EAST KERN HEALTH CARE DISTRICT

EAST KERN HEALTH CARE DISTRICT
RESOLUTION NO. 2026-05
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE EAST KERN HEALTH CARE DISTRICT AUTHORIZING DESIGNATED DISTRICT OFFICERS AS AUTHORIZED USERS OF THE LOCAL AGENCY INVESTMENT FUND (LAIF) ACCOUNT NO. 20-15-002 AND ESTABLISHING CONDITIONS ON TRANSACTIONS

WHEREAS, the East Kern Health Care District ("District") maintains Account No. 20-15-002 with the California State Treasurer's Local Agency Investment Fund ("LAIF"); and

WHEREAS, the Board of Directors desires to designate certain District officers as authorized contacts for purposes of administering the account while preserving the Board's exclusive authority over the expenditure and transfer of District funds; and

WHEREAS, the Board wishes to ensure that all withdrawals and transfers remain subject to existing District fiscal controls, spending authority limitations, and Board approval requirements. NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the East Kern Health Care District as follows:

1. The following District officers are designated as authorized representatives for LAIF Account No. 20-15-002:
    - Jessica Rojas, Treasurer
    - Shauna Royten, Vice President
    - LaMiya Patrick, President
2. The individuals identified above are authorized to communicate with LAIF, complete required forms, receive account information, and implement transactions previously approved by the Board of Directors.
3. No withdrawal, transfer, redemption, or movement of funds from LAIF shall occur unless expressly authorized by prior Board action recorded in approved Board minutes or by resolution of the Board.
4. Any withdrawal or transfer request submitted to LAIF shall require written authorization from at least two (2) of the individuals designated in this Resolution, certifying that the transaction has been approved by the Board of Directors and is being carried out solely for the purpose authorized by the Board.
5. The authority granted herein does not authorize any officer, director, employee, or agent of the District to independently approve expenditures, transfers, investments, withdrawals, contracts, disbursements, or commitments of District funds. Such authority remains vested in the Board of Directors in accordance with applicable law, District policies, adopted budgets, purchasing policies, financial controls, and spending restrictions.

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6. The designated officers' authority is strictly limited to implementing and documenting transactions previously approved by the Board of Directors and complying with LAIF administrative requirements.

7. Deposits into the LAIF account may be made by the authorized representatives as part of normal treasury management activities; however, withdrawals and transfers shall remain subject to Sections 3 through 6 of this Resolution.

8. This Resolution shall become effective November 1, 2026, and shall remain in effect until amended or rescinded by the Board of Directors.

9. The District Manager of the Board is authorized to provide a certified copy of this Resolution to the California State Treasurer's Office and to complete any administrative actions necessary to implement this Resolution.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the East Kern Health Care District on _____, 2026.
AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

_____
LaMiya Patrick, President
East Kern Health Care District
ATTEST:

_____
Board Secretary
CERTIFICATION
I hereby certify that the foregoing Resolution No. 2026-05 was duly adopted by the Board of Directors of the East Kern Health Care District at a duly noticed meeting held on _____, 2026.

Approved As To Form:

_____
DISTRICT LEGAL COUNSEL

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Staff Report

Website Document Retention and Upcoming Streamline Fees

To: Board of Directors
From: Rubi Rizo **Date:**
Subject: Upcoming Streamline Document Storage Fees and Website Retention Considerations

Background

Administration has been notified that **Streamline** will begin assessing fees for documents that are uploaded to or currently stored within the system. The anticipated cost will be **$7.00 per document** that is posted or maintained within the platform.

Based on current information, these charges are expected to begin accruing approximately **November–January**

Fiscal Impact

The implementation of these fees may result in additional annual costs to the District, depending on the number of documents maintained on the website and within the Streamline platform. Administration is currently evaluating the potential financial impact and identifying ways to mitigate unnecessary expenses.

Current Actions

To address this issue proactively, staff is currently working with **legal counsel** and **Information Technology (IT)** professionals to develop an immediate solution that will:

- Ensure the District remains compliant with all applicable public records and retention requirements.
- Identify documents that must remain publicly accessible due to legal or regulatory obligations.
- Evaluate alternative storage and archiving options to reduce ongoing costs.
- Develop recommendations for managing website content more efficiently.

Policy Considerations

As part of this review, the District should consider establishing or updating a **Document Retention and Website Posting Policy/Procedure** that addresses:

- How long should documents remain available on the District website.
- Which records constitute vital, historical, legal, or regulatory documents that must remain accessible.
- Procedures for archiving older records while preserving public access when required.
- Responsibilities for ongoing website content management and retention compliance.

Recommendation

GM recommends that the Board be advised of the upcoming Streamline fee structure and the potential financial impact to the District. Staff will continue working with legal counsel and IT to develop a recommended course of action and, if necessary, return to the Board with proposed policy and procedural updates regarding online document retention and archiving practices.

Cost Impact Analysis

The financial impact to the District will depend upon the total number of documents currently posted and maintained on the Streamline platform. At a rate of **$7.00 per document**, costs can increase significantly as document inventories grow.

Number of Documents	Cost per Document	Estimated Cost
100	$7.00	$700
250	$7.00	$1,750
500	$7.00	$3,500
750	$7.00	$5,250
1,000	$7.00	$7,000
1,500	$7.00	$10,500
2,000	$7.00	$14,000

Estimated Budgetary Impact:
The District currently maintains numerous agenda packets, board documents, resolutions, policies, reports, and other public records on its website. Depending on the total number of documents retained within the Streamline system, the associated fees could range from several thousand dollars to more than $10,000 annually.

Staff is conducting a comprehensive review of all documents currently maintained on the website to determine the projected cost exposure and identify opportunities to reduce unnecessary document retention while maintaining compliance with legal recordkeeping requirements.

Potential Cost-Mitigation Strategies

Staff Report

To reduce future costs, staff is evaluating several options, including:

- Archiving older documents to an alternative storage location.
- Establishing retention schedules for routine documents that exceed operational usefulness.
- Maintaining only legally required, vital, historical, and governing documents on the public website.
- Utilizing external cloud storage or document management systems for archived records.
- Implementing a formal Website Document Retention Policy to ensure consistency and compliance.

Preliminary Conclusion:
Without modifications to current document retention practices, the District may incur substantial new costs beginning in approximately November or December. Staff recommends that the Board consider policy direction regarding website retention periods and authorize staff to continue working with legal counsel and IT professionals to implement a compliant and cost-effective long-term solution.

PROPOSED FIRE DAMAGE REPAIR TO EXISTING ONE-STORY BUILDING AT 8101 BAY AVE., CALIFORNIA CITY, CA 93505

GENERAL NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING AND PROPOSED CONSTRUCTION, PIPING, CONDUITS, CLEANOUTS, PULLBOXES, ETC. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DISTRICT AND ARCHITECT PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL GRADES, ELEVATIONS, DIMENSIONS, AND CONDITIONS OF INSTALLATION PRIOR TO PROVIDING BID. ANY DISCREPANCIES DISCOVERED BY THE CONTRACTOR DURING THE ABOVE INVESTIGATIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE CONTRACTOR BY MEANS OF OFFERING A BID SHALL THEREBY IDENTIFY THAT THE ABOVE STATED REQUIREMENTS HAVE BEEN MET.
3. GENERAL CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.
4. THE ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER.
5. ALL WORK SHALL CONFORM TO THE "APPLICABLE CODES" AS LISTED HEREON.
6. PROPERLY REMOVE ALL DEMOLISHED ITEMS AND MATERIALS FROM THE SITE AND DISPOSE OF ALL IN A LEGAL MANNER.
7. REPAIR OR REPLACE CURBING, WALLS, UTILITY LINES, LANDSCAPING, ETC. THAT ARE DAMAGED DURING CONSTRUCTION. PROTECT ALL EXISTING CONSTRUCTION DESIGNATED TO REMAIN.
8. CONTRACTOR SHALL COORDINATE ALL REQUIRED BUILDING INSPECTIONS WITH THE CITY OF CALIFORNIA.

SCOPE OF WORK:

THE PROJECT SCOPE OF WORK CONSISTS OF, BUT IS NOT LIMITED TO THE FOLLOWING:

1. PARTIAL DEMOLITION OF EXISTING INTERIOR FINISHES CAUSED BY FIRE DAMAGE.
2. PARTIAL RECONSTRUCTION OF ALL INTERIOR FINISHES, BATHROOM AREA, FLOOR FINISH
3. REPLACEMENT OF LIGHT FIXTURES DAMAGED BY FIRE DAMAGE.
4. REPLACEMENT OF PARTIALLY DAMAGED T-BAR GRID CAUSED BY FIRE DAMAGE.
5. TESTING OF ALL EXISTING FIRE SPRINKLER SYSTEM AND FIRE ALARM DEVICES TO ENSURE SYSTEMS ARE FUNCTIONING PER CODE REQUIREMENTS. THIS PORTION OF WORK SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR.

BLDG ANALYSIS AND AREA BREAKDOWN:

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: TYPE V-B

FLOOR AREA TABULATION:

11,517.00 S.F. = EXISTING ONE-STORY BLDG.

OWNER AND DESIGNER INFORMATION:

OWNER: EAST KERN HEALTH CARE DISTRICT - KAREN MACDONALD (DIRECTOR)

DESIGNER: JOSELITO LACSON



Vicinity Map

APPLICABLE CODES:

PART 1 2025 BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.
PART 2 2025 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R.
(2022 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)
PART 3 2025 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R.
(2022 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
PART 4 2025 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.
(2022 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
PART 5 2025 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R.
(2022 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
PART 6 2025 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
PART 9 2025 CALIFORNIA FIRE CODE, TITLE 24 C.C.R.
(2022 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)
PART 10 2025 CALIFORNIA EXISTING BUILDING CODE, TITLE 24 C.C.R.
(2022 INTERNATIONAL EXISTING BUILDINGS CODE OF THE INTERNATIONAL CODE COUNCIL, WITH AMENDMENTS)
PART 11 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN), TITLE 24 C.C.R.
PART 12 2025 CALIFORNIA REFERENCED STANDARDS, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY: STATE FIRE MARSHAL REGULATIONS

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13	INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS (CA AMENDED)	2022 EDITION
NFPA 14	INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (CA) AMENDED	2016 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2021 EDITION
NFPA 20	INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION	2019 EDITION
NFPA 22	WATER TANKS FOR PRIVATE FIRE PROTECTION	2023 EDITION
NFPA 24	INSTALLATION OF PRIVATE FIRE MAINS AND THEIR APPURTENANCES (CA) AMENDED	2022 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CA) AMENDED	2022 EDITION
NFPA 80	FIRE DOOR AND OTHER OPENING PROTECTIVE	2016 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEM (CA AMENDED)	2018 EDITION
UL 300	FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT	2005 (R2019)
UL 464	AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS INCLUDING ACCESSORIES	2009 EDITION
UL521	HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION
UL 1971	SIGNALING DEVICES FOR THE HEARING IMPAIRED	2002 (R2012)
ICC 300	BLEACHING, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS	2017 EDITION

FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS, REFER TO 2025 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE (CFC) CHAPTER 80

SEE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO NFPA STANDARDS

SHEET INDEX:

ARCHITECTURAL

A1.01 APPLICABLE CODES, GENERAL NOTES, SHEET INDEX, SITE PLAN AND VICINITY MAP
A1.02 CALIFORNIA GREEN BUILDING STANDARDS CODE
A1.03 CALIFORNIA GREEN BUILDING STANDARDS CODE
A1.04 CALIFORNIA GREEN BUILDING STANDARDS CODE
A1.05 CALIFORNIA GREEN BUILDING STANDARDS CODE
A1.2B ENLARGED PARTIAL DEMOLITION FLOOR PLAN
A1.2C ENLARGED PARTIAL DEMOLITION FLOOR PLAN
A1.2D ENLARGED PARTIAL DEMOLITION FLOOR PLAN
A1.2E ENLARGED PARTIAL DEMOLITION FLOOR PLAN
A1.3D ENLARGED PARTIAL DEMOLITION CEILING PLAN
A1.3E ENLARGED PARTIAL DEMOLITION CEILING PLAN
A1.3F ENLARGED PARTIAL DEMOLITION CEILING PLAN
A1.3G ENLARGED PARTIAL DEMOLITION CEILING PLAN
A2.01 OVERALL FLOOR PLAN AND CODE ANALYSIS
A2.2C ENLARGED PARTIAL FIRST FLOOR PLAN
A2.2D ENLARGED PARTIAL FIRST FLOOR PLAN
A2.2E ENLARGED PARTIAL FIRST FLOOR PLAN
A2.3E ENLARGED PARTIAL FIRST FLOOR PLAN
A2.3G ENLARGED PARTIAL FIRST FLOOR PLAN REFLECTED CEILING PLAN
A2.3F ENLARGED PARTIAL FIRST FLOOR PLAN REFLECTED CEILING PLAN
A2.3E ENLARGED PARTIAL FIRST FLOOR PLAN REFLECTED CEILING PLAN
A2.3D ENLARGED PARTIAL FIRST FLOOR PLAN REFLECTED CEILING PLAN
A3.01 MEN'S & WOMEN'S RESTROOM NO.1 ENLARGED PLAN & INTERIOR ELEVATIONS
A3.02 MEN'S & WOMEN'S RESTROOM NO.2 ENLARGED PLAN & INTERIOR ELEVATIONS
A4.01 WHEELCHAIR/BRAILLE DETAILS
A4.02 WHEELCHAIR/BRAILLE DETAILS

MECHANICAL

M1 MECHANICAL SCHEDULE, NOTES, SYMBOLS & CALCULATIONS
M2 MECHANICAL ROOF PLAN
M3 MECHANICAL PLAN

PLUMBING

P1 PLUMBING SCHEDULE, NOTES & SYMBOLS
P2 PLUMBING PLAN
P3 ENLARGED PLUMBING AND ISOMETRIC PLANS - MEN'S & WOMEN'S RESTROOM NO.2
P4 ENLARGED PLUMBING AND ISOMETRIC PLANS - MEN'S & WOMEN'S RESTROOM NO.1

ELECTRICAL

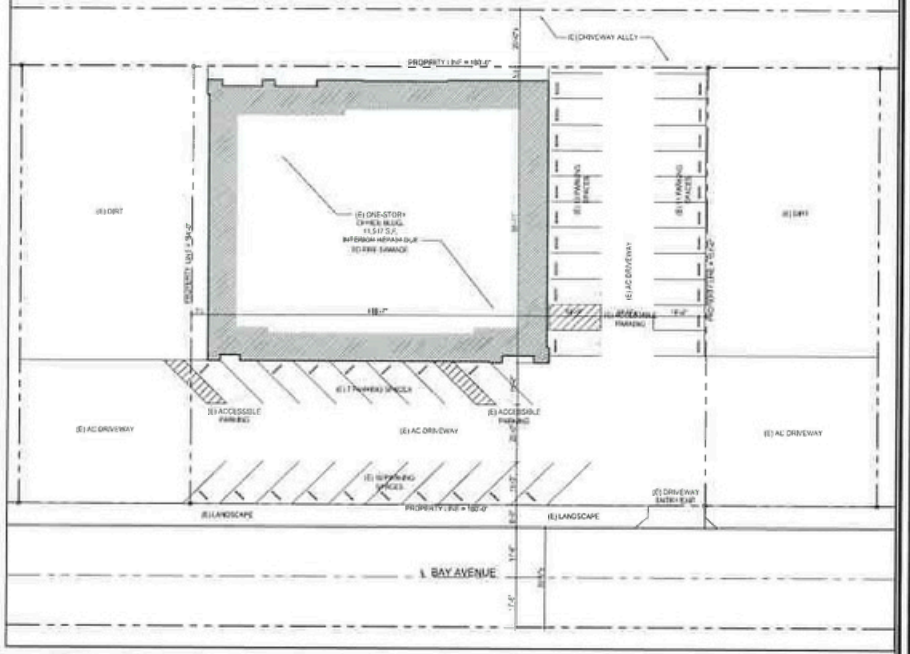
E-1.0 ELECTRICAL SYMBOLS, GENERAL NOTES & LIGHT FIXTURE SCHEDULE
E-2.3 OVERALL ELECTRICAL FLOOR PLAN
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E-5.0 ENLARGED ELECTRICAL DEMOLITION POWER PLAN
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ELECTRICAL

E-6.0 ENLARGED ELECTRICAL PROPOSED POWER PLAN
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E-9.1 TITLE-24 LIGHTING COMPLIANCE
E-10.0 ELECTRICAL SPECIFICATIONS
E-11.0 CURRENT LIGHTING CONTROL DIAGRAM

FIRE DEPARTMENT SITE PLAN NOTES:

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FT., EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION, AND AN UNOBSTRUCTED VERTICAL CLEARANCE CLEAR TO SKY. FIRE DEPT. VEHICULAR ACCESS TO WITHIN 150' FT. OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. FIRE CODE 503.1.1 & 503.2.1
2. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6
3. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
4. AN APPROVED KEY BOX, VESTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY THE FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
5. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4



SITE PLAN
SCALE: 1" = 20'-0"

1 A1.01

JOSELITO M. LACSON
DESIGNER
(661) 361-0818
40552 POLO CT.
PALMDALE, CA. 93551

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A1.01
OF SHEETS

AGENDA ITEM III (c) PAGES 6-165

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES; N = NOT APPLICABLE; RESPON. PARTY = RESPONSIBLE PARTY (ex: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be located in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 **Initial Tenant Improvements.** The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 nonresidential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candella per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

ELECTRIC VEHICLE (EV). [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. Five feet or greater of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not included.

ELECTRIC VEHICLE (EV) CAPABLE SPACE. [BSC-CG, DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

ELECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle charging spaces served by EVSE or receptacle(s).

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to minimize contact's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conventional design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices that are approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.

5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate directly to the proposed location of the EV capable and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[1,2]
0-9	0	0
10-25	2	0
26-50	6	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of actual parking spaces[3]	25 percent of EV capable spaces[3]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.1. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.1 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE connected by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSE shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). Where EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE,[2,3,4] LOW POWER LEVEL 2, LEVEL 2, 1, 2 OR DCFC
0-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P x .20 = 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSC-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.5, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (kVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.5 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.5 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.5.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.
2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

TABLE 5.106.5.6.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF REQUIRED EVCS[2]
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.5.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

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Revision:

Job No.:
Date :
Drawn :
Designer:
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A1.02
OF SHEETS

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES NA = NOT APPLICABLE RP = RESPONSIBLE PARTY

5.106.5.6.2.3 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.4 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.5 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.106.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3

NUMBER OF PARKING SPACES IN A PARKING FACILITY	MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 = 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply in an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-209 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

5.106.8 LIGHT POLLUTION REDUCTION. [N] Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8); and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8. [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 4	N/A	U0	U0	U0	U0
For all other outdoor lighting (including decorative luminaires)	N/A	U1	U2	U3	U3
MAXIMUM ALLOWABLE GLARE RATING 4 (G)					
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet U-value limits for "all other outdoor

5.106.8.1 Facing–Backlight. Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the Luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing–Glare. For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the cutoff or semi-cutoff glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Notes: [N]
1. See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and *Reference Material*) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope. The provisions of this chapter shall establish the requirements of the *California Energy Code* [DSA-SS].

For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which as two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not occur otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 Meters. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gallday (380 Lday), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or clinical office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 Ls).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 Ls).
   c. Steam and hot water boilers with energy input more than 500,000 Btuh (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray valves
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (c)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY:The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS (spray force in ounce force (ozf))	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.55 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment.

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party-verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IM-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: https://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and non-resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined allowed floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined allowed floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000

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Revision:

Job No.:
Date :
Drawn :
Designer:
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A1.03
OF SHEETS

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (prefabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	kg CO_2e/MT
Light-density mineral wool board insulation	5.85	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2, 3]		
CONCRETE PRODUCT CATEGORY	MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)	UNIT OF MEASUREMENT
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	681	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	709	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)	UNIT OF MEASUREMENT
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength. 3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_x < GWP_{allowed}$
where
$GWP_x = \Sigma\ (GWP_p)(v_p)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_p)$
and
$_p$ = each concrete mix installed in the project
GWP_p = the GWP for concrete mix $_p$ per concrete mix EPD, in kg $CO_2e/m3$
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_p$ per Table 5.409.3
v_p = the volume of concrete mix $_p$ installed in the project, in $m3$.

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided in the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 16, Part 3, Division 30 of the Public Resources Code, Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.5 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems, refer to California Energy Code Section 100.0 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 50,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls shall be performed in compliance with the California Energy Code.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. As explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the ordering agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, or harmful to the comfort and well-being of a building's inhabitants, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(b).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10pm. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment Ar4 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "GWP (100-yr)" of Table 2.14; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O_3/g ROG).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, gauge.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, coatings, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for nonvolatile products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 – ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 – SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

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Revision:

Job No.:
Date :
Drawn :
Designer:
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A1.04
OF SHEETS

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (to ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[2]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLSAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLSAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 2S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLSAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal Insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLSAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350). See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a temperature-controlled room in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100 ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100 ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Exterior building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as documented by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. Ln or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. Ln or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or Ln noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq}-1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq}-1hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound-levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their verified STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_ioc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are noncarbon-containing refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-foot-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the California Mechanical Code and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coatings. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device the indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the systems for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/-50 microns), and hold for 20 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or Identified applicable checklist.

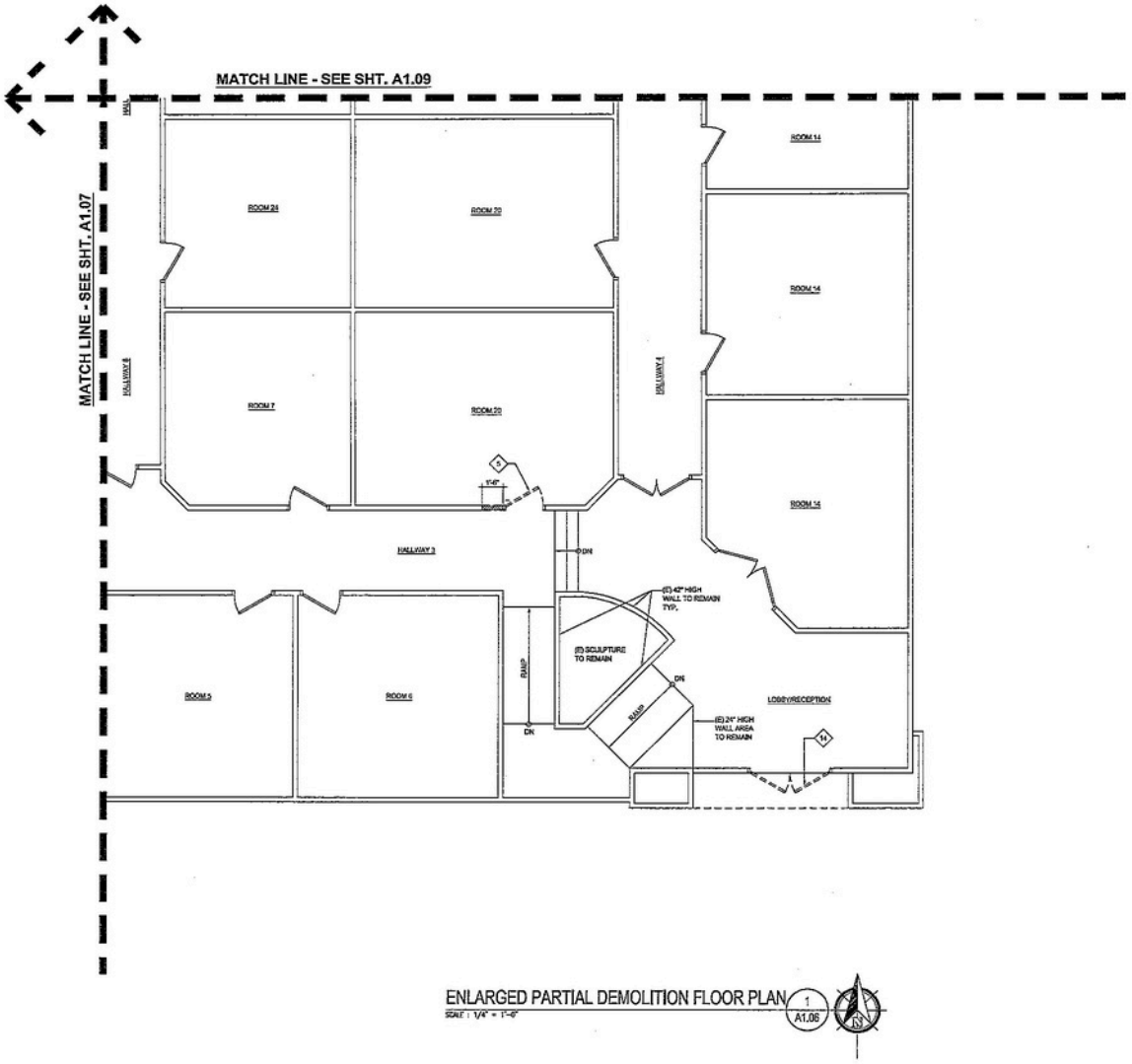
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Revision:

Job No.:
Date :
Drawn :
Designer:
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A1.05
OF SHEETS



ENLARGED PARTIAL DEMOLITION FLOOR PLAN 1 A1.06

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

DEMOLITION KEYNOTES:

1. DEMO ALL EXISTING EXISTING SINKS AND ALL ACCESSORIES IN ITS ENTIRETY AND CAP ALL EXISTING PLUMBING LINES. REFER TO DWV ISOMETRIC PLAN ON SHT. P4 FOR ADDITIONAL DEMOLITION SCOPE
2. DEMO EXISTING TOILET PARTITION AND IN-WALL SUPPORTS IN ITS ENTIRETY. DISPOSE OF ALL MATERIALS IN A LEGAL MANNER.
3. DEMO ALL EXISTING TOILETS AND ALL ACCESSORIES IN ITS ENTIRETY AND CAP ALL EXISTING PLUMBING LINES. REFER TO DWV ISOMETRIC PLANS ON SHT. P4 FOR ADDITIONAL DEMOLITION SCOPE
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6. DEMO EXISTING DRINKING FOUNTAIN IN ITS ENTIRETY AND CAP ALL EXISTING PLUMBING LINES. REFER TO DWV ISOMETRIC PLANS ON SHT. P4 FOR ADDITIONAL DEMOLITION SCOPE
7. DEMO EXISTING FLOOR TILES, ADHESIVE BASE AND BASE COVE TILES IN ITS ENTIRETY. DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. PROPERLY PREP RESULTING SURFACE TO RECEIVE NEW FLOOR FINISH
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9. DEMO EXISTING FLOOR DRAINS AND ANY EXISTING PLUMBING LINE THAT IS OUTSIDE OF THE NEW SCOPE OF WORK IN ITS ENTIRETY. REFER TO DWV ISOMETRIC PLANS ON SHT. P4 FOR ADDITIONAL DEMOLITION SCOPE
10. DEMO ANY AND ALL EXISTING WINDOW FRAME IN ITS ENTIRETY. DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. PROPERLY PREP RESULTING SURFACE TO RECEIVE NEW STUD WALL INFILL
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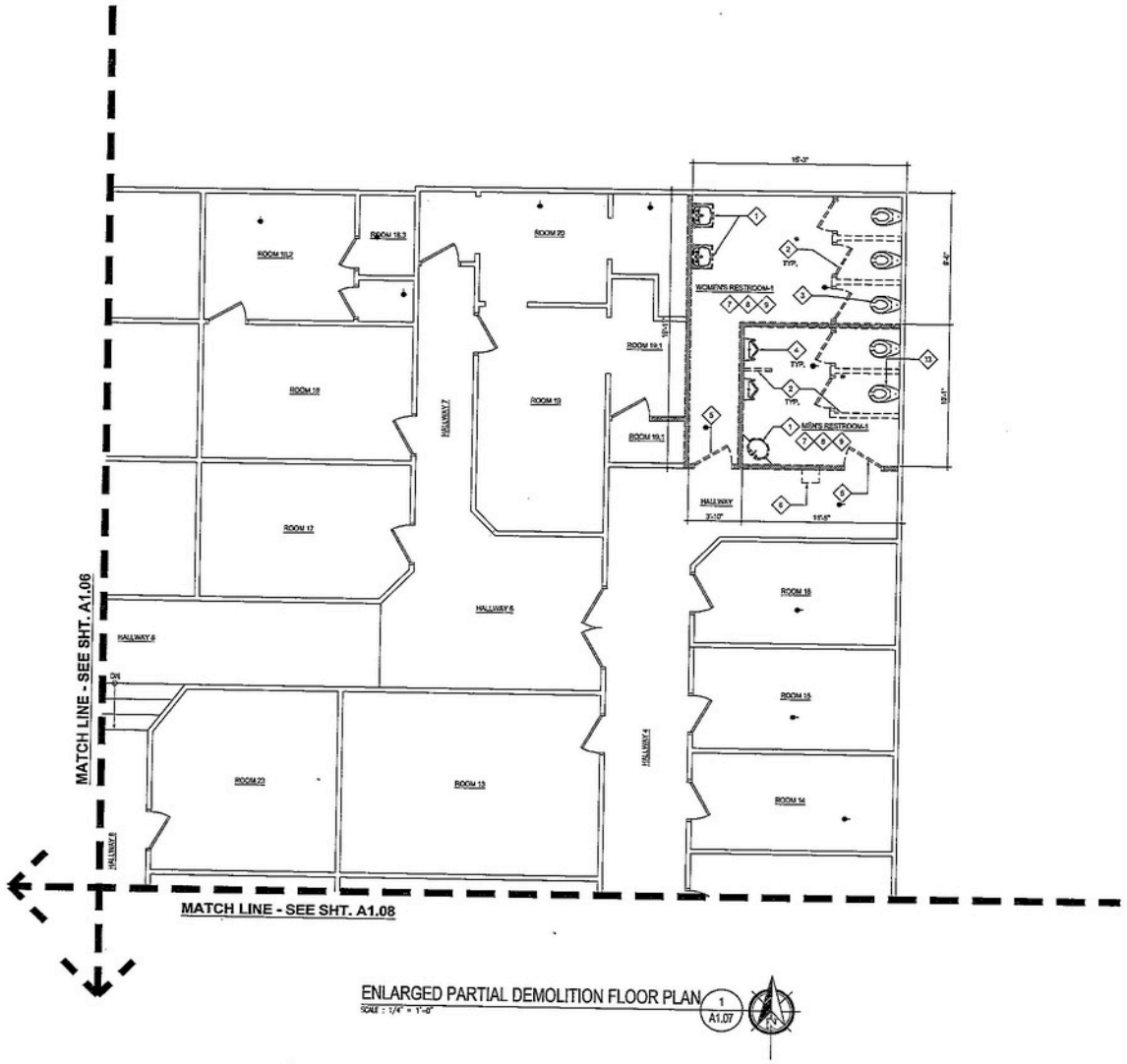
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Revision:

Job No. :
Date :
Drawn :
Designer: J.L.
Checked:

PROPOSED FIRE DAMAGE
REPAIR AT BAY AVE. BLDG.
FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A1.06
OF SHEETS



ENLARGED PARTIAL DEMOLITION FLOOR PLAN 1 / A1.07

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

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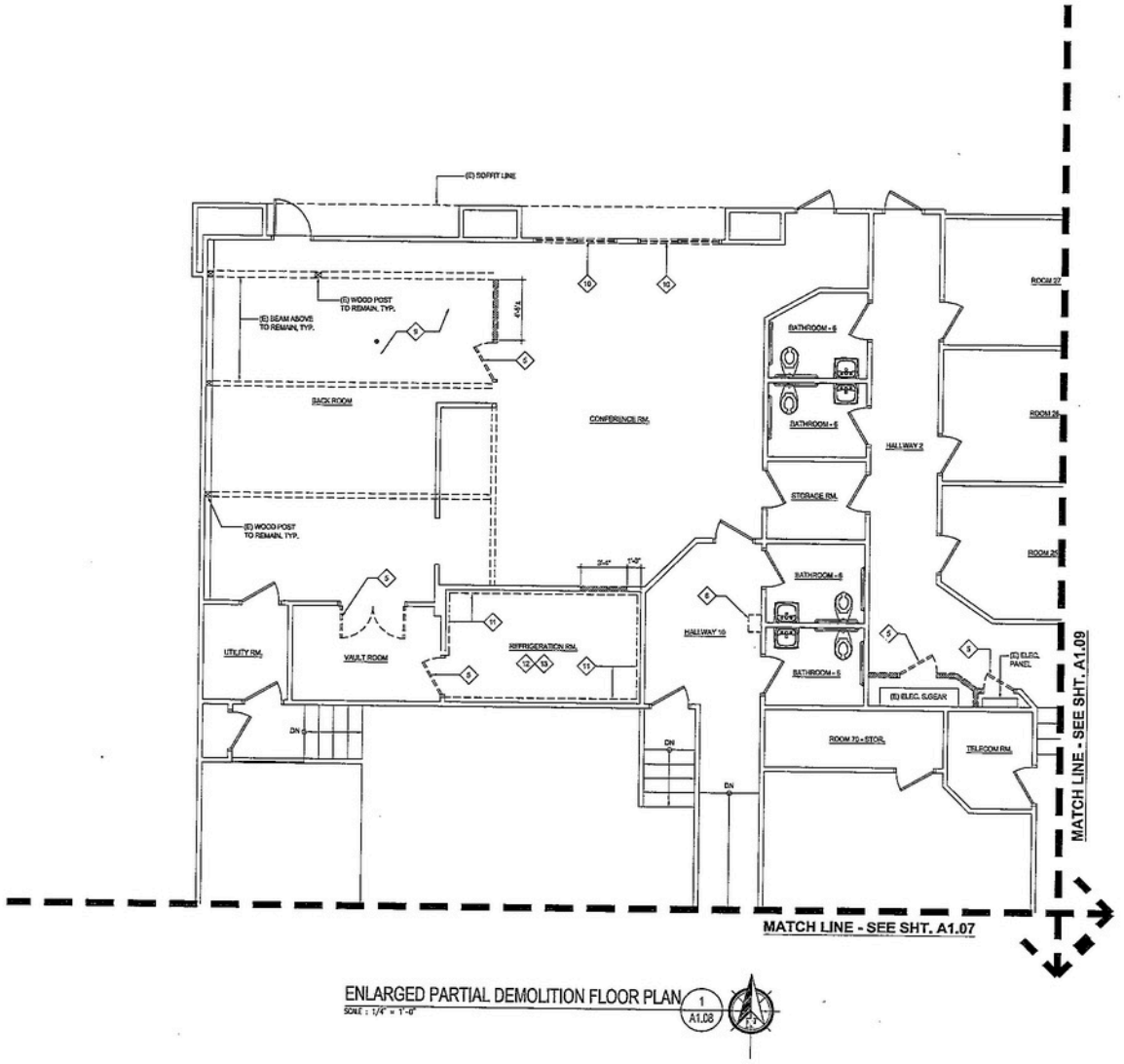
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Revisions:

Job No. :
Date :
Drawn :
Designed: J.L.
Checked:

PROPOSED FIRE DAMAGE
REPAIR AT BAY AVE. BLDG.
FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A1.07
OF SHEETS



ENLARGED PARTIAL DEMOLITION FLOOR PLAN (1 / A1.08)

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

DEMOLITION KEYNOTES:

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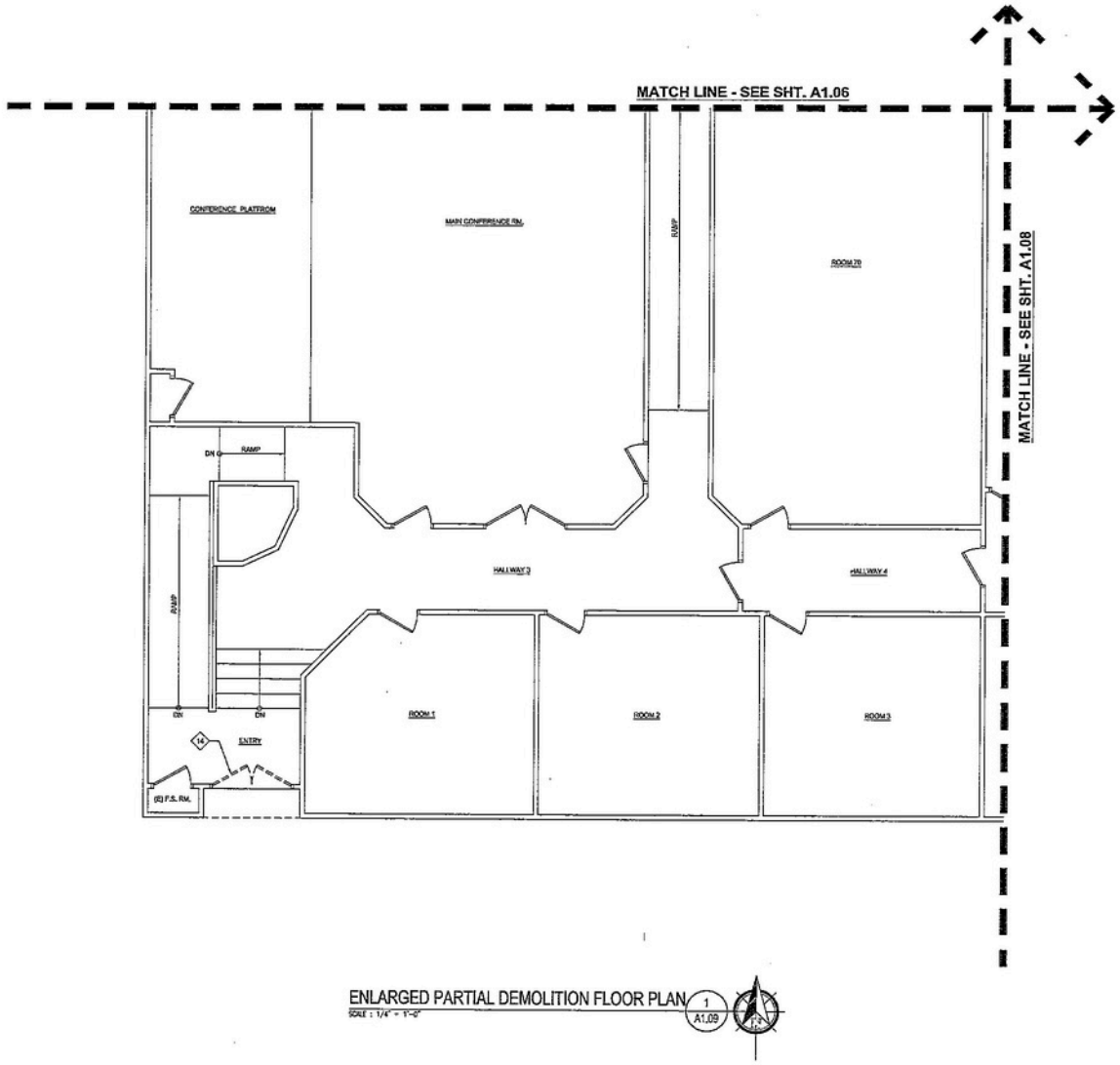
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Revision:

Job No.:
Date :
Drawn :
Designer: JL
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A1.08
OF SHEETS



ENLARGED PARTIAL DEMOLITION FLOOR PLAN 1 A1.09

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

RECONSTRUCTION KEYNOTES:

1. CONTRACTOR SHALL THOROUGHLY CLEAN (E) CONCRETE SLAB AND REMOVE ANY DIRT, DUST AND DEBRIS. CONTRACTOR TO INSPECT (E) SLAB FOR ANY UNEVENNESS AND IF THERE ARE ANY FOUND, PROVIDE A CONCRETE LEVELING COMPOUND TO CREATE A SMOOTH AND FLAT SURFACE PRIOR TO INSTALLATION OF (N) CARPET.
2. CONTRACTOR SHALL PROVIDE 24"x24" CARPET TILES DISCOVER D 07510 BY MOHAWK GROUP AND SHALL INSTALL PER MANUFACTURERS REQUIREMENTS. CONTRACTOR TO SUBMIT ALL AVAILABLE COLORS AND SHALL BE SELECTED BY DISTRICT.
3. PROVIDE $\frac{5}{8}$" GYP. BOARD FOR ENTIRE LENGHT OF WALL. GYP. BOARD HEIGHT SHALL BE 24"± FROM FLOOR AND MATCH (E) GYP. BOARD ABOVE. CONTRACTOR SHALL PREP (E) WALL AND PAINT, COLOR TO BE SELECTED BY DISTRICT.
4. PROVIDE (N) 4" HIGH TRADITIONAL VINYL $\frac{1}{2}$" (TYPE TV) BY TARKETT. COLOR TO BE SELECTED BY DISTRICT FROM STANDARD COLOR SELECTION.
5. CONTRACTOR SHALL PREP (E) DOOR AND FRAME AND PAINT (E) DOOR AND FRAME ON BOTH SIDES. COLOR TO BE SELECTED BY DISTRICT.
6. PROVIDE R38 PAPER FOILED FACE BATT INSULATION , FULL HEIGHT OF WALL.
7. CONTRACTOR SHALL ENSURE THAT ALL (E) WALLS & CEILING THAT SHALL REMAIN HAVE BEEN CLEANED THOROUGHLY AND COMPLETED DRY. CONTRACTOR SHALL DEODORIZE ROOM AFTER FINISHES HAVE BEEN INSTALLED WITH AN OZONE & HYDROXYL TREATMENT.
8. CONTRACTOR SHALL PREP (E) DRYWALL TO RECEIVE (N) PAINT. ALL REMAINING (E) WALLS SHALL BE PAINTED.
9. PROVIDE FULL HEIGHT $\frac{5}{8}$" GYP. BOARD FOR ENTIRE LENGHT OF WALL. CONTRACTOR SHALL PREP (N) WALL AND PAINT, COLOR TO BE SELECTED BY DISTRICT.
10. PROVIDE 4"X4" FLOOR TILE WITH 4" WALL BASE TILE BY DAL-TILE OR EQUAL. COLOR TO BE SELECTED BY DISTRICT.
11. PROVIDE 16"X16" FLOOR TILE WITH 4" WALL BASE TILE TO MATCH EXISTING ADJACENT TILE. IF (E) TILE IS NO LONGER AVAILABLE, CONTRACTOR SHALL FIND A COMPARABLE TILE FOR DISTRICT APPROVAL.

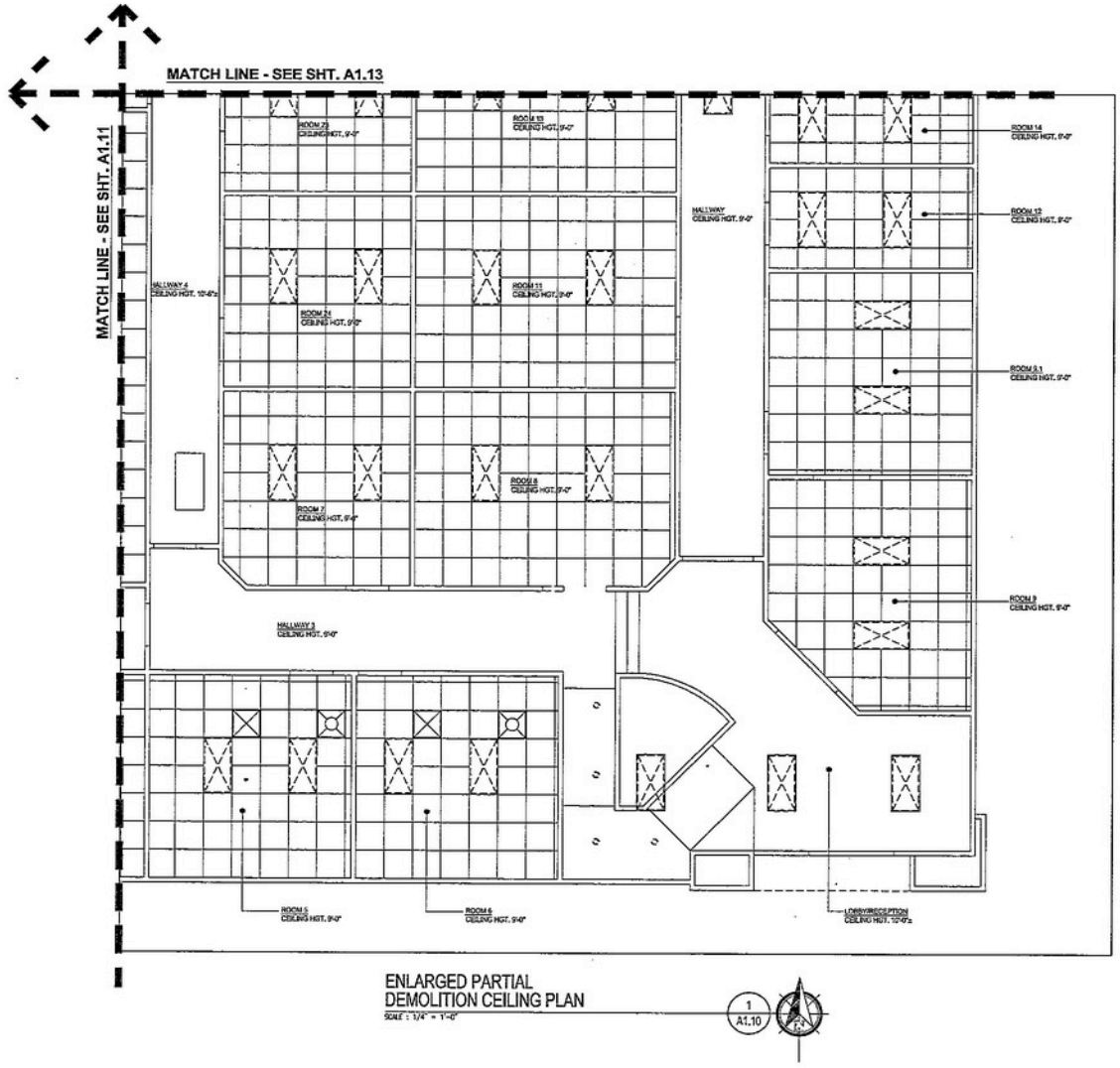
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PALMDALE, CA. 93551

Revisions:

Job No.:
Date :
Drawn :
Designer: JL
Checked:

PROPOSED FIRE DAMAGE
REPAIR AT BAY AVE. BLDG.
FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A1.09
OF SHEETS



ENLARGED PARTIAL
DEMOLITION CEILING PLAN

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

1
A1.10

DEMO CEILING PLAN LEGEND:

DEMO (E) 2'x4' RECESSED LIGHT FIXTURE IN ITS ENTIRETY, SEE ELECTRICAL SHEET E-5.2 THRU E-5.3 FOR ADDITIONAL INFORMATION

DEMO (E) 12"x12" GLUED ON TILE IN ITS ENTIRETY, PROPERLY PREP RESULTING SURFACE TO RECEIVE NEW CEILING FINISH

DEMO (E) 24"x24" T-BAR CEILING GRID AND ACOUSTICAL TILE IN ITS ENTIRETY.

DEMO (E) RECESSED CEILING MOUNTED LIGHT FIXTURE IN ITS ENTIRETY, SEE ELECTRICAL SHEET E-5.2 THRU E-5.3 FOR ADDITIONAL INFORMATION

(E) 24"x24" CEILING TILE TO REMAIN

(E) SUPPLY AIR REGISTER TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION

(E) RETURN AIR TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION

(E) FIRE SPRINKLER HEAD TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION

DEMOLITION CEILING KEYNOTES:

20 DEMO EXISTING LIGHT FIXTURES IN ITS ENTIRETY INCLUDING ANY ELECTRICAL J-BOXES AND CONDUITS. REFER TO ELEC. SHT. E2 FOR ADDTIONAL INFORMATION.

21 DEMO EXISTING MECHANICAL REGISTERS AND RE-ROUTE EXISTING DUCTWORK IN ITS ENTIRETY. REFER TO MECH. SHT. M1 FOR ADDTIONAL INFORMATION.

22 REMOVE AND REPLACE ALL DAMAGED EXISTING CEILING TILES. CONTRACTOR SHALL ALSO PROVIDE NEW CEILING TILES AFFECTED BY NEW SCOPE OF WORK AND MATCH EXISTING CEILING TILES.

23 REMO (E) T-BAR CEILING TILES ONLY AT THE PROPOSED CUSTOMER AREA, SERVICE AREA AND CASHIER. REFER TO SHEET A2.03 FOR NEW SCOPE OF WORK.

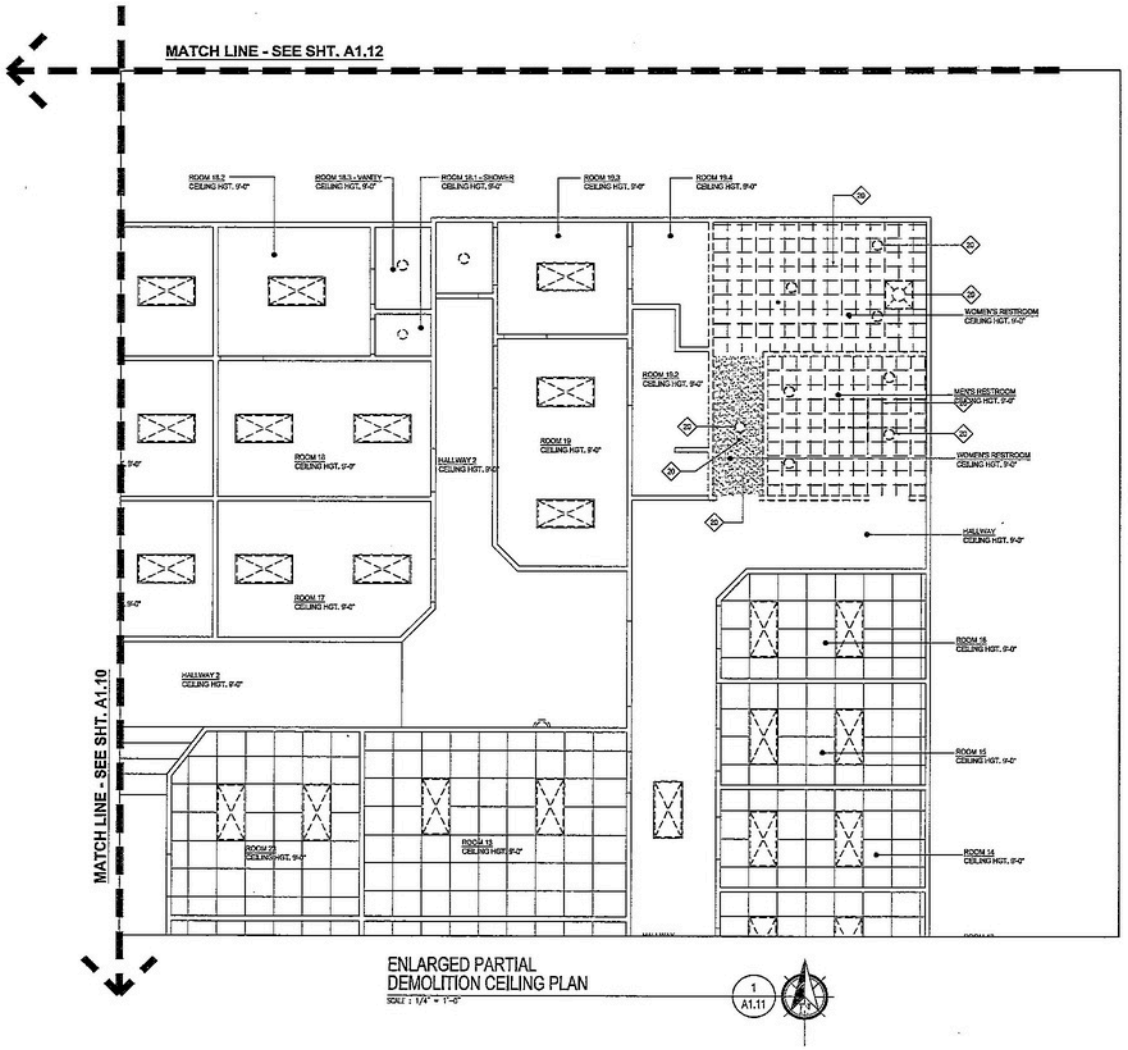
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ENLARGED PARTIAL
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SCALE : 1/4" = 1'-0"

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- (E) FIRE SPRINKLER HEAD TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION

DEMOLITION CEILING KEYNOTES:

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21. DEMO EXISTING MECHANICAL REGISTERS AND RE-ROUTE EXISTING DUCTWORK IN ITS ENTIRETY, REFER TO MECH. SHT. M1 FOR ADDITIONAL INFORMATION.
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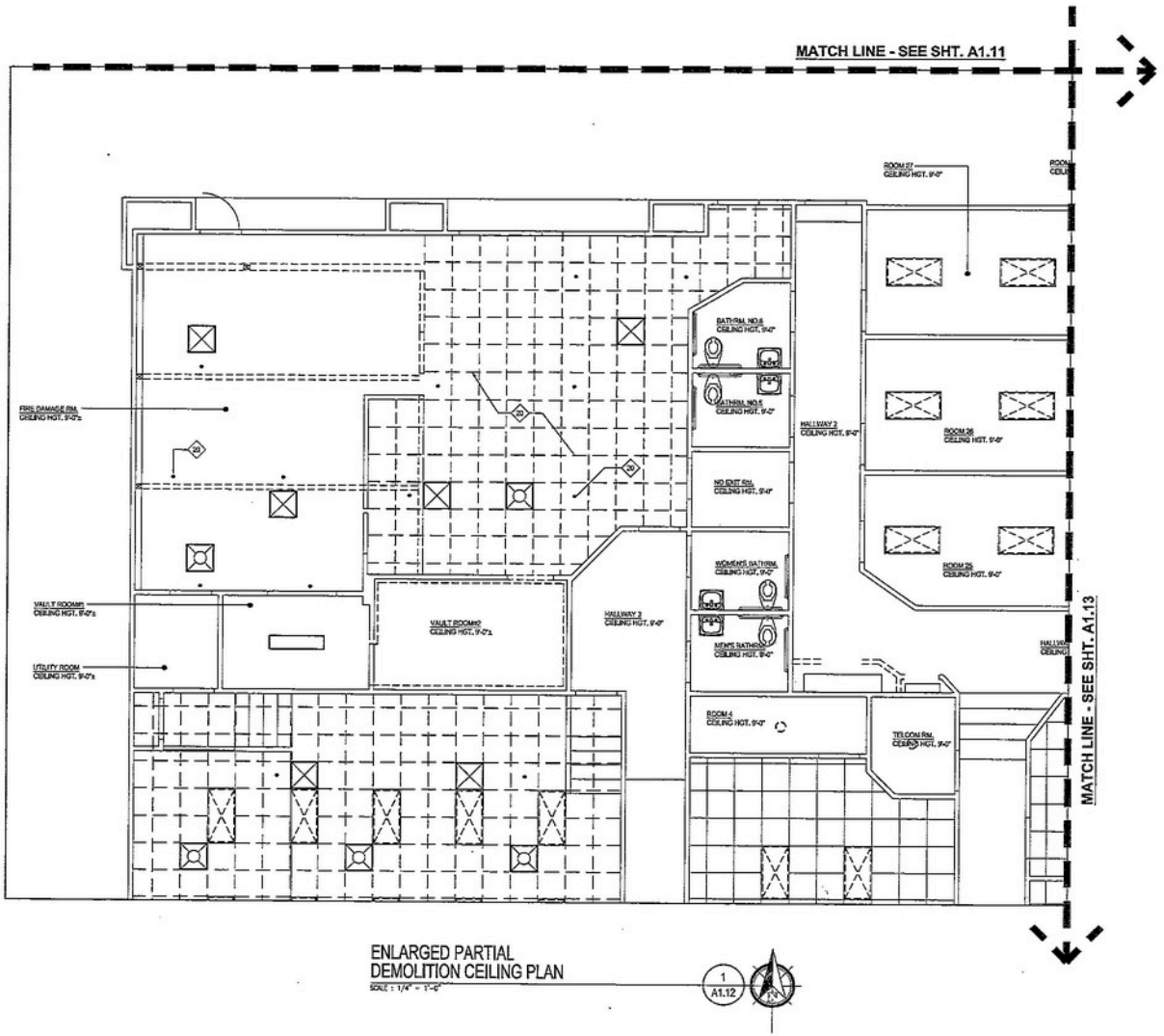
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SHEET NO.
A1.11
OF SHEETS



ENLARGED PARTIAL
DEMOLITION CEILING PLAN

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

1
A1.12

DEMO CEILING PLAN LEGEND:

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- DEMO (E) 12"x12" GLUED ON TILE IN ITS ENTIRETY, PROPERLY PREP RESULTING SURFACE TO RECEIVE NEW CEILING FINISH
- DEMO (E) 24"x24" T-BAR CEILING GRID AND ACOUSTICAL TILE IN ITS ENTIRETY.
- DEMO (E) RECESSED CEILING MOUNTED LIGHT FIXTURE IN ITS ENTIRETY, SEE ELECTRICAL SHEET E-3.2 THRU E-3.3 FOR ADDITIONAL INFORMATION
- (E) 24"x24" CEILING TILE TO REMAIN
- (E) SUPPLY AIR REGISTER TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
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23. REMO (E) T-BAR CEILING TILES ONLY AT THE PROPOSED CUSTOMER AREA, SERVICE AREA AND CASHIER. REFER TO SHEET A2.03 FOR NEW SCOPE OF WORK.

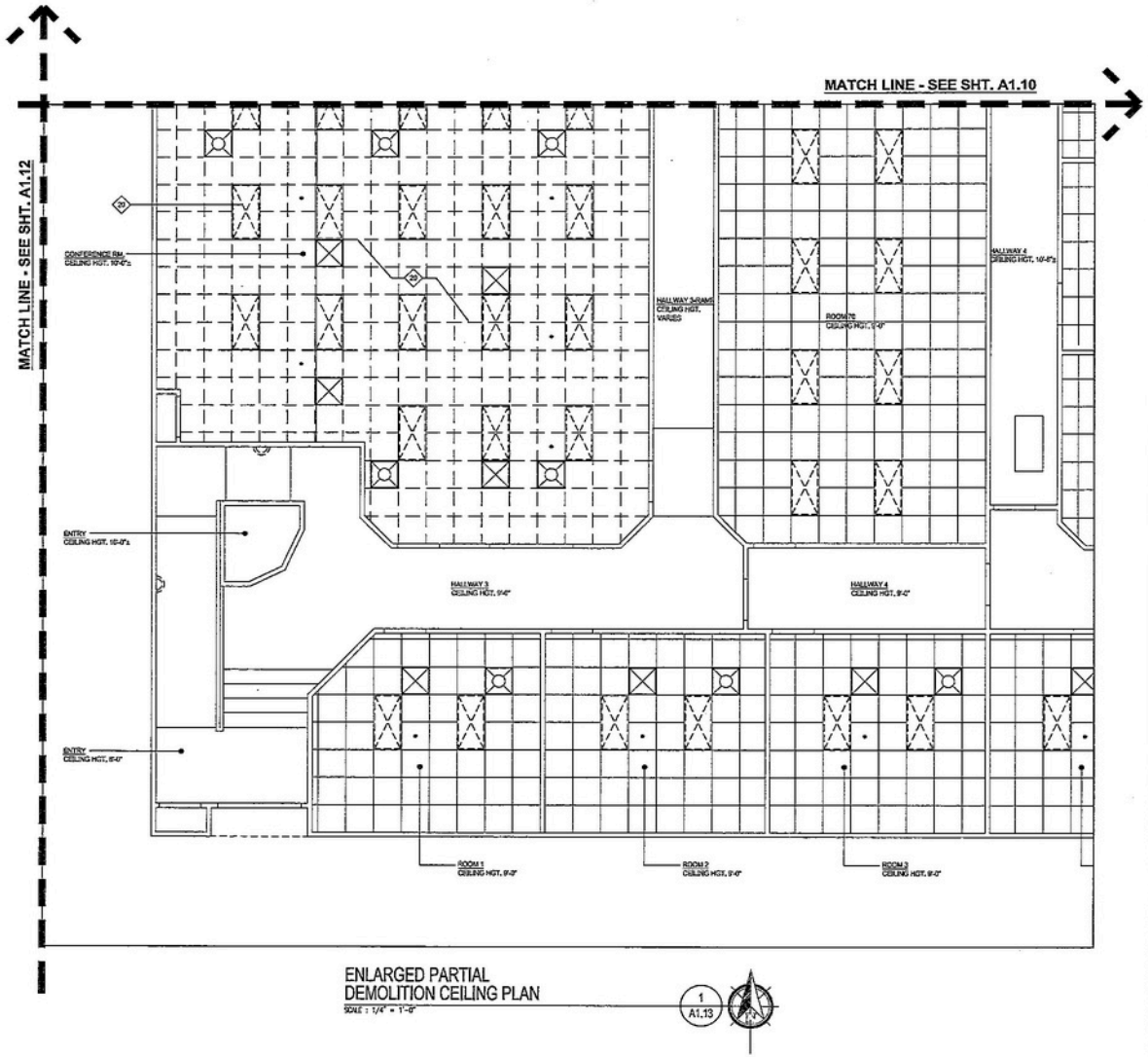
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SHEET NO.
A1.12
OF SHEETS



ENLARGED PARTIAL
DEMOLITION CEILING PLAN

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

1 A1.13

DEMO CEILING PLAN LEGEND:

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DEMO (E) 12"x12" GLUED ON TILE IN ITS ENTIRETY, PROPERLY PREP RESULTING SURFACE TO RECEIVE NEW CEILING FINISH

DEMO (E) 24"x24" T-BAR CEILING GRID AND ACOUSTICAL TILE IN ITS ENTIRETY.

