HMC ARCHITECTS
3546 Concours Street
Ontario, California 91764

November 27, 2018

Palomar College Library 4th Floor - President's Suite T.I.
Palomar Community College District
San Marcos, CA
HMC # 5015024

NOTICE TO BIDDERS ADDENDUM #1
Bid 101-19 President's Office Remodel Project
Palomar Community College District

ADDENDUM NO. 1

The following changes, additions, deletions or corrections shall become a part of the Contract Documents for the project named above and all other conditions shall remain the same. The bidders shall be responsible for transmitting this information to all affected subcontractors and suppliers prior to the closing of bids. Acknowledge receipt of this Addendum in spaces provided on the Bid Form. Failure to acknowledge will subject Bidder to disqualification.

SPECIFICATIONS

Item No. AD-1.1: Reference Deleted Sections

A. The following specification sections are hereby deleted:

08 12 13, Hollow Metal Frames - Welded
09 22 26, Drywall Suspension Systems
11 52 13, Projection Screens
11 52 14, Projector Mounts

Item No. AD-1.2 Reference Revised Sections

A. The following revised specification section is hereby issued:

09 06 00, Schedules for Finishes
09 29 00, Gypsum Board
09 30 13, Ceramic Tile
10 14 00, Identification Signs

Item No. AD-1.3: Reference New Sections

A. The following new specification sections are hereby issued:

09 54 26.20, Wood Ceiling and Wall Systems
09 54 27, Specialty Ceilings

Item No. AD-1.4: Reference Section 08 71 00, Door Hardware

A. In Paragraph 3.06.B, add the following new Hardware Group:

"Hardware Group 05 - CONFERENCE ROOM, ADMIN/WAITING

Door(s): 436-A, 437A-A

1	EA	CONTINUOUS HINGE	112XY	628	IVE
1	EA	EXIT DEVICE	CDSI-AX-99-L-NL-996L-06-PA	626	VON
1	EA	IC RIM CYLINDER	20-057-ICX	626	SCH
2	EA	PRIMUS CORE ONLY	20-740	626	SCH
1	EA	IC MORT CYL	30-008T FOR DOGGING	626	SCH
1	EA	CLOSER	4040XP	689	LCN
1	EA	MOUNTING PLATE	4040-18	689	LCN
1	EA	FLOOR STOP	FS439	630	IVE

SEALS AND SWEEPS BY DOOR MANUFACTURER
DOORS MUST BE WIDE STILE TO MOUNT PANIC HARDWARE"

Item No. AD-1.5: Reference Section 09 22 16, Non-Structural Metal Framing

A. In Paragraph 2.02.B, delete the following text:

"… 0.0329 inch (20 gauge) …"

"Substitute therefor:

"… 0.0625 (16 gauge) …"

Item No. AD-1.6: Reference Revised Drawings

A. The following revised drawings are hereby issued:

A2.01, Demolition Plan
A2.11, Fourth Floor - Remodel Plan
A7.11, Enlarged Plan & Interior Elevations - Fourth Floor
A9.11, Door & Window Schedule
A10.11, Wall & Framing Details
A10.12, Metal Stud Details
A10.21, Curtainwall Details
A10.32, Ceiling Details
A10.61, Door & Casework Details
CW1.01, 4th Floor Plan
CW2.01, Elevations
M2.10, Fourth Floor - Mechanical Renovation Plan
M2.11, Fourth Floor - Mechanical Piping Renovation Plan
MD2.10, Fourth Floor - Mechanical Demolition Plan
MD2.11, Fourth Floor - Mechanical Piping Demolition Plan
P2.10, Fourth Floor - Plumbing Renovation Plan
P3.10, Fourth Floor Enlarged Plumbing Plans
E0.02, Schedules
E0.03, Schedules
E2.10, Fourth Floor – Electrical Demolition Plans
E2.11, Fourth Floor – Electrical Renovation Plans

Item No. AD-1.7: Prebid RFI's

A. Requests for Information - Questions and Responses

(1) QUESTION: As per plan page A9.11 under Door Schedule, Door 436-A & 438-A calls-out for existing hardware group which means that the existing hardware for both doors will be utilized but can you provide me the existing hardware for both doors so our vendor will rep/install the existing hardware on the new storefronts.

RESPONSE: Doors 436-A and 437A-A are to receive new hardware group 05, as noted in addendum #1. Door 438-A is to be reused including the door hardware, contractor to assume three (3) butt hinges on each leaf.

(2) QUESTION: The RCP does not match the electrical drawings for light fixtures. On A2.11 it shows 4 A1 pendant fixtures in the presidents office 437E. Per E2.11 these are not shown. Please confirm if the 4 fixtures should be in the presidents office. In addition there are 2 D1 fixtures shown on E2.11 in the conference room 436 that are not shown on the RCP on A2.11.

RESPONSE: See attached revised drawings.

(3) QUESTION: The drawings are unclear in regards to the location of the start of the overhang of the 4th floor and the location of the new restroom. Please confirm if the restroom lateral will be inside the 3rd floor or if it requires access from the exterior of the building overhang

RESPONSE: See attached revised drawings showing the routing of the new sewer line. The only coring (6" diameter) required for the sewer line will be from the 4th floor down to the 3rd floor attic space. A 2nd core will be required for the water main, contractor to assume coring through a 3" hole through a 15" concrete wall shear wall that is located on the 4th floor, reference drawing P2.10. Contractor to include the cost to x-ray both coring locations.

(4) QUESTION: The stall adjustment in the Men's RR to make it ambulatory is to match the existing partitions, but no spec is given. Can you provide the material and color of the existing partitions?

RESPONSE: The existing partitions are stainless steel with a textured finish.

HMC ARCHITECTS

By_____
(Signature of Architect of Record or Alternate)

SECTION 09 06 00

SCHEDULES FOR FINISHES

PART 1 - GENERAL

1.01 SUMMARY

A. Section includes partial list of project finishes.

1.02 PRODUCT OPTIONS

A. Products identified in this Section represent the basis of design and quality required for this Project.
   1. To use an unnamed product, make a request for substitution following procedures in Division 01 requirements for substitutions.
   2. Products proposed as substitutions shall have at least 10 comparable installations that have been in place for 5 years, minimum, and remain in satisfactory condition.

1.03 SUBMITTALS

A. Product Data: as specified in respective Section of this Manual. For proposed substitutions, accompany product data of proposed substitution with product data of specified material.

B. Samples: as specified in respective Section of this Manual. For proposed substitutions, accompany sample of proposed substitution with sample of specified material.

1.04 FINISH SCHEDULE NOTES

A. Color selections are based on use of products specified in this Manual. If manufacturers, other than those indicated, are used, Architect reserves the right to select color of the alternate material and revise color selections of other finishes to ensure proper coordination.

B. Paint Sheen Definitions
   1. Sheen 1: flat (5, or less, using an 85-degree gloss meter)
   2. Sheen 2: eggshell (10 to 20 using an 85-degree gloss meter)
   3. Sheen 3: satin (15 to 35 using a 60-degree gloss meter)
   4. Sheen 4: semi-gloss (30 to 65 using a 60-degree gloss meter)
   5. Sheen 5: high gloss (over 65 using a 60-degree gloss meter)
   6. Sheen 6: as manufactured

C. Paint Sheen Schedule. Unless scheduled or indicated otherwise, provide finish coats with the sheen ratings listed below. When the Paint finish ID Code contains a numerical extension of the color code, provide finish-coat with sheen indicated by that number, use definitions in [this Section] [Section 09 90 00].
   1. Concrete and concrete block walls: sheen 3 (Satin)
   2. Ceilings and soffits (gypsum, metal, concrete): sheen 1 (Flat)

3. Gypsum board walls and partitions: sheen 2 or 3 (Eggshell / Satin)
4. Hollow metal doors and frames: sheen 3 (Satin)
5. Railings, stringers, risers, etc.: sheen 4 (Semi-gloss)

D. Paint walls, scheduled to receive paint, color P-#, unless indicated otherwise.
   1. Where wall finish changes occur, terminate finishes at inside corners unless indicated otherwise.

E. Paint vents, grilles, access panels, plug strip, cabinet unit heaters, electrical panel boards (in finished spaces) to match surface on which they occur unless indicated otherwise.
   1. Do not paint items with factory white finish, occurring in white AC-# or white gypsum board ceilings.
   2. Do not paint stainless steel and brushed aluminum items.

F. Paint hollow metal doors and frames, scheduled to receive paint, to match surface in which they occur unless scheduled otherwise in Door Schedule.

G. Paint Ceilings scheduled to receive paint color P-#, unless indicated otherwise.

H. Where changes in floor finish occur at door opening, locate change in flooring material directly under centerline of closed door unless indicated otherwise. Where there is no door, center change in flooring material in opening, unless indicated otherwise.
   1. Provide resilient transition strip where flooring materials of different thicknesses meet, unless indicated otherwise. Size strip to provide flush transition to both finishes.
   2. Provide SP # transition strip at transitions between wet and dry areas of ceramic tile finish and at
   3. Provide metal edge strip at termination of carpet and tile at opening to utility spaces such janitor's- electrical- and communication-closets. Edge strip shall have beveled profile where flooring thickness exceeds 0.25-inch.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

3.01 SCHEDULE OF CONCRETE FINISHES

A. 03 30 00 - Cast-in-Place Concrete

   1. CONC1 - *description*
      a. Colors
         1. Cement: natural.
         2. Sand: natural.
         3. Pigment: none.
      b. Finish: smooth formed surface.

3.02 SCHEDULE OF WOOD, PLASTIC AND COMPOSITE FINISHES

A. 06 20 00.10 - Finish Carpentry

1. **WD1** - Wood:
   a. Species: Maple
   b. Cut:
   c. Finish: Paint Grade
   d. Color: SW 7102, White Flour

B. 06 41 16 - Casework

1. **PL1** - Plastic Laminate:
   a. Manufacturer: Arborite
   b. Color: W-433-RM Brown Sugar Cane

C. 06 61 19 - Quartz Surfacing Fabrications

1. **SS1** - Quartz:
   a. Manufacturer: Silestone
   b. Color: Niebla

3.03 SCHEDULE OF OPENING FINISHES

A. 08 14 16 - Flush Wood Doors

1. **FWD1** - Wood:
   a. Manufacturer: Marshfield
   b. Stain / Finish: Clear 0-95
   c. Location: Refer to Door Schedule

B. 08 44 13 - Glazed Aluminum Curtain Wall

1.
   a. Manufacturer: Arcadia
   b. Color: Clear Anodized

C. 08 80 00 – Glazing

1. **G1** - Glass:
   a. Manufacturer: Vitro Architectural Glass
   b. Thickness: 9/16" Laminated
   c. Finish: Clear
   d. Tempered Glass

3.04 SCHEDULE OF INTERIOR FINISHES

A. 09 30 13 - Ceramic Tile

1. **PTB1** - Tile Base:
   a. Manufacturer: Spec Ceramics
   b. Style: Stone Project
   c. Color: Grey Falda
   d. Size: 6" x 12"

e. Grout:
1. Manufacturer: Custom Building Products
2. Style: Epoxy Grout
3. Color: 9-Natural Gray

2. **PT1** – Floor Tile
a. Manufacturer: Spec Ceramics
b. Style: Stone Project
c. Color: Grey Falda
d. Size: 12" x 24"
e. Grout:
1. Manufacturer: Custom Building Products
2. Style: Epoxy Grout
3. Color: 9-Natural Gray

3. **PT2** – Wall Tile:
a. Manufacturer: Spec Ceramics
b. Style: Stone Project
c. Color: Grey Falda
d. Size: 4" x 4"
e. Grout:
1. Manufacturer: Custom Building Products
2. Style: Epoxy Grout
3. Color: 9-Natural Gray

B. 09 51 00 - Acoustical Ceilings - Lay-In

1. **AC1** - Acoustic Ceiling System:
a. Panel:
1. Manufacturer: Armstrong
2. Style: Ultima High NRC
3. Size: 24" x 48" x 1"
4. Edge: Beveled Tegular
5. Color: Factory White
b. Suspension System (Section 09 53 23)
1. Manufacturer: Armstrong
2. Style: Interlude XL. High Recycled Content. 9/16" Dimension Tee System
3. Color: White

C. 09 51 33 - Metal Torsion Spring Ceiling

1. **MC1** - Acoustical Metal Ceiling System
a. Panel
1. Manufacturer: Armstrong Ceilings
2. Perforation: Custom Perforation LG25427 (27% Open Area)
3. Finish: Silverlume (SIA)
4. Size: 24" x 48", following existing panel joints
5. NRC: 0.90 with 8200100 (fiberglass infill panel)
6. Location: Refer to Reflected Ceiling Plans
b. Suspension System

1. Manufacturer: Armstrong Ceilings
2. Style: Prelude XL 15/16
3. Color: Match Existing

D. 09 65 13 - Resilient Base

1. **B1** - Rubber Base:
   a. Manufacturer: Johnsonite
   b. Color: 63 Burnt Umber
   c. Height: 4"

E. 09 65 17 - Resilient Sheet Flooring - Homogenous

1. **SV1** - Sheet Vinyl Flooring:
   a. Manufacturer: Johnsonite
   b. Style: IQ Optima
   c. Color: Bedrock
   d. Size: 6.56 ft x 82.02 ft
   e. Welding Rod: match sheet vinyl

F. 09 68 16 - Tile Carpeting

1. **C1** - Carpet:
   a. Manufacturer: Interface
   b. Style: 2nd Avenue

G. 09 90 00 – Painting:

1. **PE1** - Interior Paint Color:
   a. Manufacturer: Sherwin Williams
   b. Finish: Eggshell
   c. Color: SW 7102, White Flour
   d. Note: All walls, ceilings, and soffits to be painted PE1 unless noted otherwise.

2. **PE2** - Interior Paint Color:
   a. Manufacturer: Sherwin Williams
   b. Finish: Eggshell
   c. Color: SW 7068, Grizzle Gray

3. **PE3** - Interior Paint Color:
   a. Manufacturer: Sherwin Williams
   b. Finish: Eggshell
   c. Color: SW 7015, Repose Gray
   d.

4. **PS1** - Interior Paint Color:
   a. Manufacturer: Sherwin Williams
   b. Finish: Semi-Gloss
   c. Color: SW 7102, White Flour

3.05 SCHEDULE OF SPECIALTY FINISHES

A. 10 11 16 - Markerboards

1. **MBD1** - Markerboard:
   a. Manufacturer: Platinum Visual Systems
   b. Style: DTS Series
   c. Color: Bright White
   d. Size: As indicated on Drawings
   e. Trim: Aluminum, Clear Anodized

3.06 SCHEDULE OF FURNISHING FINISHES

A. 12 24 13 - Roller Shades

1. **RWT1** - Window Treatment:
   a. Manufacturer: Mechoshade
   b. Style: Ecoveil, 1550 Series (3% Open)
   c. Color: Grey 1563

END OF SECTION

SECTION 09 29 00

GYPSUM BOARD

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Gypsum Board Panels.

B. Vertical wall gypsum board application.

C. Taped and sanded joint treatment.

D. Metal channel ceiling framing and horizontal ceiling gypsum board application.

E. Cementitious Backer Units for tile application

F. Related Sections
1. Section 09 22 16, Non-Structural Metal Framing.
2. Section 09 30 00, Ceramic Tile
3. Section 09 90 00, Painting

1.02 REFERENCE STANDARDS

A. Conform to current adopted reference standards by date of issue of the current code cycle and the date of the Contract Documents.

B. American Society for Testing and Materials (ASTM)
1. ASTM C475 - Joint Compound and Joint Tape for Finishing Gypsum Board.
2. ASTM C645 - Specification for Nonstructural Steel Framing Members.
3. ASTM C754 - Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products.
4. ASTM C840 - Application and Finishing of Gypsum Board.
5. ASTM C954 - Specification for Steel Drill Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Steel Studs from 0.033 in. to 0.112 in. in thickness.
6. ASTM C1002 - Steel Drill Screws for the Application of Gypsum Board or Metal Plaster Bases.
7. ASTM C1396 - Specification for Gypsum Board.

C. Gypsum Association (GA)
1. GA-201 - Gypsum Board for Walls and Ceilings
2. GA-214 - Levels of Gypsum Board Finish
3. GA-216 - Application and Finishing of Gypsum Board

D. 2016 California Building Code (CBC)
1. CBC-19A - Chapter 19A, Concrete (for DSA)
2. CBC-25 - Chapter 25, Gypsum Board and Plaster.

1.03 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Shop Drawings: Show locations, fabrication, and installation of control and expansion joints including plans, elevations, sections, details of components, and attachments to other units of Work.

C. Samples: For following products:
1. Trim Accessories: Full-size sample in 12-inch-long length for each trim accessory indicated.
2. Textured Finishes: Manufacturer's standard size for each textured finish indicated and on same backing indicated for Work.

1.04 QUALITY ASSURANCE

A. Applicator: Company specializing in gypsum board systems work with three years' experience.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials in original packages, containers, or bundles bearing brand name and identification of manufacturer or supplier.

B. Store materials inside under cover and keep them dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes. Stack gypsum panels flat to prevent sagging.

C. Steel Framing and related accessories shall be stored and handled in accordance with AISI Code of Standard Practice.

1.06 WARRANTY

A. Provide manufacturer's warranty, 3 years against manufacturing defects.

1.07 PROJECT CONDITIONS

A. Environmental Limitations: Comply with ASTM C840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Products of following manufacturer form basis for design and quality intended:
1. United States Gypsum Corporation (USG), Chicago, IL.

B. Subject to compliance with requirements, other acceptable manufacturers include the following:
1. Georgia-Pacific, Atlanta, GA.
2. National Gypsum Co./Gold Bond Building Products, Charlotte, NC.

3. Pabco Gypsum, Rancho Cordova, CA.
4. CertainTeed Corporation, Valley Forge, PA.
5. Temple-Inland Forest Products, Diboll, TX.

C. Or equal as approved in accordance with Division 01, General Requirements for Substitutions.

2.02 BOARD MATERIALS

A. Regular Gypsum Board: ASTM C1396; 5/8 inch thick, maximum permissible length; ends square cut, tapered round edges, USG SHEETROCK BRAND TAPERED GYPSUM PANELS SW.

B. Cementitious Backer Units: Standard type; 5/8 inch thick; Solid tapered edges, ends square cut, maximum permissible length, USG DUROCK Cement Board or equal.

C. Type X, Paperless, Mold-Resistant Soundproof Gypsum Board: ASTM D3273, ASTM C1396
1. Manufacturer: Quite Solution, Inc., QuietRock 530, or equal, thickness: 5/8 inches, Type X; Weight: 2.8 pounds per square foot; Edges: Tapered.
2. STC-rated: 52-74 (ASTM E90)
3. Surfacing: Coated fiberglass mat on face and back.
4. Fire-rated: 1 hour
5. Surface flame: Class A (ASTM E84)
6. Water absorption: less than 5 percent (percent of weight)
7. R value: 0.38

2.03 MATERIALS

A. Furring Channels: 25 gauge galvanized steel, 7/8 inch deep by 2-9/16 inch wide hat channels, 275 pounds per 1,000 feet weight, FHC-25 and CEMCO METAL FURRING CHANNEL CLIPS. Z Type, where required: CEMCO Z-FURRING CHANNEL, 1", 1-1/2", 2" and 3" depths.
1. Dietrich UltraSteel Framing, 25 gauge or equal.
2. Furring Channels at Cementitious Backing Board Ceilings: 20 gauge, PWC-20.

B. Resilient Sound Isolation Clips: For sound-rated walls and ceilings; Kinetics Noise Control "Model IsoMax" , PAC International, Inc.

C. Angles: 1-3/8 inch by 7/8 inch, 24 gauge, Dietrich Metal Framing, CEMCO GALVANIZED METAL ANGLES or equal.

D. Runner Channels: Minimum weights, sizes and maximum spans conform to reference standard listed in Table 2506.2 California Building Code, 1-1/2", 1.12 lbs/foot, hot-rolled channels as defined therein.

E. Hanger Wire: 8 gauge for 16 square feet maximum, galvanized annealed, size of wire in accordance with reference standard listed Table 2506.2, California Building Code.

F. Tie Wire: 18 gauge galvanized annealed.

G. Taping, Bedding and Finishing Compound: ASTM C475; compatible with tape and substrate.
   1. USG SHEETROCK Brand Taping Joint Compound Ready-Mixed, drying-type, non-asbestos, vinyl base.
   2. USG SHEETROCK Brand Topping Joint Compound Ready-Mixed, drying-type non-asbestos, vinyl base.
   3. USG SHEETROCK Powder Joint Compound, drying-type, non-asbestos vinyl base, conventionally drying. For Taping and Topping.
   4. USG SHEETROCK Powder Setting-type Joint Compound, chemical hardening.
   5. Contractor's Option: USG SHEETROCK Lightweight All Purpose Joint Compound (Plus 3) with Dust Control.
   6. USG SHEETROCK Brand All Purpose Joint Compound Ready-Mixed for laminating gypsum panels in multilayer partitions.
   7. USG SHEETROCK Brand Joint Tape-Heavy, ASTM C475, high strength cross-fibered paper tape.
   8. Drywall Primers: USG First Coat.
   9. Or equal as approved in accordance with Division 01, General Requirements for substitutions.

H. Accessories: Corrosive Protective-Coated steel.
   1. U-Trims: USG, Dietrich No. 200-A for joint compound or equal. .
   2. J-Trim Casings, reveal type: USG, Dietrich No. 401 for 1/2" panels, 402 for 5/8" panels, no finishing compound.
   3. Control Joint: Dietrich 093, USG Control Joint No. 093, Zinc metal.
   4. Corner Bead: USG, Dietrich No. 103 for joint compounds or equal. .

I. Fasteners: Self-drilling tapping screws shall comply ASTM C 954; Self piercing screws shall comply ASTM C 1002;
   1. ASTM C1002, No. 2 Phillips recessed, bugle head, power-driven. Nails not permitted.
   2. Type S-12, ASTM C954, 16 gage steel studs, minimum penetration 3/8 inch.
   3. Type S, ASTM C 1002, 20 gage steel studs, minimum penetration 3/8 inch.
   4. Type G, gypsum board to gypsum board, minimum penetration 1/2 inch.

J. Bond Coat for Ceramic Tile and Skim Coat: Latex Portland Cement Fortified Mortar ANSI/TCNA 118.4.

K. Reveal Moldings: Extruded aluminum moldings as detailed and as manufactured by Fry Reglet Co., Alhambra, CA, or equal as approved in accordance with Division 01, General Requirements for substitutions. All intersections shall be factory fabricated with joints heliarc welded and backs sealed with permanent waterproof tape. Furnish with 6 inch legs to join with straight sections. Provide connector clips at butt joints of straight sections and end caps at terminations. Color as selected by Architect.
   1. Manufacturers: Subject to compliance with requirements, provide products by the following:
      a. Fry Reglet Corp.
      b. Gordon, Inc.
      c. MM Systems Corporation.
      d. Pittcon Industries.

2. Aluminum: Alloy and temper with not less than the strength and durability properties of ASTM B 221, alloy 6063-T5.
3. Finish: Anodized finish, Class II medium etch 0.40 mils, AA-M12C22A31, clear anodized

PART 3 - EXECUTION

3.01 INSPECTION

A. Verify that site conditions are ready to receive Work.

B. Beginning installation means acceptance of substrate.

3.02 PREPARATION

A. Delivery and Storage: Arrange for an adequate supply of materials on the jobsite so that progress of Work will be uninterrupted. Materials and accessories shall be delivered in original containers and bundles, and identified with the manufacturer's name and brand. Store gypsum board on flat, solid supports in dry areas, well protected from the elements.

B. Provide fixtures, anchors, sleeves, inserts and miscellaneous items, and provide openings and chases as necessary. Prior to closing in and finishing of dry wall Work, ascertain that piping, conduit, ductwork and fixtures which are to be concealed and which penetrate gypsum boards are in place, tested and approved.

C. Scaffolding: Construct, erect and maintain in conformance with applicable laws and ordinances.

D. Protection, Patching and Cleaning: Adjacent surfaces of other materials shall be protected from damage. Dry wall surfaces that have been cut out shall be neatly patched. Damaged or defective gypsum board finish shall be replaced. During progress of Work, rubbish droppings and water materials shall be removed.

E. Fire Protection: Where required, the Work shall comply with the requirements for the protection rating indicated in the governing building code.

F. Fire Sprinkler System: In areas where sprinkler heads occur, exercise care when installing drywall work. Do not damage or obstruct the heads in any way.

3.03 GYPSUM BOARD INSTALLATION

A. Install gypsum board in accordance with ASTM C840, GA 201, GA 216 and Section 2508 California Building Code. Conform to DSA, IR 25-3. Use board types as indicated; if not indicated use board types as follows.
1. Use Type X (fire-rated core) drywall unless indicated otherwise.

B. Non-rated: Erect single layer gypsum board parallel or perpendicular on vertical framing, attached to studs and framing members with the specified fasteners spaced at 16" on center with screws and at top and bottom, 12" on center with screws at ceilings. Solid backing not required at joints running perpendicular to studs and framing members for walls.
   1. For walls requiring STC 50 or higher, install extra layer of 1/2" gypsum board on one side, unless noted otherwise on wall schedule.

C. Resilient Sound Isolation Walls and Ceiling Clips: screw attach clips to each stud at 24" on center vertically, 6" from ceiling and 4" from floor. Engage furring channel in clips.

D. Treat cut edges and holes in moisture-resistant gypsum board with sealant.

E. Place control joints consistent with lines of building spaces as indicated or at maximum of 30 ft on centers. At rated walls, provide with fire rated panels same as wall construction.

F. Place corner beads at external corners. Use longest practical length. Place edge trim where gypsum board abuts dissimilar materials.

G. Seal all cutout and penetrations: For electrical, mechanical, plumbing and structural framing cutouts and penetration at interior surfaces. Per Section 07 92 00 for non-rated wall.

H. Install reveal moldings according to manufacturer's recommendations.

3.04 JOINT TREATMENT

A. Exposed gypsum board in wall areas and ceiling areas shall have joint compound and be taped and sanded per requirements of GA-114 for levels specified and ready for paint.

B. On installations where two layers of gypsum board are required, only the face layer will require finishing of joints and screwheads.

C. Gypsum wallboard joints in walls may either be exposed or covered with joint tape and joint compound for the portion of the wall above a suspended ceiling, which is part of a fire resistive floor-ceiling or roof-ceiling assembly, as listed in U.L. Fire Resistive Ratings (BXUV), when the following conditions are met:
   1. Vertical joints occur over framing members.
   2. Horizontal joints are staggered 24 inches on opposite sides or covered with 6 inch wide strips of gypsum board attached with 1-1/2 inch laminating screws at 8 inches on centers.
   3. Partition is two-ply system with joints staggered 16 inches or 24 inches.
   4. Partition is not part of a smoke or sound control system.

D. Sound-Rated Partitions: Perimeters and penetrations of sound-rated partitions shall be caulked with acoustical sealant as specified in Section 07 92 00, both sides of partition.

E. Moisture-resistant gypsum board shall have joint compound and taped and sanded. Make necessary cut-outs and seal cut or exposed panel edges with waterproof flexible sealant, as recommended by the gypsum manufacturer.

F. Joints, except where excluded above including internal corners, shall be filled and taped. Thin uniform layer of joint compound, approximately 3 inches wide, shall be applied over joint. Tape shall be set in joint compound and finish levels required below. Internal angles, both horizontal and vertical, shall be reinforced and with tape folded to form straight and true angle. Metal external corners shall be set in place. Joints shall be allowed to dry at least 24 hours between each application of cement.

G. Gypsum board finish shall be to the following levels as defined by GA-214:
   1. Plenum areas above ceilings - Level 1.
   2. Substrate for tile, tackable wall panels, tackboards and markerboards - Level 2.
   3. Areas receiving heavy textured paint - Level 3.
   4. Areas receiving vinyl wall covering, high impact wall covering, texture finish or light textured flat paint - Level 4.
   5. All Areas receiving Wall Coverings, non-textured, flat, egg-shell, gloss or semi-gloss paint - Level 5. Backroll application of sealer. Level 5 requires one of the following.
      a. Skim coat: A thin skim coat of joint compound, or a material manufactured especially for this purpose, shall be applied to entire surfaces. Surfaces shall be smooth and free of tool marks and ridges.
      b. Acrylic latex-based coating, spray apply: USG SHEETROCK Brand Primer-Surfacer Tuf-Hide or ProForm Surfacer/Primer by National Gypsum or equal. Apply to 15-20 mils wet film thickness to entire surface.
      c. "Smooth Coat" level 5 by Westpac Materials, Orange, CA.
      d. Additionally apply primer coat per Section 09 90 00 Painting.

3.05 CEMENTITIOUS BACKER BOARD INSTALLATION TO RECEIVE CERAMIC TILE-THIN SET

A. Thin-Set Tile Application: Install waterproof membrane behind cement board, seal all edges. Secure membrane to studs with tape or adhesive and immediately apply cement board or staple membrane to back of cement board with 1/2-inch crown, 3/8-inch leg galvanized staples. Extend membrane 2 inches to 3 inches beyond board edges and lap membrane at joints in shingle manner to prevent water penetration.

B. Wet Areas as defined by Tile Council of North America.

C. Pre-cut board to required sizes and make necessary cutouts. Stagger end joints in successive courses. Fasten boards to studs or furring channels with screws spaced 6 inches on centers. Prefill joints with tile-setting mortar and immediately embed tape and level all joints. Apply 1/8 inch minimum thick skim coat of latex-fortified mortar uniformly over entire surface, apply ceramic tile per Section 09 30 13.

3.06 TOLERANCES

A. Maximum Variation from True Flatness: 1/8 inch in 10 feet in any direction.

END OF SECTION

SECTION 09 30 13

CERAMIC TILE

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Ceramic Tile at walls, floors and base using thinset application method.

B. Related Sections.
1. Section 09 06 00, Schedules for Finishes.
2. Section 09 29 00, Gypsum Board.

1.02 REFERENCE STANDARDS

A. Conform to current adopted reference standards by date of issue of the current code cycle and the date of the Contract Documents.

B. ADA - Americans with Disabilities Act of 1990 as amended
1. ADA Standards - ADA Title II Regulations and the 2010 ADA Standards for Accessible Design.

C. ANSI/TCNA A108.5 - Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar.

D. ANSI/TCNA A108.10 - Installation of Grout in Tile Work.

E. ANSI/TCNA A118.6 - Cement Grouts for Tile Installation.

F. ANSI/TCNA A118.1 - Dry-Set Portland Cement Mortar.

G. ANSI/TCNA A118.4 - Latex-Portland Cement Mortar.

H. ANSI/TCNA A118.7 - Polymer Modified Tile Grouts for Tile Installation.

I. ANSI/TCNA A118.10 - Bonded Waterproof Membranes for Thin-set Ceramic Tile and Dimension Stone Installation.

J. ANSI/TCNA A137.1 - Ceramic Tile.

K. ASTM A185 - Steel Welded Wire Fabric, Plain, for Concrete Reinforcement.

L. ASTM C144 - Aggregate for Masonry Mortar.

M. ASTM C150 - Portland Cements.

N. ASTM C207 - Hydrated Lime for Masonry Purposes.

O. ASTM C373 - Water Absorption, Bulk Density, Apparent Porosity and Apparent Specific Gravity of Fired Whiteware Products.

P. ASTM D1056 - Flexible Cellular Materials.

Q. ASTM C171 - Sheet Materials for Curing Concrete.

R. ASTM C920 - Elastomeric Joint Sealants.

S. TCNA (Tile Council of North America) - Handbook for Ceramic Tile Installation, Latest Edition.

T. SDAPCD - San Diego County Air Pollution Control District, Regulation IV.

1.03 SUBMITTALS

A. Product Data: For each type of tile, bond coat, grout, and other products specified.

B. Shop Drawings: Include following:
1. Tile patterns and locations.
2. Widths, details, and locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces.

