

RESPONSIBILITY MATRIX

ITEMS	Owner	Contractor	Subcontractor	Remarks
I. GENERAL CONDITIONS				
Building permits	Y			
Three party inspection				July 2nd party inspection requested by city
Test & Balance	Y			
Temporary utilities	Y			
Final clean up	Y			
Insurance	Y			
Protection of all finished surfaces (both owner and General Contractor)	Y			
Temporary Labor	Y			
Dumpster	Y			
Glasscut Package	Y			
Storage container	Y			Contractor to coordinate and provide storage container for Owner Furnished items during last 2 weeks of construction
VI. WOOD AND PLASTICS				
Telephone demark cabinet	Y			
Milwork (See remarks at right. See below for responsibility)				GC is responsible for receiving, storing, and protecting all milwork. See milwork sheet for specific items and unit details.
Display Shelves	Y			GC to install
Cash Wrap	Y			GC to install
Dispensary	Y			GC to install
Cutting Station	Y			GC to install
Vanities (Restrooms)	Y			GC Supply and install
VII. THERMAL & MOISTURE				
Roofing penetrations	Y			
Insulation	Y			
VIII. DOORS AND WINDOWS				
Rear Service door	Y			GC to bring rear door to proper working order
Doors	Y			
Storefront	Y			
IX. FINISHES				
Vinyl flooring	Y			Per Specifications
Concrete Polish	Y			Stencil Provided by Owner
Blotspot Floor Logo	Y			
FRP	Y			
Paint	Y			
Tile flooring	Y			
Tile Walls	Y			
X. SPECIALTIES				
Floor protection	Y			Contractor is responsible for protecting flooring from damage/dispersals after installation.
Grab bars	Y			
Hand towel dispensers in restrooms	Y			
Toilet paper dispensers	Y			
Restroom mirrors	Y			
Cutting Station Mirrors	Y			
ADA & HC tactile signs per city, local and state codes	Y			
Fire extinguishers	Y			All specialty signage per city or local codes
XI. FURNISHINGS				
Customer Seating	Y			GC to unload/deliver/assemble as required
Cutting Station Chairs	Y			GC to unload/deliver/assemble as required
Shampoo Chairs	Y			GC to unload/deliver/assemble as required
Misc Refrigerator	Y			GC to unload/deliver/assemble as required
Hot Towel Cabinet	Y			GC to unload/deliver/assemble as required
Step Trash Can	Y			GC to unload/deliver/assemble as required
Hot Coat and Umbrella Stand	Y			GC to unload/deliver/assemble as required
Fatigue Mats	Y			GC to unload/deliver/assemble as required
Safe	Y			GC to unload/deliver/install as required
Dacor	Y			
Storage	Y			GC to Coordinate with Owner Vendors
Storage room shelving	Y			GC to install Owner selected shelving
XV. HVAC				
Thermostats and remote sensors	Y			
HVAC Units	Y			
HVAC Distribution	Y			
HVAC Filter & change at construction turn over to Owner	Y			
XVI. PLUMBING				
Plumbing Fixtures	Y			
Shampoo Sink	Y			
Washer/Dryer	Y			
XVII. ELECTRICAL				
Light fixtures	Y			Required lighting supplier - National account
Light Fixtures Lamps	Y			Required lighting supplier - National account
Fire Alarm system	Y			If required by code
Telephone Systems	Y			
Telephone/internet rough-in	Y			
Telephone/internet cabling	Y			
Interior Recessed Access Panel - Telephone Board	Y			
Telephone equipment installation	Y			
Telephone backer board at Demark	Y			
Audio Visual System	Y			
All emergency lighting	Y			

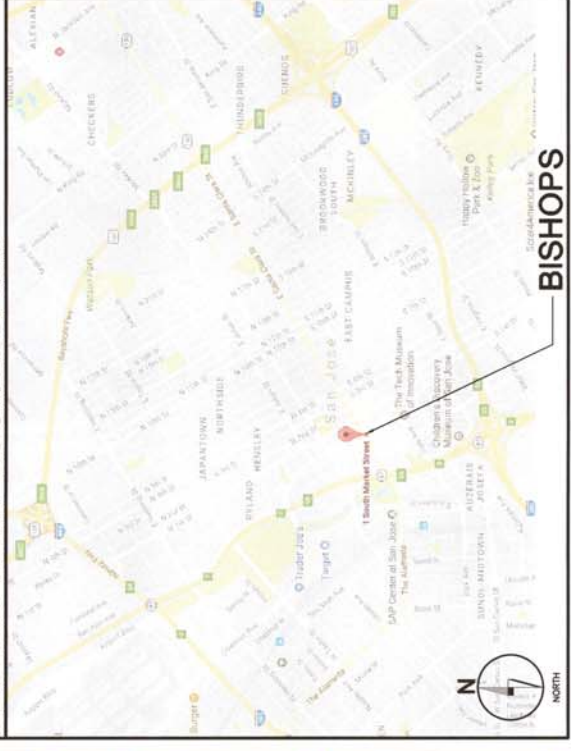
SCOPE OF WORK:

- PROJECT IS A TENANT FINISH-OUT OF AN EXISTING SPACE IN A SHELL RETAIL BUILDING CONSISTING OF A HAIRCUT AREA, RESTROOM, AND UTILITY CLOSET. THERE IS NO EXTERIOR SCOPE WORK.

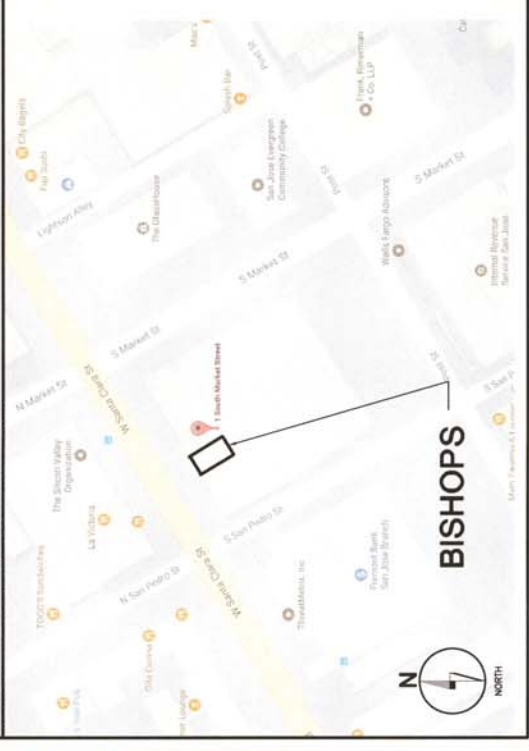
BISHOPS

TENANT FINISH-OUT
SOUTH MARKET APARTMENTS
1 SOUTH MARKET ST
SAN JOSE, CA 95113

DEVELOPMENT LOCATION MAP



BUILDING KEY PLAN



LIST OF CONTACTS

TENANT NEXTGEN STYLES, LLC CONTACT: RAMRAJ GOTTIPARTHY	LANDLORD ESSEX OSM REIT, LP CONTACT: SHEILA LAGUNA PH: 650-655-7880	ARCHITECT GHA ARCHITECTURE/DEVELOPMENT 14901 QUORUM DRIVE - SUITE 300 DALLAS, TX 75254 PH: (972) 239-8884 FAX: (972) 239-5054 EMAIL: mwills@gha-architects.com	CONSTRUCTION MANAGEMENT CONSOLIDATED DEVELOPMENT SERVICES 14901 QUORUM DRIVE - SUITE 310 DALLAS, TX 75254 PH: (972) 850-0816 FAX: (972) 916-5378 EMAIL: tbourgeois@cdsdevelopment.com	MECHANICAL ENGINEER: PETER A. LEPTUCH, P.E. LEED A.P. 1238 GOLDEN EAGLE COURT AUBREY, TX 76227 PH: (940) 795-5127 FAX: N/A EMAIL: pleptuch@yahoo.com	STRUCTURAL ENGINEER RONALD A. ROBERTS ASSOCIATES, INC. 1420 W. MOCKINGBIRD LANE - SUITE 540 DALLAS, TX 75247 PH: (214) 637-6299 FAX: (214) 637-6997 EMAIL: allorret@raa.net
CONTACT: ANDREW LLORET					

NOTES:

- SHOP DRAWINGS FOR FIRE SPRINKLER AND FIRE ALARM ARE TO BE A DEFERRED SUBMITTAL BY THE SUB-CONTRACTOR PRIOR TO INSTALLATION.
 - SIGN DRAWINGS ARE TO BE A DEFERRED SUBMITTAL BY THE SIGN VENDOR AND MUST SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
 - SEE SHEET G003 FOR REQUIRED AND PREFERRED VENDORS LIST.
- REQUIRED VENDORS:
FIRE ALARM: (REQUIRED FOR TIE IN ONLY)
DANIEL VERONDA
SIEMENS INDUSTRIES
O: 510-763-5000
M: 408-673-7470

INDEX TO DRAWINGS:

SHEET	DESCRIPTION
GENERAL	COVER SHEET ADA GUIDELINES SYMBOLS, ABBREVIATIONS, GEN NOTES SPECIFICATIONS CAL-GREEN REQUIREMENTS
STRUCT	PARTIAL FOUNDATION PLAN AND DETAILS PARTIAL 2ND FLOOR FRAMING PLAN DETAILS AND SECTIONS
ARCHITECTURAL	ARCHITECTURAL SITE PLAN DEMOLITION PLAN & LIFE SAFETY & OCCUPANCY PLAN FLOOR PLAN & FURNISHING PLAN REFLECTED CEILING PLAN, SUSPENDED CEILING DETAILING INTERIOR ELEVATIONS DOOR SCHED, HARDWARE SCHED, GENERAL DETAILS MILL WORK
MECH	MEP SPECIFICATIONS MEP2.0 MEP10 MECHANICAL PLANS, SCHEDULES, NOTES MECHANICAL SCHEDULES, DETAILS, NOTES MECHANICAL TITLE 24 SHEETS MECHANICAL TITLE 24 SHEETS MECHANICAL TITLE 24 SHEETS
PLUMB	PLUMBING SUPPLY & WASTE PLAN, PLUMBING RISER
ELEC	POWER PLAN, SCHEDULE, LIGHTING PLAN ELECTRICAL SCHEDULE, RISER, T24 NOTES E2.0 E3.0 E3.1 E3.2

BUILDING CODE INFORMATION

BUILDING CODE	2018 CALIFORNIA BUILDING CODE - COR TITLE 24 PART 2
FIRE CODE	2018 CALIFORNIA FIRE CODE
PLUMBING CODE	2018 CALIFORNIA PLUMBING CODE - COR TITLE 24 PART 3
ELECTRICAL CODE	2018 CALIFORNIA ELECTRICAL CODE - COR TITLE 24 PART 3
MECHANICAL CODE	2018 CALIFORNIA MECHANICAL CODE - COR TITLE 24 PART 4
GAS CODE	2018 CALIFORNIA PLUMBING CODE
ENERGY CODE	2018 CALIFORNIA ENERGY CODE, TITLE 24 PART 6, & GREEN ENERGY STANDARDS
ACCESSIBILITY CODE	2018 CALIFORNIA ACCESSIBILITY CODE, TITLE 24
OCCUPANCY CLASSIFICATION	BUSINESS - GROUP B
SHELL BUILDING CONSTRUCTION TYPE	IF-B
FIRE SPRINKLER SYSTEM	FULLY SPRINKLERED
LEASE SQ. FT.	886 SQ.FT.
OCCUPANCY LOAD:	10 OCCUPANTS
BUSINESS: 886 S.F. / 100 = 10 OCCUPANTS	

- MINIMUM NUMBER OF EXITS REQ'D - 1**
PER TABLE 1006.2.1 ONE EXIT IS REQUIRED BASED ON B OCCUPANCY IF THE OCCUPANT LOAD IS LESS THAN 49 AND THE MAX TRAVEL DISTANCE IS LESS THAN 100 FEET. THE MAX DISTANCE IS 48'-1".
- MAXIMUM TRAVEL DISTANCE W/ SPRINKLERED SPACE IS 250'**
MAXIMUM TRAVEL DISTANCE IN SPACE IS 48'-1"
- MINIMUM NUMBER OF PLUMBING FIXTURES (CPC TABLE A & 422.1)**
PLUMBING LOAD FACTOR: B - 886 SF/200 = 5 PERSONS, 1 UNISEX FACILITY IS ALLOWED PER 422.2 EXCEPTION 3
- WC REQ'D - 1 UNISEX**
URINAL REQ'D - 0
LAV REQ'D - 1
- WC PROVIDED - 1 UNISEX**
URINAL PROVIDED - 0
LAV PROVIDED - 1
- WATER FOUNTAIN REQ'D - 1**
SERVICE SINK PROVIDED - 1



DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

NO REVISION

ISSUE

PROJECT NUMBER
C170357

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G001

DATE OF THIS PRINTING - 09/18/17

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ACCESSIBILITY NOTES

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 OPERABLE PARTS SHALL BE EVALUATED FOR THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MAKE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

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 OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE EXCESSIVE FORCE OR EFFORT. OPERABLE PARTS SHALL BE RECORDED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.7 N) MINIMUM.

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 SHALL BE 17 INCHES (430 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES (430 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM. THE SEAT SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

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 THE SIDE WALL GRAB BAR SHALL BE 42 INCHES (1065 MM) LONG MINIMUM, LOCATED 12 INCHES (305 MM) MINIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES (1370 MM) MINIMUM FROM THE REAR WALL.

