

FIRE DEPARTMENT NOTES

- 1. AIR HANDLING UNITS WITH A CAPACITY IN EXCESS OF 2000 CFM SHALL BE PROVIDED WITH AUTOMATIC SHUTDOWN VIA SMOKE DETECTORS INSTALLED WITHIN THE DUCT (Per Mechanical Code Section 608)
2. FIRE SPRINKLERS SHALL NOT BE PLACED 'OUT OF SERVICE' WITHOUT APPROVAL FROM THE OXNARD FIRE DEPARTMENT.
3. A FIRE ALARM EQUIPPED WITH OCCUPANT NOTIFICATION SHALL BE REQUIRED THROUGHOUT THE BUILDING PER THE DIRECTION OF FIRE CODE OFFICIAL (FIRE MARSHAL).
4. THE FIRE ALARM SHALL HAVE OCCUPANT NOTIFICATION DEVICES ACTIVATED BY AUTOMATIC FIRE DETECTORS, AUTOMATIC SPRINKLER SYSTEM WATERFLOW DEVICES, MANUAL FIRE ALARM BOXES AND/OR AUTOMATIC FIRE EXTINGUISHING SYSTEMS. (CFC 907.5)
5. PROVIDE AUDIBLE ALARM NOTIFICATION DEVICES WITH A SOUND PRESSURE LEVEL OF 15 DECIBELS ABOVE THE AVERAGE AMBIENT SOUND LEVEL, OR 5 DECIBELS ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF NOT LESS THAN 60 SECONDS, WHICHEVER IS GREATER, IN EVERY OCCUPIABLE SPACE WITHIN THE BUILDING. (CFC 907.5.2.3.1)
6. PROVIDE VISIBLE ALARM NOTIFICATION DEVICES IN PUBLIC USE AREAS AND COMMON USE AREAS INCLUDING BUT NOT LIMITED TO CORRIDORS, LOBBIES, MULTIPURPOSE ROOMS, RESTROOMS AND OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM. (CFC 907.5.2.3.1)
7. 3200 SERIES KNOX BOX KEY YALUET IS REQUIRED FOR THE BUILDING TO BE LOCATED BY OXNARD FIRE DEPARTMENT.
8. PROVIDE A 2A-10BC FIRE EXTINGUISHER AT OR NEAR EACH EXIT AND WITHIN 75 FOOT MAXIMUM TRAVEL DISTANCE.
9. PROVIDE AN APPROVED EXTERIOR STROBE FOR BUILDING, VISIBLE FROM THE STREET OR APPROACH ROADWAY.
10. SPRINKLER BACKFLOW DEVICES SHALL BE PAINTED 'MACHINE GREEN' AND WHEN A FIRE DEPARTMENT CONNECTION IS ATTACHED IT SHALL BE PAINTED RED.
11. A FIVE-YEAR CERTIFICATION INSPECTION REPORT OF THE FIRE SPRINKLER SYSTEM BY A LICENSED C46 FIRE PROTECTION CONTRACTOR MUST BE PROVIDED TO THE FIRE DEPARTMENT VIA www.thecomplianceengine.com PRIOR TO FINAL INSPECTION.
12. SPRINKLER PROTECTION IS REQUIRED UNDER EXTERIOR ROOFS, CANOPIES, AND OVERHANGS OVER FOUR FEET IN WIDTH. ADDITIONAL SPRINKLER HEADS MAY BE REQUIRED BASED ON FIELD CONDITIONS AS DEEMED NECESSARY BY THE FIRE INSPECTOR.

TENANT IMPROVEMENTS FOR:



District Office

1800 SOLAR DRIVE - 3RD FLOOR
OXNARD - CALIFORNIA - 93030

PROJECT DIRECTORY table with columns: OWNER/TENANT, ARCHITECT, MECHANICAL/PLUMBING/ELECTRICAL ENGINEER, CONSTRUCTION MANAGER

SHEET INDEX table listing architectural sheets: TAO.1 TITLE SHEET, TAO.2 ACCESSIBILITY NOTES, TAO.3 ACCESSIBILITY DETAILS, etc.

ABBREVIATIONS

Large table of abbreviations for architectural symbols and materials, including Acoustical, Board, Cabinet, etc.

GENERAL NOTES

BASED ON CURRENT CODES, TITLE 24 & 2016 CALIFORNIA BUILDING CODE

- 1. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF THE BUILDING PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION.
2. THE INTENT OF THESE DRAWINGS & SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN PREScribed OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
3. THE ARCHITECT'S APPROVAL OF SUCH SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS (IN WRITING) CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSIONS. NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
4. A 'CERTIFICATE OF COMPLIANCE' SIGNED BY THE OWNER, GENERAL CONTRACTOR, ARCHITECT OR ENGINEER SHALL BE GIVEN TO THE DEPARTMENT STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.
5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ANY WORK.
6. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FRAMING WALLS, FLOORS, ETC.
7. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FRAMING WALLS, FLOOR, ETC.
8. DIMENSIONS ON DRAWINGS ARE FROM FACE OF STUDS OR FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE.
9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH SECTION 39000 OF THE CALIFORNIA LABOR CODE.
10. NO EXPOSED SCREWS OR FASTENERS SHALL BE PERMITTED ON WINDOW WALL SURFACES EXPOSED TO VIEW.
11. GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18 INCHES OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
12. TITLE 24 - ENERGY COMPLIANCE.
ENVELOPE COMPLIANCE & STATEMENT OF DESIGN COMPLIANCE
THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR NON-RESIDENTIAL BUILDINGS SHALL BE REVIEWED AND COMPLIED WITH DURING THE TENANT IMPROVEMENT WORK SCOPE OF THIS PROJECT.
CERTIFICATE OF COMPLIANCE
PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATION AFFECTING NON-RESIDENTIAL ENERGY.
13. ALL NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE INCOMBUSTIBLE.
14. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE UNLESS OTHERWISE INDICATED.
15. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
16. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS.
17. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 OCCUPANTS.
18. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDORS OR STAIRWAYS HANDLING AN OCCUPANT LOAD OF 50.
19. POST ROOM CAPACITY SIGNS AS PROVIDED BY THE FIRE DEPARTMENT (TITLE 19) ON ROOMS OF 50 OR MORE CAPACITY.
20. ALL EXIT CORRIDOR WALLS AND CEILINGS SHALL BE ONE HOUR-RATED CONSTRUCTION AS REQUIRED BY UNIFORM FIRE CODE.
21. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
22. PROVIDE ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
23. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FT. TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING.
24. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.
25. DOORS OPENING INTO REQUIRED ONE HOUR FIRE-RESISTANT CORRIDORS SHALL BE PROTECTED WITH SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A 20 MINUTE RATING WITH SELF-CLOSERS.
26. ALL FIRE-RATED DRYWALL OR METAL LATH AND PLASTER ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE.

EXISTING BLDG. INFORMATION

ADDRESS: 1800 SOLAR DRIVE, OXNARD, CA 93030
ASSESSORS PARCEL NO.: 213-0-070-045
USE 4 OCCUPANCY GROUPS: 'B' BUSINESS (OFFICE), 'A-3' ASSEMBLY (BOARD ROOM)
CONSTRUCTION TYPE: TYPE I-A, FULLY SPRINKLERED
NUMBER OF STORIES: 9-STORY
SEISMIC ZONE: ZONE 4
TOTAL BUILDING AREA: 115,612 S.F.
1st FLOOR: 41,764 S.F.
2nd FLOOR: 38,776 S.F.
3rd FLOOR: 35,070 S.F.

PROJECT INFORMATION

PROPOSED 31,868 S.F. TENANT IMPROVEMENT ALTERATION ON THE THIRD FLOOR OF AN EXISTING 9-STORY SPRINKLERED OFFICE BUILDING.
THE SCOPE OF WORK WILL CONSIST OF DEMOLITION OF EXISTING INTERIOR PARTITIONS, DOORS, MILLWORK AND FINISHES, CONSTRUCTION OF NEW INTERIOR PARTITION WALLS & DOORS, NEW ACOUSTICAL CEILING TILES ON EXISTING SUSPENDED CEILING GRID SYSTEM, NEW MILLWORK, NEW POWER/DATA AND TITLE-24 COMPLIANT LIGHTING THAT IS DISTRIBUTED FROM AN EXISTING ELECTRICAL PANEL.
NEW DUCT DISTRIBUTION WILL BE PROVIDED FROM EXISTING MECHANICAL UNITS.
PROPOSED PLUMBING WORK FOR NEW BREAK ROOM.
NO PROPOSED EXTERIOR WORK.

Summary table with columns: LOCATION, SUITE NO., AREA (1/100), OCCUPANT LOAD, EXITS REQUIRED, EXITS PROVIDED

Occupancy Load Calculation table for 3rd Floor Office (B) and Board Room (A-3)

Occupant Load Factor table for Office (B) and Assembly (A-3)

NUMBER OF EXITS
422 OCC + 44 OCC + 501 OCC + 2 EXITS REQUIRED
EXITS PROVIDED: 3
PER CBC 2016 TABLE 1006.3.1, FOR 1-500 OCCUPANTS, MINIMUM NUMBER OF EXITS PER STORY REQUIRED IS 2

REACH RANGES
SHALL COMPLY TO CBC 11B-308

FLOORING
THE SURFACES OF FLOORS SHALL BE SLIP RESISTANT. WHEN TESTED IN ACCORDANCE WITH ASTM C1028B TEST PROCEDURE FOR COEFFICIENT OF FRICTION TILE MUST ACHIEVE A WET AND DRY VALUE OF NOT LESS THAN 0.60. PRIOR TO THE INSTALLATION OF THE FLOOR COVERINGS, A WRITTEN STATEMENT FROM THE FLOORING MANUFACTURER MUST BE SUBMITTED TO THE DEPARTMENT OF BUILDING & SAFETY STATING THAT THE PRODUCT TO BE INSTALLED MEETS CURRENT INDUSTRY STANDARDS FOR SLIP RESISTANCE.

PLAN CHECK / PERMIT NUMBER
APPLICATION / PERMIT #: 14-00001734

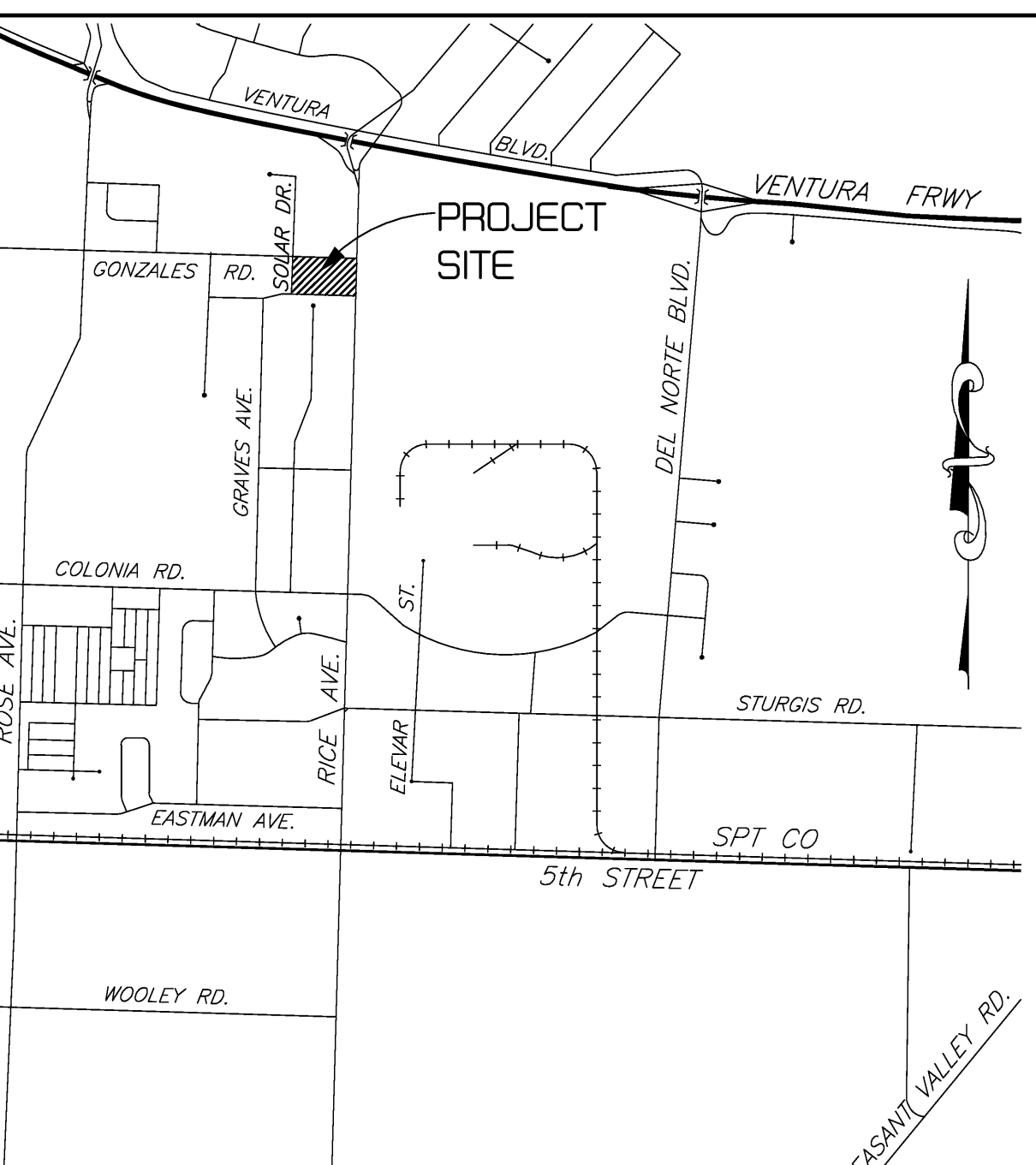
- 2016 CALIFORNIA MUNICIPAL CODE (LOCAL AMENDMENTS)
CBC - 2016 CALIFORNIA BUILDING CODE
CEC - 2016 CALIFORNIA ELECTRICAL CODE, NFPA 70 & 2016 NEC
CMC - 2016 CALIFORNIA MECHANICAL CODE
CFC - 2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE (TITLE 24)
CFC - 2016 CALIFORNIA FIRE CODE
CALGREEN - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
NFPA 13 SPRINKLER SYSTEMS - 2016 EDITION
NFPA 12 FIRE ALARM CODE - 2016 EDITION

ACCESSIBILITY NOTES

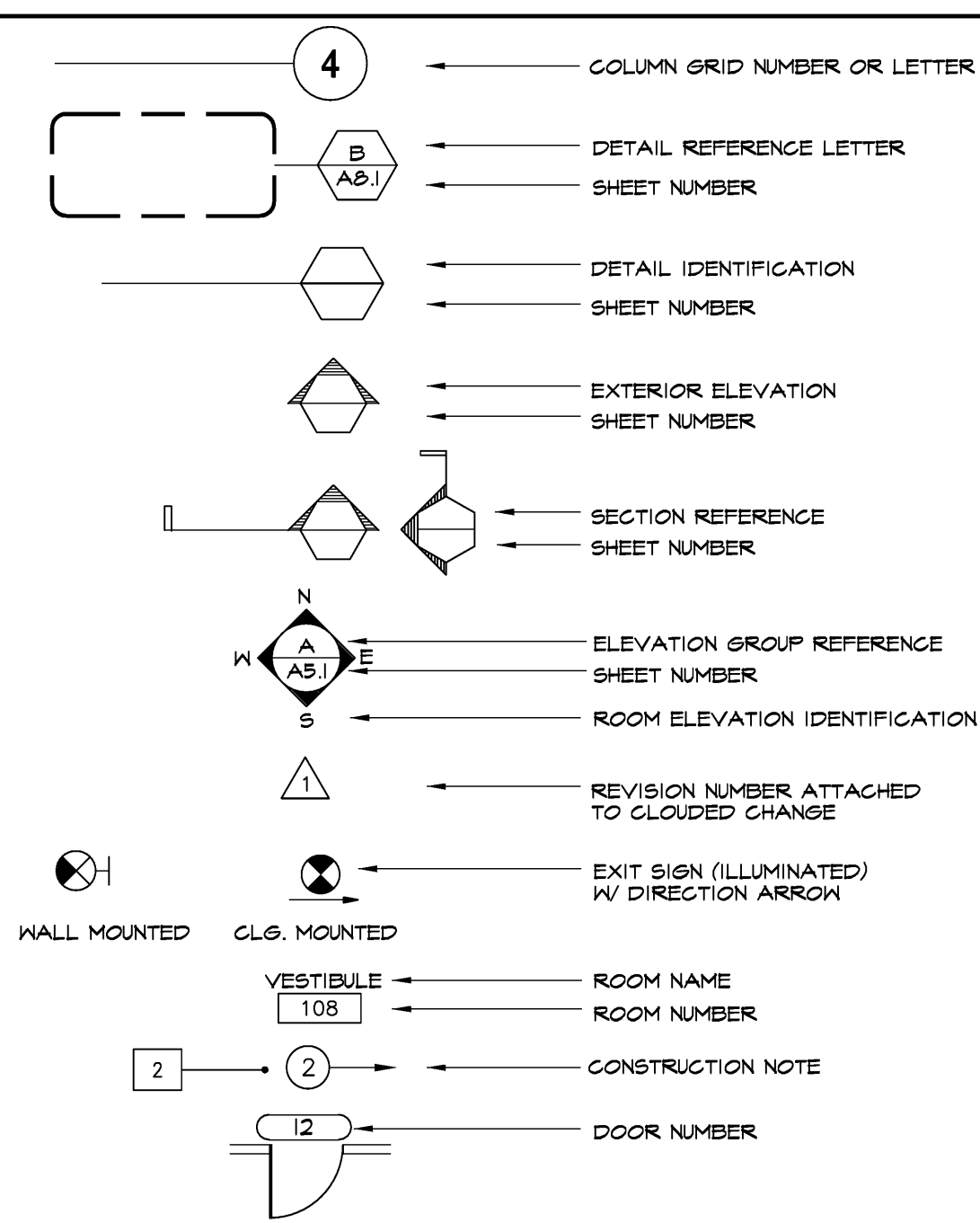
BASED ON CURRENT CODES, TITLE 24 & 2016 CALIFORNIA BUILDING CODE

- ENTRANCE
36" CLEAR WIDTH REQUIRED FOR ALL OCCUPANCIES AND OCCUPANT LOAD LESS THAN 10.
DOORS 32" MINIMUM CLEAR.
ON APPROACH SIDE - 60" CLEAR LEVEL AREA WHEN DOOR SWINGS OUT.
48" AREA WHEN DOOR SWINGS IN.
ENTRANCES
ALL PRIMARY ENTRANCES TO BUILDINGS SHALL BE MADE TO THE PHYSICALLY HANDICAPPED. ALL BUILDING ENTRANCES ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROXIMATING PEDESTRIAN PATHS. ALTERNATE IDENTIFICATION MEANS SHALL BE APPROVED BY THE ARCHITECT AND GOVERNING AUTHORITIES.

VICINITY MAP



REFERENCE SYMBOLS



- BID ISSUE - June 21, 2019

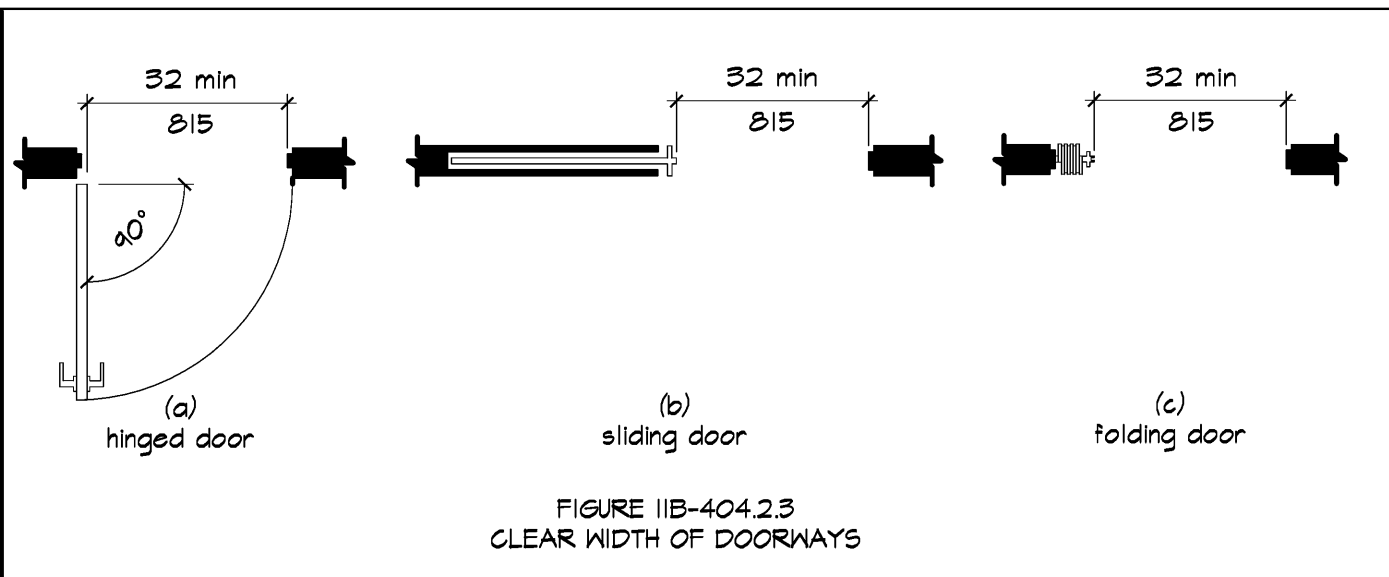
pk:a architecture logo and contact information: 5166 claretton drive, suite 110, agoura hills, california 91301

Tenant Improvements For: RIO School District logo and address: 1800 N SOLAR DRIVE - 3RD FLOOR, OXNARD, CALIFORNIA

at drawings and written material appearing herein constitute the original and completed work of the architect and the same may not be duplicated or used in whole or in part without the written consent of the architect.

Revision table with columns: description, date

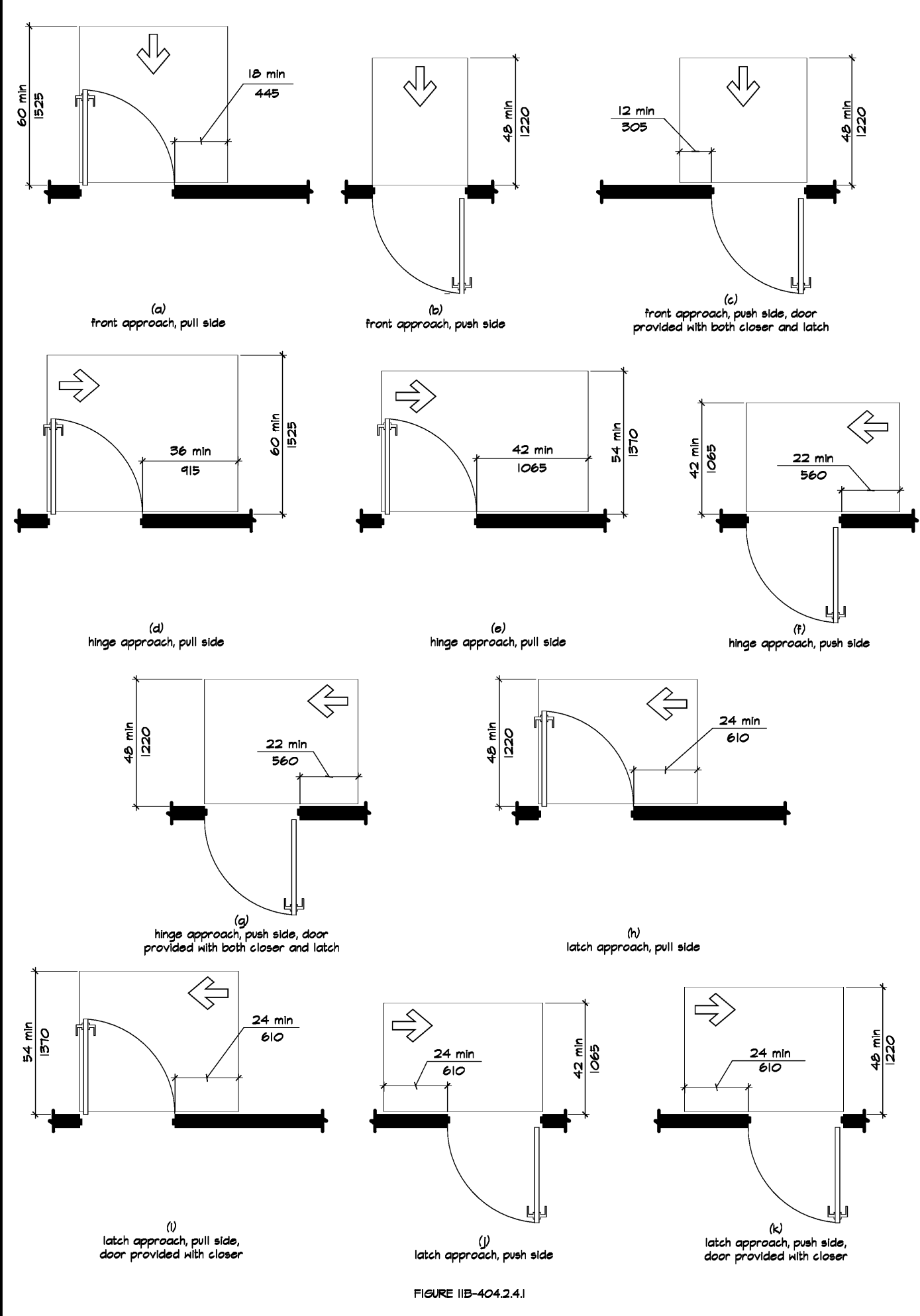
COVER SHEET information including drawing title, project no. 18-87-60, date, scale, and TAO.1 logo.



