMATIC DIAGRAM.
- WHETHER OR NOT DETAILED ON ELECTRICAL DRAWINGS, PROVIDE ALL CONTROL DEVICES AS REQUIRED FOR A COMPLETE, FULLY OPERABLE AND CODE COMPLIANT SYSTEM.
- PROVIDE UL924 DEVICES IN ANY AREA THAT REQUIRES EMERGENCY EGRESS LIGHTING WHETHER OR NOT SPECIFICALLY HEREIN DETAILED. REFER TO LIGHTING PLANS FOR ALL EMERGENCY EGRESS 'EM' LIGHTING FIXTURES.
- PROVIDE CONTROL DEVICES AS REQUIRED FOR LIGHTING ZONES AS SHOWN ON LIGHTING PLANS. SCHEMATIC DIAGRAM EXAMPLES SHOWN HEREIN ARE NOT SPECIFIC FOR EACH LIGHTING CONTROL CONDITION DEPICTED ON LIGHTING PLANS.
- ALL 0-10VDC DIMMING CONDUCTORS SHALL BE INSTALLED IN CONDUIT.
- VERIFY CORRECT LIGHTING CONTROL CONFIGURATIONS AND OPERATION IN EACH ROOM. REFER TO LIGHTING PLANS.
- SIMULATE NORMAL SOURCE POWER FAILURE BY 'OPENING' (TURN OFF) BUILDING MAIN SERVICE DISCONNECT AND VERIFY CONNECTIONS AND OPERATION OF UL 924 DEVICES FOR EMERGENCY LIGHTING FIXTURES.
- SETUP, PROGRAM, AND FUNCTION TEST LIGHTING CONTROL SYSTEMS TO PERFORM EACH OF THE INDICATED CONTROL FUNCTIONS.

CONTROL DIAGRAM NOTES

- PROVIDE WHERE DAYLIGHT (PHOTOCELL) CONTROLS ARE INDICATED ON ELECTRICAL PLANS.
- (BLANK)
- LOCATE IN ACCESSIBLE CEILING SPACE, WHERE POSSIBLE, WHERE NO ACCESSIBLE CEILING. LOCATE SWITCHPACK DEVICE AT CENTRAL LOCATION WITH OTHER SWITCHPACK DEVICES AND PROVIDE ACCESS PANEL IN CEILING. COORDINATE ACCESS PANEL LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE WHERE EMERGENCY LIGHTING ('EM') IS SHOWN ON PLANS. PROVIDE NON-SWITCHED HOT CONNECTION FROM NORMAL POWER LIGHTING CIRCUIT FOR 'SENSE' CONNECTION.
- PROVIDE QUANTITY AS REQUIRED FOR COMPLETE OCCUPANCY AND/OR DAYLIGHT ZONE COVERAGE, BUT IN NO CASE LESS THAN SHOWN ON PLANS.
- COORDINATE DIMMING REQUIREMENTS WITH DECORATIVE AND/OR CUSTOM FIXTURE SPECIFICATIONS AND LAMPING TO ENSURE PROPER DIMMING FUNCTION.
- PROVIDE WHERE CONTROLLED RECEPTACLES ARE SHOWN ON POWER PLANS.
- PROVIDE QUANTITY OF POWER RELAY PACK DEVICES AS NEEDED TO SUPPORT SWITCHLESS (LIGHTING ZONES) AS INDICATED ON ELECTRICAL PLANS FOR A PARTICULAR SPACE.
- PROVIDE WITH INTEGRAL TIMECLOCK FUNCTION WITH AUTO OFF.
- COORDINATE EXACT LOCATION WITH AUDIO/VISUAL CONSULTANT.
- COORDINATE EXACT LOCATION WITH ARCHITECT.
- PROVIDE QUANTITY OF CONTROL DEVICES AS REQUIRED, BUT IN NO CASE LESS THAN SHOWN ON ELECTRICAL PLANS.
- PROVIDE WHERE AUDIO/VISUAL (AV) INTERFACE IS INDICATED ON ELECTRICAL PLANS. LOCATE IN ACCESSIBLE CEILING SPACE, WHERE POSSIBLE, WHERE NO ACCESSIBLE CEILING. PROVIDE ACCESS PANEL IN CEILING. COORDINATE ACCESS PANEL LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.



Architecture + Planning
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KTGY Project No: 171180

Project Contact: DORINA SZALMA
Email: dszalma@ktgy.com

Principal: SIMON PERKOWITZ
Project Designer: STAN BRADEN

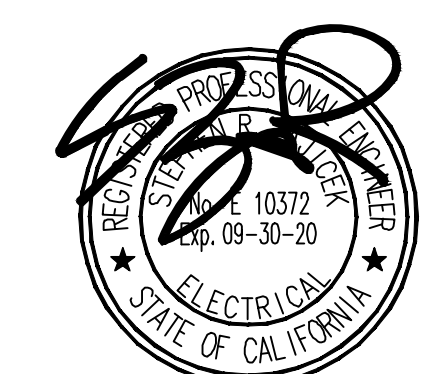


LA COSTA GLEN
1970 LEVANTE STREET

CARLSBAD, CA 92009
PHONE NO. 800-852-4384
FAX NO. ---

LAKESIDE COMMONS DINING

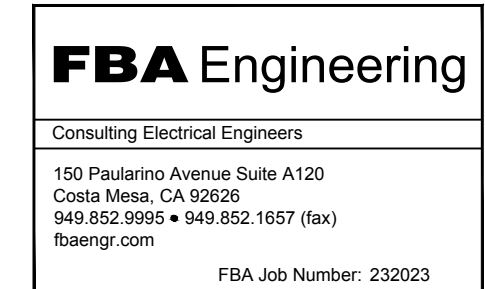
1960 SILVERLEAF CIRCLE
CARLSBAD, CA 92009



Sheet Issue & Revision Log

NO.	DATE	DESCRIPTION
1	2019-03-01	INITIAL SUBMITTAL
2	04/03/20	RFI #1
3	04/14/20	HD RESUBMITTAL
4	4/17/20	2ND PC SUBMITTAL

If it is the client's responsibility prior to or during construction to verify the accuracy of any provided errors or omissions in the plans and specifications of which a contractor throughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such provided errors or omissions shall be received from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



FBA Engineering
Consulting Electrical Engineers
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Costa Mesa, CA 92626
949.852.2695 • 949.852.1657 (fax)
fbaeng.com FBA Job Number: 232023

FIXTURE SCHEDULE & LIGHTING CONTROLS

STATE OF CALIFORNIA
Indoor Lighting
NRCCLT-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCCLT-E
Project Name: Lakeside Commons Report Page: (Page 7 of 9)
Project Address: 1950 Silverleaf Circle Date Prepared: 4/17/2020

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS
This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS
This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS
This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
This section does not apply to this project.

Registration Number: Registration Date/Time: Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.0.001 Report Generated: 2020-04-17 09:21:36
Schema Version: rev 20190401

STATE OF CALIFORNIA
Indoor Lighting
NRCCLT-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCCLT-E
Project Name: Lakeside Commons Report Page: (Page 8 of 9)
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T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="radio"/>	<input type="radio"/>	NRCI-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room or a theater to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTEP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="radio"/>	<input type="radio"/>	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF)	<input type="checkbox"/>	<input type="checkbox"/>

Registration Number: Registration Date/Time: Registration Provider: Energysoft
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Schema Version: rev 20190401

STATE OF CALIFORNIA
Indoor Lighting
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CERTIFICATE OF COMPLIANCE NRCCLT-E
Project Name: Lakeside Commons Report Page: (Page 9 of 9)
Project Address: 1950 Silverleaf Circle Date Prepared: 4/17/2020

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Steve R. Zajicek
Signature Date: 2020-04-17
Address: 150 Paularino Avenue Suite A120
City/State/Zip: Costa Mesa California 92626
Phone: 9498529995

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building permit(s) to the building owner at occupancy.

Responsible Designer Name: Steve R. Zajicek
Signature Date: 2020-04-17
Address: 150 Paularino Avenue Suite A120
City/State/Zip: Costa Mesa California 92626
Phone: 9498529995

Registration Number: Registration Date/Time: Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.0.001 Report Generated: 2020-04-17 09:21:36
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STATE OF CALIFORNIA
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H. INDOOR LIGHTING CONTROLS (Not including PAFs)
This table includes lighting controls for conditioned and unconditioned spaces. When a control having a * is shown, the notes section of this table provides more detail on how compliance is achieved. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.

Building Level Controls		
01	02	03
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Field Inspector
Required > 10,000 SF	Whole Building Auto Time Switch	Pass <input type="checkbox"/> Fail <input type="checkbox"/>

Area Level Controls						
04	05	06	07	08	09	10
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Sky lit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)
					Interlocked Systems §140.6(a)	Field Inspector
						Pass <input type="checkbox"/> Fail <input type="checkbox"/>

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX- Conference 1: Primary/Skylight Daylighting; Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)
Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
Each area complying using the Complete Building or Area Category Methods per §140.6(b), are included in this table. Column 05 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

Conditioned Spaces					
01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment
Dining Area	Cafeteria/Fastfood	0.4	4,970	1,988	Yes No
Corridor	Corridor Area	0.6	618	370.8	No No
Kitchen	Kitchen/ Food Preparation Area	0.95	656	623.2	No No
Main Entry	Main Entry Lobby	0.85	1,089	925.65	Yes No

Registration Number: Registration Date/Time: Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.0.001 Report Generated: 2020-04-17 09:21:36
Schema Version: rev 20190401

STATE OF CALIFORNIA
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Project Address: 1950 Silverleaf Circle Date Prepared: 4/17/2020

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

TOTALS:	7,333	3,907.65	See Tables J, or P for detail
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Registration Number: Registration Date/Time: Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.0.001 Report Generated: 2020-04-17 09:21:36
Schema Version: rev 20190401

STATE OF CALIFORNIA
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Project Name: Lakeside Commons Report Page: (Page 6 of 9)
Project Address: 1950 Silverleaf Circle Date Prepared: 4/17/2020

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
All areas indicated in Table I as using an additional allowance using the Area Category Method have been included in this table to calculate the additional allowance per Table 140.6-C

Conditioned Spaces									
01	02	03	04	05	06	07	08	09	10
Area Description	Primary Function Area	Applicable Qualifying Lighting System from Table 140.6-C	Allowed Density (W/ft² or W/H or W/unit)	Ltg Area, Length or ATM/Mirror (ft², ft or #)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	Number of Luminaires	Total Design Watts
Dining Area	Cafeteria/Fastfood	Ornamentallighting	0.30	4970	1491.00	DP1	48	3	144
						AR1	15.4	18	277.2
						AR1	15.4	6	92.4
						AR1	15.4	9	138.6
						WD1	60	3	180
						M200	200	1	200
						WS1	51	2	102
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
1134.2	1491.00	1134.2							
Main Entry	Main Entry Lobby	Ornamentallighting	0.30	1089	326.70	WD1	60	3	180
						WD2	30	10	300
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
480	326.70	326.70							
Total Additional Allowance (Watts) CONDITIONED SPACES		1460.90							

Unconditioned Spaces
This section does not apply to this project.

Registration Number: Registration Date/Time: Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.0.001 Report Generated: 2020-04-17 09:21:36
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STATE OF CALIFORNIA
Indoor Lighting
NRCCLT-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCCLT-E
This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6 and §141.0(b)(2) for indoor lighting scopes using the prescriptive path.
Project Name: Lakeside Commons Report Page: (Page 1 of 9)
Project Address: 1950 Silverleaf Circle Date Prepared: 4/17/2020

A. GENERAL INFORMATION

01 Project Location (city)	Carlsbad	04 Total Conditioned Floor Area (ft²)	7,333
02 Climate Zone	7	05 Total Unconditioned Floor Area (ft²)	0
03 Occupancy Types Within Project (select all that apply):	<input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Hotel/Motel <input type="checkbox"/> School <input type="checkbox"/> Support Areas	06 # of Stories (Habitable Above Grade)	1
<input type="checkbox"/> Parking Garage	<input type="checkbox"/> High-Rise Residential <input type="checkbox"/> Relocatable <input type="checkbox"/> Healthcare	<input checked="" type="checkbox"/> Other (Write in)	See Table I

B. PROJECT SCOPE
This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6, or §141.0(b)(2) for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
	01	02	03	04
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
<input type="checkbox"/> New Lighting System				
<input type="checkbox"/> New Lighting System - Parking Garage				
<input checked="" type="checkbox"/> Altered Lighting System	Area Category Method	7333	Area Category Method	0
Total Area of Work (ft²)		7333		0

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CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.0.001 Report Generated: 2020-04-17 09:21:36
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STATE OF CALIFORNIA
Indoor Lighting
NRCCLT-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCCLT-E
Project Name: Lakeside Commons Report Page: (Page 2 of 9)
Project Address: 1950 Silverleaf Circle Date Prepared: 4/17/2020

C. COMPLIANCE RESULTS
If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)(1)	Allowed Lighting Power per §140.6(b) (Watts)				Total Allowed (Watts)	Adjusted Lighting Power per §140.6(a) (Watts)		Compliance Results
	01	02	03	04		06	07	
Complete Building §140.6(c)(1)	Area Category §140.6(c)(2)	Area Category Additional §140.6(c)(2)(+)	Tailored §140.6(c)(2)(+)			Total Designed (Watts) §140.6(a)(2)(-)	Total Adjusted (Watts) Includes Adjustments	05 must be >= 08 §140.6
	3,907.65	1,758.9		5,666.55	4,600.9	0	4600.9	COMPLIES

Controls Compliance (See Table H for Details) COMPLIES
Rated Power Reduction Compliance (See Table Q for Details) COMPLIES

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE
This table includes all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces									
01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change ¹	Watts per luminaire ²	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)(3)	Design Watts	Field Inspector
AR1	AR1 Accent Light 15.4	No	No	15.4	Mfr. Spec	33	No	508.2	Pass <input type="checkbox"/> Fail <input type="checkbox"/>
AR1-R	AR1 Accent Light 15.4	No	No	15.4	Mfr. Spec	3	No	46.2	Pass <input type="checkbox"/> Fail <input type="checkbox"/>

Registration Number: Registration Date/Time: Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance Report Version: 2019.0.001 Report Generated: 2020-04-17 09:21:36
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STATE OF CALIFORNIA
Indoor Lighting
NRCCLT-E CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCCLT-E
Project Name: Lakeside Commons Report Page: (Page 3 of 9)
Project Address: 1950 Silverleaf Circle Date Prepared: 4/17/2020

F. INDOOR LIGHTING FIXTURE SCHEDULE

DP1	DP1 Decorative Pendant 48W	No	No	48	Mfr. Spec	3	No	144	<input type="checkbox"/>	<input type="checkbox"/>
DP2	DP2 Decorative Pendant 18W	No	No	60	Mfr. Spec	2	No	120	<input type="checkbox"/>	<input type="checkbox"/>
DP3	DP3 Decorative Pendant 18W	No	No	120	Mfr. Spec	1	No	120	<input type="checkbox"/>	<input type="checkbox"/>
J30	Existing Cove Light	No	No	32	Mfr. Spec	16	No	512	<input type="checkbox"/>	<input type="checkbox"/>
M200	Existing Pendant	No	No	200	Mfr. Spec	1	No	200	<input type="checkbox"/>	<input type="checkbox"/>
RD1	RD1 Recessed Downlight 13.5	No	No	13.5	Mfr. Spec	81	No	1,093.5	<input type="checkbox"/>	<input type="checkbox"/>
RD1-R	RD1 Recessed Downlight 13.5	No	No	13.5	Mfr. Spec	36	No	486	<input type="checkbox"/>	<input type="checkbox"/>
RD2	RD2 Recessed Downlight 15W	No	No	15	Mfr. Spec	9	No	135	<input type="checkbox"/>	<input type="checkbox"/>
RD3	RD3 Recessed Downlight 8W	No	No	8	Mfr. Spec	4	No	32	<input type="checkbox"/>	<input type="checkbox"/>
RD4	RD4 28.5W	No	No	28.5	Mfr. Spec	4	No	114	<input type="checkbox"/>	<input type="checkbox"/>
RD4-R	RD4-R	No	No	28.5	Mfr. Spec	4	No	114	<input type="checkbox"/>	<input type="checkbox"/>
RW1	RW1 12W	No	No	12	Mfr. Spec	5	No	60	<input type="checkbox"/>	<input type="checkbox"/>
WS1	Existing Pendant	No	No	51	Mfr. Spec	2	No	102	<input type="checkbox"/>	<input type="checkbox"/>
WD1	WD1 50W	No	No	60	Mfr. Spec	6	No	360	<input type="checkbox"/>	<input type="checkbox"/>
WD2	WD2 30W	No	No	30	Mfr. Spec	10	No	300	<input type="checkbox"/>	<input type="checkbox"/>
Total Design Watts: CONDITIONED SPACES								4,600.9		

¹FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)(4) is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
²Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per §130.0(c). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS
This section does not apply to this project.

Registration Number: Registration Date/Time: Registration Provider: Energysoft
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Principal: SIMON PERKOWITZ
Project Designer: STAN BRADEN

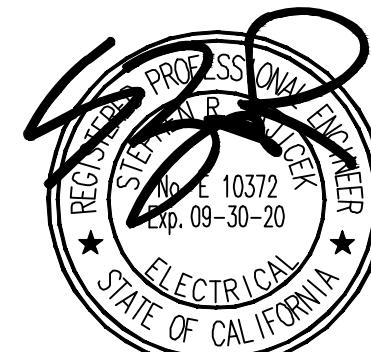


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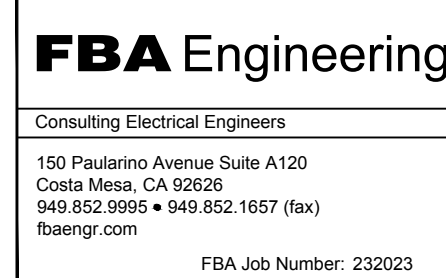
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Sheet Issue & Revision Log

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2019-03-01	INITIAL SUBMITTAL
04/03/20	RFI #1
04/14/20	HO RESUBMITTAL
4/17/20	2ND PC SUBMITTAL

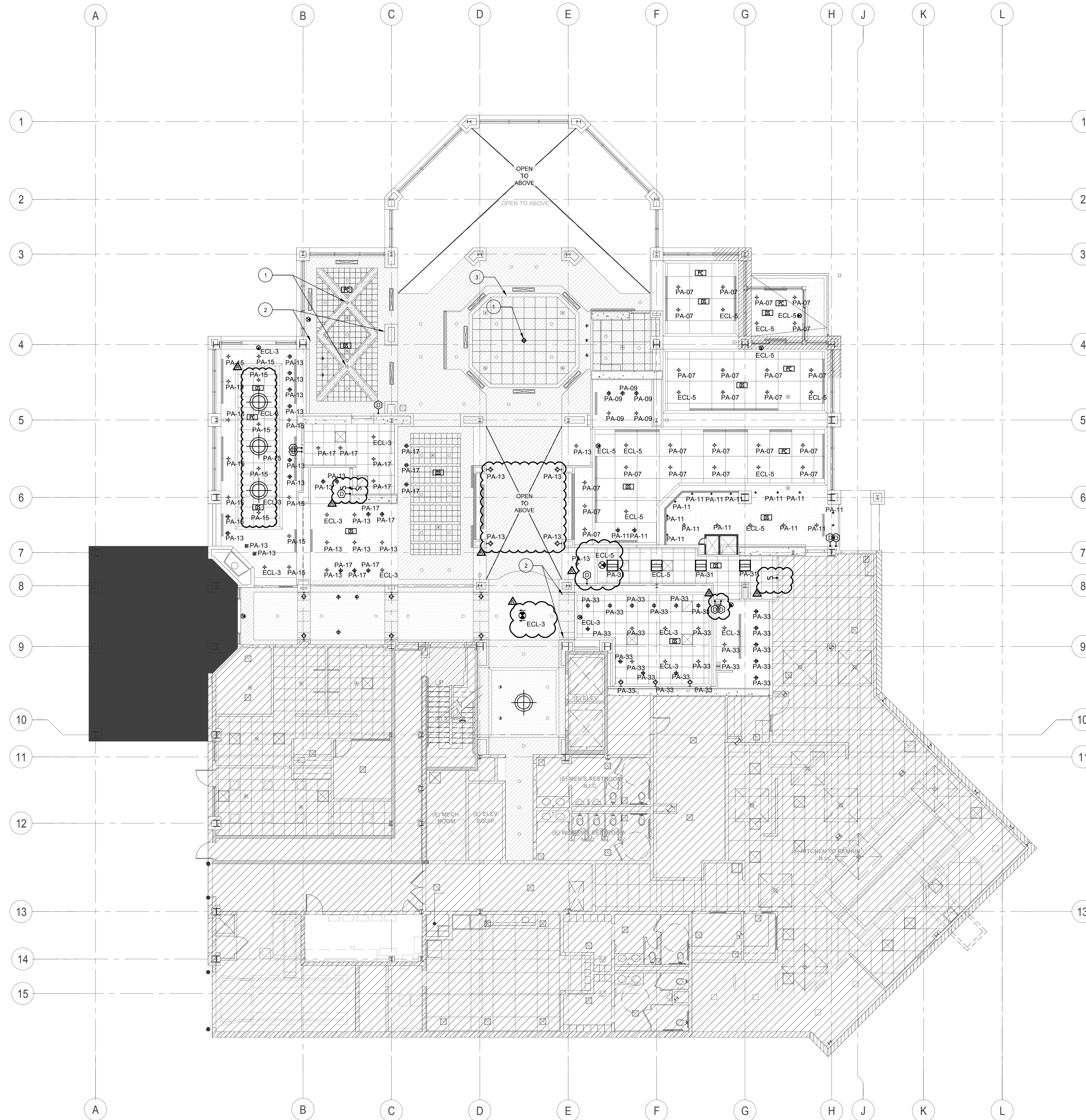
If it is the client's responsibility prior to or during construction to verify the accuracy in writing of any provided errors or omissions, in the plans and specifications of which a contractor thoroughly investigated with the building codes and methods of construction should reasonably be aware. Written instructions addressing such provided errors or omissions shall be received from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



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TITLE 24

E2-04



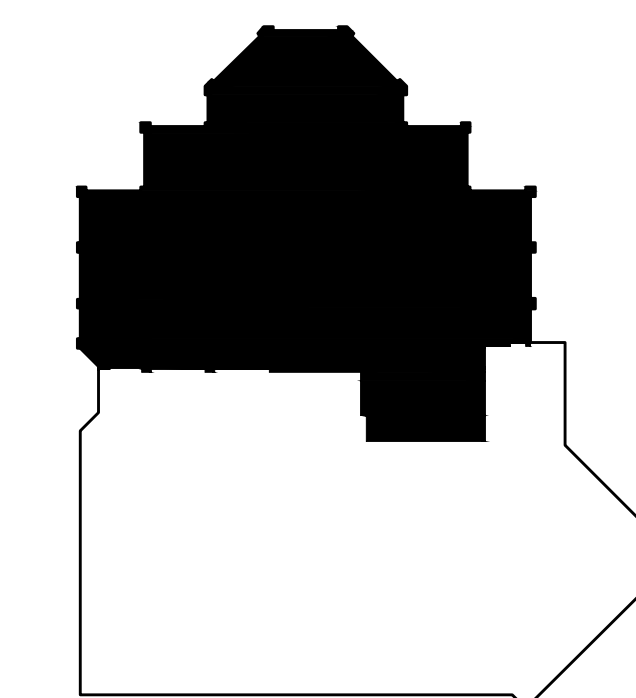
GENERAL NOTES:

1. FOR RETROFIT FIXTURES, CONNECT RETROFIT FIXTURES TO EXISTING CIRCUIT.
2. FOR NEW FIXTURES, CONNECT NEW LIGHTS TO CIRCUITS AS THEY ARE CALLED OUT.
3. REFER TO SHEET LD2-12 FOR FIXTURE TYPE CALL OUT.

KEYNOTES:

- 1 EXISTING PENDANTS TO REMAIN.
- 2 EXISTING SCUNCES TO BE REMOVED.
- 3 EXISTING COVE LIGHTS TO REMAIN.

KEY PLAN



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Developer

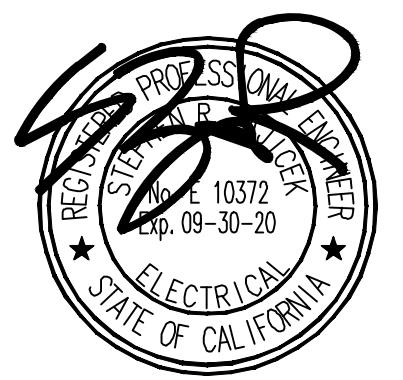


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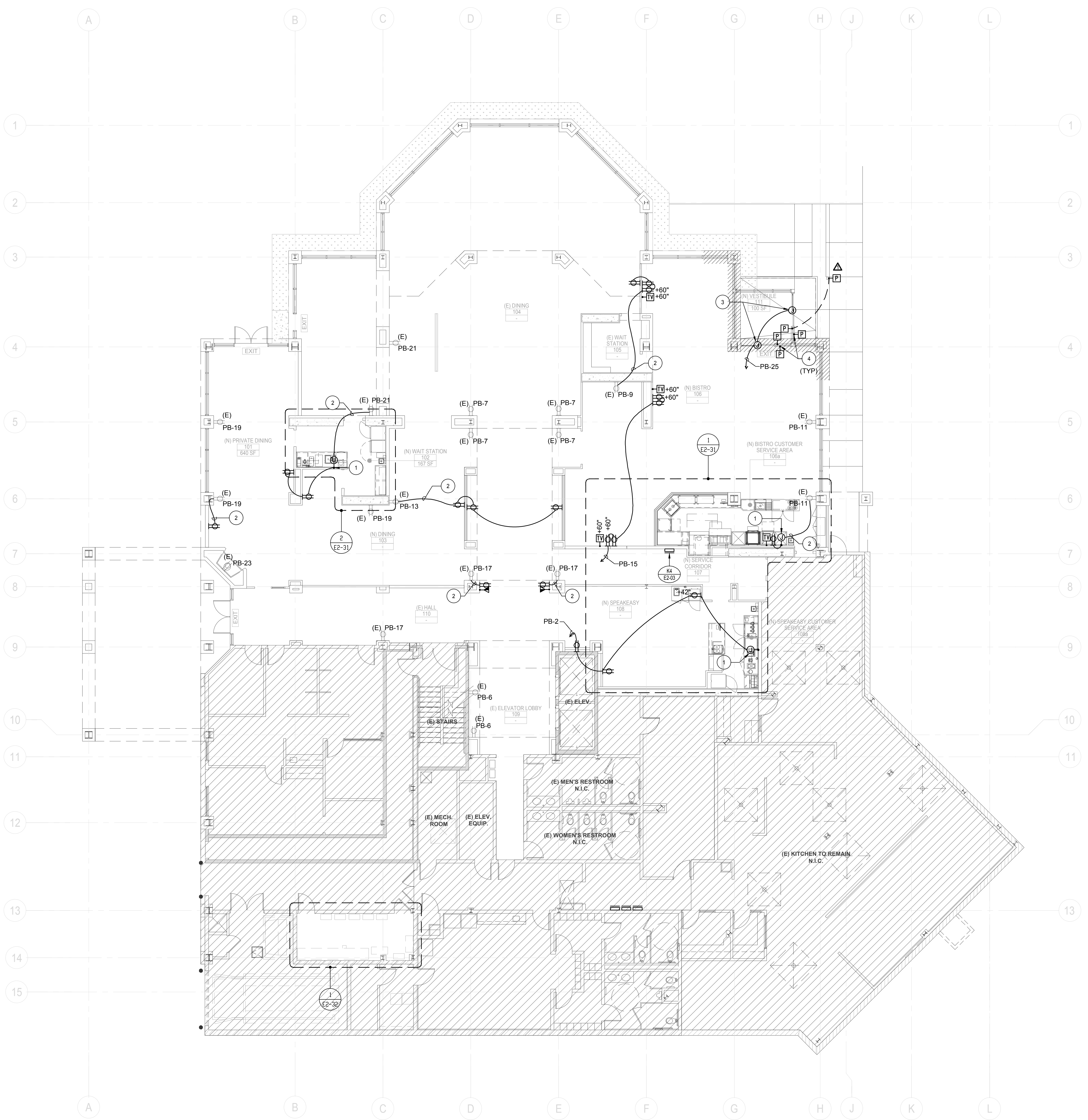
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**LOWER LEVEL
 LIGHTING PLAN**

FBA Engineering / Plot Date: 4/17/2020 11:29 AM / Plotted by: Christopher L. Pham / Drawing Location: I:\2020\02\E2-20_23\0203.dwg



- ### KEY NOTES
- 1 ELECTRICAL CONNECTION FOR TRAP PRIMER. SEE PLUMBING DRAWINGS FOR EXACT LOCATION.
 - 2 INTERCEPT AND EXTEND CIRCUIT TO NEW ELECTRICAL CONNECTIONS.
 - 3 AUTOMATIC SLIDING DOOR SYSTEM, SEE DETAIL 1/E2-41.
 - 4 CONNECT TO AUTOMATIC SLIDING DOOR OPERATOR. COORDINATE ALL REQUIREMENTS WITH SLIDING DOOR INSTALLER. PROVIDE ALL CONDUIT, BOXES, AND WIRING AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.

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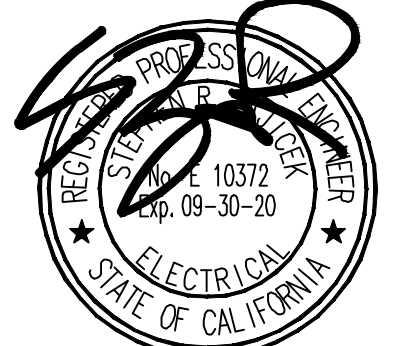
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 Project Designer: STAN BRADEN

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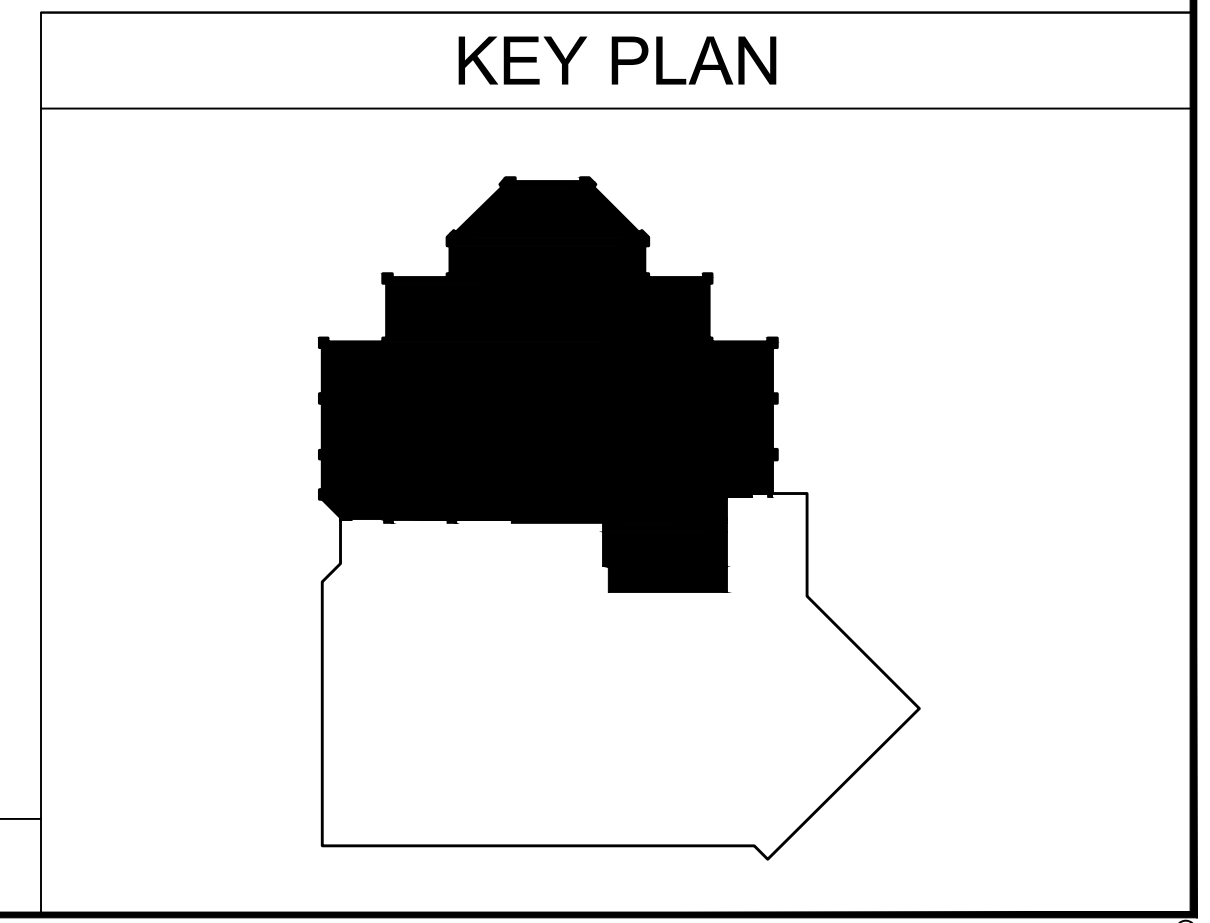
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**LOWER LEVEL
 POWER PLANS**

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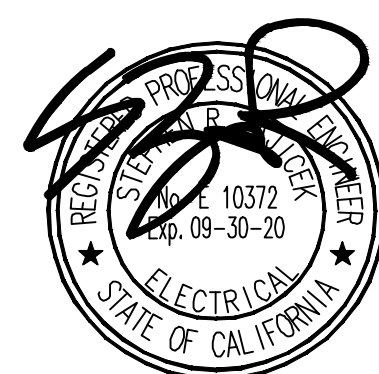


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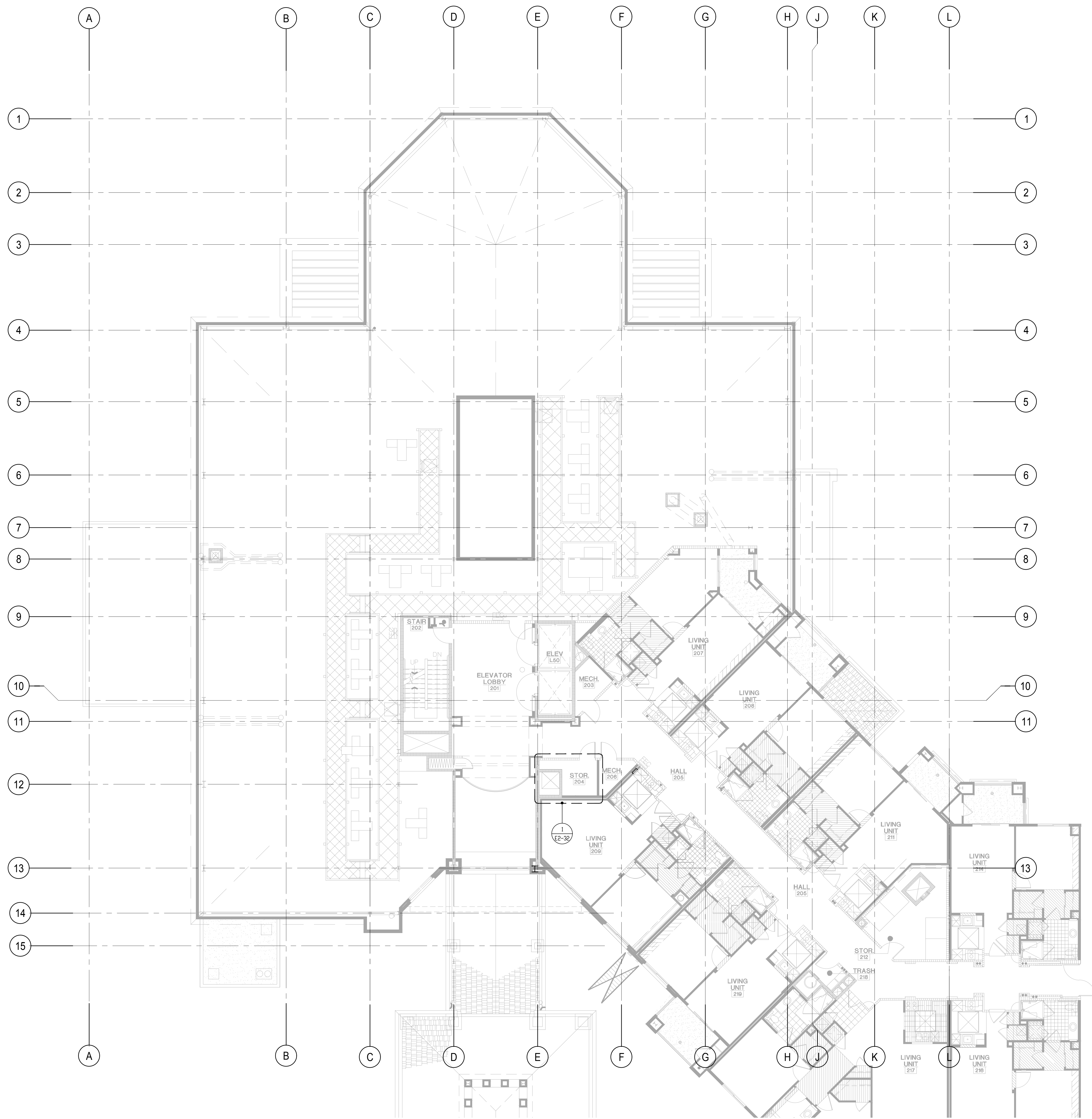
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**SECOND FLOOR
 POWER PLANS**





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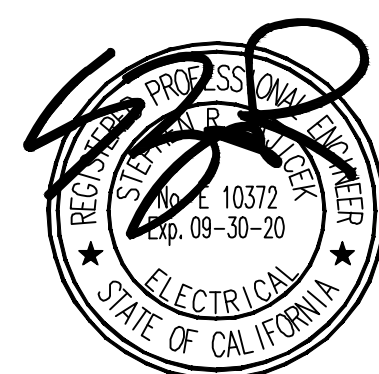
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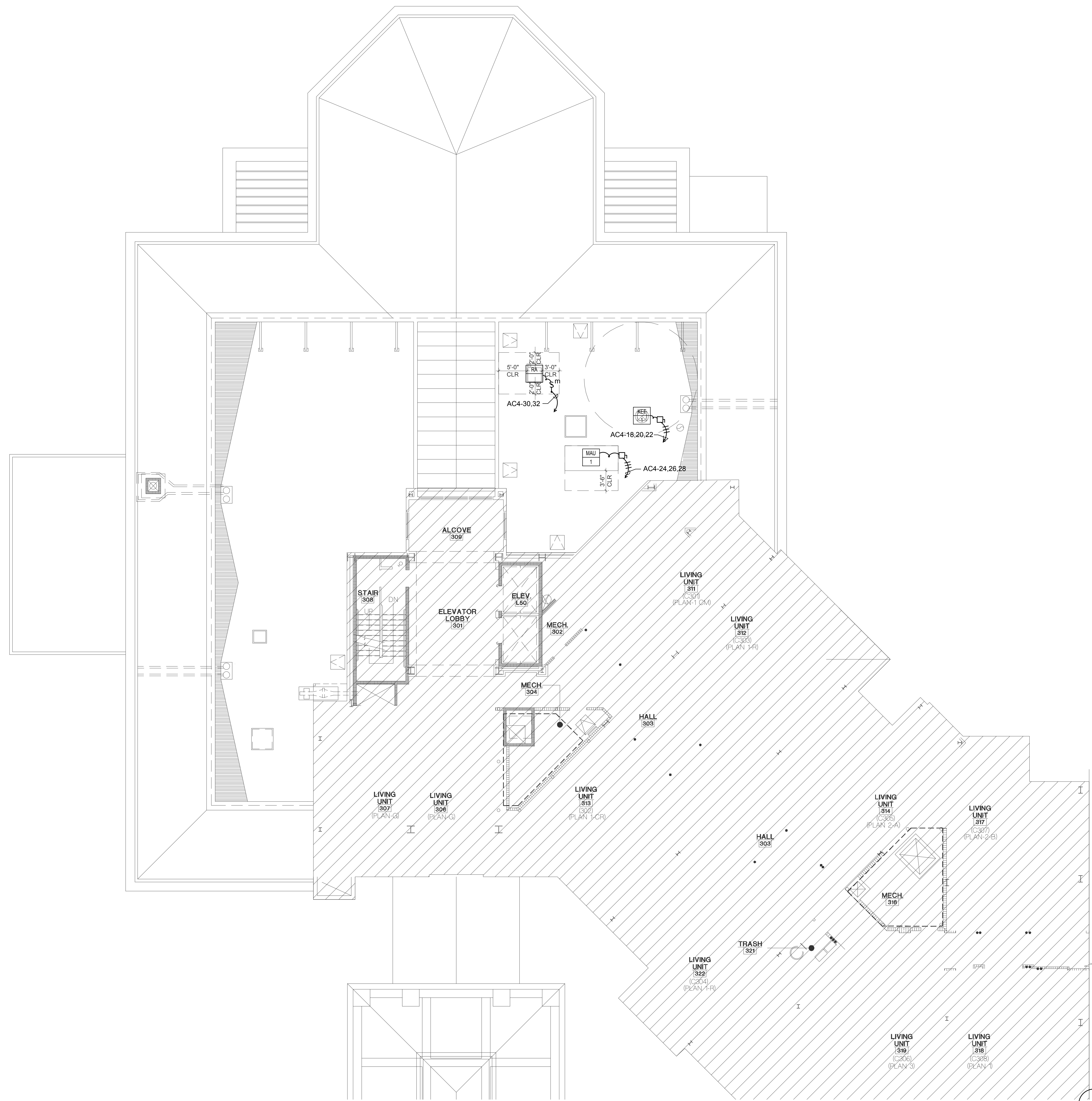
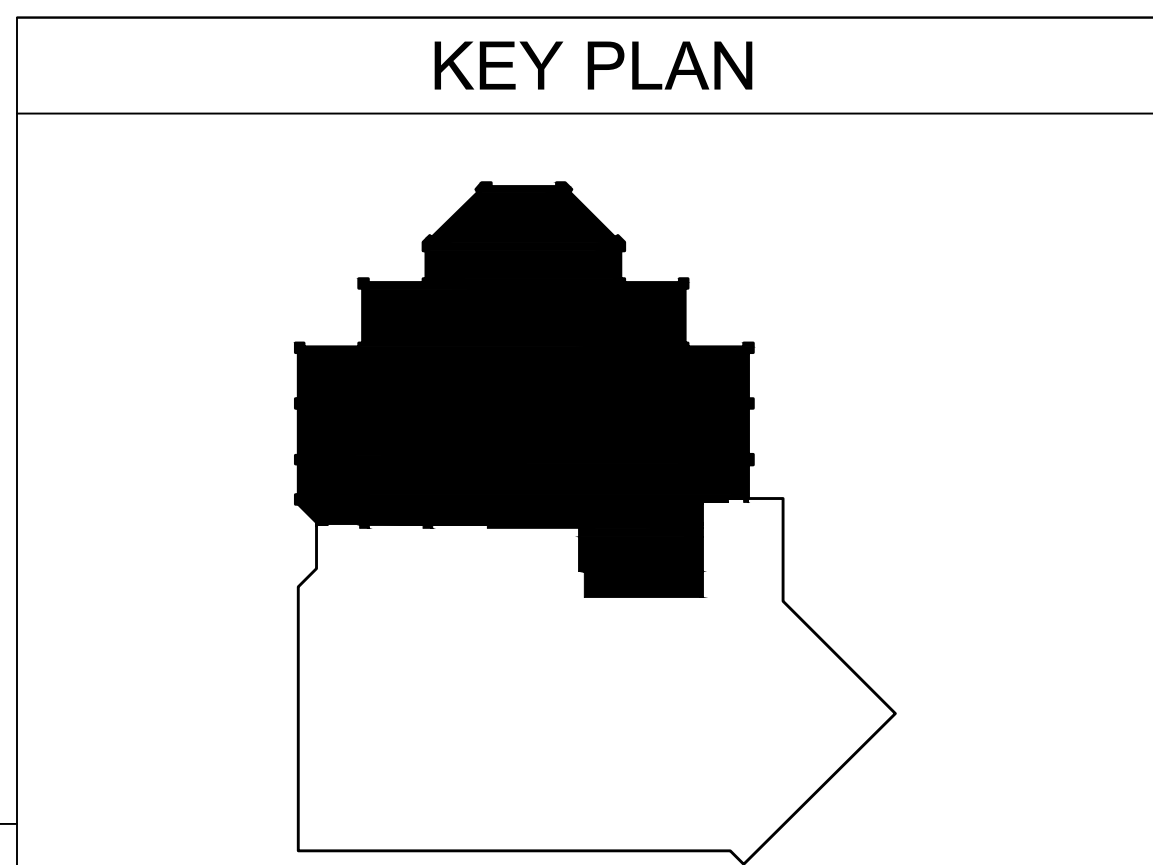
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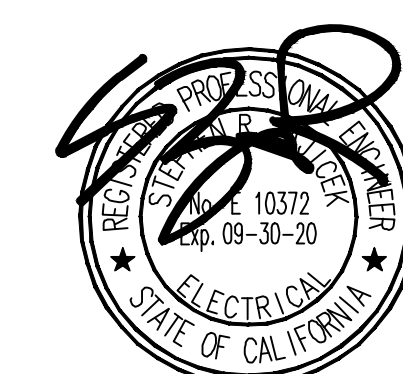
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ROOF POWER PLANS



ROOF ELECTRICAL PLAN SCALE: 1/8"=1'-0" 1



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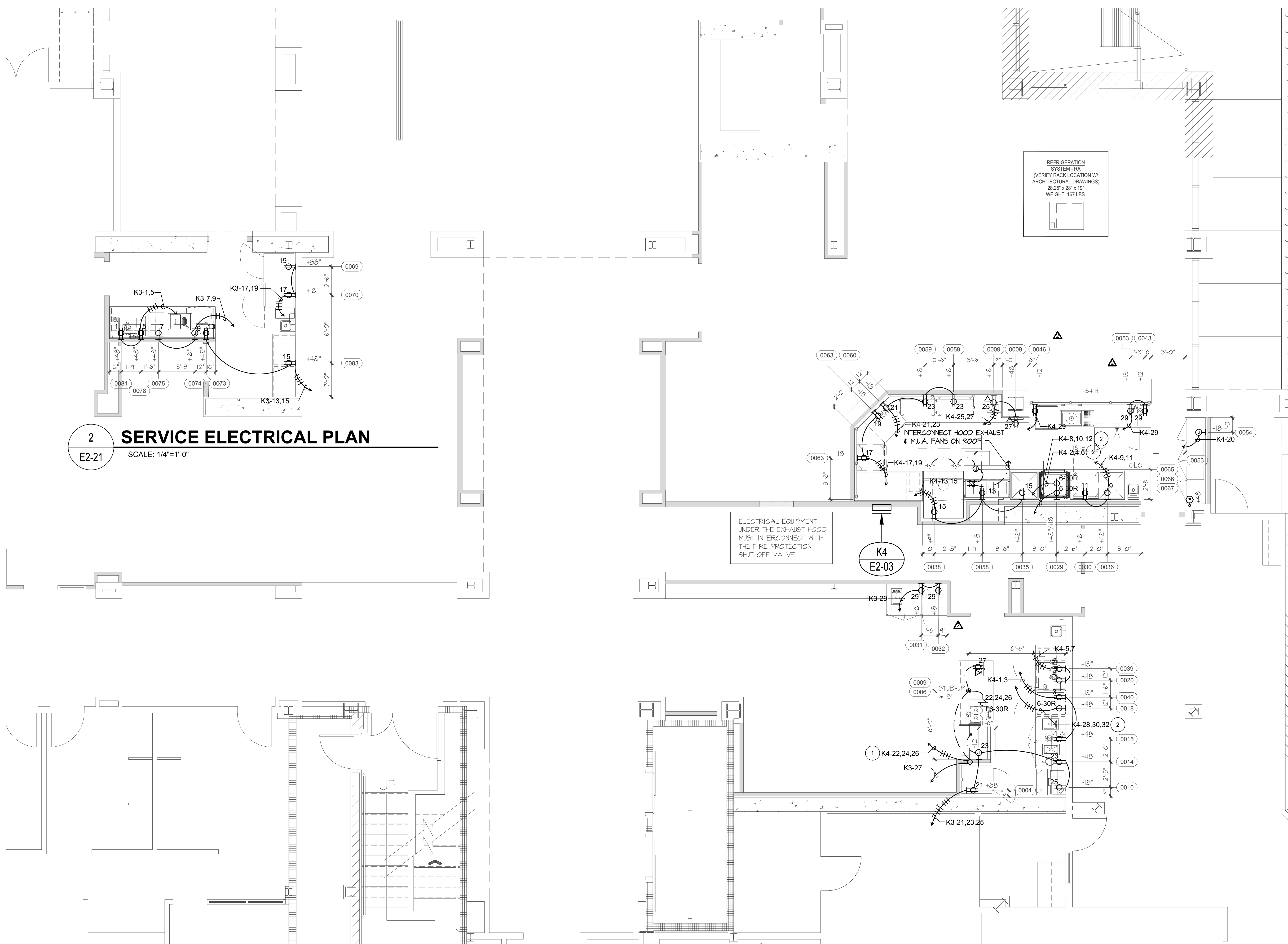
KITCHEN ELECTRICAL PLAN

ELECTRICAL NOTES

- ALL ELECTRICAL OUTLETS AND CONNECTIONS SHOWN ON THIS PLAN ARE FOR FIXTURES AND EQUIPMENT SHOWN ON ROBERTGLARK EQUIPMENT PLAN ONLY. FOR ADDITIONAL BUILDING ELECTRICAL REQUIREMENTS, SEE ARCHITECT, GENERAL CONTRACTOR, OR OWNER.
- ALL DIMENSIONS ARE GIVEN FROM FINISHED WALL AND/OR CENTER LINE OF COLUMN TO CENTER LINE OF OUTLET OR FROM CENTER LINE OF OUTLET TO CENTER LINE OF OUTLET, UNLESS OTHERWISE NOTED. ALL OUTLETS NOTED "+2' ±24" ETC. TO STUB OUT OF WALL AT HEIGHT GIVEN. HEIGHT OF OUTLET IS GIVEN FROM FINISHED FLOOR (NOT TOP OF FINISHED CURB) TO CENTER LINE OF OUTLET. OUTLETS NOTED "STUB UP" OR "STUB OUT" OF FINISHED FLOOR AT LOCATION SHOWN ARE TO STUB UP A MAXIMUM OF 4" ABOVE FINISHED FLOOR OR TOP OF CURB UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS AT JOB SITE.
- ELECTRICAL CONTRACTOR TO PROVIDE CAPS AND CORDS FOR ALL ITEMS WHERE THEY ARE NOT STANDARD WITH MANUFACTURER AND SHORTEN ANY CORDS IF REQUESTED, I.E., FRYERS, TOASTER, ETC.
- ELECTRICAL CONTRACTOR TO CONNECT ALL ELECTRICAL EQUIPMENT AND FIXTURES AND DO ANY INTERNAL WIRING IN FIXTURES.
- FIXTURE FABRICATOR WILL CUT ACCESS HOLES TO CONVENIENCE RECEPTACLES IN BACK SPLASHES, ETC., BUT ELECTRICAL CONTRACTOR TO PROVIDE EXTENSION SHIELD, IF REQUIRED.
- ELECTRICAL CONTRACTOR TO PROVIDE POWER AT COMPRESSOR AREAS FOR COMPRESSORS AS LISTED ON ELECTRICAL ROUGH IN AND/OR REFRIGERATION P.V.C. PLAN. WHERE AUTOMATIC DEFROST SYSTEMS ARE USED FOR FREEZERS, PROVIDE 4 WIRE COLOR-CODED SERVICE FROM COMPRESSOR TO COIL. FOR EXACT LOCATION OF COMPRESSOR RACK, VERIFY WITH ARCHITECT OR OWNER.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL REFRIGERATION CONDUIT LINES FROM COMPRESSOR AREA TO PULLBOXES OR STUB UPS AS INDICATED ON ELECTRICAL ROUGH IN AND/OR REFRIGERATION P.V.C. PLAN. CONDUIT TO BE ROUND TRANSITE OR P.V.C. DIAMETER AS INDICATED, WITH MINIMUM BENDING RADIUS 24" AND NO FACTORY 'L'S' PERMITTED.
- ELECTRICAL CONTRACTOR TO CONNECT ALL COMPRESSORS COMPLETE WITH DISCONNECT SWITCHES AND MAGNETIC STARTERS AS PER LOCAL CODES.
- ELECTRICAL CONTRACTOR TO CONNECT VAPOR PROOF LIGHTS AND INSTALL SWITCHES FOR EXHAUST CANOPY.
- ELECTRICAL CONTRACTOR TO CONNECT VAPOR PROOF LIGHTS, DOOR HEATER AND DRAIN HEATER IN WALK-IN COOLER/FREEZER.
- THE SYMBOLS ON THE ELECTRICAL PLAN ARE TO INDICATE LOCATION AND TYPE OF CONNECTION ONLY. ELECTRICAL CONTRACTOR TO PROVIDE CIRCUITS AND CONDUIT RUNS REQUIRED.
- ROBERTGLARK PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF INDICATING THE LOCATION OF OUTLETS, TYPES OF CONNECTION FOR EQUIPMENT AND ELECTRICAL LOAD. SUBCONTRACTORS MUST COMPLY WITH ALL CODES RELATED TO THE INSTALLATION, WIRING AND HOOKUP OF EQUIPMENT.
- ELECTRICAL CONTRACTOR TO PROVIDE POWER ON ROOF AND CONNECT EXHAUST FANS AND MAKE UP AIR FANS.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL GENERAL PURPOSE LIGHTING AND SPECIALTY LIGHTING. HE SHALL ALSO PROVIDE POWER FOR DECORATIVE FIXTURES BY OTHERS, AS PER ELECTRICAL ROUGH IN AND REFLECTED CEILING PLANS.
- ELECTRICIAN TO MAKE ALL FINAL CONNECTIONS.
- ELECTRICIAN TO SUPPLY ALL LAMPS, WIRING, SWITCHES AND DISCONNECTS AS PER LOCAL CODES.
- ELECTRICIAN TO MAKE ALL CONNECTIONS BETWEEN FIXTURE MOUNTED COMPONENTS AND REMOTE SWITCHES.
- ELECTRICIAN TO SUPPLY AND INSTALL ALL FIXTURE MOUNTED BOXES FROM STUB AS NOTED.
- ALL COVER PLATES IN KITCHEN AND SERVICE AREAS TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED.
- ALL DUPLEX AND SINGLE CONVENIENCE RECEPTACLES IN KITCHEN AND SERVICE AREAS ABOVE 36" TO BE MOUNTED HORIZONTALLY AND GROUNDED UNLESS OTHERWISE NOTED.
- ELECTRICIAN TO SUPPLY AND INSTALL PLUG MOLD WHERE INDICATED BY JOB SITE SUPERVISOR OR ROBERTGLARK PLANS.
- ELECTRICIAN TO HANG OR INSTALL DECORATIVE LIGHTING SUPPLIED BY OTHERS AND SUPPLY LIGHT BULBS AS REQUIRED.

FOOD SERVICE GENERAL NOTES

- REFER TO KITCHEN EQUIPMENT CONSULTANT DRAWINGS FOR ADDITIONAL ELECTRICAL WORK NOT SHOWN ON POWER PLAN, BUT INCLUDED IN THE ELECTRICAL CONTRACT SUCH AS:
 - CONDUIT, WIRE, JUNCTION BOXES AND RECEPTACLES LOCATED IN SERVICE AND COOLING AREA COUNTERS, CONNECTION TO K.E.C. FURNISHED LIGHTS, SWITCHES, BALLASTS, JUNCTION BOXES, ETC. AS REFERENCED ON K.E.C. DRAWINGS.
 - CORDS, CAPS AND RECEPTACLES FOR MISCELLANEOUS KITCHEN EQUIPMENT; SEE K.E.C. ELECTRICAL ROUGH-IN SCHEDULE.
 - REFRIGERATED BASE WIRING. REFER TO K.E.C. DRAWINGS FOR EXTENT OF WORK AND ELECTRICAL ROUGH-IN SCHEDULE TO DETERMINE WHERE REFRIGERATED BASES OCCUR.
 - READ ALL NOTES RELATED TO ELECTRICAL.
- REFER TO K.E.C. DRAWINGS AND PROVIDE PVC CONDUITS, PVC SLEEVES AND PULLBOXES FOR REFRIGERATION AND DRINK DISPENSING LINES. ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL DETAILS AND INSTALLATION INSTRUCTIONS.
- DEVICE PLATES IN KITCHEN SHALL BE STAINLESS STEEL. ENGRAVE PLATES WHERE INDICATED. ENGRAVING SHALL BE 1/8" HIGH BACK FILLED AND SHALL BE DONE BY PLATE AS REQUIRED BY K.E.C.
- PROVIDE MISCELLANEOUS 20A, 125V, 3W GROUNDS RECEPTACLES WHERE INDICATED ON K.E.C. DRAWINGS AND 125V, 3W GROUNDS PLUGS WITH 3/16" #12 '50' CORD IN LENGTH AS REQUIRED BY K.E.C.
- PROVIDE RECEPTACLES AND SWITCHES IN OUTLET BOXES FURNISHED IN STAINLESS STEEL, KITCHEN AND BAR COUNTERS.
- REFER TO K.E.C. ELECTRICAL FOR ROUGH-IN LOCATIONS OF ITEMS DENOTED WITH FOOD SERVICE EQUIPMENT ROUGH-IN CALLOUT.
 - VERIFY RECEPTACLE TYPES AND CONNECTION REQUIREMENTS WITH SELECTED KITCHEN EQUIPMENT.
 - PROVIDE CONDUIT SEALS AT ALL CONDUITS ENTERING OR LEAVING REFRIGERATORS AND FREEZERS IN ACCORDANCE TO N.E.C. 300-7.
 - ALL RECEPTACLES IN KITCHEN SHALL BE GFCI TYPE.



2 SERVICE ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

1 BAR / GRAB - & - GO ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

SYMBOL LIST

	SINGLE RECEPTACLE		SWITCH
	DUPLEX RECEPTACLE		TELEPHONE OUTLET
	FOURPLEX RECEPTACLE		DATA OUTLET
	FIXTURE MOUNTED RECEPTACLE		INTERCONNECTING WIRING
	JUNCTION BOX W/ DEVICE RING		ELECTRICAL STUB-UP
	ELECTRICAL PIGTAIL-6'-0"		ELECTRICAL STUB-DOWN
	VAPOR PROOF LIGHT		DOOR HEATER
	THERMOSTAT		FIRE PULL

ELECTRICAL KEY NOTES

- PROVIDE 1" C. - #88, 1#10G
- PROVIDE 1 1/2" C. - #84, 1#10G

WALK-IN COOLER/FREEZER NOTE

NOTE TO ELECTRICIAN: WALK-IN COOLER/FREEZER MAY REQUIRE THE FOLLOWING CONNECTIONS.

COOLER:		FREEZER:	
COIL	120V, AMPS VARIES	COIL	120V, AMPS VARIES
LIGHTS	120V, .75 AMP EA.	LIGHTS	120V, .75 AMP EA.
DIGITAL THERMO	120V, 1.25 AMP	DIGITAL THERMO	120V, 1.25 AMP
		VENT	120V, 1.5 AMP
		DOOR & JAMB HEATERS	120V, 2.6 AMP



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 17911 Von Karman Ave.
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KTGY Project No: 171180

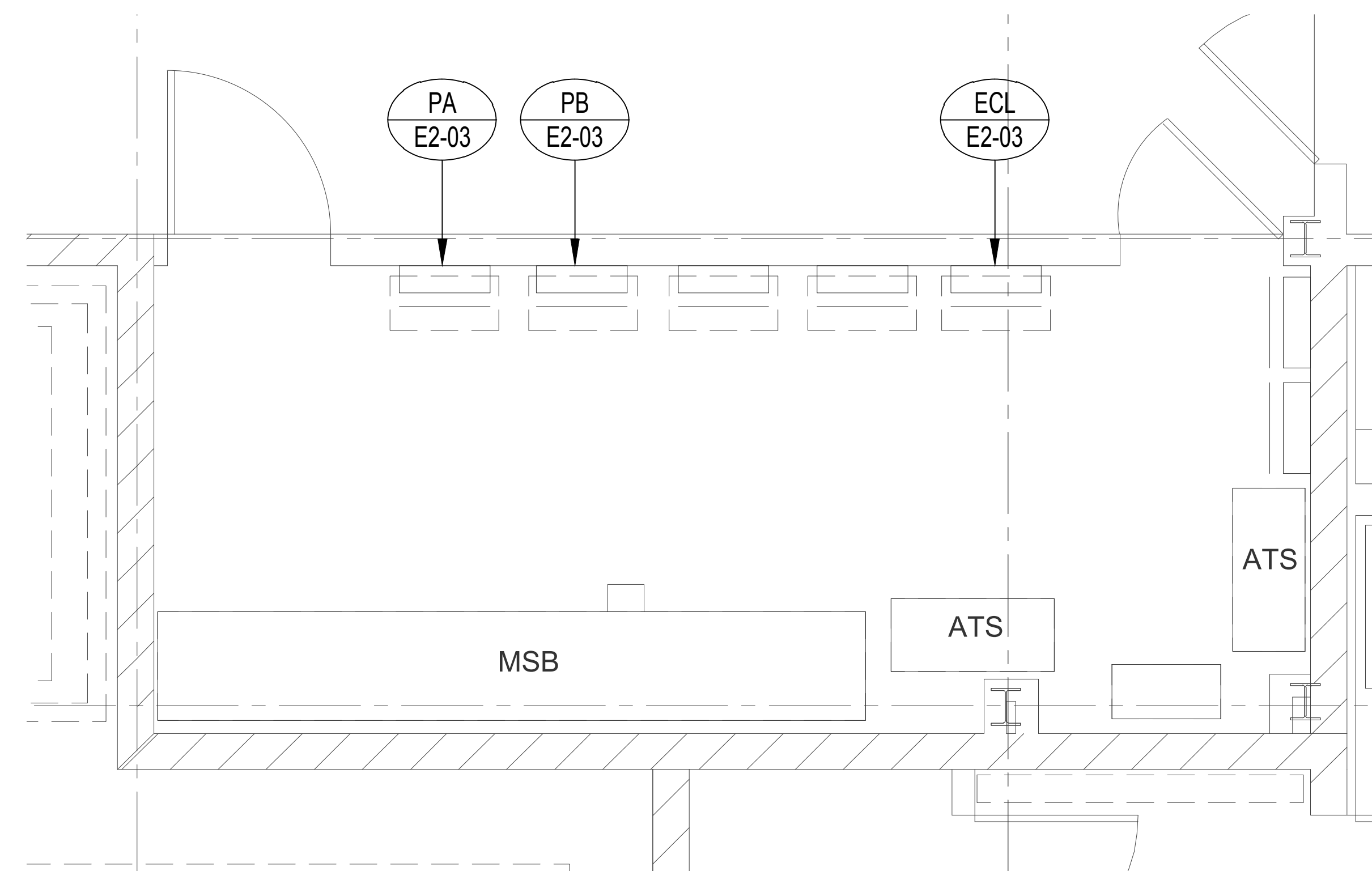
Project Contact: DORINA SZALMA
Email: dszalma@ktgy.com

Principal: SIMON PERKOWITZ
Project Designer: STAN BRADEN

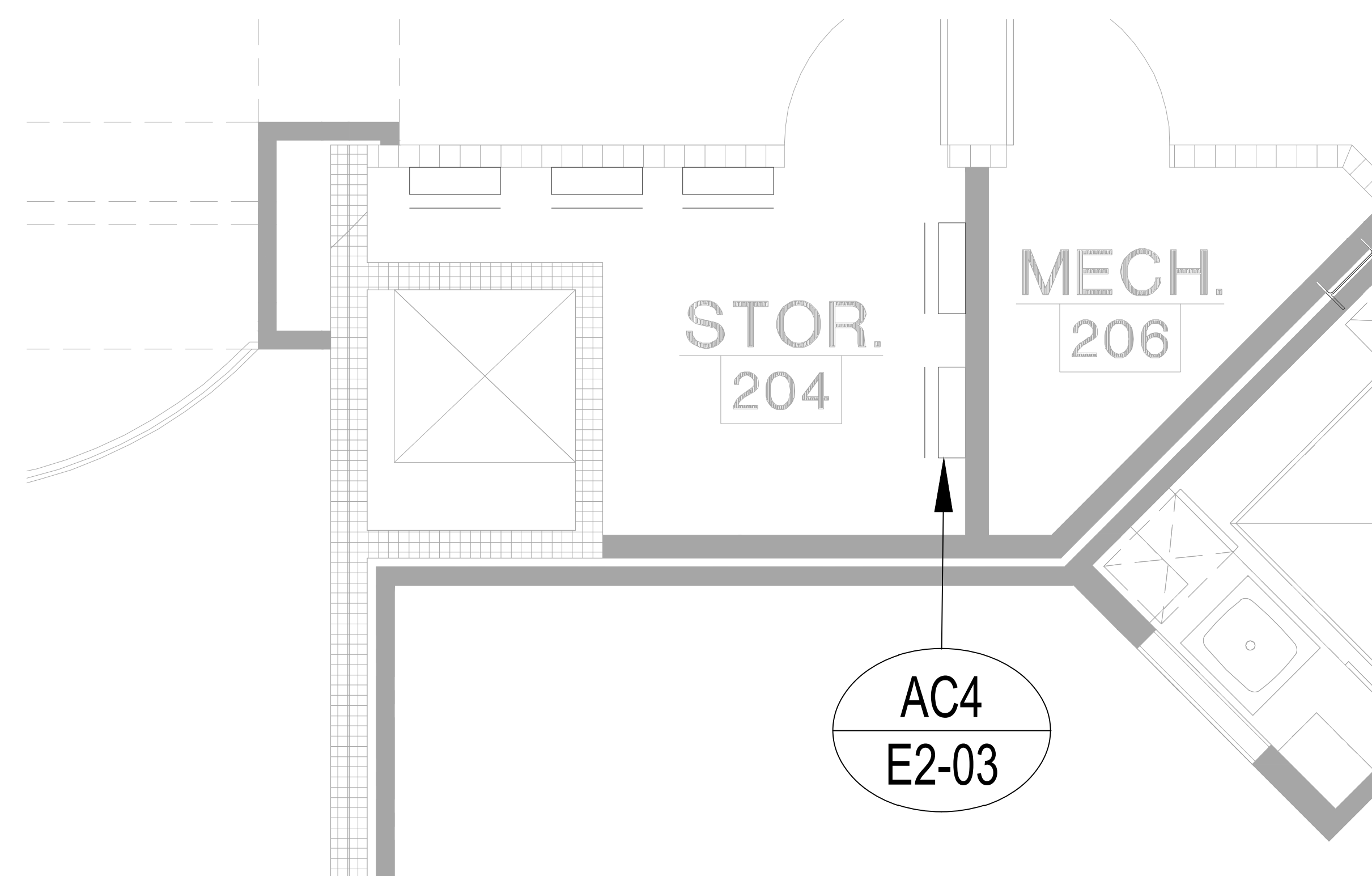
Developer

La Costa Glen
CARLSBAD
 LA COSTA GLEN
 1970 LEVANTE STREET

CARLSBAD, CA 92009
 PHONE NO. 800-852-4384
 FAX NO. ----



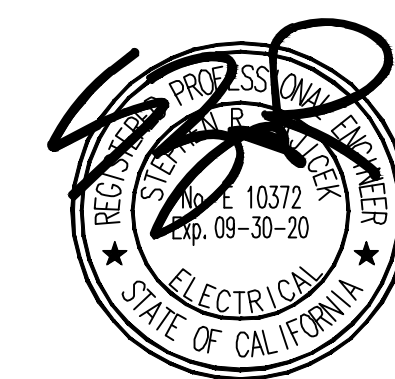
ENLARGED ELECTRICAL ROOM L33 SCALE: 1/2" = 1' 0" 1



ENLARGED STORAGE ROOM 204 SCALE: 1/2" = 1' 0" 2

LAKESIDE COMMONS DINING

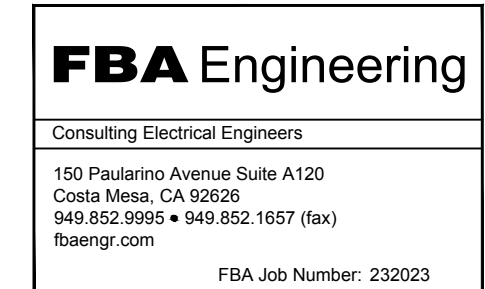
1960 SILVERLEAF CIRCLE
 CARLSBAD, CA 92009



Sheet Issue & Revision Log

NO.	DATE	DESCRIPTION
1	2019-03-01	INITIAL SUBMITTAL
1	04/03/20	RFI #1
2	04/14/20	HD RESUBMITTAL
3	4/17/20	2ND PC SUBMITTAL

If it is the client's responsibility prior to or during construction to verify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor is responsible. Any discrepancies with the building codes and methods of construction should be resolved by the architect. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



ENLARGED ELECTRICAL PLANS

This document contains confidential information, is an instrument of a professional service, and the property of TriMark. It shall not be used on other projects or for the extension of this project without TriMark's written approval.

Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

REVISIONS

DATE	NO.	DESCRIPTION
2-5-2019	1	NEW SUBMITTAL TO ARCH.
5-9-2019	2	NEW DESIGN TO ARCH.
6-11-2019	3	NEW BASE TO ARCH.
6-14-2019	4	60% COORDINATION
9-19-2019	5	NEW DESIGN TO ARCH.
12-17-2019	6	OWNER REVISIONS
04-17-20	7	2ND PC RESUBMITTAL

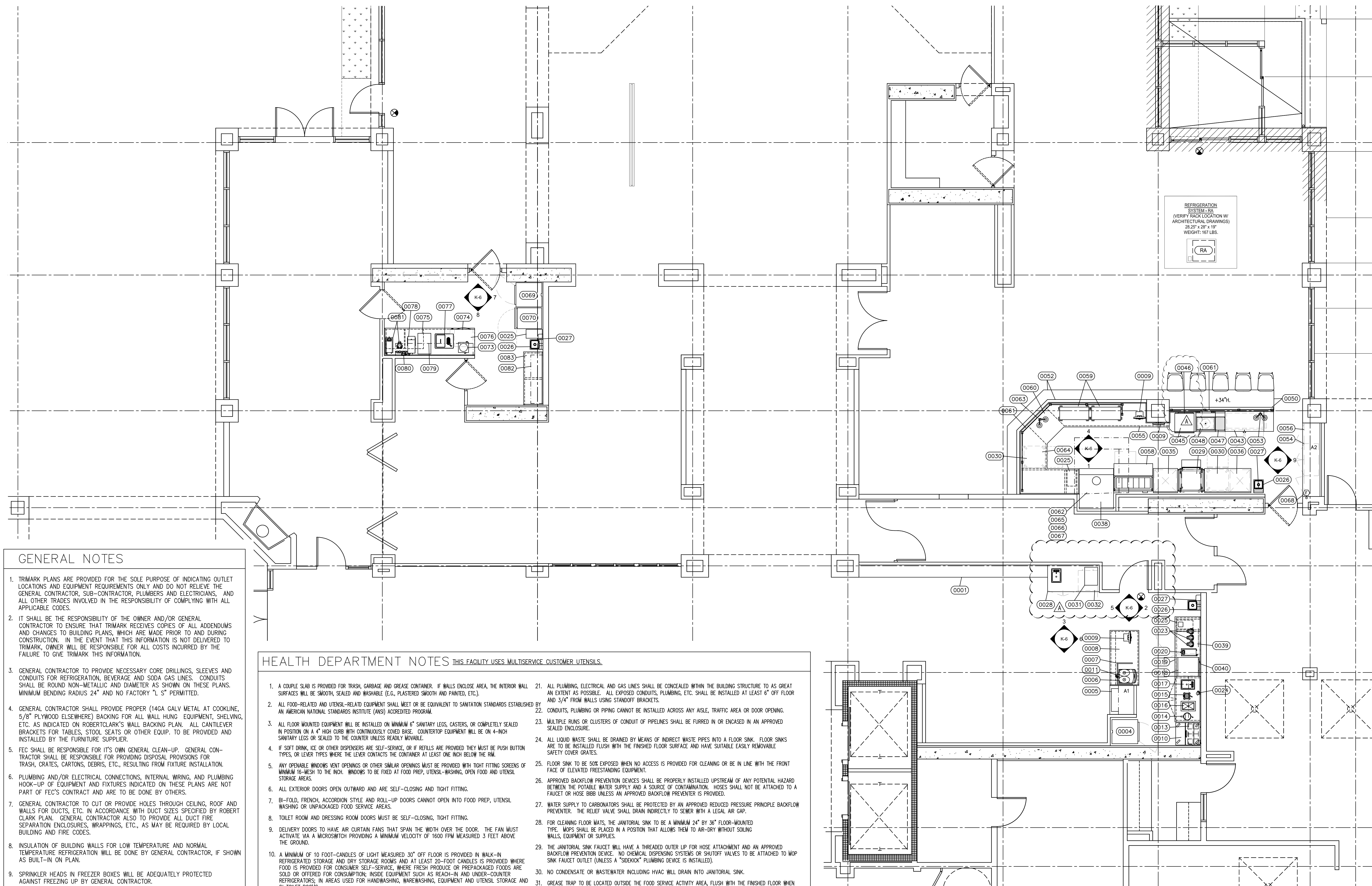
Lakeside Commons Remodel

La Costa Glen
 1940 Levante St.,
 Carlsbad, CA 92009

Dining Area Remodel

PROJECT NUMBER:	58733
DATE:	4-16-18
SCALE:	1/4" = 1'-0"
DRAWN BY:	DML
APPROVED BY:	

SHEET TITLE:	EQUIPMENT FLOOR PLAN
SHEET NUMBER:	K1



GENERAL NOTES

- TRIMARK PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF INDICATING OUTLET LOCATIONS AND EQUIPMENT REQUIREMENTS ONLY AND DO NOT RELIEVE THE GENERAL CONTRACTOR, SUB-CONTRACTOR, PLUMBERS AND ELECTRICIANS, AND ALL OTHER TRADES INVOLVED IN THE RESPONSIBILITY OF COMPLYING WITH ALL APPLICABLE CODES.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR TO ENSURE THAT TRIMARK RECEIVES COPIES OF ALL ADDENDUMS AND CHANGES TO BUILDING PLANS, WHICH ARE MADE PRIOR TO AND DURING CONSTRUCTION. IN THE EVENT THAT THIS INFORMATION IS NOT DELIVERED TO TRIMARK, OWNER WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY THE FAILURE TO GIVE TRIMARK THIS INFORMATION.
- GENERAL CONTRACTOR TO PROVIDE NECESSARY CORE DRILLINGS, SLEEVES AND CONDUITS FOR REFRIGERATION, BEVERAGE AND SODA GAS LINES. CONDUITS SHALL BE ROUND NON-METALLIC AND DIAMETER AS SHOWN ON THESE PLANS. MINIMUM BENDING RADIUS 24" AND NO FACTORY "L" S PERMITTED.
- GENERAL CONTRACTOR SHALL PROVIDE PROPER (14GA GALV METAL AT COOKLINE, 5/8" PLYWOOD ELSEWHERE) BACKING FOR ALL WALL HUNG EQUIPMENT, SHELVING, ETC. AS INDICATED ON ROBERTCLARK'S WALL BACKING PLAN. ALL CANTILEVER BRACKETS FOR TABLES, STOOL SEATS OR OTHER EQUIP. TO BE PROVIDED AND INSTALLED BY THE FURNITURE SUPPLIER.
- FEC SHALL BE RESPONSIBLE FOR ITS OWN GENERAL CLEAN-UP. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DISPOSAL PROVISIONS FOR TRASH, CRATES, CARTONS, DEBRIS, ETC., RESULTING FROM FIXTURE INSTALLATION.
- PLUMBING AND/OR ELECTRICAL CONNECTIONS, INTERNAL WIRING, AND PLUMBING HOOD-UP OF EQUIPMENT AND FIXTURES INDICATED ON THESE PLANS ARE NOT PART OF FEC'S CONTRACT AND ARE TO BE DONE BY OTHERS.
- GENERAL CONTRACTOR TO CUT OR PROVIDE HOLES THROUGH CEILING, ROOF AND WALLS FOR DUCTS, ETC. IN ACCORDANCE WITH DUCT SIZES SPECIFIED BY ROBERT CLARK PLAN. GENERAL CONTRACTOR ALSO TO PROVIDE ALL DUCT FIRE SEPARATION ENCLOSURES, WRAPPINGS, ETC., AS MAY BE REQUIRED BY LOCAL BUILDING AND FIRE CODES.
- INSULATION OF BUILDING WALLS FOR LOW TEMPERATURE AND NORMAL TEMPERATURE REFRIGERATION WILL BE DONE BY GENERAL CONTRACTOR, IF SHOWN AS BUILT-IN ON PLAN.
- SPRINKLER HEADS IN FREEZER BOXES WILL BE ADEQUATELY PROTECTED AGAINST FREEZING UP BY GENERAL CONTRACTOR.
- MAKEUP AIR SHALL BE DELIVERED IN THE PROXIMITY OF THE EXHAUST SYSTEM IN A MANNER NOT TO CREATE UNDUE AIR TURBULENCE IN THE WORK AREA. MAKE-UP AIR SYSTEM SHALL BE CAPABLE OF DELIVERING AIR AT 80 DEGREES OR PER LOCAL CODES.
- UNLESS OTHER PROVISIONS ARE MADE AND/OR INDICATED ON PLAN, GENERAL CONTRACTOR AND/OR A/C CONTRACTOR TO PROVIDE TEMPERED MAKE-UP AIR FOR EXHAUST HOODS IN ACCORDANCE WITH REQUIREMENTS INDICATED BY ROBERTCLARK AND LOCAL CODES. SEE EXHAUST AND AIR MAKE-UP PLAN.
- MAKE-UP AIR: THE MAKE-UP AIR SYSTEM SHALL HAVE A SUFFICIENT CAPACITY TO MAKE UP 100 PERCENT OF THE AIR BEING EXHAUSTED AND SHALL BE BALANCED TO MAKE UP 50 PERCENT OF THAT AIR. MAKE-UP AIR GRILLS SHALL BE DESIGNED FOR MAXIMUM OUTLET VELOCITY OF 400 FPM.
- PROCEDURE FOR THE DESIGN OF ALL COMPRESSOR ROOMS: 1200 CWM'S OF AIR PER HP ARE REQUIRED TO BE BROUGHT INTO THE COMPRESSOR ROOM AND BLOWN DOWN ACROSS THE FACE OF COMPRESSORS WITH PROPER GRILLS IN WALLS TO EXHAUST SAME AMOUNT OF AIR. IF COMPRESSOR ROOM WILL EXCEED 100 DEGREES AT ANY TIME, THE AIR BROUGHT IN MUST BE COOLED.
- WHERE COMPRESSORS ARE INSTALLED OUTSIDE OF BUILDING, PROPER HOUSING OVER UNITS IS TO BE FURNISHED BY THE REFRIGERATION CONTRACTOR WITH THE PROPER GRILLS, IF REQUIRED, TO MAINTAIN SUFFICIENT AIR MOVEMENT ACROSS CONDENSERS. HOUSING AND GRILLS MUST COMPLY WITH LOCAL BUILDING CODES.
- ARCHITECT MUST SPECIFY AND GENERAL CONTRACTOR MUST CONSTRUCT COOKLINE WALLS WITH 100% NON-COMBUSTIBLE MATERIALS.

HEALTH DEPARTMENT NOTES THIS FACILITY USES MULTISERVICE CUSTOMER UTENSILS.

- A CONCRETE SLAB IS PROVIDED FOR TRASH, GARBAGE AND GREASE CONTAINER. IF WALLS ENCLOSE AREA, THE INTERIOR WALL SURFACES WILL BE SMOOTH, SEALED AND WASHABLE (E.G., PLASTERED SMOOTH AND PAINTED, ETC.).
- ALL FOOD-RELATED AND UTENSIL-RELATED EQUIPMENT SHALL MEET OR BE EQUIVALENT TO SANITATION STANDARDS ESTABLISHED BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED PROGRAM.
- ALL FLOOR MOUNTED EQUIPMENT WILL BE INSTALLED ON MINIMUM 6" SANITARY LEGS, CASTERS, OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CURB WITH CONTINUOUSLY COVED BASE. COUNTERTOP EQUIPMENT WILL BE ON 4-INCH SANITARY LEGS OR SEALED TO THE COUNTER UNLESS READILY MOVABLE.
- IF SOFT DRINK, ICE OR OTHER DISPENSERS ARE SELF-SERVICE, OR IF REFILLS ARE PROVIDED THEY MUST BE PUSH BUTTON TYPES, OR LEVER TYPES WHERE THE LEVER CONTACTS THE CONTAINER AT LEAST ONE INCH BELOW THE RIM.
- ANY OPENABLE WINDOWS VENT OPENINGS OR OTHER SIMILAR OPENINGS MUST BE PROVIDED WITH TIGHT FITTING SCREENS OF MINIMUM 16-MESH TO THE INCH. WINDOWS TO BE FIXED AT FOOD PREP, UTENSIL-WASHING, OPEN FOOD AND UTENSIL STORAGE AREAS.
- ALL EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING.
- BI-FOLD, FRENCH, ACCORDION STYLE AND ROLL-UP DOORS CANNOT OPEN INTO FOOD PREP, UTENSIL WASHING OR UNPACKAGED FOOD SERVICE AREAS.
- TOILET ROOM AND DRESSING ROOM DOORS MUST BE SELF-CLOSING, TIGHT FITTING.
- DELIVERY DOORS TO HAVE AIR CURTAIN FANS THAT SPAN THE WIDTH OF THE DOOR. THE FAN MUST ACTIVATE VIA A MICROSWITCH PROVIDING A MINIMUM VELOCITY OF 1600 FPM MEASURED 3 FEET ABOVE THE GROUND.
- A MINIMUM OF 10 FOOT-CANDLES OF LIGHT MEASURED 30" OFF FLOOR IS PROVIDED IN WALK-IN REFRIGERATED STORAGE AND DRY STORAGE ROOMS AND AT LEAST 20-FOOT CANDLES IS PROVIDED WHERE FOOD IS PROVIDED FOR CONSUMER SELF-SERVICE, WHERE FRESH PRODUCE OR PREPACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION; INSIDE EQUIPMENT SUCH AS REACH-IN AND UNDER-COUNTER REFRIGERATORS, IN AREAS USED FOR HANDWASHING, WAREWASHING, EQUIPMENT AND UTENSIL STORAGE AND IN TOILET ROOMS.
- A MINIMUM OF 50 FOOT-CANDLES OF LIGHT MEASURED 30" OFF FLOOR IS PROVIDED WHEN WORKING WITH FOOD OR WORKING WITH UTENSILS OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, OR SAWS WHERE EMPLOYEE SAFETY IS A FACTOR AND IN ALL AREAS DURING PERIODS OF CLEANING.
- SHATTERSHIELDS FOR ALL LIGHTS ABOVE FOOD PREPARATION, WORK AND STORAGE AREAS WILL BE PROVIDED.
- ALL WAREWASHING SINKS TO HAVE 3-COMPARTMENTS THAT ARE A MINIMUM SIZE OF AT LEAST 18"x18"x12" DEEP (OR 16"x20"x12" DEEP) WITH A MINIMUM 18" DRANBOARD AT EACH END. IF AGAINST A WALL, IT MUST HAVE AN 6" INTEGRAL BACKSLASH. HOWEVER, IT MUST BE CAPABLE OF ACCOMMODATING THE LARGEST UTENSIL TO BE WASHED. A WAREWASHING MACHINE DOES NOT SUBSTITUTE FOR THE SINK REQUIREMENT.
- SINKS TO HAVE SPOUT(S) CAPABLE OF REACHING EACH COMPARTMENT.
- FOOD PREP SINK COMPARTMENT(S) TO BE AT LEAST 18"x18"x12" DEEP (OR 16"x20"x12" DEEP) WITH A MINIMUM 18" DRANBOARD. SEPARATE FOOD PREP SINKS TO BE PROVIDED FOR MEATS AND PRODUCE.
- THE 3 OR 4 COMPARTMENT BAR SINK TO BE AT LEAST 12"x12"x10" DEEP (OR 10"x14"x10" DEEP) WITH A MINIMUM 18" DRANBOARD AT EACH END.
- A SEPARATE WET WASTE DUMP FIXTURE SHALL BE PROVIDED FOR DISPOSAL OF DRINK OR WASTE ICE OR COFFEE WASTE.
- EACH HANDWASHING SINK MUST HAVE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSERS.
- THE HOT WATER HEATER WILL BE A COMMERCIAL TYPE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER AT A TEMPERATURE OF 120 F TO ALL SINKS. IN SIZING THE WATER HEATER, THE PEAK HOURLY DEMAND FOR ALL SINKS, ETC., ARE ADDED TOGETHER TO DETERMINE THE MINIMUM REQUIRED RECOVERY RATE.
- ALL LAVATORIES OR HAND SINKS WILL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WATER TEMPERED TO 100 F; SELF-CLOSING OR METERED FAUCET TO PROVIDE AT LEAST 15 SECONDS OF WATER WITHOUT REACTIVATION.
- ALL PLUMBING, ELECTRICAL AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AN EXTENT AS POSSIBLE. ALL EXPOSED CONDUITS, PLUMBING, ETC. SHALL BE INSTALLED AT LEAST 6" OFF FLOOR AND 3/4" FROM WALLS USING STANDOFF BRACKETS.
- CONDUITS, PLUMBING OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE, TRAFFIC AREA OR DOOR OPENING.
- MULTIPLE RUNS OR CLUSTERS OF CONDUIT OF PIPELINES SHALL BE FURRED IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE.
- ALL LIQUID WASTE SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK. FLOOR SINKS ARE TO BE INSTALLED FLUSH WITH THE FINISHED FLOOR SURFACE AND HAVE SUITABLE EASILY REMOVABLE SAFETY COVER GRATES.
- FLOOR SINK TO BE SOLE EXPOSED WHEN NO ACCESS IS PROVIDED FOR CLEANING OR BE IN LINE WITH THE FRONT FACE OF ELEVATED FREESTANDING EQUIPMENT.
- APPROVED BACKFLOW PREVENTION DEVICES SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIBB UNLESS AN APPROVED BACKFLOW PREVENTER IS PROVIDED.
- WATER SUPPLY TO CARBONATORS SHALL BE PROTECTED BY AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER. THE RELIEF VALVE SHALL DRAIN INDIRECTLY TO SEWER WITH A LEGAL AIR GAP.
- FOR CLEANING FLOOR MATS, THE JANITORIAL SINK TO BE A MINIMUM 24" BY 36" FLOOR-MOUNTED TYPE. MOPS SHALL BE PLACED IN A POSITION THAT ALLOWS THEM TO AIR-DRY WITHOUT SOILING WALLS, EQUIPMENT OR SUPPLIES.
- THE JANITORIAL SINK FAUCET WILL HAVE A THREADED OUTER LIP FOR HOSE ATTACHMENT AND AN APPROVED BACKFLOW PREVENTION DEVICE. NO CHEMICAL DISPENSING SYSTEMS OR SHUTOFF VALVES TO BE ATTACHED TO MOP SINK FAUCET OUTLET UNLESS A "SIDEKICK" PLUMBING DEVICE IS INSTALLED.
- NO CONDENSATE OR WASTEWATER INCLUDING HVAC WILL DRAIN INTO JANITORIAL SINK.
- GREASE TRAP TO BE LOCATED OUTSIDE THE FOOD SERVICE ACTIVITY AREA, FLUSH WITH THE FINISHED FLOOR WHEN INDOORS. LOCAL WASTEWATER DISTRICT OR BUILDING DEPARTMENT TO BE CONTACTED FOR GREASE REMOVAL REQUIREMENTS.
- FLOOR DRAINS SHALL BE INSTALLED IN FLOORS THAT ARE WATER-FLUSHED FOR CLEANING AND IN AREAS WHERE PRESSURE SPRAY METHODS FOR CLEANING EQUIPMENT ARE USED, IN RESTROOMS, JANITORIAL ROOMS, SCULLERIES AND AT BAYS WITH WAREWASHING. FLOOR SURFACES IN AREAS PURSUANT TO THIS SHALL BE SLOPED 1:50 TO THE FLOOR DRAINS.
- ADEQUATE VENTILATION IS TO BE PROVIDED TO ALL TOILET ROOMS, JANITOR CLOSETS WITH MOP SINKS AND INDOOR TRASH ROOMS AND IN DRESSING/CHANGE ROOM(S).
- THE FLOOR FINISH WILL HAVE A SMOOTH SURFACE UNDER ALL EQUIPMENT AND WALKWAYS WILL HAVE A LIGHT TEXTURE ONLY.
- THE PAINT USED ON WALLS AND CEILINGS OF ALL KITCHEN, FOOD PREPARATION, WORK AND STORAGE AREAS WILL BE A GLOSS OR SEMI-GLOSS ENAMEL. FINISH MATERIAL SHALL BE A LIGHT COLOR IN FOOD PREP AREAS FOR EASY CLEANING.
- PRIOR TO INSTALLATION, SAMPLES OF FINISHES TO BE SUBMITTED TO ENVIRONMENTAL HEALTH FOR APPROVAL AS NEEDED.
- COLD STORAGE ROOMS SHALL BE PROVIDED WITH A SECTION OF SHELVING INSTALLED TO HOLD SHALLOW COOL DOWN PANS, NOT TO EXCEED 4" IN HEIGHT. SPACE BETWEEN SHELVING TO BE AT LEAST 8" HIGH.
- BACKUP DRY STORAGE SHELVING SHALL BE A MINIMUM OF 96 LINEAR FEET (MEASURED WITH TIERS) OR 25% OF KITCHEN, FOOD PREP AND WORK AREAS, WHICHEVER IS GREATER. SHELVING SHALL BE AT LEAST 18 INCHES DEEP AND START A MINIMUM SIX INCHES OFF THE FLOOR SURFACE.
- SHELVING OVER WET AREAS (SINKS, MOP SINKS ETC.) AND FOOD PREP SURFACES WILL BE METAL.
- ALL SEAMS, GAPS, OPENINGS TO BE PROPERLY SEALED.

PLAN NOTE

MEASUREMENTS ON THIS PLAN HAVE BEEN SECURED BY TRIMARK FROM AVAILABLE INFORMATION, BUT TRIMARK ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH MEASUREMENTS. ALL FABRICATORS, CONTRACTORS, AND OTHERS UTILIZING THESE PLANS IN CONNECTION WITH THIS JOB ARE RESPONSIBLE FOR, AND MUST VERIFY, THE ACTUAL MEASUREMENTS WITH WHICH THEY ARE CONCERNED ON THE JOB. INDICATED PLUMBING AND ELECTRICAL INFORMATION AND OUTLETS ARE FOR THE SOLE PURPOSE OF INDICATING THE REQUIREMENTS OF FIXTURES AND EQUIPMENT, AND TRIMARK IS NOT RESPONSIBLE FOR THE ENGINEERING THEREOF OR FOR ANY PLUMBING OR ELECTRICAL FITTINGS WORK AND/OR CONNECTIONS, UNLESS OTHERWISE SPECIFICALLY PROVIDED FOR IN THE PLANS AND SPECIFICATIONS. TRIMARK ASSUMES NO RESPONSIBILITY FOR WORK DONE BY CONTRACTORS, NOR FOR ANY CHANGES MADE NECESSARY BY LOCAL BUILDING CODES, ORDINANCES, STRUCTURAL CONDITIONS, OR BY THE SUBSTITUTION OR CHANGES IN EQUIPMENT SHOWN ON THIS PLAN. CONTRACTORS ARE TO MAKE ALLOWANCES FOR ELBOW, TRAPS, ETC., AND ARE TO MAKE FINAL CONNECTIONS ON THE JOB, SUPPLYING ALL NECESSARY VALVES, TRAPS, STEAM TRAPS, FAUCETS, STARTING SWITCHES FOR MOTORS, ETC., EXCEPT WHERE SPECIFICALLY NOTED IN THE SPECIFICATIONS. THIS PLAN MUST BE VERIFIED AND APPROVED BY OWNER BEFORE DETAILING AND/OR FABRICATION CAN BE STARTED. REFERENCE IS MADE TO THE GENERAL NOTES WHICH ARE A PART OF THESE PLANS, AND ALL FABRICATORS, CONTRACTORS AND OTHER PERSONS UTILIZING THESE PLANS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR EXAMINING AND BECOMING FAMILIAR WITH SAID GENERAL NOTES BEFORE COMMENCING ANY WORK HEREUNDER. ANY INCONSISTENCIES BETWEEN THESE PLANS AND THE GENERAL NOTES OR BETWEEN THESE PLANS, THE GENERAL NOTES AND LOCAL BUILDING CODES OR ORDINANCES, MUST BE IMMEDIATELY CALLED TO THE ATTENTION OF TRIMARK IN WRITING, SO THAT SUCH INCONSISTENCIES CAN BE RESOLVED. THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF TRIMARK AND MAY NOT BE REPRODUCED OR USED BY ANYONE, EITHER ALL OR IN PART, WITHOUT FIRST SECURING THE WRITTEN PERMISSION OF TRIMARK.

ABBREVIATIONS

- G.C. - GENERAL CONTRACTOR
- OW - OWNER
- FEC - FOOD EQUIPMENT CONTRACTOR
- HP - HORSEPOWER
- KW - KILOWATT
- A - AMPS
- CLG. - CEILING
- A.F.F. - ABOVE FINISHED FLOOR
- H.W. - HOT WATER
- C.W. - COLD WATER
- W - WASTE
- FS - FLOOR SINK
- E.A. - EACH
- IEC - INTERIOR EQUIPMENT CONTRACTOR

SHEET INDEX

- K1 EQUIPMENT PLAN
- K2 EQUIPMENT SCHEDULE
- K2.1 EQUIPMENT SCHEDULE
- K3 PLUMBING ROUGH-IN PLAN
- K4 ELECTRICAL ROUGH-IN PLAN
- K5 CURB & EXHAUST CONDUIT ROUGH-IN PLAN
- K6 WALL BACKING PLAN
- K6 EQUIPMENT ELEVATIONS & DETAILS
- K7 HOOD SHOP DRAWING
- K8 REFRIGERATION SYSTEM DETAILS

EQUIPMENT SCHEDULE

ABBREVIATIONS	EQUIPMENT						PLUMBING						ELECTRICAL						ITEM					
	REVISIONS	ITEM	DESCRIPTION	QTY.	MAKE	MODEL	PROVIDED BY	INSTALLED BY	HOT (INCH)	COLD (INCH)	HOT WATER GPH	DIRECT WASTE (INCH)	INDIRECT WASTE	GAS (INCH)	MBTUH	PLUMBING REMARKS	VOLTS	PHASE		HP	KW	AMPS.	CONVENIENCE	DIRECT
AFF ABOVE FINISH FLOOR		0001	LIQUOR LOCKERS	0	MILLWORK	CUSTOM	OWN	OWN																0001
AMPS AMPHERES		0002	SPARE NUMBER	-	SPARE NUMBER																			0002
ARCH ARCHITECT		0003	SPARE NUMBER	-	SPARE NUMBER																			0003
BTU BRITISH THERMAL UNITS		0004	REFRIGERATOR, REACH-IN	1	TRAUlsen	G10011	KEC	KEC							SELF-OWNED	120	1			5.8	X			0004
C CORD & CAP		0005	REFRIGERATED SELF-SERVICE CASE	1	STRUCTURAL CONCEPTS	NR3658RRSSV REMOTE	KEC	KEC					FS			120	1		0.1	1.5		X	IF GFCI IS REQUIRED, A GFCI BREAKER MUST BE USED IN LIEU OF A GFCI RECEPTACLE.	0005
CFM CUBIC FEET PER MINUTE		0006	ESPRESSO MACHINES, SUPER AUTOMATIC	1	SCHAEFER USA	040381-00001EUS	KEC	KEC	1/2						BLINDED WATER	220	1			24.0	X		NEAR 16-20R	0006
C/L CENTER LINE		0007	ESPRESSO SHROUD	1	MILLWORK	CUSTOM	OWN	OWN																0007
CLG CEILING		0008	TRANSACTION CABINET	1	MILLWORK	CUSTOM	OWN	OWN																0008
CLR CLEAR		0009	POS SYSTEM	LOT	N.I.C.	(BY OWNER)	OWN	OWN								120	1			10.0	X		BE TO PROVIDE DEREGATED POWERED CIRCUITS.	0009
CO CONVENIENCE OUTLET		0010	PREP REFRIGERATOR	1	TRAUlsen	UPT2709LO-0300	KEC	KEC							SELF-OWNED	120	1			7.2	X		NEAR 3-TOP	0010
COL COLUMN		0011	FILTER SYSTEM, ESPRESSO	1	3M PURIFICATION	BH3-NPT HEAD/P195-CL	SKEC	KEC	1/2						NE TO CONNECT FROM FIRM 0008									0011
CONC CONCRETE		0012	SPARE NUMBER	-	SPARE NUMBER																			0012
CONN CONNECTION		0013	SHELF, WALL MOUNT	1	ADVANCE TABCO	WS-12-84-16	KEC	KEC																0013
CW COLD WATER		0014	JUICER/PULP EXTRACTOR	1	WARING COMMERCIAL	JC4000	KEC	KEC								120	1			4.0	X			0014
D DIRECT CONNECTION		0015	BLENDER, BEVERAGE	1	WARING COMMERCIAL	MX1000XTP	KEC	KEC								120	1			13.0	X			0015
DBL DOUBLE		0016	UNDERBAR ICE CHEST, DROP-IN	1	GLASTENDER	DI-IB12	KEC	KEC					FS											0016
DET DETAIL		0017	DUMP SINK, DROP-IN	1	ADVANCE TABCO	DI-1-10	KEC	KEC	1/2	1/2			FS											0017
DFA DOWN FROM ABOVE		0018	OVEN, MICROWAVE/CONVECTION, COMBI	1	TURBOCHEF	I3-9500-1	KEC	KEC								208	1		8.3	40.0	X		NEAR 16-20R	0018
DIA DIAMETER		0019	BEVERAGE CABINET	1	ST STEEL	CUSTOM	KEC	KEC																0019
DN DOWN		0020	COFFEE MAKER, AIRPOT, AUTOMATIC	1	BUNN-O-MATIC	23001.0003	OWN	OWN	1/2						BLINDED WATER	120	1		1.5	12.7	X			0020
DR DOOR		0021	SPARE NUMBER	-	SPARE NUMBER																			0021
DWG DRAWING		0022	SPARE NUMBER	-	SPARE NUMBER																			0022
EA EACH		0023	AIRPOT	3	BUNN-O-MATIC	13041.0001	OWN	OWN																0023
EC ELECTRICAL CONTRACTOR		0024	FILTER SYSTEM, COFFEE/TEA BREWER	1	3M PURIFICATION	BREW120-MS	KEC	KEC	1/2						NE TO CONNECT FROM FIRM 0008									0024
ELEV ELEVATION		0025	TRASH RECEPTACLES	LOT	N.I.C.	(BY OWNER)	OWN	OWN																0025
EQ EQUIPMENT		0026	HAND SINK, WALL MOUNT	3	ADVANCE TABCO	7-PS-23	KEC	KEC	1/2	1/2		2												0026
EOP EQUIPMENT		0027	DISPENSER, HAND TOWEL & SOAP	3	SAN JAMAR		OWN	OWN																0027
EX EXISTING		0028	SERVICE CABINET W/ HAND SINK	1	MILLWORK	CUSTOM	OWN	OWN	1/2	1/2			FS											0028
EXH EXHAUST		0029	OVEN, MICROWAVE/CONVECTION, COMBI	2	TURBOCHEF	I3-9500 STACKED	KEC	KEC								208	1		8.3	40.0	X		NEAR 6-DIP, LOAD PER DRAW	0029
FAB FABRICATION		0030	REFRIGERATOR, UNDERCOUNTER, COMPACT	2	TRAUlsen	UHT27-D	KEC	KEC							SELF-OWNED	120	1			7.5	X			0030
FD FLOOR DRAIN		0031	ICE DISPENSER	1	CORNELIUS	621058406	KEC	KEC					FS		BLINDED WATER	120	1			1.0	X		NEAR 3-TOP	0031
FIN FINISH		0032	UNDERCOUNTER REFRIGERATOR	1	SUMMIT	AL54IF	KEC	KEC							BLINDED WATER	120	1			1.0	X		NEAR 3-TOP	0032
FF FINISH FLOOR		0033	SPARE NUMBER	-	SPARE NUMBER																			0033
FLEX FLEXIBLE		0034	SPARE NUMBER	-	SPARE NUMBER																			0034
FLR FLOOR		0035	WORK TABLE W/ UNDERSHELF	1	ST STEEL	CUSTOM	KEC	KEC								120	1			8.0	X		CONVENIENCE RECEPTACLE	0035
FPM FEET PER MINUTE		0036	WORK TABLE W/ UNDERSHELF	1	ST STEEL	CUSTOM	KEC	KEC								120	1			8.0	X		CONVENIENCE RECEPTACLE	0036
FRP FIBER REINFORCED PANEL		0037	SPARE NUMBER	-	SPARE NUMBER																			0037
FS FLOOR SINK		0038	OVEN, STONE HEARTH, GAS-FIRED	1	WOOD STONE	WS-BL-4343-RFG-LR	KEC	KEC						3/4	121.6	120	1			2.0	X			0038
FUT FUTURE		0039	U/C REFRIGERATOR	1	TRAUlsen	UHT27-L	KEC	KEC							SELF-OWNED, W/ 3 1/2" CHANGES MUST BE UNDER COORDINATED	120	1			7.5	X		NEAR 3-TOP	0039
GA GAUGE		0040	CABINET, MOBILE, WARMING & HOLDING	1	ALTO-SHAAM	750-S	KEC	KEC								120	1		1.1	9.0	X		NEAR 3-TOP	0040
GALV GALVANIZED		0041	SPARE NUMBER	-	SPARE NUMBER																			0041
GC GENERAL CONTRACTOR		0042	SPARE NUMBER	-	SPARE NUMBER																			0042
GPH GALLONS PER HOUR		0043	BACK BAR EQUIPMENT	1	PERLICK	BBSLP60**R	KEC	KEC							SELF-OWNED	120	1			2.5	X		NEAR 3-TOP	0043
GPM GALLONS PER MINUTE		0044	SPARE NUMBER	-	SPARE NUMBER																			0044
GYP BOARD GYPSUM BOARD		0045	BAR WORK TABLE	1	ST STEEL	CUSTOM	KEC	KEC																0045
HORIZ HORIZONTAL		0046	WAREWASHER, UNDERCOUNTER, LOW TEMP	1	HOBART US FOODSERVICE	LXEC-3	KEC	KEC	3/4				FS		REQUIREMENT 100 DEGREE HOT WATER	120	1	3/4	1.8	13.4		X		0046
HP HORSEPOWER		0047	UNDERBAR FILLERS & DRAINBOARDS	1	ADVANCE TABCO	PRD-24-12	KEC	KEC					FS		BLINDED WATER									0047
HT HEIGHT		0048	UNDERBAR ICE CHEST	1	ADVANCE TABCO	PRI-24-24-10	KEC	KEC					FS		BLINDED WATER									0048
HVAC HEATING, VENTILATION & AIR CONDITIONING CONTRACTOR		0049	SPARE NUMBER	-	SPARE NUMBER																			0049
HW HOT WATER		0050	BAR TOP AND BAR DIE	1	MILLWORK	CUSTOM	GC	GC																0050
ID INSIDE DIMENSION		0051	SPARE NUMBER	-	SPARE NUMBER																			0051
INSUL INSULATION		0052	LOW WALL & DINING COUNTER	1	MILLWORK	CUSTOM	GC	GC																0052
IW INDIRECT WASTE		0053	HEAT LAMP, DECORATIVE	1	SPRING	2792-6EB	KEC	KEC								120	1			4.2	X		LOAD PER DRAWING	0053
JUNCTION BOX		0054	BACK BAR COOLER, NARROW, REMOTE	1	GLASTENDER	CS1RB40	KEC	KEC					FS			120	1			1.5		X	DESIGNATED TO RAMP CIRCUIT IS REQUIRED.	0054
KEC KITCHEN EQUIPMENT CONTRACTOR		0055	EXPO CABINET	1	ST STEEL	CUSTOM	KEC	KEC																0055
KW KILOWATT		0056	WINE & BEER CABINET	1	MILLWORK	CUSTOM	OWN	OWN																0056
LP LAMINATE PLASTIC		0057	SPARE NUMBER	-	SPARE NUMBER																			0057
MAX MAXIMUM		0058	PIZZA PREP REFRIGERATOR W/ DRAWERS	1	TRAUlsen	TSO48HT	KEC	KEC							SELF-OWNED	120	1			9.8	X		NEAR 3-TOP	0058
MECH MECHANICAL MANUFACTURER		0059	DROP-IN, HOT/COLD SHELF	2	HATCO	HCSBF-36-F	KEC	KEC								120	1	1/4		6.7	X		LOAD PER DRAWING	0059
MFG MILLWORK		0060	CABINET, MOBILE, WARMING & HOLDING	1	ALTO-SHAAM	750-CTUS	KEC	KEC								120	1			2.2	18.8	X		0060
MILL MILLWORK		0061	BUFFET/CAFETERIA, SNEEZE GUARD	LOT	BSI	DECO-100-N	KEC	KEC							VERIFY SPEC'S PRIOR TO FABRICATION									0061
MIN MINIMUM		0062	BUFFET/CAFETERIA, SNEEZE GUARD	LOT	BSI	DECO-100-N	KEC	KEC							VERIFY SPEC'S PRIOR TO FABRICATION									0062
MJA MAKE-UP AIR		0063	HOOD TRIM	LOT	ST STEEL	CUSTOM	KEC	KEC																0063
MTD MOUNTED		0064	HEAT LAMP, DECORATIVE	1	SPRING	2792-6EB	KEC	KEC								120	1			4.2	X			0064
NIC NOT IN FOODSERVICE EQUIPMENT CONTRACT NUMBER		0065	DISH-UP COUNTER	1	ST STEEL	CUSTOM	KEC	KEC																0065
NO NATIONAL SANITATION FOUNDATION		0066	EXHAUST HOOD	1	CAPTIVEAIRE	5424-ND-2-PSP-F	KEC	KEC			</													

EQUIPMENT SCHEDULE

ABBREVIATIONS		EQUIPMENT						PLUMBING								ELECTRICAL									
REVISIONS	ITEM	DESCRIPTION	QTY.	MAKE	MODEL	PROVIDED BY	INSTALLED BY	HOT (INCH)	COLD (INCH)	HOT WATER GPH	DIRECT WASTE (INCH)	INDIRECT WASTE	GAS (INCH)	MBTUH	PLUMBING REMARKS	VOLTS	PHASE	HP	KW	AMPS.	CONVENIENCE	DIRECT	ELECTRICAL REMARKS	ITEM	
	0076	SERVICE COUNTER	1	ST STEEL	CUSTOM	KEC	KEC																	0076	
	0077	DROP-IN, WATER & ICE STATION	1	RANDELL	9500	KEC	KEC	1/2				FS			ALTRIED WATER										0077
	0078	ICED TEA BREWER	1	CURTIS CO., WILBUR	TCTS10200	OWN	OWN	1/2							ALTRIED WATER	120	1			12.0	X				0078
	0079	SHELF, WALL MOUNT	1	ADVANCE TABCO	WS-15-84-16	KEC	KEC																		0079
	0080	FILTER SYSTEM, COMBINATION APPLICATIONS	1	3M	PURIFICATION	DP190	KEC	KEC	1/2																0080
	0081	COFFEE MAKER, AIRPOT, AUTOMATIC	1	BUNN-O-MATIC	23001.0003	OWN	OWN	1/2							ALTRIED WATER	120	1		1.5	12.7	X				0081
	0082	SHELF, WALL MOUNT	1	ADVANCE TABCO	WS-15-60-16	KEC	KEC																		0082
	0083	BUSSING CABINET	1	ST STEEL	CUSTOM	KEC	KEC									120	1			8.0	X				0083
	RA	REFRIGERATION SYSTEM	1	COLDZONE	CFH100E4S-D	KEC	KEC									208	1	1.0		9.2		X	CONVENIENCE REFRIGERATE		RA

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Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

REVISIONS

DATE	NO.	DESCRIPTION
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5-9-2019	2	NEW DESIGN TO ARCH.
6-11-2019	3	NEW BASE TO ARCH.
6-14-2019	4	60% COORDINATION
9-19-2019	5	NEW DESIGN TO ARCH.
12-17-2019	6	OWNER REVISIONS
04-17-20	7	2ND PC RESUBMITTAL

Lakeside Commons Remodel

La Costa Glen
1940 Levante St.,
Carlsbad, CA 92009

Dining Area Remodel

PROJECT NUMBER: 58733

DATE: 4-16-18

SCALE: N/A

DRAWN BY: DML APPROVED BY: DML

SHEET TITLE:
EQUIPMENT SCHEDULE

SHEET NUMBER: K2.1

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REVISIONS

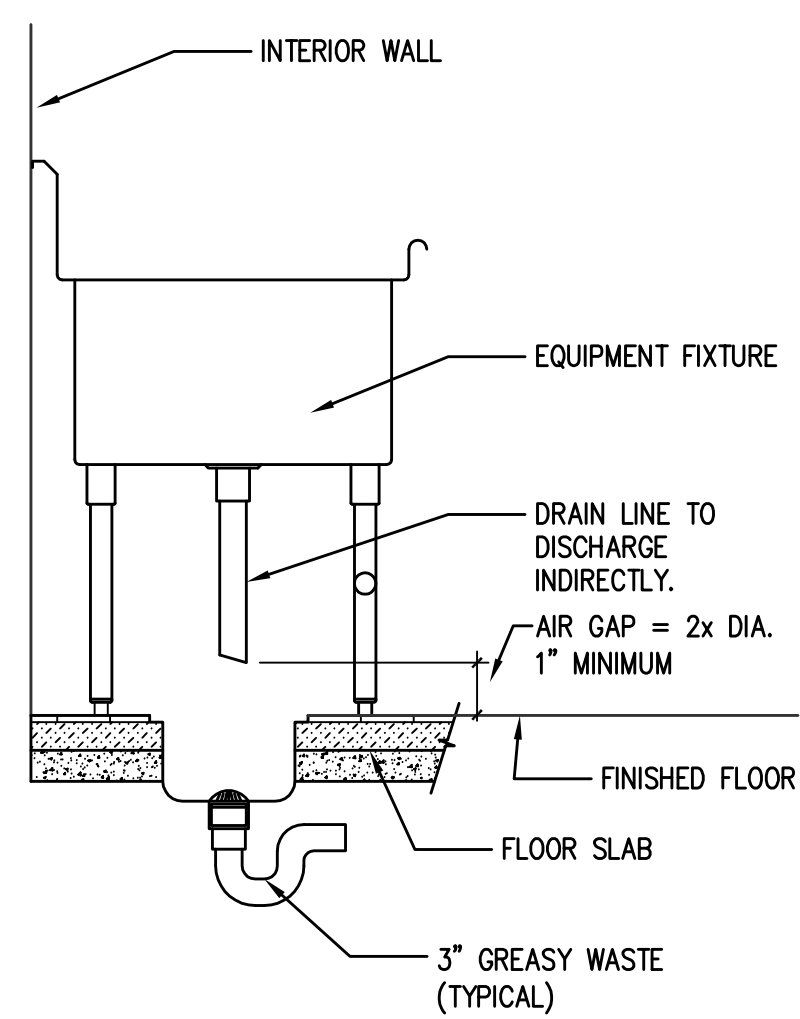
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PLUMBING NOTES

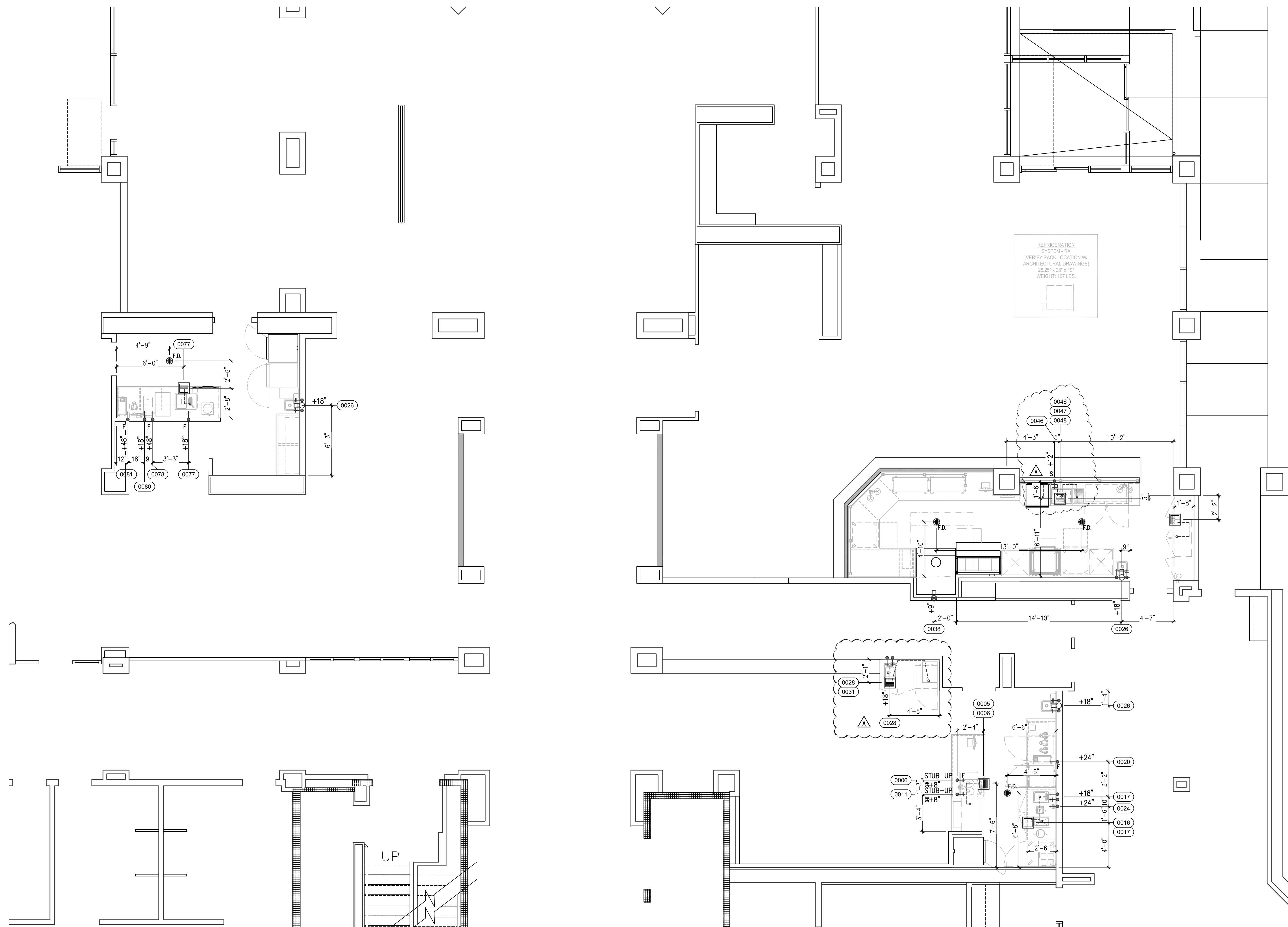
- ALL PLUMBING OUTLETS AND CONNECTIONS SHOWN ON THIS PLAN ARE FOR FIXTURES AND EQUIPMENT SHOWN ON ROBERTCLARK EQUIPMENT PLAN ONLY. FOR ADDITIONAL BUILDING REQUIREMENTS, SEE ARCHITECT, GENERAL CONTRACTOR OR OWNER.
- ALL DIMENSIONS ARE GIVEN FROM FINISHED WALL AND/OR CENTER LINE OF COLUMNS TO CENTER LINE OF OUTLET OR FROM CENTER LINE OF OUTLET TO CENTER LINE OF OUTLET, UNLESS OTHERWISE NOTED. ALL OUTLETS NOTED +12", +24", ETC., TO STUB OUT OF WALL AT HEIGHT GIVEN. HEIGHT OF OUTLET IS GIVEN FROM FINISHED FLOOR (NOT TOP OF FINISHED CURB) TO CENTER LINE OF OUTLET. OUTLETS NOTED "STUB UP" OR "STUB OUT ABOVE" FINISHED FLOOR AT LOCATIONS SHOWN ARE TO STUB UP A MAXIMUM OF 4' ABOVE FINISHED FLOOR OR TOP OF CURB, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS AT JOB SITE.
- ALL FLOOR SINKS INDICATED HALF IN AND HALF OUT OF CURB OT BE FLUSH WITH FINISHED FLOOR. ALL FLOOR SINKS COMPLETELY SURROUNDED BY CURB TO BE FLUSH WITH FINISHED CURB (SEE CURB PLAN FOR CLARIFICATION). ALL FULLY OR PARTIALLY EXPOSED FLOOR SINKS TO BE PROVIDED WITH APPROPRIATE GRATE COVERS. FLOOR SINKS HAVE BEEN LOCATED WITH THE ASSUMPTION THAT THEY WILL BE SET FLUSH WITH FINISHED FLOOR (UNLESS NOTED OTHERWISE). IN THE EVENT LOCAL CODES REQUIRE FLOOR SINKS TO BE ABOVE OR BELOW FINISHED FLOOR LEVEL, PLUMBER SHALL COMPLY WITH LOCAL CODES BUT NOTIFY ROBERT CLARK IMMEDIATELY.
- PLUMBER TO CONNECT ALL WATER LINES, GAS LINES, WASTE LINES, ETC., FOR CONDENSATE WASTE, SINKS, DISHWASHERS, DISPOSERS, ETC., PLUMBER SHALL RUN INSULATED DRAIN LINES FROM ALL REFRIGERATED UNITS, ICE PANS, ETC., TO FLOOR SINKS AND DIRECT OR INDIRECT WASTE LINES TO BE NO SMALLER THAN STUB OUT OF FIXTURE ITSELF.
- PLUMBING CONTRACTOR TO PROVIDE 7/8" HARD TUBING DRAIN LINE 1'-6" DOWN FROM FINISHED CEILING (AT BLOWER COILS IN WALK-IN REFRIGERATORS AND WALK-IN FREEZERS). 45° ELBOW FROM COIL AT A MINIMUM FALL OF 2" PITCH PER 1'-0" TO FLOOR SINK DRAIN LINES MUST BE OUTSIDE OF INSULATION TO PREVENT FREEZING IN LOW TEMPERATURE BOXES. "P" TRAP MUST BE FORMED IN FREEZER COIL LINES TO BE HELD OFF WALL OF BOXES 1" OR PER LOCAL CODES.
- WASTE LINES RUNNING FROM DISPOSER UNITS SHOULD BE AS DIRECT AS POSSIBLE WITH MAXIMUM FALL.
- ALL WORK SHOWN ON FIXTURE PLUMBING PLAN AND OUTLINED IN ABOVE NOTES TO BE PERFORMED BY PLUMBING CONTRACTOR UNDER BUILDING CONTRACT. IT IS THE PLUMBER'S RESPONSIBILITY TO SEE THAT THIS PHASE OF WORK MEETS AND IS INSTALLED IN ACCORDANCE WITH STANDARDS REQUIRED BY ALL GENERAL, STATE AND FEDERAL LAWS (INCLUDING HEALTH CODES), AND BY ANY AND ALL CODES PECULIAR TO THE MUNICIPALITY OR AREA WHERE JOB IS BEING INSTALLED.
- ROBERTCLARK PLANS ARE FOR THE SOLE PURPOSE OF INDICATING THE LOCATION OF OUTLETS AND EQUIPMENT REQUIREMENTS.
- PLUMBER TO PROVIDE THE FOLLOWING ITEMS:
 A) GATE VALVES ON ALL WATER AND GAS LINES AND SHOCK ABSORBERS ON ALL SELF-CLOSING VALVES.
 B) ALL VALVES, TRIMS AND PRESSURE REGULATORS NECESSARY TO CONNECT ALL LINES.
 C) TEMPERATURE AND PRESSURE SAFETYRELEASE VALVES FOR HOT WATER BOOSTER IF USED.
 D) BACK FLOW PREVENTION DEVICES AS REQUIRED BY CODE.
 E) DIELECTRIC COUPLERS WHEN CONNECTING GALVANIZED IRON PIPE TO COPPER.
 F) ALL RESTROOM AND JANITORIAL FAUCETS.
 G) NECESSARY WATER LINES, DRAIN LINES AND GAS LINES ON ROOF FOR MAKEUP AIR SYSTEM. FOR LOCATION AND EXHAUST REQUIREMENTS, SEE ARCHITECTURAL AND/OR HVAC PLANS.
 H) FLOOR SINKS, FUNNEL HUBS, FLOOR DRAINS, AND RESPECTIVE PROTECTIVE GRATES.
 I) ALL GRATES ON FLOOR SINKS AND ALL SCREENS ON FLOOR DRAINS.
 J) ALL WATER FILTERS REQUIRED FOR ICE MACHINES, COFFEE MAKERS, STEAMERS, ETC.
- PLUMBER TO MAKE ALL FINAL CONNECTIONS.
- PLUMBER TO INSTALL AUTOMATIC GAS SHUT-OFF VALVE SUPPLIED BY FIRE CONTROL CONTRACTOR.

PLUMBING SYMBOLS

- + COLD WATER
- + HOT WATER
- DIRECT WASTE
- GAS OUTLET
- STEAM SUPPLY
- STEAM RETURN
- FLOOR DRAIN
- FLOOR SINK
- DRAIN LINE



INDIRECT WASTE DETAIL 1



Lakeside Commons Remodel
 La Costa Glen
 1940 Levante St.,
 Carlsbad, CA 92009
 Dining Area Remodel

PROJECT NUMBER: 58733
 DATE: 4-16-18
 SCALE: 1/4" = 1'-0"
 DRAWN BY: DML APPROVED BY:
 SHEET TITLE: PLUMBING ROUGH-IN PLAN
 SHEET NUMBER: K3

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Lakeside Commons Remodel
 La Costa Glen
 1940 Levante St.,
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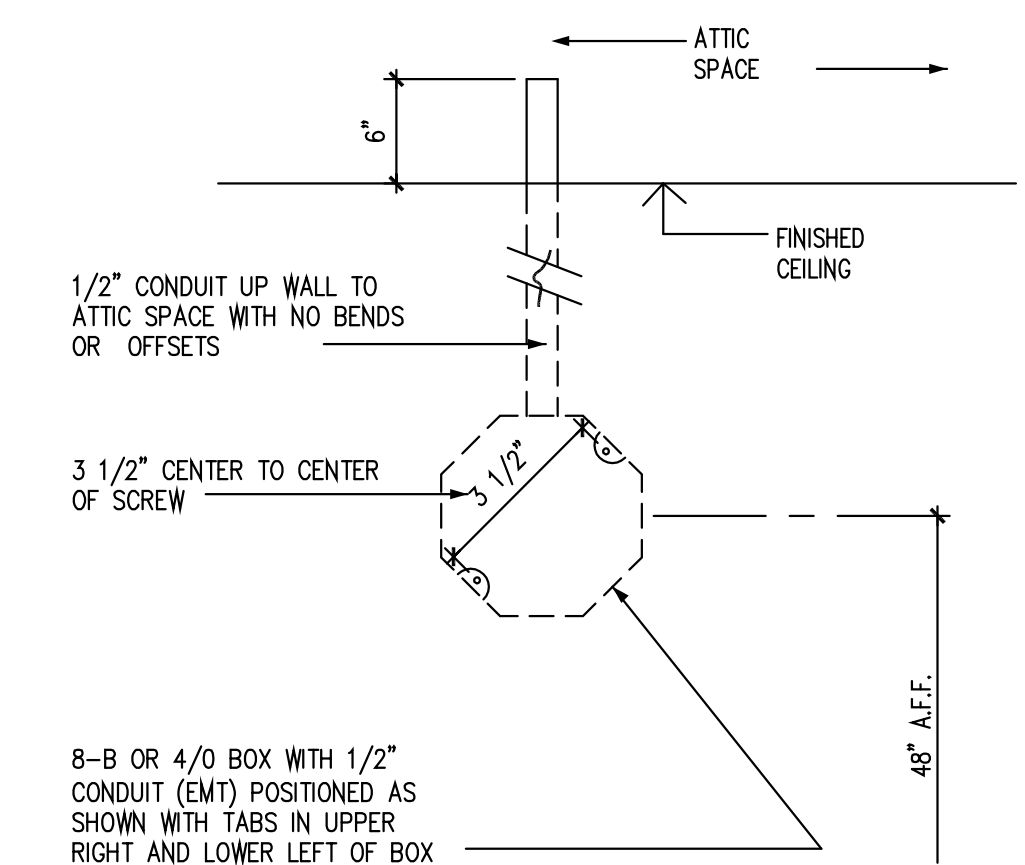
PROJECT NUMBER:	58733
DATE:	4-16-18
SCALE:	1/4" = 1'-0"
DRAWN BY:	DML
APPROVED BY:	DML

SHEET TITLE:
 ELECTRICAL PLAN
 ROUGH-IN PLAN

SHEET NUMBER:
 K4

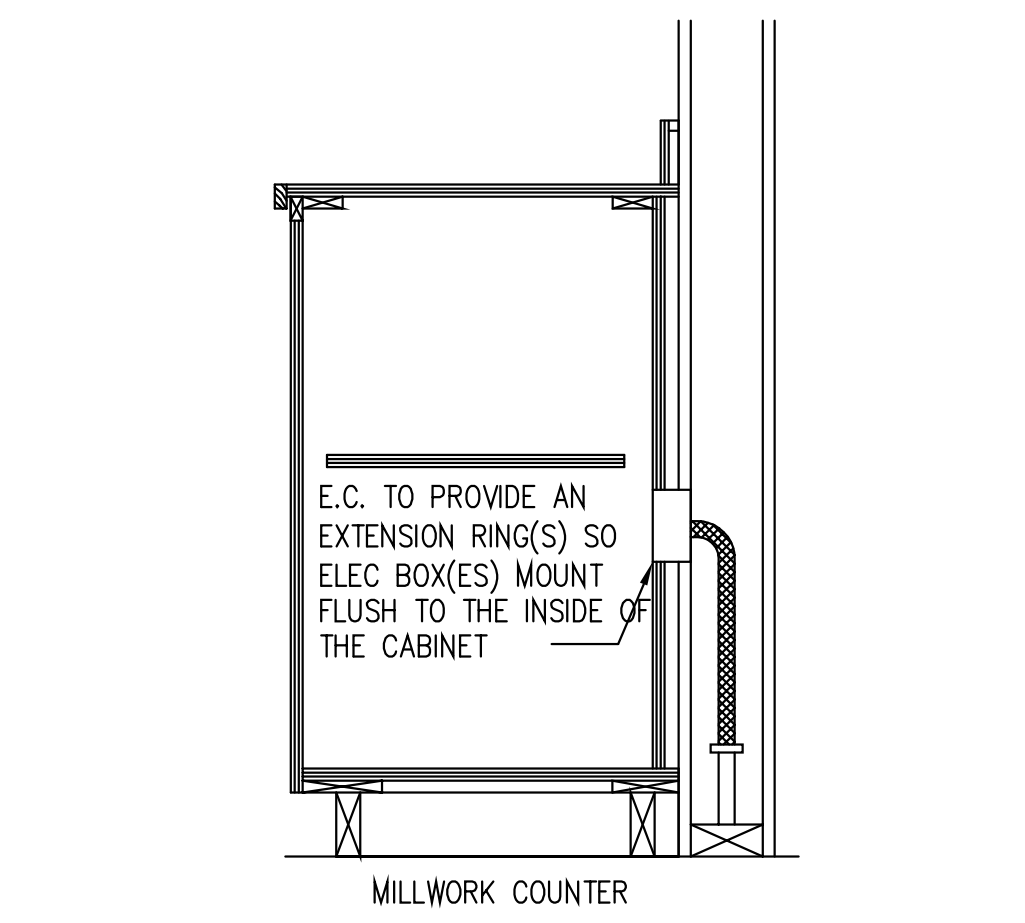
ELECTRICAL NOTES

- ALL ELECTRICAL OUTLETS AND CONNECTIONS SHOWN ON THIS PLAN ARE FOR FIXTURES AND EQUIPMENT SHOWN ON ROBERTCLARK EQUIPMENT PLAN ONLY. FOR ADDITIONAL BUILDING ELECTRICAL REQUIREMENTS, SEE ARCHITECT, GENERAL CONTRACTOR OR OWNER.
- ALL DIMENSIONS ARE GIVEN FROM FINISHED WALL AND/OR CENTER LINE OF COLUMNS TO CENTER LINE OF OUTLET OR FROM CENTER LINE OF OUTLET TO CENTER LINE OF OUTLET, UNLESS OTHERWISE NOTED. ALL OUTLETS NOTED +12", +24", ETC., TO STUB OUT OF WALL AT HEIGHT GIVEN. HEIGHT OF OUTLET IS GIVEN FROM FINISHED FLOOR (NOT TOP OF FINISHED CURB) TO CENTER LINE OF OUTLET. OUTLETS NOTED "STUB UP" OR "STUB OUT" OF FINISHED FLOOR AT LOCATION SHOWN ARE TO STUB UP A MAXIMUM OF 4" ABOVE FINISHED FLOOR OR TOP OF CURB, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS AT JOB SITE.
- ELECTRICAL CONTRACTOR TO PROVIDE CAPS AND CORDS FOR ALL ITEMS WHERE THEY ARE NOT STANDARD WITH MANUFACTURER AND SHORTEN ANY CORDS IF REQUESTED, I.E., FRYERS, TOASTER, ETC.
- ELECTRICAL CONTRACTOR TO CONNECT ALL ELECTRICAL EQUIPMENT AND FIXTURES AND DO ANY INTERNAL WIRING IN FIXTURES.
- FIXTURE FABRICATOR WILL CUT ACCESS HOLES TO CONVENIENCE RECEPTACLES IN BACK SPLASHES, ETC., BUT ELECTRICAL CONTRACTOR TO PROVIDE EXTENSION SHIELD, IF REQUIRED.
- ELECTRICAL CONTRACTOR TO PROVIDE POWER AT COMPRESSOR AREAS FOR COMPRESSORS AS LISTED ON ELECTRICAL ROUGH IN AND/OR REFRIGERATION/P.V.C. PLAN. WHERE AUTOMATIC DEFROST SYSTEMS ARE USED FOR FREEZERS, PROVIDE 4 WIRE COLOR-CODED SERVICE FROM COMPRESSOR TO COIL. FOR EXACT LOCATION OF COMPRESSOR RACK, VERIFY WITH ARCHITECT OR OWNER.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL REFRIGERATION CONDUIT LINES FROM COMPRESSOR AREA TO PULLBOXES OR STUB UPS AS INDICATED ON ELECTRICAL ROUGH IN AND/OR REFRIGERATION/P.V.C. PLAN. CONDUIT TO BE ROUND TRANSITE OR P.V.C. DIAMETER AS INDICATED, WITH MINIMUM BENDING RADIUS 24" AND NO FACTORY "L'S" PERMITTED.
- ELECTRICAL CONTRACTOR TO CONNECT ALL COMPRESSORS COMPLETE WITH DISCONNECT SWITCHES AND MAGNETIC STARTERS AS PER LOCAL CODES.
- ELECTRICAL CONTRACTOR TO CONNECT VAPOR PROOF LIGHTS AND INSTALL SWITCHES FOR EXHAUST CANOPY.
- ELECTRICAL CONTRACTOR TO CONNECT VAPOR PROOF LIGHTS, DOOR HEATER AND DRAIN HEATER IN WALK-IN COOLER/FREEZER.
- THE SYMBOLS ON THE ELECTRICAL PLAN ARE TO INDICATE LOCATION AND TYPE OF CONNECTION ONLY. ELECTRICAL CONTRACTOR TO PROVIDE CIRCUITS AND CONDUIT RUNS REQUIRED.
- ROBERTCLARK PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF INDICATING THE LOCATION OF OUTLETS, TYPES OF CONNECTION FOR EQUIPMENT AND ELECTRICAL LOAD. SUBCONTRACTORS MUST COMPLY WITH ALL CODES RELATED TO THE INSTALLATION, WIRING AND HOOKUP OF EQUIPMENT.
- ELECTRICAL CONTRACTOR TO PROVIDE POWER ON ROOF AND CONNECT EXHAUST FANS AND MAKE UP AIR FANS.
- ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL GENERAL PURPOSE LIGHTING AND SPECIALTY LIGHTING. HE SHALL ALSO PROVIDE POWER FOR DECORATIVE FIXTURES BY OTHERS, AS PER ELECTRICAL ROUGH IN AND REFLECTED CEILING PLANS.
- ELECTRICIAN TO MAKE ALL FINAL CONNECTIONS.
- ELECTRICIAN TO SUPPLY ALL LAMPS, WIRING, SWITCHES AND DISCONNECTS AS PER LOCAL CODES.
- ELECTRICIAN TO MAKE ALL CONNECTIONS BETWEEN FIXTURE MOUNTED COMPONENTS AND REMOTE SWITCHES.
- ELECTRICIAN TO SUPPLY AND INSTALL ALL FIXTURE MOUNTED BOXES FROM STUB AS NOTED.
- ALL COVER PLATES IN KITCHEN AND SERVICE AREAS TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED.
- ALL DUPLEX AND SINGLE CONVENIENCE RECEPTACLES IN KITCHEN AND SERVICE AREAS ABOVE 36" TO BE MOUNTED HORIZONTALLY AND GROUNDED UNLESS OTHERWISE NOTED.
- ELECTRICIAN TO SUPPLY AND INSTALL PLUG MOLD WHERE INDICATED BY JOB SITE SUPERVISOR OR ROBERTCLARK PLANS.
- ELECTRICIAN TO HANG OR INSTALL DECORATIVE LIGHTING SUPPLIED BY OTHERS AND SUPPLY LIGHT BULBS AS REQUIRED.