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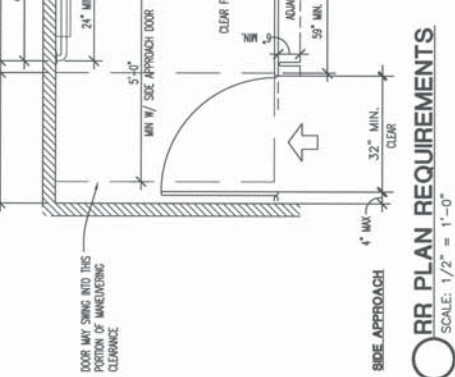
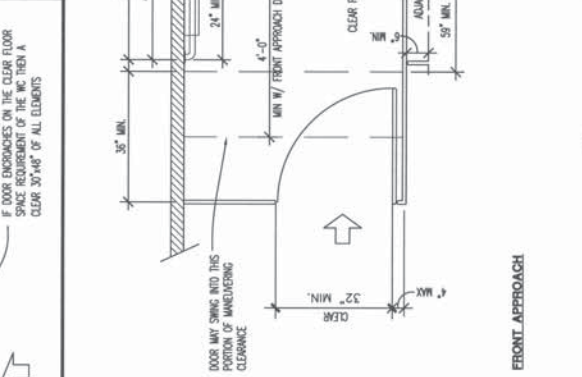
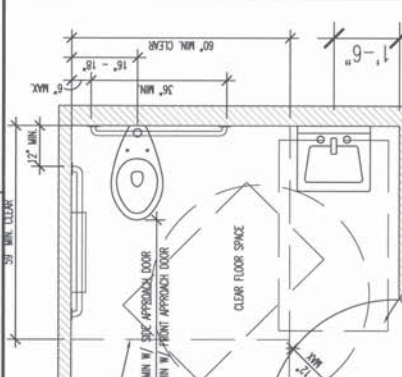
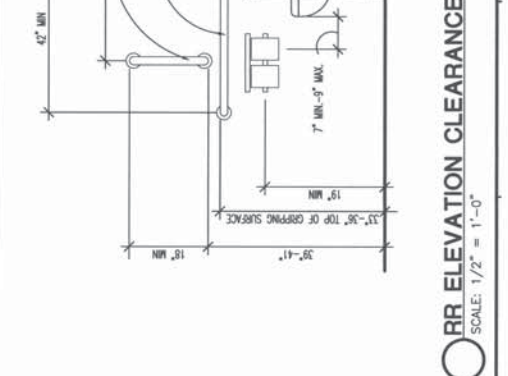
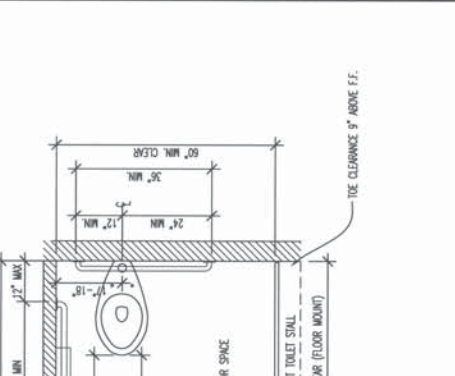
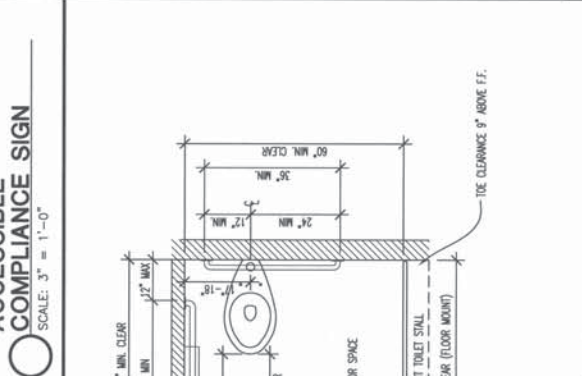
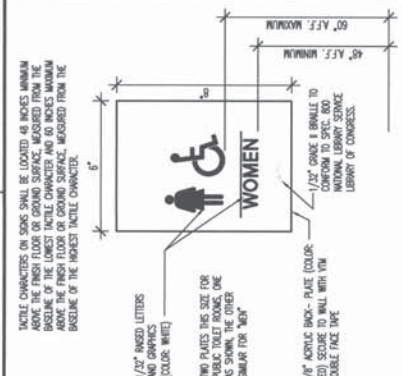
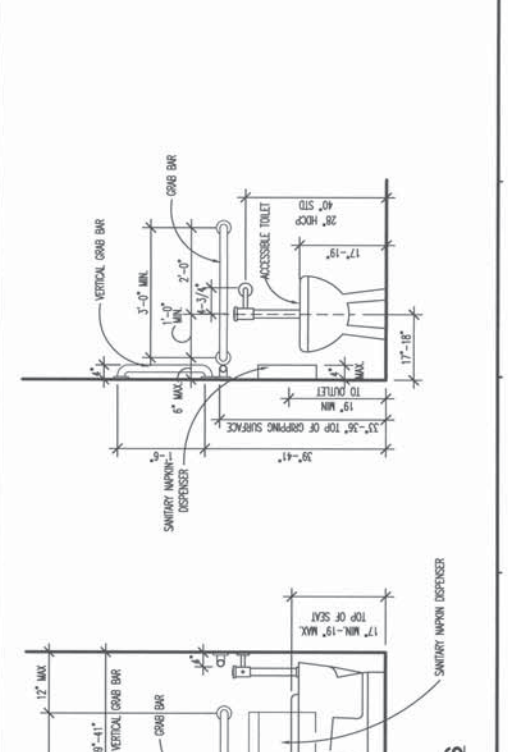
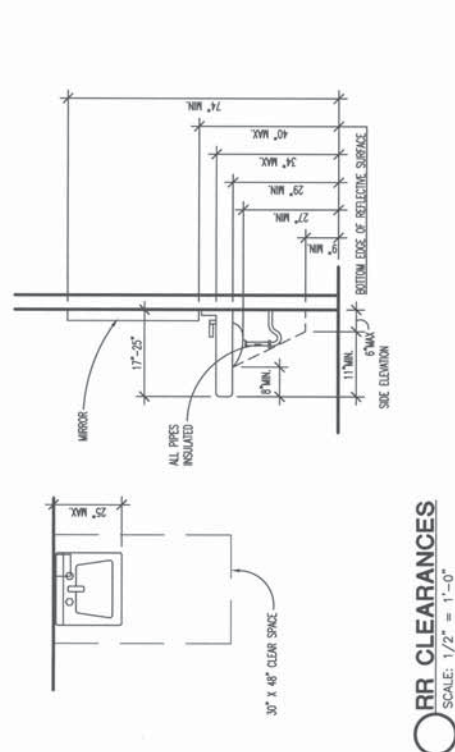
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DRINKING FOUNTAIN NOTES:

A. BUBBLER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT MOUNTED OR SIDE MOUNTED AND LOCATED WITHIN 6 INCHES OF THE FRONT EDGE OF THE FOUNTAIN OR AN ADJACENT CLEAR FLOOR OR GROUND SURFACE.

B. THE SPILL OUTLET SHALL BE 36 INCHES ABOVE THE FINISH FLOOR. 15" MINIMUM FROM THE VERTICAL SUPPORT AND 6 INCHES MINIMUM FROM THE FRONT EDGE OF THE UNIT. CSR: 119-402.5

C. THE SPILL SHALL PROVIDE A FLOW OF WATER AT LEAST 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. CSR: 119-402.6

D. DRINKING FOUNTAINS FOR STANDING PERSONS AT 38" MINIMUM TO 43" MAXIMUM ABOVE THE FINISH FLOOR. CSR: 119-402.7

CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND.

- IDENTIFICATION SYMBOLS ARE TO BE ON WALL ADJACENT TO LATCH SIDE OF SINGLE DOOR AND ON THE RIGHT SIDE OF DOUBLE DOORS, CENTERED 58" TO 60" ABOVE FLOOR.
- SYMBOLS SHALL HAVE NON-GLARE FINISH AND SHALL BE CONTRASTING WITH THE BACKGROUND.
- LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN. SHALL BE A MIN. OF 5/8" HIGH & ACCESSIBLE SIGNAGE ACCOMPANIED BY GRADE 2 BRILLE.
- REGULATORY SIGNS TO BE TYPICALLY ACCESSIBLE REQUIREMENTS.
- SIGNS TO BE A TYPICAL ONE PIECE INJECTION MOLDED FABRICATION WITH RAISED SECOND SURFACE CHARACTERS.
- BRILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRILLE FOR SIGN PRODUCTION.

DO NOT SCALE DRAWINGS
 CONTRACTOR TO VERIFY
 ALL EXISTING CONDITIONS AND
 DIMENSIONS—NOTIFY ARCHITECT
 OF ANY DISCREPANCIES PRIOR
 TO BEGINNING CONSTRUCTION

NO REVISION

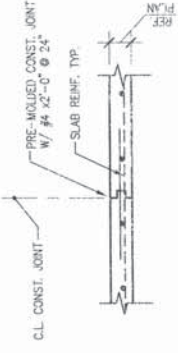
ISSUE

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PROJECT NUMBER
C170357

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S1.1

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CONSTRUCTION JOINT

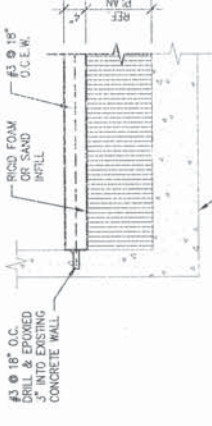
NOTE:

1. PROVIDE SAW-CUT WITHIN 24 HOURS OF SLAB CURING TO PREVENT ANY DAMAGING OF SLAB.
2. SEAL ALL SAW-CUT JOINTS PER ARCHITECT'S REQUIREMENTS.

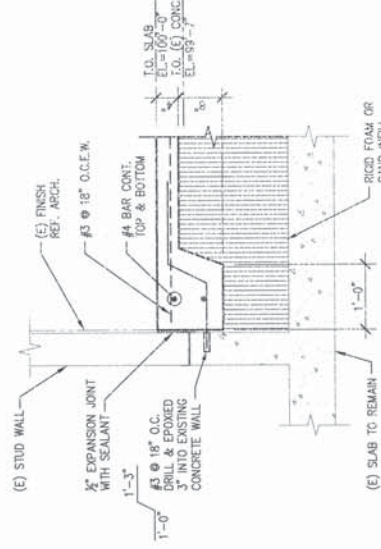


SAWCUT CONTROL JOINT

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

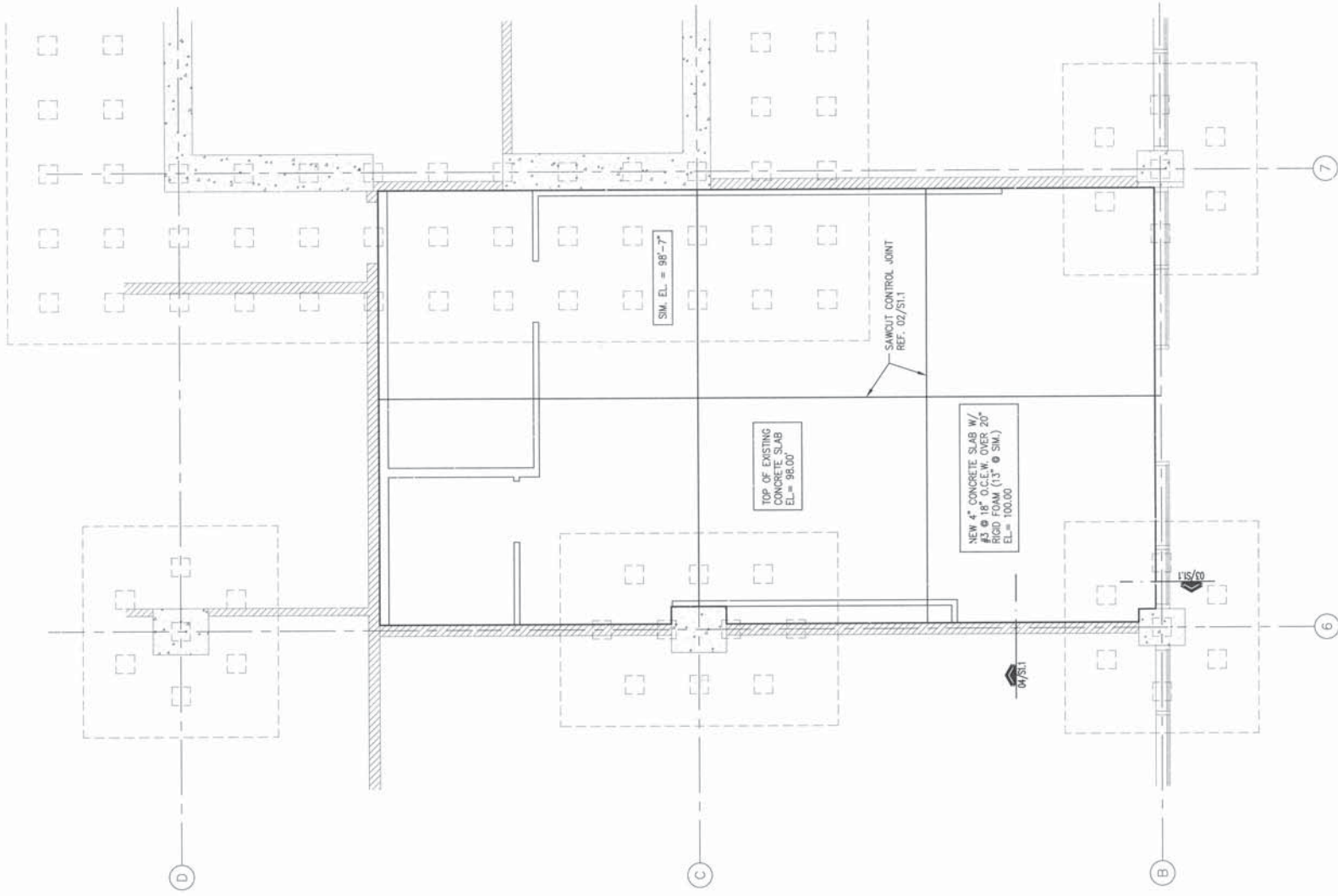


03 SECTION
 SCALE: 3/4"=1'-0"



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

- PLAN NOTES:
1. FIELD VERIFY (F.V.) AND COORDINATE ALL DIMENSIONS INCLUDING JOINT SPACES WITH THE ARCHITECTURAL DRAWINGS. NOTIFY SEER IF DISCREPANCIES EXIST.
 2. REFER TO SHEET S3.1 FOR STRUCTURAL NOTES.



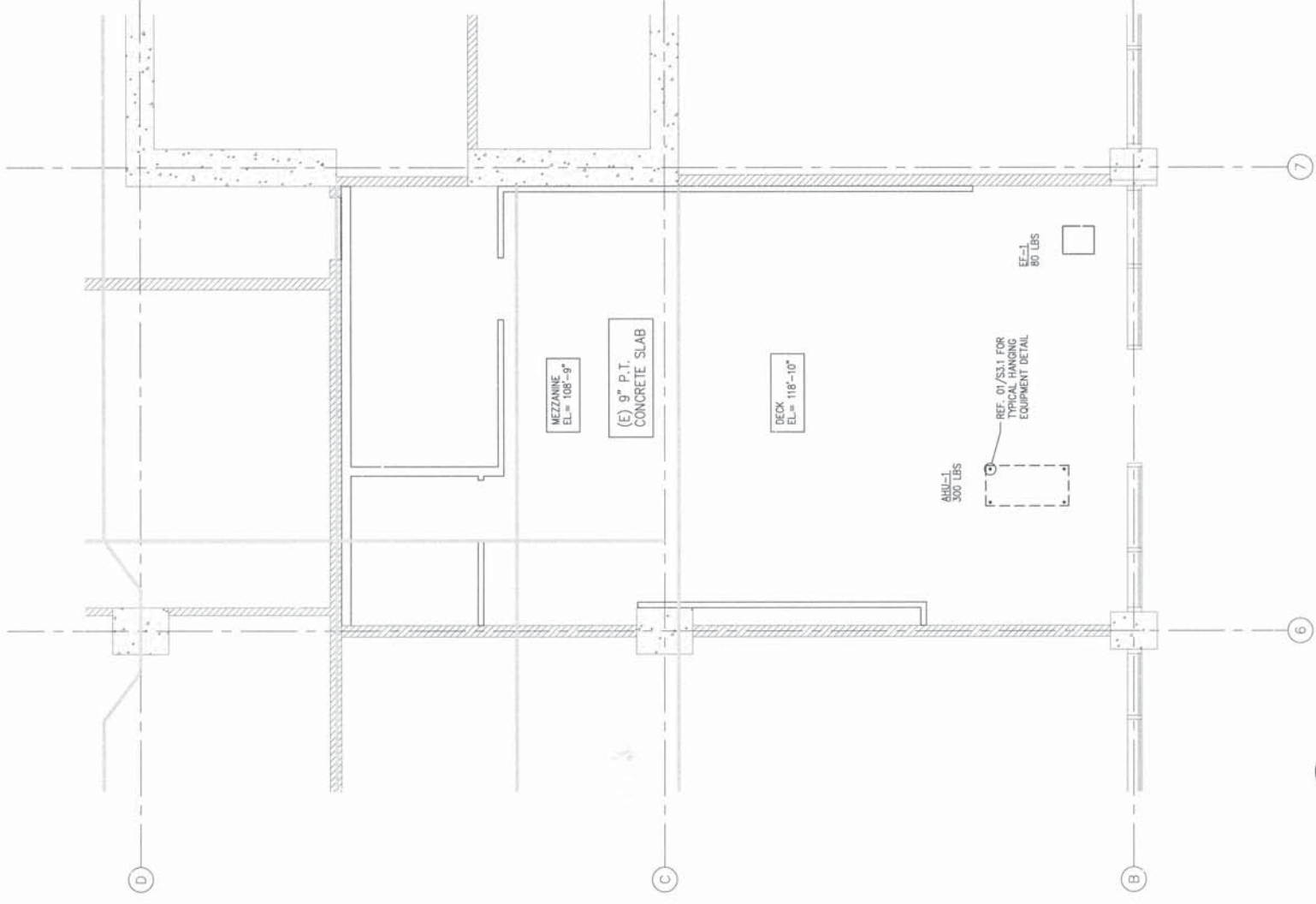
01 PARTIAL FOUNDATION PLAN
 SCALE: 1/4"=1'-0"

Ronald Roberls
Associates, Inc
 Consulting Engineers
 2048 N. Stemmons Freeway
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 Phone: (214) 627-6664
 www.rar.com

Professional Engineer
 State of Texas
 No. 041830
 Exp. 12/31/17



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01 PARTIAL 2ND FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"



STRUCTURAL NOTES

GENERAL

- THIS PROJECT SHALL MEET ALL REQUIREMENTS OF THE CITY OF SAN JOSE, CALIFORNIA AND THE 2015 CALIFORNIA BUILDING CODE. THE GENERAL CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL OPENINGS (COORDINATE WITH APPLICABLE TRADES). THE CONTRACTOR SHALL PROVIDE FOR ALL OPENINGS, WHETHER SHOWN ON THE STRUCTURAL DRAWINGS OR NOT. ANY DEVIATION FROM THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
- ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION. SHOP DRAWINGS THAT ARE SUBMITTED FOR REVIEW DO NOT CONSTITUTE "AS-BUILT" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING SUGGESTED.
- THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.
- THE STRUCTURAL DRAWINGS AND SPECIFICATIONS PRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMAN AND OTHER PERSONS DURING CONSTRUCTION.
- REFERENCES TO EXISTING BUILDING STRUCTURE ARE BASED ON EXISTING BUILDING DRAWINGS BY MAGNUSSEN KLEMENCIC ASSOCIATES ON NOVEMBER 15, 2013.