11B-404.2.3 CLEAR WIDTH OF DOORWAYS
 SCALE: 3/8"=1'-0"

11B-404.2.3 CLEAR WIDTH OF DOORWAYS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM). EXCEPTIONS: 1. IN ALTERATIONS, A PROJECTION OF 5/8 INCH (16 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP, DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1981 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

CLEAR WIDTH OF DOORWAYS
 SCALE: 3/8"=1'-0"



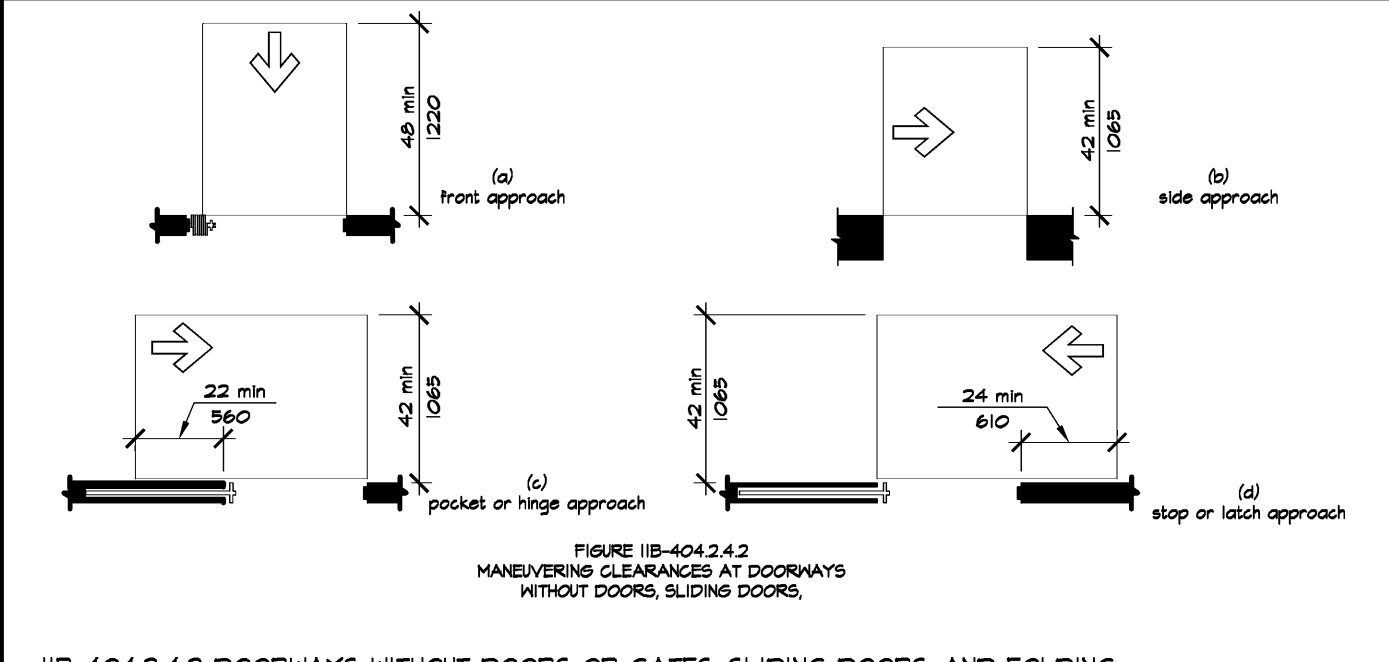
TYPE OF USE MINIMUM		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE SIDE	PERPENDICULAR TO DOOR	PARALLEL TO DOORWAY (BEYOND LATCH SIDE UNLESS NOTED)
FROM FRONT	PULL	60 INCHES (1524 MM)	18 INCHES (457 MM) *5
FROM FRONT	PUSH	48 INCHES (1219 MM)	0 INCHES (0 MM) *1
FROM HINGE SIDE	PULL	60 INCHES (1524 MM)	36 INCHES (914 MM)
FROM HINGE SIDE	PUSH	60 INCHES (1524 MM)	44 INCHES (1118 MM)
FROM HINGE SIDE	PULL	44 INCHES (1118 MM) *2	22 INCHES (559 MM) *3
FROM LATCH SIDE	PULL	60 INCHES (1524 MM) *4	24 INCHES (610 MM)
FROM LATCH SIDE	PUSH	44 INCHES (1118 MM) *4	24 INCHES (610 MM)

1. ADD 12 INCHES (305 MM) IF CLOSER AND LATCH ARE PROVIDED.
 2. ADD 4 INCHES (102 MM) IF CLOSER AND LATCH ARE PROVIDED, BEYOND HINGE SIDE.
 3. ADD 6 INCHES (152 MM) IF CLOSER IS PROVIDED.
 4. ADD 6 INCHES (152 MM) AT EXTERIOR CONDITIONS.
 5. ADD 6 INCHES (152 MM) AT EXTERIOR CONDITIONS.

TABLE 11B-404.2.4 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

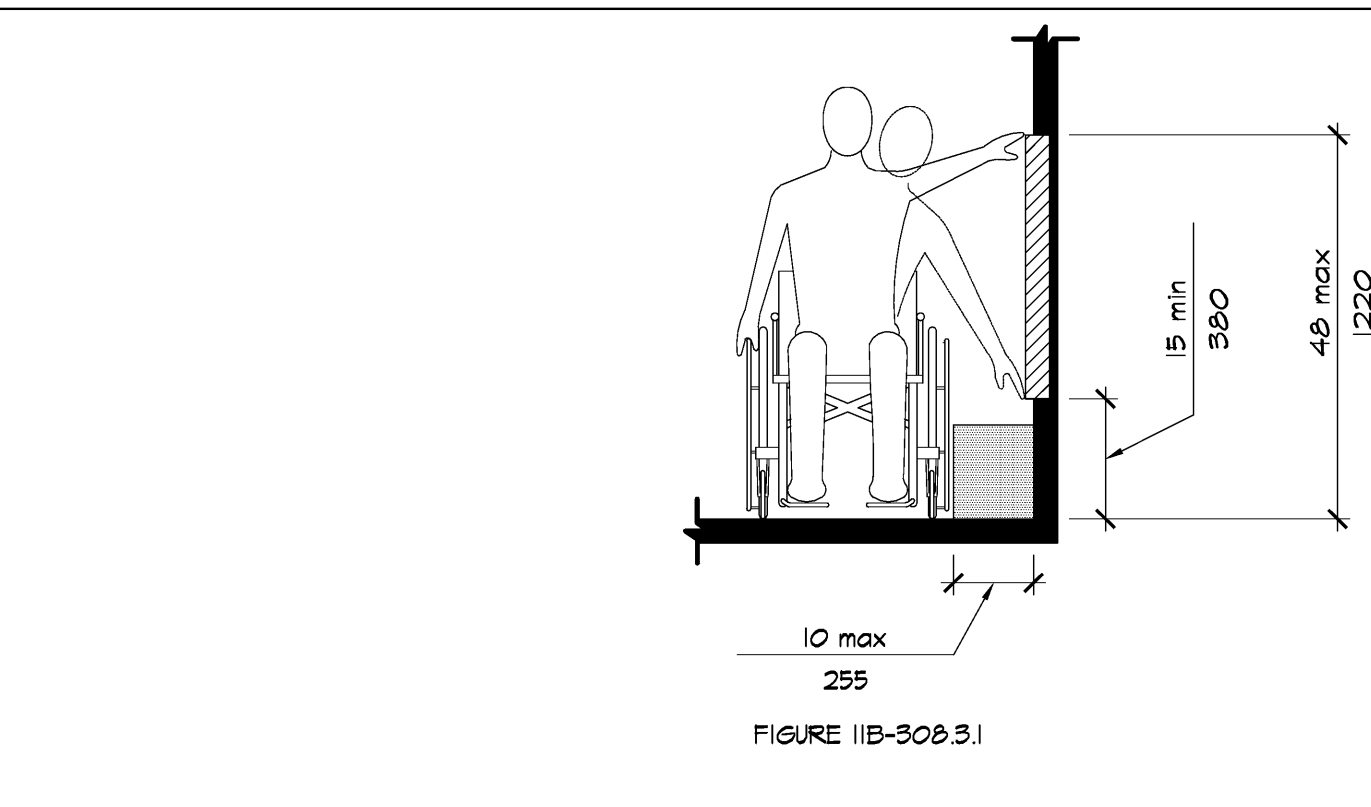
11B-404.2.4 MANEUVERING CLEARANCES. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.
 EXCEPTION: ENTRY DOORS TO HOSPITAL PATIENT ROOMS SHALL NOT BE REQUIRED TO PROVIDE THE CLEARANCE BEYOND THE LATCH SIDE OF THE DOOR.
 11B-404.2.4.1 SWINGING DOORS AND GATES. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1.
 TABLE 11B-404.2.4.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

CLEARANCES @ SWINGING DOORS & GATES
 SCALE: 1/4"=1'-0"



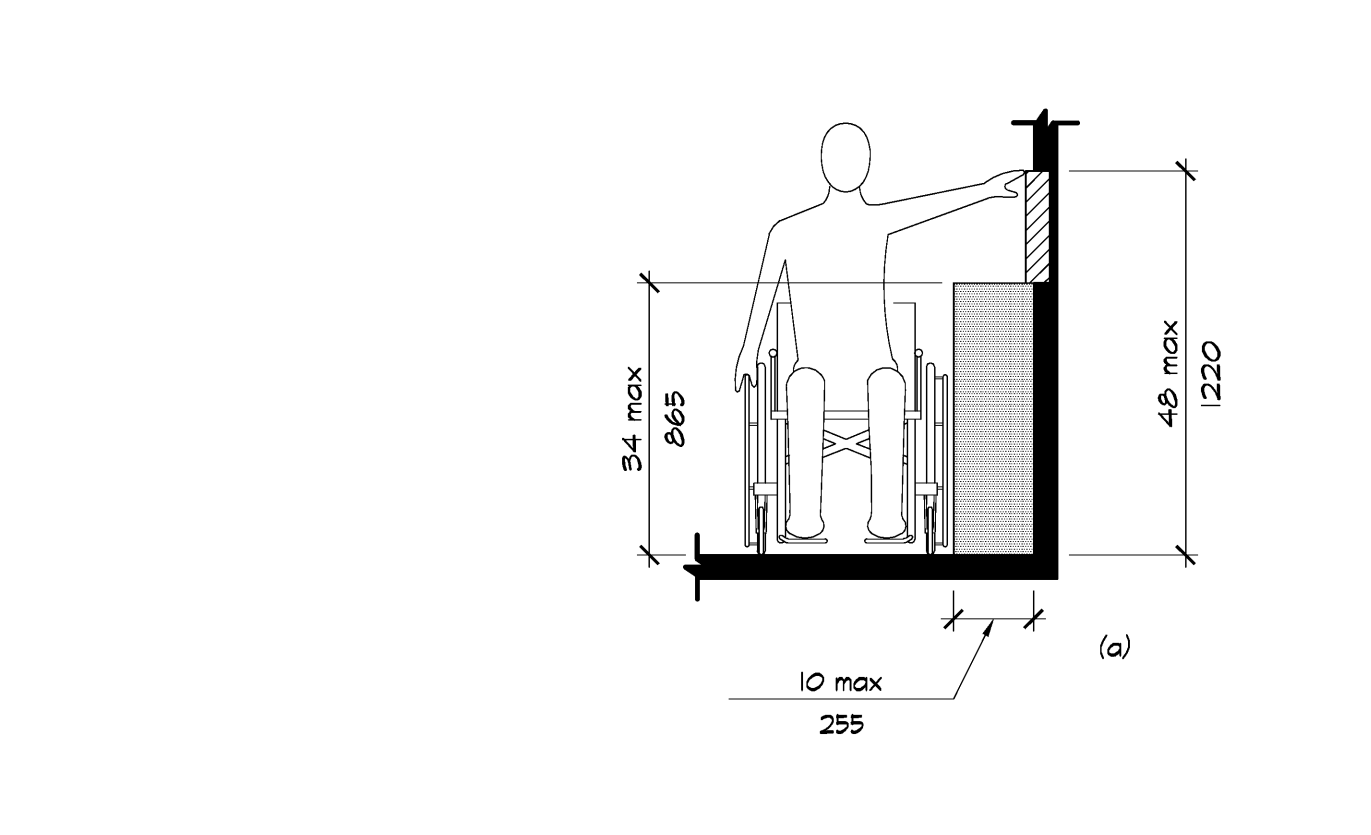
11B-404.2.4.2 DOORWAYS WITHOUT DOORS OR GATES, SLIDING DOORS, AND FOLDING DOORS. DOORWAYS LESS THAN 36 INCHES (914 MM) WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.2.
 NOTE: REFER TO TABLE 11B-404.2.4.2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDING DOORS, AND MANUAL FOLDING DOORS

CLEARANCES @ DOORWAYS W/O DOORS
 SCALE: 1/4"=1'-0"



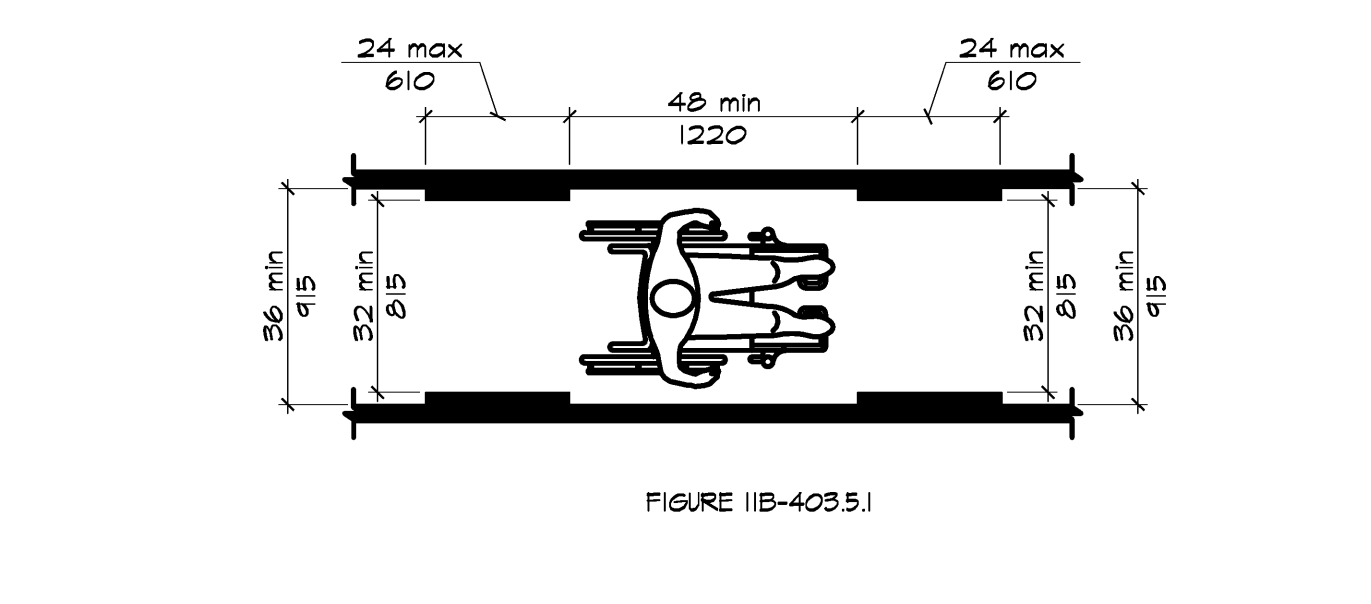
11B-308.2.1 UNOBSTRUCTED, WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

UNOBSTRUCTED SIDE REACH
 SCALE: 1/2"=1'-0"



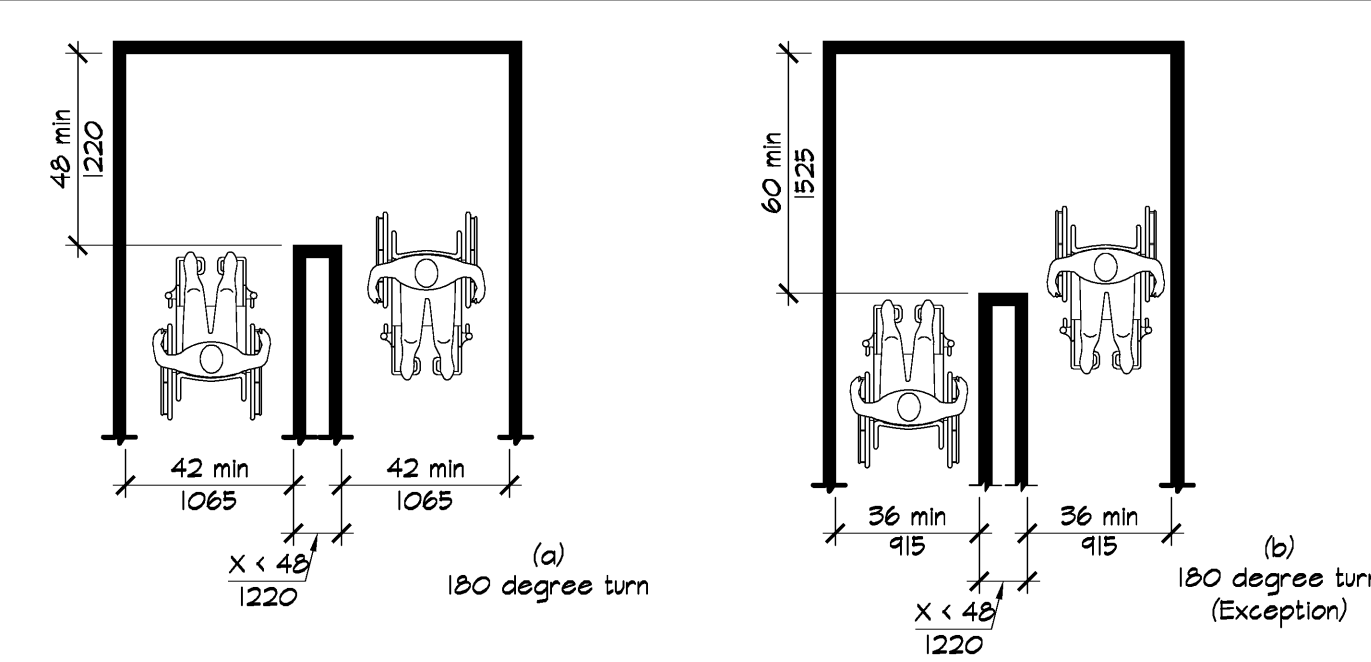
OBSTRUCTED HIGH REACH. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES (864 MM) MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES (610 MM) MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM FOR A REACH DEPTH OF 10 INCHES (254 MM). THE HIGH SIDE REACH SHALL BE 46 INCHES (1168 MM) MAXIMUM FOR A REACH DEPTH OF 24 INCHES (610 MM) MAXIMUM.
 EXCEPTIONS: 1. THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR.
 2. OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES (1372 MM) MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS.

OBSTRUCTED HIGH SIDE REACH
 SCALE: 1/2"=1'-0"



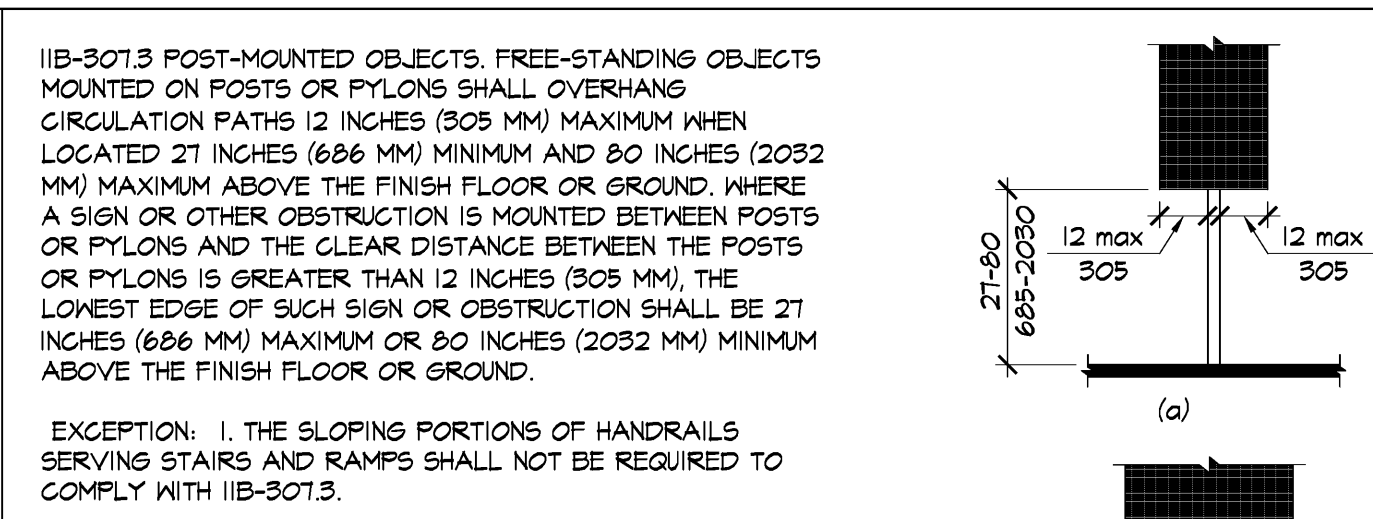
11B-403.5.1 CLEAR WIDTH. EXCEPT AS PROVIDED IN 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. EXCEPTION:
 1. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES (813 MM) MINIMUM FOR A LENGTH OF 24 INCHES (610 MM) MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES (1219 MM) LONG MINIMUM AND 36 INCHES (914 MM) WIDE MINIMUM.
 2. CORRIDORS AND HALLWAYS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44 INCHES (1118 MM) IN WIDTH.

CLEAR WIDTH OF AN ACCESSIBLE ROUTE
 SCALE: 1/2"=1'-0"



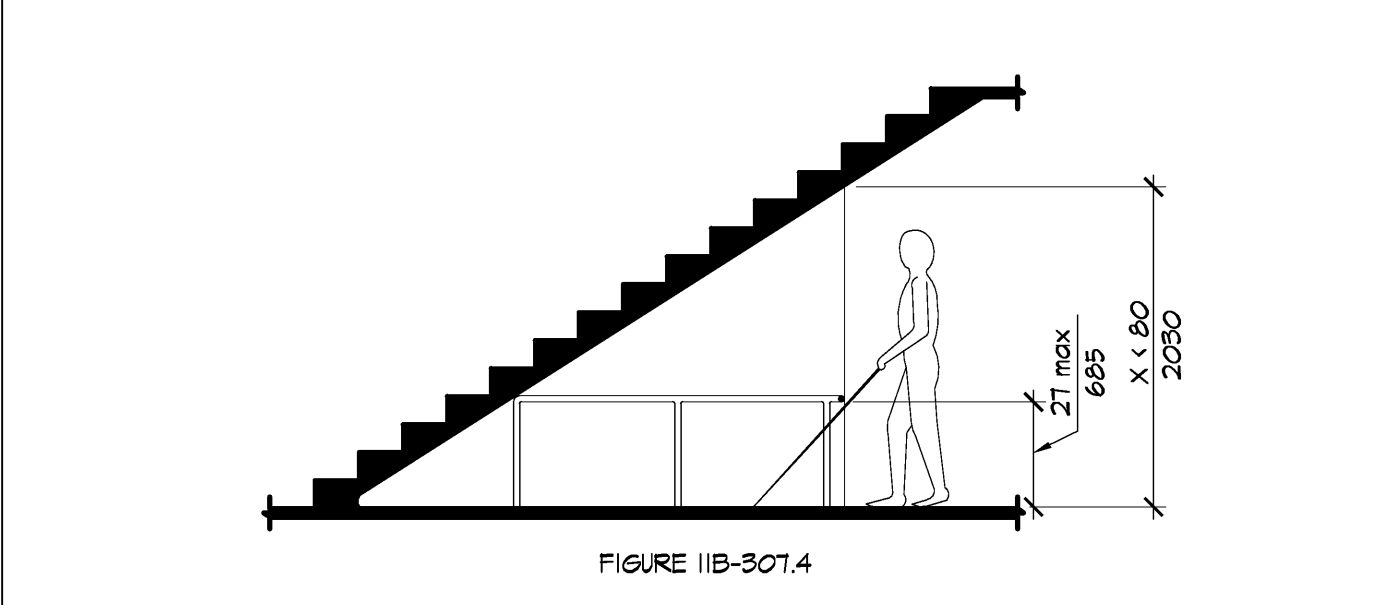
11B-403.5.2 CLEAR WIDTH AT TURN. WHERE THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES (1219 MM) WIDE, CLEAR WIDTH SHALL BE 42 INCHES (1067 MM) MINIMUM APPROACHING THE TURN, 48 INCHES (1219 MM) MINIMUM AT THE TURN AND 42 INCHES (1067 MM) MINIMUM LEAVING THE TURN. EXCEPTION: WHERE THE CLEAR WIDTH AT THE TURN IS 60 INCHES (1524 MM) MINIMUM COMPLIANCE WITH 11B-403.5.2 SHALL NOT BE REQUIRED.