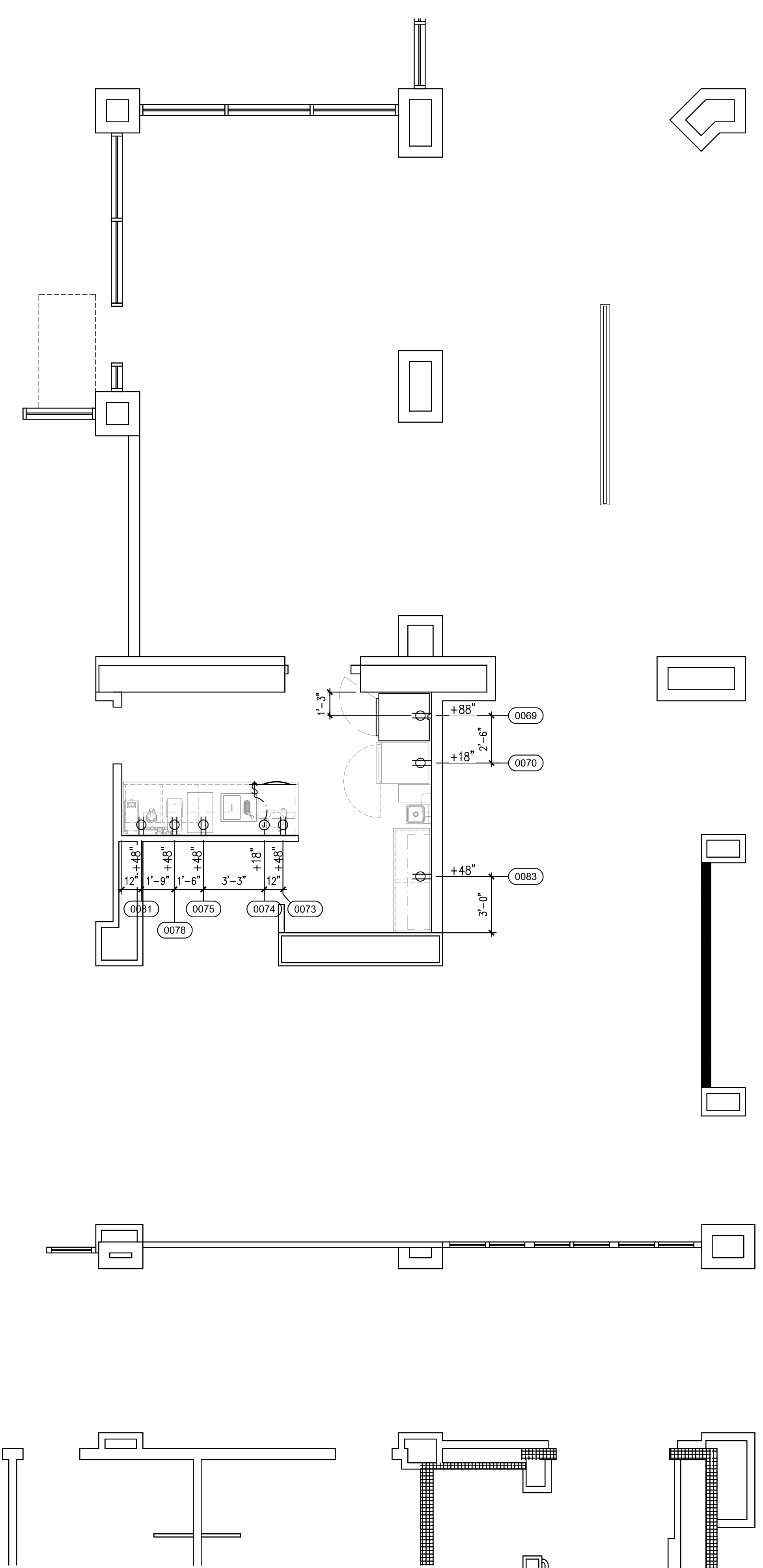
DETAIL

1



DETAIL

2



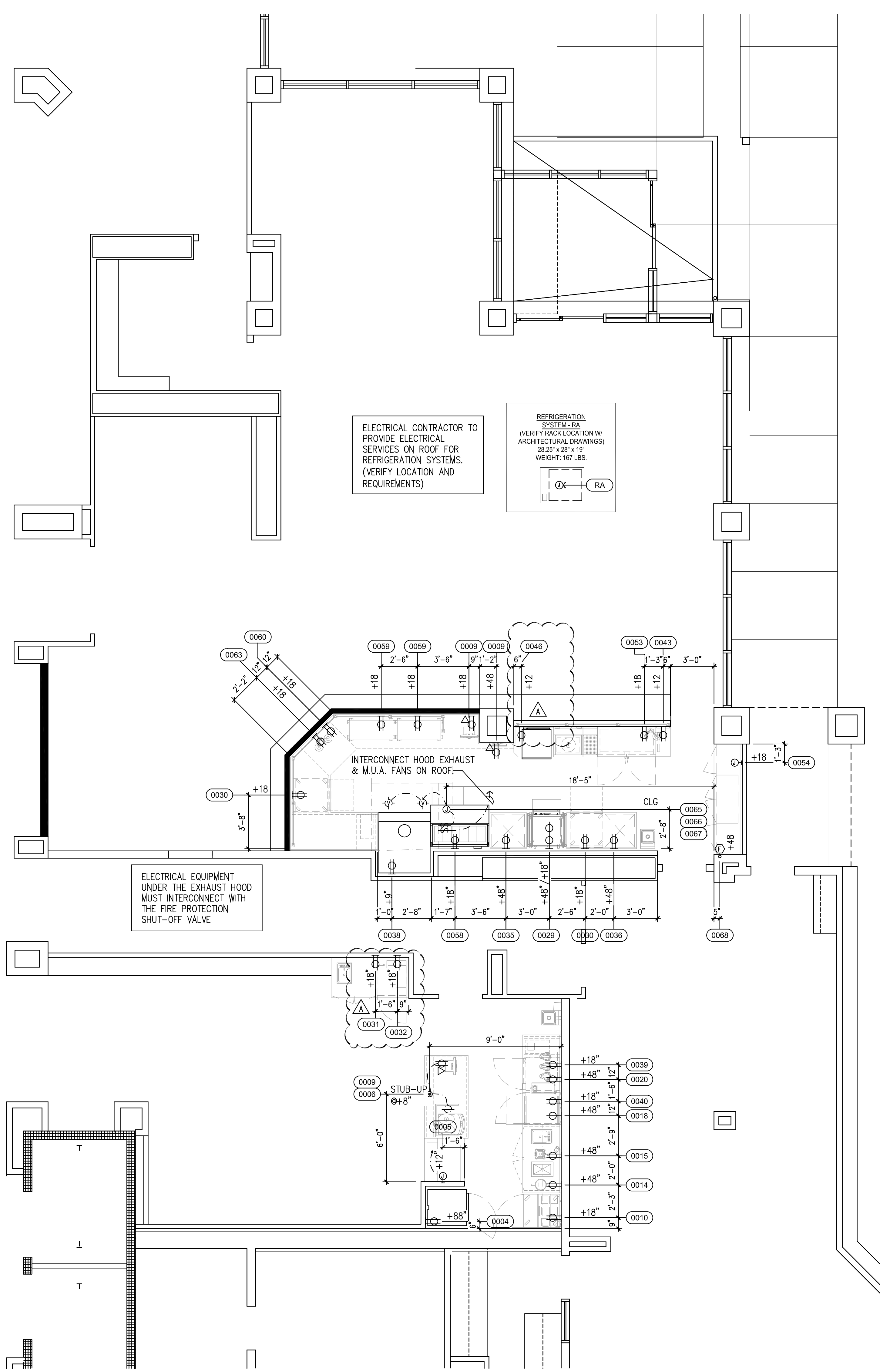
SYMBOL LIST

	SINGLE RECEPTACLE		SWITCH
	DUPLEX RECEPTACLE		TELEPHONE OUTLET
	FOURPLEX RECEPTACLE		DATA OUTLET
	FIXTURE MOUNTED RECEPT.		INTERCONNECTING WIRING
	JUNCTION BOX W/ DEVICE RING		ELECTRICAL STUB-UP
	ELECTRICAL PIGTAIL-6"-0"		ELECTRICAL STUB-DOWN
	VAPOR PROOF LIGHT		DOOR HEATER
	THERMOSTAT		FIRE PULL

WALK-IN COOLER/FREEZER NOTE

NOTE TO ELECTRICIAN: WALK-IN COOLER/FREEZER MAY REQUIRE THE FOLLOWING CONNECTIONS.

COOLER:		FREEZER:	
COIL	120V, AMPS VARIES	COIL	120V, AMPS VARIES
LIGHTS	120V, .75 AMP EA.	LIGHTS	120V, .75 AMP EA.
DIGITAL THERMO	.125 AMP	DIGITAL THERMO	120V, .125 AMP
		VENT	120V, 1.5 AMP
		DOOR & JAMB HEATERS	120V, 2.6 AMP



CURB & DEPRESSION NOTES

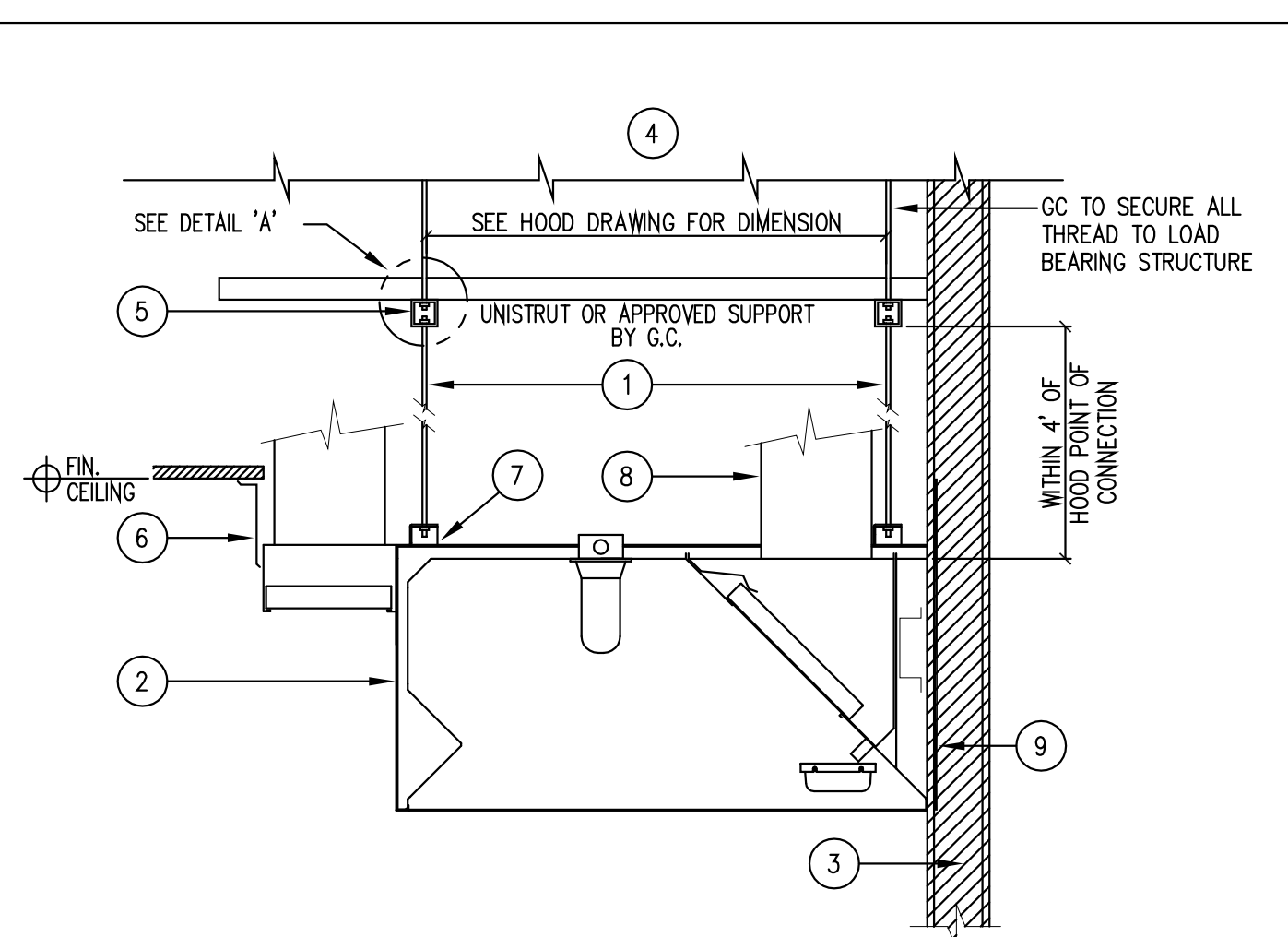
1. ALL CURB OR RECESSED MAT AREA DIMENSIONS ARE FINISHED DIMENSIONS. VERIFY FACE AND TOP FINISHED (WHERE CURB IS EXPOSED) WITH ARCHITECT, GENERAL CONTRACTOR OR OWNER.
2. ALL CURB HEIGHTS TO BE TAKEN FROM FINISHED FLOOR TO TOP OF FINISHED CURB.
3. ALL CURB DIMENSIONS ARE TAKEN FROM FINISHED WALL TO FACE OF FINISHED CURB OR FROM FINISHED FACE OF CURB TO FINISHED FACE OF CURB.
4. ALL CURBS TO RECEIVE EQUIPMENT AND/OR FIXTURES TO BE FINISHED SMOOTH AND LEVEL AND INTERSECTION OF TOP OF CURB AT FINISHED WALL TO BE FINISHED SQUARE (NO COVE).
5. PROVIDE RADIUS COVE WHERE FINISHED FACE OF CURB INTERSECTS THE FINISHED FLOOR AND EXPOSED CURBS WHERE FINISHED TOP OF CURB INTERSECTS FINISHED WALL.
6. IN EVENT RACEWAY IS INDICATE ON CURB PLAN, THE CONCRETE CONTRACTOR WILL BACK FILL EXPOSED AND ACCESSIBLE OPENING OF RACEWAYS AND OTHER EXCESSIVE OPENINGS AFTER INSTALLATION OF FIXTURES TO PREVENT VERMIN INFESTATION.
7. BRACKETS FOR BAR TOP TO BE PROVIDED BY F.E.C., BUT INSTALLED BY GENERAL CONTRACTOR. IN ACCORDANCE WITH SPECIFICATIONS AND DIMENSIONS PROVIDED BY F.E.C.
8. FRAMING FOR CURBS MUST BE CHECK BY F.E.C. BEFORE PAYING.
9. ALL EXPOSED BASES TO BE FINISHED SAME AS FINISHED FLOOR.

CONDUIT PLAN NOTES

1. PROVIDE (1) 3" CONDUIT IN A 6" x 6" PULLBOX RUN UP THRU WALL TO ATTIC SPACE FOR REFRIGERATION SYSTEM.
2. PROVIDE (1) 6" CONDUIT IN A 8"W x 8" x 6" PULLBOX RUN UP THRU WALL TO ATTIC SPACE FOR SODA AND/OR BEER CONDUIT.
3. PROVIDE (2) 6" CONDUIT IN A 15"W x 12" x 6" PULLBOX RUN UP THRU WALL TO ATTIC SPACE FOR SODA AND/OR BEER CONDUIT.
4. ACCESS THRU WALK-IN COOLER/FREEZER PROVIDED BY REFRIGERATION CONTRACTOR.
5. INSULATED REFRIGERATION LINES RUN THRU ATTIC SPACE TO CONDENSER.

REFRIGERATION NOTES

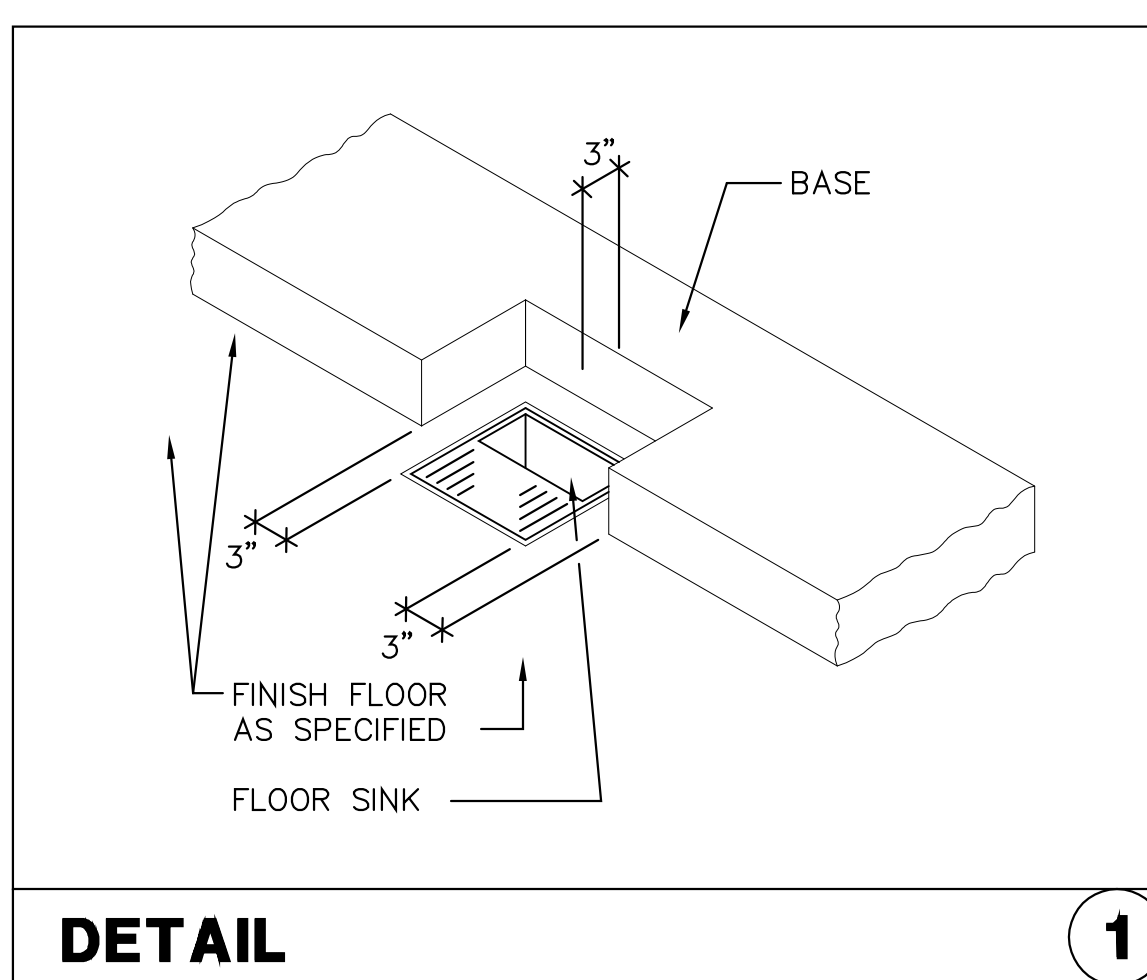
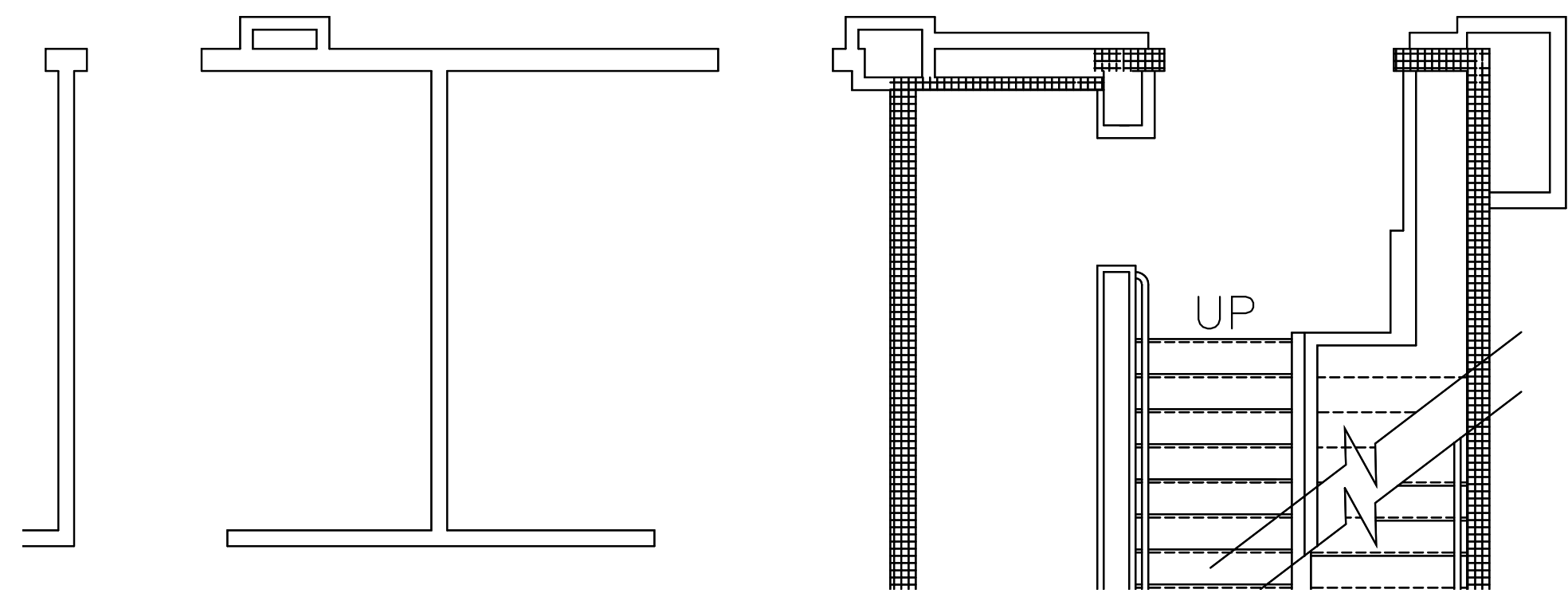
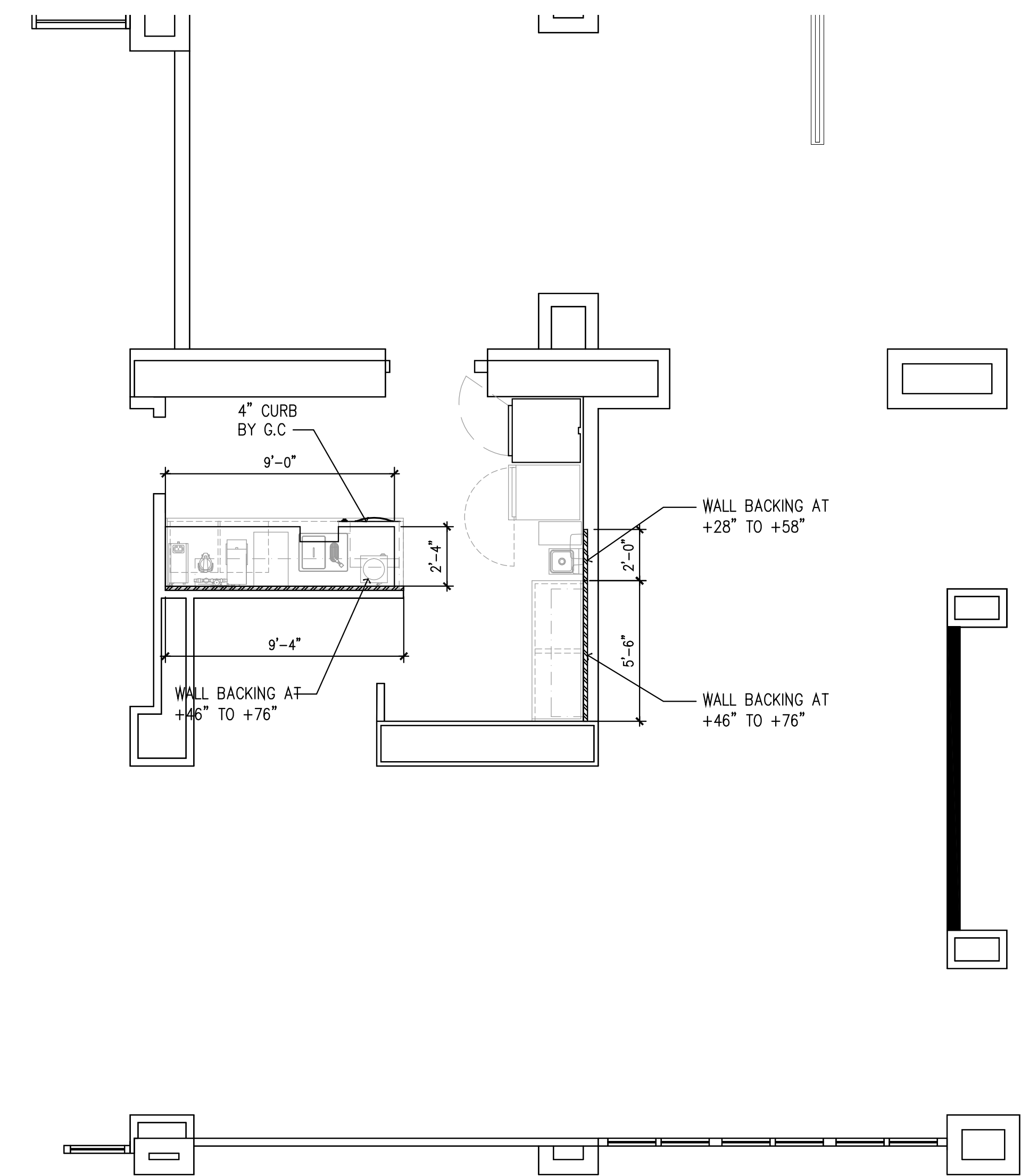
1. ALL REFRIGERATION OUTLETS AND CONNECTIONS SHOWN ON THIS PLAN ARE FOR FIXTURES AND EQUIPMENT SHOWN ON ROBERTOLARK EQUIPMENT PLAN ONLY. FOR ADDITIONAL BUILDING ELECTRICAL REQUIREMENTS, SEE ARCHITECT, GENERAL CONTRACTOR OR OWNER.
2. ALL DIMENSIONS ARE GIVEN FROM FINISHED WALL AND/OR CENTER LINE OF COLUMNS TO CENTER LINE OF OUTLET, OR FROM CENTER LINE OF OUTLET TO CENTER LINE OF OUTLET, UNLESS OTHERWISE NOTED. ALL OUTLETS NOTED +12", +24", ETC., TO STUB OUT OF WALL AT HEIGHT GIVEN. HEIGHT OF OUTLET IS GIVEN FROM OUTLET. OUTLETS NOTED "STUB UP" OR "STUB OUT" OF FINISHED FLOOR AT LOCATION SHOWN ARE TO STUB UP A MAXIMUM OF 4" ABOVE FINISHED FLOOR OR TOP OF CURB, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS AT JOB SITE.
3. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL REFRIGERATION CONDUIT LINES FROM COMPRESSOR AREA TO PULL BOXES OR "STUB UPS" AS INDICATED ON REFRIGERATION/P.V.C. PLAN. CONDUIT TO BE ROUND TRANSLITE OR P.V.C., DIAMETER AS INDICATED, WITH MINIMUM BENDING RADIUS 24" AND NO FACTORY "L'S" PERMITTED.
4. ALL UNDERGROUND P.V.C.'S TO BE RUN AS DIRECT AS POSSIBLE TO INSURE THE SHORTEST RUN POSSIBLE.
5. WHERE P.V.C. IS NOT ACCEPTABLE PER CODE, THE GENERAL CONTRACTOR SHALL USE RIGID CONDUIT OF SAME DIAMETER.



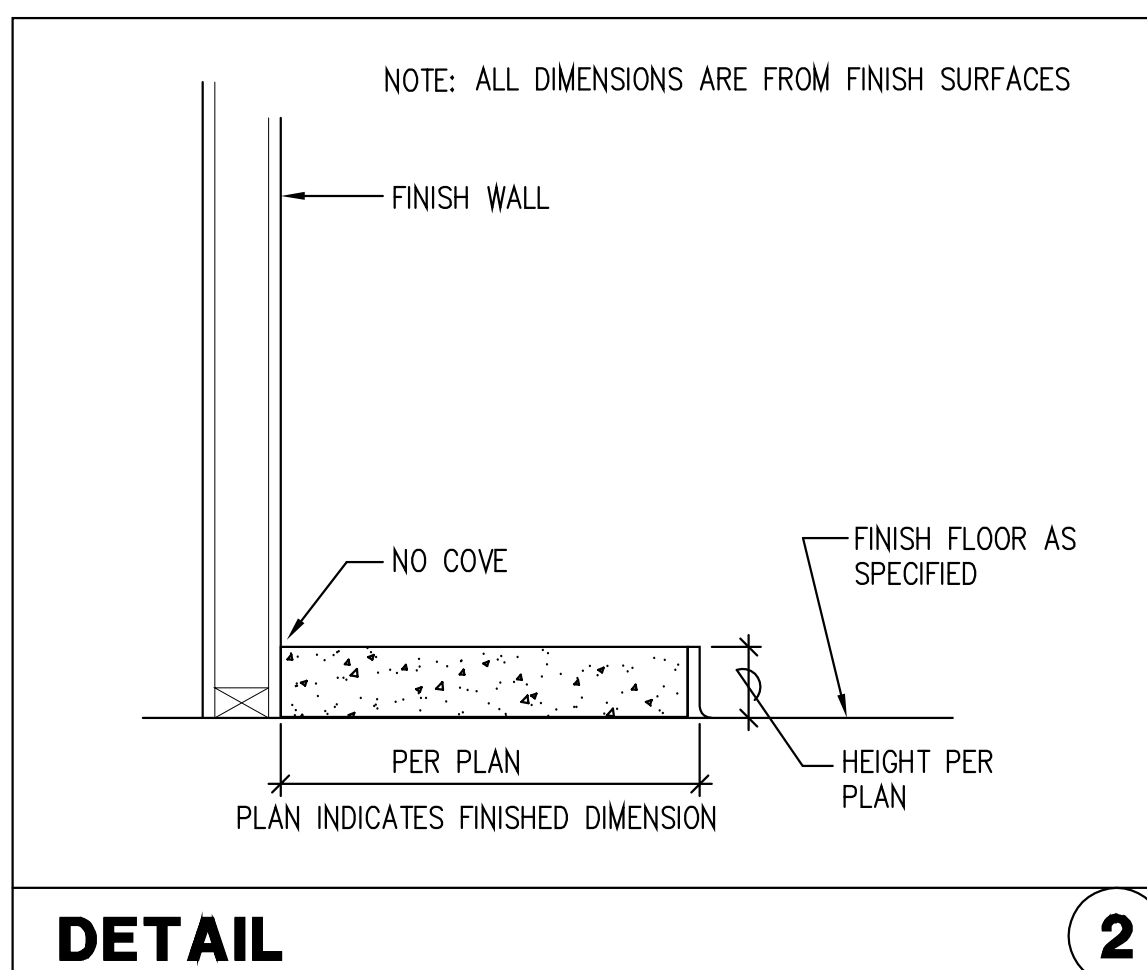
1. STEEL ROD HANGER BY F.E.C.
2. OUTLINE OF EXHAUST HOOD BY F.E.C. SEE MANUFACTURE SHOP DRAWING FOR EXACT DETAILS
3. NON COMBUSTIBLE BUILDING WALL BY G.C. (PER APPLICABLE CODES)
4. LOAD BEARING STRUCTURE (SEE ARCH. DRAWING FOR EXACT DETAILS)
5. LOAD BEARING SYSTEM I.E. UNISTRUT BY G.C. DESIGN BY STRUCTURAL ENGINEER
6. ST. STL. CLOSURE PANELS OR AS SPECIFIED BY ARCHITECT
7. HOOD SUPPORT POINTS. SEE MANUFACTURE SHOP DRAWINGS FOR EXACT LOCATIONS
8. EXHAUST DUCT WITH APPROVED SHAFT (G.C. TO PROVIDE FIRE-RATED SHAFT AT MAKE UP AIR AND/OR EXHAUST DUCTS AS REQUIRED BY CODES OR LOCAL JURISDICTION)
9. 14 GA. GALV. BACKING BY G.C.

EXHAUST HOOD / SUPPORT DETAIL

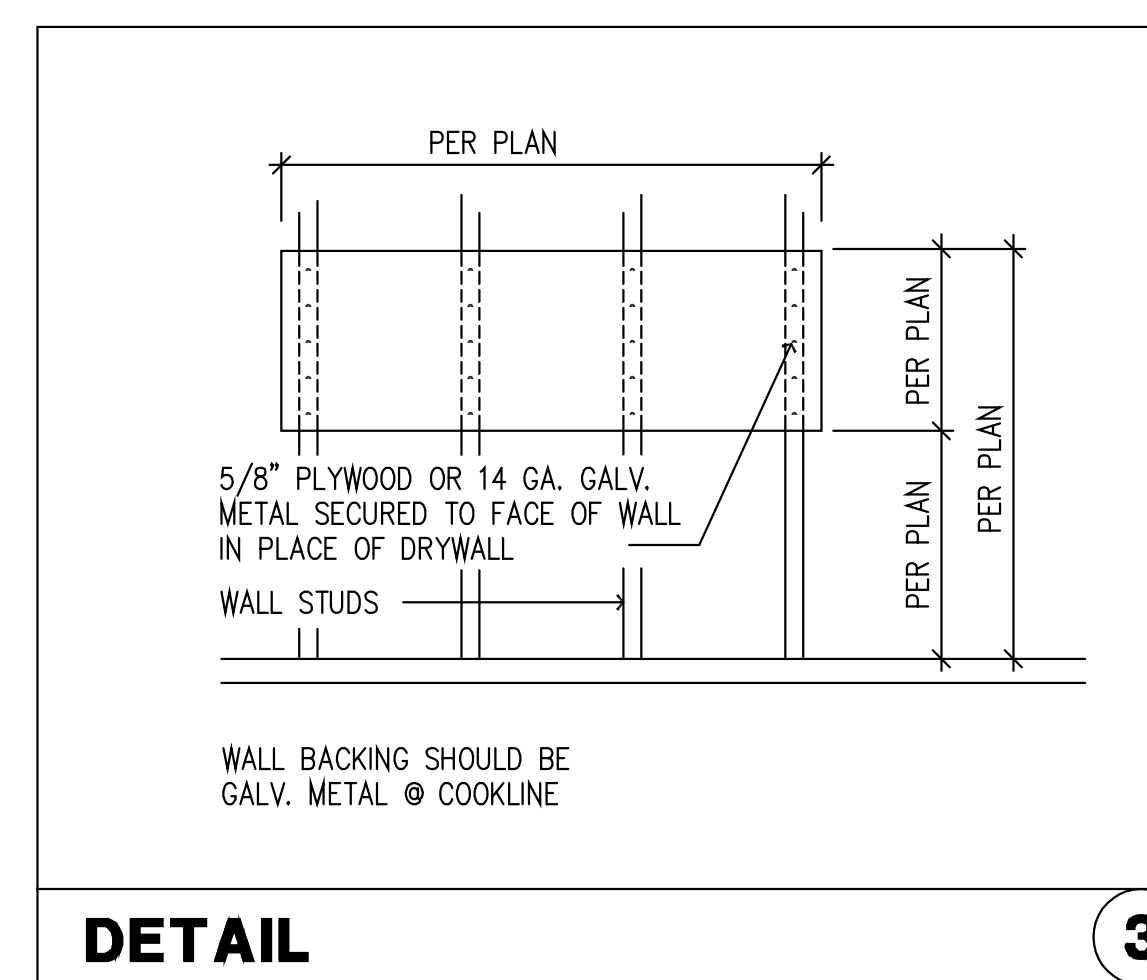
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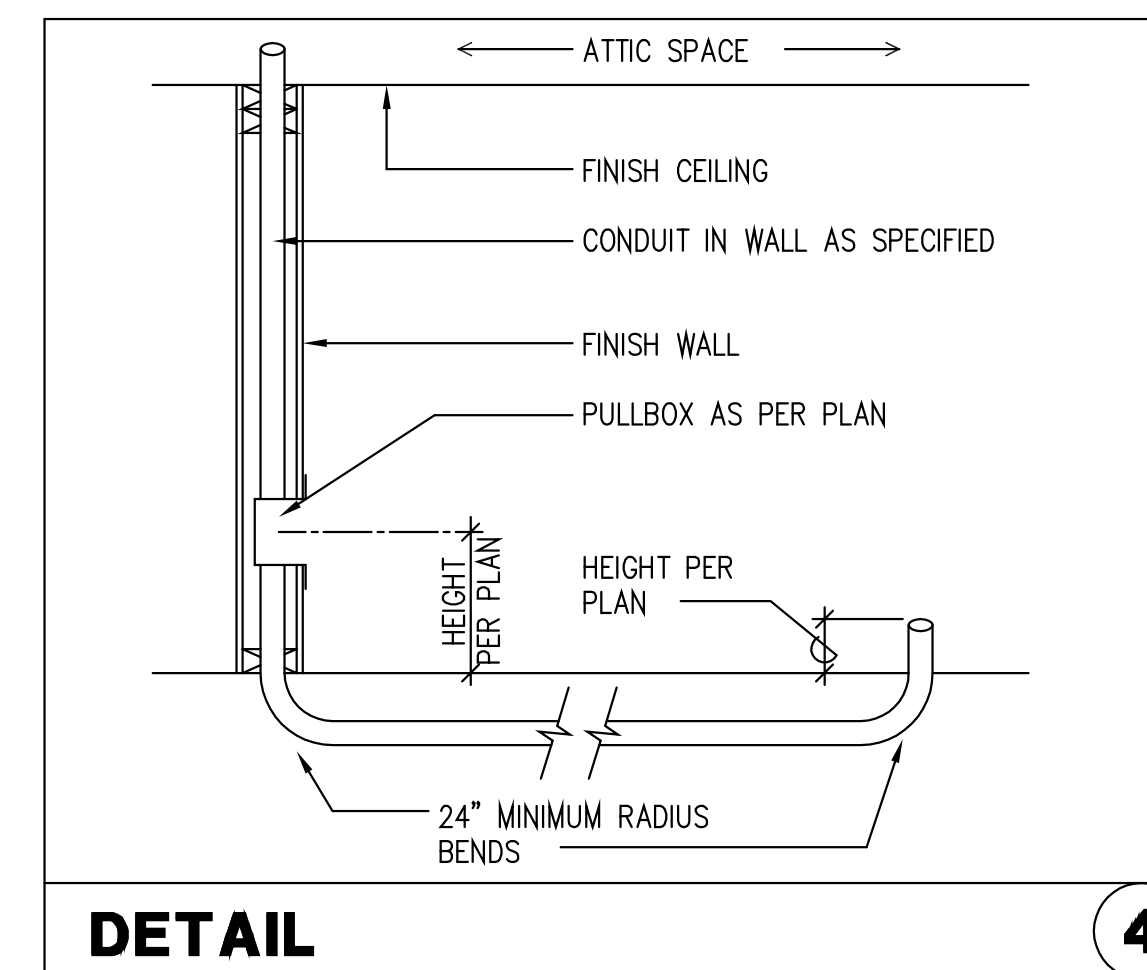
DETAIL 1



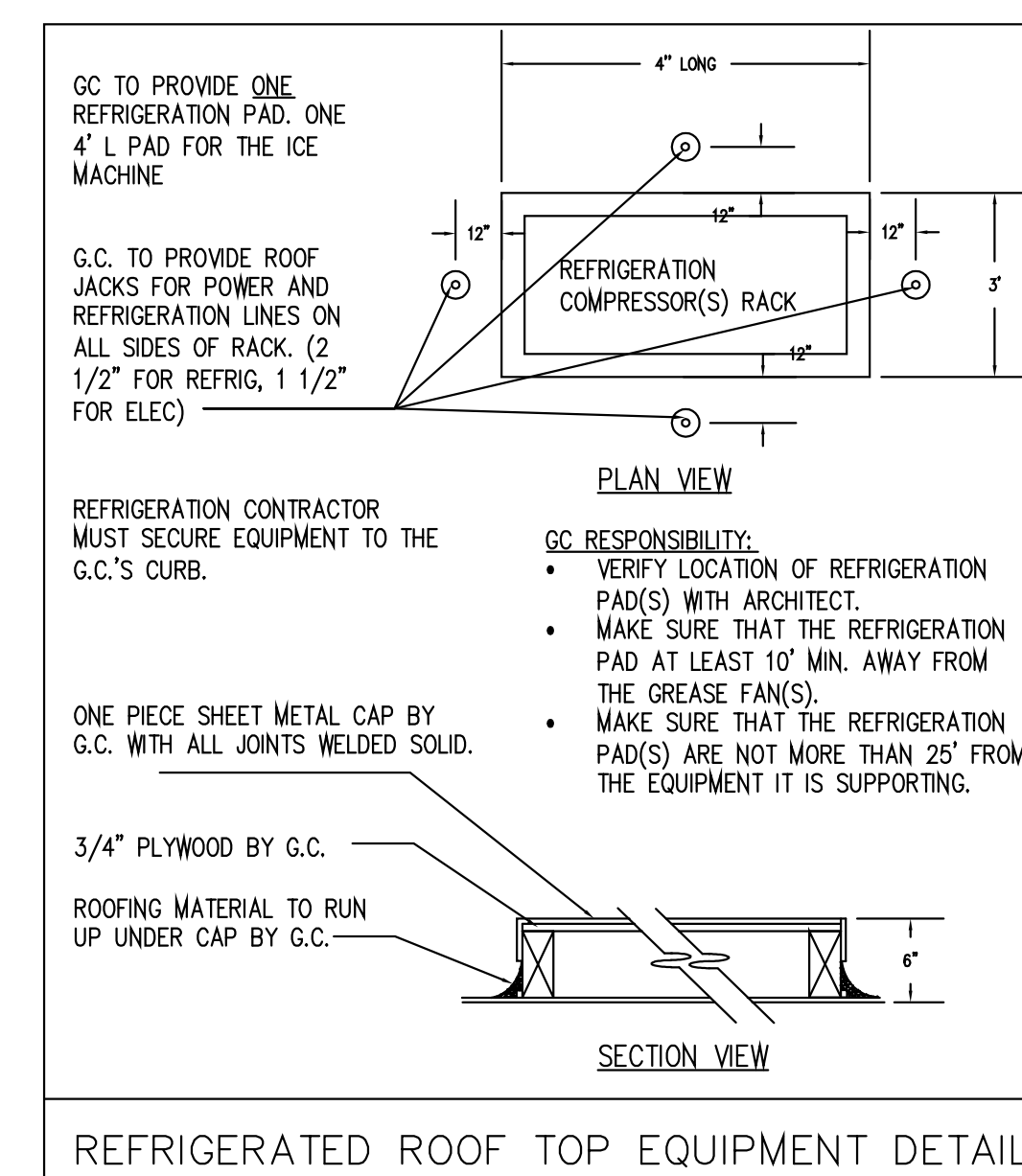
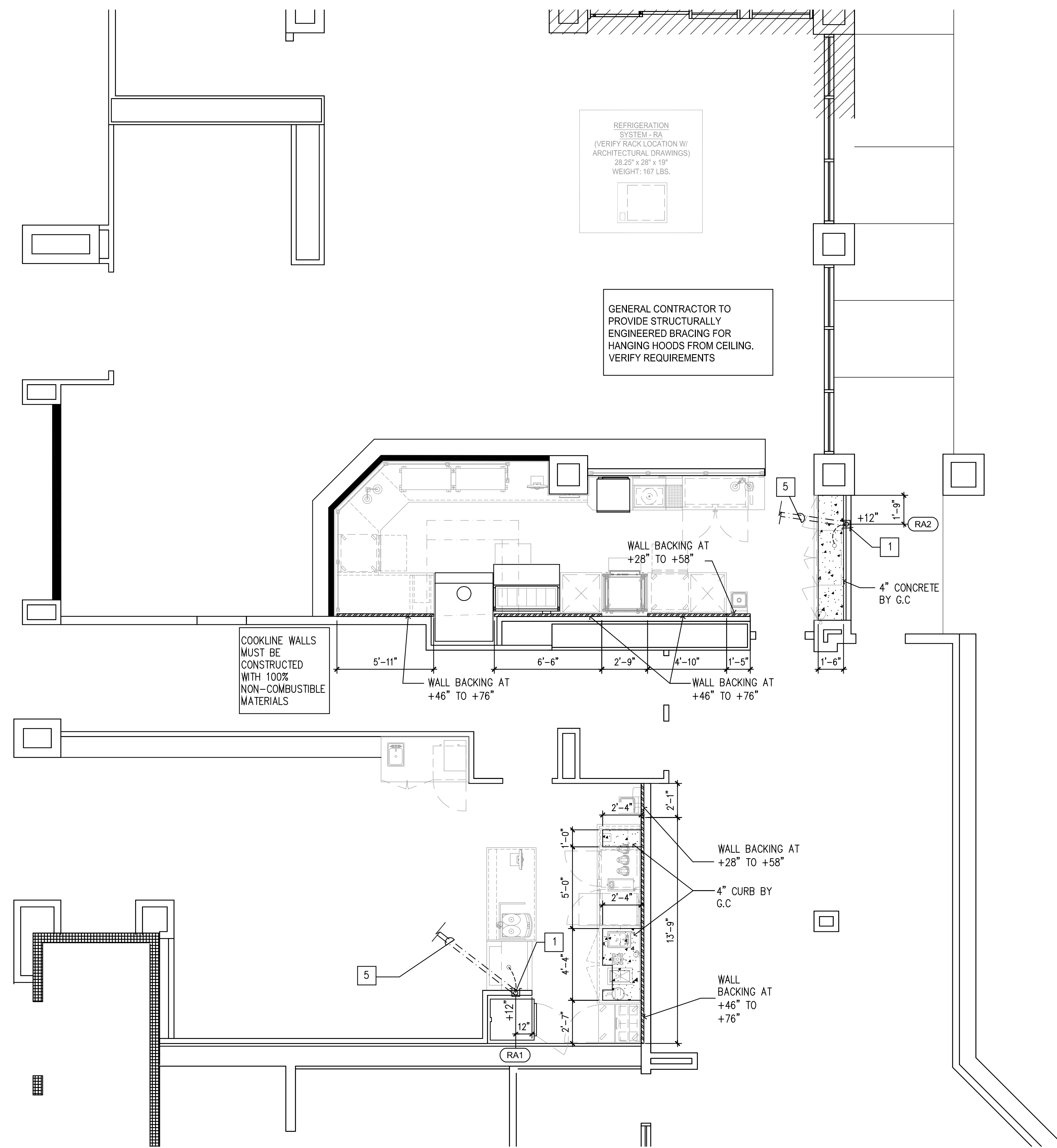
DETAIL 2



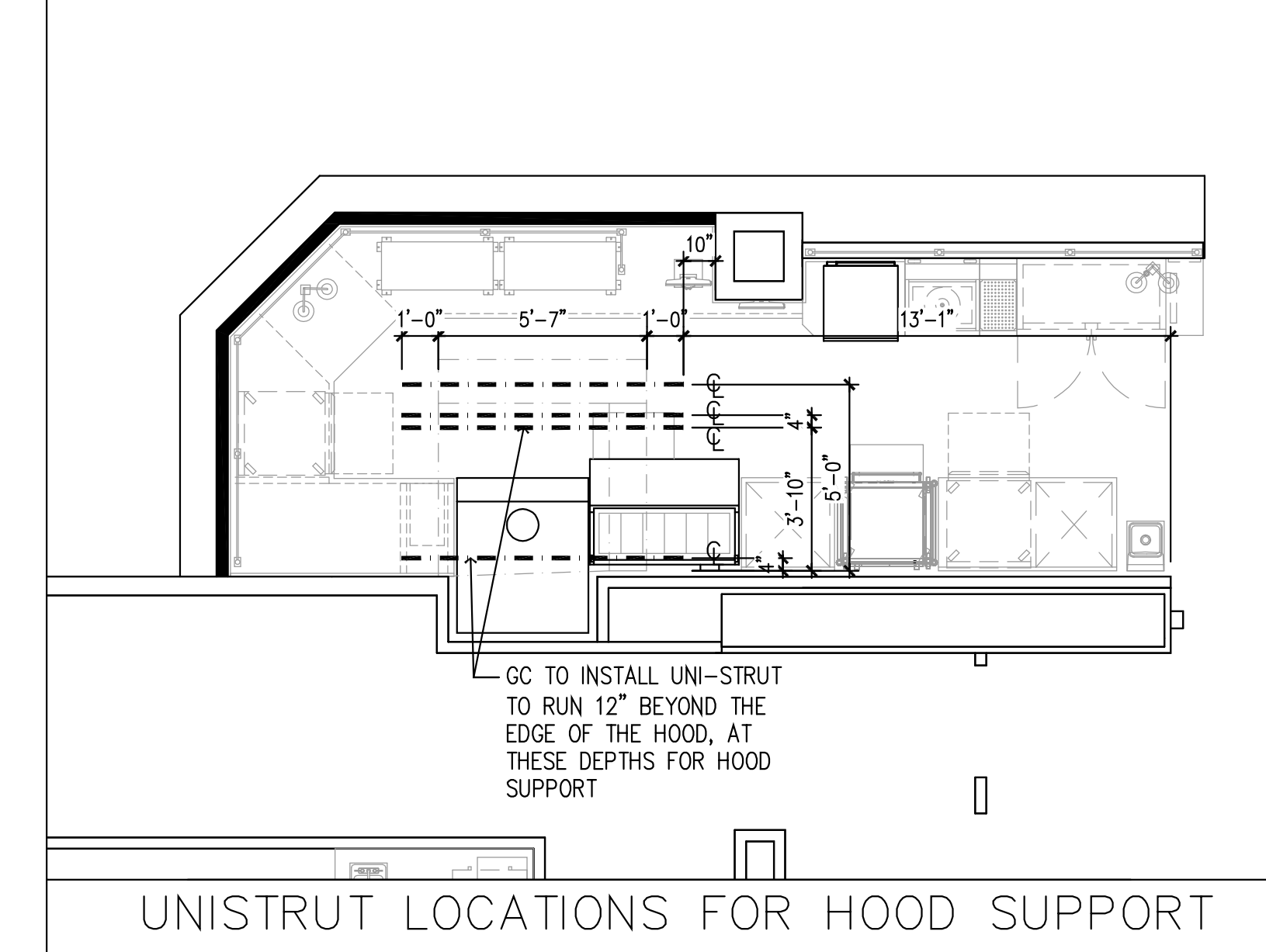
DETAIL 3



DETAIL 4



REFRIGERATED ROOF TOP EQUIPMENT DETAIL



UNISTRUT LOCATIONS FOR HOOD SUPPORT

This document contains confidential information, is an instrument of a professional service, and the property of TriMark. It shall not be used on other projects or for the extension of this project without TriMark's written approval.

Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

REVISIONS

DATE	NO.	DESCRIPTION
2-5-2019	1	NEW SUBMITTAL TO ARCH.
5-9-2019	2	NEW DESIGN TO ARCH.
6-11-2019	3	NEW BASE TO ARCH.
6-14-2019	4	60% COORDINATION
9-19-2019	5	NEW DESIGN TO ARCH.
12-17-2019	6	OWNER REVISIONS
04-17-20	7	2ND PC RESUBMITTAL

Lakeside Commons Remodel
 La Costa Glen
 1940 Levante St.,
 Carlsbad, CA 92009
 Dining Area Remodel

PROJECT NUMBER: 58733

DATE: 4-16-18

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

DRAWN BY: DML APPROVED BY: DML

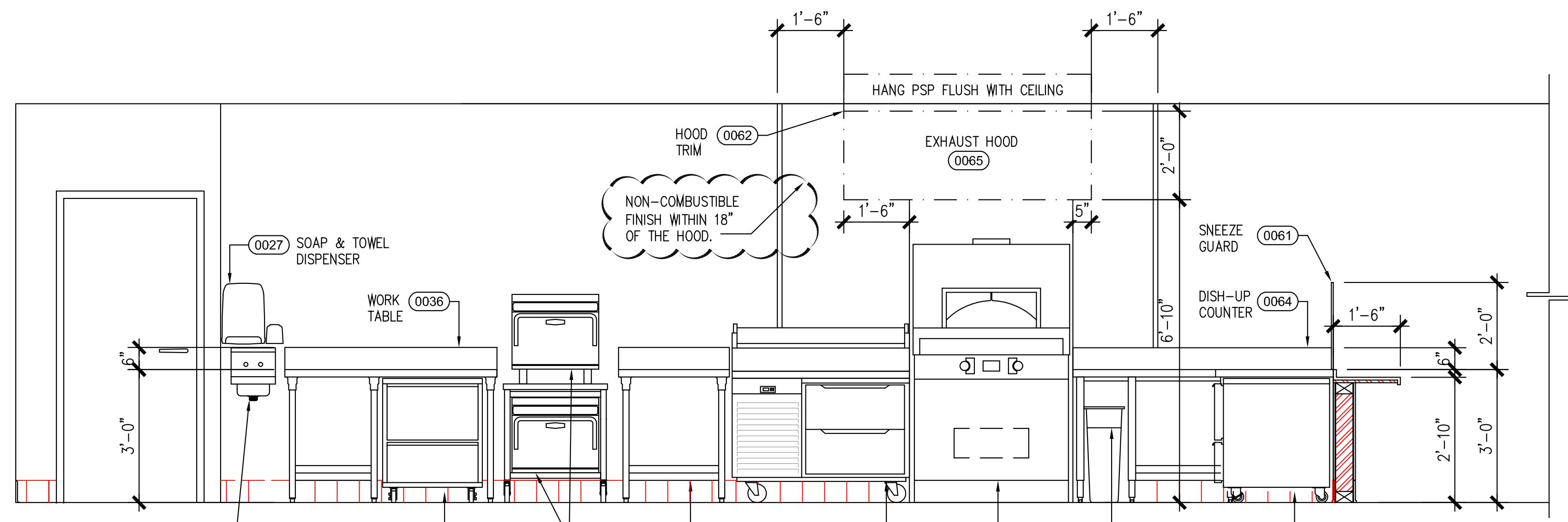
SHEET TITLE:
EXHAUST HOOD, WALLBACKING, CURB ROUGH-IN PLAN

SHEET NUMBER:
K5

This document contains confidential information, is an instrument of a professional service, and the property of TriMark. It shall not be used on other projects or for the extension of this project without TriMark's written approval.

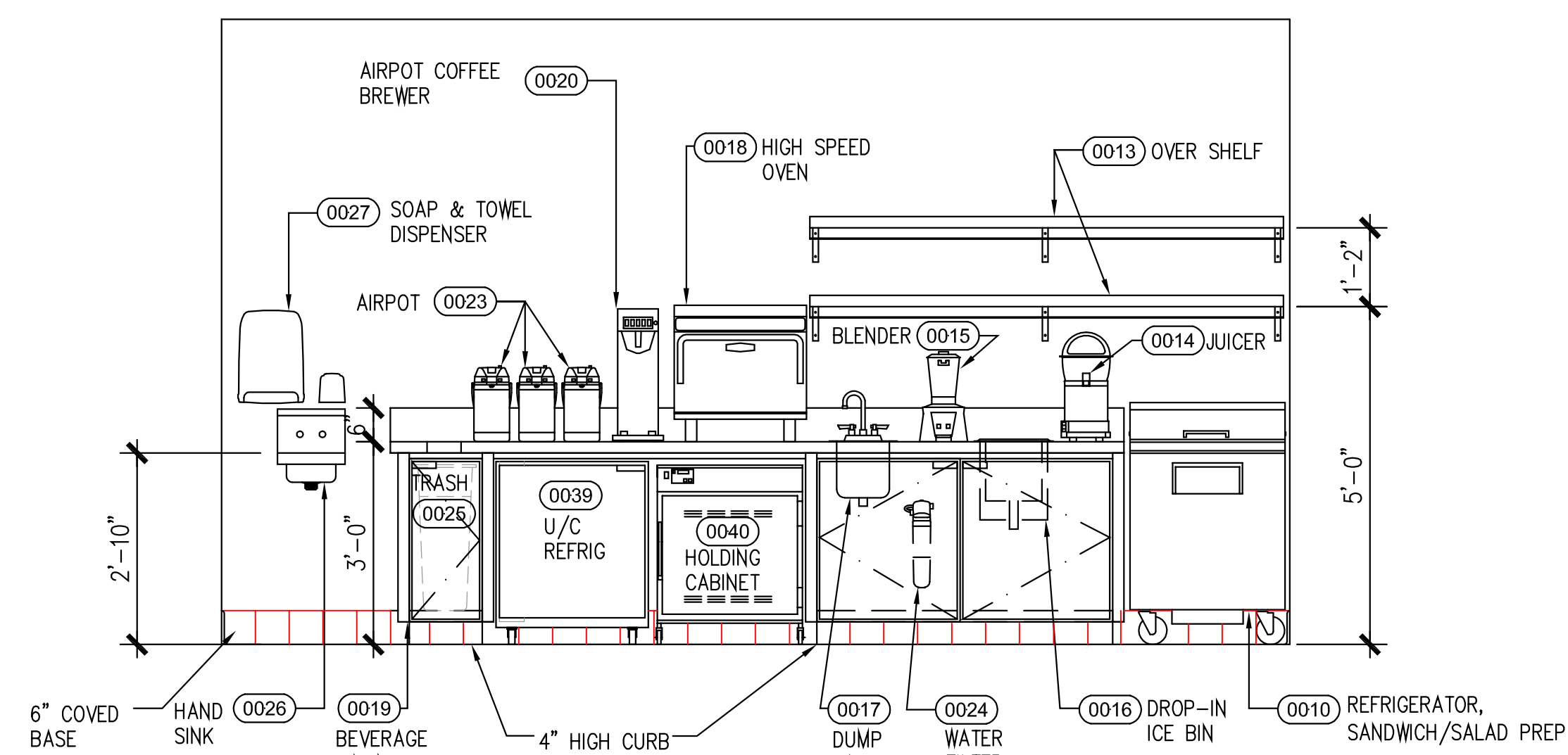
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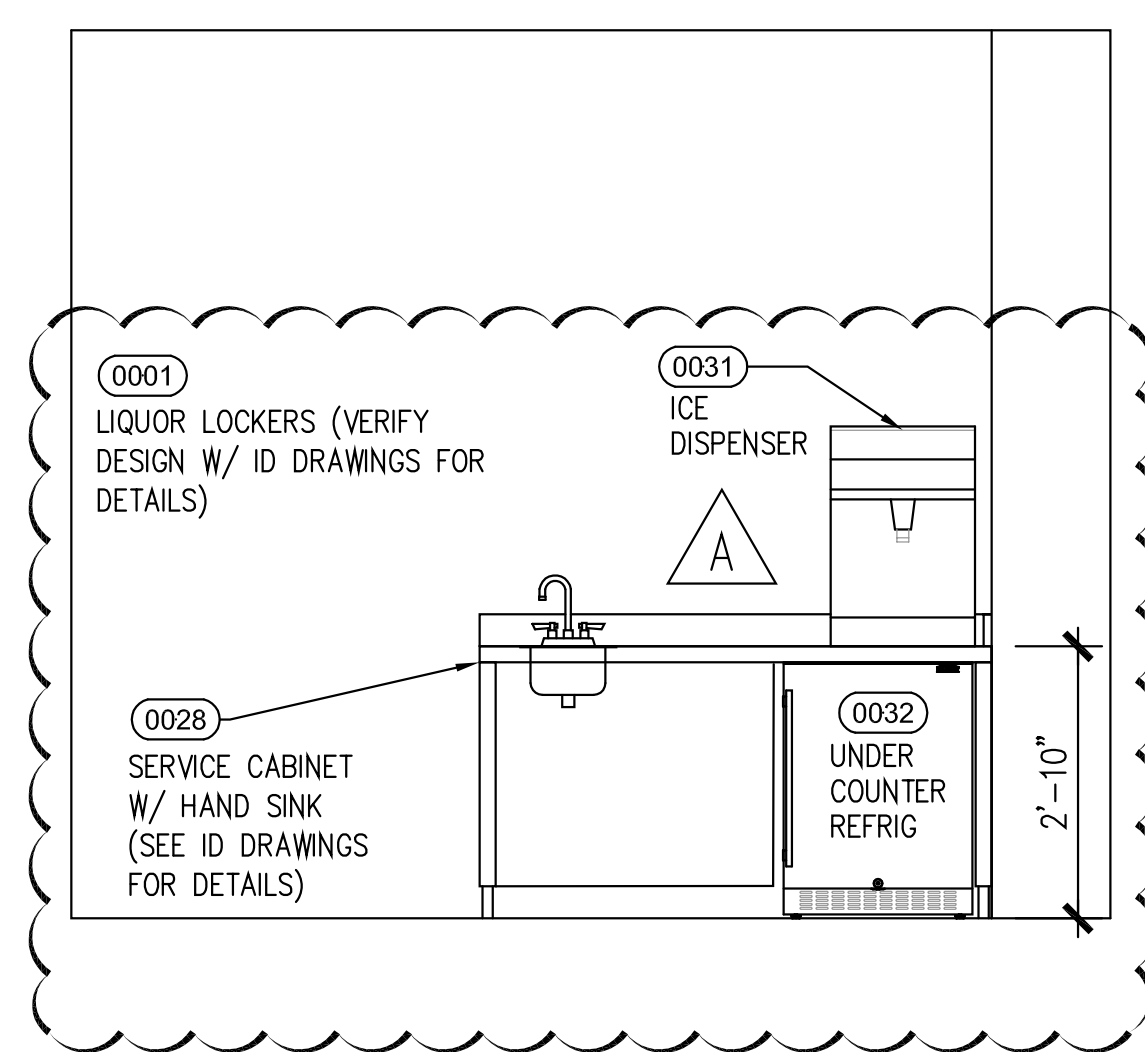
1 BAR/COOKLINE

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



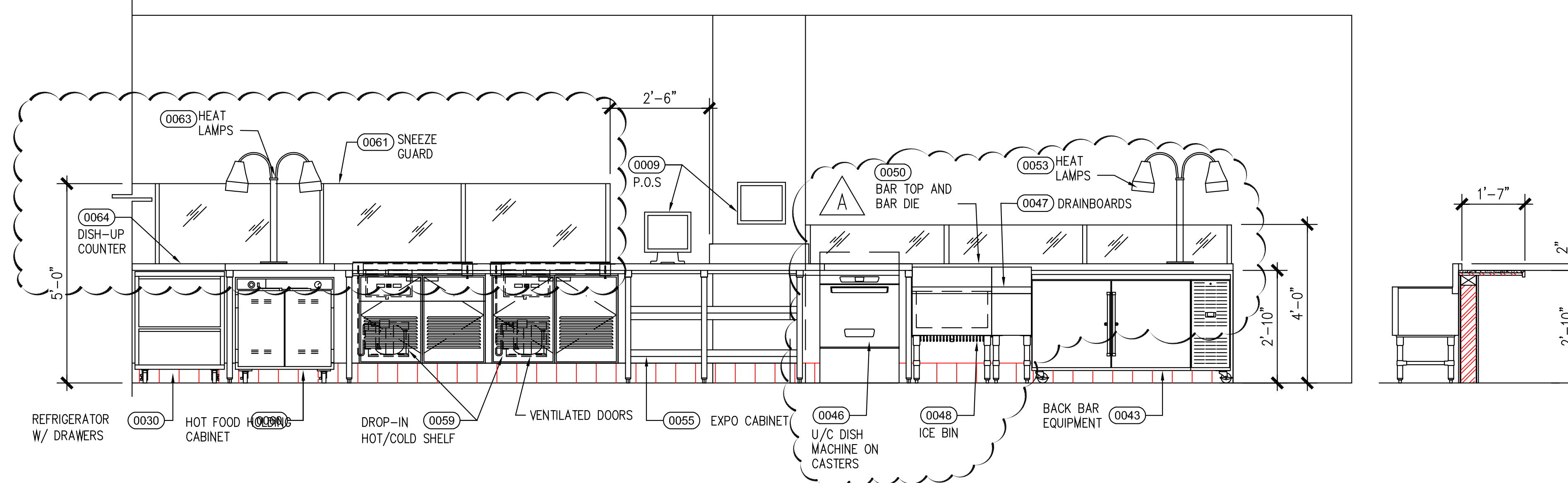
2 BEVERAGE COUNTER

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



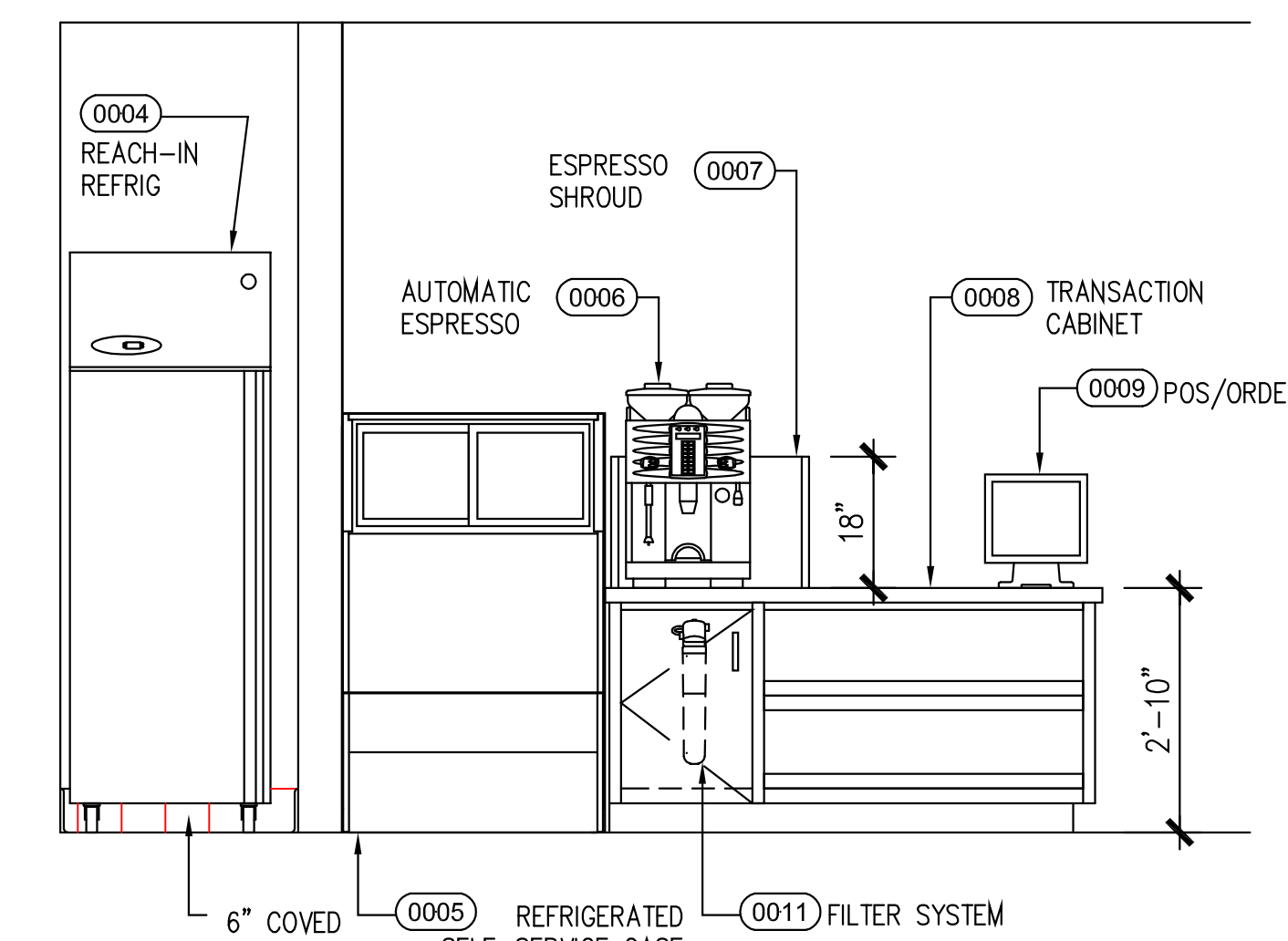
3 CONDIMENT CABINET

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



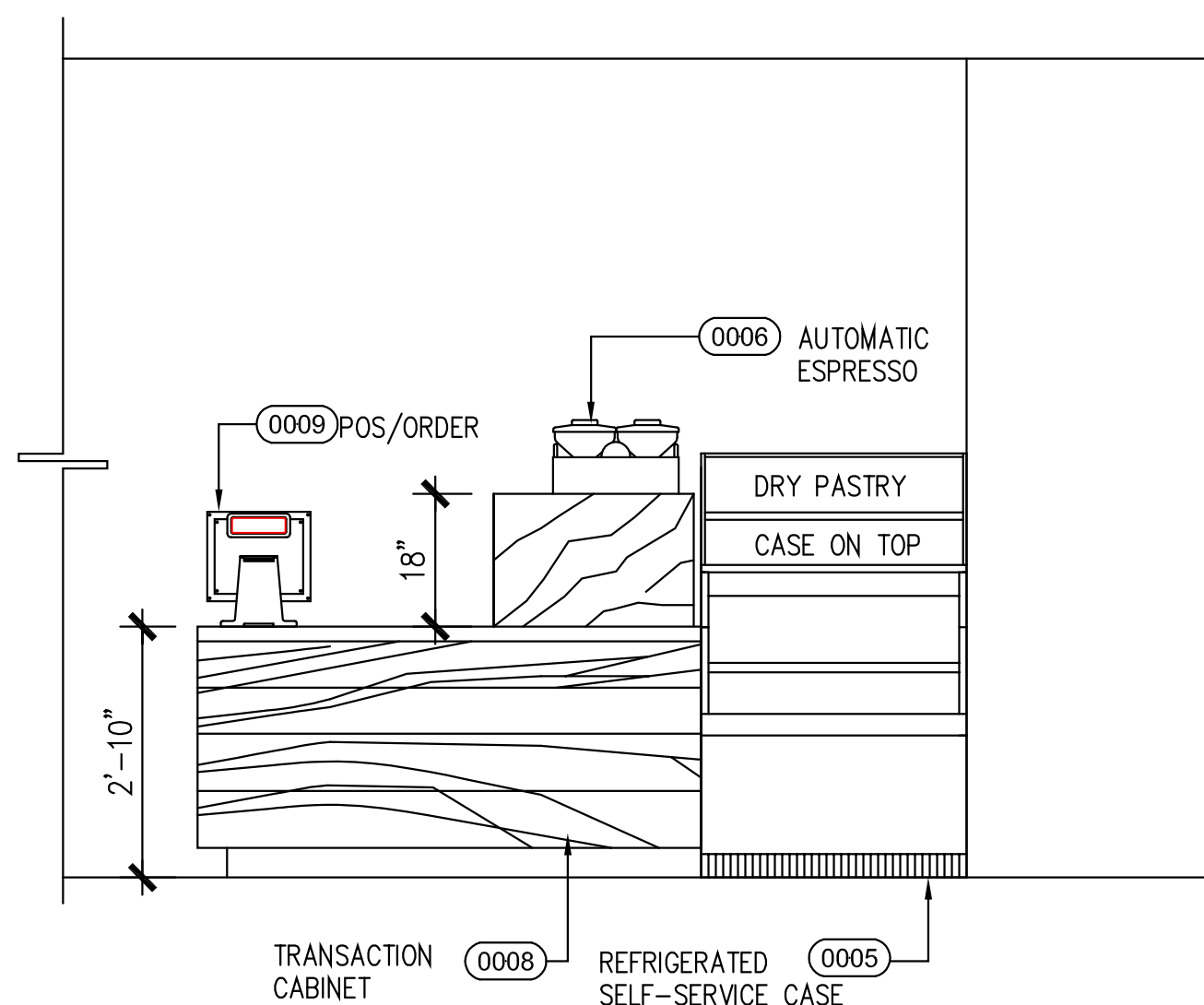
4 FRONT COUNTER/BAR

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



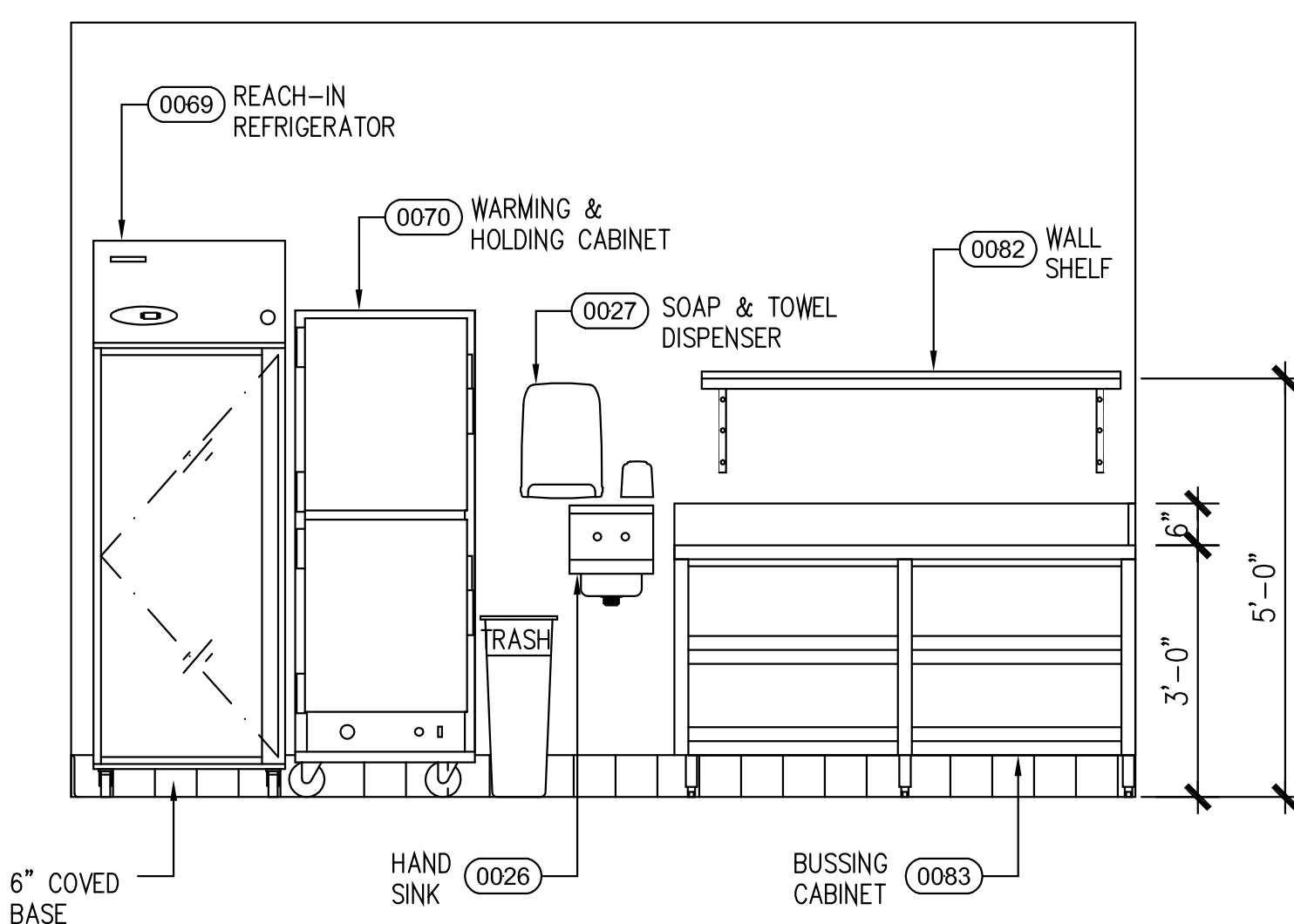
5 ESPRESSO COUNTER (SERVICE SIDE)