SPECIAL INSPECTION

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION AS APPLICABLE:
 (EXPANDED TABLE OF SPECIAL INSPECTIONS AVAILABLE UPON REQUEST.)

- CONCRETE GREATER THAN 2500 PSI

DESIGN LOADS

- ROOF LIVE LOAD 20 PSF
- ROOF DEAD LOAD 20 PSF
- WIND LOAD BASED ON 110 MPH WIND EXPOSURE C ULTIMATE
- WIND LOAD BASED ON 110 MPH WIND EXPOSURE C ULTIMATE
- ROOF SNOW LOAD 0 PSF
- SEE ROOF PLAN FOR ADDITIONAL MECHANICAL LOADS.
- SEISMIC LOADS DESIGN CATEGORY = D
 $S_D = 1.0g$

CONCRETE (AS REQUIRED)

- ALL CONCRETE SHALL BE NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (U.N.O.). CEMENT CONTENT SHALL BE 5 SACKS PER CUBIC YARD.
- TYPE C OR F FLY ASH MAY BE USED UP TO 20% OF TOTAL CEMENT CONTENT BY VOLUME. THIS IS ONLY FOR CONCRETE SPECIFIED IN THESE STRUCTURAL DRAWINGS. REFER TO SPECIFICATIONS BY OTHER DISCIPLINES.
- MAXIMUM SLUMP SHALL BE 5 IN., U.N.O.
- MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 308R-11) AND THE AMERICAN SOCIETY OF CIVIL ENGINEERS' "CONCRETE TEST REPORTS SHALL NOT USE ANY ABBREVIATIONS WHICH CONTAIN CALCIUM CHLORIDE."
- CONCRETE TEST REPORTS SHALL BE MADE AVAILABLE AT THE JOB SITE.

REINFORCING STEEL (AS REQUIRED)

- BARS SHALL BE ASTM A615, GRADE 60.
- DETAIL, FABRICATE, AND PLACE IN CONFORMANCE WITH ACI 318 AND 318R.
- LAP ALL REINFORCING STEEL 40 BAR DIAMETERS (U.N.O.).
- LAP CONTINUOUS BARS IN GRADE BEAMS 40 BAR DIAMETERS (U.N.O.) AT SUPPORTS. TOP BARS TO BE SPLICED BETWEEN SUPPORTS AND BOTTOM BARS TO BE SPLICED AT SUPPORTS, AS APPLICABLE.
- ALL REINFORCING STEEL SHALL BE PROVIDED WITH PROTECTIVE COATING.
- SUBMIT SHOP DRAWINGS SHOWING ALL REINFORCING FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

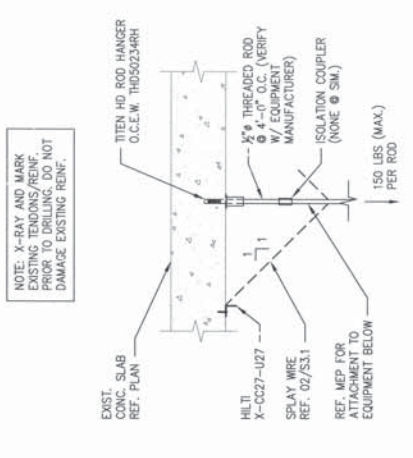
	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #8 BAR	2
#9 BAR, #11 OR DST WIRE, AND SMALLER	1 1/2
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS:	1 1/2
#14 AND #18 BARS:	1 1/4
#16 THROUGH #25 BARS:	1 1/2
BEAMS, COLUMNS:	1 1/4
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2

POST-INSTALLED ANCHORS (AS REQUIRED)

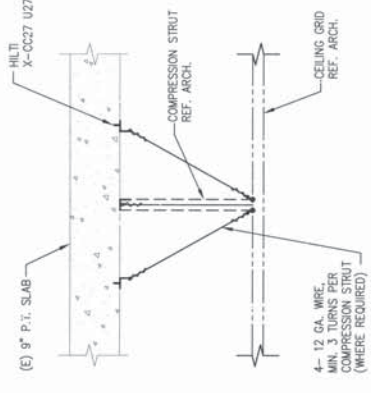
- EXCEPT WHERE NOTED ON DRAWINGS, THE FOLLOWING SIMPSON PRODUCTS MAY BE USED. CONTACT WWW.SIMPSON.COM FOR ADDITIONAL PRODUCT DATA.
 - ALL DRILLED AND EPOXYED ANCHOR BOLTS PLACED IN CRACKED OR UNCRACKED CONCRETE SHALL BE THREADED RODS WITH SIMPSON SET-XP ADHESIVE SYSTEM OR APPROVED EQUAL (TYP., U.N.O.) ICC ESR-2508.
 - ALL DRILLED AND EPOXYED ANCHOR BOLTS PLACED IN HOLLOW OR GROUDED CONCRETE BLOCK SHALL BE THREADED RODS WITH SIMPSON SET-XP ADHESIVE SYSTEM OR APPROVED EQUAL (TYP., U.N.O.) ICC ESR-1772.
 - ALL DRILLED AND EPOXYED REBAR PLACED IN CRACKED OR UNCRACKED CONCRETE SHALL UTILIZE THE SIMPSON SET-XP ADHESIVE SYSTEM OR APPROVED EQUAL (TYP., U.N.O.) ICC ESR-2508.
- ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED OR SUCH OTHER DATA AS APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL VERIFY THE ANCHOR PRODUCT IS LISTED IN THE TECHNICAL DATA. THE CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THE ENGINEER OF RECORD. ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION INSTRUCTIONS, AND WIND UPLIFT RESISTANCE. THE CONTRACTOR SHALL VERIFY THE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, SHRINKAGE, TEMPERATURE, AND INSTALLATION TEMPERATURE.
- INSTALL ANCHORS PER THE MANUFACTURER'S SPECIFICATIONS, AS INCLUDED IN THE ANCHOR PACKAGING. LENGTHS SHALL BE AS NOTED ON DRAWINGS.
- ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

LIGHT GAGE METAL FRAMING

- STEEL STUD SIZES SHALL BE AS NOTED ON THE DRAWINGS, CONFORMING TO SSMA STANDARDS.
- FABRICATE AND ERECT AS SPECIFIED. MANUFACTURER SHALL SUPPLY ALL CUTS, FASTENERS, TEMPORARY BRACING, ACCESSORIES, STANDARD BRIDGING, ETC.
- ALL STEEL STUDS SHALL HAVE A MINIMUM 1 1/2" FLANGE WITH A 1/2" RETURN (U.N.O.).
- ALL STUDS 18 GAUGE AND THINNER SHALL HAVE A MINIMUM YIELD STRENGTH, F_y, OF 33 KSI AND TENSILE STRENGTH, F_t, OF 45 KSI (U.N.O.). STUDS 16 GAUGE AND THICKER SHALL HAVE A MINIMUM STRENGTH OF 50 KSI AND TENSILE STRENGTH OF 65 KSI (U.N.O.).
- TRACK SECTIONS SHALL BE EQUAL GAUGE AND GAGE THICKNESS OF STUDS BEING USED. TYPICAL U.N.O.
- ALL FASTENERS SHALL BE SELF-TAPPING NO. 12-14 GAGE SCREWS, OR WELD IN ACCORDANCE WITH SECTION 6.0 OF THE AMERICAN WELDING SOCIETY'S "STRUCTURAL WELDING CODE - SHEET METAL" (AWS D1.3) AS SHOWN ON DRAWINGS.

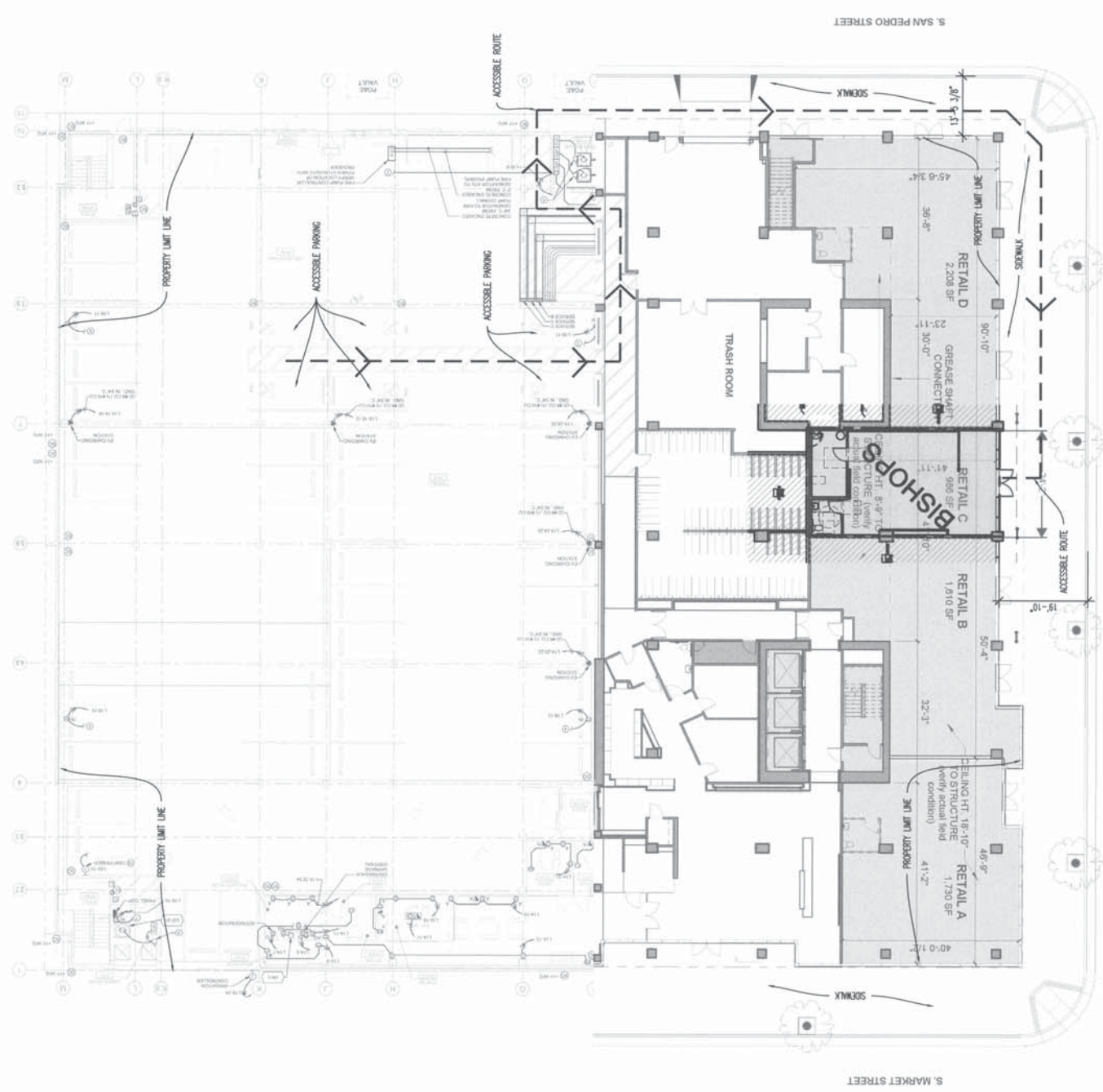


01 SECTION
 SCALE: 3/4"=1'-0"



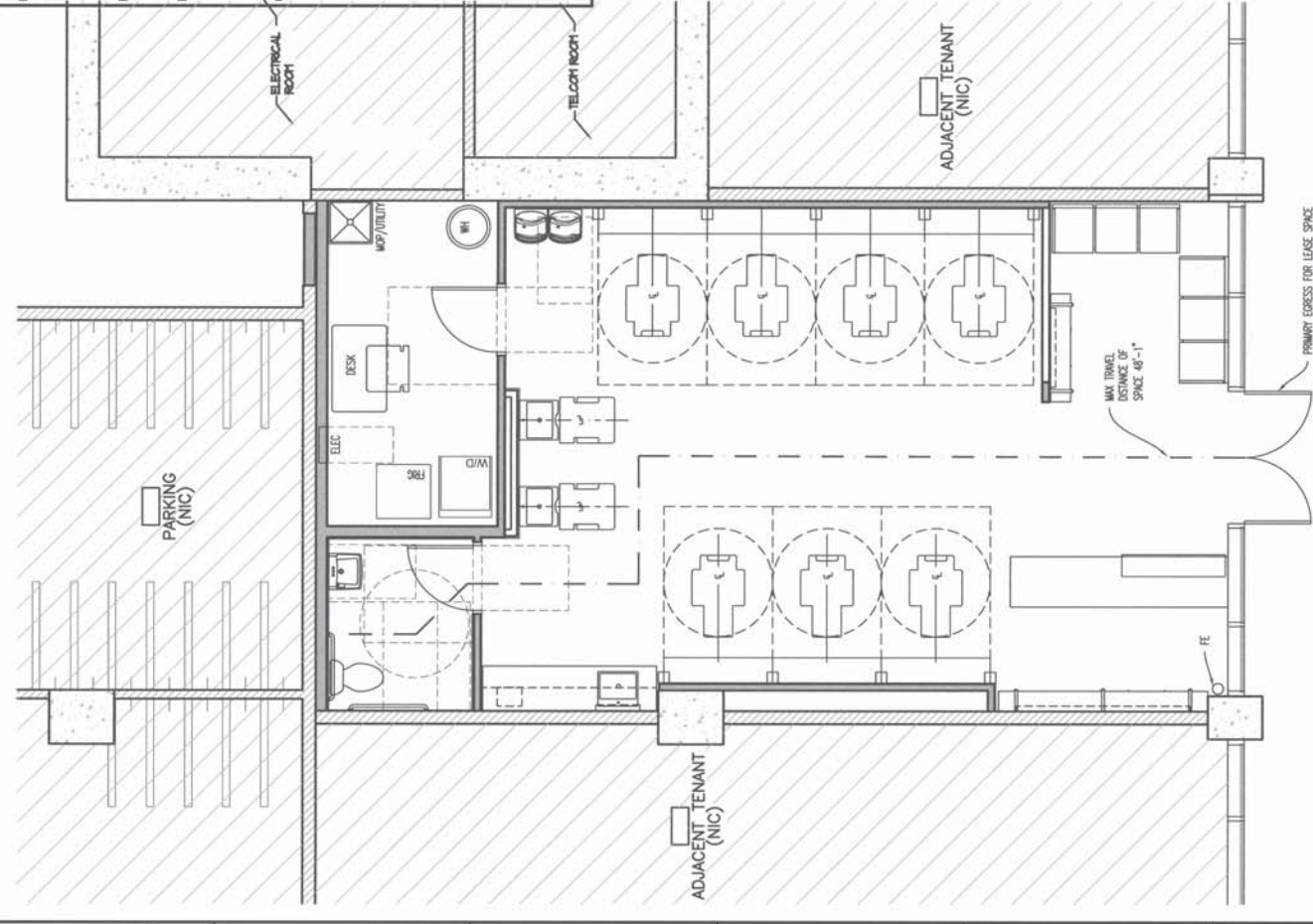
02 SECTION
 SCALE: 3/4"=1'-0"

- SITE PLAN NOTES:**
1. ALL EXTERIOR DOORS OUT OF TENANT SPACE SHALL BE EQUIPPED WITH PANELED HOORWALK.
 2. THE ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE PARKING SERVING THIS TENANT SPACE EXIST AND ARE IN COMPLIANCE WITH THE CURRENT CODES.
 3. THIS IS A TENANT INTERIOR FINISH OUT PROJECT ONLY AND THERE IS NO SCOPE OF WORK ON THE SITE OR EXTERIOR. ALL SITE AND EXTERIOR WORK HAS BEEN PERFORMED UNDER SEPARATE AND PREVIOUS PERMITS.
 4. ALL EXISTING ACCESSIBLE PARKING SPACES TO REMAIN. EXISTING PARKING ARE IN FULL COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER PREVIOUS APPROVED PLANS. GC TO VERIFY.
 5. WALLS AND CEILING SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR ARBIT CHANGES IN LEVEL EXCEEDING 1/4" AND SHALL BE A MINIMUM OF 48" IN WIDTH. WHEN ARBIT CHANGES IN LEVEL NOT EXCEEDING 1/4" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. [§11B-302.303, 403.08C].
 6. ARBIT CHANGES IN LEVEL EXISTING AT A VERTICAL DISCREPANCY BETWEEN WALLS, SKYWAYS, OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDE WALK SURFACE. [§11B-303.15.08C].