CLEAR WIDTH AT TURN
 SCALE: 1/2"=1'-0"



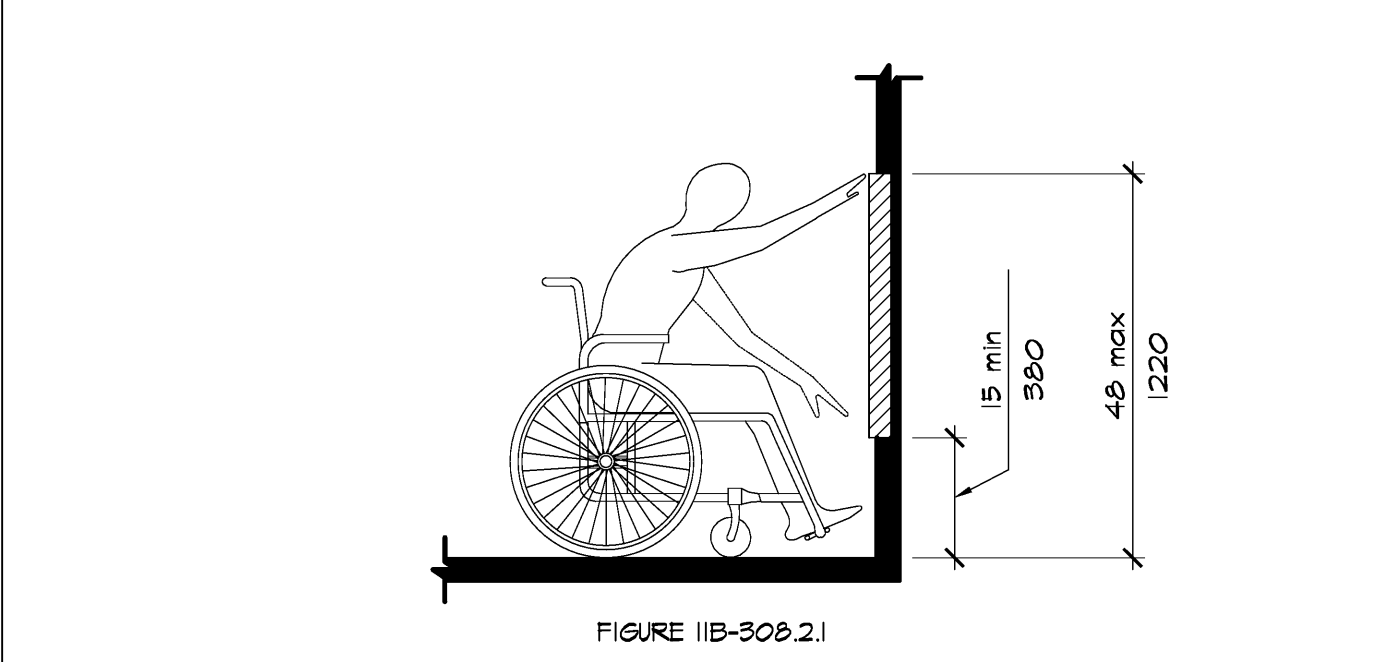
11B-307.3 POST-MOUNTED OBJECTS. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES (305 MM) MAXIMUM WHEN LOCATED 27 INCHES (686 MM) MINIMUM AND 80 INCHES (2032 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 INCHES (305 MM), THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES (686 MM) MAXIMUM OR 80 INCHES (2032 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
 EXCEPTION: 1. THE SLOPING PORTIONS OF HANDRAILS SERVING STAIRS AND RAMP SHALL NOT BE REQUIRED TO COMPLY WITH 11B-307.3.
 11B-307.3.1 EDGES AND CORNERS. WHERE SIGNS OR OTHER OBJECTS ARE MOUNTED ON POSTS OR PYLONS, AND THEIR BOTTOM EDGES ARE LESS THAN 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SURFACE, THE EDGES OF SUCH SIGNS AND OBJECTS SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MINIMUM RADIUS OF 1 INCH (25.4 MM).

POST-MOUNTED PROTRUDING OBJECTS
 SCALE: 3/4"=1'-0"



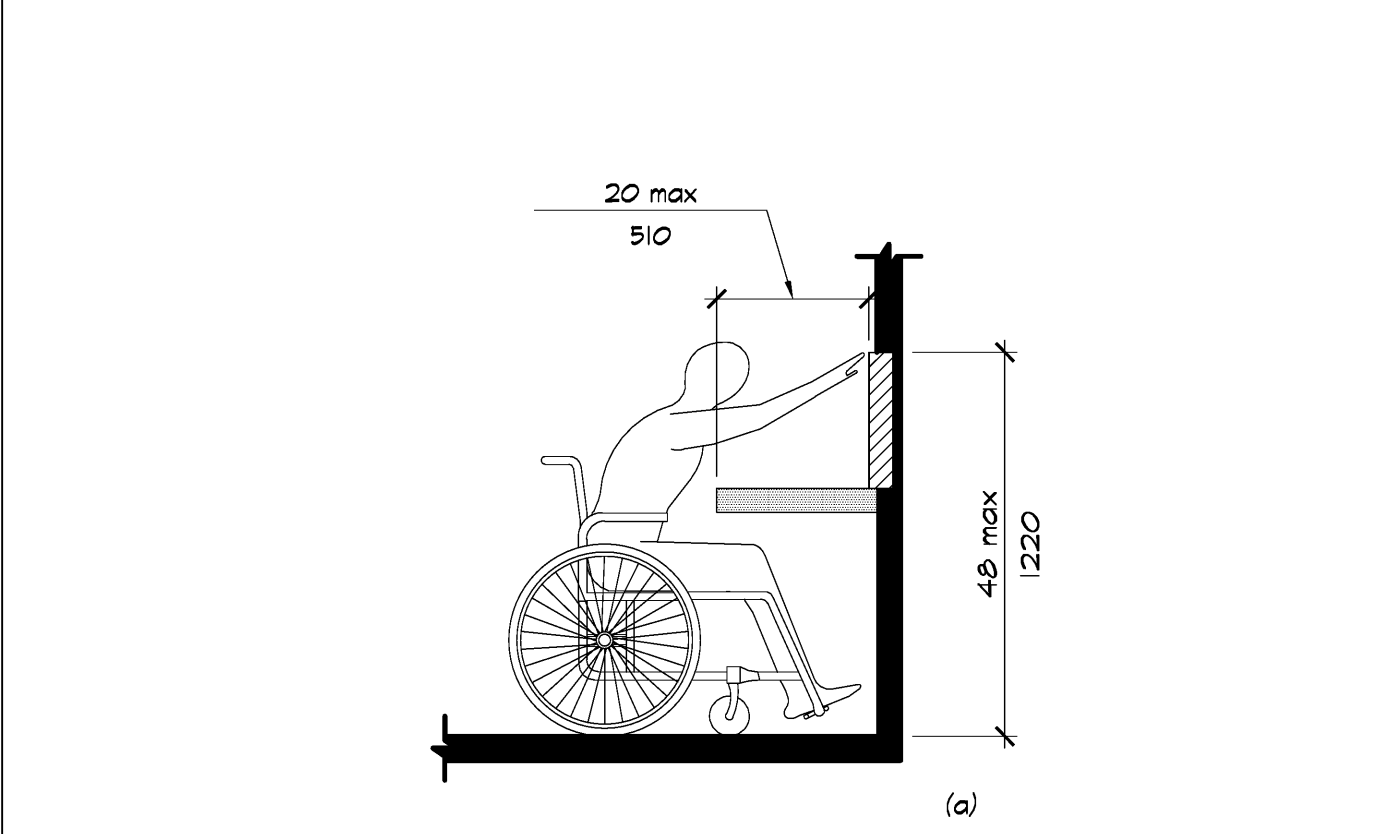
11B-307.4 VERTICAL CLEARANCE. VERTICAL CLEARANCE SHALL BE 80 INCHES (2032 MM) HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2032 MM) HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES (686 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
 EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1981 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

UNOBSTRUCTED FORWARD REACH
 SCALE: 3/4"=1'-0"



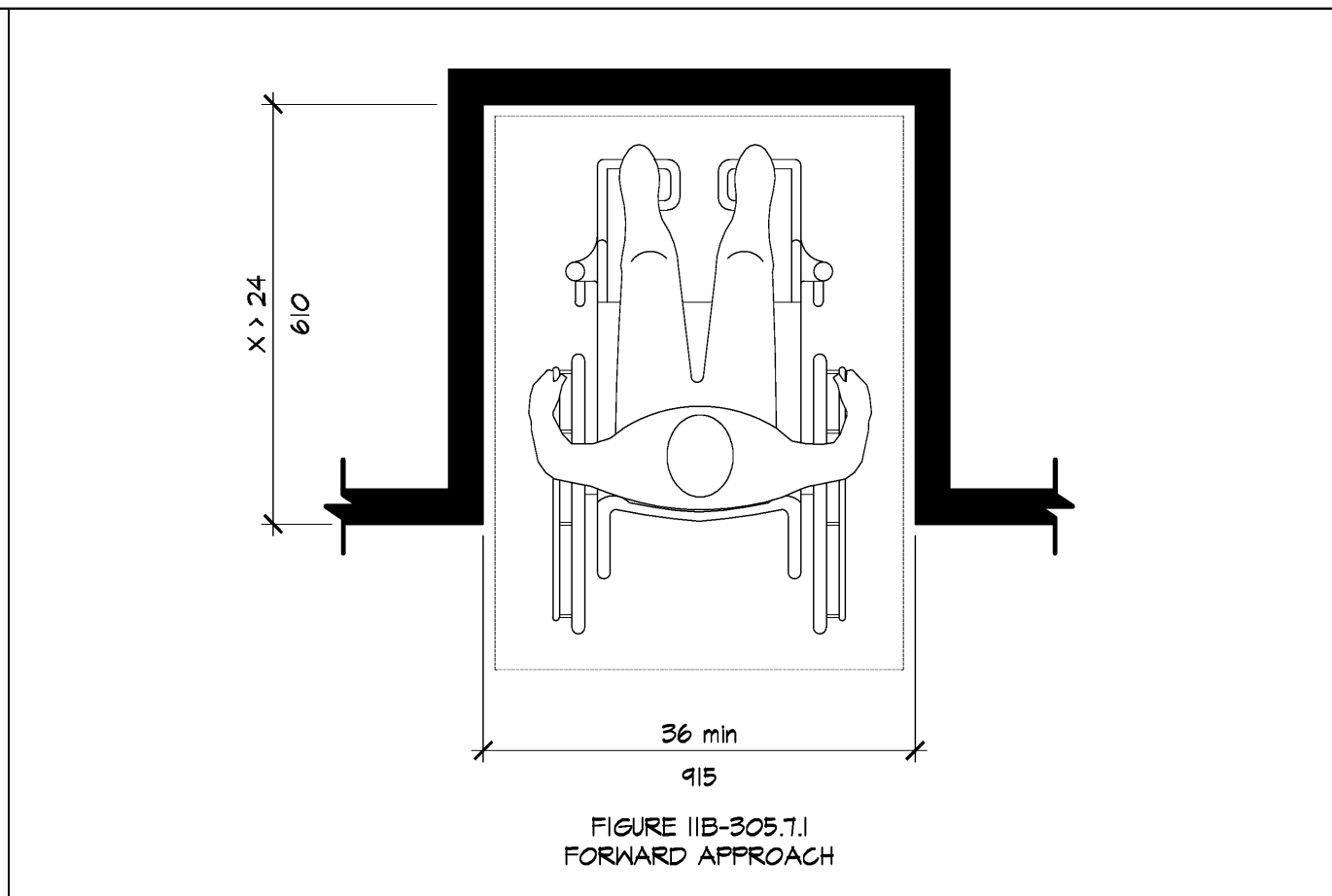
11B-308.2.1 UNOBSTRUCTED, WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

UNOBSTRUCTED FORWARD REACH
 SCALE: 1/2"=1'-0"

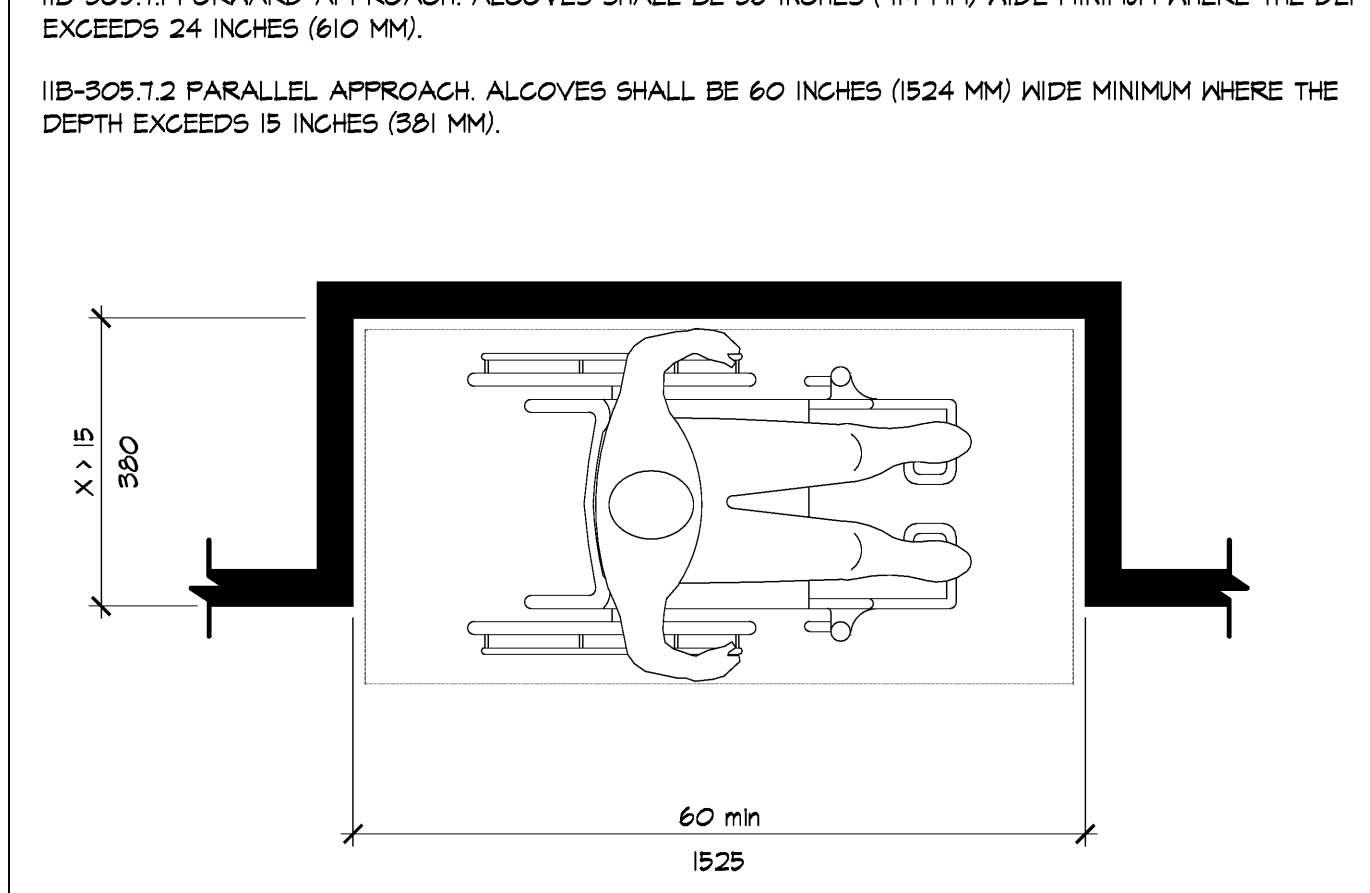


11B-308.2.2 OBSTRUCTED HIGH REACH. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES (508 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES (508 MM), THE HIGH FORWARD REACH SHALL BE 44 INCHES (1118 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM.

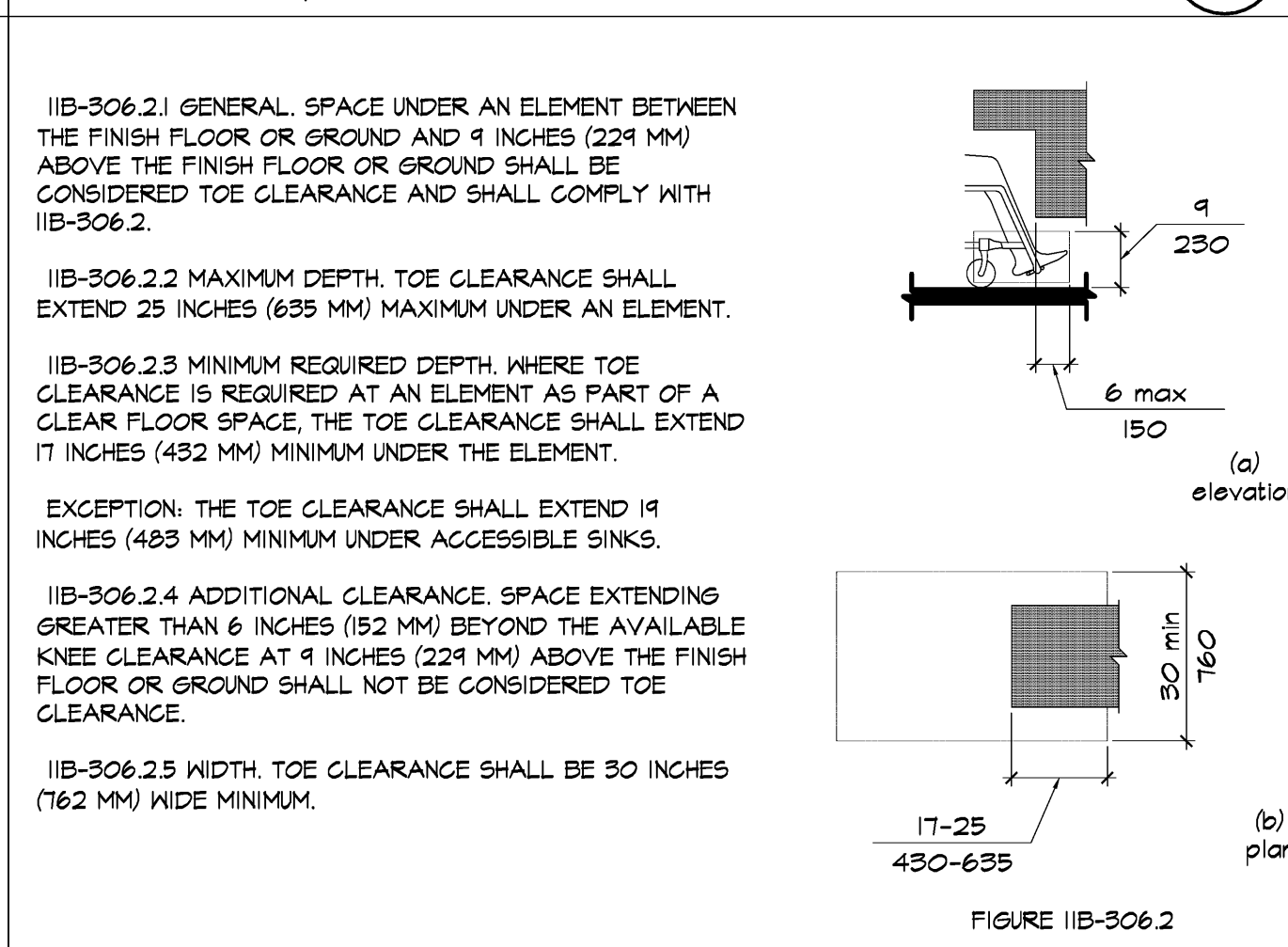
OBSTRUCTED HIGH FORWARD REACH
 SCALE: 1/2"=1'-0"



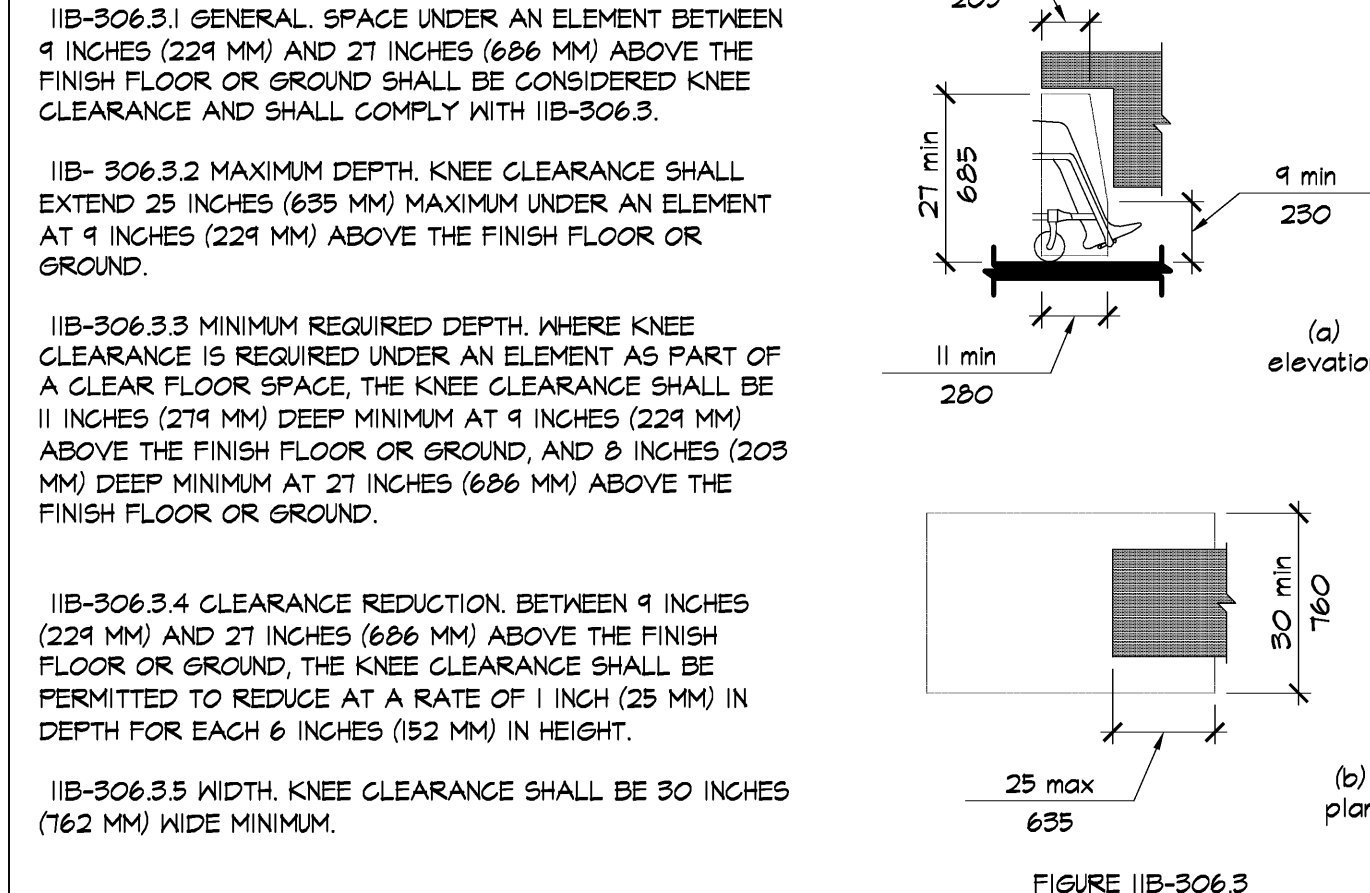
FORWARD APPROACH
 SCALE: 3/4"=1'-0"



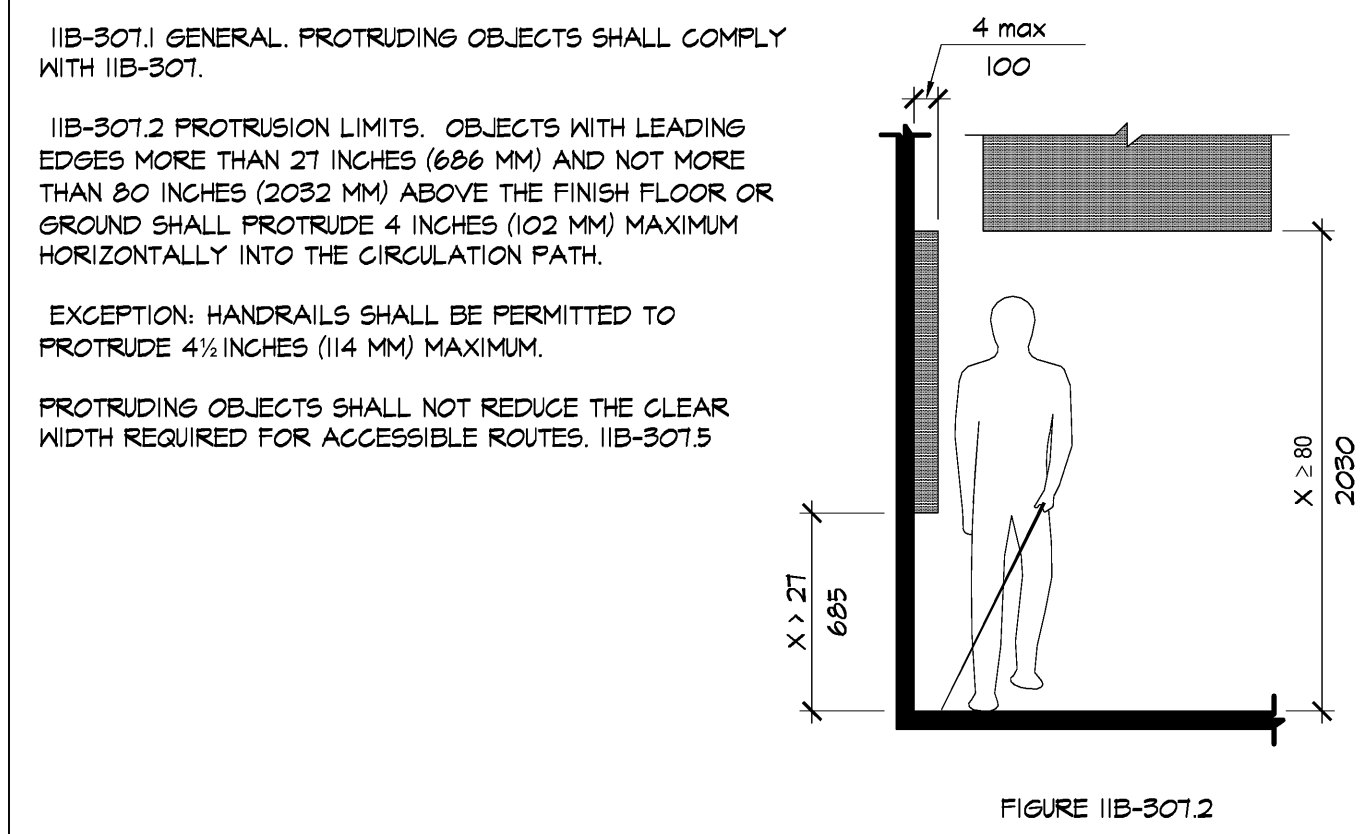
MANEUVERING CLEARANCE IN AN ALCOVE
 SCALE: 3/4"=1'-0"