C. Samples for Verification: Of each item listed below, prepared on Samples of size and construction indicated. Where products involve normal color and texture variations, include Sample sets showing full range of variations expected.
1. Each type and composition of tile and for each color and texture required, at least 12 inchessquare, mounted on braced cementitious backer units, and with grouted joints using product complying with specified requirements and approved for completed work in color or colors selected by Architect.
2. Full-size units of each type of trim and accessory for each color required.
3. Metal edge strips in 6-inchlengths.

D. Product Certificates: Master Grade Certificate signed by the manufacturer certifying that products furnished comply with requirements of Standard Grade.

E. Qualification Data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names of architects and owners, and other information specified.

1.04 QUALITY ASSURANCE

A. Manufacturer’s Qualifications: Company specializing in the manufacture of products specified in this Section with minimum five years’ experience.

B. Installer Qualifications: Engage experienced installer who has completed tile installations similar in material, design, and extent to that indicated for this Project and with record of successful in-service performance. Minimum 5 years of documented experience of tile installation.

1. Installer-Tile Layer: Journeyman Level Classification required, recognized by California Directory of Industrial Relations or the U.S. Department of Labor. Certification required or Installer employs Certified Tile Installer (CTI) by the Ceramic Tile Education Foundation (CTEF)

C. Source Limitations for Tile: Obtain each color, grade, finish, type, composition, and variety of tile from one source with resources to provide products from same production run for each contiguous area of consistent quality in appearance and physical properties without delaying Work.

D. Source Limitations for Setting and Grouting Materials: Obtain ingredients of uniform quality for each bond coat, and grout component from single manufacturer and each aggregate from one source or producer.

E. Mockups: Before installing tile, construct mockups for each form of construction and finish required to verify selections made under Sample submittals and to demonstrate aesthetic effects and qualities of materials and execution. Build mockups to comply with following requirements, using materials indicated for completed Work.
1. Locate mockups in location and of size indicated or, if not indicated, as directed by Architect.
2. Notify Architect 7 days in advance of dates and times when mockups will be constructed.
3. Demonstrate proposed range of aesthetic effects and workmanship.
4. Obtain Architect's approval of mockups before proceeding with final unit of Work.
5. Maintain mockups during construction in undisturbed condition as standard for judging completed Work.
   a. When directed, demolish and remove mockups from Project site.

F. Pre-installation Conference: Conduct conference at Project site to comply with requirements of Division 01, General Requirements.

G. Tile Adhesives and Joint Sealers: As recommended by the tile manufacturer. Comply with VOC Limits set by SDAPCD.

1.05 DELIVERY, STORAGE AND HANDLING

A. Deliver products to site only in cartons which have been grade sealed by manufacturer in accordance with ANSI A137.1 and with grade seals unbroken. Seconds grade seal quality not permitted.

B. Tiles delivered to job or installed in Work that do not fall within specified standards of quality or accepted color range shall be removed from jobsite and properly be replaced with acceptable material.

C. Store and protect products in dry, secure areas.

1.06 ENVIRONMENTAL REQUIREMENTS

A. Do not install volatile materials in a closed, unventilated environment.

B. Maintain 50 degrees F or above during installation of adhesive and grout materials.

C. Shade work from direct sunlight during tile installation as needed to prevent rapid evaporation caused by excessive heat.

1.07 MAINTENANCE

A. Extra Materials
   1. Extra Materials shall be from same production run as installed materials.
   2. Wrap or crate for storage and label for contents and dates and locations of related installations.
   3. Deliver Extra Materials to Site as directed by Owner.
   4. Tile. For each type, size and color or finish of tile provide, as extra materials, a quantity equal to approximately 2-percent of the quantity required for its installation; or five (5) pieces.
   5. Special Shapes. For each type, size and color or finish of special shaped tile required, provide, as extra materials, a quantity equal to the following.
      a. Coved Base: two (2) pieces

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Products of following manufacturers form basis for design and quality intended.
   1. Dal-Tile, Corona, CA./American Olean Tile, City of Industry, CA.
   2. Interceramic Inc., Anaheim, CA.
   3. SpecsCeramics, Inc., Anaheim, CA.
   4. Crossville, Inc., Crossville, TN.

B. Or equal as approved in accordance with Division 01, General Requirements for Substitutions.

2.02 TILE

A. Ceramic Mosaic Floor Tile: ANSI/TCA A137.1, conforming to following:
   1. Moisture Absorption: 0 to 0.5 percent, (impervious) ASTM C373
   2. Size: Per Section 09 06 00
   3. Surface Finish: Per Section 09 06 00
   4. Colors: Per Section 09 06 00.
   5. Patterns: Per Architectural Drawings.
   6. Slip Resistant: Ceramic Tile flooring shall be stable, firm, and slip resistant. CBC Section 11B-302.1.

B. Ceramic Wall Tile: ANSI/TCA A137.1, conforming to following:
   1. Moisture Absorption: as permitted by ANSI A137.1
   2. Size, Finish, and Colors: Per Section 09 06 00.
   3. Patterns: Per Architectural Drawings.

C. Base: Match wall tile for moisture absorption, surface finish and color, coved bottom and as specified in Section 09 06 00. Where no wall tile is installed, match floor tile, 6" high.

D. Corners: Coved at inside corners and bullnose at exterior corners.

E. Colors and Patterns: Refer to Section 09 06 00, Schedules for Finishes.

2.03 BOND COAT

A. ANSI/TCNA A118.1 - Dry-Set Portland Cement Mortar.

B. ANSI/TCNA A118.4 - Latex Portland Cement Mortar.

2.04 GROUT

A. Grout: ANSI/TCNA A118.3, chemical-resistant type consisting of epoxy resin and hardener. Manufacturers:
   1. Custom Building Products. Product: Epoxy Grout.
   2. Refer to Section 09 06 00 Schedules for Finishes.
   3. Or equal in accordance with Division 01, General Requirements for Substitutions. Colors as selected by Architect.

2.05 ACCESSORIES

A. Waterproof Membrane for water-prone surfaces requiring waterproofing:
   1. Hydro Ban by Laticrete (thin set), RedGard Waterproofing and Crack Prevention Membrane (thin set or mortar bed) by Custom Building Products without "field" reinforcing fabric,or equal, ANSI A118.10, ANSI A118.12.
   2. Or equal as approved in accordance with Division 01, General Requirements for substitutions.

B. Curing Paper: Kraft paper conforming to ASTM C171.

C. Grout Sealer for Walls and Floors, cement [and epoxy] based grouts:
   1. Pro Spec Grout Sealer (acrylic), by Bonsal American Co, Charlotte, NC.
   2. Grout Armor Color Sealer (acrylic), by Grout Armor, Fort Lauderdale, FL.
   3. Acrylic Grout Sealer (acrylic), by Glaze 'N Seal.
   4. MicroGuard AD708 (Silane), by Adsil, Palm Coast, FL.
   5. Silox 8 (Silane), by Bostik, Middleton, MA.
   6. Or equal and as recommended by grout manufacturer.

D. Edge Strips, Coves:
   1. Angle, L-shape, reducers, or T-shape, height to match tile and setting-bed thickness, metallic or combination of metal and PVC or neoprene base, designed specifically for flooring applications.
   2. Acceptable manufacturer: Schluter Systems or approved equivalent.
   3. Edge Strip - Floors: Schluter-Reno Series and Schluter-Schiene Series . Size for tile materials specified.
   4. Cove Base: Schluter-DILEX-AHK; anodized aluminum, trapezoid-perforated anchoring leg, 3/8" radius. Thickness per tile specified.
   5. Edge Strip - Walls: Schluter-JOLLY edge-protection profile for the outside corners. Size for tile materials specified.
   6. Material: Satin Anodized Aluminum (AE) .
   7. Colors, sized: Refer to Section 09 06 00.

E. Cementitious Backer Units: Refer to Section 09 29 00.

2.06 EXPANSION JOINT MATERIALS

A. Joint Sealer: ASTM C920
   1. Vertical Joints: One part silicone sealant, non-sag, elongation movements 25/25 percent, Shore A, hardness range 20 -27, Pecora 890FTS and 890FTS-TXTR.
   2. Horizontal Joints: Polyurethane joint sealant; ASTM C 920, Type M, Grade NS, Class 25, Use T, M, A and O. Pecora DynaTred or equal.
   3. Color: to match grout color.

B. Primer: Non-staining type, recommended by sealant manufacturer to suit application.

C. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.

D. Joint Backing: ASTM D1056; round, closed cell polyethylene foam rod; oversized 25 percent larger than joint width; Backer Rod Mfg. DENVER FOAM or Nomaco Green rod.

E. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application. Apply to bottom of joints that are too shallow to receive foam backer rod.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are ready to receive work. Verify types of materials that may have been in contact with surfaces.

B. Beginning of installation means installer accepts condition of existing substrate.

C. Verify waterproof paper and Backer Units have been installed per Section 09 29 00 for thin set application on walls.

3.02 PREPARATION

A. Protect surrounding work from damage or disfiguration.

B. Vacuum clean existing substrate and damp clean.

C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.

D. Verify waterproofing and Backer Units have been installed per Section 09 29 00 for thin set application on walls.

3.03 MIXING BOND COAT

A. Use brand of prepackaged dry mix specified by manufacturer.

B. Mixing: Mix dryset Portland-cement bond coat or latex Portland-cement bond coat in accordance with manufacturer's instructions.

C. Add dry bond coat mix to amount of latex specified by manufacturer and mix thoroughly to obtain complete and visually uniform wetting of dry bond coat mix. Slake for 15 minutes and remix before using.

D. Proper bond coat consistency is such that when applied with recommended notched trowel to backing, ridges formed in bond coat will not flow or slump.

E. During use, remix mortar occasionally. Additional water or fresh materials shall not be added after initial mixing. Mortar shall not be used after initial set.

3.04 INSTALLATION: THIN SET AT FLOORS AND WALLS.

A. Walls: Install in accordance with TCNA Handbook for Ceramic and ANSI A108.5 and A118.1. Tile Installation for thin-set application:
1. No. W244E for cement board, ASTM C1325

B. Floors: Install in accordance with TCNA Handbook for Ceramic and ANSI A108.5 and A118.1. Tile Installation for thin-set application, No. F113 Dry-set or latex-Portland Cement Mortar .
1. Install waterproofing and crack suppression membrane, Full Coverage TCNA F125A-Full-15 .

3.05 BOND COAT APPLICATION

A. Clean surface thoroughly. Dampen if very dry, but do not saturate.

B. Apply bond coat with flat side of trowel over an area no greater than covered with tile while bond coat remains plastic.

C. Within ten minutes before applying tile and using a notched trowel of type recommended by bond coat manufacturer, comb bond coat obtain even setting bed without scraping backing material.

D. Cover surface uniformly with no bare spot, with sufficient bond coat to ensure a minimum bond coat thickness of 3/32 inch between tile and backing after tile has been beaten into place. Tile shall not be applied to skinned-over bond coat.

3.06 INSTALLATION OF TILE

A. Refer to mortar and latex manufacturers directions.

B. Do not soak tile.

C. Set tile firmly on bond coat over substrate surfaces or cementitious backerboard with minimum of 95 percent coverage at floors and wet ears. Back-butter ribbed tiles and other tiles in accordance with ANSI/TCNA 108.5. Spacers on tile determine joint width between tile. Strings or pegs may be used to space tile that have no spacers. Bring all surfaces to a true plane at proper position or elevation. Thoroughly beat-in all tile with a beating block while bond coat is still plastic. Beating shall fill minimum of 95 percent of entire space between units and setting bed. 80 percent coverage is permitted for walls in non-wet areas.

D. Lay tile to pattern indicated on Drawings or request tile pattern from Architect. Do not interrupt tile pattern through openings.

E. Place edge strips at exposed tile edges.

F. Cut and fit tile tight to penetrations through tile. Align floor, base and wall joints where floor tiles and wall tiles are same width.

G. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make joints watertight without voids, cracks, excess setting bed mix or excess grout. All inside corners shall be coved and exterior corners shall be bullnose. No butted 90 degree intersections permitted. All outside corners shall be bullnose. All tile edges and terminations shall have bullnose unless noted otherwise.

H. Sound tile after setting. Replace hollow sounding units.

I. Keep expansion or control joints free of setting bed mix or grout. Apply sealant to joints.

J. Allow tile to set for a minimum of 16 hours prior to grouting.

K. Apply sealant to junction of tile and dissimilar materials and junction of dissimilar planes.

L. If tile is face-mounted, remove paper within one hour after tile is set and adjust all tiles that are out of line or level. Use no more water than necessary in removing paper.

M. Align wall tile grout with floor tile grout.

3.07 INSTALLATION OF GROUT

A. Remove bond coat from face and edges of tile.

B. Mixing: Refer to manufacturer's directions.

C. Dry blend contents of an entire container of grout prior to mixing with water or latex.

D. Use caution to prevent scratching or damaging tile surfaces.

E. Dampen dry joints prior to grouting. Do not leave puddles of water in joints before grouting.

F. Force maximum amount of grout into joints. Cushion edge tile shall be finished evenly to depth of cushion. Square-edge tile shall be finished flush with surface. Finished joint shall be uniform in color, smooth and without pinholes, voids or low spots.

G. Grout width: 1/8" unless noted otherwise on drawings.

3.08 CURING

A. Damp-Cure grout for a minimum of 72 hours. Remove and replace improperly cured grout.
   1. Cover with 40-pound kraft paper.
   2. Polyethylene curing membrane not permitted.

3.09 EXPANSION JOINTS

A. Install expansion joints over any construction (cold joint), contraction joint, expansion joint, at juncture of floors and walls, changes in material at other restraining surfaces such as curbs, columns, bases, and wall corners and where recommended by TCNA EJ171F for thin set tile.

B. Expansion joint shall penetrate full depth of setting bed.

C. Do not damage waterproofing membrane.

D. Install sealant in accordance with manufacturer's instructions, using hand pointing tools.

E. Measure joint dimensions and size materials to achieve required width/depth ratios. Minimum width: 3/8 inch.

F. Install joint backing to achieve a neck dimension no greater than 1/3 joint width. Concrete shall be fully cured.

G. Install bond breaker where joint backing is not used. Install removable masking material to maintain clean lines and protect adjoining surfaces.

H. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges. Do no install sealant on wet or damp surfaces.

I. Install sealant free of air pockets, foreign embedded matter, ridges and sags.

J. Tool joints concave, channel shaped or as detailed. Use slicking agent type recommended by manufacturer.

3.10 CLEANING

A. Clean tile work and adjacent surfaces.

3.11 PROTECTION

A. Protect finished installation.

B. Do not permit traffic over finished floor surface.

END OF SECTION

SECTION 09 54 26.20

WOOD CEILING AND WALL SYSTEMS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Fabrication and delivery of wood grille ceiling and wall system.

B. Accessories: Provide all other necessary items including devices for attachments to overhead construction, secondary members, spines, connecting clips, wall angles, and other devices required for a complete installation.

C. Related Sections:
   1. Section 09 29 00, Gypsum Board

1.02 REFERENCE STANDARDS

A. Conform to current adopted reference standards by date of issue of the current code cycle and the date of the Contract Documents.

B. CBC - California Building Code, 2016.

C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials.

D. SCAQMD - South Coast Air Quality Management District Regulations Rule 1168 Adhesive and Sealant Applications

1.03 SUBMITTALS

A. Shop Drawings, including:
   1. Layout of attachment system.
   2. Insert and hanger spacing and fastening details.
   3. Change in level details.
   4. Locations and dimensions of light fixtures, and detection devices.
   5. Develop and coordinate location of all work that is to be located in with the wall sections involved prior to making shop-drawing submittal.

B. Samples: Show the full variation ranges of wood color to be expected in the completed work. Manufacture of ceiling shall not proceed until approval of all submittals has been returned to manufacturer.
   1. Samples of panels with specified finish

C. Manufacturer's Installation Instructions for Ceiling and Wall Attachment.

D. Manufacturers Approval: Installation contractor and to verify that said contractor has sufficient experience and expertise to complete project in satisfactory and timely manner.

1.04 QUALITY ASSURANCE

A. Manufacturer and Installer: Firm manufacturing specified product shall have adequate capacity required for projects listed and have successfully completed similar projects for period of not less than four years. Installer approved by manufacturer as qualified to perform work required.

B. Fire Classification Requirements
   1. Conform to California Building Code and following performance criteria:
      a. Fire Performance Characteristics: ASTM E84 test procedures.
      b. Finish panel characteristics must equal or exceed flame spread of 20 or less and smoke development of 25 or less. Class “A”

1.05 PRODUCT, DELIVERY, STORAGE AND HANDLING

A. Deliver fabricated units and related components to site for installation in accordance with the schedule. On-site storage shall be such as to ensure that panels and associated materials are protected from damage.

B. Prior to ceiling installation site must be free of all wet and dusty trades and climatic conditions stabilized to normal operational levels. Wood grille shall be allowed to stabilize on site 72 hours prior to installation.

C. Wood Grilles [and acoustical planks] must be stored, installed and maintained only in secured ambient environment (humidity min. 35% - max. 55%, temperature not to exceed 80 degrees).

1.06 WARRANTY

A. All material supplied by manufacturer, Inc, shall be guaranteed against defects by the manufacturer and the installing contractor for one year.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Products of the following manufacturers form the basis for design and quality intended.
   1. Armstrong World Industries, Lancaster, PA.

B. Or equal as approved in accordance with Division 01, General Requirements for substitutions.

2.02 MATERIALS

A. Wood Grille Ceiling and Wall Panels
   1. Basis of Design: Armstrong Woodworks Grille 7266BO
   2. Solid Backer Style: 8 Slats
      a. Species: Walnut
      b. Size of grid: 12” x 96” x 2-3/4”
      c. Edge Profile: Square
      d. Surface Finish: As selected by Architect.
      e. Color: Grille Walnut
      f. Accessories: include for complete system.
      g. NRC: 0.85
      h. Fire Rating: Class I/A

B. Product attachments
   1. On ceilings: Direct attachment to framed gypsum soffit as indicated on Drawings and per manufacturer’s recommendation.
   2. On walls: Attach to furring 2 feet on centers.
   3. Fire Rating: Class 1(A) Fire Rating is required.
   4. Veneer: Minimum of A-3 grade per AWI grading rules. Sequencing between panels or balancing of flitches within panels is not required. Grain orientation shall be maintained at installation per architectural designation.

PART 3 - EXECUTION

3.01 INSPECTION

A. Verify that ceilings and walls are ready to receive work, and conform to requirements of ceiling panel manufacturer.

B. Beginning of installation means acceptance of existing surfaces.

3.02 INSTALLATION

A. Ceiling application: Install by mechanically attaching to framed gypsum soffit per manufacturer's written installation instructions.

B. Wall Application: Install by mechanically attaching to wall per manufacturer's written installation instructions.

C. System shall be handled and installed with care in order to prevent surface damage. Field cutting shall be kept to a minimum and performed as recommended by the manufacturer.

D. HVAC and Light Fixture Suspension: All HVAC and Light fixtures must be independently supported from the wood ceiling.

E. Installed true and plumb to within manufacturing tolerance of 1/8” over 8’ long.

3.03 CLEANING

A. Clean wood grille of excess dust, dirt and other contaminants.

END OF SECTION

SECTION 09 54 27

SPECIALTY CEILING

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Wood veneer ceiling panels.

B. Exposed grid suspension system.

C. Wire hangers, fasteners, main runners, cross tees, wall angle moldings and accessories.

D. Related Sections:
   1. Section 09 53 23, Acoustical Suspension Systems

1.02 REFERENCE STANDARDS

A. Conform to current adopted reference standards by date of issue of the current code cycle and the date of the Contract Documents.

B. American Society for Testing and Materials (ASTM):
   1. ASTM A 641 Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire.
   2. ASTM A 653 Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) by the Hot- Dip Process.
   3. ASTM A 1008 Standard Specification for Steel, Sheet, Cold Rolled, Carbon, Structural, High-Strength Low-Alloy and High-Strength Low-Alloy with Improved Formability.
   4. ASTM C 423 Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method.
   5. ASTM C 635 Standard Specification for Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings.
   6. ASTM C 636 Recommended Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-in Panels.
   7. ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials.
   8. ASTM E 580 Application of Ceiling Suspension Systems for Acoustical Tile and Lay-In Panels in Areas Requiring Seismic Restraint.
   9. ASTM E 1414 Standard Test Method for Airborne Sound Attenuation Between Rooms Sharing a Common Ceiling Plenum.

10. ASTM E 1111 Standard Test Method for Measuring the Interzone Attenuation of Ceilings Systems.
11. ASTM E 1264 Classification for Acoustical Ceiling Products.

1.03 SUBMITTALS

A. Product Data: Submit manufacturer's technical data for each type of ceiling unit and suspension system required.

B. Installation Instructions: Submit manufacturer's installation instructions.

C. Samples: Minimum 6 inch x 6 inch samples of specified acoustical panel; 8 inch long samples of exposed wall molding and suspension system, including main runner and 4 foot cross tees.

D. Shop Drawings: Layout and details of ceilings. Show locations of items which are to be coordinated with, or supported by the ceilings.

E. Certifications: Manufacturer's certifications that products comply with specified requirements, including laboratory reports showing compliance with specified tests and standards.

F. All products not conforming to manufacturer's current published values must be removed, disposed of and replaced with complying product at the expense of the Contractor performing the work.

1.04 QUALITY ASSURANCE

A. Single-Source Responsibility: Provide ceiling panel units and grid components by a single manufacturer.

B. Fire Performance Characteristics:
1. Surface Burning Characteristics: As follows, tested per ASTM E 84 and complying with ASTM E 1264 for Class A products.
   a. Flame Spread: 25 or less
   b. Smoke Developed: 50 or less

C. Coordination of Work: Coordinate ceiling work with installers of related work including, but not limited to building insulation, gypsum board, light fixtures, mechanical systems, electrical systems, and sprinklers.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Store ceiling components in a dry interior location in their cartons prior to installation to avoid damage. Store cartons in a flat, horizontal position. The protectors between the panels should not be removed until installation.

B. Do not store in unconditioned spaces with humidity greater than 70 percent or lower than 20 percent relative humidity and temperatures lower than 50 degrees F or greater than 86 degrees F. Panels must not be exposed to extreme temperatures, for example, close to a heating source or near a window with direct sunlight.

C. Handle ceiling units carefully to avoid chipped edges or damage to units in any way.

1.06 PROJECT CONDITIONS

A. Wood veneer ceiling materials should be permitted to reach room temperature and have a stabilized moisture content for a minimum of 72 hours before installation. (Remove plastic wrap to allow panels to climatize).

B. The wood veneer panels should not be installed in spaces where the temperature or humidity conditions vary greatly from the temperatures and conditions that will be normal in the occupied space.

C. As interior finish products, the wood veneer panels are designed for installation in temperature conditions between 50 degrees F and 86 degrees F, in spaces where the building is enclosed and HVAC systems are functioning and will be in continuous operation. Relative humidity should not fall below 20 percent or exceed 70 percent. Additionally, the fluctuation in relative humidity should not vary more than 30 percent over the life of the ceiling panels.

1.07 WARRANTY

A. Wood Veneer Panel: Submit a written warranty executed by the manufacturer, agreeing to repair or replace panels that fail within the warranty period. Failures include, but are not limited to:
   1. Ceiling Panels: Sagging and warping
   2. Grid System: Rusting and manufacturer’s defects

B. Warranty Period:
   1. Wood veneer panels: Standard - One (1) year from date of substantial completion.
   2. Grid: Ten years from date of substantial completion.

C. The Warranty shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and will be in addition to and run

concurrent with other warranties made by the Contractor under the requirements of the Contract Documents.

1.08 MAINTENANCE

A. Extra Materials: Deliver extra materials to Owner. Furnish extra materials described below that match products installed. Packaged with protective covering for storage and identified with appropriate labels.
   1. Ceiling Units: Furnish quality of full-size units equal to 5.0 percent of amount installed.
   2. Exposed Suspension System Components: Furnish quantity of each exposed suspension component equal to 2.0 percent of amount installed.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Ceiling Units/Panels:
   1. Armstrong World Industries, Inc.

B. Or equal in accordance with Division 01 General Requirements.

2.02 WOOD VENEER CEILING UNITS

A. Ceiling Panels Type: WoodWorks Tegular 5406W4, 9/16” Square tegular, by Armstrong World Industries.
   1. Surface Texture: Smooth
   2. Composition: Wood
      a. Color:Constants Walnut
   3. Finish: Manufacturer’s standard finish
   4. Size: 24in X 24in X 3/4in
   5. Edge Profile: Square Tegular for interface with compatible Armstrong grid.
   6. NRC: 0.70
   7. Flame Spread: ASTM E 1264; Class A
   8. Dimensional Stability: Standard.
   9. Accessories: include all accessories for complete system.
   10. Suspension System: 9/16" Silhouette XL Reveal Refer to Section 09 53 23 for remainder of suspension requirements.
      a. Main Runners: 1/4" Reveal 7601
      b. Cross Tees - "Stake-on-End", Stepped End: 1/4" Reveal XL7620 (24 inch grid), XL7641 (48 inch grid)
      c. Edge Trim: 7874 Shadow Trim with BERC2 Retention Clip

B. Accessories: Manufacturer’s recommended infill panel (fiberglass infill)

C. Edge Banding - Pre-finished pressure sensitive adhesive banding is available 15/16 inch wide and in 50-foot lengths. Standard colors are cherry, maple and anigre (steamed beech).

PART 3 - EXECUTION

3.01 EXAMINATION

A. Do not proceed with installation until all wet work such as concrete, terrazzo, plastering and painting has been completed and thoroughly dried out.

B. Proper design for both supply air and return air, maintenance of the HVAC filters and building interior space are essential to minimize soiling. Before starting the HVAC system, make sure supply air is properly filtered and the building interior is free of construction dust.

3.02 PREPARATION

A. Measure each ceiling area and establish layout of acoustical units to balance border widths at opposite edges of each ceiling. Avoid use of less than half width units at borders, and comply with reflected ceiling plans. Coordinate panel layout with mechanical and electrical fixtures.

3.03 INSTALLATION

A. Install suspension system and panels in compliance with ASTM C636, and Section 09 53 23 and the Division of the State Architect IR 25-2.13, and in accordance with the manufacturer’s installation instructions.

B. Suspend main beam from overhead construction with hanger wires spaced 4 feet on center along the length of the main runner. Install hanger wires plumb and straight.

C. Install main beams 48 inches on center with a 48 inch cross tee every 24 inches at 90 degrees to the main beam. Install the 24 inch cross tees at midpoints of the 48 inch cross tees.

D. Install wall moldings at intersection of suspended ceiling and vertical surfaces. Miter corners where wall moldings intersect or install corner caps.

E. Follow the manufacturer’s instructions for border treatment of panels.
   1. Re-cut tegular edge, or
   2. Straight cut and use border clips to support the cut edge of perimeter panels.

F. Cut panel edges that are exposed to view will have to be treated to look like factory edges. Pre-finished peel and stick edge banding is recommended for this purpose.

3.04 ADJUSTING AND CLEANING

A. Replace damaged and broken panels.

B. Clean exposed surfaces of ceilings panels, including trim, edge moldings, and suspension members. Comply with manufacturer's instructions for cleaning and touch up of minor finish damage. Remove and replace work that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.

END OF SECTION

SECTION 10 14 00

IDENTIFICATION SIGNS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Plastic Signs, raised character, tactile, room identification, exit door signs, and non-tactile signs.

1.02 REFERENCE STANDARDS

A. Conform to reference standards by date of issue current on date of Contract Documents.

B. American Society for Testing and Materials (ASTM)
   1. ASTM D4802 - Poly (Methyl Methacrylate) Acrylic Plastic Sheet

C. ADA - Americans with Disabilities Act of 1990 as amended.
   1. ADA/Standards - ADA Title II Regulations and the 2010 ADA Standards for Accessible Design.

D. CBC - 2016 California Building Code (CBC)
   1. CBC 16 - Chapter 10, Egress Requirements
   2. CBC 11B - Chapter 11B, Accessibility for Public Buildings, Public Accommodations, Commercial Facilities and Publicly Funded Housing

E. CFC - 2016 California Fire Code.

F. California Code of Regulations (CCR)
   1. CCR 19-3 - Title 19, Chapter 3

G. Fed.Stnd - Federal Standard
   1. Fed.Stnd 595C, Colors Used in Federal Procurement

1.03 SUBMITTALS

A. Shop Drawings of each sign, indicating lettering styles and locations and overall dimensions.

B. Three sample, full size, signs, of types, styles and colors specified including method of mounting. If accepted, samples may be installed in Project.

C. Manufacturer's Installation Instructions

D. Lettering Samples: 1-inch high, uppercase I, and O letters in each font specified, for required Quality Assurance testing.

1.04 QUALITY ASSURANCE

A. Pre-Installation Conference
   1. Notify Architect when signs are ready for installation. Arrange for conference at site. Do not proceed with installation until Architect's approval of specific locations and methods of attachment has been obtained.
   2. Provide signs from one manufacturer, unless otherwise approved.

1.05 DELIVERY, STORAGE AND HANDLING

A. Deliver products to site and protect from damage. Store until immediately prior to Notice of Completion.

PART 2 - PRODUCTS

2.01 REGULATORY REQUIREMENTS

A. Signage and Graphics:
   1. Raised characters shall comply with CBC Section 11B-703.2
      a. Depth: It shall be 1/32-inch minimum above their background and shall be sans serif uppercase and be duplicated in Braille.
      b. Height: It shall be 5/8-inch minimum and 2 inches maximum based on the height of the uppercase letter "I". CBC Section 11B-703.2.5.
      c. Finish and contrast: Characters and their background shall have a non-glare finish. Character shall contrast with their background with either light characters on a dark background or dark characters on a light background. CBC Section 11B-703.5.1
      d. Proportions: It shall be selected from fonts where the width of the uppercase letter "O" is 60% minimum and 110% maximum of the height of the uppercase letter "I". Stroke thickness of the uppercase letter "I" shall be 15% maximum of the height of the character. CBC Section 11B-703.2.4 and 11B-703.2.6.
      e. Character Spacing: Spacing between individual raised characters shall comply with CBC Section 11B-703.2.7 and 11B-703.2.8.
      f. Format: Text shall be in a horizontal format. CBC Section 11B-703.2.9.
      g. Braille: It shall be contracted (Grade 2) and shall comply with CBC Sections 11B-703.3 and 11B-703.4. Braille dots shall have a domed or rounded shape and shall comply with CBC Table and Figure 11B-703.3.1.
      h. Mounting height: Tactile characters on signs shall be located 48" minimum to the baseline of the lowest Braille cells and 60" maximum to the baseline of the highest line of raised characters above the finish floor or ground surface. CBC Section and Figure 11B-703.3.4.1.
      i. Mounting location: A tactile sign shall be located per CBC Section and Figure 11B-703.4.2 as follows:
         1) Alongside a single door at the latch side.
         2) On the inactive leaf at double doors with one active leaf.
         3) To the right of the right hand door at double doors with two active leafs.

4) On the nearest adjacent wall where there is no wall space at the latch side of a single door or at the right side of double doors with two active leafs.
5) So that a clear floor space of 18" x 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

2. Visual characters shall comply with CBC Section 11B-703.5 and shall be 40" minimum above finish floor or ground.
3. Pictograms shall comply with CBC Section 11B-703.6.
4. Symbols of accessibility shall comply with CBC Section 11B-703.7.
5. Variable message signs shall comply with CBC Section 11B-703.8.