OCCUPANCY CALCULATIONS
FROM OCCUPANCY CALCULATIONS BASED ON 2016 CBC
OCCUPANTS ARE CALCULATED IN EACH
INDIVIDUAL SPACE, THEN ROUNDED UP

ASSEMBLY AREAS	TOTAL SQ. FT.	OCC LOAD
BUSINESS 100 GROSS	986	10
TOTAL OCCUPANTS		10



PRIMARY EGRESS FOR LEASE SPACE
IS NOT REQUIRED TO BE 44"
EXIT WIDTH PROVIDED = 72"

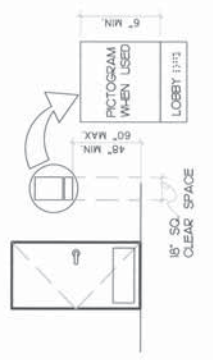
02 LIFE SAFETY & OCCUPANCY PLAN
SCALE: 1/4"=1'-0"

LIFE SAFETY GENERAL NOTES:

- ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT.
- ALL EGRESS DOORS SHALL BE UNLOCKED WHEN BUILDING IS OCCUPIED.

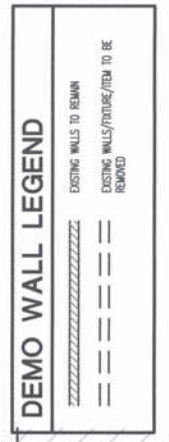
TACTILE SIGNAGE:

- MEAS SIGNS IDENTIFY A PERMANENT ROOM OR SPACE OF A BUILDING OR SITE, OR WHEN SIGNS DIRECT OR ONE INFORMATION ABOUT A PERMANENT ROOM OR SPACE OF A BUILDING OR SITE, CORRESPONDING TACTILE SIGNAGE SHALL BE INSTALLED.
- MEAS SIGNS IDENTIFY OR ONE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING OR SITE, AND SIGNAGE IN PROGRESSIVE SYSTEMS OF TACTILE SIGNAGE OR PICTOGRAM WITH THE EQUIVALENT VISUAL AND TACTILE DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE BORDER OF THE PICTOGRAM SHALL BE MINIMUM 6" IN HEIGHT.
- VISUAL CHARACTERS SHALL BE UPPERCASE, FORWARD SLOPE SEVEN FROM THE HEIGHT OF THE CHARACTER, SPACING SHALL BE 1/16" BETWEEN CHARACTERS AND 1/8" BETWEEN CHARACTERS. CHARACTER WIDTH SHALL BE 5/8" MINIMUM AND 100% MINIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER STORAGE WIDTH OF VISUAL ONLY CHARACTERS SHALL BE A MINIMUM OF 100% OF THE CHARACTER HEIGHT, AND A MAXIMUM OF 3/4". TACTILE SIGNAGE Duplicating the INFORMATION SHALL BE PROVIDED, EITHER AS PART OF THE VISUAL SIGN OR A SEPARATE TACTILE SIGN PROVIDED.
- CHARACTER HEIGHT OF TACTILE CHARACTERS SHALL BE SEVEN (7/16") OFF THE BACKGROUND. THE HEIGHT OF TACTILE CHARACTERS SHALL BE BETWEEN 5/16" AND 7/16". CHARACTER WIDTH SHALL BE 5/8" MINIMUM AND 100% MINIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER STORAGE WIDTH SHALL BE A MINIMUM OF 100% OF THE CHARACTER HEIGHT, AND A MAXIMUM OF 15/16". CHARACTERS SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.
- GRADE 2 BRAILLE SHALL HAVE DIMED OR ROUNDED DOTS (NEEDS 1/16" OFF THE BACKGROUND) WITH DOTS SPACED 1/16" WITH-IN CELLS, AND 1/4" BETWEEN CELLS. (OR SPACED PER AND TABLE 701.5)
- TACTILE SIGNS SHALL BE MOUNTED 48" MINIMUM AND 60" MAXIMUM ABOVE THE FLOOR TO THE CENTERLINE OF THE SIGN, AN 18" X 18" CLEAR SPACE IS REQUIRED IN FRONT OF THE TACTILE SIGN, BEYOND THE FACE OF ANY DOOR SWING, WHERE SIGNS ARE MOUNTED AT AN ANGLE TO THE FACE OF THE DOOR. SIGNS SHALL BE MOUNTED AT DOUBLE DOORS, OR WHERE THERE IS AN OPENING IN THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL, PREFERABLY THE RIGHT SIDE.
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. CHARACTERS, SYMBOLS AND BACKGROUNDS SHALL HAVE A NON-GLOSS FINISH.



DEMOLITION GEN NOTES:

- CONTRACTOR TO ON-SITE VERIFY THE EXTENT OF DEMOLITION SHOWN HERE PRIOR TO BID AND COORDINATE WITH OWNER'S REPRESENTATIVE THE FULL SCOPE OF WORK.
- ITEMS WHICH ARE TO REMAIN AND ARE DAMAGED DURING PERFORMANCE OF WORK SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION OR REPLACED WITH NEW.
- DO NOT OVERLOAD STRUCTURAL ELEMENTS. PROVIDE NEW SUPPORTS AND REINFORCEMENT FOR EXISTING STRUCTURAL ELEMENTS DURING DEMOLITION OR REMOVAL WORK.
- WHERE PORTIONS OF THE INTERIOR SURFACES OF THE FACILITY ARE EXPOSED TO THE WEATHER PROTECT ALL SURFACES AT ALL TIMES WITH VESICULE.
- PROTECT ALL ELECTRICAL AND MECHANICAL SERVICES, WHICH ARE TO REMAIN.
- TERMINATE ALL ELECTRICAL AND MECHANICAL SERVICES TO BE REMOVED IN A MANNER CONFORMING TO THE MAXIMALLY RECOGNIZED CODES COVERING THE SPECIFIC UTILITY AND SAFETY TO THE OWNER AND BUILDING OFFICIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING ALL INSPECTIONS REQUIRED.
- ON COMPLETION OF EACH DAYS WORK, DEMOLITION DEBRIS SHALL BE REMOVED AND SHALL BE LEFT IN A CLEAN CONDITION, SATISFACTORY TO THE OWNER.
- REMOVE AND TRANSPORT DEBRIS AND RUBBER IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS AND ADJACENT AREAS. CLEAN UP SPILLAGE FROM STREETS AND ADJACENT AREAS, WHERE OCCURS.
- COMPLY WITH FEDERAL, STATE AND LOCAL HAULING AND DISPOSAL REGULATIONS.
- AFTER DEMOLITION, THE CONTRACTOR SHALL VERIFY AND INSURE FULL OPERATION OF EXISTING ELECTRICAL DEVICES THAT ARE TO REMAIN.
- NO WALL OR PART OF WALL SHALL BE PERMITTED TO FALL IN ANY DIRECTION UNASSISTED.
- PROVIDE DUST BARRIERS AT LOCATIONS DIRECTED BY LANDLORD.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES, AND ANY GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE BUILDING CODE, LOCAL CODES, AND AUTHORITIES.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS AS PERMITTED BY THE LANDLORD.
- GC TO PROVIDE CONSTRUCTION BARRIERS AS REQUIRED BY LANDLORD FIELD VERIFY REQUIREMENTS WITH LANDLORD.
- MAINTAIN INTEGRITY OF ALL FIRE RATED PARTITIONS OR SWIRTS - GC TO REPAIR/REPLACE THE PROOFING DAMAGED DURING DEMOLITION.
- ON ALL EXISTING DOOR TO REMAIN, TENANT G.C. TO VERIFY CONDITION & HOW/WHY REFINISHED TO LIKE NEW CONDITION. COORDINATE W/ARCHITECT REPLACEMENT & HOW/WHY.
- GENERAL CONTRACTOR TO INSPECT PROGRESS PRIOR TO DEMOLITION TO DETERMINE EXTENT OF WORK INVOLVED AND TO MAINTAIN STRUCTURAL INTEGRITY. ELECTRICAL CONTRACTOR TO DISCONNECT ALL ELECTRICAL ITEMS AND REMOVE WIRING AT AREAS OF DEMO WORK. MECHANICAL CONTRACTOR TO REMOVE ALL MECHANICAL ITEMS AND REMOVE WIRING AT AREAS OF DEMO WORK. PLUMBING CONTRACTOR TO DISCONNECT GAS AND REMOVE PLUMBING ENTITIES, WATER SERVICE AND GAS PIPING AS REQUIRED PER NEW PLUMBING PLAN. INSPECT PREMISES TO DETERMINE EXTENT OF WORK, VERIFY QUANTITY AND LOCATIONS.
- ANY CHANGES TO THE DRAWINGS OR CONTRACT DOCUMENTS SHALL BE APPROVED IN WRITING BY OWNER'S REP PRIOR TO START OF WORK.
- GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES DURING DEMOLITION.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF ITEMS IN QUESTION AND/OR CONFLICTS PRIOR TO CONTINUING WORK.
- SPRINKLER SYSTEM TO REMAIN. MODIFICATIONS TO THE HEIGHT AND LOCATION OF SPRINKLER HEADS NEED TO BE COORDINATED WITH MECHANICAL DUCT LAYOUT.
- EXISTING STORED SYSTEMS THAT ARE TO REMAIN MUST HAVE HOLES, DAMAGE, ETC. TO BE PATCHED & REPAIRED AS NEEDED.
- REMOVE UNUSED FIRE ALARM EQUIPMENT AS NECESSARY.
- IF NEW WALLS, COLUMNS OR OTHER STRUCTURES ARE BEING ELABORATE ARE REQUIRED TO BE CONSTRUCTED TO SUPPORT EXISTING STRUCTURES, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN UNTIL THE PERMANENT SUPPORTING STRUCTURES ARE IN PLACE AND ABLE TO SUPPORT IMPOSED LOADS.



BISHOPS
BISHOPS - TENANT FINISHOUT
1 SOUTH MARKET APARTMENTS
SOUTH MARKET STREET
SAN JOSE, CA 95113



SEP 18 2017

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

NO REVISION

ISSUE

ISSUE FOR PERMIT 09/18/17

PROJECT NUMBER
C170357

SHEET NUMBER
D101

01 DEMOLITION PLAN
SCALE: 1/4"=1'-0"



SEP 18 2017

BISHOPS
 BISHOPS - TENANT FINSHOUT
 1 SOUTH MARKET STREET
 SAN JOSE, CA 95113

DO NOT SCALE DRAWINGS
 CONTRACTOR TO VERIFY
 ALL EXISTING CONDITIONS AND
 DIMENSIONS—NOTIFY ARCHITECT
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NO. REVISION

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PROJECT NUMBER
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SHEET NUMBER
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DATE OF THIS PRINTING - 09/15/17

WALL TYPES:

- A— EXISTING EXTERIOR WALL PER IL 11-119: 8" CA METAL STUDS FROM FLOOR TO DECK @ 16" O.C. WITH 5/8" CPYSUM TO DECK AND 5/8" CPYSUM TO DECK. GC TO FINISH AND PREP FOR PAINT.
- A1— NEW EXTERIOR WALL PER IL 11-119: 8" CA METAL STUDS FROM FLOOR TO DECK @ 16" O.C. WITH 5/8" CPYSUM TO DECK AND 5/8" CPYSUM TO DECK. GC TO FINISH AND PREP FOR PAINT.
- B— 3-5/8" METAL STUDS @ 16" O.C. WITH 5/8" CPYSUM TO DECK ON BOTH SIDES WITH 5/8" CPYSUM TO DECK ON 1 SIDE.
- B1— 6" METAL STUDS @ 16" O.C. WITH 5/8" CPYSUM TO DECK ON BOTH SIDES WITH 5/8" CPYSUM TO DECK ON 1 SIDE.
- B2— 3-5/8" METAL STUDS @ 16" O.C. WITH 5/8" CPYSUM TO DECK ON 1 SIDE.
- D— 1-5/8" METAL STUDS @ 16" O.C. WITH 5/8" CPYSUM TO DECK ON 1 SIDE.
- C— 3-5/8" METAL STUDS @ 16" O.C. WITH 5/8" CPYSUM TO DECK ON 1 SIDE.
- C1— 6" METAL STUDS @ 16" O.C. WITH 5/8" CPYSUM TO 6" ABOVE CEILING ON BOTH SIDES.
- C2— 6" METAL STUDS @ 16" O.C. WITH 5/8" CPYSUM TO 6" ABOVE CEILING ON 1 SIDE.
- C3— 3-5/8" METAL STUDS @ 16" O.C. WITH 5/8" CPYSUM TO 6" ABOVE CEILING ON BOTH SIDES.
- E— EXIST CONC W/ FIBER INSULATION, FIRE TREATMENT, FINISH WHERE EXPOSED.
- L— LOW WALL CORER 3-5/8" METAL STUDS @ 8" O.C. WITH 5/8" CPYSUM BOTH SIDES. REF: 01L, 01A/01

WALL TYPE NOTES:

- 1. ALL WALLS EXTENDING TO DECK TO UTILIZE A SJP TRACK TO ALLOW FOR A MINIMUM OF 3/4" VERTICAL WORKSPACE.
- 2. AT ALL WALL TYPES, PROVIDE TILE BACKER BOARD WHERE MET WALLS OCCUR. BACKER BOARD SHALL BE HEIGHT OF TILE FINISH SHOWN ON ELEVATIONS.
- 3. ALL WALLS SHALL RECEIVE LEVEL & SMOOTH FINISH TO BE CONFIRMED IN FIELD BY CM.
- 4. ALL WALLS EXTENDING ABOVE 13'-0" SHALL BE FRAMED WITH 18 GA METAL FRAMING.
- 5. WALLS AT IMP SINK TO RECEIVE TYP.
- 6. FRAMING CONTRACTOR SHALL PROVIDE SOLID WOOD BLOOMING AT ALL WALL MOUNTED FIXTURES AND ACCESSORIES, INCLUDING, BUT NOT LIMITED TO - WALL MOUNTED SHELVEING, BASE AND UPPER CABINETS, COBBLES, CLOSET SHELVEING AND BOOKS. WALL MOUNTED LIGHTS, TOILET ROOM FIXTURES, LIGHTS, CROWN MOULDING, DRAWING FIXTURES, AND WALL MOUNTED LIGHT FIXTURES.