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



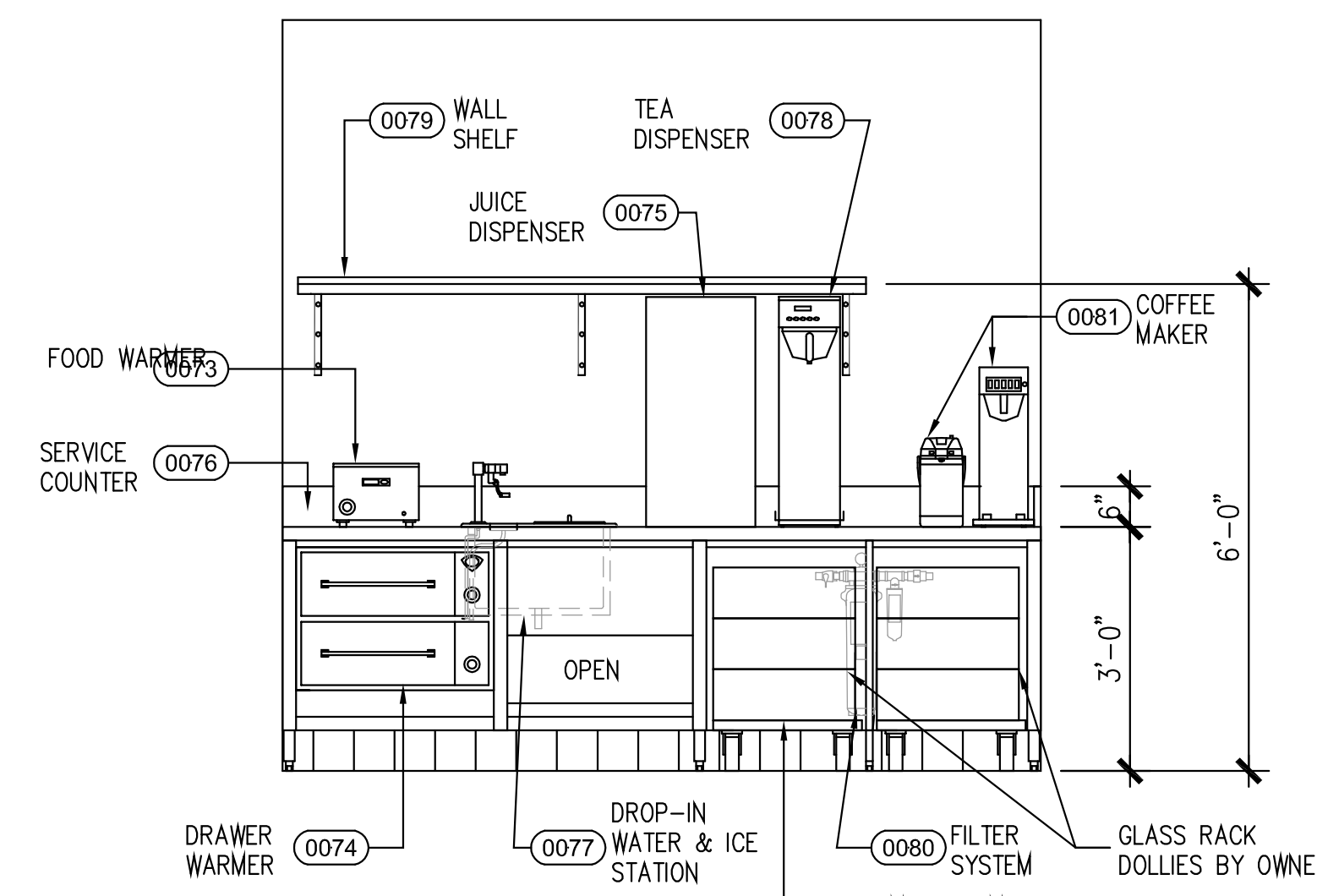
6 ESPRESSO COUNTER (CUSTOMER SIDE)

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



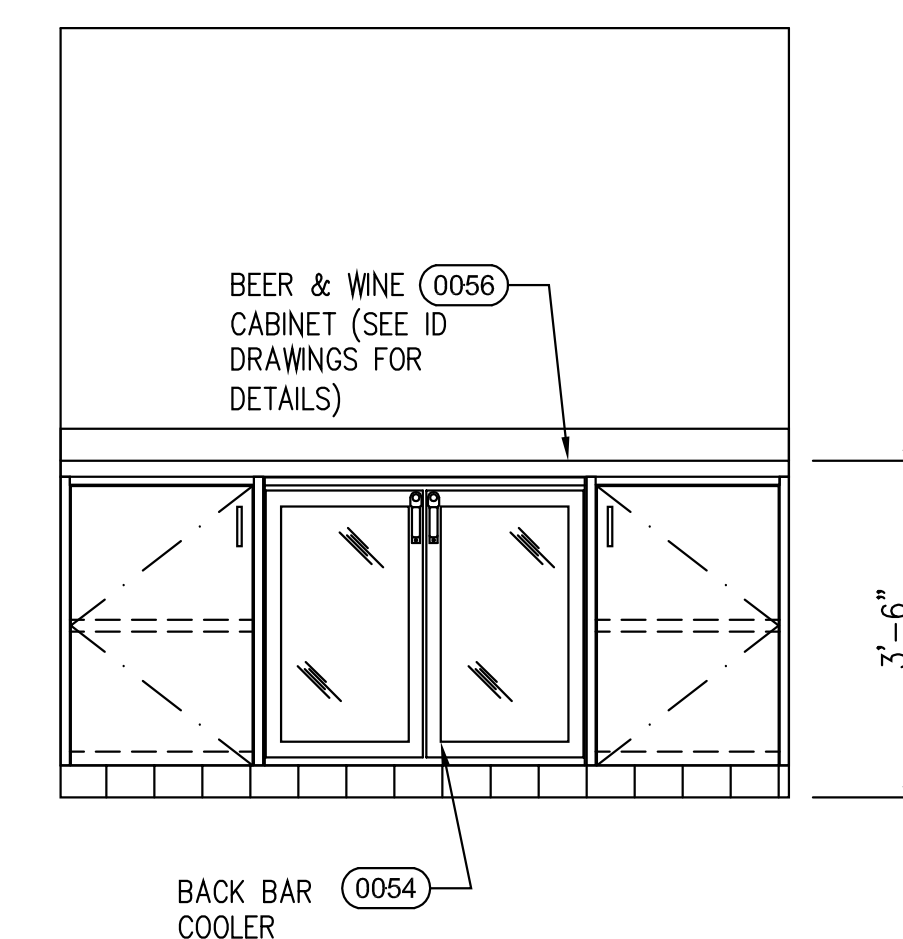
7 STORAGE AREA

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



8 BEVERAGE COUNTER

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



9 BEER & WINE COUNTER

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

Lakeside Commons Remodel

La Costa Glen
 1940 Levante St.,
 Carlsbad, CA 92009

Dining Area Remodel

PROJECT NUMBER:	58733
DATE:	4-16-18
SCALE:	
DRAWN BY:	DML
APPROVED BY:	
SHEET TITLE:	EQUIPMENT ELEVATION PLAN
SHEET NUMBER:	K6

HOOD INFORMATION - Job#3973259

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH. CFM	EXHAUST PLENUM RISER(S)					TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG.		
								WIDTH	LENG.	HEIGHT	DIA.	CFM			VEL.	S.P.	END TO END
1	0065	5424 ND-2-PSP-F	4' 7"	600 Deg.	Heavy	218	1000	10'	9'	4'	1000	1600	-0.620'	800	430 SS Where Exposed	ALONE	ALONE

PATENT NUMBERS

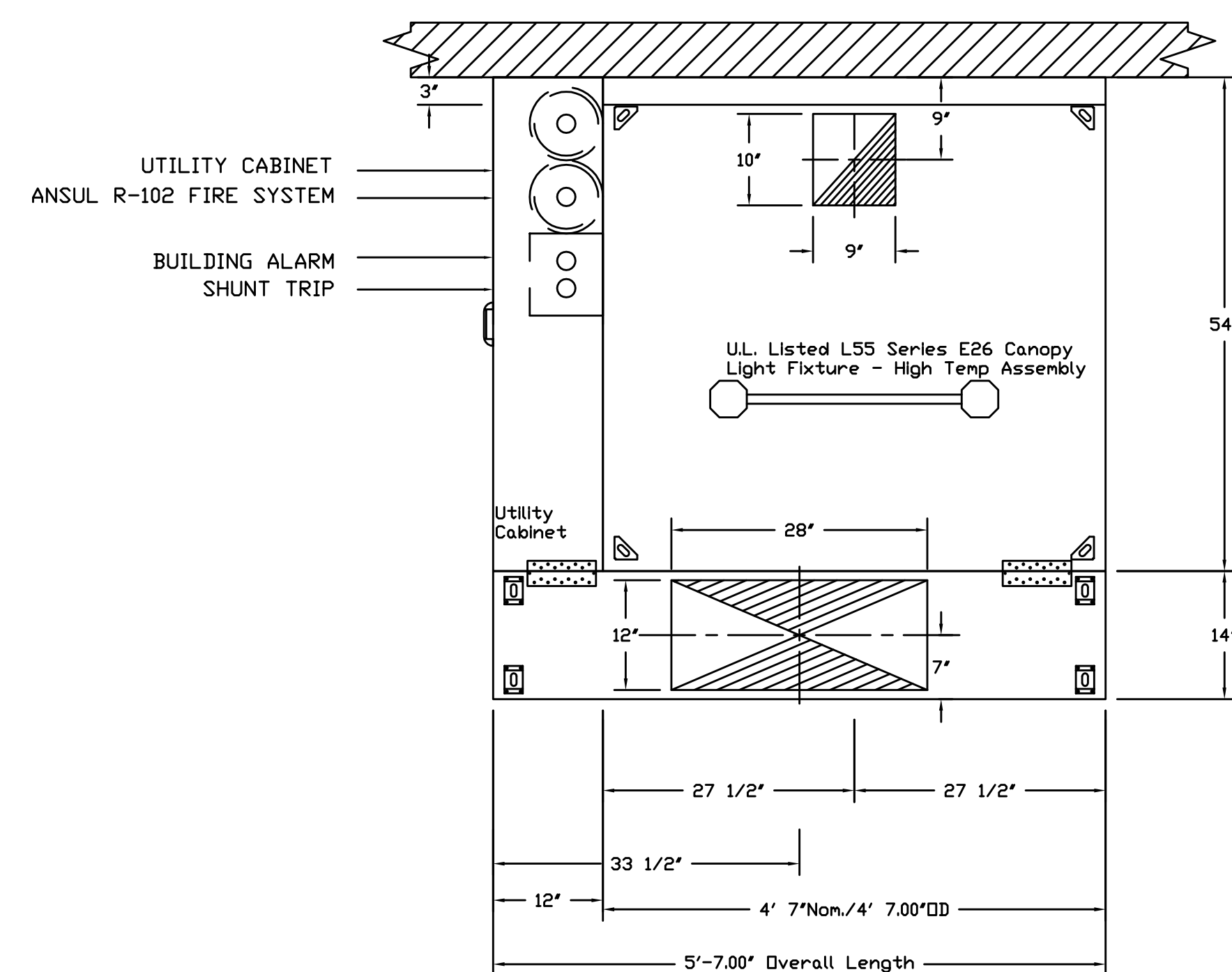
AC-PSP (United States) - US Patent 7963830 B2
 AC-PSP Wall (Canada) - CA Patent 2820509
 AC-PSP Island (Canada) - CA Patent 2520330

HOOD INFORMATION

HOOD NO.	TAG	TYPE	FILTER(S)			EFFICIENCY @ 7 MICRONS	QTY.	LIGHT(S)		WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S)		FIRE SYSTEM	SWITCHES	FIRE SYSTEM PIPING	HOOD HANGING WGT
			QTY.	HEIGHT	LENGTH			TYPE	TYPE				SIZE	MODEL #				
1	0065	Captrate Solo Filter	3	20"	16"	85% See Filter Spec.	2	L55 Series E26	NO	Left	12'x54'x24'	Ansul R102	3.0				YES	413 LBS

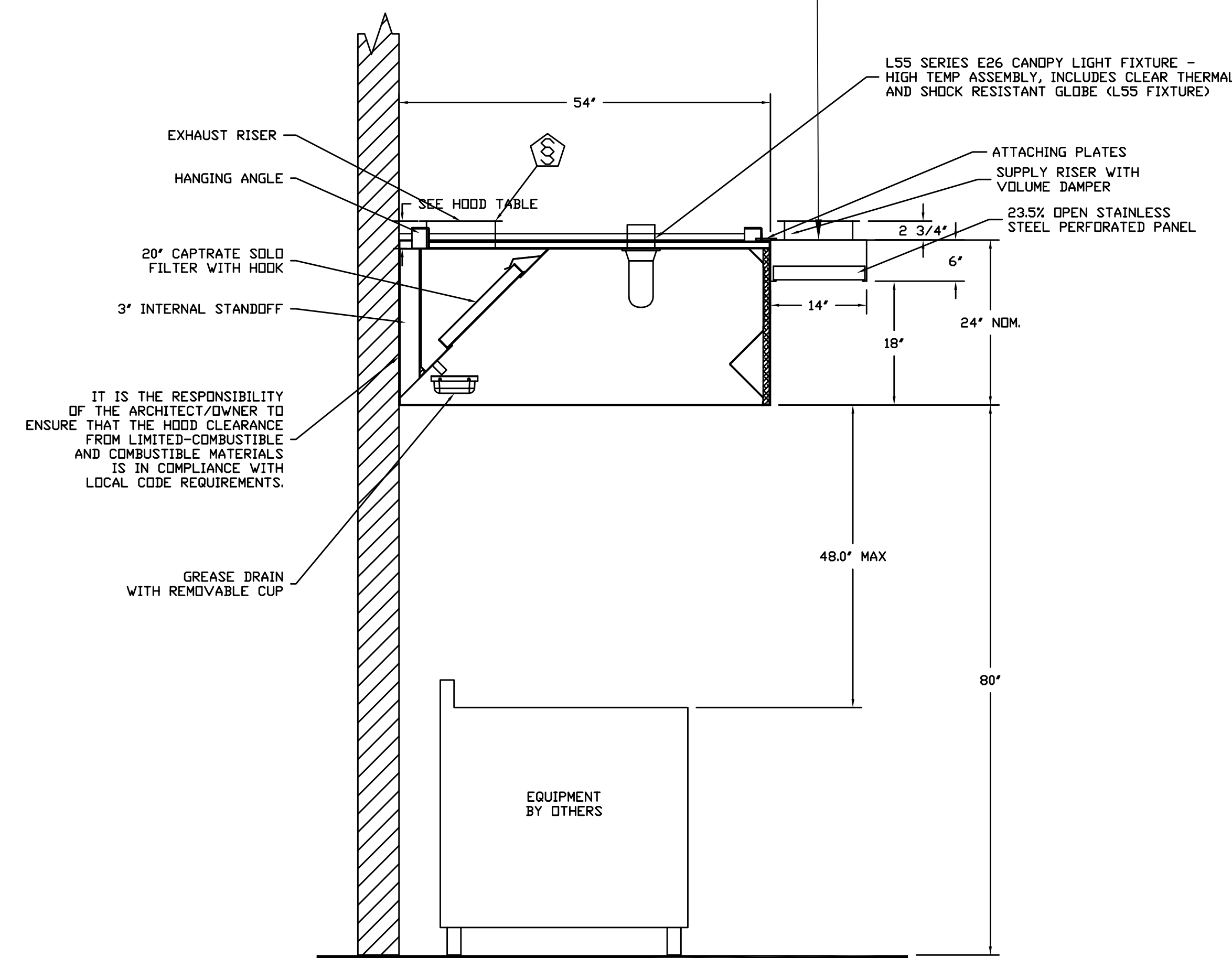
PERFORATED SUPPLY PLENUM(S)

HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)			
							WIDTH	LENG.	DIA.	CFM
1	0065	Front	67"	14"	6"	MUA	12"	28"	800	0.191'



PLAN VIEW - Hood #1 (0065)
 4' 7.00\"/>

NOTE TO INSTALLER:
 PLEASE MOUNT PSP
 FLUSH WITH CEILING
 AT 8' AFF.

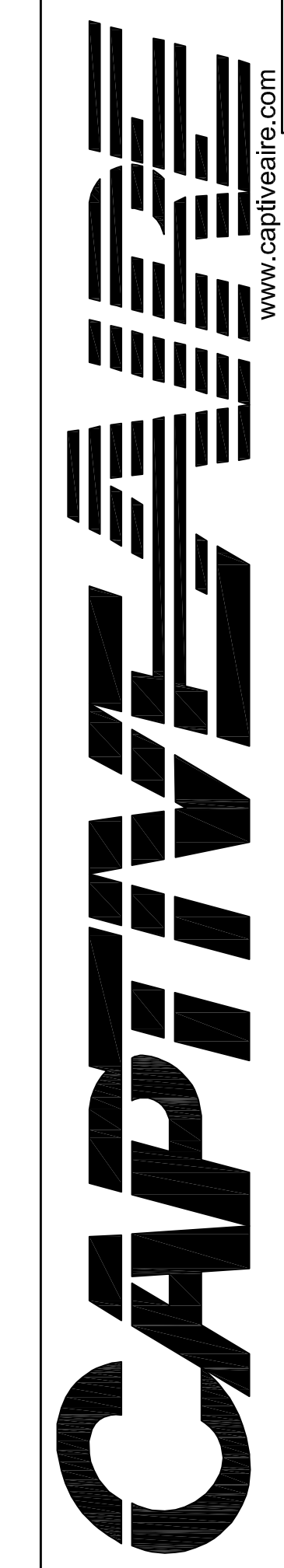


SECTION VIEW - MODEL 5424ND-2-PSP-F
 HOOD - #1 (0065)

Fire System Information - Job#3973259

FIRE SYSTEM NO.	Tag	TYPE	SIZE	FLOW POINTS	INSTALLATION	
					SYSTEM	LOCATION ON HOOD
1	006B	Ansul R102	3.0	2	Fire Cabinet Left	Left

REVISIONS	
DESCRIPTION	DATE



3002 Dow Ave., Suite #10, Tustin, CA 92780 PHONE: (714) 957-1500 FAX: (919) 227-5975 EMAIL: reg96@captiveare.com

Lakeside Commons - Carlsbad CA - rev2
 1940 LEVANTE ST,
 CARLSBAD, CA, 92009

DATE: 9/9/2019
 DWG.#: 3973259
 DRAWN BY: AHJ-86
 SCALE: 3/4" = 1'-0"
 MASTER DRAWING

SHEET NO.
 1

REVISIONS		
DATE	NO.	DESCRIPTION
2-5-2019	1	NEW SUBMITTAL TO ARCH.
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Lakeside Commons Remodel
 La Costa Glen
 1940 Levante St.,
 Carlsbad, CA 92009
 Dining Area Remodel

PROJECT NUMBER: 58733
 DATE: 4-16-18
 SCALE:
 DRAWN BY: DML
 APPROVED BY:

SHEET TITLE:
 HOOD SHOP DRAWING

SHEET NUMBER:
 K7



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KTGY Project No: 171180
Project Contact: DORINA SZALMA
Email: dszalma@ktgy.com

Principal: SIMON PERKOWITZ
Project Designer: STAN BRADEN

Interior Architect

BraytonHughes Design Studios

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LAKESIDE COMMONS DINING

1950 SILVERLEAF CIRCLE
CARLSBAD, CA 92009

Sheet Issue & Revision Log

2019-03-01 INITIAL SUBMITTAL

DATE	DESCRIPTION
1.27.2020	PLAN CHECK PERMIT
4.17.2020	2nd PLAN CHECK SUBMITTAL

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions on the plans and specifications of which a contractor throughly understands with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients authorization proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

REFLECTED CEILING PLAN

ID-3.0

KEY NOTES

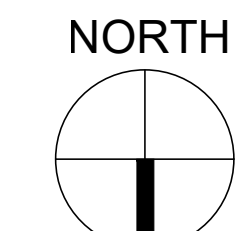
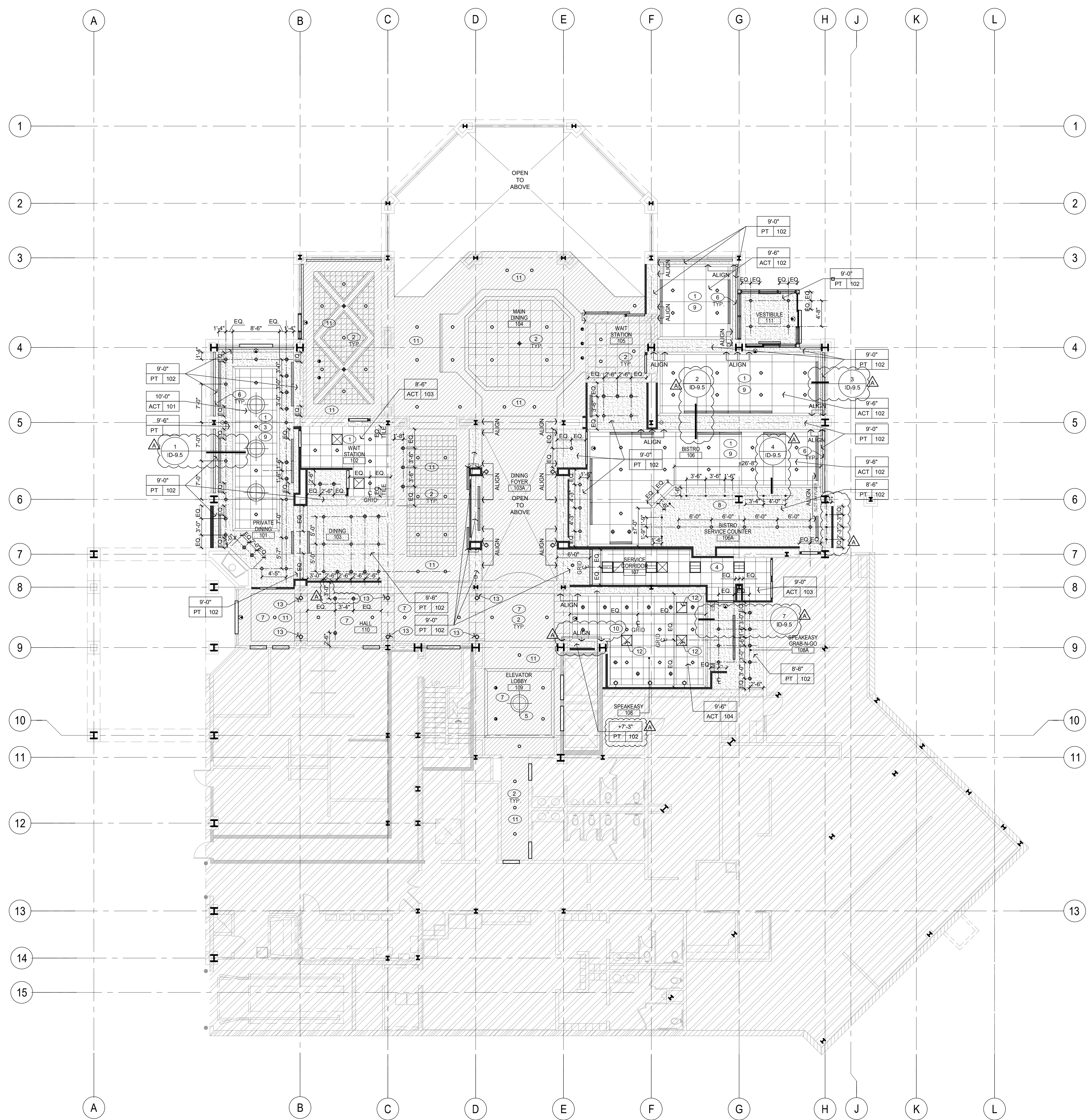
- CENTER ALL CEILING DEVICES (LIGHT FIXTURES, SPRINKLER HEADS) IN THE CENTER OF CEILING TILES, U.N.O.
- INSTALL RETROFIT FIXTURES IN THE SAME LOCATION WHERE EXISTING FIXTURES ARE INSTALLED. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS. PAINT CEILING PT-102
- CENTER ACT CEILING IN COFFER
- INSTALL NEW 2'x2' LED LIGHT FIXTURES, REFER TO ELECTRICAL DRAWINGS.
- NEW PENDANT LIGHT FIXTURE.
- EXISTING SURFACE MOUNTED ROLLER SHADES TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.
- PROVIDE ADDITIONAL LAYER OF "USG ENSEMBLE ACOUSTIC DRYWALL CEILING" OR "EQUAL INSIDE COFFER. ADJUST RECESSED LIGHTING TO LAY FLAT WITH PANEL.
- DROP-DOWN GYP. BOARD CEILING TO ALIGN WITH MILLWORK COUNTER.
- ACOUSTIC CEILING STARTING POINT: CENTER GRID WITHIN COFFER/GYP. BOARD SOFFITS, U.N.O.
- CENTER ALL CEILING DEVICES (LIGHT FIXTURES, SPRINKLER HEADS) IN THE CENTER OF TILE IN THE MIDDLE MEDALLION, U.N.O.
- PAINT EXISTING GYP. BOARD CEILINGS AND SOFFITS PT 102.
- APPLY TIN CEILING TO CENTER FLAT PANEL OF MECHANICAL DIFFUSER. CUT PERIMETER TO TILE TO COORDINATE WITH SURROUNDING TIN CEILING TILES.
- COORDINATE LOCATION OF EXISTING J-BOX WITH NEW WALL SCONCE BACK PLATE.

GENERAL NOTES

- REFER TO LIGHTING DESIGNER'S DRAWINGS FOR FIXTURE TYPE AND FINAL LOCATION OF ARCHITECTURAL LIGHTS
- EXIT SIGNS AND ILLUMINATIONS TO CONFORM IN COMPLIANCE WITH THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES.
- ALL LIGHT SWITCHING TO CONFORM IN COMPLIANCE WITH THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED TO INSURE CLEARANCES FOR FIXTURES, DUCTS, CEILINGS, ETC. NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR AS NOTED ON THE DRAWINGS. CLARIFY ALL CONFLICTS WITH THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND LOCATION OF ALL PLUMBING, MECHANICAL DUCTS AND ANY AND ALL OTHER PRESENT APPLICABLE APPURTENANCES.
- ALL DECORATIVE LIGHT FIXTURES TO BE CENTERED IN AREA SHOWN, U.O.N.
- ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY AND FIRE SPRINKLER CONTRACTORS MUST COORDINATE INSTALLATION AND REQUIRED CLEARANCES OF THEIR EQUIPMENT.
- ALL CEILING, WALL MEP DEVICES, ACCESS PANELS AND SPRINKLERS COLORS ARE TO MATCH ADJACENT WALL OR CEILING FINISH COLOR. MISCELLANEOUS ELECTRICAL, SPRINKLER AND AUDIO-VISUAL DEVICES TO BE LOCATED IN LINE WITH EQUIDISTANT TO ARCHITECTURAL LIGHT FIXTURES. U.O.N.
- HARDWIRED DECORATIVE FIXTURES PROVIDED BY OWNER AND INSTALLED BY G.C. U.O.N.
- THE ARCHITECT OF RECORD SHALL PROVIDE ALL THE NECESSARY DRAWINGS AND SPECIFICATIONS REQUIRED FOR THE CONSTRUCTION OF ITEMS SUCH AS FALSE OR HUNG DRYWALL CEILINGS AND THE STRUCTURAL COMPONENTS REQUIRED FOR ITEMS TO BE HUNG, CONNECTED TO, OR LINKED WITH THE MAIN SHELL OF THE STRUCTURE. THE ARCHITECT OF RECORD SHALL BE RESPONSIBLE FOR COORDINATING THE STRUCTURAL INTEGRITY BETWEEN DESIGNER'S DETAILS AND SUPPORTING SUBSTRATE.
- CEILING HEIGHTS INDICATED ON THE REFLECTED CEILING PLANS ARE FROM FINISHED FLOOR TO FINISHED CEILING.
- PROVIDE STRUCTURAL SUPPORT FOR LARGE DECORATIVE HARDWIRED LIGHT FIXTURES. COORDINATE STRUCTURAL REQUIREMENTS WITH FF&E LIGHT VENDOR (FOR WEIGHT) AND STRUCTURAL ENGINEER.
- REFER TO SPRINKLER SYSTEM DRAWINGS FOR NOTES & REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT LOCATIONS OF ALL ACCESS PANELS TO THE INTERIOR DESIGNER FOR REVIEW - PRIOR TO INSTALLATION.
- LIGHTING AND MECHANICAL LAYOUTS SHOWN ON INTERIOR DESIGN DRAWINGS SHALL TAKE PRECEDENCE OVER ELEC. & MECH. DRAWINGS.
- PAINT INTERIOR OF SUPPLY AND RETURN SLOTS BLACK U.O.N., TYP.

SYMBOLS & ABBREVIATIONS

- 2'x2' ACOUSTICAL CEILING TILE, SEE FINISH SCHEDULE
- 4'x4' ACOUSTICAL CEILING TILE, SEE FINISH SCHEDULE
- RECESSED DOWNLIGHT. SEE LIGHTING DESIGNERS AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES AND CIRCUITING (TYP.)
- RECESSED WALL WASHER. SEE LIGHTING DESIGNERS AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES AND CIRCUITING (TYP.)
- SURFACE OR PENDANT MOUNTED DECORATIVE LIGHT FIXTURE SUPPLIED BY OWNER, INSTALLED BY GC. REFER TO FF&E SPECIFICATIONS.
- WALL MOUNTED DECORATIVE LIGHT FIXTURE SUPPLIED BY OWNER, INSTALLED BY GC. REFER TO FF&E SPECIFICATIONS.
- CEILING TAG. TOP ROW DENOTES CEILING HEIGHT. BOTTOM ROW DENOTES CEILING FINISH
- (N) GYP. BOARD CEILING - PAINTED PT-102
- THERMOSTAT
- SLOT DIFFUSER. REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS
- 2'x2' DIFFUSER. REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS
- EXHAUST. REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS
- U.N.O. - (E) CEILINGS TO REMAIN - PAINTED PT-102, RETROFIT (E) LIGHT FIXTURES TO LED
- AREA NOT IN CONTRACT, U.N.O. (N.I.C.)



REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

1



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 17911 Von Karman Ave.
 Suite 200
 Irvine, CA 92614
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KTGY Project No: 171180

Project Contact: DORINA SZALMA
 Email: dszalma@ktgy.com

Principal: SIMON PERKOWITZ
Project Designer: STAN BRADEN

Interior Architect

BraytonHughes Design Studios

465 CALIFORNIA STREET, SUITE 350
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 WWW.BHDSTUDIOS.COM

KEY NOTES

- 1 4" HIGH CONCRETE CURB. REFER TO ARCHITECTURAL DRAWINGS AND KITCHEN CONSULTANT DRAWINGS FOR CURB INFORMATION.
- 2 FLOORING MATERIAL CONTINUES UNDER MILLWORK.
- 3 CARPET TRANSITION - REFER TO CARPET MANUFACTURER'S FLOODED CARPET PAN.
- 4 EXISTING PAINTED WOOD BASE TO REMAIN AND REPAINTED [PT 103]. NEW BASE AT NEW WALL CONSTRUCTION TO MATCH FINISH AND PROFILE AS EXISTING.
- 5 EXISTING STAINED WOOD BASE TO REMAIN. NEW WOOD BASE AT NEW WALL CONSTRUCTION IS TO MATCH FINISH AND PROFILE AS EXISTING, U.N.O.
- 6 NEW STAINED WOOD BASE THROUGHOUT. PROFILE TO MATCH EXISTING.
- 7 NEW STAINED WOOD BASE AND PROFILE.

NOTE:

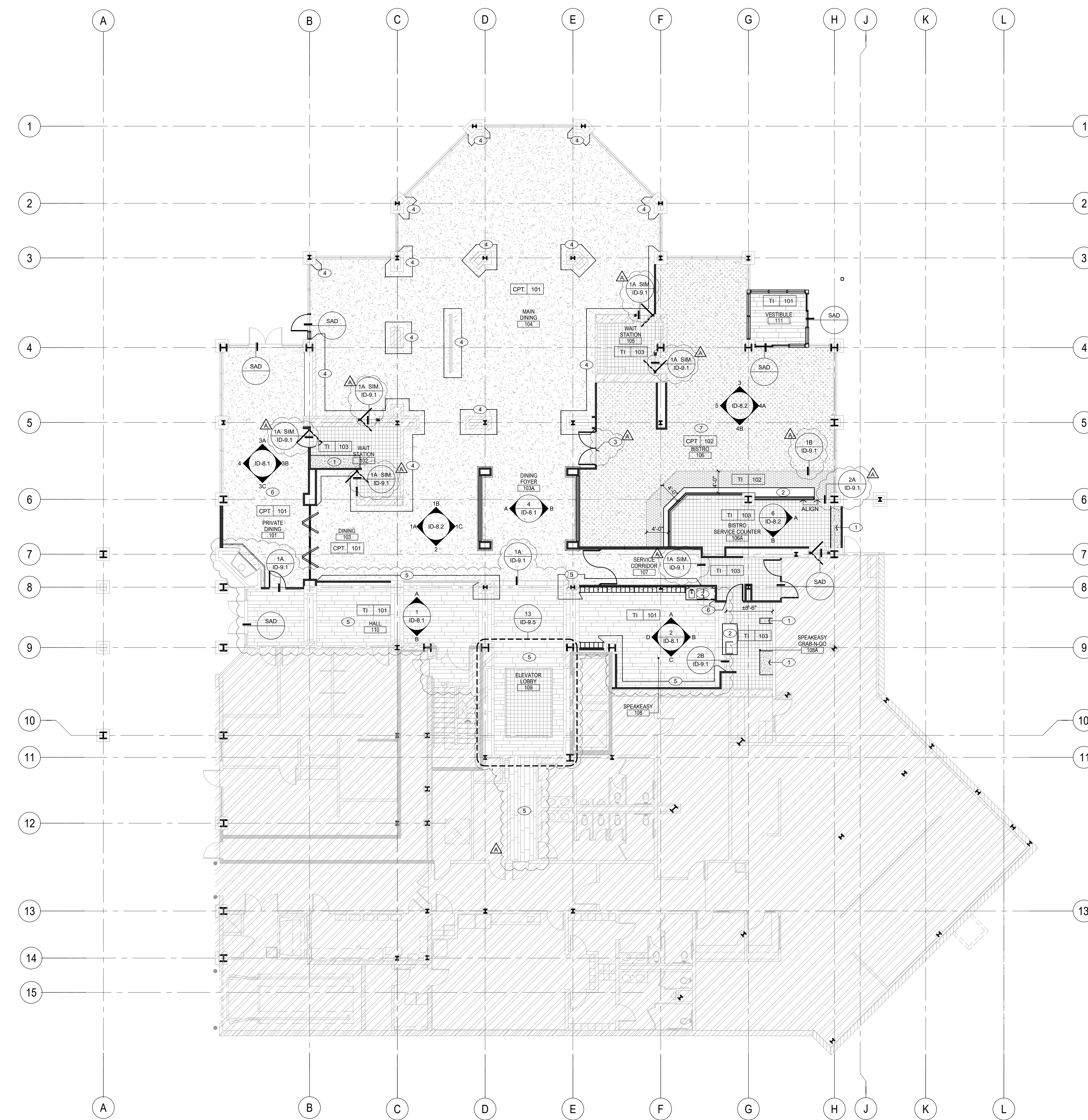
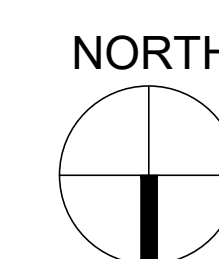
PAINT ALL WALLS AND CEILINGS PER FINISH SCHEDULE IN ALL GROUND FLOOR DINING ROOMS, CORRIDORS AND ELEVATOR LOBBY, U.N.O. CONTACT DESIGNER IF UNSURE OF AREAS TO BE PAINTED.

GENERAL NOTES

1. ALL FINISHES SHOWN IN THE DOCUMENTS ARE CONSIDERED (N) U.O.N.
2. TRANSITION OF FLOORS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION U.N.O. IF NO STONE OR WOOD THRESHOLD IS PROVIDED. TRANSITION OF FLOORS OCCURRING IN OPENINGS WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE WALL. REFER TO PLAN.
3. ALL MISC. EXISTING EXPOSED ELECTRICAL CONDUIT OR RACEWAY SHALL BE PAINTED TO MATCH ADJACENT WALL OR CEILING FINISH, U.N.O. THE FINISH FLOOR PLAN, INTERIOR ELEVATIONS OR REFLECTED CEILING PLANS INDICATES THE TYPES OF FINISHES.
4. FLOOR FINISHES TO CONTINUE TO TOE KICK OR BASE OF MILLWORK, REFER TO DETAILS FOR ADDITIONAL INFORMATION.
5. SILICON SEALANT AT GLAZING TO BE BLACK, U.N.O.
6. ALL FINISH MATERIALS MUST MEET ALL APPLICABLE FIRE, LIFE SAFETY, AND BUILDING CODES.
7. TRANSPARENT FINISHED WOOD DOORS, ARCHITECTURAL WOODWORK, AND CABINETS SHALL BE SHOP FINISHED.
8. ALL VENEERS TO CONFORM TO W.I.C. PREMIUM GRADE STANDARDS.
9. ALL STONE AND TILE FINISHES INSTALLED AT FLOOR SURFACES TO MEET OR EXCEED SLIP COEFFICIENT RATIO AS REQUIRED BY CODE. REFERENCE INTERIOR FLOOR FINISH PLANS, REFLECTED CEILING PLANS, ELEVATIONS AND DETAILS FOR WALL AND MILLWORK FINISH DESIGNATIONS.
11. INTERIOR CONCRETE SLABS SHALL BE POURED LEVEL U.O.N. $\frac{1}{4}"$ = TOLERANCE ON A 10'-0" EDGE IN ANY GIVEN DIRECTION.
12. DEPRESS CONCRETE FLOOR SLABS AS REQUIRED FOR FLOOR FINISH MATERIALS AND AS NOTED ON ARCHITECTURAL DRAWINGS.
13. ALL WOOD NOTED ON DRAWINGS TO BE FIRE-TREATED SHALL BE FIRE-RETARDANT WOOD (F.R.T.) PER U.B.C. REQUIREMENTS.
14. ACOUSTIC MATTING/ PAD SHALL BE INSTALLED UNDER ALL WOOD FLOORING OVER OCCUPIED SPACES BELOW TO REDUCE SOUND AND IMPACT NOISE TRANSMISSION THROUGH SOUND RATED FLOOR/ CEILING ASSEMBLIES.
15. ALL TILE INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED CURRENT STANDARDS OF THE TILE COUNCIL OF AMERICA (TCA) "HANDBOOK FOR CERAMIC TILE INSTALLATION". FOR BEST QUALITY IN CRAFTSMANSHIP.
16. WHERE FLOOR DRAINS OR FLOOR SINKS OCCUR, ALL FINISH FLOORS SHALL SLOPE TO DRAIN.
17. INTERIOR FINISHES AND FLAME PROOFING MUST CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES.
18. ALL GLASS AND GLAZING SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.
19. WALLCOVERING AND/OR FABRIC SEAMS ARE TO BE DIVIDED WITH MINIMAL NUMBER OF SEAMS AND WITH EQUAL WIDTH PANELS. U.O.N.
20. REFER TO INTERIOR ELEVATIONS FOR WALL STONE/TILE LAYOUT, SIZING AND PLACEMENT.
21. REFER TO PROJECT MANUAL FOR TECHNICAL INFORMATION AND GENERAL CONDITIONS.
22. REFER TO SHEET ID-10.0 FOR FLOOR FINISH INFORMATION.
23. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.11 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHALL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.

SYMBOLS & ABBREVIATIONS

- = SEE ARCHITECTURAL DRAWINGS
- AREA NOT IN CONTRACT (N.I.C)



LAKESIDE COMMONS DINING

1960 SILVERLEAF CIRCLE
 CARLSBAD, CA 92009

Sheet Issue & Revision Log

2019-03-01	INITIAL SUBMITTAL
	1.27.2020 PLAN CHECK PERMIT
	4.17.2020 2nd PLAN CHECK SUBMITTAL

If it is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor throughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

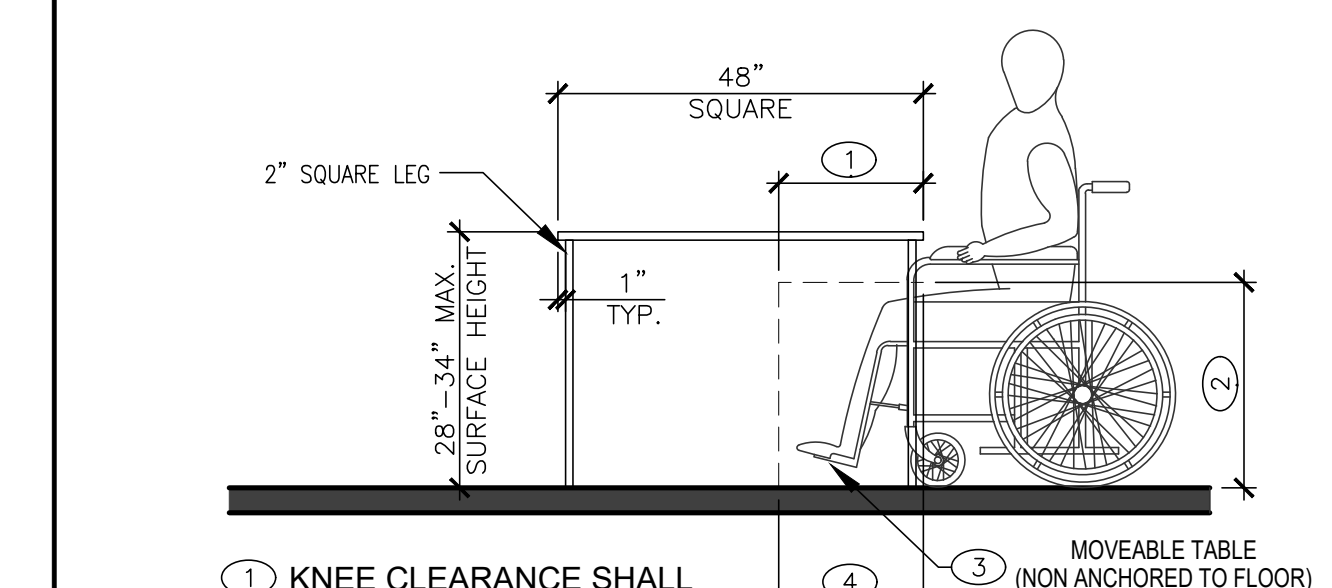
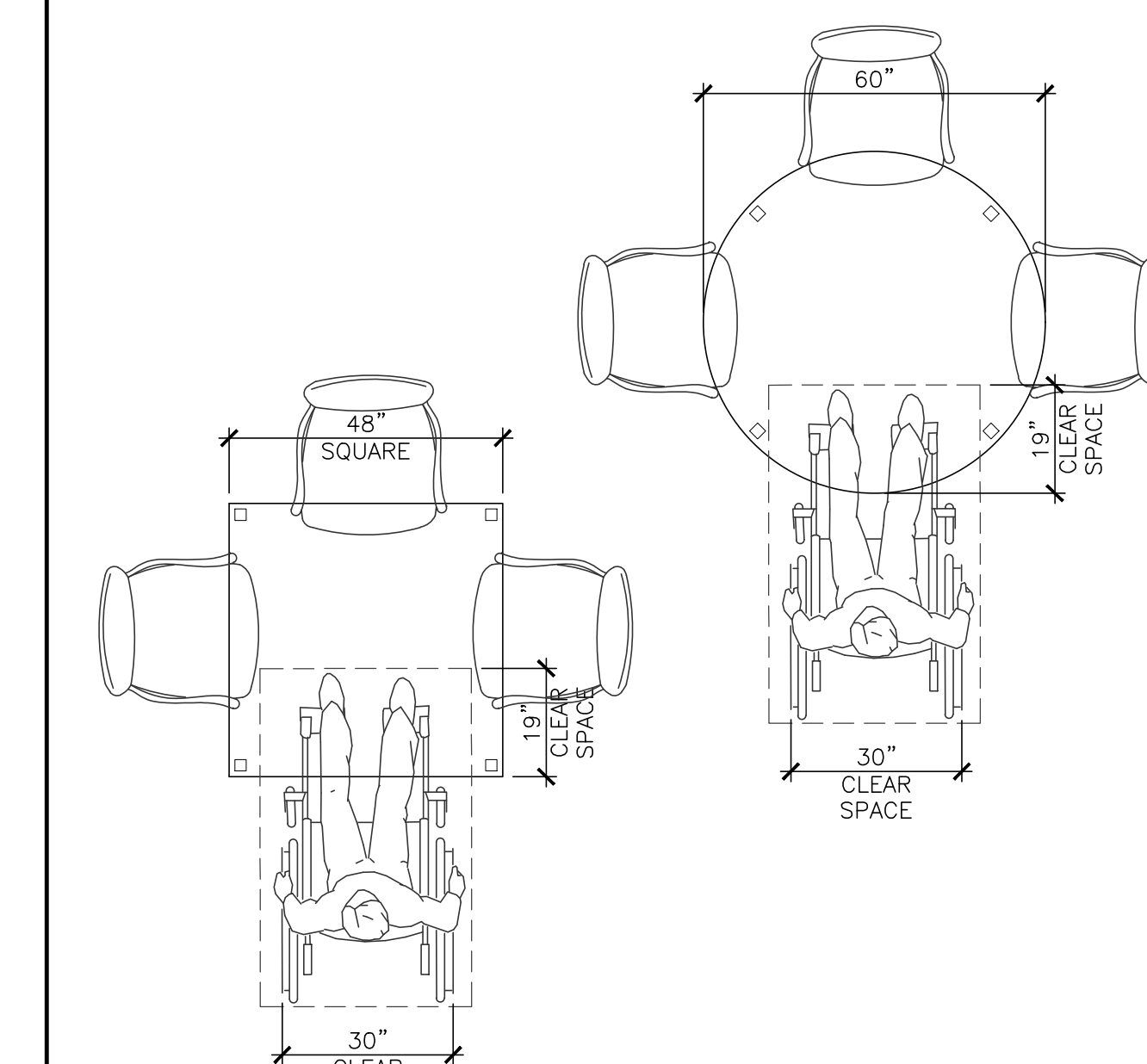
FURNITURE AND FIXTURE GENERAL NOTES

- FURNISHINGS AND ARTWORK SHOWN IS FOR REFERENCE ONLY.
- SEATING AT FIXED TABLES OR COUNTERS, KNEE SPACES AT LEAST 27" HIGH, 30" WIDE, AND 19" DEEP WILL BE PROVIDED. (1122B.1)
- THE TOP OF TABLES AND COUNTER SHALL BE 28" TO 34" FROM THE FLOOR OR GROUND. (1122B.4)
- KNEE CLEARANCE (11B-306.3)
 SPACE UNDER AN ELEMENT BETWEEN 9" AND 27" ABOVE THE FINISH FLOOR SHALL BE CONSIDERED KNEE CLEARANCE.
 KNEE CLEARANCE SHALL EXTEND 25" MAXIMUM UNDER AN ELEMENT AT 9" ABOVE THE FINISH FLOOR (11B-306.3.3)
 WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT A PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" DEEP MINIMUM AT 9" ABOVE THE FINISH FLOOR AND 8" DEEP MINIMUM AT 27" ABOVE THE FINISH FLOOR (11B-306.3.3)
 EXCEPTION: AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL EXTEND 19" DEEP MINIMUM AT 17" ABOVE THE FINISH FLOOR.
- ALL TABLES ARE MOVEABLE AND NOT FIXED TO THE FLOOR.

ACCESSIBLE SEATING AT DINING TABLES

ACCESSIBLE TABLES SHALL COMPLY WITH CBC SECTIONS 11B-306.2 AND 11B-306.3

- A. TOE CLEARANCE SHALL COMPLY WITH FIGURE 11B-306.2
- B. KNEE CLEARANCE SHALL COMPLY WITH FIGURE 11B-306.3



- KNEE CLEARANCE SHALL EXTEND 19" DEEP MIN. AT 27" ABOVE FINISH FLOOR PER 11B-306.3.3, EXP. #2
 - 27"-29" KNEE CLEAR DEPTH PER 11B-306.3.3
 - WHEELCHAIR FOOT REST DOES NOT REACH FLOOR
 - 19" TOE CLEARANCE DEPTH PER 306.2.3, EXP. #2
- THESE TABLE TYPES OCCUR AT TABLES INDICATED BY WHEELCHAIR SYMBOL

ELECTRICAL SYMBOL LEGEND

- DUPLEX OUTLET REFER TO ELECTRICAL DRAWINGS
- DATA/COMM OUTLET REFER TO ELECTRICAL DRAWINGS
- TV/CABLE OUTLET REFER TO ELECTRICAL DRAWINGS
- +### HEIGHT OF OUTLET A.F.F
- E EXISTING

LAKESIDE COMMONS DINING

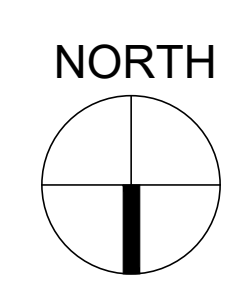
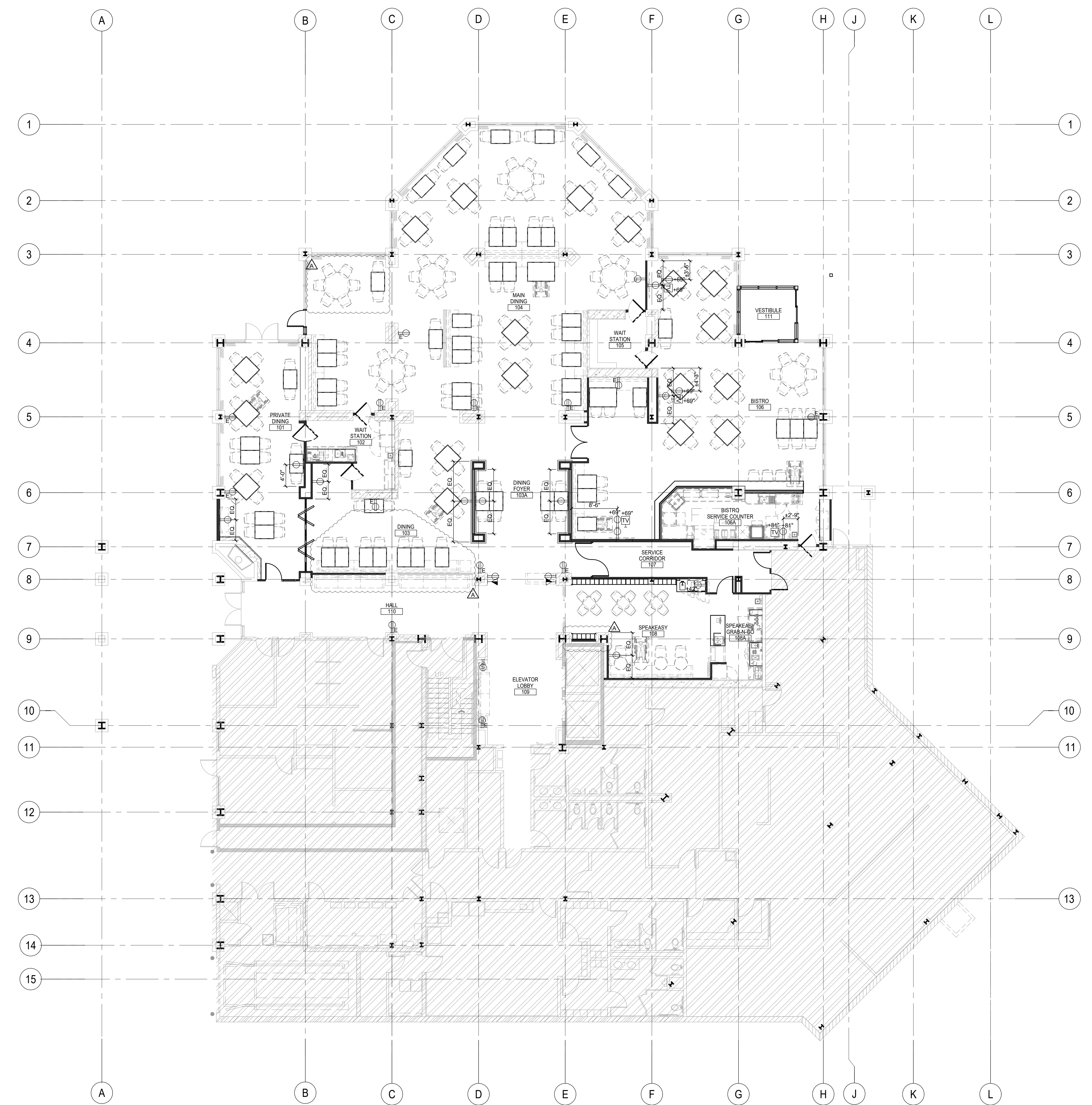
1950 SILVERLEAF CIRCLE
 CARLSBAD, CA 92009

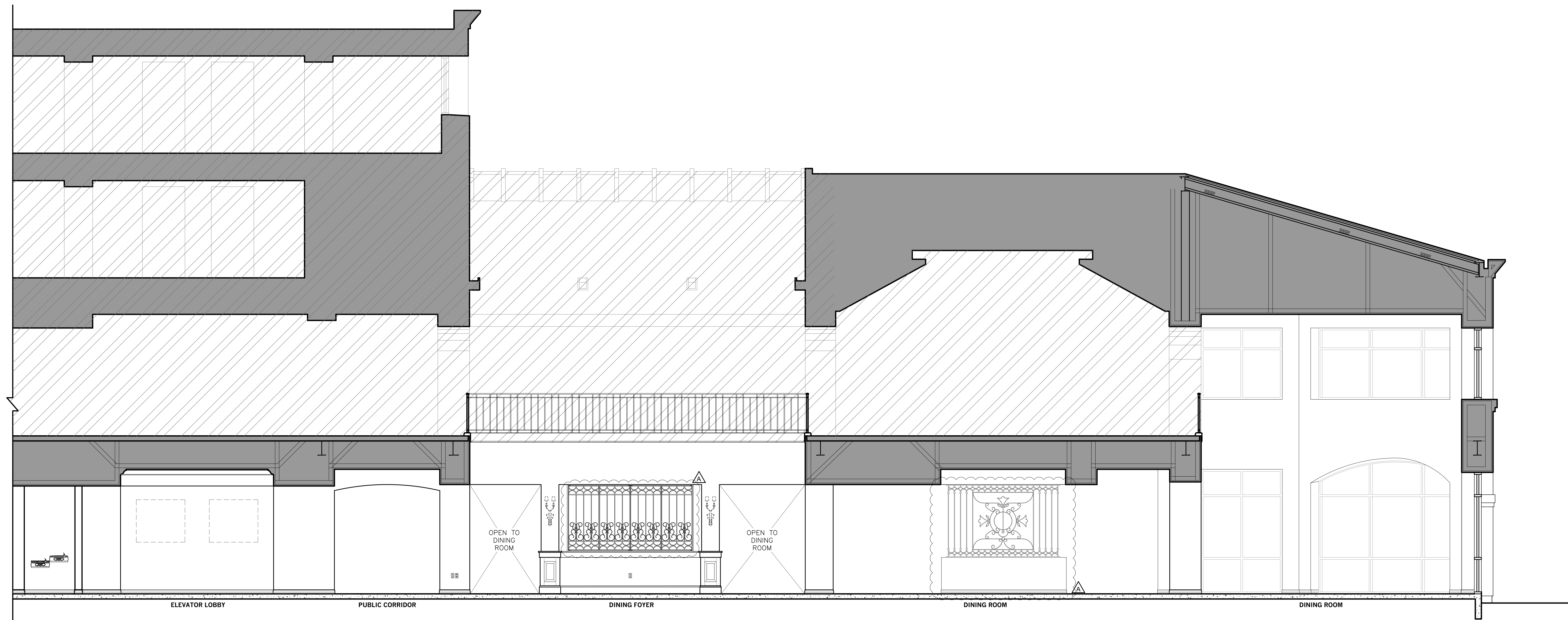
Sheet Issue & Revision Log

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FURNITURE PLAN AND POWER/SIGNAL PLAN

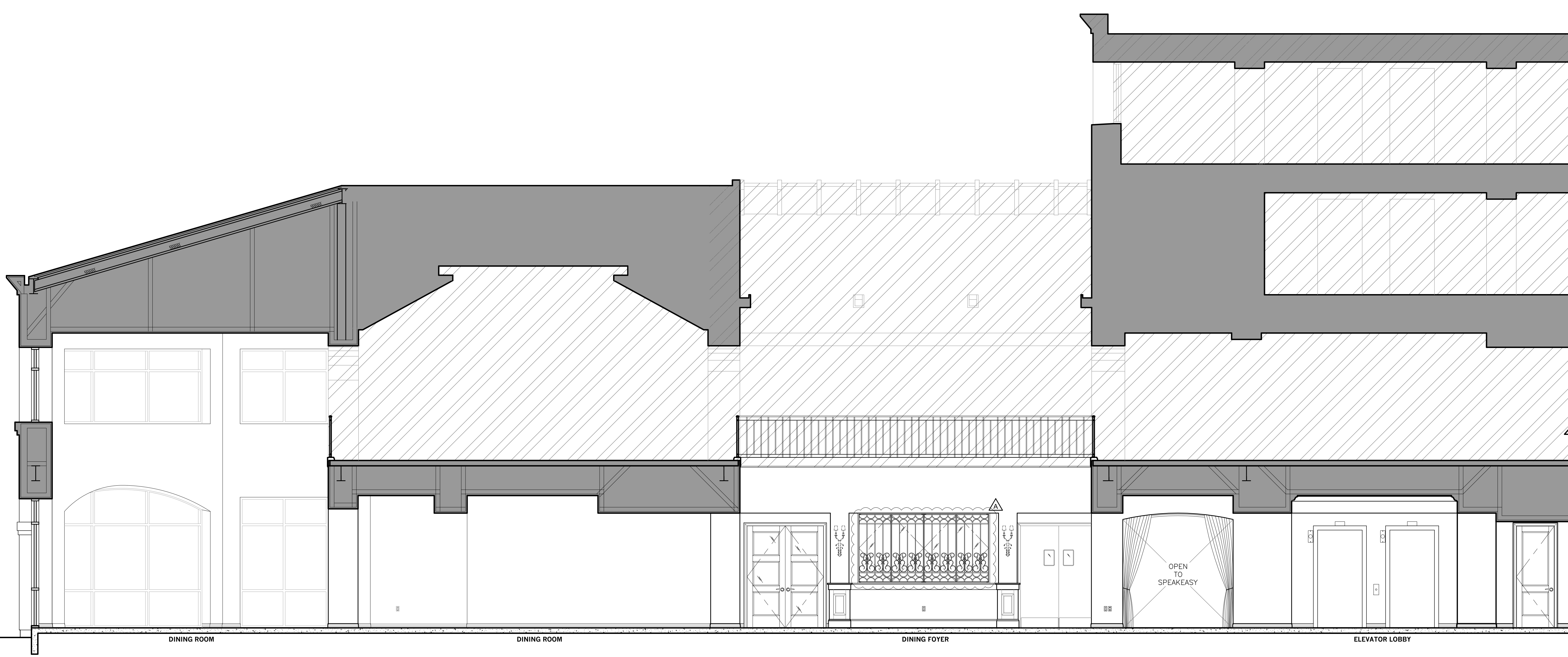




OVERALL BUILDING SECTION THROUGH ENTRY TO DINING ROOM - EAST ELEVATION

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

3



OVERALL BUILDING SECTION THROUGH ENTRY TO DINING ROOM - WEST ELEVATION

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

1

LAKESIDE COMMONS DINING

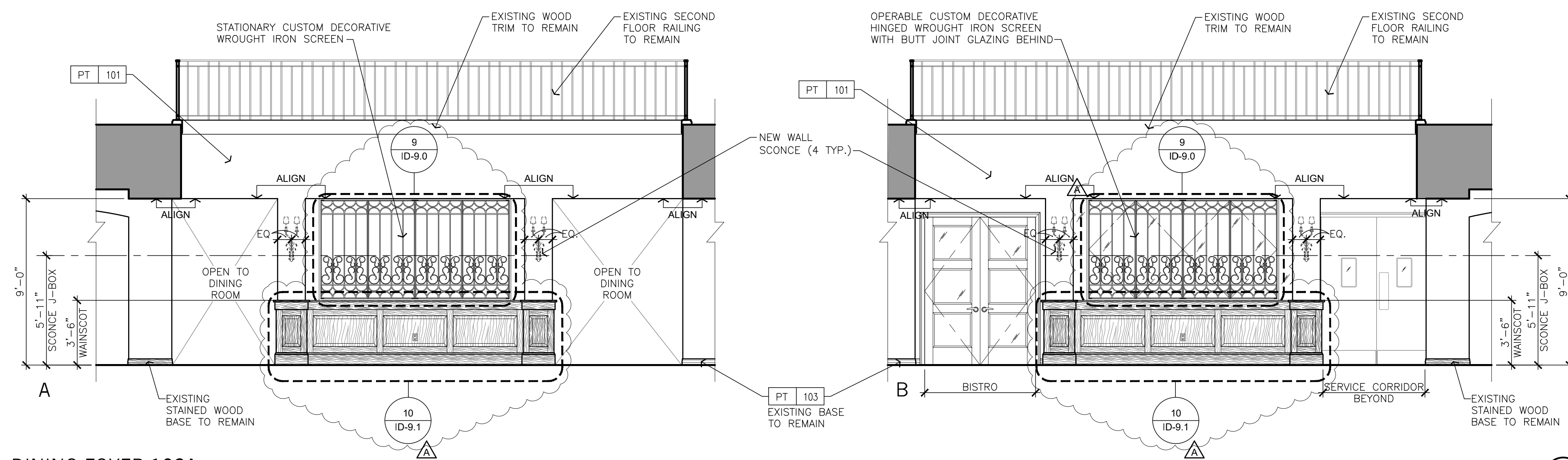
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 CARLSBAD, CA 92009