2.02 MANUFACTURERS

A. Products of following manufacturers form basis for design and quality intended.
1. All Star Signs, Escondido, CA
2. 3M Building & Commercial Services Division, St. Paul, MN
3. Architectural Sign Identity Inc., Riverside, CA
4. Mohawk Sign Systems, Inc., Schenectady, NY.
5. Roemer Industries, Masury, OH.
6. ASI Modulex, Inc., Dallas, TX.
7. Vomar Products.
8. Apco Signs, Atlanta, GA.
9. Nelson-Harkins Industries, Inc.
10. Vista System

B. Or approved equal in accordance with Division 01 General Requirements for substitutions.

2.03 PLASTIC SIGN MATERIALS

A. Tactile Plastic Sign Materials: Thermosetting high pressure laminate.

B. Non-Tactile Signs: Acrylic Plastic Sheet: ASTM D4802, Category A-1, 1/4 inch overall thickness, laminated acrylic plastic sheets.

2.04 SIGN FABRICATION - GENERAL

A. Plastic Signs
1. Equal to APCO IM System modular updatable plaque signage system consisting of holder unit mounted to substrate and insert panels secured to holder providing graphic and visual information.
2. Director Interchangeable Message Panels - Sign Track:
a. Combination of radius header and base holder units, with vertical aluminum tracks to accept Preslock fastener, single or multiple centers, and base insert units to form modulating wall mounted directory.
b. Combination of two header and two base holder modules back to back with similar header and base insert units to form ceilings suspended module providing graphic and visual information.

c. Combination of components including six aluminum extruded profiles Square Bevel Large Radius Large Bevel EdgeOut ThinLine sized molded IM inserts or custom inserts. Corner key assembly for Square and Radius Corner formats. PresLock attachment devices for retaining insert material.

3. Informer: Combination of holder unit mounted to substrate and insert panel allowing use of panel as magnetic bulletin board or poster holder, directory, emergency plan, or LetterGrip holder secured to holder.
4. Materials
   a. Holder:
      1) Material: Integrally colored injection molded high impact UV resistant, colorfast, plastic alloy complete with mounting system; ready for insert installaion.
      2) Corners: Radius or Square corners indicated in drawings.
      3) Edge Detail: Bevel Edge
   b. Mounting
      1) Surface: Wall or Vertical Surface. Ceiling. Desk. Indicated in dwgs.
      2) Fastening: MFH. VTM. PIN. WM. CM. Indicated in dwgs.
   c. Sizes: Indicated in dwgs.
   d. Color: Indicated in dwgs.
5. Insert
   a. Non-Tactile Signs: Integrally colored injection molded high impact plastic with computer generated photographic silkscreen process surface printing chemically bonded to self-aligning reveal insert material; insert corner same type as holder
   b. ADA tactile sings: 1/32" thickness computer generated photo-etched rubberized surface material chemically bonded to self-aligning reveal insert material; insert corner same type as holder.
   c. ClearLens inserts are special configured molded inserts provided with same corner configuration as the molded holder. This insert allows graphic to be seen beneath surface.
6. Schedule:
   a. Offices and Work Areas: Provide 2-1/2" x 6" graphic panel with raised room number and Braille dots for each door, with 3-1/2" x 6" in-house updateable module for each door.
   b. Classrooms: Provide 2-1/2" x 6" graphic panel with raised room number and Braille dots with ad 6" x 6" in-house updateable module for each door.
   c. Fire Exit Doors: In accordance with CBC
7. Attachment Material: As recommended by manufacturer to suit installation conditions, with consideration for potential of high abuse and for concealing fastenings.
8. Finishes: Custom colors and finishes per dwgs.
9. Character (Letter and Number) Style: Characters as indicated on the Contract Drawings or, if not indicated, as selected by Architect. If not indicated, assume Helvetica Medium font for bidding. Lettering shall be raised minimum 1/32" above sign surface.
10. Braille: Refer to Paragraph regarding tactile exit signage.

B. Accessible Exit Signage: Comply with the requirements of CBC

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are ready to receive Work.

B. Beginning of installation means installer accepts existing surfaces.

3.02 INSTALLATION

A. Install signs only after surfaces are finished, install at all rooms.
   1. At single-leaf doors, locate signs on wall adjacent to latch side of applicable door opening, centered horizontally within 18-inch space adjacent to latch side of door, 60 inches from finish floor to center line of sign. Mounting location shall be located so that a clear space of 18" minimum by minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. CBC Section 11B-703.4.2.

B. Mounting
   1. Tactile Plastic Signs: Stainless steel screws, pin torx, vandal-proof.
   2. Non-tactile Plastic Signs:
      a. Install with four (4) stainless steel countersunk flathead screws, pin torx, vandal-proof. Pre-drill holes to prevent breaking plastic, use countersunk drill bits to flush screw head with sign surface.

C. For signs installed on glass: a blank vinyl backer is required to be placed on opposite side of glass exactly behind sign being installed. This blank glass back up is to be the same size as sign being installed.

D. Clean and polish signs following manufacturer'¢s instructions.

3.03 FIELD QUALITY CONTROL

A. DSA Inspections: Signs and identifications or other information shall be field inspected after installation and approved by Division of the State Architect prior to the issuance of a final certificate of occupancy, or final approval where no certificate of occupancy is issued. The inspection shall include, but not limited to, verification that Braille dots and cells are properly spaced and the size, proportion and type of raised characters are in compliance with CBC, Section 11B-703.1.1.2.

3.04 SIGN TYPES AND SCHEDULE

A. As indicated on Drawings.

END OF SECTION

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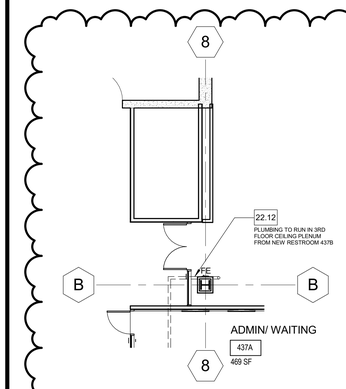
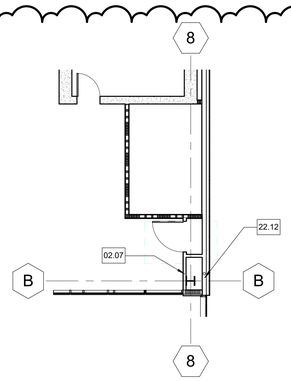
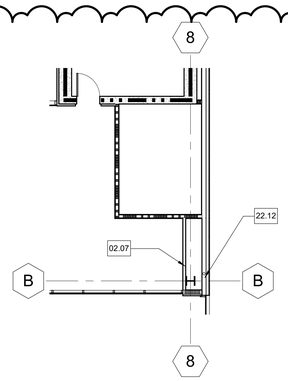


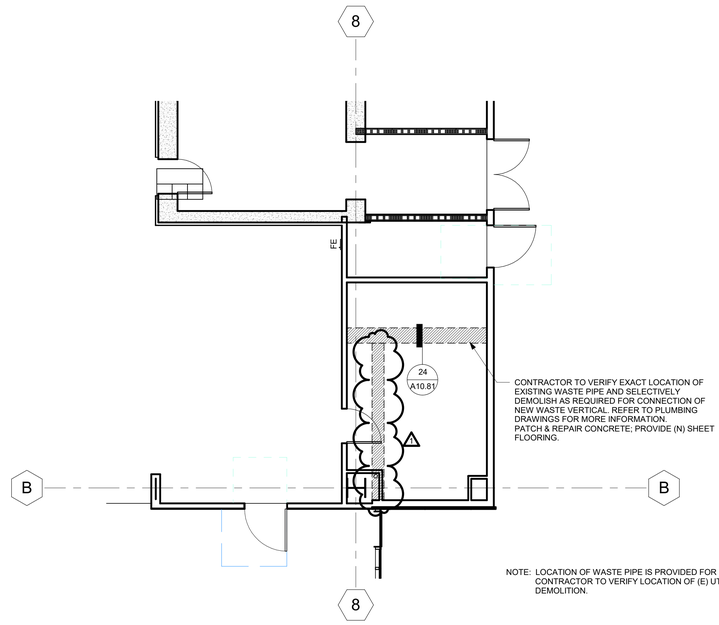
LEVEL 04 - PLUMBING ROUTING 24 — 1/8" = 1'-0"



LEVEL 03 - PLUMBING ROUTING 19 — 1/8" = 1'-0"



LEVEL 02 ROUTING PLAN 14 — 1/8" = 1'-0"



LEVEL 01 - DEMOLITION PLAN 4 — 3/16" = 1'-0"

LEVEL 04 RCP - DEMO PLAN 11 — 3/16" = 1'-0"

LEVEL 04 - DEMOLITION PLAN 1 — 3/16" = 1'-0"

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LICENSED ARCHITECT BRADLEY E GLADSTICK NO. C-32437 REN. 02-28-19 STATE OF CALIFORNIA

No	Issue	Dat	No	Issue	Dat
1		11/26/2017			

Keynotes

NO.	Note - Detail
02.02	DEMO COLUMN COVER; (E) COLUMN & FIRE PROOFING TO REMAIN
02.04	REMOVE CURTAINWALL & GLAZING SYSTEM
02.05	REMOVE EXISTING CEILING GRID
02.06	REMOVE LIGHTING FIXTURE
02.07	DEMO PORTION OF WALL AS REQ'D TO INSTALL (N) WASTE LINE; PATCH & PAINT TO MATCH (E)
02.08	(E) LIGHTSHELF TO REMAIN, MODIFY AS REQ'D FOR CONSTRUCTION OF (N) WALLS
02.10	(E) WALL TO REMAIN
02.12	(E) COLUMN, FIREPROOFING, & COLUMN COVER TO REMAIN
02.13	(E) GLAZING SYSTEM TO REMAIN
02.15	(E) CEILING, GRID, AND LIGHTING TO REMAIN
02.16	(E) HEAD WALL TO REMAIN
02.20	SALVAGE DOOR AND DOOR HARDWARE FOR RE-USE
02.21	SALVAGE CEILING PANELS FOR RE-USE
02.22	SALVAGE PROJECTOR AND MOUNT AND DELIVER TO OWNER
02.23	SALVAGE PROJECTOR SCREEN AND DELIVER TO OWNER
02.24	SALVAGE GLAZING PANELS FOR RE-USE
02.25	SALVAGE ROOM SIGN FOR RE-USE
02.26	SALVAGE EXISTING CARPET TILES FOR RE-USE
22.12	NEW WASTE LINE, SEE PLUMBING

Agency Approval

File No.: 37-C1

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4TH FLOOR - PRESIDENT'S SUITE - T.I.

Sheet
DEMOLITION PLAN

Date 07/17/2018 | **Client Project** 5015024000

Sheet
A2.01

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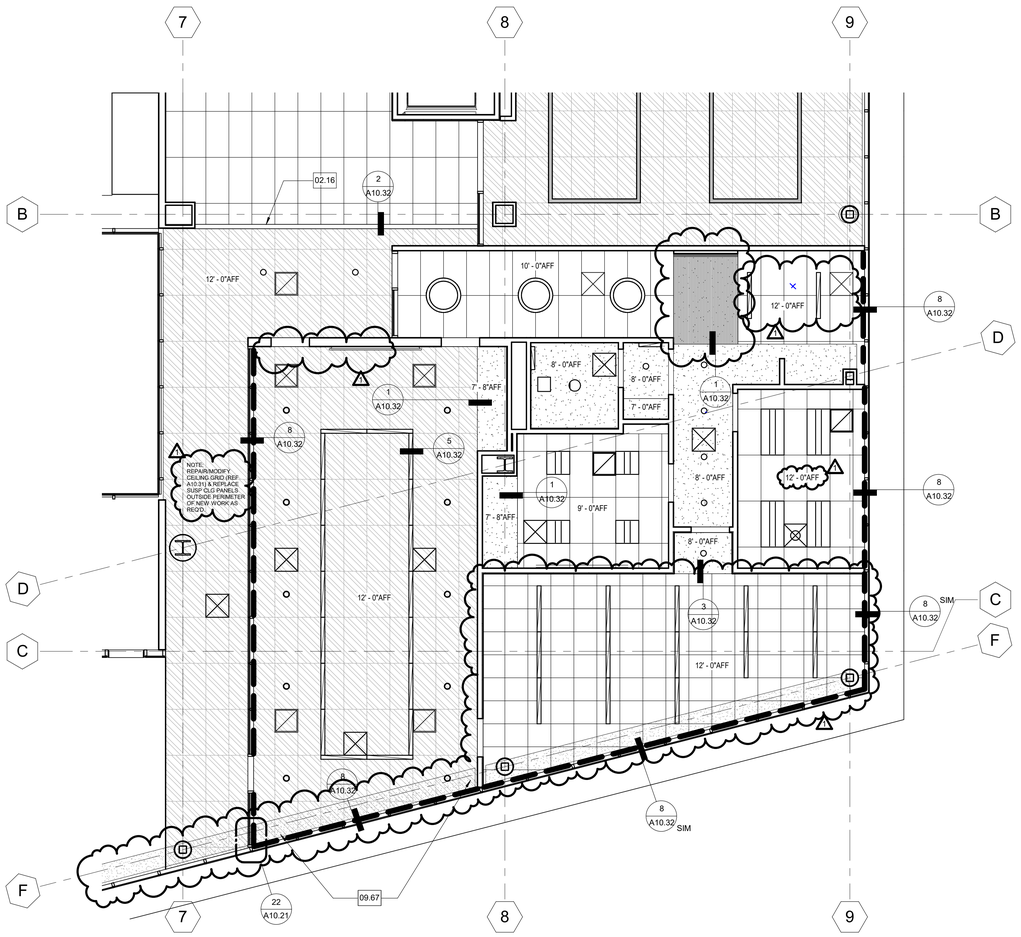
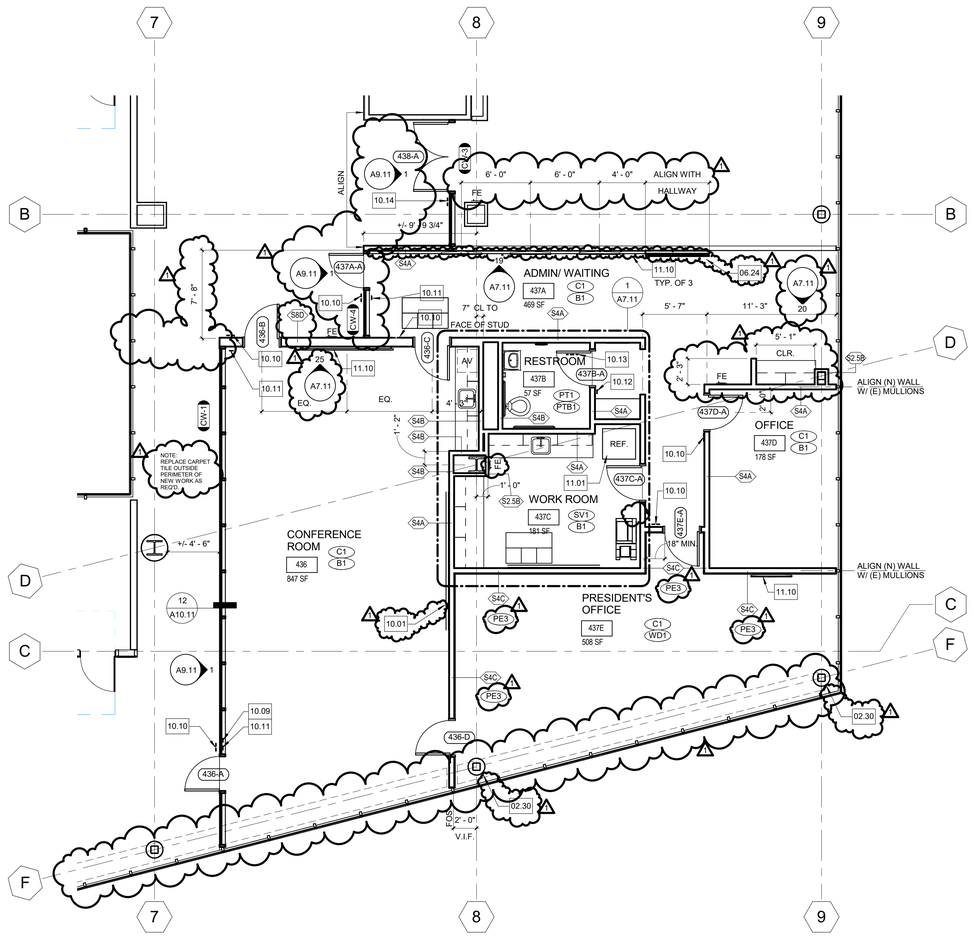


LEVEL 04 RCP - REMODEL PLAN

11

3/16" = 1'-0"



LEVEL 04 - REMODEL FLOOR PLAN

1

3/16" = 1'-0"

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LICENSED ARCHITECT
BRADLEY E GLADSTICK
NO. C-32437
REN. 02-28-19
STATE OF CALIFORNIA

No	Issue	Dat	No	Issue	Dat
1		11/26/2017			

Keynotes

NO.	Note - Detail
02.16	(E) HEAD WALL TO REMAIN
02.30	REINSTALL COLUMN COVER
06.24	WOOD SCREEN
09.67	REPLACE LIGHT SHELF MODULE EA SIDE OF (N) WALL AS REQ'D. REPAIR/RE-WIRE AS REQ'D.
10.01	MARKERBOARD - 12/A10.81
10.09	ASSISTIVE LISTENING SIGNAGE (ALS)
10.10	ROOM SIGN - 14/A10.81
10.11	EXIT SIGN - 11/A10.81
10.12	UNISEX TOILET SIGN - 20/A10.81
10.13	RESTROOM DOOR SIGN - 15/A10.81
10.14	SALVAGED ROOM SIGN. FOR INSTALLATION INSTRUCTIONS ONLY, SEE - 13/A10.81
11.01	REFRIGERATOR OFOI, SHALL COMPLY WITH IIB-804.6.6
11.10	LCD MONITOR, 4" MAX. PROJECTION

LEGEN

- SUSPENDED T-BAR CEILING WITH 2'x2' OR 2'x4' CEILING TILES - SEE 1/A10.31
- SUSPENDED METAL CEILING SYSTEM - SEE 1/A10.31
- FRAMED GYPSUM BOARD CEILING - SEE 17/A10.11
- SUSPENDED WOOD PANEL CEILING
- NEW WALL
- EXISTING WALL
- MOTORIZED ROLLER SHADE
- EXIT SIGN, SEE ELECTRICAL
- LIGHT FIXTURES, SEE ELECTRICAL
- MECHANICAL DIFFUSERS, SEE MECHANICAL
- X#X — WALL TYPE, SEE A10.11
- AA — CURTAIN WALL TYPE, SEE A9.11
- P# — FINISH CALLOUT, SEE SPECIFICATION SECTION 09 06 00

NOTES

1. REFER TO SHEET G0.11 FOR TYPICAL SYMBOLS AND ABBREVIATIONS
2. ALIGN NEW METAL CEILING GRID WITH EXISTING METAL CEILING GRID.
3. ALL WALLS TO BE TYPE S4A UNLESS NOTED OTHERWISE.
4. MODIFY EXISTING ROLLER SHADES AS REQUIRED FOR COMPLETE INSTALLATION AS SHOWN.
5. ALL (N) GYP BD TO BE PAINTED PT1 U.N.O.

Agency Approval

File No.: 37-C1

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FOURTH FLOOR - REMODEL PLAN

Date 07/17/2018 | **Client Project** 5015024000

Sheet

A2.11

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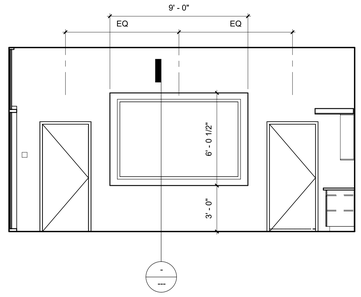
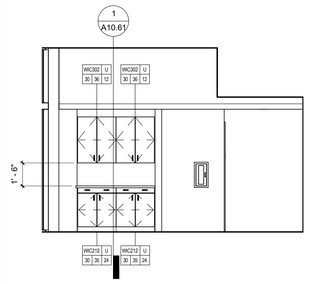
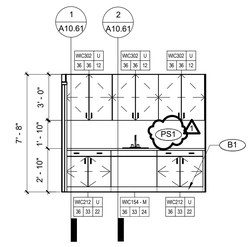


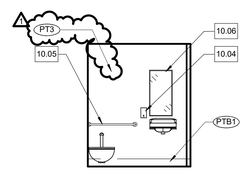
RM 436 - NORTH ELEVATION 25 — 1/4" = 1'-0"



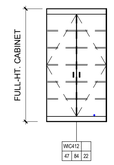
RM 437A - PARTIAL SOUTH ELEVATION 20 — 1/4" = 1'-0"



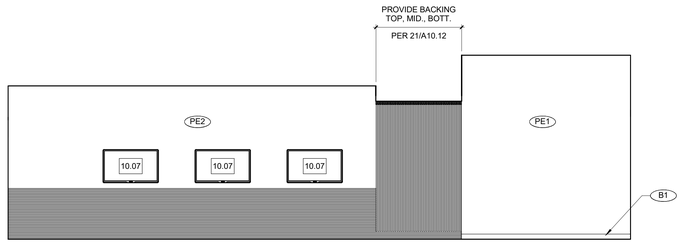
RM 436 - EAST ELEVATION 15 — 1/4" = 1'-0"



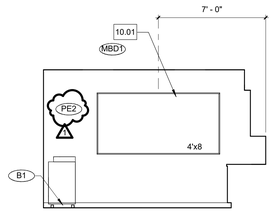
RM 437B - WEST ELEVATION 10 — 1/4" = 1'-0"



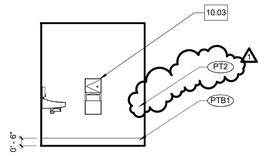
RM 437A ALCOVE - SOUTH ELEVATION 5 — 1/4" = 1'-0"



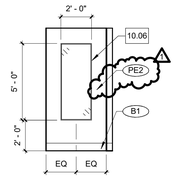
RM 437A - NORTH ELEVATION 19 — 1/4" = 1'-0"



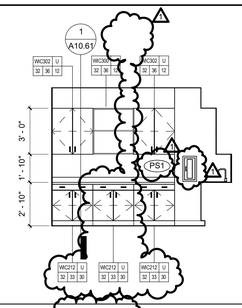
RM 437C - SOUTH ELEVATION 14 — 1/4" = 1'-0"



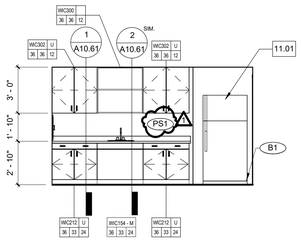
RM 437B - NORTH ELEVATION 9 — 1/4" = 1'-0"



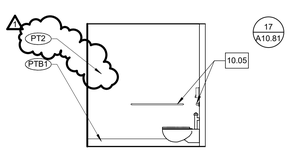
RM 437A ALCOVE - NORTH ELEVATION 4 — 1/4" = 1'-0"



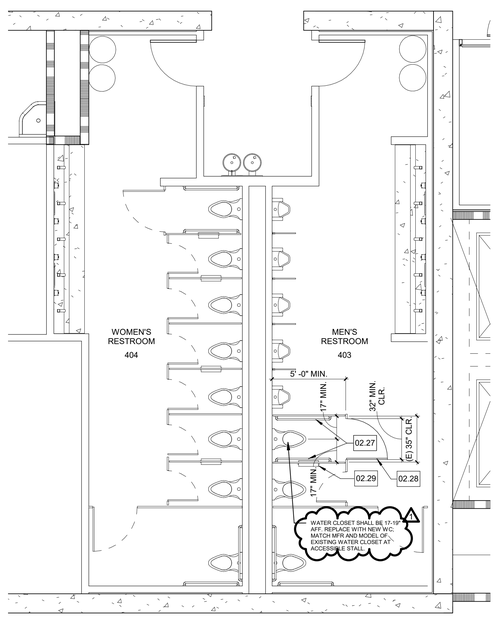
RM 437C - WEST ELEVATION 13 — 1/4" = 1'-0"



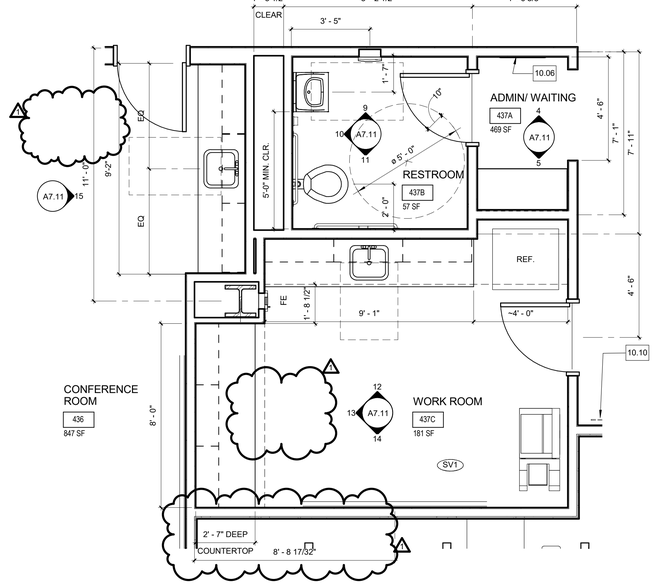
RM 437C - NORTH ELEVATION 12 — 1/4" = 1'-0"



RM 437B - SOUTH ELEVATION 11 — 1/4" = 1'-0"



(E) RESTROOMS # 403 & 404 16 — 1/4" = 1'-0"



ENLARGED PLAN 1 — 3/8" = 1'-0"

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1		11/26/2017

No	Issue	Dat

Keynotes

NO.	Note - Detail
02.27	NEW GRAB BARS: 48" L, AT 33" AFF
02.28	PROVIDE NEW DOOR & HARDWARE TO FIT NEW STALL OPENING WIDTH (MATCH (E) FINISHES, COLOR, & MATERIALS & PATCH AS REQUIRED). REVERSE DOOR SWING TO SWING OUT.
02.29	REPLACE (E) TOILET PAPER DISPENSER W/ NEW UNITS FLANGE FLUSH-MOUNTED ON ACCESSIBLE SIDE. REFER TO 8/A10.81
10.01	MARKERBOARD - 12/A10.81
10.02	COMBINATION TOILET TISSUE DISPENSER - 1/A10.81
10.03	COMBINATION TOWEL DISPENSER/WASTE RECEPTACLE - 1/A10.81
10.04	LIQUID SOAP DISPENSER - 1/A10.81
10.05	GRAB BAR - /A10.81
10.06	FRAMELESS GLASS MIRROR - 1/A10.81
10.07	DISPLAY MONITOR, MAX 4" PROJECTION; PROVIDE BACKING PER 21/A10.12
10.10	ROOM SIGN - 1/4/A10.81
11.01	REFRIGERATOR OFOI, SHALL COMPLY WITH IIB-804.6.6

Agency Approval

File No.: 37-C1

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4TH FLOOR - PRESIDENT'S SUITE - T.I.

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ENLARGED PLAN & INTERIOR ELEVATIONS - FOURTH FLOOR

Date 07/17/2018 | **Client Project** 5015024000

Sheet

A7.11

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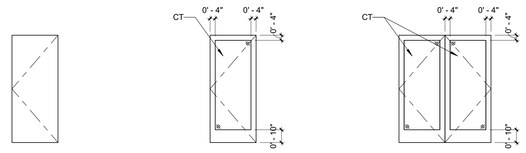
DOOR SCHEDULE

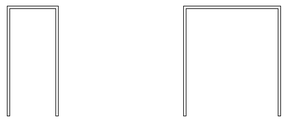
DOOR NUMBER	DOOR SIZE WIDTH PANEL 1	DOOR SIZE WIDTH PANEL 2	DOOR SIZE HEIGHT	Fire Rating	Door MATERIAL	Door FINISH	Door PANEL TYPE	Door UNDERCUT	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HARDWARE GROUP	PANIC	GLASS	DETAILS (SHEET A10.61 U.N.O.) HEAD	JAMB 1	JAMB 2	THRESH	Comments
436-A		3' - 0"	7' - 9 1/4"	NR	AL	FF	05	0' - 0"	AL	FF	SEE : ELEV	05	Yes	CT	-	-	-	-	SEE CURTAINWALL DRAWINGS FOR DETAILS
436-B		3' - 0"	7' - 0"	NR	WD	FF	01	0' - 0"	AL	FF	A : S	02	Yes	CT	19	19	19	17	
436-C		3' - 0"	7' - 0"	NR	WD	FF	01	0' - 0"	AL	FF	A : S	01	No	-	19	19	19	17	
436-D		3' - 0"	7' - 0"	NR	WD	FF	01	0' - 0"	AL	FF	A : S	04	No	-	19	19	19	17	
437A-A		3' - 0"	7' - 9 1/4"	NR	AL	FF	05	0' - 0"	AL	FF	SEE : ELEV	05	Yes	CT	-	--	-	-	SEE CURTAINWALL DRAWINGS FOR DETAILS
437B-A		3' - 0"	7' - 0"	NR	WD	FF	01	0' - 0"	AL	FF	A : S	03	No	CT	19	19	19	18	
437C-A		3' - 0"	7' - 0"	NR	WD	FF	05	0' - 0"	AL	FF	A : S	04	No	CT	19	19	19	17	
437D-A		3' - 0"	7' - 0"	NR	WD	FF	05	0' - 0"	AL	FF	A : S	01	No	CT	19	19	19	17	
437E-A		3' - 0"	7' - 0"	NR	WD	FF	05	0' - 0"	AL	FF	A : S	01	No	CT	19	19	19	17	
438-A		3' - 0"	7' - 9 3/4"	NR	AL	FF	05 : D	0' - 0"	AL	FF	SEE : ELEV	EXISTING	Yes	CT	-	-	-	-	SEE CURTAINWALL DRAWINGS FOR DETAILS

DOOR PANELS



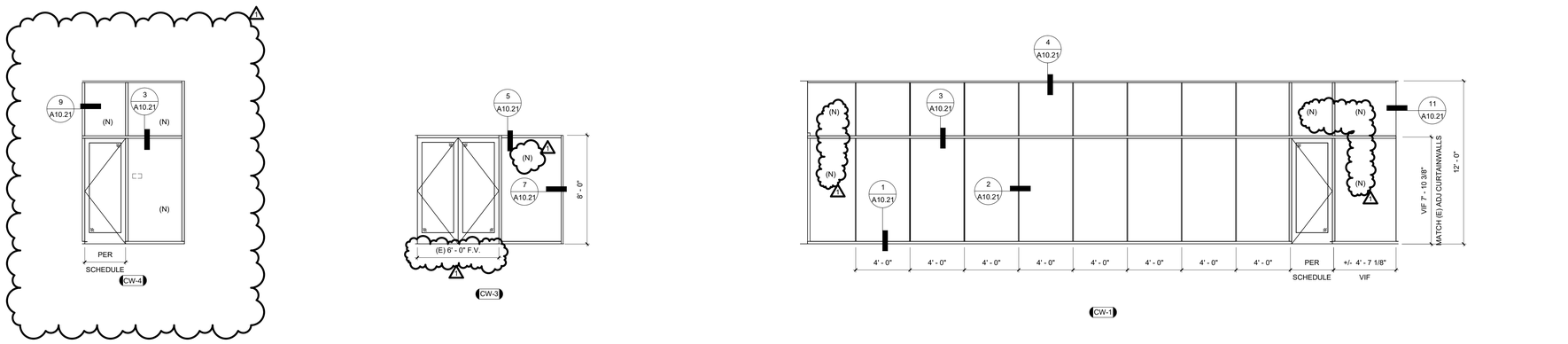
01 05 05:D

DOOR FRAMES



A:S A:D

WINDOW SCHEDULES



LEGEND

AL - ALUMINUM
CT - CLEAR TEMPERED
FF - FACTORY FINISH
NR - NON-RATED
PT - PAINT
WD - WOOD
(N) - GLAZING

1. REFER TO SHEET G0.11 FOR TYPICAL SYMBOLS AND ABBREVIATIONS

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LICENSED ARCHITECT
BRADLEY E GLADSTICK
NO. C-32437
REN. 02-28-19
STATE OF CALIFORNIA

No	Issue	Dat
1		11/26/2017

No	Issue	Dat

Keynotes

Agency Approval

File No.: 37-C1

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DOOR & WINDOW SCHEDULE

Date 07/17/2018 | **Client Project** 5015024000

Sheet
A9.11

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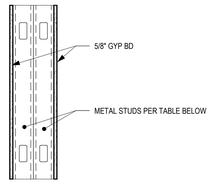
NOTES:
1. FOR TOP AND BOTTOM OF WALL DETAILS SEE 1 / A10.11

AT WALLS INDICATED WITH AN * CONTRACTOR TO CONVERT EXISTING WALL TO RATED WALL PER INDICATED WALL TYPE. FIRE CAULK ALL PENETRATIONS AS REQUIRED.