LEGEND:

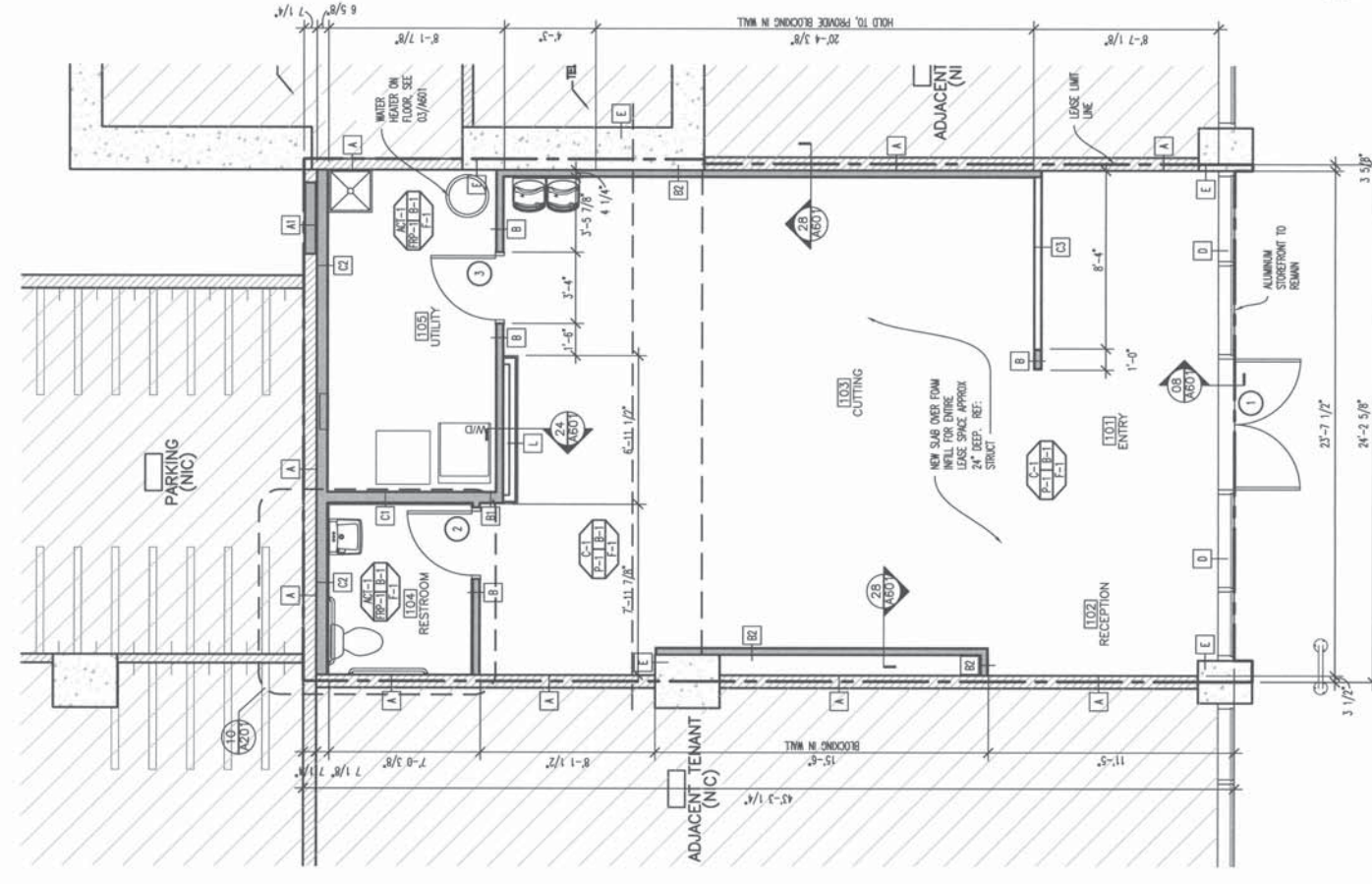


GENERAL NOTES:

- 1. PROVIDE (1) ONE FIRE COMPARTMENT PER 3,000 S.F., VERIFY WITH LOCAL FIRE DEPARTMENT FOR TYPE & FINAL LOCATIONS PRIOR TO INSTALLATION.
- 2. REFER TO KEY PLANS FOR INTERIOR ELEVATIONS KEYS ON INTERIOR ELEVATION SHEETS.
- 3. ALL WOOD BLOOMING TO BE FIRE RETARDANT TREATED TYPICAL.
- 4. INTERIOR FRAMING TO BE MIN 2X CA METAL FRAMING AT 16" O.C. UNLESS NOTED OTHERWISE. ALL FRAMING TO BE 3-5/8" METAL FRAMING UNLESS NOTED OTHERWISE. IF APPLICABLE REFER TO STRUCTURAL NOTES FOR ADDITIONAL FRAMING INFORMATION.
- 5. GC TO INSULATE BEHIND ALL PLUMBING IN EXTERIOR WALLS TYP.
- 6. ALL DIMENSIONS TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- 7. INTERIOR "VOID" OR "SLAB" DIMENSIONS ARE FINISH DIMENSIONS.
- 8. SET ELECTRICAL DRAWINGS FOR OUTLETS HEIGHTS USE C.E.I. OUTLETS WHERE REQUIRED BY CODE.
- 9. REFER TO OWNER'S VENDOR FOR INTERIOR FINISHES SCHEDULE.
- 10. ALL INTERIOR DOORS FINISHES SHALL BE SET AT 4" FROM ADJACENT PERFORATED PARTITION, UNLESS OTHERWISE NOTED OR DIMENSIONED.
- 11. CONTRACTOR SHALL PERFORM SITE VISIT AND VERIFY ALL EXISTING CONDITIONS BEFORE PROVIDING PRICING AND PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING SITE CONDITIONS IMMEDIATELY UPON DISCOVERY AND SHALL OBTAIN WRITTEN DIRECTION BEFORE COMMENCING CONSTRUCTION OF ANY WORK IN QUESTION.

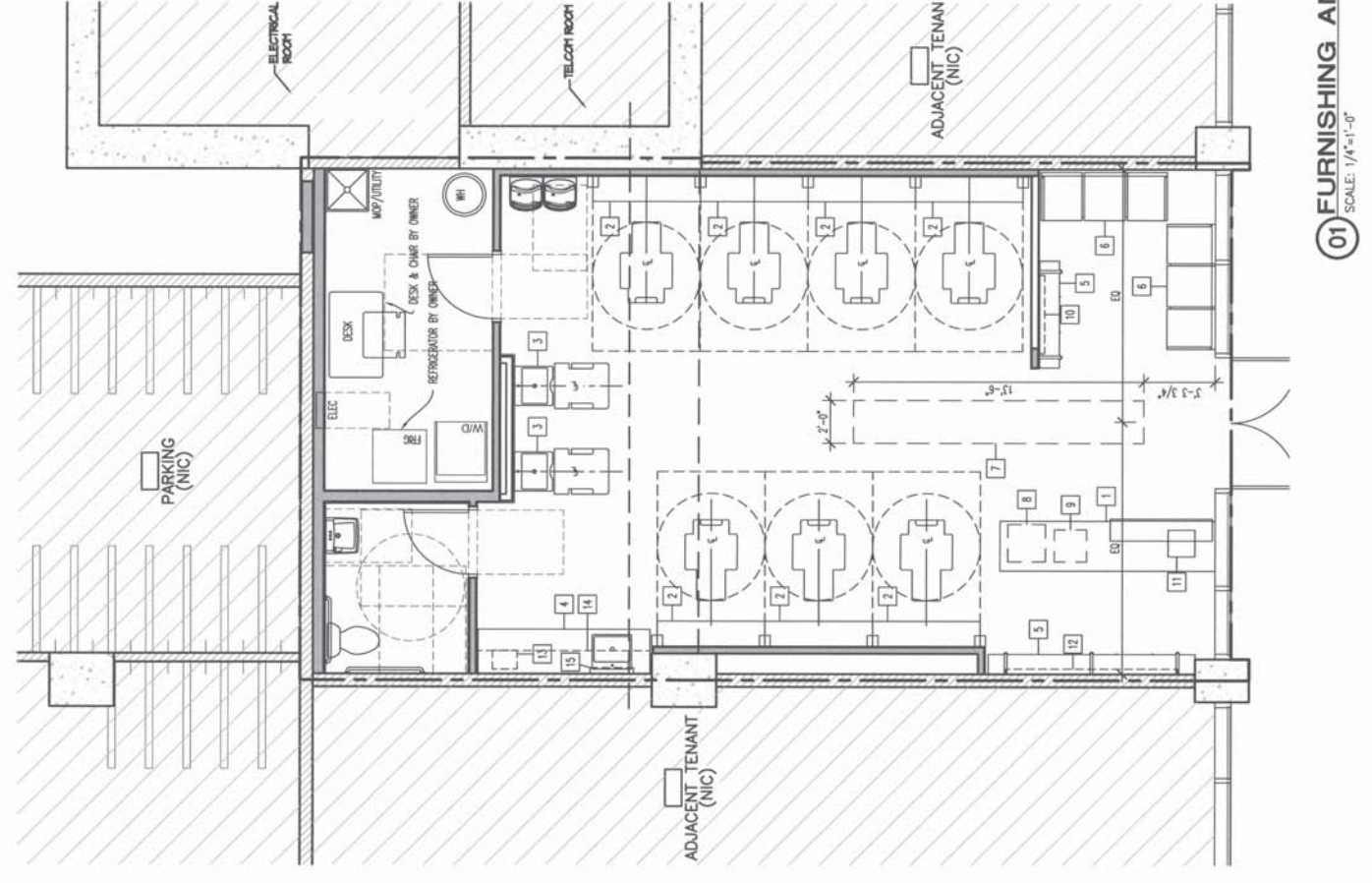


01 FLOOR PLAN
 SCALE: 1/4"=1'-0"



KEYED FURNISHING NOTES:

- 1— CASH WRAP, REF: 04/01/01
- 2— CUTTING STATION, REF: 20/01/01
- 3— SHAWPOD SEATON, REF: 24/01/01 AND PLUMB DRAWINGS
- 4— DESKFRONT, REF: 18/01/01
- 5— PRODUCT DISPLAY, REF: 02/01/01
- 6— CHAIR SEATING, E.O.
- 7— LLOOR FINISH ON FLOOR (DIMENSIONS ARE APPROXIMATE)
- 8— MINI REFRIGERATOR, MOUNTED UNDER CABINET
- 9— SPEAR MOUNTED UNDER CABINET
- 10— 50" TV MOUNTED ON WALL BRACKET
- 11— AV SYSTEM, MOUNTED UNDER CABINET
- 12— MENU BOARD SYSTEM
- 13— COUNTERTOP TUNEL WASHER E.O.
- 14— DISPENSARY SHELVES TO BE INSTALLED DIRECTLY ABOVE CABINET
- 15— BRANDED LIGHT BOX (SCHWABZOFF)



01 FURNISHING AND WALL ELEMENTS PLAN
 SCALE: 1/4"=1'-0"



SEP 18 2017

BISHOPS

BISHOPS - TENANT FINISHOUT
 1 SOUTH MARKET STREET
 SAN JOSE, CA 95113

ISSUE FOR PERMIT 09/18/17

PROJECT NUMBER
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SHEET NUMBER
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DATE OF THIS PRINTING - 09/15/17

MATERIAL/FINISH SCHEDULE

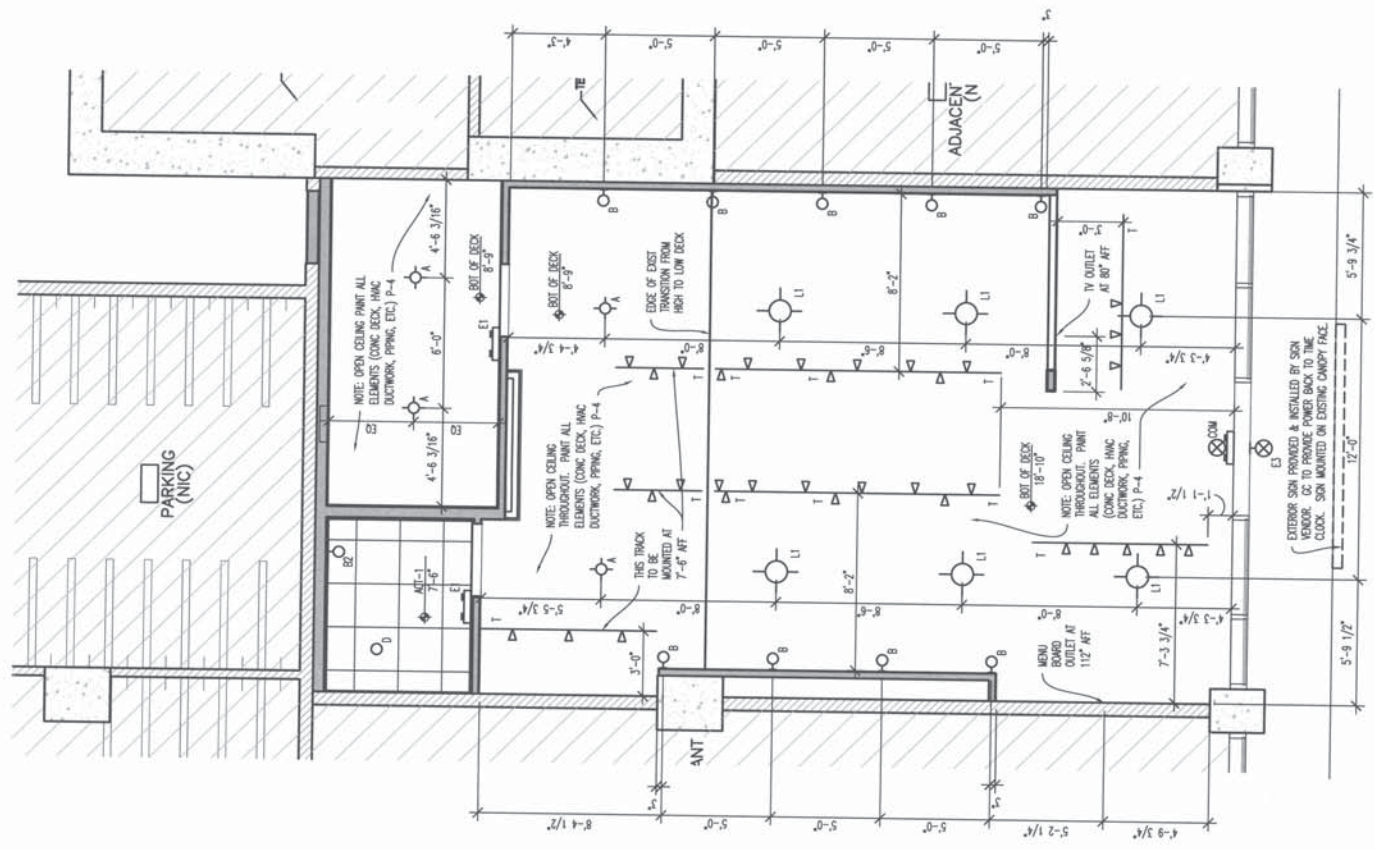
FINISH	DESCRIPTION
B	BASES
B-1	WHL BASE MANUFACTURER: ROPPE PRODUCT: 4' ONE BACK - 700 SERIES COLOR: CHOCOLATE / T2
C-1	CEILING / GYP / WALL COVERING PAINT ALL EXPOSED ELEMENTS INCLUDING HVAC DUCTWORK P-4
ACT-1	7 x 7' ACUSTIC SUSPENDED CEILING GRID: STANDARD 15/16" STEEL - WHITE FINISH PANELS: ANHANGING ULTIMA HEALTH ZONE SQUARE LAY IN (OR APPROVED EQUIV.) - WHITE FINISH, CENTER GRID IN SPACE - OR AS SHOWN
FRP-1	FRP - WHITE, CC PROVIDED INSTALL OVER 5/8" DTP BR OR TILE BRACKER BR AT NET LOCATIONS
WF-1	PRODUCT: 4" x 8" SUBWAY WALL TILE WHL: WILDFLOT & BOCK, SUBWAY-3215, COLOR: WHITE SMOOTH 1050 INSTALLATION: PER TILE MANUFACTURER'S INSTRUCTIONS, COLOR FOLD DONE OVER 1/4" JOINT. GROUT NOTE: USE GROUT GROUT 511 - 3/8" SUBWAY ABOUT JOINTS (MAKES WITH CLEANER BRASS GROUT) IN PLACE OF WHITE.
F	FLOOR FINISHES / TILE
F-1	EXPOSED CONCRETE: GRIND AND COVER PER BELOW GRIND/CUT TWO PASSES OVER WITH 60 METALS GRIND/CUT TWO PASSES OVER WITH 150 METALS CONCRETE POLISH WITH 100 RESINS CONCRETE POLISH WITH 200 RESINS APPLY SCUFFED FORMULA ONE DESIGNER CONCRETE POLISH WITH 800 RESIN PAO CONCRETE POLISH WITH 1500 RESIN PAO APPLY SCUFFED FORMULA ONE CLEAR W SEALER HIGH SPEED BRUSH WITH 3,000 ORT DIAMOND IMPREGNATED PAD
P	PAINT & STAIN FOR PAINT AND STAIN USE SHERWIN-WILLIAMS NATIONAL ACCOUNT SYSTEM AND SHERWIN-WILLIAMS CATALOG NUMBER, REFER TO THE FOLLOWING ACCOUNT NUMBERS: 929-2011-3
P-1	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SN-WT 0.12,1; L1 0.28,1; R2 0.40; R3 0.10,0.5 0.22,0.1 SOURCE: OBT - SAT, SAT, SAT NOTE: ALL WALLS TO BE PAINTED P-1 UNLESS NOTED OTHERWISE
P-2	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SN-81 0.0,0.1; N1 0.6,1; Y3 0.2,0.0 OCEAN - SKIN
P-3	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SN-6884 DISTINTE ORANGE - SKIN
P-4	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SN-WT 0.12,1; L1 0.28,1; R2 0.40; R3 0.10,0.5 0.22,0.1 SOURCE: OBT - BRY-FULL, FLAT
ST-1	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: WOOD SKIN