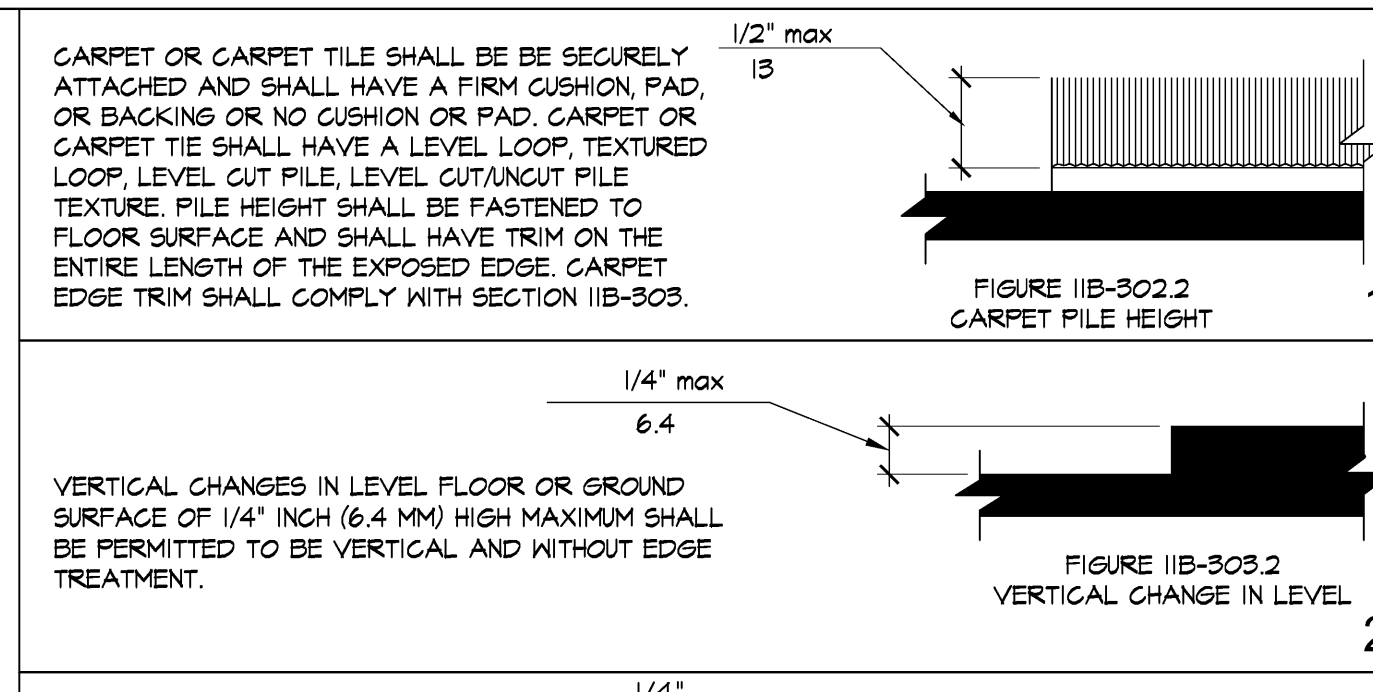
TOE CLEARANCE
 SCALE: 3/8"=1'-0"



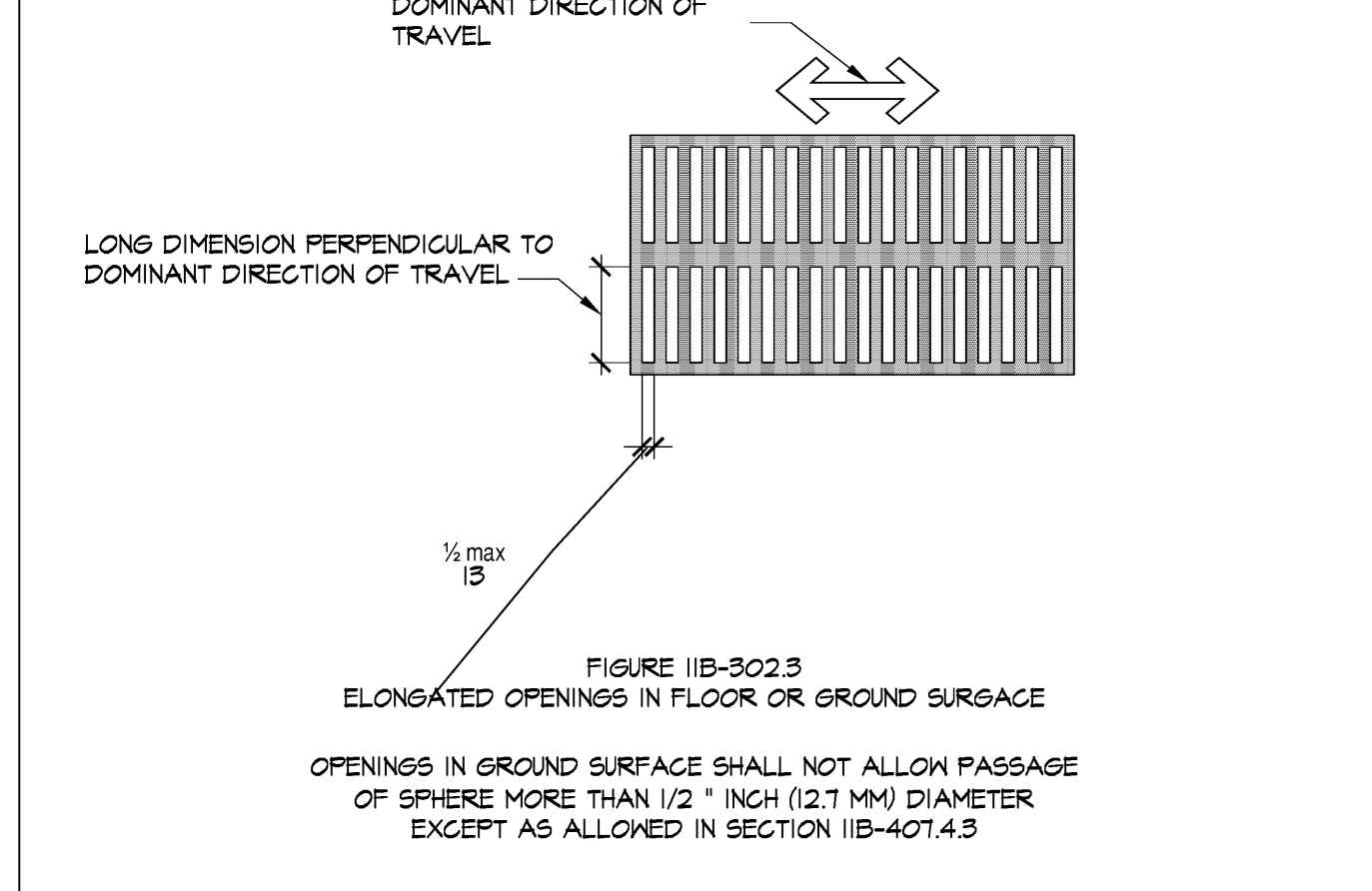
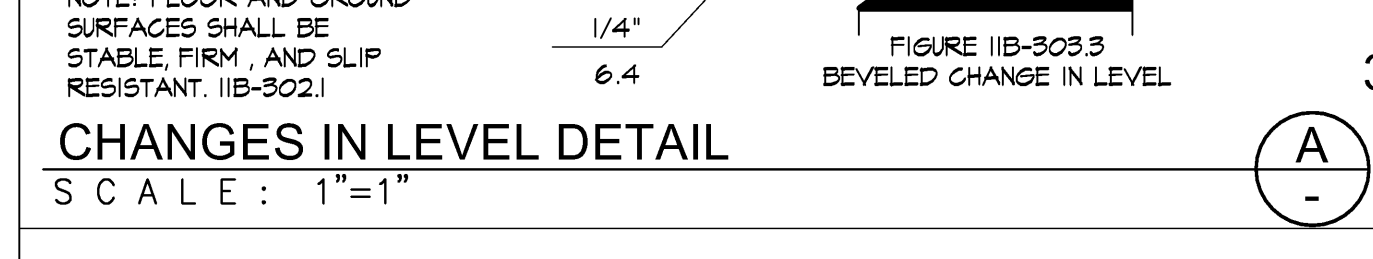
KNEE CLEARANCE
 SCALE: 3/8"=1'-0"



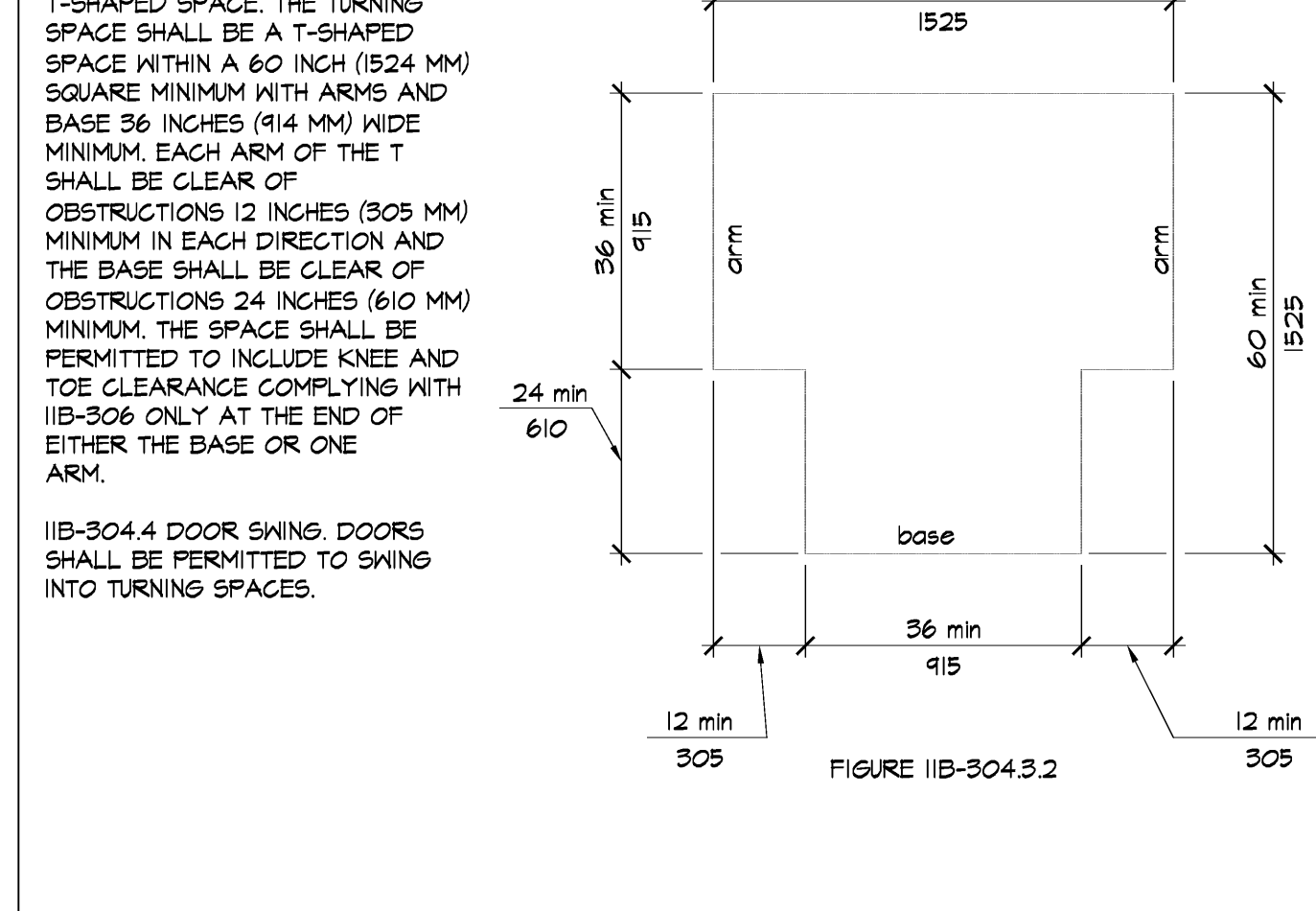
LIMITS OF PROTRUDING OBJECTS
 SCALE: 3/8"=1'-0"



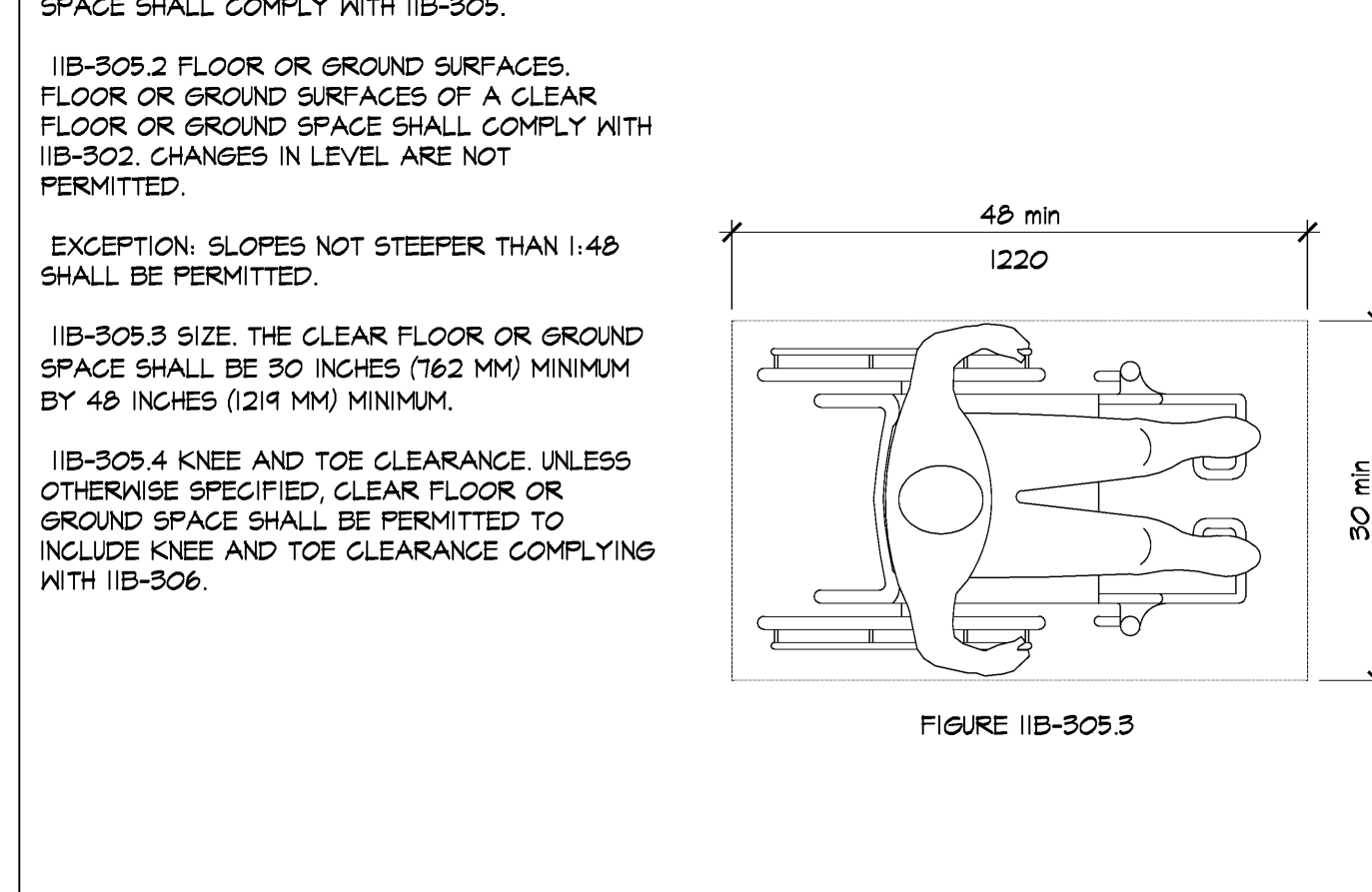
CHANGES IN LEVEL
 SCALE: 1"=1"



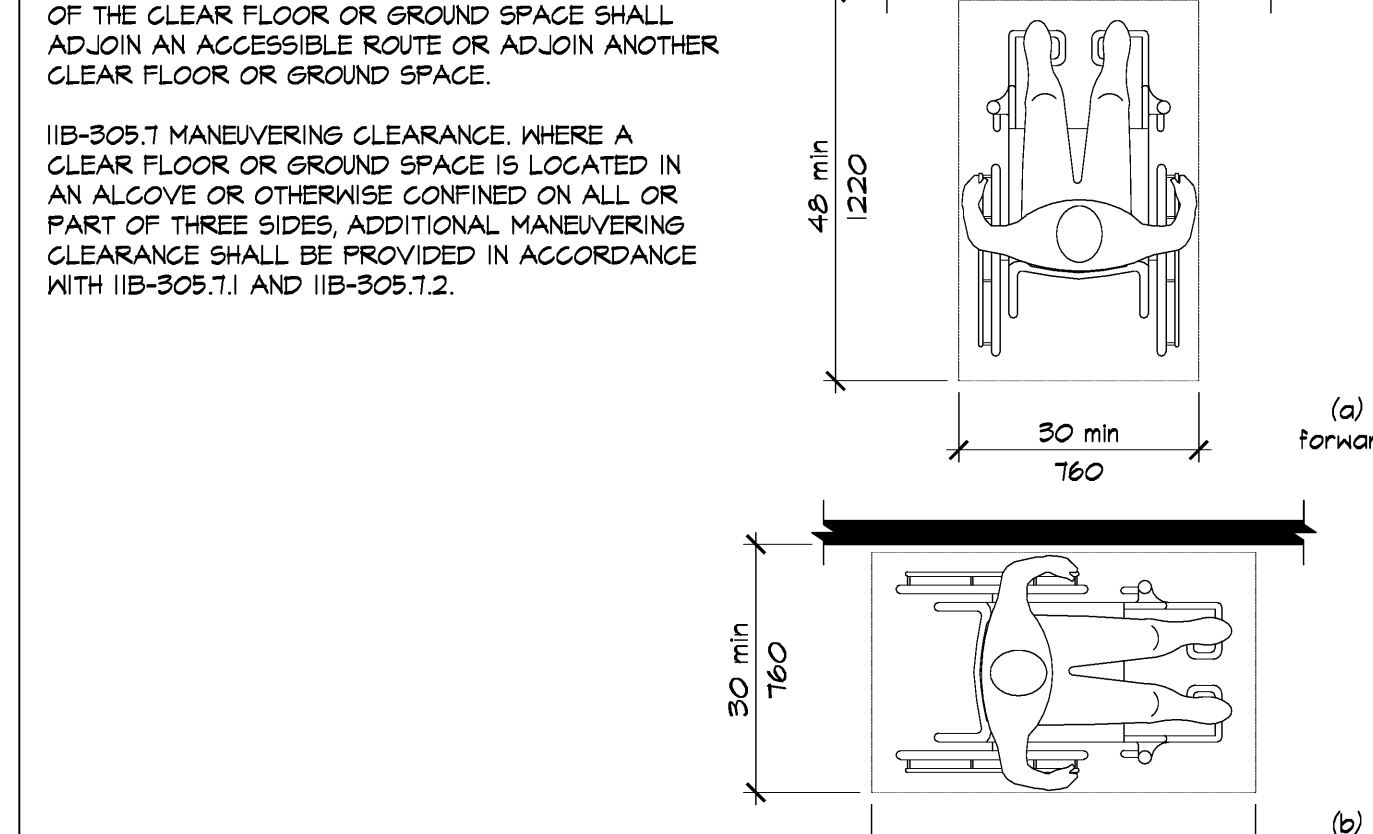
ELONGATED OPENING IN FLOOR DETAIL
 SCALE: 1"=1"



MINIMUM "T" SHAPED TURNING SPACE DETAIL
 SCALE: 1"=1"



CLEAR FLOOR OR GROUND SPACE
 SCALE: 3/4"=1'-0"



CLEAR FLOOR OR GROUND SPACE POSITION
 SCALE: 3/4"=1'-0"

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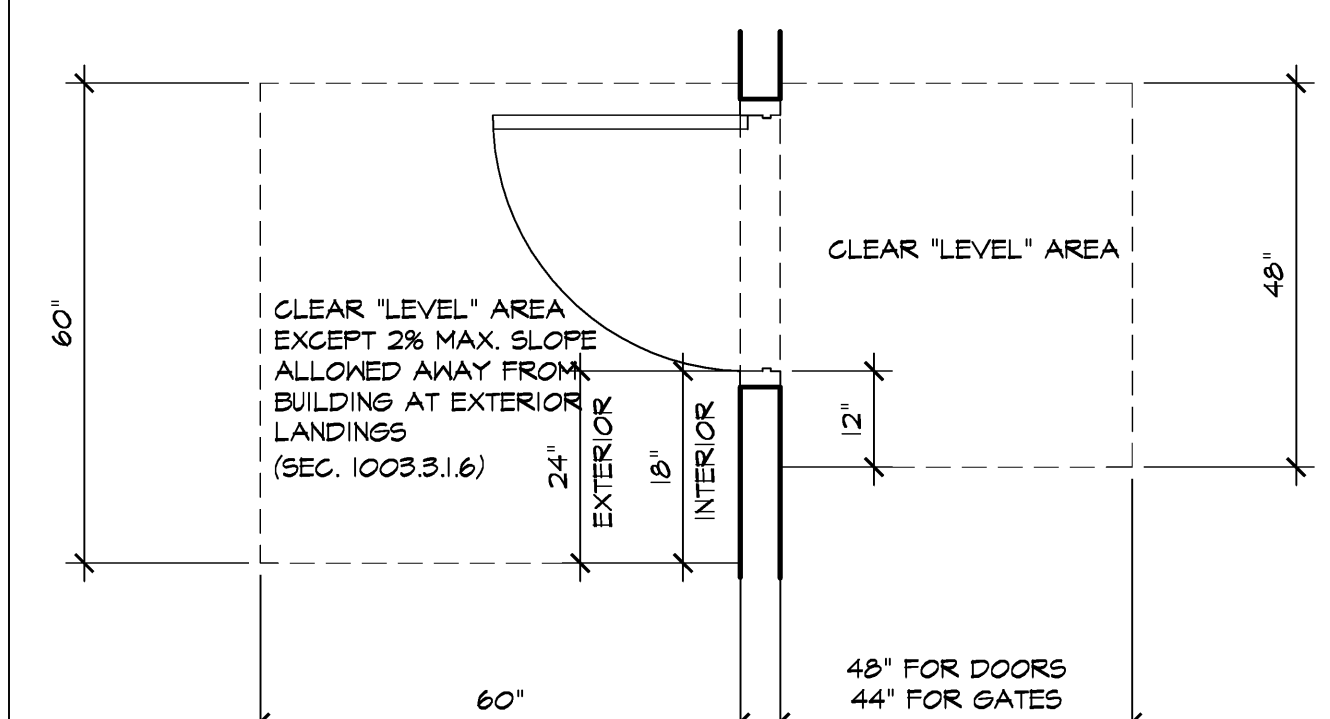
ACCESSIBILITY DETAILS
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 date: _____
 scale: _____

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GREEN BUILDING CODE REQUIREMENTS

SEE SHEETS TA0.5, TA0.6 & TA0.7



WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" X 60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE BY 48" DEEP AT A DOOR THAT SWINGS AWAY FROM THE WALK, (SEC. 113B.1.5)
WALKS SHALL EXTEND A MINIMUM OF 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK, (SEC. 113B.1.5, FIG. 11B-26B)

CLEAR LEVEL AREAS @ DOORS
SCALE: 1/2" = 1'-0"

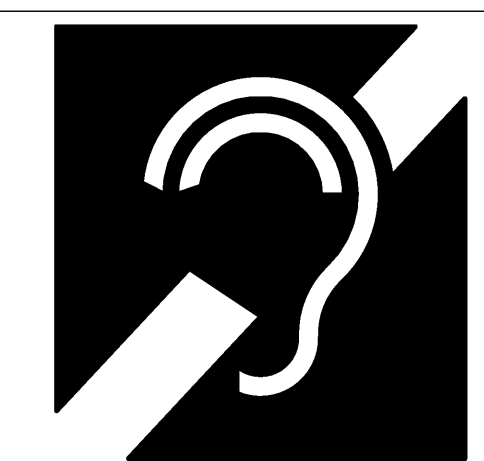


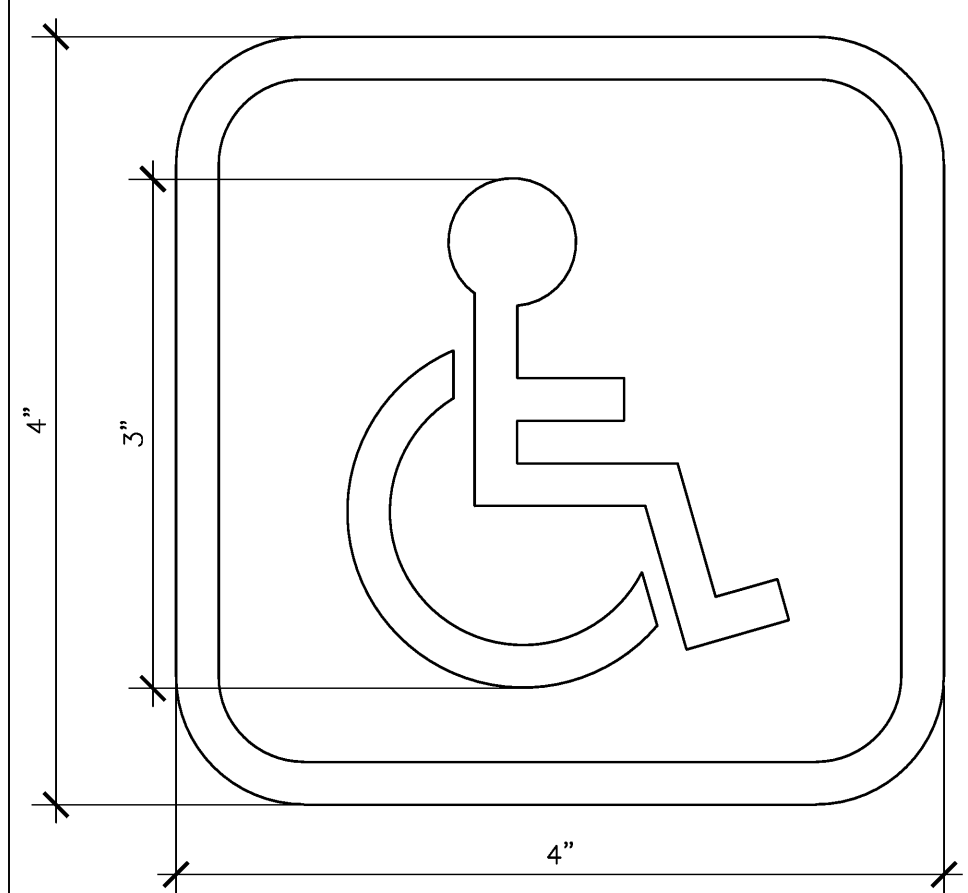
FIGURE 11B-103.1.2.4
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

11B-103.1.2.4 ASSISTIVE LISTENING SYSTEMS. ASSISTIVE LISTENING SYSTEMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH FIGURE 11B-103.1.2.4.