DEMO (E) RECESSED CEILING MOUNTED LIGHT FIXTURE IN ITS ENTIRETY, SEE ELECTRICAL SHEET E-3.0 THRU E-3.3 FOR ADDITIONAL INFORMATION

(E) 24"x24" CEILING TILE TO REMAIN

(E) SUPPLY AIR REGISTER TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION

(E) RETURN AIR TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION

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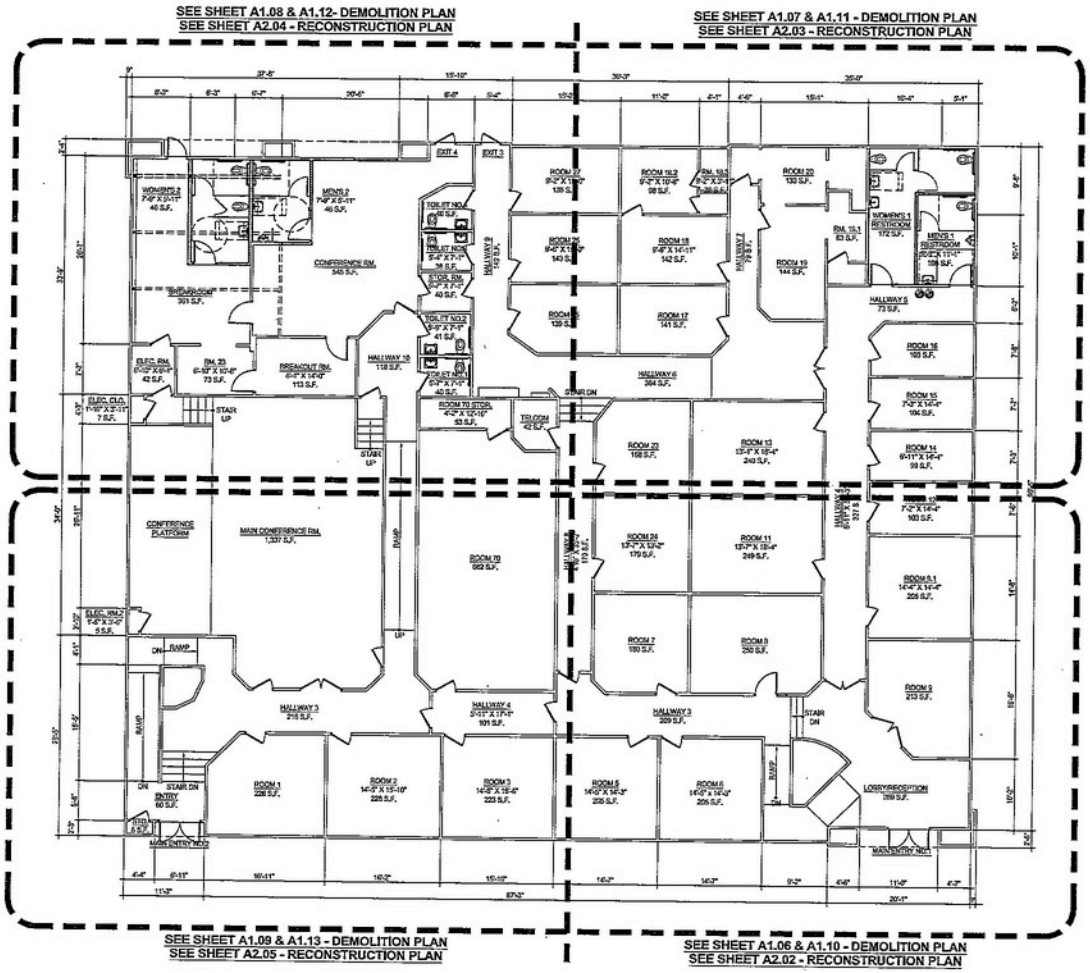
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OVERALL FLOOR PLAN
SCALE : 1/8" = 1'-0"

1
A2.01

BUILDING CODE ANALYSIS

USE AND OCCUPANCY CLASSIFICATION : B

BUILDING CONSTRUCTION TYPE : VB

BUILDING HEIGHT (ONE-STORY) : 16'-0" < 40'-0" : OKAY

NUMBER OF STORIES ABOVE GRADE : 1 STORY < 2 STORY : OKAY

FIRE SPRINKLER BUILDING : YES

REQUIRED SEPARATION OF OCCUPANCIES : NOT REQUIRED

CBC CHAPTER REFERENCE : OCCUPANCY TYPE - CHAPTER 303.1
ALLOWABLE HEIGHT AND STORY - TABLE 504.4
OCCUPANCY SEPARATION - TABLE 508.4
ALLOWABLE FLOOR AREA - TABLE 506.2

BUILDING FLOOR AREA BREAKDOWN

ROOM NAME	OCCUPANCY	AREA SQ. FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD (PERSONS)	REQD. EGRESS WIDTH	PROVIDED EGRESS WIDTH	MIN. EXITS REQD.
LOBBY/RECEPTION	B	289	150 GROSS	2	0.40"	72"	1
ENTRY NO. 2	B	60	150 GROSS	1	0.20"	72"	1
ENTRY STORAGE	B	6	150 GROSS	-	-	-	-
MAIN CONFERENCE RM.	A3	1,337	15 GROSS	89	1.80"	133.0"	1
ELECTRICAL ROOM 1	B	7	150 GROSS	-	-	-	-
ELECTRICAL ROOM 2	B	5	150 GROSS	-	-	-	-
CONFERENCE ROOM 2	B	545	150 GROSS	4	0.80"	36"	1
CONF. RM. STORAGE 1	B	53	150 GROSS	1	-	-	-
CONF. RM. STORAGE 2	B	40	150 GROSS	1	-	-	-
STORAGE/ FOOD PREP.	B	361	150 GROSS	3	0.60"	36"	1
FOOD STORAGE	B	73	150 GROSS	1	-	-	-
WALK-IN REF.	B	113	150 GROSS	1	-	-	-
UTILITY ROOM	B	42	150 GROSS	-	-	-	-
BATH NO. 1	B	46	150 GROSS	1	-	-	-
ROOM 1	B	226	150 GROSS	2	0.40"	32"	1
ROOM 2	B	223	150 GROSS	2	0.40"	32"	1
ROOM 3	B	223	150 GROSS	2	0.40"	32"	1
ROOM 70 STORAGE	B	53	150 GROSS	1	-	-	-
ROOM 5	B	205	150 GROSS	2	0.40"	32"	1
ROOM 6	B	205	150 GROSS	2	0.40"	32"	1
ROOM 7	B	180	150 GROSS	2	0.40"	32"	1
ROOM 8	B	250	150 GROSS	2	0.40"	32"	1
ROOM 9	B	213	150 GROSS	2	0.40"	32"	1
ROOM 10	B	209	150 GROSS	2	0.40"	32"	1
ROOM 11	B	249	150 GROSS	2	0.40"	32"	1
ROOM 12	B	103	150 GROSS	1	0.20"	32"	1
ROOM 13	B	240	150 GROSS	2	0.40"	32"	1
ROOM 14	B	99	150 GROSS	1	0.20"	32"	1
ROOM 15	B	104	150 GROSS	1	0.20"	32"	1
ROOM 16	B	103	150 GROSS	1	0.20"	32"	1
ROOM 17	B	141	150 GROSS	1	0.20"	32"	1
ROOM 18	B	142	150 GROSS	1	0.20"	32"	1
ROOM 19	B	144	150 GROSS	1	0.20"	32"	1
ROOM 19 CLOSET	B	63	150 GROSS	-	-	-	-
ROOM 20	B	133	150 GROSS	1	0.20"	32"	1
ROOM 21	B	98	150 GROSS	1	0.20"	32"	1
ROOM 21 STORAGE	B	36	150 GROSS	-	-	-	-
ROOM 23	B	168	150 GROSS	2	0.40"	32"	1
ROOM 24	B	179	150 GROSS	2	0.40"	32"	1
ROOM 25	B	139	150 GROSS	1	0.20"	32"	1
ROOM 26	B	143	150 GROSS	1	0.20"	32"	1
ROOM 27	B	138	150 GROSS	1	0.20"	32"	1
ROOM 70	B	662	150 GROSS	9	1.00"	32"	1
TELCOM	B	42	150 GROSS	1	0.20"	32"	1
MEN'S RESTROOM	B	109	150 GROSS	1	0.20"	32"	1
WOMEN'S RESTROOM	B	172	150 GROSS	2	0.40"	32"	1
TOILET NO. 1	B	40	150 GROSS	-	-	-	-
TOILET NO. 2	B	41	150 GROSS	-	-	-	-
TOILET NO. 3	B	38	150 GROSS	-	-	-	-
TOILET NO. 4	B	40	150 GROSS	-	-	-	-
HALLWAY 1	B	216	150 GROSS	-	-	-	-
HALLWAY 2	B	101	150 GROSS	-	-	-	-
HALLWAY 3	B	309	150 GROSS	-	-	-	-
HALLWAY 4	B	327	150 GROSS	-	-	-	-
HALLWAY 5	B	73	150 GROSS	-	-	-	-
HALLWAY 6	B	364	150 GROSS	-	-	-	-
HALLWAY 7	B	79	150 GROSS	-	-	-	-
HALLWAY 8	B	170	150 GROSS	-	-	-	-
HALLWAY 9	B	149	150 GROSS	-	-	-	-
HALLWAY 10	B	119	150 GROSS	-	-	-	-
TOTAL NET BUILDING SQUARE FOOTAGE		10,282 SF		72 OCCUPANTS	13.10"	1,357.00"	
TOTAL GROSS BUILDING SQUARE FOOTAGE		11,517 SF					

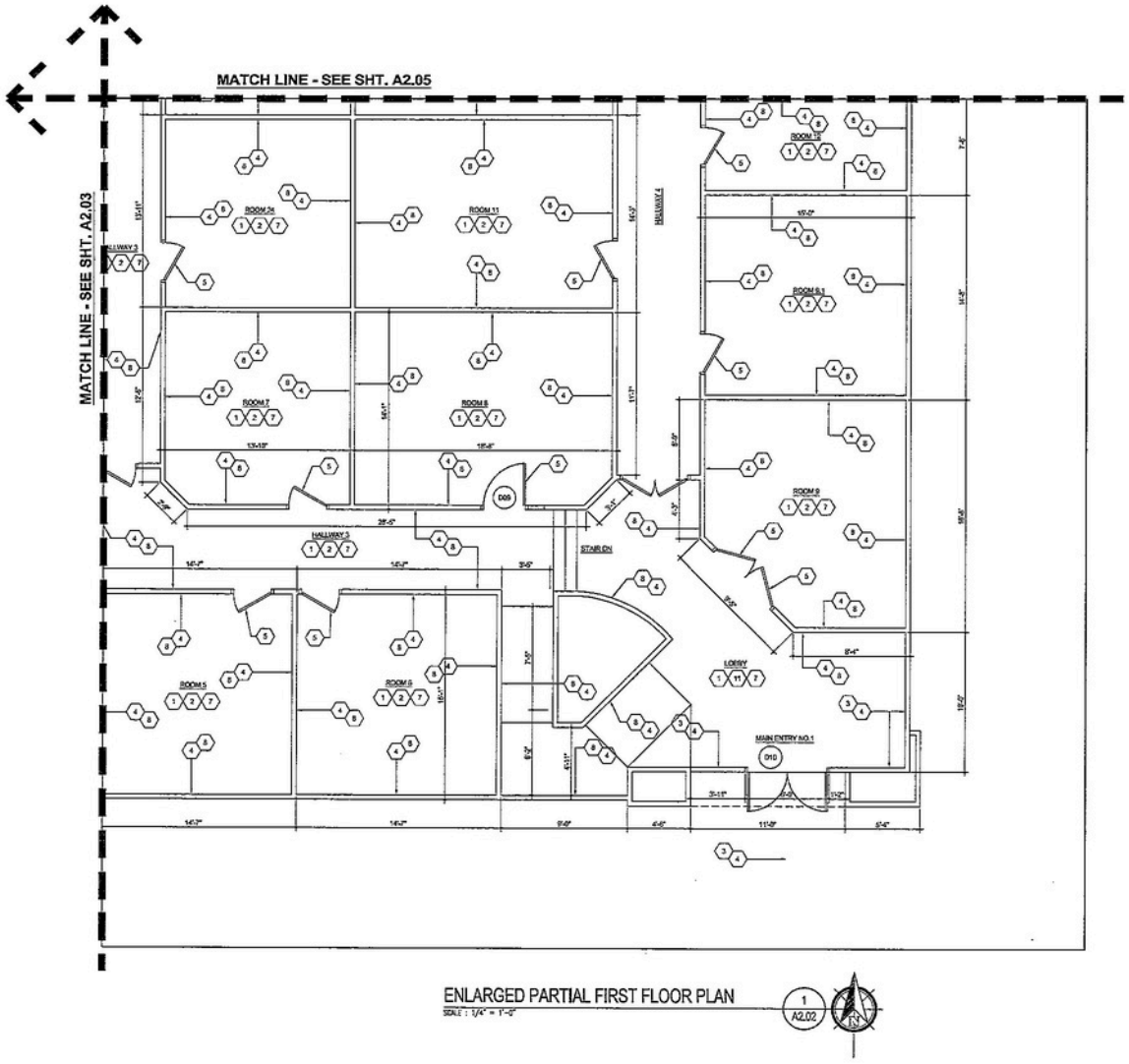
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SHEET NO.
A2.01
OF SHEETS



ENLARGED PARTIAL FIRST FLOOR PLAN

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

1 A2.02

RECONSTRUCTION KEYNOTES:

1. CONTRACTOR SHALL THOROUGHLY CLEAN (E) CONCRETE SLAB AND REMOVE ANY DIRT, DUST AND DEBRIS. CONTRACTOR TO INSPECT (E) SLAB FOR ANY UNEVENNESS AND IF THERE ARE ANY FOUND, PROVIDE A CONCRETE LEVELING COMPOUND TO CREATE A SMOOTH AND FLAT SURFACE PRIOR TO INSTALLATION OF (N) CARPET.
2. CONTRACTOR SHALL PROVIDE 24"x24" CARPET TILES DISCOVER D 879519 BY MOHAWK GROUP AND SHALL INSTALL PER MANUFACTURERS REQUIREMENTS. CONTRACTOR TO SUBMIT ALL AVAILABLE COLORS AND SHALL BE SELECTED BY DISTRICT.
3. PROVIDE ½" GYP. BOARD FOR ENTIRE LENGHT OF WALL. GYP. BOARD HEIGHT SHALL BE 2'-0"± FROM FLOOR AND MATCH (E) GYP. BOARD ABOVE. CONTRACTOR SHALL PREP (E) WALL AND PAINT, COLOR TO BE SELECTED BY DISTRICT.
4. PROVIDE (N) 4" HIGH TRADITIONAL VINYL ½" (TYPE TV) BY TARKETT. COLOR TO BE SELECTED BY DISTRICT FROM STANDARD COLOR SELECTION.
5. CONTRACTOR SHALL PREP (E) DOOR AND FRAME AND PAINT (E) DOOR AND FRAME ON BOTH SIDES. COLOR TO BE SELECTED BY DISTRICT.
6. PROVIDE R06 PAPER FOILED FACE BATT INSULATION , FULL HEIGHT OF WALL.
7. CONTRACTOR SHALL ENSURE THAT ALL (E) WALLS & CEILING THAT SHALL REMAIN HAVE BEEN CLEANED THOROUGHLY AND COMPLETED DRY. CONTRACTOR SHALL DEODORIZE ROOM AFTER FINISHES HAVE BEEN INSTALLED WITH AN OZONE & HYDROXYL TREATMENT.
8. CONTRACTOR SHALL PREP (E) DRYWALL TO RECEIVE (N) PAINT. ALL REMAINING (E) WALLS SHALL BE PAINTED.
9. PROVIDE FULL HEIGHT ½" GYP. BOARD FOR ENTIRE LENGHT OF WALL. CONTRACTOR SHALL PREP (N) WALL AND PAINT, COLOR TO BE SELECTED BY DISTRICT.
10. PROVIDE 4"X4" FLOOR TILE WITH 4" WALL BASE TILE BY DAL-TILE OR EQUAL. COLOR TO BE SELECTED BY DISTRICT.
11. PROVIDE 16"X16" FLOOR TILE WITH 4" WALL BASE TILE TO MATCH EXISTING ADJACENT TILE. IF (E) TILE IS NO LONGER AVAILABLE, CONTRACTOR SHALL FIND A COMPARABLE TILE FOR DISTRICT APPROVAL.

DOOR SCHEDULE

- D01 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D02 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D03 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D04 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D05 — (E) 3'-0" WIDE X 7'-0" HOLLOW METAL DOOR AND FRAME TO REMAIN. PROVIDE (N) HARDWARE SET 02 PROVIDE PANIC HARDWARE FOR THIS EXTERIOR DOOR
- D06 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 03
- D07 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 04
- D08 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 04
- D09 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 05.
- D10 — (N) PR. 3'-0" WIDE X 7'-0" ALUMINUM WIDE STILE THERMAL ENTRANCE DOOR BY ARCADIA OR EQUAL. MODEL NO. WS6127 SERIES IN STANDARD MEDIUM BRONZE. SEE HARDWARE SET NO. 06
- D11 — (N) PR. 3'-0" WIDE X 7'-0" ALUMINUM WIDE STILE THERMAL ENTRANCE DOOR BY ARCADIA OR EQUAL. MODEL NO. WS6127 SERIES IN STANDARD MEDIUM BRONZE. SEE HARDWARE SET NO. 06

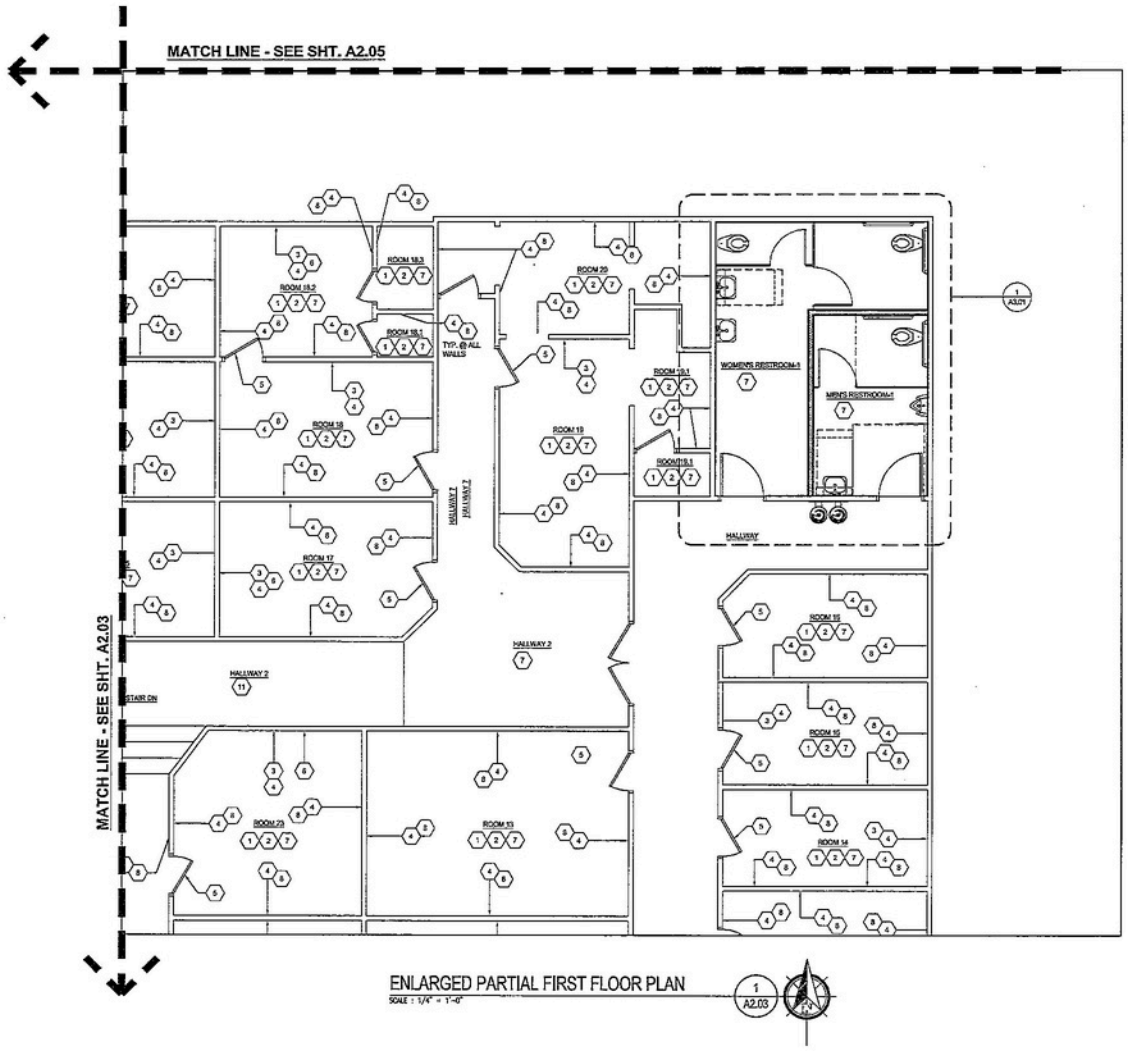
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SHEET NO.
A2.02
OF SHEETS



ENLARGED PARTIAL FIRST FLOOR PLAN

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

1
A2.03

RECONSTRUCTION KEYNOTES:

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2. CONTRACTOR SHALL PROVIDE 24"x24" CARPET TILES DISCOVER D BT610 BY MOHAWK GROUP AND SHALL INSTALL PER MANUFACTURERS REQUIREMENTS. CONTRACTOR TO SUBMIT ALL AVAILABLE COLORS AND SHALL BE SELECTED BY DISTRICT.
3. PROVIDE ½" GYP. BOARD FOR ENTIRE LENGHT OF WALL. GYP. BOARD HEIGHT SHALL BE 2'-0"± FROM FLOOR AND MATCH (E) GYP. BOARD ABOVE. CONTRACTOR SHALL PREP (E) WALL AND PAINT, COLOR TO BE SELECTED BY DISTRICT.
4. PROVIDE (N) 4" HIGH TRADITIONAL VINYL ½" (TYPE TV) BY TARKETT. COLOR TO BE SELECTED BY DISTRICT FROM STANDARD COLOR SELECTION.
5. CONTRACTOR SHALL PREP (E) DOOR AND FRAME AND PAINT (E) DOOR AND FRAME ON BOTH SIDES. COLOR TO BE SELECTED BY DISTRICT.
6. PROVIDE R38 PAPER FOILED FACE BATT INSULATION , FULL HEIGHT OF WALL.
7. CONTRACTOR SHALL ENSURE THAT ALL (E) WALLS & CEILING THAT SHALL REMAIN HAVE BEEN CLEANED THOROUGHLY AND COMPLETED DRY. CONTRACTOR SHALL DEODORIZE ROOM AFTER FINISHES HAVE BEEN INSTALLED WITH AN OZONE & HYDROXYL TREATMENT.
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9. PROVIDE FULL HEIGHT ½" GYP. BOARD FOR ENTIRE LENGHT OF WALL. CONTRACTOR SHALL PREP (N) WALL AND PAINT, COLOR TO BE SELECTED BY DISTRICT.
10. PROVIDE 4"X4" FLOOR TILE WITH 4" WALL BASE TILE BY DAL-TILE OR EQUAL. COLOR TO BE SELECTED BY DISTRICT.
11. PROVIDE 16"X16" FLOOR TILE WITH 4" WALL BASE TILE TO MATCH EXISTING ADJACENT TILE. IF (E) TILE IS NO LONGER AVAILABLE, CONTRACTOR SHALL FIND A COMPARABLE TILE FOR DISTRICT APPROVAL.

DOOR SCHEDULE

- D01 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D02 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D03 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D04 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D05 — (E) 3'-0" WIDE X 7'-0" HOLLOW METAL DOOR AND FRAME TO REMAIN. PROVIDE (N) HARDWARE SET 02 PROVIDE PANIC HARDWARE FOR THIS EXTERIOR DOOR
- D06 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 03
- D07 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 04
- D08 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 04
- D09 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 05.
- D10 — (N) PR. 3'-0" WIDE X 7'-0" ALUMINUM WIDE STILE THERMAL ENTRANCE DOOR BY ARCADIA OR EQUAL MODEL NO. WS5127 SERIES IN STANDARD MEDIUM BRONZE. SEE HARDWARE SET NO. 06
- D11 — (N) PR. 3'-0" WIDE X 7'-0" ALUMINUM WIDE STILE THERMAL ENTRANCE DOOR BY ARCADIA OR EQUAL MODEL NO. WS5127 SERIES IN STANDARD MEDIUM BRONZE. SEE HARDWARE SET NO. 06

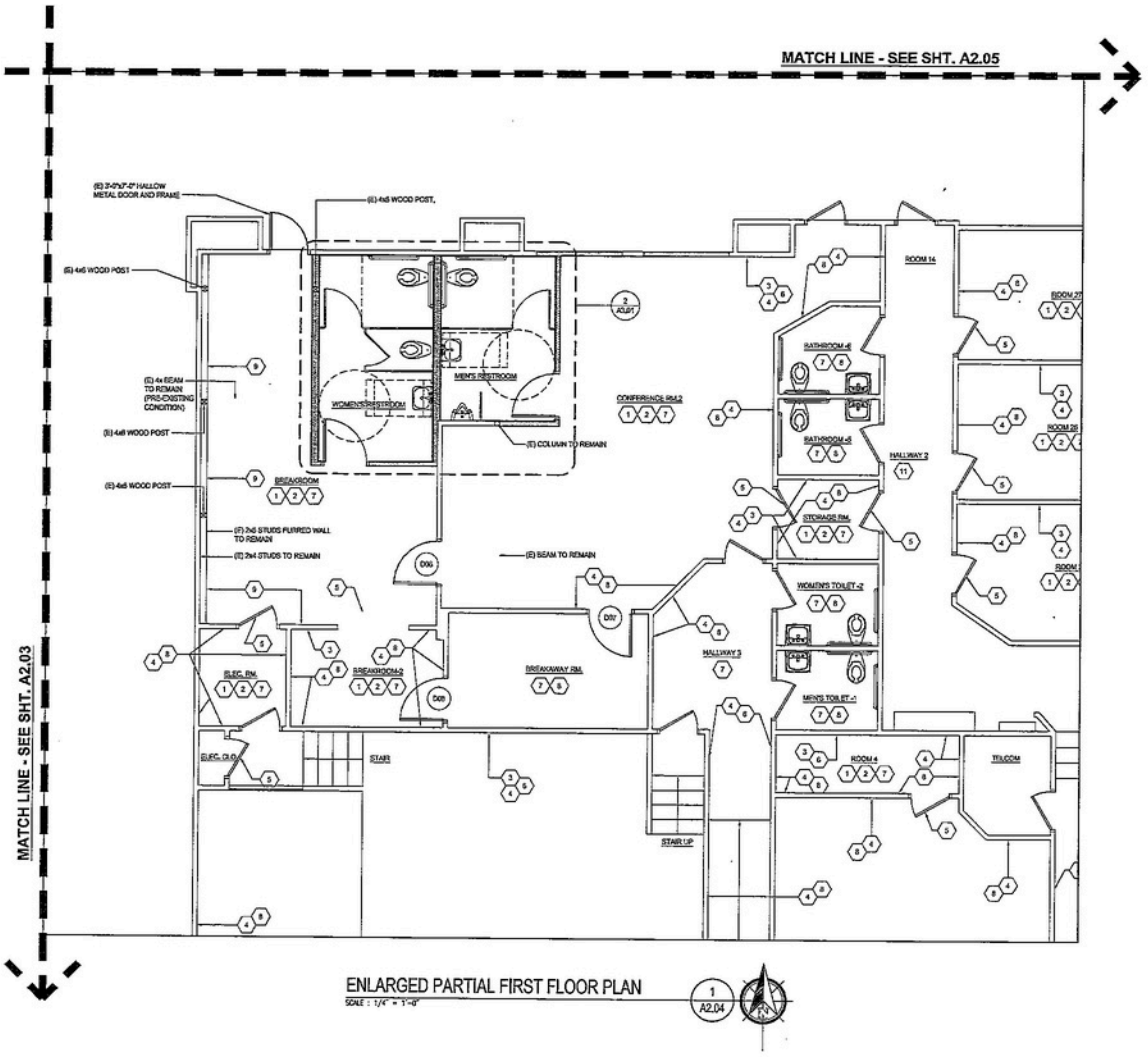
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Revision:

Job No.:
Date :
Drawn :
Designer: JL
Checked:

PROPOSED FIRE DAMAGE
REPAIR AT BAY AVE. BLDG.
FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A2.03
OF SHEETS



ENLARGED PARTIAL FIRST FLOOR PLAN

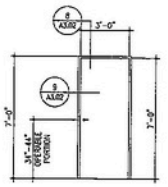
SCALE : 1/4" = 1'-0"

RECONSTRUCTION KEYNOTES:

1. CONTRACTOR SHALL THOROUGHLY CLEAN (E) CONCRETE SLAB AND REMOVE ANY DIRT, DUST AND DEBRIS. CONTRACTOR TO INSPECT (E) SLAB FOR ANY UNEVENNESS AND IF THERE ARE ANY FOUND, PROVIDE A CONCRETE LEVELING COMPOUND TO CREATE A SMOOTH AND FLAT SURFACE PRIOR TO INSTALLATION OF (N) CARPET.
2. CONTRACTOR SHALL PROVIDE 24"x24" CARPET TILES DISCOVER D ST610 BY MOHAWK GROUP AND SHALL INSTALL PER MANUFACTURERS REQUIREMENTS. CONTRACTOR TO SUBMIT ALL AVAILABLE COLORS AND SHALL BE SELECTED BY DISTRICT.
3. PROVIDE ⅝" GYP. BOARD FOR ENTIRE LENGHT OF WALL. GYP. BOARD HEIGHT SHALL BE 2'-0"± FROM FLOOR AND MATCH (E) GYP. BOARD ABOVE. CONTRACTOR SHALL PREP (E) WALL AND PAINT, COLOR TO BE SELECTED BY DISTRICT.
4. PROVIDE (N) 4" HIGH TRADITIONAL VINYL ⅛" (TYPE TV) BY TARKETT. COLOR TO BE SELECTED BY DISTRICT FROM STANDARD COLOR SELECTION.
5. CONTRACTOR SHALL PREP (E) DOOR AND FRAME AND PAINT (E) DOOR AND FRAME ON BOTH SIDES. COLOR TO BE SELECTED BY DISTRICT.
6. PROVIDE R38 PAPER FOILED FACE BATT INSULATION , FULL HEIGHT OF WALL.
7. CONTRACTOR SHALL ENSURE THAT ALL (E) WALLS & CEILING THAT SHALL REMAIN HAVE BEEN CLEANED THOROUGHLY AND COMPLETED DRY. CONTRACTOR SHALL DEODORIZE ROOM AFTER FINISHES HAVE BEEN INSTALLED WITH AN OZONE & HYDROXYL TREATMENT.
8. CONTRACTOR SHALL PREP (E) DRYWALL TO RECEIVE (N) PAINT. ALL REMAINING (E) WALLS SHALL BE PAINTED.
9. PROVIDE FULL HEIGHT ⅝" GYP. BOARD FOR ENTIRE LENGHT OF WALL. CONTRACTOR SHALL PREP (N) WALL AND PAINT, COLOR TO BE SELECTED BY DISTRICT.
10. PROVIDE 4"X4" FLOOR TILE WITH 4" WALL BASE TILE BY DAL-TILE OR EQUAL. COLOR TO BE SELECTED BY DISTRICT.
11. PROVIDE 16"X16" FLOOR TILE WITH 4" WALL BASE TILE TO MATCH EXISTING ADJACENT TILE. IF (E) TILE IS NO LONGER AVAILABLE, CONTRACTOR SHALL FIND A COMPARABLE TILE FOR DISTRICT APPROVAL.

DOOR SCHEDULE

- D01 (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D02 (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D03 (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D04 (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D05 (E) 3'-0" WIDE X 7'-0" HOLLOW METAL DOOR AND FRAME TO REMAIN, PROVIDE (N) HARDWARE SET 02 PROVIDE PANIC HARDWARE FOR THIS EXTERIOR DOOR
- D06 (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 03
- D07 (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 04
- D08 (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 04
- D09 (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 05
- D10 (N) PR. 3'-0" WIDE X 7'-0" ALUMINUM WIDE STILE THERMAL ENTRANCE DOOR BY ARCADIA OR EQUAL MODEL NO.: WSS12T SERIES IN STANDARD MEDIUM BRONZE. SEE HARDWARE SET NO. 06
- D11 (N) PR. 3'-0" WIDE X 7'-0" ALUMINUM WIDE STILE THERMAL ENTRANCE DOOR BY ARCADIA OR EQUAL MODEL NO. WSS12T SERIES IN STANDARD MEDIUM BRONZE. SEE HARDWARE SET NO. 05



PREFINISHED DOORS w/ TIMELY DOOR FRAME INTERIOR DOORS

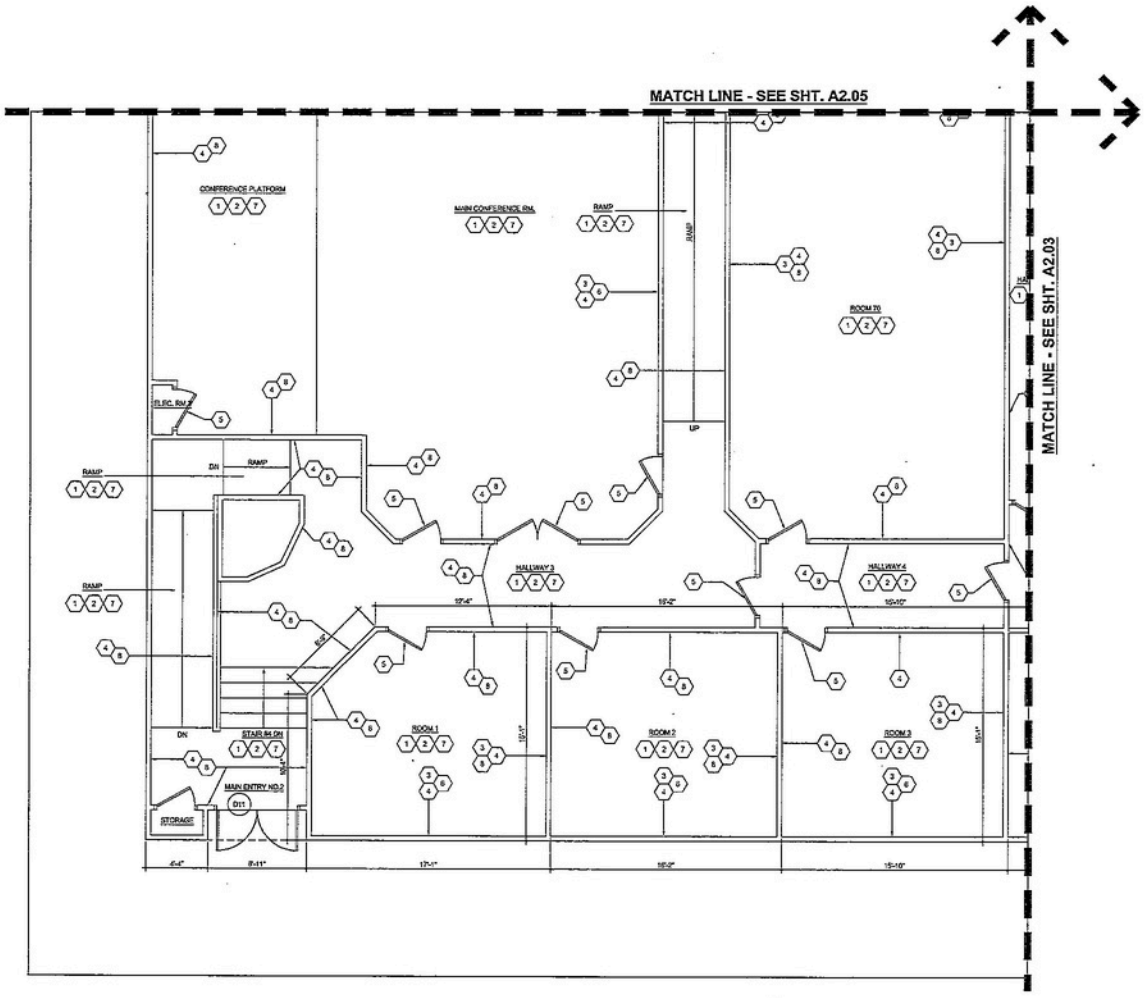
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40532 POLO CT.
PALMDALE, CA. 93551

Revision:

Job No. :
Date :
Drawn :
Designer: JL
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A2.04
OF SHEETS



ENLARGED PARTIAL FIRST FLOOR PLAN

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

1 A2.05

RECONSTRUCTION KEYNOTES:

1. CONTRACTOR SHALL THOROUGHLY CLEAN (E) CONCRETE SLAB AND REMOVE ANY DIRT, DUST AND DEBRIS. CONTRACTOR TO INSPECT (E) SLAB FOR ANY UNEVENNESS AND IF THERE ARE ANY FOUND, PROVIDE A CONCRETE LEVELING COMPOUND TO CREATE A SMOOTH AND FLAT SURFACE PRIOR TO INSTALLATION OF (N) CARPET.
2. CONTRACTOR SHALL PROVIDE 24"x24" CARPET TILES DISCOVER D ST610 BY MOHAWK GROUP AND SHALL INSTALL PER MANUFACTURERS REQUIREMENTS. CONTRACTOR TO SUBMIT ALL AVAILABLE COLORS AND SHALL BE SELECTED BY DISTRICT.
3. PROVIDE ½" GYP. BOARD FOR ENTIRE LENGHT OF WALL. GYP. BOARD HEIGHT SHALL BE 2'-0"± FROM FLOOR AND MATCH (E) GYP. BOARD ABOVE. CONTRACTOR SHALL PREP (E) WALL AND PAINT. COLOR TO BE SELECTED BY DISTRICT.
4. PROVIDE (N) 4" HIGH TRADITIONAL VINYL ½" (TYPE TV) BY TARKETT. COLOR TO BE SELECTED BY DISTRICT FROM STANDARD COLOR SELECTION.
5. CONTRACTOR SHALL PREP (E) DOOR AND FRAME AND PAINT (E) DOOR AND FRAME ON BOTH SIDES. COLOR TO BE SELECTED BY DISTRICT.
6. PROVIDE R34 PAPER FOILED FACE BATT INSULATION , FULL HEIGHT OF WALL.
7. CONTRACTOR SHALL ENSURE THAT ALL (E) WALLS & CEILING THAT SHALL REMAIN HAVE BEEN CLEANED THOROUGHLY AND COMPLETED DRY, CONTRACTOR SHALL DEODORIZE ROOM AFTER FINISHES HAVE BEEN INSTALLED WITH AN OZONE & HYDROXYL TREATMENT.
8. CONTRACTOR SHALL PREP (E) DRYWALL TO RECEIVE (N) PAINT, ALL REMAINING (E) WALLS SHALL BE PAINTED.
9. PROVIDE FULL HEIGHT ⅝" GYP. BOARD FOR ENTIRE LENGHT OF WALL. CONTRACTOR SHALL PREP (N) WALL AND PAINT. COLOR TO BE SELECTED BY DISTRICT.
10. PROVIDE 4"X4" FLOOR TILE WITH 4" WALL BASE TILE BY DAL-TILE OR EQUAL. COLOR TO BE SELECTED BY DISTRICT.
11. PROVIDE 18"X18" FLOOR TILE WITH 4" WALL BASE TILE TO MATCH EXISTING ADJACENT TILE. IF (E) TILE IS NO LONGER AVAILABLE, CONTRACTOR SHALL FIND A COMPARABLE TILE FOR DISTRICT APPROVAL.

DOOR SCHEDULE

- D01 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D02 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D03 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D04 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 01
- D05 — (E) 3'-0" WIDE X 7'-0" HOLLOW METAL DOOR AND FRAME TO REMAIN. PROVIDE (N) HARDWARE SET 02 PROVIDE PANIC HARDWARE FOR THIS EXTERIOR DOOR
- D06 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 03
- D07 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 04
- D08 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 04
- D09 — (N) 3'-0" WIDE X 7'-0" PREFINISHED HOLLOW CORE DOOR BY MASTERCRAFT OR EQUAL W/ TIMELY DOOR FRAME (S-SERIES OR EQUAL), OWNER TO SELECT DOOR STYLE & COLOR SEE HARDWARE SET NO. 05.
- D10 — (N) PR. 3'-0" WIDE X 7'-0" ALUMINUM WIDE STILE THERMAL ENTRANCE DOOR BY ARCADIA OR EQUAL. MODEL NO. WS512T SERIES IN STANDARD MEDIUM BRONZE. SEE HARDWARE SET NO. 06
- D11 — (N) PR. 3'-0" WIDE X 7'-0" ALUMINUM WIDE STILE THERMAL ENTRANCE DOOR BY ARCADIA OR EQUAL. MODEL NO. WS512T SERIES IN STANDARD MEDIUM BRONZE. SEE HARDWARE SET NO. 06

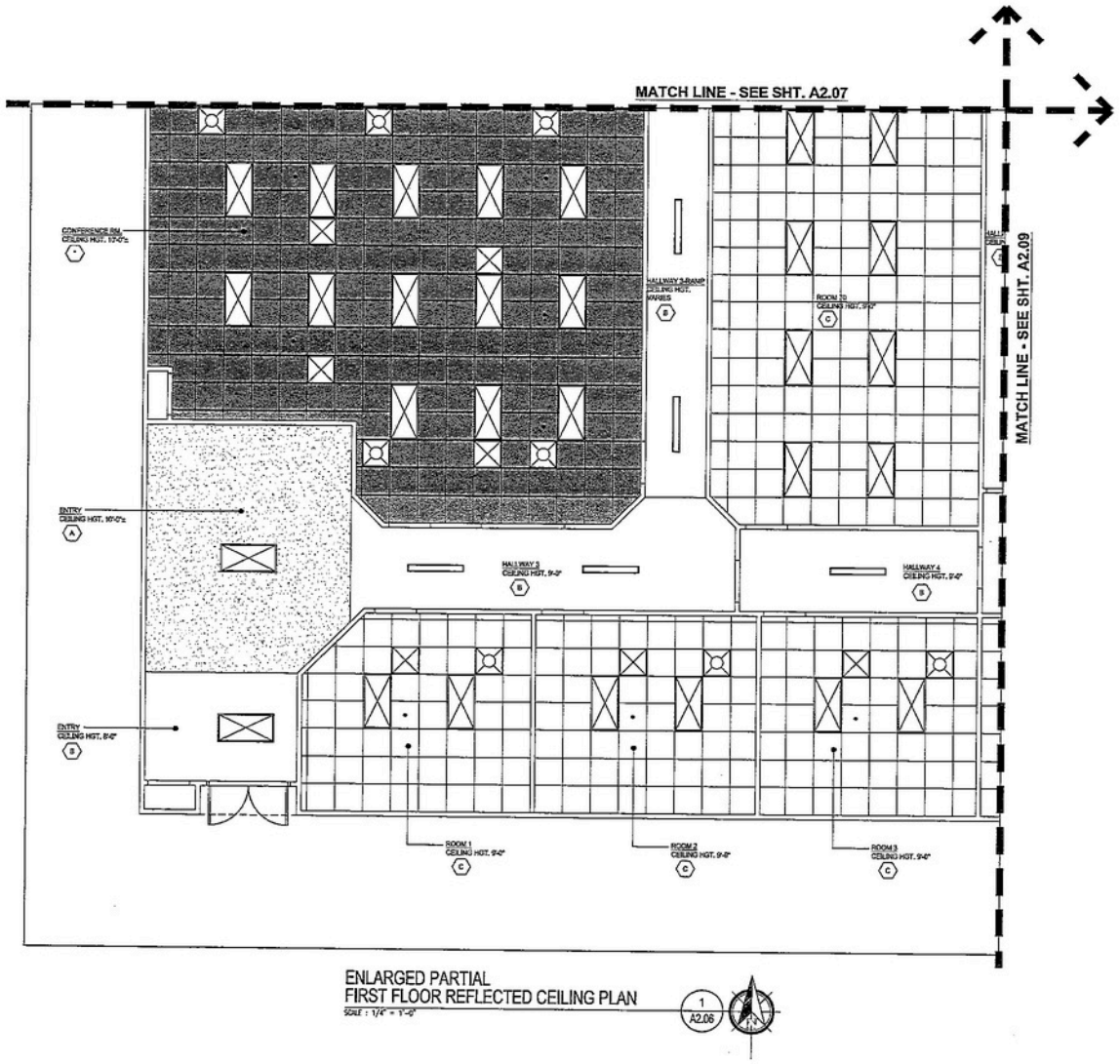
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40532 POLO CT.
PALMDALE, CA. 93551

Revision:

Job No. :
Date :
Drawn :
Designer: JL
Checked:

PROPOSED FIRE DAMAGE
REPAIR AT BAY AVE. BLDG.
FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A2.05
OF SHEETS



ENLARGED PARTIAL
FIRST FLOOR REFLECTED CEILING PLAN
SCALE : 1/4" = 1'-0"

1 / A2.06

CEILING PLAN LEGEND:

- (E) 24"x48" RECESSED LIGHT FIXTURE TO REMAIN
- (N) 24"x48" RECESSED LED LIGHT FIXTURE, SEE ELECTRICAL SHEETS E-4.0 THRU E-4.3 FOR ADDITIONAL INFORMATION
- (N) 24"x24" ACOUSTICAL CEILING TILE BY ARMSTRONG, REFER TO SPEC SECTION 09 50 00, SEE SHT. A-4.02 FOR T-BAR CEILING DETAILS
- (E) 24"x24" CEILING TILE TO REMAIN
- (E) SUPPLY AIR REGISTER TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (E) RETURN AIR TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (E) FIRE SPRINKLER HEAD TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (N) 5/8" THK. BYP. RD. CEILING - PAINTED, COLOR TO BE SELECTED BY DISTRICT

RECONSTRUCTION CEILING KEYNOTES:

A. CONTRACTOR SHALL PREP EXISTING CEILING JOIST FOR NEW 5/8" THK. DRYWALL INSTALLATION. CONTRACTOR SHALL PAINT ALL NEW DRYWALL, COLOR TO BE SELECTED BY DISTRICT.

B. CONTRACTOR SHALL CLEAN AND PREP EXISTING DRYWALL FINISH, PAINT ENTIRE CEILING AREA, COLOR TO BE SELECTED BY DISTRICT.

C. CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CEILING TILES. CONTRACTOR SHALL PROVIDE A MIN. OF (5) PIECES OF 2'x2' ACOUSTICAL CEILING TILES BY ARMSTRONG OR EQUAL.

D. CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED GLUED ON CEILING TILES. CONTRACTOR SHALL PROVIDE A MIN. OF (15) PIECES OF 12"x12" ACOUSTICAL GLUED ON CEILING TILES BY ARMSTRONG OR EQUAL.

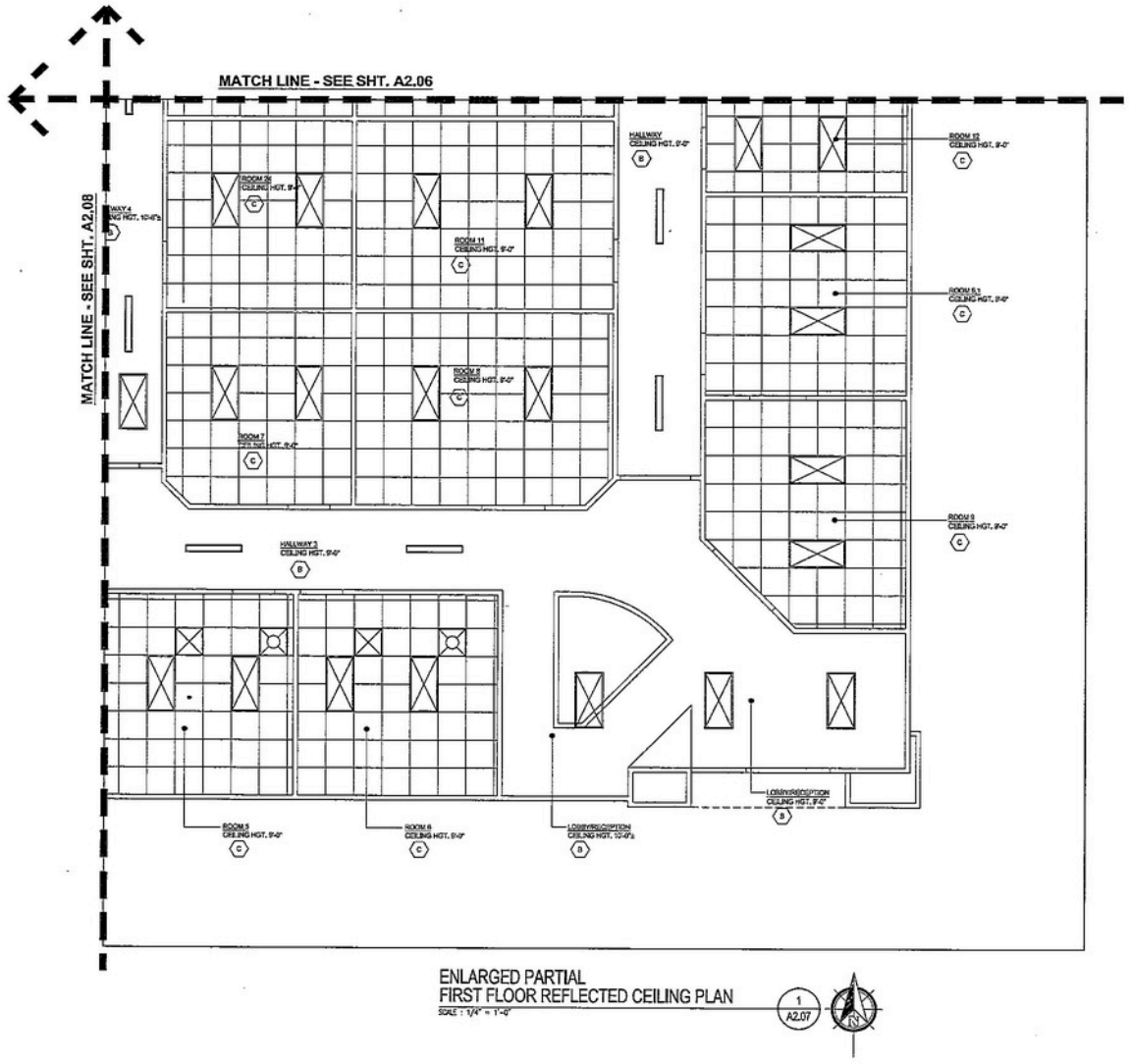
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Revision:

Job No. :
Date :
Drawn :
Designer: J.L.
Checked:

PROPOSED FIRE DAMAGE
REPAIR AT BAY AVE. BLDG.
FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A2.06
OF SHEETS



ENLARGED PARTIAL
FIRST FLOOR REFLECTED CEILING PLAN

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

1 / A2.07

CEILING PLAN LEGEND:

- (E) 24"x48" RECESSED LIGHT FIXTURE TO REMAIN
- (N) 24"x48" RECESSED LED LIGHT FIXTURE, SEE ELECTRICAL SHEETS E-4.0 THRU E-4.3 FOR ADDITIONAL INFORMATION
- (N) 24"x24" ACOUSTICAL CEILING TILE BY ARMSTRONG, REFER TO SPEC SECTION 09 50 00, SEE SHT. A4.02 FOR T-BAR CEILING DETAILS
- (E) 24"x24" CEILING TILE TO REMAIN
- (E) SUPPLY AIR REGISTER TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (E) RETURN AIR TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (E) FIRE SPRINKLER HEAD TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (N) 5/8" THK. SYP. GYP. BD. CEILING - PAINTED, COLOR TO BE SELECTED BY DISTRICT

RECONSTRUCTION CEILING KEYNOTES:

(A) CONTRACTOR SHALL PREP EXISTING CEILING JOIST FOR NEW 5/8" THK. DRYWALL INSTALLATION. CONTRACTOR SHALL PAINT ALL NEW DRYWALL, COLOR TO BE SELECTED BY DISTRICT.

(B) CONTRACTOR SHALL CLEAN AND PREP EXISTING DRYWALL FINISH, PAINT ENTIRE CEILING AREA, COLOR TO BE SELECTED BY DISTRICT.

(C) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CEILING TILES. CONTRACTOR SHALL PROVIDE A MIN. OF (5) PIECES OF 2'x2' ACOUSTICAL CEILING TILES BY ARMSTRONG OR EQUAL.

(D) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED GLUED ON CEILING TILES. CONTRACTOR SHALL PROVIDE A MIN. OF (15) PIECES OF 12"x12" ACOUSTICAL GLUED ON CEILING TILES BY ARMSTRONG OR EQUAL.

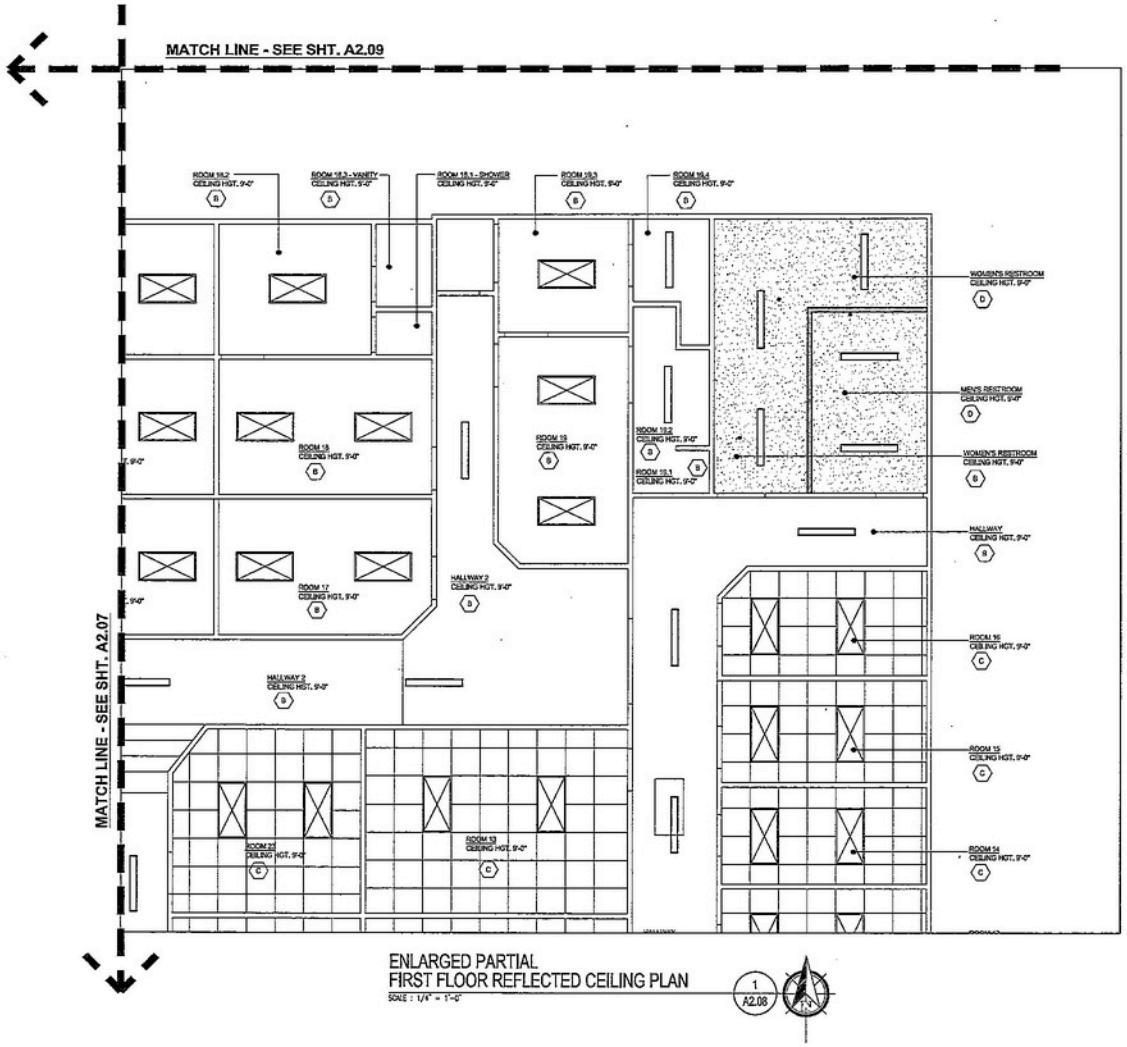
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PROPOSED FIRE DAMAGE
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FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A2.07
OF SHEETS



CEILING PLAN LEGEND:

- (E) 24"x48" RECESSED LIGHT FIXTURE TO REMAIN
- (N) 24"x48" RECESSED LED LIGHT FIXTURE, SEE ELECTRICAL SHEETS E-4.0 THRU E-4.3 FOR ADDITIONAL INFORMATION
- (N) 24"x24" ACOUSTICAL CEILING TILE BY ARMSTRONG, REFER TO SPEC SECTION 09 53 00. SEE SHT. A4.02 FOR T-BAR CEILING DETAILS
- (E) 24"x24" CEILING TILE TO REMAIN
- (E) SUPPLY AIR REGISTER TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (E) RETURN AIR TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (E) FIRE SPRINKLER HEAD TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (N) ⅝" THK. BYP. BD. CEILING - PAINTED, COLOR TO BE SELECTED BY DISTRICT

RECONSTRUCTION CEILING KEYNOTES:

A. CONTRACTOR SHALL PREP EXISTING CEILING JOIST FOR NEW ⅝" THK. DRYWALL INSTALLATION. CONTRACTOR SHALL PAINT ALL NEW DRYWALL, COLOR TO BE SELECTED BY DISTRICT.

B. CONTRACTOR SHALL CLEAN AND PREP EXISTING DRYWALL FINISH, PAINT ENTIRE CEILING AREA, COLOR TO BE SELECTED BY DISTRICT.

C. CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CEILING TILES. CONTRACTOR SHALL PROVIDE A MIN. OF (5) PIECES OF 2'x2' ACOUSTICAL CEILING TILES BY ARMSTRONG OR EQUAL.

D. CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED GLUED ON CEILING TILES. CONTRACTOR SHALL PROVIDE A MIN. OF (15) PIECES OF 12"x12" ACOUSTICAL GLUED ON CEILING TILES BY ARMSTRONG OR EQUAL.

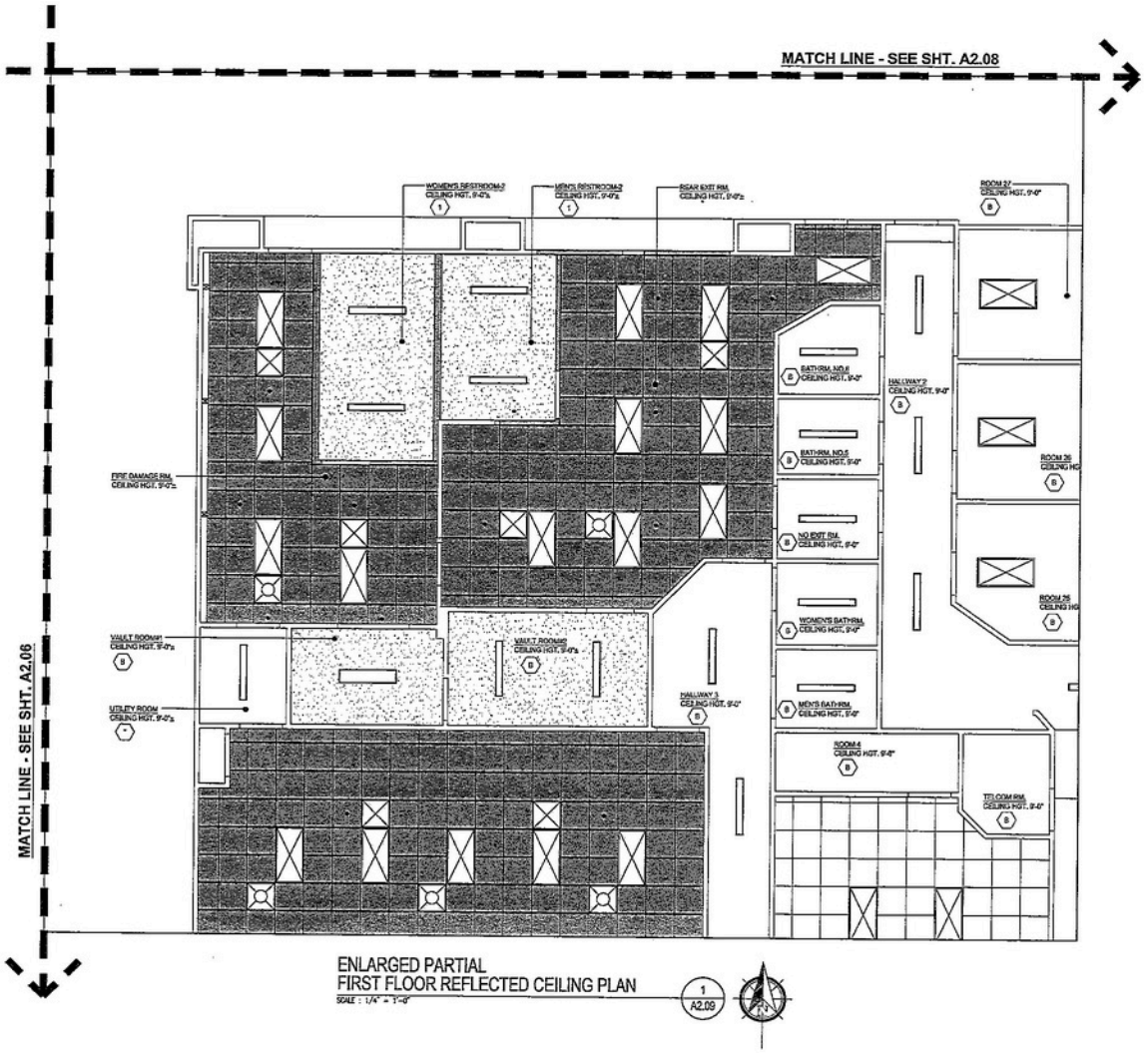
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Revisions:

Job No. :
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PROPOSED FIRE DAMAGE
REPAIR AT BAY AVE. BLDG.
FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
A2.08
OF SHEETS



ENLARGED PARTIAL
FIRST FLOOR REFLECTED CEILING PLAN

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

1 / A2.09

CEILING PLAN LEGEND:

- (E) 24"x48" RECESSED LIGHT FIXTURE TO REMAIN
- (N) 24"x48" RECESSED LED LIGHT FIXTURE, SEE ELECTRICAL SHEETS E-4.2 THRU E-4.3 FOR ADDITIONAL INFORMATION
- (N) 24"x24" ACOUSTICAL CEILING TILE BY ARMSTRONG, REFER TO SPEC SECTION 09 50 00, SEE SHT. A4.02 FOR T-BAR CEILING DETAILS
- (E) 24"x24" CEILING TILE TO REMAIN
- (E) SUPPLY AIR REGISTER TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (E) RETURN AIR TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (E) FIRE SPRINKLER HEAD TO REMAIN, CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION
- (N) 5/8" THK. SYP. BD. CEILING - PAINTED, COLOR TO BE SELECTED BY DISTRICT

RECONSTRUCTION CEILING KEYNOTES:

- (A) CONTRACTOR SHALL PREP EXISTING CEILING JOIST FOR NEW 5/8" THK. DRYWALL INSTALLATION. CONTRACTOR SHALL PAINT ALL NEW DRYWALL, COLOR TO BE SELECTED BY DISTRICT.
- (B) CONTRACTOR SHALL CLEAN AND PREP EXISTING DRYWALL FINISH. PAINT ENTIRE CEILING AREA, COLOR TO BE SELECTED BY DISTRICT.
- (C) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CEILING TILES. CONTRACTOR SHALL PROVIDE A MIN. OF (5) PIECES OF 2'x2' ACOUSTICAL CEILING TILES BY ARMSTRONG OR EQUAL.
- (D) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED GLUED ON CEILING TILES. CONTRACTOR SHALL PROVIDE A MIN. OF (15) PIECES OF 12"x12" ACOUSTICAL GLUED ON CEILING TILES BY ARMSTRONG OR EQUAL

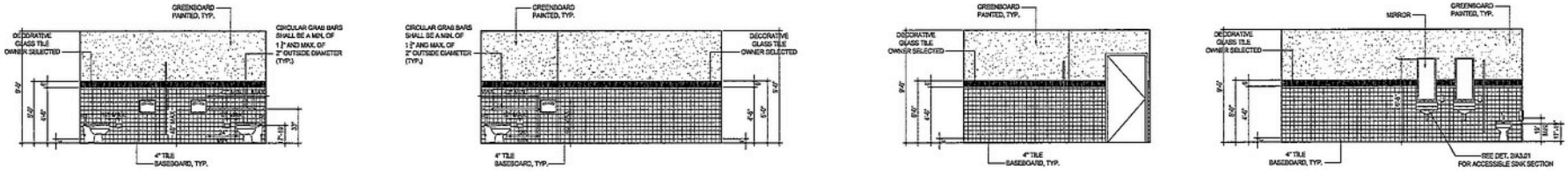
JOSELITO M. LACSON
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(661) 361-0818
40532 POLO CT.
PALMDALE, CA. 9

Revision:

Job No.:
Date :
Drawn :
Designed: J.L.
Checked:

PROPOSED FIRE DAMAGE
REPAIR AT BAY AVE. BLDG.
FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

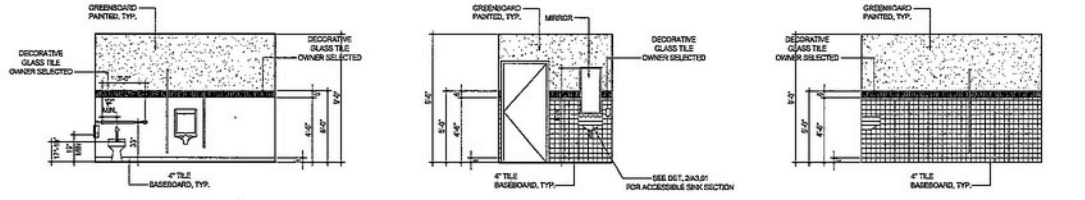
SHEET NO.
A2.09
OF SHEETS

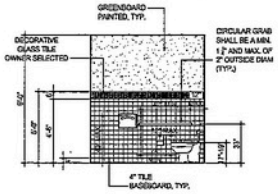


WOMEN'S INTERIOR
RESTROOM-1 INTERIOR ELEVATIONS

SCALE : 3/8" = 1'-0"

2 A3.01

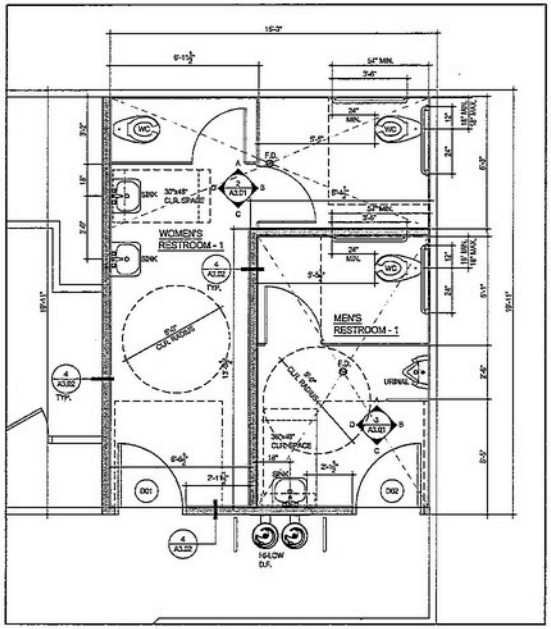




MEN'S INTERIOR
RESTROOM-1 INTERIOR ELEVATIONS

SCALE : 3/8" = 1'-0"

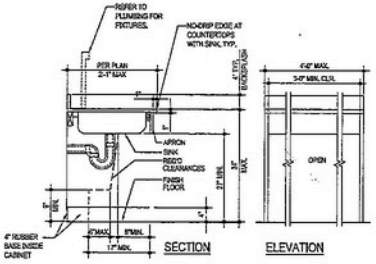
3 A3.01



MEN'S & WOMEN'S ENLARGED
RESTROOM-1 FLOOR PLAN

SCALE : 3/8" = 1'-0"

1 A3.01



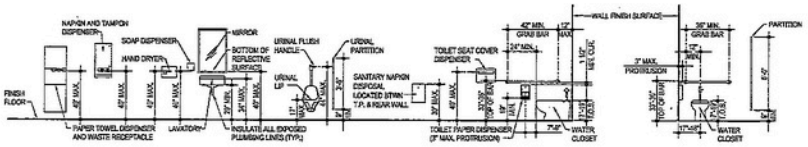
DESCRIPTION	DIMENSION
WATER CLOSET CENTERLINE FROM WALL	12"-18"
TOILET SEAT HEIGHT	1'7"-19"
GRAB BAR HEIGHT (TO TOP OF GRIPPING SURFACE)	33"-36"
TOILET PAPER DISPENSER IN FRONT OF WATER CLOSET	7"-9"
NAPKIN DISPOSAL HEIGHT (TO OPENING)	36" MAX.
MOUNTING HEIGHT OF MIRROR (HEIGHT TO BOTTOM OF GLASS)	40" MAX.
LAVATORY / SINK TOP HEIGHT	34" MAX.
LAVATORY / SINK KNEE CLEARANCE	29" MIN.
URINAL LIP HEIGHT	13" MAX.
URINAL FLUSH HANDLE HEIGHT	44" MAX.
DRINKING FOUNTAIN BUBBLER HEIGHT	36" MAX.
DRINKING FOUNTAIN KNEE CLEARANCE	30" MIN.
RAMP / STAIR HANDRAIL HEIGHT	34"-38"
SHOWER SEAT HEIGHT	17"-19"
SHOWER HEAD HEIGHT	48"

NOTE:
1. HOT 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. MFR: TRUEBRO LAVGUARD OR APPVD EQ.
2. PROVIDE PLASTIC LAMINATE AT ALL EXPOSED SURFACES.
3. PROVIDE GARBAGE DISPOSAL WHERE INDICATED ON PLUMBING PLANS. OFFSET DRAIN TO ALLOW FOR REQUIRED ACCESSIBLE CLEARANCES AS SHOWN ABOVE.