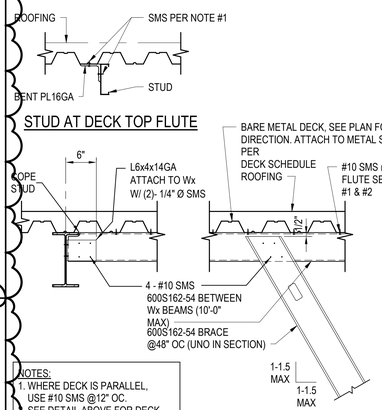
AT TILE APPLICATIONS PROVIDE CEMENTITIOUS BACKER BOARD IN LIEU OF GYP BOARD AS TILE SUBSTRATE.



TAG	CORE PROPERTIES	STC	GA FILE #	FIRE	UL #
S8D	16 GA., (2) 4" METAL STUDS @ 16"OC	N/A		NR	

09.005

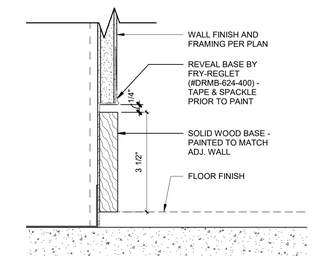
INTERIOR WALL TYPE - TYPE "D" 2
1" = 1'-0"



STUD AT DECK TOP FLUTE

NOTES:
1. WHERE DECK IS PARALLEL, USE #10 SMS @12" OC.
2. SEE DETAIL ABOVE FOR DECK PERPENDICULAR @ TOP FLUTE.

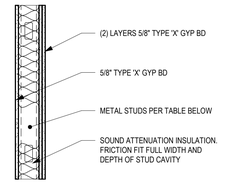
BRACE AT BARE METAL DECK 14
1" = 1'-0"



09.007

INTEGRAL WOOD BASE 10
6" = 1'-0"

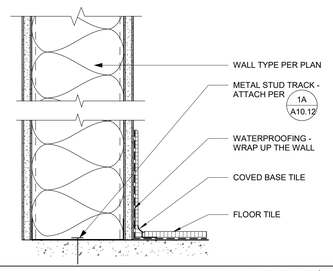
NOTES:
1. FOR TOP AND BOTTOM OF WALL DETAILS SEE 1 / A10.11



TAG	CORE PROPERTIES	STC	GA FILE #	FIRE	UL #
S4C	16 GA., 4" METAL STUDS @ 16" OC	50	WP-1052	NR	

09.004

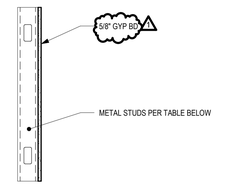
INTERIOR WALL TYPE - TYPE "C" 5
1" = 1'-0"



09.009

BASE TILE 9
3" = 1'-0"

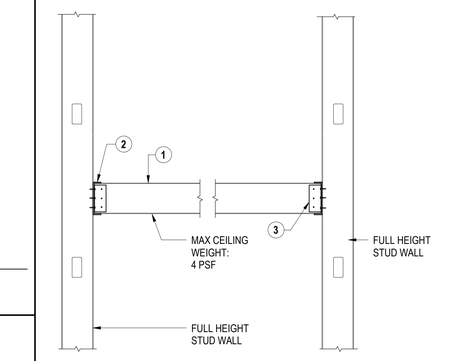
NOTES:
1. FOR TOP AND BOTTOM OF WALL DETAILS SEE 1 / A10.11



TAG	CORE PROPERTIES	STC	GA FILE #	FIRE	UL #
S2.5B	16 GA., 2.5" METAL STUDS @ 16"OC	N/A			
S4B	16 GA., 4" METAL STUDS @ 16"OC	N/A			

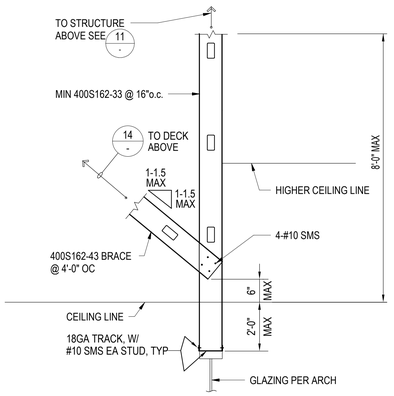
09.002

INTERIOR WALL TYPE - TYPE "B" 4
1" = 1'-0"

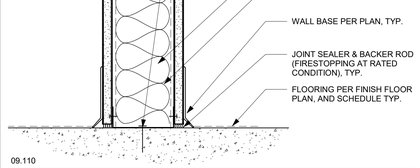


MAX SPAN (B/W WALLS OR HANGERS)	1 JOIST @ 16"OC (UNPUNCHED)	2 LEDGER TRACK	3 CLIP ANGLE
13'-0"	400S162-33	400T150-43 W/(2)-#10 TO EA STUD	18GAx2"x2"x3" LONG W/(2)-#10 EA LEG

TYPICAL WALL SUPPORTED METAL STUD CEILING DETAIL 17
1" = 1'-0"



TYPICAL CEILING TRANSITION AND GLAZING HEAD DETAIL 12
3/4" = 1'-0"



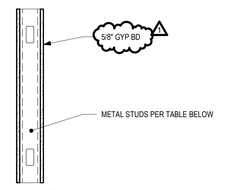
09.110

TYP INTERIOR WALL BASE 8
3" = 1'-0"

NOTES:
1. FOR TOP AND BOTTOM OF WALL DETAILS SEE 1 / A10.11

AT WALLS INDICATED WITH AN * CONTRACTOR TO CONVERT EXISTING WALL TO RATED WALL PER INDICATED WALL TYPE. FIRE CAULK ALL PENETRATIONS AS REQUIRED.

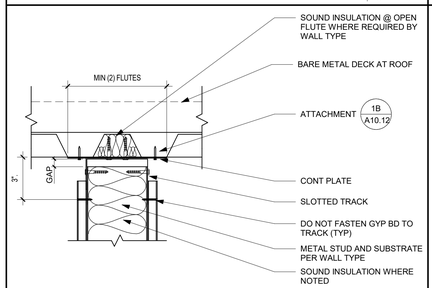
AT TILE APPLICATIONS PROVIDE CEMENTITIOUS BACKER BOARD IN LIEU OF GYP BOARD AS TILE SUBSTRATE.



TAG	CORE PROPERTIES	STC	GA FILE #	FIRE	UL #
S4A	16 GA., 4" METAL STUDS @ 16"OC	N/A		NR	

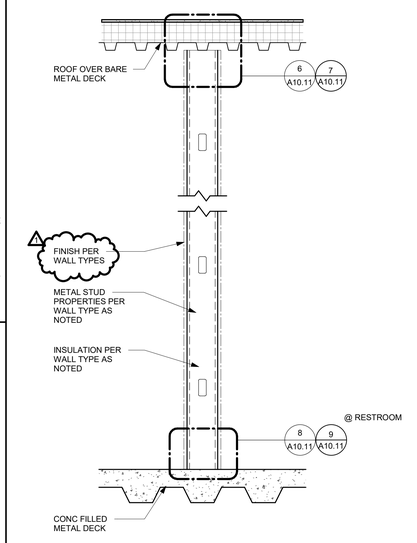
09.001

INTERIOR WALL TYPE - TYPE "A" 3
1" = 1'-0"



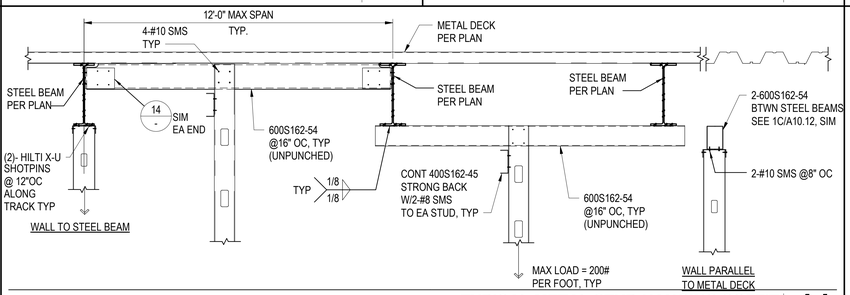
09.106

MTL STUD WALL PARALLEL TO MTL DECK 7
3" = 1'-0"

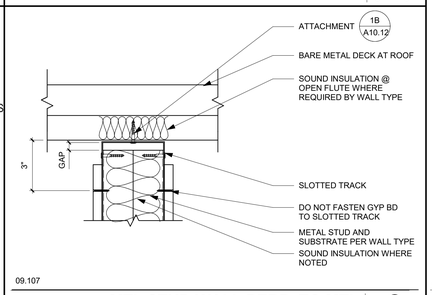


09.000

TYPICAL INTERIOR WALL SECTION 1
1" = 1'-0"



TYPICAL METAL STUD HANGING SOFFIT CONNECTION TO BARE METAL DECK 11
1" = 1'-0"



09.107

MTL STUD WALL PERP. TO MTL DECK 6
3" = 1'-0"

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WALL & FRAMING DETAILS

Date 07/17/2018 | Client Project 5015024000

Sheet
A10.11

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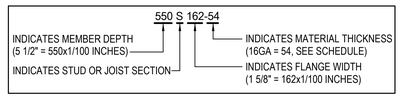
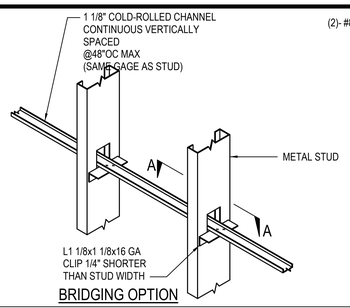
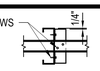


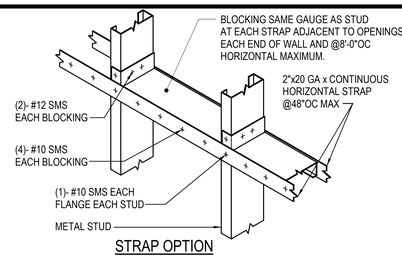
METAL STUD IDENTIFICATION 25
1" = 1'-0"



BRIDGING OPTION



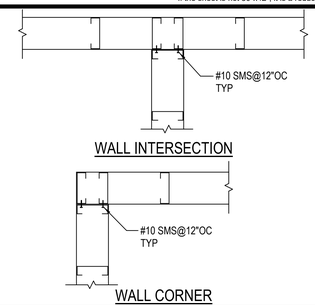
SECTION A-A



STRAP OPTION

NOTE:
REQUIRED WHERE RIGID WALL FINISH DOES NOT CONTINUE FULL HEIGHT OF EITHER OR BOTH SIDES OF STUDS

TYPICAL LATERAL BRIDGING AT METAL STUDS 10
1" = 1'-0"



WALL INTERSECTION

WALL CORNER

TYPICAL METAL STUD WALL AT INTERSECTION DETAILS 5
1" = 1'-0"

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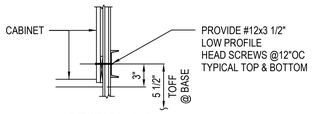
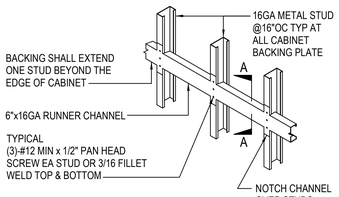
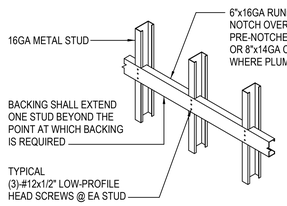


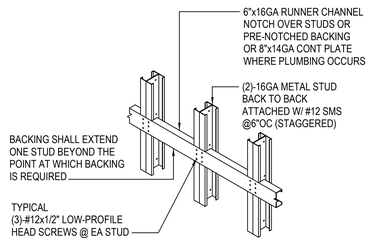
SECTION A-A



BACKING AT CABINET



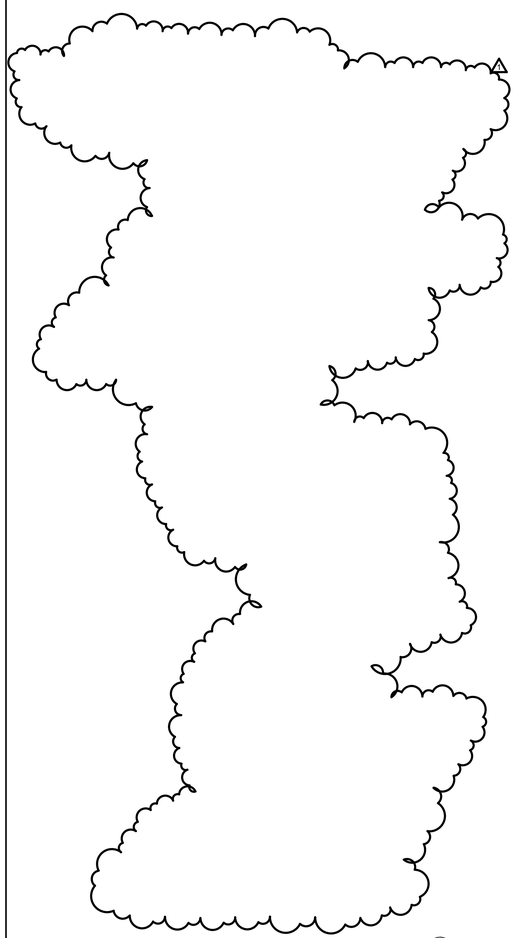
BACKING AT EQUIPMENT WEIGHT UNDER 100 LBS

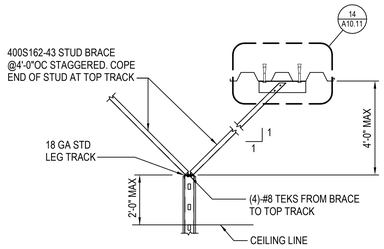


BACKING AT EQUIPMENT WEIGHT BETWEEN 100 - 200 LBS

NOTE: ADD HILTI X-DNI 32P8 POWDER DRIVEN FASTENERS AT TOP AND BOTTOM OF DOUBLE STUDS.

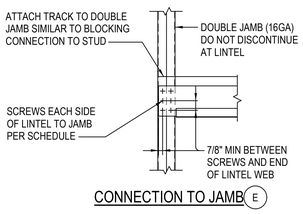
TYPICAL ATTACHMENT TO METAL STUD DETAILS 21
1" = 1'-0"



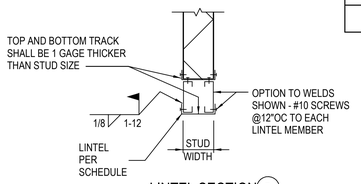


NOTE:
NOT ALLOWED FOR ATTACHING BACKING AT WALL SUPPORTED ITEMS

TOP CONNECTION F



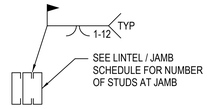
CONNECTION TO JAMB E



LINTEL SECTION D

LINTEL / JAMB SCHEDULE			
MAX LENGTH	LINTEL BEAM SIZE	# OF STUDS AT JAMB	#10 SCREWS EACH SIDE OF BEAM TO JAMB
4'-0"	(2) 400 S162-33	1	2 SCREWS (4 TOTAL)
6'-0"	(2) 400 S162-33	2	2 SCREWS (4 TOTAL)
8'-0"	(2) 600 S162-33	2	3 SCREWS (6 TOTAL)
10'-0"	(2) 600 S162-33	2	3 SCREWS (6 TOTAL)
12'-0"	(2) 800 S162-33	3	4 SCREWS (8 TOTAL)
14'-0" *	(2) 800 S162-33	3	4 SCREWS (8 TOTAL)
16'-0"	(2) 1000 S162-33	3	5 SCREWS (10 TOTAL)

* 13'-0" MAX HEADER WIDTH FOR 4" STUDS



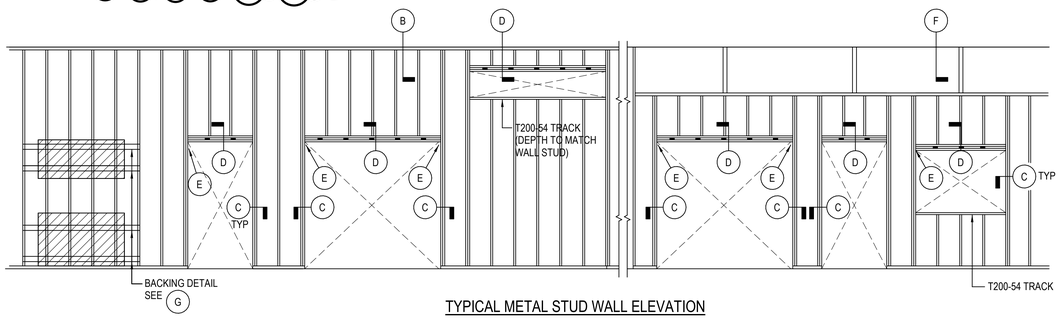
JAMB SECTION C

JAMB / LINTEL DETAILS AND SCHEDULE

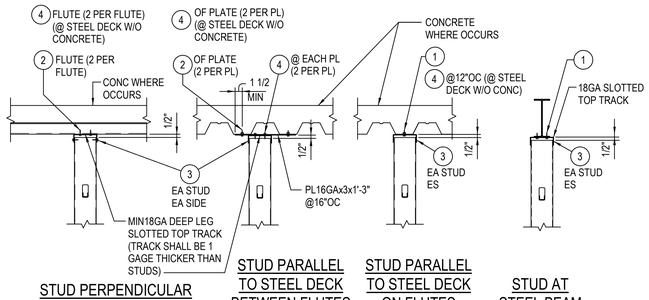
METAL STUD FASTENER SCHEDULE	
MARK	FASTENERS SIZE AND SPACING
1	HILTI X-U POWER DRIVEN FASTENER @24"OC W/ 1 1/2" MIN EMBED
2	HILTI X-U POWER DRIVEN FASTENER W/ 1 1/4" MIN EMBED
3	#10 SHEET METAL SCREW
4	#12 SHEET METAL SCREW
5	1/2"DIA HEADED BOLT @24"OC (MIN 6" EMBED

MAXIMUM ALLOWABLE HEIGHT ("H") SCHEDULE				
METAL STUD (S-STUD) SIZE (MIN1 5/8" FLANGE)				
GAUGE	2 1/2"	4"		
16	18'-0"	18'-0"		
18	–			
20	–	18'-0"		

NOTES:
1. MAXIMUM STUD HEIGHT "H" FOR STUDS @16"OC (UNO ON ARCH).
2. SEE ARCHITECTURAL FOR OTHER CONDITIONS.
3. SEE ARCHITECTURAL FOR LOCATION OF CURB.
4. HILTI X-U LOW VELOCITY POWER DRIVEN FASTERNER SHALL BE PER ICC REPORT No. ESR 2269.
5. ALL TRACKS SHALL BE 1 GAGE THICKER THAN STUDS WITH 1-1/2" FLANGE.

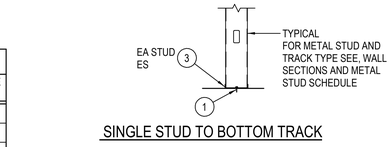


TYPICAL METAL STUD WALL ELEVATION

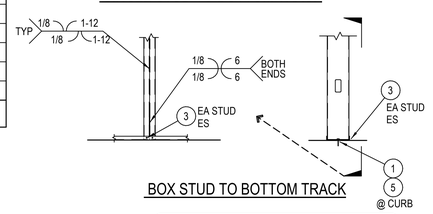


STUD PERPENDICULAR TO STEEL DECK | STUD PARALLEL TO STEEL DECK BETWEEN FLUTES | STUD PARALLEL TO STEEL DECK ON FLUTES | STUD AT STEEL BEAM

STUD TO DECK DETAIL B



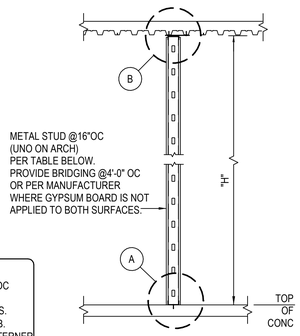
SINGLE STUD TO BOTTOM TRACK



BOX STUD TO BOTTOM TRACK

NOTES:
1. FOR STEEL STUD AND TRACK TYPE, SEE PLANS, SECTIONS AND METAL STUD SIZE SCHEDULE.
2. FOR METAL STUD FASTENERS, SEE METAL STUD FASTENER SCHEDULE.

STUD TO SLAB DETAIL A



TYPICAL METAL STUD WALL SECTION

COLD-FORMED METAL FRAMING NOTES:

1. THE DESIGN, INSTALLATION, AND CONSTRUCTION OF COLD-FORMED METAL FRAMING SHALL BE IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "NORTH AMERICAN SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" (S100) AND AISI "NORTH AMERICAN STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS" (S200) AS AUGMENTED BY CBC SECTIONS 2209 AND 2210.

2. COLD-FORMED METAL FRAMING INCLUDES METAL STUDS, TRACKS, JOISTS, STRAP BRACING, BRIDGING, END CLOSURES, AND ACCESSORIES. THESE GENERAL NOTES APPLY TO LOAD BEARING COLD-FORMED METAL FRAMING SHOWN ON STRUCTURAL DRAWINGS ONLY. NON-LOAD BEARING METAL STUDS AND FASTENERS ARE NOT SHOWN ON STRUCTURAL DRAWINGS. FOR INFORMATION ON NON-LOAD BEARING METAL STUDS SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

3. COLD-FORMED METAL FRAMING SHALL BE MANUFACTURED BY CURRENT MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (ICC-ES REPORT ER-4943P) AND FORMED FROM GALVANIZED STEEL SHEETS CONFORMING TO ASTM A653-SS OR ASTM A1003 (TYPE H), GRADES AS FOLLOWS. GALVANIZING SHALL BE BY THE HOT-DIP PROCESS COMPLYING WITH COATING DESIGNATION G60.

A. GRADE 33 (Fy=33 KSI) FOR THICKNESS 0.0451" (18 GAGE) & THINNER
B. GRADE 50 (Fy=50 KSI) FOR THICKNESS 0.0566" (16 GAGE) & THICKER

4. PROVIDE UNPUNCHED TRACKS WITH DIMENSION AS REQUIRED TO ENSURE PROPER FIT OF STUDS. STUDS AND JOISTS SHALL HAVE STIFFENED FLANGES.

5. PROVIDE LATERAL BRIDGING FOR STUDS WHEN RIGID WALL FINISH DOES NOT CONTINUE FULL HEIGHT AND ATTACHED TO ONE OR BOTH SIDES OF STUDS. INSTALL HORIZONTAL STRAPS OR COLD-ROLLED CHANNELS AS SHOWN ON DRAWINGS AND IN ACCORDANCE WITH AISI-S100 AND AISI-S200 SPECIFICATIONS.

6. PLUMB, ALIGN AND TIGHTLY NEST STUDS AND BRACES IN BOTH UPPER AND LOWER TRACKS AND SECURE WITH ATTACHMENTS TO BOTH FLANGES OF TRACKS. STUDS MUST BE FULLY SEATED IN TRACKS AND FASTENED WITH SELF-DRILLING SCREWS OR WELDING. SPLICES IN STUDS AND BRACES ARE NOT PERMITTED.

7. SELF-DRILLING/SELF-TAPPING SHEET METAL SCREWS (SMS) SHALL BE HILTI SELF-DRILLING SCREWS MANUFACTURED BY HILTI, INC. (ICC-ES REPORT ESR-2196), OR APPROVED EQUAL. SMS SHALL BE NUMBER 10 MINIMUM AND SHALL PROTRUDE THROUGH THE ATTACHED MEMBERS THREE FULL THREADS, (1/4" INCH MINIMUM), BEYOND THE BACKSIDE OF THE ATTACHED MEMBERS. MINIMIN SPACING BETWEEN CENTERS OF FASTENERS AND MINIMUM DISTANCE FROM THE CENTER OF FASTENER TO THE EDGE OF ANY CONNECTED PART SHALL BE 3 TIMES THE NOMINAL DIAMETER OF THE SMS, EXCEPT WHEN THE EDGE IS PARALLEL TO THE DIRECTION OF APPLIED FORCE THE MINIMUM DISTANCE FROM THE CENTER OF FASTENER TO THE EDGE MAY BE 1.5 TIMES THE DIAMETER OF THE SMS.

8. FASTENERS TO CONCRETE SHALL BE HILTI LOW VELOCITY X-U UNIVERSAL POWDER DRIVEN FASTENERS (ICC-ES REPORT ESR-2269), OR APPROVED EQUAL, WITH 0.157 INCH SHANK DIAMETER EMBEDDED 1 1/4 INCH INTO CONCRETE USING STANDARD INSTALLATION METHOD. FASTENERS SHALL BE DRIVEN INTO CONCRETE AFTER CONCRETE HAS ATTAINED SPECIFIED STRENGTH WITH MINIMUM SPACING OF 4 INCHES AND MINIMUM EDGE DISTANCE OF 3 INCHES. CONCRETE THICKNESS MUST BE AT LEAST THREE TIMES THE PENETRATION DEPTH OF THE FASTENER.

9. FASTENERS TO STEEL SHALL BE AS FOLLOWS:

A. HILTI LOW VELOCITY X-U UNIVERSAL POWDER DRIVEN FASTENERS (ICC-ES REPORT
ESR-2269), OR APPROVED EQUAL, WITH 0.157 INCH SHANK DIAMETER AND DRIVEN
THROUGH THE STEEL MEMBER WITH MINIMUM SPACING OF 1 INCH AND MINIMUM
EDGE DISTANCE OF 1/2 INCH.
B. HILTI KWIK-FLEX SELF-DRILLING FASTENERS (ICC REPORT ER-4780), OR APPROVED
EQUAL. FASTENER MUST PROTRUDE THROUGH THE STEEL MEMBER WITH MINIMUM
SPACING OF 1 INCH AND MINIMUM EDGE DISTANCE OF 1/2 INCH.

10. WELDING SHALL COMPLY WITH ANSI/AWS D1.3. WIRE TYING OF FRAMING COMPONENTS IS NOT PERMITTED.

A. WELDER SHALL BE AWS CERTIFIED AS REQUIRED BY THE GOVERNING CODE
AUTHORITY.
B. PLUG, BUTT, FILLET OR SEAM WELD. WHERE WELDING BURN-THROUGH OCCURS,
PROVIDE SUITABLE STITCH PLATE OF SAME GAUGE.
C. ELECTRODES SHALL BE E60XX FOR 33 KSI MEMBERS AND E70XX FOR 50 KSI MEMBERS.
D. TOUCH-UP GALVANIZED MEMBERS WITH ZINC-RICH PAINT.

11. BOXED AND OTHER BUILT-UP SECTIONS SHALL BE STITCHED TOGETHER WITH 1/8 INCH FILLET WELDS, 2 INCH LONG AT 12 INCH ON CENTER AT ALL SEAMS.