- AN ASSISTIVE LISTENING SYSTEM SHALL BE PROVIDED IN ASSEMBLY AREAS WHERE AUDIBLE COMMUNICATION IS INTEGRAL TO THE SPACE. THIS MEANS THAT ANY SPACE WHERE PEOPLE GATHER (A BOARDROOM, A BANQUET HALL, A CLASSROOM, OR A MOVIE THEATER) IS REQUIRED TO HAVE AN ASSISTIVE LISTENING SYSTEM. ASSISTIVE LISTENING MUST COVER THE ENTIRE SPACE OF THE VENUE, NOT JUST ONE AREA.
- ASSISTIVE LISTENING IS REQUIRED WHERE THERE IS AMPLIFIED SOUND. IF THERE IS A MICROPHONE AND/OR SPEAKERS, A SYSTEM IS NEEDED. COURTROOMS MUST HAVE ASSISTIVE LISTENING SYSTEMS, EVEN WITHOUT AMPLIFIED SOUND.
- IN THE ORIGINAL STANDARDS, THE NUMBER OF ASSISTIVE LISTENING DEVICES WAS 4 PERCENT OF SEATING CAPACITY. WITH THE NEW STANDARDS, THE NUMBER OF RECEIVERS HAS BEEN SCALED TO MATCH THE TOTAL OCCUPANCY OF THE VENUE.
- RECEIVER HEARING-AID COMPATIBILITY: A PERCENTAGE OF RECEIVERS ARE REQUIRED TO BE HEARING-AID COMPATIBLE AND INTERFACE WITH TELECOILS IN HEARING AIDS. THIS IS ACCOMMODATED VIA NECK LOOP TECHNOLOGY WITH RF OR IR ASSISTIVE LISTENING SYSTEMS.

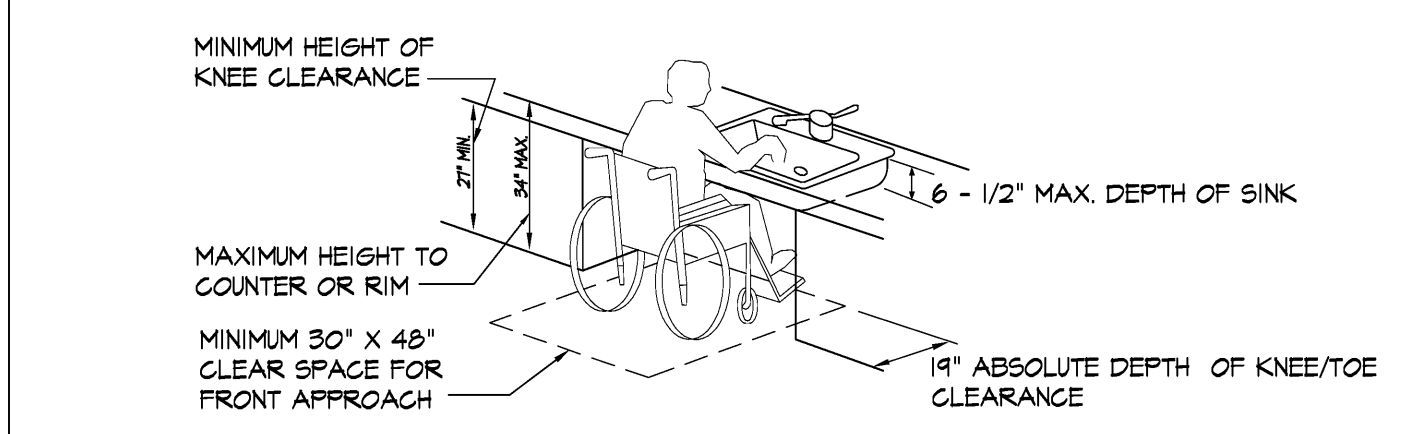
SEATING CAPACITY	MINIMUM # OF REQ. RECEIVERS	MINIMUM # OF REQ. RECEIVERS TO BE HEARING-AID COMPATIBLE
50 OR LESS	2	2
51 - 200	2 (PLUS 1 PER 25 SEATS OVER 50 SEATS)	2
201 - 500	2 (PLUS 1 PER 25 SEATS OVER 50 SEATS)	1 PER 4 RECEIVERS
501 - 1,000	20 (PLUS 1 PER 35 SEATS OVER 500 SEATS)	1 PER 4 RECEIVERS
1,001 - 2,000	35 (PLUS 1 PER 50 SEATS OVER 1,000 SEATS)	1 PER 4 RECEIVERS
2,001 OR MORE	55 (PLUS 1 PER 100 SEATS OVER 2,000 SEATS)	1 PER 4 RECEIVERS

ASSISTIVE LISTENING DEVICE REQ.
SCALE: NTS



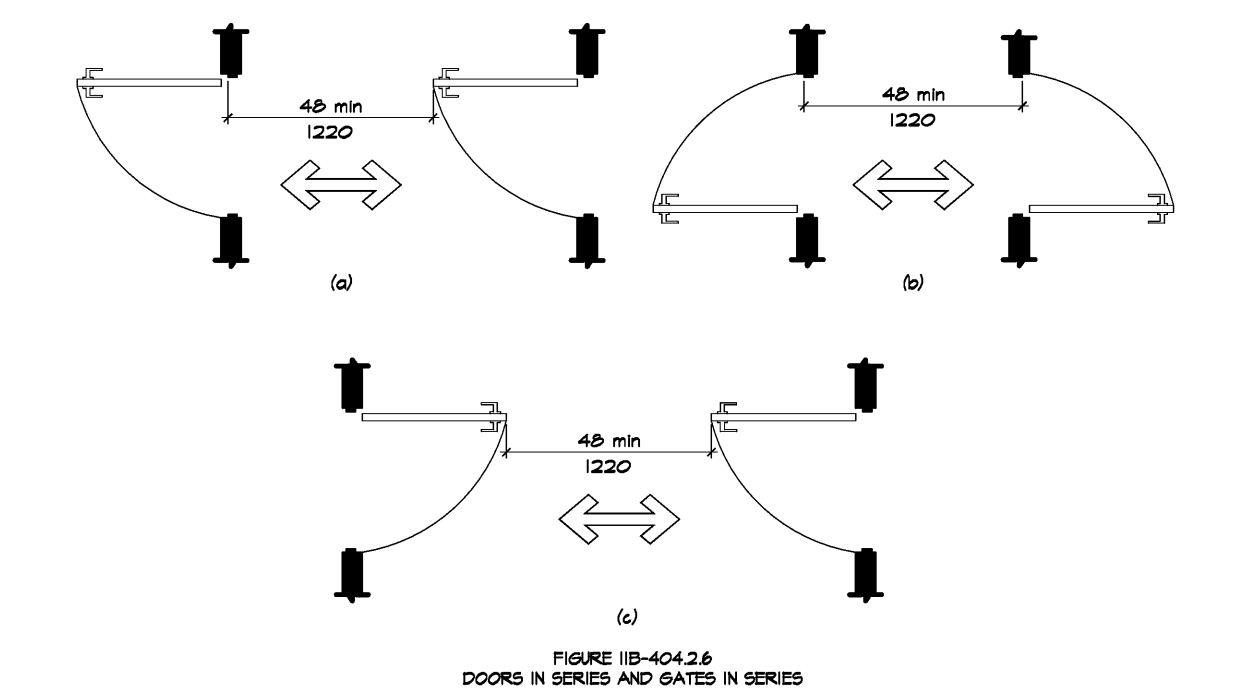
NOTE: INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE POSTED AT ENTRANCES AND FACILITIES ACCESSIBLE AND USABLE BY INDIVIDUALS WITH DISABILITIES. SIGNAGE TO BE POSTED ON LATCH SIDE OF A DOOR MOUNTED 60" ABOVE FINISH FLOOR WITH CHARACTERS & NUMBERS MINIMUM 5" IN HEIGHT. SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND.

SYMBOL OF ACCESSIBILITY TYP.
SCALE: FULL SCALE



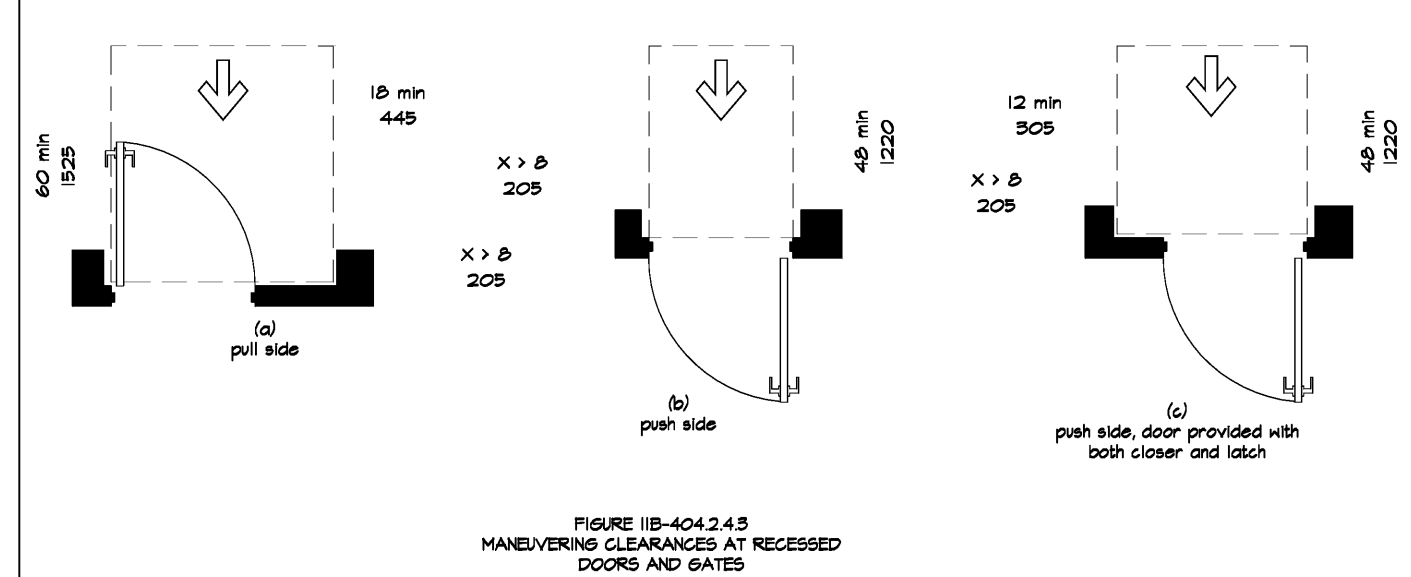
- NOTE:
- MINIMUM 30"x48" CLEAR SPACE IS PROVIDED IN FRONT OF SINK THAT ALLOWS FORWARD APPROACH.
 - REQUIRED CLEAR SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE.
 - 34" MAXIMUM HEIGHT OF RIM OR COUNTER ABOVE FLOOR SURFACE.
 - SINK IS A MAXIMUM OF 6-1/2" DEEP.
 - KNEE CLEARANCE UNDER SINK IS A MINIMUM OF 27" HIGH AND 30" WIDE, AND PROVIDES AN ABSOLUTE DEPTH OF 18" UNDERNEATH THE SINK.
 - DRAIN AND HOT WATER PIPING IS INSULATED OR CONFIGURED TO PREVENT CONTACT.
 - THERE ARE NO SHARP OR ABRASIVE ELEMENTS UNDER SINK.
 - FACETS ARE LEVER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED SELF CLOSING VALVES (MIN. 10 SECOND OPEN FLOW).
 - FACETS ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - 5 LB. MAXIMUM FORCE REQUIRED TO ACTIVATE CONTROLS.

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



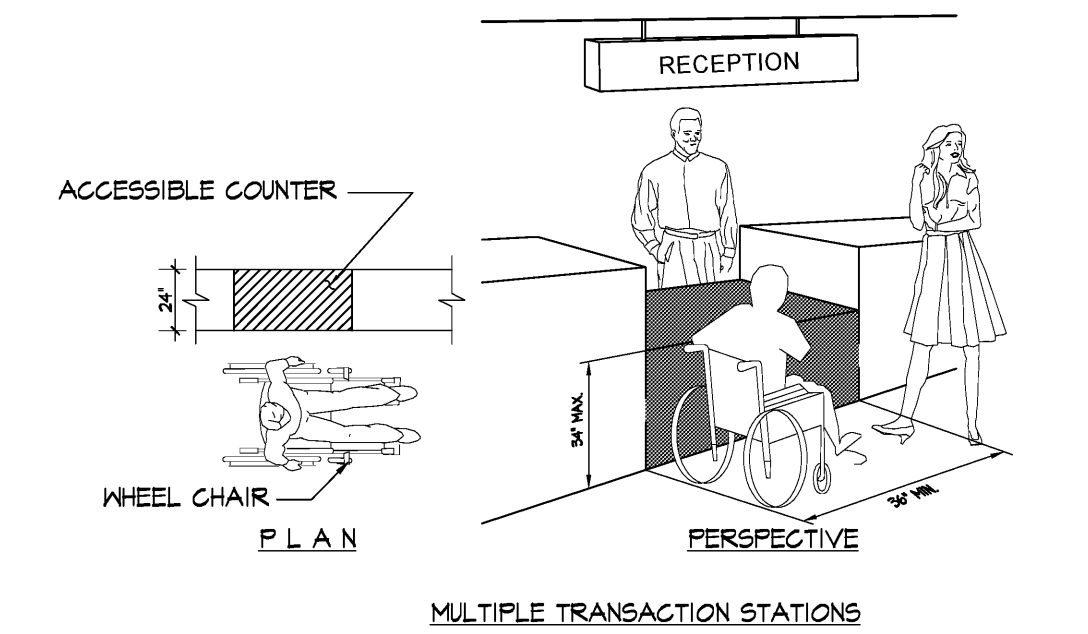
24.2.6 DOORS IN SERIES AND GATES IN SERIES. THE DISTANCE BETWEEN TWO HINGED OR TIED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 INCHES (1219 MM) MINIMUM PLUS THE 1/2 OF DOORS OR GATES SWINGING INTO THE SPACE.

DOORS IN SERIES & GATES IN SERIES
SCALE: 1/4" = 1'-0"



11B-404.2.4.3 RECESSED DOORS AND GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (457 MM) OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES (203 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE.

MANEUVERING CLEARANCES TYP.
SCALE: 1/4" = 1'-0"



WHERE A SINGLE COUNTER CONTAINS MORE THAN ONE TRANSACTION STATION, SUCH RETAIL SALES COUNTER WITH MULTIPLE CASH REGISTER STATIONS, AT LEAST 5 PERCENT (5%) BUT NEVER LESS THAN ONE OF EACH TYPE OF STATION SHALL BE LOCATED AT A SECTION OF COUNTER THAT IS AT LEAST 36 INCHES LONG AND NO MORE THAN 28" - 34" HIGH.

MULTIPLE TRANSACTION STATION
SCALE: 1/4" = 1'-0"

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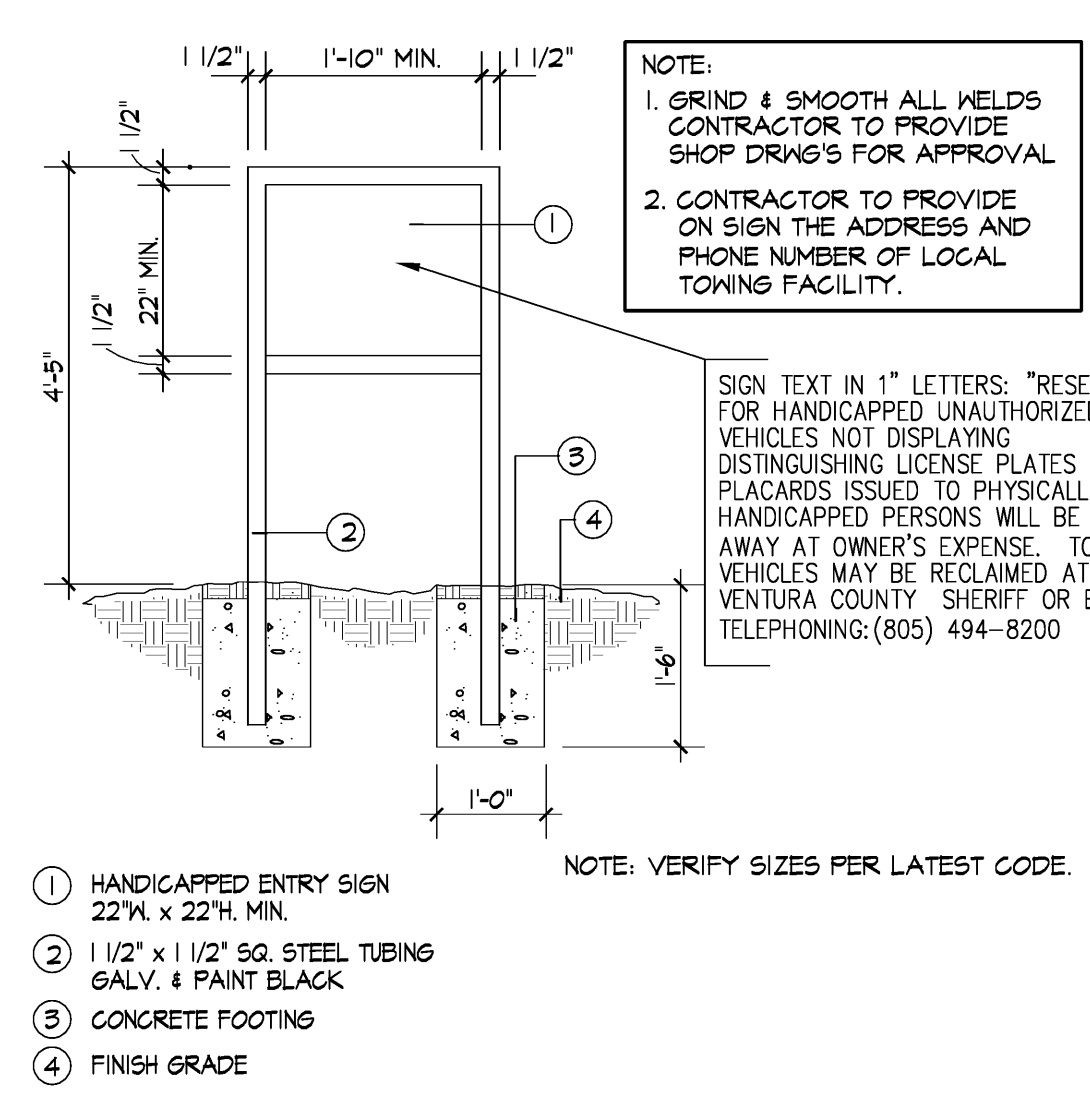
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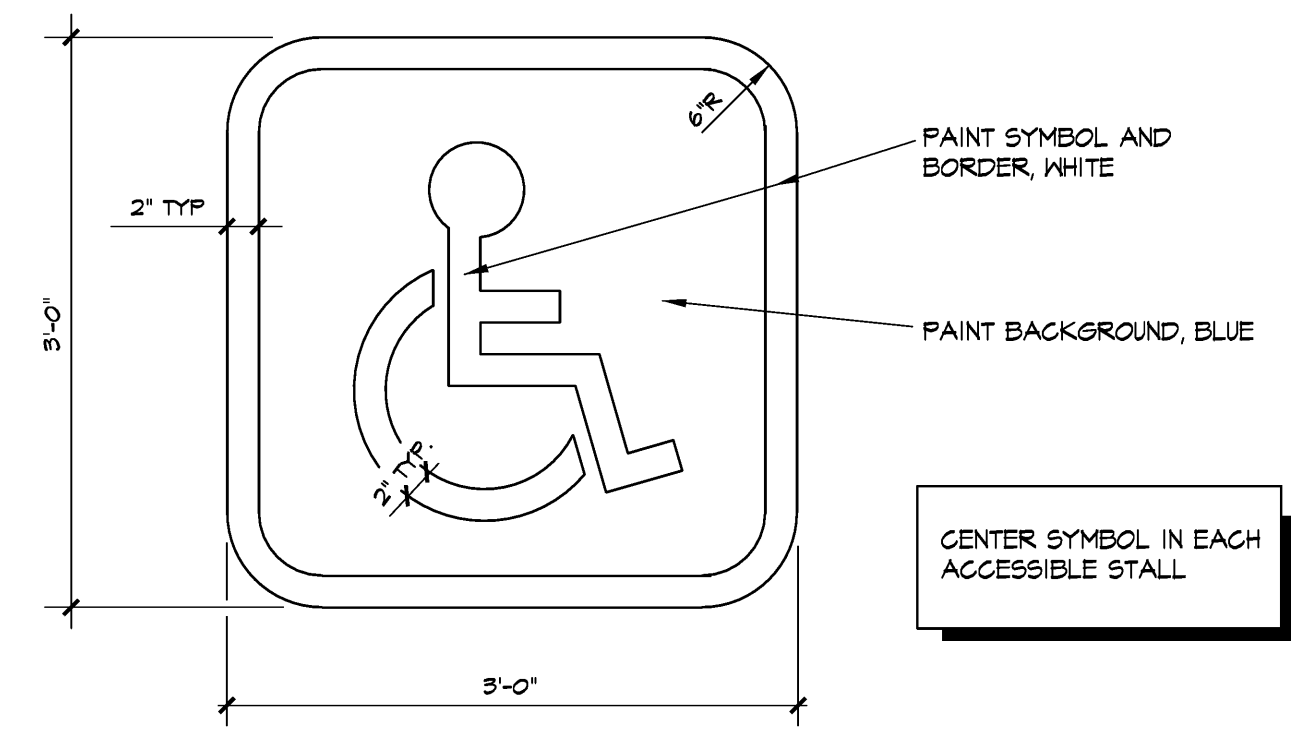
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P.C. CORRECT/ADD-B	05.30.19

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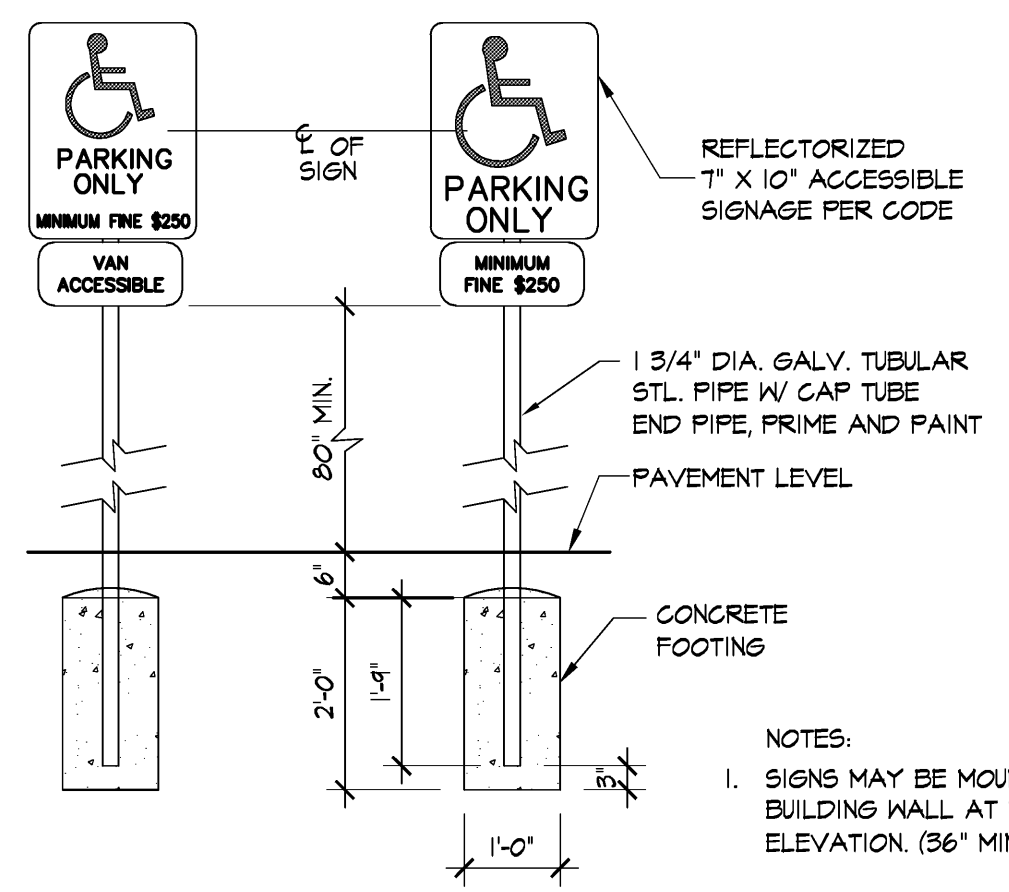
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project no: 18-87.60
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scale
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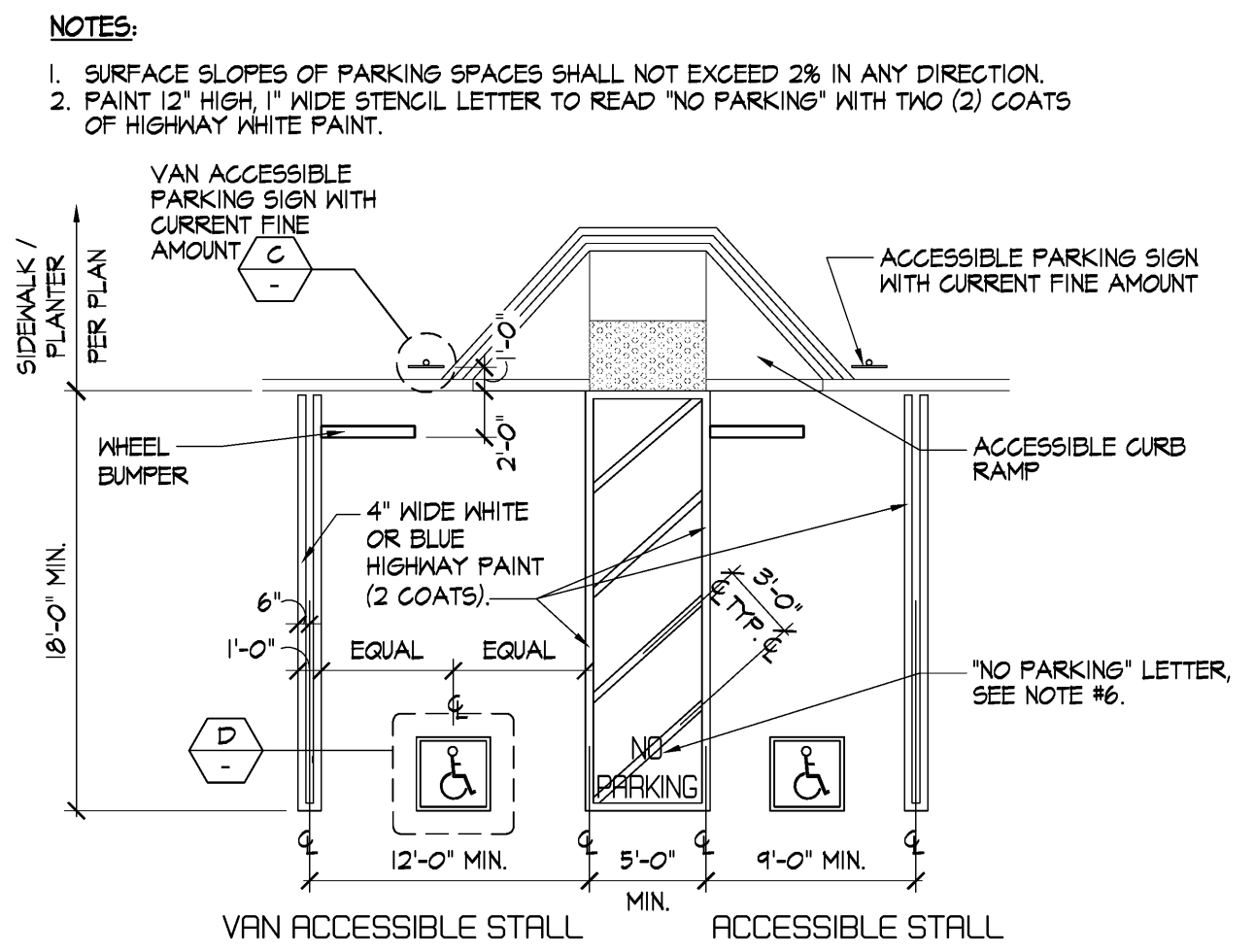
(E.) ACCESSIBLE ENTRANCE SIGN (FOR REFERENCE ONLY) SCALE: 3/4" = 1'-0"