SINK CABINET

SCALE : 3/4"=1'-0"

5 A3.01



PLUMBING FIXTURE MOUNTING HEIGHTS

SCALE 1/4" = 1'-0"

4 A3.01

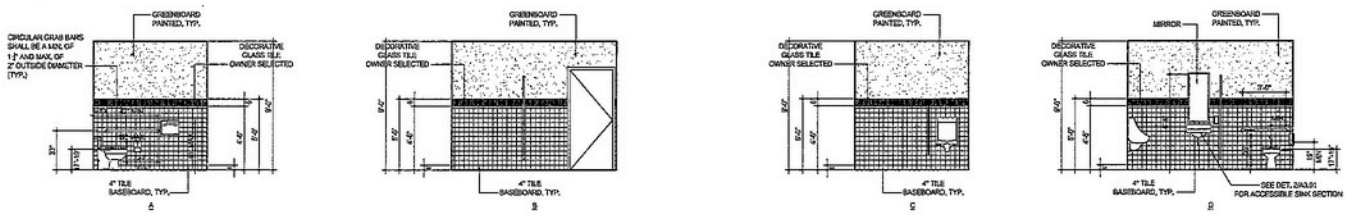
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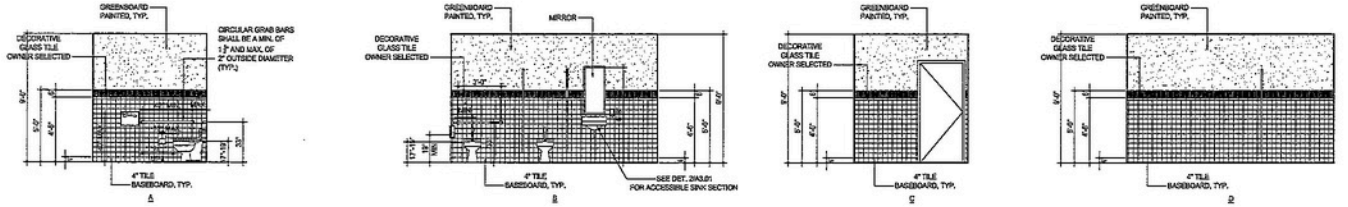
SHEET NO.
A3.01
OF SHEETS



MEN'S RESTROOM-2 INTERIOR ELEVATIONS

SCALE : 3/8" = 1'-0"

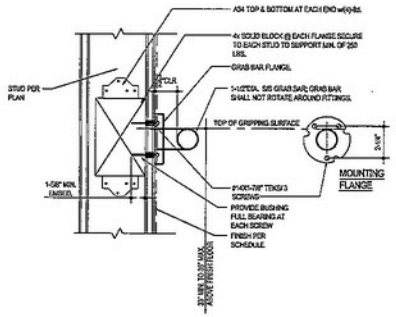
3 A3.02



WOMEN'S RESTROOM-2 INTERIOR ELEVATIONS

SCALE : 3/8" = 1'-0"

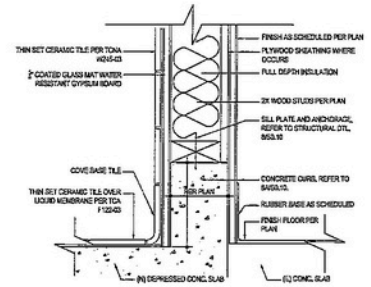
2 A3.02



GRAB BAR SECTION

SCALE : 3"=1'-0"

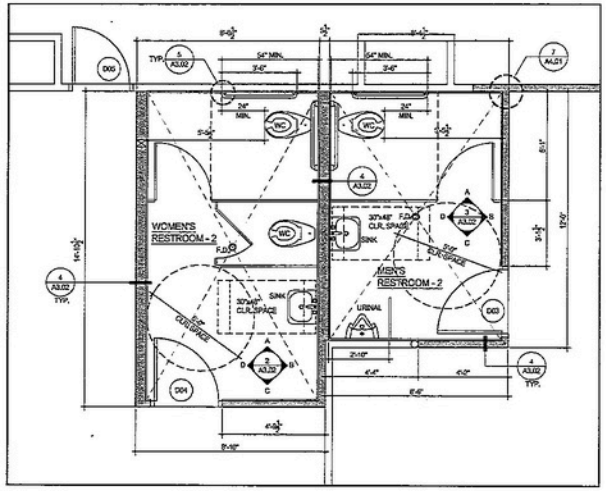
5 A3.02



INT. WALL CURB - C.T. 1 SIDE

SCALE: 3" = 1'-0"

4 A3.02



MEN'S & WOMEN'S ENLARGED RESTROOM-2 FLOOR PLAN

SCALE : 3/8" = 1'-0"

1 A3.02

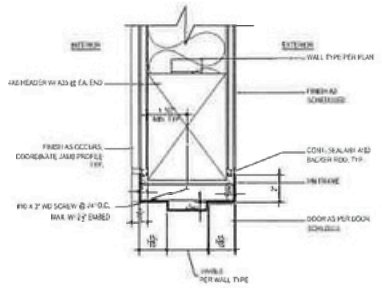
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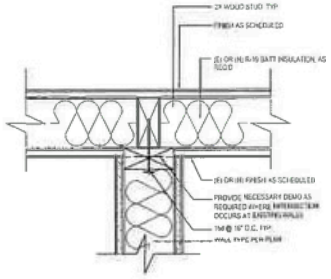
SHEET NO.
A3.02
OF SHEETS



INT. HM DOOR HEAD

SCALE: 3" = 1'-0"

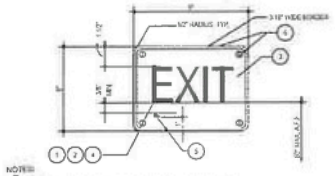
10 / A4.01



TYP. WALL INTERSECTION

SCALE: 3" = 1'-0"

7 / A4.01



NOTES:

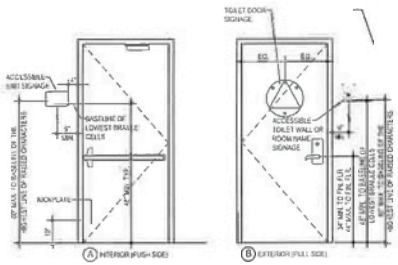
1. CHARACTER TYPE: CHARACTERS ON SIGNS SHALL BE RAISED 1/32".
2. CHARACTER SIZE: 2" HIGH
3. FINISH AND CONTRAST: CONTRAST BETWEEN CHARACTERS, SYMBOLS AND THEIR BACKGROUND MUST BE 70% MIN. AND HAVE A NON-GLARE FINISH.
4. PROPORTIONS: CHARACTERS AND SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
5. BRAILLE: CALIFORNIA GRADE 2 BRAILLE SHALL BE USED.
6. SIGN THICKNESS & MOUNTING: SIGN MATERIAL TO BE 1/32" THICK PLASTIC WITH 1/2" RAISED BORDER. PROVIDE MECHANICAL MOUNTING WITH VANDAL RESISTANT FASTENERS. USE DOUBLE SIDED FOAM TAPE AT GLAZING.

SIGNS SHALL BE INSTALLED AT THE INTERIOR LATCH SIDE OF ALL DOORS EXITING TO THE BUILDING'S EXTERIOR.

EXIT SIGN

SCALE: 3" = 1'-0"

4 / A4.01



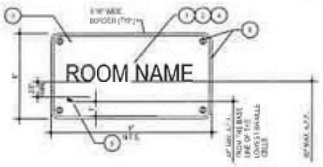
NOTES:

1. V.I.F. FOR (E) DOORS WHICH MAY ALREADY HAVE PARTIAL SIGNAGE, & PROVIDE ADDITIONAL SIGNAGE TO MEET REQUIREMENTS OF THIS DETAIL. PERMANENT SIGNAGE TO BE INSTALLED ON RHE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.
2. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHIN 3" OF SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF ANY DOOR.
3. CONFIRM WITH [illegible]

TYP. SIGN MOUNTING HEIGHTS

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

1 / A4.01



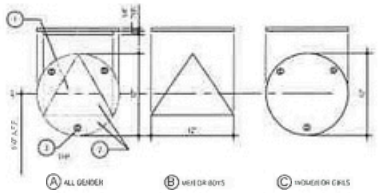
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6. SIGN THICKNESS & MOUNTING: SIGN MATERIAL TO BE 1/32" THICK PLASTIC WITH 1/2" RAISED BORDER. PROVIDE MECHANICAL MOUNTING WITH VANDAL RESISTANT FASTENERS. USE DOUBLE SIDED FOAM TAPE AT GLAZING.
7. SEE 2A2.01 FOR TYP. MOUNTING ELEVATION

ROOM IDENTIFICATION SIGN

SCALE: 3" = 1'-0"

5 / A4.01



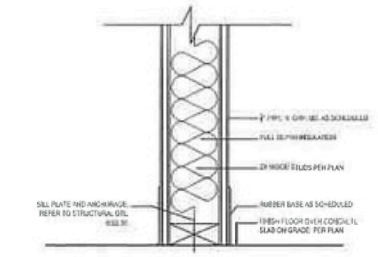
NOTES:

1. TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
2. SIGN COLOR & CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THAT OF DOOR.
3. PROVIDE MECHANICAL MOUNTING WITH VANDAL RESISTANT FASTENERS.
4. SEE DETAIL 1/... FOR SIGNAGE MOUNTING HEIGHTS.

TOILET RM DOOR SYMBOL

SCALE: 3"=1'-0"

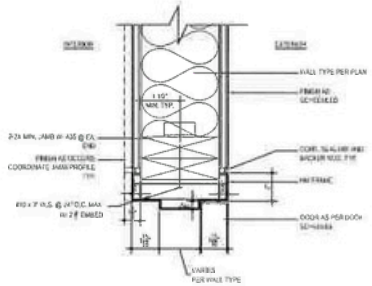
2 / A4.01



INTERIOR WALL BASE

SCALE: 3" = 1'-0"

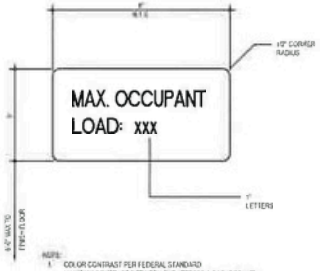
8 / A4.01



INT. HM DOOR JAMB

SCALE: 3" = 1'-0"

9 / A4.01



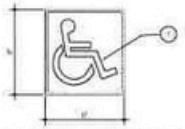
NOTE:

1. COLOR CONTRAST PER FEDERAL STANDARD MAINTAIN CONTRAST BETWEEN THE LETTERS & BACKGROUND.
2. SIGN SHALL BE MOUNTED IN A CONSPICUOUS PLACE ON AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

OCCUPANCY SIGN

SCALE: 1" = 1'-0"

6 / A4.01



NOTES:

1. ISA SIGN TO HAVE BLUE FIGURE (FEDERAL STANDARD 595C 15090) AND BORDER WITH WHITE BACKGROUND
2. LOCATE SIGN MINIMUM 1/2" AWAY FROM DOOR STOPS.
3. PROVIDE WHEREVER A ROOM IDENTIFICATION SIGN PER 1/A5 IS PROVIDED.

ISA SIGN

SCALE: 3" = 1'-0"

3 / A4.01

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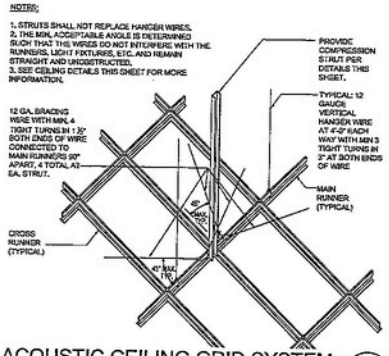
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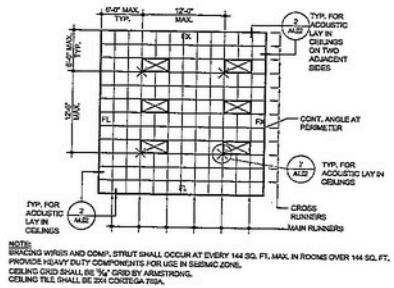
LIGHT FIXTURE/ AIR TERMINAL SUPPORT

SCALE: 3" = 1'-0" — 7 / A4.02



ACOUSTIC CEILING GRID SYSTEM

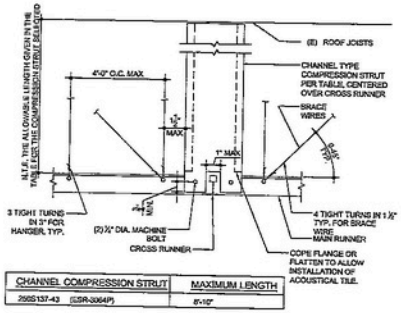
SCALE: N.T.S. — 4 / A4.02



NOTE:
BRACING WIRES AND COMP. STRUT SHALL OCCUR AT EVERY 144 SQ. FT. MAX. IN ROOMS OVER 144 SQ. FT.
PROVIDE HEAVY DUTY COMPONENTS FOR USE IN SEISMIC ZONE.
CEILING GRID SHALL BE ⅝" GRID BY ARMSTRONG.
CEILING TILE SHALL BE 2X4 CORTEGA FISA.

TYPICAL CEILING PLAN FOR 12'x12' BRACE ASSEMBLY SPACING

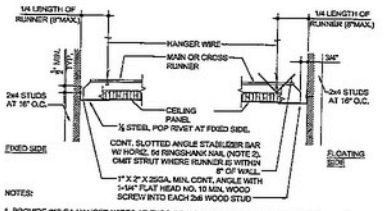
SCALE: 1/8" = 1'-0" — 1 / A4.02



CHANNEL COMPRESSION STRUT	MAXIMUM LENGTH
2905137-43 (CSR-3064P)	8'-10"

STRUT CONNECTION TO WOOD JOISTS

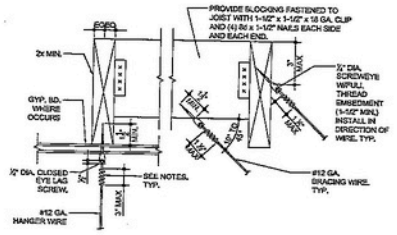
SCALE: 3" = 1'-0" — 5 / A4.02



NOTES:
1. PROVIDE #12 GA HANGER WIRES AT ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" OF THE SUPPORT OR WITHIN 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 THIS LENGTH OF THE TEE IS 8"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 TIGHT TO PREVENT MOVEMENT OF THE STRUT.
4. SEE FINISH SCHEDULE FOR ARCHITECTURAL FINISH. FASTENERS TO PENETRATE STUDS MIN. OF ½"

ACOUSTIC CEILING AT PERIMETER

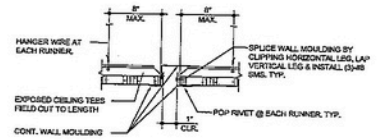
SCALE: 3" = 1'-0" — 2 / A4.02



NOTE:
1. WHEN FIRE RATED GYPSUM BOARD IS INSTALLED ON THE BOTTOM FLANGES, USE SCREW EYES WITH SUFFICIENT LENGTH TO AVOID DAMAGING THE FIRE RATED GYPSUM BOARD AND MEET MIN. PENETRATION.
2. PROVIDE 3 TURNS WITHIN 3" AT HANGER WIRES, TYPICAL AT EACH END.
3. PROVIDE 4 TURNS WITHIN 1-1/2" AT BRACE WIRES, TYPICAL AT EACH END.

HANGER/BRACING CONNECTION TO WOOD JOISTS

SCALE: 3" = 1'-0" — 6 / A4.02



NOTE:
1. A SEISMIC SEPARATION JOINT SHALL BE PROVIDED TO DIVIDE THE CEILING INTO AREAS NOT EXCEEDING 2,500 SF

EXPANSION JOINT T-BAR CEILING

SCALE: 3"=1'-0" — 3 / A4.02

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MECHANICAL SCOPE OF WORK

PROJECT IS TO DEMO AND REMOVED AN EXISTING ROOFTOP HVAC UNIT AND REPLACE WITH LIKE KIND OF UNIT. RE-DUCT SYSTEM IN THE SHOWN AREA TO PROVIDE HEATING AND COOLING TO THE SPACES THAT WERE DAMAGED AND NEEDING REPAIRS. RELOCATE HVAC DUCTWORK AND DIFFUSERS IN THE RENOVATED RESTROOMS AND PROVIDE EXHAUST FANS TO THE BUILDING EXTERIOR.

APPLICABLE CODES

2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (BEES)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
ALL OTHER APPLICABLE LOCAL AMENDMENTS

MECHANICAL SHEET INDEX

M1 MECHANICAL SCHEDULES, DETAILS, & NOTES
M2 MECHANICAL ROOF PLAN
M3 MECHANICAL DUCTING

MECHANICAL SYMBOLS

SYMBOL	DESCRIPTION
SD	DUCT SMOKE DETECTOR
DPS	DIFFERENTIAL PRESSURE SENSOR
H	HUMIDISTAT
T	THERMOSTAT (MOUNT 48" AFF)
C	CARBON DIOXIDE (CO2) SENSOR (MOUNT 48" AFF)
S	TEMPERATURE SENSOR (MOUNT 48" AFF)
	POINT OF CONNECTION
	POINT OF DISCONNECTION
	NEW LINEWORK
	EXISTING LINEWORK
	DEMOLITION LINEWORK
8"Ø	ROUND SHEET METAL OR FLEX DUCT, DIMENSION IS INSIDE (NET CLEAR)
18"x12"	RECTANGULAR SHEET METAL DUCT, FIRST DIMENSION IS INSIDE SHOWN (NET CLEAR)
	STANDARD BRANCH FOR SUPPLY AND RETURN 45 DEGREE TAKE-OFFS (RECTANGULAR DUCT)
	ROUND ELBOW DOWN
	ROUND ELBOW UP
	RECTANGULAR TO RECTANGULAR TRANSITION
	RECTANGULAR TO ROUND TRANSITION
	FLEXIBLE DUCT
	FLEX CONNECTION
BDD	BACKDRAFT DAMPER
FD	FIRE DAMPER
SD	SMOKE DAMPER
FSD	COMBINATION FIRE AND SMOKE DAMPER
	VOLUME DAMPER, MANUAL
M	MOTORIZED DAMPER
	SUPPLY DIFFUSER
	GRILLE: RETURN/EXHAUST
	SIDEWALL SUPPLY/TRANSFER AIR GRILL/REGISTER
	SIDEWALL RETURN/EXHAUST AIR GRILL/REGISTER

MECHANICAL SCHEDULES

PACKAGE HVAC UNIT SCHEDULE

ID	LOCATION	AHRI #	HEATING CAPACITY (OUTPUT) BTUH	EFFICIENCY	ARI COOLING CAPACITY (OUTPUT) BTUH	EFFICIENCY	MNFG	MODEL	POWER	WEIGHT
AC1	ROOFTOP	-	72,900	81%	60,000	15.8 SEER2/ 12.8 EER2	ARCOAIR (CP)	PGD060090K20*C	208V / 1PH	612 LBS

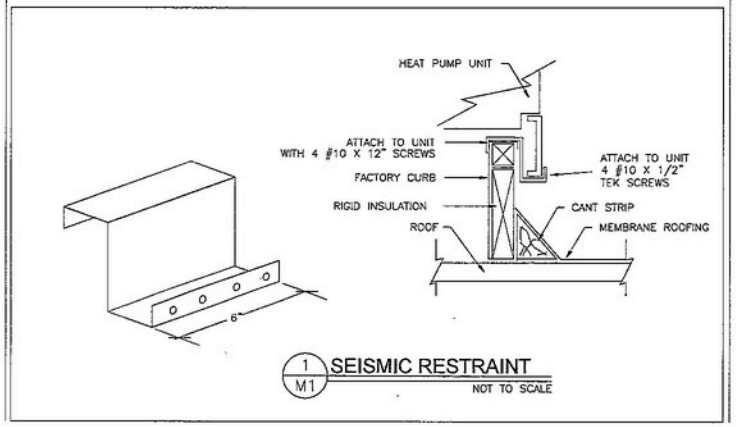
EXHAUST FAN SCHEDULE

ID	LOCATION	SERVICE	CFM	STATIC PRESSUR	RPM	DRIVE TYPE	INLET	OUTLET	MOTOR SIZE	ELECTRICAL	WEIGHT (LBS)	MNFG	MODEL
EF1	RESTROOM	EXHAUST	186	0.25	900	DIRECT	BOTTOM	SIDE	1/6 HP	120V / 1PH	18	GREENHECK	SPA200

MECHANICAL CALCULATIONS

VENTILATION CALCULATIONS

	CODE REQUIREMENTS (CMC 402.1 OR CEC TABLE 4-12 MOST RESTRICTIVE)										CALCULATIONS				
Zone #	FUNCTION OR SPACE	ROOM AREA	OUTDOOR AIR RATE PER OCC	LOAD FACTOR (PPL/1000)	NUMBER OF OCC	OCC RQT	AREA OUTDOOR AIR RATE	AREA RQT	AIR CLASS	REQD VENTILATION (CFM)	SYSTEM	DESIGN CFM	DESIGN OUTDOOR AIR %	CSA DESIGN	MEETS CODE?
1	CONFERENCE ROOM #2	481	5.0	50.0	25.0	125.0	0.06	29.3	1	155.0	AC1	750	20%	150	YES
	BREAKROOM	361	5.0	25.0	6.0	40.0	0.06	15.1	1	55.0	AC1	500	20%	100	YES
	BREAKROOM 2	72	5.0	25.0	2.0	10.0	0.06	4.3	1	15.0	AC1	150	20%	30	YES
	BREAKAWAY ROOM	113	5.0	50.0	6.0	30.0	0.06	6.8	1	36.0	AC1	100	20%	20	YES
	RESTROOMS	224	5.0	0.0	0.0	0.0	0.00	0.0	1	0.0	AC1	200	20%	40	YES



1/M1 SEISMIC RESTRAINT
NOT TO SCALE

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AC	AIR CONDITIONING UNIT
AHU	AIR HANDLING UNIT
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
CA	COMPRESSED AIR
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
COND	CONDENSATE/CONDENSER
CP	CONDENSATE PUMP
CU	CONDENSING UNIT
DEG	DEGREE
DIA	DIAMETER
DIFF	CEILING DIFFUSER
DN	DOWN
DWG	DRAWING
DX	DIRECT EXPANSION
(E)(X)	EXISTING
EA	EACH
EER	ENERGY EFFICIENCY RATING
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ER	EXHAUST REGISTER
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWT	ENTERING WET BULB TEMPERATURE
EXH	EXHAUST
EXT	EXTERNAL
FC	FAN COIL UNIT
FD	FIRE DAMPER
FLR	FLOOR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	FIRE SMOKE DAMPER
FT	FOOT / FEET
FT WC	FEET WATER COLUMN
GA	GAUGE
GAL	GALLON OR GALLONS
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HP	HEAT PUMP OR HORSEPOWER
HT	HEIGHT
HWP	HOT WATER PUMP
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
ID	INSIDE DIAMETER
IN	INCH OR INCHES
IN WC	INCHES WATER COLUMN
KW	KILOWATTS
KWH	KILOWATTS/HOUR
LBS	POUNDS
LF	LINEAR FEET
MBH	THOUSAND BTUS PER HOUR
MBTUH	THOUSAND BTUS PER HOUR
MFR	MANUFACTURER
MIN	MINIMUM
MTR	MOTOR OR METER
MUA	MAKE UP AIR UNIT
MVD	MANUAL VOLUME DAMPER
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN OR NUMBER
NTS	NOT TO SCALE
OAT	OUTSIDE AIR TEMPERATURE
OBD	OPPOSED BLADE DAMPERS
OD	OUTSIDE DIAMETER
OSA	OUTSIDE AIR
PD	PRESSURE DROP
PERF	PERFORATED
PH	PHASE
PRV	PRESSURE RELIEF VALVE
PSI	POUNDS PER SQUARE INCH
PSIA	PSI ABSOLUTE
PSIG	PSI GUAGE
RA	RETURN AIR
REG	REGISTER
RF	RETURN FAN
RG	RETURN AIR GRILL
RH	RELATIVE HUMIDITY
RPM	RATED LOAD AMPS
SA	SUPPLY AIR
SD	SMOKE DETECTOR
SEER	SEASONAL ENERGY EFFICIENCY RATING
SF	SUPPLY FAN OR SQUARE FEET
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD	STANDARD
T	THERMOSTAT
TEMP	TEMPERATURE
TYP	TYPICAL
UC	UNDERCUT
UH	UNIT HEATER
V	VOLTS
VAV	VARIABLE AIR VOLUME UNIT
VD	VOLUME DAMPER
VEL	VELOCITY
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WG	WATER GUAGE
WPD	WATER PRESSURE DROP
WT	WEIGHT

MECHANICAL NOTES

1. ALL WORK IS NEW UNLESS OTHERWISE INDICATED.
2. ALL NEW DUCTING SHALL BE GALVANIZED STEEL SIZED AS INDICATED AND INSTALLED PER 2025 CALIFORNIA MECHANICAL CODE DUCT CONSTRUCTION STANDARDS OR TO ANSI/SMACNA 006-2006 "HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE. INSULATE ALL DUCTING TO A VALUE OF R-8. FINAL RUN OUTS CAN BE MADE WITH 5' OF FLEXIBLE DUCTING AND SHALL NOT BE USED IN LIEU OF A RIGID ELBOW AT DIFFUSER CONNECTION. INSTALL FLEXIBLE DUCTING PER MANUFACTURER'S INSTRUCTIONS.
3. ALL DUCTING DIMENSIONS ARE INSIDE NET CLEAR.
4. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
5. ALL WORK SHALL BE DONE ACCORDING TO THE 2025 CALIFORNIA MECHANICAL CODE.
6. ALL EXHAUST FANS SHALL HAVE GRILLS ON THE FAN INLET AND SHALL HAVE GRAVITY CONTROLLED BACK-DRAFT DAMPERS INSTALLED.
7. PROVIDE VIBRATION ISOLATION FOR AC UNIT AND EXHAUST FANS PER MANUFACTURER'S RECOMMENDATIONS.
8. THERMOSTAT FOR EACH AC UNIT SHALL BE A 7-DAY ELECTRONIC PROGRAMMABLE THERMOSTAT WITH NIGHT SETBACK. MOUNT THERMOSTAT AT 48" ABOVE FINISHED FLOOR WHERE INDICATED.
9. EF-1 SHALL BE CONTROLLED BY A WATTSTOPPER DT-300 EXHAUST CONTROL SYSTEM FOR EACH RESTROOM. THE DT-300 PROVIDES AUTOMATIC "ON" OPERATION UPON OCCUPANCY AND MAINTAINS FAN OPERATION FOR A 20 MINUTE POST OCCUPANCY RUNTIME THROUGH THE ASSOCIATED RELAY PACK. SEE DETAIL 1/M3 FOR INSTALLATION INSTRUCTIONS.
10. PROVIDE SMOKE DETECTORS IN THE SUPPLY OUTLET OF EACH AC UNIT THAT WILL DISABLE THE SUPPLY AIR FAN IF SMOKE IS DETECTED. WHEN THERE IS A BUILDING FIRE ALARM SYSTEM, THE SYSTEM SHALL MONITOR AND SUPERVISE EACH DETECTOR IN THE AIR HANDLERS AND ACTIVATE THE BUILDING ALARM SYSTEM UPON ACTIVATION.
11. PROVIDE NEW AC UNIT WITH 20% FRESH AIR.
12. ANY MATERIALS EXPOSED WITHIN THE DUCTING OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN TWENTY-FIVE (25) AND A SMOKE DEVELOPED INDEX NOT GREATER THAN FIFTY (50) WHEN TESTED AS A COMPOSITE PER APPLICABLE TESTING STANDARDS.
13. ALL REFRIGERANT ACCESS PORTS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS.
14. ALL PLUMBING AND APPLIANCE VENTS SHALL BE AT LEAST TEN (10) FEET IN A HORIZONTAL DIRECTION OR THREE (3) FEET ABOVE ANY OUTSIDE AIR INTAKES FOR ANY HVAC OR MAKE UP AIR UNITS.
15. ALL OUTDOOR INTAKE OPENINGS SHALL BE COVERED WITH A SCREEN HAVING NOT LESS THAN 1/4-INCH OPENINGS AND NOT MORE THAN 1/2-INCH OPENINGS.
16. ALL AIR HANDLERS SHALL HAVE FILTERS TO FILTER THE OUTSIDE AND/OR MIXED AIR WITH A FILTER OF AT LEAST A MERV 13 RATING.
17. ALL HEATING VENTILATING AND AIR CONDITIONING SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS:
    AABC NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE
    ACCA MANUAL 8
    ASHRAE 111
    NEBB PROCEDURAL STANDARDS FOR TESTING ADJUSTING AND BALANCING OF ENVIRONMENTAL SYSTEMS
    SMACNA HVAC SYSTEMS TESTING, ADJUSTING, AND BALANCING.
18. ALL PROPOSED MECHANICAL EQUIPMENT AND/OR APPLIANCES SHALL BE ACCOMPANIED BY A LISTING LABEL/REPORT OF A NATIONALLY RECOGNIZED TESTING LABORATORY, DEMONSTRATING THAT THE EQUIPMENT MEETS ALL APPLICABLE NATIONALLY RECOGNIZED STANDARDS AND ALL REQUIREMENTS OF THE CMC.

REVISIONS

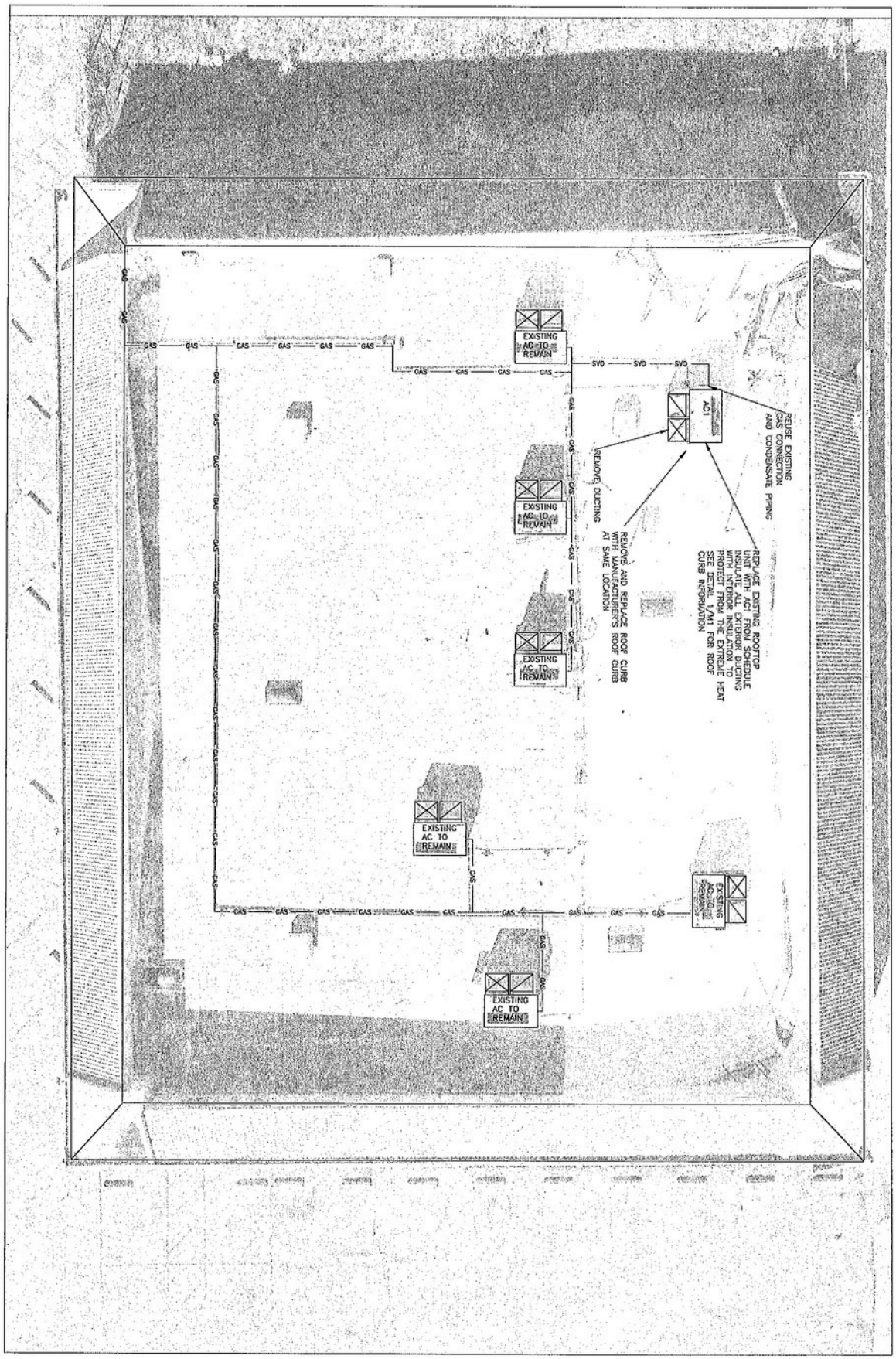
Fire Damage Repairs
8101 Bay Ave, California City, CA 93505
MECHANICAL, SCHEDULES, CALCULATIONS & NOTES

HOVDE ENGINEERING INC
ENGINEERING • ENERGY • DRAFTING
(760) 946-7818 (760) 881-4979

Designed: D. HOVDE
Drawn: DAH/RQC
Checked:
Project Number: 36320

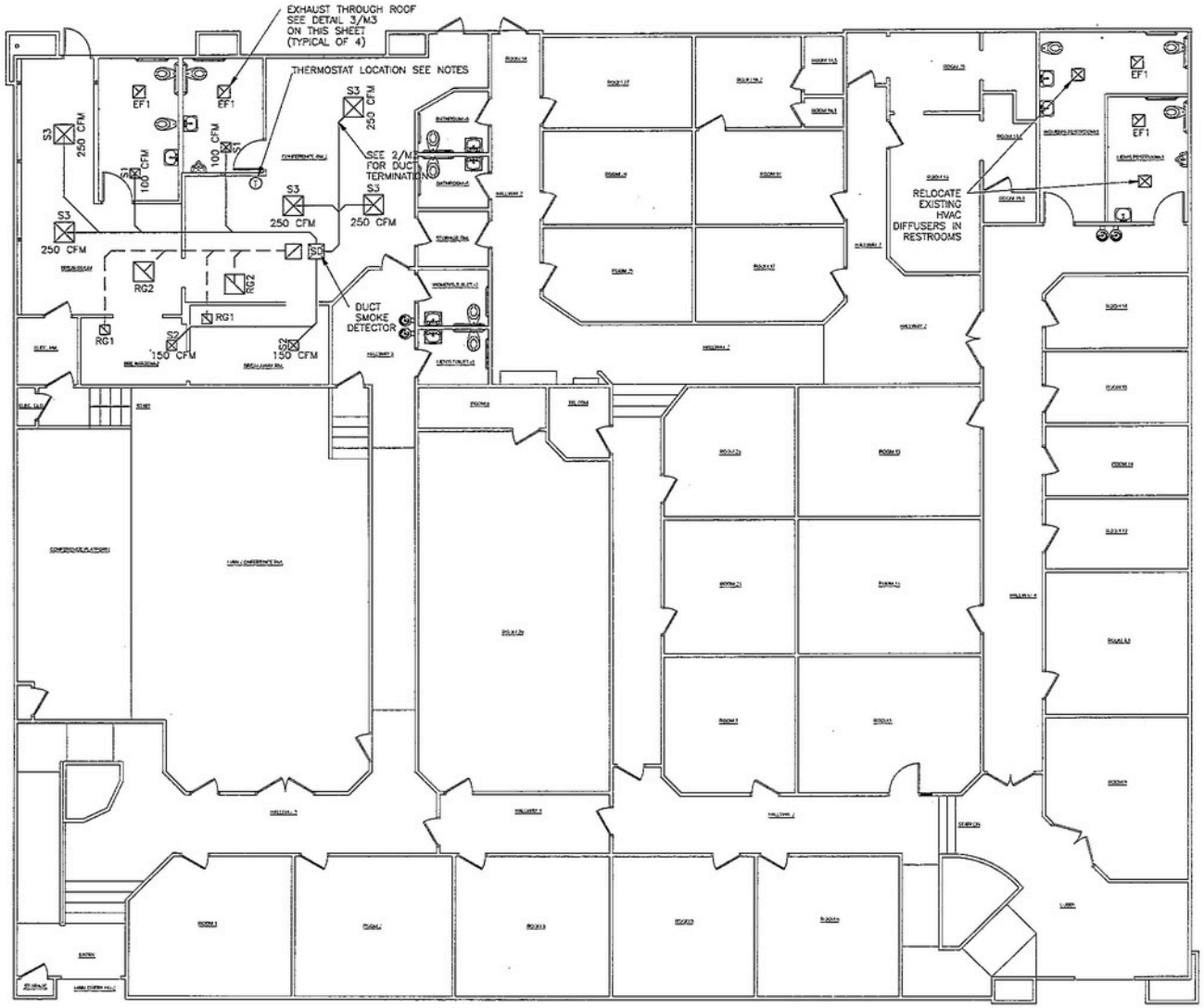
M1

6/30/2026

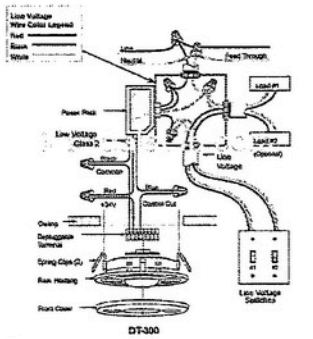


MECHANICAL ROOF PLAN
SCALE 3/16" = 1'-0"

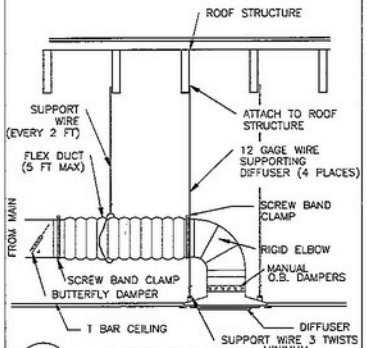
M2	Project Number 56320	Designed D. HOYDE	HOYDE ENGINEERING INC ENGINEERING • ENERGY • DRAFTING 1891 Cox Street, Camarillo, CA 93010 (805) 388-7488 (805) 815-1828		Fire Damage Repairs 8101 Bay Ave, California City, CA 93505 MECHANICAL SCHEDULES, CALCULATIONS & NOTES	REVISIONS	
8/30/2026	Checked DAB/RDC	Drawn D. HOYDE					



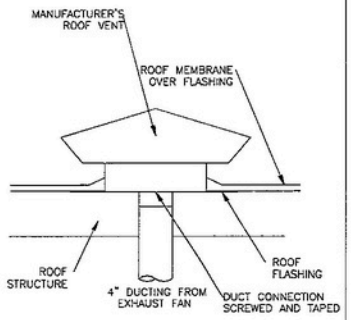
MECHANICAL PLAN
SCALE 3/16" = 1'-0"



1 M3 EXHAUST FAN CONTROLS
NOT TO SCALE



2 M3 DIFFUSER SUPPORT
NOT TO SCALE



3 M3 ROOF VENT INSTALLATION
NOT TO SCALE

REVISIONS

Fire Damage Repairs
8101 Bay Ave, California City, CA 93505
MECHANICAL PLAN

HOVDE ENGINEERING INC
ENGINEERING • ENERGY • SOLUTIONS

Designed D. HOVDE
Drawn DAH/RQC
Checked
Project Number 36320

M3

9/30/2026

PLUMBING SCOPE OF WORK

PROVIDE DWV AND WATER PIPING FOR NEW RESTROOMS IN THE BURNED AREA PER PLANS.
PROVIDE DWV AND WATER PIPING FOR RENOVATED ADA RESTROOMS PER PLANS AND AS NOTED
PROVIDE DWV AND WATER PIPING FOR NEW DRINKING FOUNTAINS AS SHOWN

APPLICABLE CODES

2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (BEES)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
ALL OTHER APPLICABLE LOCAL AMENDMENTS

PLUMBING SHEET INDEX

P1 PLUMBING SCHEDULES, DETAILS, & NOTES
P2 PLUMBING PLAN
P3 ENLARGED DWV AND WATER PLANS AND ISOMETRICS
P4 ENLARGED DWV AND WATER PIPING AND ISOMETRICS

PLUMBING SYMBOLS

SYMBOLS	DESCRIPTION
—○—	PIPE TEE UP
—⊖—	PIPE TEE DOWN
—○	PIPE UP
—◐	PIPE DOWN / FROM BELOW
—▸—	FLOW DIRECTION
—E	PIPE END-CAP
—⋈—	SHUT-OFF VALVE
—⋈—	THERMOSTATIC MIXING VALVE
—⋈—	BALL VALVE
—⋈—	PRESSURE REDUCING VALVE
—⋈—	ANGLE GATE VALVE
—⋈—	RELIEF VALVE
—⋈—	BALANCING VALVE
—⋈—	GAS COCK VALVE
—⋈—	GAS PRESSURE REGULATOR
—⋈—	CHECK VALVE
—⋈—	BUTTERFLY VALVE
—⋈—	UNION
—⋈—	BALL VALVE
—⋈—	Y-STRAINER
—⋈—	REDUCED PRESSURE BFP
—⋈—	DOUBLE-CHECK BFP
—C	HOSE BIBB
—■—	TRAP PRIMER
—●—	WATER HAMMER ARRESTOR
—T—	THERMOSTAT
—⊘—	PRESSURE GAUGE
—⊜—	FLOOR DRAIN
—CW—	COLD WATER
—HW—	HOT WATER
———	HOT WATER RETURN
—ICW—	INDUSTRIAL COLD WATER
—TP—	TRAP PRIMER
—CD—	CONDENSATE DRAIN
—D—	DISCHARGE DRAIN
—S—	SANITARY WASTE (ABOVE GRADE)
- - - - - -	SANITARY VENT
—GAS—	NATURAL GAS (LOW PRESSURE)
△	REVISION DELTA
◒	POINT OF CONNECTION (POC)
◑	POINT OF DISCONNECTION (POD)

PLUMBING SCHEDULES

PLUMBING FIXTURE SCHEDULE

ID	DESCRIPTION	MINIMUM CONNECTION SIZES				MNFG	MODEL	MAXIMUM FLOWRATE	COMMENTS
		WASTE	VENT	CW	HW				
P1	WATER CLOSET	3"	2"	1"	-	AMERICAN STANDARD	MAINSTREAM ELONGATED 734AA101.020	1.28 GPF	FLUSH TANK STYLE
P2	URINAL	2"	1-1/2"	3/4"	-	AMERICAN STANDARD	PINTBROOK 6002001-020	0.125 GPF	WITH AMERICAN STANDARD 6045013.002 FLUSH VALVE
P3	LAVATORY SINK	1-1/2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD	PER OWNER	0.5 GPM	WITH DELTA DEMD-611LF ADA COMPLIANCE TRIM
P4	WATER COOLERS	1-1/2"	1-1/2"	1/2"	-	ELKAY	EZSTL8LC	N/A	ACCESSIBLE HIGH-LOW WATER COOLER
P5	FLOOR DRAIN	2"	1-1/2"	-	-	JOSAM	FD-200-4CP-T	N/A	OR OWNER APPROVED EQUAL
P6	TRAP PRIMER	-	-	1/2"	-	WATTS	LFTP300	N/A	PROVIDE WALL ACCESS PANEL FOR SERVICING

WATER HEATER SCHEDULE

ID	DESCRIPTION	LOCATION	TANK SIZE	FUEL	ELECTRIC	EFFICIENCY	OULET TEMP	MNFG	MODEL
WH1	TANKLESS WATER HTR	AS SHOWN	0	ELECTRIC	120V /1PH/3.5KW	91%	120 F	EEMAX	EEM12004

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
A, AMP	AMPHERE(S)
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
ARCH	ARCHITECTURAL
BFF	BELOW FINISHED FLOOR
BFP	BACKFLOW PREVENTOR
BLDG	BUILDING
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CI	CASTIRON
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
COYB	CLEANOUT IN YARD BOX
CW	COLD WATER
(D), DEMO	DEMOLITION
D	DEPTH
DEG F	DEGREE FARENHEIGHT
DF	DRINKING FOUNTAIN
DFU	DRAINAGE FIXTURE UNIT
DIA	DIAMETER
DN	DOWN
(EX)	EXISTING
EL	ELEVATION
ELEC	ELECTRICAL
EQUIP	EQUIPMENT
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FS	FLOOR SINK
FT	FOOT/FEET
FU	FIXTURE UNIT
G	GAS
GA	GAUGE
GAL	GALLON
GPF	GALLONS PER FLUSH
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
H	HIGH
HB	HOSE BIB
HDPE	HIGH DENSITY POLYETHYLENE
HP	HORSE POWER OR HEAT PUMP
HS	HAND SINK
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
HWR	HOT WATER RETURN
HZ	HERTZ
ICW	INDUSTRIAL COLD WATER
INT	INTEGRAL
IWH	INSTANTANEOUS WATER HEATER
KS	KITCHEN SINK
KW	KILOWATT
L	LENGTH
LBS	POUNDS
LV/LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MPG	MEDIUM GAS PRESSURE
N/C	NORMALLY CLOSED
N/O	NORMALLY OPEN
NTS	NOT TO SCALE
OD	OVERFLOW DRAIN
PE	POLYETHLENE
PH	PHASE
POC	POINT OF CONNECTION
PRO	PROPANE GAS
PSI	POUNDS PER SQUARE INCH
PSIA	POUNDS PER SQUARE INCH ABSOULTE
PSIG	POUNDS PER SQUARE INCH GUAGE
QTY	QUANTITY
(REL)	RELOCATE
RD	ROOF DRAIN
REF	REFERENCE
REQ/REQD	REQUIRED
RPBFP	REDUCED PRESSURE BACKFLOW PREVENTOR
RPM	REVOLUTIONS PER MINUTE
RTU	ROOFTOP UNIT
SD	STORM DRAIN
SF	SQUARE FEET
SH	SHOWER
SP	SUMP PUMP
SPEC	SPECIFICATION
STD	STANDARD
TDL	TOTAL DEVELOPED LENGTH
THRU	THROUGH
TP	TRAP PRIMER
TYP	TYPICAL
U/G	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UTR	UP THROUGH ROOF
V	VENT/VOLT
VTR	VENT THROUGH ROOF
W	WASTE/WIDTH/WATT
W/	WITH
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WSFU	WATER SUPPLY FIXTURE UNIT

PLUMBING NOTES

1. ALL WORK SHALL CONFORM TO THE CALIFORNIA PLUMBING CODE, 2025 EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

2. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITY PIPING.

3. VERIFY THE LOCATIONS OF ALL PLUMBING FIXTURES FROM THE ARCHITECTURAL DRAWINGS.

4. ALL WORK SHALL BE COORDINATED WITH THE WORK OF THE OTHER TRADES.

5. ALL PLUMBING VENTS THROUGH THE ROOF SHALL TERMINATE 10 FT. FROM OR 3 FT. ABOVE ANY FRESH AIR INTAKES INTO THE BUILDING.

6. NEW OR REPLACED FIXTURES SHALL MEET THE FLOWRATES SHOWN ON THE FLOWRATE SCHEDULE SHEET P1.

7. ALL WATER PIPING SHALL BE TYPE K OR L COPPER. INSULATE ANY PIPING THAT HAS POTENTIAL FOR FREEZING AND ALL NEW HOT WATER PIPING.

8. ALL DWV PIPING SHALL BE ABS PLASTIC, CAST IRON, PVC SCHEDULE 40 PLASTIC, OR GALVANIZED STEEL. IF PIPING PASSES THROUGH FIRE RATED CORRIDOR, ALL PIPING INSIDE THE FIRE ENVELOPE SHALL BE CAST IRON OR GALVANIZED STEEL.

9. ABS AND PVC DWV PIPING INSTALLATION SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE STANDARDS REFERENCE IN TABLE 14-1 OF THE PLUMBING CODE.

10. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SECTION 707.0 AND 710.0 OF THE PLUMBING CODE.

11. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FEET FROM OR AT LEAST 3 FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.

12. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TOE THE METHOD SET IN SECTION 609.10 OF THE PLUMBING CODE.

13. CONDENSATE PIPING SHALL BE 3/4" COPPER SCHEDULE L CONNECTED TO THE EXISTING CONDENSATE DISPOSAL SYSTEM OR TERMINATING IN THE TAILPIECE OF THE LAV IN RESTROOMS.

14. WATER SUPPLY AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE BE CONFIGURED TO PROTECT AGAINST CONTACT. PROTECTORS, INSULATORS, OR BOTH SHALL COMPLY WITH ASME A112.18.9

15. ALL PUBLIC LAVATORIES SHALL HAVE A WATER TEMPERING DEVICE THAT COMPLIES WITH ASSE 1070 OR CSA B125.3. WATER HEATER THERMOSTATS SHALL NOT BE CONSIDERED A CONTROL TO MEET THIS REQUIREMENT.

16. INSULATION OF DOMESTIC HOT WATER PIPING SHALL BE 1" THICK FOR PIPES LESS THAN 1", 1-1/2" THICK FOR PIPES 1" TO 1-1/2" THICK AND 2" THICK FOR PIPES 2" AND LARGER.

REVISIONS

Fire Damage Repairs
8101 Bay Ave, California City, CA 93505
PLUMBING SCHEDULES, ABBREVIATIONS, & NOTES

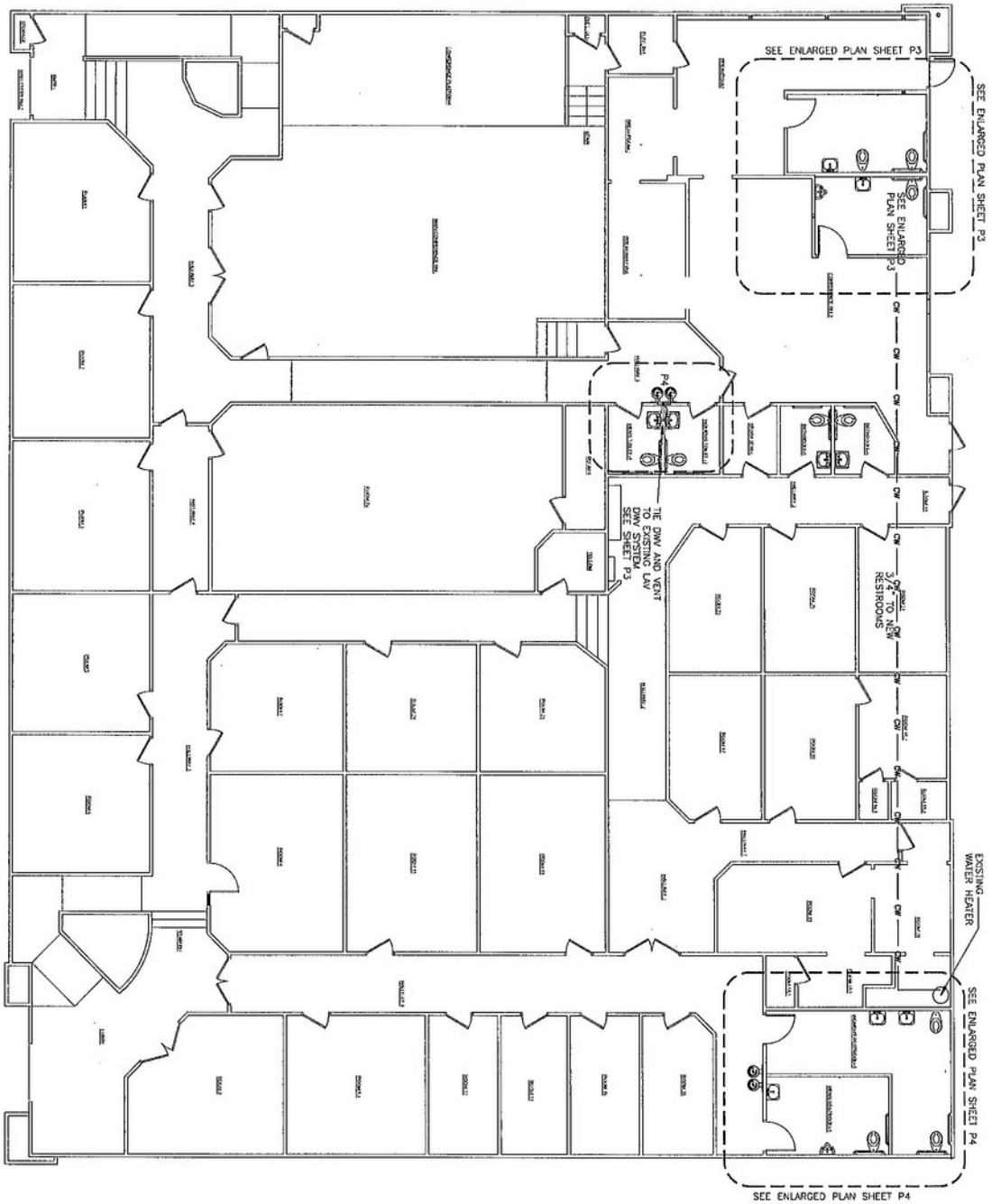
LIC. 29254
Exp. 8-30-27
MECHANICAL
STATE OF CALIFORNIA

HOVDE ENGINEERING INC
ENGINEERING • ENERGY • SURVEYS
(661) 366-1900 (661) 366-1910

Designed
D. HOVDE
Drawn
DAH/RQC
Checked
Project Number
36320

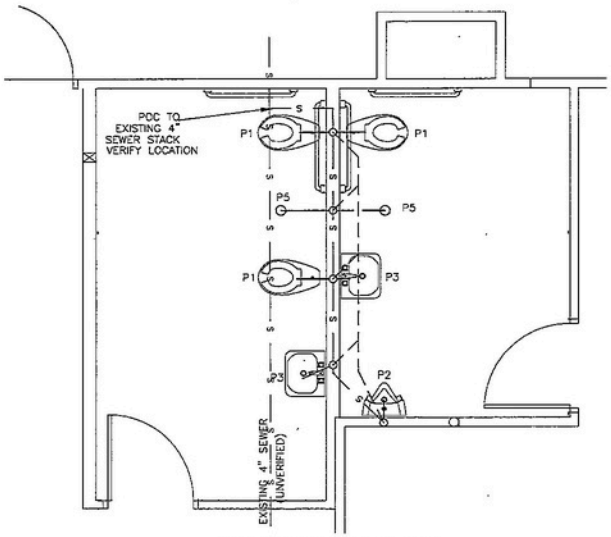
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8/20/2026

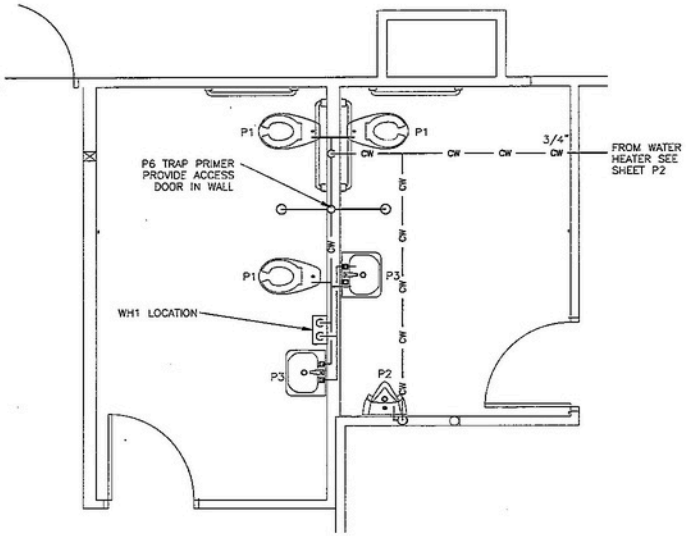


PLUMBING PLAN
SCALE: 3/16" = 1'-0"

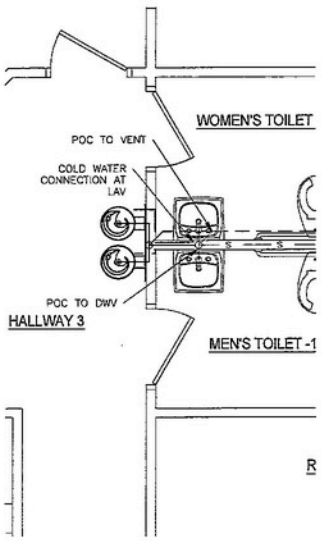
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8/30/2026		Drawn DAM/ RQC				
		Checked				



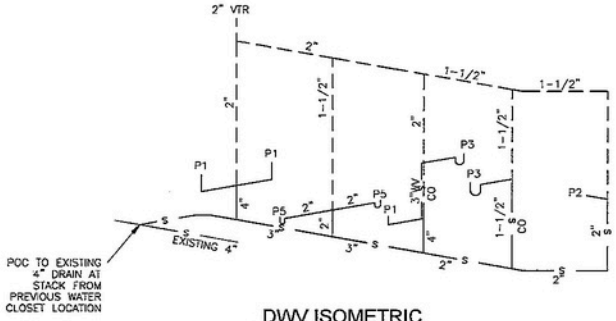
ENLARGED DWV PLAN
SCALE 1/2" = 1'-0"



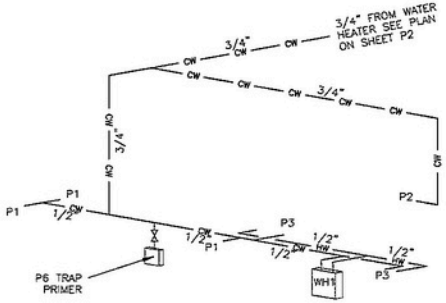
ENLARGED WATER PLAN
SCALE 1/2" = 1'-0"



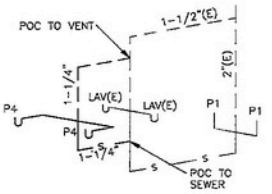
ENLARGED PLUMBING PLAN
SCALE 1/2" = 1'-0"



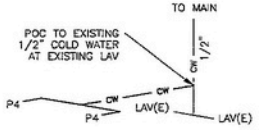
DWV ISOMETRIC
NOT TO SCALE



WATER ISOMETRIC
NOT TO SCALE



DWV ISOMETRIC
NOT TO SCALE



WATER ISOMETRIC
NOT TO SCALE

REVISIONS

Fire Damage Repairs

8101 Bay Ave, California City, CA 93505

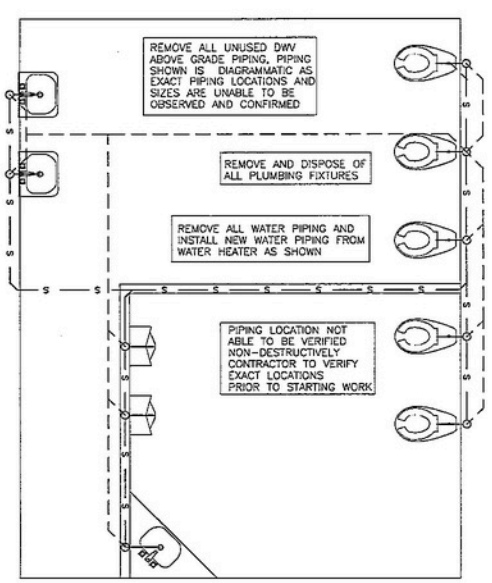
ENLARGED PLUMBING PLANS AND ISOMETRICS

HOVDE ENGINEERING INC
ENGINEERING • ENERGY • LIGHTING

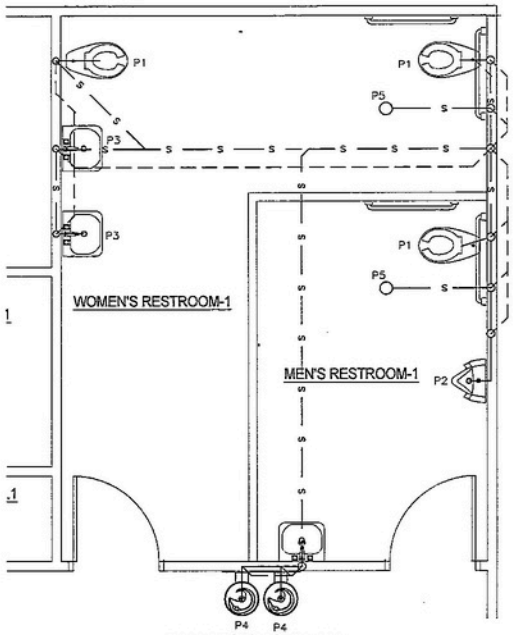
Designed: D. HOVDE
Drawn: DAH/RQC
Checked:
Project Number: 36320

P3

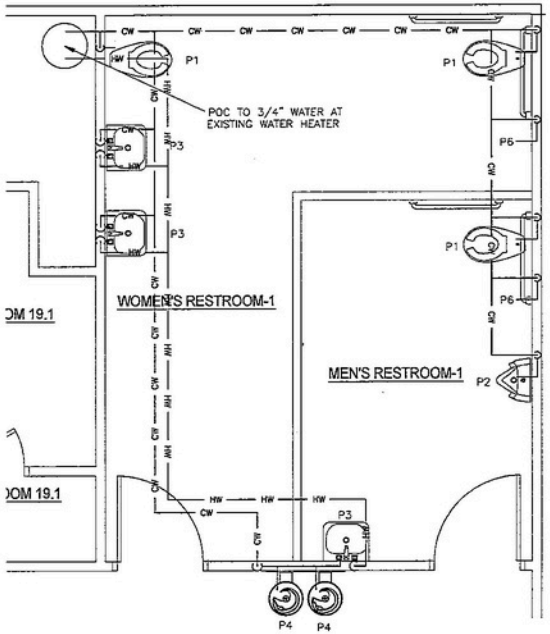
6/30/2023



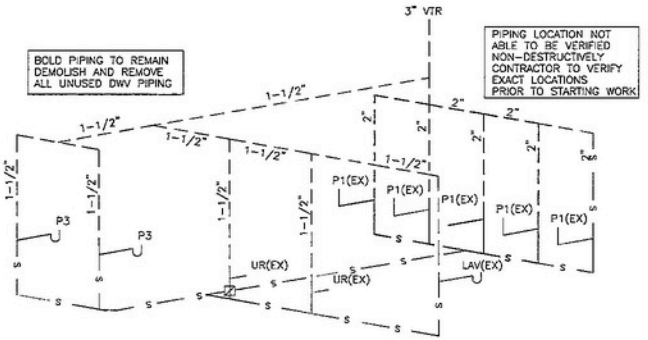
PIPING DEMOLITION PLAN
SCALE 1/2" = 1'-0"



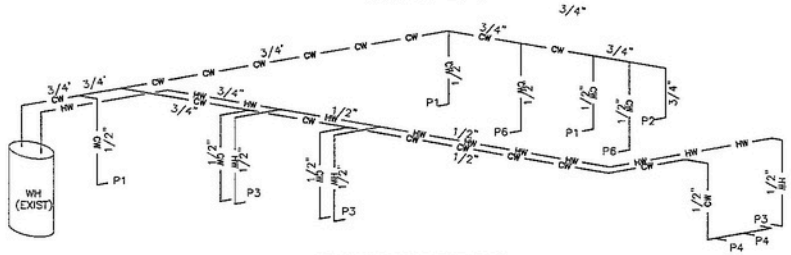
DWV PIPING PLAN
SCALE 1/2" = 1'-0"



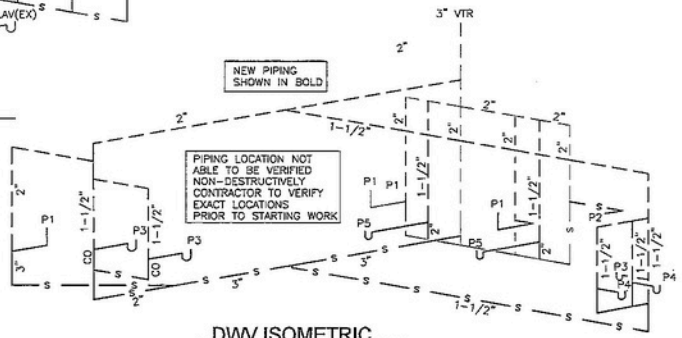
WATER PIPING PLAN
SCALE 1/2" = 1'-0"



DWV DEMOLITION ISOMETRIC
NOT TO SCALE



WATER ISOMETRIC
NOT TO SCALE



DWV ISOMETRIC
NOT TO SCALE

REVISIONS

Fire Damage Repairs
8101 Bay Ave, California City, CA 93505
ENLARGED PLUMBING PLANS AND ISOMETRICS

HOVDE ENGINEERING INC

Designed: D. HOVDE
Drawn: DAH/RQC
Checked:
Project Number: 36320

P4

8/30/2025

LIGHT FIXTURE SCHEDULE

MARK	SYMBOL	FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	LAMP/WATTS
F1	(N)	2' X 4' RECESSED MOUNT LIGHT FIXTURE	COOPER LIGHTING OR EQUAL	24FP4740C	42W LED
F2	(N)	1' X 4' RECESSED MOUNT LIGHT FIXTURE	COOPER LIGHTING OR EQUAL	14FP4740C	39W LED
F3	(N)	4' X 4' RECESSED LED LIGHT FIXTURE	COOPER LIGHTING OR EQUAL	4FSN8-SL1-CA125-UNV-L835	18.3W LED
EM1	(E) (N)	CONTEMPORARY COMMERCIAL LED EMERGENCY LIGHT	HOLOPHANE OR APPROVED EQUAL	C2O4L	(2) 5.3W LED
EM2	(E) (N)	RED/GREEN LED EXIT/UNIT COMBO, SQUARE LAMP HEADS	LITHONIA OR APPROVED EQUAL	ECRG-SQ-M6	(2) 3.5W LED
(E)	(E)	(E) 2' X 4' RECESSED MOUNT LIGHT FIXTURE	EXISTING TO REMAIN	EXISTING TO REMAIN	(3) F032 T8 FLUORESCENT
(E)	(E)	(E) 1' X 4' RECESSED MOUNT LIGHT FIXTURE	EXISTING TO REMAIN	EXISTING TO REMAIN	(2) F032 T8 FLUORESCENT
(E)	(E)	(E) 6" LED DOWNLIGHT	EXISTING TO REMAIN	EXISTING TO REMAIN	(1) 15W
(E)	(E) (E)	(E) DECORATIVE WALL SCONCES	EXISTING TO REMAIN	EXISTING TO REMAIN	(1) 15W

LIGHTING FIXTURE NOTES

1. CONTRACTOR TO VERIFY CEILING TYPE OF NEW CONSTRUCTION WITH ARCHITECTURAL DRAWINGS. PRIOR TO ORDERING.
2. LIGHTING FIXTURES MUST BE U.L. LISTED AND LOCAL CITY OF JURISDICTION RECOGNIZED TESTING LABORATORIES APPROVED.
3. VERIFY QUANTITY, TYPE, WATTAGE AND VOLTAGE REQUIREMENTS PRIOR TO BID. SUBMITTALS AND/OR SUBSTITUTIONS MUST BE REVIEW BY ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING.
4. LIGHT FIXTURES SHALL BE EQUIPPED WITH COMPATIBLE WITH LIGHTING CONTROL. 0-10 VOLT LED DRIVER/DIMMING BALLAST.
5. IT MUST COMPLY WITH CALIFORNIA ENERGY CODE, AS WELL AS INTERNATIONAL BUILDING/INTERNATIONAL ENERGY CODES.
6. PROVIDE A COMPLETE MOUNTING HARDWARE, ACCESSORIES AND WIRING METHODS. (LINE OR LOW VOLTAGE). THESE MUST BE INCLUDED TO BID FOR A COMPLETE AND OPERABLE SYSTEMS.
7. DESIGNATED EMERGENCY LIGHT FIXTURES MUST BE EQUIPPED WITH 90 MINUTE BATTERY BACK UP UNIT. QUANTITY AS SHOWN ON LIGHTING PLAN.
8. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS, WIRES, JUNCTION BOXES, SWITCHES AND CONVENIENCE RECEPTACLES AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.
9. LIGHT FIXTURES MUST BE SUITABLE FOR:
   a.) FOOD PREPARATION/KITCHEN-WITH SHATTER PROOF LENS.
   b.) BATH/SHOWER – SUITABLE FOR DAMP LOCATION.
   c.) EXTERIOR – SUITABLE FOR WET LOCATION.
   d.) RECESSED LIGHT FIXTURES MUST BE IC RATED.