Sheet Issue & Revision Log

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INTERIOR ELEVATIONS

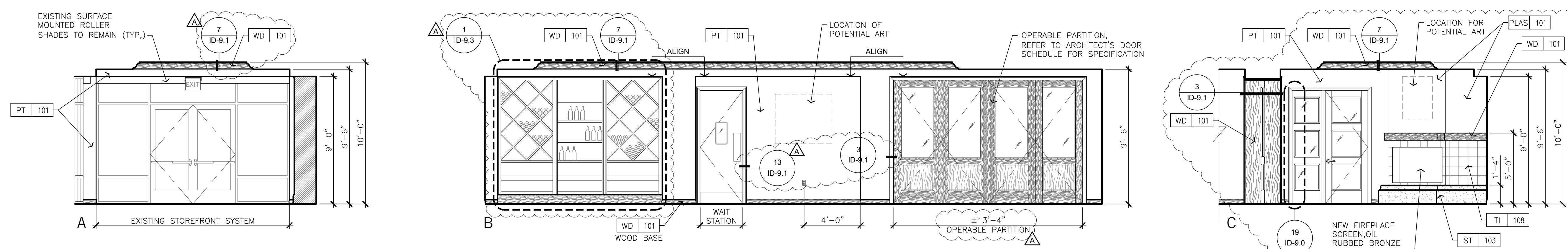


DINING FOYER 103A

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

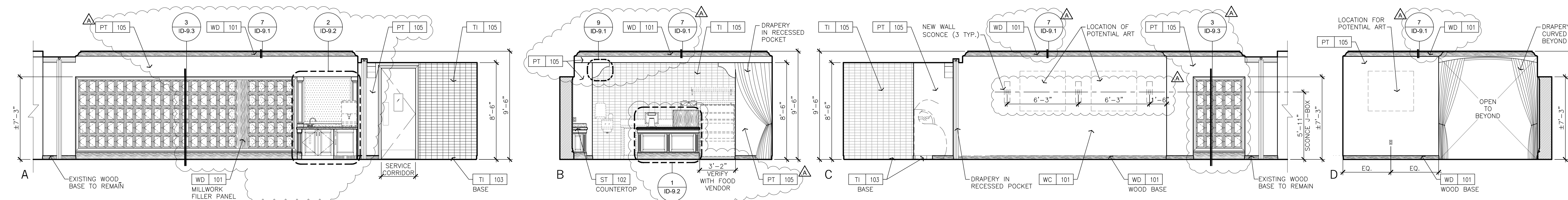
PRIVATE DINING 101

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



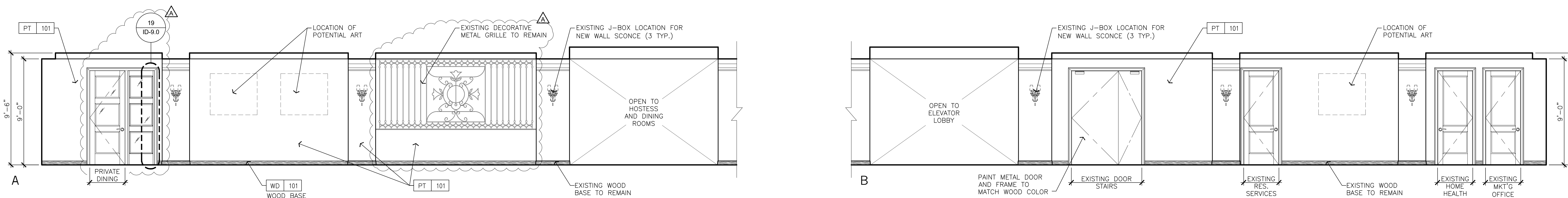
PRIVATE DINING 101

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



SPEAKEASY 108

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



PUBLIC CORRIDOR 110

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

LAKESIDE COMMONS DINING

1960 SILVERLEAF CIRCLE
 CARLSBAD, CA 92009

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INTERIOR ELEVATIONS

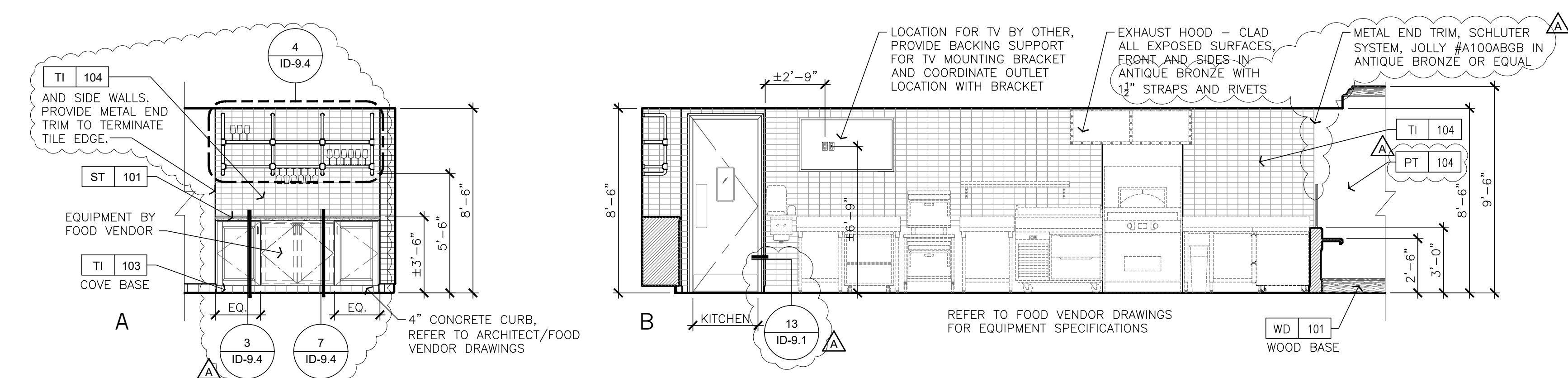
ID-8.1

Sheet Issue & Revision Log

2019-03-01	INITIAL SUBMITTAL
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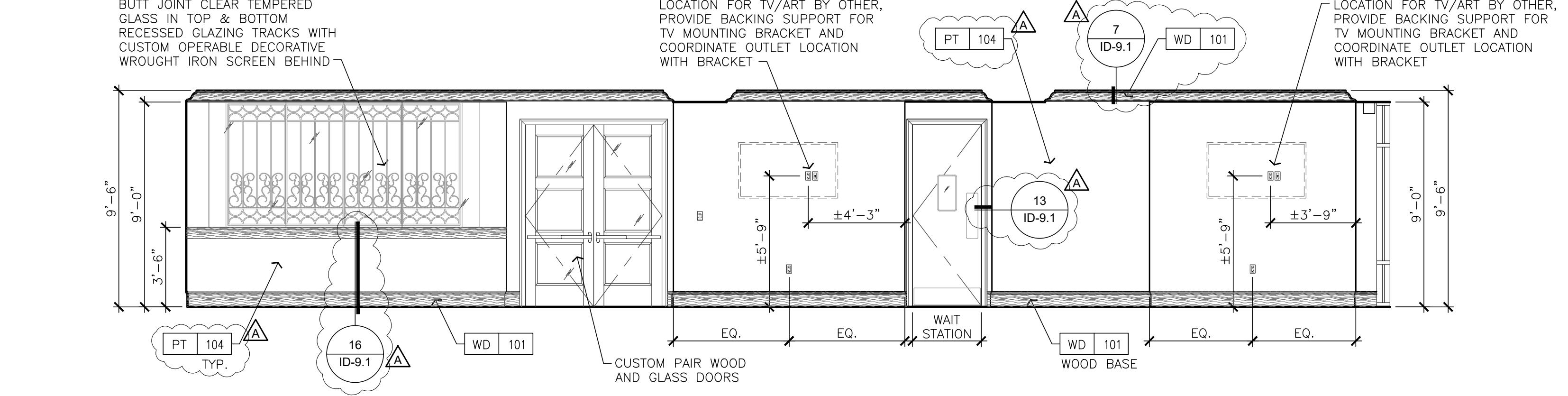
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INTERIOR ELEVATIONS



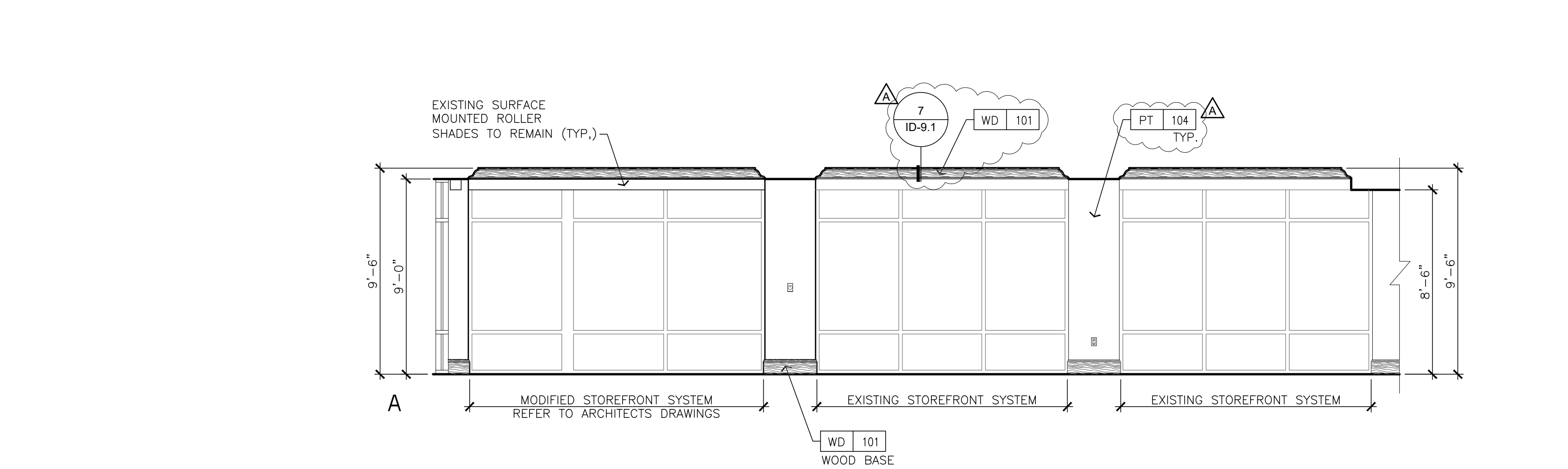
BISTRO 106 - BEHIND SERVICE COUNTER
 SCALE: 1/4" = 1'-0"

6



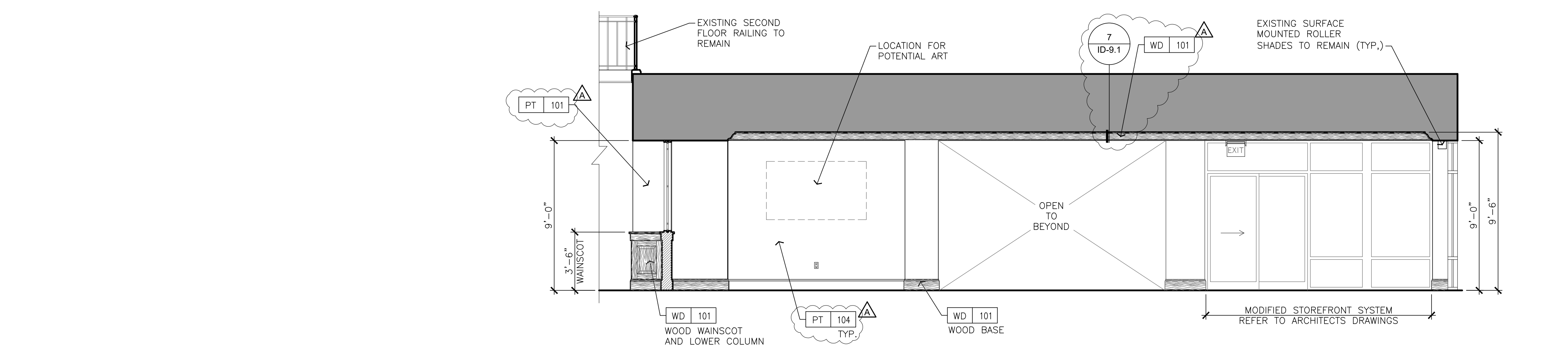
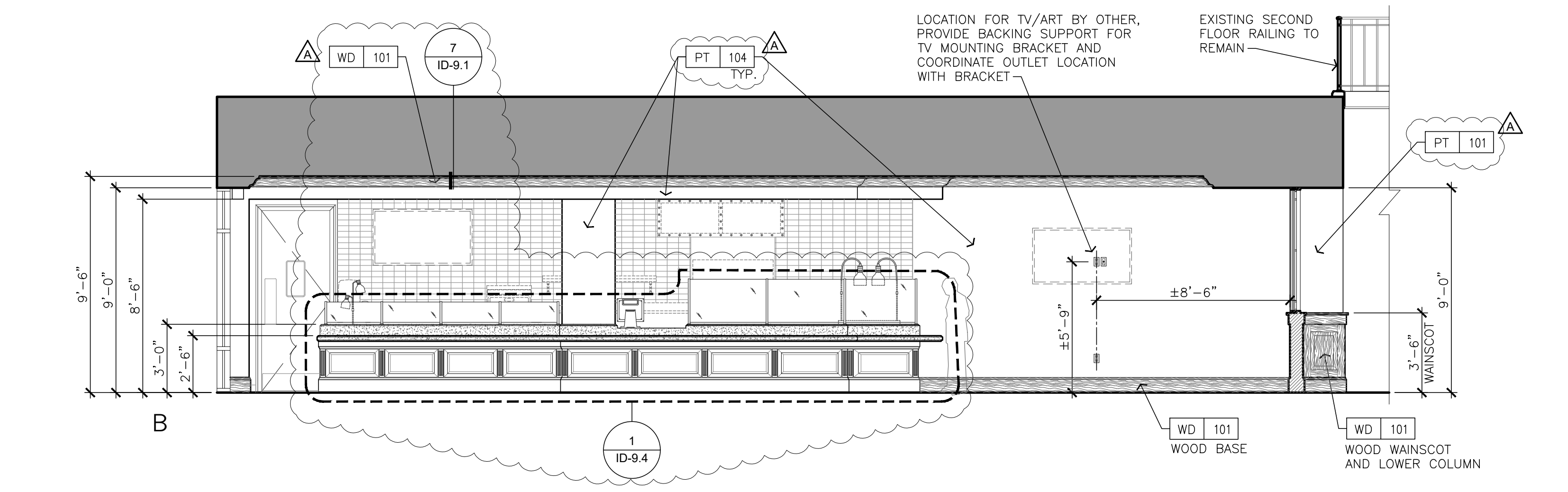
BISTRO 106
 SCALE: 1/4" = 1'-0"

5



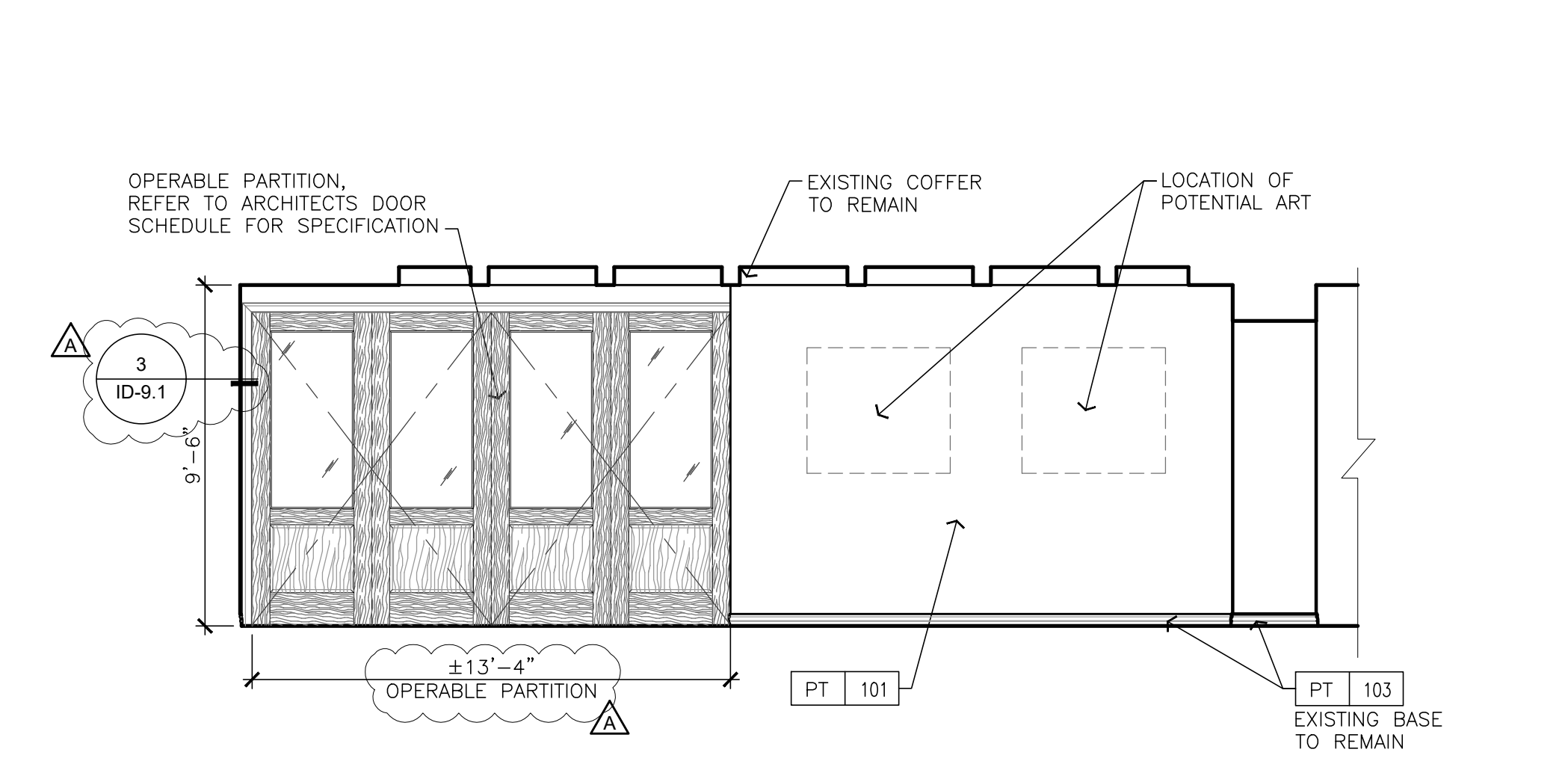
BISTRO 106
 SCALE: 1/4" = 1'-0"

4



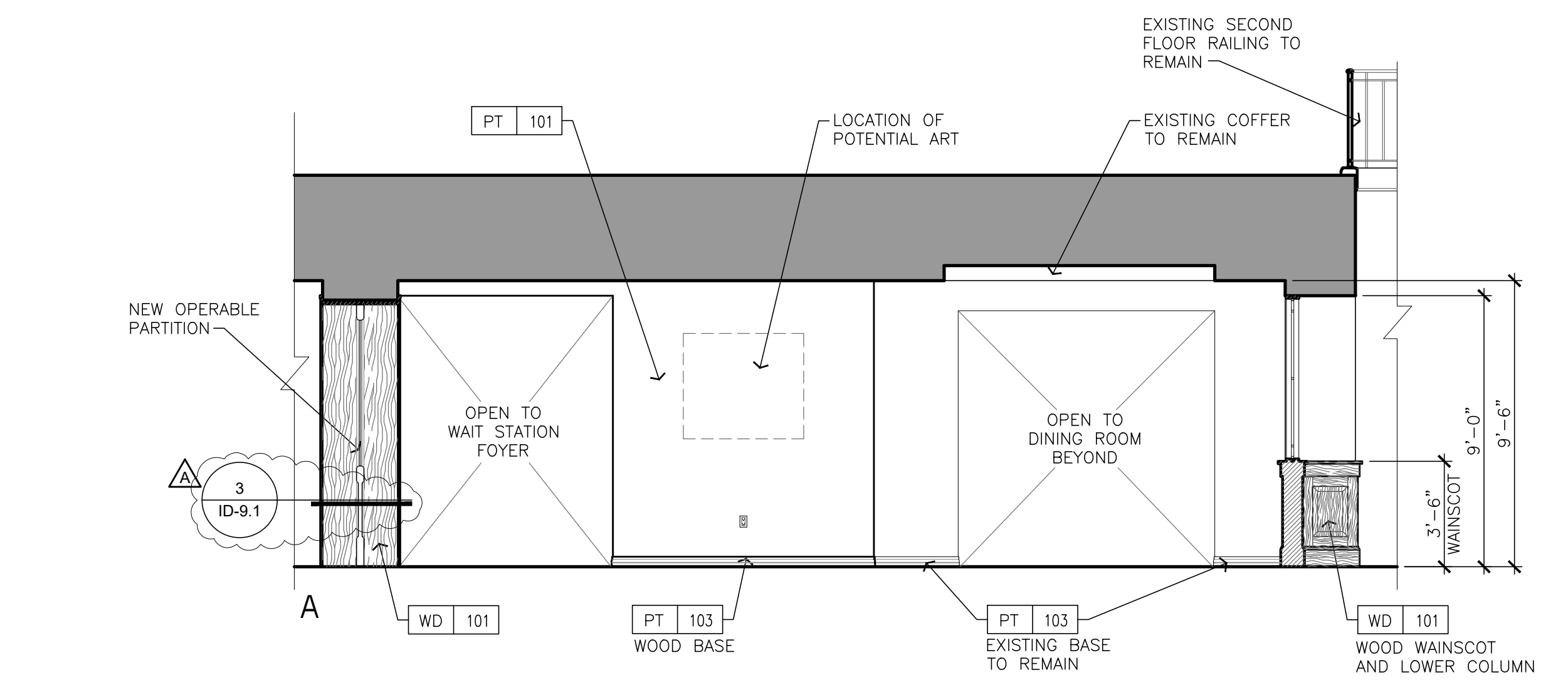
BISTRO 106
 SCALE: 1/4" = 1'-0"

3

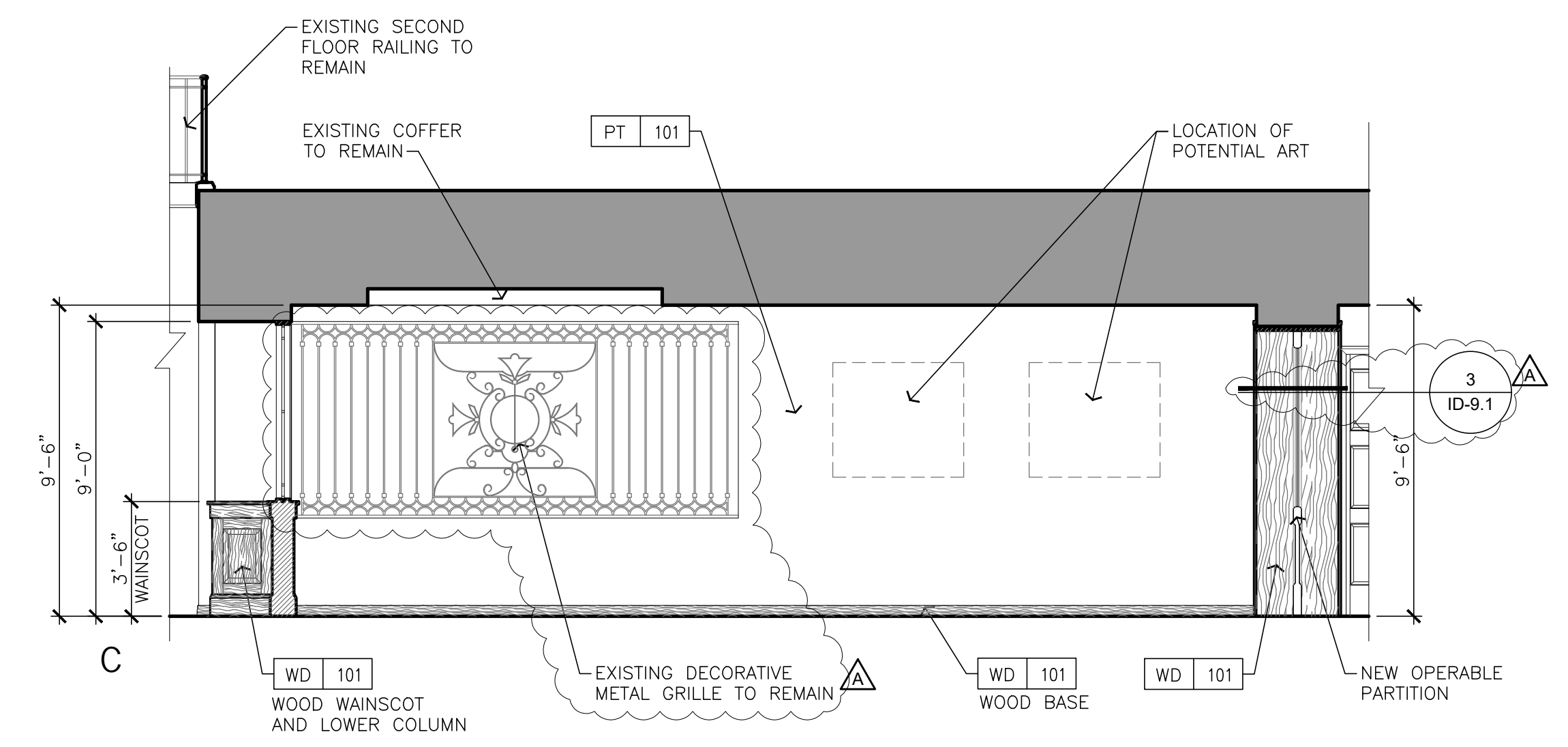
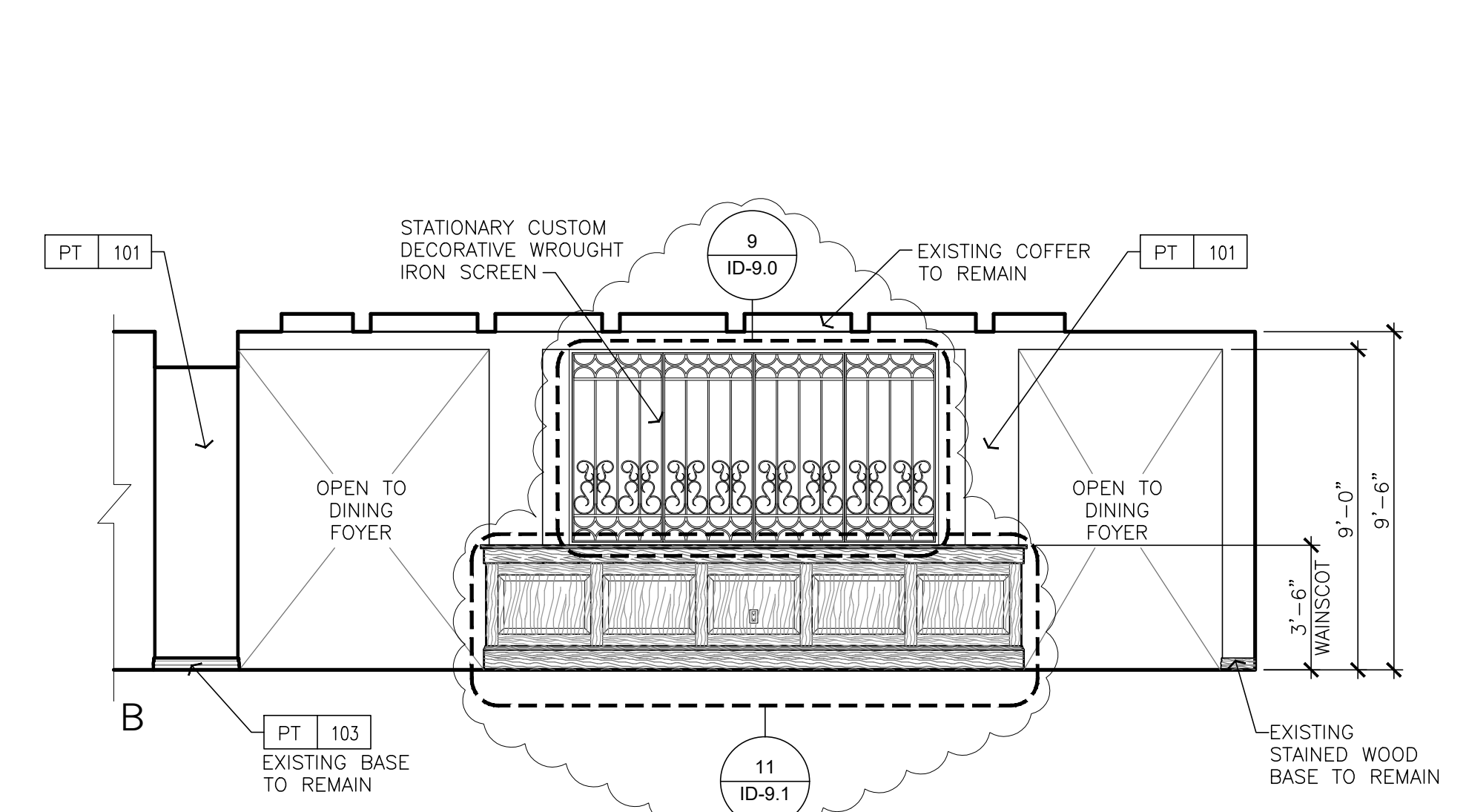


DINING ROOM 103
 SCALE: 1/4" = 1'-0"

2



DINING ROOM 103
 SCALE: 1/4" = 1'-0"



DINING ROOM 103
 SCALE: 1/4" = 1'-0"

1

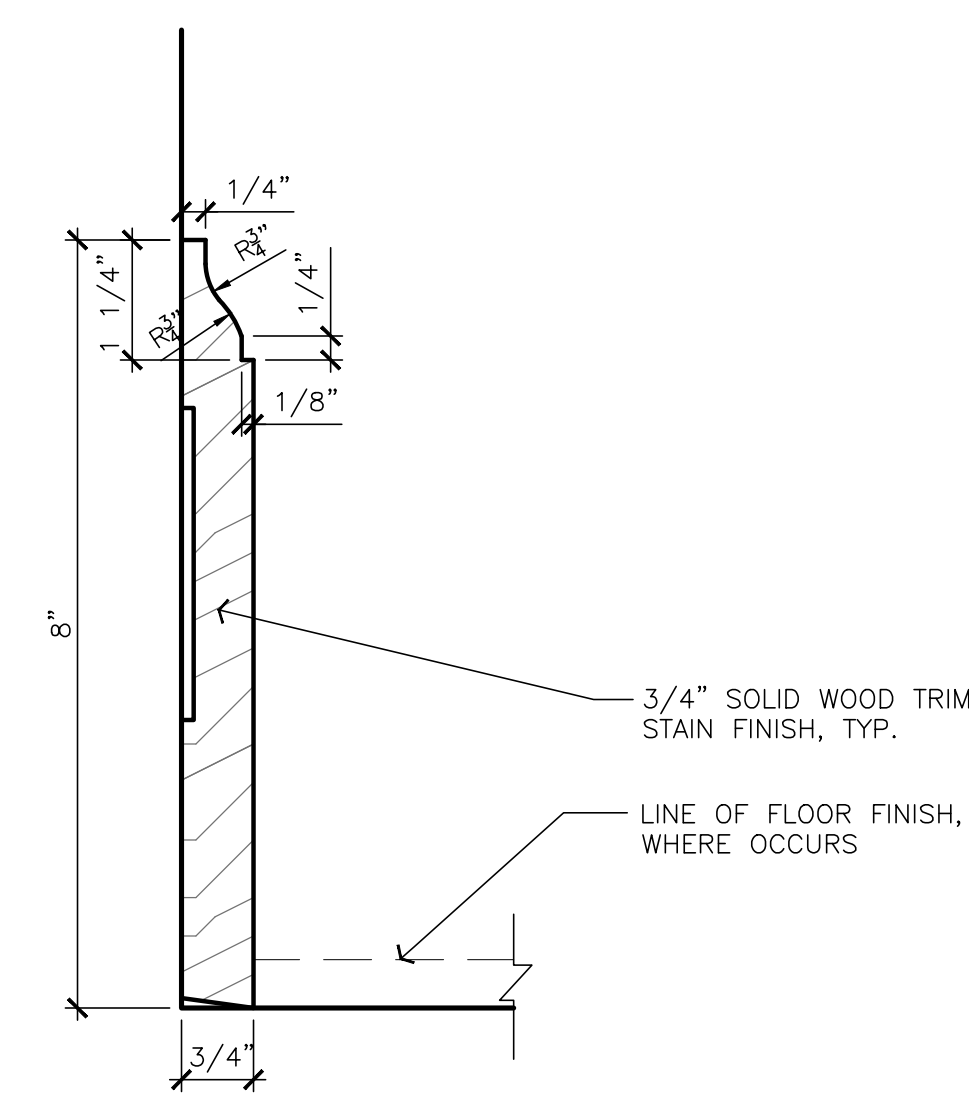
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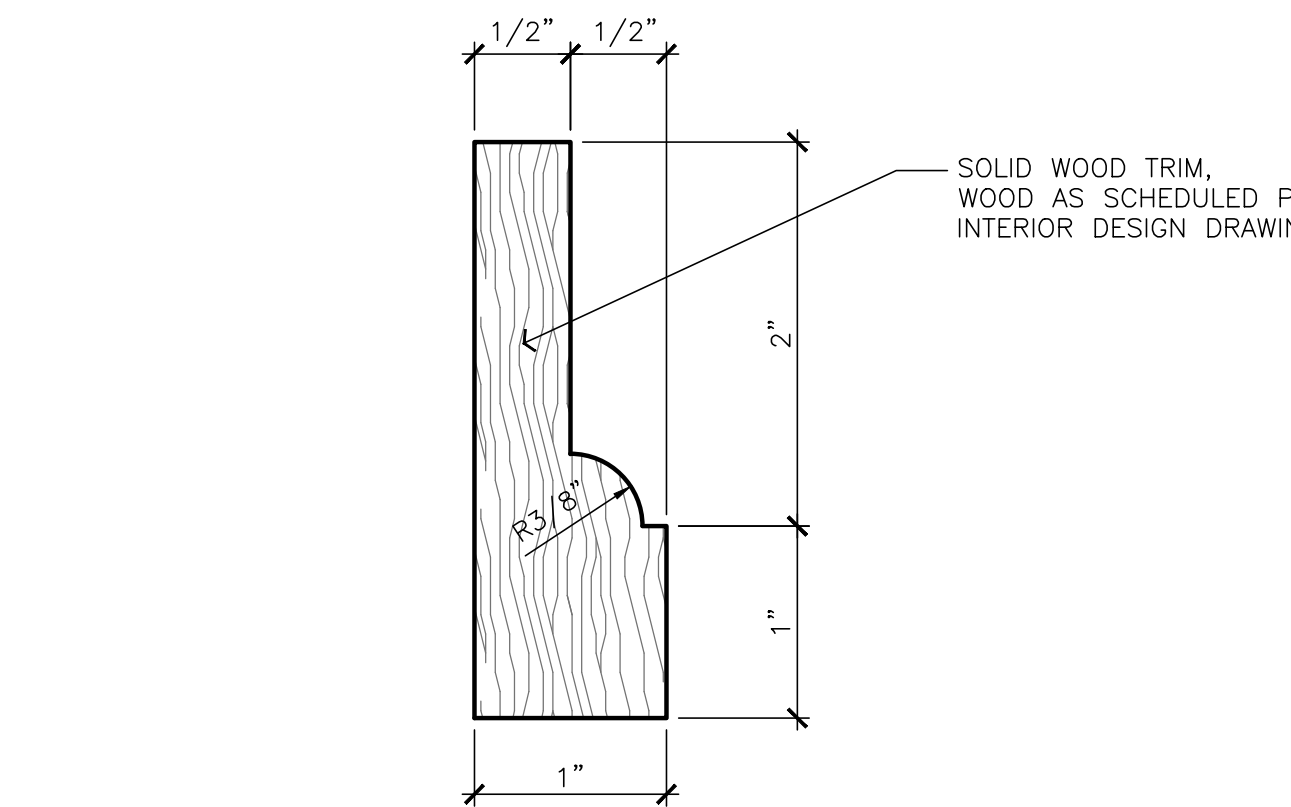
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DETAILS -

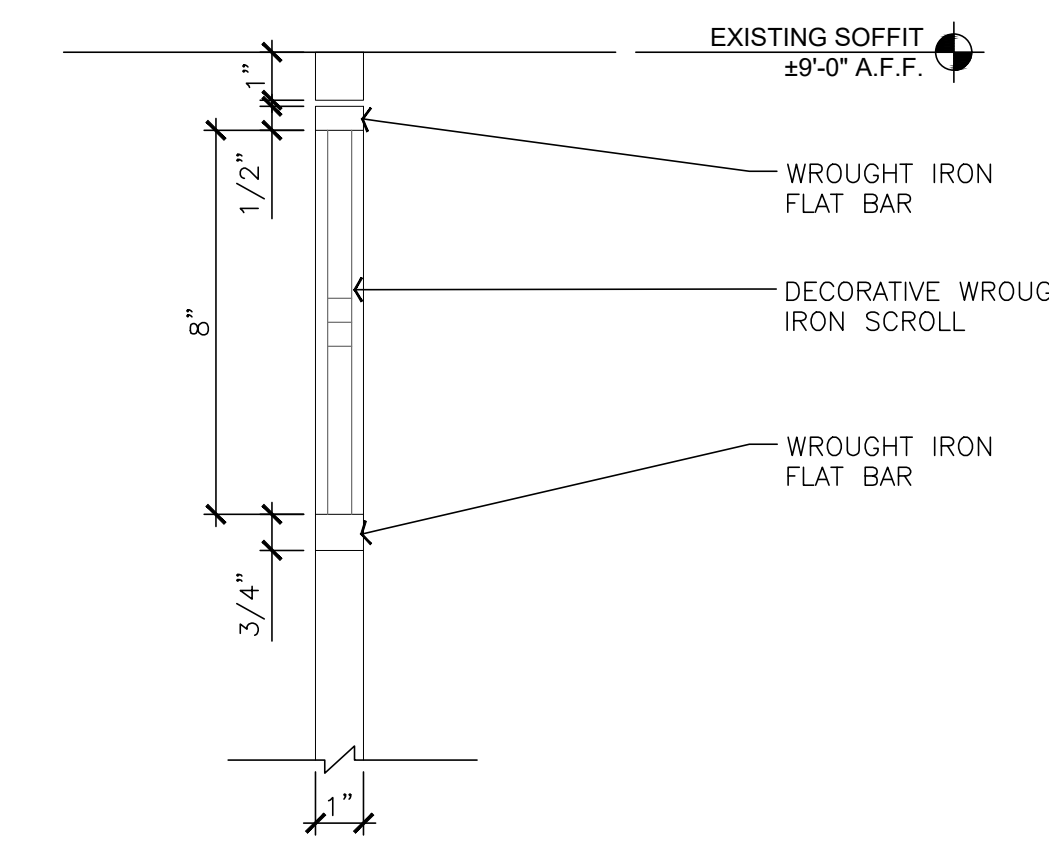
CUSTOM DOORS AND DECORATIVE WROUGHT IRON SCREEN



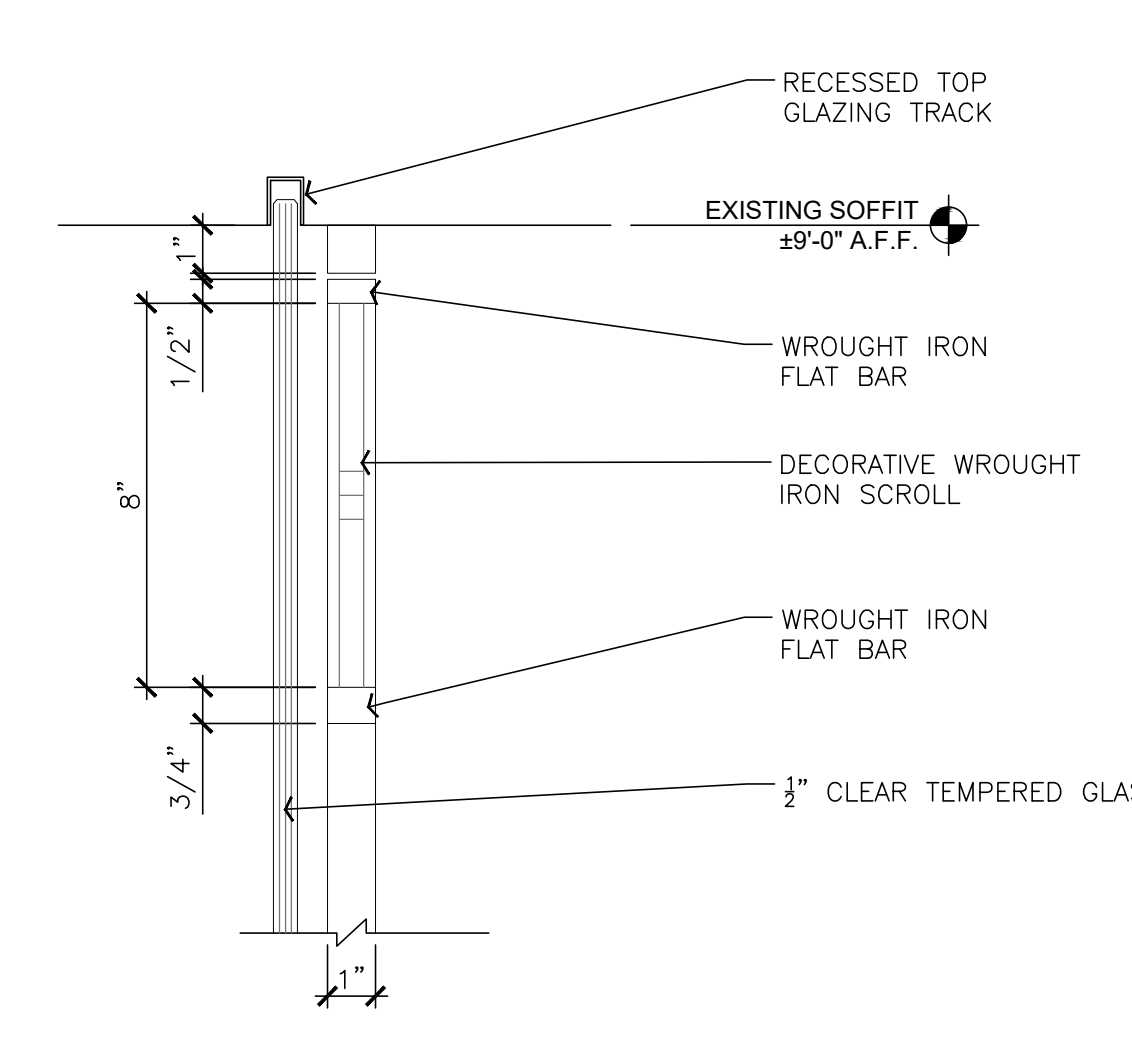
8" HIGH WOOD BASE PROFILE
 SCALE: 6" = 1'-0"



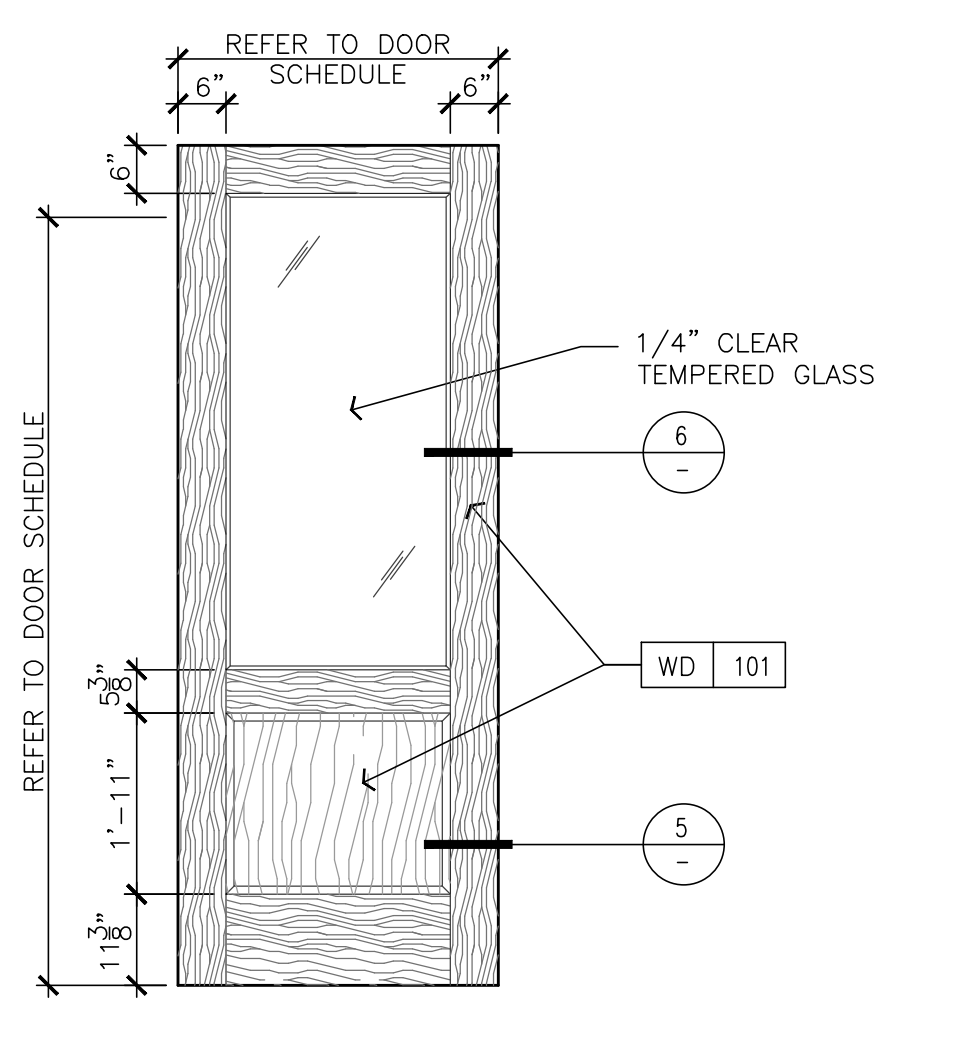
TYPICAL TRIM PROFILE
 SCALE: FULL SIZE



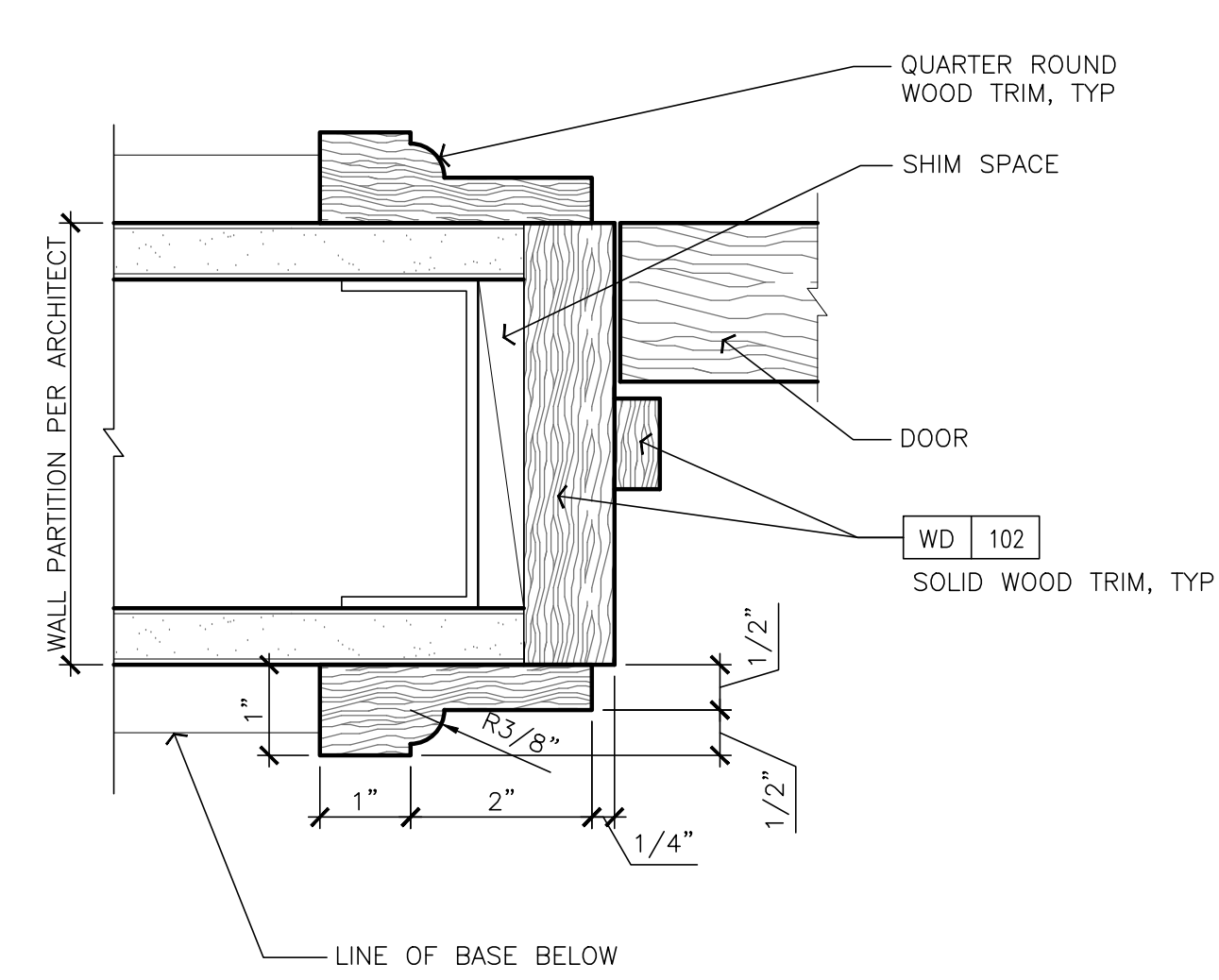
TOP AT WROUGHT IRON SCREEN AT DINING
 SCALE: 3" = 1'-0"



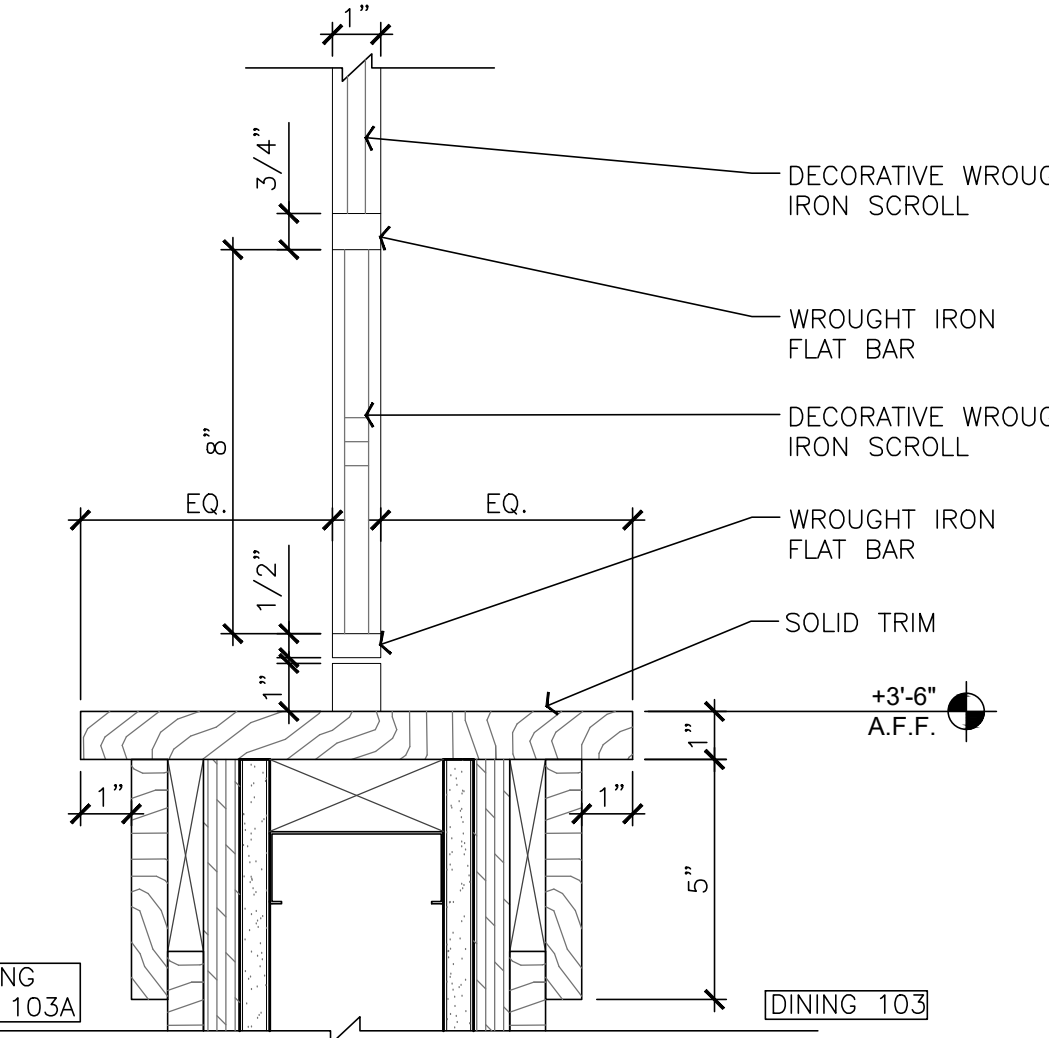
TOP AT OPERABLE WROUGHT IRON SCREEN
 SCALE: 3" = 1'-0"



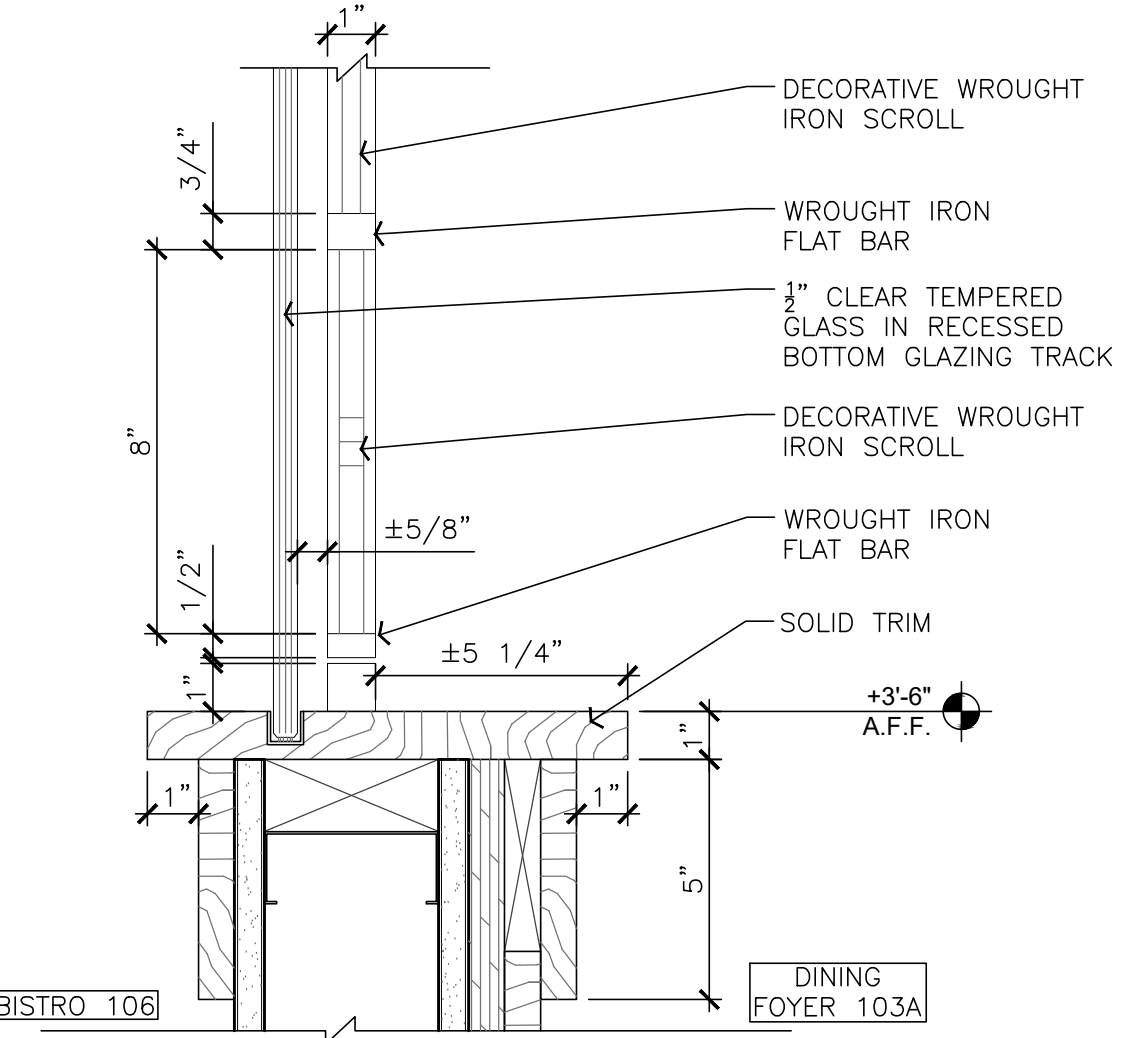
OPERABLE DOOR
 SCALE: 1/2" = 1'-0"



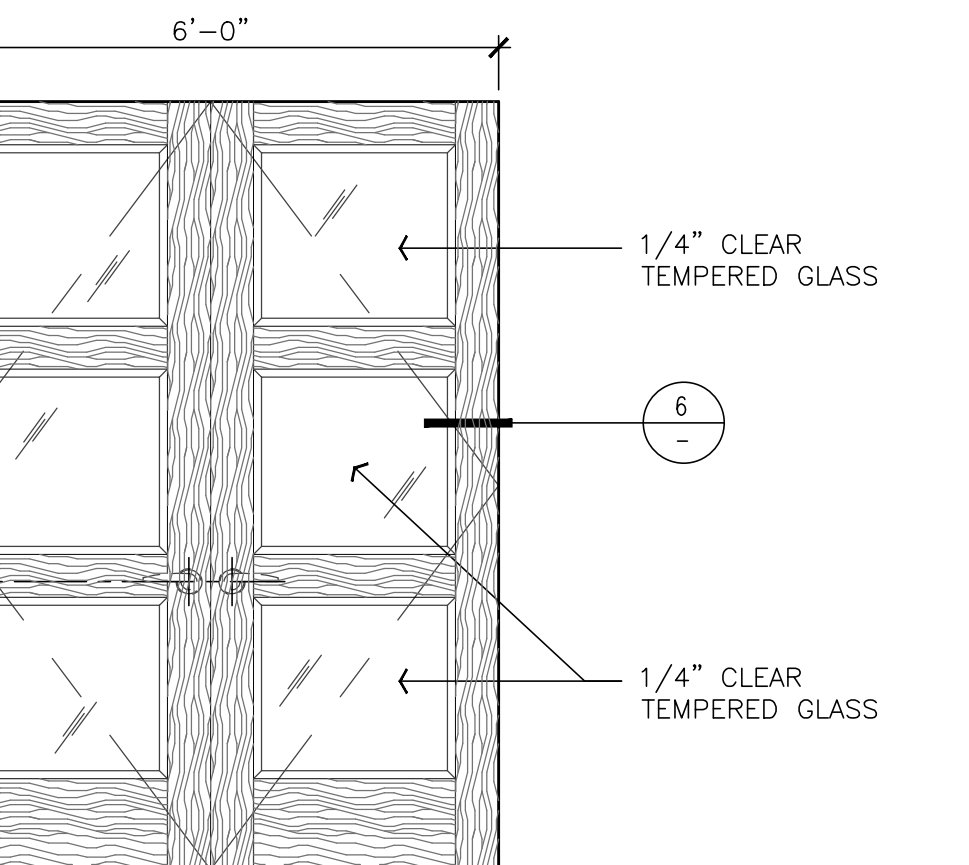
WOOD DOOR JAMB/HEAD
 SCALE: 6" = 1'-0"



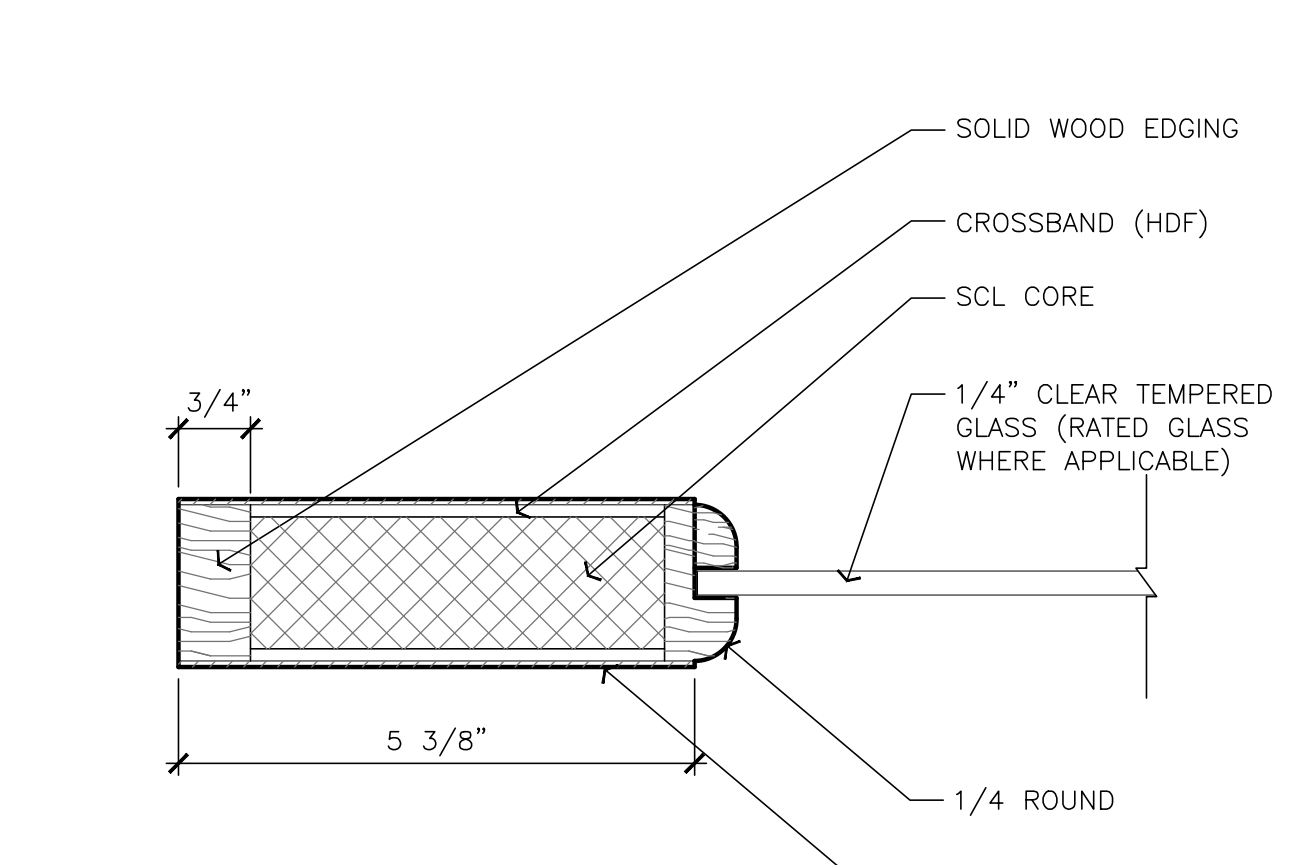
TOPCAP AT WROUGHT IRON SCREEN AT DINING
 SCALE: 3" = 1'-0"



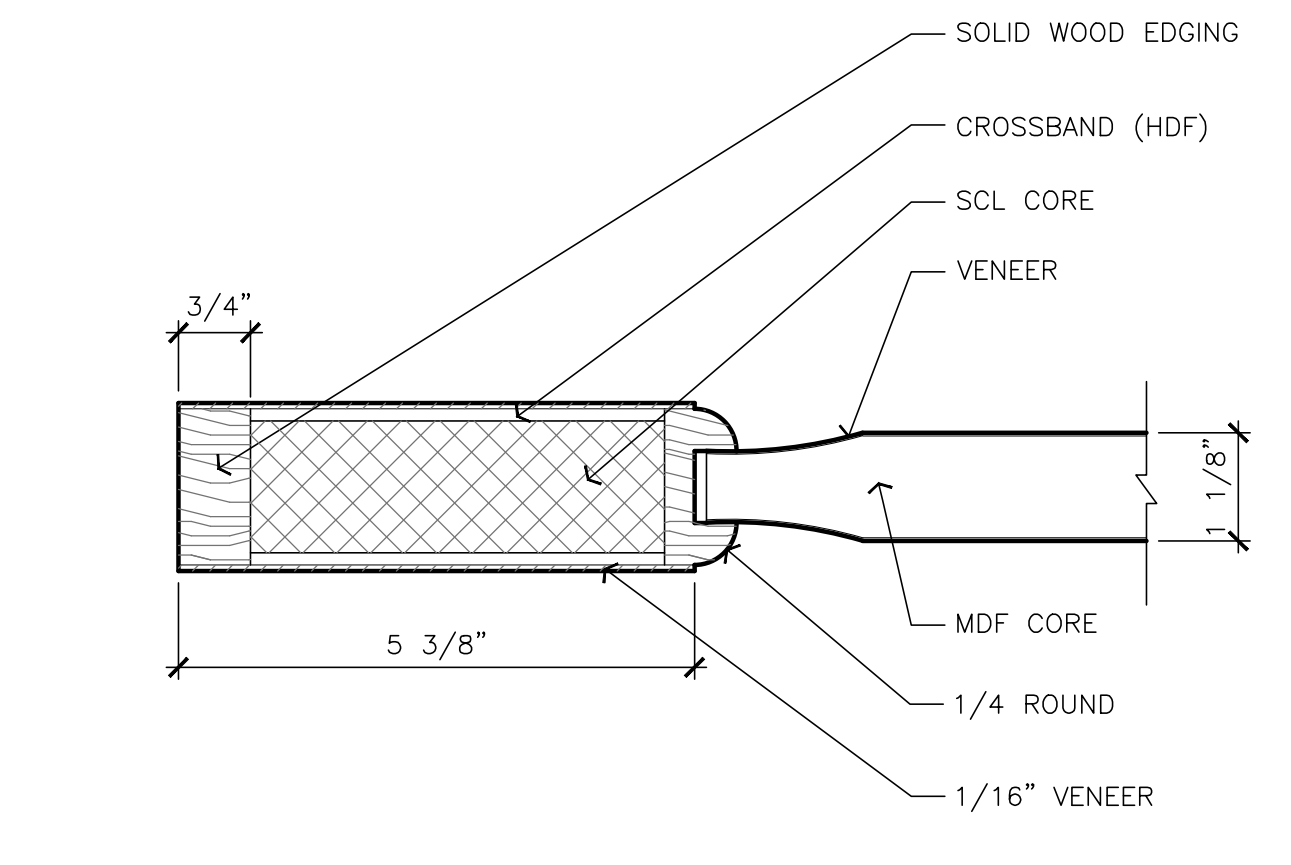
TOPCAP AT OPERABLE WROUGHT IRON SCREEN
 SCALE: 3" = 1'-0"



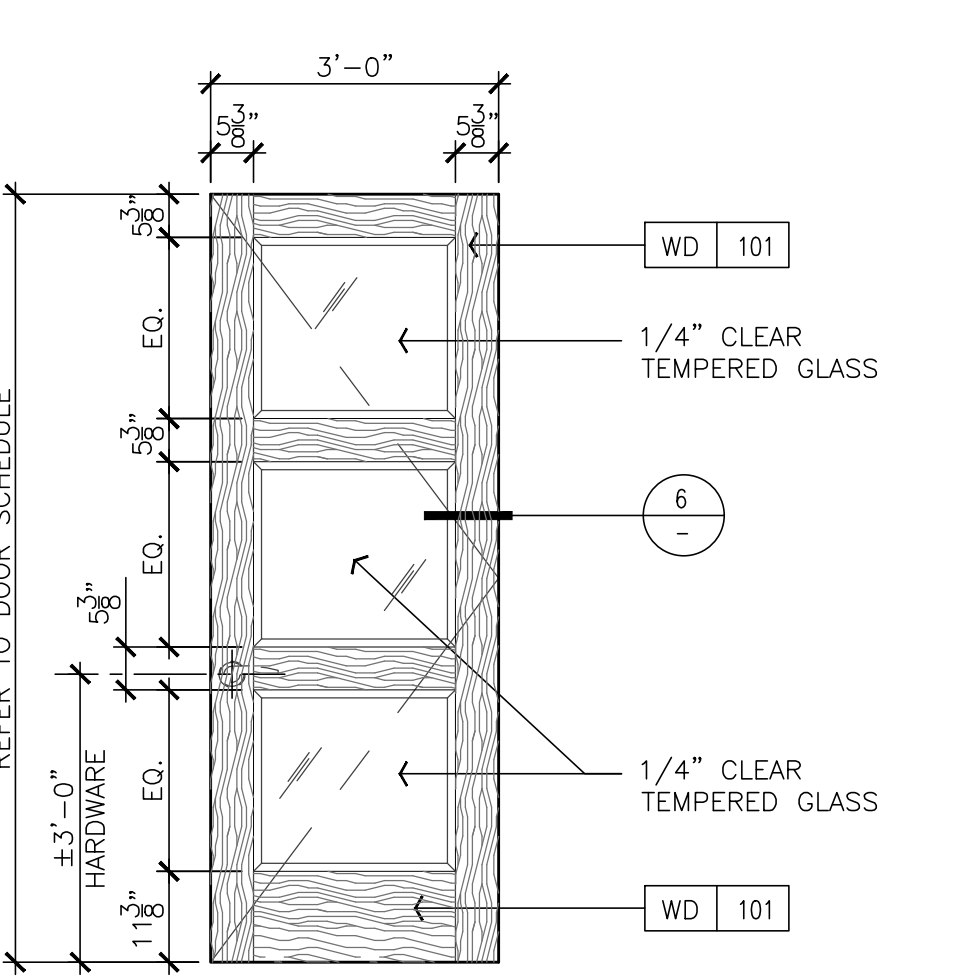
DOUBLE DOOR
 SCALE: 1/2" = 1'-0"