(E.) ACCESSIBLE PARKING STALL SYMBOL (FOR REFERENCE ONLY) SCALE: 1/2" = 1'-0"



(E.) ACCESSIBLE PARKING SIGNAGES (FOR REFERENCE ONLY) SCALE: 1/2" = 1'-0"



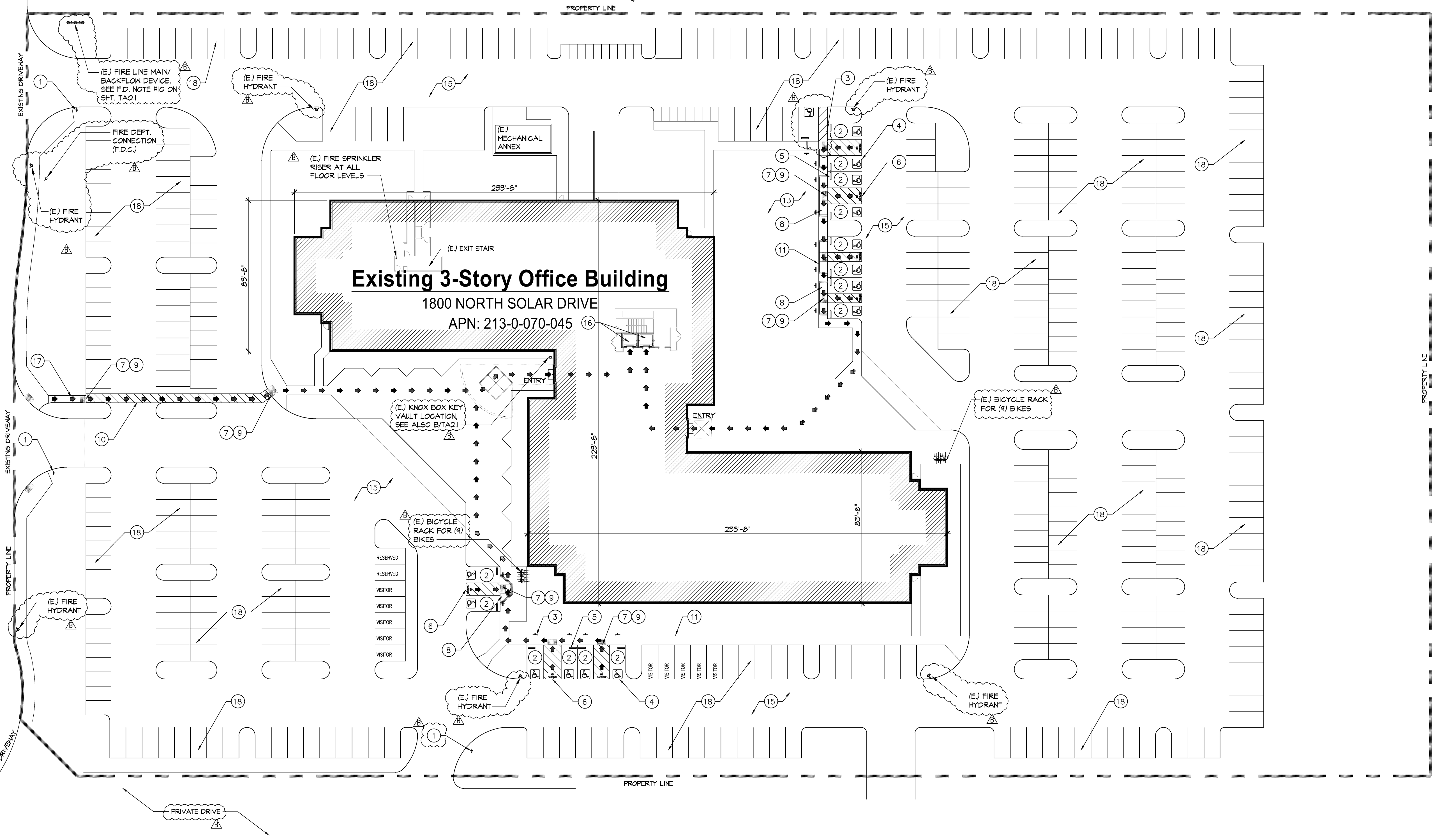
(E.) ACCESSIBLE PARKING (FOR REFERENCE ONLY) SCALE: 1/2" = 1'-0"

- LEGEND & KEYNOTES**
- ➔➔➔ ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUN AT DIRECTION OF TRAVEL
 - ① EXISTING ACCESSIBLE PARKING SIGNAGE AT DRIVEWAY ENTRANCE, SEE DETAIL E/-
 - ② EXISTING ACCESSIBLE PARKING SPACE AND STRIPING; MAXIMUM 2% SLOPE IN ALL DIRECTIONS, SEE DETAIL B/-
 - ③ EXISTING ACCESSIBLE PARKING SIGN AT END OF EACH STALL, SEE DETAIL C/-
 - ④ EXISTING ACCESSIBLE PARKING SYMBOL ON PAVEMENT, TYPICAL, SEE DETAIL D/-
 - ⑤ EXISTING PRECAST CONCRETE WHEEL STOP
 - ⑥ EXISTING LOADING/UNLOADING AISLE WITH PAINTED 'NO PARKING' ON PAVEMENT (12" HIGH MIN. WHITE LETTERS)
 - ⑦ EXISTING 0" CURB FACE, FLUSH WITH PARKING LOT PAVEMENT.
 - ⑧ EXISTING ACCESSIBLE CONCRETE CURB RAMP
 - ⑨ EXISTING STANDARD YELLOW TRUNCATED DOME PAD
 - ⑩ EXISTING 48" WIDE MIN. BLUE PAINTED 4" WIDE STRIPE ACCESSIBLE CROSSWALK.
 - ⑪ EXISTING CONCRETE SIDEWALK.
 - ⑫ EXISTING CONCRETE PLANTER/TREE WELL.
 - ⑬ EXISTING LANDSCAPING.
 - ⑭ EXISTING STANDARD NON-ACCESSIBLE PARKING STALL.
 - ⑮ EXISTING ASPHALT PAVEMENT DRIVE AISLE.
 - ⑯ EXISTING ACCESSIBLE PASSENGER ELEVATORS, SEE SHEET TAI.2
 - ⑰ EXISTING ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY.
 - ⑱ EXISTING PARKING
- (E.) DENOTES EXISTING

GONZALES ROAD

SOLAR DRIVE

RICE AVENUE



SITE PLAN W/ ACCESSIBLE PATH OF TRAVEL (FOR REFERENCE ONLY) SCALE: 1" = 30'-0"

EXISTING - FOR REFERENCE ONLY

TEENANT IMPROVEMENTS FOR:



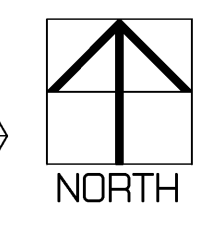
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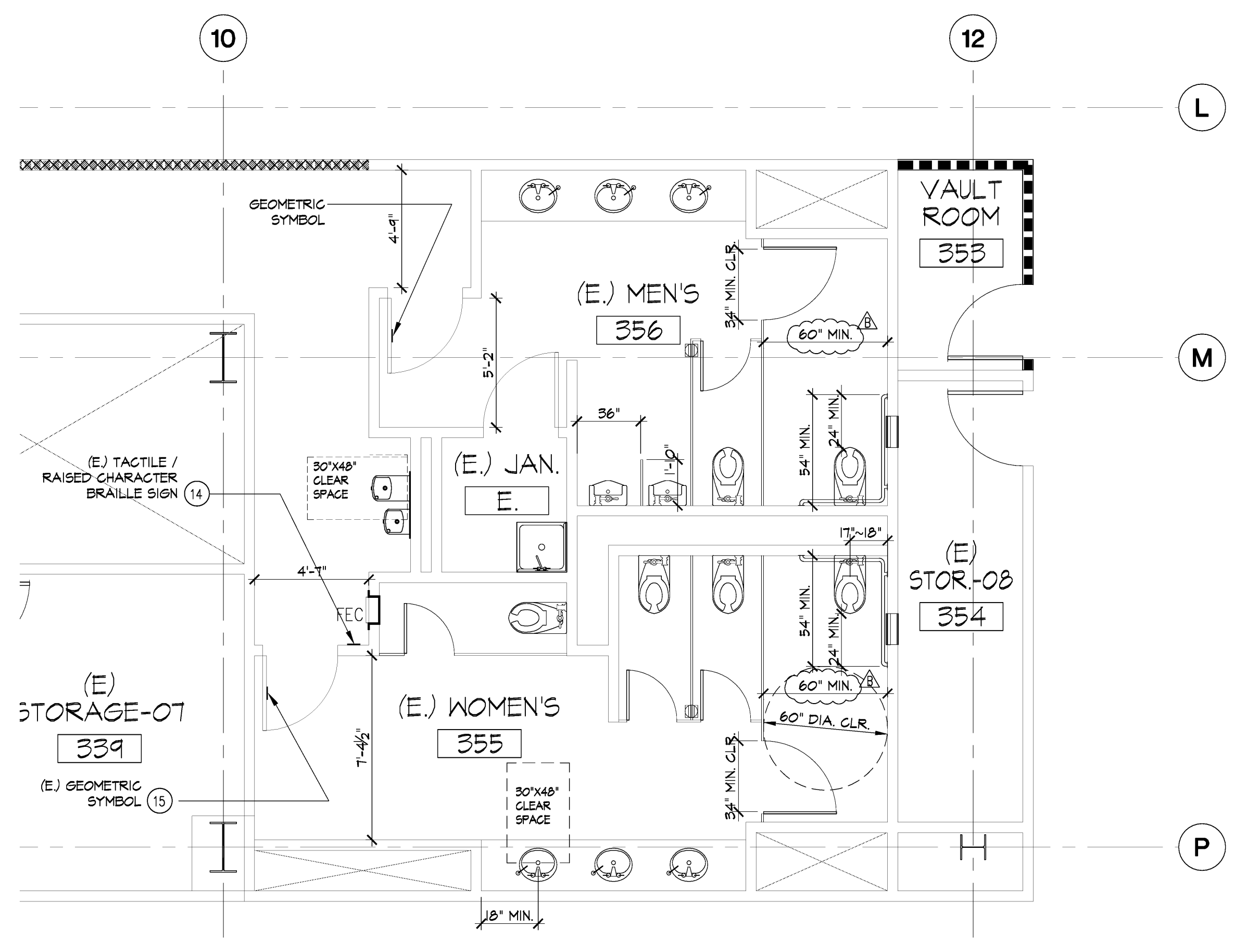
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remarks	date
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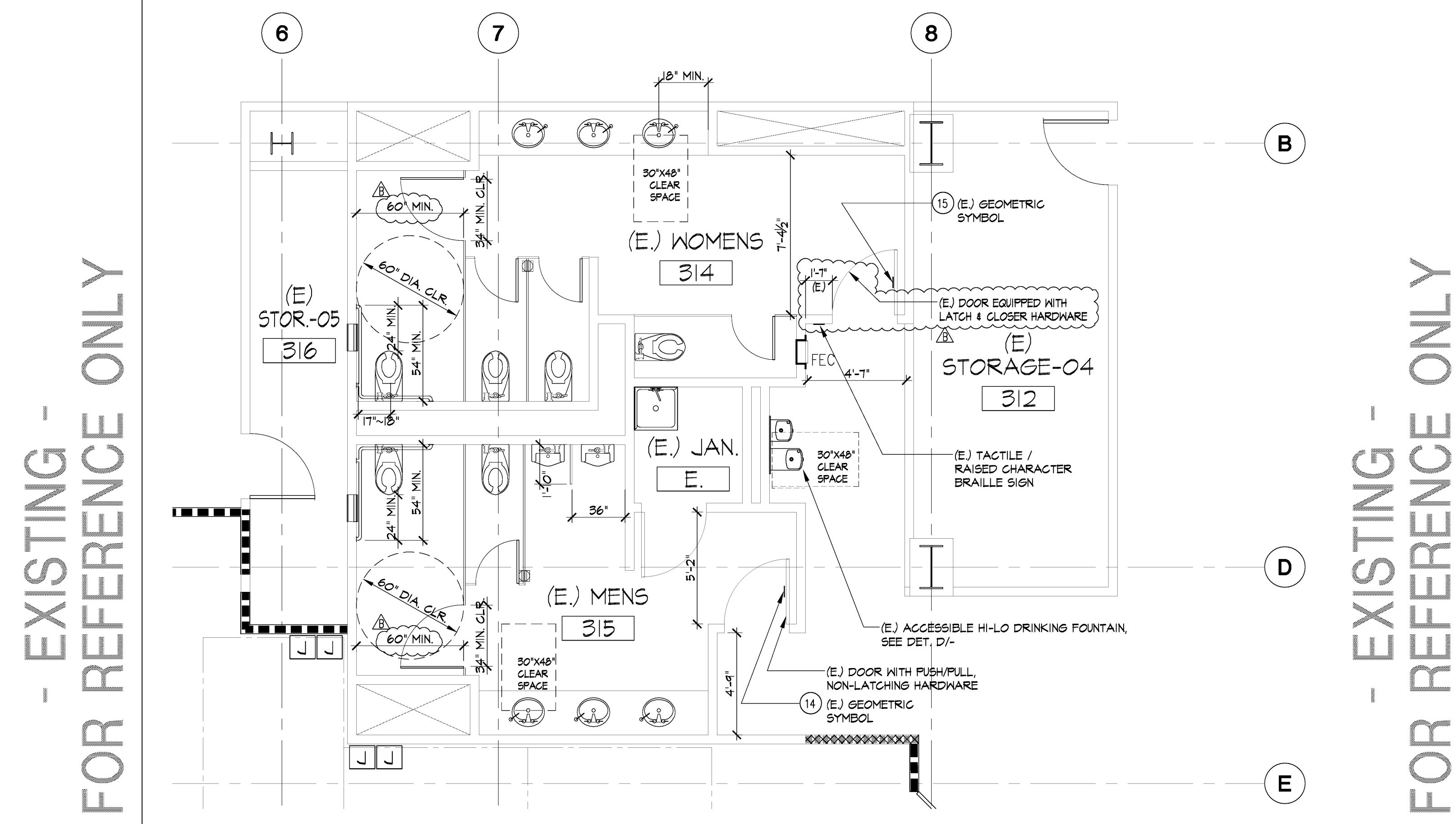
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 project no. 18-87-60
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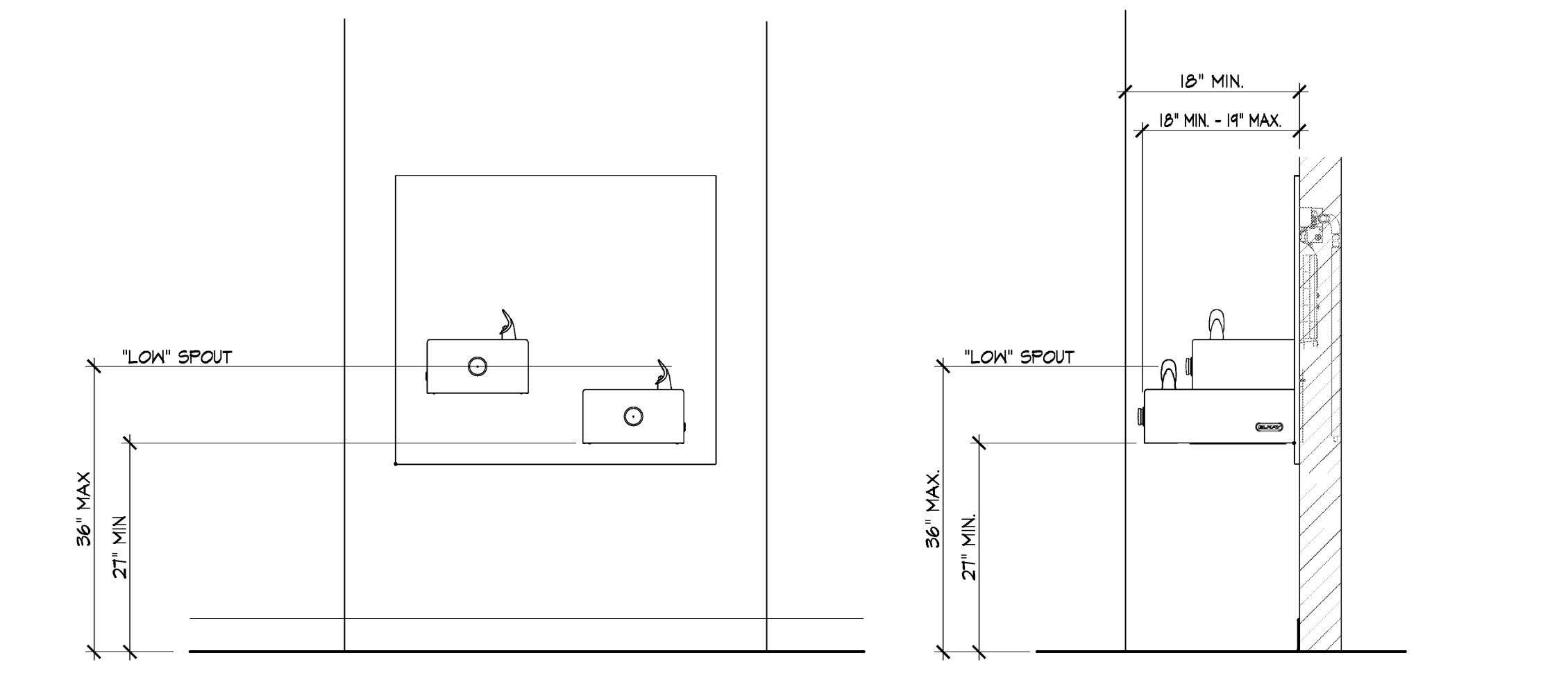


EXISTING ENLARGED RESTROOM PLAN-South Wing
SCALE: 1/4" = 1'-0"

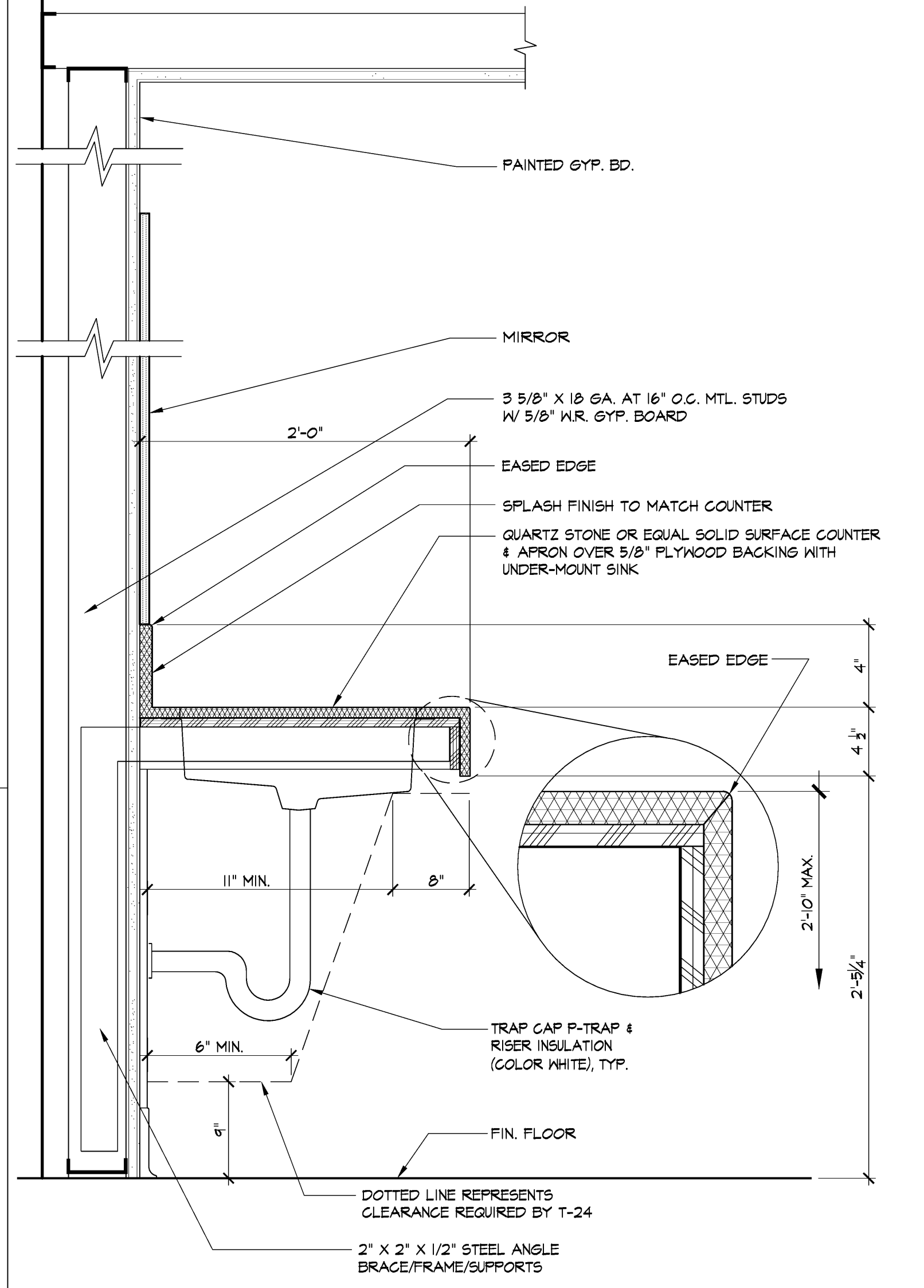


EXISTING ENLARGED RESTROOM PLAN-North Wing
SCALE: 1/4" = 1'-0"