DISCOVERY PHASE – CAREFUL AND THOROUGH SITE AND BUILDING EVALUATION PRIOR TO BID AND START OF WORK

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW THESE CONTRACT DRAWINGS AND PROJECT MANUAL, EITHER FOR ESTIMATING PURPOSES. SUBMISSION OF BID OR PERFORMING CONSTRUCTION TO THOROUGHLY EXAMINE ALL DRAWINGS LISTED ON THE ARCHITECTS DRAWING SHEET INDEX. VISIT THE SITE PRIOR TO BID TO BECOME FAMILIAR AND ACQUAINTED WITH ALL CONDITIONS WHICH MAY AFFECT EXECUTION OF WORK AND (PHYSICALLY/AMP RATINGS/VOLTAGES) CONFIRM/LOCATED ANY PANELBOARD, LIGHTING, SWITCHBOARD, DISTRIBUTION BOARD, CONTROLS, HVAC/REFRIGERATION EQUIPMENT SIZING AND CONDITIONS. THAT ALL SAID AND EXISTING OR NEW AS NOTED ON THE DRAWINGS, MUST BE FORMALLY INFORMED WITH THE OWNER, ARCHITECT OR ENGINEER FOR RECORD OF ANY DISCREPANCIES AS DISCOVERED IN THE FIELD VERSUS CONSTRUCTION DOCUMENTS PRIOR TO START OF WORK TO COVER ALL COST TO BID SET. "DRAWINGS ARE DIAGRAMMATIC ONLY".

IT SHALL BE THE RESPONSIBILITY OF ALL CONTRACTORS (GENERAL CONTRACTORS OR SUB-CONTRACTORS) INCLUDING SUPPLIER OF PRODUCTS, SERVICES AND OR MATERIALS WHO REVIEW THESE CONTRACT DOCUMENTS AND SPECIFICATIONS TO PROVIDE AND INCLUDE ALL ITEMS AND ELECTRICAL CONTROL/COMPONENTS (POWER/LOW VOLTAGE) AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM WITHOUT EXTRA COST TO OWNER.

SYSTEM VOLTAGE

CONDUCTOR	208Y/120V	480Y/277V
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
GROUNDING	GREEN	GREEN

1. COLOR CODE CONDUCTOR INSULATION AS INDICATED (SYSTEM VOLTAGE)
2. FOR CONDUCTORS No. AWG OR LARGER, PERMANENT PLASTIC-COLORED TAPE MAY BE USED TO MARK CONDUCTOR END IN LIEU OF CODED INSULATION. TAPE SHALL COVER NOT LESS THAN 2 IN. OF CONDUCTOR INSULATION WITHIN ENCLOSURE.
3. WHEN PULLING CONDUCTORS, DO NOT EXCEED MANUFACTURER'S RECOMMENDED VALUES.
4. USE POLYPROPYLENE OR NYLON ROPES FOR PULLING CONDUCTORS.
5. BRANCH CIRCUIT CONDUCTOR SPLICING SHALL BE KEPT TO A MINIMUM, NO MORE THAN ONE PER CIRCUIT.

FIRE ALARM SYSTEM DEFERRAL NOTES:

1. THE FIRE ALARM SYSTEM SHALL BE A DESIGNED BUILD SYSTEM.
2. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM REQUIRED BY OWNER'S CERTIFIED FIRE ALARM SYSTEM VENDOR. ALL LOW VOLTAGE WIRING IS FURNISHED AND INSTALLED BY OWNER'S VENDOR.
3. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND NFPA STANDARDS.
4. THE LANDLORD VENDOR SHALL SUBMIT A COMPLETE SET OF DOCUMENTS TO THE BUILDING DEPARTMENT AND OBTAIN A PERMIT SEPARATE FROM THE ELECTRICAL DOCUMENTS.

CONSTRUCTION PHASING REQUIREMENTS

1. ALL SERVICE SHUT-DOWNS AND START-UPS SHALL BE SCHEDULE IN ADVANCE AND SUPERVISED OR PERFORMED BY OWNER'S FACILITY STAFF.
2. ALL FACILITY OPERATIONS SHALL REMAIN UNINTERRUPTED AND UNDISTURBED. ALL WORK IN OCCUPIED AREAS SHALL BE SCHEDULE AND COORDINATED WITH THE FACILITY SO THAT SUCH WORK IS COMPLETED, AREA CLEANED AND ALL SERVICES RESTORED AND CODE COMPLIANT PRIOR TO RETURNING TO NORMAL OPERATING HOURS.
3. ALL CONNECTIONS TO EXISTING SERVICES SHALL BE MADE DURING APPROVED HOURS. SERVICE SHALL BE RESTORED AND CODE-COMPLIANT PRIOR TO NORMAL HOURS. NO SERVICE INTERRUPTIONS DURING NORMAL HOURS ARE ALLOWED UNLESS OTHERWISE PERMITTED.
4. ANY WORK SHOWN, BUT NOT SPECIFICALLY DISCUSSED, SHALL BE PERFORMED DURING NORMAL HOURS AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE.
5. CERTAIN APPROVED-HOURS OPERATIONS MAY BE REQUIRED FOR MORE THAN ONE HOUR PERIOD TO COMPLETE NO ATTEMPT HAS BEEN MADE TO ESTIMATE THE TIME REQUIRED FOR ANY OPERATION. VARIATION TO THIS SUGGESTED SEQUENCE MAY BE MADE AT THE CONTRACTOR'S OPTION, PROVIDE REQUIREMENTS FOR APPROVED PERIOD WORK, SERVICE INTERRUPTIONS, ETC. ARE MET. ALL NON NORMAL-HOURS WORK SHALL BE KEPT TO A MINIMUM.

DEMOLITION AND ALTERATION NOTES:

1. THE WORK ON THIS PROJECT INVOLVES ALTERATIONS OF THE EXISTING BUILDING TO ACHIEVE THE ARRANGEMENT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXTENT OF DEMOLITION WORK REQUIRED BY THE CONSTRUCTION ACTIVITIES. THE ARCHITECTURAL DRAWINGS FOR THESE AREAS SHOWS THE CHANGES TO BE MADE. THE ELECTRICAL CONTRACTOR SHALL REVISE, REARRANGE, REROUTE OR REMOVE EXISTING WIRING AS REQUIRED TO ACCOMMODATE THE CHANGES AND ADDITIONS SHOWN AND PROVIDE CONTINUING ELECTRICAL SERVICE FOR THOSE EXISTING PORTIONS OF THE PROJECT WHICH ARE TO REMAIN IN OPERATION.
2. THESE DRAWINGS INDICATE THE FINISHED REQUIREMENTS FOR THE ELECTRICAL SYSTEMS, EQUIPMENT, LIGHTING FIXTURES, OUTLETS AND DEVICES. DUE TO STRUCTURAL CONDITION, MECHANICAL DUCT OR PIPING INTERFERENCE, RETAINED EXISTING FACILITIES, OR FOR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN A MANNER DIFFERENT FROM THAT SHOWN, SUCH CHANGES SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVES FOR APPROVAL BEFORE PROCEEDING, AND THE RECORD DRAWINGS SHALL BE ACCURATELY REVISED TO SHOW THE CHANGES AS COMPLETED.
3. EXISTING ELECTRICAL WIRING MAY BE REUSED WHERE IT IS IN COMPLIANCE WITH THE JOB REQUIREMENTS AND CODE PROVISIONS AND DOES NOT INTERFERE WITH THE ACCOMPLISHMENT OF THE WORK BEING DONE.
4. ALL EXISTING LIGHTING FIXTURE NOT TO BE REUSED IN THEIR PRESENT LOCATIONS SHALL BE CAREFULLY REMOVED AND STORED IN A SAFE PLACE. THESE SHALL BE MADE AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE WHO WILL DESIGNATE THOSE TO BE REUSED, THOSE TO BE STORED BY OWNER, AND THOSE TO REMOVED FROM THE PREMISES BY THE CONTRACTOR.
5. IN SOME ROOMS AND AREAS THE OUTLETS SHOWN ON THE DRAWINGS ARE THOSE THAT ARE NOW EXISTING.THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE WHICH EXISTING OUTLETS AND DEVICES ARE TO REMAIN AND THE CONDUIT OTHER MATERIALS WHICH MAY BE REUSED TO PROVIDE THE DESIRED ARRANGEMENT.
6. IN AREAS WHERE THERE ARE NO ALTERATIONS INDICATED, THE EXISTING FACILITIES SHALL BE RETAINED IN SERVICE. IN CASE OF DOUBT, ASSUME THAT THE EXISTING ELECTRICAL WIRING IS TO REMAIN IN OPERATION THROUGHOUT THE CONSTRUCTION PERIOD AND THEREAFTER.
7. ALL PANELBOARDS SHALL BE MARKED WITH IDENTIFYING NAMEPLATES TO INDICATE THE DESIGNATION USED ON THESE DRAWINGS. PROVIDE NEW PANELBOARD SCHEDULE, CORRECTLY FILLED OUT FOR EVERY PANELBOARD IN AREAS AFFECTED BY ALTERATIONS.
8. THE ALTERATIONS OF THE EXISTING BUILDING IS A WORK OF COMPLEX NATURE WHICH WILL REQUIRE ACCURATE PLANNING, CAREFUL PREPARATION AND EXECUTION, ATTENTION TO DETAIL AND CLOSE SUPERVISION BY THE CONTRACTOR. HE WILL BE REQUIRED TO DO THIS WORK IN FULL COOPERATION WITH THE OTHER CONSTRUCTION TRADES.
9. THE ELECTRICAL CONTRACTOR SHALL MAINTAIN CONTINUITY OF ALL REMAINING DEVICES NOT AFFECTED BY DEMOLITION WORK.

COORDINATION SHOP DRAWINGS

A. GENERAL: PREPARE AND SUBMIT FOR REVIEW COORDINATION DRAWINGS WHERE WORK BY SEPARATE ENTITIES REQUIRES FABRICATION OF PRODUCTS AND MATERIALS WHICH MUST ACCURATELY INTERFACE OR WHICH SPACE PROVIDED IS LIMITED. COORDINATION DRAWINGS SHALL INDICATE HOW THE WORK WILL INTERFACE AND INSTALLATION WILL BE SEQUENCED. ITS IS THE INTENT OF THIS PROVISION TO FIND, BRING FORTH, AND RESOLVE POTENTIAL CONSTRUCTABILITY PROBLEMS PRIOR TO ACTUAL CONSTRUCTION, THEREBY ALLOWING FOR THE RESOLUTION OF ISSUES BEFORE CONSTRUCTION COST AND SCHEDULE ARE IMPACTED. SHEET METAL CONTRACTOR MAYBE ASSIGNED TO BE THE LEAD OF THE COORDINATION.

B. CONTRACTOR SHALL OVERSEE PREPARATION OF COORDINATION DRAWINGS, ASSIGN PRIORITY SPACE AND BRING TO THE ATTENTION OF THE ARCHITECT ANY CONFLICTS OR INTERFERENCE OF AN UNRESOLVED NATURE FOUND DURING PREPARATION OF COORDINATION DRAWINGS.

C. DRAWINGS SHOP DRAWINGS SHALL INCLUDE BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:

1. SUBMIT 1/8"=1'-0" MINIMUM SCALE, A COMBINED, COMPREHENSIVE ELECTRICAL SYSTEMS COORDINATION DRAWING. COORDINATION DRAWING SHALL INCLUDE ALL ELECTRICAL EQUIPMENT AND FEEDER CONDUIT LAYOUT WHICH SHOWN ON SINGLE LINE DIAGRAMS AND RISER DIAGRAMS.

a. SEISMIC RESTRAINS SHALL BE SHOWN WHERE REQUIRED ON SYSTEMS. NON CONFORMING WORK INSTALLED WITHIN DESIGNATED COORDINATION AREAS IS SUBJECT TO REMOVAL AND REPLACEMENT BY THE INSTALLING CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

D. COORDINATION DRAWINGS SHALL BE SIGNED AND DATED BY INDIVIDUAL TRADE CONTRACTORS. BY ACT OF SIGNATURE AND SUBMITTAL OF SINGULAR COMBINED COORDINATION DRAWINGS, EACH TRADE CONTRACTOR ACKNOWLEDGES THEIR COORDINATED PORTION OF THE WORK WITH ALL OTHERS TRADES.

E. AFTER COMPLETION OF COORDINATION SHOP DRAWINGS SIGNED BY INDIVIDUAL TRADE CONTRACTORS, SUBMIT COPIES TO ARCHITECT FOR RECORDS AND PROVIDE AT THE JOB SITE FOR REFERENCE. NO WORK WILL BE PERFORMED WITHOUT THE COMPLETE COORDINATION SHOP DRAWINGS.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING CURRENT REQUIREMENTS WITH THE MANUFACTURER OF THE PRODUCTS USED ON THE PROJECT AND NOTIFY THE OWNER AND ARCHITECT/ENGINEER OF RECORD IF ANY DISCREPANCIES ARE FOUND BEFORE THE PURCHASE OF THE PRODUCT OR ANY WORK TO INSTALL OWNER-FURNISHED PRODUCTS.

G. WHENEVER MORE THAN ONE (1) MANUFACTURER'S PRODUCT IS SPECIFIED, THE FIRST-NAMED PRODUCT IS THE BASIS FOR THE PROJECT DESIGN AND THE USE OF ALTERNATIVE NAMED MANUFACTURER'S PRODUCTS OR SUBSTITUTES MAY REQUIRED MODIFICATIONS IN THE PROJECT DESIGN AND CONSTRUCTION. IF SUCH ALTERNATIVES ARE PROPOSED BY CONTRACTOR AND ARE FAVORABLY REVIEWED BY THE RESPONSIBLE DESIGN PROFESSIONAL. THE CONTRACTOR SHALL ASSUME ALL COST REQUIRED TO MAKE NECESSARY REVISIONS AND MODIFICATIONS TO THE ORIGINAL PROJECT DESIGN INCLUDING ADDITIONAL COST FOR EVALUATIONS OF THE MODIFICATION BY THE RESPONSIBLE DESIGN PROFESSIONAL. ALTERNATIVE ITEMS THAT REQUIRED CALCULATIONS SHALL HAVE CALCULATION SUBMITTED WITH SHOP DRAWINGS BEFORE APPROVAL WILL BE CONSIDER.

H. CONTRACTOR SHALL MAINTAIN RECORDED "AS BUILT" INFORMATION ON ALL WORK INSTALLED DURING CONSTRUCTION AND IT SHALL BE CLEARLY MARKED IN COLORED PENCIL ON A REPRODUCIBLE PRINT OF SHOP DRAWINGS. RECORDED INFORMATION SHALL INCLUDE ROUTING AND ELEVATIONS, THE CONTRACTOR SHALL TURN RECORDED "AS BUILT" INFORMATION OVER THE OWNER AND RESPONSIBLE DESIGN PROFESSIONAL.

SEISMIC BRACING NOTES

A. PROVIDE SEISMIC BRACING OF ELECTRICAL EQUIPMENT AND CONDUITS IN ACCORDANCE WITH REQUIREMENTS OF THE CURRENT UNIFORM BUILDING CODE WITH CALIFORNIA AMENDMENTS FOR SEISMIC ZONE 4 AND IMPORTANCE FACTOR OF 1.5.

B. ALL CONDUITS SHALL BE SUPPORTED AND BRACED WITH ONE OF THE FOLLOWING PRE-APPROVED SYSTEMS:

1. TOLCO SEISMIC RESTRAINT SYSTEM GUIDELINES (OPA-0300)
2. TOMARCO ISAT SEISMIC RESTRAIN SYSTEM (OPA-0485)
3. UNISTRUT SEISMIC BRACING SYSTEM (OPA-0120)
4. B-LINE SEISMIC RESTRAINTS (OPA-0114)
5. MASON SEISMIC RESTRAINT GUIDELINES (OPA-0349)

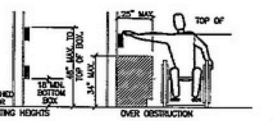
C. INDEPENDENTLY ENGINEERED SYSTEM MAY ALSO BE UTILIZED IF DESIGN AND STAMPED BY A LICENSED CALIFORNIA STRUCTURAL ENGINEER AND APPROVED BY CITY OF JURISDICTION.

D. SUPPORTS AND SEISMIC BRACING POINTS SHALL BE SUBMITTED ON CONTRACTOR'S COORDINATED SHOP DRAWINGS.

E. SHOP DRAWINGS SHOWING ALL BRACING LOCATIONS AND DETAILS OF CONNECTIONS ARE REQUIRED FOR ALL SYSTEMS INCLUDING PRE-APPROVED SYSTEMS. SUBMITTALS SHALL INCLUDE:

1. LOADING CONDITIONS OF SUPPORTS.
2. LOADING CONDITIONS OF BRACES.
3. DETAILING ASSEMBLY OF PRE-APPROVED SYSTEM.
4. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL.
5. SHOP DRAWINGS OF THE SUPPORTS AND BRACING SYSTEMS TO BE INSTALLED PER PRE-APPROVAL(S) SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW TO VERIFY THAT THE DETAILS ARE IN CONFORMANCE WITH ALL CODE REQUIREMENTS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THAT THE BUILDING'S STRUCTURE IS ADEQUATE FOR THE LOADS IMPOSED ON IT BY THE SUPPORTS AND BRACES INSTALLED PER PRE- APPROVAL(S) IN ADDITION TO ALL OTHER LOADS. THE STRUCTURAL ENGINEER OF RECORD SHALL DESIGN ANY SUPPLEMENT FRAMING THAT IS NEEDED TO RESIST THE LOADS AND/OR MAINTAIN STABILITY.

F. A COPY OF THE CHOSEN BRACING SYSTEM INSTALLATION GUIDE/MANUAL SHALL BE ON THE JOBSITE PRIOR TO STARTING THE INSTALLATION OF HANGERS AND/OR BRACES.



MOUNTING HEIGHTS

N.T.S. OUTLETS, INTERCOM, CONTROLS, ETC.

TYPICAL MOUNTING HEIGHTS ABOVE FINISHED FLOOR (UNLESS OTHERWISE NOTED ON DRAWINGS)

LIGHT SWITCHES, DIMMER SWITCHES, FIRE ALARM PULL STATION, DUCT DETECTOR TEST PANEL, INTERCOM CALL SWITCH, SPEAKER VOLUME CONTROL, T-STATS, BY-PASS TIMER WALL TELEPHONE. ALL DUPLEX RECEPTACLES, WALL OUTLET FOR DESK TELEPHONE, COMPUTER OUTLET, UNLESS OTHERWISE NOTED.

RECENT APPLICABLE CODE COMPLIANCE AND GENERAL ELECTRICAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:

   2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
   PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
   2019 CALIFORNIA BUILDING CODE (CBC)
   PART 2, TITLE 24, CCR
   BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC)
   2019 CALIFORNIA ELECTRICAL CODE (CEC)
   PART 3, TITLE 24, CCR
   BASED ON THE 2012 NATIONAL ELECTRICAL CODE (NEC)
   2019 CALIFORNIA MECHANICAL CODE (CMC)
   PART 4, TITLE 24, CCR
   BASED ON THE 2012 UNIFORM MECHANICAL CODE (UMC)
   2019 CALIFORNIA PLUMBING CODE (CPC)
   PART 5, TITLE 24, CCR
   BASED ON THE 2012 UNIFORM PLUMBING CODE (UPC)
   2019 CALIFORNIA FIRE CODE (CFC)
   PART 9, TITLE 24, CCR
   BASED ON THE 2012 INTERNATIONAL FIRE CODE (IFC)
   2019 CALIFORNIA REFERENCED STANDARDS
   PART 12, TITLE 24, CCR
   2019 PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

   NOTHING IN THIS PLANS OR SPECIFICATIONS ARE TO BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2. THE ELECTRICAL DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC IN NATURE, THE DRAWINGS SHOWS THE APPROXIMATE LOCATIONS OF THE EQUIPMENT, HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE EQUIPMENT AND ASSOCIATED WIRING IN SUCH A MANNER AS TO CONFORM WITH THE STRUCTURE OF THE BUILDING, AVOID ALL OBSTRUCTIONS AND MEET ALL APPLICABLE CODE REQUIREMENTS IN THE CITY OF CALIFORNIA CITY.
3. ALL ELECTRICAL MATERIALS AND EQUIPMENT TO BE USED SHALL BE U.L. LISTED AND LABELED.
4. ANY DEFICIENCY PERTAINING TO WORKMANSHIP (CODE VIOLATIONS) FOUND BY THE INSPECTOR SHALL BE CORRECTED WITHOUT ADDITIONAL COST TO THE OWNER.
5. ALL WIRING SHALL BE COPPER, 600V WITH THWN/THHN INSULATION, MINIMUM SIZE SHALL BE #12 UNLESS OTHERWISE NOTED.
6. ALL WIRING SHALL BE IN RIGID METAL CONDUIT, OR ELECTRICAL METALLIC TUBING, AND FLEXIBLE METAL CONDUIT 3/4" MINIMUM UNLESS OTHERWISE NOTED.
7. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SUPPORT FOR ALL ELECTRICAL EQUIPMENT TO COMPLY WITH THE SEISMIC REQUIREMENTS OF THE UNIFORM BUILDING CODE AND ALL LOCAL ORDINANCES.
8. THE NEW INSTALLATION SHALL BE EQUIPPED WITH GROUND CONDUCTORS AS REQUIRED BY ALL APPLICABLE CODES.
9. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS, WIRES, BOXES, SWITCHES, LIGHTING FIXTURES COMPLETE WITH LAMPS, AND CONVENIENCE RECEPTACLES, AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.
10. THE ELECTRICAL CONTRACTOR SHALL NOT BORE, NOTCH OR IN ANY OTHER WAY OUT INTO STRUCTURAL MEMBERS WITHOUT THE WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER.
11. THE LOCATIONS OF ANY ELECTRICAL DEVICES INDICATED ON THE ARCHITECTURAL ELEVATIONS OR SECTIONS TAKE PRECEDENCE OVER THOSE ON THE ELECTRICAL DRAWINGS.
12. ALL CONDUITS CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATIONS SHALL BE MADE WITH SEALTIGHT FLEXIBLE CONDUIT PROVIDING SUFFICIENT SLACK TO MINIMIZE VIBRATION.
13. CONTRACTOR SHALL ADJUST THE SIZE OF WIRING AFTER APPLYING ALL N.E.C. /C.E.C. DERATING FACTORS.
14. ALL WIRING SHALL BE PER EQUIPMENT SUPPLIER REQUIREMENTS, ELECTRICAL CONTRACTOR TO COORDINATE.
15. PIPES, DUCTS AND CONDUITS SHALL BE SUPPORTED AND BRACED PER PRE-APPROVALS BY MASON INDUSTRIES (OPA-0349) OR BY ALLIED TUBE AND CONDUIT (OPA-0242). COPIES OF THE PRE-APPROVAL DETAILS MUST BE ON THE JOB SITE PRIOR TO STARTING THE INSTALLATION OF THE COMPONENT SYSTEM.
16. ALL CONDUITS SHALL BE SUPPORTED AND BRACED FOR SEISMIC FORCES SUGGEST THE USE OF THE FOLLOWING PRE-APPROVED SYSTEMS:
    A. MASON INDUSTRIES SEISMIC RESTRAINT GUIDELINES "OPA-0349"
    B. ISAT ENGINEERED SEISMIC BRACING OF SUSPENDED UTILITIES "OPA-0485"
    C. B-LINE SEISMIC RESTRAINTS "OPA-0485"
17. IF PENETRATION WILL OCCUR TO FIRE RATED WALLS, FLOORS OR CEILINGS, IT SHALL BE SEALED IN ACCORDANCE WITH U.L. APPROVED SYSTEM TO MAINTAIN EXISTING FIRE RATING.
18. THE ELECTRICAL CONTRACTOR SHALL REFER TO THE MECHANICAL TRADE FOR CONTROL WIRING DIAGRAM, FURNISH AND DEVICES INSTALL ALL ITEMS AND DEVICES CALLED FOR IN THE CONTROL DIAGRAM FOR A COMPLETE AND OPERABLE HEATING VENTILATING AND AIR CONDITIONING SYSTEM.
19. LANDLORD SHALL PAY ALL PERMIT FEES.
20. ELECTRICAL EQUIPMENT SHALL BE LISTED BY CITY OF CALIFORNIA CITY WITH RECOGNIZED TESTING LABORATORY OR APPROVED BY DEPARTMENT.
21. CONTRACTOR SHALL PROVIDE LIGHT FIXTURES, LAMPS AND BALLAST AS SPECIFIED ON THIS LUMINAIRE SCHEDULE. SUBSTITUTE MUST BE COORDINATED WITH ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO BID.
22. ALL FIRE ALARM, SECURITY, CABLE TV, TELEPHONE AND DATA SYSTEM IS FURNISHED AND INSTALLED BY OWNER'S DESIGN/BUILD CONTRACTOR.
23. ALL FLUORESCENT/LED LIGHTING FIXTURE SHALL HAVE LOW ENERGY BALLAST/LED DRIVER AND LAMPS U.O.N. ALL BALLAST SHALL COMPLY WITH C.E.C. APPLIANCE STANDARD
24. CONTRACTOR TO VERIFY CEILING CONSTRUCTION BEFORE ORDERING LIGHTING FIXTURES.
25. ALL LIGHTING FIXTURES DESIGNATED AS EMERGENCY SHALL HAVE BATTERY PACK CONSISTING OF SEALED ASSEMBLY LITHIUM BATTERY WITH TEST BUTTON AND DERANGEMENT SIGNAL LIGHT SIMILAR TO BODINE. ALL WIRING SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS. CONNECT LIGHTING CIRCUIT AHEAD AHEAD OF SWITCH OR CIRCUIT BREAKER.
26. LIGHTING FIXTURE IN CONTACT WITH INSULATION TO BE U.L. LISTED FOR THERMAL BARRIER OR PROVIDE 3" MINIMUM CLEARANCE.
27. LIGHTING FIXTURE AND PANELS SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION.
28. NEWLY INSTALLED OR RELOCATED SWITCHES THAT ARE INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA WITH REGARD TO CONTROLLING LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATION EQUIPMENT SHALL BE NO GREATER THAN 48" ABOVE THE FOR OR WORKING PLATFORM TO THE TOP OF THE ELECTRICAL BOX, OR NO LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM TO THE BOTTOM OF THE ELECTRICAL BOX. CBC 11B-308.1.

SCOPE OF WORK:

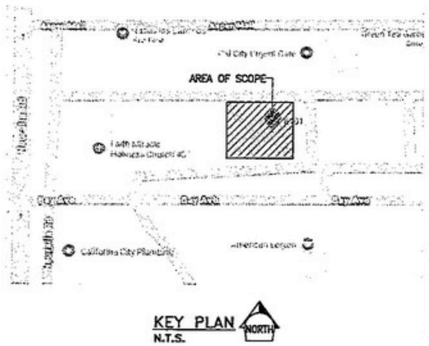
1. CONTRACTOR HAS TO FAMILIARIZED AND FIELD VERIFY EXISTING ELECTRICAL CONDITIONS TO COVER ALL COST PRIOR TO BID AND START OF WORK.
2. EXISTING MSA/MSB 800 AMPS @ 208/120V 3Ø 4W MAIN SERVICE AND PANELBOARDS SHALL BE REUSED IN PLACE, DUE TO WATER AND FIRE DAMAGE, CONTRACTOR PROVIDE CONDUCTOR MEGGER TEST , REPLACE CONDUCTORS IF FAILS INSULATION TEST.
3. SEE FLOOR PLANS FOR AREAS OF DEMOLITION AND PROPOSED NEW SCOPE OF WORK.
4. PROVIDE ENERGY COMPLIANCE FORMS TO PROPOSED NEW LIGHTING SCOPE OF WORK.

ELECTRICAL SYMBOLS LIST

SYMBOLS	DESCRIPTION
F1 3a	RECESSED MOUNT 2'x4' LED LIGHTING FIXTURE ON NORMAL POWER "3" DENOTES CIRCUIT NUMBER, "a" DENOTES CONTROLLING SWITCH
	SUSPENDED PENDANT MOUNTED LED LIGHTING FIXTURE
	RECESSED MOUNTED LED DOWNLIGHT OR AS NOTED
	LED DOWNLIGHT ON EMERGENCY WITH 90 MINUTE BATTERY BACK-UP.
	DIMMER SWITCH COMPATIBLE WITH NEW LIGHT FIXTURE +48" A.F.F.
	WALL/CEILING MOUNTED COMBINATION LIGHT/EXIT SIGN ON EMERGENCY WITH 90 MINUTE BATTERY BACK UP
S	SINGLE POLE TOGGLE SWITCH, +4'-0" U.O.N., SUBSCRIPTS INDICATE THE FOLLOWING: a,b – OUTLETS CONTROLLED; 2 – TWO POLE; 3 – THREE WAY
	WALL/CEILING MOUNTED OCCUPANCY SENSOR BY NOVITAS OR EQUAL.
	CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING, 3/4"C, 2#12 U.O.N.
	CONDUIT RUN IN OR UNDER FLOOR OR UNDERGROUND CONDUIT WITH CONDUCTOR AS INDICATED.
	EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
	CIRCUIT HOMERUN TO PANELBOARD
	3/4"C, 2#12, +1#12 GRD.
	3/4"C, 3#12, +1#12 GRD.
	3/4"C, 4#12, +1#12 GRD.
	NON FUSED DISCONNECT SWITCH, SIZE AS INDICATED
F	FUSED WITH DUAL ELEMENT FUSES, SIZE AS INDICATED
	GARBAGE DISPOSAL 1/4 HP 120V. 1Ø OR AS NOTED
	WALL MOUNTED PUSH BUTTON STATION, +48" AFF
	DUPLEX CONVENIENCE OUTLET, 15A, 120V, +18" A.F.F. OR AS NOTED
	DUPLEX CONVENIENCE OUTLET GFCI TYPE, 15A, 120V, +18" A.F.F. OR AS NOTED
	QUADPLEX CONVENIENCE OUTLET, 15A, 120V, +18" A.F.F. OR AS NOTED
	DUPLEX CONVENIENCE OUTLET 20A, 120V, +18" A.F.F. OR AS NOTED
	DUPLEX CONVENIENCE OUTLET 20A, 120V, +48" A.F.F. OR AS NOTED
	SPLIT WIRED DUPLEX CONVENIENCE OUTLET 15A, 120V, +18" A.F.F. OR AS NOTED. (CIRCUIT CONTROLS FOR 120 VOLT RECEPTACLES PER TITLE 24 REQUIREMENT). PROVIDE MARKER INDICATING SWITCH AND UNSWITCH RECEPTACLE.
	SPLIT WIRED QUADPLEX CONVENIENCE OUTLET 15A, 120V, +18" A.F.F. OR AS NOTED (CIRCUIT CONTROLS FOR 120 VOLT RECEPTACLES PER TITLE 24 REQUIREMENT). PROVIDE MARKER INDICATING SWITCH AND UNSWITCH RECEPTACLE.
	TELEPHONE/DATA OUTLET, +48" A.F.F. OR AS NOTED
PA,2-4	TWO SINGLE PHASE CIRCUIT TO PANEL PA WITH COMMON NEUTRAL
PA,1&3&5	ONE THREE PHASE CIRCUIT TO PANEL PA WITH NO NEUTRAL
1	REFERENCE TO NOTE #1
S 2	SINGLE POLE MOTOR RATED SWITCH WITH AN OVERLOAD PROTECTION, "2" INDICATES (2) POLE MOTOR RATED WITH AN OVERLOAD PROTECTION
J	JUNCTION BOX SURFACE MOUNTED
J F	JUNCTION BOX (F-FLUSH MOUNTED)
100A 3P	MOLDED CASE CIRCUIT BREAKER, 100A, 3P
	GROUND CONNECTION, SIZE AS INDICATED OR AS REQUIRED BY CODE
(EXIST) PA	EXISTING FLUSH SURFACE MOUNTED PANELBOARD, LETTER INDICATES DESIGNATION

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	HP	HORSE POWER
CAB.	CABINET	J	JUNCTION BOX
C.B.	CIRCUIT BREAKER	L.C.L.	LONG CONTINUOUS LOAD
CKT.	CIRCUIT	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NL	NIGHT LIGHT
C.O.	CONDUIT ONLY	(R)	REMOVED & RELOCATED
D	DEDICATED	S	SWITCH
DISC.	DISCONNECT	WP	WEATHERPROOF
DISTR.	DISTRIBUTION	U.O.N.	UNLESS OTHERWISE NOTED
EM	EMERGENCY	V.L.	VERIFY LOCATION
GRD.	GROUND		



KEY PLAN
N.T.S.

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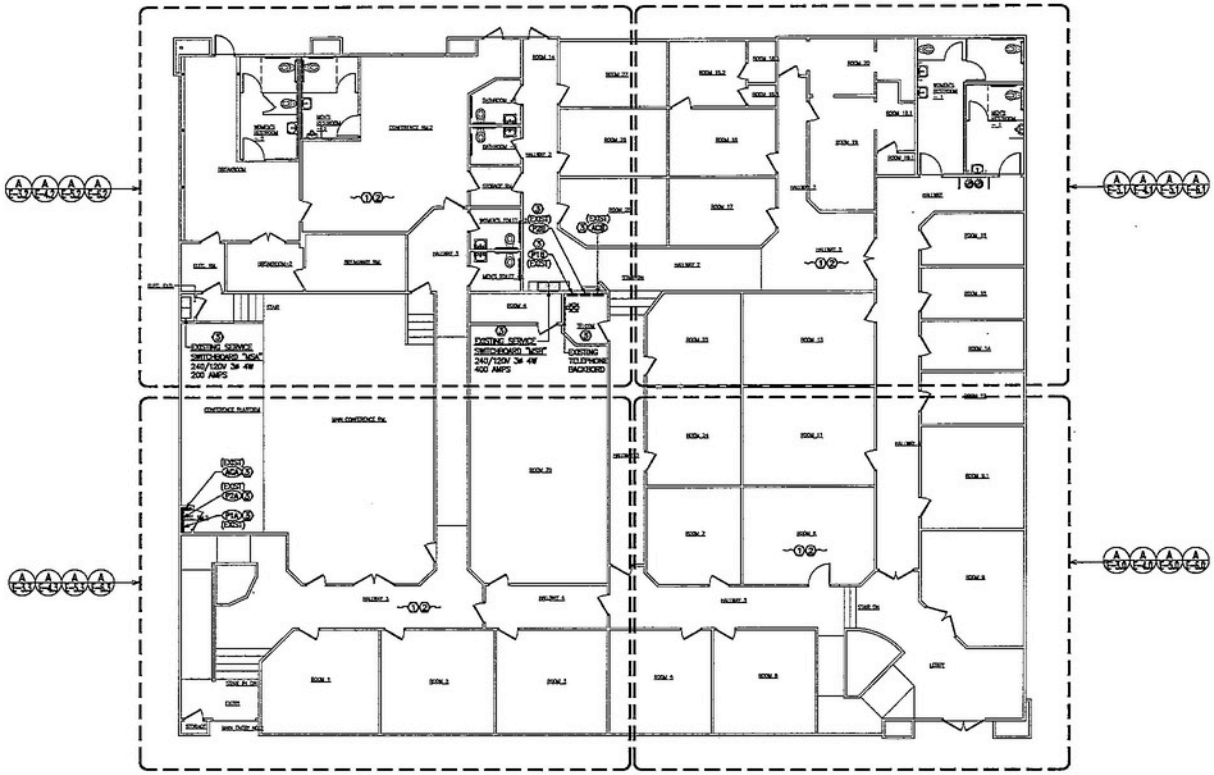
PACIFIC ENGINEERS GROUP

Revision:

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Designer:
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PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
E-1.0
OF SHEETS



OVERALL FLOOR PLAN–ELECTRICAL
SCALE: 1/8"=1'-0" ①②

NORTH

KEY NOTES:

① ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES, RECEPTACLES, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES ETC WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE MODIFIED AND NOTED NEW.

② SEE DEMOLITION AND NEW PROPOSED FLOOR PLANS (LIGHTING AND POWER) FOR ADDITIONAL REQUIREMENTS.

③ SEE SINGLE LINE DIAGRAM ON SHEET E-7.0 AND PANEL SCHEDULES ON SHEET E-8.0 FOR ADDITIONAL INFORMATION.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE OR RELOCATED

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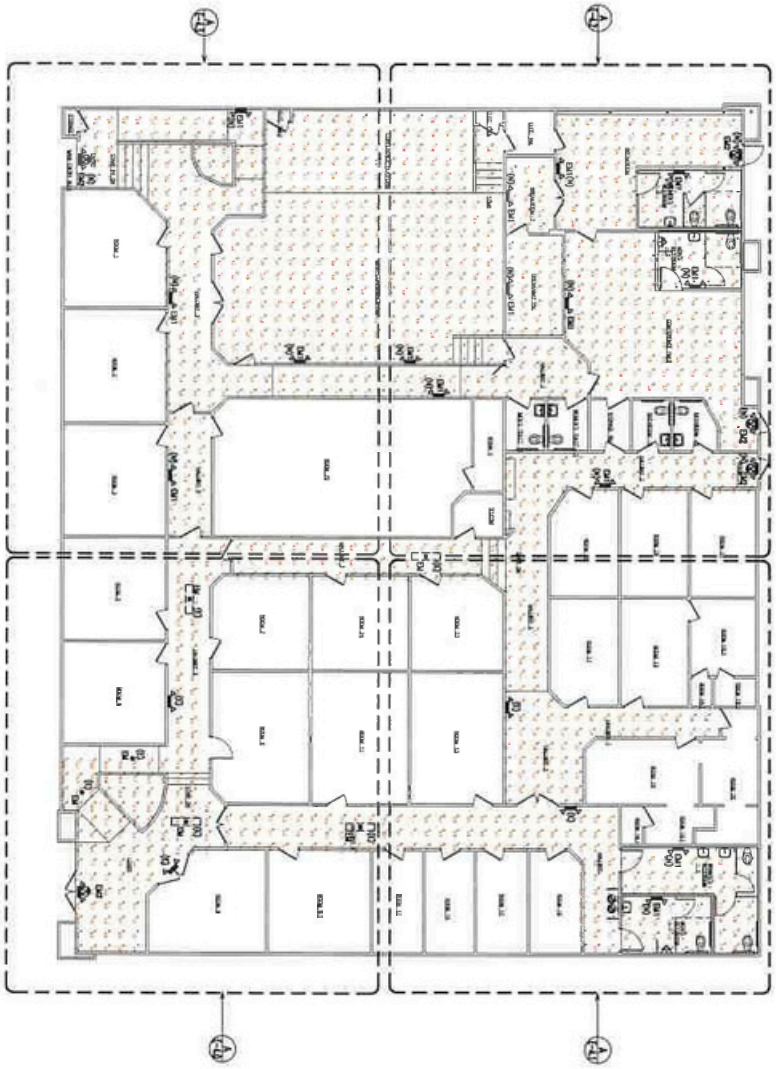
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SHEET NO.
E-2.0
OF SHEETS

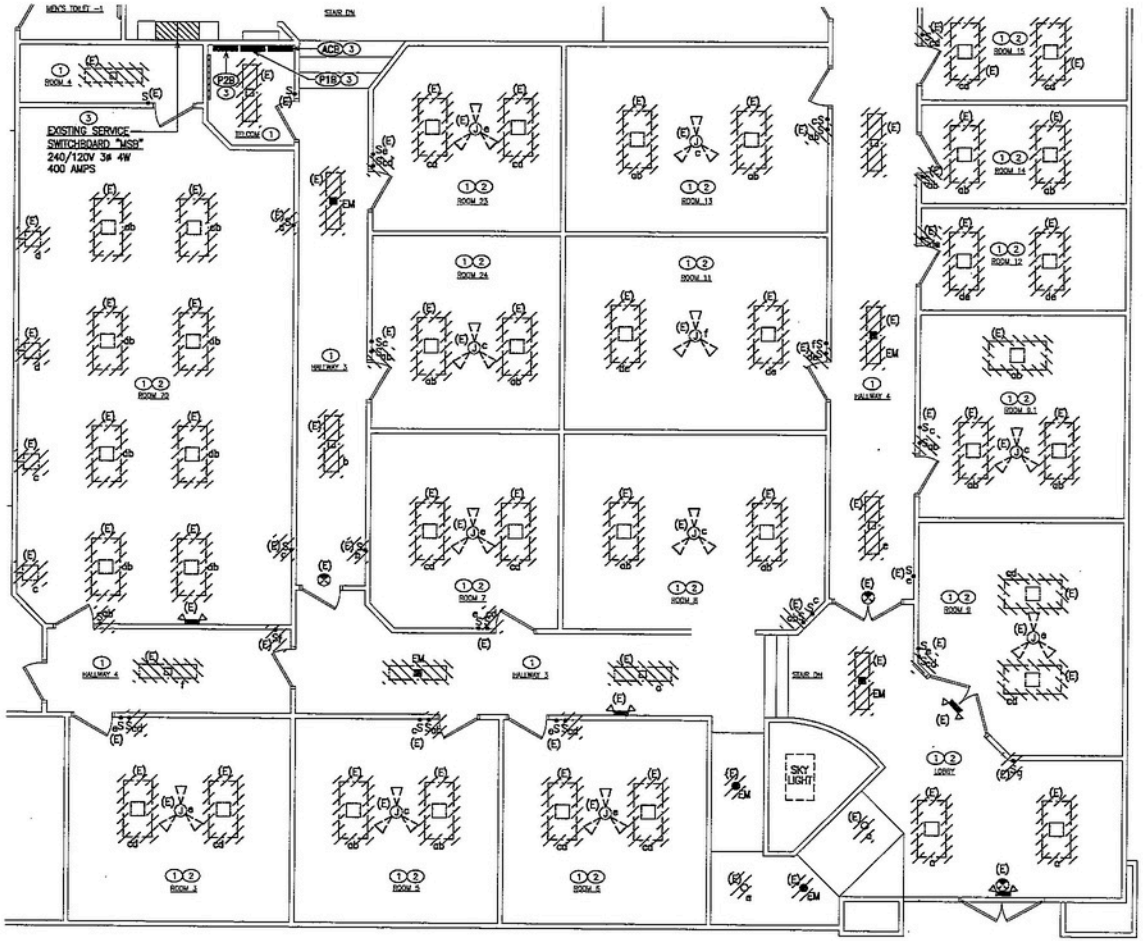




OVERALL FLOOR PLAN–LIGHTING PHOTOMETRIC
SCALE: 1/8"=1'-0" (EMERGENCY EGRESS PATHWAY)



SHEET NO. E-2.1 OF SHEETS	PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D. Location: 8101 BAY AVE. CALIFORNIA CITY, CA 93505	Job No.: Date: Drawn: Designed: Checked:	Remarks:	PACIFIC ENGINEERS GROUP	JOSELITO M. LACSON DESIGNER (661) 361–0818 40532 POLO CT. PALMDALE, CA. 93551



A E-3.0 ENLARGED PLAN–DEMOLITION
SCALE: 1/4"=1'-0" 1 4 5 6

NORTH

KEY NOTES: (DEMOLITION)

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
2. EXISTING 1'x4' WRAPAROUND WITH 2–LAMPS, 2'X4' HAS 3–LAMP F032 WATT FLUORESCENT LAMP WITH EQUIPPED WITH 1–2 BALLAST EACH FIXTURES. DISCONNECT , REMOVE AND REPLACE LIGHT FIXTURES AT THE SAME LOCATIONS. SEE NEW PROPOSED LIGHTING PLAN FOR NEW SCOPE OF WORK.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E–7.0 AND PANEL SCHEDULES ON SHEET E–8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, CONDUIT/WIRING AND DROP CEILING TILE WITH ARCHITECTURAL DRAWINGS PRIOR TO BID AND START OF WORK. PROVIDE COST TO REMOVE, AND PROVIDE NEW LIGHT FIXTURES AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
5. SEE SCOPE OF WORK , DEMOLITION NOTES AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION ON SHEET E–1.0.
6. DISCONNECT AND REMOVE APPURTENANCES MAINTAIN ALL WIRING TO LIGHT FIXTURES FOR RE–USE UNLESS DAMAGE AS WELL AS HOMERUNS TO PANELBOARDS. SEE NEW LIGHTING PLAN FOR LIGHTING FIXTURES AND DIMMER SWITCHING REPLACEMENTS.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

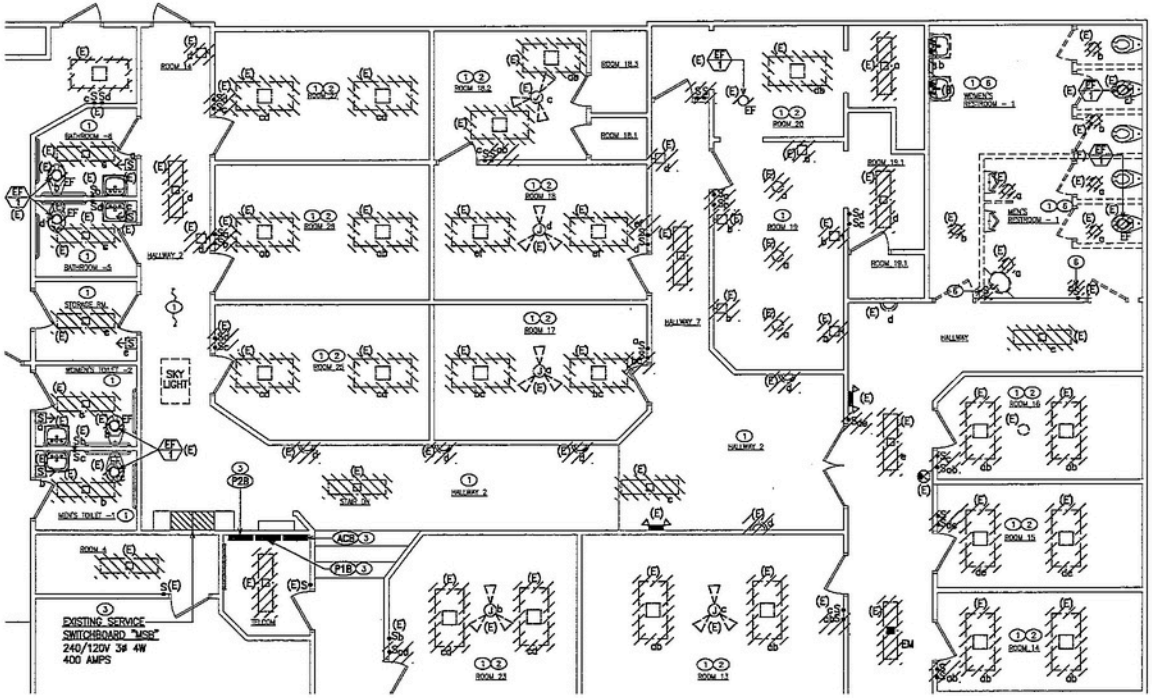
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SHEET NO.
E-3.0
OF SHEETS



A E-3.1 ENLARGED PLAN–LIGHTING–DEMOLITION
SCALE: 1/4"=1'-0" 1 4 5 6

NORTH

KEY NOTES: (DEMOLITION)

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
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3. SEE SINGLE LINE DIAGRAMS ON SHEET E–7.0 AND PANEL SCHEDULES ON SHEET E–8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, CONDUIT/WIRING AND DROP CEILING TILE WITH ARCHITECTURAL DRAWINGS PRIOR TO BID AND START OF WORK. PROVIDE COST TO REMOVE, AND PROVIDE NEW LIGHT FIXTURES AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
5. SEE SCOPE OF WORK , DEMOLITION NOTES AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION ON SHEET E–1.0.
6. DISCONNECT AND REMOVE APPURTENANCES MAINTAIN ALL WIRING TO LIGHT FIXTURES FOR RE–USE UNLESS DAMAGE AS WELL AS HOMERUNS TO PANELBOARDS. SEE NEW LIGHTING PLAN FOR LIGHTING FIXTURES AND DIMMER SWITCHING REPLACEMENTS.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

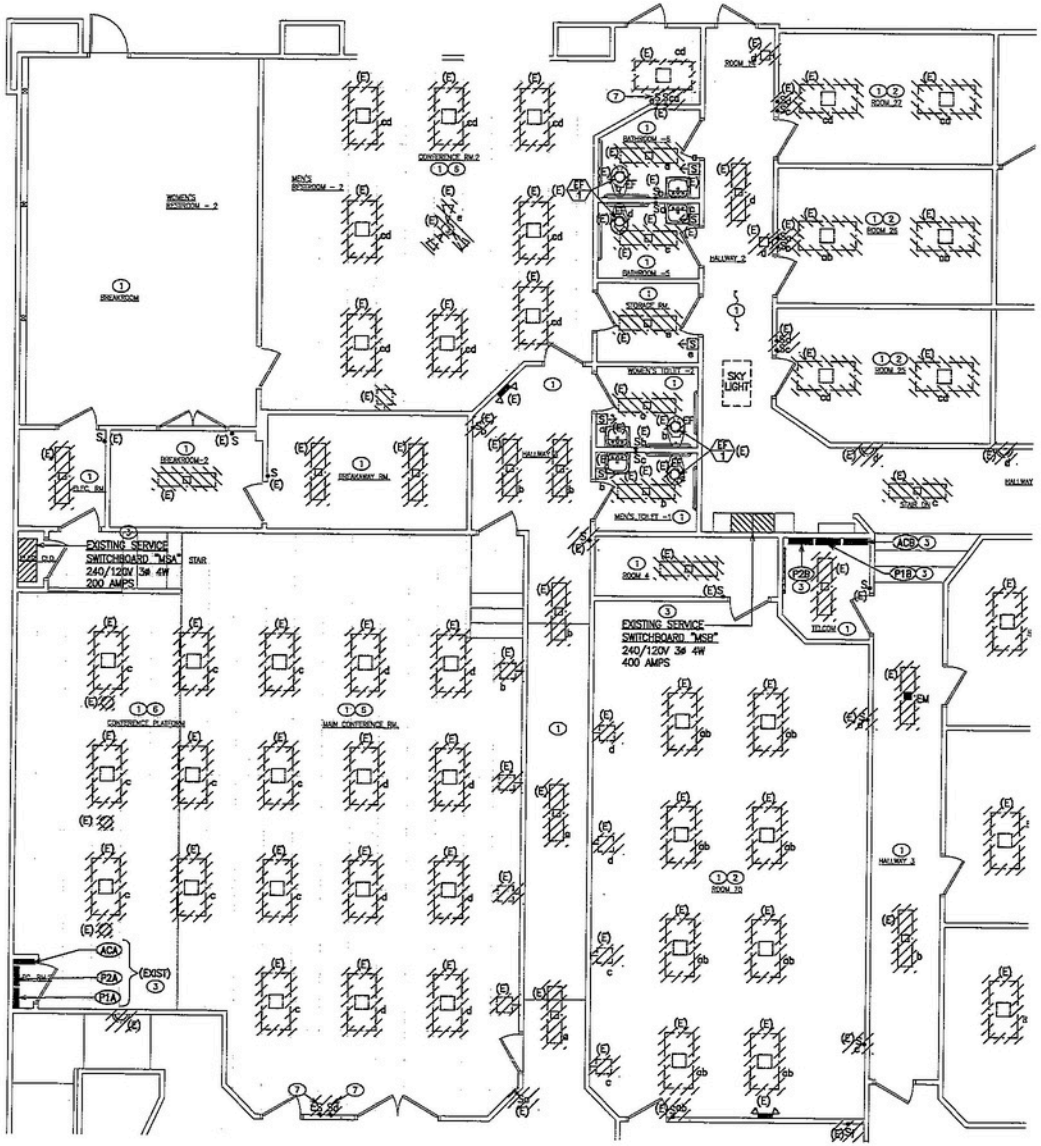
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SHEET NO.
E-3.1
OF SHEETS



A/E-3.2 ENLARGED PLAN–DEMOLITION
SCALE: 1/4"=1'-0" (1)(4)(5)(6)

KEY NOTES: (DEMOLITION)

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
2. EXISTING 1'x4' WRAPAROUND WITH 2-LAMPS, 2'X4' HAS 3-LAMP F032 WATT FLUORESCENT LAMP WITH EQUIPPED WITH 1-2 BALLAST EACH FIXTURES. DISCONNECT , REMOVE AND REPLACE LIGHT FIXTURES AT THE SAME LOCATIONS. SEE NEW PROPOSED LIGHTING PLAN FOR NEW SCOPE OF WORK.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0 AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, CONDUIT/WIRING AND DROP CEILING TILE WITH ARCHITECTURAL DRAWINGS PRIOR TO BID AND START OF WORK. PROVIDE COST TO REMOVE, AND PROVIDE NEW LIGHT FIXTURES AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
5. SEE SCOPE OF WORK , DEMOLITION NOTES AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.
6. DISCONNECT AND REMOVE APPURTENANCES MAINTAIN ALL WIRING TO LIGHT FIXTURES FOR RE-USE UNLESS DAMAGE AS WELL AS HOMERUNS TO PANELBOARDS. SEE NEW LIGHTING PLAN FOR LIGHTING FIXTURES AND DIMMER SWITCHING REPLACEMENTS.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

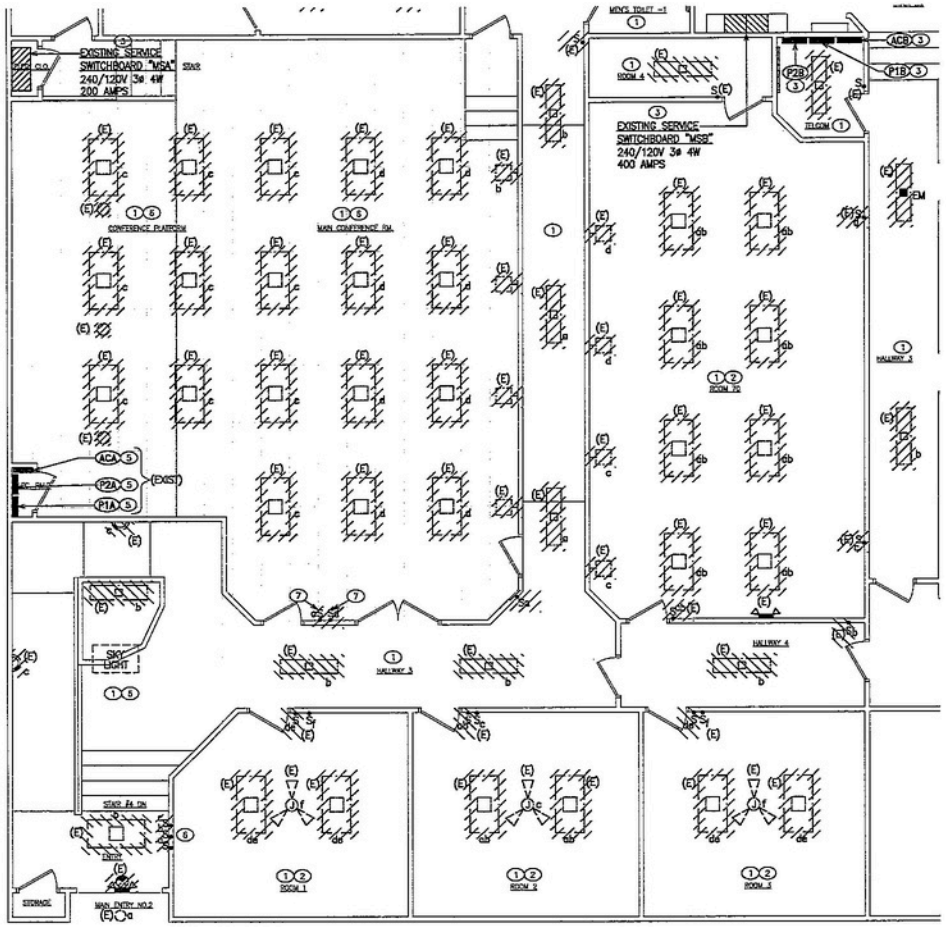
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SHEET NO.
E-3.2
OF SHEETS



KEY NOTES: (DEMOLITION)

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
2. EXISTING 1'x4' WRAPAROUND WITH 2-LAMPS, 2'X4' HAS 3-LAMP F032 WATT FLUORESCENT LAMP WITH EQUIPPED WITH 1-2 BALLAST EACH FIXTURES. DISCONNECT , REMOVE AND REPLACE LIGHT FIXTURES AT THE SAME LOCATIONS. SEE NEW PROPOSED LIGHTING PLAN FOR NEW SCOPE OF WORK.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0 AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, CONDUIT/WIRING AND DROP CEILING TILE WITH ARCHITECTURAL DRAWINGS PRIOR TO BID AND START OF WORK. PROVIDE COST TO REMOVE, AND PROVIDE NEW LIGHT FIXTURES AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
5. SEE SCOPE OF WORK , DEMOLITION NOTES AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.
6. DISCONNECT AND REMOVE APPURTENANCES MAINTAIN ALL WIRING TO LIGHT FIXTURES FOR RE-USE UNLESS DAMAGE AS WELL AS HOMERUNS TO PANELBOARDS. SEE NEW LIGHTING PLAN FOR LIGHTING FIXTURES AND DIMMER SWITCHING REPLACEMENTS.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

A1 ENLARGED PLAN-DEMOLITION
SCALE: 1/4"=1'-0" 1 4 5 6

NORTH

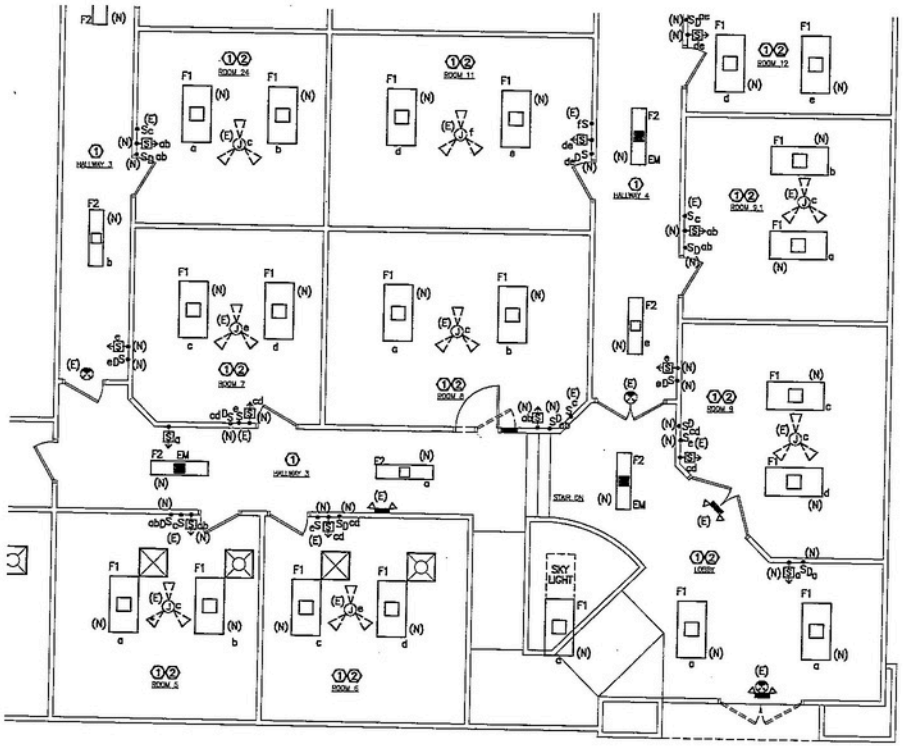
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FOR E.K.H.C.D.
Location:
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CALIFORNIA CITY, CA 93505

SHEET NO.
E-3.3
OF SHEETS



ENLARGED PLAN–LIGHTING
SCALE: 1/4"=1'-0"

GENERAL NOTES: (NEW)

1. REFER TO ARCHITECTURAL FOR EXACT LOCATION OF LUMINARES. COORDINATE WITH ARCHITECT FOR MOUNTING HEIGHT OF LUMINARIES AND DEVICES BEFORE ROUGH-IN AND BID.
2. EACH LUMINAIRE SHALL BE STRUCTURALLY SUPPORTED; DO NOT USE CONDUIT FOR SUPPORT FOR EITHER FIXTURES OR BOXES.
3. USE FLEXIBLE METAL CONDUIT (GREENFIELD) FOR CONNECTION OF LAY-IN FIXTURES.
4. PROVIDE GROUND CONDUCTOR IN ALL CONDUIT RUNS (NOT ILLUSTRATED). EACH LUMINAIRE SHALL HAVE ITS OWN BOX UNLESS OTHERWISE ILLUSTRATED.
5. EACH LUMINAIRE SHALL HAVE ITS OWN BOX UNLESS OTHERWISE ILLUSTRATED.
6. CONTRACTOR SHALL PROVIDE LIGHTING CONTROL PANEL UL LISTED AND IN COMPLIANCE WITH C.E.C. T24 REQUIREMENTS.
7. CONTRACTOR TO HIRE ENERGY TECHNICIAN TO CERTIFY COMPLIANCE OF PERFORMANCE.