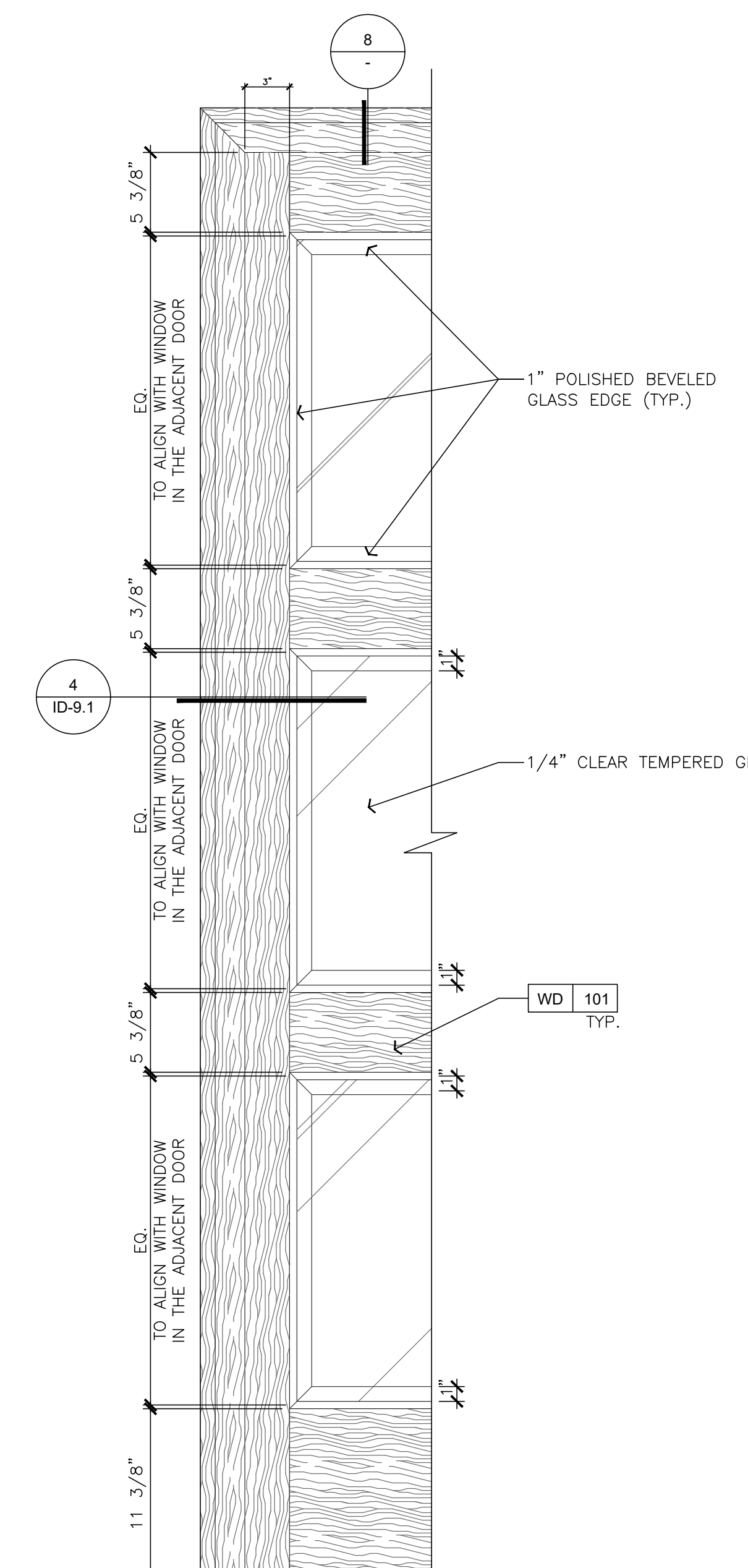
STILE AND RAIL DOOR WITH TEMPERED GLASS
 SCALE: 6" = 1'-0"



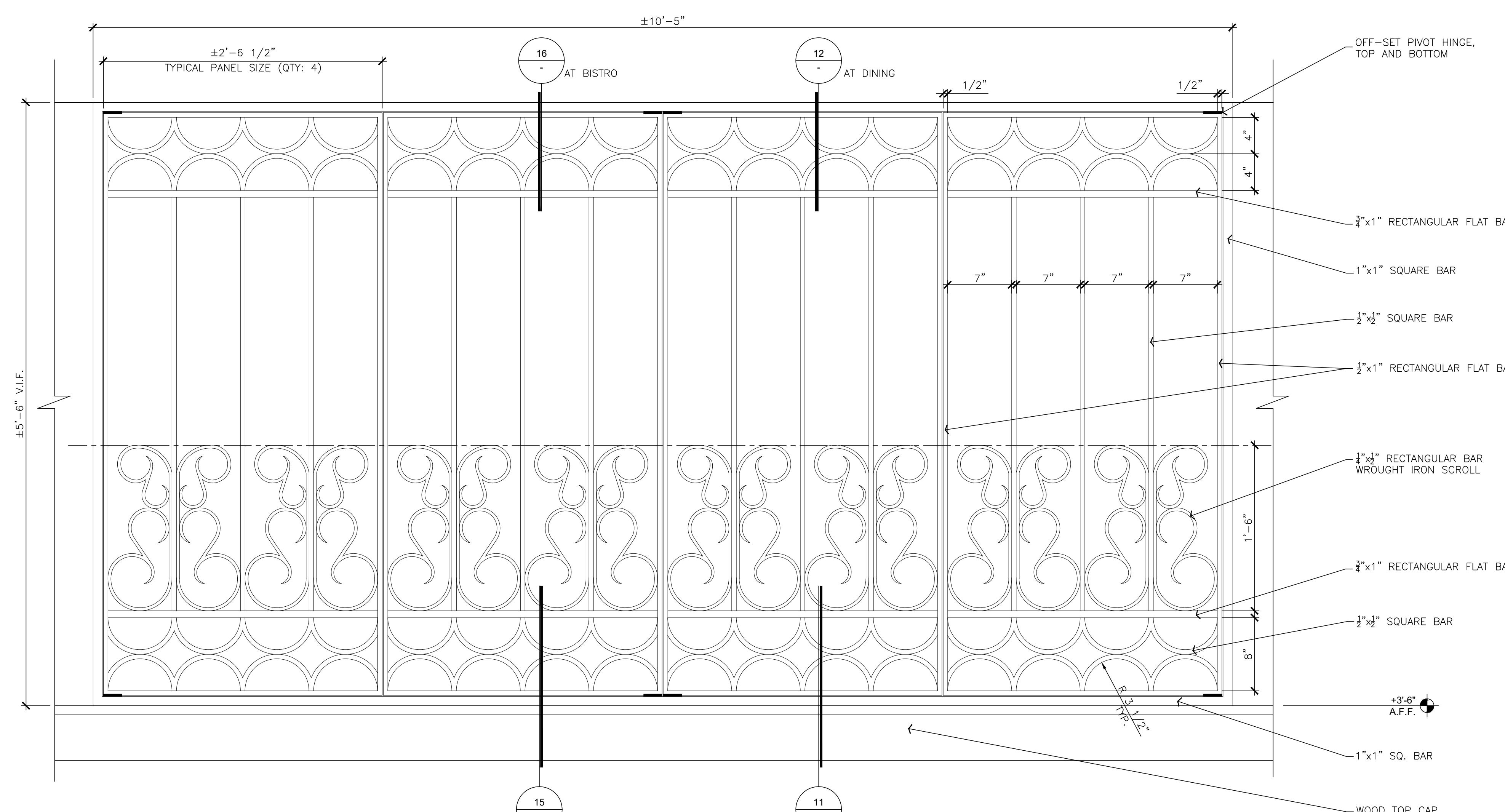
STILE AND RAIL WOOD DOOR
 SCALE: 6" = 1'-0"



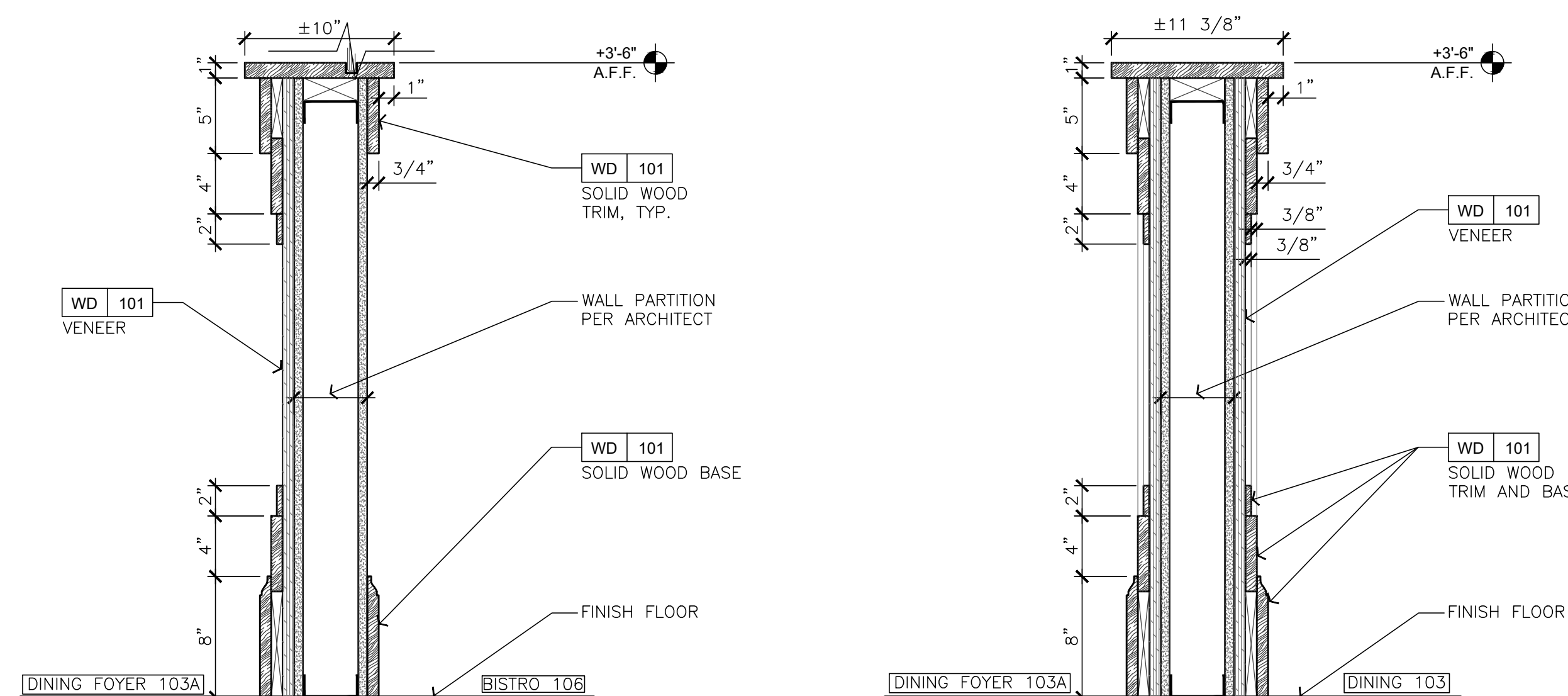
SINGLE DOOR
 SCALE: 1/2" = 1'-0"



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



DECORATIVE WROUGHT IRON SCREEN
 SCALE: 1 1/2" = 1'-0"

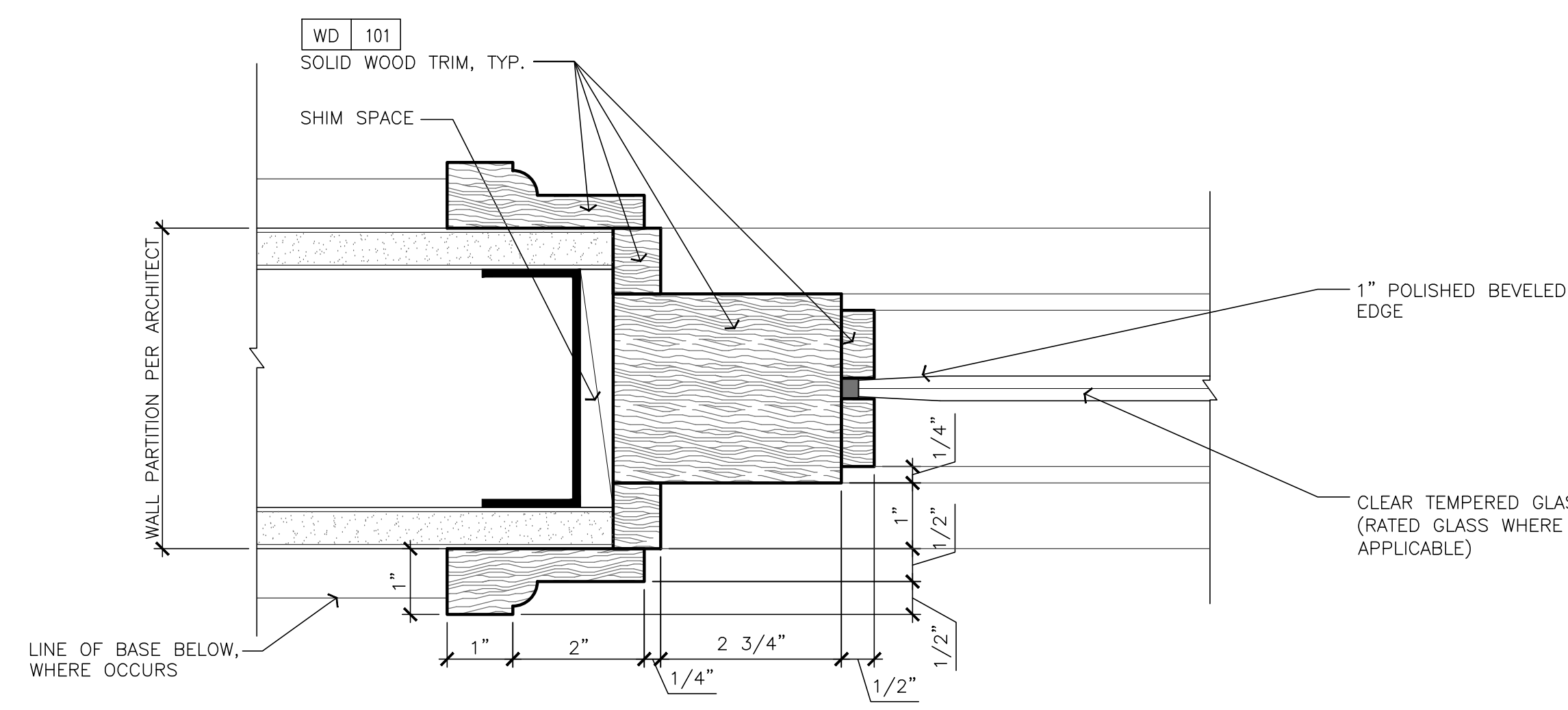


SECTION AT WOOD PANEL PARTIAL WALL

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

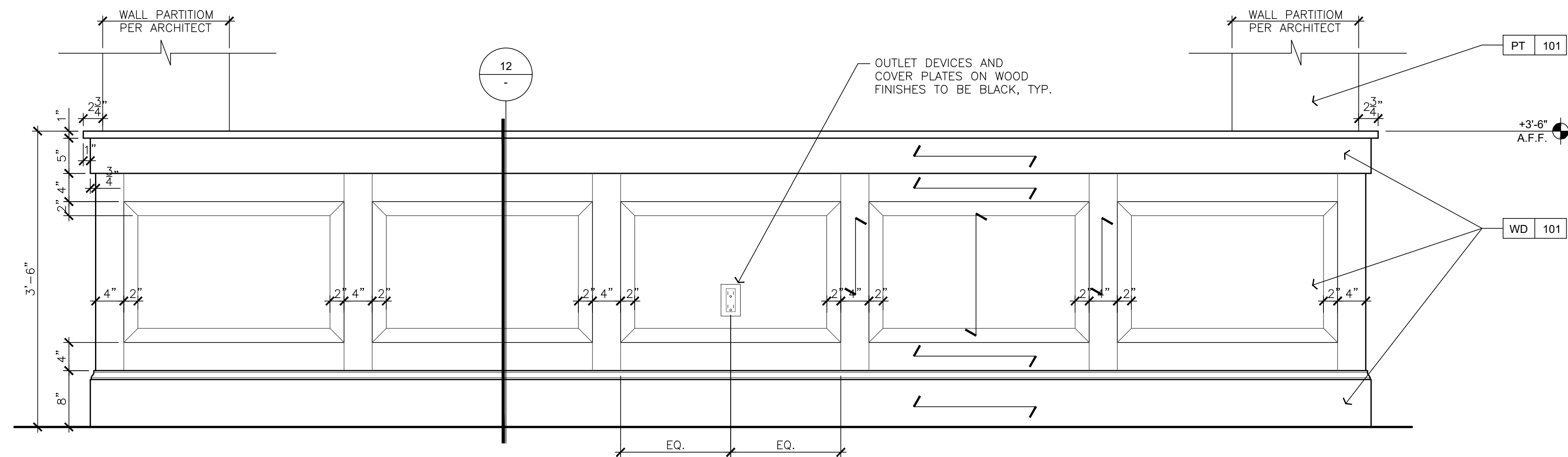
SECTION AT WOOD PANEL PARTIAL WALL

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



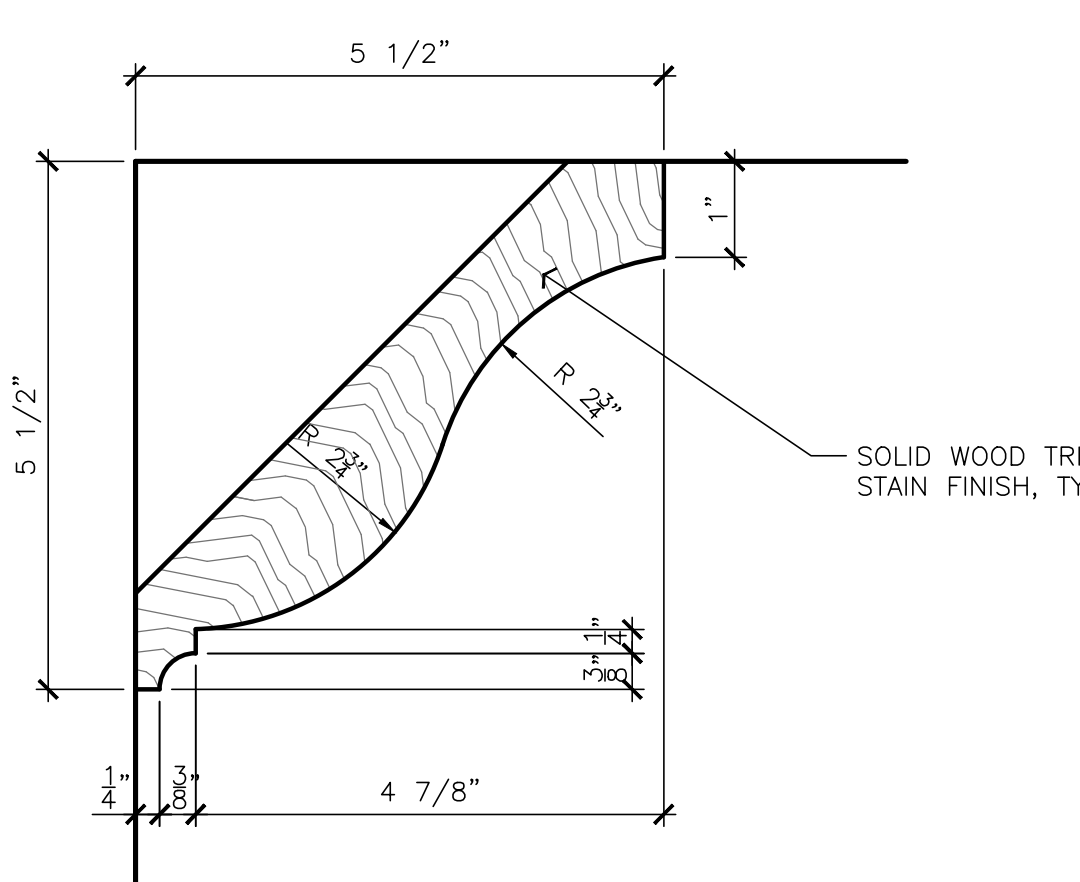
INTERIOR WINDOW JAMB DETAIL

SCALE: 6" = 1'-0"



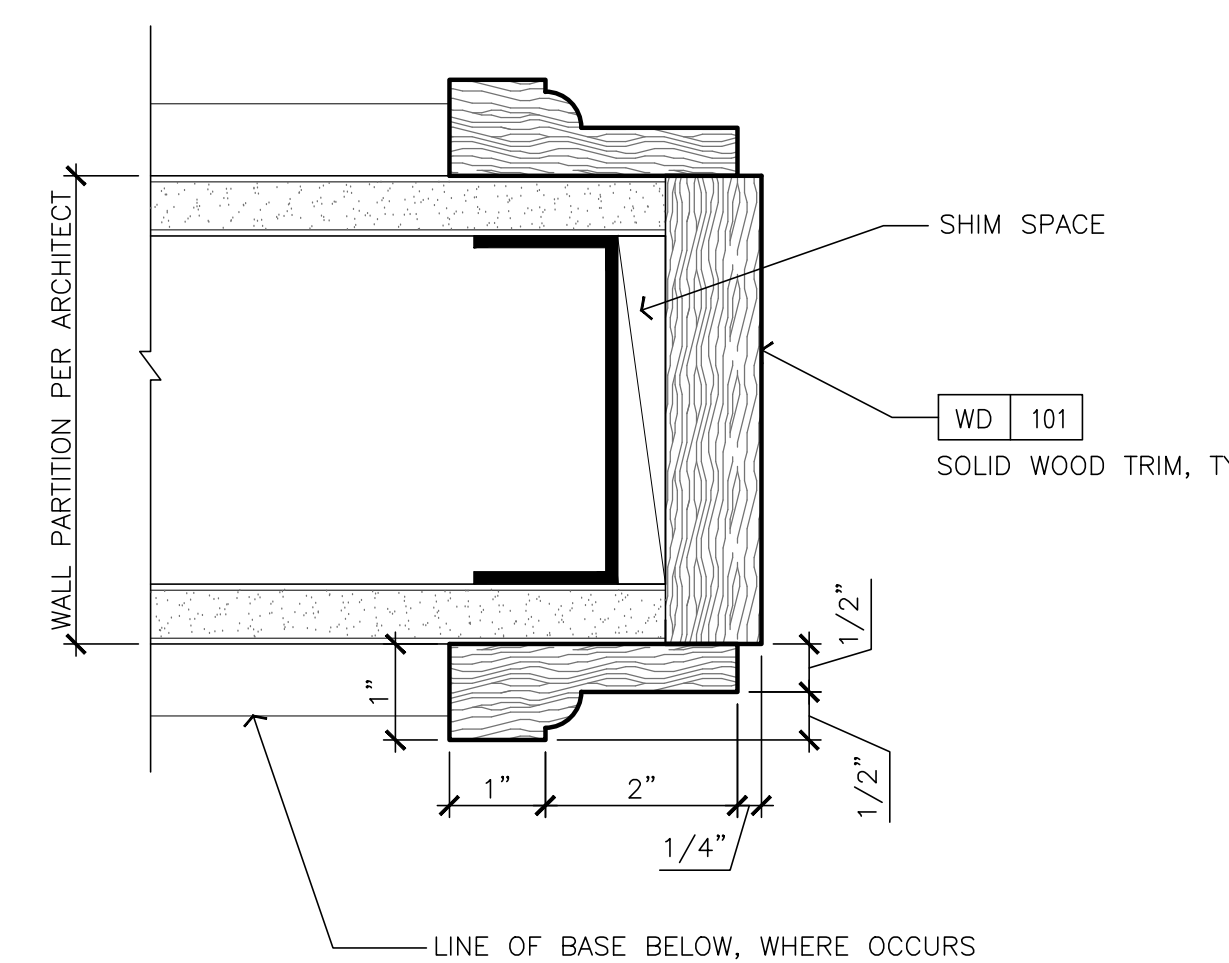
PARTIAL HEIGHT WOOD PANELIZED PARTITION - DINING SIDE 103

SCALE: 1" = 1'-0"



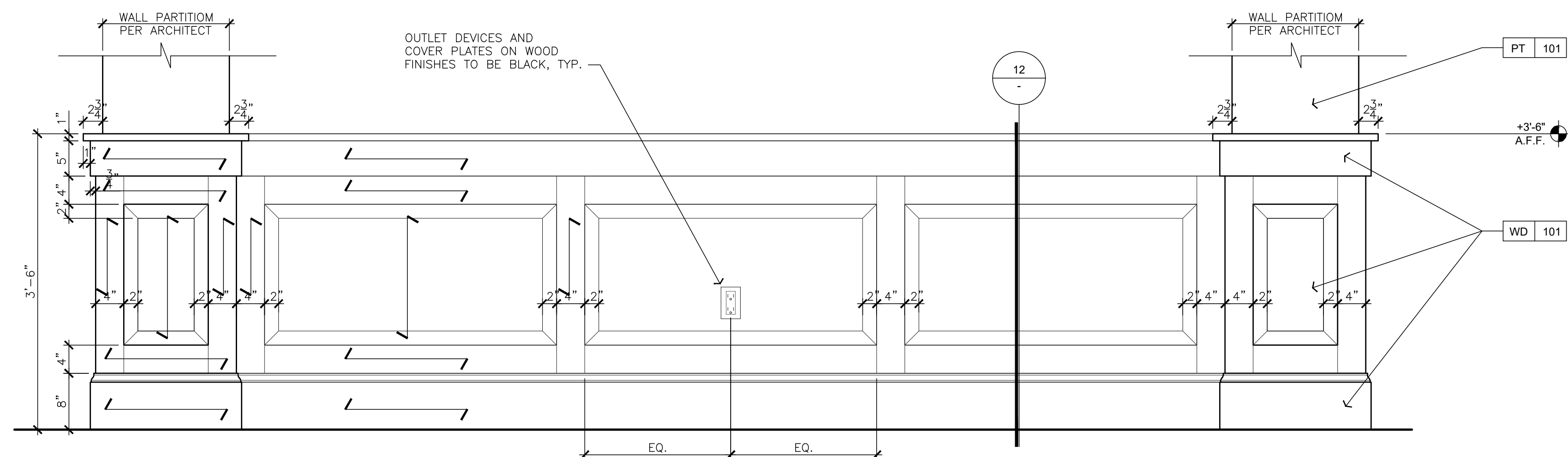
WOOD CROWN MOULDING PROFILE

SCALE: 6" = 1'-0"



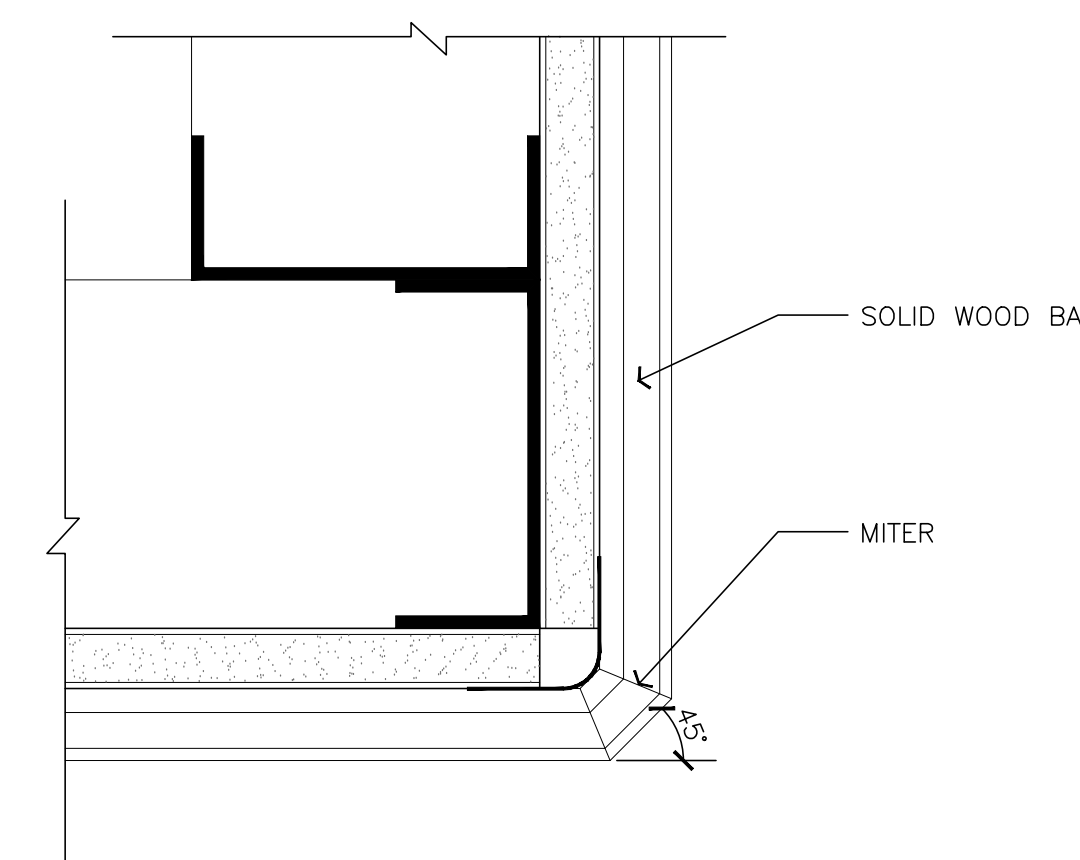
JAMB AT CASSED OPENING

SCALE: 6" = 1'-0"



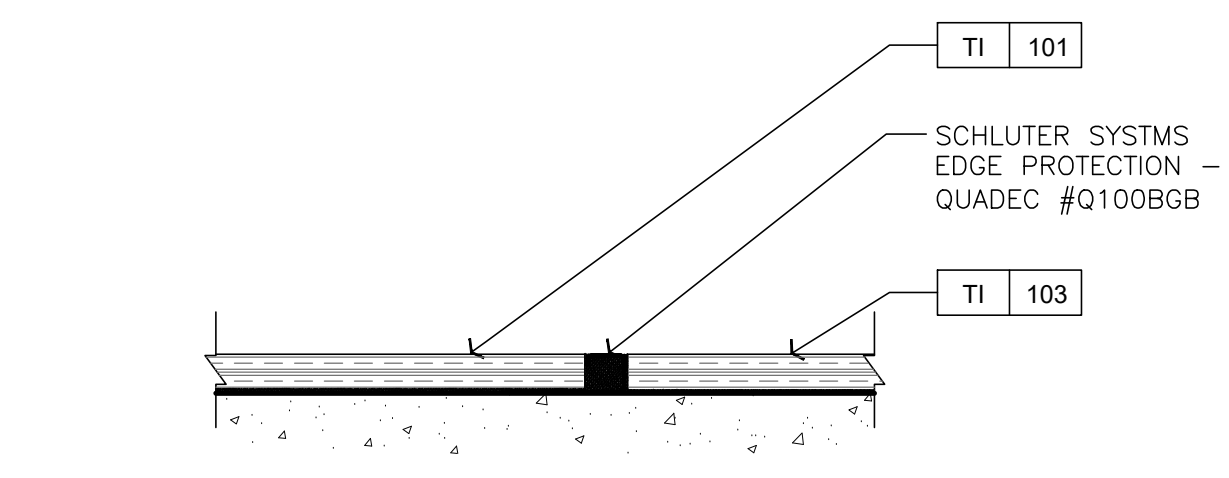
PARTIAL HEIGHT WOOD PANELIZED PARTITION - DINING FOYER SIDE 103A

SCALE: 1" = 1'-0"



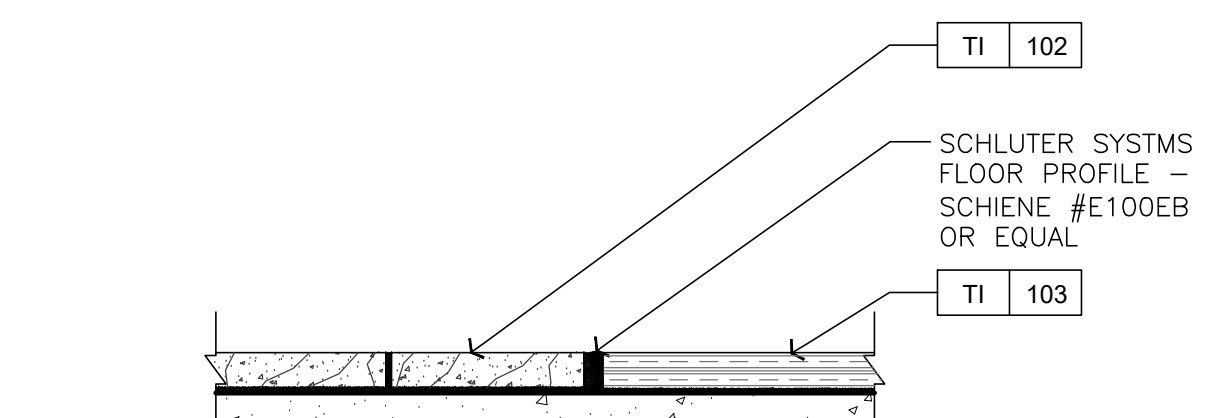
OUTSIDE CORNER AT WOOD BASE (PLAN VIEW)

SCALE: 6" = 1'-0"



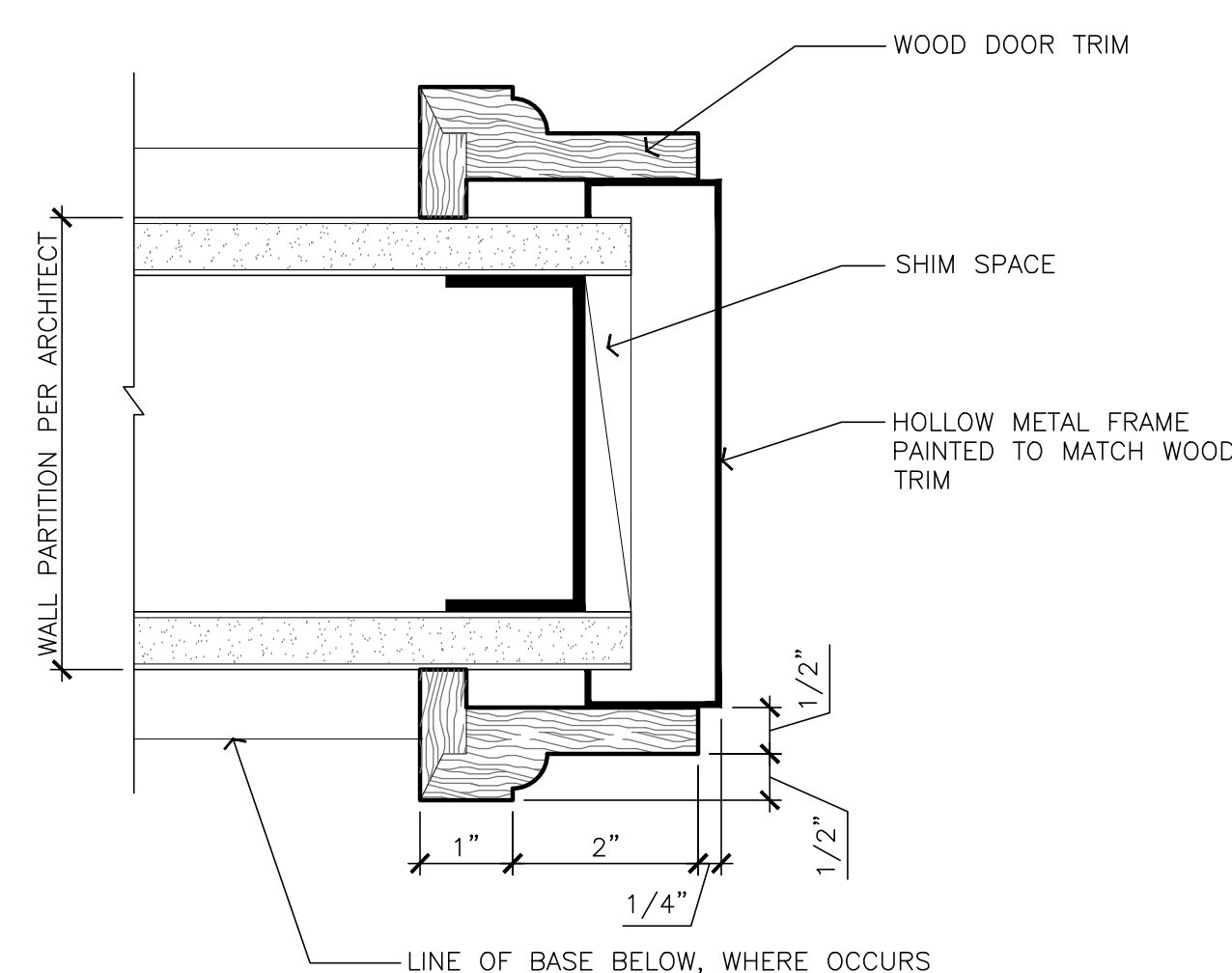
TILE TO QUARRY TILE TRANSITION

SCALE: 6" = 1'-0"



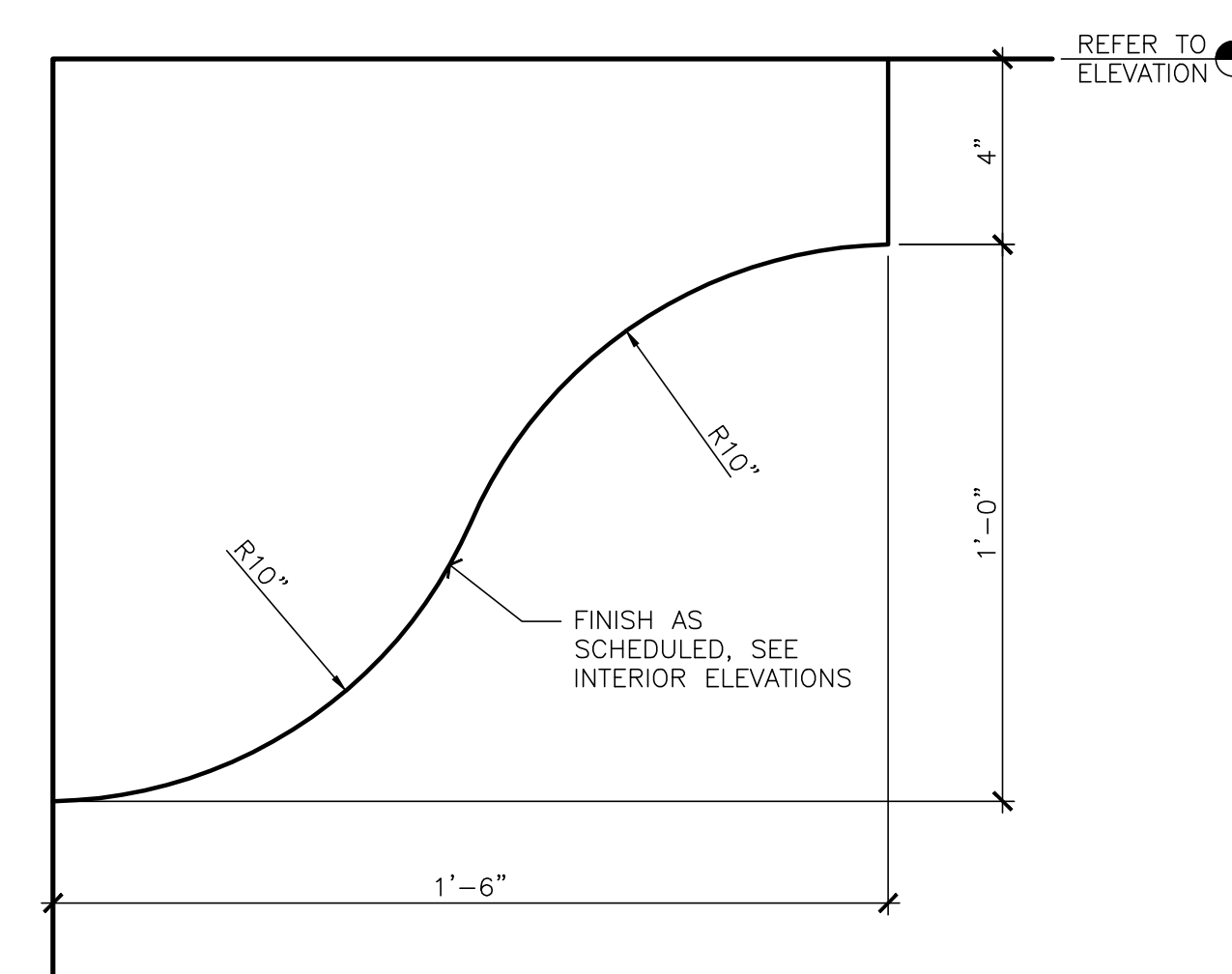
STONE TO QUARRY TILE TRANSITION

SCALE: 6" = 1'-0"



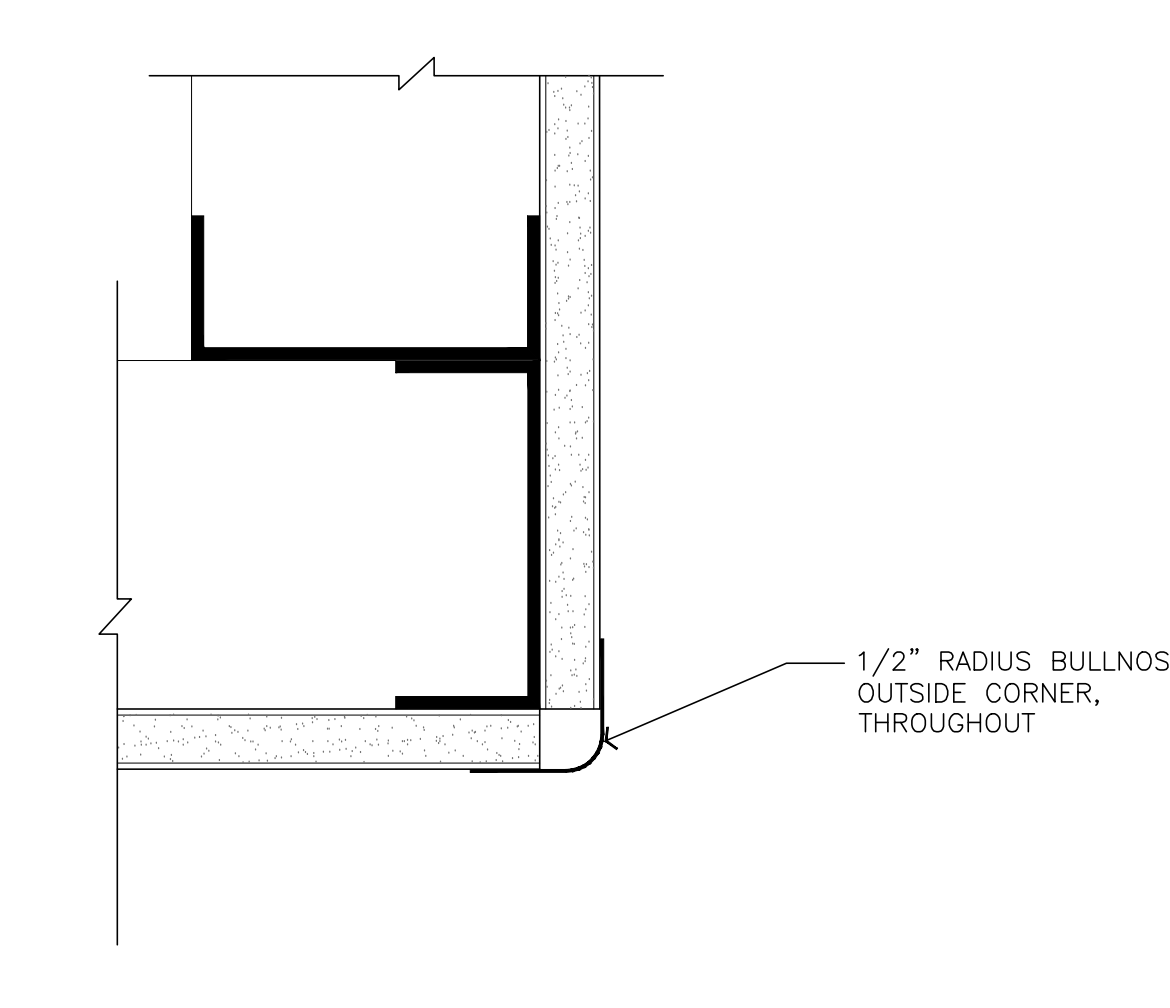
JAMB AT ELIASON DOOR

SCALE: 6" = 1'-0"



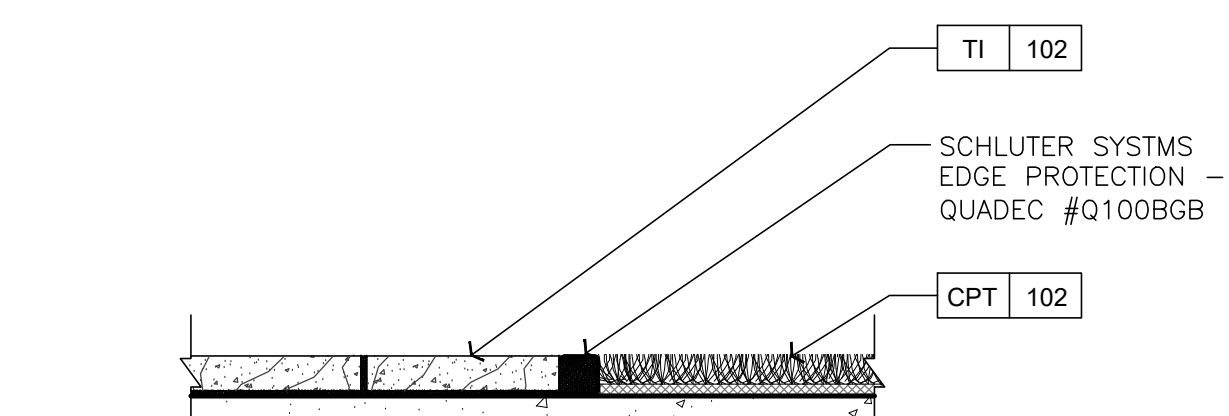
PROFILE AT PORTAL CORBAL

SCALE: 3" = 1'-0"



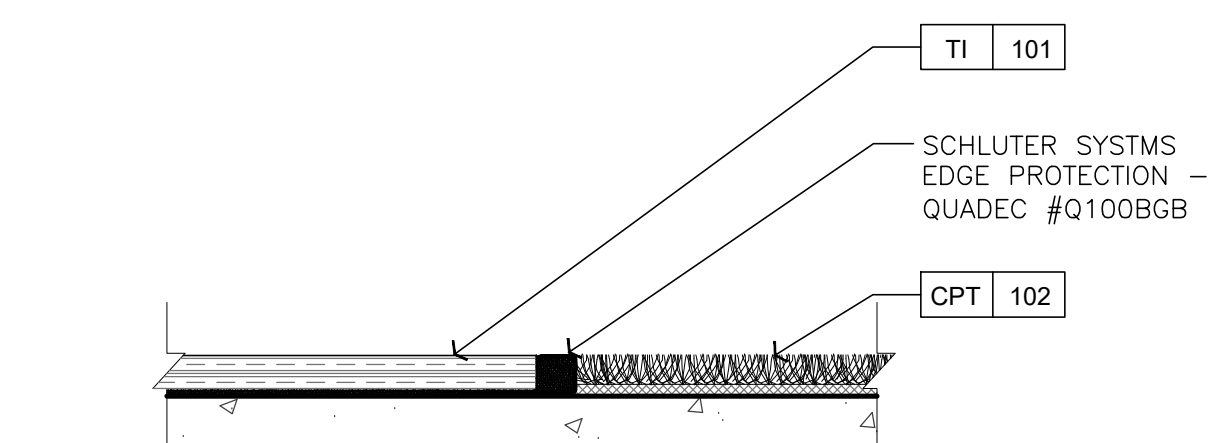
TYPICAL DRYWALL RADIUS CORNER

SCALE: 6" = 1'-0"



STONE TO CARPET TRANSITION

SCALE: 6" = 1'-0"



TILE TO CARPET TRANSITION

SCALE: 6" = 1'-0"

LAKESIDE COMMONS DINING

1960 SILVERLEAF CIRCLE
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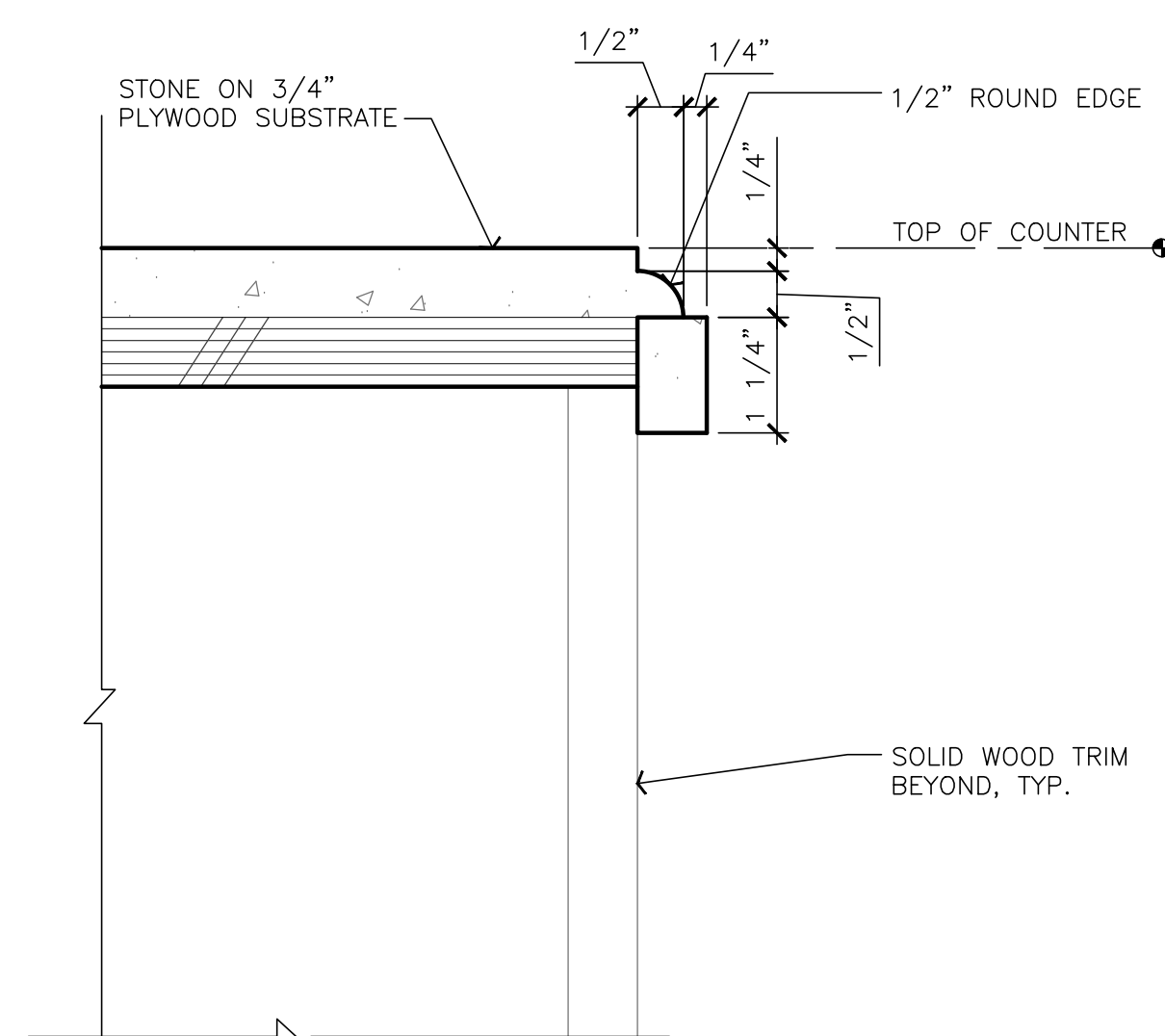
FLOOR TRANSITIONS AND MILLWORK

Sheet Issue & Revision Log

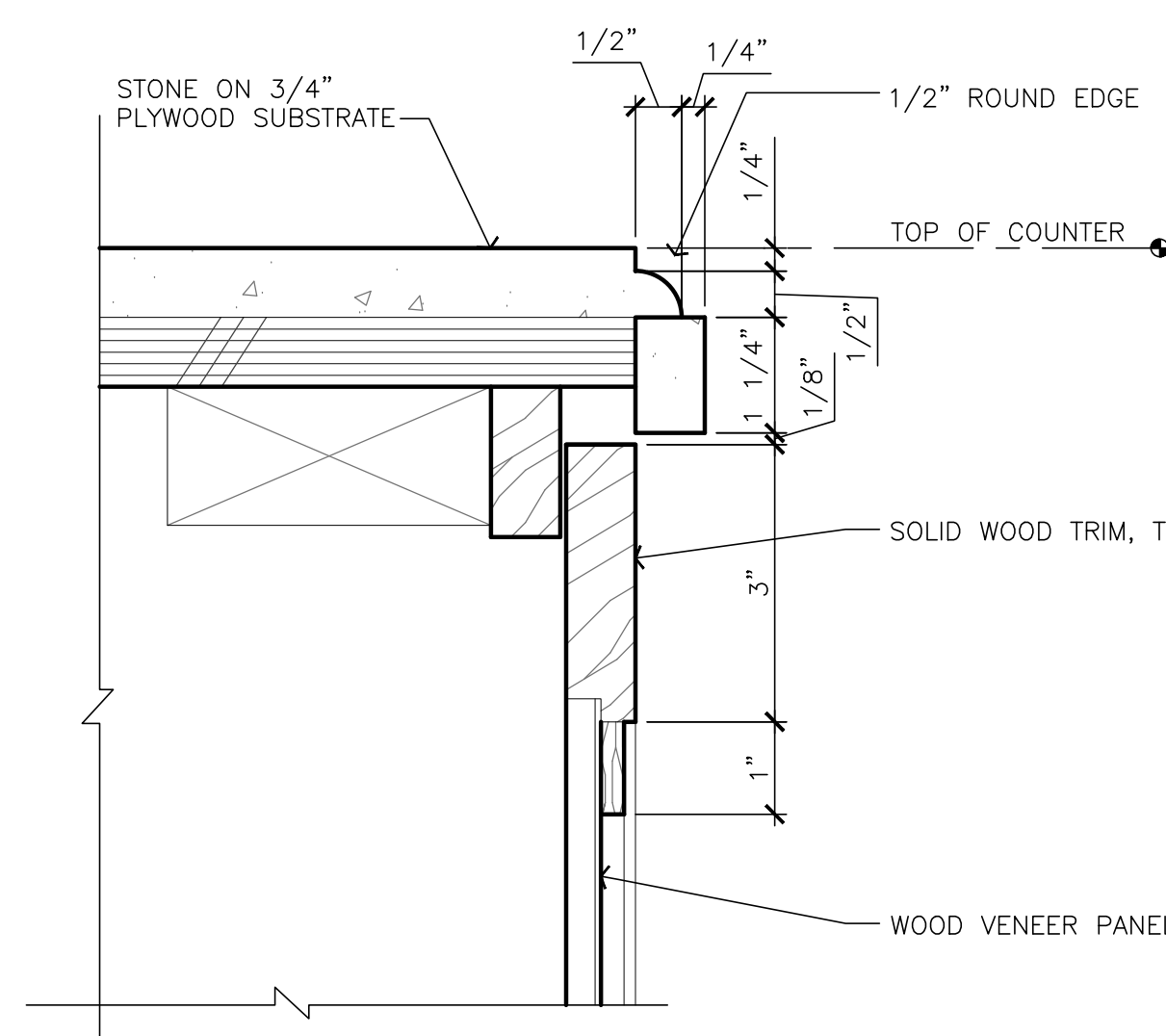
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DETAILS -

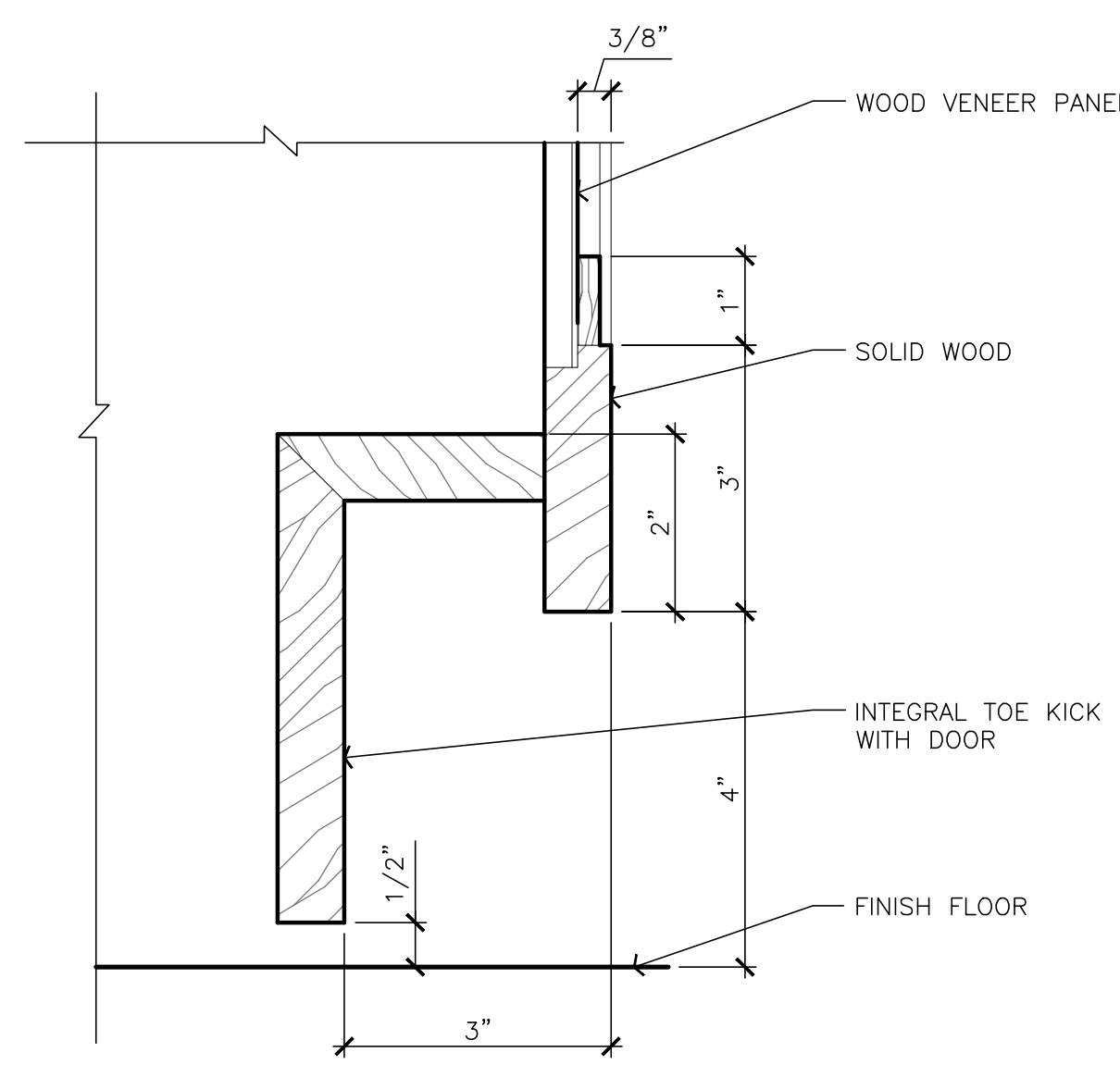
MILLWORK AT SPEAKEASY



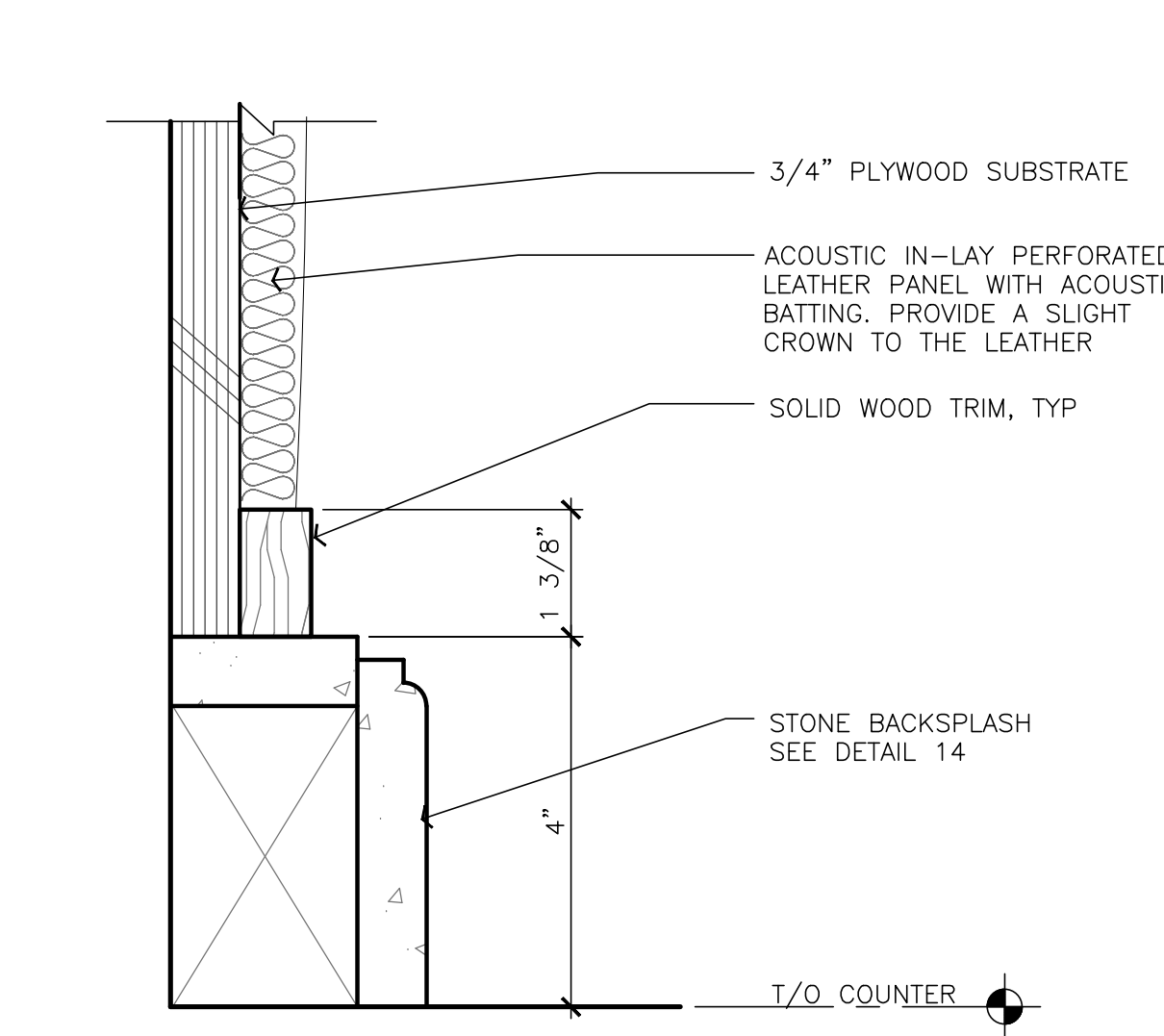
STONE COUNTER TOP EDGE
 SCALE: 6" = 1'-0"