RCP LEGEND

	RECESSED CAN LIGHT (DAMP LABEL, COMPATIBLE)	MANUFACTURER: JACO, 5" x 6" 800 LUMEN LED DOWNLIGHT MODEL: JSP240033-27K-9-1
	LED EMERGENCY EGRESS LIGHTING / SIGNAGE COMBO WITH 90 MINUTE BATTERY BACKUP	MANUFACTURER: PHOTON OPTIMIK, - LED-ESL0 SERIES, MODEL: PHED-0-8E-ESL0
	LED EMERGENCY EGRESS LIGHTING WITH 90 MINUTE BATTERY BACKUP	MANUFACTURER: PHOTON OPTIMIK, - LED-ESL0 SERIES, MODEL: PHED-0-8E-ESL0
	LED EMERGENCY EXIT SIGN WITH 90 MINUTE BATTERY BACKUP	MANUFACTURER: PHOTON OPTIMIK, - COMPASS SERIES, MODEL: PHED-0-8E-ESL0
	LED EMERGENCY EXIT SIGN WITH 90 MINUTE BATTERY BACKUP - CONNECTED TO EXIT SIGN BATTERY BACKUP	MANUFACTURER: PHOTON OPTIMIK, - COMPASS SERIES, MODEL: PHED-0-8E-ESL0
	24" RECESSED LED LUMINANCE FIXTURE	MANUFACTURER: NOT LISTED MODEL: PS2048-30-30-U-9H-3
	RECESSED CAN LIGHT	MANUFACTURER: PHOTON OPTIMIK, - COMPASS SERIES, MODEL: PHED-0-8E-ESL0
	TRACK LIGHT SYSTEM	MANUFACTURER: ANIL TRAC-MOTOR TRACK & TRAC-LITES FIXTURES MODEL: TRAC-MOTOR TRACK & TRAC-LITES FIXTURES FRONT HEAD ASSEMBLY LED SP-3S-25-C-F-B, 150/275, DIMP LABEL, MOUNT 50 5/8" FIXTURE IS AT 9'-2" A.F.T.
	24" X 24" HMC DIFFUSER	25% ROUND HMC DIFFUSER, MOUNTED AT 12' AFF
	12" X 12" HMC DIFFUSER	24" X 24" HMC DIFFUSER
	24" X 24" HMC RETURN	EXHAUST FAN

RCP NOTES

- ALL ACUSTIC TILE JOINT LINES TO BE MATCHED & CORRELATED FOR FUTURE PLACEMENT, AVOIDING LESS THAN 1/2" OF A TILE AROUND THE PERIMETER WHERE APPLICABLE. ALL "TMC" TYPE FIXTURES TO BE MOUNTED IN THE CENTER OF THE CEILING TILES UNLESS NOTED OTHERWISE.
- SPRINKLER MODIFICATIONS/INSTALLATION DRAWINGS ARE BY OTHERS, UNDER SEPARATE PERMIT.
- REFER TO SERIAL AND NOTES ON 04/10/17 FOR TYPICAL SUSPENDED CEILING ATTACHMENTS AND SUPPORT.
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01 REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

COMPRESSION STRUT SCHEDULE

HEIGHT	ENT OPTION
UP TO 3'-0"	3/4" ENT
UP TO 6'-0"	1" ENT
UP TO 7'-0"	1-1/4" ENT
UP TO 10'-0"	-

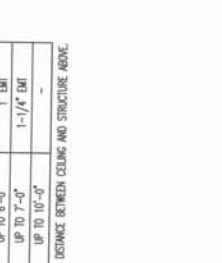
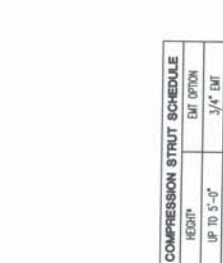
* DISTANCE BETWEEN CEILING AND STRUCTURE ABOVE.



NOTES:

- ALL WIRES (VERTICAL AND SPREAD) SHALL BE #12 GA. GALV. STEEL.
- EACH END OF ALL WIRES SHALL HAVE AT LEAST 2" OF BENCH MARK.
- VERTICAL HANGER WIRES SHALL OCCUR AT 4' MAX. ALONG ALL MAIN RUNNERS. VERT. HANGER WIRES SHALL ALSO OCCUR AT ALL MAIN RUNNERS WITHIN 8" MAX. OF ALL WALLS AND ALL DISCONTINUITIES.
- SPRAY WIRES (A AT 90 DEGREES FROM EACH OTHER) SHALL BE PROVIDED AT 12" O.C. IN BOTH DIRECTIONS AND NOT MORE THAN 6" FROM ANY WALL WHEN REQUIRED BY LOCAL/STATE CODES.
- ALL LOCAL/STATE CODES AND HMC REQUIREMENTS SHALL BE COMPLIED BY A MIN. OF 2" HANGERS AT CORNERS. ALL CORNERS OF ALL SYSTEM SHALL SUPPORT OTHER FEAS.

CEILING NOTE:
 REQUIREMENTS SET FORTH IN IBC'S SECTION 905.2 SHALL BE COMPLIED BY IBC-2012.



02 SUSPENDED CEILING AT WALL
 SCALE: 1" = 1'-0"

03 LIGHT FIXTURE IN SUSPENDED CEILING
 SCALE: 1/2" = 1'-0"

04 CEILING SUPPORT
 SCALE: 1" = 1'-0"



SEP 18 2017

DO NOT SCALE DRAWINGS
 CONTRACTOR TO VERIFY
 ALL EXISTING CONDITIONS AND
 DIMENSIONS-NOTIFY ARCHITECT
 OF ANY DISCREPANCIES PRIOR
 TO BEGINNING CONSTRUCTION

NO REVISION

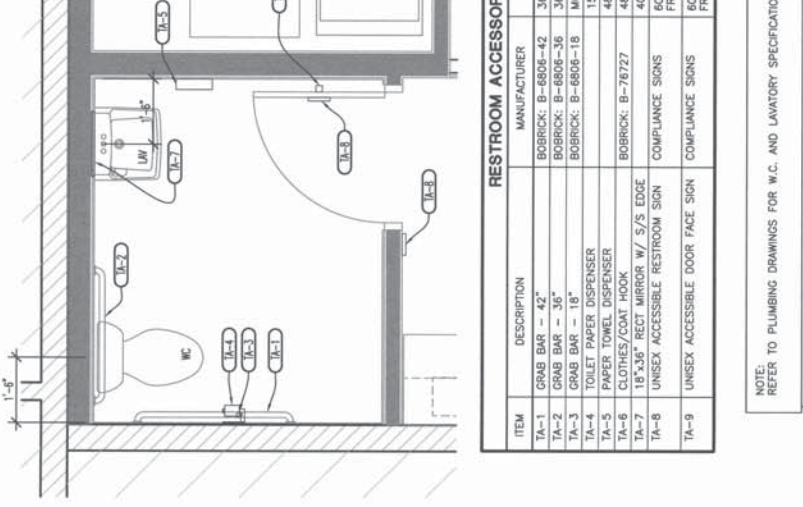
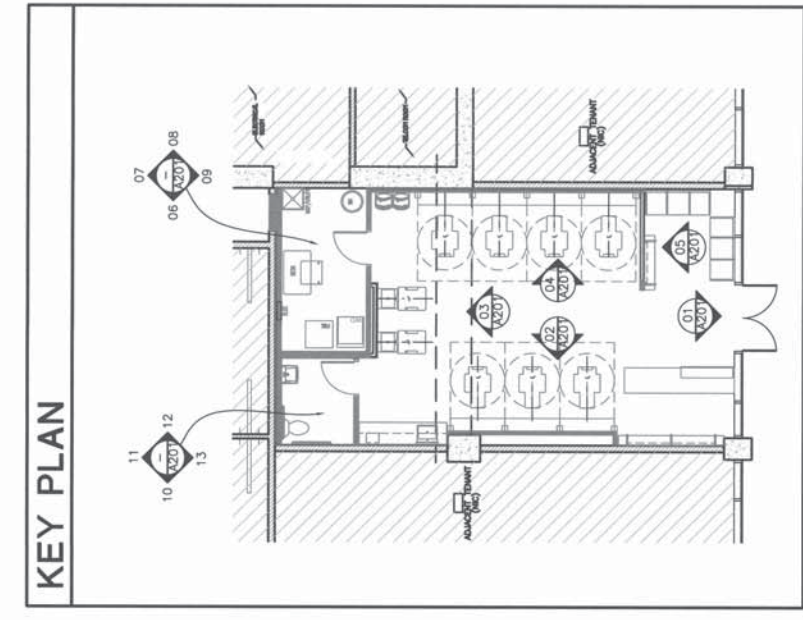
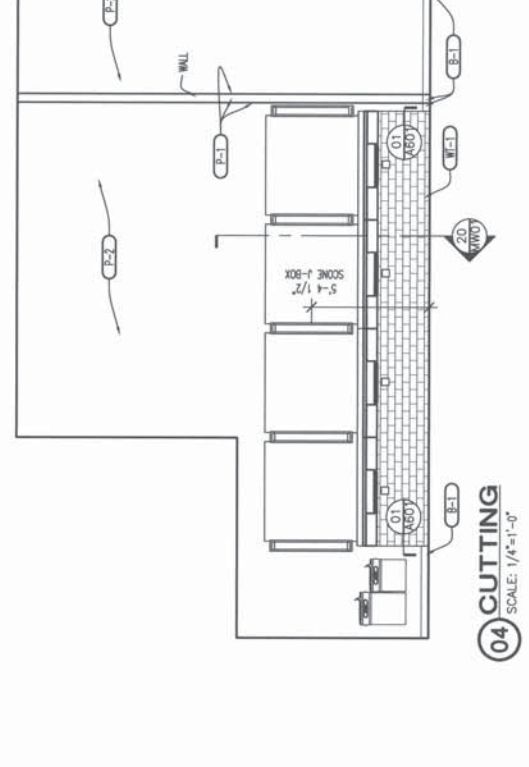
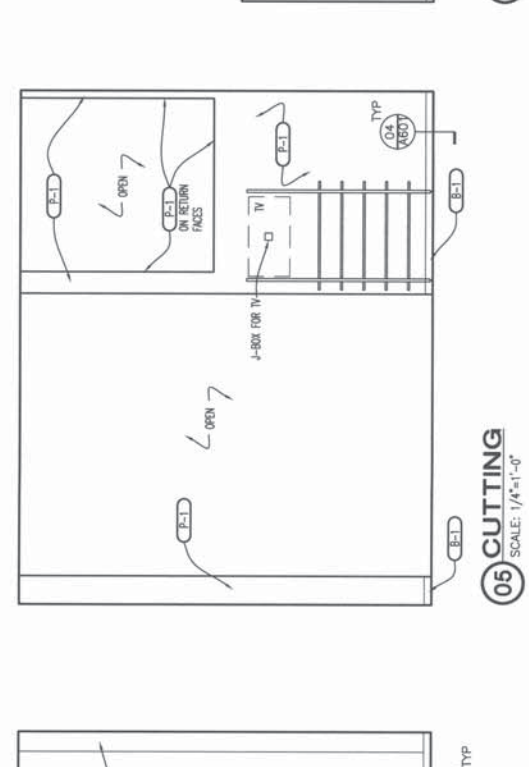
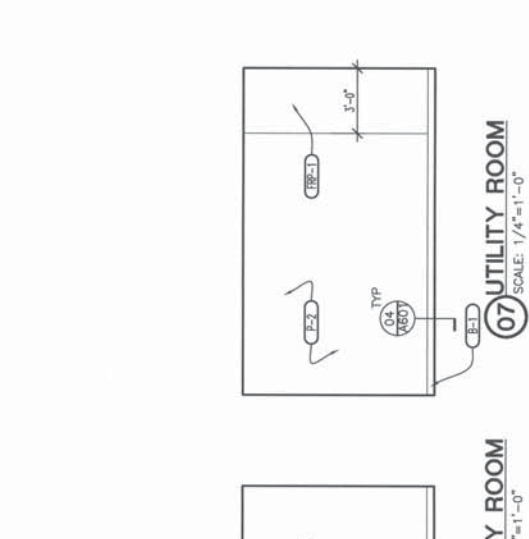
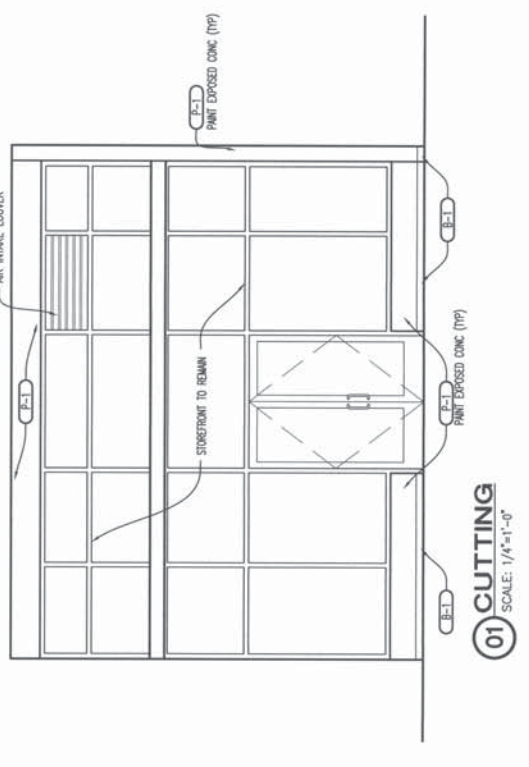
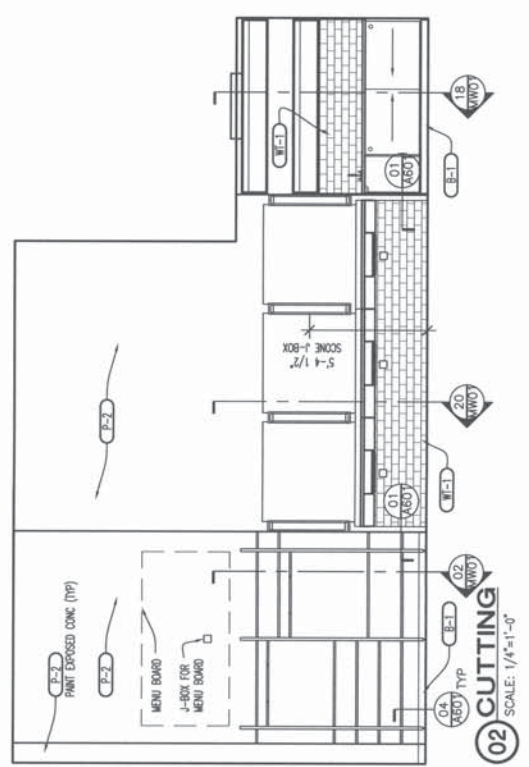
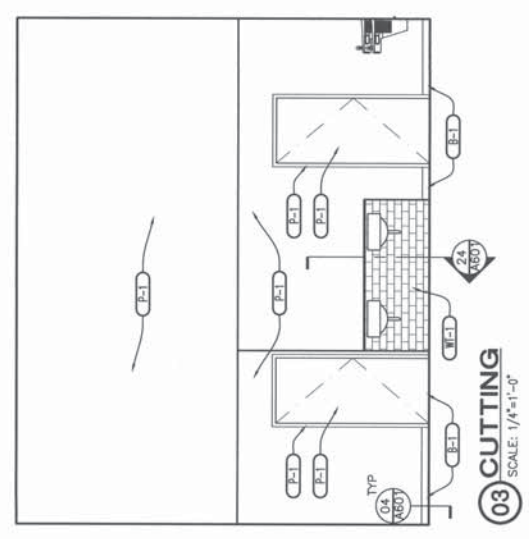
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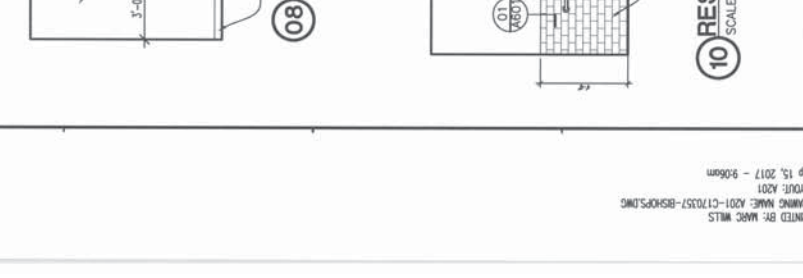
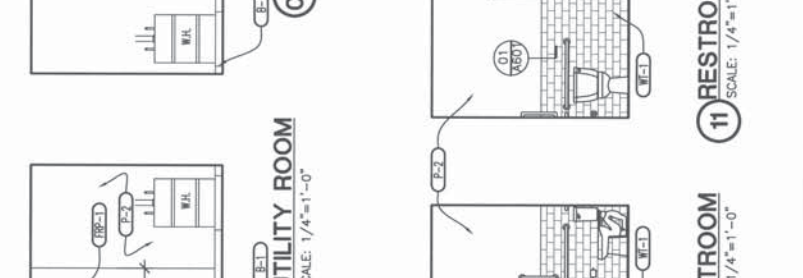
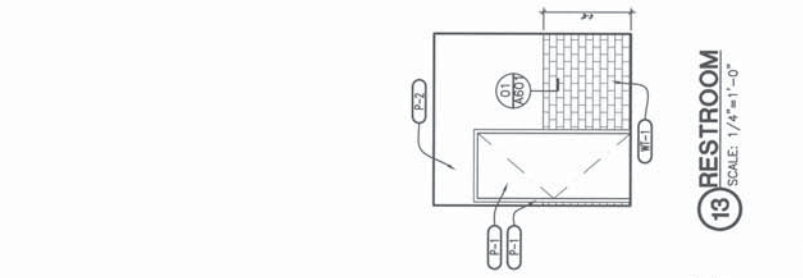
PROJECT NUMBER
C170357
 SHEET NUMBER
A201