SCOPE OF WORK:

1. REPLACE EXISTING SURFACE AND RECESSED MOUNTED LIGHT FIXTURES WITH NEW ENERGY SAVING LED TYPE LIGHT FIXTURES. LOAD REMOVE WATTAGES IS GREATER THAN THE NEW LIGHT FIXTURES WATTAGES. SEE SHEETS E-3.0, E-3.1, E-3.2 AND E-3.3
2. EXISTING BRANCH CIRCUITS TO BE RE-USE NO CHANGE. DISCONNECT AND RECONNECT NEW LIGHT FIXTURES AT THE SAME LOCATION AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. TYPICAL TO ALL ROOMS UNLESS OTHERWISE NOTED AS NEW WIRING.
3. EXISTING TOGGLE SWITCH BRANCH WIRING TO BE RE-USE. DISCONNECT AND REPLACE WITH NEW DIMMER SWITCH/OCCUPANCY SENSOR COMPATIBLE WITH NEW 0-10 VOLT DIMMABLE LIGHT FIXTURES. RECONNECT EXISTING LIGHT FIXTURES AT THE SAME LOCATION AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. TYPICAL TO ALL ROOMS UNLESS OTHERWISE NOTED NEW

KEY NOTES:

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED AS NEW.
2. CONTRACTOR MUST VISIT THE PROJECT SITE TO FAMILIARIZE AND SEE SCOPE OF WORK THIS SHEET TO COVER ALL BID COST AND TO AVOID EXTRA COST DURING CONSTRUCTION.

LEGEND AND ABBREVIATION

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.
- (E) EXISTING TO REMAIN
- (R) DISCONNECT AND REMOVE
- S_D 0-10 VOLT DIMMER SWITCH
- WIRELESS DAYLIGHT SENSOR "LUTRON" #LRF2-OCR9-WH
- WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR, "LUTRON" #MS-OPS2-WH(NON DIM)
- CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR, "LUTRON" #LRF2-OCR2B-P

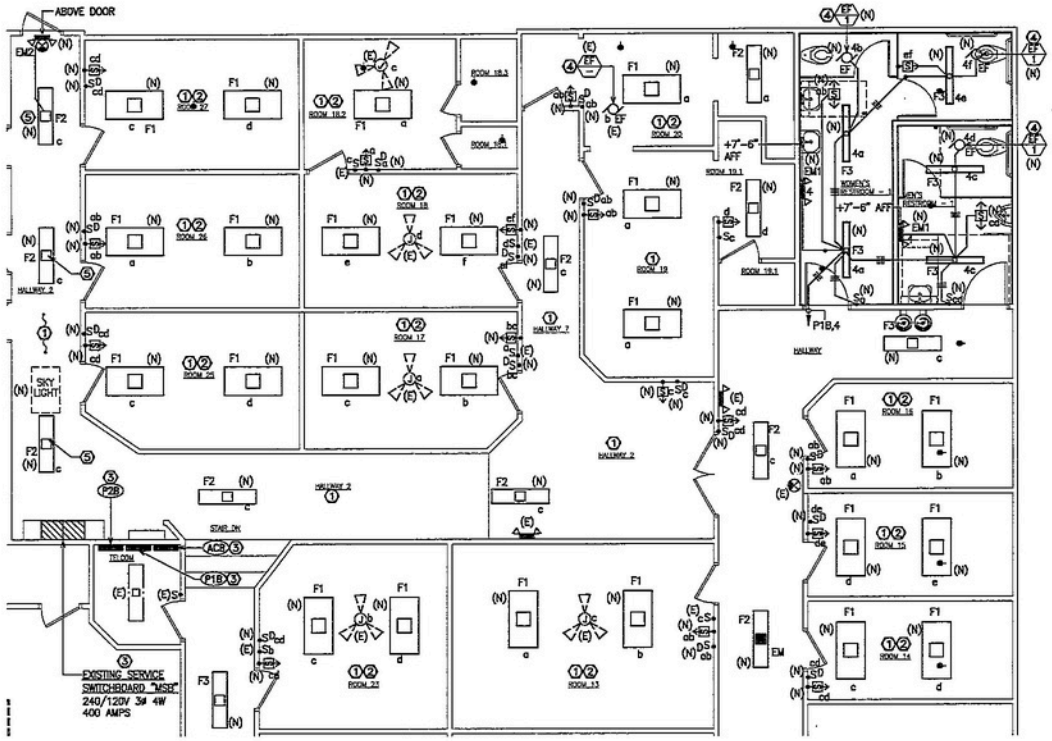
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PALMDALE, CA. 93551

Revisions:

Job No.:
Date :
Drawn :
Designer:
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
E-4.0
OF SHEETS



ENLARGED PLAN–PROPOSED LIGHTING
SCALE: 1/4"=1'-0"

NORTH

GENERAL NOTES: (NEW)

1. REFER TO ARCHITECTURAL FOR EXACT LOCATION OF LUMINAIRES. COORDINATE WITH ARCHITECT FOR MOUNTING HEIGHT OF LUMINAIRES AND DEVICES BEFORE ROUGH-IN AND BID.
2. EACH LUMINAIRE SHALL BE STRUCTURALLY SUPPORTED; DO NOT USE CONDUIT FOR SUPPORT FOR EITHER FIXTURES OR BOXES.
3. USE FLEXIBLE METAL CONDUIT (GREENFIELD) FOR CONNECTION OF LAY-IN FIXTURES.
4. PROVIDE GROUND CONDUCTOR IN ALL CONDUIT RUNS (NOT ILLUSTRATED). EACH LUMINAIRE SHALL HAVE ITS OWN BOX UNLESS OTHERWISE ILLUSTRATED.
5. EACH LUMINAIRE SHALL HAVE ITS OWN BOX UNLESS OTHERWISE ILLUSTRATED.
6. CONTRACTOR SHALL PROVIDE LIGHTING CONTROL PANEL UL LISTED AND IN COMPLIANCE WITH C.E.C. T24 REQUIREMENTS.
7. CONTRACTOR TO HIRE ENERGY TECHNICIAN TO CERTIFY COMPLIANCE OF PERFORMANCE.

SCOPE OF WORK:

1. REPLACE EXISTING SURFACE AND RECESSED MOUNTED LIGHT FIXTURES WITH NEW ENERGY SAVING LED TYPE LIGHT FIXTURES. LOAD REMOVE WATTAGES IS GREATER THAN THE NEW LIGHT FIXTURES WATTAGES. SEE SHEETS E-3.0, E-3.1, E-3.2 AND E-3.3
2. EXISTING BRANCH CIRCUITS TO BE RE-USE NO CHANGE. DISCONNECT AND RECONNECT NEW LIGHT FIXTURES AT THE SAME LOCATION AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. TYPICAL TO ALL ROOMS UNLESS OTHERWISE NOTED AS NEW WIRING.
3. EXISTING TOGGLE SWITCH BRANCH WIRING TO BE RE-USE. DISCONNECT AND REPLACE WITH NEW DIMMER SWITCH/OCCUPANCY SENSOR COMPATIBLE WITH NEW 0-10 VOLT DIMMABLE LIGHT FIXTURES. RECONNECT EXISTING LIGHT FIXTURES AT THE SAME LOCATION AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. TYPICAL TO ALL ROOMS UNLESS OTHERWISE NOTED NEW

KEY NOTES:

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED AS NEW.
2. CONTRACTOR MUST VISIT THE PROJECT SITE TO FAMILIARIZE AND SEE SCOPE OF WORK THIS SHEET TO COVER ALL BID COST AND TO AVOID EXTRA COST DURING CONSTRUCTION.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. COORDINATE WITH MECHANICAL TRADE LOCATION AND CONTROL REQUIREMENTS.
5. INTERCEPT EXISTING J-BOX/LIGHT FIXTURE AND EXTEND 1/2"Ct. 2#12, 1#12 GRD.

LEGEND AND ABBREVIATION

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.
- (E) EXISTING TO REMAIN
- (R) DISCONNECT AND REMOVE
- 0-10 VOLT DIMMER SWITCH
- WIRELESS DAYLIGHT SENSOR "LUTRON" #LRF2-DCRB-WH
- WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR, "LUTRON" #MS-OPS2-WH(NON DIM)
- CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR, "LUTRON" #LRF2-OCR2B-P

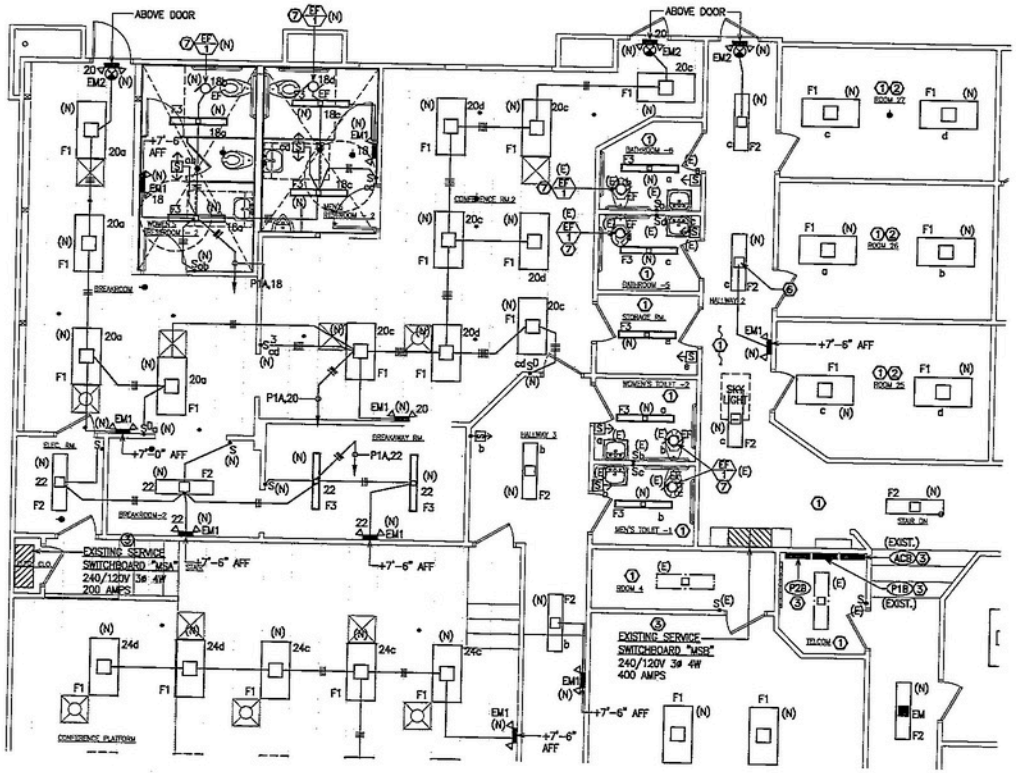
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Job No.:
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Drawn :
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PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
E-4.1
OF SHEETS



A/E-4.2 ENLARGED PLAN—PROPOSED LIGHTING
SCALE: 1/4"=1'-0" 1 4 5

GENERAL NOTES: (NEW)

1. REFER TO ARCHITECTURAL FOR EXACT LOCATION OF LUMINAIRES. COORDINATE WITH ARCHITECT FOR MOUNTING HEIGHT OF LUMINARIES AND DEVICES BEFORE ROUGH-IN AND BID.
2. EACH LUMINAIRE SHALL BE STRUCTURALLY SUPPORTED; DO NOT USE CONDUIT FOR SUPPORT FOR EITHER FIXTURES OR BOXES.
3. USE FLEXIBLE METAL CONDUIT (GREENFIELD) FOR CONNECTION OF LAY-IN FIXTURES.
4. PROVIDE GROUND CONDUCTOR IN ALL CONDUIT RUNS (NOT ILLUSTRATED). EACH LUMINAIRE SHALL HAVE ITS OWN BOX UNLESS OTHERWISE ILLUSTRATED.
5. EACH LUMINAIRE SHALL HAVE ITS OWN BOX UNLESS OTHERWISE ILLUSTRATED.
6. CONTRACTOR SHALL PROVIDE LIGHTING CONTROL PANEL UL LISTED AND IN COMPLIANCE WITH C.E.C. T24 REQUIREMENTS.
7. CONTRACTOR TO HIRE ENERGY TECHNICIAN TO CERTIFY COMPLIANCE OF PERFORMANCE.

SCOPE OF WORK:

1. REPLACE EXISTING SURFACE AND RECESSED MOUNTED LIGHT FIXTURES WITH NEW ENERGY SAVING LED TYPE LIGHT FIXTURES. LOAD REMOVE WATTAGES IS GREATER THAN THE NEW LIGHT FIXTURES WATTAGES. SEE SHEETS E-3.0, E-3.1, E-3.2 AND E-3.3
2. EXISTING BRANCH CIRCUITS TO BE RE-USE NO CHANGE. DISCONNECT AND RECONNECT NEW LIGHT FIXTURES AT THE SAME LOCATION AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. TYPICAL TO ALL ROOMS UNLESS OTHERWISE NOTED AS NEW WIRING.
3. EXISTING TOGGLE SWITCH BRANCH WIRING TO BE RE-USE. DISCONNECT AND REPLACE WITH NEW DIMMER SWITCH/OCCUPANCY SENSOR COMPATIBLE WITH NEW 0-10 VOLT DIMMABLE LIGHT FIXTURES. RECONNECT EXISTING LIGHT FIXTURES AT THE SAME LOCATION AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. TYPICAL TO ALL ROOMS UNLESS OTHERWISE NOTED NEW

KEY NOTES:

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED AS NEW.
2. CONTRACTOR MUST VISIT THE PROJECT SITE TO FAMILIARIZE AND SEE SCOPE OF WORK THIS SHEET TO COVER ALL BID COST AND TO AVOID EXTRA COST DURING CONSTRUCTION.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, CONDUIT/WIRING AND DROP CEILING TILE ALSO WITH WITH ARCHITECTURAL DRAWINGS PRIOR TO BID AND START OF WORK. PROVIDE COST TO REMOVE, REUSE/OR PROVIDE NEW LIGHT FIXTURES AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
5. SEE SCOPE OF WORK AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION THIS SHEET AND ON SHEET E-1.0.
6. INTERCEPT EXISTING J-BOX/LIGHT FIXTURE AND EXTEND 1/2"C. 2#12, 1#12 GRD.
7. COORDINATE WITH MECHANICAL TRADE LOCATION AND CONTROL REQUIREMENTS.

LEGEND AND ABBREVIATION

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.
- (E) EXISTING TO REMAIN
- (R) DISCONNECT AND REMOVE
- S_D 0-10 VOLT DIMMER SWITCH
- WIRELESS DAYLIGHT SENSOR "LUTRON" #LRF2-DCRB-WH
- WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR, "LUTRON" #MS-OPS2-WH(NON DIM)
- CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR, "LUTRON" #LRF2-OCR2B-P

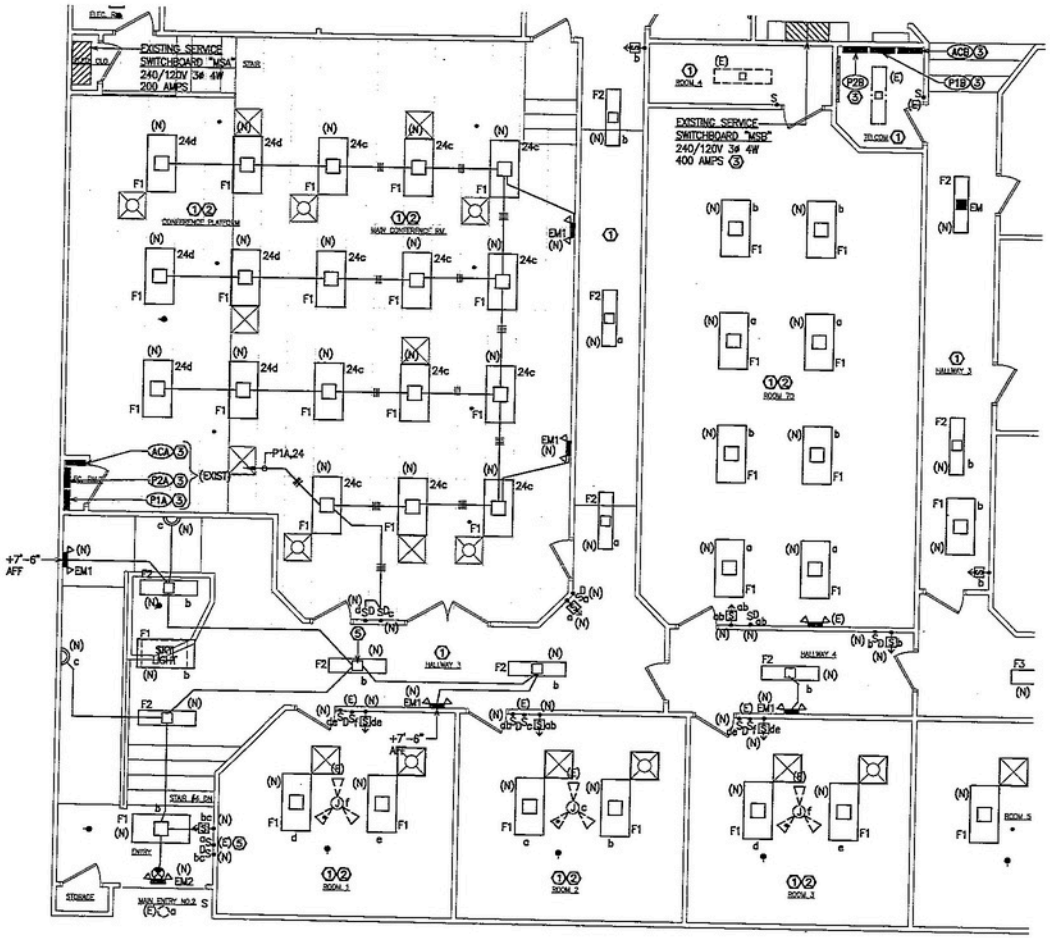
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PALMDALE, CA. 93551

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Job No.:
Date :
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PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
E-4.2
OF SHEETS



ENLARGED PLAN–PROPOSED LIGHTING
SCALE: 1/4"=1'-0" ①②④⑥

NORTH

GENERAL NOTES: (NEW)

1. REFER TO ARCHITECTURAL FOR EXACT LOCATION OF LUMINAIRES. COORDINATE WITH ARCHITECT FOR MOUNTING HEIGHT OF LUMINARIES AND DEVICES BEFORE ROUGH-IN AND BID.
2. EACH LUMINAIRE SHALL BE STRUCTURALLY SUPPORTED; DO NOT USE CONDUIT FOR SUPPORT FOR EITHER FIXTURES OR BOXES.
3. USE FLEXIBLE METAL CONDUIT (GREENFIELD) FOR CONNECTION OF LAY-IN FIXTURES.
4. PROVIDE GROUND CONDUCTOR IN ALL CONDUIT RUNS (NOT ILLUSTRATED). EACH LUMINAIRE SHALL HAVE ITS OWN BOX UNLESS OTHERWISE ILLUSTRATED.
5. EACH LUMINAIRE SHALL HAVE ITS OWN BOX UNLESS OTHERWISE ILLUSTRATED.
6. CONTRACTOR SHALL PROVIDE LIGHTING CONTROL PANEL UL LISTED AND IN COMPLIANCE WITH C.E.C. T24 REQUIREMENTS.
7. CONTRACTOR TO HIRE ENERGY TECHNICIAN TO CERTIFY COMPLIANCE OF PERFORMANCE.

SCOPE OF WORK:

1. REPLACE EXISTING SURFACE AND RECESSED MOUNTED LIGHT FIXTURES WITH NEW ENERGY SAVING LED TYPE LIGHT FIXTURES. LOAD (KVA) WATTAGES IS GREATER THAN THE NEW LIGHT FIXTURES WATTAGES. SEE SHEETS E-3.0, E-3.1, E-3.2 AND E-3.3
2. EXISTING BRANCH CIRCUITS TO BE RE-USE NO CHANGE. DISCONNECT AND RECONNECT NEW LIGHT FIXTURES AT THE SAME LOCATION AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. TYPICAL TO ALL ROOMS UNLESS OTHERWISE NOTED AS NEW WIRING.
3. EXISTING TOGGLE SWITCH BRANCH WIRING TO BE RE-USE. DISCONNECT AND REPLACE WITH NEW DIMMER SWITCH/OCCUPANCY SENSOR COMPATIBLE WITH NEW 0-10 VOLT DIMMABLE LIGHT FIXTURES. RECONNECT EXISTING LIGHT FIXTURES AT THE SAME LOCATION AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM. TYPICAL TO ALL ROOMS UNLESS OTHERWISE NOTED NEW

KEY NOTES:

① ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED AS NEW.

② CONTRACTOR MUST VISIT THE PROJECT SITE TO FAMILIARIZE AND SEE SCOPE OF WORK THIS SHEET TO COVER ALL BID COST AND TO AVOID EXTRA COST DURING CONSTRUCTION.

③ SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.

④ CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, CONDUIT/WIRING AND DROP CEILING TILE ALSO WITH WITH ARCHITECTURAL DRAWINGS PRIOR TO BID AND START OF WORK. PROVIDE COST TO REMOVE, RELISE/OR PROVIDE NEW LIGHT FIXTURES AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.

⑤ INTERCEPT EXISTING J-BOX/LIGHT FIXTURE AND EXTEND 1/2"C. 2#12, 1#12 GRD.

⑥ SEE SCOPE OF WORK AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION THIS SHEET AND ON SHEET E-1.0.

LEGEND AND ABBREVIATION

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.
- (E) EXISTING TO REMAIN
- (R) DISCONNECT AND REMOVE
- S_D 0-10 VOLT DIMMER SWITCH
- WIRELESS DAYLIGHT SENSOR "LUTRON" #LRF2-DCRB-WH
- WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR, "LUTRON" #MS-OPS2-WH(NON DIM)
- CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR, "LUTRON" #LRF2-OCR2B-P

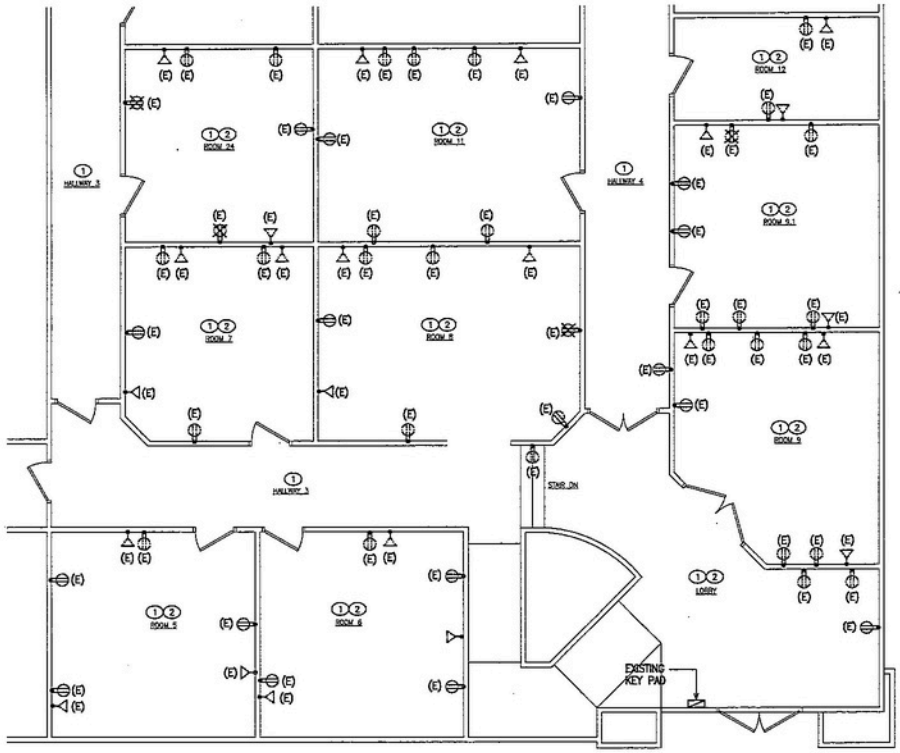
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Revision:

Job No.:
Date :
Drawn :
Designer:
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
E-4.3
OF SHEETS



A E-5.0 ENLARGED PLAN–DEMO–POWER
SCALE: 1/4"=1'-0" 1 4 5

NORTH

KEY NOTES: (DEMOLITION)

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
2. EXISTING TEL/DATA, DUPLEX/FOURPLEX RECEPTACLES TO REMAIN, PROVIDE MISSING COVER PLATES. VERIFY AS REQUIRED.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, AFFECTED CONDUIT/WIRING. SEE ADDITIONAL REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. PROVIDE COST TO REPLACE RECEPTACLES, DEVICES AFFECTED BY WATER DAMAGE TO INCLUDE ALL IN THIS BID TO COVER ALL COST PRIOR TO START OF WORK.
5. SEE SCOPE OF WORK AND SPECIFIC/DEMOLITION NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

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E23979 Exp. 08/31/22 ELECTRICAL ENGINEER STATE OF CALIFORNIA

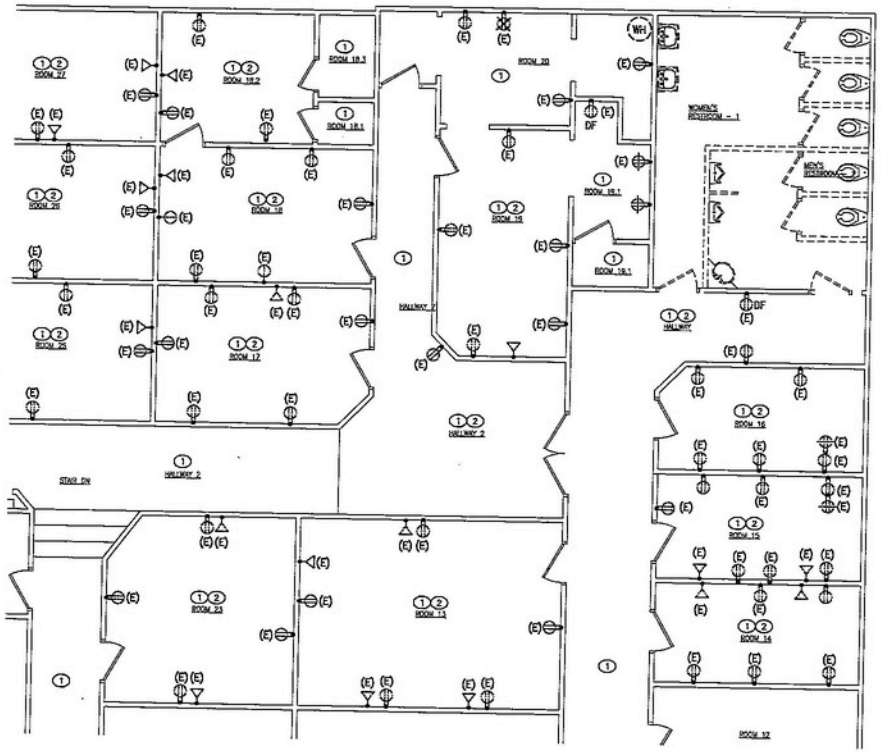
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Engineering Solutions
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Palmdale, CA 93551
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PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
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SHEET NO.
E-5.0
OF SHEETS



ENLARGED PLAN–POWER–DEMO
SCALE: 1/4"=1'-0"

KEY NOTES (DEMOLITION):

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
2. EXISTING TEL/DATA, DUPLEX/FOURPLEX RECEPTACLES TO REMAIN, PROVIDE MISSING COVER PLATES. VERIFY AS REQUIRED.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, AFFECTED CONDUIT/WIRING. SEE ADDITIONAL REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. PROVIDE COST TO REPLACE RECEPTACLES, DEVICES AFFECTED BY WATER DAMAGE TO INCLUDE ALL IN THIS BID TO COVER ALL COST PRIOR TO START OF WORK.
5. SEE SCOPE OF WORK AND SPECIFIC/DEMOLITION NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

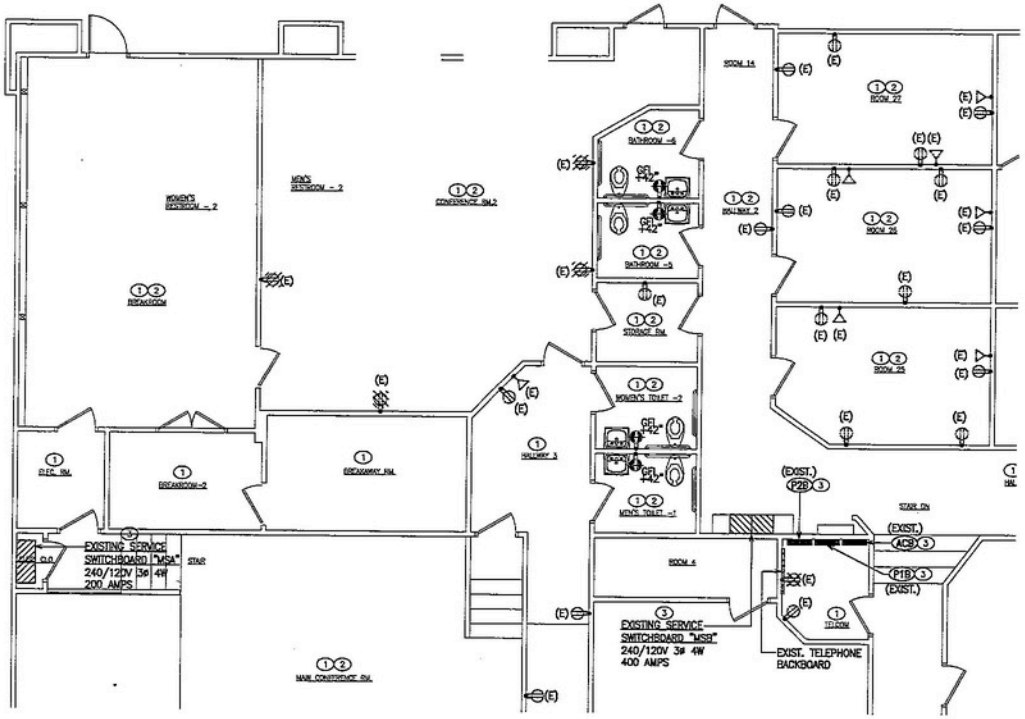
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SHEET NO.
E-5.1
OF SHEETS



ENLARGED PLAN–DEMO POWER
SCALE: 1/4"=1'-0"

NORTH

KEY NOTES (DEMOLITION):

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
2. EXISTING TEL/DATA, DUPLEX/FOURPLEX RECEPTACLES TO REMAIN, PROVIDE MISSING COVER PLATES. VERIFY AS REQUIRED.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, AFFECTED CONDUIT/WIRING. SEE ADDITIONAL REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. PROVIDE COST TO REPLACE RECEPTACLES, DEVICES AFFECTED BY WATER DAMAGE TO INCLUDE ALL IN THIS BID TO COVER ALL COST PRIOR TO START OF WORK.
5. SEE SCOPE OF WORK AND SPECIFIC/DEMOLITION NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

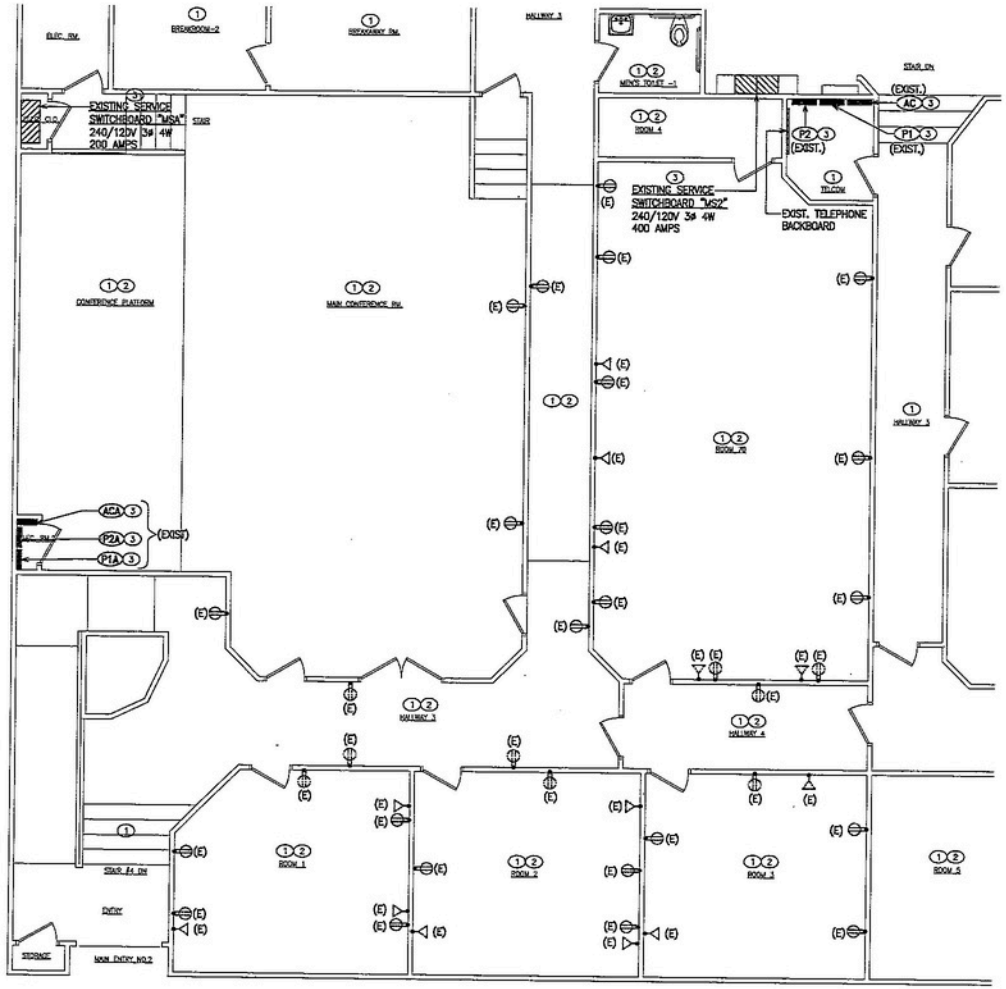
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PROPOSED FIRE DAMAGE
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FOR E.K.H.C.D.
Location:
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CALIFORNIA CITY, CA 93505

SHEET NO.
E-5.2
OF SHEETS



ENLARGED PLAN–DEMO POWER
SCALE: 1/4"=1'-0"

NORTH

KEY NOTES (DEMOLITION):

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
2. EXISTING TEL/DATA, DUPLEX/FOURPLEX RECEPTACLES TO REMAIN, PROVIDE MISSING COVER PLATES. VERIFY AS REQUIRED.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, AFFECTED CONDUIT/WIRING. SEE ADDITIONAL REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. PROVIDE COST TO REPLACE RECEPTACLES, DEVICES AFFECTED BY WATER DAMAGE TO INCLUDE ALL IN THIS BID TO COVER ALL COST PRIOR TO START OF WORK.
5. SEE SCOPE OF WORK AND SPECIFIC/DEMOLITION NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

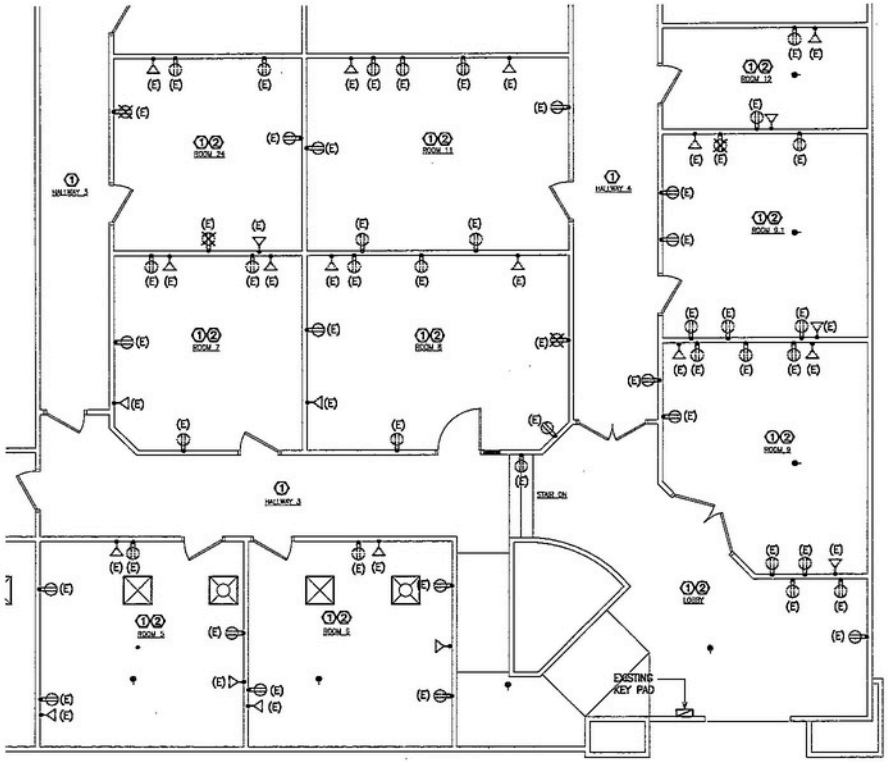
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SHEET NO.
E-5.3
OF SHEETS



ENLARGED PLAN–PROPOSED POWER
SCALE: 1/4"=1'-0" ①④⑤

NORTH

GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH OWNER'S REPRESENTATIVE ALL LOCATIONS AND MOUNTING HEIGHT OF OUTLETS POWER/TEL/DATA/EQUIPMENT) PRIOR TO ROUGH-IN TO MINIMIZE ADDED COST TO OWNER.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE RECEPTACLES, PLUGS AND CORDS AS DIRECTED BY EQUIPMENT MANUFACTURER. (VERIFY NEMA CONFIGURATIONS PRIOR TO START OF WORK) IF THEY ARE NOT SUPPLIED WITH EQUIPMENT FOR COMPLETE INSTALLATION.
3. ALL WORK EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE IN NEMA 3R ENCLOSURE.
4. ALL WIRES SHALL BE THWN CU.
5. ALL UNDERGROUND CONDUIT SHALL BE PVC SCH. 40 MINIMUM.

KEY NOTES:

① ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELAYED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.

② EXISTING TEL/DATA, DUPLEX/FOURPLEX RECEPTACLES TO REMAIN, PROVIDE MISSING COVER PLATES. VERIFY AS REQUIRED.

③ SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.

④ CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, AFFECTED CONDUIT/WIRING. SEE ADDITIONAL REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. PROVIDE COST TO REPLACE RECEPTACLES, DEVICES AFFECTED BY WATER DAMAGE TO INCLUDE ALL IN THIS BID TO COVER ALL COST PRIOR TO START OF WORK.

⑤ SEE SCOPE OF WORK, DEMOLITION AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

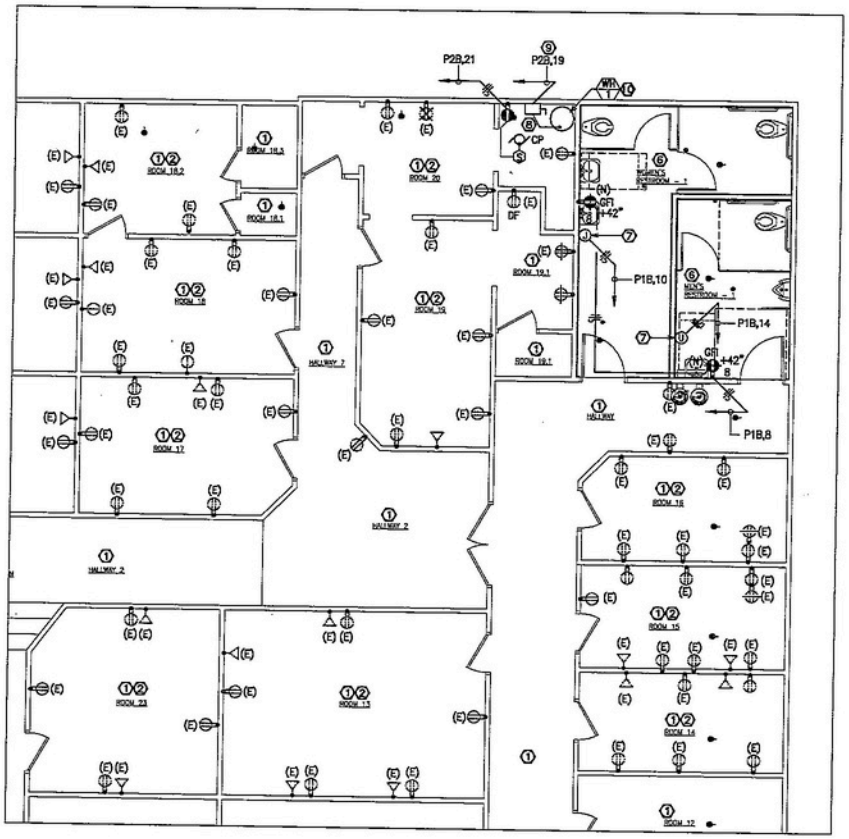
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Revisions:

Job No.:
Date :
Drawn :
Designer:
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
E-6.0
OF SHEETS



ENLARGED PLAN–PROPOSED POWER
SCALE: 1/4"=1'-0" ①④⑤

NORTH

GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH OWNER'S REPRESENTATIVE ALL LOCATIONS AND MOUNTING HEIGHT OF OUTLETS POWER/TEL/DATA/EQUIPMENT) PRIOR TO ROUGH-IN TO MINIMIZE ADDED COST TO OWNER.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE RECEPTACLES, PLUGS AND CORDS AS DIRECTED BY EQUIPMENT MANUFACTURER. (VERIFY NEMA CONFIGURATIONS PRIOR TO START OF WORK) IF THEY ARE NOT SUPPLIED WITH EQUIPMENT FOR COMPLETE INSTALLATION.
3. ALL WORK EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE IN NEMA 3R ENCLOSURE.
4. ALL WIRES SHALL BE THWN CU.
5. ALL UNDERGROUND CONDUIT SHALL BE PVC SCH. 40 MINIMUM.

KEY NOTES:

① ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.

② EXISTING TEL/DATA, DUPLEX/FOURPLEX RECEPTACLES TO REMAIN, PROVIDE MISSING COVER PLATES. VERIFY AS REQUIRED.

③ SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.

④ CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, AFFECTED CONDUIT/WIRING. SEE ADDITIONAL REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. PROVIDE COST TO REPLACE RECEPTACLES, DEVICES AFFECTED BY WATER DAMAGE TO INCLUDE ALL IN THIS BID TO COVER ALL COST PRIOR TO START OF WORK.

⑤ SEE SCOPE OF WORK, DEMOLITION AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.

⑥ ALL RECEPTACLES WITHIN 6' OF SINK SHALL BE GFCI TYPE.

⑦ HAND DRYER, 120V 1Ø.

⑧ 60A-2P 250V NON FUSIBLE DISCONNECT SWITCH IN NEMA 3R ENCLOSURE.

⑨ 3/4"C. 2#6, 1#10 GRD.

⑩ COORDINATE EXACT LOCATION AND CONTROL REQUIREMENTS WITH PLUMBING TRADE PRIOR TO START OF WORK.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

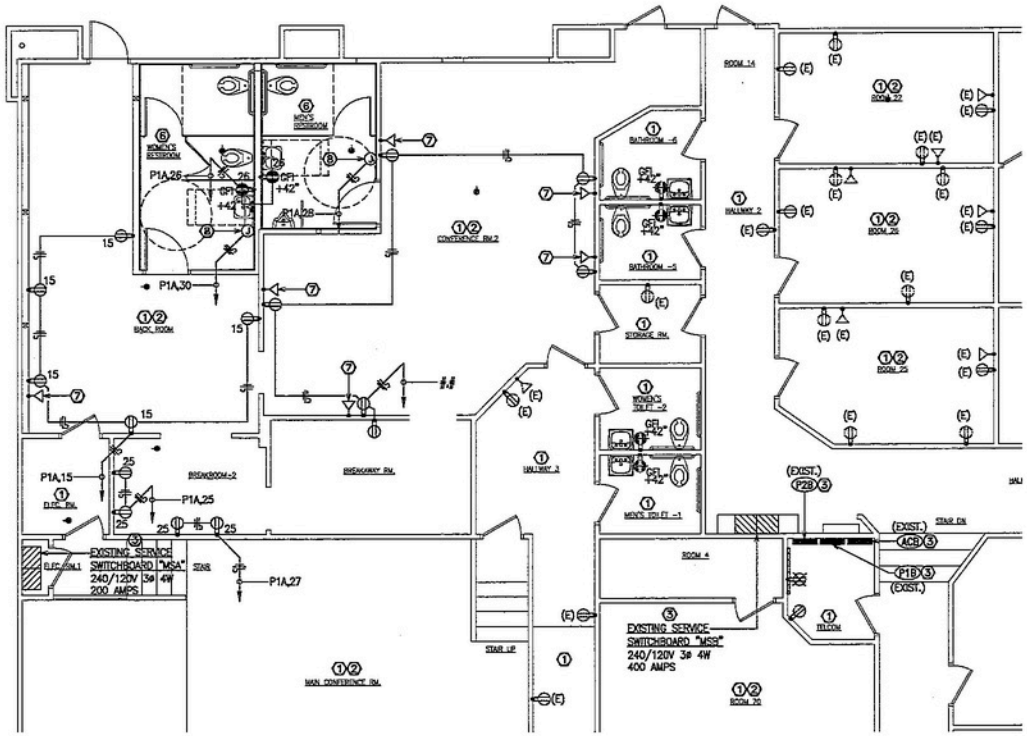
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CALIFORNIA CITY, CA 93505

SHEET NO.
E-6.1
OF SHEETS



ENLARGED PLAN–PROPOSED POWER
SCALE: 1/4"=1'-0"

NORTH

GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH OWNER'S REPRESENTATIVE ALL LOCATIONS AND MOUNTING HEIGHT OF OUTLETS POWER/TEL/DATA/EQUIPMENT) PRIOR TO ROUGH-IN TO MINIMIZE ADDED COST TO OWNER.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE RECEPTACLES, PLUGS AND CORDS AS DIRECTED BY EQUIPMENT MANUFACTURER. (VERIFY NEMA CONFIGURATIONS PRIOR TO START OF WORK) IF THEY ARE NOT SUPPLIED WITH EQUIPMENT FOR COMPLETE INSTALLATION.
3. ALL WORK EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE IN NEMA 3R ENCLOSURE.
4. ALL WIRES SHALL BE THWN CU.
5. ALL UNDERGROUND CONDUIT SHALL BE PVC SCH. 40 MINIMUM.

KEY NOTES:

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
2. EXISTING TEL/DATA, DUPLEX/FOURPLEX RECEPTACLES TO REMAIN, PROVIDE MISSING COVER PLATES. VERIFY AS REQUIRED.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, AFFECTED CONDUIT/WIRING. SEE ADDITIONAL REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. PROVIDE COST TO REPLACE RECEPTACLES, DEVICES AFFECTED BY WATER DAMAGE TO INCLUDE ALL IN THIS BID TO COVER ALL COST PRIOR TO START OF WORK.
5. SEE SCOPE OF WORK, DEMOLITION AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.
6. ALL RECEPTACLES WITHIN 6' OF SINK SHALL BE GFCI TYPE.
7. PROVIDE 1/2"C.O. ABOVE CEILING SPACE, CABLING PER OWNER'S LT. REPRESENTATIVE.
8. HAND DRYER, 120V 1ø.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

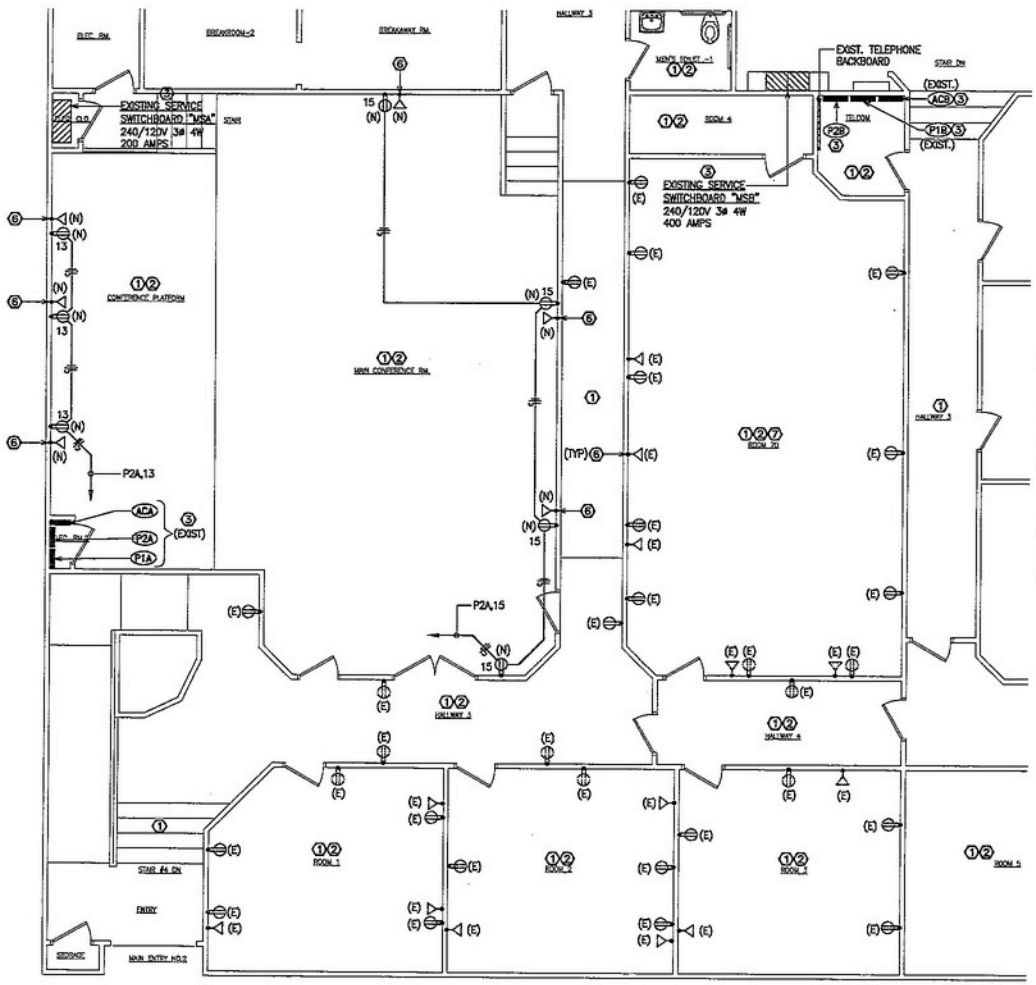
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Location:
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CALIFORNIA CITY, CA 93505

SHEET NO.
E-6.2
OF SHEETS



ENLARGED PLAN–PROPOSED POWER
SCALE: 1/4"=1'-0"

GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH OWNER'S REPRESENTATIVE ALL LOCATIONS AND MOUNTING HEIGHT OF OUTLETS POWER/TEL/DATA/EQUIPMENT) PRIOR TO ROUGH-IN TO MINIMIZE ADDED COST TO OWNER.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE RECEPTACLES, PLUGS AND CORDS AS DIRECTED BY EQUIPMENT MANUFACTURER. (VERIFY NEMA CONFIGURATIONS PRIOR TO START OF WORK) IF THEY ARE NOT SUPPLIED WITH EQUIPMENT FOR COMPLETE INSTALLATION.
3. ALL WORK EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE IN NEMA 3R ENCLOSURE.
4. ALL WIRES SHALL BE THWN CU.
5. ALL UNDERGROUND CONDUIT SHALL BE PVC SCH. 40 MINIMUM.

KEY NOTES:

1. ALL ELECTRICAL INSTALLATIONS SUCH AS LIGHTING FIXTURES (NORMAL/EMERGENCY), RECEPTACLES, CEILING FANS, TELE/DATA, FIRE ALARM DEVICES, EXHAUST FANS, EXIT SIGNS, SWITCHES, AND RELATED DEVICES WITHIN EXISTING ROOM WILL REMAIN AND ENERGIZED UNLESS OTHER WISE NOTED NEW.
2. EXISTING TEL/DATA, DUPLEX/FOURPLEX RECEPTACLES TO REMAIN, PROVIDE MISSING COVER PLATES. VERIFY AS REQUIRED.
3. SEE SINGLE LINE DIAGRAMS ON SHEET E-7.0, AND PANEL SCHEDULES ON SHEET E-8.0 FOR MORE INFORMATION.
4. CONTRACTOR TO FIELD VERIFY WATER DAMAGED WALLS, AFFECTED CONDUIT/WIRING. SEE ADDITIONAL REQUIREMENTS WITH ARCHITECTURAL DRAWINGS. PROVIDE COST TO REPLACE RECEPTACLES, DEVICES AFFECTED BY WATER DAMAGE TO INCLUDE ALL IN THIS BID TO COVER ALL COST PRIOR TO START OF WORK.
5. SEE SCOPE OF WORK,DEMOLITION AND SPECIFIC NOTES FOR ADDITIONAL INFORMATION ON SHEET E-1.0.
6. PROVIDE 1/2"C.O. ABOVE CEILING SPACE. CABLING PER OWNER'S I.T. REPRESENTATIVE.
7. PROVIDE NEW WIRING AND COVER PLATE TO DAMAGED RECEPTACLES.

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATES EXISTING EQUIPMENT/FEEDER TO BE REMOVE.

ABBREVIATION

(E) EXISTING TO REMAIN
(R) DISCONNECT AND REMOVE

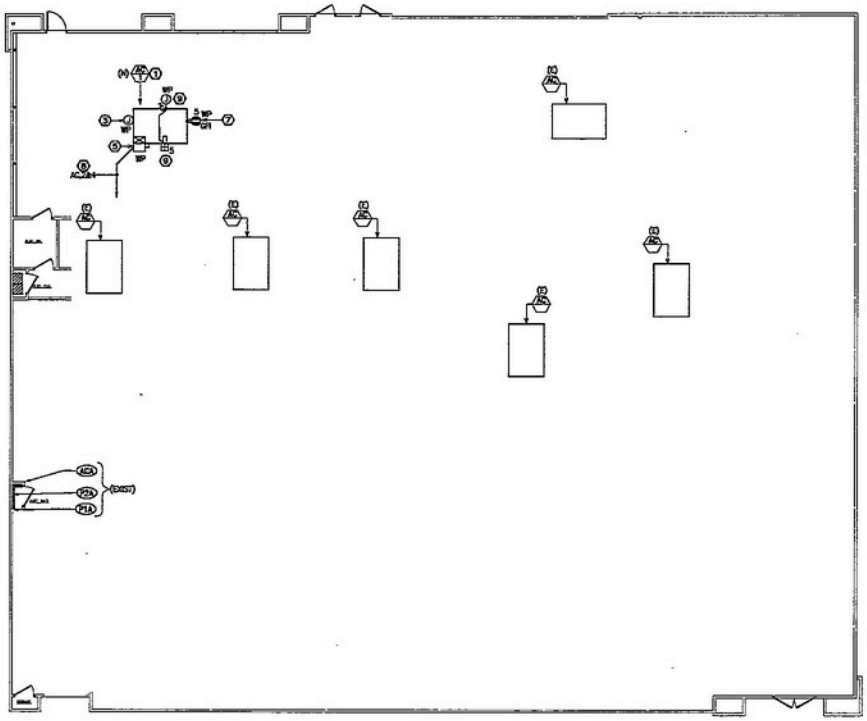
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PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
E-6.3
OF SHEETS



ROOF PLAN – ELECTRICAL
SCALE: 3/16"=1'-0" ①②④

NORTH

LEGEND

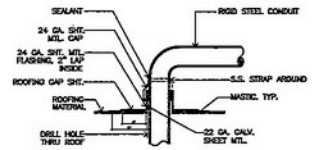
- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.
- INDICATED EXISTING EQUIPMENT/FEEDER TO BE DEMOLISH

ROOF GENERAL NOTES

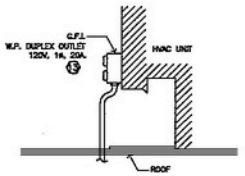
1. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL CONTROL REQUIREMENTS, SEE CONTROL WIRING DIAGRAM. CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL ELECTRICAL COMPONENTS/DEVICES, CONDUITS AND CONDUCTORS (LOW/LINE VOLTAGES) REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM WITH NO EXTRA COST TO OWNER PRIOR TO BID AND START OF WORK.
2. ALL CONDUIT LEAVING AND ENTERING A COOLER/FREEZER SHALL HAVE AN APPROVED SEALANT TO WALL PENETRATION.
3. ALL WIRING SHALL INCLUDE INSULATED GROUND WIRE, SIZED PER C.E.C.
4. ALL EQUIPMENT AND MATERIAL SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENT AND CODE COMPLIANCE.
5. ALL WORK EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE IN NEMA 3R ENCLOSURE.
6. PROVIDE ALTERNATE COST FOR THE GLOBAL SHUTDOWN. GLOBAL SHUTDOWN WILL BE PROVIDED BY THE FIRE ALARM CONTRACTOR FOR A COMPLETE AND OPERABLE SYSTEM.

KEYED NOTES:

① COORDINATE EXACT LOCATION AND CONTROL REQUIREMENTS WITH MECHANICAL/PLUMBING TRADE PRIOR TO START OF WORK. (NEW OR TO BE REMOVE, EXISTING TO REMAIN)
② ALL WORK EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE IN NEMA 3R ENCLOSURE.
③ PROVIDE 1/2"C.O. TO CORRESPONDING THERMOSTAT /CONDENSING UNIT. CONTROL WIRING PER MECHANICAL TRADE.
④ ALL ELECTRICAL INSTALLATION WITHIN THIS AREA IS TO REMAIN UNLESS OTHERWISE NOTED NEW.
⑤ NEW 60AS-2P. 250 VOLT NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE.
⑥ NEW 3/4"C. 2#8, 1#10 GRD.
⑦ THE OUTDOOR/ROOFTOP RECEPTACLES SHALL BE OF THE WEATHER RESISTANT TYPE AND EQUIPPED WITH AN "EXTRA DUTY" RATED COVER PER ART. 406.9(B)(1).
⑧ NEW 3/4"C. 2#6, 1#10 GRD.
⑨ PROVIDE 1/2"C.O. WITH PULL ROPE EACH END, CABLING BY DESIGN/BUILD CONTRACTOR TO FIRE ALARM CONTROL PANEL.



ROOF PENETRATION DETAIL
SCALE: N.T.S.



ROOF RECEPTACLE DETAIL
SCALE: N.T.S.

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PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG.
FOR E.K.H.C.D.
Location:
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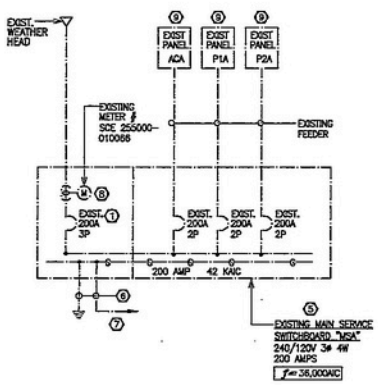
SHEET NO.
E-6.4
OF SHEETS

SINGLE LINE NOTES

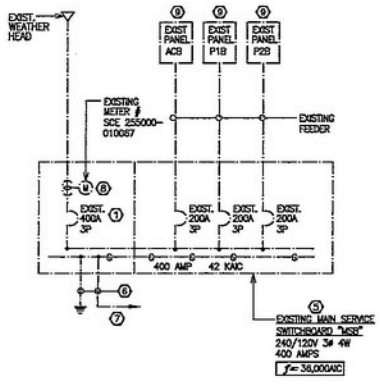
1. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL SHALL BE PERMITTED ABOVE ELECTRICAL EQUIPMENT.
2. FEEDER LENGTH SHOWN ON FEEDER SCHEDULE OR AS NOTED IS TO REFERENCE. VOLTAGE DROP AND SHORT CIRCUIT CALCULATION ONLY AND MUST NOT BE USE FOR BIDDING PURPOSES.
3. ALL CONDUCTORS 600 VOLT RATED SHALL BE UL LISTED APPROVED.
   a.) USE SOLID WIRE TYPE THW OR THHN/THWN FOR #10 AWG AND SMALLER.
   b.) USE STRANDED TYPE THW OR THHN/THWN FOR #8 AWG AND LARGER.
4. SYSTEMS VOLTAGE CONDUCTOR COLOR GUIDE 208/120V WYE: PHASE A BLACK, PHASE B RED PHASE C BLUE, GROUND GREEN SYSTEMS VOLTAGE CONDUCTOR COLOR GUIDE 480/277V WYE: PHASE A, BROWN, PHASE B, ORANGE, PHASE C, YELLOW, GROUND, GREEN
5. MAINTAIN 10 KAIC MINIMUM FOR 208/120 VOLT OR 14 KAIC MINIMUM FOR 480/277 VOLT EQUIPMENT ACCORDINGLY
6. FINAL TERMINATION OF CONDUCTOR TO EQUIPMENT AND DEVICESSHALL BE TORQUE WRENCH PER MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
7. ALL FUSED DISCONNECTS SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS WITH TIME DELAY RATED FOR 100 KAIC RMS SYMMETRICAL.
8. PROVIDE PERMANENT ENGRAVED NAMEPLATE FOR EACH SERVICE, PANELBOARD AND DISTRIBUTION SECTION.
9. PROVIDE SUPPLEMENTAL ELECTRODE AS REQUIRED EXCEPT IF A SINGLE RODE, PIPE OR PLATE GROUNDING ELECTRODE HAS A RESISTANCE TO EARTH OF 25 OHMS OR LESS.
10. PROVIDE 36" MINIMUM FOR 250 VOLT, 42" MINIMUM FOR 600 VOLT CLEARANCES SHALL BE PROVIDED AND MAINTAINED FOR ALL ELECTRICAL PANELS AND EQUIPMENT PER N.E.C. 110.26

NOTES:

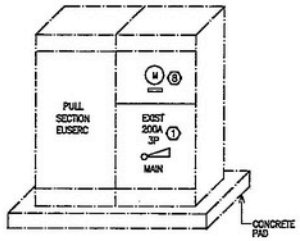
1. EXISTING MAIN CIRCUIT BREAKERS IS 100% FULLY RATED.
2. EXISTING MAIN SERVICE SWITCHBOARD IS DESIGN FOR FRONT ACCESS ONLY.
3. 42ALL DEVICES /CIRCUIT BREAKERS IN MAIN SERVICE SWBD SHALL HAVE INTERRUPTING RATING OF 42,000 AIC MINIMUM.
4. ALL WORK EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE IN NEMA 3R ENCLOSURE.
5. EXISTING ELECTRICAL EQUIPMENT/DEVICES SHALL REMAIN.
6. EXISTING 1"C 1#4/0 INSULATED COPPER WIRE TO COPPER DRIVEN GROUND ROD OR BUILDING STEEL.
7. EXISTING 1"C 1#4/0 CU INSULATED GROUND WIRE BOND TO COLD WATER METAL PIPE WITHIN 5'-0" OF WATER MAIN ENTRY LINE.
8. CONTRACTOR/OWNER'S REPRESENTATIVE HAS TO COORDINATE WITH POWER CO. TO ACTIVATE METERING.
9. SEE PANEL SCHEDULE ON SHEET E-8.0 FOR ADDITIONAL INFORMATION.
10. PROVIDE NEW PANELBOARD TO KAIC MINIMUM TYPE TO MATCH EXISTING MANUFACTURER AS NEEDED.



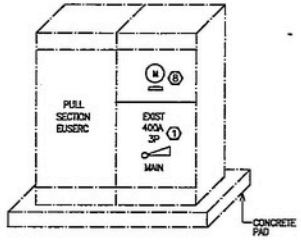
SINGLE LINE DIAGRAM-MSA
SCALE: N.T.S (4)



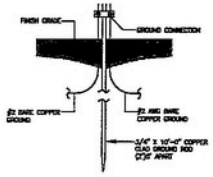
SINGLE LINE DIAGRAM-MSB
SCALE: N.T.S (4)



EXISTING METER/MAIN ELEVATION
SCALE: N.T.S. (2)



EXISTING METER/MAIN ELEVATION
SCALE: N.T.S. (2)



GROUND ROD DETAIL
SCALE: N.T.S

LEGEND

- INDICATES EXISTING EQUIPMENT/FEEDER TO REMAIN U.O.N.
- INDICATES NEW EQUIPMENT/FEEDER.
- INDICATES UNDERGROUND FEEDER.