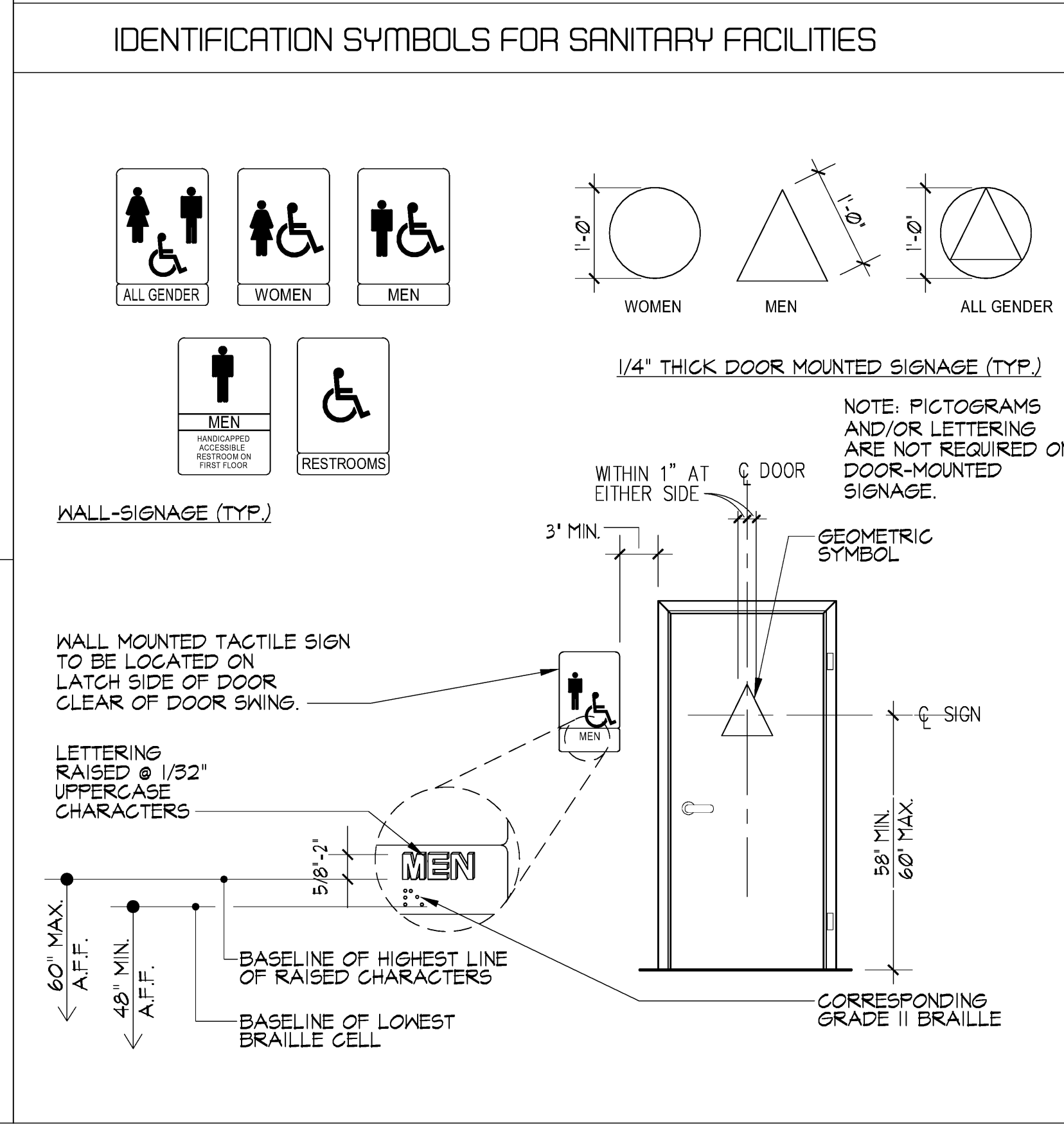
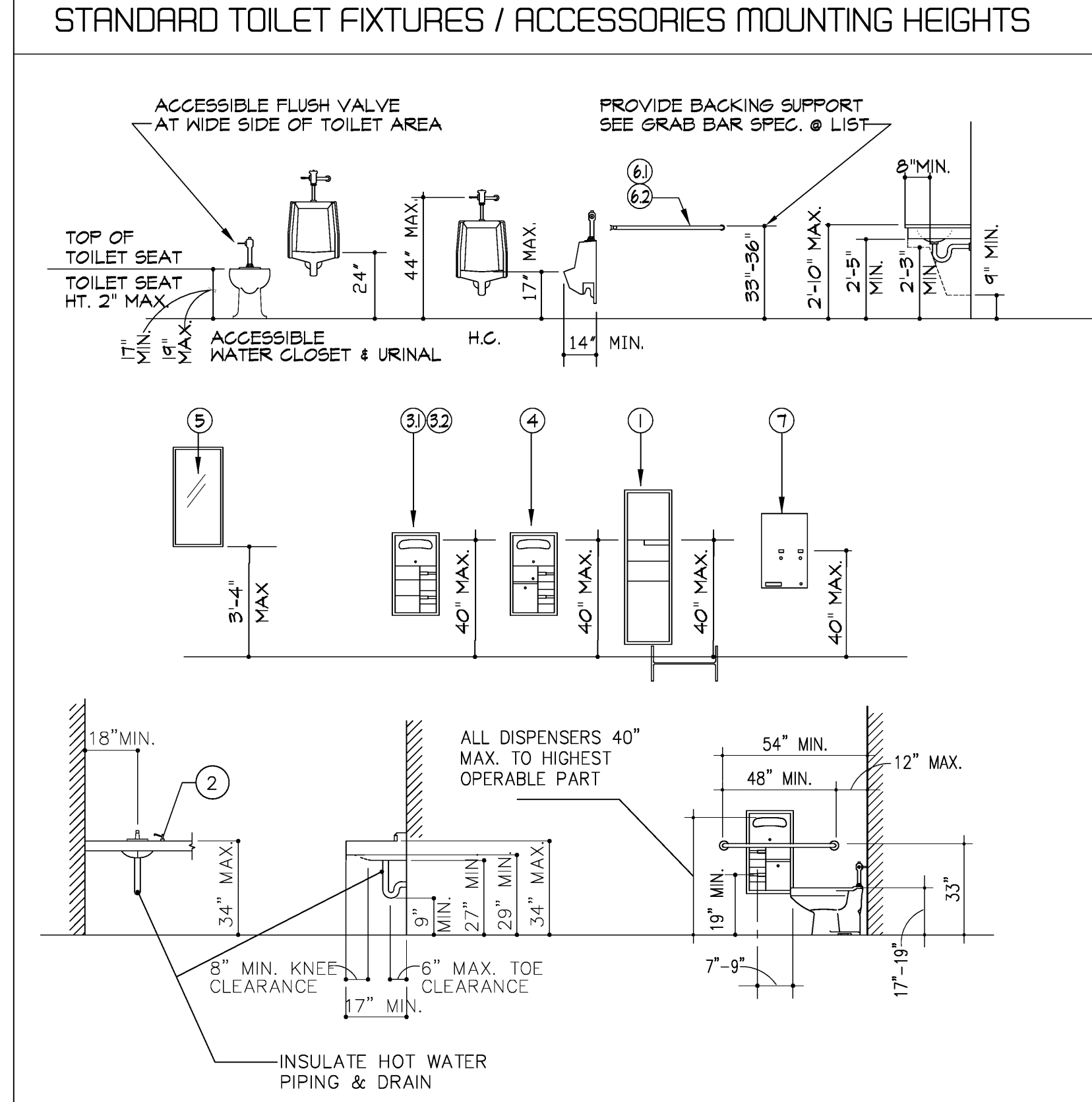
- (E.) ACCESSORIES SCHEDULE / KEYNOTES (FOR REFERENCE ONLY)
- DESCRIPTION
 - B-4344 RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
 - B-822 COUNTERTOP MOUNTED ALL PURPOSE SOAP DISPENSER
 - B-3574 RECESSED-MOUNTED TOILET SEAT COVER DISPENSER, SANITARY NAPKIN DISPOSAL & TOILET TISSUE DISPENSER AT MEN'S RESTROOM
 - B-3571 PARTITION-MOUNTED TOILET SEAT COVER DISPENSER, SANITARY NAPKIN DISPOSAL & TOILET TISSUE DISPENSER (SERVES TWO COMPARTMENTS AT WOMEN'S RR)
 - B-3474 RECESSED-MOUNTED TOILET SEAT COVER DISPENSER AND TOILET TISSUE DISPENSERS AT MEN'S RESTROOM
 - FULL WIDTH X 36" HIGH MIRROR WITH FRAMELESS POLISHED BEVELED EDGE, 15-YR. SPOILAGE WARRANTY, BACK PROTECTED WITH 1/8" POLYETHYLENE PADDING, VERIFY SIZE IN FIELD.
 - B-6206 SERIES 1 1/2" DIA X 48" LONG STAINLESS STEEL SIDE GRAB BAR (EXTEND 24" MINIMUM BEYOND LIP OF WATER CLOSET), USE CONCEALED ANCHOR
 - B-6206 SERIES 1 1/2" DIA X 36" LONG STAINLESS STEEL REAR GRAB BAR, USE CONCEALED ANCHOR
 - B-43500 RECESSED SANITARY NAPKIN/TAMPON VENDOR
 - ADA COMPLIANT FLOOR MOUNTED WATER CLOSET, SEE GEN. NOTE 10A ON THIS SH.T.
 - ADA COMPLIANT LAVATORY AND FAUCET
 - (NOT USED)
 - BIG20 TRIMLINE SERIES OVERHEAD-BRACED LAMINATED PLASTIC TOILET PARTITION WITH STAINLESS STEEL EDGES, COLOR TO BE SELECTED BY OWNER.
 - BIG20 TRIMLINE SERIES WALL MOUNTED LAMINATED PLASTIC URINAL SCREEN WITH STAINLESS STEEL EDGE AND COLOR TO MATCH TOILET PARTITION
 - (NOT USED)
 - 1/4" THK. X 12" WIDTH X 18" LONG SIDES EQUILATERAL TRIANGLE, MOUNTED 60" HIGH, CONTRASTING COLOR FROM DOOR/WALL, PER CALIFORNIA TITLE 24 "MEN" SIGNAGE. SEE RESTROOM SIGNAGE STANDARDS.
 - 1/4" THK. X 60" DIA. CIRCLE MOUNTED 60" HIGH, CONTRASTING COLOR FROM DOOR/WALL, PER CALIFORNIA TITLE 24 "WOMEN" SIGNAGE. SEE RESTROOM SIGNAGE STANDARDS.
 - TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4'-FT. ABOVE THE FLOOR (CBC, SEC 1210.2)
 - FLOOR DRAIN TYPICAL
 - STONE THRESHOLD



EXISTING ACCESSIBLE HI-LO DRINKING FOUNTAIN
SCALE: 3/4" = 1'-0"



TYPICAL EXISTING RESTROOM COUNTER
SCALE: 1 1/2" = 1'-0"



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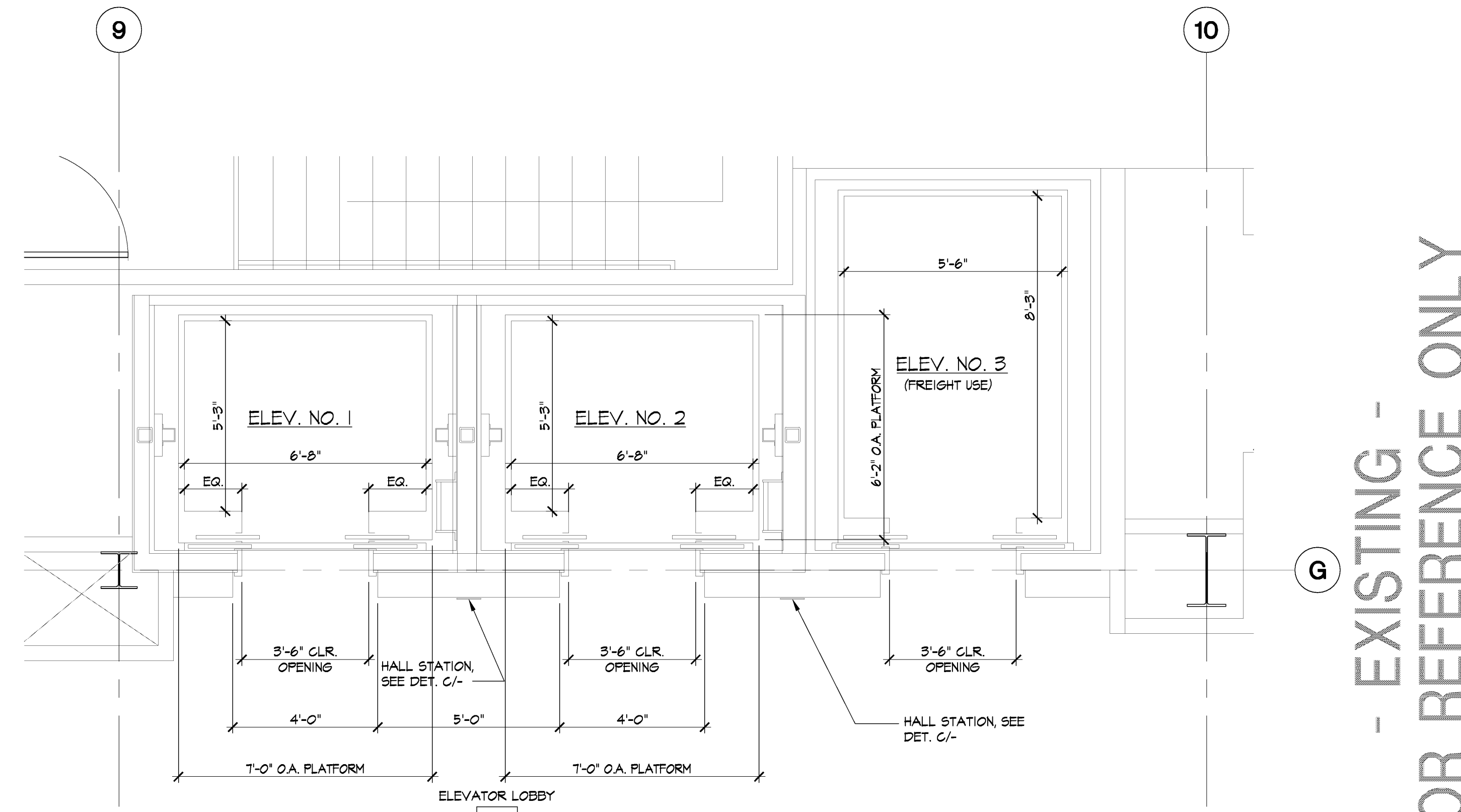
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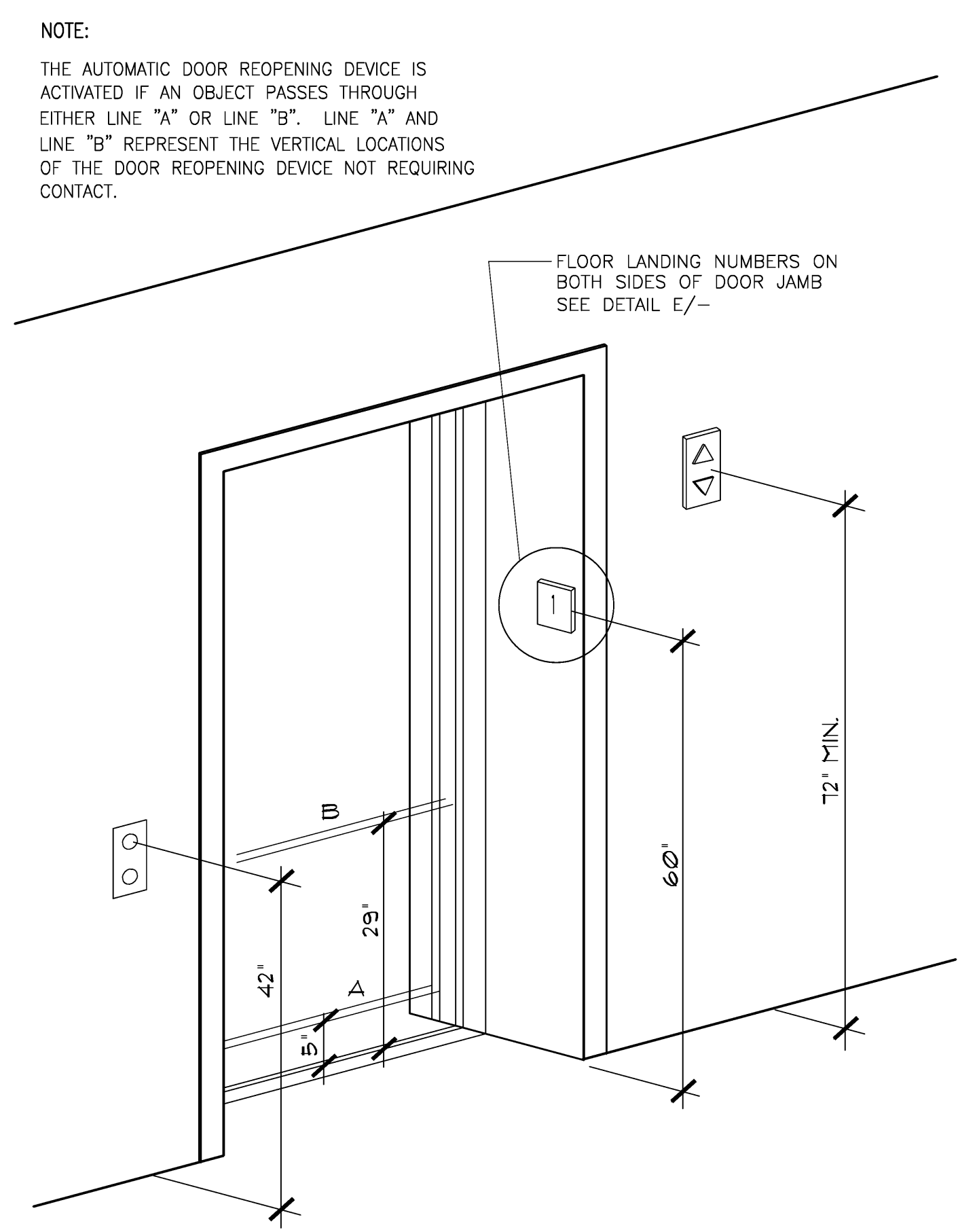
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ELEVATOR NOTES:

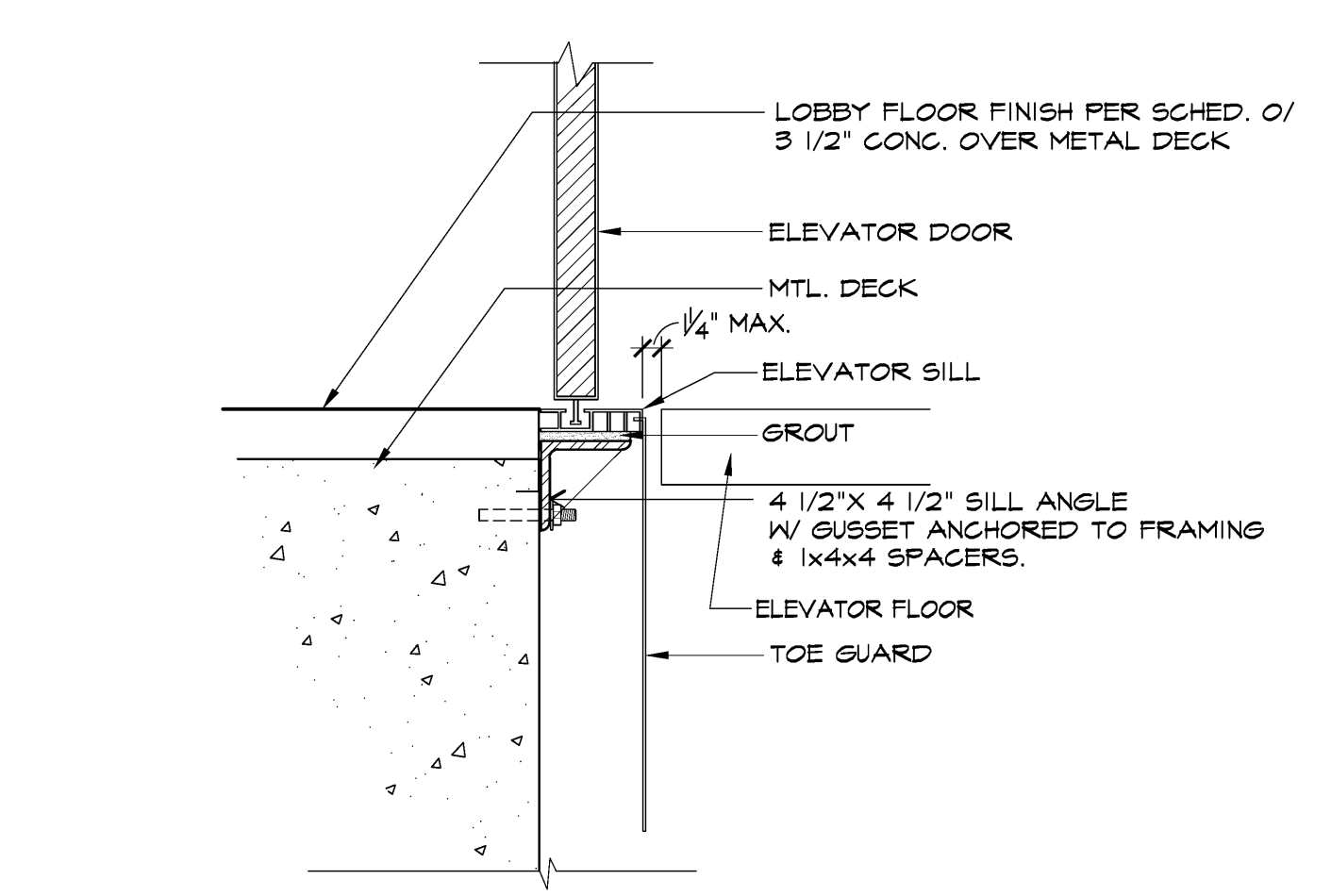
- PASSENGER ELEVATORS SHALL BE LOCATED NEAR A MAJOR PATH OF TRAVEL AND PROVISIONS SHALL BE MADE TO ASSURE THAT THEY REMAIN ACCESSIBLE AND USABLE AT ALL TIMES THE BUILDING IS OCCUPIED.
- THE CAR INSIDE SHALL ALLOW FOR THE TURNING OF A WHEELCHAIR. THE MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALL AND DOOR, EXCLUDING RETURN PANELS, SHALL BE NOT LESS THAN 80" BY 54" FOR CENTER-OPENING DOORS, AND 88" BY 54" FOR SIDE-SLIDE OPENING DOORS. MINIMUM DISTANCE FROM WALL TO RETURN PANEL SHALL BE NOT LESS THAN 51".
- MINIMUM CLEAR WIDTH FOR ELEVATOR DOORS SHALL BE 36".
- A HANDRAIL SHALL BE PROVIDED ON ONE WALL OF THE CAR, PREFERABLE THE REAR. THE RAILS SHALL BE SMOOTH AND THE INSIDE SURFACE AT LEAST 1-1/2" CLEAR OF THE WALLS AT A NOMINAL HEIGHT OF 34" ABOVE THE FLOOR.
- ELEVATOR FLOOR BUTTONS SHALL BE WITHIN 4"-6" ABOVE THE FINISHED FLOOR FOR SIDE APPROACH AND 4" FOR FRONT APPROACH.
- FLOOR BUTTONS SHALL BE PROVIDED WITH VISUAL INDICATORS TO SHOW WHEN EACH CALL IS REGISTERED. THE VISUAL INDICATORS SHALL BE EXTINGUISHED WHEN EACH CALL IS ANSWERED.
- EXCEPT FOR PHOTO ELECTRIC TUBE BY-PASS SWITCHES, EMERGENCY CONTROLS, INCLUDING THE EMERGENCY STOP AND ALARM, SHALL BE GROUPED IN OR ADJACENT TO THE BOTTOM OF THE PANEL AND SHALL BE NO LOWER THAN 2'-11" FROM THE FLOOR. FOR MULTIPLE CONTROLS ONLY, ONE SET MUST COMPLY WITH THESE HEIGHTS.
- CALL OPERATION BUTTONS SHALL BE WITHIN 3"-6" OF THE FLOOR. THE BUTTONS SHALL BE A MINIMUM OF 3/4" IN SIZE AND SHALL BE RAISED 1/8" ± 1/32" ABOVE THE SURROUNDING SURFACE. VISUAL INDICATION SHALL BE PROVIDED TO SHOW EACH CALL REGISTERED AND EXTINGUISHED WHEN ANSWERED. OBJECTS ADJACENT TO AND BELOW HALL CALL BUTTONS SHALL NOT PROJECT MORE THAN 4" FROM THE WALL.
- THE EMERGENCY TELEPHONE HANDSET SHALL BE POSITIONED NO HIGHER THAN 4' ABOVE THE FLOOR, AND THE HANDSET CORD SHALL BE A MINIMUM OF 2'-5" IN LENGTH.
- IF THE TELEPHONE SYSTEM IS LOCATED IN A CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL BE LEVER TYPE CONFORMING TO THE PROVISIONS OF SECTION 3304(c), TYPE OF LOCK OR LATCH. EMERGENCY INTERCOMMUNICATION SHALL NOT REQUIRE VOICE COMMUNICATION.
- A CAR POSITION INDICATOR SHALL BE PROVIDED ABOVE THE CAR OPERATING PANEL OR OVER THE OPENING OF EACH CAR TO SHOW THE POSITION OF THE CAR IN THE HOISTWAY BY ILLUMINATION OF THE INDICATION CORRESPONDING TO THE LANDING AT WHICH THE CAR IS STOPPED OR PASSING.
- THE CAR POSITION INDICATOR SHALL BE ON A CONTRASTING COLOR BACKGROUND AND A MINIMUM OF 1/2" IN HEIGHT.
- AN AUDIBLE VERBAL ANNOUNCEMENT OR SIGNAL SHALL SOUND TO TELL PASSENGERS THAT THE CAR IS STOPPING OR PASSING A FLOOR SERVED BY THE ELEVATOR. THE AUDIBLE SIGNAL SHALL BE NO LESS THAN 20 DECIBELS WITH A FREQUENCY NO HIGHER THAN 1500 Hz.
- THE MINIMUM ILLUMINATION AT THE CAR CONTROLS, THRESHOLD, AND THE LANDING WHEN THE CAR AND LANDING DOORS ARE OPEN SHALL NOT BE LESS THAN 5 FOOT-CANDELES.
- IDENTIFICATION FOR THE VISUALLY IMPAIRED SHALL BE AS FOLLOWS:
 - PASSENGER ELEVATOR CAR CONTROLS SHALL HAVE A MINIMUM DIMENSION OF 3/4" AND SHALL BE RAISED 1/8" ± 1/32" ABOVE THE SURROUNDING SURFACE.
 - CONTROL BUTTONS SHALL BE ILLUMINATED, SHALL HAVE SQUARE SHOULDERS, AND SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.
 - ALL CONTROL BUTTONS SHALL BE DESIGNATED BY A 5/8" MINIMUM, ARABIC NUMERAL, STANDARD ALPHABET CHARACTER, OR STANDARD SYMBOL IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON.
 - A BRAILLE SYMBOL SHALL BE LOCATED IMMEDIATELY BELOW THE NUMERICAL CHARACTER, OR SYMBOL.
 - A MINIMUM CLEAR SPACE OF 3/8" OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS.
 - THE RAISED CHARACTERS SHALL BE WHITE ON A BLACK BACKGROUND.
 - CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL INCLUDE, BUT NOT BE LIMITED TO, DOOR OPEN, DOOR CLOSE, ALARM BELL, EMERGENCY STOP, AND TELEPHONE.
 - THE FLOOR LANDING DESIGNATION SIGN FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION.
- A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE INDICATING TO THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL AND ITS DIRECTION OF TRAVEL AS FOLLOWS:
 - THE VISUAL SIGNAL FOR EACH DIRECTION SHALL BE A MINIMUM OF 2-1/2" HIGH BY 2-1/2" WIDE, AND VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON.
 - THE AUDIBLE SIGNAL SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION OR OF A CONFIGURATION WHICH DISTINGUISHES BETWEEN UP AND DOWN ELEVATOR TRAVEL.
 - THE CENTER LINE OF THE FIXTURE SHALL BE LOCATED A MINIMUM OF 6" IN HEIGHT FROM THE LOBBY FLOOR.
- THE USE OF IN-CAR LANTERNS, LOCATED IN OR ON THE DOOR JAMBS, VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTONS AND CONFORMING TO SECTIONS 5103(d.1)9 A, B, & C WILL BE ACCEPTED.
- THE USE OF ARROW SHAPES IS PREFERRED FOR VISIBLE SIGNALS.
- PASSENGER ELEVATOR LANDING JAMBS ON ALL ELEVATOR FLOORS SHALL HAVE THE NUMBER OF THE FLOOR ON WHICH THE JAMB IS LOCATED DESIGNATED BY RAISED ARABIC NUMERALS WHICH ARE A MINIMUM OF 2" IN HEIGHT AND RAISED BRAILLE SYMBOLS WHICH CONFORM TO SECTION 3105(g)1 LOCATED APPROXIMATELY 5" ABOVE THE FLOOR ON THE JAMB PANELS ON BOTH SIDES OF THE DOOR SO THAT THEY ARE VISIBLE FROM WITHIN THE ELEVATOR. RAISED BRAILLE SYMBOLS SHALL BE PLACED DIRECTLY TO THE LEFT OF THE CORRESPONDING RAISED ARABIC NUMERALS. THE RAISED CHARACTERS SHALL BE ON A CONTRASTING BACKGROUND.
- POWER-OPERATED HORIZONTALLY SLIDING CAR AND HOISTWAY DOORS OPENED AND CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED.
- DOORS CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED WITH A DOOR REOPENING DEVICE WHICH WILL FUNCTION TO STOP AND REOPEN A CAR DOOR AND ADJACENT HOISTWAY DOOR IN CASE THE CAR DOOR IS OBSTRUCTED WHILE CLOSING. THIS REOPENING DEVICE SHALL ALSO BE CAPABLE OF SENSING AN OBJECT OR PERSON IN THE PATH OF THE CLOSING DOOR WITHOUT REQUIRING CONTACT FOR ACTIVATION AT A NORMAL 5" AND 29" ABOVE THE FLOOR. DOOR REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR A PERIOD OF NOT LESS THAN 20 SECONDS. AFTER SUCH AN INTERVAL THE DOORS MAY CLOSE IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI 17.1-86 OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) DOCUMENT ASME 17.1-1990.
- THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL (LANTERN AND AUDIBLE SIGNAL) UNTIL THE DOORS OF THE CAR START TO CLOSE SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 5103(g.1)5A.
- FOR CARS WITH IN-CAR LANTERNS, THE TOTAL TIME, T, AS CALCULATED IN ACCORDANCE WITH SECTION 5103(g.1)5A, BEGINS WHEN THE LANTERN IS VISIBLE FROM THE VICINITY OF HALL CALL BUTTONS AND AN AUDIBLE SIGNAL IS SOUNDED.
- THE MINIMUM ACCEPTABLE TIME FOR DOORS TO REMAIN FULLY OPEN SHALL NOT BE LESS THAN 5 SECONDS.
- THE ELEVATOR SHALL BE AUTOMATIC AND BE PROVIDED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO THE FLOOR LANDINGS WITH A TOLERANCE OF ±3/8" UNDER NORMAL LOADING AND UNLOADING CONDITIONS. THIS SELF-LEVELING SHALL, WITHIN ITS ZONE, BE ENTIRELY AUTOMATIC AND INDEPENDENT OF THE OPERATING DEVICE AND SHALL CORRECT THE OVERTRAVEL OR UNDER-TRAVEL. THE CAR SHALL ALSO BE MAINTAINED APPROXIMATELY LEVEL WITH THE LANDING, IRRESPECTIVE OF LOAD. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOISTWAY LANDING SHALL BE NO GREATER THAN 1-1/4".
- WALLS AND PARTITIONS ENCLOSING ELEVATOR AND DUMBWAITER HOISTWAY SHAFTS AND ESCALATOR SHAFTS SHALL NOT BE OF LESS THAN THE FIRE-RESISTIVE CONSTRUCTION REQUIRED UNDER "TYPES OF CONSTRUCTION" IN THE LOS ANGELES BUILDING CODE.
- ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE EXIT. THE USE OF SUCH EXIT SHALL NOT REQUIRE KEYS, TOOLS, SPECIAL KNOWLEDGE OR EFFORT.
- ELEVATOR REQUIRES APPROVAL AND PERMIT FROM THE STATE PRIOR TO PERMIT ISSUANCE.