Agency Approval

File No.: 37-C1

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Sheet
METAL STUD DETAILS

Date 07/17/2018 | Client Project 5015024000

Sheet
A10.12

TYPICAL NON-BEARING METAL STUD WALL CONSTRUCTION DETAILS 1
1" = 1'-0"

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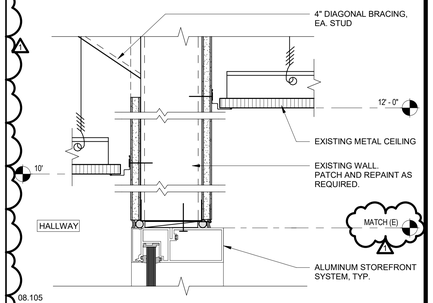
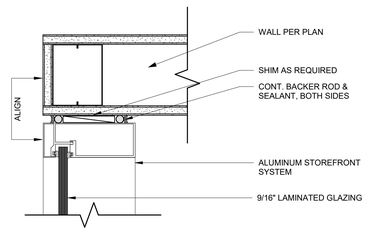


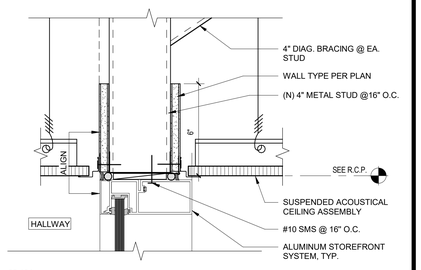
08.105

INTERIOR CURTAINWALL SECTION 5 — 3" = 1'-0"



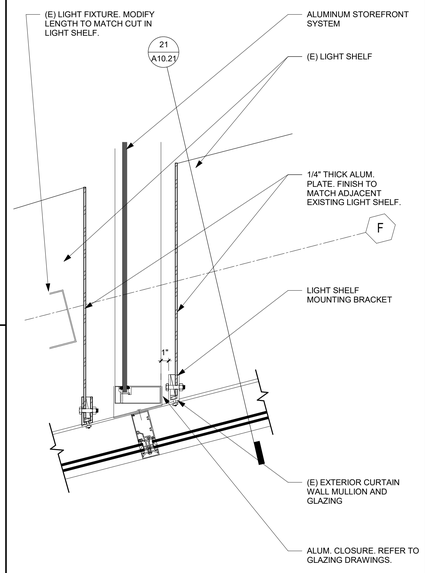
08.109

ALUM. MULLION @ GYP. BD. CORNER 9 — 3" = 1'-0"

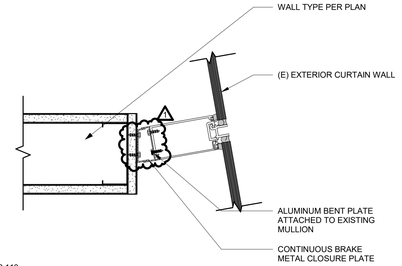


08.104

INTERIOR CURTAINWALL SECTION 4 — 3" = 1'-0"

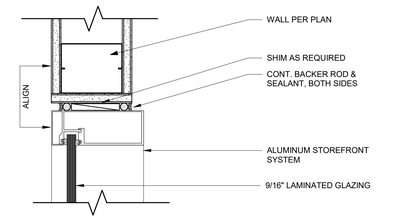


LIGHT SHELF PLAN 22 — 1 1/2" = 1'-0"



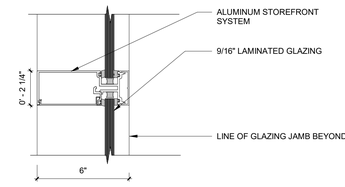
08.113

GYP. WALL @ EXT. CURTAINWALL 13 — 3" = 1'-0"



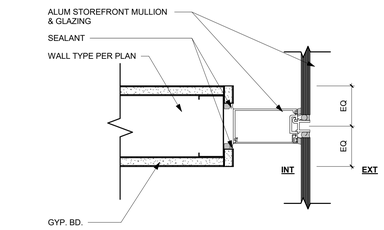
08.108

ALUM. MULLION @ GYP. END WALL 8 — 3" = 1'-0"



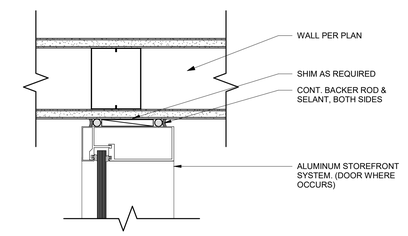
08.103

TYPICAL HORIZONTAL MULLION 3 — 3" = 1'-0"



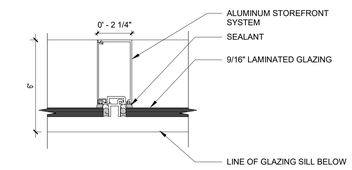
08.112

GYP WALL @ EXT. CURTAINWALL 12 — 3" = 1'-0"



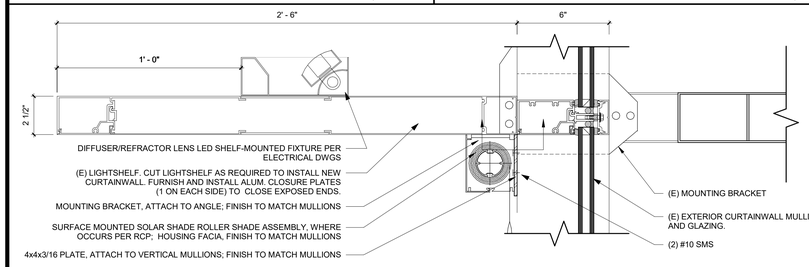
08.107

ALUM. MULLION @ GYP. BD. WALL 7 — 3" = 1'-0"



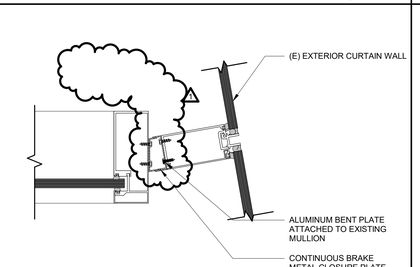
08.102

TYPICAL VERTICAL MULLION 2 — 3" = 1'-0"



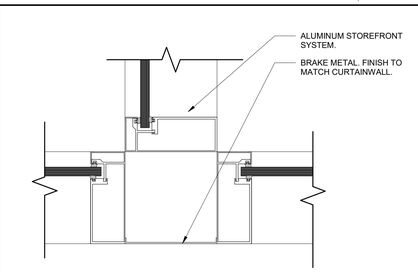
08.300

LIGHT SHELF SECTION 21 — 3" = 1'-0"



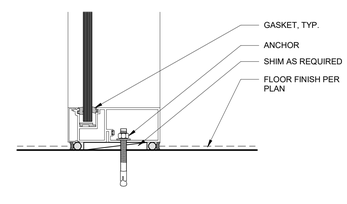
08.111

ALUM MULLION @ EXT. CURTAINWALL 11 — 3" = 1'-0"



08.106

CURTAINWALL INSTERSECTION 6 — 3" = 1'-0"



08.101

TYPICAL SILL 1 — 3" = 1'-0"

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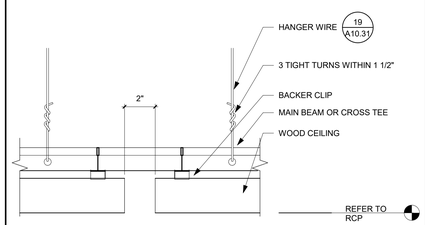
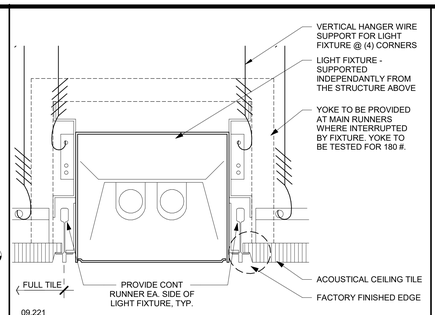


NOTE: PROVIDE EQUAL GAPS BETWEEN PANELS IN EACH ROOM

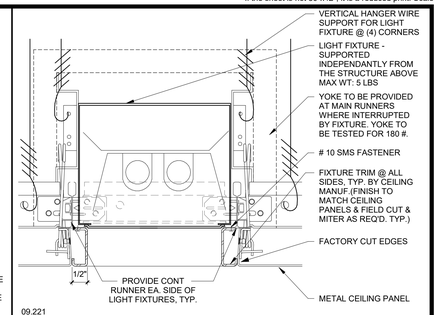
09.105

WD CEILING PANEL TO PANEL GAP 15
3" = 1'-0"



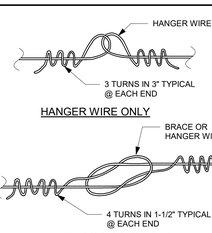
09.221

REC. LIGHT FIXT. @ ACT CEILING 10
6" = 1'-0"

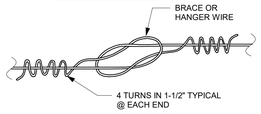


09.221

REC. LIGHT FIXT. @ METAL CEILING 5
6" = 1'-0"



HANGER WIRE ONLY

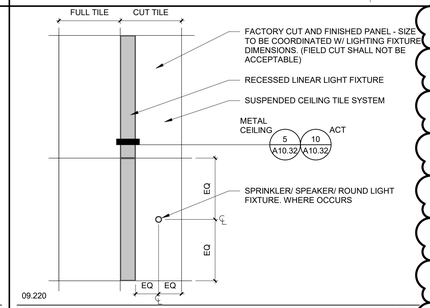


HANGER OR BRACE WIRE

NOTES:

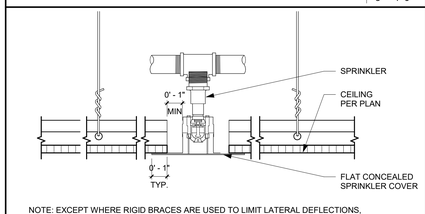
WIRE SPLICES ARE SHOWN LOOSELY TIED FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL BE DRAWN TIGHT TO COMPLETE INSTALLATION WHEN CONSTRUCTED.

CEILING WIRE SPLICES 14
3" = 1'-0"



09.220

RECESSED LIGHT FIXTURE @ SUSPENDED CEILING 9
1/2" = 1'-0"

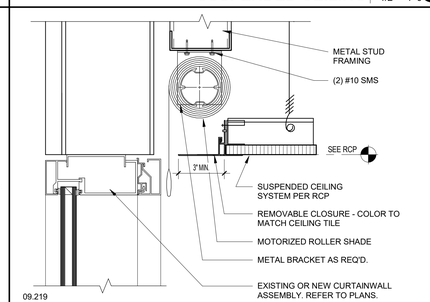


NOTE: EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE OR ADAPTOR THROUGH THE CEILING TO ACCOMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS. ALTERNATEVILY, A SWING JOINT CAN ACCOMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERFMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION. (IBC 01621, ASCE 7-10, 13.5.6.2.2 ITEM A.

PROVIDE MOCK UP IN THE FIELD FOR ARCHITECT'S AND PROJECT INSPECTOR'S REVIEW

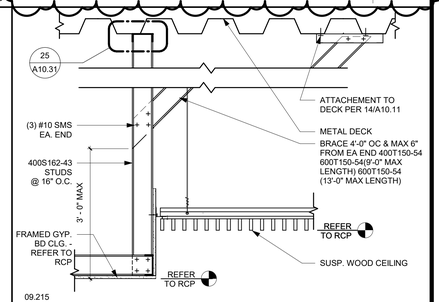
09.224

SEISMIC SPRINKLER DETAIL 13
3" = 1'-0"



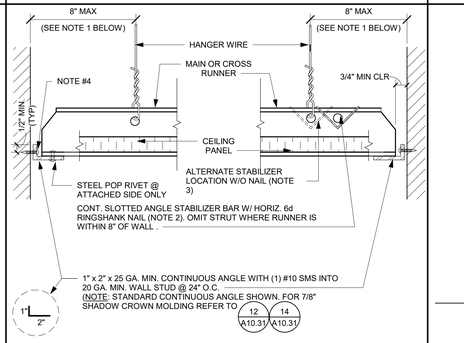
09.219

SOLAR SHADE @ SUSPENDED CEILING 8
3" = 1'-0"



09.215

TRANSITION FRAMED GYP /FRAMED GYP 3
1" = 1'-0"

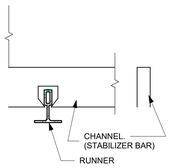


ATTACHED JOINT

NOTES:

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

FREE JOINT



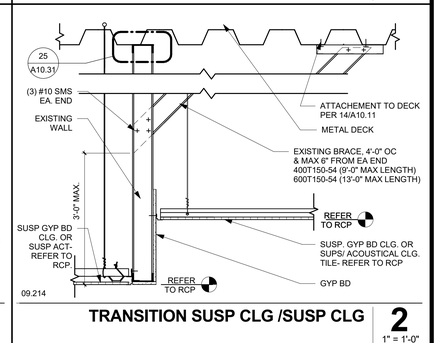
APPROVED STABILIZER

(SEE NOTE 3)

CEILING PERIMETER 16
3" = 1'-0"

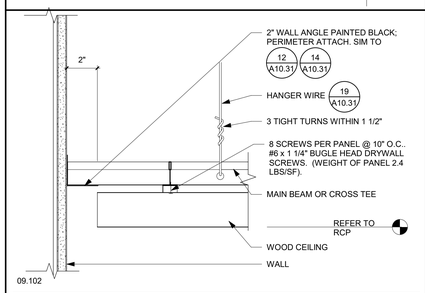
09.100

WD CEILING GAP @ WALL 7
3" = 1'-0"



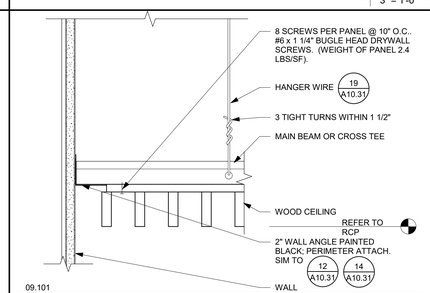
09.214

TRANSITION SUSP CLG /SUSP CLG 2
1" = 1'-0"



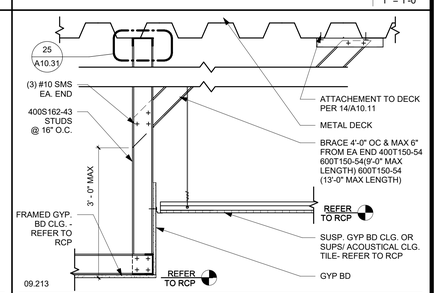
09.102

WD CEILING GAP END @ WALL 11
3" = 1'-0"



09.101

WD CEILING FLUSH @ WALL 6
3" = 1'-0"



09.213

SOFFIT TRANSITION DETAIL 1
1" = 1'-0"

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No	Issue	Dat	No	Issue	Dat
1		11/26/2017			

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File No.: 37-C1

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4TH FLOOR - PRESIDENT'S SUITE - T.I.

Sheet

CEILING DETAILS

Date 07/17/2018 **Client Project** 5015024000

Sheet

A10.32

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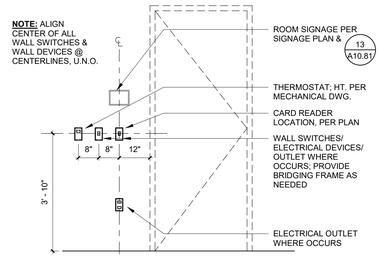
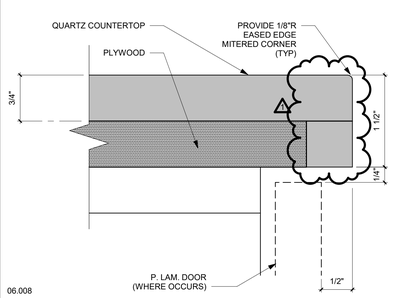


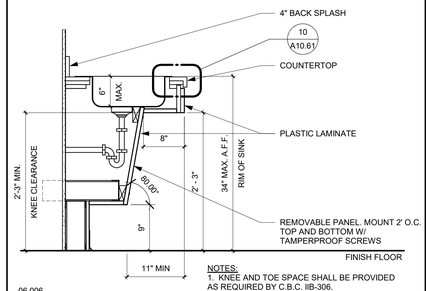
10.204

SWITCH AND DEVICE ALIGNMENTS — 15
1/2" = 1'-0"



06.008

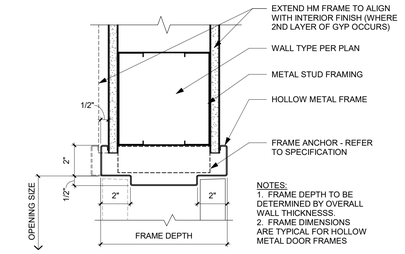
QUARTZ COUNTERTOP W/BASE CABINET EDGE DETAIL — 10
12" = 1'-0"



NOTES:
1. KNEE AND TOE SPACE SHALL BE PROVIDED AS REQUIRED BY C.B.C. IIB-306.

06.006

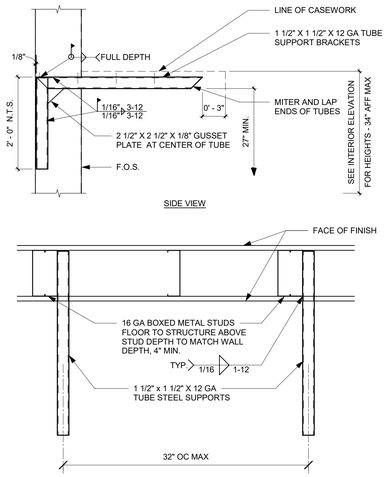
ACCESSIBLE SINK COUNTER — 5
1" = 1'-0"



NOTES:
1. FRAME DEPTH TO BE DETERMINED BY OVERALL WALL THICKNESSS.
2. FRAME DIMENSIONS ARE TYPICAL FOR HOLLOW METAL DOOR FRAMES

08.202

INTERIOR HM DOOR JAMB/HEAD — 19
3" = 1'-0"



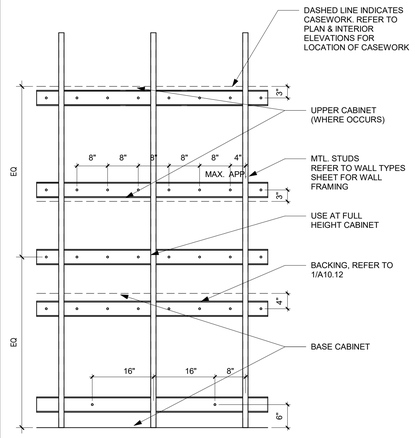
NOTES:

1. VERIFY ALL DIMENSION WITH CASEWORK SHOP DRAWINGS PRIOR TO FABRICATION, CONSTRUCTION OR INSTALLATION.

2. STEEL BRACKETS SHALL BE PRIMED AND PAINTED.

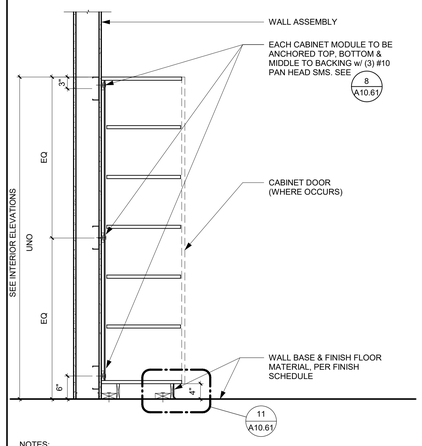
06.009

COUNTERTOP SUPPORT — 13
1 1/2" = 1'-0"



06.004

BACKING FOR CASEWORK — 8
3/4" = 1'-0"



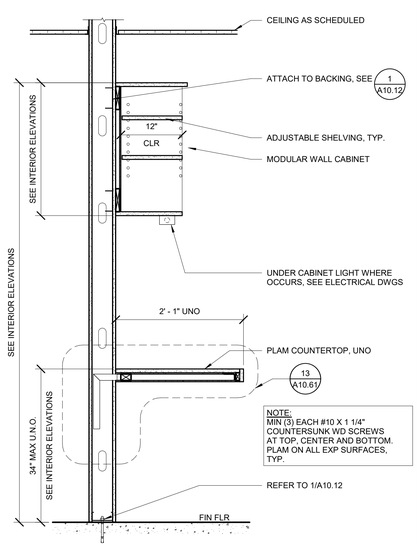
NOTES:

1. EACH MODULE SHALL BE ATTACHED TO THE ADJACENT UNIT WITH A MINIMUM OF (3) EACH #10 x 11/4" COUNTER SUNK WOOD SCREWS AT TOP, CENTER, AND BOTTOM

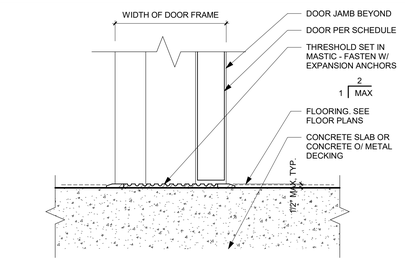
2. ACTUAL CASEWORK CONSTRUCTION PER W.I. STANDARDS AS SPECIFIED

06.003

FULL HEIGHT CABINET — 3
3/4" = 1'-0"

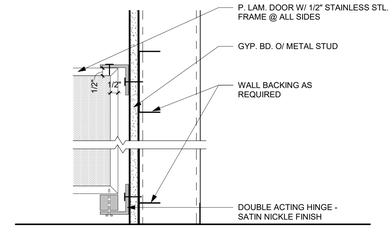


SECTION AT CASEWORK — 21
1" = 1'-0"



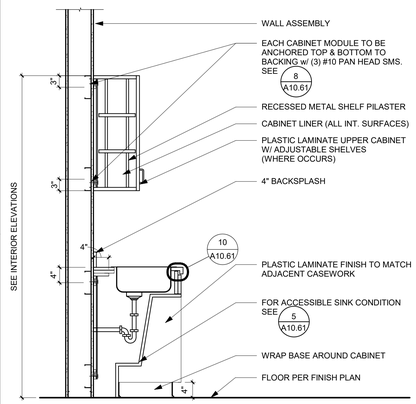
08.201

TYP INT THRESHOLD — 17
3" = 1'-0"



06.007

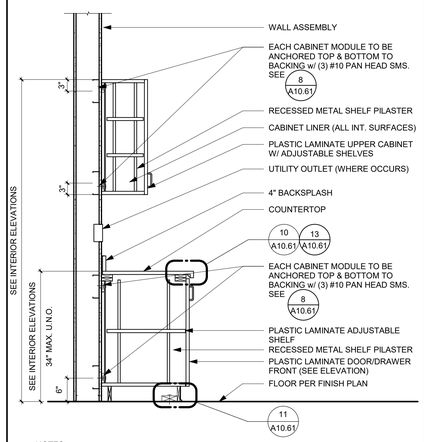
FREE SWING DOOR PANEL — 12
3" = 1'-0"



NOTES:
1. PROVIDE FAUCET WITH LEVEL CONTROLS.
2. 24" MAX. REACH TO CONTROLS.
3. EXTEND FLOORING INSIDE SINK BASE CABINET.
4. ALL WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE OBJECTS OR SURFACES UNDER LAVATORIES.

06.002

TYPICAL SINK BASE CABINET DETAIL — 2
3/4" = 1'-0"



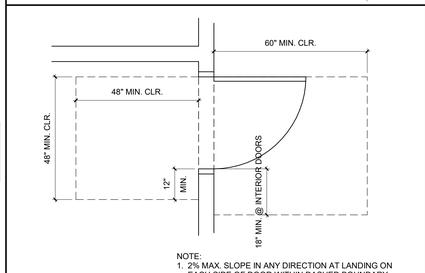
NOTES:

1. EACH UPPER MODULE SHALL BE ATTACHED TO THE ADJACENT UNIT WITH A MINIMUM OF (3) EACH #10 x 1 1/4" COUNTER SUNK WOOD SCREWS AT TOP, CENTER, AND BOTTOM.

2. ACTUAL CASEWORK CONSTRUCTION PER W.I. STANDARDS AS SPECIFIED

06.001

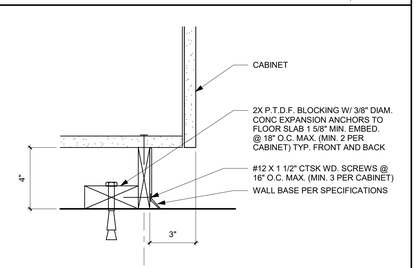
TYPICAL CASEWORK SECTION TO WALL — 1
3/4" = 1'-0"



NOTE:
1. 2% MAX. SLOPE IN ANY DIRECTION AT LANDING ON EACH SIDE OF DOOR WITHIN DASHED BOUNDARY

08.200

TYP. DOOR LANDING AND CLEARANCE REQUIREMENTS — 16
1/2" = 1'-0"



06.005

BASE CASEWORK ANCHORAGE — 11
3" = 1'-0"

08.203

INTERIOR FLOOR TRANSITION - TILE TO CARPET — 18
3" = 1'-0"

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1		11/26/2017			

Keynotes

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File No.: 37-C1

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Project
4TH FLOOR - PRESIDENT'S SUITE - T.I.

Sheet
DOOR & CASEWORK DETAILS

Date	07/17/2018	Client Project	5015024000

Sheet
A10.61

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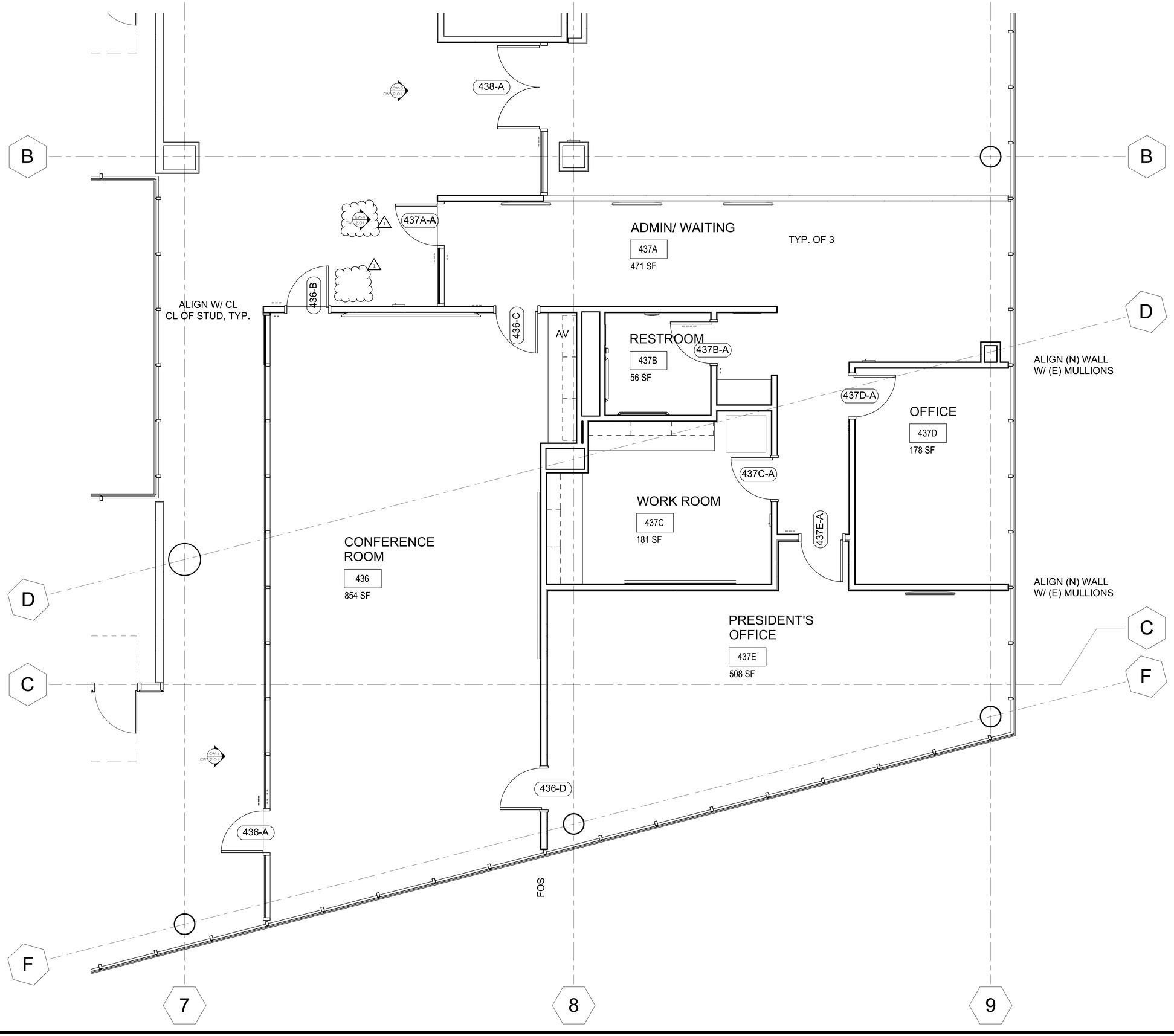

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BRADLEY E GLASSCOCK
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REN. 02-28-19
STATE OF CALIFORNIA

No.	Issued	Date
1	REVISION 1	11/26/2018

No.	Issued	Date

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CURTAINWALL CONSULTANT:

arcadia
ARCADIA, INC.
2301 E. VERNON AVE., VERNON, CA 90058
Tel: (323) 908-5421 Fax: (323) 771-9820

CURTAINWALL ENGINEER:

REGISTERED PROFESSIONAL ENGINEER
CRAIG M. HORNER
No. 84674
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 03.14.2018

Agency Approval:

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Project:
PRESIDENT'S OFFICE – TENANT IMPROVEMENTS

Sheet Title:
4TH FLOOR PLAN

Date:
Client Project No:
Sheet:
Sheet Scale: NONE

CW1.01

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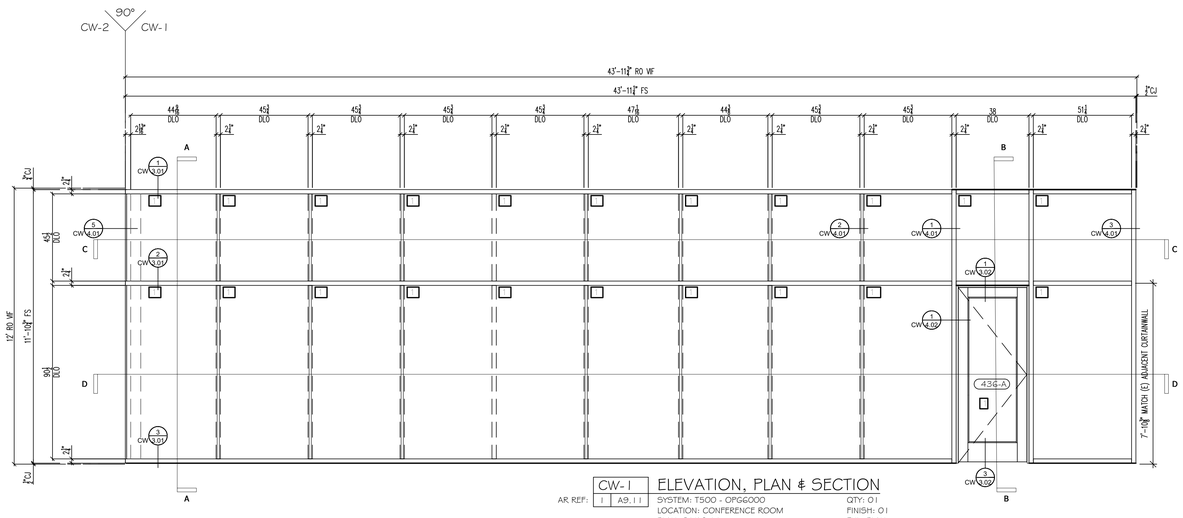
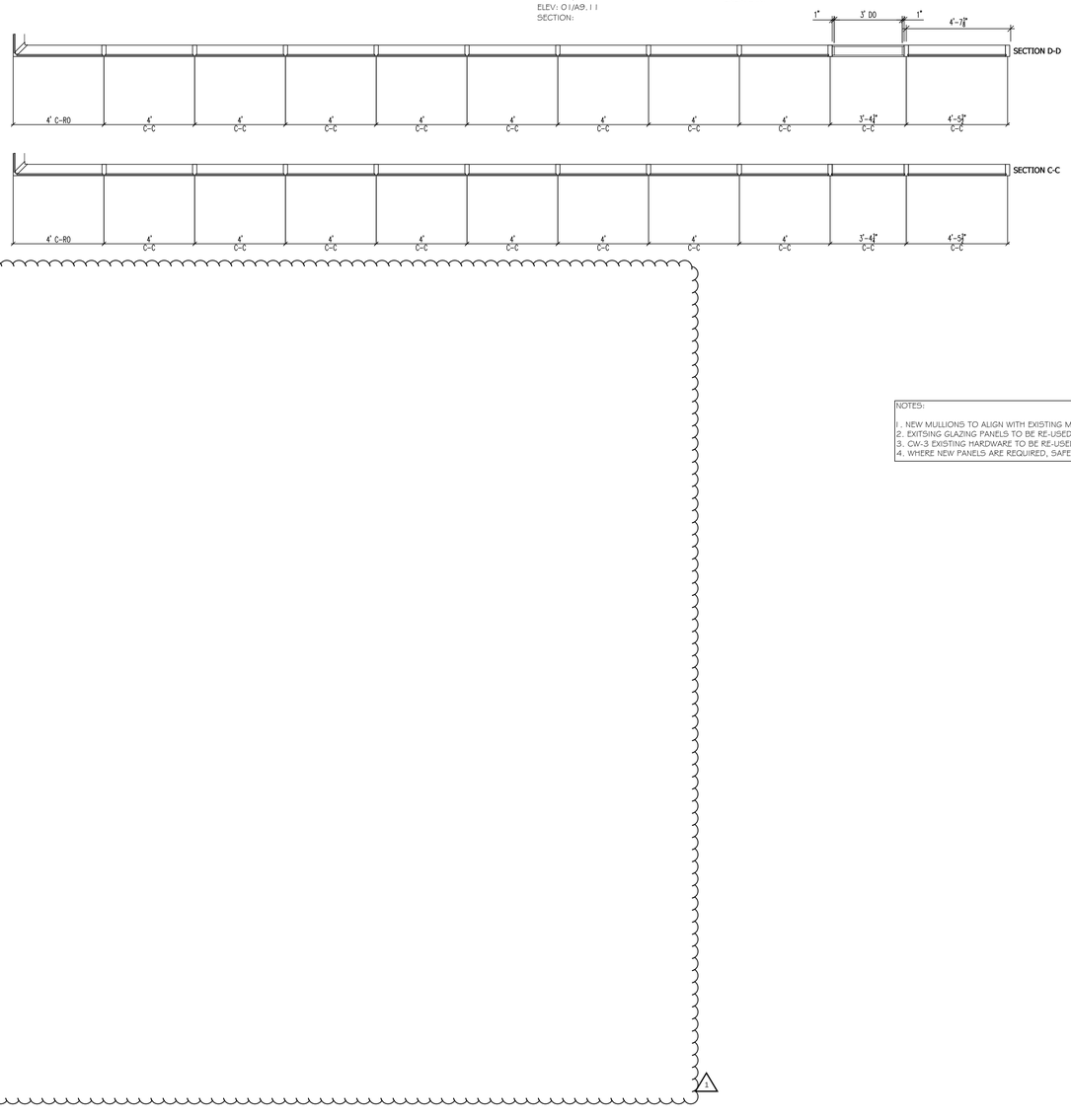