ABBREVIATION

(E) EXISTING TO REMAIN
(N) NEW
(R) REMOVE OR RELOCATED
(AF) AMPERE FRAME
(AS) AMPERE SWITCH
(AT) AMPERE TRIP

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SHEET NO.
E-7.0
OF SHEETS

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
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CALIFORNIA CITY, CA 93505

SHEET NO. E-8.0 OF SHEETS

PACIFIC ENGINEERS GROUP
Consulting MEP Engineers
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Burbank, CA 91504
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info@pacificeng.net

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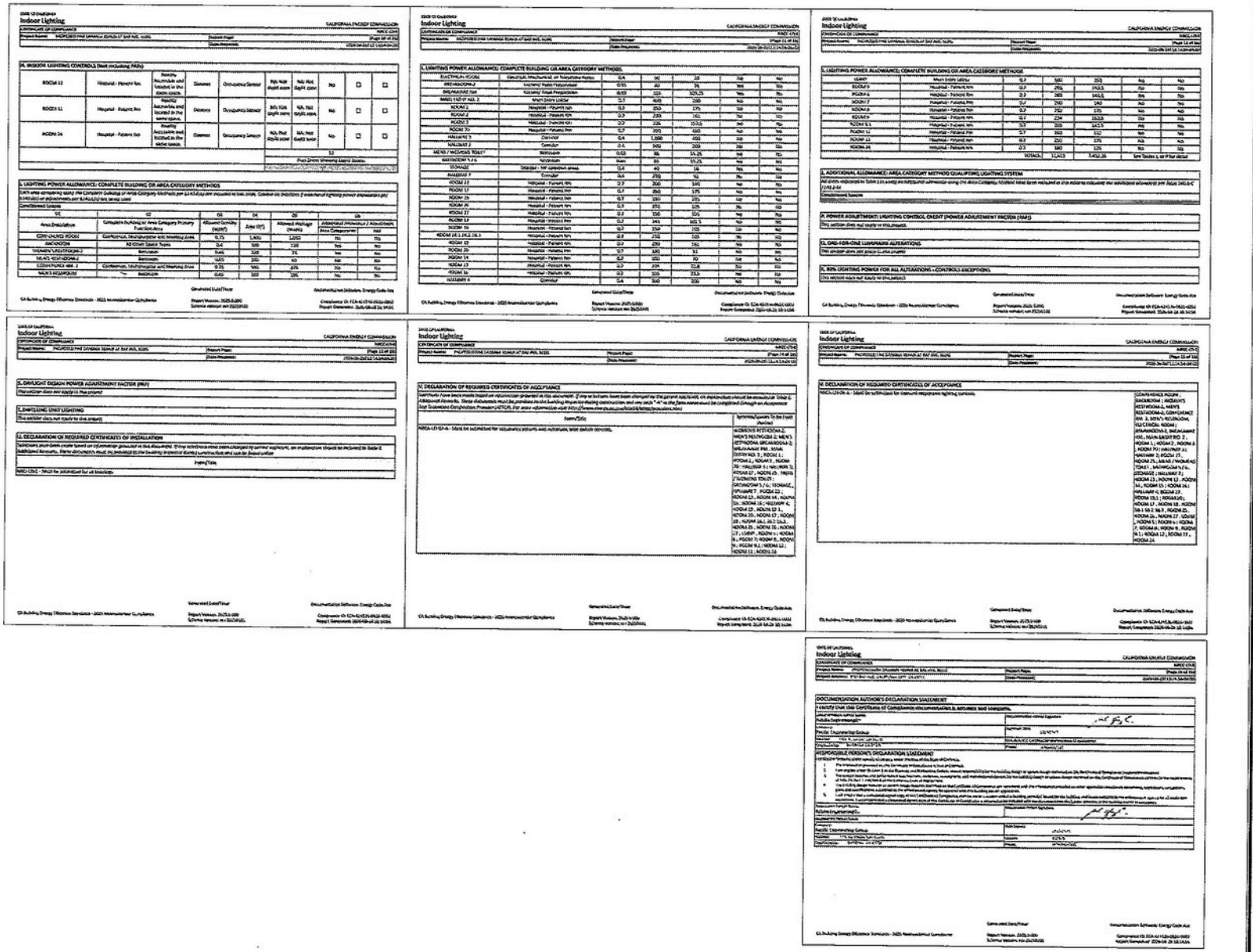
SHEET NO.
E-9.0
OF SHEETS

PACIFIC DIGNITIES GROUP
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STATE OF CALIFORNIA

PACIFIC ENERGY GROUP
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PROPOSED FIRE DAMAGE
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SHEET NO.
E-9.1
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ELECTRICAL SPECIFICATIONS

1.0 GENERAL

1.1 SCOPE

A. Provide all labor, materials, tools, transportation, permanent facilities and temporary facilities, required, to perform all operations necessary for proper execution and complete and operable electrical system. The work includes but is not limited to the following:

1. Furnish and install a complete 208/120V, 3ϕ, 4W, WYE/or DELTA system for lighting, mechanical, and owner provided equipment.
2. Furnish and install all conduit to thermostats and temperature control panels, security and fire alarm systems. Also furnish and install with pull wires same.
3. Furnish and install building perimeter lighting systems, including luminaires, photo cell, lighting contactors, conduit and wiring systems.
4. Lighting Fixture – LED/Fluorescent Lighting system shall use energy saving lamps where applicable, and all ballast shall be HPF electronic type.

1.02 STRUCTURAL CONDITIONS

A. Notching and boring of structural members shall be held to an absolute minimum.
B. Contractor shall lay out his work and obtain the approval of the Structural Engineer for the necessary holes and notches before proceeding with the installation. Where notches and holes are approved by the Structural Engineer, they shall be carefully held to the minimum sizes actually required.

1.03 CUTTING AND PATCHING

A. Be responsible for cutting and patching of rough or finish work required by electrical installations. Patching shall be of the same materials, finish, and workmanship as the original work and when required by the owner, done by mechanics of the original trade.

1.04 CLEANING AND CLEAN-UP

A. All materials installed under this Section of the work shall be cleaned and free of dust, grease, oil, plaster, and the like. Materials to be painted shall be ready for finish. All grease and oil shall be cleaned from the floors, ceilings, and walls and removed from the site as approved by the Architect.

1.05 WARRANTY

A. Contractor shall issue the Owner a written warranty which warrant all parts of the electrical work, including all installed items of materials and equipment, and the system as a whole to be free from defects for a period of two (2) years from the date of acceptance.

1.06 TESTING

A. Contractor shall furnish all necessary instruments, equipment, and documention required shall perform test, wiring for short, grounded, and open circuits and shall immediately correct any defective work and material.
B. Contractor shall provide documentation of ground fault settings on main service performed by City of San Clemente approved test lab, and submitted to the electrical inspector prior to the service being energized.
C. When the new installation has been completed and all lighting equipment has been installed, contractor shall test all circuit and all switches, and demonstrate that the operation of the system is in accordance with the Purchase Order.

1.07 LOCATIONS

A. The locations of conduit, outlets, apparatus, and equipment indicated on the drawings are approximate only and shall be changed to meet architectural and structural conditions as required.
B. Contractor shall install conduit and equipment so as to avoid obstructions, preserve head room, and keep openings and passageways clear. Changes, which may be necessary in order to accomplish this, shall require acceptance by Owner.
C. The drawings are essentially diagrammatic to the extent that offsets, bends, special fittings and exact locations are not indicated.

1.08 TEMPORARY LIGHT AND POWER FOR CONSTRUCTION

A. Contractor shall provide temporary power and light services to the job site, including panels, outlets, lighting fixtures and lamps.
B. Contractor shall install temporary wiring in compliance with local codes and ordinances.

2.01 MATERIALS

A. All electrical materials shall be manufactured by a recognized manufacturer and shall be UL Listed. The installation are to meet the latest editions of the National Electrical code as amended and as adopted by the City of Los Angeles and shall comply with all requirements as set forth in the General Industry Safety Orders issued and/or comply with safety and health standards as set forth in the Federal register by the Occupational Safety and Health Administration of the Department of Labor of US Government and shall bear an Underwriters Laboratory Label.
B. All feeder cables and branch wiring conductors shall be copper with 600V thermoplastic insulation 3040F in refrigerated areas, and underground, otherwise 600v CU. THWN.
C. Distribution board shall be fabricated and assembled by one manufacturer and conforming with the following design requirements:
1. Free standing, self supporting, bolted construction steel enclosure and steel structural members all rigidly braced and sized to support the devices and equipment specified and not to permanently deform as the result of the short circuit stresses specified. Equip with adequate provision for lifting or rolling into final position and for bolting directly to floor without sills.
2. Bus bar of 98% conductivity copper silver plated. Brace bus for not less than 100,000 amperes for short circuit duty. Design maximum bus bar current density for copper at 1000 amperes per square inch of cross section. Ampacity rating of main busses to be as noted and insulated for 600 volts.
3. Fabricate the exterior panels to be attached by screws to all vertical surfaces, except provide hinged doors over wiring gutters and wherever equipment or devices mounted in the switchboard interior.
4. Provide bussing and connecting straps, including those required for switches or other devices feeder schedule.
5. Include a ground bus running the full length of the switchboard and bolted to each vertical section.
6. Chemically cleaned and treat steel surfaces and paint with two finish coats of gray enamel. Use zinc plated hardware.
7. Include fuses for new feeders, circuit breakers and auxiliary devices as specified herein.

D. Panelboards shall conform to the following design requirements:
1. Interiors – Removable assemblies complete with bus bars, circuit breakers, and required accessories as shown on schedules.
2. Bus bar–98% conductivity copper of capacity indicated, with lugs only in the main, and arranged for operation at voltages and phase as scheduled.
3. Interior arrangements – So arranged that individual circuit breakers can be removed or installed without disturbing adjacent units, bus structure or insulation.
4. Circuit breakers – Bolted type, quick-make, quick-break temperature compensated thermal magnetic trip, with frame size, pole trip rating and minimum rms. interrupting rating as indicated and scheduled.
5. Identification – Include manufacturer's nameplate and UL Inc. inspection label on the interior of the cabinet. For branch circuit panel identify each circuit protective on the interior of cabinet door.
6. Wiring gutter – Provide all around interior perimeter, cross section dimension of gutter as required by code but not less than 16 square inches.
7. Bussing arrangement – Refer to schedules for voltage and phase of individual panelboards. Equip line and neutral bus with lugs to accept feeders indicated. Connect circuit protective devices to main bussing arranged for sequenced phasing.

E. Motor Control Centers (N/A)
1. Motor starters shall be of the correct size and type and designed for the short circuit current available and the service to be performed and conform to all applicable requirements of NEMA and the National Electrical Code. All starters shall be horsepower rated with interchangeable thermal overloads in each hot leg, tested overload devices in the field to match motor nameplate ratings. Starters shall be manually resettable without entering the starter enclosure.
2. Magnetic motor starters: Each starter shall be equipped with hand–off–auto heavy duty selector switch in its cover and a 120 volt operating coil. The pilot light shall only light to indicate that the starter is in closed position. Include additional accessories as required to meet requirements of refrigeration control diagram.
3. Combination motor starters shall conform to all the requirements for magnetic starters plus a circuit protective disconnect in the same enclosure conforming to the National Electrical Code requirements for motor operation. Disconnect shall be of the high speed trasintoneous magnetic trip motor circuit protector type designed for motor application with thermal limiters to suit motor characteristic. Units shall be General Electric "key–lineal", or Westinghouse "HEP", or Allen Bradley The disconnect shall be interlocked with the cover door to prevent opening door unless disconnect is in open position.A means to defeat the door interlock shall be provided.
4. Solid state starters and Variable frequency drives included in scope shall have all parameters adjusted in fact to match motor nameplate ratings.
4. All contactors for refrigeration heating elements shall be protected by thermal magnetic overcurrent devices.

F. Conduit shall be rigid steel, galvanized or sherardized standard thickness, equivalent to General Electric wilte or Walker Dualoate Sherardize, except short sections of flexible metallic conduit at motor connections and Sealtight for weatherproof requirements. Flexible metallic conduit or electrical metallic tubing may be used for concealed work only where permitted by the authorities having jurisdiction. Rigid conduit, as specified above, shall be used for all exposed and underground. Exposed conduit may be rigid steel or aluminum. PVC Schedule 40 conduit may be used underground if ground conductors are installed in accordance with NEC Table 250–95. Electric metallic tubing may be used as shown on plans, or as accepted by Engineer.

G. Secondary conductors: Insulated for not less than 600 volts. Conductors for general use, except where specified otherwise, shall be type THW/THHN. No wire smaller than 12 gauge shall be used. No.8 AWG gauge and larger shall be stranded. All conductors shall be delivered to the job site in their original unbroken packages plainly marked with the manufacturers name, voltage, insulation, and Underwriters Label. Conductors of multi–wire branch circuit shall be color coded. Wire sizes indicated on the drawings are SIZE conductivity copper. Aluminum conductors shall not be used. Neutral conductors shall be white and ground shall be green.

H. Safety switches shall be quick–make, quick–break 600 volt enclosed (NEMA Type 1), externally operable, and utilized, except where otherwise indicated on the drawings. Switches shall be of proper ampere and voltage ratings with the number of poles required to open all underground conductors simultaneously. Where exposed to weather, they shall have NEMA 3R weatherproof enclosures to be installed in a weatherproof housing.

I. Time Switches: Contractor shall provide, where indicated on the drawings, or as required, time switches with capacity of poles and wiring for astronomic dial and omit selector dials as indicated on the drawings. Time switches shall be manufactured by Intermatic, Tork or approved equal.

J. Nameplates
1. Contractor shall provide and install nameplates for panelboards, heating and ventilation control panels, disconnect switches, motor starters and other major equipment.
2. The nameplates shall bear the appropriate designation and shall be accepted by Architect.
3. Nameplates shall be bolted on apparatus.

K. Lighting Fixtures and Lamps
1. Contractor shall furnish, install and connect all lighting fixtures at all fixture locations on at all lighting outlets indicated on the drawings. These fixture shall be complete with lamps, glassware, fitters, canopies, sockets, reflectors, wiring and accessories necessary for their complete installation.
2. All fluorescent lighting fixtures shall be furnished complete with C.S.M. and C.T.L.P. approved high power factor electronic ballast and a standard warm–white or cool–white or as noted on the lighting fixture schedule rapid start. T8 fluorescent lamps or compact fluorescent lamps.
3. All H.I.D. lighting fixtures shall have a high power factor ballast or pulse start as specified designed and UL labeled for operation with specific lamp recommended by the manufacturer. Ballast shall allow maximum ±5% lamp voltage change with a line variation of ±10% voltage. Provide low temperature type ballast operating at –20°F in freezer/cooler, processing areas, etc.
4. All incandescent lamps shall be inside frosted 125 volt.
5. Lamp sizes shall be governed by wattage of outlets as indicated on the drawings.
6. Contractor shall furnish and install all fixture supports.
7. All fixtures to be furnished are listed and described in the fixture schedule on the drawings.

L. Switches
1. Wall switches shall be fully enclosed, quiet type tumbler switches rated 20 amperes, 120 vol. All switches shall be white.
2. Quiet switches, 20 ampere type may be used in quiet location or but rating for inductive or non–inductive loads and incandescent or fluorescent lighting loads.
3. Single Pole Quiet Switches: G.E. 59511, Bryant #4901, Hubbell #1221901, Arrow #3901, Pass & Seymour 20AC1G or equal.
4. Double Pole Quiet Switches: G.E. 59521, Bryant #4902, Hubbell #1222901, Arrow #3902, Pass & Seymour 20AC2G or equal.
5. Three–way Pole Quiet Switches: G.E. 59531, Bryant #4903, Hubbell #1223901, Arrow #3903, Pass & Seymour 20AC3G or equal.

M. Receptacles
1. Special receptacles shall be as indicated on plans by NEMA configurations. All receptacles shall be white.
2. Ground fault receptacles shall be 20 amperes, 125 volt, duplex 3–wire grounding with pilot light and test and reset buttons. Suitable for feed thru wiring. Color to be selected, Leviton "Sure–Guard II, 8599", Hubbell GF20201 Series.
3. Single and duplex convenience receptacle shall be U–grounded type, 125 volts, side and back wired with binding screws only. Rating of 15 or 20 amperes as indicated, Hubbell 5362WH Series, Woodhead 2282CW or equal.
4. The grounding contact shall be internally connected to the frame with ground terminal for external ground.
5. Wiring devices in exposed weatherproof boxes shall be the devices specified in this section, and shall be installed in "FS" or "FD" series conduits with weatherproof cast metal covers, and gaskets as required.
6. Clock outlets shall be Bryant #5282R–CS, Hubbell #5225, Arrow #452, or equal.

N. Plates
1. Provide white cover plates for all receptacles, junction boxes, telephone, security and other outlets in offices and weatherproof cover plates for damp & wet areas.
2. Provide engraved or etched plates for all lock switches, pilot switches, switches from which the equipment or circuit controlled cannot be readily seen. 3 or more switches under common plates and for switches indicated.
3. Stainless steel plates shall be American Iron and Steel Institute's (AISI) Type 302 with beveled edges, 0.040 thick with satin finish. Leviton "Smooths", Hubbell #SSN or equal.
4. Where outlets are equipped to be weatherproof, provide an AES Type 302 stainless with double hinged covers.
5. Galvanized steel plate shall be square or rectangular and hot–dipped galvanized or sherardized, beveled edges and 0.040 thick.
6. Provide plates equipped with close fitting openings for the exact device to be used. Provide plates for the telephone outlets equipped with bushed openings.

O. Submittal
Submittal shall be 3 sets minimum.
1. Time schedules for submission and Ordering: The Contractor shall prepare, review and coordinate his schedule of submission carefully, determining the necessary lead time for preparing, submitting, checking, ordering and delivery of all materials and equipment for timely arrival. The Contractor shall be responsible for conformance with the overall construction schedule. The Contractor shall be responsible for deviation from the drawings or Specification and for errors or omission of any sort in submittal.
2. Materials List: Submit a complete list of materials proposed for the work, including manufacturer's names and catalog numbers. Submission on all materials and equipments shall be made, even if they are as specified or shown on the drawings.
3. Failure to add the above written statement for compliance will result in return of submittal to be reviewed. The Contractor shall verify dimensions of equipment and be satisfied as to case compliance for fit prior to submitting shop drawings for approval.

4. Product data:
a. Bind catalog cuts and manufacturer's descriptive bulletins in sets with covers neatly showing titles.
b. Where current–limiting devices are specified, submit technical data to substantiate adequate protection of equipment exceeded downstream. Submittal shall not be reviewed unless supporting calculations and data are submitted therewith.
c. Include complete catalog information such as construction, ratings, insulation systems, etc., as applicable.
d. For any material specified to meet U.L., or trade standards, furnish certification that the material furnish does in fact equal or exceed such standards.
e. Submit on all materials and equipment, even if they are as specified or shown on the Drawings.
f. Reference all listing to the "S" Section and article to which each is applicable.

5. Equipment Layout: After approval of material is secured prepare a floor layout, indicating locating of each electrical equipment, drawn to scale of 1/2" – 1 foot and submit for approval in the same manner as for shop drawings. The layout drawings shall be to exact scale.

6. Required Submittal: Submit shop drawings, comprehensive material list, and complete technical data for the following equipment and materials:
a. Distribution Board.
b. Transformers.
c. Panelboards.
d. Emergency backup inverter w/batteries for 110v lighting
e. Material reflective end steps
f. Motor Control Centers
g. Disconnect switches.
h. All standard lighting fixtures, specialty fabricated fixtures, ballast and lamps, with samples of available standard finishes.
i. Control devices, standard and special receptacles, switches, plug strips and finish device plates.
j. Vibration isolators, including lateral and vertical seismic restraints.
k. All fabricated equipment.

7. Special Submissions:
a. Test reports for the following:
i. Megger readings – Ground system, motor feeders and switchboard.
b. Voltage readings – Distribution, service and motors.
a. Submit a short circuit study of a system based on the unit method or in accordance with the latest IEEE recommendations, in triplicate, each copy bound with a stiff cover.
c. Submit a coordination study of all protective devices, including the utility company protective devices through all feeder devices on the secondary of each transformer Study shall be presented on Log–paper.
d. Service and operating manuals for the equipment.

PART 3 – EXECUTION

3.01 SURFACE CONDITIONS

A. Examine the areas and conditions under which work of this section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.02 PREPARATION

A. The exact locations, distances levels, and other conditions will be governed by actual construction and Drawings and Specifications should be used only as guidance in such regard.

3.03 INSTALLATION

A. Conduit Systems:
1. Minimum size of metallic conduit shall be 1/2 inch, unless otherwise indicated on the drawings. Terminations shall be in accordance with the drawings.
2. Only rigid conduit shall be used in concrete and where exposed to the weather unless otherwise indicated by the drawings and the IEE of Materials Listing. All joints shall be made watertight with no running threads allowed, and shall use special electrical union fittings.
3. Metallic conduit and fittings in contact with soil shall be sealed at the coupling and two coats of an approved asphalt paint shall be applied before installation.
4. Where conduit is exposed, run parallel to or at right angle with lines of the building.
a. Make bends with standard conduit elbows or conduit bent to not less than the same radius.
b. Make bends free from dents and flattening.
5. Securely and rigidly support conduit throughout the work.
6. Conduits shall have one inch minimum separation as measured at the fittings or closest point between conduit or trays.
7. Provide "seal off" fitting to all conduits entering or leaving freezer/cooler areas.
8. Conduit, outlet boxes, junction and pull boxes, and the like shall be installed so as not to interfere with piping, fixtures, or equipment of other trades. Contractor shall be aware of the locations of the building structure as closely as possible or as directed by the Engineer.
9. Conduit run exposed for exposed installation shall be grouped in neat parallel lines. Properly supported, following the lines of the building structure as closely closely as possible or as directed by the Engineer.
10. Conduit shall not be routed through structural members of the building, except as specifically approved by the Engineer.
11. Conduit shall not be installed closer than 6 inches from any hot–water or steam pipe.
12. Conduit to be embedded in concrete shall be carefully placed and rigidly supported in the forms in such a manner as to provide proper clearances and to insure that boxes and outlets are in their exact specified locations after the concrete has set and forms are removed.
13. The conduit joints installed in masonry or in subgrade below a floor slab shall be liquid–tight. The surface of each coupling and all wrench marks shall be coated with an asphaltum compound.
14. Factory threads on conduit ends not supplied with coupling shall be clean and free from any foreign materials that could prevent positive contacts with fittings.
15. Conduits shall have one–inch minimum separations as measured at the fittings or closest point between conduits.
16. Closing–in of Uninspected Work
a. Contractor shall not close our cause any of its work to be enclosed or covered up until it has been inspected, tested and approved by the Engineer and all legally constituted authorities having jurisdiction.
b. Should any work be enclosed or covered up before such inspection and test, Contractor shall uncover the work and, after it has been inspected, tested and approved, shall make all repairs with like materials necessary to restore the work and the work of other contractors to its original condition.
17. Excavation and Backfill
a. Contractor shall excavate as necessary to install the material indicated herein. After the materials has been installed, inspected and approved, all excavation shall be backfilled with firmly compacted earth.
b. Ducts shall be inspected for foreign substances, thoroughly cleaned before installation. Special care shall be taken during construction to prevent concrete or dirt from entering ducts.
c. All conduit, boxes and the like shall be installed so as not to interfere with piping or equipment of other trades. Contractor shall be cognizant with the location of pipes and equipment of other trades before installing conduit.
d. All conduit to embedded in concrete shall be carefully placed and rigidly supported in the form in such manner as to provide proper clearances and to ensure that all boxes shall be in the exact specified locations after the concrete has set and forms are removed.
e. Minimum slope for ducts shall be 3 inches per 100 feet, or as shown on the drawings.
f. Exposed conduit stubbing up through the floor slab into bottom of exposed panel, cabinets or equipment shall be fixed up, properly spaced and shall be straight and plumb. Conduits shall be installed at sufficient depth below slab to eliminate a part of the bend protruding above top of slab.
g. When any run of conduit is completed, it shall be tested to assure that it is dry and perfectly free from all obstructions. A mandrel shall be pulled through each duct immediately after the concrete has set. After pulling through the mandrel, repeat the operation with cheesecloth recone and carefully swab out each duct. A plastic pull wire shall be installed in all ducts after cleaning. Exposed ends of ducts, other than at the manholes, shall be capped or plugged until used. Prior to pulling cables, a swab shall again be pulled through the ducts.
h. All buried metallic conduit shall be made up of straight, full length, uncut section where possible with the joints made liquid tight. If upon inspection the threads are found to be damaged, a die shall be run over all threads to assure that a good metallic contact is made with the fittings. When the conduit is cut, the ends shall be square and reamed out to full size before threading.
i. Conduit to be encased in concrete shall be securely supported in the concrete forms in a manner that will provide proper clearances, and to assure that all pull boxes, and related devices, shall be in their exact specified location after the concrete has set and the form removed. Conduit projecting from a finished concrete surface shall have an exposed length of not less than 2 inches.

B. Wiring
1. Wiring shall be installed in all conduits in accordance with Code requirements.
2. Wire and cable shall not be installed until all debris is removed from the conduit, boxes and cabinets and all moisture is blown out. No lubricants except "steel Wire Lube 2331–2037" or Engineer approved equivalent shall be used to aid in drawing wires and cables.
3. Pigtail splices with 8–inch leads shall be provided in all power and equipment outlet boxes for connection to receptacle and the like.
4. All outlets, devices and such like furnished and installed shall be completely connected to the circuits as shown on the drawings.
5. Contractor shall provide all flexible conduits, connectors, and fittings as required to complete the connection of all devices, motor and equipment.

C. Grounding
1. Material, equipment, and structures to be grounded shall include all electrical equipment and support structure, fences, metal conduits, raceways, outlet boxes, cabinets and all other frames and metallic enclosures.
2. An approved ground connection shall be made at all conduit risers, panel boxes, outlet boxes, junction boxes, and wherever conduit run is broken. All conduits, motors, and other equipment shall be permanently and effectively grounded with #2 equipment ground wired according to article 250 of N.E.C.
3. Above–grade connections shall be made with bolted ground connectors. Connectors shall be secured to the ground backed by either the bolted or compression method, providing the compression bolted–on is made at the center of the "Long Barrel" lug and is exposed to view.
4. The completed ground system shall produce an impedance to remote earth of 5 ohms or less. A certified test of the result shall be provided to engineer.

D. Wiring Devices
1. All convenience and telephone outlet mounted 15" above the floor shall be installed vertically. Install receptacle with the grounding terminal up. All 3–wire duplex receptacles mounted more than 12" above the floor shall be installed horizontally with the grounding terminal to the left.
2. National Electric Code (NEC) sized (#12 minimum) bonding jumper shall connect grounded outlet box to receptacle grounding terminal on all flush mounted units.
3. Align and plumb all devices and plates. Plates shall fit flat against wall and tight against device surface without strain on plate.
4. Mount switches 4 feet above finished floor and vertically in all locations unless indicated otherwise.

E. Distribution Boards
1. Provide cable ties for cables from point of entrance to respective device terminals.
2. Contractor shall be responsible for ensuring that termination of conduits entering the top of the switchboard constitutes a tight and continuous metal–to–metal contact be penetrating the finish paint on the inside of the enclosure.
3. Include nameplate and warning signs.
4. Provide permanent identification for each feeder and plate of equipment by means of of plastic laminated nameplates.
5. Install phase identification tape on all feeders within switchboard.
6. Distribution board shall be Siemens or approved equal by Square D.

F. Panelboards
1. Installation of adjacent panelboards shall be such that the top trims are level and at the same height, unless specifically noted differently. Protection device height shall be a maximum of 6 feet 6 inches to the handle or pseudoarrow over 29 inches in height, and 5 feet 8 inches in panelboards 29 inches high or less, except where adjacent to taller panelboards.
2. Trim each flush mounted panelboard, route (4)+3/4 inch empty conduits into accessible ceiling space.
3. All lighting and power panelboards shall be rigidly supported independently of conduit with Unistrut #P1000 channel, Kindorf #B–800 or equal.
4. Panel board shall be Siemens or approved equal by Square D

G. Lighting Fixtures
1. All fixtures installed in gypsum board ceiling or plaster soffits shall be provided with metal frames. Fixtures shall be compatible with type of ceiling.
2. Stem hung fixtures shall be provided with ball swivels, located at the canopies, and rockers at the fixtures, allowing a minimum 45 degree swing from vertical. Stems shall be 3/8" D minimum pipe and shall be finished to match the lighting fixtures.
3. Exterior fixtures requiring exposed exterior boxes shall be mounted on cast boxes equipped with fixtures.
4. Recessed fluorescent lighting fixture shall be independently supported by #12 AWG wires to specified anchors in the slab above. A 2 feet x 4 foot fixture shall require four (4) wires; a 1–foot x 4–foot fixture shall require four (4) wires. One (1) wire shall be attached to surface mounted fixtures. All wires to have 1–inch slack.
5. Install Lamps in All Fixtures:
a. Replace all lamps used during construction with new lamps prior to final acceptance of the project.
b. Clean all lamps after installation.
6. All fixture related mounting hardware's such as stems hangers, canopies, etc. inside the processing room shall be stainless steel.

H. RECORD DRAWINGS: Furnish (1) transparent set of explas, indicating all changes made during construction, using same symbols as on electrical drawings. Record drawings shall indicate "as installed " equipment locations, feeder routing, wiring and circuiting of all devices.

3.04 TESTING AND INSPECTION

A. Provide personnel and equipment, make required test, and secure required approval from Owner.
B. Test all parts of the electrical system to insure that all such items provided under this section function electrically in the required manner.

3.05 PROJECT COMPLETION

A. Instruct the owner's operation and maintenance personnel in the operation an maintenance of the lighting and electrical system, as well as the contents of the operations and maintenance manual required to be submitted.

3.06 ACCEPTANCE

A. Acceptance of the completed electrical work shall include Engineer receiving of submittal specified, and all work performed to the Engineer's satisfaction, including final testing of circuitry and correct operations of the completed electrical systems.

END OF SECTION

JOSELITO M. LACSON
DESIGNER
(661) 361–0818
40532 POLO CT.
PALMDALE, CA. 93551

PROFESSIONAL ENGINEER
JOSELITO M. LACSON
No. E21870
Exp. 08/31/22
STATE OF CALIFORNIA

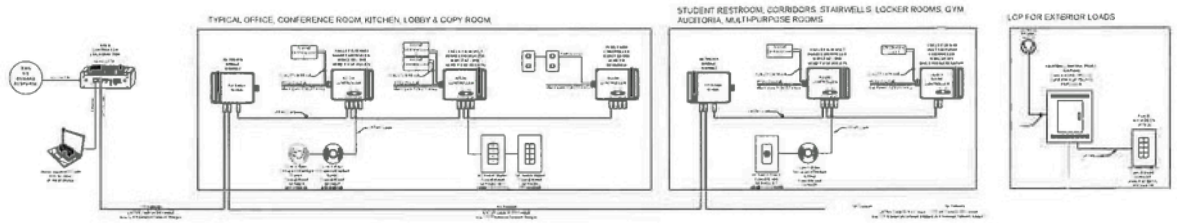
PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

Revision:

Job No.:
Date :
Drawn :
Designed:
Checked:

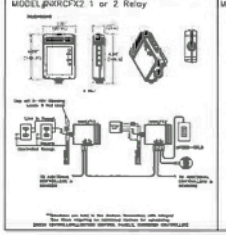
SHEET NO.
E-10.0
OF SHEETS

CURRENT / NX LIGHTING CONTROL DIAGRAM (NETWORKED)



Details

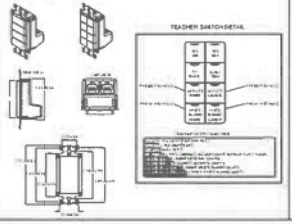
ROOM CONTROLLER– LIGHTING/PLUG LOAD
MODEL#NXRCFX2 1 or 2 Relay



CEILING OCC & DAYLIGHT SENSOR
MODEL#NXSMDT



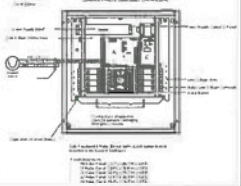
SWITCHES
MODEL#NXSM2 SERIES



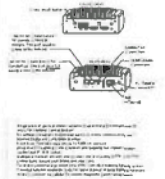
DAYLIGHT SENSOR
MODEL#NXDS SERIES



LIGHTING CONTROL PANEL
MODEL#NXP2 SERIES=
8,16,24,32,48 RELAY PANEL OPTIONS



AREA CONTROLLER
MODEL#NXAC2-120
BACNET I/P INTERFACE, REMOTE CONNECT/WI-FI



DIGITAL WALL OCC SENSOR MODEL
#NXSMDT-LH1 (1 LEG)
#NXSMDT-LH2 (2 LECS)



For Additional Information Contact:
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Current

JOSELITO M. LACSON
DESIGNER
(661) 361-0818
40532 POLO CT.
PALMDALE, CA.

Revision:

Job No.:
Date:
Drawn:
Designed:
Checked:

PROPOSED FIRE DAMAGE REPAIR AT BAY AVE. BLDG. FOR E.K.H.C.D.
Location:
8101 BAY AVE.
CALIFORNIA CITY, CA 93505

SHEET NO.
E-11.0
OF SHEETS

Xref .\NB-TB2436 Menifee.dwg

PROJECT MANUAL

for

Bay Avenue Office Building
Fire Damage Repair Plans

EAST KERN HEALTH CARE DISTRICT
8101 Bay Avenue
California City, CA 93505

PREPARED BY:

Joselito Lacson
40532 Polo Ct.
Palmdale, CA 93551

EKHCD Project No. 2026.200

DIRECTORY

DESIGNER	JOSELITO LACSON 40532 Polo Ct. Palmdale, CA 93551 661.362.0818
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MECHANICAL & PLUMBING ENGINEER	HOVDE ENGINEERING INC. 1201 Coe Street Camarillo, CA 93010 805.388.7689

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SECTION 011100
SUMMARY OF WORK

1.00 GENERAL

1.01 SUMMARY

A. The Project consists of design and construction of the following items:

1. Fire damage repair for interior building space that includes the following:
   a. Replace floor finishes
   b. Replace interior wall finishes
   c. Replace damaged ceiling finishes
   d. Replace damaged interior doors and hardware

2. Replace lighting fixtures and controls to meet Title 24 lighting energy requirements.

3. Upgrade men's and women's restrooms to comply with ADA requirements.

4. Replace HVAC unit at the northwest corner of the building.

5. Replace damaged mechanical ductwork at fire damaged areas of the buildings.

6. Provide building signage that complies with current code requirements.

7. Upgrade accessible parking that complies with current code requirements.

1.02 PHASING/CONTRACTOR'S USE OF PREMISES

A. Move stored products, which interfere with operations of District or other contractors.

B. Obtain and pay for use of additional storage, work areas or parking needed for operations or Contractor's employees.

C. Use of site: Limit to areas directed by the District.

1. Allow District access to maintain and operate other existing facilities.

2. Permit unimpeded access by firefighting, law enforcement agencies and rescue equipment.

3. Access to and egress from construction site shall be in strict conformance to prearranged routes approved by the District, with the understanding that curtailment of traffic or revision of access routes may be required on short notice if the District's operations mandate such changes because of excessive noise, or problems with safety, service, or supply.

D. Partial District's occupancy: The District reserves the right to place and install equipment in areas of the Project prior to Substantial Completion provided it doesn't interfere with normal completion of Work. This partial occupancy shall not constitute acceptance of the Work.

1.03 WORK NOT IN CONTRACT

A. The following will be provided by the District under separate contracts.

1. Encapsulation, removal and disposal of asbestos, toxic substances and other hazardous materials.

2. Tests and inspections specified to be provided by the District in the Contract Documents.

3. Items noted NIC (Not In Contract) on the Drawings or in the Specifications.

4. Items noted OFCI (Owner Furnished Contractor Installed) on the drawings or the specifications shall identify those items that will be purchased and delivered to project by the Owner but for which the Contractor(s) shall be responsible for all labor and materials necessary to fully and properly install the supplied items.

B. When work of this Contract requires the Contractor to make allowance for the above in his work, and to provide supports, power, conduits, stub-outs and other services to these items, the drawings, manufacturer's data and other information necessary for Contractor's work will be provided by the District upon request.

1.04 DEFINITIONS

A. In addition to other definitions included in these Specifications, the following applies to the Work:

1. Approved, approved equal, or equal, mean as approved and accepted by the designer and District.

2. As necessary means essential to completion of Work.

3. As required means as required by Contract Documents.

4. As selected, as approved, as directed or words of similar import mean as selected by, as approved by, or as accepted by the designer. No implied meaning shall be interpreted to extend designer's responsibility into the Contractor's area of Contractor's supervision.

5. As shown, as detailed, as indicated and words of similar import mean as indicated on the Drawings.

6. Building Department and Authorities Having Jurisdiction: All agencies, individually or collectively, charged by statute with administration/enforcement of requirements of the Building Code at Project location.

7. Concealed means embedded in masonry, concrete or other construction, installed within furred spaces, within a wall/partitions or above suspended

ceilings, in trenches, in crawl spaces, or in enclosures.

8. Equipment means a product with operational parts, whether motorized or manually operated, that requires service connections such as wiring or piping.

9. Exposed means not installed underground or concealed as defined above.

10. Fabricated means items specifically assembled or made out of selected materials to meet individual design requirements for the Project.

11. Furnish (materials) means to supply and deliver to the Project ready for installation and in operable condition.

12. Include/including means include/including, without limitation.

13. Install (services or labor) means to place in final position, complete, anchored, connected, and in operable condition.

14. Interior means a space completely enclosed by walls, solid door(s), floor and ceiling.

15. Exterior means a space which does not meet the definition for "interior" above.

16. Manufactured applies to standard units usually mass-produced.

17. Manufacturer's directions, instructions, recommendations, specifications means manufacturer's written directions, instruction, recommendations, specifications.

18. Materials are products substantially shaped, cut, worked, mixed, finished, refined or otherwise fabricated, processed, or installed to form part of Work.

19. Named products are items identified by manufacturer's product name, including make or model designation, indicated in manufacturer's published product literature current as of the date of the Contract Documents.

20. Owner furnished/Contractor installed (OFCI) means that some equipment may be Owner furnished and delivered to site by District and installed on site by Contractor under this Agreement.

21. Owner provided (OP) means items or equipment that shall be furnished and installed under separate contract by Owner/District.Product(s) means materials, systems, and equipment, and terms of similar intent.

22. Product(s) means materials, systems, and equipment, and terms of similar intent.

23. Provide means to supply, fabricate, deliver, place, and connect, complete in-place, ready for operation and use. When neither furnish, install nor provide is stated, provide is implied.

24. Division means Division of these Specifications except where the obvious intent is the act or process of dividing. Divisions are groups of related Sections.

25. Section means Section of these Specifications, except where the obvious intent is one of several components, a piece. Section is usually a basic unit of Work.

26. Shall is mandatory.

27. Submit, submittal, submission mean submit to Architect for review, unless otherwise stated.

1.05 TITLING AND ARRANGEMENT

A. Article, Paragraph and subparagraph titles and other identifications of subject matter in Specifications are intended as an aid in locating and recognizing various requirements in beginning words of a sentence or where title establishes subject, titles are subordinate to and do not define, limit, or otherwise restrict Specification text.

B. Underlining, bolding or capitalizing of words in the text does not signify or mean that such words convey special or unusual meaning.

C. Specification text governs over titling and shall be understood to be and interpreted as a whole.

D. The order of articles, paragraphs, subparagraphs, and sub-subparagraphs in the Specifications text is defined by the sequence of indentations.

1.06 INTERPRETATION

A. Unless otherwise stated in the Contract Documents, technical words and abbreviation contained in the Contract Documents are used in accordance with commonly understood construction industry meanings; and non-technical words and abbreviations are used in accordance with their commonly understood meanings.

B. Contract Documents may omit modifying words such as "all" and "any," and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement. Use of the word "including," when following any general statement, shall not be construed to limit such statement to specific items or matters, whether or not non-limiting language (such as "without limitation," "but not limited to," or words of similar import) is used with reference thereto, but rather shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such general statement.

C. Whenever context so requires, use of the singular number shall be deemed to include the plural and vice versa.

1. Each gender shall be deemed to include any other gender, and each shall include corporation, partnership, trust, or other legal entity whenever context so requires.

2. Captions and headings of various subdivisions of Contract Documents are intended only as a matter of reference and convenience and in no way define, limit, or prescribe the scope or intent of Contract Documents or any subdivision thereof.

END OF SECTION

SECTION 01 32 16
CONSTRUCTION SCHEDULE

1.00 GENERAL

1.01 SECTION INCLUDES

A. Construction Schedule procedures, preparation, submittal, updates, and revisions.

1.02 RELATED SECTIONS

A. Section 01 33 23: Submittals.

B. Section 01 77 20: Project Record Documents.

1.03 SCHEDULE

A. The construction of this project will be planned and recorded with a conventional Critical Path Method (CPM) schedule. The schedule shall be used for coordination, monitoring, and payment of all work under the contract including all activity of subcontractors, vendors, suppliers, and for all submittals.

B. Contractor is responsible for preparing the schedule. All costs incurred by Contractor in preparing the schedule shall be borne by Contractor as a part of its responsibility under this contract.

1.04 PROCEDURES

A. Baseline Construction Schedule

1. Before proceeding with any work on site, Contractor shall prepare, submit, and receive District's approval of a Baseline Construction Schedule. This schedule shall provide a detailed breakdown of activities scheduled for the first 90 days of the project and shall include mobilization, submittals, procurement, and construction.

2. No contact work may be pursued at the site without an approved Baseline Construction Schedule or an approved CPM schedule.

B. Within forty-five (45) calendar days after date of Notice to Proceed, Contractor shall submit, for review, a Detailed Project Schedule setting forth all requirements for complete execution of work.

C. Preparation of Detailed Project Schedule

1. The construction time, for the entire project or any milestone, shall not exceed the specified contract time. In the event that any milestone date or contract completion date is exceeded in the schedule, logic and/or time estimates will be revised.

2. Following the District's review, if revisions to the proposed schedule are required, the Contractor shall do so promptly. The schedule must be finalized within 60 days of the Notice to Proceed. Failure to finalize the schedule by that date will result in withholding all contract payments until the schedule is finalized.

D. Simultaneously with each submittal of Progress Payment Request, Contractor shall deliver to the District an updated Detailed Project Schedule reflecting work progress as of end of previous reporting period. Each such Schedule shall indicate actual progress to date in execution of work, together with a projected schedule for completion of work.

E. All Schedule submittals are subject to review and acceptance by the District. The District shall withhold progress payments until Contractor submits a Detailed Project Schedule acceptable to the District.

F. Concurrent with the District's acceptance of Contractor's submitted Detailed Project Schedule, shall be Contractor's signature of acceptance.

1.05 PREPARATION GUIDELINES

A. Work of this Contract shall be scheduled and progress monitored using a bar chart, although any of the CPM network type scheduling systems, including precedence diagramming or arrow are acceptable. Scheduling system shall show the sequence and interdependence of all activities required for complete performance of all items of work under this contract, including all approvals, shop drawings and other submittals and approvals, and fabrication and delivery activities. Scheduling system shall indicate all inter-relationships between trades and suppliers.

B. Level of detail indicated in schedule shall be equal to or greater than that provided by Table of Contents of Contract Technical Specifications, including any addenda. Duration and events indicated on schedule shall conform to phasing set forth in the Contract and shall show any area or building within a particular phase. Schedule shall indicate any and all Contract "milestone events" and other milestones agreed to by the District, but no other manually-imposed dates will be accepted unless approved.

C. Detailed Project Schedule shall represent a practical plan to complete work within time requirements of the Contract.

1. The Contractor may submit a Detailed Project Schedule depicting completion of the Work in a duration shorter than the Contract Time; provided that such Detailed Project Schedule shall not be a basis for adjustment to the Contract Price in the event that completion of the Work shall occur after the time depicted therein, nor shall such Detailed Project Schedule be the basis for any extension of the Contract Time.

2. A schedule found unacceptable by the District shall be revised by Contractor and resubmitted.

D. Detailed Project schedule shall clearly indicate sequence of construction activities, grouped by applicable phase and sorted by areas, buildings, or facilities within phase, and shall specifically indicate:

1. Start and completion of all items of work, their major components, and interim milestone completion dates, as determined by Contractor and the District.

2. Activities for procurement, delivery, installation of equipment, materials, and other supplies, including:

   a. Time for submittals, re-submittals, and reviews. Include decision dates for selection of finishes, if applicable.

   b. Time for fabrication, and delivery of, manufactured products for work.

   c. Interdependence of procurement and construction activities.

   d. As applicable, dates for testing, balancing equipment, and final inspection.

E. Schedule shall be in sufficient detail to assure adequate planning and execution of work.

1. Each activity shall range in duration no longer than two (2) weeks and shall be total of actual days required for completion, and shall include consideration of normal weather impact on completion of that activity.

2. The activities are to be described so that the work is readily identifiable and the progress of each activity can be readily measured. For each activity, Contractor shall identify the trade or subcontractor performing the work, the duration of the activity in work days, the manpower involved by trade, the equipment involved, the location of the work, and a dollar value of the activity. The dollar value assigned to each activity is to be reasonable and based on the amount of labor, materials, and equipment involved. When added together, the dollar value of all activities are to equal the contract price.

3. Schedule shall be suitable, in judgement of the designer, to allow monitoring and evaluation of progress in performance of work; it shall be calendar time-scaled and, at a minimum, in a Bar Chart format.

4. Activities shall include:

   a. Description; what is to be accomplished and where.

   b. Workday duration.

   c. Scheduled activities shall indicate continuous flow, from left to right.

5. Identify days per week and shifts per day worked; also, non-work days and holidays.

6. For all schedules submitted, Contractor shall provide the following:

   a. Computerized sorts by:

      (1) Total Float
      (2) Early Start
      (3) Area Sort
      (4) Trade responsibility

   b. 60-day look ahead bar charts by early start.

   c. A narrative explaining progress to date on the project, work required in the succeeding update period, a description of the critical path, and comments concerning potential problem areas.

   d. Contract will submit four copies of each of the above.

F. Failure to include any element of work required for performance of this Contract shall not excuse Contractor from completing work required to comply with the Contract Documents, notwithstanding acceptance of Construction Schedule.

G. Submittal of Construction Schedule shall be understood to be Contractor's confirmation that the schedule meets requirements of the Contract Documents, and that work will be executed in sequence indicated in schedule.

1.06 REVIEWS, UPDATES, AND REVISIONS

A. The District will review and return Contractor's Detailed Project Schedule, with summary comments, within Seventeen (17) calendar days. If revisions are required, Contractor shall resubmit Schedule within fourteen (14) calendar days following receipt of the District's comments.

B. After Contractor and the District agree to a final schedule, it will become the Project Construction Schedule and considered part of the Contract Documents. No changes to Schedule will be allowed unless mutually agreed upon with the District.

C. Contractor shall analyze and update the Detailed Project Schedule:

   1. As part of monthly payment application, Contractor shall submit to and participate with the District in a schedule review to include:

      a. Actual completion dates for work items completed during report period.

      b. Actual start dates for work items started during report period.

      c. Estimated remaining duration for work items in progress, which will not exceed original duration for activity.

d. Estimated start dates for work items scheduled to start during month following report period, if applicable.

e. Changes in duration of work items.

f. A summary bar chart schedule, organized first by work segment plan, and then by area (building number or other appropriate subdivision) shall show construction progress in each area. The previous schedule shall be included in this report to compute the current performance with the original planned sequence of work.

2. In case of a change to Contractor's planned sequence of work, Contractor shall include a narrative report with updated progress schedule which shall include, but not be limited to, a description of problem areas, current and anticipated delaying factors, and any proposed revisions for a recover plan.

3. All change orders affecting this schedule shall be clearly identified as a separate and new activity.

4. Review of Detailed Project Schedule will not relieve Contractor of responsibility for accomplishing all work in accordance with the Contract Documents.

D. Updates: The Contractor shall submit to the District, with each payment application, an up-to-date Detailed Project Schedule to include following:

1. Work Item Report: Detailing work items and dependencies as indicated on Bar Chart.

2. Separate listing of activities completed during reporting period.

3. Separate listing of activities which are currently in progress, indicating their remaining duration and percentages completed.

4. Separate listing of activities which are causing delay in work progress.

5. Narrative report to define problem areas, anticipated delays, and impact on Detailed Project Schedule. Report corrective action taken, or proposed, and its effect, including effect of changes on schedules of separate contractors.

6. Resolution of conflict between actual work progress and schedule logic: when out-of-sequence activities develop in the Schedule because of actual construction progress, Contractor shall submit a revised schedule to conform to current job sequence and direction.

E. If, according to current updated Detailed Project Schedule, the District determines Contractor is behind the Contract completion date or any interim milestone completion dates, considering all time extensions to which Contractor is entitled, Contractor shall submit a revised schedule, showing a workable plan and a narrative description to complete project on time. In accordance with Article 1.06, Paragraph C-2.

1. The District shall withhold progress payments until a revised schedule, acceptable to the District, is submitted by Contractor.

F. Scheduling of change or extra work orders is responsibility of Contractor.

1. Contractor shall revise Detailed Project Schedule to incorporate all activities involved in completing change orders or extra work orders and submit it to the District for review.

G. If the District finds Contractor is entitled to extension of any completion date, under provisions of the Contract, the District's determination of total number of days extension will be based upon current analysis of Construction Schedule, and upon data relevant to extension.

H. Contractor acknowledges and agrees that delays to non-critical activities will not be considered a basis for a time extension unless activities become critical. Non-critical activities are those activities which, when delayed, do not affect an interim or final Contract completion date.

I. Any claim for extension of time shall be made in writing to the designer not more than seven (7) days after commencement of delay; otherwise, it shall be deemed finally waived for all purposes. Contractor shall provide an estimate of probable effect of such delay on progress of work as part of claim.

1.07 CONTRACTOR'S RESPONSIBILITY

A. Nothing in these requirements shall be deemed to be a usurpation of Contractor's authority and responsibility to plan and schedule work as Contractor sees fit, subject to all other requirements of Contract Documents.

B. Contractor shall provide at all times sufficient competent labor, materials, and equipment to properly carry on work and to insure completion of each part in accordance with Construction Schedule and within time agreed.

C. Contractor shall be responsible for ensuring that all submittals to the District are accurate and consistent. Damages, including extra time and cost, caused by inaccuracies from Contractor will be compensated by Contractor.

1.08 SUSPENSION OF PAYMENTS

A. Initial Submittal: The District has the right to withhold progress payments until Detailed Project Schedule is accepted by the District.

B. Update Submittals: The District has the right to withhold progress payments if Contractor fails to update and submit Detailed Project Schedule and reports as required by the District.

1.09 RECORD COPY

A. At completion of work items, submit Detailed Project Schedule reflecting "as-built" sequence.

1.10 FORM OF SUBMITTAL

A. All Detailed Project Schedule submittals shall be transmitted with a Letter of Transmittal and shall include three (3) hard copies and one (1) electronic copy.

2.00 PRODUCTS

Not used.

3.00 EXECUTION

Not used.

END OF SECTION

SECTION 013323
SHOP DRAWINGS AND SAMPLES

1.00 GENERAL

1.01 SUMMARY

A. This Section establishes general requirements for shop drawings and samples, and supplements similar provisions found elsewhere in the Contract Documents.

1.02 GENERAL REQUIREMENTS

A. Prior to submission to Architect, Contractor to check all shop drawings, brochures, and other such construction data for quantity, size, and dimensions. Architect will answer questions raised by Contractor, and will make determination regarding quality of material and equipment, design and arrangement decisions, and color selections, but will not be responsible for quantity, size, or dimensional errors on shop drawings. In cases of omission and obvious error, and in cases of conflict, either between details on Contract Drawings or Specifications, such questions shall be brought to the Architect's attention, and Architect will give prompt answers to such questions.

1. Colors and textures to be selected will be selected from all available colors and textures, regardless of price ranges. For instance, where the first manufacturer listed has 20 colors or color ways available, that is the minimum number that shall be available for selection. Products of other manufacturers may be submitted, but the cost of colors considered special shall be included in the Contract Sum if their number is less than 20. When colors or textures are custom from any manufacturer, they will be so identified.

B. Carefully review subcontractors' submittals for completeness and correctness and stamp and acknowledge such review on submittals, prior to transmitting them to Architect.

C. Close adherence to these requirements is necessary to avoid delay in processing of shop drawings by the Architect. Deviation from these requirements may result in rejection of the submittal. Contractor will be held responsible for delays resulting from tardy and improper submittals.

D. Obtain approvals from required agencies, prior to submittal to the Architect, for all revisions, substitutions of materials or design, including all structural deviation from the design as shown and specified.

1.03 SUBMITTALS

A. Shop drawings, minimum (District may request more):

1. 6 blueline prints bound in sequence.

B. Brochures/material list/specifications/concrete mix designs: 6 sets each bound in sequence.

C. Samples: 3 each, unless additional samples are requested by the District.

1.04 SUBMITTAL PROCEDURES

A. Identify submittals with job name, location, and District's job number. They shall be reviewed, stamped with an approximately 3 in. x 1/2 in. identification stamp, and have the signed approval of Contractor, prior to submission to Architect. Each sheet of drawings, both prints and transparencies, shall be so identified and signed.

B. Bound sets of brochures, catalog sheets, specifications and materials lists shall include an index sheet, completely identifying the entire content of the submittal in sequential order. At his option, the Contractor may identify, stamp and sign only this index sheet.

C. In lieu of signing each brochure, Contractor may indicate on Letter of transmittal that he has reviewed and approved all material included. This does not eliminate requirements for identification stamp information.

D. Designer will return to the Contractor one copy of the vellum transparency of drawings and 1 brochure, stamped and signed with corrections, if any. If the Contractor desires additional copies returned, then he must so request and submit the extra copies.

E. Handle re-submittals the same as the original submittals, but identify as such and use the Architect's original shop drawing number.

F. Accompany each submittal by a letter of transmittal containing a complete itemized and numbered list of the submitted material together with the subcontractor's name. A separate Letter of transmittal shall accompany each submittal from different subcontractors and different categories (trade and building units).

G. Segregate and submit shop drawing submittals separately for each building unit comprising entire Project. Submittals shall be made as though each building unit and the site are separate projects.

1.05 SAMPLES

A. Labeling: Identify each sample with at least a 3 in. by 4 in. label with the following information.

1. Complete identification stamp information in accordance with submittals procedure in paragraph 1.04, A.

2. Name, finish, and composition of the material.

3. Location or intended use on the Project.

B. Size of samples: Of sufficient size to show all salient features of material or item, and which are truly representative of the extremes of variation in color, texture, finish, and construction to be expected in installed work. Samples of framed materials shall

include a corner joint. Allow space for 5 in. by 3 in. Architect's review stamp.

C. Mock-ups: Specifications may require mock-ups of proposed construction elements, using actual materials and full-size components. Such mock-ups shall be included in the Contract Sum.

D. Review of samples: After review, samples will be stamped or labeled to indicate their review, and one sample will be returned to the Contractor.

1. Samples retained by the designer will constitute the standard of quality and appearance of all materials of the type represented by the sample.

2. When samples are rejected, Contractor will be given reasons for rejection and shall resubmit samples until, in the opinion of the designer, they comply with Contract requirements.

E. At the option of the District or designer, samples may be subject to testing. In such event, additional samples as may be required shall be supplied by the Contractor at no additional cost.

END OF SECTION

SECTION 013513
SPECIAL PROJECT PROCEDURES

1.00 GENERAL

1.01 SUMMARY

A. General: Buildings will not be occupied while the work of this Contract is performed.

B. Existing conditions:

1. Contractor shall accept the site in the condition in which they exist at the time he is given access to begin work.

2. Before starting work, make a detailed survey of existing conditions, verify governing dimensions at the premises against the Drawings, and examine adjoining work on which the work of this Contract is dependent.

3. No "Extra" or additional compensation will be allowed on account of differences between actual measurements and dimensions shown.

4. Submit differences discovered during Work to Architect for interpretation before proceeding with associated work.

C. Protection:

1. While work of this Contract is in progress, protect adjacent areas, facilities, grounds, and contents, whether private or public, from damage or harm due to the work of this Contract.

2. Cover and protect all surfaces of areas turned over to Contractor for the Work as required to prevent soiling or damage by dust, dirt, water, fumes or otherwise, and protect other areas where Work is performed in the same manner, all as deemed adequate by the District. Prior to District's re-occupancy of any such area, clean all surfaces according to cleaning instructions as may be specified in other Sections or issued by the District.

3. Conform to following requirements where welding is performed in or on the buildings.

a. Protection during welding: Conform to CAC. Further protect occupants and the public with portable solid vision barricades around locations where welding is performed plus sign warning against looking at welding without proper eye protection, or equivalent.

b. Fire extinguishers: Maintain a fully charged UL labeled, minimum 10 lbs. ABC fire extinguisher at each location where welding is performed.

c. Welding smoke control: Verify locations of existing smoke detectors. Perform welding operations by methods that produce the minimum feasible smoke and fumes. Furnish portable type smoke collection and ventilating equipment as required to prevent smoke and fume nuisances. Notify the District at least 48 hours in advance if temporary deactivation of smoke detector is required to prevent false alarms from welding. District will permit deactivation of detectors only for the time welding is actually in progress.

4. Fire prevention:

a. Ensure that flammable solvents are not being used in the area. Maintain a safe distance between place of welding and source of flammable solvents.

b. In addition, examine existing construction and backing for all combustible materials and finishes and for conditions where heat conduction in metals may bring adjoining materials to ignition temperature.

c. Use positive fire prevention measures including, without limitation, removal and reinstallation of combustible materials, installation of temporary shields and/or heat sinks, and all other necessary measures.

5. No utility services, such as water, gas, sewers, electricity, telephone, communication, and fire protection system serving the Buildings or parts thereof, shall be interrupted without prior written approval of the District, and other authorities having jurisdiction.

6. Damage caused by the Contractor to existing structures, grounds, pavements, utilities or flora, or work done by others, shall be repaired by the Contractor at his expense and left in as good condition as existed before the damaging, except where such existing work is shown to be removed, or replaced by new work.

D. Access:

1. During the life of the Contract, maintain access to site, and within the site to the buildings for fire-fighting equipment, ambulance and police vehicles.

2. Required accessways and other accessways not required but so designated by the District or Contract Documents shall not be blocked so as not to interfere with access to adjacent areas, facilities or new work area and cause least possible interference with activities of other contractors, District's personnel or the public.

1.02 SURVEY AND RE-SURVEY OF EXISTING CONDITIONS

A. Intent of Drawings is to show existing site and buildings conditions with information developed from original construction documents, field surveys, and District's records, and to generally show the extent and type of demolition required to complete the

Work.

1. Information shown on the Drawings is not a guarantee of existing conditions.

2. Contractor/Bidder is invited to survey the site of the work after making arrangements to do so with the District.

B. After award of Contract and before starting work, the Contractor, the District's representative, and the designer shall together make a thorough survey of the existing facilities, and areas to be used for staging, storage or accessways to or from the Work.

1. Contractor shall list, and photograph if he/she desires, existing conditions not requiring alterations, shall note discrepancies between Drawings and existing conditions, and shall designate areas of storage and routes of access agreed upon by the District.

2. Where necessary, designer will issue clarifications and instructions.

3. Do not proceed where such conflicts or discrepancies occur prior to receipt of designer's instructions.

C. At a mutually agreed upon time before completion of Work, the Contractor, the District and designer shall re-survey the same areas.

1. Contractor shall furnish a report on conditions then existing compared with conditions as first noted.

2. The report of re-survey shall be signed by the designer, and forwarded by the Contractor to the District.

3. Damage indicated in the report that was caused by the Contractor, or anyone employed by or under contract to the Contractor, shall be repaired by the Contractor at his expense and left in as good condition as existed before the damaging.

1.03 RESTRICTIONS

A. Noise control: Exercise caution to prevent generation of unnecessary noise and keep work-generated noise levels to minimum possible. Do not exceed CAL/OSHA standards at any time. Discontinue noise producing operations, when requested by the District, and reschedule at a mutually acceptable time.

1. Equip internal combustion engines with suitable mufflers. Do not use internal combustion engines in enclosed spaces, including the buildings, without the District's written approval.

2. Mount rolling equipment on pneumatic tires.

B. Dust control:

1. Control dust by methods acceptable to the District.

2. Provide dust-tight partitions to prevent dust escaping into other parts of the building where work is not in progress.

3. Assume liability for claims related to flying dust and debris.

C. Water control:

1. Control the use of water to prevent damage to the existing facilities and site improvements to remain. Provide wet vacuum equipment where water, such as waste cooling water from concrete sawing, is used in and adjacent to existing buildings.

2. Provide impermeable floor coverings and suitable dams to prevent damage by water, and immediately clean-up and remove all surplus water, and water spilled in non-working areas.

D. Security: Coordinate security with the District.

1. Take all necessary precautions to keep trespassers out of work and demolition areas.

2. Properly secure work and demolition areas from entry when work is not in progress but do not block required exitways.

END OF SECTION

SECTION 013600
CUTTING AND PATCHING

PART 1 – GENERAL

1.1 SUMMARY

A. This Section establishes general requirements pertaining to cutting (including excavating), fitting, and patching of the Work required to:

1. Make the several parts fit properly;

2. Uncover work to provide for installing, inspecting, or both, of ill-timed work;

3. Remove and replace work not conforming to requirements of the Contract Documents; and

4. Remove and replace defective work.

B. Related work:

1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

2. In addition to other requirements specified, upon the District's request uncover work to provide for inspection by the District of covered work, and remove samples of installed materials for testing.

3. Do not cut or alter work performed under separate contracts without the District's written permission.

1.2 SUBMITTALS

A. Request for District's consent:

1. Prior to cutting which affects structural safety, submit written request to the Project Manager for permission to proceed with cutting.

2. Should conditions of the Work, or schedule, indicate a required change of materials or methods for cutting and patching, so notify the Project Manager and secure his written permission and the required Change Order prior to proceeding.

B. Notices to the Project Manager:

1. Prior to cutting and patching performed pursuant to the District's instructions, submit cost estimate to the Project Manager. Secure the Project Manager's approval of cost estimates and type of reimbursement before proceeding with cutting and patching.

2. Submit written notice to the Project Manager designating the time the Work will be uncovered, to provide for the District's observation.

1.3 QUALITY ASSURANCE

A. Use adequate numbers of skilled workmen thoroughly trained and experienced in the necessary crafts and completely familiar with the specified requirements and methods needed for proper performance of the work of this Section.

PART 2 – PRODUCTS

2.1 MATERIALS

A. For replacement of items removed, use materials complying with pertinent Sections of these Specifications.

2.2 PAYMENT FOR COSTS

A. The Owner will reimburse the Contractor for cutting and patching performed pursuant to a written Change Order, after claim for such reimbursement is submitted by the Contractor. Perform other cutting and patching needed to comply with the Contract Documents at no additional cost to the Owner.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

A. Inspection:

1. Inspect existing conditions, including elements subject to movement or damage during cutting, excavating, patching, and backfilling.

2. After uncovering the work, inspect conditions affecting installation of new work.

B. Discrepancies:

1. If uncovered conditions are not as anticipated, immediately notify the Architect and secure needed directions.

2. Do not proceed until unsatisfactory conditions are corrected.

3.2 PREPARATION PRIOR TO CUTTING

A. Provide required protection including, but not necessarily limited to, shoring, bracing, and support to maintain structural integrity of the Work.

3.3 PERFORMANCE

A. Perform required excavating and backfilling as required under pertinent other Sections of these Specifications and OSHA standards for such work.

1. Perform cutting and demolition by methods which will prevent damage to other portions of the Work and provide proper surfaces to receive installation of repair and new work.

2. Perform fitting and adjusting of products to provide finished installation complying with the specified tolerances and finishes.

3. Typically chip back existing adjoining plaster surfaces to expose the lath and building paper to permit proper lapping on new infill materials.

END OF SECTION

SECTION 014000
QUALITY CONTROL

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for quality assurance and quality control.

B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.

1. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and -control procedures that facilitate compliance with the Contract Document requirements.

2. Requirements for Contractor to provide quality-assurance and -control services required by designer, Owner, or authorities having jurisdiction are not limited by provisions of this Section.

C. Related Sections:

1. Divisions 2 through 33 Sections for specific test and inspection requirements.

1.2 DEFINITIONS

A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.

B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by designer.

C. Mockups: Full size physical assemblies that are constructed on-site. Mockups are constructed to verify selections made under sample submittals; to demonstrate aesthetic effects and, where indicated, qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified installation tolerances. Mockups are not Samples. Unless otherwise indicated, approved mockups establish the standard by which the Work will be judged.

D. Preconstruction Testing: Tests and inspections performed specifically for the Project before products and materials are incorporated into the Work to verify performance or compliance with specified criteria.

E. Product Testing: Tests and inspections that are performed by a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.

F. Source Quality-Control Testing: Tests and inspections that are performed at the source, i.e., plant, mill, factory, or shop.

G. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.

H. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.

I. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.

1. Use of trade-specific terminology in referring to a trade or entity does not require that certain construction activities be performed by accredited or unionized individuals, or that requirements specified apply exclusively to specific trade or trades.

J. Experienced: When used with an entity or individual, "experienced" means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1.3 CONFLICTING REQUIREMENTS

A. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to designer for a decision before proceeding.

B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to designer for a decision before proceeding.

1.4 INFORMATIONAL SUBMITTALS

A. Contractor's Statement of Responsibility: When required by authorities having jurisdiction, submit copy of written statement of responsibility sent to authorities having jurisdiction before starting work on the following systems.

1. Seismic-force resisting system, designated seismic system, or component listed in the designated seismic system quality assurance plan prepared by the designer.

2. Main wind-force resisting system or a wind-resisting component listed in the wind-force-resisting system quality assurance plan prepared by the designer.

B. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.

1.5 REPORTS AND DOCUMENTS

A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:

1. Date of issue.

2. Project title and number.

3. Name, address, and telephone number of testing agency.

4. Dates and locations of samples and tests or inspections.

5. Names of individuals making tests and inspections.

6. Description of the Work and test and inspection method.

7. Identification of product and Specification Section.

8. Complete test or inspection data.

9. Test and inspection results and an interpretation of test results.

10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.

11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.

12. Name and signature of laboratory inspector.

13. Recommendations on retesting and re-inspecting.

B. Manufacturer's Field Reports: Prepare written information documenting tests and inspections specified in other Sections. Include the following:

1. Name, address, and telephone number of representative making report.

2. Statement on condition of substrates and their acceptability for installation of product.

3. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.

4. Results of operational and other tests and a statement of whether observed performance complies with requirements.

5. Other required items indicated in individual Specification Sections.

C. Permits, Licenses, and Certificates: For Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

1.6 QUALITY ASSURANCE

A. General: Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.

B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.

C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.

D. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.

E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or products that are similar to those indicated for this Project in material, design, and extent.

F. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.

1. Requirements of authorities having jurisdiction shall supersede requirements for specialists.

G. Testing Agency Qualifications: An independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 329; and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.

H. Manufacturer's Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.

I. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:

1. Contractor responsibilities include the following:

   a. Provide test specimens representative of proposed products and construction.

   b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the Work.

   c. When testing is complete, remove test specimens, assemblies, mockups; do not reuse products on Project.

2. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to designer, with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.

J. Mockups: Before installing portions of the Work requiring mockups, build mockups for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work:

1. Build mockups in location and of size indicated or, if not indicated, as directed by designer.

2. Notify designer seven days in advance of dates and times when mockups will be constructed.

3. Demonstrate the proposed range of aesthetic effects and workmanship.

4. Obtain designer's approval of mockups before starting work, fabrication, or construction.

   a. Allow seven days for initial review and each re-review of each mockup.

5. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.

6. Demolish and remove mockups when directed, unless otherwise indicated.

1.7 QUALITY CONTROL

A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.

1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.

2. Costs for retesting and re-inspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor, and the Contract Sum will be adjusted by Change Order.

B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities required to verify that the Work complies with requirements, whether specified or not.

1. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.

a. Contractor shall not employ same entity engaged by Owner, unless agreed to in writing by Owner.

2. Notify testing agencies at least 48 hours in advance of time when Work that requires testing or inspecting will be performed.

3. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.

4. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.

5. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.

C. Manufacturer's Field Services: Where indicated, engage a manufacturer's representative to observe and inspect the Work. Manufacturer's representative's services include examination of substrates and conditions, verification of materials, inspection of completed portions of the Work, and submittal of written reports.

D. Retesting/Re-inspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and re-inspecting, for construction that replaced Work that failed to comply with the Contract Documents.

E. Testing Agency Responsibilities: Cooperate with designer and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.

1. Notify designer and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.

2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.

3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.

4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality-control service through Contractor.

5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.

6. Do not perform any duties of Contractor.

F. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:

1. Access to the Work.

2. Incidental labor and facilities necessary to facilitate tests and inspections.

3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.

4. Facilities for storage and field curing of test samples.

5. Delivery of samples to testing agencies.

6. Preliminary design mix proposed for use for material mixes that require control by testing agency.

7. Security and protection for samples and for testing and inspecting equipment at Project site.

G. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and -control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.

1. Schedule times for tests, inspections, obtaining samples, and similar activities.

1.8 SPECIAL TESTS AND INSPECTIONS

A. Special Tests and Inspections: Owner will engage a qualified testing agency and/or special inspector to conduct special tests and inspections required by authorities having jurisdiction as the responsibility of Owner, as indicated in Statement of Special Inspections attached to this Section, and as follows:

B. Special Tests and Inspections: Conducted by a qualified testing agency or special inspector as required by authorities having jurisdiction, as indicated in individual Specification Sections, and as follows:

1. Verifying that manufacturer maintains detailed fabrication and quality-control procedures and reviewing the completeness and adequacy of those procedures to perform the Work.

2. Notifying designer and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.

3. Submitting a certified written report of each test, inspection, and similar quality-control service to designer with copy to Contractor and to authorities having jurisdiction.

4. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.

5. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.

6. Retesting and re-inspecting corrected work.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 REPAIR AND PROTECTION

A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.

1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in Division 1.

B. Protect construction exposed by or for quality-control service activities.

C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION

SECTION 014529
TESTING AND INSPECTION REQUIREMENTS

1.01 SUMMARY

A. Related Work Specified Elsewhere:

1. Requirements for testing may be required in other Sections of these Specifications.

2. Where no testing requirements are specified or required by reference standards or authorities having jurisdiction, the Owner may require such testing to be performed under current pertinent standards for testing. Payment for such testing will be made as described herein.

C. Work Not Included:

1. The Owner will select a pre-qualified independent testing laboratory and Inspector.

2. The Owner will pay for initial services of the testing laboratory as further described hereinafter.

1.02 QUALITY ASSURANCE

A. The Owner will select an independent testing laboratory to conduct the tests. Selection of the material required to be tested shall be by the laboratory or the Owner's representative and not by the Contractor.

B. Qualifications of Testing Laboratory: The testing laboratory shall be qualified to the Owner's acceptance in accordance with ASTM E 329.

C. Codes and Standards: Testing, when required, will be in accordance with pertinent codes and regulations and with selected standards of the American Society for Testing and Materials and other organizations or agencies which publish recognized codes, standards, or tests. Refer to Article 3.04 – Required Testing of this Section.

D. The project specifications shall be in accordance with the provisions of the Standard Specifications for Public Works Construction (SSPWC) 2012 Edition.

1.03 TEST REPORT DISTRIBUTION

A. Promptly process and distribute required copies of test reports and related instructions to ensure necessary retesting and/or replacement of materials with the least possible delay in progress of the Work.

B. Reports shall include tests made, regardless of whether such tests indicate that the material is satisfactory or unsatisfactory. Samples taken but not tested shall

also be reported. Records of special sampling operations as required shall also be reported. The reports shall show that the material or materials were sampled and tested in accordance with the requirements of Title 24 and with the approved specifications. Test reports shall show the specified design strength. They shall also state definitely whether or not the material or materials tested comply with requirements.

1.04 PAYMENT FOR TESTING SERVICES

A. Initial Services: The Owner will pay for initial testing and inspection except as specifically modified herein-after or as specified otherwise in technical sections. Provided the results of inspection indicating compliance with the Contract Documents.

B. Retesting: When initial tests or inspection indicate noncompliance with the Contract Documents, subsequent retesting or re-inspection occasioned by the noncompliance shall be performed by the same testing laboratory or Inspector and the costs thereof will be deducted by the Owner from the Contract Sum. Retesting and re-inspection will continue until test or inspection results indicate compliance.

C. Code Compliance Testing: Inspections and tests required by codes or ordinances, or by authorities having jurisdiction and made by a legally constituted authority, shall be the responsibility of and shall be paid for by the Owner, but back charged to the Contractor in case of retesting due to noncompliance.

D. Specified Inspections and Tests: Tests and inspections specified in the Specifications, directly or by reference, shall be coordinated by the Contractor at his expense and paid for by the Owner. Corrections of noncompliance and test failures shall be paid for by the Owner, but shall be back charged to the Contractor. Re-inspection and retesting shall be in accordance with paragraph 1.04-B.

E. Contractor's Convenience Testing: Inspecting or testing performed exclusively for the Contractor's convenience shall be the sole responsibility of and at the expense of the Contractor.

1.05 INSPECTION BY THE OWNER

A. The Owner and his representatives will have access, for the purpose of inspection, to parts of the work and to the shops wherein the work is in preparation, and the Contractor shall maintain proper facilities and provide safe access for such inspection.

B. The Owner shall have the right to reject materials and workmanship which are defective, and to require their correction. Rejected workmanship shall be satisfactorily corrected and rejected materials shall be removed from the premises without charge to the Owner. If the Contractor does not correct such rejected within a reasonable time, fixed by written notice, the Owner may correct rejected work and charge the expense to the Contractor.

C. Should it be considered necessary or advisable by the Owner at any time before final acceptance of the entire work to make an examination of work already completed by removing or tearing out the same, the Contractor shall on request promptly furnish necessary facilities, labor and materials. If such work is found to be defective in respect due to fault of the Contractor or his subcontractor, he shall defray expenses of such examinations and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the contract, the additional cost of labor and material necessarily involved in the examination and replacement will be allowed the Contractor.

1.07 OWNER'S OTHER PERSONNEL

A. From time to time, other personnel in the employ of the Owner may inspect the Work when the Work is in progress but shall have no authority to direct the Contractor or request changes in the Work except as may be provided elsewhere in the Contract Documents.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

3.01 COOPERATION WITH TESTING LABORATORY AND INSPECTORS

A. Inspectors and representatives of the testing laboratory shall have access to the work. Provide facilities for such access in order that the testing, inspection, and the obtaining of samples may be done properly.

B. Contractor shall deliver material specimens to the Owner's testing lab, which must by terms of the Contract be tested prior to inclusion in the Project, at least 45 days prior to scheduled delivery to the job site.

C. Material shipped by the Contractor from the source of supply prior to having satisfactorily passed such testing and inspection or prior to the receipt of notice from said representative that such testing and inspection will not be required shall not be incorporated in the job.

3.02 TAKING SPECIMENS

A. Field specimens and samples for testing, unless otherwise provided in these Contract Documents, shall be selected and taken by the Testing Laboratory or Project Inspector and not the Contractor. Sampling equipment and personnel will be provided by the testing laboratory. Deliveries of specimens and samples to the testing laboratory will be performed by the testing laboratory. Soil samples for approval of import fill shall be picked-up by the Testing Laboratory.

3.03 SCHEDULES FOR TESTING

A. Establishing Schedule:

1. By advance discussion with the testing laboratory selected by the Owner, determine the time required for the laboratory to perform its tests and to issue each of its findings.

2. Provide required time within the construction schedule.

B. Revising Schedule: When changes of construction schedule are necessary during construction, coordinate such changes of schedule with the testing laboratory as required.

C. Adherence to Schedule: When the testing laboratory is ready to test according to the determined schedules, but is prevented from testing or taking specimens due to incompleteness of the work, extra charges for testing attributable to the delay may be back-charged to the Contractor and will be deducted by the Owner from the Contract Sum.

3.04 REQUIRED TESTING

Tests and inspections for the following items, where applicable, will be required in accordance with referenced Sections/Chapters of California Building Code, 2016 Edition, Title 24, Part 2:

A. FOUNDATIONS:

1. INSPECTION:

a. Inspection of Cast-In-Place Deep Foundation 1704A.9

B. CONCRETE (Chapter 19A)

1. MATERIALS:

a. Portland Cement 1704A.4.1; 1916A.1

b. Concrete Aggregates 1704A.4.1; 1903A.3

c. Not Used

d. Reinforcing Bars 1704A.4.1;

			1916A.2
2.	QUALITY:		
	a.	Proportions of Concrete	1905A.2; 1905A.3; 1905A.4
	b.	Strength Tests of Concrete	1905A.1.1; 1905A.6
	c.	Shotcrete Proportions	1913A.2
	d.	Shotcrete Cores	1913A.5
	e.	Composite Construction Cores	1916A.4
	f.	Gypsum Concrete Strength Tests	1914A; 1916A.6
3.	INSPECTION:		
	a.	Job Site	1905A.7
	b.	Batch Plant	1704.A.4.2
	c.	Waiver of Batch Plant	1704.A.4.3
	d.	Prestressed Concrete	1704A.4.4
	e.	Shotcrete	1704A.17; 1913A
	f.	Reinforcing Bar Welding	1903A.7; Table 1704A.3
	g.	Post-Installed Anchors in Concrete	1916A.7
C.	LIGHT WEIGHT METALS		
1.	MATERIALS		
	a.	Alloys	2002.1
	b.	Identification	2002.1

2. INSPECTION

a.	Welding	2003.1

D. STRUCTURAL STEEL

1. MATERIALS

a.	Structural Steel	2205A.1
b.	Cold Form Steel	2209A.1
c.	Identification	2203A.1

2. QUALITY

a.	Tests of Structural and Cold Form Steel	2210A.1
b.	Tests of End Welded Studs	2212A.2
c.	Steel Joists	2206A; 1704A.3.2.1
d.	Non-Destructive Weld Tests	1704A.3.1

3. INSPECTION

a.	Shop Fabrication	1704A.2 1704A.4.3
b.	Welding	1704A.3.1
c.	Nelson Stud Welding	1704A.3

E. WOOD

1. MATERIALS:

a.	Lumber and plywood	2303.1

END OF SECTION

SECTION 015000
TEMPORARY FACILITIES

PART 1 – GENERAL

1.01 SUMMARY

A. Provide all temporary facilities and controls required for the performance of the Work.

B. Supervise the use of all temporary facilities and controls. Enforce compliance with applicable standards. Prevent abuses of services.

1.02 SAFETY

A. Guard machinery, equipment, and all hazards in accordance with the safety provisions of the latest edition of the Manual of Accident Prevention in Construction, published by the Associated General Contractors of America, to the extent that such provisions are not in contravention of applicable law.

1. Protect all hazards with adequately constructed guard rails or barricades and provide lanterns, warning lights, and the like, as necessary. Eliminate all attractive nuisance from the work and the room site.

2. To this end, dispose, store, guard, and protect the premises and all work materials, equipment and both permanent and temporary construction so as to preclude the unauthorized use thereof by children or others and particularly to eliminate possible consequent injury to all persons.

B. Structural design of all items used in the construction of the building and not a permanent part thereof, including, shoring for concrete and masonry work, the temporary bracing for structural steel, and the shoring of cut earth banks, its the sole responsibility of the Contractor.

1.03 SCAFFOLDING AND HOISTS

A. Furnish and maintain hoists, staging, rigging, scaffolding, and runways required in the prosecution of the work. Erect, equip and maintain such temporary work in accordance with statutes, laws, ordinances, rules or regulations of the State of California and other authorities and Insurance Companies having jurisdiction.

1.04 DUST CONTROL

A. During the life of the Contract, provide effective means of dust control both within the structure and on the surrounding site.

B. Obtain the designer's approval before use of any means except water.

C. Water all active construction areas as often as needed to control dust.

D. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

E. Apply water 3 times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction site.

F. Sweep daily with water sweeper, all paved access roads, parking areas and staging areas at construction site.

G. Sweep streets daily with water sweeper, if visible soil material is carried onto adjacent public streets.

H. Hydroseed or apply non-toxic stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more).

I. Enclose, cover water twice daily or apply non-toxic soil binders to exposed stockpiles of dirt, sand and other loose materials.

J. Limit traffic speed on unpaved roads to 15 mph.

K. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

L. Replant vegetation in disturbed areas as quickly as possible.

1.05 MAINTENANCE OF TRAFFIC

A. Maintain traffic on all streets adjacent to or leading to the site.

B. Where construction operations interfere with the free movement of traffic, provide traffic controls, flagmen or similar devices to efficiently control traffic movement.

C. Provide a traffic control permit from the local authorities if required.

D. Schedule delivery of materials and construction activities so that they do not interfere with student/public traffic at drop-off and pick-up.

1.06 DEWATERING

A. Furnish and maintain all pumps or other dewatering devices required by this Work.

1.07 PROJECT OFFICE

A. Provide and maintain, for the duration of the Contract, a project office, complete with heat, light, ventilation and convenience outlets. The office shall be of sufficient size for the Contractor's personnel and operators and shall provide desk space.

1.08 TELEPHONE

A. Provide and pay for all necessary temporary telephone service.

B. Maintain telephone(s) in continuous service on the project site during the course of the Work and make available at all times, free and unrestricted, to the designer's and District's representatives for calls in direct connection with the Work.

1.09 TEMPORARY TOILETS

A. Provide temporary toilet facilities for all personnel employed on the Project. Maintain toilets in a clean and sanitary condition at all times. Remove at Project completion.

1.10 CONSTRUCTION WATER AND POWER

A. Make arrangements for all water and power required for the Project. Provide all temporary lines and arrange for billing to go directly to District. Remove temporary facilities at Project completion.

1.11 FENCES AND BARRICADES/SECURITY

A. Around the construction site, erect fences and barricades with gates, as required by local governing authorities, for security and to prevent unauthorized entry to the Work site. Maintain in good condition until completion of the Project.

1.12 SIGNS

A. Furnish and erect a ¾ in. x 48 in. x 96 in. job sign painted and lettered to identify the Project, the Owner and the Contractor. Mount on post and brace as indicated by the designer. Sign shall be lettered by a professional sign painter, and the layout shall be as indicated by the designer.

B. Keep the premises free from all other posters, signs, and miscellaneous decorations, except those required by Code and to indicate unsafe conditions.

1.13 COPIES OF STANDARDS AND CODES

A. Copies of applicable referenced standards are not bound in this Project manual.

B. Copies of standards and California Building Code, Title 24, Parts I and II and shall be kept and available at the Project Site, available to the Contractor's personnel, Sub-contractors, District, and designer.

END OF SECTION

SECTION 016600
PRODUCT HANDLING

1.00 GENERAL

1.01 SUMMARY

A. Section includes:

1. This Section establishes general requirements for product handling and storage, whether on or off site, and supplements similar provisions found elsewhere in the Contract Documents.

1.02 HANDLING

A. General: Transport, deliver, handle, and store all materials and equipment used on the Project to prevent the intrusions of foreign matter, moisture, and to prevent damage. In all cases comply with the following.

1. Material and equipment manufacturer's printed instructions regarding temperature limitations.

2. Other environmental conditions which are required to maintain original quality of materials and equipment.

B. Packaging:

1. Provide packaged materials in their manufacturer's original containers with seals unbroken and labels intact until incorporating into the Work.

2. Wrapped or bundled materials shall clearly bear the manufacturer's name and trade mark.

C. Damaged materials: Remove damaged or otherwise unsuitable material and equipment promptly from the site. Do not install damaged materials.

1.03 STORAGE

A. Inspect products upon delivery to ensure compliance with the Contract Documents, and to ensure that products are undamaged and properly protected.

B. Store products at the site to facilitate inspection and measurement of quantity or counting of units.

C. Store heavy materials away from the Project structure in a manner that will not endanger the supporting construction.

1. Do not subject slabs-on-grade to excessive loading by shoring, storage of materials or operation of construction equipment unless adequately protected by heavy planking. Maintenance of slabs in good condition is the responsibility of the Contractor who shall remove damaged areas of such slabs and replace them with new work, to the Architect's satisfaction, at no cost to the Owner.

D. Store products subject to damage by elements above ground, under cover in weathertight enclosure, with ventilation adequate to prevent condensation. Maintain temperature and humidity within range required by manufacturer's instructions.

E. Schedule delivery to minimize long-term storage at the site and to prevent overcrowding of construction spaces.

F. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft and other losses.

G. Locate storage piles, stacks or bins to avoid being disturbed, and protect from damage of any sort.

H. Store materials and equipment in accord with their manufacturer's instructions, above grade, and properly protected from weather and construction activities.

I. Payment may be withheld for improperly packaged and stored materials.

1.04 PROTECTION

A. Protect all finished surfaces, including floors, jambs, and soffits of all openings used as passageways or through which materials and equipment must travel.

B. Carts, hand trucks, wheelbarrows and similar wheeled conveyances used on or in any portion of the buildings shall be equipped with pneumatic tires, unless otherwise authorized by the Architect.

C. Keep finished surfaces clean and unmarred until the date of acceptance.

D. Refer to individual Specification Sections for additional specific product handling and protection requirements.

2.00 PRODUCTS

Not used.

3.00 EXECUTION

Not used.

END OF SECTION

SECTION 017400
CLEANING

1.00 GENERAL

1.01 DESCRIPTION

A. Principal work in this Section:

1. Keep premises, and adjacent private and public properties free from accumulations of waste, debris and rubbish caused by construction operations.

2. At completion of Work, remove waste materials, rubbish, tools, equipment, machinery and surplus materials, and clean all exposed surfaces. Remove remaining mock-ups and sample panels.

3. Leave Project clean and ready for occupancy.

1.02 SAFETY REQUIREMENTS

A. Standards: Maintain Project in accord with State and local safety and insurance standards.

B. Hazard control:

1. Store volatile wastes in covered metal containers, and remove from premises daily.

2. Prevent accumulation of wastes which create hazardous conditions.

3. Provide adequate ventilation during use of volatile or noxious substances.

C. Conduct cleaning and disposal operations to comply with local ordinances and anti-pollution laws.

1. Do not burn or bury rubbish and waste materials on Project site.

2. Do not dispose of volatile wastes such as mineral spirits, oil, or paint thinner in storm or sanitary drains. Store in containers with tight-fitting lids and remove to legal dump site or to recycling center.

2.00 PRODUCTS

Not used.

3.00 EXECUTION

3.01 DURING CONSTRUCTION

A. Keep premises, and adjacent private and public properties free from accumulations of waste materials and rubbish. Remove debris and dirt from public property promptly; sweep sidewalks and adjacent streets daily when soiled by work performed under this Contract.

B. Wet down materials and rubbish to lay dust and prevent it from blowing.

C. At least once a week, or more often if required, clean site and dispose of waste materials, debris and rubbish off the site in a legal manner. Remove combustible materials such as paper and cardboard daily.

D. Provide on-site containers for collection of waste materials, debris and rubbish. Provide a collection can at each location used as an eating area. Pick-up all garbage daily.

E. Remove waste materials, debris and rubbish from site and legally dispose of at legal public or private dumping areas or recycling center off District's property.

F. Do not allow debris and combustible materials to accumulate in, voids, cavities, and plenums created by wall, partition, and ceiling construction. These areas must be thoroughly cleaned out before being sealed or closed off by installation of finish materials.

G. Do not allow debris to clog drains. Clean roof drains, scuppers, floor drains and area drains free of debris. Verify that they drain properly. Keep drains clean of debris at all times.

H. Vacuum clean interior areas when ready to be painted. Refer to Section 09900 for other provisions on preparation of surfaces to be painted.

I. Handle materials in a controlled manner with as few handling as possible; do not drop or throw materials from heights.

J. Schedule cleaning operations so that dust and other contaminants resulting from cleaning process will not fall on wet, newly painted surfaces.

3.02 FINAL CLEANING

A. Employ experienced workers, or professional cleaners, for final cleaning.

B. In preparation for Substantial Completion or Occupancy conduct final inspection of sight-exposed interior and exterior surfaces, and of concealed spaces.

C. Remove labels that are not permanent labels.

D. Clean transparent materials, including mirrors and glass in doors and windows. Remove misplaced glazing compound and other substances. Replace chipped or

broken glass and other damaged transparent materials.

E. Clean exposed exterior and interior hard-surfaced finishes to a dust-free condition, free of stains, films and similar foreign substances. Restore reflective surfaces to their original reflective condition. Leave concrete floors broom clean. Vacuum carpeted surfaces.

F. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication and other substances. Clean plumbing fixtures to a sanitary condition. Clean light fixtures and lamps.

G. Clean the site, including landscaped areas, of rubbish, litter and other foreign substances.

1. Contaminated earth:

a. Final clean-up operation includes the removal and disposal of earth contaminated or unsuitable for support of plant life in planting areas, and filling of resulting excavations with suitable soil.

b. Contaminated areas include those used for disposal of waste concrete, mortar, plaster, masonry, and similar materials, areas in which washing out of concrete and plaster mixers or washing of tools and like cleaning operations have been performed, and areas that have been oiled, paved, or chemically-treated.

c. Do not dispose of waste oil, solvents, paints, solutions, or like penetrating material by depositing or burying on District's property.

2. Sweep paved areas broom clean; remove stains, spills and other foreign deposits.

3. Rake grounds that are neither paved nor planted, to a smooth even-textured surface.

H. Keep Project clean until it is occupied by District.

END OF SECTION

SECTION 01 77 20
PROJECT RECORD DOCUMENTS

1.00 GENERAL

1.01 SUMMARY

A. Section includes: General requirements for preparation, maintenance and delivery of record documents.

1.02 SUBMITTALS

A. Deliver record documents and transparencies to designer at completion of Project.

B. Accompany submittal with transmittal letter, in duplicate, containing date, Project title and number, Contractor's name and address, title and number of each record document, certification that each document as submitted is complete and accurate, and signature of Contractor or its authorized representative.

2.00 PRODUCTS

Not Used.

3.00 EXECUTION

3.01 DOCUMENT MAINTENANCE

A. Maintain one copy of the following in Contractor's field office at the site:

1. Contract Drawings.

2. Specifications and Addenda.

3. Reviewed shop drawings.

4. Bulletins and change orders, field change authorization and notice of clarification, and other modifications to Contract.

5. Field test records.

B. File record documents apart from constructions documents and maintain in clean, dry, legible condition. Make record documents available for review by the Owner and designer during regular business hours.

C. Do not use record documents for construction purpose.

D. Record documents will be subject to a monthly review by the designer prior to approval of each progress payment.

3.02 RECORDING

A. Clearly label each document "PROJECT RECORD".

B. Keep record documents current.

C. Record and properly dimension deviations on the record drawings within 24 hours after work in affected area is completed. Dimensions shall be accurate to within 1 in.

1. Use a fine felt or nylon tip pen with waterproof colored ink for marking.

2. Legibly mark to record actual construction of the following:

a. Depths of various elements of foundation in relation to first floor level.

b. Horizontal and vertical location of underground utilities and appurtenances referenced to permanent surface improvements. Cut-off points and point of connections of utilities.

c. Location of internal utilities and appurtenances concealed in construction referenced to visible and accessible features of structure.

d. Field changes of dimension and detail.

e. Changes made by Change Order, Field Change Authorization and Notice of Clarification.

f. Details not on original Contract Drawings.

g. Do not permanently conceal any work until required information has been recorded.

D. Legibly mark-up each Section of the Specifications to record the following.

1. Manufacturer, trade name, catalog number, and supplier of each product and item of equipment installed.

2. Changes made by change order, field change authorization and notice of clarification.

3. Other matters not originally specified.

E. Maintain shop drawings as record documents. Legibly annotate to record changes made after approval.

END OF SECTION

SECTION 017823
OPERATING AND MAINTENANCE DATA

1.00 GENERAL

1.01 SUMMARY

A. Prepare all maintenance manuals and operating instructions required by the Specifications.

B. Bind manuals and instructions in durable plastic binders as follows:

1. Identify the front cover and binding edge of the manual with the name of the Project and
"OPERATING AND MAINTENANCE DATA."

2. Provide typewritten table of contents near the front of manual with page numbers to quickly locate the information.

3. Provide complete instructions regarding operation and maintenance of all equipment involved, including but not limited to, start-up and shut-down procedures, and safety precautions.

4. Provide complete nomenclature of all replaceable parts, their part numbers, current cost, and name and address of nearest vendor of parts.

5. Provide copy of guarantees and warranties issued by the equipment manufacturers.

6. Provide copy of the approved shop drawings, as applicable to the content of the manual, with all data concerning changes made during construction.

7. Use 8-1/2 in. by 11 in. sheets, except that larger sheets may be used when folded to this size and used as a pull-out.

C. Where content of manuals include manufacturers' catalog pages, clearly indicate the precise items included in this installation and delete, or otherwise clearly indicate all manufacturers' data with which this installation is not concerned.

D. Unless otherwise specified, provide one copy of each manual.

END OF SECTION

SECTION 06 10 00
ROUGH CARPENTRY

1.00 GENERAL

1.01 SUMMARY

A. Section Includes:

1. Framing with dimension lumber.
2. Framing with engineered wood products.
3. Shear wall panels.
4. Rooftop equipment bases and support curbs.
5. Wood blocking, cants, and nailers.
6. Wood furring and grounds.
7. Wood sleepers.
8. Plywood backing panels.

2.00 PRODUCTS

2.01 WOOD PRODUCTS, GENERAL

A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, comply with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Grade lumber by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.

1. Factory mark each piece of lumber with grade stamp of grading agency.
2. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece or omit grade stamp and provide certificates of grade compliance issued by grading agency.
3. Dress lumber, S4S, unless otherwise indicated.

B. All 2x6 and smaller, and all 4x, shall be dry to 19% max, and plywood 15% max moisture content at time of wrapping except for blocking. Lumber that is architecturally exposed and sensitive to warping, sap, and splitting shall be kiln dry.

C. Engineered Wood Products: Acceptable to authorities having jurisdiction and for which current model code research or evaluation reports exist that show compliance with building code in effect for Project.

1. Allowable design stresses, as published by manufacturer, shall meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.

2.02 WOOD-PRESERVATIVE-TREATED LUMBER

A. Preservative Treatment by Pressure Process: AWPA U1; Use Category UC2 for interior construction not in contact with ground, Use Category UC3b for exterior construction not in contact with ground, and Use Category UC4a for items in contact with ground.

1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium. Do not use inorganic boron (SBX) for sill plates except for interior dry environments.

B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or that does not comply with requirements for untreated material.

C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.

D. Application: Treat items indicated on Drawings, and the following:

1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.

2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.

3. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.

4. Wood framing members that are less than 18 inches above the ground in crawlspaces or unexcavated areas.

5. Wood floor plates that are installed over concrete slabs-on-grade.

2.03 DIMENSION LUMBER FRAMING

A. All framing lumber shall be coast region Douglas Fir-Larch & shall conform to the following grades as established by the W.C.L.I.B. sawn lumber, machine stress-rated or machine-evaluated lumber, shall be identified by the grade mark of lumber grading or inspection agency that has been approved by an accreditation body that complies with doc ps 20 or equivalent.:

1. Studs: (Except as noted on drawings)

   a. 2"-4" thick, 2"-4" wide, interior, non-load-bearing partitions, standard grade.

   b. 2"-4" thick, No. 2 or better DF.

2. Joists and Rafters: (Except as noted on drawings)

   a. 2"-4" thick, 2"-4" wide, No. 2

   b. 2"-4" thick, 5" and wider, No. 2

3. Beams and headers: (Except as noted on drawings)

   a. 2"-4" thick, 5" and wider, No. 1

   b. 5" and thicker, No. 1

4. Posts: all posts No. 1

5. Top Plates: 2x4 No. 1; 2x6 No. 2 or better

6. Blocking: standard grade

7. Sill Plates:

   a. Exterior and shear walls 2x or 3x No. 2 pressure treated

   b. Interior partitions 2x4 standard grade or better.

B. Exposed Framing: Hand-select material for uniformity of appearance and freedom from characteristics, on exposed surfaces and edges, that would impair finish appearance, including decay, honeycomb, knot-holes, shake, splits, torn grain, and wane.

1. Species and Grade: As indicated above for load-bearing construction of same type.

2.04 ENGINEERED WOOD PRODUCTS

A. Laminated-Veneer Lumber: Structural composite lumber made from wood veneers with grain primarily parallel to member lengths, evaluated and monitored according to ASTM D 5456 and manufactured with an exterior-type adhesive complying with ASTM D 2559.

1. Extreme Fiber Stress in Bending, Edgewise: 2445 psi for Grade 1.8E and 2750 psi for Grade 2.0E LVL's.

2. Modulus of Elasticity, Edgewise: 1,800,000 psi for Grade 1.8E LVL and 2,000,000 psi for Grade 2.0E LVL's.

B. Rim Boards: Product designed to be used as a load-bearing member and to brace wood I-joists at bearing ends, complying with research or evaluation report for I-joists.

1. Manufacturer: Provide products by same manufacturer as I-joists.

2. Comply with APA PRR-401, rim board grade. Factory mark rim boards with APA-EWS trademark indicating thickness, grade, and compliance with APA-EWS standard.

2.05 SHEAR WALL PANELS

A. Wood-Framed Shear Wall Panels: Prefabricated assembly consisting of wood perimeter framing, tie downs, and Exposure I, Structural I OSB sheathing.

B. Steel-Framed Shear Wall Panels: Prefabricated assembly consisting of cold-formed galvanized-steel panel, steel top and bottom plates, and wood studs.

C. Allowable design loads, as published by manufacturer, shall meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency.

2.06 FASTENERS

A. General: Fasteners shall be of size and type indicated and shall comply with requirements specified in this article for material and manufacture.

1. Where rough carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153 or Type 304 stainless steel.

3.00 EXECUTION

3.01 INSTALLATION, GENERAL

A. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.

B. Framing with Engineered Wood Products: Install engineered wood products to comply with manufacturer's written instructions.

C. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry accurately to other construction. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.

D. Install shear wall panels to comply with manufacturer's written instructions.

E. Install metal framing anchors to comply with manufacturer's written instructions. Install fasteners through each fastener hole.

F. Do not splice structural members between supports unless otherwise indicated.

G. Comply with AWPA M4 for applying field treatment to cut surfaces of preservative-treated lumber.

H. Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.

I. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:

1. Table 2304.10.1, "Fastening Schedule," in ICC's International Building Code (IBC).

2. Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments," in ICC's International Residential Code for One- and Two-Family Dwellings.

3. ICC-ES evaluation report for fastener.

3.02 PROTECTION

A. Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

B. Protect rough carpentry from weather. If, despite protection, rough carpentry becomes wet enough that moisture content exceeds that specified, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

END OF SECTION

SECTION 08 14 16
FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Solid-core doors with wood-veneer faces.
2. Factory fitting flush wood doors to frames and factory machining for hardware.

B. Related Sections:

1. Division 08 80 00 Section "Glass and Glazing" for glass view panels in flush wood doors.

1.2 SUBMITTALS

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

B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data; location and extent of hardware blocking; and other pertinent data.

1. Indicate dimensions and locations of mortises and holes for hardware.
2. Indicate dimensions and locations of cutouts.
3. Indicate requirements for veneer matching.
4. Indicate doors to be factory finished and finish requirements.
5. Indicate fire-protection ratings for fire-rated doors.

1.3 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

B. Quality Standard: In addition to requirements specified, comply with WIC's "Manual of Millwork".

C. Fire-Rated Wood Doors: Doors complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at as close to neutral pressure as possible according to NFPA 252 or UL 10B.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Ampco, Inc.
2. Buell Door Company Inc.
3. Eagle Plywood & Door Manufacturing, Inc.
4. Eggers Industries.
5. Graham; an Assa Abloy Group company.
6. Haley Brothers, Inc.
7. Ipik Door Company.
8. Lambton Doors.
9. Marlite.
10. Marshfield Door Systems, Inc.
11. Mohawk Flush Doors, Inc.; a Masonite company.
12. Oshkosh Architectural Door Company.
13. Poncraft Door Company.
14. Vancouver Door Company.
15. VT Industries Inc.

2.2 DOOR CONSTRUCTION, GENERAL

A. Low-Emitting Materials: Provide doors made with adhesives and composite wood products that do not contain urea formaldehyde.

B. WDMA I.S.1-A Performance Grade:

1. Heavy Duty.

C. Structural-Composite-Lumber-Core Doors:

1. Structural Composite Lumber: WDMA I.S.10.

a. Screw Withdrawal, Face: 700 lbf (3100 N).

b. Screw Withdrawal, Edge: 400 lbf (1780 N).

D. Fire-Protection-Rated Doors: Provide core specified or mineral core as needed to provide fire-protection rating indicated.

1. Edge Construction: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed edges.

2. Pairs: Provide fire-retardant stiles that are listed and labeled for applications indicated without formed-steel edges and astragals. Comply with specified requirements for exposed edges.

2.3 DOORS FOR OPAQUE FINISH

A. Interior Solid-Core Doors:

1. Grade: Custom.

2. Faces: Any closed-grain hardwood of mill option.

3. Core: Structural composite lumber.

4. Construction: Five plies. Stiles and rails are bonded to core, then entire unit abrasive planed before veneering.

2.4 FABRICATION

A. Openings: Cut and trim openings through doors in factory.

1. Light Openings: Trim openings with moldings of material and profile indicated.

2. Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Division 8 Section "Glazing."

2.5 SHOP PRIMING

A. Doors for Opaque Finish: Shop prime doors with one coat of wood primer specified in Division 9 Section "Interior Painting". Seal all four edges, edges of cutouts, and mortises with primer.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Hardware: For installation, see Division 8 Section "Door Hardware".

B. Installation Instructions: Install doors to comply with manufacturer's written instructions and the referenced quality standard, and as indicated.

1. Install fire-rated doors in corresponding fire-rated frames according to NFPA 80.

C. Job-Fitted Doors: Align and fit doors in frames with uniform clearances and bevels; do not trim stiles and rails in excess of limits set by manufacturer or permitted for fire-rated doors. Machine doors for hardware. Seal edges of doors, edges of cutouts, and mortises after fitting and machining.

1. Clearances: Provide 1/8 inch (3.2 mm) at heads, jambs, and between pairs of doors. Provide 1/8 inch (3.2 mm) from bottom of door to top of decorative floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch (6.4 mm) from bottom of door to top of threshold unless otherwise indicated.

   a. Comply with NFPA 80 for fire-rated doors.

END OF SECTION

SECTION 08 40 00
ENTRANCES AND STOREFRONTS

1.00 GENERAL

1.01 DESCRIPTION

A. Principal Work in this Section:

1. Exterior storefront framing.

2. Aluminum framed glass doors.

3. Mullion covers, subframes, reinforcement, anchors and sealants for the work of this Section.

4. Panel 15 infill panel.

5. Glass and glazing for the work of this Section.

6. Supplementary parts and components, such as inserts, clips, fasteners, anchors, bracing and other miscellaneous supports required for a complete, waterproof installation.

B. Work Installed but Furnished in other Sections:

1. Door Hardware: Section 08 71 00.

C. Related Work:

1. Refer to Section 08 80 00 for glazing requirements for the work of this Section, including door specified to be factory-glazed.

1.02 SUBMITTALS

A. Procedure: In compliance with Section 01 33 23.

B. Manufacturer's Data: Submit list of all manufactured and fabricated products and components proposed for use.

C. Shop Drawings: Submit the following.

1. Complete, large scale dimensioned shop and erection drawings for the work of this Section showing the following:

a. Elevations.

b. Detail section of typical composite members.

c. Hardware mounting heights.

d. Anchorage and reinforcements.

e. Expansion provisions.

f. Glazing details.

2. Show relative layout of adjacent beams and slab, all correctly dimensioned.

3. Identify shop and field sealants by product name and locate on shop drawings.

4. Identify welds, both shop and field, by AWS welding symbols.

D. Samples: Submit the following.

1. Metal: Samples not less than 12 in. long, and corner section, with glass and glazing gaskets, typical of the storefront construction, all with specified finish and color. Identify samples gauge, alloy, color and finish.

2. Glazing Gaskets: 12 in. long samples.

E. Calculations: Prepare and submit structural calculations for the work of this Section.

1. Prepare calculations in compliance with current design rules of AA, AISC, AISI, and ACI. Include analysis for wind and dead load on framing members, anchors, and concrete inserts.

2. Show section property computations for framing members. Show vertical and horizontal loads on curbs and other supports. Existing test reports will be acceptable substitute for calculations. Calculations shall be signed and sealed by a California-licensed civil of structural engineer.

3. Do not increase allowable stresses or decrease applied loads for design wind loads, or wind loads in combination with other loads, where not permitted by Code, or if resultant allowable stress after increase is greater than or equal to yield stress.

F. Certification: Provide certified test results showing that entrance and storefront systems have been tested by a recognized testing laboratory or agency and comply with specified performance characteristics.

1.03 QUALITY ASSURANCE

A. Reference Standards: Applicable provisions of the following govern the work of this Section, except as noted.

1. AA, Aluminum Standards and Data.

2. AISC, Steel Construction Manual.

3. AISI, Cold-Framed Steel Design Manual.

4. AWS D1.1, Structural Welding Code.

5. 2025 California Building Code.

B. Fabricator/Installer's Qualifications: Single firm with a minimum of 5 years experience fabricating and erecting work similar to that required for this project.

C. Engineering Responsibility:

1. Engineer, fabricate, assemble and erect the work of this Section to meet or exceed the following criteria and to provide watertight, structurally sound, self-draining assembly conforming to governing codes and regulations.

2. The assemblies shown on the Drawings and specified herein are intended to define design intent and minimum performance requirements. Do not change indicated profiles without the designer's written consent.

3. Fasteners and connections are shown schematically. Final types and sizes shall be determined by a California-licensed civil or structural engineer employed by the Contractor.

a. In no case shall the fasteners or connections conflict with or require revision of the finish profiles of the assemblies specified herein or the supporting work.

b. Connections to the structural frame shall not impose any eccentric loading, or induce twisting or warping.

c. Connections to the structural frame shall be able to accommodate misalignment of the steel structure within limits allowed by the AISC tolerances.

D. Performance Requirements:

2. System Performance Requirements and Criteria:

a. General: Provide assemblies that comply with performance characteristics specified, as demonstrated by testing the manufacturer's corresponding stock assemblies according to test methods indicated.

b. Thermal Movement: Design the assemblies to provide for expansion and contraction of the component materials. Doors shall function normally over the specified temperature range.

(1) The system shall be capable of withstanding a metal surface temperature range of 150 deg F. without buckling, failure of joint seals, undue stress on structural elements, damaging loads on fasteners, reduction of performance, stress on glass, and other detrimental effects.

2. Structural Performance: Conduct tests for structural performance in compliance with ASTM E 330. At the conclusion of the tests there shall be no glass breakage or permanent damage to fasteners, anchors, hardware or actuating mechanism. Framing members shall have no permanent deformation in excess of 0.2% of their clear span.

   a. Deflection Normal to the Plane of the Assembly: Test pressure required to measure deflection of framing members normal to the plane of the assembly shall be equivalent to the wind load specified below. Deflection shall not exceed 1/175 of the clear span, when subjected to uniform load deflection test.

   b. Deflection Parallel to the Plane of the Assembly: Test pressures required to measure deflection parallel to the plane of the assembly shall be equal to 150% the wind pressures specified above. Deflection of any member carrying its full dead load shall not exceed an amount that will reduce glass bite below 75% of the design dimension and shall not reduce the edge clearance between the member and the fixed panel, glass or other fixed member above to less than 1/8 in. The clearance between the member and an operable door shall be at least 1/16 in.

   c. Loads used in design shall be those prescribed by Code but not less than 20 psf inward and 20 psf outward acting normal to the plane of the assembly.

3. Performance Requirements for Doors: Resistance to corner racking shall be tested by the "Dual Moment Load" test as follows.

   a. Test section shall consist of a standard top door corner assembly. Side rail section shall be 24 in. long and top rail section shall be 12 in. long.

   b. Anchor "top rail" positively to test bench so that corner protrudes 3 in. beyond the bench edge.

   c. Anchor a lever arm positively to "side rail" at a point 19 in. from the inside edge of "top rail". Attach weight support pad at a point 19 in. from inner edge of "side rail".

   d. Test section shall withstand a load of 170 lbs. on the lever arm before reaching the point of 1/18 in. gap at the stile/rail, joint or a 3 deg. rotation in the stile. Further failure, defined as a rotation of the lever arm in excess of 45, shall not be reached before 270 lbs.

4. Air Infiltration:

a. Provide fixed assemblies with an air infiltration rate of not more than 0.06 cmf/sq. ft. when tested in compliance with ASTM E 283 at an inward test pressure differential of 1.57 psf.

b. Provide single acting offset doors with air infiltration not exceeding 0.50 cfm per linear foot or perimeter crack. A pair of 6 ft. x 7 ft. doors and frame shall not exceed 1 cfm/lin. Ft. of perimeter crack.

5. Water Penetration: Provide assemblies with no uncontrolled water penetration (excluding operable door edges) as defined in the test method when tested in compliance with ASTM E 331 at an inward test pressure differential of 6.24 lbf/sq. ft.

a. "Water Penetration" means the appearance of uncontrolled water other than condensation on the indoor face of any part of assemblies.

b. "Uncontrolled Water" in this context shall mean any leakage that is not contained or drained away in a manner as to cause no damage to assemblies or adjacent construction.

1.04 HANDLING

A. Procedure: Comply with Section 016600 and "Care and Handling of Architectural Aluminum from Shop to Site" published by AAMA.

1.05 WARRANTY

A. Warrant the work of this Section against defective materials and workmanship for 2 years after Substantial Completion.

B. Repair or replace, when repairs are acceptable to the District, defective materials and workmanship during the warranty period at no cost to the District.

2.00 PRODUCTS

2.01 MANUFACTURE

A. Aluminum Framed Doors: Wide stile, WS512T Series by Arcadia or equal.

1. Fabrication:

a. Make proper allowance for clearances at jambs, meeting stile of pairs, head and threshold thickness and clearance.

b. Equip meeting stiles on pairs of doors with an adjustable astragal.

c. Cut, reinforce, drill and tap doors and frames at the factory to receive hardware. Provide hardware reinforcement of stainless steel or hot-dip galvanized steel secured by welding or stainless steel screws.

B. Opaque Glazing Panel: equal to GlazeGuard 1000 by Citadel Architectural Products. 2 sided with clear smooth aluminum anodized (drawing designation Panel 15).

2.02 MATERIALS

A. Aluminum: Alloy and temper recommended by the manufacturer for strength and application of required finish, complying with ASTM B 221 for extrusions and ASTM B 209 for sheet or plate.

B. Steel Mullion Reinforcement, if Required by Wind Loading and other Considerations: Proprietary bent steel plate or structural steel shape complying with the following.

1. Hot-Rolled Sections: ASTM A 36.

2. Structural Tube Framing: ASTM A 500, Grade B.

C. Fasteners: Aluminum, non-magnetic stainless steel or other materials warranted by the manufacturer to be non-corrosive and compatible with aluminum components, hardware, anchors and other components.

1. Reinforcement: Where fasteners screw-anchor into aluminum less than 0.125 in. thick, reinforce the interior with aluminum or non-magnetic stainless steel to receive screw threads, or provide standard non-corrosive pressed-in splined grommet nuts.

2. Exposed Fasteners: Except where unavoidable for application of hardware, do not use exposed fasteners. For the application of hardware, use fasteners that match the finish of member or hardware being fastened.

a. Provide Phillips flat-head machine screws for exposed fasteners.

3. Welding Electrodes: As recommended by AWS for the type of metal to be welded and the conditions of use.

D. Brackets: Where feasible, provide high-strength aluminum brackets and reinforcements; otherwise provide non-magnetic stainless steel or steel complying with ASTM A 386.

E. Concrete Inserts: Inserts fabricated from cast-iron, malleable iron, or hot-dip galvanized steel complying with ASTM A 386.

F. Compression Weatherstripping: Manufacturer's standard replaceable compressible weatherstripping gaskets of molded neoprene complying with ASTM D 2000 or molded PVC complying with ASTM D 2287.

G. Sliding Weatherstripping: Manufacturer's standard replaceable weatherstripping of wool, polypropylene, or nylon woven pile, with nylon fabric or aluminum strip backing, complying with AAMA 701.2.

H. Glass and Glazing Materials: As indicated on the Drawings and specified in Section 08 80 00.

I. Sealants and Back-Up Rods:

1. Within Assemblies: Manufacturer's standard non-drying, non-skinning sealant complying with AAMA 809.2.

2. Between Assemblies and Adjacent Materials: As specified in Section 079200.

3. Glazing Sealants: Refer to Section 08 80 00.

J. Finish: Dark Bronze Anodized.

K. Paint:

1. Shop Primer for Ferrous Metal: Manufacturer or fabricator standard, fast-curing, lead-free, universal rust–inhibitive alkyd primer complying with performance requirements of FS TT-P645.

2. Shop Primer for Concealed Aluminum Surfaces: Alkyd barium metaborate made by one of the manufacturers listed in Section 09900, or bituminous paint.

3. Galvanizing Repair Paint: SSPC Paint No. 20, Type II (Organic), Theme-Zinc 90-97 by Tnemec Co., MZ-4 by Valspar Corp., 308 Zink-Lok by Porter International or Amercoat 68HS by Ameron Protective Coating Division.

4. Bituminous Paint: Cold-applied asphalt mastic complying with SSPC Paint 12, but containing no asbestos fibers.

2.03 FABRICATION

A. Furnish shop drawings, inserts and similar items to other trades, at appropriate times as required for proper sequence of construction.

1. Verify dimensions of the supporting structure and other elements, which precede this work before fabrication of the required components.

2. Provide erection tolerances corresponding with specified tolerances for other work wherever field measurements cannot be obtained.

B. Maintain the visual design concept shown, including member sizes, profiles and alignment of components.

C. Fabricate and assemble this work with proper and acceptable provision for noiseless thermal expansion and contraction, fabrication and erection tolerances, adjoining building component tolerances, and dynamic movements.

D. Removable members such as glass stops, fillers or closures shall be extruded, and securely engaged into adjacent components. Fabricate extrusions to eliminate edge projection, bowing, and misalignment at joints.

E. Design and construct expansion joints so that they will be, and remain, permanently watertight, and will accommodate weather and building dynamics.

F. For surfaces exposed to view employ only materials, which are free from alloy defects, die marks, scratches, streaks and other surface blemishes.

G. When using aluminum sheets, use material light enough to permit workability but heavy enough to accurately retain the brake shape or contour without oil canning when fastened to backing or blocking.

H. Complete the fabrication and assembly of the components in the shop to the greatest extent possible to minimize field cutting, splicing, fastening, sealing and finishing.

1. Maintain provisions for expansion and movement.

2. Disassemble only as necessary for shipment and erection.

3. Provide secure attachment and support at joints, with hairline, flush fit between contacting members.

I. Complete the cutting, fitting, forming, drilling and grinding of metal before cleaning and applying specified finish. Remove arrises from cut edges and ease edges and corners to a radius of approximately 1/64 in. minimum, 1/32 in. maximum.

J. Welding:

1. Comply with industry standards for assembly and fabrication using system and rods for exposed metals, which will provide texture match with materials being joined.

2. Grind exposed welds smooth and flush with parent metal using clean grinding wheels of a type, which will not result in stains or discoloration.

K. Hardware:

1. Cut, reinforce, drill and tap doors and frames at the factory to receive hardware.

2. Provide hardware reinforcement of stainless steel or hot-dip galvanized steel secured by welding or stainless steel screws.

L. Finishing: Finish surfaces as follows to be within the color range represented by approved samples.

1. Paint aluminum surface exposed in the Work as specified in Section 09 90 00.

2. Prime concealed aluminum surfaces in contact with masonry, concrete or steel with rust-inhibitive primer or with bituminous paint.

3. Prime steel parts of anchors, anchor inserts, reinforcement and supports with rust-inhibitive primer. After field welding, remove weld slag and touch –up abraded primer.

4. Provide minimum dry film thickness of 30 mils for bituminous paint and one mil for all other primers.

3.00 EXECUTION

3.01 INSPECTION

A. Inspect adjacent construction and supports.

B. Make sure that openings are within allowable tolerances, plumb, level, clean, will provide a solid anchoring surface, and that other conditions detrimental to the proper or timely completion of this work are corrected before proceeding with installation.

3.02 INSTALLATION

A. General:

1. Do not install defective components, including warped, bowed, dented, abraded and broken members, and glass with damaged edges.
2. Remove and replace members, which have been damaged during installation or thereafter before final acceptance.

3. Do not cut, trim, or weld components during erection in any manner, which would damage the finish, decrease their strength, or result in a visual imperfection or a failure in performance of the work.

4. Return components, which require alteration to the shop for refabrication or replacement.

5. Install components level, plumb, true to line and with uniform tight joints and reveals. Attach to structure with non-staining and non-corrosive shims, anchors, fasteners and spacers.

6. Provide all accessories such as fastenings, sealants and concealed anchorage needed for a complete weatherproof installation.

7. Erection tolerances.

8. Provide adjustment within the assemblies to accommodate job variations.

9. Install the work of this Section within the following tolerances.

   a. Deviation from established vertical, horizontal, or designed position shall not exceed 1/8 in. per 12 ft. of length of any member, or ¼ in. in any total run in any line.

   b. Maximum offset from true alignment between 2 consecutive members placed end–to-end shall not exceed 1/16 in.

   c. Maximum offset between glass framing members at corners of glazing pocket must not exceed 1/32 in.

B. Assembly and Anchorage:

1. Anchor components securely by bolting, welding or other permanent mechanical attachments system, which will comply with specified requirements and permit movements, which are intended or necessary.

2. Install slip-joint linings where required to ensure movement.

3. Provide tape separator between contact surfaces of dissimilar materials where there is a possibility of corrosive or electrolytic action.

4. Remove weld slag and apply primer over welds. Touch-up shop applied paint damaged by welding or other causes.

C. Glazing: Glaze assemblies as specified in Section 08 80 00.

D. Hanging Doors:

1. Install finish hardware on doors in compliance with its manufacturer's printed instructions.

2. Hang doors with minimum clearance to frame and threshold to meet the performance criteria specified.

3. Hang doors and adjust hardware so doors operate freely for their entire travel, without sticking or binding.

E. Touch-Up: Touch-up damaged finish as specified in Section 09 90 00, when the results are satisfactory to the Architect, otherwise return the damaged component to the shop for refinishing.

3.03 SEALANTS

A. The requirements of Section 07 92 00 apply to sealants used in this work. Seal all joints between the work of this Section and adjacent construction to be weather tight.

3.04 FIELD QUALITY CONTROL

A. Field water tests may be performed on completed glazed portions of the exterior storefronts at the District's option in compliance with AAMA 501.2.

B. Provide hose and sufficient personnel to conduct the tests.

C. In the event that such testing should result in uncontrolled leakage, eliminate the causes of such leakage at no additional cost to the District.

END OF SECTION

SECTION 08 71 00
DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY:

A. Section Includes:

1. Door hardware.
2. Storefront and entrance door hardware.
3. Cylinders for doors fabricated with locking hardware.

B. Related Divisions:

1. Division 06 – door hardware installation
2. Division 07 – sealant at exterior thresholds
3. Division 08 – metal doors and frames, wood doors, storefront and glazed curtainwall systems.

C. Specific Omissions: Hardware for the following is specified or indicated elsewhere.

1. Windows.
2. Cabinets, including open wall shelving and locks.
3. Signs.
4. Toilet accessories, including grab bars.
5. Installation.
6. Rough hardware.

1.2 REFERENCES:

A. Use date of standard in effect as of Bid date.

1. American National Standards Institute
   a) ANSI 156.18 – Materials and Finishes.
2. BHMA – Builders Hardware Manufacturers Association
3. 2025 California Building Code
   a) Chapter 11B – Accessibility To Public Buildings, Public Accommodations, Commercial Buildings and Public Housing
4. DHI – Door and Hardware Institute
5. UL – Underwriters Laboratories
   a) UL 305 – Panic Hardware
6. WHI – Warnock Hersey Incorporated State of California Building Code
7. Local applicable codes
8. SDI – Steel Door Institute
9. WI – Woodwork Institute
10. AWI – Architectural Woodwork Institute
11. NAAMM – National Association of Architectural Metal Manufacturers

B. Abbreviations

1. Manufacturers: see table at 2.1.A of this section
2. Finishes: see 2.7 of this section.

1.3 SUBMITTALS & SUBSTITUTIONS:

A. SUBMITTALS: Submit electronic copy of schedule. Organize vertically formatted schedule into "Hardware Sets" with index of doors and headings, indicating complete designations of every item required for each door or opening. Minimum 10pt font size. Include following information:

1. Type, style, function, size, quantity and finish of hardware items.
2. Use BHMA Finish codes per ANSI A156.18.
3. Name, part number and manufacturer of each item.
4. Fastenings and other pertinent information.
5. Location of hardware set coordinated with floor plans and door schedule.
6. Explanation of abbreviations, symbols, and codes contained in schedule.
7. Mounting locations for hardware.
8. Door and frame sizes, materials and degrees of swing.
9. List of manufacturers used and their nearest representative with address and phone number.
10. Catalog cuts.
11. Date of jobsite visit.

B. Bid and submit manufacturer's updated/improved item if scheduled item is discontinued.

C. Deviations: Highlight, encircle or otherwise identify deviations from "Schedule of Finish Hardware" on submittal with notations clearly designating those portions as deviating from this section.

D. If discrepancy between drawings and scheduled material in this section, bid the more expensive of the two choices, note the discrepancy in the submittal and request direction from Architect for resolution.

E. Substitutions per Division 1. Include product data and indicate benefit to the Project. Furnish operating samples on request.

F. Furnish as-built/as-installed schedule with closeout documents, including keying schedule, riser and point-to-point wiring diagrams, manufacturers' installation, adjustment and maintenance information, and supplier's final inspection report.

1.4 QUALITY ASSURANCE:

A. Qualifications:

1. Hardware supplier: direct factory contract supplier who employs a hardware consultant, available at reasonable times during course of work for project hardware consultation to Owner, Architect and Contractor.

   a) Responsible for detailing, scheduling and ordering of finish hardware. Detailing implies that the submitted schedule of hardware is correct and complete for the intended function and performance of the openings.

B. Hardware: Free of defects, blemishes and excessive play. Obtain each kind of hardware (latch and locksets, exit devices, hinges and closers) from one manufacturer.

C. Exit Doors: Operable from inside with single motion without the use of a key or special knowledge or effort.

D. Furnish hardware items required to complete the work in accordance with specified performance level and design intent, complying with manufacturers' instructions and code requirements.

1.5 DELIVERY, STORAGE AND HANDLING:

A. Delivery: coordinate delivery to appropriate locations (shop or field).

1. Permanent keys and cores: secured delivery direct to Owner's representative.

B. Acceptance at Site: Items individually packaged in manufacturers' original containers, complete with proper fasteners and related pieces. Clearly mark packages to indicate contents, locations in hardware schedule and door numbers.

C. Storage: Provide securely locked storage area for hardware, protect from moisture, sunlight, paint, chemicals, dust, excessive heat and cold, etc.

1.6 PROJECT CONDITIONS AND COORDINATION:

A. Where exact types of hardware specified are not adaptable to finished shape or size of members requiring hardware, provide suitable types having as nearly as practical the same operation and quality as type specified, subject to Architect's approval.

B. Coordination: Coordinate hardware with other work. Furnish hardware items of proper design for use on doors and frames of the thickness, profile, swing, security and similar requirements indicated, as necessary for proper installation and function, regardless of omissions or conflicts in the information on the Contract Documents. Furnish related trades with the following information:

1. Location of embedded and attached items to concrete.
2. Location of wall-mounted hardware, including wall stops.
3. Location of finish floor materials and floor-mounted hardware.
4. At masonry construction, coordinate with the anchoring and hollow metal supplier prior to frame installation by placing a strip of insulation, wood, or foam, on the back of the hollow metal frame behind the rabbet section for continuous hinges, as well as at rim panic hardware strike locations, silencers, coordinators, and door closer arm locations. When the frame is grouted in place, the backing will allow drilling and tapping without dulling or breaking the installer's bits.
5. Coordinate: flush top rails of doors at out swinging exteriors, and throughout where adhesive-mounted seals occur.
6. Manufacturers' templates to door and frame fabricators.

C. Check Shop Drawings for doors and entrances to confirm that adequate provisions will be made for proper hardware installation.

D. Environmental considerations: segregate unused recyclable paper and paper product packaging, uninstalled metals, and plastics, and have these sent to a recycling center.

E. Prior to submittal, carefully inspect existing conditions to verify finish hardware required to complete Work, including sizes, quantities, existing hardware scheduled for re-use, and sill condition material. If conflict between the specified/scheduled hardware and existing conditions, submit request for direction from Architect. Include date of jobsite visit in the submittal.

1. Submittals prepared without thorough jobsite visit by qualified hardware expert will be rejected as non-compliant.

1.7 WARRANTY:

A. Part of respective manufacturers' regular terms of sale. Provide manufacturers' written warranties.

B. Include factory order numbers with close-out documents to validate warranty information, required for Owner in making future warranty claims:

C. Minimum warranties:

1.	Locksets:	Ten years
2.	Extra Heavy Duty Cylindrical Lock:	Ten Years
3.	Exit Devices:	Ten years mechanical
4.	Closers:	Thirty years mechanical
5.	Hinges:	One year
6.	Other Hardware	Two years

1.8 COMMISSIONING:

A. Conduct these tests prior to request for certificate of substantial completion:

1. With installer present, test door hardware operation with climate control system and stairwell pressurization system both at rest and while in full operation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS:

A. Manufacturers and their abbreviations used in this schedule:

IVE	H. B. Ives
KEE	Keedex
LCN	LCN Closers
SCH	Schlage Lock Company
VON	Von Duprin
ZER	Zero International

2.2 HINGING METHODS:

A. Drawings typically depict doors at 90 degrees, doors will actually swing to maximum allowable. Use wide-throw conventional or continuous hinges as needed up to 8 inches in width to allow door to stand parallel to wall for true 180-degree opening. Advise architect if 8-inch width is insufficient.

B. Conform to manufacturer's published hinge selection standard for door dimensions, weight and frequency, and to hinge selection as scheduled. Where manufacturer's standard exceeds the scheduled product, furnish the heavier of the two choices, notify Architect of deviation from scheduled hardware.

C. Conventional Hinges: Steel or stainless steel pins and approved bearings. Hinge open widths minimum, but of sufficient throw to permit maximum door swing.

1. Out swinging exterior doors: non-ferrous with non-removable (NRP) pins and security studs.
2. Non-ferrous material exteriors and at doors subject to corrosive atmospheric conditions.

D. Continuous Hinges:

1. Geared-type aluminum.

a) Use wide-throw units where needed for maximum degree of swing, advise architect if commonly available hinges are insufficient.

b) If units are used at storefront openings, color-coordinate hinge finish with storefront color. Custom anodizing and custom powder coat finishes subject to Architect approval.

2.3 LOCKSETS, LATCHSETS, DEADBOLTS:

A. Mortise Locksets and Latchsets: as scheduled.

1. Chassis: cold-rolled steel, handing field-changeable without disassembly.
2. Universal lock case – 10 functions in one case.
3. Floating mounting tabs automatically adjusts to fit a beveled door edge.
4. Latchbolts: 0.75 inch throw stainless steel anti-friction type.
5. Lever Trim: through-bolted, accessible design, cast lever or solid extruded bar type levers as scheduled. Filled hollow tube design unacceptable.
   a) Spindles: security design independent breakaway. Breakage of outside lever does not allow access to inside lever's hubworks to gain wrongful entry.
   b) Inside lever applied by screwless shank mounting – no exposed trim mount screws.
   c) Levers rotate up or down for ease of use.
   d) securely locked. This feature prevents damage to internal lock components when subjected to excessive force.
6. Furnish solid cylinder collars with wave springs. Wall of collar to cover rim of mortise cylinder.
7. Turnpieces: accessible offset turn-lever design not requiring pinching or twisting motions to operate.
8. Deadbolts: stainless steel 1-inch throw.
9. Strikes: 16 gage curved steel, bronze or brass with 1 inch deep box construction, lips of sufficient length to clear trim and protect clothing.
10. Scheduled Lock Series and Design: Schlage L series, 06A design.
11. Certifications:
    a) ANSI A156.13, Grade 1 Operational, Grade 1 Security.
    b) ANSI/ASTM F476-84 Grade 31 UL Listed.
12. Accessibility: Require not more than 5 lb to retract the latchbolt or deadbolt, or both, per CBC 2025 11B-404.2.7 and 11B-309.4.

B. Extra Heavy Duty Cylindrical Locks and Latches: as scheduled.

1. Chassis: cylindrical design, corrosion-resistant plated cold-rolled steel, through-bolted.
2. Locking Spindle: stainless steel, integrated spring and spindle design.
3. Latch Retractors: forged steel. Balance of inner parts: corrosion-resistant plated steel, or stainless steel.
4. Latchbolt: solid steel.
5. Backset: 2.75 inches typically, more or less as needed to accommodate frame, door or other hardware.
6. Lever Trim: accessible design, independent operation, spring-cage supported, minimum 2.00 inches clearance from lever mid-point to door face.
7. Strikes: 16 gage curved steel, bronze or brass with 1.00 inch deep box construction, lips of sufficient length to clear trim and protect clothing.
8. Lock Series and Design: Schlage ND series, "Rhodes" design.
9. Certifications:
   a) ANSI A156.2, Series 4000, Grade 1.
   b) UL listed for A label and lesser class single doors up to 4 feet x 8 feet.