DATE OF THIS PRINTING - 09/15/17

FINISH	DESCRIPTION
B-1	PAINT BASE MANUFACTURER: ROPPE PRODUCT: 4" ONE COAT - 700 SERIES COLOR: CHARCOAL #123
C-1	CEILING / GYP / WALL COVERING EXPOSED CONCRETE TO REMAIN AND REST PAINT ALL EXPOSED ELEMENTS INCLUDING FINC DUCTWORK P-4
ACT-1	2 x 2 Acoustic Suspended Ceiling TILES: AMVICOR ULTRA HEALTH JOINT SQUARE LAY IN (OR APPROVED EQUAL) - WHITE TRIM. CENTER GRID IN SPACE - OR AS SHOWN
FRP-1	FRP - WHITE, CC PROVIDED INSTALL OVER 5/8" GYP OR 1/2" BRICKER OR AT WET LOCATIONS
WF-1	PRODUCT: 4" x 8" SUBWAY WALL TILE INSTALLATION: 1/2" SUBWAY-2515, COLOR: WHITE SMOOTH 1050 GRADE: CUSTOM BUILDING PRODUCTS, COLOR: DTD DUNE GRAY, 1/4" JOINT GROUT NOTE: USE GROUT BOOST STAIN RESISTANT GROUT ADHESIVE (MIXES WITH CEMENT BASED GROUT) IN PLACE OF WATER.
F-1	FLOOR FINISHES / TILE EXPOSED CONCRETE, GRIND AND POLISH PER BELOW GRIND/OUT TWO PASSES OVER WITH 80 METALS GRIND/OUT TWO PASSES OVER WITH 150 METALS CONCRETE POLISH WITH 200 RESINS APPLY SCORFELD FORMULA ONE DENSIFIER CONCRETE POLISH WITH 400 ZENITH PRO CONCRETE POLISH WITH 1500 ZENITH PRO APPLY SCORFELD FORMULA ONE CHAMOIX SEALER HIGH SPEED BURNISH WITH 3000 Grit Diamond Impregnated PAD
P	PAINT & STAIN FOR PAINT AND STAIN USE SHERWIN-WILLIAMS NATIONAL ACCOUNT CONTRACT NUMBER: 257P-2511-5 ACCOUNT NUMBER: 257P-2511-5
P-1	MANUFACTURER: SHERWIN-WILLIAMS COLOR: 00A.1.1; R2 04.0.0; R3 0.3.0.0; T3 0.2.2.1 SHEAR: GREY - SKIN NOTE: ALL WALLS TO BE PAINTED P-1 UNLESS NOTED OTHERWISE
P-2	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SW-B1 0.0.0.1; N1 0.6.1.1; T3 0.2.2.0 CREAM - SKIN
P-3	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SW-68M OBSIDIANE OMBRE - SKIN
P-4	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SW-W1 0.1.1.1; U1 0.6.1.1; R2 0.4.0.0; R3 0.3.0.0; T3 0.2.2.1 SHEAR: GREY - SKIN-PAL, TUM
SP-1	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: WOOD STAIN



NOTE:
 REFER TO PLUMBING DRAWINGS FOR W.C. AND LAVATORY SPECIFICATIONS





SEP 18 2017

MATERIAL/FINISH SCHEDULE

FINISH	DESCRIPTION
B-1	WALL BASE MANUFACTURER: HOFFE PRODUCT: 4" ONE BASE - 700 SERIES COLOR: CHOCOLAT F23
C-1	CEILING / OTF / WALL COVERING PAINT ALL EXPOSED ELEMENTS INCLUDING HANG DUCTWORK P-4
AC-1	2" x 2" ACOUSTIC SUSPENDED CEILING GRID: SHAWMO 15/16" STEEL DEEP TIE TILES: ACOUSTIC TILE CENTER 200 IN SPACE - 08 AS SHOWN
FP-1	FRP - WHITE GF REINFORCED NORMAL OVER 5/8" OR TILE BRCKER BO AT NET LOCATIONS
WF-1	PRODUCT: 45" SUBWAY WALL TILE MFR: VALLEY & BROS. SUBWAY-3015, COLOR: WHITE SMOOTH 1050 INSTALLATION: PLANNING BOND GROUT: CUSTOM BULKING PRODUCTS, COLOR F270 DUNE GRAY, 1/4" JOINT GROUT NOTE: USE GROUT BOND STAIN RESISTANT GROUT ADHESIVE (MIXES WITH CURRENT BOND GROUT) IN PLACE OF WATER.
F-1	FLOOR FINISHES / TILE EXPOSED CONCRETE GRIND AND POLISH PER BELOW GRIND/OUT TWO PASSES OVER WITH 40 METALS GRIND/OUT TWO PASSES OVER WITH 150 METALS CONCRETE POLISH WITH 200 RESINS APPLY SPOILED FORMULA ONE LATCHER CONCRETE POLISH WITH 800 FINISH PRO CONCRETE POLISH WITH 1500 DENTIN PRO APPLY SPOILED FORMULA ONE GRIND N SEALER HIGH SPEED BURNISH WITH 3300 GRI (UNMIXED) IMPREMENTED PRO
P	PART 8 - STAIN MANUFACTURER: SHERWIN-WILLIAMS NOTE: ALL WALLS TO BE FINISHED P-1 UNLESS NOTED OTHERWISE ACCOUNT NUMBER: 2679-201-3
P-1	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SW-W1 012.11.11 0.3A.1.1; R2 0.4.0.0; R3 0.31.0.0; Y3 0.22.0.1; SQUARE DRY - SKIN
P-2	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SW-B1 010.1.1; R1 0.6.1.1; Y3 0.22.0.0; DRYM - SKIN
P-3	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SW-688 000.0.0.0; DRYM - SKIN
P-4	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: SW-W1 012.11.11 0.3A.1.1; R2 0.4.0.0; R3 0.31.0.0; Y3 0.22.0.1; SQUARE DRY - DRY-FALL, FLAT
ST-1	MANUFACTURER: SHERWIN-WILLIAMS COLOR/FINISH: WOOD SKIN

DOOR SCHEDULE

DOOR LOCATION	DOOR # / TYPE	HARDWARE TYPE	DOOR SIZE (WIDTH X HEIGHT)	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	WEATHERSTRIP	REMARKS
(E) MAIN ENTRY	1 - 1	PR 3'-0" x 7'-0"	1 3/4"	ALUM	X	EXISTING DOOR AND HARDWARE BY LANDLORD TO REMAIN.		
RESTROOM	2 - A	2	3'-0" x 7'-0"	1 3/4"	SCW	H.M.	-	UNDERCUT DOORS AT RESTROOMS 1". SEE DIAGRAM ON G002 FOR ACCESSIBLE SIGNAGE
STORAGE / UTILITY / OFFICE	3 - A	3	3'-0" x 7'-0"	1 3/4"	SCW	H.M.	-	

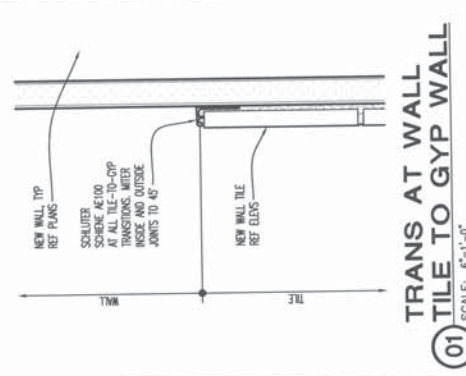
DOOR / HARDWARE NOTES

- DOOR CLOSERS SHALL TAKE AT LEAST THREE SECONDS TO MOVE TO A POINT THREE INCHES FROM THE LATCH, MEASURED TO THE CENTER OF THE DOOR.
- NEW DOORS SHALL BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE, OR AS REQUIRED FOR HARDWARE INSTALLATION.
- DOOR HANDLES, PULLS, LATCHES, LOCKS OR 48 INCHES (1219 MM) ABOVE THE FINISHED FLOOR. THE OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE HAND.
- ALL MEANS OF EGRESS DOORS SHALL BE OF A SIDE-SWINGING TYPE.
- ALL DOORS SHALL SWING IN THE DIRECTION OF EGRESS WHERE SERVING AS A HIGH-HAZARD OCCUPANCY.
- THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED 5 LBS. (2.27 N) FOR ALL DOORS.
- LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (6.8 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (13.2 N) FORCE. THE DOOR SHALL BE KEPT OPEN TO A 15-POUND (6.8 N) FORCE. FORCE SHALL BE APPLIED TO THE LATCH SIDE.

TRANS AT WALL TILE TO GYP WALL



DOOR TYPES



WH STAND



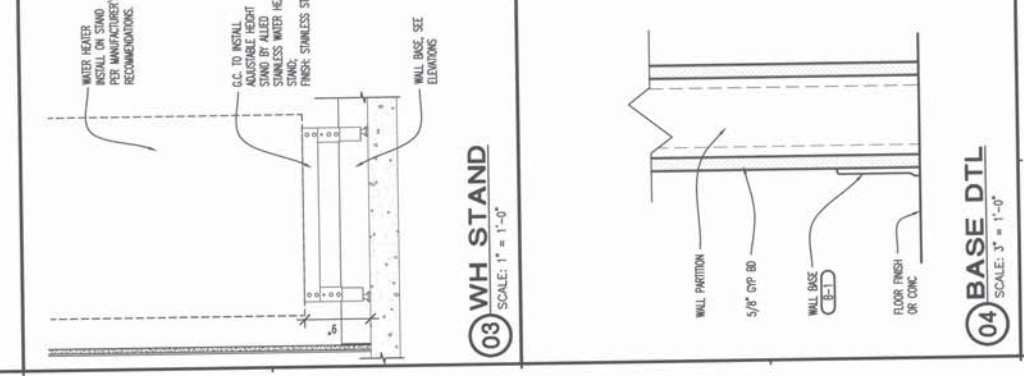
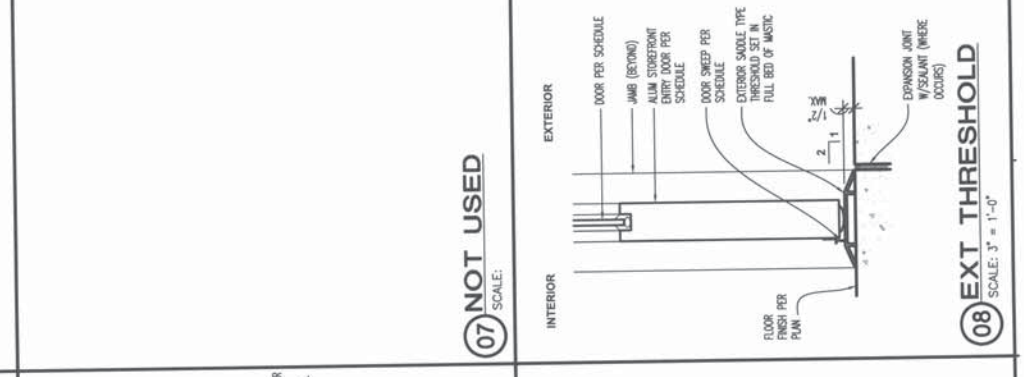
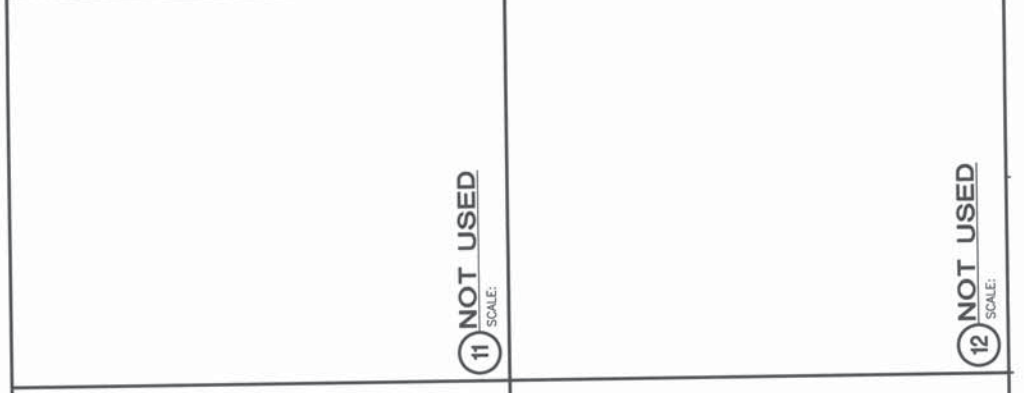
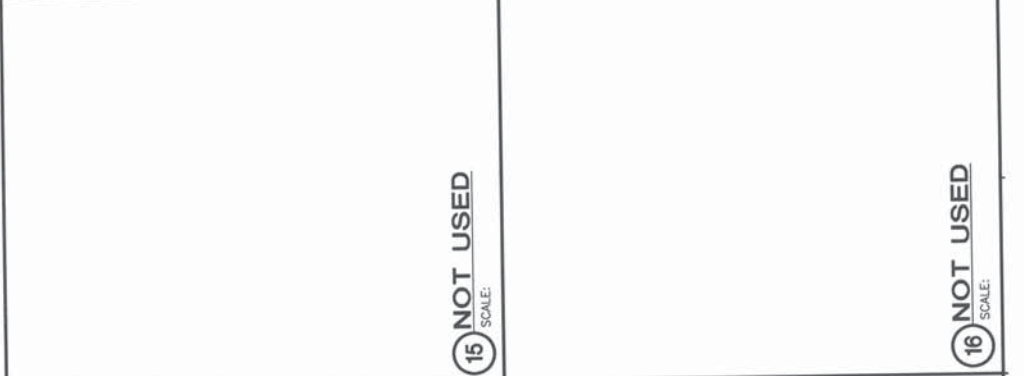
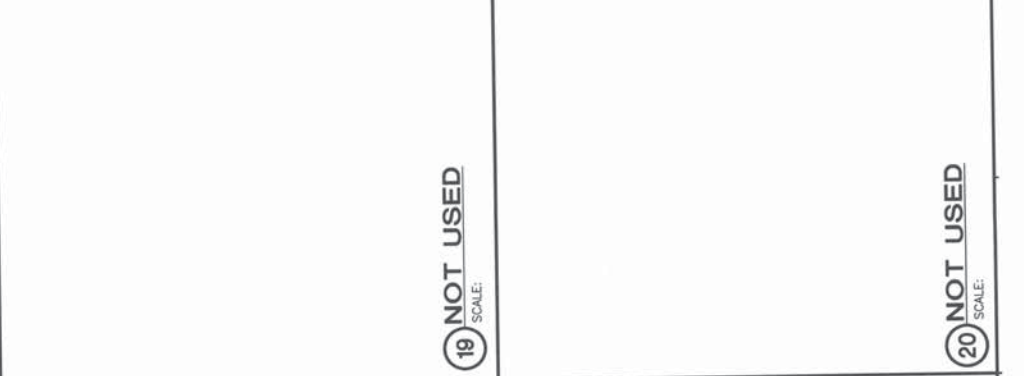
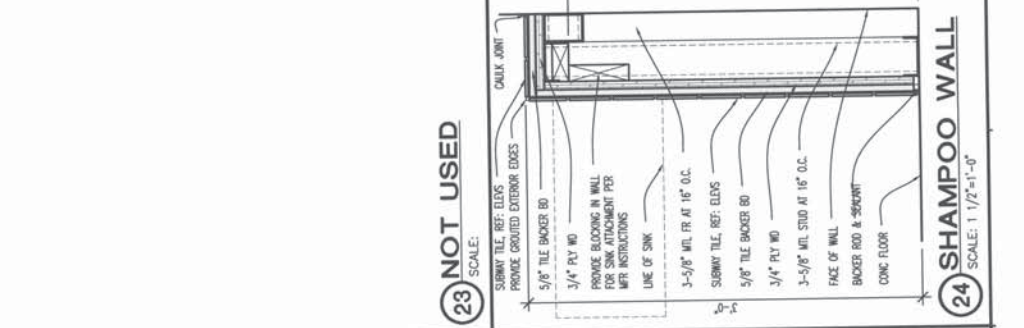
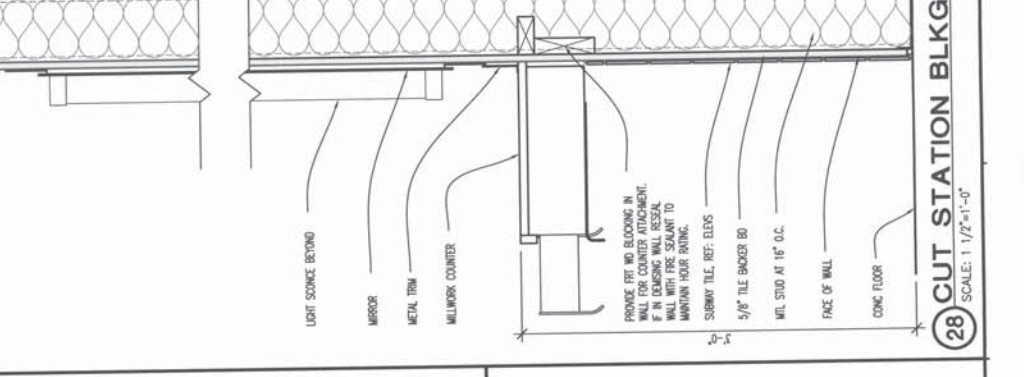
HARDWARE TYPES