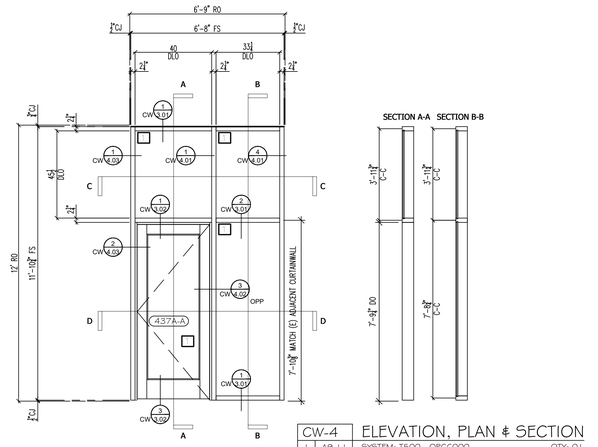
CW-1 — ELEVATION, PLAN & SECTION

AR REF: I | A9.11

SYSTEM: T500 - OPG6000
LOCATION: CONFERENCE ROOM
PLAN: 01/A2.11
ELEV: 01/A9.11
SECTION:

QTY: 01
FINISH: 01
ENL.-PLAN:



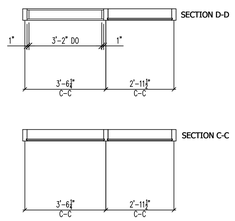


CW-4 — ELEVATION, PLAN & SECTION

I | A9.11

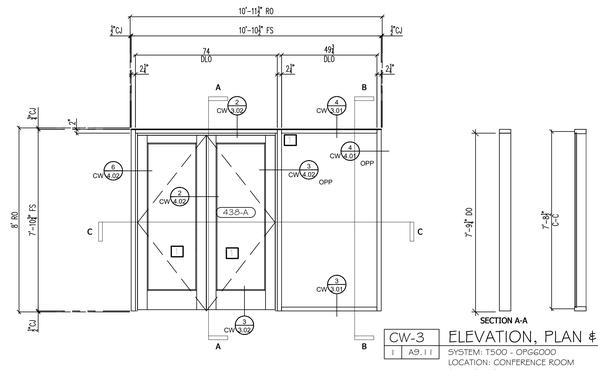
SYSTEM: T500 - OPG6000
LOCATION: CONFERENCE ROOM
PLAN: 01/A2.11
ELEV: 01/A9.11
SECTION:

QTY: 01
FINISH: 01
ENL.-PLAN:



NOTES:

1. NEW MULLIONS TO ALIGN WITH EXISTING MULLIONS AS SHOWN ON A-SHEETS.
2. EXITSING GLAZING PANELS TO BE RE-USED IN CW-1. PROVIDE NEW PANELS AS REQUIRED.
3. CW-3 EXISTING HARDWARE TO BE RE-USED.
4. WHERE NEW PANELS ARE REQUIRED, SAFETY GLAZING NEEDS TO COMPLY WITH CBC 2406

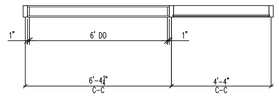


CW-3 — ELEVATION, PLAN & SECTION

I | A9.11

SYSTEM: T500 - OPG6000
LOCATION: CONFERENCE ROOM
PLAN: 01/A2.11
ELEV: 01/A9.11
SECTION:

QTY: 01
FINISH: 01
ENL.-PLAN:



GLASS LEGEND		
GLASS TYPE	THICKNESS	INSULATED GLASS PANEL MAKE-UP
1	1"	CLEAR LAMINATED GLASS

FINISH LEGEND	
01	TBD
-	-

ABBREVIATIONS:
RO = ROUGH OPENING
FS = FRAME SIZE
DLO = DAY LIGHT OPENING
CJ = CAULK JOINT
C-C = CENTER TO CENTER
C-RO = CENTER TO ROUGH OPENING

SYMBOLS
GLASS
DIRECTION
OPP/SIM
STEEL IN ELEVATION

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No.	Issued	Date
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Tel: (323) 908-5421 Fax: (323) 771-9820

CURTAINWALL ENGINEER:

REGISTERED PROFESSIONAL ENGINEER CRAIG M. HORNER No. 84674 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 03.14.2018

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Sheet Title:
ELEVATIONS

Date: | Client Project No:

Sheet: CW2.01 | Sheet Scale: 3/8" = 1'-0"

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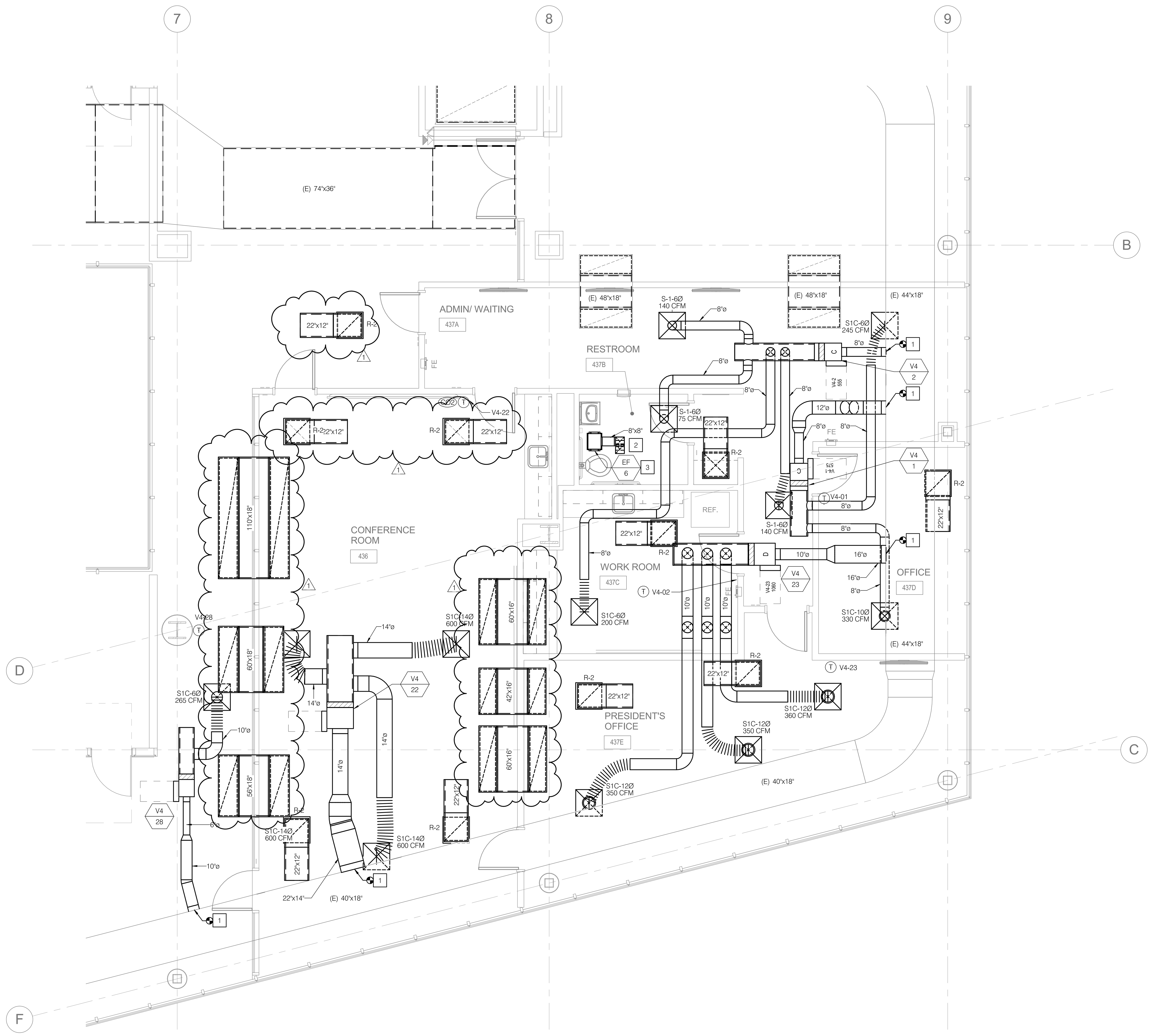
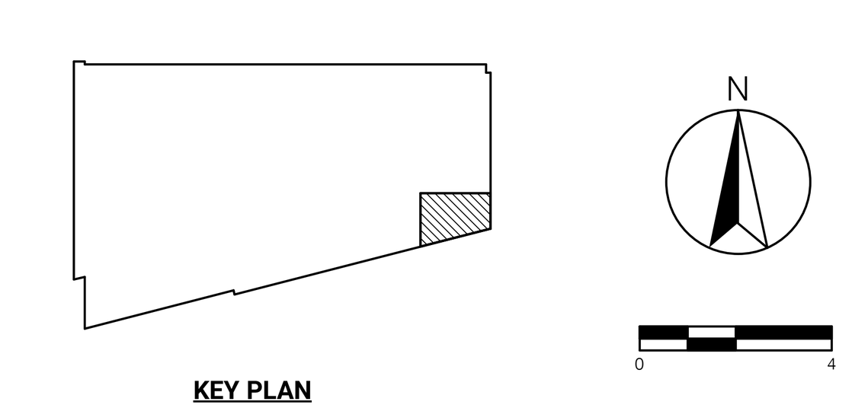
KEYNOTES

1. POINT OF CONNECTION.
2. ROUTE EXHAUST DUCT AROUND BEAM UP AND UP THROUGH ROOF. TERMINATE DUCT ABOVE ROOF WITH GOOSENECK.
3. EXHAUST FAN TO BE CONTROLLED THROUGH THE BMS AND RUN ACCORDING TO USER DEFINED SCHEDULE.





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Sheet Title:

FOURTH FLOOR - MECHANICAL RENOVATION PLAN

Date: 07/17/1 | **Client Project No:** 5015024000

Sheet:

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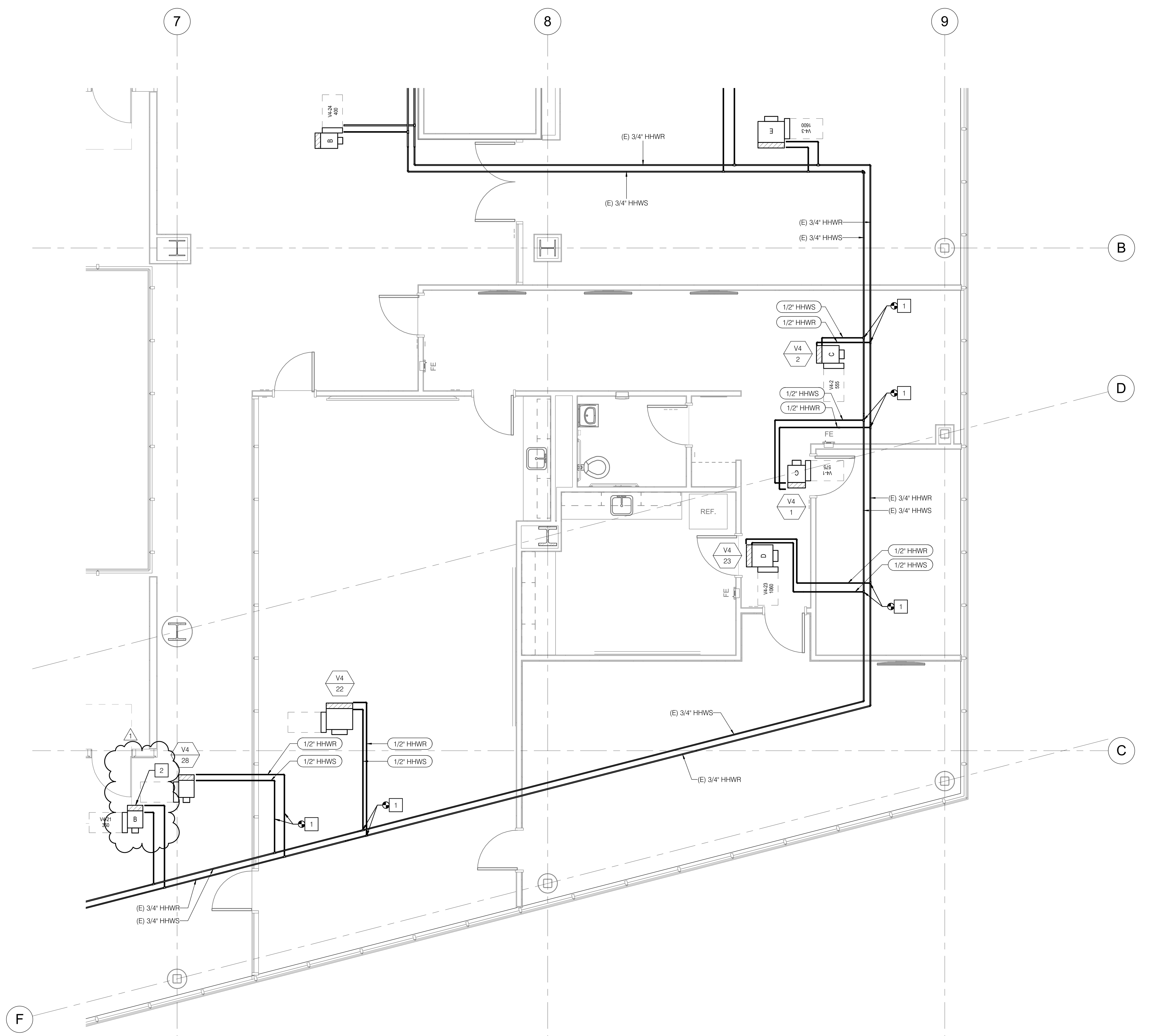
1 POINT OF CONNECTION.

2 VAV 4-21 (E) TO REMAIN.



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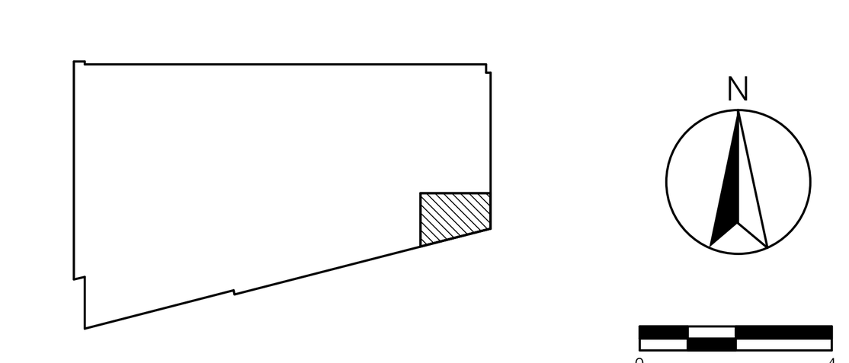
Sheet Title:

FOURTH FLOOR - MECHANICAL PIPING RENOVATION PLAN

[redacted]



KEY PLAN

Date: 07/17/1

Client Project No: 5015024000

Sheet:

M2.11

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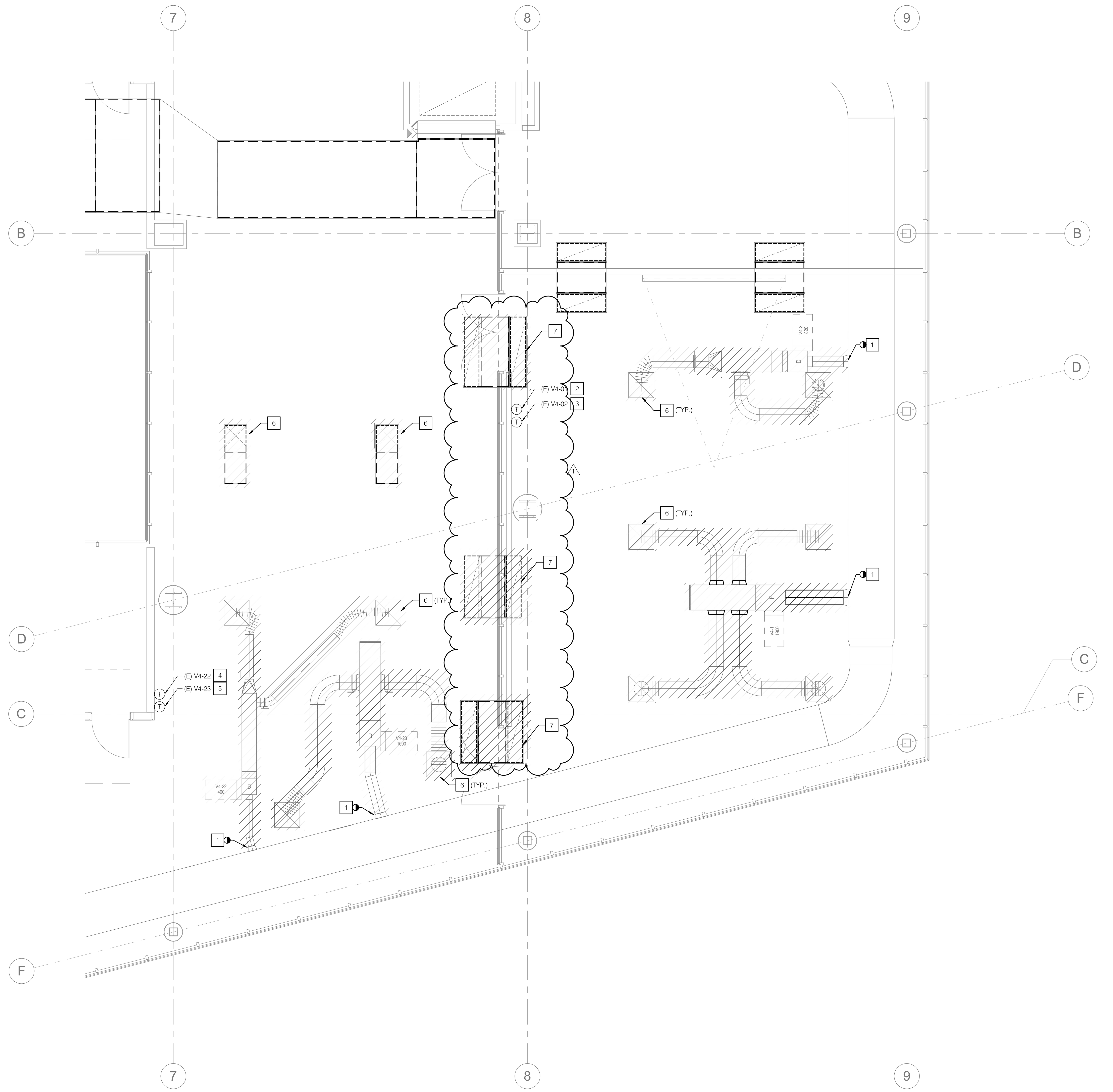
KEYNOTES

1. POINT OF DISCONNECT. CAP DUCT AIR TIGHT.
2. RELOCATE (E) T-STAT V4-01. SEE SHEET M2.10 FOR RELOCATION.
3. RELOCATE (E) T-STAT V4-02. SEE SHEET M2.10 FOR RELOCATION.
4. RELOCATE (E) T-STAT V4-22. SEE SHEET M2.10 FOR RELOCATION.
5. RELOCATE (E) T-STAT V4-23. SEE SHEET M2.10 FOR RELOCATION.
6. REMOVE (E) REGISTERS, DIFFUSERS, DUCTS AND ITS ASSOCIATED APPURTENANCES.
7. REMOVE (E) TRANSFER AIR DUCTS.



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Consultant's Project No. J9129

Agency Approval:

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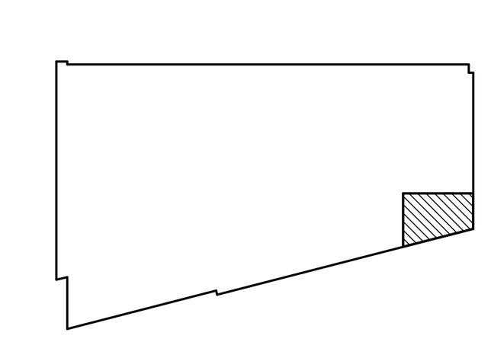
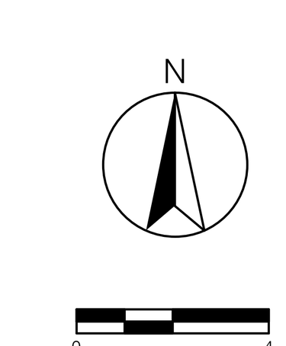
Project:
4TH FLOOR - PRESIDENT'S SUITE - T.I.

Sheet Title:
FOURTH FLOOR - MECHANICAL DEMOLITION PLAN

Date: 07/17/1 | Client Project No: 5015024000

Sheet:
MD2.10


KEY PLAN



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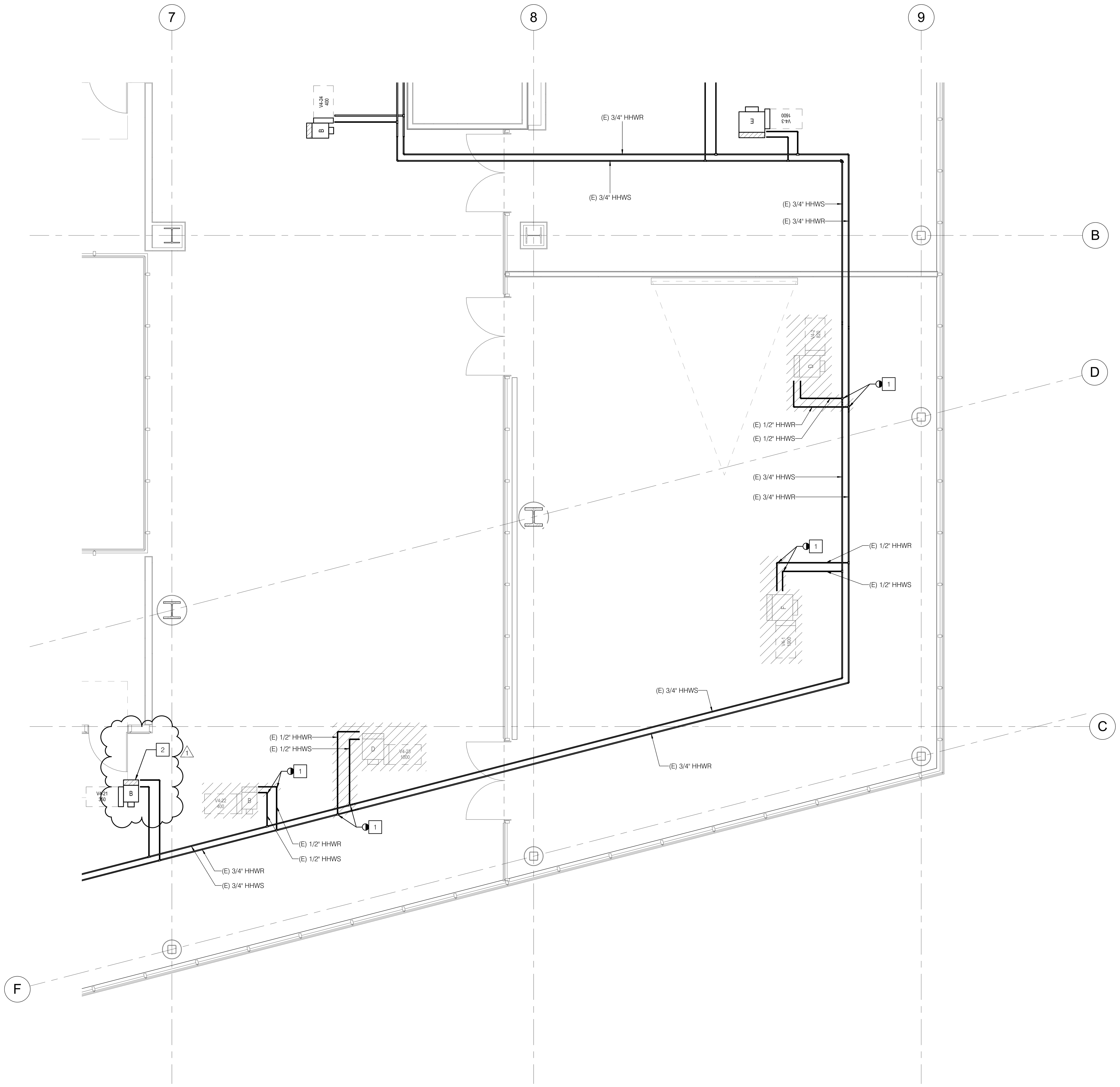
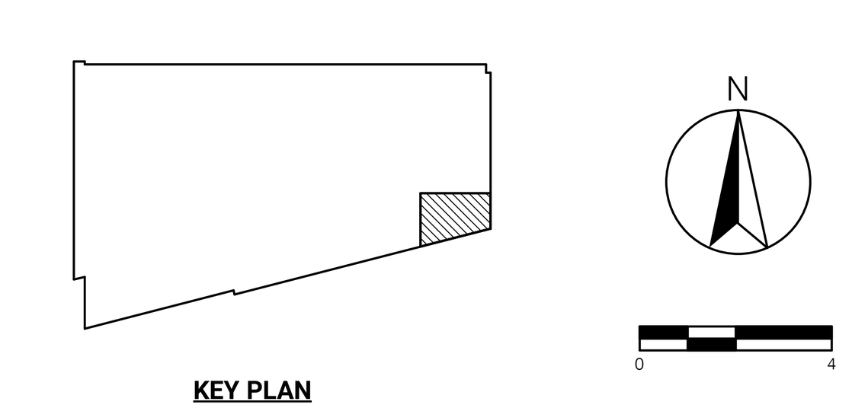
KEYNOTES

1. POINT OF DISCONNECT. CAP PIPING AIR AND WATER TIGHT.
2. VAV 4-21 (E) TO REMAIN; PROTECT IN PLACE.





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LICENSED ARCHITECT
BRADLEY E GLASSICK
NO. A-32437
REN. 02-28-19
STATE OF CALIFORNIA

[redacted]

No.	Issued	Date	No.	Issued	Date
1		12/26/2018			

Keynotes:

Consultant:

P2S ENG
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Consultant's Project No. J9129

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Project:
4TH FLOOR - PRESIDENT'S SUITE - T.I.

Sheet Title:
FOURTH FLOOR - MECHANICAL PIPING DEMOLITION PLAN

[redacted]

Date: 07/17/1 | **Client Project No:** 5015024000

Sheet:
MD2.11

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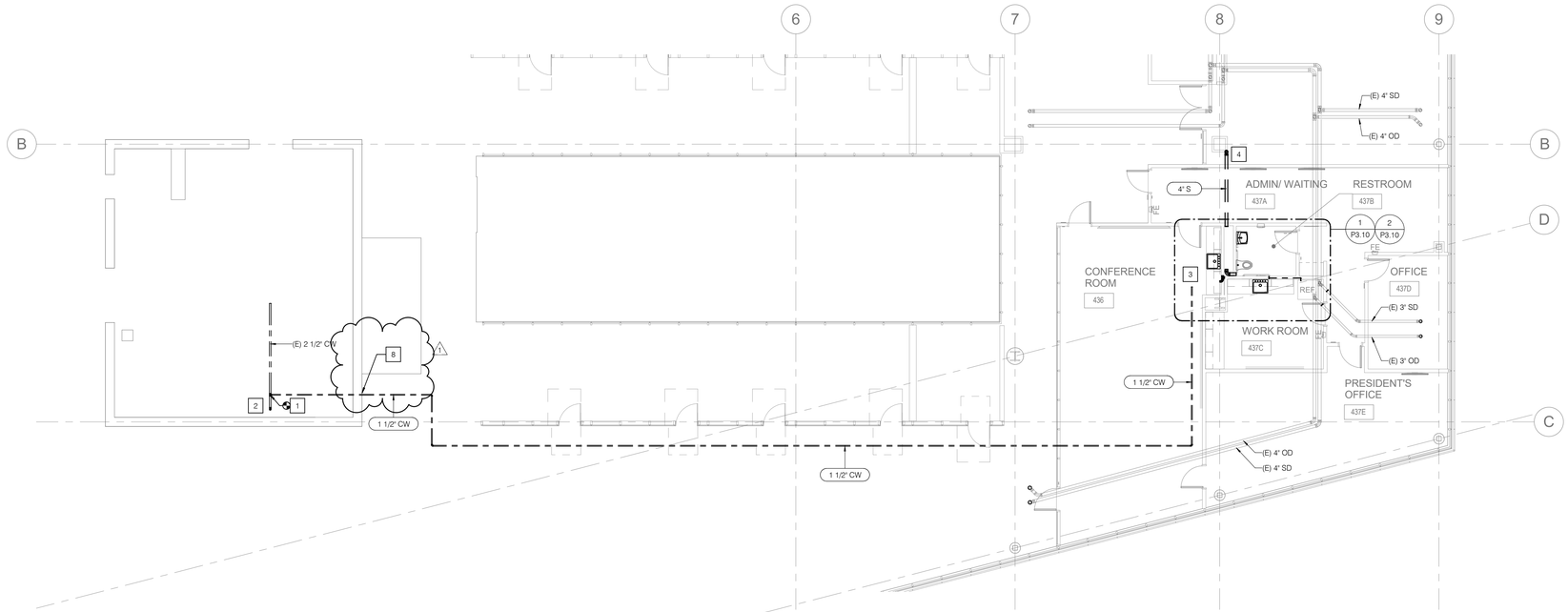
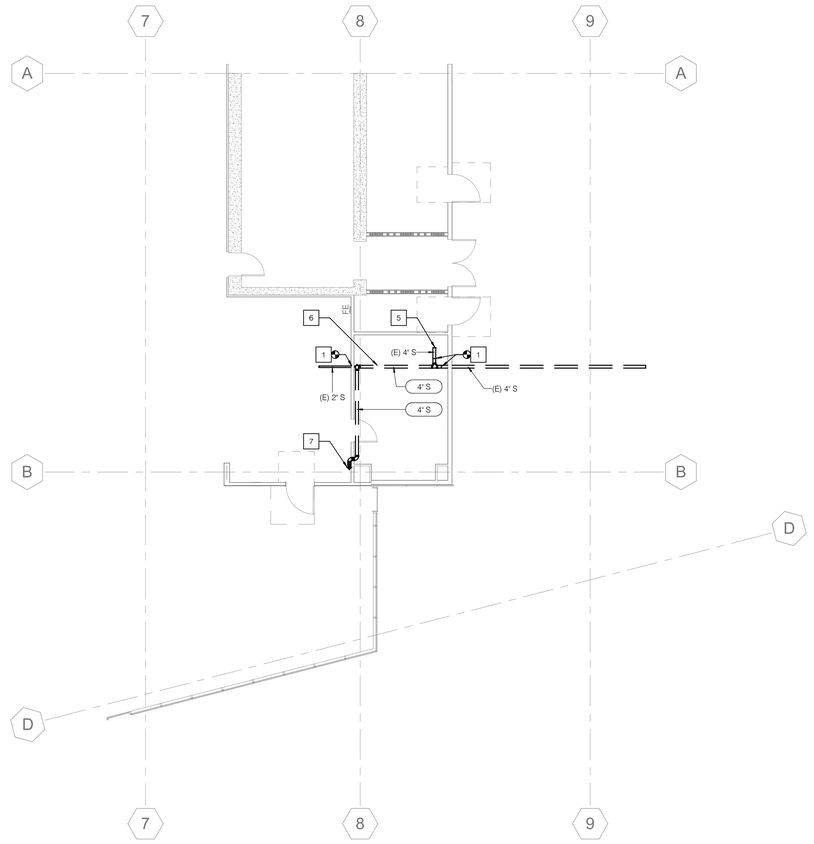


2 FOURTH FLOOR - PLUMBING PLAN

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

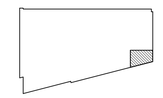


1 FIRST FLOOR - WASTE RENOVATION PLAN IN STORAGE ROOM

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

KEYNOTES

1. POINT OF CONNECTION.
2. (E) 2 1/2" DCW DN.
3. FOR CONTINUATION, SEE ENLARGED PLANS ON 2/P3.10.
4. 4"W BELOW SLAB, DN ALONG COLUMN TO FIRST FLOOR CEILING. FOR CONTINUATION SEE 1/P2.10 FOR POC INTO (E) WASTE.
5. WASTE TO FIRE RISER ROOM.
6. BELOW FLOOR SLAB IN FOOTING.
7. 4"W UP ALONG COLUMN TO FOURTH FLOOR.
8. 1-1/2" DCW LINE TRHOUGH RESTROOM WALL ABOVE CEILING.