10. Accessibility: Require not more than 5 lb to retract the latchbolt or deadbolt, or both, per CBC 2025 11B-404.2.7 and 11B-309.4

2.4 EXIT DEVICES / PANIC HARDWARE:

A. General features:

1. Independent lab-tested 1,000,000 cycles.
2. Push-through push-pad design. No exposed push-pad fasteners, no exposed cavities when operated. Return stroke fluid dampeners and rubber bottoming dampeners, plus anti-rattle devices.
3. Deadlocking latchbolts, 0.75 inch projection.
4. End caps: impact-resistant, flush-mounted. No raised edges or lips to catch carts or other equipment.
5. No exposed screws to show through glass doors.
6. Non-handed basic device design with center case interchangeable with all functions, no extra parts required to effect change of function.
7. Releasable in normal operation with 15-pound maximum operating force per UBC Standard 10-4, and with 32-pound maximum pressure under 250-pound load to the door.
8. Accessibility: Require not more than 5 lb to retract the latchbolt, per CBC 2025 11B-404.2.7 and 11B-309.4.

    a) Mechanical method: Von Duprin "AX-" feature, where touchpad directly retracts the latchbolt with 5 lb or less of force. Provide testing lab certification confirming that the mechanical device is independent third-party tested to meet this 5 lb requirement.

B. Specific features:

1. Non-Fire Rated Devices: cylinder dogging with security indicator.
2. Lever Trim: breakaway type, forged brass or bronze escutcheon min. 0.130 inch thickness, compression spring drive, match lockset lever design.
3. Rod and latch guards with sloped full width kickplates for doors fitted with surface vertical rod devices with bottom latches.
4. Fire-Labeled Devices: UL label indicating "Fire Exit Hardware". Vertical rod devices less bottom rod (LBR) unless otherwise scheduled.

2.5 CLOSERS:

A. Surface Closers: 4040XP

1. Full rack-and-pinion type cylinder with removable non-ferrous cover and cast-iron body. Double heat-treated pinion shaft, single piece forged piston, chrome-silicon steel spring.
2. ISO 2000 certified. Units stamped with date-of-manufacture code.
3. Independent lab-tested 10,000,000 cycles.
4. Non-sized, non-handed, and adjustable. Place closer inside building, stairs, and rooms.
5. Plates, brackets and special templating when needed for interface with particular header, door and wall conditions and neighboring hardware.
6. Adjust doors to open with not more than 5.0-pounds pressure to open at exterior doors and 5.0-pounds at interior doors. As allowed per 2025 California Building Code Section 11B-404.2.9, local authority may increase the allowable pressure for fire doors to achieve positive latching, but not to exceed 15-pounds.

a) Exception: exterior doors' pressure-to-open may be increased to 8.5-pounds if: at a single location, and one of a bank of eight leaves or fraction of eight, and one leaf of this bank is fitted with a low- or high-energy operator.

7. Separate adjusting valves for closing speed, latching speed and backcheck, fourth valve for delayed action where scheduled.
8. Extra-duty arms (EDA) at exterior doors scheduled with parallel arm units.
9. Exterior door closers: tested to 100 hours of ASTM B117 salt spray test, furnish data on request.
10. Exterior doors: seasonal adjustments not required for temperatures from 120 degrees F to -30 degrees F, furnish checking fluid data on request.
11. Non-flaming fluid, will not fuel door or floor covering fires.
12. Pressure Relief Valves (PRV) not permitted.

B. Surface Closers: 1461

1. Full rack-and-pinion type cylinder with removable non-ferrous cover and cast-iron body. Double heat-treated pinion shaft, single piece forged piston, chrome-silicon steel spring.
2. ISO 2000 certified. Units stamped with date-of-manufacture code.
3. Independent lab-tested 5,000,000 cycles.
4. Non-sized, non-handed and adjustable. Place closers inside building, stairs and rooms.
5. Plates, brackets and special templating when needed for interface with particular header, door and wall conditions and neighboring hardware.
6. Adjust doors to open with not more than 5.0-pounds pressure to open at exterior doors and 5.0-pounds at interior doors. As allowed per 2025 California Building Code Section 11B-404.2.9, local authority may increase the allowable pressure for fire doors to achieve positive latching, but not to exceed 15-pounds.

   a) Exception: exterior doors' pressure-to-open may be increased to 8.5-pounds if: at a single location, and one of a bank of eight leaves or fraction of eight, and one leaf of this bank is fitted with a low- or high-energy operator.

7. Separate adjusting valves for closing speed, latching speed and backcheck, fourth valve for delayed action where scheduled.
8. Extra-duty arms (EDA) at exterior doors scheduled with parallel arm units.
9. Exterior door closers: tested to 100 hours of ASTM B117 salt spray test, furnish data on request.
10. Exterior doors: seasonal adjustments not required for temperatures from 120 degrees F to 0 degrees F, furnish checking fluid data on request.
11. Non-flaming fluid, will not fuel door or floor covering fires.
12. Pressure Relief Valves (PRV) not permitted.

2.6 OTHER HARDWARE:

A. Kick Plates: Four beveled edges, .050 inches minimum thickness, height and width as scheduled. Sheet-metal screws of bronze or stainless steel to match other hardware.

B. Door Stops: Provide stops to protect walls, casework or other hardware.

1. Unless otherwise noted in Hardware Sets, provide floor type with appropriate fasteners. Where floor type cannot be used, provide wall type. If neither can be used, provide overhead type.

C. Seals: Four-fingered type at head & jambs. Inelastic, rigid back, not subject to stretching. Self-compensating for warp, thermal bow, door settling, and out-of-plumb. Adhesive warranted for life of installation.

1. Proposed substitutions: submit for approval.
2. Three-fingered type at hinge jambs of doors fitted with continuous hinges where jamb leaf of hinge is fastened to the frame reveal.

D. Thresholds: As scheduled and per details. Comply with CBC 2025 11B-404.2.5. Substitute products: certify that the products equal or exceed specified material's thickness. Proposed substitutions: submit for approval.

1. Saddle thresholds: 0.125 inches minimum thickness.
2. Exteriors: Seal perimeter to exclude water and vermin. Use sealant complying with requirements in Division 7 "Thermal and Moisture Protection". Minimum 0.25 inch diameter fasteners and lead expansion shield anchors, or Red-Head #SFS-1420 (or approved equivalent) Flat Head Sleeve Anchors. National Guard Products' "COMBO" or Pemko Manufacturing's "FHSL".
3. Plastic plugs with wood or sheet metal screws are not an acceptable substitute for specified fastening methods.
4. Fasteners: Generally, exposed screws to be Phillips or Robertson drive. Pinned TORX drive at high security areas. Flat head sleeve anchors (FHSL) may be slotted drive. Sheet metal and wood screws: full-thread. Sleeve nuts: full length to prevent door compression.

E. Through-bolts: Do not use. Coordinate with wood doors; ensure provision of proper blocking to support wood screws for mounting panic hardware and door closers. Coordinate with metal doors and frames; ensure provision of proper reinforcement to support machine screws for mounting panic hardware and door closers.

1. Exception: surface-mounted overhead stops, holders, and friction stays.

2.7 FINISH:

A. Generally: BHMA 626 Satin Chromium.

1. Areas using BHMA 626: furnish push-plates, pulls and protection plates of BHMA 630, Satin Stainless Steel, unless otherwise scheduled.

B. Door closers: factory powder coated to match other hardware, unless otherwise noted.

1. Provide satin-chrome plated arms, tracks and covers where scheduled bright metallic powder coat (MTLPC) not available.

2.9 KEYING REQUIREMENTS:

A. Key System: (Verify with Owner) Schlage Everest utility-patented keyway, interchangeable core. Utility patent protection to extend at least until 2029. Key blanks available only from factory-direct sources, not available from after-market key blank manufacturers. For estimate use factory GMK charge. Initiate and conduct meeting(s) with Owner and Allegion representatives to determine system keyway(s), key bow styles, structure and degree of geographic exclusivity. Furnish Owner's written approval of the system; do not order keys or cylinders without written confirmation of actual requirements from the Owner. (choose) Owner/Contractor will install permanent cylinders/cores.

B. Keys

1. Existing factory registered master key system.
2. Construction keying: furnish temporary keyed-alike cores. Remove at substantial completion and install permanent cylinders/cores in Owner's presence. Demonstrate that construction key no longer operates.
3. Furnish 10 construction keys.
4. Furnish 2 construction control keys.
5. Furnish 2 Emergency keys per each L9485 Faculty Restroom Lock

C. Key Cylinders: furnish utility patented, 6-pin solid brass construction.

D. Cylinder cores: furnish keyed at factory of lock manufacturer where permanent records are maintained. Locks and cylinders same manufacturer.

E. Permanent keys: use secured shipment direct from point of origination to Owner.

1. For estimate: 3 keys per change combination, 5 master keys per group, 5 grand-master keys, 3 control keys.
2. For estimate: VKC stamping plus "DO NOT DUPLICATE".
3. Bitting List: use secured shipment direct from point of origination to Owner upon completion.

PART 3 - EXECUTION

3.1 ACCEPTABLE INSTALLERS:

A. Can read and understand manufacturers' templates, suppliers' hardware schedule and printed installation instructions. Can readily distinguish drywall screws from manufacturers' furnished fasteners. Available to meet with manufacturers' representatives and related trades to discuss installation of hardware.

3.2 PREPARATION:

A. Ensure that walls and frames are square and plumb before hardware installation. Make corrections before commencing hardware installation. Installation denotes acceptance of wall/frame condition.

B. Locate hardware per SDI-100 and applicable building, fire, life-safety, accessibility, and security codes.

1. Notify Architect of code conflicts before ordering material.
2. Locate latching hardware between 34 inches to 44 inches above the finished floor, per California Building Code, Section 1010.1.9.2 and 11B-404.2.7.
3. Locate panic hardware between 36 inches to 44 inches above the finished floor.
4. Where new hardware is to be installed near existing doors/hardware scheduled to remain, match locations of existing hardware.

C. Overhead stops: before installing, determine proposed locations of furniture items, fixtures, and other items to be protected by the overhead stop's action.

D. Existing frames and doors to be retrofitted with new hardware:

1. Field-verify conditions and dimensions prior to ordering hardware. Fill existing hardware cut outs not being reused by the new hardware. Remove existing hardware not being reused, return to Owner unless directed otherwise.
2. Remove existing floor closers not scheduled for reuse, fill cavities with non-shrinking concrete and finish smooth.
3. Cut and weld existing steel frames currently prepared with 2.25 inch height strikes. Cut an approximate 8 inch section from the strike jamb and weld in a reinforced section to accommodate specified hardware's strike.
4. Patch and weld flush filler pieces into existing door hardware preparations in steel doors and frames, leave surfaces smooth.
5. Glue in solid wood block fillers to fill cut outs in existing wood doors, sand surfaces smooth. Alternatively, use an approved epoxy-based wood filler product, submit product data for approval.

3.3 INSTALLATION:

A. Install hardware per manufacturer's instructions and recommendations. Do not install surface-mounted items until finishes have been completed on substrate. Set units level, plumb and true to line and location. Adjust and reinforce attachment substrate for proper installation and operation. Remove and reinstall or replace work deemed defective by Architect.

1. Gaskets: install jamb-applied gaskets before closers, overhead stops, rim strikes, etc; fasten hardware over and through these seals. Install sweeps across bottoms of doors before astragals, cope sweeps around bottom pivots, trim astragals to tops of sweeps.
2. When hardware is to be attached to existing metal surface and insufficient reinforcement exists, use RivNuts, NutSerts or similar anchoring device for screws.
3. Use manufacturers' fasteners furnished with hardware items or submit Request for Substitution with Architect.
4. Replace fasteners damaged by power-driven tools.

B. Locate floor stops no more than 4 inches from walls and not within paths of travel. See paragraph 2.2 regarding hinge widths, door should be well clear of point of wall reveal. Point of door contact no closer to the hinge edge than half the door width. Where situation is questionable or difficult, contact Architect for direction.

C. Locate overhead stops for minimum 90 degrees at rest and for maximum allowable degree of swing.

D. Drill pilot holes for fasteners in wood doors and/or frames.

E. Lubricate and adjust existing hardware scheduled to remain. Carefully remove and give to Owner items not scheduled for reuse.

F. Field-verify existing conditions and measurements prior to ordering hardware. Fill existing hardware cut outs not being used by the new hardware.

G. Remove existing hardware not being reused. Tag and bag removed hardware, turn over to Owner.

H. Where existing wall conditions will not allow door to swing using the scheduled hinges, provide wide-throw hinges and if needed, extended arms on closers.

I. Provide manufacturer's recommended brackets to accommodate the mounting of closers on doors with flush transoms.

3.4. ADJUSTING:

A. Adjust and check for proper operation and function. Replace units, which cannot be adjusted to operate freely and smoothly.

1. Hardware damaged by improper installation or adjustment methods: repair or replace to Owner's satisfaction.
2. Adjust doors to fully latch with no more than 1 pound of pressure.
   a) Door closer valves: turn valves clockwise until at bottom – do not force. Turn valves back out one and one-half turns and begin adjustment process from that point. Do not force valves beyond three full turns counterclockwise.
3. Adjust delayed-action closers on fire-rated doors to fully close from fully-opened position in no more than 10 seconds.
4. Adjust door closers per 1.9 this section.

B. Final inspection: Installer to provide letter to Owner that upon completion installer has visited the Project and has accomplished the following:

1. Has re-adjusted hardware.
2. Has evaluated maintenance procedures and recommend changes or additions, and instructed Owner's personnel.
3. Has identified items that have deteriorated or failed.
4. Has submitted written report identifying problems.

3.5 DEMONSTRATION:

A. Demonstrate mechanical hardware and electrical, electronic and pneumatic hardware systems, including adjustment and maintenance procedures.

3.6 PROTECTION/CLEANING:

A. Cover installed hardware, protect from paint, cleaning agents, weathering, carts/barrows, etc. Remove covering materials and clean hardware just prior to substantial completion.

B. Clean adjacent wall, frame and door surfaces soiled from installation / reinstallation process.

3.7 SCHEDULE OF FINISH HARDWARE:

A. See door schedule in drawings for hardware set assignments.

B. Do not order material until submittal has been reviewed by Architect's door hardware consultant.

C. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.

OPT# OPT0513084-V1

HARDWARE GROUP NO. 01
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	CLASSROOM DEAD LOCK	L463T XB11-720	626	SCH
1	EA	PUSH PLATE	8200 6" X 16" CFC	630	IVE
1	EA	PULL PLATE	8302 10" 6" X 16" CFT G	630	IVE
1	EA	SURFACE CLOSER	1461 REG STD	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 02
Provide each SGL door(s) with the following:

1	EA	PANIC HARDWARE	CDSI-PA-AX-98-NL	626	VON
1	EA	RIM CYLINDER	20-057 ICX	626	SCH
1	EA	MORTISE CYLINDER	20-061 ICX XQ11-948 36-083	626	SCH
2	EA	FSIC CORE	23-030 (VERIFY WITH OWNER)	626	SCH
1	EA	SURFACE CLOSER	4040XP EDA	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS441	626	IVE
1	SET	GASKETING	429AA-S	AA	ZER
1	EA	DOOR SWEEP	8192AA	AA	ZER
1	EA	THRESHOLD	547A-223(OR AS REQ'D. OR PER DETAIL/CONDITIONS)	A	ZER
	EA	NOTE	REUSE BALANCE OF EXISTING HARDWARE		

VERIFY EXISTING DOOR AND FRAME PREP PRIOR TO ORDERING HARDWARE.

HARDWARE GROUP NO. 03
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	ENTRANCE/OFFICE LOCK	ND50TD RHO	626	SCH
1	EA	FSIC CORE	23-030 (VERIFY WITH OWNER)	626	SCH
1	EA	SURFACE CLOSER	1461 RW/PA STD	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 04
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	ENTRANCE/OFFICE LOCK	ND50TD RHO	626	SCH
1	EA	FSIC CORE	23-030 (VERIFY WITH OWNER)	626	SCH
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 05
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	ENTRANCE/OFFICE LOCK	ND50TD RHO	626	SCH
1	EA	FSIC CORE	23-030 (VERIFY WITH OWNER)	626	SCH
1	EA	SURFACE CLOSER	1461 REG STD	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 06
Provide each PR door(s) with the following:

2	EA	CONT. HINGE	112XY	313AN	IVE
1	EA	PANIC HARDWARE	CDSI-PA-AX-9849-EO-LBL	643E	VON
1	EA	PANIC HARDWARE	CDSI-PA-AX-9849-NL-OP-110MD-LBL	643E	VON
1	EA	RIM CYLINDER	20-057 ICX	643e	SCH
2	EA	MORTISE CYLINDER	20-061 ICX X XQ11-948 36-083	643e	SCH
3	EA	FSIC CORE	23-030	643e	SCH
2	EA	90 DEG OFFSET PULL	8190EZHD 12" O	643E/716	IVE
2	EA	SURFACE CLOSER	4040XP EDA	689	LCN
2	EA	PA MOUNTING PLATE	4040XP-18PA SRT (AS REQUIRED)	695	LCN
2	EA	BLADE STOP SPACER	4040XP-61 SRT (AS REQUIRED)	695	LCN
2	EA	FLOOR STOP	FS441	643E/716	IVE
1	EA	SEAL	WEATHER SEALS BY DOOR/FRAME MANUFACTURER/SUPPLIER		B/O
2	EA	DOOR SWEEP	8192D	D	ZER
1	EA	THRESHOLD	547D-223 OR AS DETAILED	D	ZER

END OF SECTION

Catalog Cuts

For

Bay Avenue Office Bldg. for East Kern Health Care District

Sorted By DHI Sequence

Prepared By

David E Harder

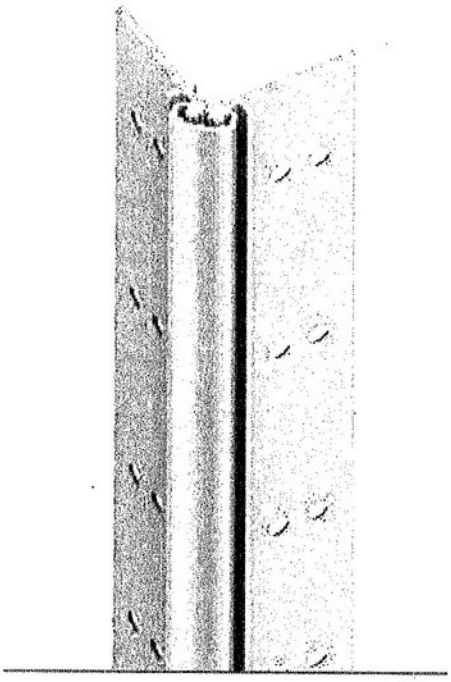
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Table of Contents

Mfr	Catalog Number	Description	ItemID	Page #
IVE	112XY	CONT. HINGE		3
IVE	5BB1 4.5 X 4.5	HINGE		4
SCH	L463T XB11-720	CLASSROOM DEAD LOCK		5
SCH	ND50TD RHO	ENTRANCE/OFFICE LOCK		31
VON	CDSI-PA-AX-98-NL	PANIC HARDWARE		45
VON	CDSI-PA-AX-9849-EO-LBL	PANIC HARDWARE		45
VON	CDSI-PA-AX-9849-NL-OP-110MD-LBL	PANIC HARDWARE		45
SCH	20-057 ICX	RIM CYLINDER		76
SCH	20-057 ICX	RIM CYLINDER		76
SCH	20-061 ICX X XQ11-948 36-083	MORTISE CYLINDER		77
SCH	20-061 ICX XQ11-948 36-083	MORTISE CYLINDER		77
SCH	23-030 (VERIFY WITH OWNER)	FSIC CORE		77
SCH	23-030	FSIC CORE		77
IVE	8200 6" X 16" CFC	PUSH PLATE		81
IVE	8190EZHD 12" O	90 DEG OFFSET PULL		82
IVE	8302 10" 6" X 16" CFT G	PULL PLATE		85
LCN	1461 RW/PA STD	SURFACE CLOSER		86
LCN	1461 REG STD	SURFACE CLOSER		86
LCN	4040XP EDA	SURFACE CLOSER		95
LCN	4040XP-18PA SRT (AS REQUIRED)	PA MOUNTING PLATE		103
LCN	4040XP-61 SRT (AS REQUIRED)	BLADE STOP SPACER		104
IVE	8400 10" X 2" LDW B-CS	KICK PLATE		105
IVE	8400 4" X 1" LDW B-CS	MOP PLATE		105
IVE	FS441	FLOOR STOP		107
IVE	FS441	FLOOR STOP		107
IVE	WS406/407CVX	WALL STOP		108
IVE	FS436/FS438 AS REQ'D	FLOOR STOP		109
ZER	188SBK PSA	GASKETING		110
ZER	429AA-S	GASKETING		111
B/O	WEATHER SEALS BY DOOR/FRAME MANUFACTURER/SUPPLIER	SEAL		NA
ZER	8192AA	DOOR SWEEP		112
ZER	8192D	DOOR SWEEP		112
ZER	547A-223(OR AS REQ'D. OR PER DETAIL/CONDITIONS)	THRESHOLD		113
ZER	547D-223 OR AS DETAILED	THRESHOLD		113
	REUSE BALANCE OF EXISTING HARDWARE	NOTE		NA



112XY Full Mortise - Narrow Frame and Door Leaf

UL10C certified
Meets ANSI 156.26 for 150 lbs and 300 lbs.

- For 1 3/4" Doors
- Patented center loaded, interlocking bearing design
- Non Handed for custom cut lengths
- Flush Mounted, No inset
- 48" Maximum Door Width
- Beveled or Square Edge Doors
- Frame guidance lip is extended further for retrofit applications to cover existing heavy weight architectural hinge preps
- For doors weighing up to 450 pounds without reinforcing, 600 pounds with reinforcing
- For lead-lined application consult factory for engineering specials

Standard lengths 83", 85", 95", 119"

Standard Mounting Hardware

12-24 x 3/4" Steel Self Drilling / Self Tapping Phillips Head Screw

Finishes

Clear Anodized (US28), Dark Bronze Anodized (313AN)
Custom Anodizing and Painting are available, consult factory

Options:

HT	Hospital Tip
EPT	Electric Power Transfer
TWP CON	Electrical Through Wire Panel with Allegion Connect

Optional Mounting Hardware:

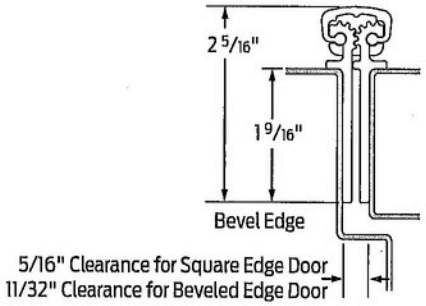
TEK/WD	1/2 Self Drill, Self Tap 1/2 Wood
WD	Wood Door and Frame

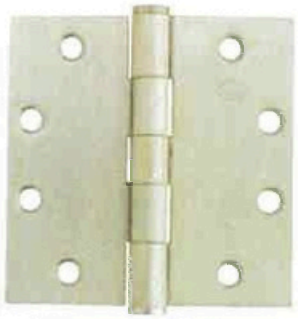
Available Accessory Kits:

Security Screws - Hollow Metal
Security Screws - Wood
Thread Forming Screws

For Single Door Applications

For pairs of doors see chart and general information





Meets ANSI/BHMA A156.1
A8133 – Steel
A5133 – Stainless Steel
A2133 – Brass

5PB1 5 Knuckle, Plain Bearing Full Mortise Hinge

- For standard weight doors
- Low frequency usage
- Packed with wood and metal screws

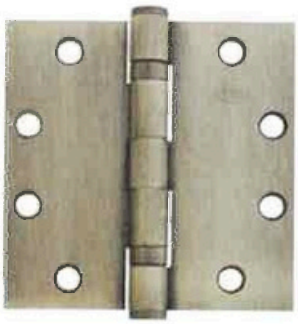
Not for use with a door closer.

Options

- NRP, Non-Removable Pin
- SH, Security Stud
- HT, Hospital Tip
- RC, Round Corners - 1/4" or 5/8" Radius
- SEC, Security Fastners - Pin-in-Socket

Dimensions

Size (Inches)	Size (mm)	Gauge
3.5 x 3.5	89 x 89	0.123
4 x 4	102 x 102	0.134
4.5 x 4	114 x 102	0.134
4.5 x 4.5	114 x 114	0.134
5 x 4.5	127 x 114	0.134



Meets ANSI/BHMA A156.1
A8112 – Steel
A5112 – Stainless Steel
A2112 – Brass

5BB1 5 Knuckle, Ball Bearing Full Mortise Hinge

- For standard weight doors
- Medium frequency usage
- 2 ball bearing
- Packed with wood and metal screws

Options

- NRP, Non-Removable Pin
- SH, Security Stud
- HT, Hospital Tip
- RC, Round Corners - 1/4" or 5/8" Radius
- SEC, Security Fastners - Pin-in-Socket

Dimensions

Size (Inches)	Size (mm)	Gauge	Size (Inches)	Size (mm)	Gauge
3.5 x 3.5	80 x 102	0.130	5 x 4.5	127 x 114	0.146
4 x 4	102 x 102	0.130	5 x 5	127 x 127	0.146
4.5 x 4	114 x 102	0.134			
4.5 x 4.5	114 x 114	0.134			

Finishes *brass*

Ives Finish	US3	US4	US10	US10B	US10A	US11	US15	US26	US26D
BHMA	605	606	612	613	614	616	619	625	626

Finishes *steel*

Ives Finish	USP	US3	US4	US10	US10B	US10A	US11	US15	US26	US26D
BHMA	600	632	633	639	640	641	643	646	651	652

Finishes *stainless steel*

Ives Finish	US32	US32D
BHMA	629	630

L Series

Grade 1, Mortise Locks



OVERVIEW

The Schlage® L Series has long been the benchmark for Grade 1 mortise locks. Beyond strength and security–it offers flexibility to meet most needs. 67 mechanical functions include ten non-levered small- and large-case deadbolt functions and 15 electrified functions regularly used as part of electronic access control systems, six of which feature motorized latch retraction. L Series locks have the ability to suite across electronic, tubular, exit trim, and multi-point locks to integrate seamlessly into any environment. The series features an array of security options including patented, 180-degree high visibility lock status indication trim, key override of a thumbturn being held, and support for multiple keyway families and cylinder types including Primus® XP high-security cylinders.



FINISHES



605
Bright Brass



606
Satin Brass



609
Antique Bronze



612[1]
Satin Bronze



613[1]
Oil Rubbed Bronze



619
Satin Nickel



622
Matte Black



625
Bright Chrome



626
Satin Chrome



626AM
Satin Chrome Antimicrobial



629[2]
Bright Stainless Steel



630[2]
Satin Stainless Steel



630AM[2]
Satin Stainless Steel Antimicrobial



643e
Aged Bronze

1. Available on standard levers only, not available on Latitude, Longitude, Accent, Asti, or Merano.
2. Not available on Accent, Asti, or Merano.

M COLLECTION DECORATIVE LEVER STYLES[1]



M51
851 - Knurled tactile warning[2]



M52 (Broadway)
852 - Knurled tactile warning[2]



M53



M54



M55



M56



M57[3]



M61
Handed



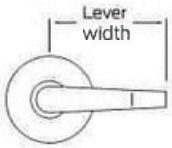
M62[3]
Handed

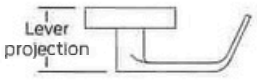


M63
Handed

Dimensions

Lever	Width	Projection
M51	4.5"	3.2"
M52 (Broadway)	4.5"	3"
M53	4.35"	3.2"
M54	4.35"	2.75"
M55	4.3"	3"
M56	4.6"	3"
M57	4.5"	2.9"
M61	4.5"	3.2"
M62	4.5"	2.7"
M63	4.5"	3.2"





1. M Collection not available in 612 and 613 finishes.
2. Knurled tactile warning available on 609, 612, 613, 625, 626, 629, and 630 finishes only.
3. Available in 629, 630, and 630AM only.

Note: Images shown with Schlage L mortise 'A' rose; additional rose and escutcheon designs available.

M COLLECTION DECORATIVE LEVER STYLES[1]



M81 (Boardwalk)
881 - Knurled tactile warning[2]



M82



M83



M84



M85
Handed



ME1
8ME1 - Milled tactile warning
Handed



ME2
8ME2 - Milled tactile warning
Handed

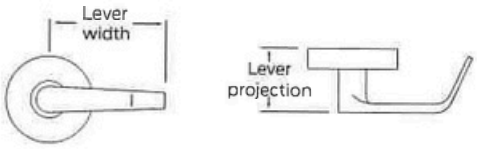


ME3
8ME3 - Milled tactile warning

Dimensions

Lever	Width	Projection
M81 (Boardwalk)	4.8"	2.9"
M82	4.8"	2.9"
M83	4.6"	2.9"
M84	5.1"	3"
M85	4.9"	3.3"
ME1	5.5"	3"
ME2	5.2"	2.8"
ME3	5.1"	3.2"

Return to door meets 1/2" requirement for all levers shown on this page.



1. M Collection not available in 612 and 613 finishes.
2. Knurled tactile warning available on 609, 612, 613, 625, 626, 629, and 630 finishes only.

Note: Images shown with Schlage L mortise 'A' rose; additional rose and escutcheon designs available. ME1, ME2 and ME3 ergonomic levers designed with Gensler as product design consultant.

STANDARD LEVER AND KNOB STYLES



01
801 - Milled tactile warning



02
802 - Knurled tactile warning[1]



03 (Tubular)
803 - Knurled tactile warning[1]



05
805 - Milled tactile warning



06 (Rhodes)
806 - Milled tactile warning



07 (Athens)
807 - Milled tactile warning



12
812 - Milled tactile warning
Handed



17 (Sparta)
817 - Milled tactile warning

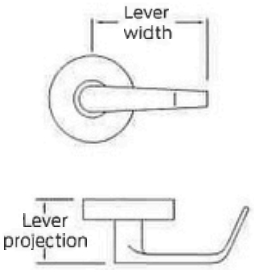


18
818 - Milled tactile warning

Dimensions

Lever	Width	Projection
01	3.88"	2.69"
02	4.75"	2.81"
03 (Tubular)	4.75"	2.81"
05	3.75"	2.88"
06 (Rhodes)	4.63"	2.5"
07 (Athens)	4.63"	2.88"
12	4.63"	3.06"
17 (Sparta)	4.75"	3"
18	4.88"	2.69"

Return to door meets 1/2" requirement for 03, 06 and 17 levers.



1. Knurled tactile warning available on 609, 612, 613, 625, 626, 629, and 630 finishes only.

Note: Images shown with Schlage L mortise 'A' rose; additional rose and escutcheon designs available.

STANDARD LEVER AND KNOB STYLES



ACC (Accent)[1]
Handed



AST (Asti)[1]
Handed



LAT (Latitude)[2]



LON (Longitude)[2]



MER (Merano)[1]
Handed



OME (Omega)



41

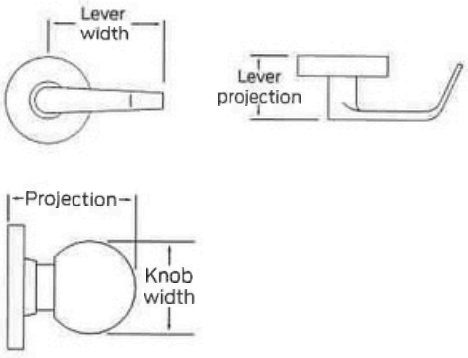


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Dimensions

Lever	Width	Projection
ACC (Accent)	4.13"	3.13"
AST (Asti)	4"	2.63"
LAT (Latitude)	4.75"	2.56"
LON (Longitude)	4.88"	2.56"
MER (Merano)	4"	3.13"
OME (Omega)	5.06"	3.31"
41	2.21"	2.34"
42	2.13"	2.54"

Return to door meets 1/2" requirement for Longitude and Omega levers.



1. Not available in 612, 613, 629, or 630 finishes.
2. Not available in 612 or 613 finishes.

Note: Images shown with Schlage L mortise 'A' rose; additional rose and escutcheon designs available.

ESCUTCHEONS



L full face
Specify by adding 'L' after lever design.

Finishes: available in all L Series finishes.



L concealed
Specify by adding 'C' suffix to function and by adding 'L' after lever design.

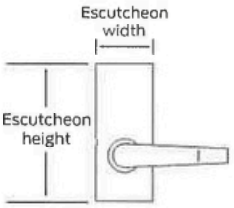
Finishes: available in all L Series finishes.



N full face
Specify by adding 'N' after lever design.

Finishes: available in all L Series finishes.

Escutcheon	Width	Height
L full face	1.75"	7.938"
L concealed	1.75"	7.938"
N full face	2.5"	7.875"



ROSES



A rose
Available for use on L Series knob and lever designs. Specify by adding 'A' after lever design.

Finishes: available in all L Series finishes.



B rose
Available for use on L Series knob and lever designs. Specify by adding 'B' after lever design.

Finishes: available in all L Series finishes.



C rose
Available for use on L Series knob and lever designs. Specify by adding 'C' after lever design.

Finishes: 605, 606, 609, 619, 622, 625, 626, 629, 630, 643e.



AVA rose
Available for use with AST lever only. Specify as ASTAVA.

Finishes: 605, 606, 609, 619, 622, 625, 626, 643e.



MER rose
Available for use with MER lever only. Specify as MERMER.

Finishes: 605, 606, 609, 619, 622, 625, 626, 643e.

Rose	Diameter
A	2.125"
B	2.562"
C	2.625"
AVA	2.625"
MER	2.625"



THUMBTURNS



ADA thumbturn (standard)
09-544



Large ADA thumbturn
09-509 x L583-363
Not available with L9463 and L463



Basic thumbturn

INDICATORS

Inside Trims



Thumbturn



Key cylinder



Standard for lock functions L9486, L9496 and L496, used with A or B roses only. Available messages: "OCCUPIED", "DO NOT DISTURB" or "LOCKED".

Outside Trims



Emergency key



Coin turn



Key cylinder

Available messages

	LOCKED	OCCUPIED	DO NOT DISTURB	
	UNLOCKED	VACANT		
Inside trim	IS-LOC	IS-OCC	IS-DND	IS-SYM
Outside trim	OS-LOC	OS-OCC	OS-DND	OS-SYM
Inside trim	IS-LOCFR	IS-OCCFR	–	–
Outside trim	OS-LOCFR	OS-OCCFR	–	–

Note: Spanish language options available via RFQ.

Dimensions

	Width	Height
Escutcheon	2.6"	9.7"
Sectional	2.6"	6.1"
Main window	2"	0.6"
Side windows	0.3"	0.6"

LIGATURE-RESISTANT SOLUTIONS



SL1[1,2]



SK1[1,2]



HSLR[2,3]
Handed

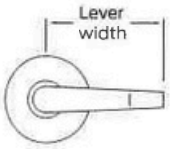
Specifications and certifications

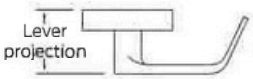
	SL1	SK1	HSLR
Accepted by OHM	●	●	●
ADA compliant	●	-	●
Suitable for:			
High risk areas	-	●	●
Medium risk areas	●	●	●
Low risk areas	●	●	●

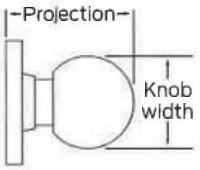
Caution: Cone shaped door knobs and thumbturns do not comply with ADA requirements for graspability.

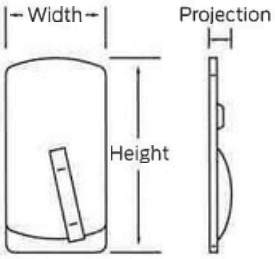
Dimensions

	Width	Height	Projection
SL1	4.5"		3.13"
SK1	3.19"		2.3125"
HSLR	6"	13.17"	2.27"





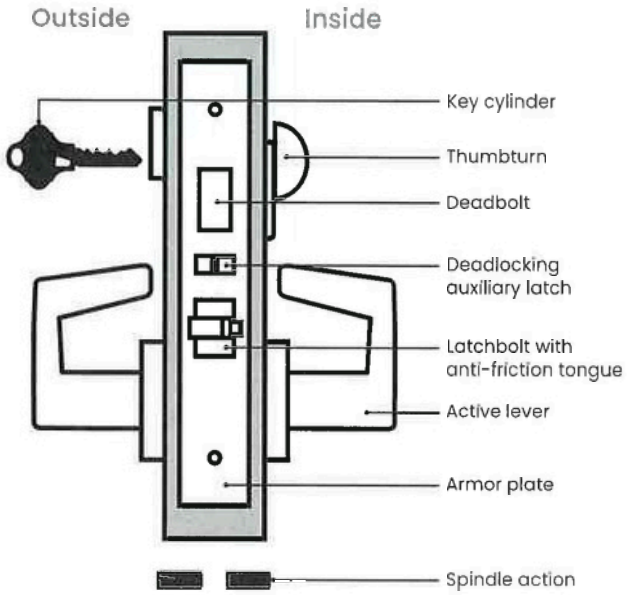




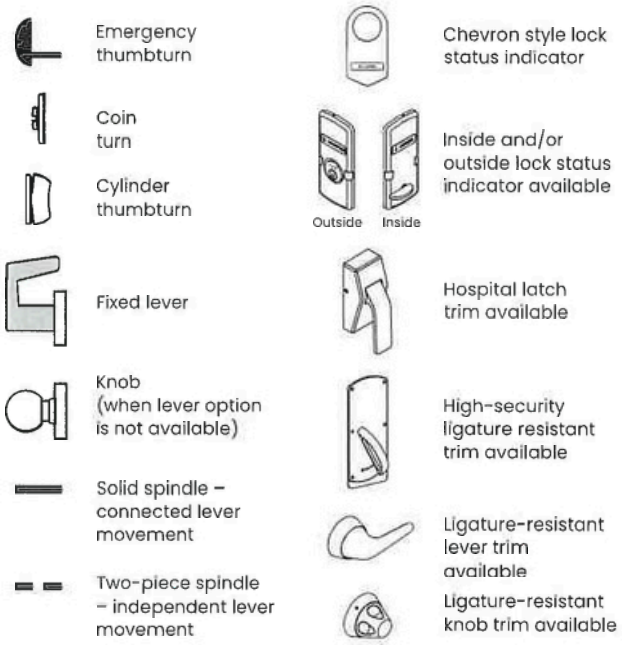
1. Only available in 630 and 630AM finishes.
2. Not available with Vandlgard option.
3. Only available in 630 finish.

MECHANICAL LOCK FUNCTIONS

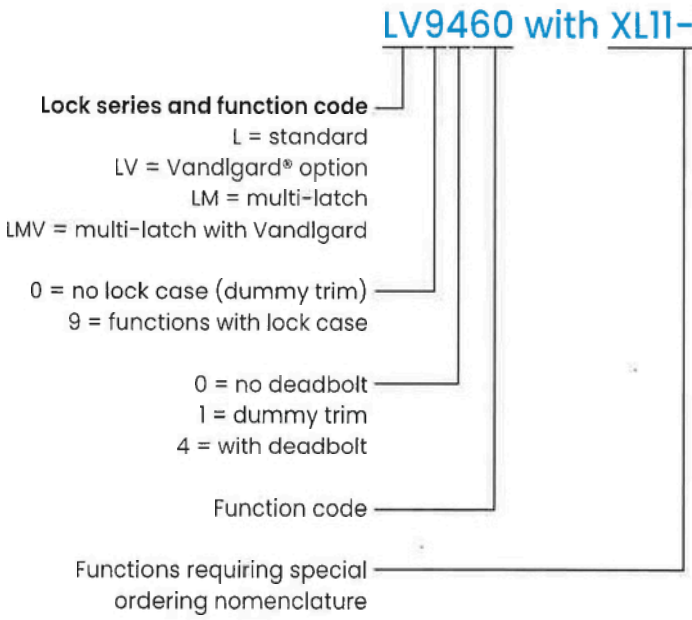
Legend



Key



Product identification guide



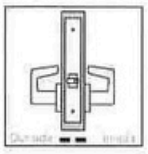


Vandlgard® feature helps protect the lock chassis from damage.

The Vandlgard optional feature available on many functions allows the outside lever to rotate freely down when in a locked state. This limits the ability of vandals to apply excessive force to the lever helping to prevent damage to internal components.

NON-KEYED FUNCTIONS

Schlage **ANSI**
L9010 **F01**



Passage latch



- Levers (or knobs) only-both sides; latchbolt only
- Latchbolt retracted by lever (or knob) from either side at all times
- Inside lever always free for immediate egress

Schlage **ANSI**
L9025 **F31**

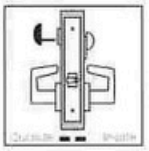


Exit or communicating lock

- No outside trim; lever (or knob) only-inside; latchbolt and deadlocking auxiliary latch
- Latchbolt retracted by lever (or knob) from inside only
- Inside lever always free for immediate egress

When ordering, specify door handing.

Schlage **ANSI**
L/LV9040 **F22**



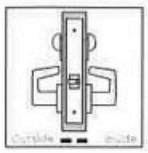
Bath/bedroom privacy lock



- Emergency thumbturn access outside; thumbturn inside; latchbolt only
- Latchbolt retracted by lever (or knob) from either side
- Outside lever is made inoperative by rotating inside thumbturn; Vandlgard® option allows outside lever to rotate freely down while locked
- To unlock from outside, remove access hole cover, insert emergency thumbturn (furnished) and rotate
- Rotating inside thumbturn unlocks outside lever; turning inside lever retracts latchbolt and unlocks outside lever; closing door also unlocks preventing lock-out
- Inside lever always free for immediate egress

Note: Hospital latch trim not available with Vandlgard option.

Schlage **ANSI**
L/LV9040 with XL11-446 **-**



Privacy with thumbturn both sides

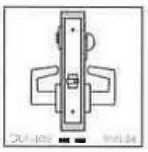


- Thumbturn both sides; latchbolt only
- Latchbolt retracted by lever (or knob) from either side
- Outside lever is made inoperative by rotating either thumbturn; Vandlgard® option allows outside lever to rotate freely down while locked
- Rotating either thumbturn unlocks outside lever
- Rotating inside lever retracts latchbolt and unlocks outside lever; closing door also unlocks
- Inside lever always free for immediate egress

Note: Available in rose or L escutcheon trim only.

To order, specify function and note XL11-446 as a special option.

Schlage **ANSI**
L/LV9044 **-**



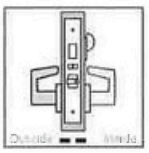
Privacy with coin turn outside



- Coin turn outside; thumbturn inside; latchbolt only
- Latchbolt retracted by lever (or knob) from either side
- Outside lever is made inoperative by rotating outside coin turn or inside thumbturn; Vandlgard® option allows outside lever to rotate freely down while locked
- Rotating outside coin turn unlocks outside lever
- Rotating inside thumbturn unlocks outside lever; turning inside lever retracts latchbolt and unlocks outside lever; closing door also unlocks preventing lock-out
- Inside lever always free for immediate egress

Note: Ligature-resistant trims not available with Vandlgard option.

Schlage **ANSI**
L9412 **-**



Exit lock with deadbolt

- Lever (or knob) only-outside; thumbturn inside with lever; deadbolt, latchbolt and deadlocking auxiliary latch
- Outside lever (or knob) always fixed; latchbolt retracted by inside lever
- Deadbolt thrown or retracted by rotating inside thumbturn
- Rotating inside lever retracts both deadbolt and latchbolt
- Inside lever always free for immediate egress

NON-KEYED FUNCTIONS

Schlage **ANSI**
L/LV9440 **F19**

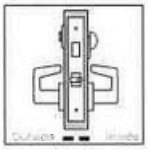


Privacy with deadbolt



- Emergency thumbturn access outside; thumbturn inside; deadbolt and latchbolt
- Latchbolt retracted by lever (or knob) from either side
- Outside lever is made inoperative when deadbolt is thrown by rotating inside thumbturn; Vandlgard® option allows outside lever to rotate freely down while locked
- To unlock from outside, remove access hole cover, insert emergency thumbturn (furnished) and rotate
- Rotating inside thumbturn unlocks outside lever; turning inside lever retracts both deadbolt and latchbolt and unlocks outside lever
- Inside lever always free for immediate egress

Schlage **ANSI**
L/LV9444 **-**



Privacy with deadbolt and coin turn outside



- Coin turn outside; thumbturn inside; deadbolt and latchbolt
- Latchbolt retracted by lever (or knob) from either side
- Outside lever is made inoperative when deadbolt is thrown by rotating inside thumbturn or outside coin turn; Vandlgard® option allows outside lever to rotate freely down while locked
- Rotating outside coin turn retracts deadbolt and unlocks outside lever
- Rotating inside thumbturn unlocks outside lever; turning inside lever retracts both deadbolt and latchbolt and unlocks outside lever
- Inside lever always free for immediate egress

Note: Ligature-resistant trims not available with Vandlgard option.

NON-KEYED DUMMY FUNCTIONS

Schlage **ANSI**
L0170 **-**



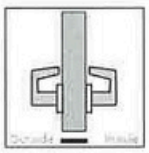
Half dummy trim

- Lever (or knob) only-one side; no armor front or mortise case
- Lever always fixed

Note: Do not use on hollow core wood doors. All metal door applications require reinforcement.

Ordering: Specify door handing. Additionally, when ordering with escutcheon trim, an inside escutcheon with through bolts will be provided.

Schlage **ANSI**
L0172 **-**

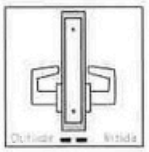


Full dummy trim

- Levers (or knobs) only-both sides; no armor front or mortise case
- Both levers always fixed

Note: All metal door applications require reinforcement.

Schlage **ANSI**
L9110 **-**



Full dummy trim with active levers

- Levers (or knobs) only-both sides; blank armor front without latchbolt
- Both levers always active

Note: Includes blank armor front and lock case.

May be ordered with optional XL11-743 armor front with cutout to receive deadbolt.

NON-KEYED DUMMY FUNCTIONS

Schlage **ANSI**
L9175 -



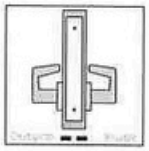
Half dummy trim with lock case

- Lever (or knob) only-one side; blank armor front without latchbolt
- Lever always fixed

Note: Includes blank armor front and lock case.

Door handing must be specified. May be ordered with optional XL11-743 armor front with cutout to receive deadbolt.

Schlage **ANSI**
L9176 -



Full dummy trim with lock case

- Levers (or knobs) only-both sides; blank armor front without latchbolt
- Both levers always fixed

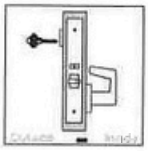
Note: Includes blank armor front and lock case.

May be ordered with optional XL11-743 armor front with cutout to receive deadbolt.

Ordering: In a double-door application where dummy is used as the strike, order 10-091 armored front strike separately.

SINGLE CYLINDER NON-DEADBOLT FUNCTIONS

Schlage **ANSI**
L9026 -



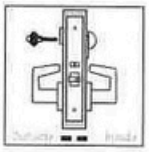
Exit lock with cylinder

- Key cylinder only, no lever (or knob) outside; lever only-inside; latchbolt and deadlocking auxiliary latch
- Latchbolt retracted by lever from inside
- Key outside retracts latchbolt
- Inside lever always free for immediate egress

Note: Available in rose or L escutcheon trim only.

When ordering, specify door handing.

Schlage **ANSI**
L/LV9050 **F04**



Entrance/office lock

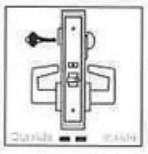


- Key cylinder outside; thumbturn inside; latchbolt and deadlocking auxiliary latch
- Latchbolt retracted by lever (or knob) from either side
- Outside lever is made inoperative by key outside or by turning inside thumbturn; Vandlgard® option allows both levers to rotate freely down while locked
- Key outside unlocks outside lever and retracts latchbolt
- Rotating inside thumbturn unlocks outside lever; turning inside lever retracts latchbolt but does not unlock
- Inside lever always free for immediate egress

Caution: Egress without fully rotating the thumbturn to vertical position can result in lock-out situations.

Note: Hospital latch and ligature-resistant trims not available with Vandlgard option.

Schlage **ANSI**
L/LV9056 -
L/LV9056 with XL13-439 key override



Entrance/office lock with automatic unlocking



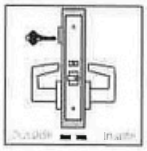
- Key cylinder outside; thumbturn inside; latchbolt and deadlocking auxiliary latch
- Latchbolt retracted by lever (or knob) from either side
- Outside lever is made inoperative by key outside or by turning inside thumbturn; Vandlgard® option allows outside lever to rotate freely down while locked
- Key outside unlocks outside lever and retracts latchbolt; XL13-439 option allows key to retract latchbolt overriding thumbturn if being held in locked position
- Rotating inside thumbturn unlocks outside lever; turning inside lever retracts latchbolt and unlocks outside lever; closing door also unlocks preventing lock-out
- Inside lever always free for immediate egress

Note: Ligature-resistant trims not available with Vandlgard option.

To order with key override, specify function and note XL13-439 as a special option.

SINGLE CYLINDER NON-DEADBOLT FUNCTIONS

Schlage **ANSI**
L/LV9070 **F05**



Classroom lock, exterior lockdown only

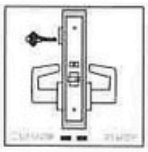


- Key cylinder outside with lever (or knob); lever only-inside; latchbolt and deadlocking auxiliary latch
- Latchbolt retracted by lever from either side
- Outside lever is made inoperative by key outside; Vandlgard® option allows outside lever to rotate freely down while locked
- Key outside unlocks outside lever and retracts latchbolt
- Inside lever always free for immediate egress

Note: Outside lever remains inoperative until unlocked by key.

Note: Hospital latch and ligature-resistant trims not available with Vandlgard option.

Schlage **ANSI**
L/LV9076 **F06**



Classroom holdback lock, exterior lockdown only



- Key cylinder outside with lever (or knob); lever only-inside; latchbolt and deadlocking auxiliary latch
- Latchbolt retracted by lever from either side
- Outside lever is made inoperative by key outside; Vandlgard® option allows outside lever to rotate freely down while locked
- Key outside unlocks outside lever and retracts latchbolt
- Rotate inside lever while turning key 360° to activate retracted latch holdback feature; to deactivate, reverse key rotation 360°
- Inside lever always free for immediate egress

Note: Outside lever remains inoperative until unlocked by key.

Note: Locks with holdback feature are not UL listed. Installation should be in accordance with existing codes only.

Note: Ligature-resistant trims not available with Vandlgard option.

Schlage **ANSI**
L/LV9080 **F07**



Storeroom lock



- Key cylinder outside with lever (or knob); lever only-inside; latchbolt and deadlocking auxiliary latch
- Outside lever always fixed; latchbolt retracted by inside lever; Vandlgard® option allows outside lever to rotate freely down while locked
- Key outside retracts latchbolt
- Inside lever always free for immediate egress

Note: Hospital latch and ligature-resistant trims not available with Vandlgard option.

Schlage **ANSI**
L/LV9081 **-**



Accessible storeoom lock

- Key cylinder outside with lever (or knob); lever only-inside; latchbolt and deadlocking auxiliary latch
- Latchbolt retracted by lever from either side
- Outside lever is made inoperative by key outside; Vandlgard® option allows outside lever to rotate freely down while locked
- Key outside inserted and turned 280° unlocks allowing outside lever to retract latchbolt
- Inside lever always free for immediate egress

When ordering, specify door handing.

EAST KERN HEALTH CARE DISTRICT

District Manager Staff Report

Submitted by Rubi Rizo, District Manager

Executive Summary

This reporting period reflects significant accomplishments in facilities, governance, healthcare partnerships, funding development, insurance recovery, and strategic planning.

ADA Compliance Site Improvement Project

The ADA Compliance Site Improvement Project was successfully completed. Expenditures total $260,112.49 to date. The project was completed under budget and ahead of schedule, demonstrating strong fiscal stewardship and project management.

Healthcare Partnerships and Expansion

Multiple walkthroughs and meetings were conducted with Adventist Health and Ridgecrest Regional Hospital to explore opportunities for expanding healthcare services within the District. Discussions included mental health services expansion, healthcare education initiatives, workforce development, and future service opportunities.

Insurance Recovery Efforts

The District successfully coordinated a return inspection by the SDRMA insurance adjuster to identify any additional reimbursable damages associated with 9300 North Loop Boulevard.

Association of California Healthcare Districts

The District Manager was invited to serve on the Association of California Healthcare Districts Board of Education and accepted the appointment. This was followed by an invitation to participate in CEO Roundtable meetings and statewide leadership activities.

Bay Avenue Project

Working with Joselito Lacson, plans for the Bay Avenue project were completed and submitted to insurance. The plans are included in the Board agenda and board packet.

Governance and Policy Development

For the first time in EKHCD history, a General Manager Performance Evaluation process was developed and approved by a unanimous 5-0 Board vote. Additionally, a Good Faith Cause policy addressing personnel matters was developed to strengthen governance and accountability.

Property Management

District management successfully navigated tenant rent adjustment discussions. Legal counsel is now handling negotiations and next steps.

Funding Development

Working with legal counsel, EKHCD finalized its contract with Kiley Associates to assist the District in pursuing and acquiring funding opportunities that support healthcare services and future projects.

Conclusion

EKHCD continues to make meaningful progress through responsible financial management, project completion, policy development, healthcare partnerships, and strategic planning. These accomplishments further the District mission and improve healthcare opportunities throughout Eastern Kern County.

Nov. 02, 2026

Rubi Rizo
East Kern Health Care District
P.O. Box 2546
California City, CA 93504

RE: 9278, 9300 & 9350 N Loop Site Improvement Project
Weekly Job Site Report No.06
Project No. 2026.100

Attn Rubi,

Below is a progress report for 9278, 9300 & 9350 N Loop site improvement and construction administration.

- 9278 N Loop Bldg:
    - All concrete walkways and new guardrails leading to existing building has been completed as of Oct. 20, 2026. Refer to picture #6.
    - All final grading around new walkways have also been completed.
    - PCO#05 for the new ADA post was approved by the District and schedule to be installed on Monday, Nov. 2, 2026.

- 9300 N Loop Bldg:
    - All concrete walkways form public right of way to building has been completed as of Oct. 9, 2026. Refer to pictures #1, 2, 3 & 4.
    - All final grading around new walkways have also been completed.
    - New guardrails have been completed as off Oct. 20, 2026. See picture #7.

- 9350 N Loop Bldg:
    - New portion of AC paving on the west entrance of the building and partial parking lot has been completed as of Oct.15, 2026. Refer to picture #5.

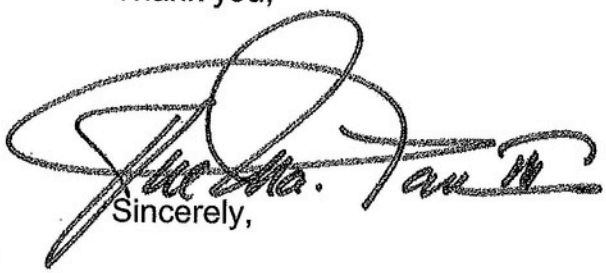
- N Loop parking lot:
    - New parking lot stripping and installation of ADA signs and post shall commence on Monday, Nov. 2, 2026. It is anticipated to be completed within 1-2 working days.
    - Upon completion of the parking lot stripping and ADA signs, Joselito Lacson will perform a final punch list at the site on Saturday, Nov.7,2026 and will issue my final report for this project.

Attached is Medallion's pay application no. 3. I have reviewed the percentages of each line item in this billing and approve their billing. Please review and process this at your earliest convenience.

Attached is Medallion's pay application no. 4, which is for their retention and final payment. Please hold off on processing this pay application until I complete my final punch list. If all items are satisfactory after my site visit, I will advise the District on retention payment.

Please feel free to call me if you have any further questions.

Thank you,



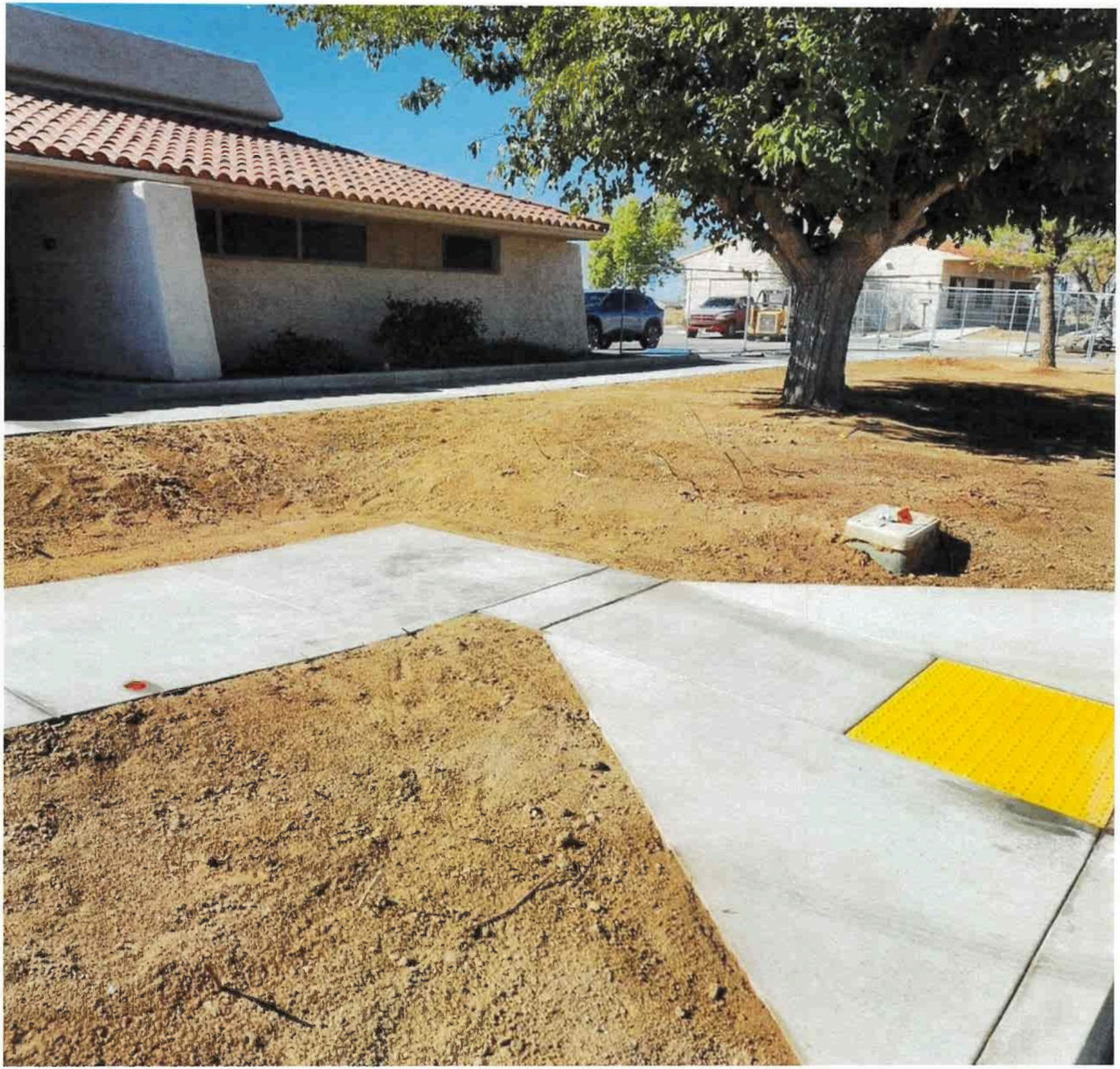
Sincerely,

Joselito Lacson
Consultant Project Manager
East Kern Health Care District

PIC-1



PIC-2



PIC-3



PIC-4

PIC-5



PIC-7



East Kern HEALTH CARE DISTRICT

Date: November 10th, 2026 Vendor Payment List **Board Approval:_____**

VENDOR	MEMO LINE	AMOUNT
AMAZON	Solar Security Cameras for 9278 North Loop Outside Solar Lights for 9278 North Loop	$259.80
AXION	Monthly Phone Services INVOICE# 100126380	$209.89
Bruin Engineering	Invoice # 2625720261012 Board Approved in September for Site Improvement plans ADA compliance project for all North Loop properties	$3,980.00
CSDA	Yearly Renewal Dues	$1,614.00
Golden Hills IT	Invoice #4233 IT services for 110226-120126	$2837.30
GoodSuite	Monthly Printing Services Invoice # INV323969	$151.56
Mobile Modular	Invoice #2972818 Monthly Fees 100526 to 110326	$1,087.24
Shauna Royten	Mileage Reimbursement	$68.15
Rubi Rizo	Mileage Reimbursement	$165.53

Southern California Edison	Monthly Fees 9300 North Loop $676.24 8100 Bay (ASPEM MALL) $115.34 8100 Bay (Aspen Mall) $0.18 9278 North Loop $482.25	$1,283.47
Total Items = 9		**Total = 7,676.94**

East Kern HEALTH CARE DISTRICT

MISSION BANK PAYMENT LIST

DATE: November 10th, 2026

VENDOR	MEMO LINE	AMOUNT
Medallion	Contract for Payment 3 of 3 Project # 2026.1000 Building SIte ADA site Improvement Plan for 9278 North Loop, 9300 North Loop, 9350 North Loop	$142,758.46
TOTAL ITEMS= 1		TOTAL= $142,758.46

ACTION MINUTES

EAST KERN HEALTH CARE DISTRICT

BOARD OF DIRECTORS

5:30 p.m. Tuesday October 20th, 2026, (Hybrid and Zoom)

MISSION STATEMENT: "Building health, well -being, and resiliency"

Video Time Code	ITEM AS AGENDIZED	BOARD ACTION Motions are identified in bold as **First: Second**
00:00:15	**I. OPEN MEETING**	Royten, S.
00:00:28	**A. PLEDGE OF ALLEGIANCE/INVOCATION**	Peralta, L.
00:01:39	**B. CALL TO ORDER AND ROLL CALL**	Peralta, L. Macedonio, K. Royten, S. Rojas, J. Patrick, L. arrived at 5:34
00:03:03	**C. APPROVAL OF AGENDA**	**Royten, S., Rojas, J.** *Motion to approve agenda as presented.* Motion carried 5-0

00:03:43	**II. NEW BUSINESS** a. Eva Hebebrand -Financials 1. Balance Sheet Unaudited September 2026 2. Profit and Loss YTD Comparison Unaudited September 2026 3. Check Detail Unaudited September 2026 4. Budget vs Actual Unaudited September 2026 b. Discussion and Possible Action to Approve the East Kern Health Care District Cancer Walk/Fund Policies and Procedures and Corresponding By-Laws c. Discussion of Security Concerns and Possible Action to Approve the purchase of Cameras or Ring style Doorbell d. Discussion and Possible Approval of District Manager Evaluation Process e. Discussion and Possible Action to Adopt Resolution 2026-5 Formal Conflict Resolution Procedure	b. Item will be brought back to the next regular meeting. c. **Royten, S., Patrick, L.** *Motion to approve purchase of 4 security cameras.* Motion carried 5-0 d. **Rojas, J., Royten, S.** *Motion to approve District Manager evaluation process as presented.* Motion carried 5-0 e. Item will be brought back to next regular meeting f. **Rojas, J., Royten, S.** *Motion to accept a 12 month contract with Mobile Modular.* Motion carried 5-0 g. **Patrick, L., Rojas, J.** *Motion to approve Medallion change order #7 in the amount of $3901.68.* Motion carried 5-0 h. **Patrick, L., Royten, S.** *Motion to approve leadership training through the Rural Health*

	f. Discussion and Possible Action to Re-enter Contract with Mobile Modular g. Discussion and possible Action for Change order # 7 h. Discussion and Possible Action to approve training for staff and directors.	*Management Academy for Directors and Staff* Motion carried 5-0
01:20:56	**III. PUBLIC COMMENTS**	
01:21:23	**IV. COMMUNITY ANNOUNCEMENTS**	
01:22:22	**V. STAFF REPORT** **A. Rubi Rizo** I. Property Management Updates II. SICK LEAVE POLICY DRAFT III. East Kern Health Care District and California City Community Alliance Winter Emergency Prep Event	a. Bring back the discussion and possible action to improve the Cancer fund/Cancer Walk fund policies, procedures, and bylaws at another meeting.

	IV. Streamline Increase	b. Purchase four security cameras for the building.
01:22:36	**CONSENT CALENDAR** **A. Vendor Payments Debit Payment (INFORMATION ONLY)** **B. APPROVAL OF MINUTES** 1. Regular Meeting October 6 th , 2026	**Rojas, J., Royten, S.** *Motion to approve consent calendar.* Motion carried 5-0
01:26:36	**VII. CLOSE MEETING**	
01:26:38	**A. PRESIDENT'S COMMENTS**	
01:27:33	**B. DIRECTOR'S COMMENTS**	
01:29:42	**C. DIRECTOR'S REPORTS**	

01:29:56	**D. FUTURE AGENDA** 1. Summer Programs 2. Board Review and possible action to approve Cancer Fund Policies, Procedure and By-Law 3. R. Rizo presents homework and progress review of MJHMP 4. Policies and Procedures for Sponsorships, Memberships and Subscriptions 5. Board Discussion and possible Action for Yearly Membership and Sponsorship of the Desert Rose Garden Club	
01:30:10	**E. ADJOURNMENT** Next Regular Meeting: Tuesday, November 10th, 2026, at 5:30 p.m. In person and (ZOOM) 9278 N Loop Blvd., California City, CA 93505	