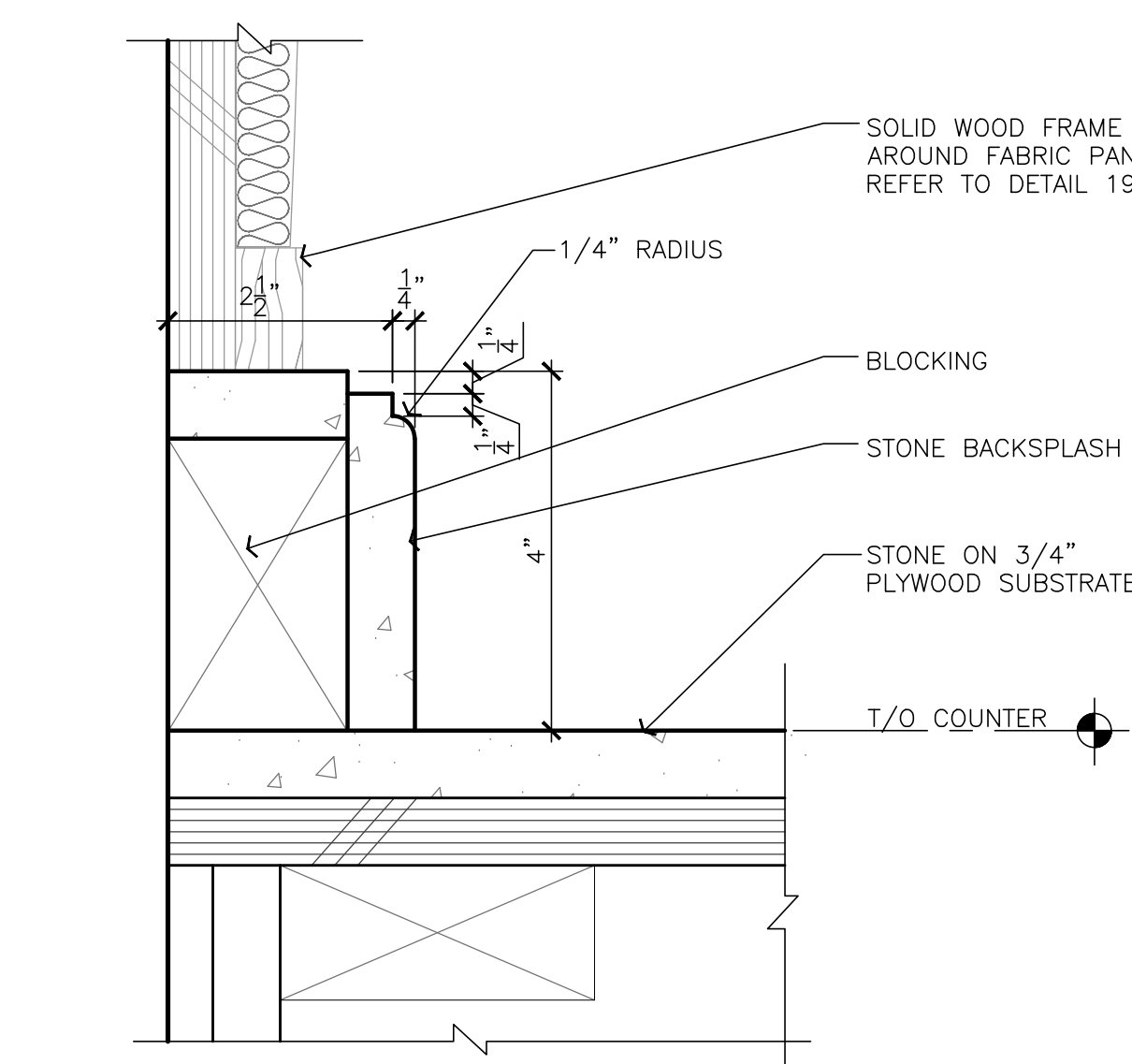
STONE COUNTER TOP EDGE
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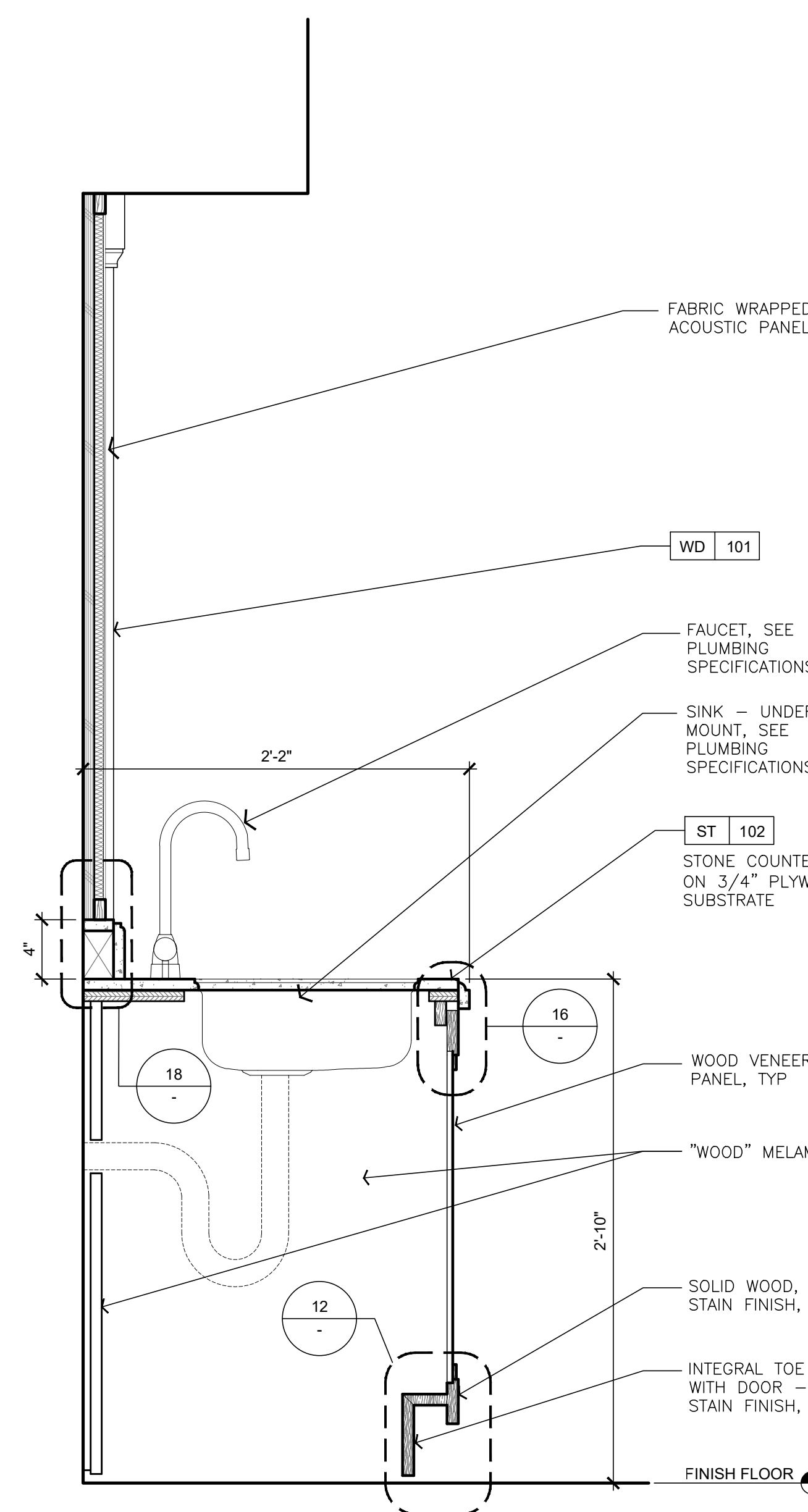
BASE AT CABINET DOOR
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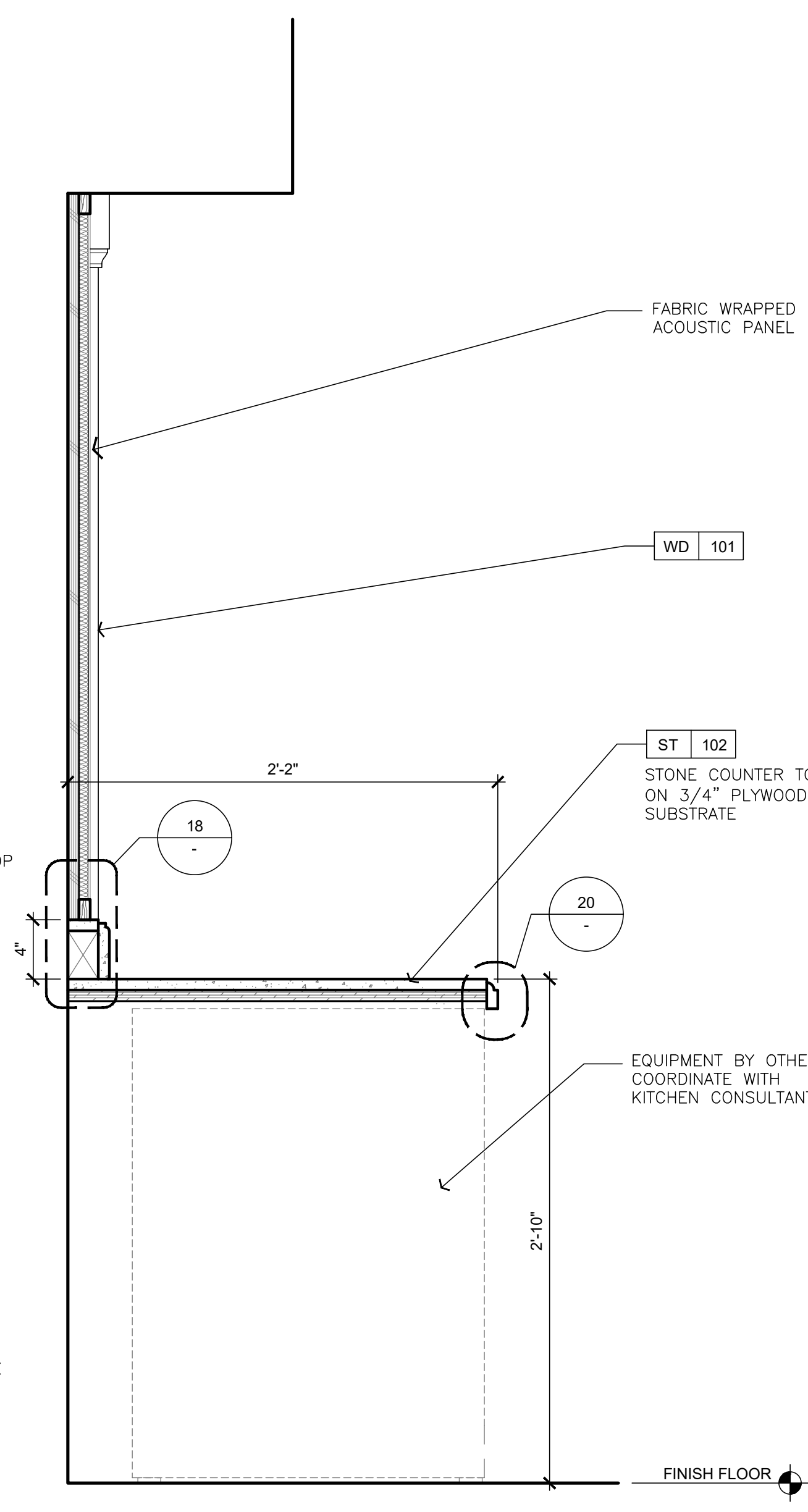
WOOD FRAME DETAIL AT MIRROR
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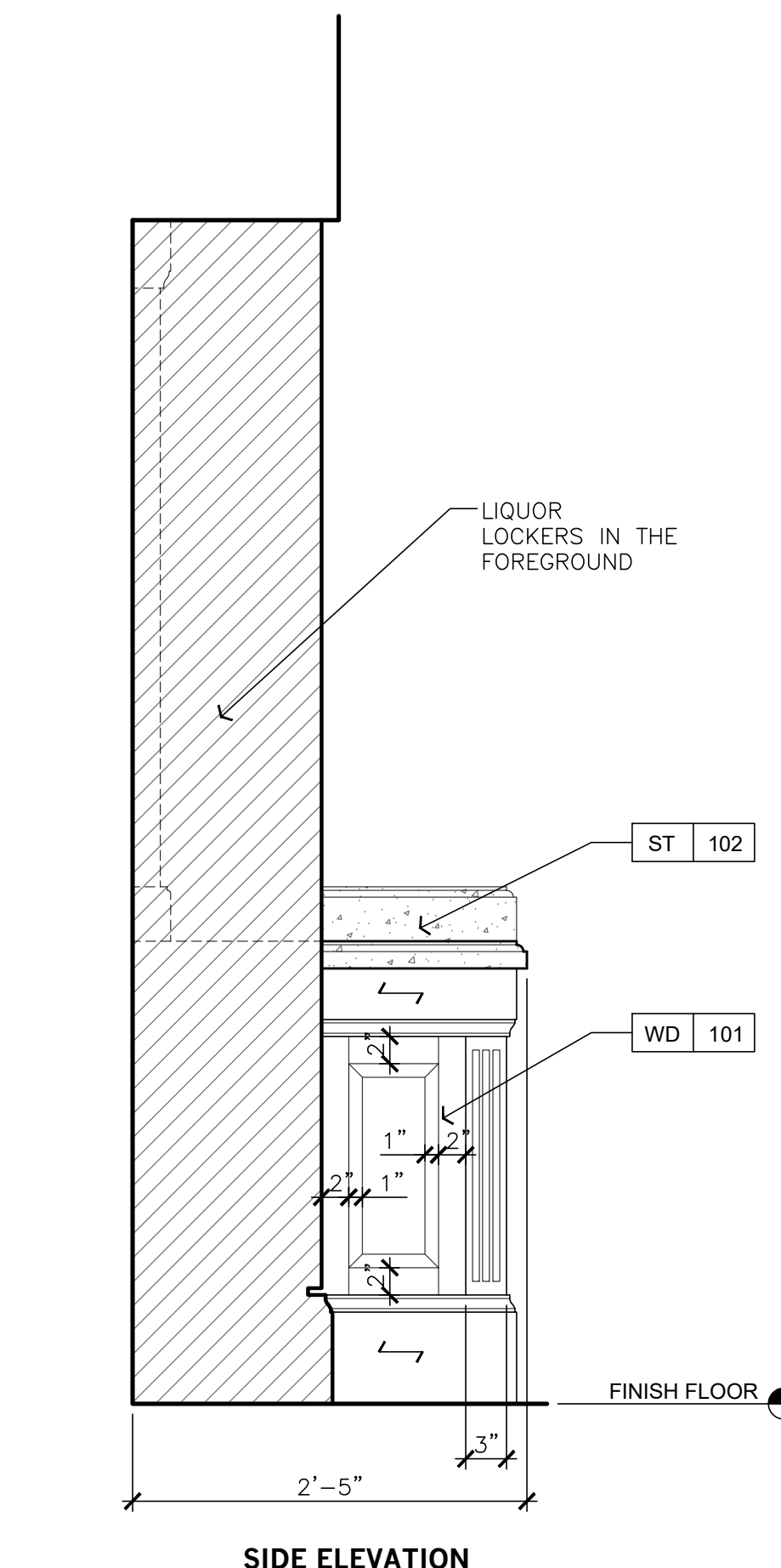
STONE COUNTER BACKSPLASH
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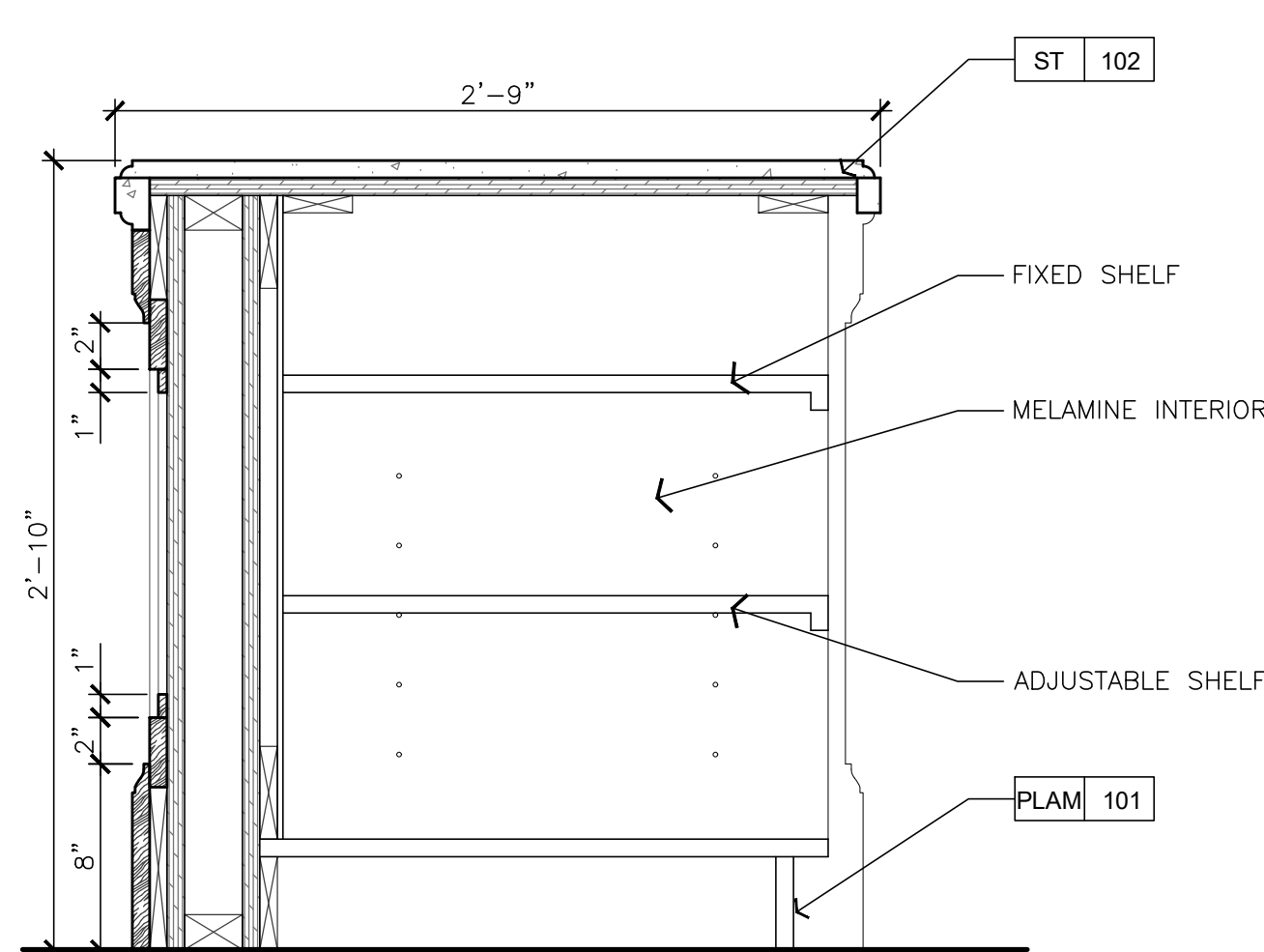
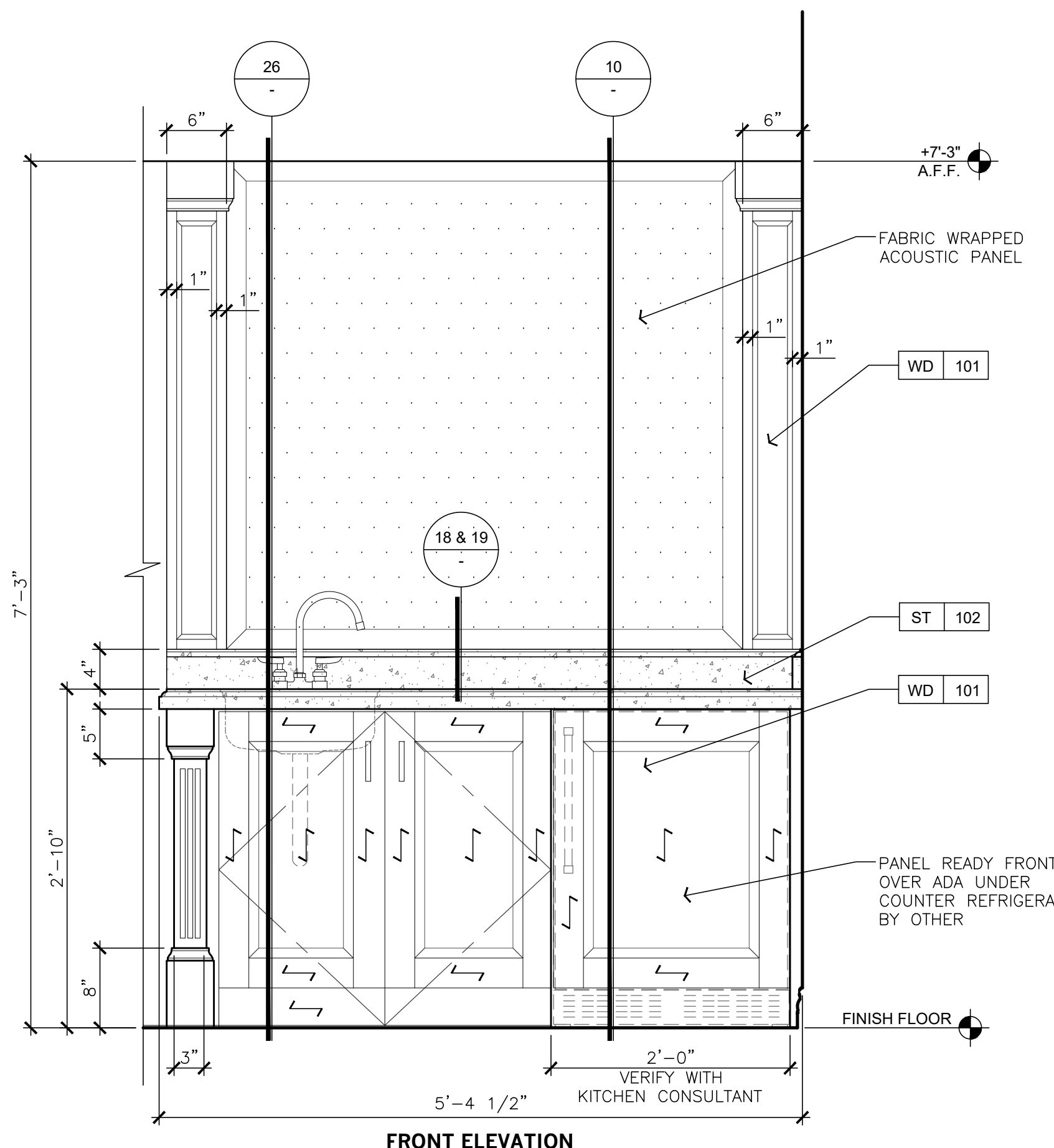
SECTION AT SERVE BAR AT SINK
 SCALE: 1 1/2" = 1'-0"



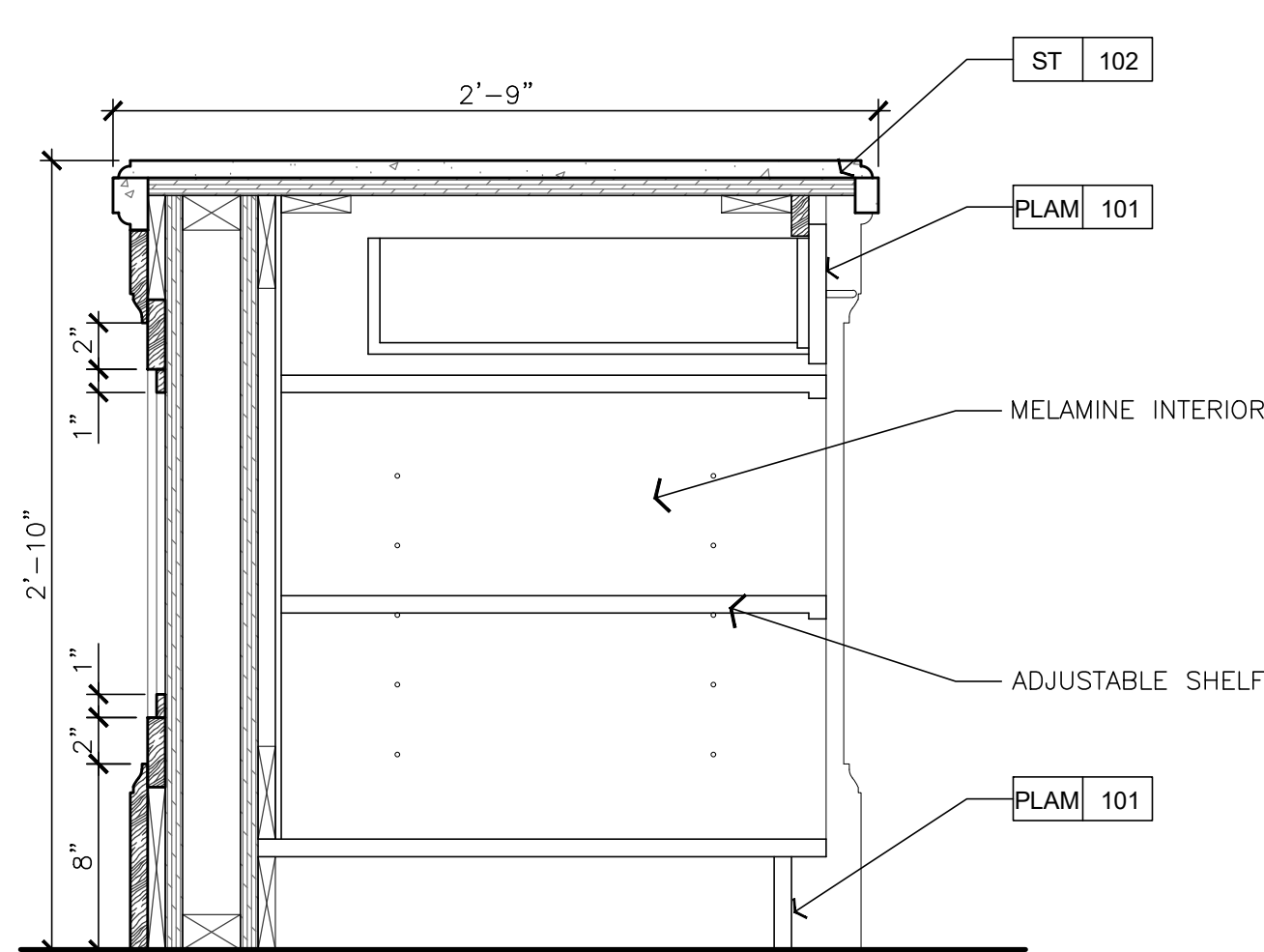
SECTION AT SERVICE BAR AT EQUIPMENT
 SCALE: 1 1/2" = 1'-0"



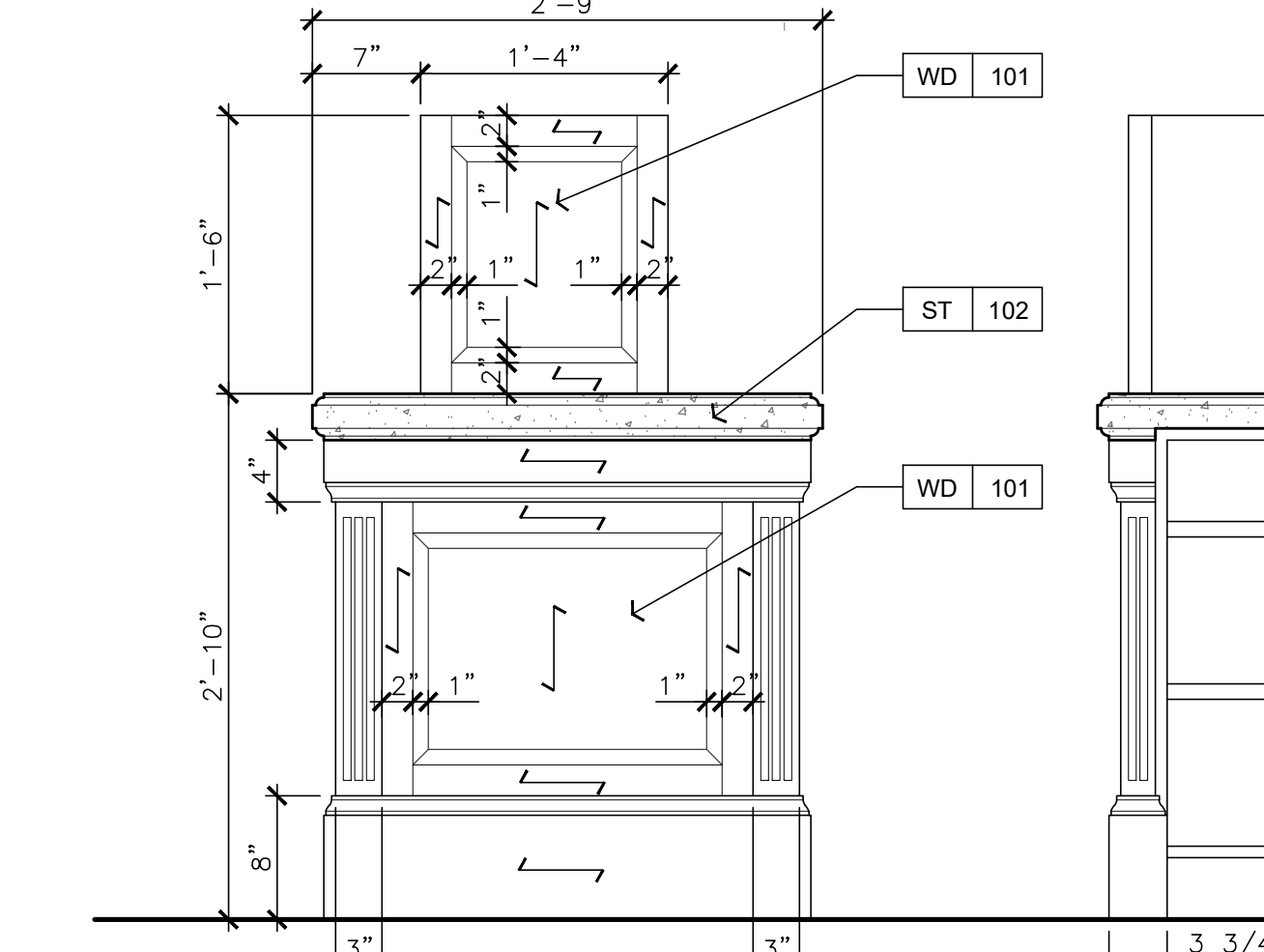
LIQUOR LOCKERS SERVICE BAR AT SPEAKEASY
 SCALE: 1" = 1'-0"



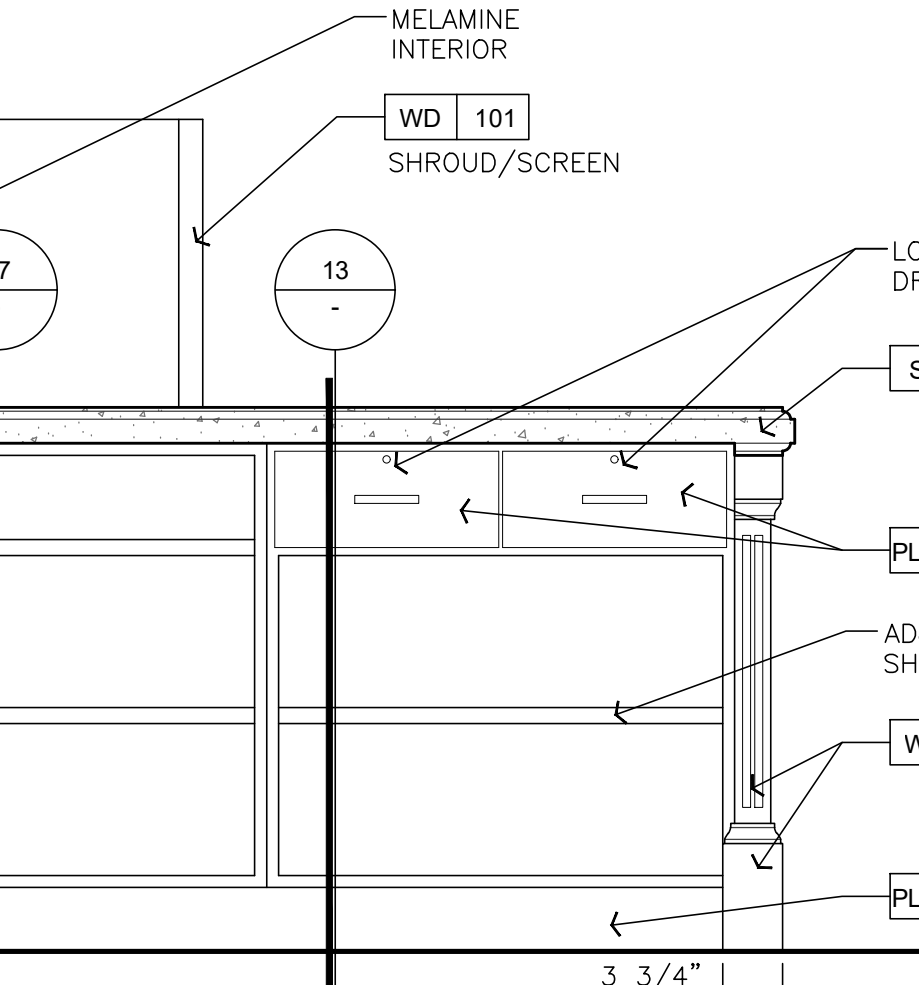
GRAB-N-GO SERVICE COUNTER
 SCALE: 1 1/2" = 1'-0"



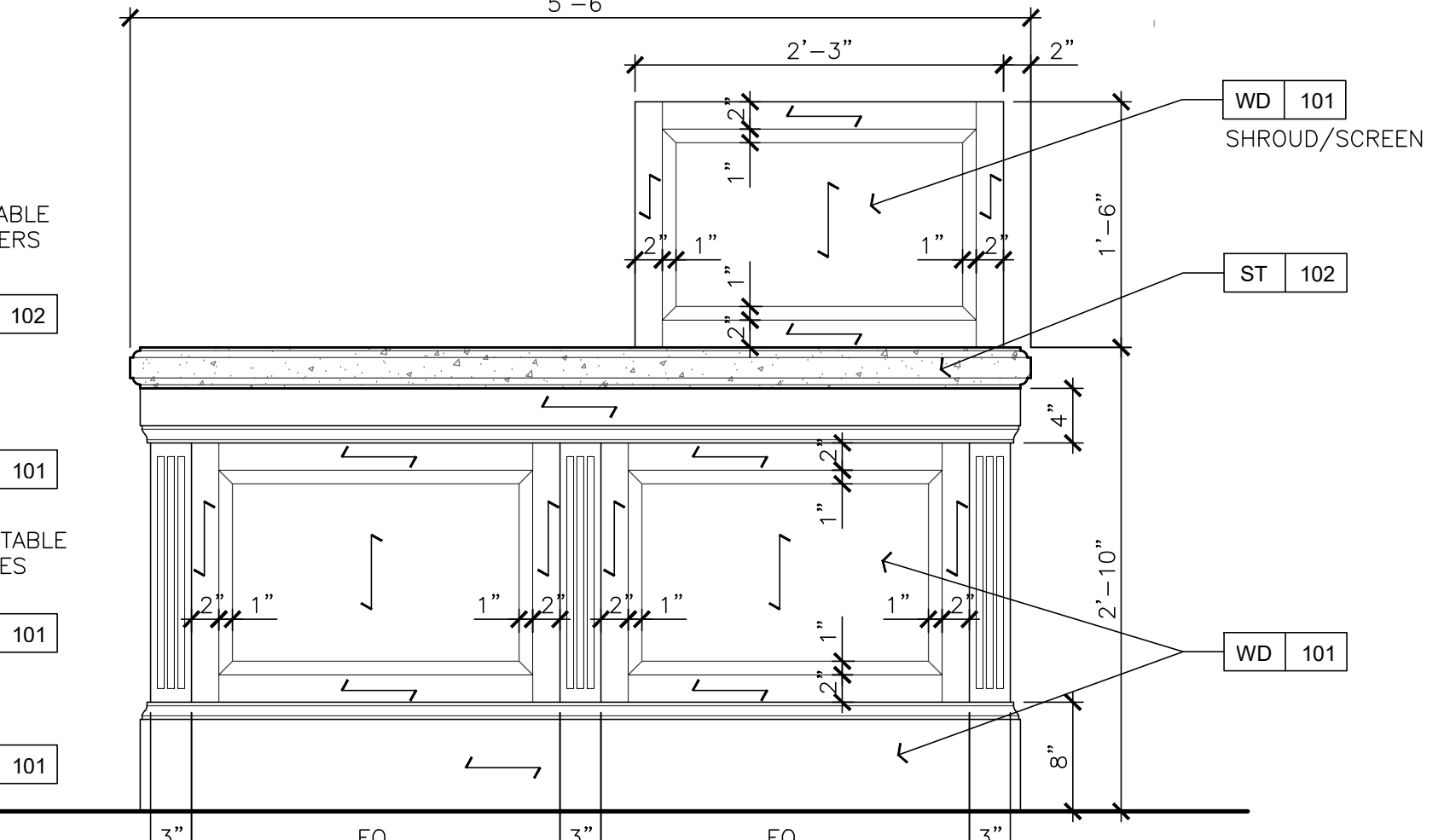
GRAB-N-GO SERVICE COUNTER AT DRAWER
 SCALE: 1 1/2" = 1'-0"



GRAB-N-GO CHECK-OUT COUNTER - SPEAKEASY
 SCALE: 1" = 1'-0"



GRAB-N-GO CHECK-OUT COUNTER - SPEAKEASY
 SCALE: 1" = 1'-0"



GRAB-N-GO CHECK-OUT COUNTER - SPEAKEASY
 SCALE: 1" = 1'-0"

Sheet Issue & Revision Log

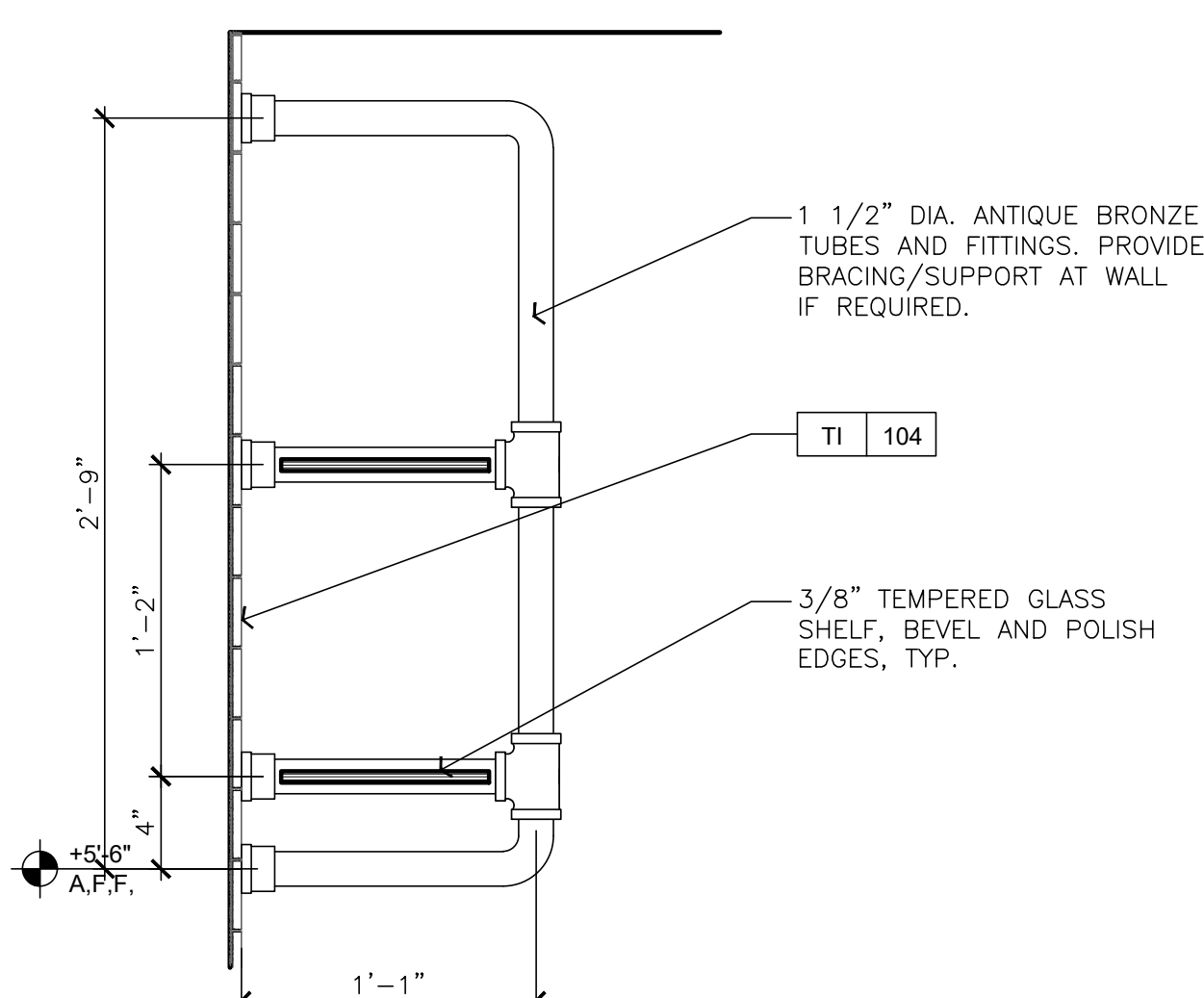
2019-03-01	INITIAL SUBMITTAL
▲	1.27.2020 PLAN CHECK PERMIT
▲	4.17.2020 2nd PLAN CHECK SUBMITTAL
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If it is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor throughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

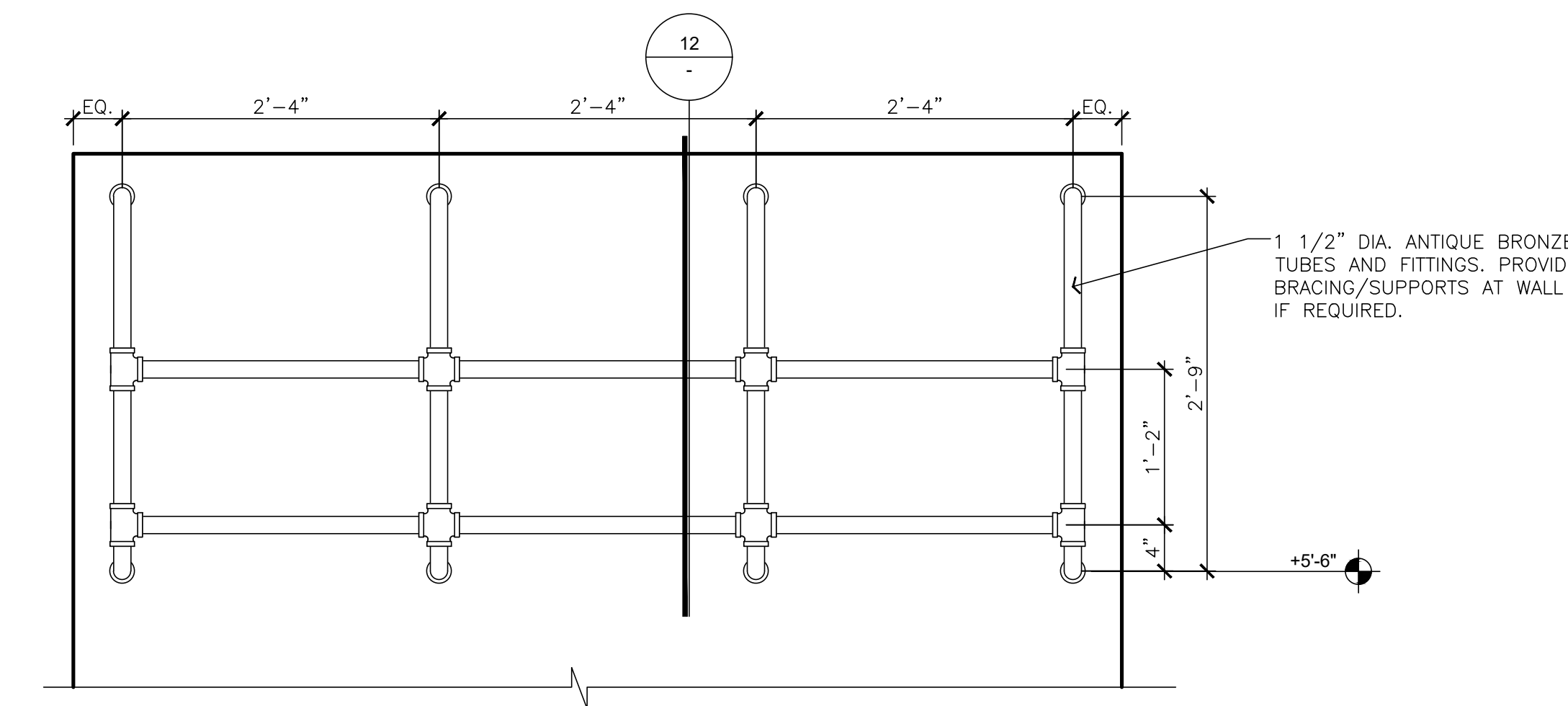
DETAILS -

MILLWORK BISTRO SERVICE COUNTER & BEVERAGE COOLER

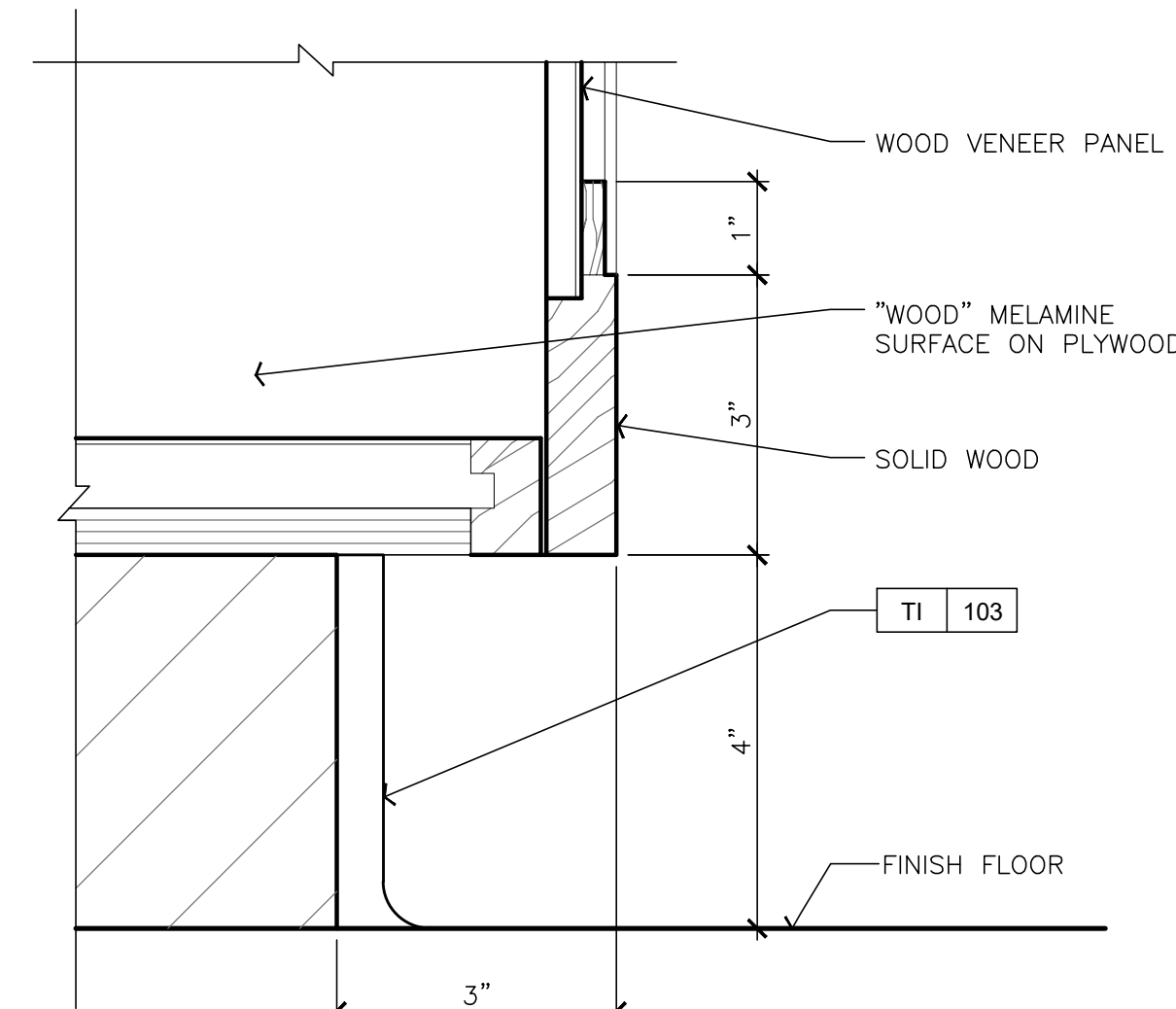
ID-9.4



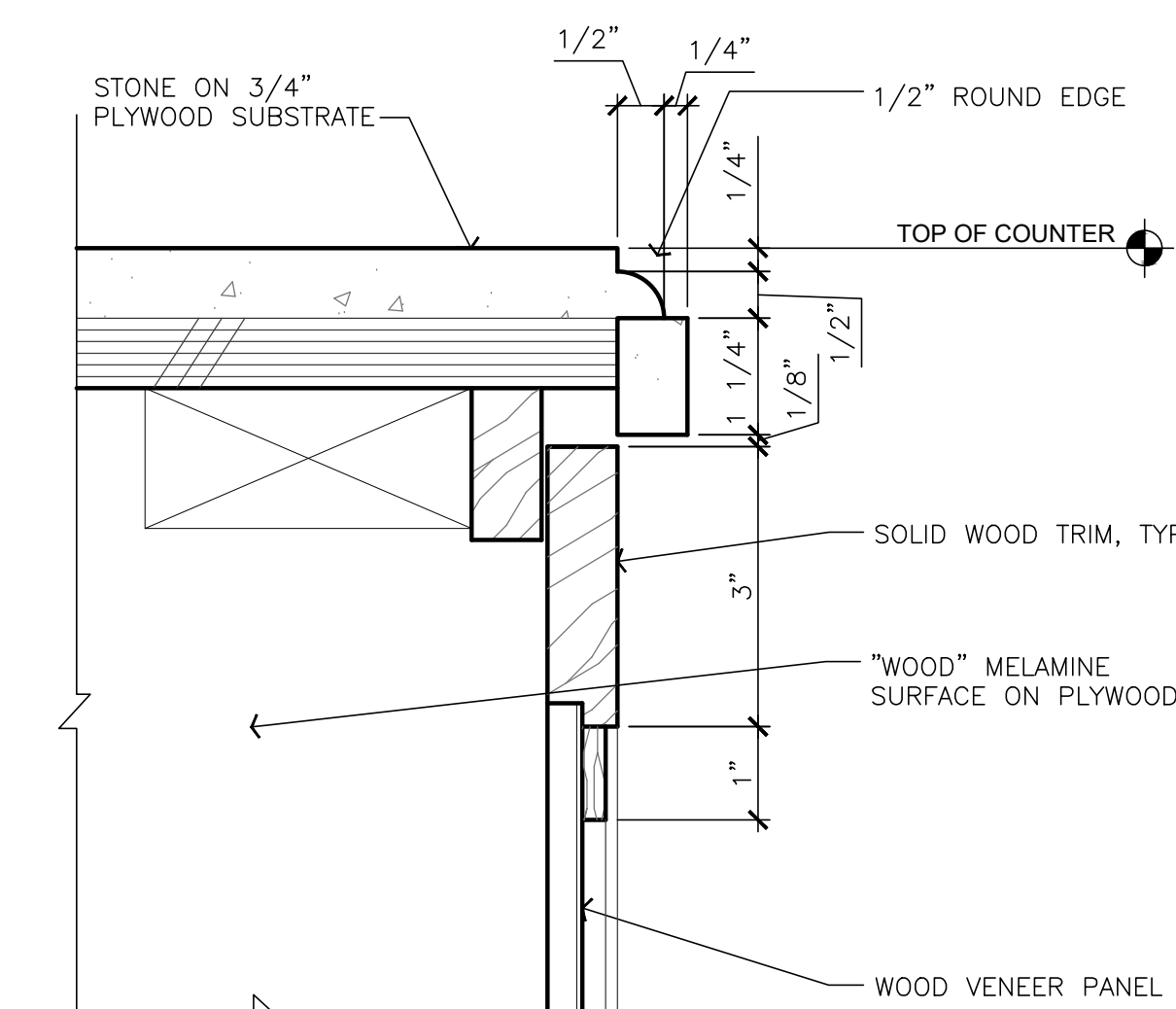
SECTION AT TUBULAR SHELVING UNIT
 SCALE: 1 1/2" = 1'-0"



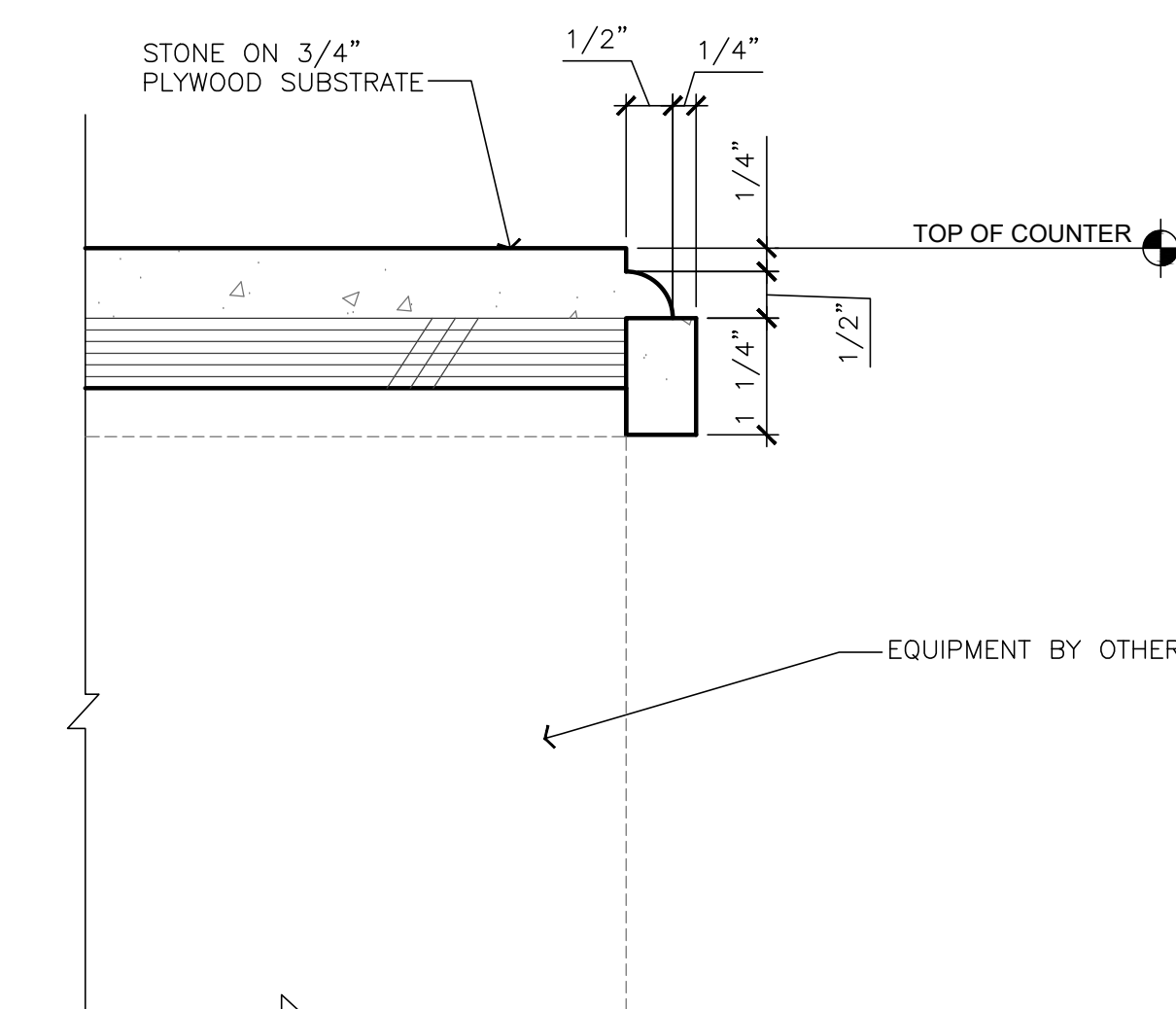
TUBULAR AND GLASS SHELVING UNIT
 SCALE: 1" = 1'-0"



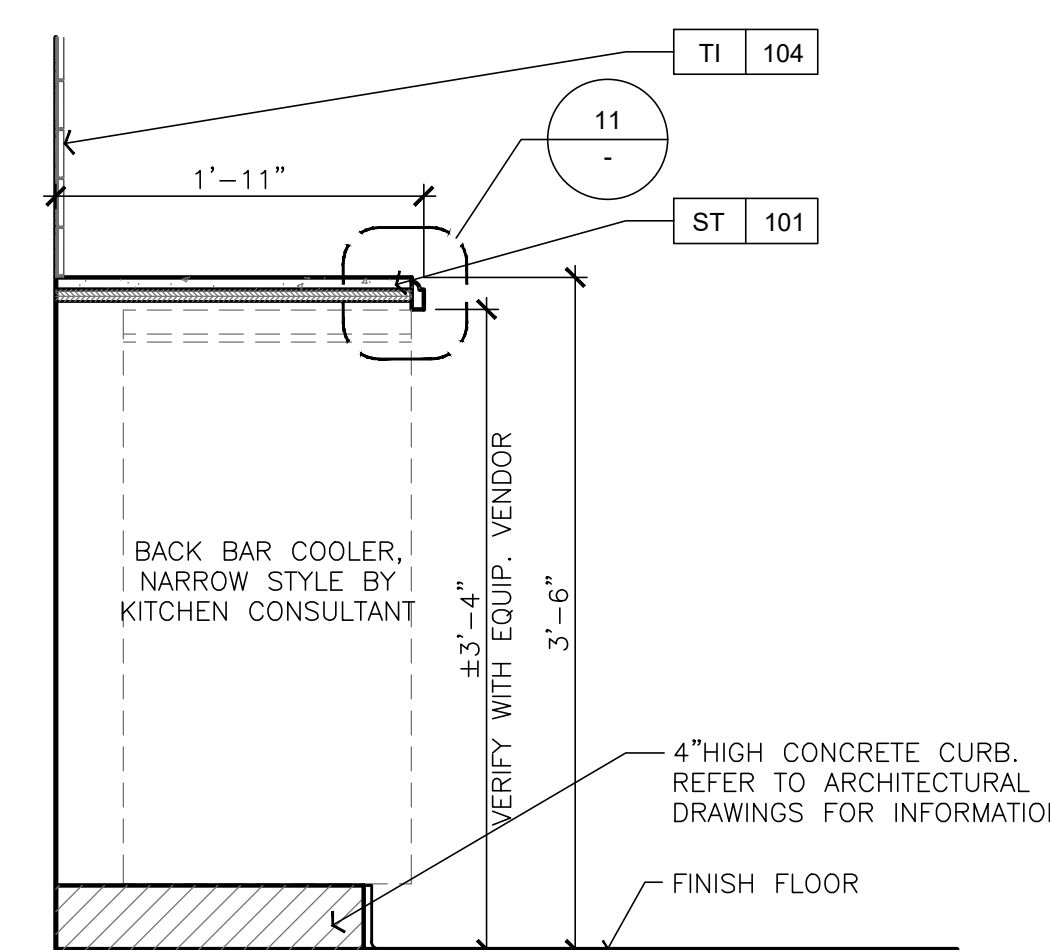
BASE OF CABINET AT CONCRETE CURB
 SCALE: 6" = 1'-0"



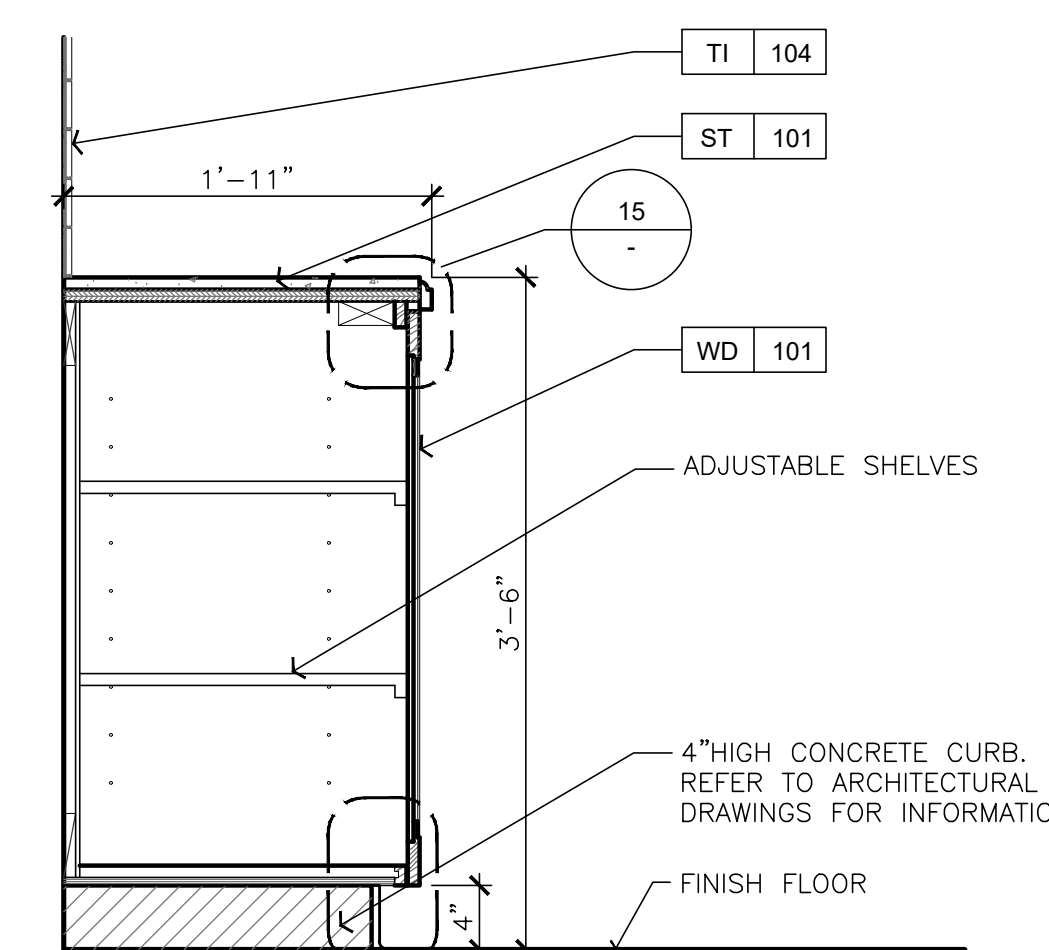
STONE COUNTER TOP EDGE
 SCALE: 6" = 1'-0"



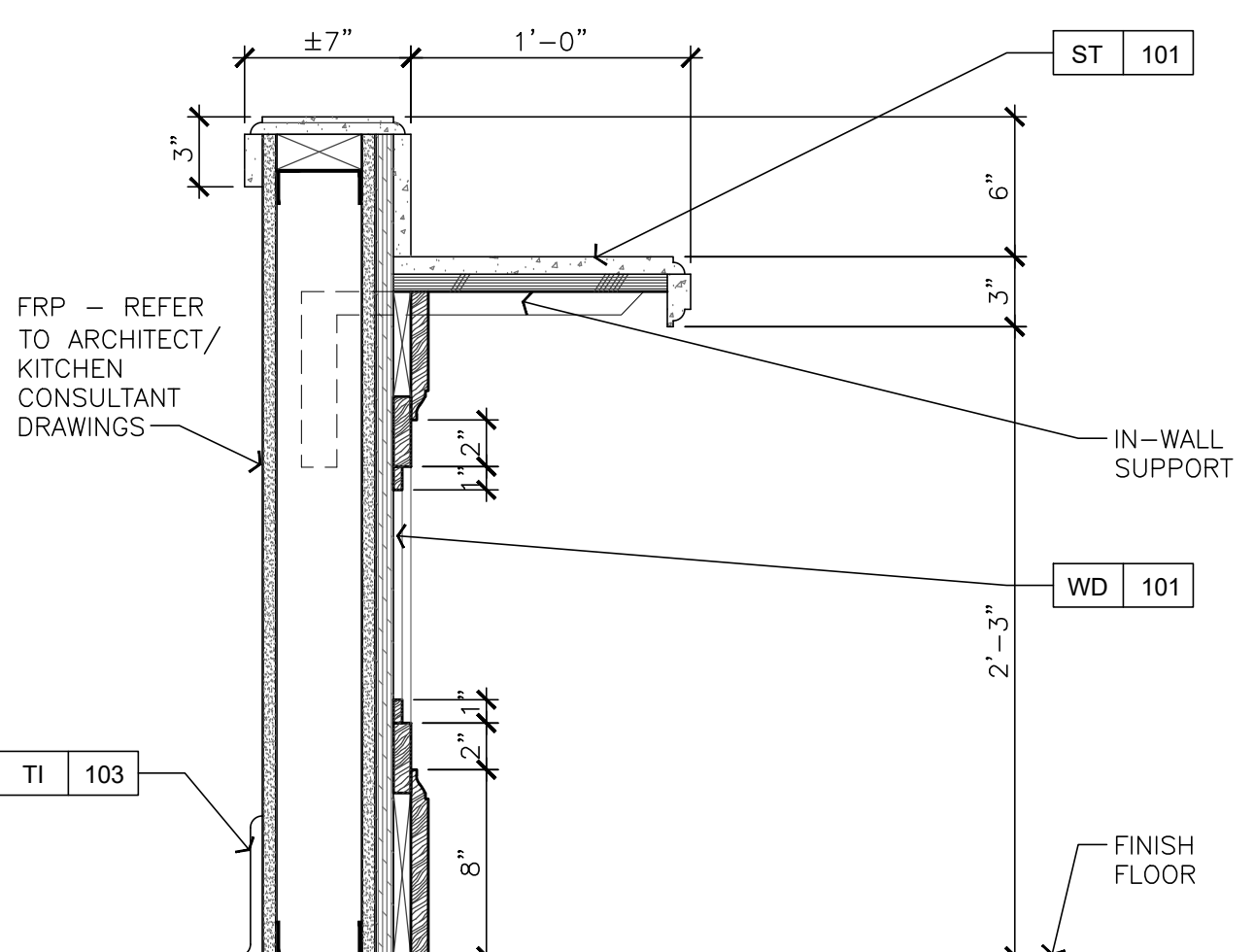
STONE COUNTER TOP EDGE AT EQUIPMENT
 SCALE: 6" = 1'-0"



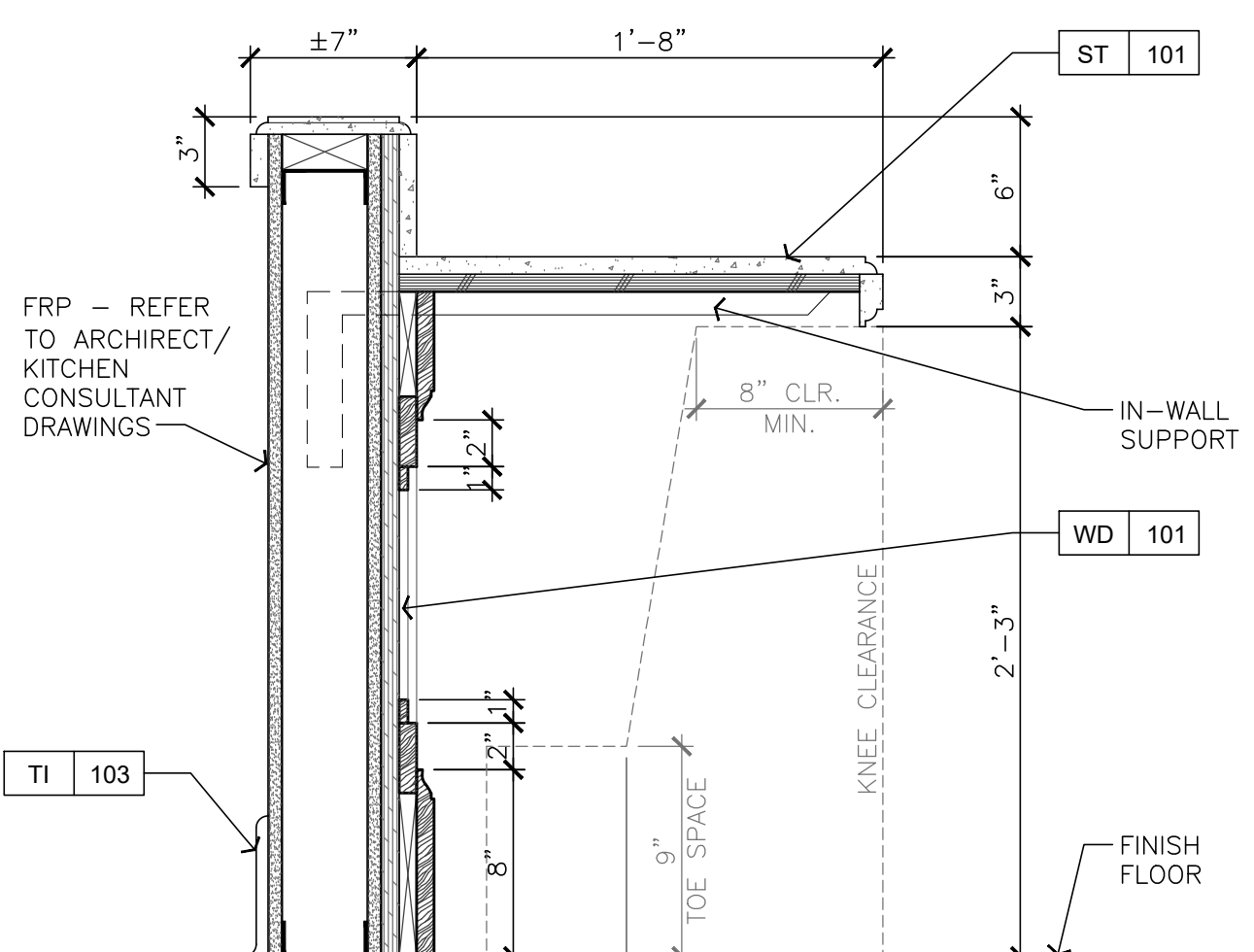
SECTION AT BAR COOLER
 SCALE: 1" = 1'-0"