KEY PLAN

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LICENSED ARCHITECT
BRADLEY E GLADSTCK
NO. A-32437
REN. 02-28-19
STATE OF CALIFORNIA

No.	Issued	Date
1		12/26/2018

Keynotes:

Consultant:

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REGISTERED PROFESSIONAL ENGINEER
MECHANICAL
STATE OF CALIFORNIA

Consultant's Project No. J9129

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Project:
4TH FLOOR - PRESIDENT'S SUITE - T.I.

Sheet Title:
FOURTH FLOOR - PLUMBING RENOVATION PLAN

Date: 07/17/1 | **Client Project No:** 5015024000

Sheet:

P2.10

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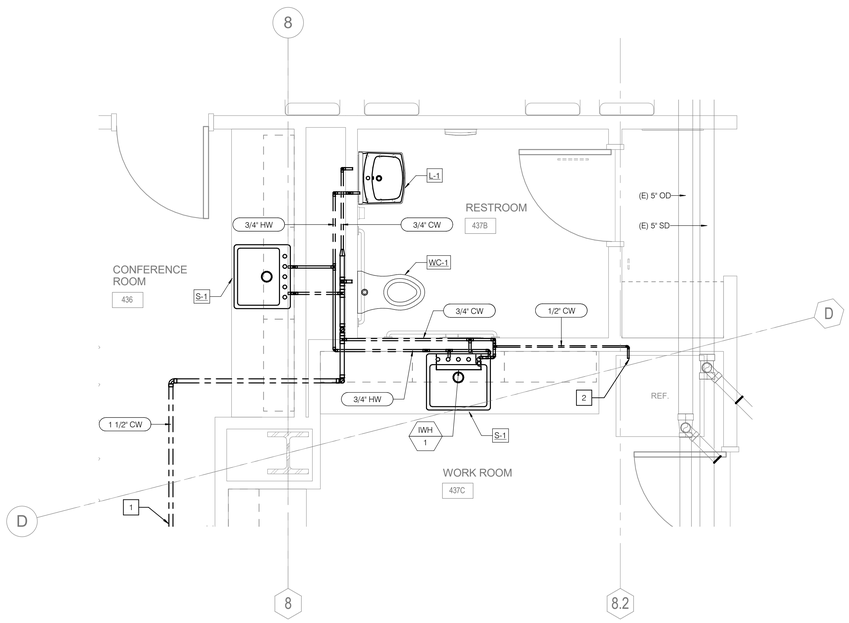
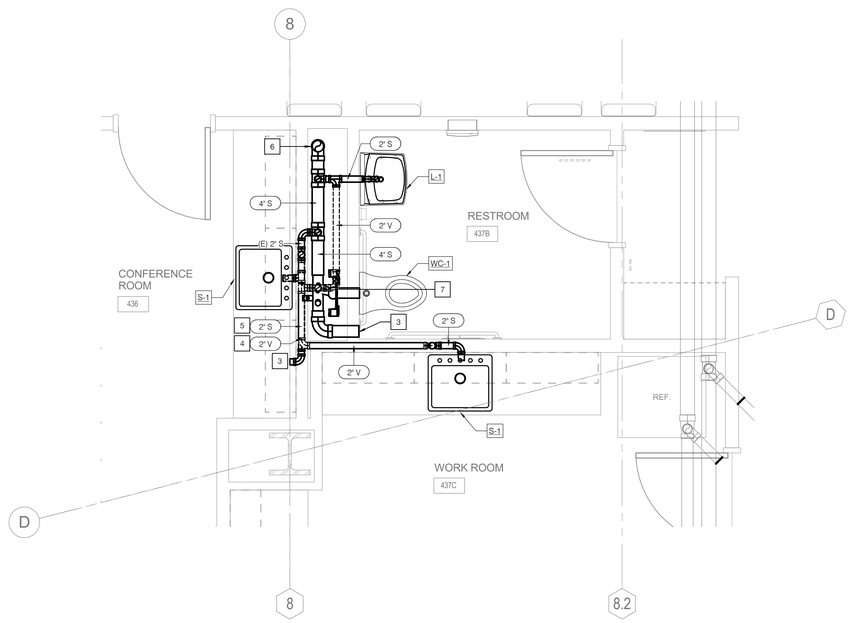
KEYNOTES

1. FOR CONTINUATION, SEE SHEET P2.10.
2. 1/2"CW DOWN WALL TO VALVE BOX, FOR REFRIGERATOR. PROVIDE OATEY MODEL I2K ICE MAKER BOX WITH 1/4 TURN BALL VALVE.
3. PROVIDE WALL CLEANOUT.
4. 2"V ABOVE 2"W.
5. 2"W BELOW 2"V.
6. 4"W DN TO BELOW FLOOR. FOR CONTINUATION SEE 2/P2.10.
7. 2"V UP THROUGH ROOF.



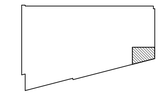
2 RESTROOM DCW AND DHW

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

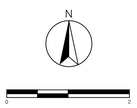


1 RESTROOM WASTE AND VENT

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



KEY PLAN



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Project:
4TH FLOOR - PRESIDENT'S SUITE - T.I.

Sheet Title:
FOURTH FLOOR ENLARGED PLUMBING PLANS

Date: 07/17/1 | **Client Project No:** 5015024000

Sheet:
P3.10

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PANEL: (E)HA4A

VOLTAGE : 480/277 VOLTS — 3 PHASE, 4 WIRE — **A.I.C. RATING :** 14kA
BUS AMPS : 600 AMPS — **LOCATION :** ELEC RM 406
MAIN : MLO — **FED FROM :** MS
BRANCH TYPE : NORMAL BRANCH — **MOUNTING :** SURFACE
PANEL OPTIONS: -

LOAD TYPE	LOAD SERVED	VOLT-AMPS A	B	C	CKT	BKR/ POLE	A B C	BKR/ POLE	CKT	VOLT-AMPS A	B	C	LOAD SERVED	LOAD TYPE
MOTOR	(E) AH-1	28,531			1	125/3	* - -	80/3	2	18,836			(E) VRF-1	MOTOR
MOTOR	-		28,531		3	-	- * -	-	4		18,836		-	MOTOR
MOTOR				28,531	5		- - *		6			18,836	-	MOTOR
MOTOR	(E) AH-2	26,592			7	125/3	* - -	50/3	8	10,667			INSTA WATER HEATER, 437C	MISC
MOTOR	-		26,592		9	-	- * -	-	10		10,667		INSTA WATER HEATER, 437C	MISC
MOTOR	-			26,592	11	-	- - *	-	12			10,667	INSTA WATER HEATER, 437C	MISC
MOTOR	(E) EF-1	1,330			13	15/3	* - -	20/1	14				(E) SPARE	
MOTOR	-		1,330		15	-	- * -	20/1	16				(E) SPARE	
MOTOR	-			1,330	17	-	- - *	20/1	18				(E) SPARE	
	(E) SPARE				19	20/1	* - -	20/1	20				(E) SPARE	
	(E) SPARE				21	20/1	- * -	20/1	22				(E) SPARE	
	(E) SPARE				23	20/1	- - *	20/1	24				(E) SPARE	
	(E) SPARE				25	20/1	* - -	20/1	26				(E) SPARE	
	(E) SPARE				27	20/1	- * -	20/1	28				(E) SPARE	
	(E) SPARE				29	20/1	- - *	20/1	30				(E) SPARE	
	(E) SPARE				31	20/1	* - -	20/1	32				(E) SPARE	
	(E) SPARE				33	20/1	- * -	20/1	34				(E) SPARE	
	(E) SPARE				35	20/1	- - *	20/1	36				(E) SPARE	
MISC	(E) TRANSFORMER TA4	24,276			37	175/3	* - -	100/3	38	14,206			(E) PANEL HA4	MISC
MISC	-		25,518		39	-	- * -	-	40		12,965		-	MISC
MISC	-			23,478	41	-	- - *	-	42			10,326	-	MISC

PANEL CALCULATIONS:

LOAD TYPE:	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD
RECEPTACLE	0	PER CEC ART. 220.44	0 VA
LIGHTING	0	125%	0 VA
MOTOR	225,867	100%	225,867 VA
MISC	142,770	100%	142,770 VA
	0	0%	0 VA
0 ELEVATOR(S)	0	0%	0 VA
0 X-RAY(S)	0	PER CEC ART. 517.73(2)	0 VA
25% OF LARGEST MOTOR			21398 VA

LOAD SUMMARY:

PHASE A	124.4 KVA
PHASE B	124.4 KVA
PHASE C	119.8 KVA
TOTAL CONNECTED LOAD	368.6 KVA
TOTAL DEMAND LOAD	390.0 KVA
LINE-TO-LINE VOLTAGE	480 VOLTS
SPARE CAPACITY	0%
PANEL AMPS	469 AMPS

PANEL: (E)LA4

VOLTAGE : 208/120 VOLTS — 3 PHASE, 4 WIRE — **A.I.C. RATING :** 10kA
BUS AMPS : 100 AMPS — **LOCATION :** ELEC RM 406
MAIN : 100A MCB — **FED FROM :** TA4
BRANCH TYPE : NORMAL BRANCH — **MOUNTING :** SURFACE
PANEL OPTIONS: -

LOAD TYPE	LOAD SERVED	VOLT-AMPS A	B	C	CKT	BKR/ POLE	A B C	BKR/ POLE	CKT	VOLT-AMPS A	B	C	LOAD SERVED	LOAD TYPE
RECEPTACLE	(E) RM 430 FURNITURE	720			1	20/1	* - -	20/1	2	800			(E) 423 PROJECTOR/SCREEN	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE		900		3	20/1	- * -	20/1	4		300		437C SCREEN	MISC
RECEPTACLE	(E) RM 430 FURNITURE			720	5	20/1	- - *	20/1	6			800	(E) 438 PROJECTOR/SCREEN	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE	900			7	20/1	* - -	20/1	8	1,080			(E) RM 429 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE		1,080		9	20/1	- * -	20/1	10		900		(E) RM 429 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE			1,080	11	20/1	- - *	20/1	12			1,080	(E) RM 429 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE	1,080			13	20/1	* - -	20/1	14	900			(E) RM 429 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE		1,080		15	20/1	- * -	20/1	16		1,080		(E) RM 429 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE			100	17	20/1	- - *	20/1	18			1,080	(E) RM 429 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE	1,080			19	20/1	* - -	20/1	20	1,080			(E) RM 429 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE		1,080		21	20/1	- * -	20/1	22		1,080		(E) RM 429 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE			1,080	23	20/1	- - *	20/1	24			720	(E) RM 408,418 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE	1,080			25	20/1	* - -	20/1	26	720			(E) RM 408,418 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE		1,080		27	20/1	- * -	20/1	28		720		(E) RM 408,418 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE			1,080	29	20/1	- - *	20/1	30			720	(E) RM 408,418 FURNITURE	RECEPTACLE
RECEPTACLE	(E) RM 430 FURNITURE	1,080			31	20/1	* - -	20/1	32	900			437A SCREEN	MISC
RECEPTACLE	(E) 402 WON DOOR		600		33	20/1	- * -	20/1	34		1,000		437A A/V	MISC
	(E) SPARE				35	20/1	- - *	20/1	36				(E) SPARE	
	SPACE				37		* - -	20/1	38				(E) SPARE	
	SPACE				39		- * -	20/1	40				(E) SPARE	
	SPACE				41		- * -	20/1	42				(E) SPARE	

PANEL CALCULATIONS:

LOAD TYPE:	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD
RECEPTACLE	28,580	PER CEC ART. 220.44	19,290 VA
LIGHTING	0	125%	0 VA
MOTOR	0	100%	0 VA
MISC	2,200	100%	2,200 VA
	0	0%	0 VA
0 ELEVATOR(S)	0	0%	0 VA
0 X-RAY(S)	0	PER CEC ART. 517.73(2)	0 VA
25% OF LARGEST MOTOR			0 VA

LOAD SUMMARY:

PHASE A	11.4 KVA
PHASE B	10.9 KVA
PHASE C	8.5 KVA
TOTAL CONNECTED LOAD	30.8 KVA
TOTAL DEMAND LOAD	21.5 KVA
LINE-TO-LINE VOLTAGE	208 VOLTS
SPARE CAPACITY	0%
PANEL AMPS	60 AMPS

PANEL: (E)LC4

VOLTAGE : 208/120 VOLTS — 3 PHASE, 4 WIRE — **A.I.C. RATING :** 10kA
BUS AMPS : 225 AMPS — **LOCATION :** ELEC RM 406
MAIN : 150A MCB — **FED FROM :** TA4
BRANCH TYPE : NORMAL BRANCH — **MOUNTING :** SURFACE
PANEL OPTIONS: -

LOAD TYPE	LOAD SERVED	VOLT-AMPS A	B	C	CKT	BKR/ POLE	A B C	BKR/ POLE	CKT	VOLT-AMPS A	B	C	LOAD SERVED	LOAD TYPE
MISC	(E) 306 SFC-8	188			1	15/2	* - -	20/1	2	360			(E) 403,404 AUTO VALVES	MISC
MISC	-		188		3	-	- * -	20/1	4		900		(E) 402-404,409 RECEPT	RECEPTACLE
MISC	(E) 306 SFC-9			188	5	15/2	- - *	20/1	6				(E) SPARE	
MISC	-	188			7	-	* - -	20/1	8	500			(E) 407 HVAC CONTROL	MISC
MISC	(E) 409 HYDRATION STATION		600		9	20/1	- * -	20/1	10		300		(E) 4TH FLR VAV BOXES	MISC
MISC	(E) 409 DRINKING FOUNTAIN			600	11	20/1	- - *	20/1	12			350	(E) 4TH FLR VAV BOXES	MISC
	(E) SPARE				13	20/1	* - -	20/1	14	300			(E) 4TH FLR VAV BOXES	MISC
	(E) SPARE				15	20/1	- * -	20/1	16		1,080		(E) ROOF RECEPT	RECEPTACLE
	(E) SPARE				17	20/1	- - *	20/1	18			500	(E) 406 FCPSA4	MISC
	(E) SPARE				19	20/1	* - -	20/1	20	500			(E) 406 LCPA4	MISC
	(E) SPARE				21	20/1	- * -	20/1	22		180		(E) 406 RECEPT	RECEPTACLE
	(E) SPARE				23	20/1	- - *	20/1	24				(E) SPARE	
	(E) SPARE				25	20/1	* - -	20/1	26	720			(E) 403,404 AUTO FAUCETS	RECEPTACLE
	(E) SPARE				27	20/1	- * -	125/3	28		11,360		(E) PANEL LB4 SUB FEED	MISC
	(E) SPARE				29	20/1	- - *	-	30			10,960	-	MISC
	(E) SPARE				31	20/1	* - -	-	32	10,640			-	MISC
	(E) SPARE				33	20/1	- * -	20/1	34		360		(E) 435 RECEPT	RECEPTACLE
	(E) SPARE				35	20/1	- - *	20/1	36			360	(E) 435,436 FLR RECEPT	RECEPTACLE
	(E) SPARE				37	20/1	* - -	20/1	38	360			(E) 435,436 RECEPT	RECEPTACLE
MISC	(E) 4TH FLR F/SD		150		39	20/1	- * -	20/1	40		1,500		437E REFRIGERATOR	MISC
RECEPTACLE	(E) RM 307 CONV.			1,080	41	20/1	- - *	20/1	42			500	437B SINK/TOILET	MISC

PANEL CALCULATIONS:

LOAD TYPE:	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD
RECEPTACLE	5,040	PER CEC ART. 220.44	5,040 VA
LIGHTING	0	125%	0 VA
MOTOR	0	100%	0 VA
MISC	39,872	100%	39,872 VA
	0	0%	0 VA
0 ELEVATOR(S)	0	0%	0 VA
0 X-RAY(S)	0	PER CEC ART. 517.73(2)	0 VA
25% OF LARGEST MOTOR			0 VA

LOAD SUMMARY:

PHASE A	13.8 KVA
PHASE B	16.6 KVA
PHASE C	14.5 KVA
TOTAL CONNECTED LOAD	44.9 KVA
TOTAL DEMAND LOAD	44.9 KVA
LINE-TO-LINE VOLTAGE	208 VOLTS
SPARE CAPACITY	0%
PANEL AMPS	125 AMPS

PANEL: (E)HA4

VOLTAGE : 480/277 VOLTS — 3 PHASE, 4 WIRE — **A.I.C. RATING :** 14kA
BUS AMPS : 100 AMPS — **LOCATION :** ELEC RM 406
MAIN : MLO — **FED FROM :** HA4A
BRANCH TYPE : NORMAL BRANCH — **MOUNTING :** SURFACE
PANEL OPTIONS: -

LOAD TYPE	LOAD SERVED	VOLT-AMPS A	B	C	CKT	BKR/ POLE	A B C	BKR/ POLE	CKT	VOLT-AMPS A	B	C	LOAD SERVED	LOAD TYPE
LIGHTING	(E) 403-405,407,417-426 LTG	2,754			1	20/1	* - -	20/1	2				(E) SPARE	
LIGHTING	(E) 427,428 LTG		1,416		3	20/1	- * -	20/1	4				(E) SPARE	
LIGHTING	(E) 429,430 LTG			1,452	5	20/1	- - *	20/1	6				(E) SPARE	
LIGHTING	(E) 431-435 LTG	2,218			7	20/1	* - -	20/1	8				(E) SPARE	
LIGHTING	(E) 411-415 LTG		2,160		9	20/1	- * -	20/1	10				(E) SPARE	
LIGHTING	(E) 408,409,430 LTG			691	11	20/1	- - *	20/1	12				(E) SPARE	
LIGHTING	PRESIDENTS OFFICE AREA	1,565			13	20/1	* - -	20/1	14				(E) SPARE	
LIGHTING	(E) 435 LTG		2,024		15	20/1	- * -	20/1	16				(E) SPARE	
LIGHTING	(E) 429,430 LTG			1,830	17	20/1	- - *	20/1	18				(E) SPARE	
LIGHTING	(E) 409 STACK, COVE LTG	2,454			19	20/1	* - -	20/1	20				(E) SPARE	
LIGHTING	(E) 409 STACK LTG		2,208		21	20/1	- * -	20/1	22				(E) SPARE	
LIGHTING	(E) 409 STACK LTG			2,146	23	20/1	- - *	20/1	24				(E) SPARE	
LIGHTING	(E) 409 STACK LTG	1,779			25	20/1	* - -	20/1	26				(E) SPARE	
LIGHTING	(E) 409 STACK LTG		1,564		27	20/1	- * -	20/1	28				(E) SPARE	
LIGHTING	(E) 409 STACK LTG			2,142	29	20/1	- - *	20/1	30				(E) SPARE	
	(E) SPARE				31	20/1	* - -	20/1	32				(E) SPARE	
	(E) SPARE				33	20/1	- * -	20/1	34				(E) SPARE	
	(E) SPARE				35	20/1	- - *	20/1	36				(E) SPARE	
					37		* - -		38					
					39		- * -		40					
					41		- * -		42					

PANEL CALCULATIONS:

LOAD TYPE:	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD
RECEPTACLE	0	PER CEC ART. 220.44	0 VA
LIGHTING	29,403	125%	36,754 VA
MOTOR	0	100%	0 VA
MISC	0	100%	0 VA
	0	0%	0 VA
0 ELEVATOR(S)	0	0%	0 VA
0 X-RAY(S)	0	PER CEC ART. 517.73(2)	0 VA
25% OF LARGEST MOTOR			0 VA

LOAD SUMMARY:

PHASE A	10.8 KVA
PHASE B	10.4 KVA
PHASE C	8.3 KVA
TOTAL CONNECTED LOAD	29.4 KVA
TOTAL DEMAND LOAD	36.8 KVA
LINE-TO-LINE VOLTAGE	480 VOLTS
SPARE CAPACITY	0%
PANEL AMPS	44 AMPS

PANEL: (E)LB4

VOLTAGE : 208/120 VOLTS — 3 PHASE, 4 WIRE — **A.I.C. RATING :** 10kA
BUS AMPS : 125 AMPS — **LOCATION :** ELEC RM 406
MAIN : MLO — **FED FROM :** LC4
BRANCH TYPE : NORMAL BRANCH — **MOUNTING :** SURFACE
PANEL OPTIONS: -

LOAD TYPE	LOAD SERVED	VOLT-AMPS A	B	C	CKT	BKR/ POLE	A B C	BKR/ POLE	CKT	VOLT-AMPS A	B	C	LOAD SERVED	LOAD TYPE
RECEPTACLE	(E) 419-422 I.G. RECEPT	1,440			1	20/1	* - -	20/1	2				(E) SPARE	
RECEPTACLE	(E) 418-422 RECEPT		1,260		3	20/1	- * -	20/1	4				(E) SPARE	
RECEPTACLE	(E) 418-422 RECEPT			1,440	5	20/1	- - *	20/1	6			1,440	(E) 412-415 RECEPT	RECEPTACLE
RECEPTACLE	(E) 418,423-426 RECEPT	1,260			7	20/1	* - -	20/1	8	1,440			(E) 412-415 FLR RECEPT	RECEPTACLE
RECEPTACLE	(E) 418,423-426 RECEPT		1,260		9	20/1	- * -	20/1	10		720		(E) 412-415 RECEPT	RECEPTACLE
RECEPTACLE	(E) 418,423-426 RECEPT			1,440	11	20/1	- - *	20/1	12				(E) SPARE	
RECEPTACLE	(E) 427,428 RECEPT,TV	1,400			13	20/1	* - -	20/1	14	360			(E) ACCESS CONTROL	RECEPTACLE
RECEPTACLE	(E) 427,428 I.G RECEPT		1,440		15	20/1	- * -	20/1	16		360		(E) 411 RECEPT	RECEPTACLE
RECEPTACLE	(E) 427.428 RECEPT			900	17	20/1	- - *	20/1	18			360	(E) 411 FLR RECEPT	RECEPTACLE
RECEPTACLE	(E) 409 RECEPT	1,440			19	20/1	* - -	20/1	20	360			(E) 410-411 RECEPT	RECEPTACLE
RECEPTACLE	(E) 430 RECEPT		1,440		21	20/1	- * -	20/1	22		1,000		(E) 412,415 TV	RECEPTACLE
RECEPTACLE	(E) 418 COPIER			1,000	23	20/1	- - *	20/1	24			1,000	(E) 411,414 TV	RECEPTACLE
RECEPTACLE	(E) 408 FURNITURE	360			25	20/1	* - -	20/1	26	500			(E) 410,413 TV	RECEPTACLE
RECEPTACLE	(E) 408 FURNITURE		720		27	20/1	- * -	20/1	28		1,440		(E) 431-434 RECEPT	RECEPTACLE
RECEPTACLE	(E) 408 FURNITURE			720	29	20/1	- - *	20/1	30			1,440	(E) 431-434 FLR RECEPT	RECEPTACLE
RECEPTACLE	(E) 408 FURNITURE	360			31	20/1	* - -	20/1	32	720			(E) 431-434 RECEPT	RECEPTACLE
RECEPTACLE	(E) 408 FURNITURE		720		33	20/1	- * -	20/1	34				(E) SPARE	
RECEPTACLE	(E) 408 FURNITURE			720	35	20/1	- - *	20/1	36				(E) SPARE	
RECEPTACLE	(E) 431,434 TV	1,000			37	20/1	* - -	20/1	38				(E) SPARE	
RECEPTACLE	(E) 432,435 TV		1,000		39	20/1	- * -	20/1	40				(E) SPARE	
RECEPTACLE	(E) 433 TV			500	41	20/1	- - *	20/1	42				(E) SPARE	

PANEL CALCULATIONS:

LOAD TYPE:	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD
RECEPTACLE	32,960	PER CEC ART. 220.44	21,480 VA
LIGHTING	0	125%	0 VA
MOTOR	0	100%	0 VA
MISC	0	100%	0 VA
	0	0%	0 VA
0 ELEVATOR(S)	0	0%	0 VA
0 X-RAY(S)	0	PER CEC ART. 517.73(2)	0 VA
25% OF LARGEST MOTOR			0 VA

LOAD SUMMARY:

PHASE A	10.6 KVA
PHASE B	11.4 KVA
PHASE C	11.0 KVA
TOTAL CONNECTED LOAD	33.0 KVA
TOTAL DEMAND LOAD	21.5 KVA
LINE-TO-LINE VOLTAGE	208 VOLTS
SPARE CAPACITY	0%
PANEL AMPS	60 AMPS

PANEL: (E)LF2

VOLTAGE : 208/120 VOLTS — 3 PHASE, 4 WIRE — **A.I.C. RATING :** 10kA
BUS AMPS : 400 AMPS — **LOCATION :** ELEC RM 318A
MAIN : 350A MCB — **FED FROM :** TB1
BRANCH TYPE : NORMAL BRANCH — **MOUNTING :** SURFACE
PANEL OPTIONS: -

LOAD TYPE	LOAD SERVED	VOLT-AMPS A	B	C	CKT	BKR/ POLE	A B C	BKR/ POLE	CKT	VOLT-AMPS A	B	C	LOAD SERVED	LOAD TYPE
RECEPTACLE	(E) 308 FURNITURE	1,080			1	20/1	* - -	20/1	2	1,080			(E) 309 FURNITURE	RECEPTACLE
RECEPTACLE	-		1,440		3	20/1	- * -	20/1	4		1,440		-	RECEPTACLE
RECEPTACLE	-			1,440	5	20/1	- - *	20/1	6			1,440	-	RECEPTACLE
RECEPTACLE	-	1,440			7	20/1	* - -	20/1	8	1,440			(E) 309 FURNITURE	RECEPTACLE
RECEPTACLE	(E) 308 FURNITURE		1,080		9	20/1	- * -	20/1	10		1,440		-	RECEPTACLE
RECEPTACLE	-			1,080	11	20/1	- - *	20/1	12			1,440	-	RECEPTACLE
RECEPTACLE	-	1,080			13	20/1	* - -	20/1	14	900			(E) 438 REFRIG	KITCHEN
RECEPTACLE	-		1,440		15	20/1	- * -	20/1	16		1,080		(E) 439 RECPT	RECEPTACLE
RECEPTACLE	(E) 318 FURNITURE			1,080	17	20/1	- - *	20/1	18			1,080	(E) 439 RECPT	RECEPTACLE
RECEPTACLE	-	1,080			19	20/1	* - -	20/1	20	360			(E) 437, 438 I.G. RECPT	RECEPTACLE
RECEPTACLE	-		1,080		21	20/1	- * -	20/1	22		**1,260**		**(E) 437B, 438 RECPT**	**RECEPTACLE**
RECEPTACLE	-			1,080	23	20/1	- - *	20/1	24			**1,260**	**(E) 437B, 438 RECPT**	**RECEPTACLE**
RECEPTACLE	(E) 318 FURNITURE	1,080			25	20/1	* - -	20/1	26	720			(E) 318 RECPT	RECEPTACLE
RECEPTACLE	-		1,080		27	20/1	- * -	20/1	28		1,080		(E) 318 RECPT	RECEPTACLE
RECEPTACLE	-			1,080	29	20/1	- - *	20/1	30			1,080	(E) 318 RECPT	RECEPTACLE
RECEPTACLE	-	1,080			31	20/1	* - -	20/1	32	350			(E) 4TH FLOOR VAV BOXES	MISC
MISC	ACCESS CONTROL		360		33	20/1	- * -	20/1	34		1,656		(E) 439 GARB. DISP	KITCHEN
RECEPTACLE	318 RECEPT			360	35	20/1	- - *	20/1	36				(E) SPARE	
MISC	MOTORIZE SHADES	1,843			37	20/1	* - -	200/3	38	14,664			(E) PNL LE2 SUB FEED	MISC
MISC	MOTORIZE SHADES		1,843		39	20/1	-	-	40		15,468		(E) SPARE	MISC
MISC	MOTORIZE SHADES			1,843	41	20/1	-	-	42			16,184	(E) SPARE	MISC

PANEL CALCULATIONS:

LOAD TYPE:	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD
RECEPTACLE	35,280	PER CEC ART. 220.44	22,640 VA
LIGHTING	0	125%	0 VA
MOTOR	0	100%	0 VA
MISC	52,555	100%	52,555 VA
2 KITCHEN	2,556	100%	2,556 VA
0 ELEVATOR(S)	0	0%	0 VA
0 X-RAY(S)	0	PER CEC ART. 517.73(2)	0 VA
25% OF LARGEST MOTOR			0 VA

LOAD SUMMARY:

PHASE A	28.2 KVA
PHASE B	31.7 KVA
PHASE C	30.4 KVA
TOTAL CONNECTED LOAD	90.4 KVA
TOTAL DEMAND LOAD	77.8 KVA
LINE-TO-LINE VOLTAGE	208 VOLTS
SPARE CAPACITY	0%
PANEL AMPS	216 AMPS

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[redacted]

No.	Issued	Date	No.	Issued	Date
1		11/26/2018			

Keynotes:

Consultant:
P2S ENG
Long Beach | Los Angeles
San Diego | San Jose
p2sinc.com
No. E20825 ELECTRICAL STATE OF CALIFORNIA
Consultant's Project No. J9129

Agency Approval:

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Date: 07/17/1 | **Client Project No:** 5015024000

Sheet:
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PANEL: (E)EMH3

VOLTAGE : 480/277 VOLTS — 3 PHASE, 4 WIRE — **A.I.C. RATING :** 14kA
BUS AMPS : 225 AMPS — **LOCATION :** ELEC RM 306
MAIN : MLO — **FED FROM :** MS
BRANCH TYPE : NORMAL BRANCH — **MOUNTING :** SURFACE
PANEL OPTIONS: -