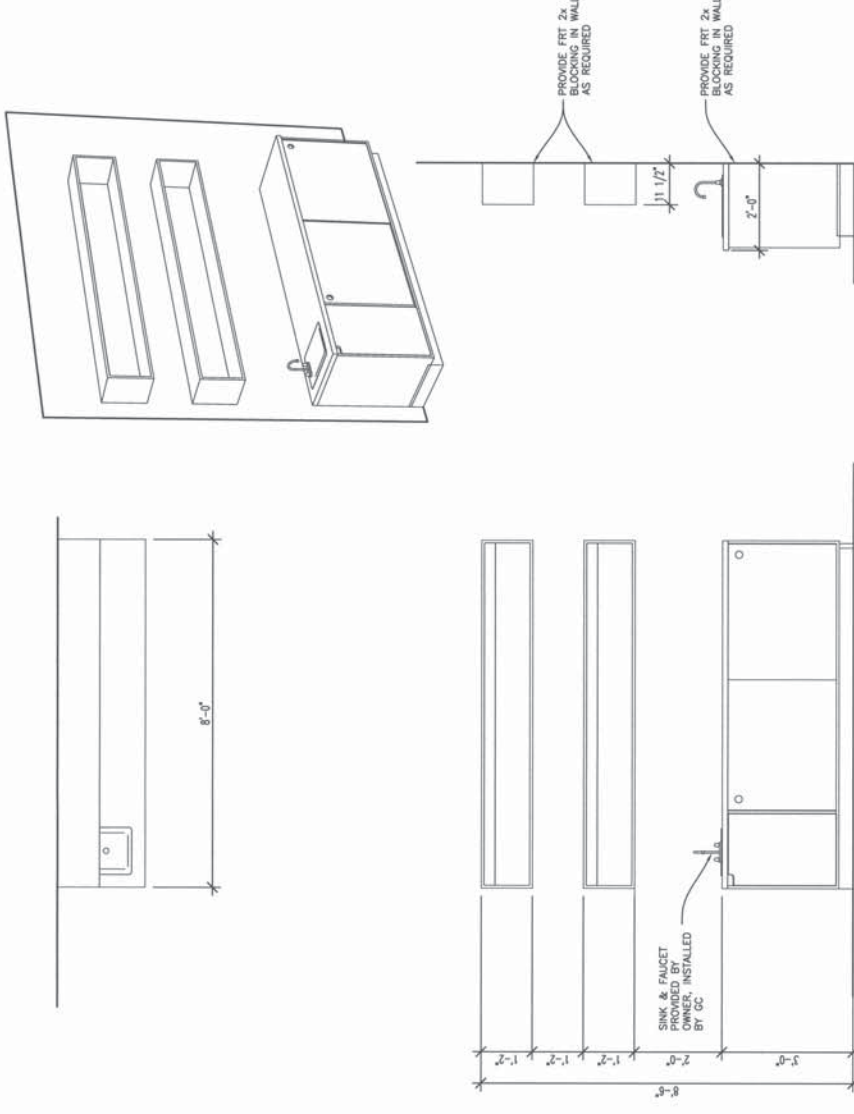
- EXIST HARDWARE: HINGE, CLOSER, SEALS, LOCKS, DEADBOLT, NEW CON, OTHERWISE SPEC PER BELOW.
 6 EA HINGE: E881100 4.5x4.5 MFR: SCA
 1 FPK 630 MFR: SCA
 1 EA DEAD BOLT: BE-100-630 MFR: SCA
 2 EA SURFACE CLOSER: 600 JP MFR: SCA
 2 REG/PN FPK AL MFR: LOR
 2 EA TUSH BOLT: 200 MFR: HAGER
 1 SET SEALS: PK33 B. 20' MFR: PEM
 1 THRESHOLD: FEMO 151 ALUM.
- EXIST HARDWARE: HINGE, CLOSER, SEALS, LOCKS, DEADBOLT, NEW CON, OTHERWISE SPEC PER BELOW.
 3 EA HINGE: 5881 4.5x4.5 MFR: SCA
 1 FPK 630 MFR: SCA
 1 EA DEAD BOLT: BE-100-630 MFR: SCA
 1 EA ADA THUMBLOCK (OCCUPANCY INDICATOR): 0271 FPK: 636 MFR: FALCON
 1 EA WALL STOP: TAD2111 FPK: 636 MFR: SCA
 1 EA HINGE STOP: 6874 HEAVY DUTY HINGE PKN STOP FPK: US226 MFR: MES CONFORM WITH OM WHICH STOP TO USE
 1 SET SEALS: PK33 B. 17' MFR: PEM
- 3 EA HINGE: 5881 4.5x4.5 MFR: SCA
 1 FPK 630 MFR: SCA
 1 EA CLASSROOM LOCK SET: N70 RHO FPK: 636 MFR: SCA
 1 EA WALL STOP: TAD2111 FPK: 636 MFR: SCA
 1 EA HINGE STOP: 6874 HEAVY DUTY HINGE PKN STOP FPK: US226 MFR: MES CONFORM WITH OM WHICH STOP TO USE
 1 SET SEALS: PK33 B. 17' MFR: PEM

SHAMPOO WALL

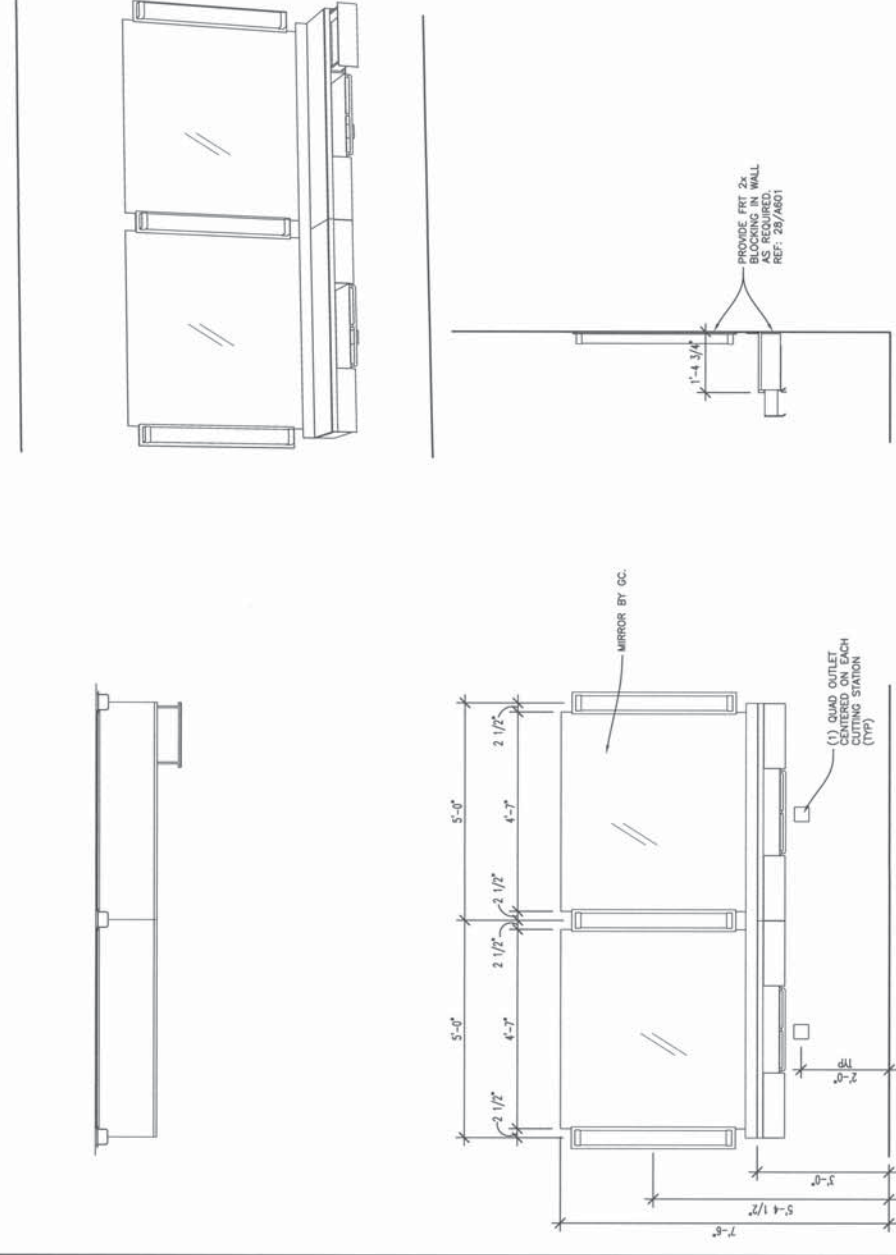


DO NOT SCALE DRAWINGS
 CONTRACTOR TO VERIFY
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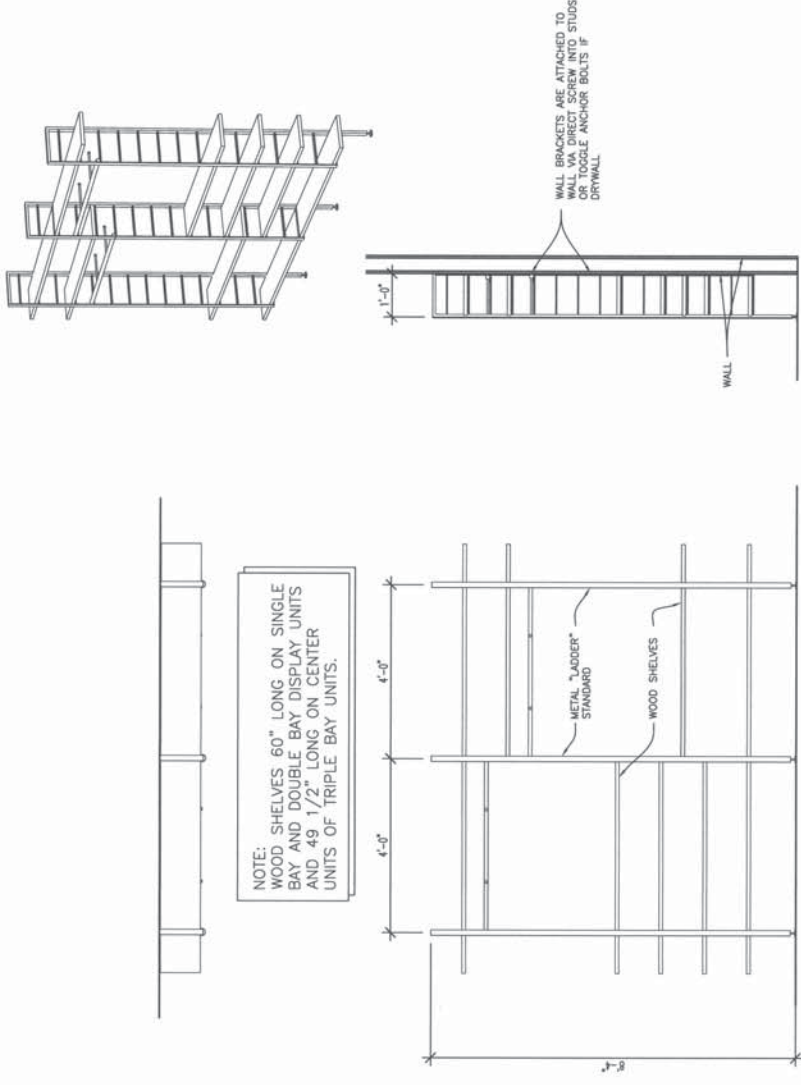




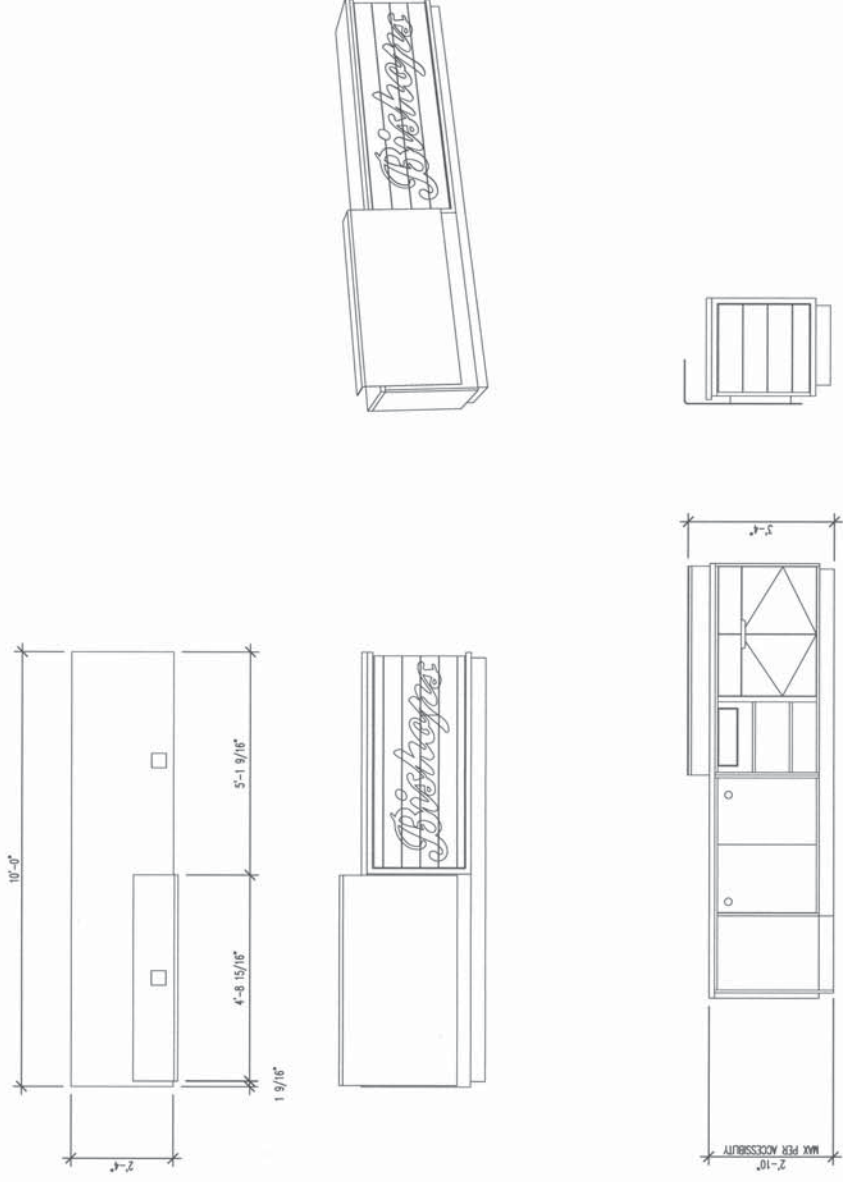
18 DISPENSARY
 SCALE: 1/2"=1'-0"



20 CUTTING STATION - 2 UNITS
 SCALE: 1/2"=1'-0"



02 DISPLAY SHELVES
 SCALE: 1/2"=1'-0"



04 CASH WRAP - S SHAPE
 SCALE: 1/2"=1'-0"