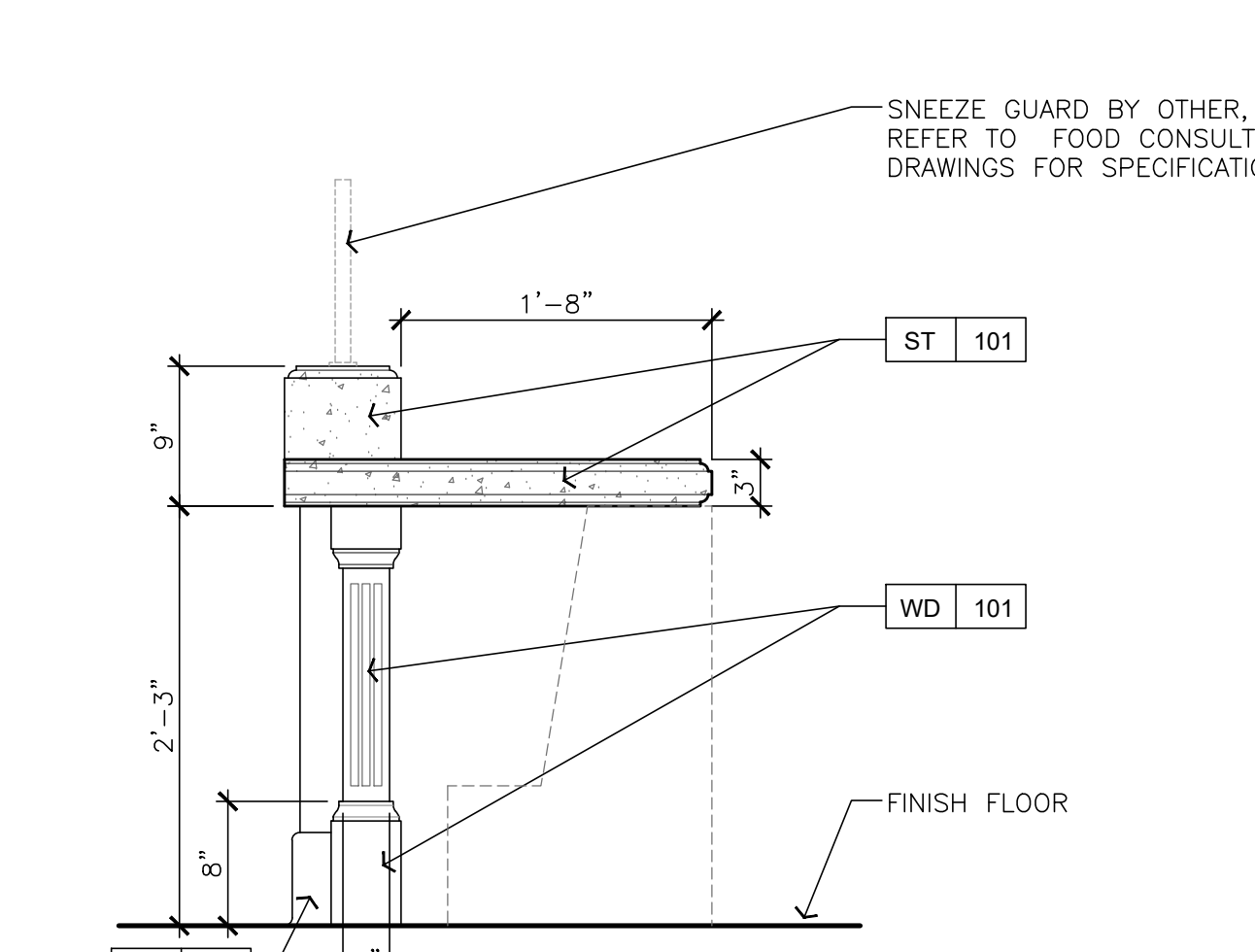
BASE CABINET AT BEER/WINE COUNTER
 SCALE: 1" = 1'-0"



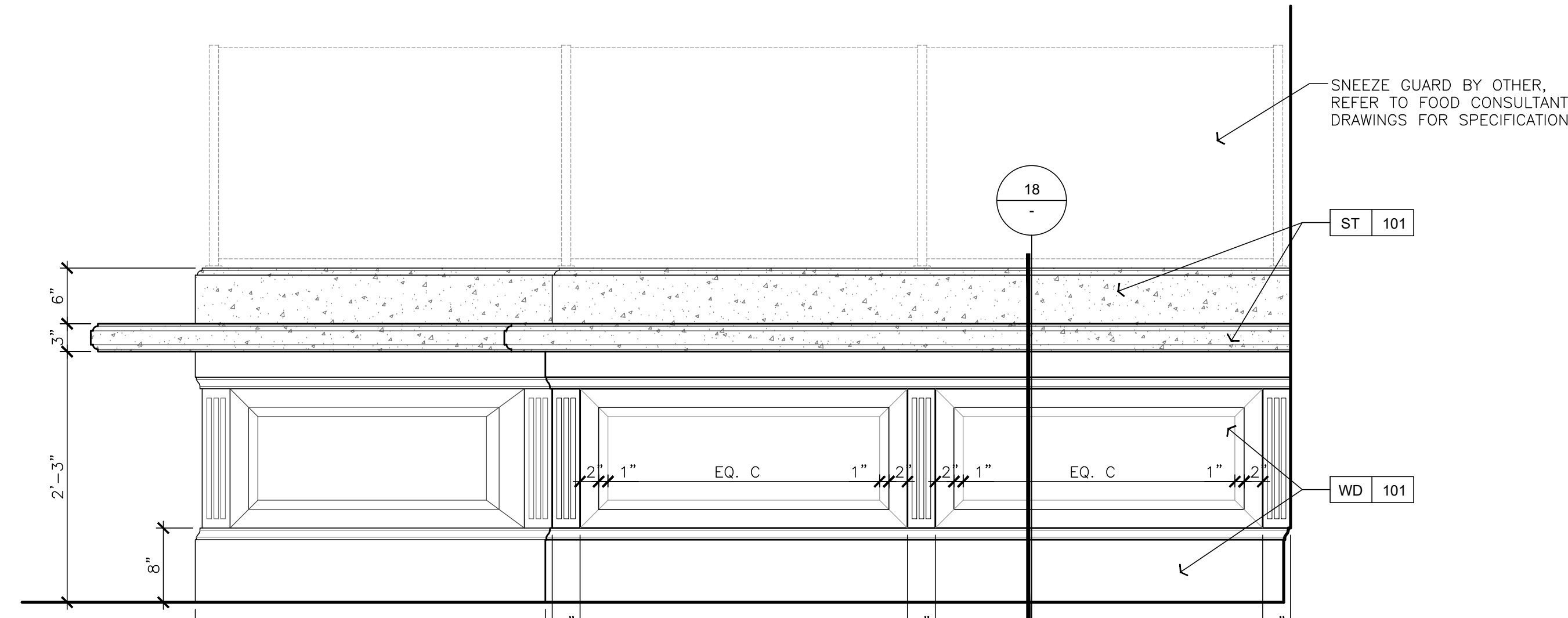
SECTION THROUGH SERVICE COUNTER
 SCALE: 1 1/2" = 1'-0"



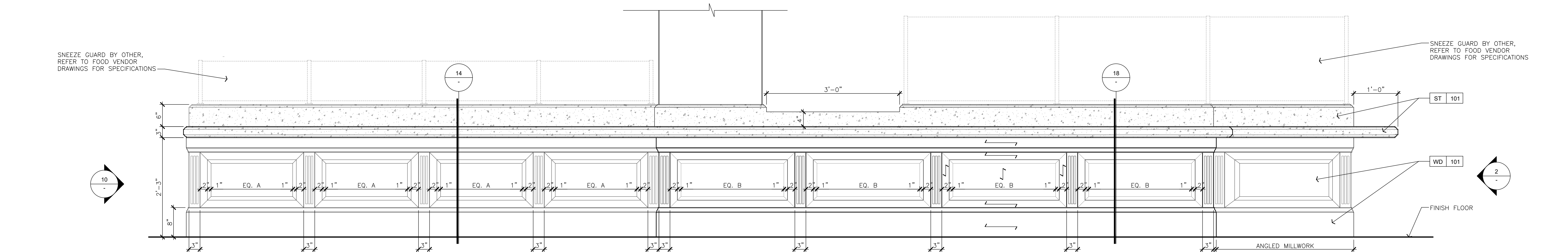
SECTION THROUGH DINING COUNTER
 SCALE: 1 1/2" = 1'-0"



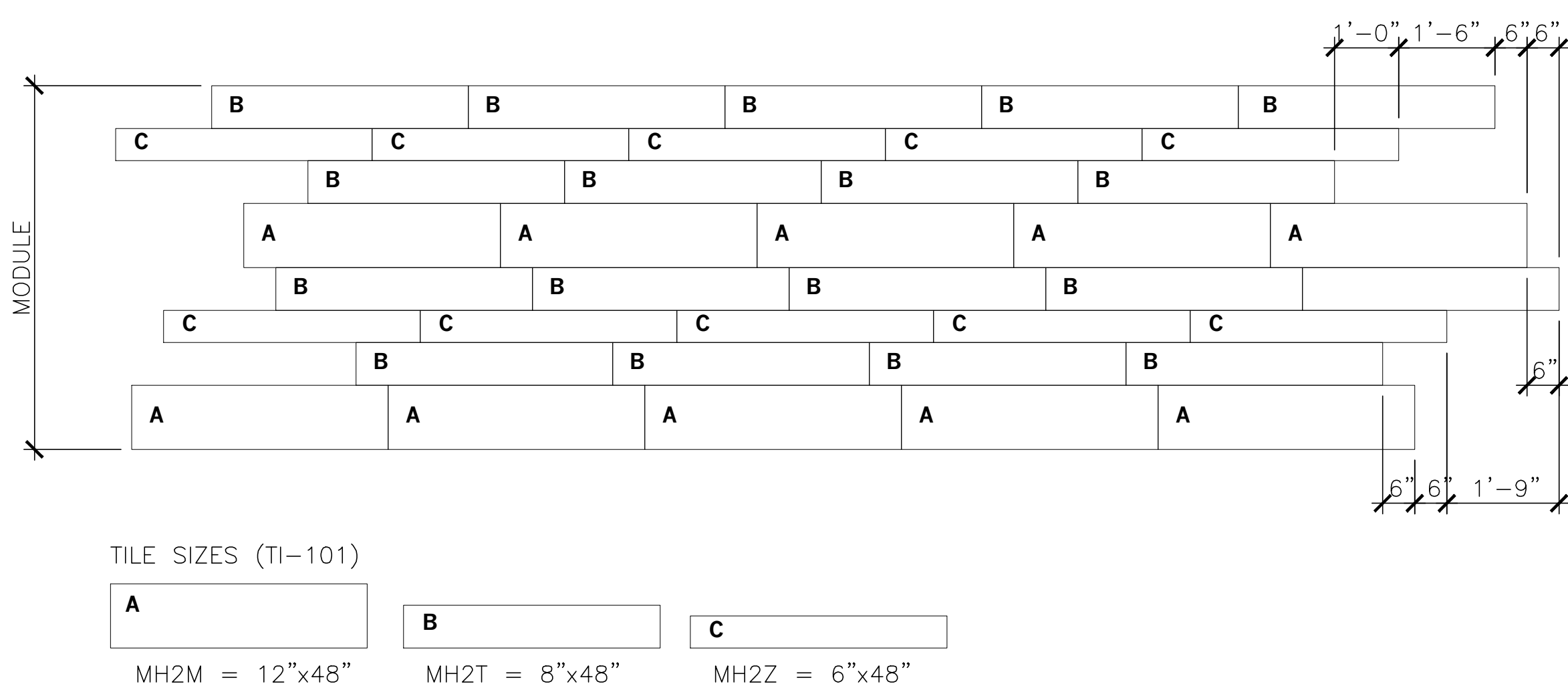
SIDE ELEVATION AT BISTRO DINING COUNTER
 SCALE: 1" = 1'-0"



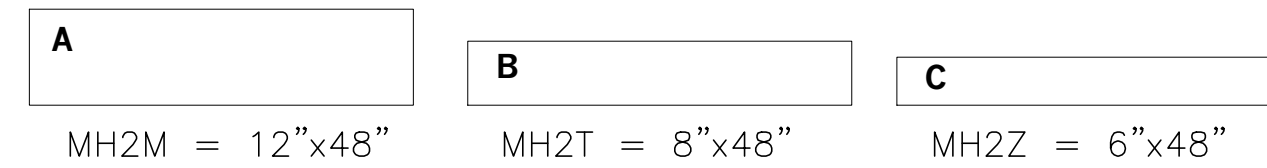
SIDE ELVATION AT BISTRO SERVICE COUNTER
 SCALE: 1" = 1'-0"



FRONT ELEVATION AT BISTRO SERVICE COUNTER
 SCALE: 1" = 1'-0"



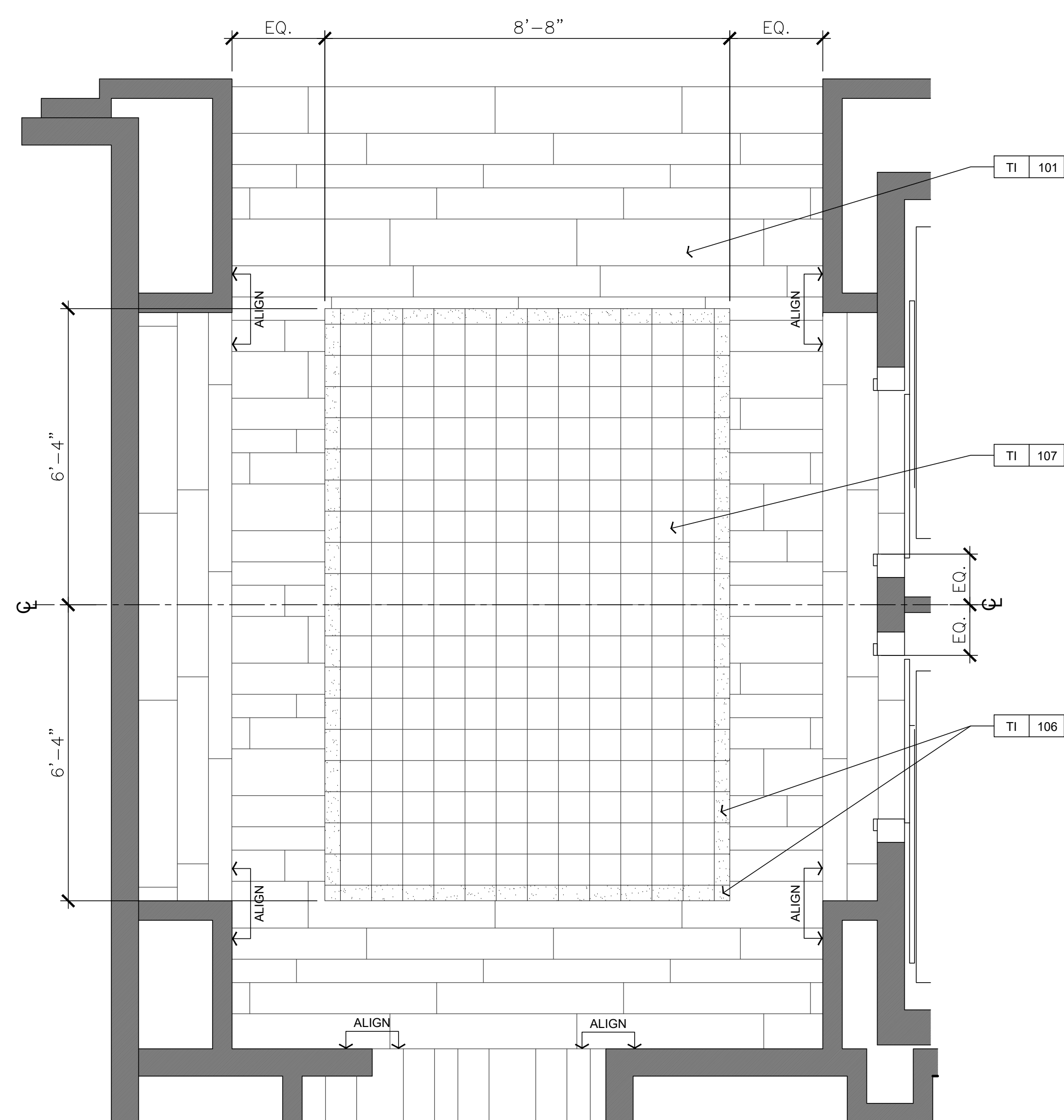
TILE SIZES (TI-101)



TILE PATTERN LAYOUT FOR TI-101

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

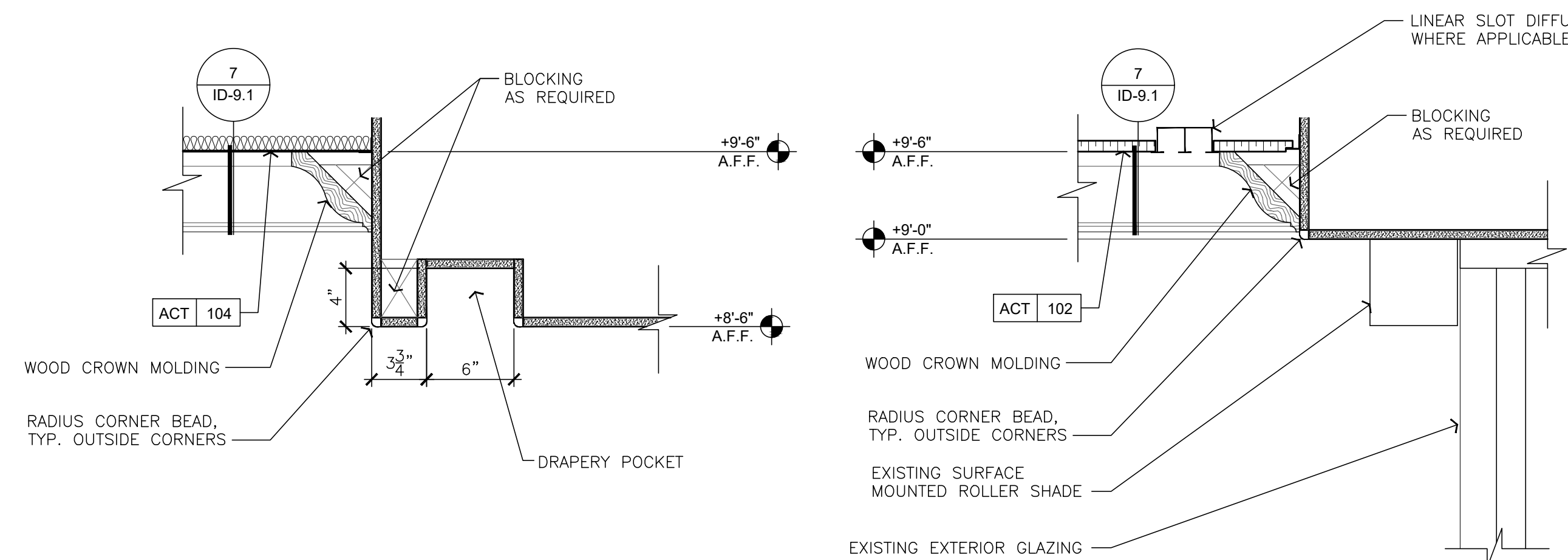
15



ENLARGED ELEVATOR LOBBY 109 - TILE INSET

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

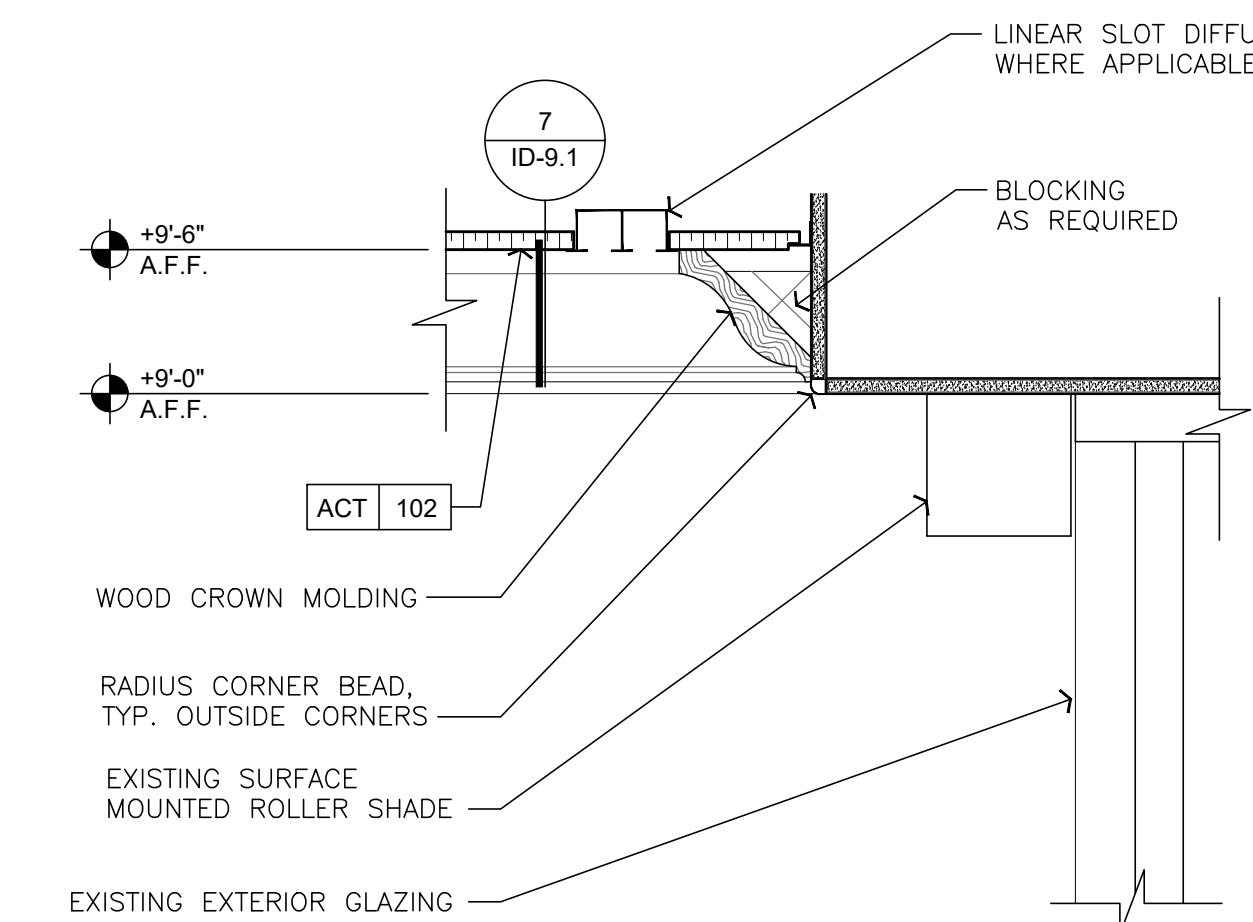
13



CEILING PROFILE AT SPEAKEASY GRAB-N-GO 108A

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

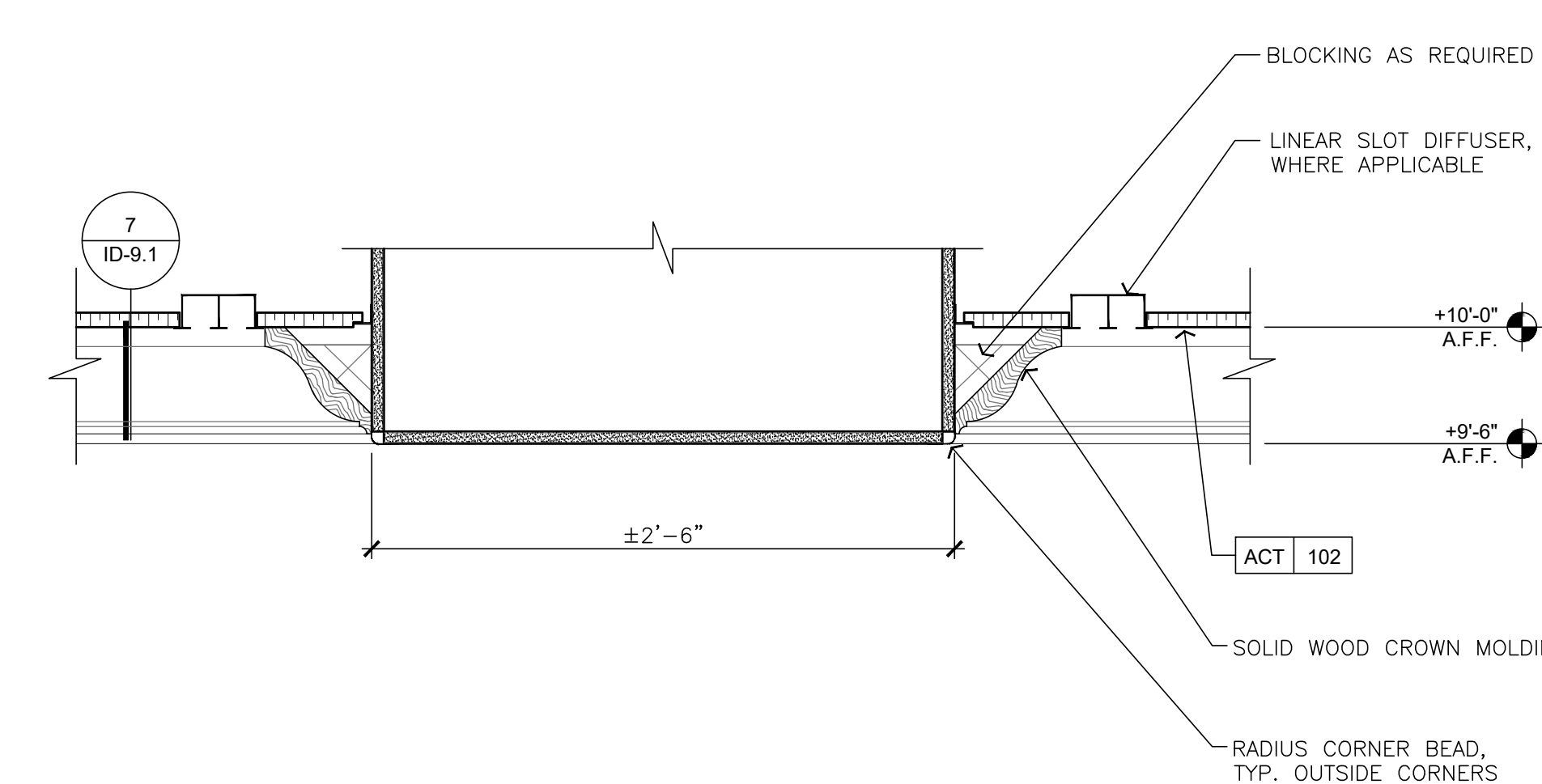
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CEILING PROFILE AT BISTRO 106

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

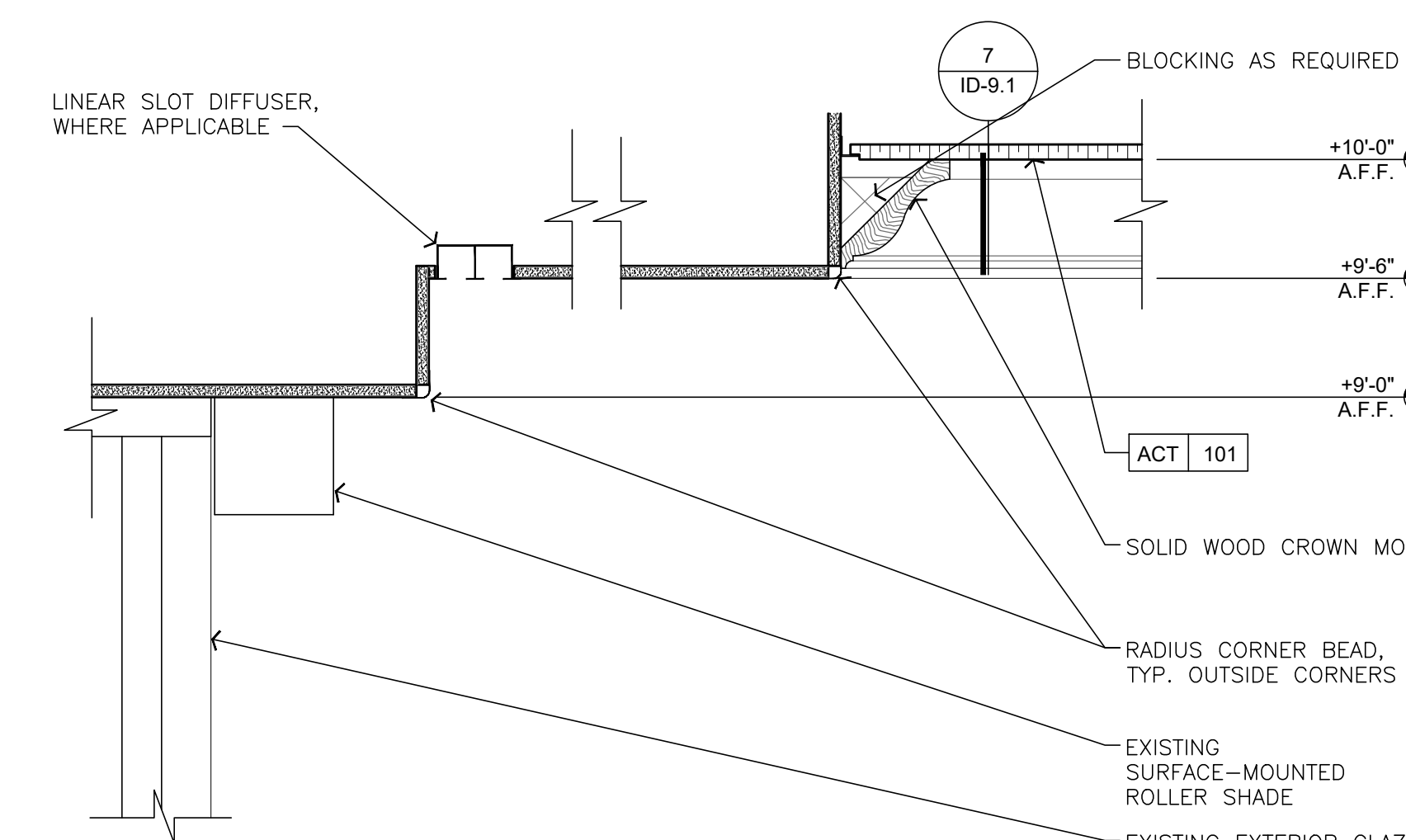
3



CEILING PROFILE AT BISTRO 106

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

2



CEILING PROFILE AT PRIVATE DINING 100

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

1

LAKESIDE COMMONS DINING

1960 SILVERLEAF CIRCLE
 CARLSBAD, CA 92009

Sheet Issue & Revision Log

2019-03-01 INITIAL SUBMITTAL

NO.	DATE	DESCRIPTION
1	1.27.2020	PLAN CHECK PERMIT
2	4.17.2020	2nd PLAN CHECK SUBMITTAL

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DETAILS -

CEILING PROFILES & ENLARGED FLOOR TILE PATTERNS

ID-9.5

FINISH LEGEND

CODE	TYPE	SPECIFICATIONS	REPRESENTATIVE	LOCATION	REMARKS
ACT 101	ACOUSTIC CEILING TILE SUSPENDED "T" BAR SYSTEM	MANUF.: ARMSTRONG SERIES: OPTIMA LAY-IN/REGULAR #3355 SIZE: 24"x24"x1" COLOR: WHITE MANUF.: ARMSTRONG SERIES: SUPRAFINE XL 9/16" EXPOSED TEE COLOR: WHITE		PRIVATE DINING	
ACT 102	ACOUSTIC CEILING TILE SUSPENDED "T" BAR SYSTEM	MANUF.: ARMSTRONG SERIES: OPTIMA LAY-IN/REGULAR #3256 SIZE: 48"x48"x1" COLOR: WHITE MANUF.: ARMSTRONG SERIES: SUPRAFINE XL 9/16" EXPOSED TEE COLOR: WHITE		BISTRO	
ACT 103	ACOUSTIC CEILING TILE (WASHABLE) SUSPENDED "T" BAR SYSTEM	MANUF.: ARMSTRONG SERIES: OPTIMA LAY-IN/REGULAR #3216PB SIZE: 2'x2'x1" FINE TEXTURE COLOR: WHITE MANUF.: ARMSTRONG SERIES: SUPRAFINE XL 9/16" EXPOSED TEE COLOR: WHITE		WAIT STATION, SERVICE CORRIDOR	
ACT 104	ACOUSTIC TIN CEILING TILE SUSPENDED "T" BAR SYSTEM	MANUF.: AMERICAN TIN CEILING PATTERN NO.: 2 SIZE: 2'x2' COLOR: COPPER WASHED WHITE MANUF.: ARMSTRONG SERIES: SUPRAFINE XL 9/16" EXPOSED TEE COLOR: WHITE		SPEAKEASY	PROVIDE ACOUSTIC PADS
CPT 101	CUSTOM AXMINSTER CARPET	REFER TO FF&E SPECIFICATIONS			ALL CARPETS WILL BE FURNISHED AND INSTALLED BY OWNER. ALL CARPETS WILL BE GLUE DOWN WITH NO PAD. ALL SURFACES TO BE FLAT AND LEVEL READY FOR CARPET INSTALLATION BY OTHERS.
CPT 102	BROADLOOM CARPET	REFER TO FF&E SPECIFICATIONS			ALL CARPETS WILL BE FURNISHED AND INSTALLED BY OWNER. ALL CARPETS WILL BE GLUE DOWN WITH NO PAD. ALL SURFACES TO BE FLAT AND LEVEL READY FOR CARPET INSTALLATION BY OTHERS.
MTL 101	METAL	WROUGHT IRON SQUARE TUBES AND BARS COLOR: SATIN BLACK		DECORATIVE WROUGHT IRON SCREEN	
PLAM 101	PLASTIC LAMINATE	MANUF.: WILSONART COLOR: NEPAL TEAK #7209-60 FINISH: MATTE			
PLAS 101	PLASTER WALL FINISH	MANUF.: TEXSTON - TERRA COLOR: CM-5967-REG-SDS-121608	TEXSTON 8025 DEERING AVENUE CANOGA PARK, CA 91304 818.227.4812	PRIVATE DINING - FIREPLACE	PROVIDE FINISH SUBMITTAL TO BE APPROVED BY INTERIOR DESIGNER
PT 101	WALL PAINT (GENERAL)	MANUF.: BENJAMIN MOORE / APPROVED EQUAL COLOR: WHITE DOVE NUMBER: OC-17 FINISH: EGGSHELL		THROUGHOUT, U.N.O	
PT 102	CEILING PAINT	MANUF.: BENJAMIN MOORE / APPROVED EQUAL COLOR: CLOUD WHITE NUMBER: OC-130 FINISH: FLAT		THROUGHOUT, U.N.O	
PT 103	PAINTED WOOD WORK	MANUF.: BENJAMIN MOORE / APPROVED EQUAL COLOR: WHITE DOVE NUMBER: OC-17 FINISH: SEMI-GLOSS		WOOD BASE AND WOOD CROWN MOLDING U.N.O.	
PT 104	WALL PAINT	MANUF.: BENJAMIN MOORE / APPROVED EQUAL COLOR: MONROE BISQUE NUMBER: MC-26 FINISH: EGGSHELL		BISTRO	
PT 105	WALL PAINT	MANUF.: BENJAMIN MOORE / APPROVED EQUAL COLOR: JAMES RIVER GRAY NUMBER: AC-23 FINISH: EGGSHELL		SPEAKEASY	
ST 101	STONE	PRODUCT: TAMBORA TIDE TYPE: GRANITE SIZE: 3/4" THICK SLAB FINISH: POLISHED	FERMOL INC. HUNTINGTON BEACH, CA 92646 714.465.2048	BISTRO - STONE COUNTERS	
ST 102	STONE	PRODUCT: CIELO TYPE: QUARTZITE SIZE: 3/4" THICK SLAB FINISH: POLISHED	TRISTONE & TILE, INC. VAN NUYS, CA 91406 CONTACT: AMIR TAKESH 818.997.9200	SPEAKEASY - STONE COUNTERS	
ST 103	STONE	PRODUCT: GIALLO ETRUSCO TYPE: MARBLE SIZE: 3/4" THICK SLAB FINISH: POLISHED	STONE SOURCE LOS ANGELES, CA CONTACT: GENEVIEVE MANSFIELD 415.987.7745	PRIVATE DINING - FIREPLACE HEARTH	
TI 101	FLOOR TILE	MANUF.: MARAZZI USA SERIES: TREVERKCHIC COLOR: ITALIANO NUMBER: MH2M, MH2T, MH2Z SIZE: 12"x48" 8"x48" 6"x48" GROUT: CUSTOM BUILDING PRODUCTS TOBACCO BROWN #52 - EPOXY	DALTILE SAN FRANCISCO, CA 94103 CONTACT: KAREN BAUMANN 415.297.1875	THROUGHOUT PUBLIC AREAS, SEE FINISH PLANS	INSTALL USING ALL (3) TILE SIZES TO ACHIEVE STANDARD WOOD FLOOR LAYOUT. REFER TO MANUFACTURER'S BROCHURE FOR INSTALLATION LAYOUT AND DETAIL 5/10-7.3
TI 102	FLOOR TILE	MANUF.: NATURAL STONE RESOURCES COLOR: CALCACATTA GOLD MARBLE MOSAIC SIZE: 2" HEXAGON GROUT: MAPEI COLOR: FROST #77 - EPOXY	DALTILE SAN FRANCISCO, CA 94103 CONTACT: KAREN BAUMANN 415.297.1875	BISTRO - FRONT SERVING COUNTER	FLOOR TRANSITION: SCHLUTER SYSTEMS, SCHIENE #E100 FINISH: BRUSHED STAINLESS STEEL
TI 103	FLOOR QUARRY TILE	MANUF.: DALTILE SERIES: QUARRY TILE COLOR: ARID GREY 0042 SIZE: 6"x6"x1/2" PATTERN: RUNNING BOND GROUT: CUSTOM BUILDING PRODUCTS - SADDLE BROWN #59 - EPOXY	DALTILE SAN FRANCISCO, CA 94103 CONTACT: KAREN BAUMANN 415.297.1875	WAIT STATIONS, BEHIND BISTRO BAR, BEHIND SPEAKEASY BAR AND SERVICE CORRIDOR	COVE BASE: MANUF.: DALTILE SERIES: QUARRY TILE (Q-3585) COLOR: ARID GREY 0042 SIZE: 5"x6"
TI 104	WALL TILE	MANUF.: DALTILE PRODUCT: EMPERADOR DARK MARBLE TILE COLOR: M725 SIZE: 3"x6" GROUT: MAPEI COLOR: CHOCOLATE #07 - EPOXY	DALTILE SAN FRANCISCO, CA 94103 CONTACT: KAREN BAUMANN 415.297.1875	BEHIND BISTRO SERVICE COUNTER	AT OUTSIDE EDGE PROVIDE: SCHLUTER SYSTEMS METAL TRIM OR EQUAL, JOLLY #A100 FINISH: BRUSHED ANTIQUE BRONZE
TI 105	WALL TILE	MANUF.: FIRECLAY TILE COLOR: SALTON SEA (V3) SIZE: 3"x6" GROUT: LATI-CRETE COLOR: SEA GLASS #50 - EPOXY	FIRECLAY 901 BRANNAN STREET SAN FRANCISCO, CA CONTACT: KATIE EMIGH 415.697.2044	BEHIND SPEAKEASY GRAB-N-GO COUNTER	
TI 106	FLOOR TILE (BORDER)	MANUF.: FIRECLAY TILE COLOR: PEWTER (V3) SIZE: 4" x 8" (NOM) GROUT: CUSTOM BUILDING PRODUCTS COLOR: WINTER GRAY #335 - EPOXY	FIRECLAY 901 BRANNAN STREET SAN FRANCISCO, CA CONTACT: KATIE EMIGH 415.697.2044	ELEVATOR LOBBY	CORNER TILE: MANUF.: FIRECLAY TILE COLOR: PEWTER (V3) SIZE: 4" x 4" (NOM)
TI 107	FLOOR TILE (MEDALLION)	MANUF.: FIRECLAY TILE COLLECTION: MEDITERRANEAN NAME: TARRACONA COLOR: NEUTRAL MOTIF SIZE: 8" x 8" (NOM) GROUT: CUSTOM BUILDING PRODUCTS COLOR: ANTIQUE WHITE #10 - EPOXY	FIRECLAY 901 BRANNAN STREET SAN FRANCISCO, CA CONTACT: KATIE EMIGH 415.697.2044	ELEVATOR LOBBY	
TI 108	WALL TILE	MANUF.: WALKER-ZANGER COLOR: SPANISH COTTO SIZE: 8" x 8" (NOM) GROUT: CUSTOM BUILDING PRODUCTS COLOR: _____ - EPOXY	WALKER-ZANGER SAN FRANCISCO, CA CONTACT: SARA GALEY 415.467.2135	PRIVATE DINING - FIREPLACE	PROVIDE ASSOCIATED TRIMS - QUARTER ROUND AROUND FIREPLACE OPENING
WC 101	WALLCOVERING	MANUF.: WALLQUEST PATTERN: NAVAHO WEAVE COLOR: RH22110 WIDTH: 54" TYPE: TYPE II VINYL		SPEAKEASY	
WD 101	WOOD (STAINED)	MANUF.: BY CONTRACTOR/MILLWORKER SPECIES: MAPLE STAINED TO MATCH ID CONTROL SAMPLE		THROUGHOUT, U.N.O	

FINISH LEGEND NOTES

1. CONSISTENT FINISH AT ALL EXPOSED SURFACES (TYP.)
2. REFER TO ELEVATIONS, PLANS & DETAILS TO VERIFY, LOCATION, SIZE, PATTERN AND LAYOUT.
3. MOCK-UPS TO BE PROVIDED FOR OWNER AND BHD REVIEW AND APPROVAL PRIOR TO ANY MATERIALS PURCHASED OR INSTALLED.
4. REFER TO PROJECT MANUAL FOR ADDITIONAL TECHNICAL INFORMATION AND GENERAL CONDITIONS.
5. GRAIN DIRECTION AND LAYOUT OF WOOD VENEER AND SOLIDS TO BE PER INTERIOR ELEVATIONS AND DETAILS.
6. ALL STONE TO BE SEALED.
7. CONTRACTOR TO PAINT ALL DIFFUSERS, ACCESS PANELS, AIR VENTS, ETC. TO MATCH ADJACENT FINISH AT WALLS AND CEILINGS.
8. ALL MOLDINGS, STAIN AND PAINT FINISH BY THE MILLWORK CONTRACTOR SHALL BE APPROVED BY THE INTERIOR DESIGNER OR ARCHITECT, AS APPLICABLE, PRIOR TO PRODUCTION.
9. ALL WALLCOVERING QUANTITIES ARE TO BE VERIFIED BY THE WALLCOVERING INSTALLER PRIOR TO PURCHASE.
10. ALL CARPET QUANTITIES ARE TO BE VERIFIED BY CARPET INSTALLER PRIOR TO PURCHASE.
11. ALL CARPETS ARE PROVIDED BY THE OWNER. DIRECT GLUE DOWN, NO PAD. SLAB TO BE PREPARED AS REQUIRED FOR SMOOTH INSTALLATION.
12. ALL PAINT SPECIFICATIONS ARE FOR COLOR ONLY. MANUFACTURERS THAT ARE APPROVED EQUAL CAN BE SUBSTITUTED WITH PAINT SAMPLES SUBMITTED FOR APPROVAL BY THE ARCHITECT.
13. ALL GYP. BOARD WALLS SHALL HAVE A LEVEL 5 FINISH TYPICAL, U.N.O.
14. FOR FLOOR COVERING TRANSITIONS, SEE INTERIOR DESIGN DETAILS.
15. GYPSUM BOARD METAL CORNER TRIM TO BE ROUNDED TYPE, TYP. REFER TO DETAIL 17, SHEET ID-9.2.
16. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT VARIATIONS.
17. PROVIDE 5/8" TYPE "X" GYP. BOARD AT ONE-HOUR WALLS AND CEILINGS PER FLOOR PLAN AND WALL SCHEDULE.
18. ALL SCHEDULED FINISHES ARE TYPICAL UNLESS NOTED OTHERWISE ELSEWHERE IN THE DRAWINGS.
19. ALL MATERIALS WHETHER MANUFACTURED BY OR FINISHED BY MILLWORK CONTRACTOR OR GENERAL CONTRACTOR MUST COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND THE LOCAL AND STATE BUILDING AND FIRE CODE SPECIFICATIONS.
20. ALL WOOD IN CONSTRUCTION OF MILLWORK SHALL BE IMPREGNATED WITH CHEMICALS BY A PRESSURE PROCESS OR OTHER MEANS DURING MANUFACTURING AND SHALL HAVE A FLAME SPREAD OF NOT GREATER THAN "25".
21. ALL CONTRACTORS MUST VERIFY THE COMPLIANCE OF ALL MATERIALS AND WORKMANSHIP METHODS THAT THEY ARE PROVIDING WITH ALL APPLICABLE CODES AND ORDINANCES.
22. ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS INDICATED ON THE INTERIOR DESIGN DOCUMENTS WITH CONDITIONS ON THE JOB SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE INTERIOR DESIGNER PRIOR TO FABRICATION.
23. SUBSTITUTIONS TO ANY MATERIALS SPECIFIED HEREIN MUST BE APPROVED IN WRITING BY THE INTERIOR DESIGNER.
24. ALL WOOD PANELING MUST HAVE A CLASS C RATING AND FLAME SPREAD AND SMOKE DEVELOPED RATING PER CBC TABLE 803.9.
25. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.11 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.

ABBREVIATIONS

CPT -	CARPET
GL -	GLASS
LVP -	LUXURY VINYL PLANKS
MI -	MIRROR
MTL -	METAL
PLAM -	PLASTIC LAMINATE
PLAS -	PLASTER
PT -	PAINT
SF -	SPECIAL FINISH
ST -	STONE
SS -	SOLID SURFACE
SV -	SHEET VINYL
TI -	TILE
UPH -	UPHOLSTERY
VST -	VINYL COMPOSITION TILE
WC -	WALLCOVERING
WD -	WOOD
WP -	WALL PROTECTION



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Project Contact: DORINA SZALMA
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Principal: SIMON PERKOWITZ
Project Designer: STAN BRADEN

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LAKESIDE COMMONS DINING

1960 SILVERLEAF CIRCLE
CARLSBAD, CA 92009

Sheet Issue & Revision Log

2019-03-01	INITIAL SUBMITTAL
1.27.2020	PLAN CHECK PERMIT
4.17.2020	2nd PLAN CHECK SUBMITTAL

FINISH SCHEDULE

ID-10.0

FIXTURE NOTES:

- Fixtures shall include all accessories for installation as required by national or local electrical codes.
- Electrical Engineer to determine all fixture voltages.
- Electrical Engineer shall be responsible for emergency lighting, calculations and circuiting to meet code conformance as required by law.
- Prior to the release of the lighting fixture order, the party responsible for fixture procurement (Typically the Contractor) shall:
 - Verify all fixtures shall have appropriate UL, ETL or other recognized and accepted testing agency for dry, damp, or wet location installation as required by national or local electrical codes
 - Verify all integral or remote ballasts or drivers are recognized by UL, ETL or other recognized testing agency. Remote ballasts or drivers shall be listed as an "assembly" to operate with the luminaire
 - Verify fixture and ballast configuration conform with Title 24 or other local energy codes (e.g. tandem wiring, ballast factor, etc)
 - Work with the Contractor to verify items outlined in section 5 below.
- Prior to the release of the lighting fixture order, contractor shall work with the lighting procurement agent to:
 - Verify fixture location and above-ceiling clearances for recessed fixtures. Contractor shall notify the Lighting Designer of any conflicts.
 - Verify final fixture voltage.
 - Verify housing and trim compatibility with ceiling type (e.g. gyp. or suspended ceiling) and ceiling thickness.
 - Verify field lengths of cove or perimeter lighting. These fixtures must not be dimensioned from plans
 - Identify fire rated ceiling or floor assemblies and provide fire rated enclosures for fixtures to be installed in these conditions
 - Identify insulated ceiling areas and provide "C" rated housing options for fixtures to be installed in these conditions. Contractor shall notify the Lighting Designer if an "IC" option is not available for the specified fixture(s).
- Lamps or LED light engines shall be installed as outlined in the fixture schedule below.
- Ceiling thicknesses in excess of 3/4" shall be identified in writing by the Architect or Contractor.
- Walls directly illuminated (e.g. "wall grazing" or perimeter lighting systems) shall be a Level 5 finish, as defined in Gypsum Association GA 216-96.
- The Architect and Lighting Designer shall approve fixture substitutions prior to bid, in accordance with section 26 00 00 specifications. If non-specified or non-approved alternates are installed, they shall be replaced at the Contractor's sole expense (including backcharges by other trades such as drywall, painting, etc.), with no additional cost to the owner.
- Contractor or Purchaser to supply all necessary parts, pieces and mounting brackets as necessary for a fully functioning and properly installed fixture. Refer to detail drawings for additional comments.
- All LED remote power supplies:
 - To be mounted in an accessible, concealed, dry, well ventilated location, within manufacturer recommendations and distance
 - All fixtures on a control zone to have equal length wire to the power supply.
 - Contractor to provide fully code compliant LED system, Contractor to coordinate any necessary additional parts or enclosures (such as NEMA rated enclosures) for the power supply and fixtures to be code compliant.
- DIMMING TYPE:
 - NON: Standard dimmer module configured to function as Non-Dim
 - INC: Incandescent, Halogen, or Mark 10 type fluorescent, 2-wire, Forward Phase dimming module
 - MLV: Magnetic Low Voltage, 2-wire, Forward Phase dimming module
 - ELV: Electronic Low Voltage, 2-wire, Reverse Phase dimming module
 - H-Lume: 3-wire, Specialized Dimming Module for use with Lutron H-Lume 1% dimming ballasts
 - 0-10V: 4-Wire 0-10V Dimming Module with switched mains power and 0-10V low voltage intensity control
 - RLY: Relay Module, 2-wire switch closure, no dimming capability
 - NON+DMX: Fixture requires normal non-dim switched mains power IN ADDITION TO serial data DMX signal from lighting control system
 - DM: Dimming requirements are not known. Dimmer types to be determined by lamp and / or ballast / driver/power supply combinations selected by Interior Designer/Architect.

TYPE	DESCRIPTION	LOCATION	MANUFACTURER & CATALOG #	LIGHT SOURCE	WATTS	VOLTAGE	LOAD TYPE	DIM TYPE	REMARKS
AR1	Recessed adjustable LED accent downlight with 4 inch aperture, 92 CRI, and: •Optic: 12" •Trim / Rotation: 45° / 370° •Aperture: 4" Round •Trim Finish: To be verified by Interior Designer •Reflector/Baffle Finish: Wheat •Housing Depth: 9-1/2" •Accessories: Louver		Acuity Brands Indy Lighting LA4-15LM-30K-VOLTAGE-G3-90C RI-EZ1-NLTAIR2-SP-WTD-PF-108 7-LVR	Integral LED CCT: 3000K CRI: 90 CBCP: Lumens: 1500 (Delivered)	15.4	120-277V (Integral)	LED	ELV	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
AR1-R	Recessed adjustable LED accent retrofit / remodel downlight with 8 inch aperture, 92 CRI, and: •Optic: Wall Wash •Aperture: 8" Round •Trim Finish: to be verified by Interior Designer •Reflector/Baffle Finish: Clear Diffuse •Housing Depth: 7-1/2" •Accessories: -		Acuity Brands Indy Lighting LRT8-15LM-30K-VOLTAGE-90C-RI- EZ1-NLTAIR2-HWS-CD-PF	Integral LED CCT: 3000K CRI: 90 CBCP: Lumens: 1500 (Delivered)	15.4	120-277V (Integral)	LED	ELV	Contractor to verify compatibility of retrofit fixture and existing locations prior to purchase. Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
DP1	Decorative pendant / chandelier - refer to Interior Designer's specifications.	Private Dining	Per Interiors FF&E	LED CCT: 3000K CRI: CBCP: Lumens: (Delivered)	TBD	120-277V (Integral)	LED	TBD	
DP2 NO LONGER USED	Decorative pendant / chandelier - refer to Interior Designer's specifications.	Bistro		CCT: CRI: CBCP: Lumens: (Delivered)	TBD	120-277V (Integral)	LED	0-10V (10%)	
DP3	Decorative pendant / chandelier - to replace existing - refer to Interior Designer's specifications.	Elevator Lobby	Per Interiors FF&E	LED CCT: 3000K CRI: CBCP: Lumens: (Delivered)	TBD	120-277V (Integral)	LED	TBD	
Q1	Control Station: Single Channel		Acuity Brands nLight						
Q2	Control Station: 4 Channel with Dimming		Acuity Brands nLight						
Q4	Control Station: 4 Channel on/off		Acuity Brands nLight						
RD1	Recessed LED downlight, with 4 inch aperture, 92 CRI and: •Optic: 65" •Aperture: 4" Round •Trim Finish: To be verified by Interior Designer •Reflector/Baffle Finish: Clear Diffuse •Housing Depth: 8" •Accessories: -		Acuity Brands Indy Lighting LA-13LM-30K-VOLTAGE-90CRI-EZ 1-NLTAIR2-HW-CD-PF	Integral LED CCT: 3000K CRI: 92 CBCP: Lumens: 1300 (Delivered)	13.5	120-277V (Integral)	LED	ELV	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
RD1-R	Recessed LED retrofit / remodel downlight, with 8 inch aperture, 92 CRI, and: •Optic: 65" •Aperture: 8" Round •Trim Finish: To be verified by Interior Designer •Reflector/Baffle Finish: Clear Diffuse •Housing Depth: 7-1/2" •Accessories: -		Acuity Brands Indy Lighting LRT8-13LM-30K-VOLTAGE-G4-90 CRI-EZ1-NLTAIR2-HW-CD-PF	Integral LED CCT: 3000K CRI: 92 CBCP: Lumens: 1300 (Delivered)	13.5	120-277V (Integral)	LED	ELV	Contractor to verify compatibility of retrofit fixture and existing locations prior to purchase. Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
RD2	Recessed LED downlight, with 2 inch aperture, 24 degree beamspread, and: •Optic: 24" •Aperture: 2" Round •Trim Finish: To be verified by Interior Designer •Reflector/Baffle Finish: Clear Diffuse •Housing Depth: 3-1/2" •Accessories: -		Aculux AX2-DR-G2-15LM-30K-90CRI-24D- FFC-VOLTAGE-NLIGHT-2DP-CD- WHSF-CEILING	Integral LED CCT: 3000K CRI: 92 CBCP: Lumens: 1200 (Delivered)	15	120-277V (Integral)	LED	ELV	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.

TYPE	DESCRIPTION	LOCATION	MANUFACTURER & CATALOG #	LIGHT SOURCE	WATTS	VOLTAGE	LOAD TYPE	DIM TYPE	REMARKS
RD3	Recessed LED downlight, with 4 inch aperture, 92 CRI, and: •Optic: Wide •Aperture: 4" Round •Trim Finish: To be verified by Interior Designer •Reflector/Baffle Finish: Clear Diffuse •Housing Depth: 8" •Accessories: -		Acuity Brands Indy Lighting LA-08LM-30K-VOLTAGE-G4-90CRI -EZ1-NLTAIR2-HW-CD-PF	Integral LED CCT: 3000K CRI: 92 CBCP: Lumens: 800 (Delivered)	8	120-277V (Integral)	LED	ELV	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
RD4	Recessed LED 2X2, with: •Trim Finish: •Housing Depth: •Max. Ceiling Thickness: •Accessories: -		Finelite HPR-LED-A-2x2-DCO-S-830-VOLT AGE-SC-CEILING	Integral LED CCT: 3000K CRI: 90 CBCP: Lumens: 2444 (Delivered)	28.5	120-277V (Integral)	LED	0-10V (10%)	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
RD5 NO LONGER USED	Recessed LED downlight, with 2 inch aperture, 36 degree beamspread, and: •Optic: 36" •Aperture: 2" Round •Trim Finish: •Reflector/Baffle Finish: •Housing Depth: •Max. Ceiling Thickness: •Accessories: -		Aculux AX2 DR Series	Integral LED CCT: 3000K CRI: 92 CBCP: Lumens: 800 (Delivered)	8	120-277V (Integral)	LED	ELV	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
RW1	Recessed LED wallwash downlight, with 4 inch aperture, 92 CRI and: •Optic: Wall Wash •Aperture: 4" Round •Trim Finish: To be verified by Interior Designer •Reflector/Baffle Finish: Clear Diffuse •Housing Depth: 8" •Accessories: -		Acuity Brands Indy Lighting LA-13LM-30K-VOLTAGE-G4-90CRI -EZ1-HWS-CD-PF	Integral LED CCT: 3000K CRI: 92 CBCP: Lumens: 1300 (Delivered)	12	120-277V (Integral)	LED	ELV	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
RW1-R	Recessed LED retrofit / remodel wallwash downlight, with 8 inch aperture, 92 CRI and: •Optic: Wall Wash •Aperture: 8" Round •Trim Finish: To be verified by Interior Designer •Reflector/Baffle Finish: Clear Diffuse •Housing Depth: 7-1/2" •Accessories: -		Acuity Brands Indy Lighting LRT8-13LM-30K-VOLTAGE-G4-90 CRI-EZ1-NLTAIR2-HWS-CD-PF	Integral LED CCT: 3000K CRI: 92 CBCP: Lumens: 1300 (Delivered)	12	120-277V (Integral)	LED	ELV	Contractor to verify compatibility of retrofit fixture and existing locations prior to purchase. Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
SD1 NO LONGER USED	Surface-mounted LED up/down undercounter luminaire with: •Optic: Up/Down Lambertian •Mounting: Side mounting •Lens: Satin •Finish: •Housing: Interior •Accessories: -	Bistro	Beulux YT07-SL-F-L500-IP00-CT30-EC-M OUNTING	Integral LED CCT: 3000K CRI: CBCP: Lumens: (Delivered)	TBD	24V (Remote)	LED	MLV	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
WD1	Decorative sconce - refer to Interior Designer's specifications.	Speakeasy	Per Interiors FF&E	LED CCT: 3000K CRI: CBCP: Lumens: (Delivered)	TBD	120-277V (Integral)	LED	TBD	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
WD2	Decorative sconce - to replace existing - refer to Interior Designer's specifications.	Public Corridor	Per Interiors FF&E	LED CCT: 3000K CRI: CBCP: Lumens: (Delivered)	TBD	120-277V (Integral)	LED	TBD	Contractor to supply all and any necessary components for a full and complete installation. Voltage per EE. Finish to be verified by Interior Designer.
End of Fixture Schedule									



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KTGY Project No: 171180

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Email: dszalma@ktgy.com

Principal: Simon Perkowski
Project Designer: STAN BRADEN

Developer

LA COSTA GLEN
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LAKESIDE COMMONS DINING

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▲	4/17/2020	2nd PC Submittal
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LIGHTING FIXTURE SCHEDULE



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LAKESIDE COMMONS DINING

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CONTROL INTENT NOTES:

1. All local wall station control locations to be verified by Owner or Architect prior to installation. All wall station button and slider controls to be mounted at wall switch height. All wall mounted LCD controls to be mounted at 5'-0" AFF to center of box. Refer to fixture schedule or Electrical Engineer's drawings for specifications.
2. All programming jacks (WPJ) to be mounted and installed at standard receptacle height.
3. Refer to Electrical Engineer plans for dimming panel locations; confirm final locations with Owner or Architect.
4. LOAD TYPE:
 - a. INC - Incandescent or Halogen
 - b. LV - Halogen, Low Voltage
 - c. FLU - Linear Fluorescent
 - d. CF - Compact Fluorescent
 - e. LED - Light Emitting Diode (LED)
 - f. HID - Ballasted discharge lamp source (e.g. Cermaic Metal Halide, Metal Halide, High Pressure Sodium, etc)
 - g. *Per ID* indicates that lamp types are not known, and will be per Interior Design Specifications
5. DIMMER TYPE:
 - a. NON - Standard dimmer module Module configured to function as Non-Dim
 - b. INC - Incandescent, Halogen, or Mark 10 type fluorescent, 2-wire, Forward Phase dimming module
 - c. MLV - Magnetic Low Low Voltage, 2-wire, Forward Phase dimming module
 - d. ELV - Electronic Low Voltage, 2-Wire, Reverse Phase dimming module
 - e. Hi-Lume - 3-wire, Specialized Dimming Module for use with Lutron Hi-Lume 1% dimming ballasts
 - f. 0-10v - 4-Wire 0-10v Dimming Module with switched mains power and 0-10v low voltage intensity control
 - g. RLY - Relay Module, 2-wire switch closure, no dimming capability
 - h. NON+DMX - Fixture requires normal non-dim switched mains power IN ADDITION TO serial data DMX signal from lighting control system. DMX interface will require additional control hardware and configuration. The assistance of a qualified lighting Systems Integrator is highly recommended
- A. DIM - Dimming requirements are not known. Dimmer types TBD by lamp and / or ballast/driver/power supply combinations selected by interior designer
6. Dimming equipment Manufacturer or Systems Integrator to provide shop drawing of dimming system for review and approval prior to release of order for Manufacturer

ZONE	DESCRIPTION	FIXTURE TYPE	QUANTITY	UNIT WATTS	TOTAL WATTS	LOAD TYPE	DIMMER TYPE
BISTRO: (2) Q2							
B-01	RECESSED DOWNLIGHTS	RD1	26	13.5	351	LED	ELV
B-02	RECESSED DOWNLIGHTS	RD1	4	13.5	54	LED	ELV
B-03	RECESSED DOWNLIGHTS	RD2	6	15	90	LED	ELV
B-04	RECESSED DOWNLIGHTS	RD1	5	13.5	67.5	LED	ELV
B-04	RECESSED DOWNLIGHTS	RD2	3	15	45	LED	ELV
B-05	SPARE						
B-06	ADJUSTABLE DOWNLIGHTS	AR1	2	15.4	30.8	LED	ELV
B-07	ADJUSTABLE DOWNLIGHTS	AR1	1	15.4	15.4	LED	ELV
B-08	ADJUSTABLE DOWNLIGHTS	RD2	3	15	45	LED	ELV
SERVICE CORRIDOR: (1) Q1 NON-DIM							
C-01	RECESSED DOWNLIGHTS	RD4	4	28.5	114	LED	NON-DIM (Q1)
DINING ROOM: (1) Q1 NON-DIM, (1) Q2							
D-01	RECESSED DOWNLIGHTS	RD1	1	13.5	13.5	LED	ELV
D-02	RECESSED DOWNLIGHTS	RD1	7	13.5	94.5	LED	ELV
D-03	ADJUSTABLE DOWNLIGHTS	AR1	2	15.4	30.8	LED	ELV
D-04	ADJUSTABLE DOWNLIGHTS	AR1	8	15.4	123.2	LED	ELV
D-05	RECESSED RETROFIT DOWNLIGHTS	RD1-R	8	13.5	108	LED	NON-DIM (Q1)
ENTRY CORRIDOR: (1) Q4 NON-DIM							
E-01	ADJUSTABLE DOWNLIGHTS	AR1-R	3	15.4	46.2	LED	NON-DIM (Q4)
REFRIGERATION ROOM: (1) Q1 NON-DIM							
F-01	RECESSED DOWNLIGHTS	RD3	4	8	32	LED	NON-DIM (Q1)
PRIVITE DINING: (2) Q2							
P-01	RECESSED DOWNLIGHTS	RD1	12	13.5	162	LED	ELV
P-02	RECESSED DOWNLIGHTS	RD1	4	13.5	54	LED	ELV
P-03	DECORATIVE PENDANTS	DP1	3	120	360	LED	TBD
P-04	ADJUSTABLE DOWNLIGHTS	AR1	2	15.4	30.8	LED	ELV
P-05	ADJUSTABLE DOWNLIGHTS	AR1	2	15.4	30.8	LED	ELV
P-06	ADJUSTABLE DOWNLIGHTS	AR1	4	15.4	61.6	LED	ELV
P-07	ADJUSTABLE DOWNLIGHTS	AR1	2	15.4	30.8	LED	ELV
SPEAKEASY: (2) Q2							
S-01	ADJUSTABLE DOWNLIGHTS	AR1	7	15.4	107.8	LED	ELV
S-02	RECESSED DOWNLIGHTS	RD1	6	13.5	81	LED	ELV
S-03	ADJUSTABLE DOWNLIGHTS	AR1	3	15.4	46.2	LED	ELV
S-04	RECESSED DOWNLIGHTS	RD2	3	15	45	LED	ELV
S-05	RECESSED WALLWASHER	RW1	5	12	60	LED	ELV
S-06	SPARE						
S-07	DECORATIVE WALL SCONCE	WD1	1	60	60	LED	TBD
WAIT STATION: (1) Q1 NON-DIM							
W-01	RECESSED DOWNLIGHTS	RD1	5	13.5	67.5	LED	NON-DIM (Q1)
<i>End of Control Intent</i>							

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INITIAL	DATE	DESCRIPTION
	4/17/2020	2nd PC Submittal

If it is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor is made responsible with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

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LIGHTING CONTROL INTENT

LAKESIDE COMMONS DINING

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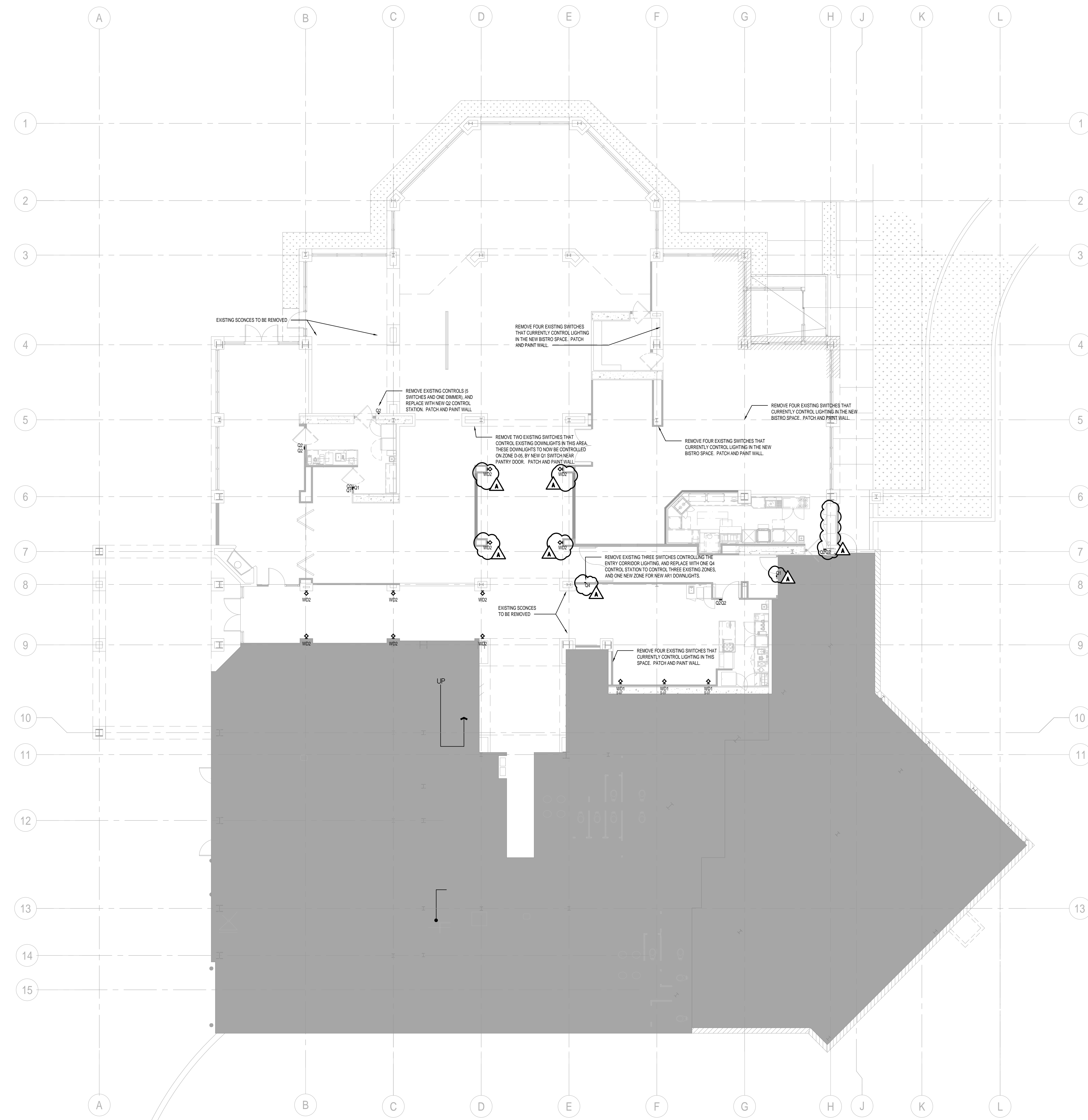
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FLOOR LIGHTING PLAN





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**REFLECTED
 CEILING LIGHTING
 PLAN**

LD2-12