LOAD TYPE	LOAD SERVED	VOLT-AMPS A	B	C	CKT	BKR/ POLE	A B C	BKR/ POLE	CKT	VOLT-AMPS A	B	C	LOAD SERVED	LOAD TYPE
	(E) SPARE				1	20/1	* - -	20/1	2	778			(E) 3RD FLOOR LTG	LIGHTING
	(E) SPARE				3	20/1	- * -	20/1	4		930		(E) 3RD FLOOR LTG	LIGHTING
	(E) SPARE				5	20/1	- - *	20/1	6			1,128	(E) 3RD FLOOR LTG	LIGHTING
	(E) SPARE				7	20/1	* - -	20/1	8	1,364			(E) 3RD FLOOR LTG	LIGHTING
	(E) SPARE				9	20/1	- * -	20/1	10		1,307		(E) 4TH FLOOR LTG	LIGHTING
	(E) SPARE				11	20/1	- - *	20/1	12			864	(E) 4TH FLOOR LTG	LIGHTING
	(E) SPARE				13	20/1	* - -	20/1	14				(E) SPARE	
	(E) SPARE				15	20/1	- * -	20/1	16		2,229		(E) 4TH FLOOR LTG	LIGHTING
	(E) SPARE				17	20/1	- - *	20/1	18			1,340	(E) 4TH FLOOR LTG	LIGHTING
	(E) SPARE				19	20/1	* - -	20/1	20	1,200			(E) 429-430 LIGHTING	LIGHTING
	(E) SPARE				21	20/1	- * -	20/1	22		947		(E) 429-430 LED LTG	LIGHTING
	(E) SPARE				23	20/1	- - *	20/1	24				(E) SPARE	
	(E) SPARE				25	20/1	* - -	20/1	26				(E) SPARE	
	(E) SPARE				27	20/1	- * -	20/1	28				(E) SPARE	
	(E) SPARE				29	20/1	- - *	20/1	30				(E) SPARE	
	(E) SPARE				31	20/1	* - -	20/1	32				(E) SPARE	
	(E) SPARE				33	20/1	- * -	20/1	34				(E) SPARE	
	(E) SPARE				35	20/1	- - *	20/1	36				(E) SPARE	
	(E) SPARE				37	20/1	* - -	50/3	38	3,203			(E) PNL EMH1 SUB FEED	MISC
	(E) SPARE				39	20/1	- * -	-	40		5,009		-	MISC
RECEPTACLE	(E) RM 306 EMLCP3			200	41	20/1	- - *	-	42			4,213	-	MISC

PANEL CALCULATIONS:

LOAD TYPE:	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD
RECEPTACLE	200	PER CEC ART. 220.44	200 VA
LIGHTING	12,087	125%	15,109 VA
MOTOR	0	100%	0 VA
MISC	12,425	100%	12,425 VA
	0	0%	0 VA
0 ELEVATOR(S)	0	0%	0 VA
0 X-RAY(S)	0	PER CEC ART. 517.73(2)	0 VA
25% OF LARGEST MOTOR			0 VA

LOAD SUMMARY:

PHASE A	6.5 KVA
PHASE B	10.4 KVA
PHASE C	7.7 KVA
TOTAL CONNECTED LOAD	24.7 KVA
TOTAL DEMAND LOAD	27.7 KVA
LINE-TO-LINE VOLTAGE	480 VOLTS
SPARE CAPACITY	0%
PANEL AMPS	33 AMPS

PANEL: (E)LE2

VOLTAGE : 208/120 VOLTS — 3 PHASE, 4 WIRE — **A.I.C. RATING :** 10kA
BUS AMPS : 225 AMPS — **LOCATION :** ELEC CST 318A
MAIN : MLO — **FED FROM :** LF2
BRANCH TYPE : NORMAL BRANCH — **MOUNTING :** SURFACE
PANEL OPTIONS: -

LOAD TYPE	LOAD SERVED	VOLT-AMPS A	B	C	CKT	BKR/ POLE	A B C	BKR/ POLE	CKT	VOLT-AMPS A	B	C	LOAD SERVED	LOAD TYPE
MISC	308 WINDOW SHADES	1,368			1	20/1	* - -	20/1	2	360			308 I.G. RECPT	RECEPTACLE
MISC	208 WINDOW SHADES		1,368		3	20/1	- * -	20/1	4		540		308 RECEPT	RECEPTACLE
MISC	439 WATER HEATER			2,000	5	20/1	- - *	20/1	6			900	210 RECEPT	RECEPTACLE
	SPARE				7	20/1	* - -	20/1	8	1,080			210 RECEPT	RECEPTACLE
RECEPTACLE	208 FURNITURE		1,440		9	20/1	- * -	20/1	10		1,440		210 RECEPT	RECEPTACLE
RECEPTACLE	-			1,440	11	20/1	- - *	20/1	12			1,440	210 I.G. RECEPT	RECEPTACLE
RECEPTACLE	-	1,440			13	20/1	* - -	20/1	14	1,440			210 I.G. RECEPT	RECEPTACLE
RECEPTACLE	-		1,440		15	20/1	- * -	20/1	16		1,440		210 I.G. RECEPT	RECEPTACLE
RECEPTACLE	208 FURNITURE			1,440	17	20/1	- - *	20/1	18			1,440	210 I.G. RECEPT	RECEPTACLE
RECEPTACLE	-	1,440			19	20/1	* - -	20/1	20	1,440			210 I.G. RECEPT	RECEPTACLE
RECEPTACLE	-		1,440		21	20/1	- * -	20/1	22		720		210 I.G. RECEPT	RECEPTACLE
RECEPTACLE	-			1,440	23	20/1	- - *	20/1	24			900	208 GEN USE	RECEPTACLE
RECEPTACLE	208 FURNITURE	1,080			25	20/1	* - -	20/1	26	1,824			438 WINDOW SHADES	MISC
RECEPTACLE	-		1,080		27	20/1	- * -	20/1	28		1,368		438 WINDOW SHADES	MISC
RECEPTACLE	-			1,080	29	20/1	- - *	20/1	30			1,368	438 WINDOW SHADES	MISC
RECEPTACLE	**437C/E**	**1,260**			31	20/1	* - -	20/1	32	1,368			438 WINDOW SHADES	MISC
RECEPTACLE	**437C/E**		**900**		33	20/1	- * -	20/1	34		2,280		437 WINDOW SHADES	MISC
RECEPTACLE	**437B/C/E**			**900**	35	20/1	- - *	20/1	36			2,280	437 WINDOW SHADES	MISC
RECEPTACLE	**437A/C/D RECEPT**	**900**			37		* - -	20/1	38				**(E) LOAD**	
RECEPTACLE	**437A/C/D RECEPT**		**900**		39		- * -	20/1	40				**(E) LOAD**	
RECEPTACLE	**437A/C/D RECEPT**			**900**	41		- - *	20/1	42				**(E) LOAD**	

PANEL CALCULATIONS:

LOAD TYPE:	LOAD (VA)	DEMAND FACTOR	DEMAND LOAD
RECEPTACLE	33,660	PER CEC ART. 220.44	21,830 VA
LIGHTING	0	125%	0 VA
MOTOR	0	100%	0 VA
MISC	15,224	100%	15,224 VA
	0	0%	0 VA
0 ELEVATOR(S)	0	0%	0 VA
0 X-RAY(S)	0	PER CEC ART. 517.73(2)	0 VA
25% OF LARGEST MOTOR			0 VA

LOAD SUMMARY:

PHASE A	15.0 KVA
PHASE B	16.4 KVA
PHASE C	17.5 KVA
TOTAL CONNECTED LOAD	48.9 KVA
TOTAL DEMAND LOAD	37.1 KVA
LINE-TO-LINE VOLTAGE	208 VOLTS
SPARE CAPACITY	0%
PANEL AMPS	103 AMPS

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	TOTAL V-A	LAMPS NO.	LAMPS V-A	LAMPS TYPE	VOLTAGE	MTG.	MANUFACTURER / REMARKS
A1	DECORATIVE PENDANT DEL RAY LIGHTING #6713-XX-W30	51	-	51	LED	UNV	P	
B1	2X4 RECESSED LED AXIS LIGHTING #POLED-24-4500-80-40-VL-XX-UNV	36.67	-	36.67	LED	UNV	R	
C1	2X2 RECESSED LED AXIS LIGHTING #POLED-22-2500-80-40-VL	23.29	-	23.29	LED	UNV	R	
D1	6" DOWNLIGHT LED GOTHAM LIGHTING #EVOMRI-40-10-6AR-WD-LS	11.8	-	11.8	LED	UNV	R	
D2	8" DOWNLIGHT LED GOTHAM LIGHTING #EVO 20-40-8AR-LS	31.6	-	31.6	LED	UNV	R	
P1	6' LINEAR PENDANT LED AXIS LIGHTING #BBLED-B3-MF-400-80-40-SO	8.87/FT	-	8.87/FT	LED	UNV	P	
R1	LINEAR RECESSED LED AXIS LIGHTING #BBRLED-400-80-40-FL-2	18W/LED	-	18W/LED	LED	UNV	R	
X	EXIT SIGN LITHONIA LIGHTING #EDG	3	-	3	LED	UNV	R	

GENERAL NOTES:
1. FINISH BY ARCHITECT.

NOTES:
1. ----.
2. ----.
3. ----.

ABBREVIATIONS:
P = PENDANT
PO = POLE
R = RECESSED
S = SURFACE
T = TRACK
U = UNIVERSAL
W = WALL
B = BOLLARD

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No.	Issued	Date
1		11/26/2018

No.	Issued	Date

Keynotes:

Consultant:
P2S ENG
Long Beach | Los Angeles
San Diego San Jose
p2sinc.com
REGISTERED PROFESSIONAL ENGINEER No. E20825 ELECTRICAL STATE OF CALIFORNIA
Consultant's Project No. J9129

Agency Approval:

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Date: 07/17/1 | **Client Project No:** 5015024000

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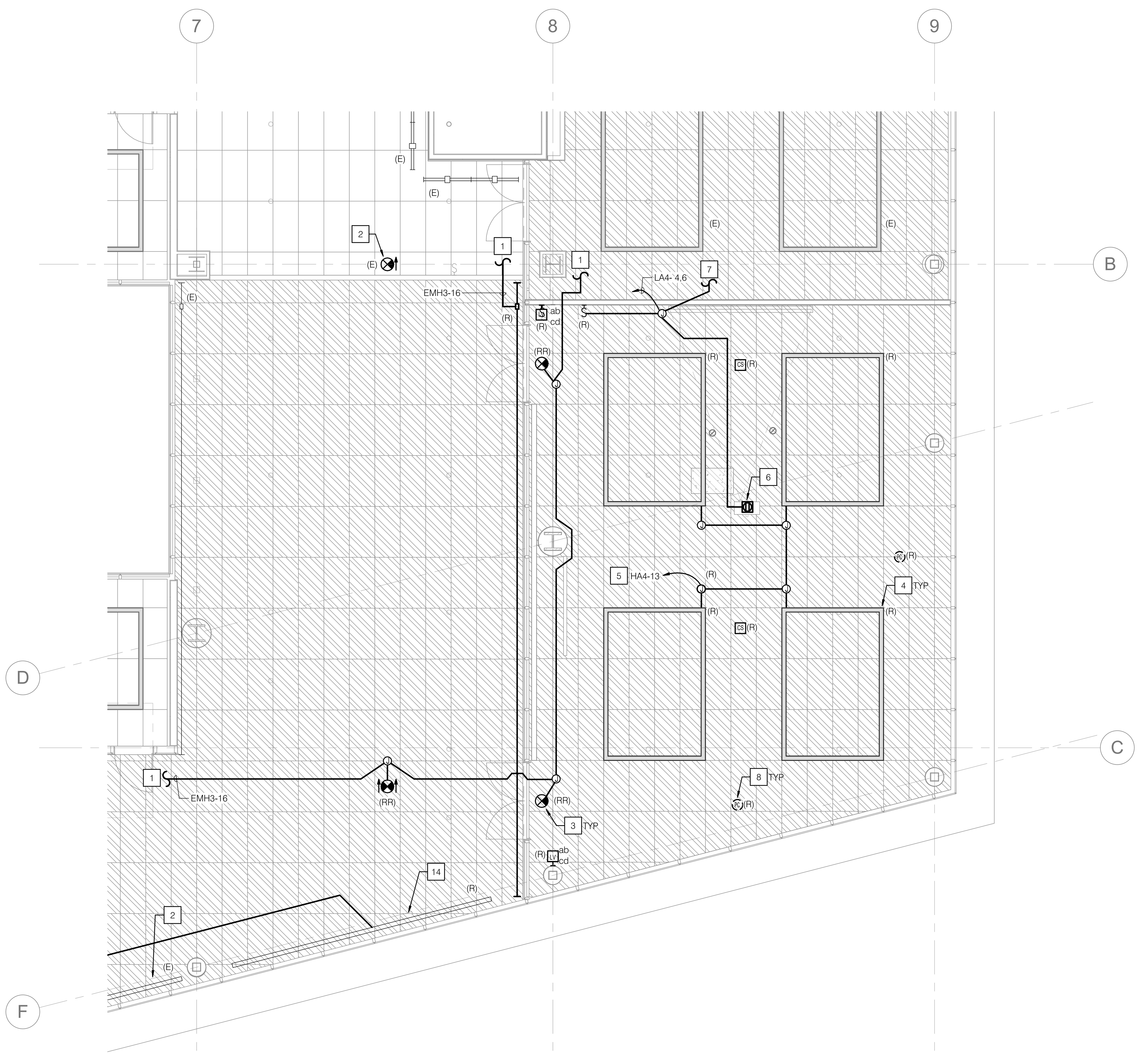
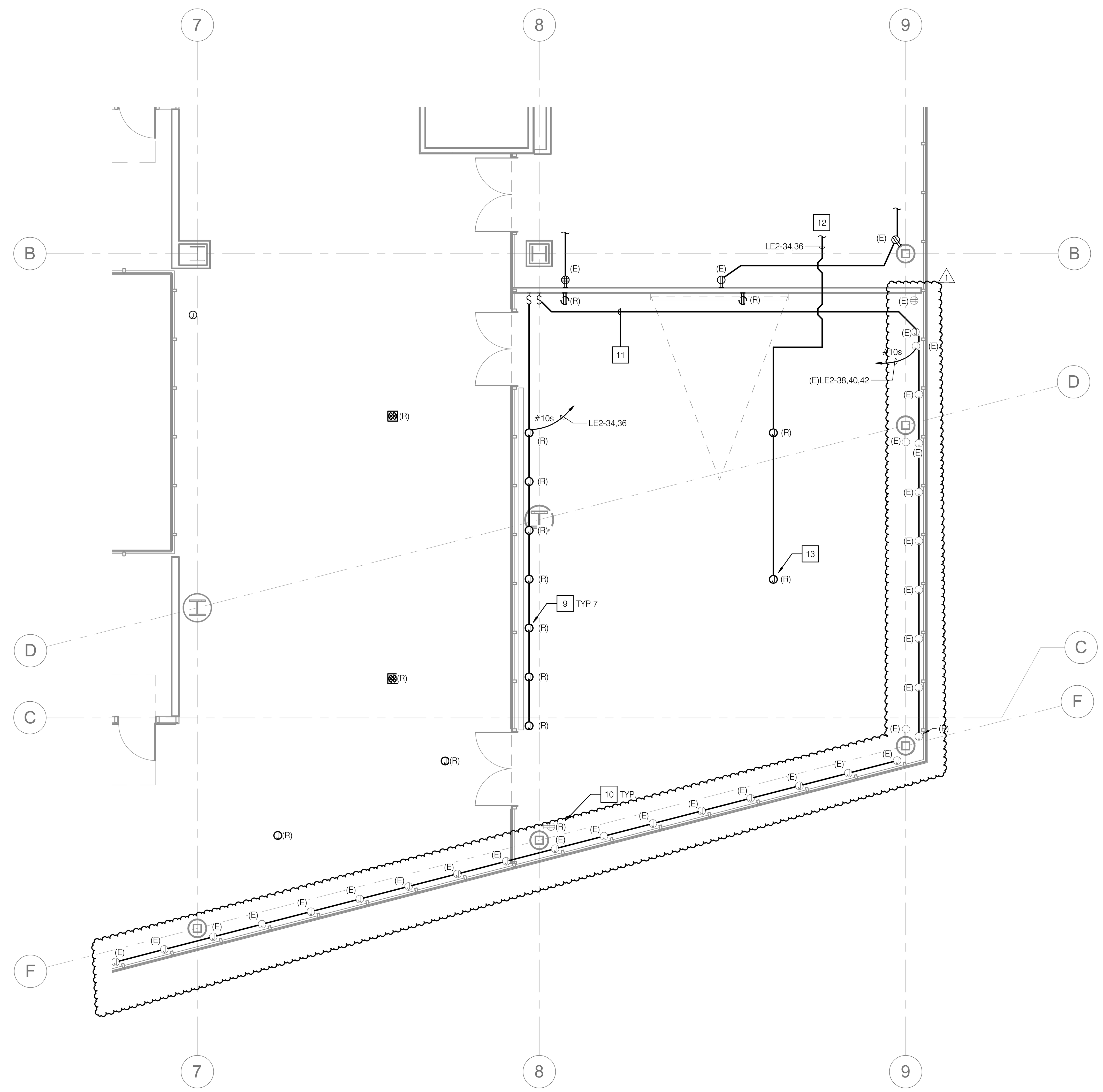


2 LEVEL 04 - LIGHTING DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



1 LEVEL 04 - POWER DEMOLITION PLAN

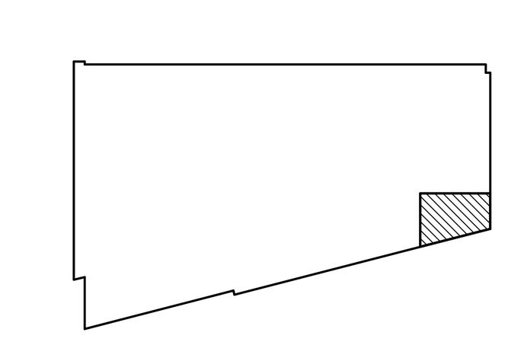
SCALE: 3/16" = 1'-0"

LEGEND

(R)	=	REMOVE
(RR)	=	REMOVE AND RELOCATE
(E)	=	EXISTING TO REMAIN

KEYNOTES

14 DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE. DISCONNECT AND REMOVE EXISTING CONDUIT AND CONDUCTORS BACK TO LIGHTING FIXTURE TO REMAIN.



KEY PLAN

N

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No.	Issued	Date	No.	Issued	Date
1		11/26/2018			

Keynotes:

1 CONDUIT AND CONDUCTORS TO EXISTING LIGHTS SHALL REMAIN. SAVE OFF EXISTING CIRCUITS TO ALLOW FOR EXTENSION AND CONNECTION TO NEW LIGHT FIXTURES. SEE SHEET E2.11 FOR ADDITIONAL INFORMATION.

2 EXISTING EXIT SIGN SHALL REMAIN AND BE PROTECTED IN PLACE.

3 DISCONNECT AND REMOVE EXISTING EXIT SIGN. SAVE OFF EXISTING CIRCUIT TO ALLOW FOR EXTENSION AND CONNECTION TO NEW EXIT SIGNS. SEE SHEET E2.11 FOR ADDITIONAL INFORMATION.

4 DISCONNECT AND REMOVE EXISTING LIGHT FIXTURE. SAVE OFF EXISTING CIRCUIT TO ALLOW FOR EXTENSION AND CONNECTION TO NEW LIGHT FIXTURES. SEE SHEET E2.11 FOR ADDITIONAL INFORMATION.

5 EXISTING CIRCUIT SHALL BE RE-USED FOR EXTENSION AND CONNECTION TO NEW LIGHT FIXTURES. SEE SHEET E2.11 FOR ADDITIONAL INFORMATION.

6 DISCONNECT AND REMOVE EXISTING CONDUIT ASSOCIATED WITH PROJECTOR, PROJECTOR SCREEN, CONDUCTORS AND SWITCH. SAVE OFF CIRCUIT IN JUNCTION BOX.

7 EXISTING CONDUIT AND CONDUCTORS SHALL REMAIN AND BE PROTECTED IN PLACE.

8 DISCONNECT AND REMOVE EXISTING LIGHTING CONDUITS. SEE SHEET E2.11 FOR ADDITIONAL INFORMATION.

9 DISCONNECT AND REMOVE EXISTING CONDUIT AND CONDUCTORS TO WINDOW SHADE OPERATORS. SAVE OFF CIRCUITS TO ALLOW FOR EXTENSION AND RECONNECTION TO NEW WINDOW SHADES. SEE SHEET E2.11 FOR ADDITIONAL INFORMATION.

10 DISCONNECT AND REMOVE EXISTING RECEPTACLES AND CONDUCTORS. SAVE OFF CIRCUITS TO ALLOW FOR EXTENSION AND RECONNECTION TO RECEPTACLES. SEE SHEET E2.11 FOR ADDITIONAL INFORMATION.

11 DISCONNECT AND REMOVE EXISTING CONDUIT AND CONDUCTORS.

12 CONDUIT AND CONDUCTORS TO EXISTING VAVs SHALL REMAIN. SAVE OFF EXISTING CIRCUITS TO ALLOW FOR EXTENSION AND CONNECTION TO VAVs.

13 DISCONNECT AND REMOVE EXISTING CONDUIT AND CONDUCTORS SERVING VAV UNIT BACK TO EXISTING UNIT TO REMAIN. SAVE OFF EXISTING CIRCUIT TO ALLOW FOR EXTENSION AND CONNECTION TO NEW VAVs.

Consultant:

P2S ENG
Long Beach | Los Angeles
San Diego | San Jose
p2sinc.com

Consultant's Project No. J9129

Agency Approval:

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Project:
4TH FLOOR - PRESIDENT'S SUITE - T.I.

Sheet Title:
FOURTH FLOOR - ELECTRICAL DEMOLITION PLANS

Date: 07/17/1 **Client Project No:** 5015024000

Sheet:

E2.10

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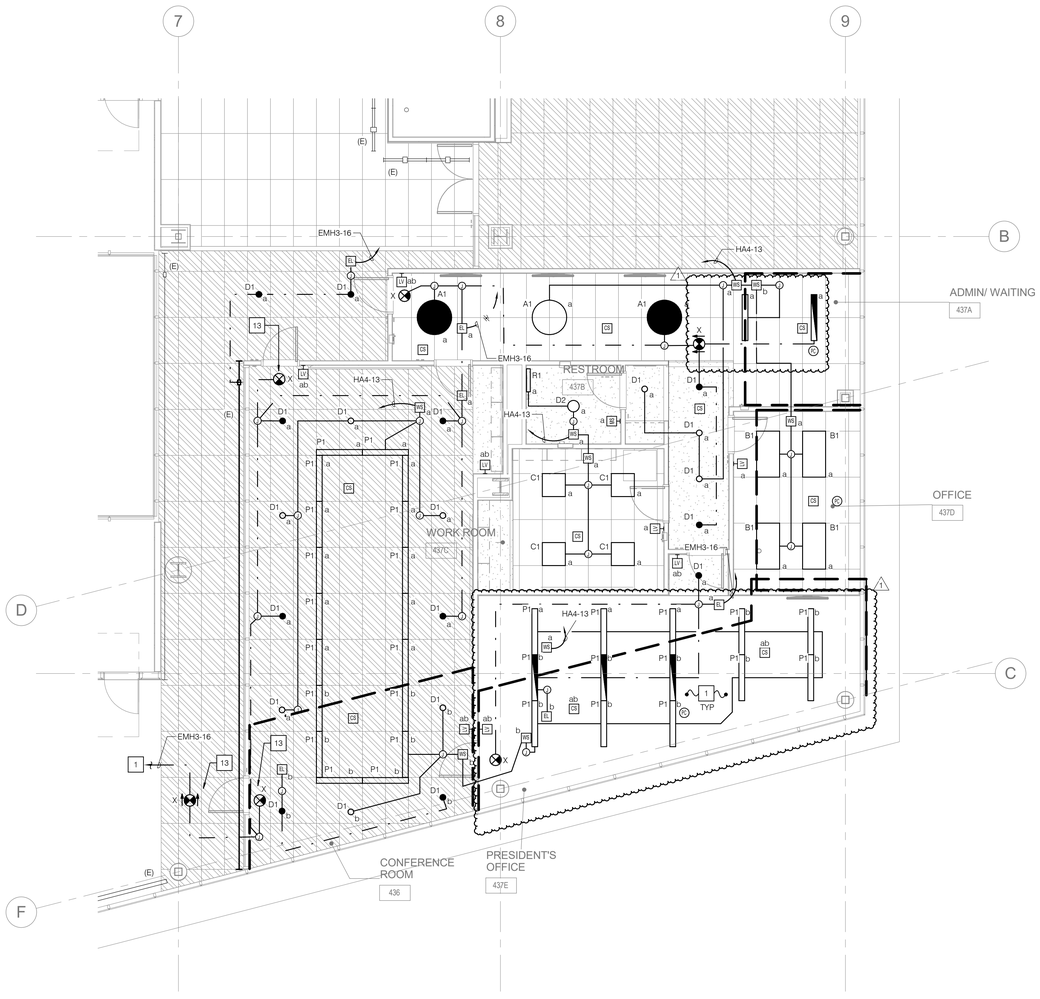
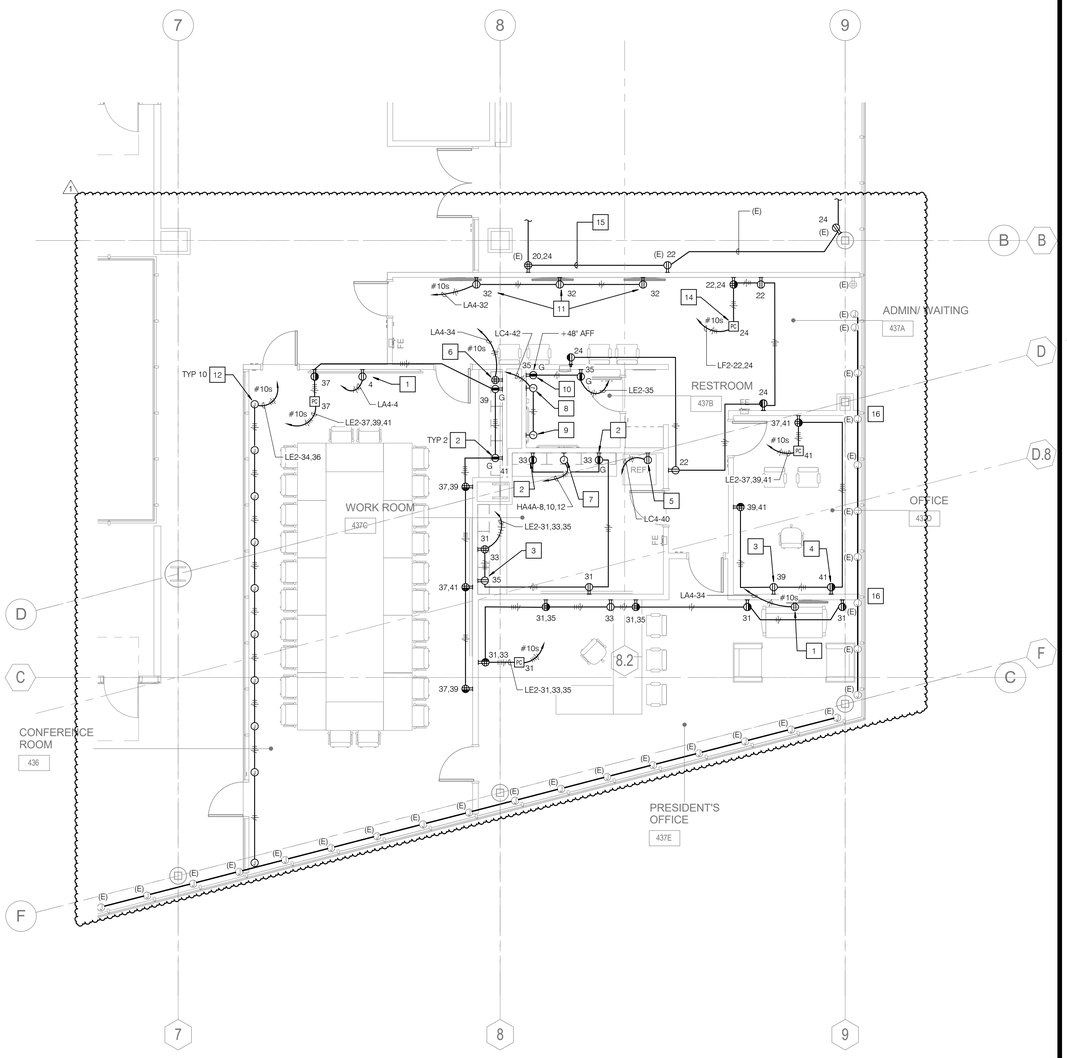
LEGEND

(R) = REMOVE
(RR) = REMOVE AND RELOCATE
(E) = EXISTING TO REMAIN



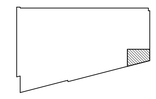
2 LEVEL 04 - LIGHTING PLAN

SCALE: 3/16" = 1'-0"



1 LEVEL 04 - POWER PLAN

SCALE: 3/16" = 1'-0"



KEY PLAN

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LICENSED ARCHITECT
BRADLEY E GLADSTEIN
NO. A-32437
REN. 02-28-19
STATE OF CALIFORNIA

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Keynotes:

1. PROVIDE DEDICATED OUTLET FOR VIDEO SCREEN LOCATION, COORDINATE EXACT LOCATION BEFORE VIDEO SCREEN INSTALLATION.
2. PROVIDE GFCI RECEPTACLE 6" ABOVE COUNTER.
3. PROVIDE RECEPTACLE 6" ABOVE COUNTER.
4. PROVIDE SWITCHED RECEPTACLE 6" ABOVE COUNTER.
5. PROVIDE DEDICATED OUTLET FOR REFRIGERATOR.
6. PROVIDE DEDICATED QUAD OUTLET FOR A/V EQUIPMENT. COORDINATE BEFORE A/V INSTALLATION.
7. PROVIDE 480V, 3P CONNECTION VIA 1"C - 3#8, 1#10 GND TO SERVE INSTANTANEOUS WATER HEATER IWH-1. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION AND EXACT LOCATION.
8. PROVIDE 120V, 1P CONNECTION TO SERVE ELECTRONIC FAUCET. COORDINATE BEFORE SINK/FAUCET INSTALLATION.
9. PROVIDE 120V, 1P CONNECTION TO SERVE ELECTRONIC TOILET. COORDINATE BEFORE TOILET INSTALLATION.
10. PROVIDE GFCI RECEPTACLE NEAR AND ABOVE SINK.
11. PROVIDE DEDICATED RECEPTACLE FOR FUTURE/PROPOSED DISPLAY FEATURE. COORDINATE EXACT LOCATION BEFORE INSTALLATION.
12. PROVIDE 120V, 1P CONNECTION TO SERVE MOTORIZED SHADE SYSTEM. COORDINATE WITH EXISTING ROLLER SHADE SYSTEM DESIGN IN BUILDING.

1

13. NEW LOCATION OF EXISTING DEVICE. PROVIDE NEW CONDUIT AND CABLE AND INSTALL IN NEW LOCATION.
14. ROUTE CIRCUIT AS INDICATED VIA PLUG CONTROLLER TO ALLOW CONTROL OF SWITCHED RECEPTACLES AS SHOWN.
15. PROVIDE 3/4"C - 2#10, 1#10 GND AND EXTEND EXISTING CIRCUITS TO RECEPTACLES TO REMAIN TO ENSURE CONTINUITY TO DOWNSTREAM DEVICES.
16. RE-CONNECT ELECTRICAL POWER TO EXISTING ROLLER SHADES AT NEW PARTITION WALL INTERSECTIONS.

Consultant:

P2S ENG

Long Beach | Los Angeles
San Diego San Jose

p2sinc.com

PROFESSIONAL ENGINEER
No. E20825
ELECTRICAL
STATE OF CALIFORNIA

Consultant's Project No. J9129

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Project:

4TH FLOOR - PRESIDENT'S SUITE - T.I.

Sheet Title:

FOURTH FLOOR - ELECTRICAL RENOVATION PLANS

Date: 07/17/1 | **Client Project No:** 5015024000

Sheet:

E2.11