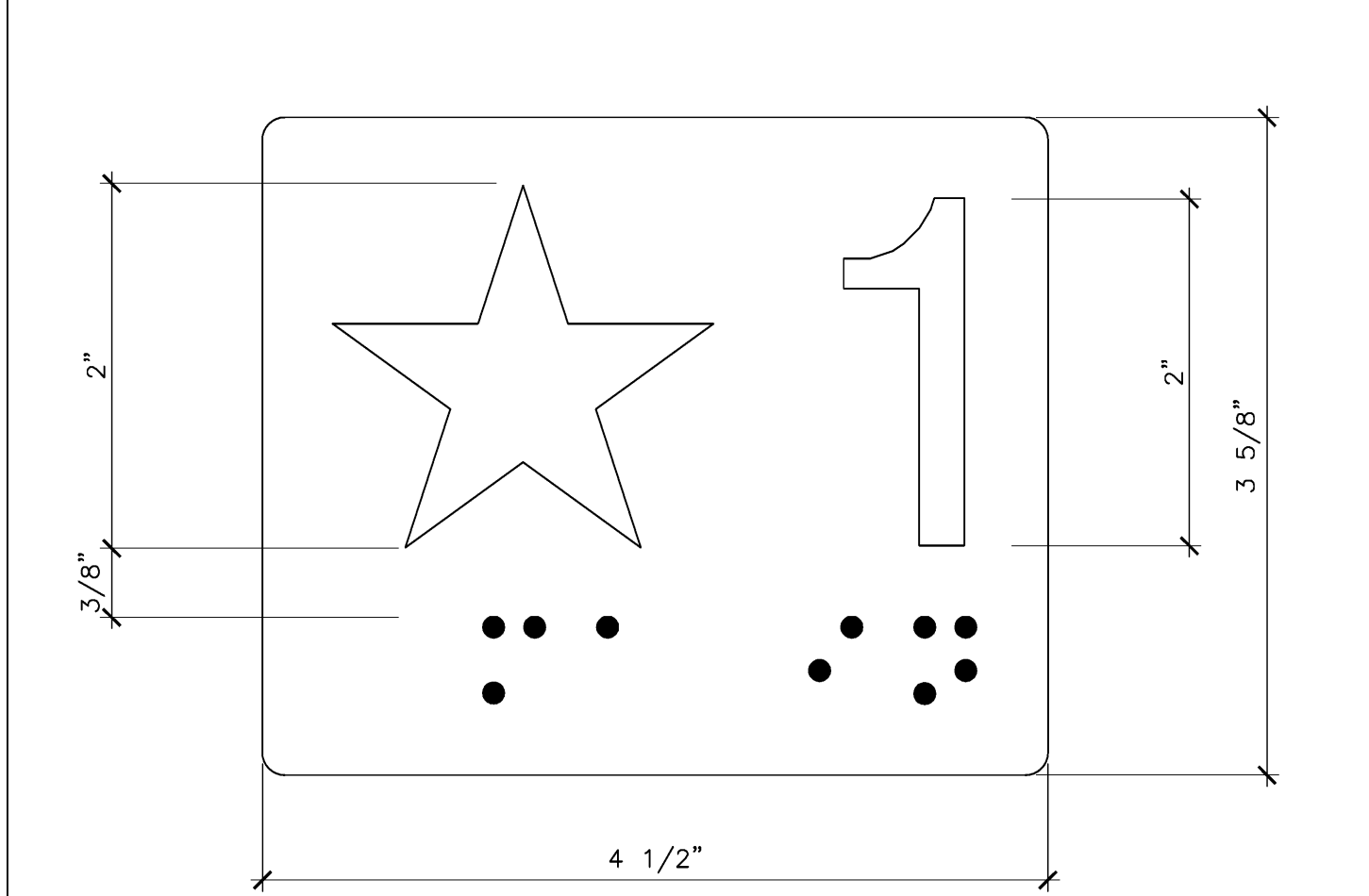
EXISTING ENLARGED ELEVATOR LOBBY PLAN
SCALE: 3/8" = 1'-0"



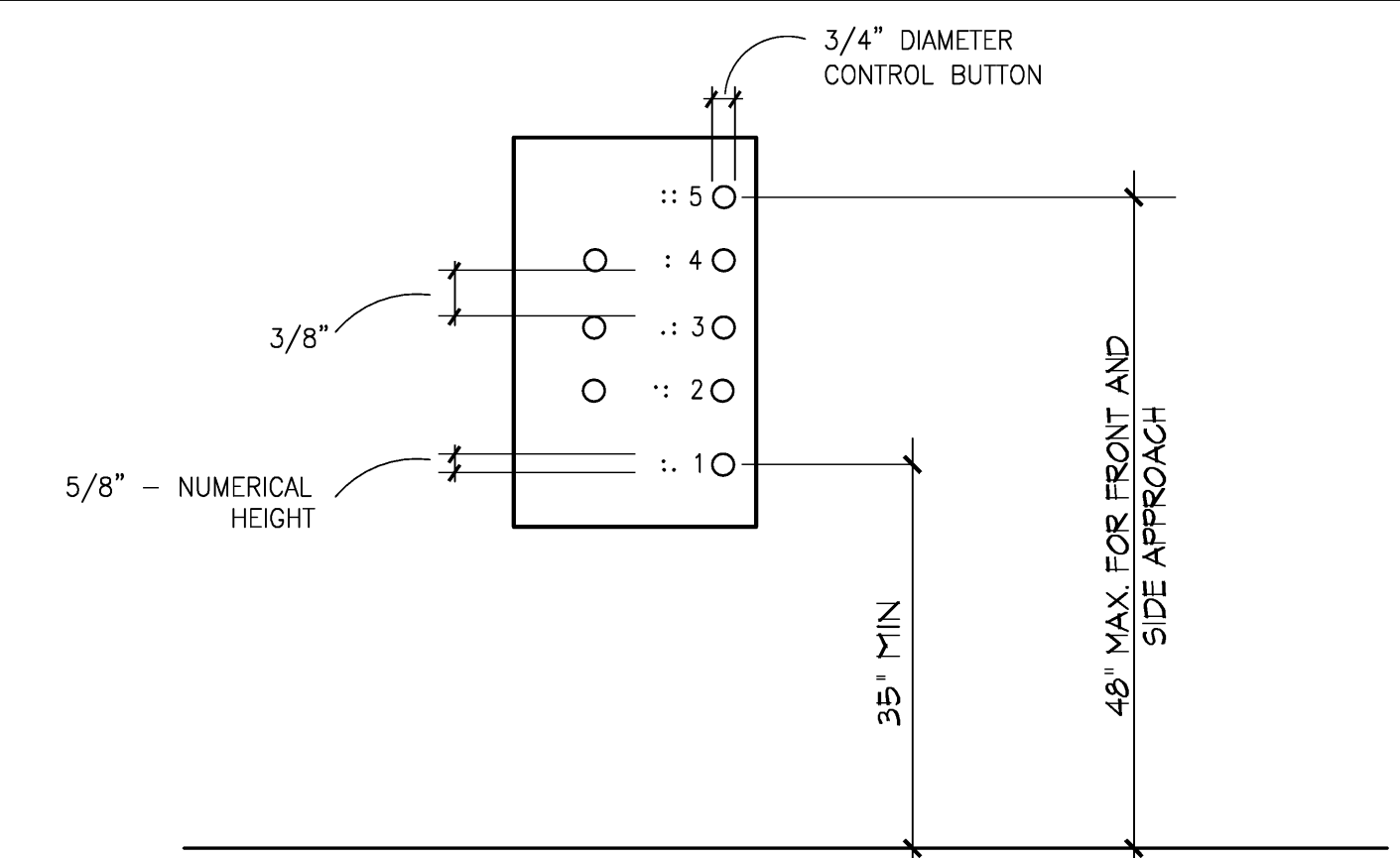
(E) ELEVATOR LOBBY ENTRANCES
N.T.S. (For Reference Only)



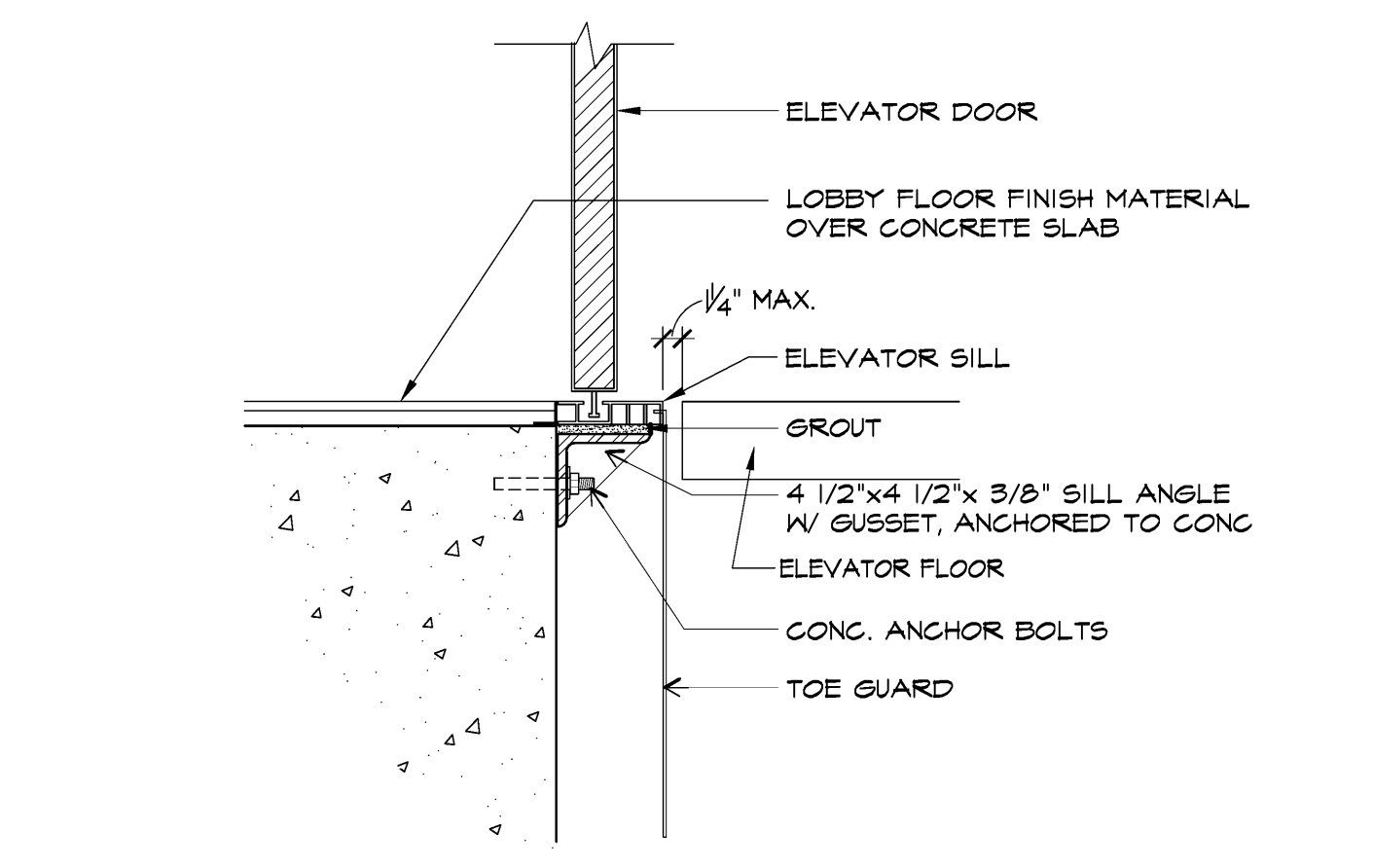
(E) ELEVATOR SILL @ 2ND & 3RD LEVELS
SCALE: 1" = 1'-0" (For Reference Only)



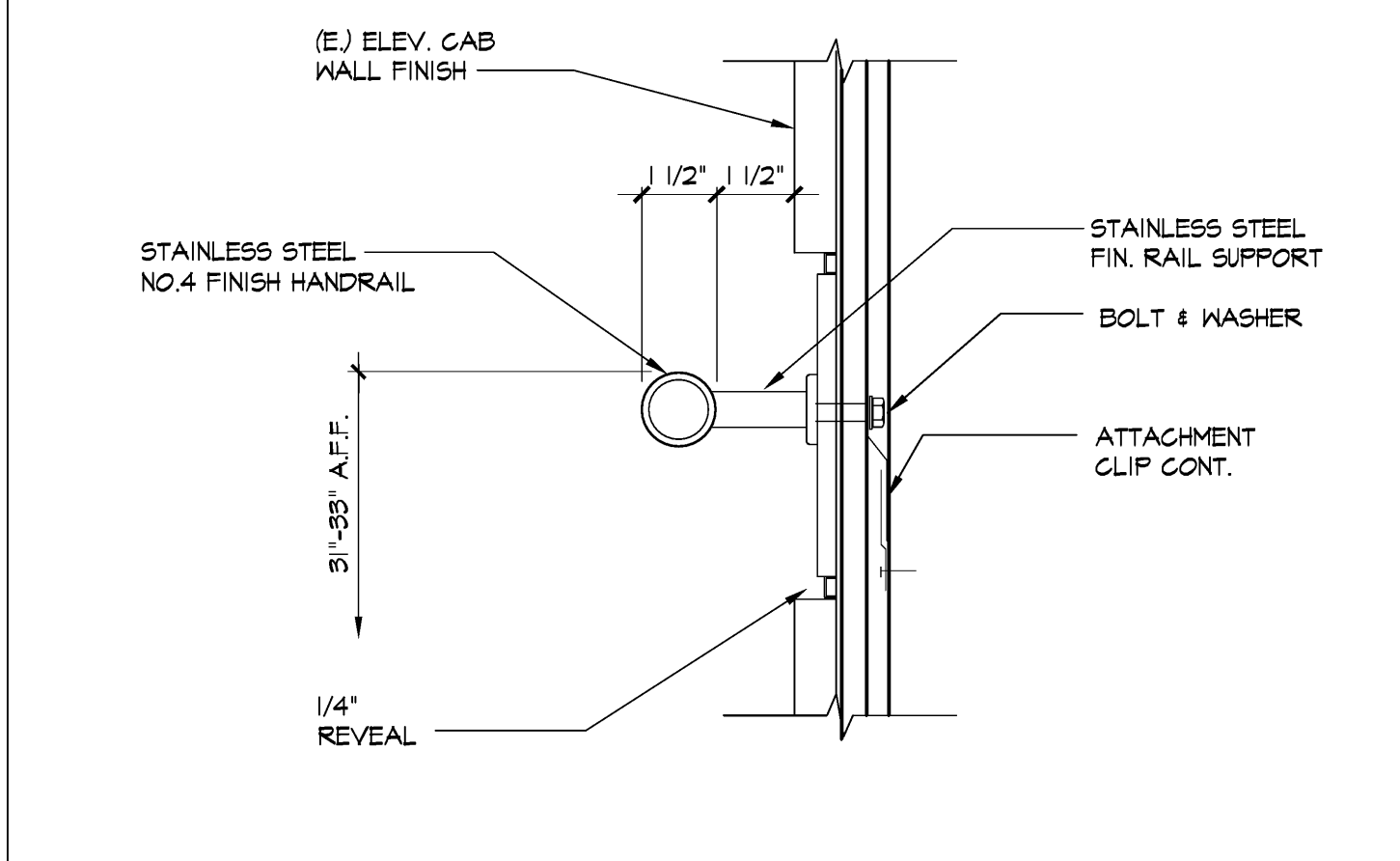
(E) FLOOR LANDING NUMBER SIGNAGE
SCALE: FULL (For Reference Only)



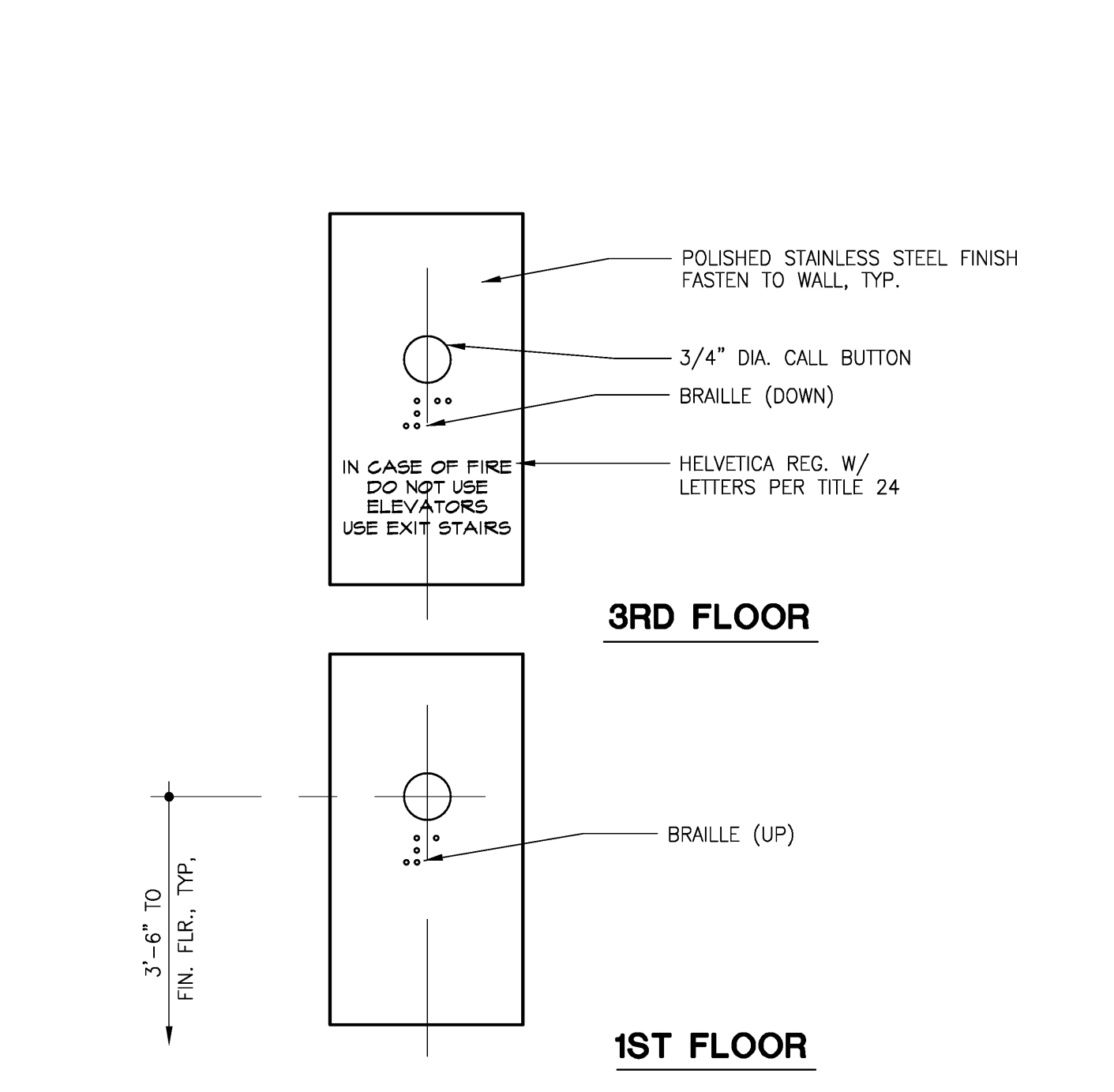
(E) ELEVATOR CAB PANEL DETAIL
N.T.S. (For Reference Only)



(E) ELEVATOR SILL @ 1ST LEVEL
SCALE: 1" = 1'-0" (For Reference Only)



(E) HANDRAIL AT WRAPPED PANELS
SCALE: 3" = 1'-0" (For Reference Only)



(E) ELEVATOR CAB PANEL DETAIL
N.T.S. (For Reference Only)

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1800 N SOLAR DRIVE - 3RD FLOOR
OXNARD, CALIFORNIA

RO SCHOOL DISTRICT

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P.C. CORRECT/ADD-B	05.30.19

sheet title

EXISTING ENLARGED PLANS: DETAILS (For Reference Only)

drawn by

project no 18-87-60

date

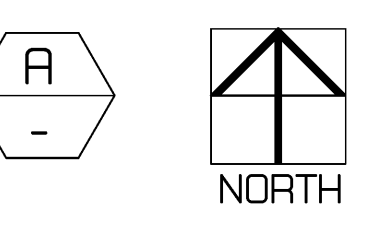
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TAI.2



THIRD FLOOR LOCATION PLAN

SCALE: 3/32" = 1'-0"



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1800 N SOLAR DRIVE - 3RD FLOOR
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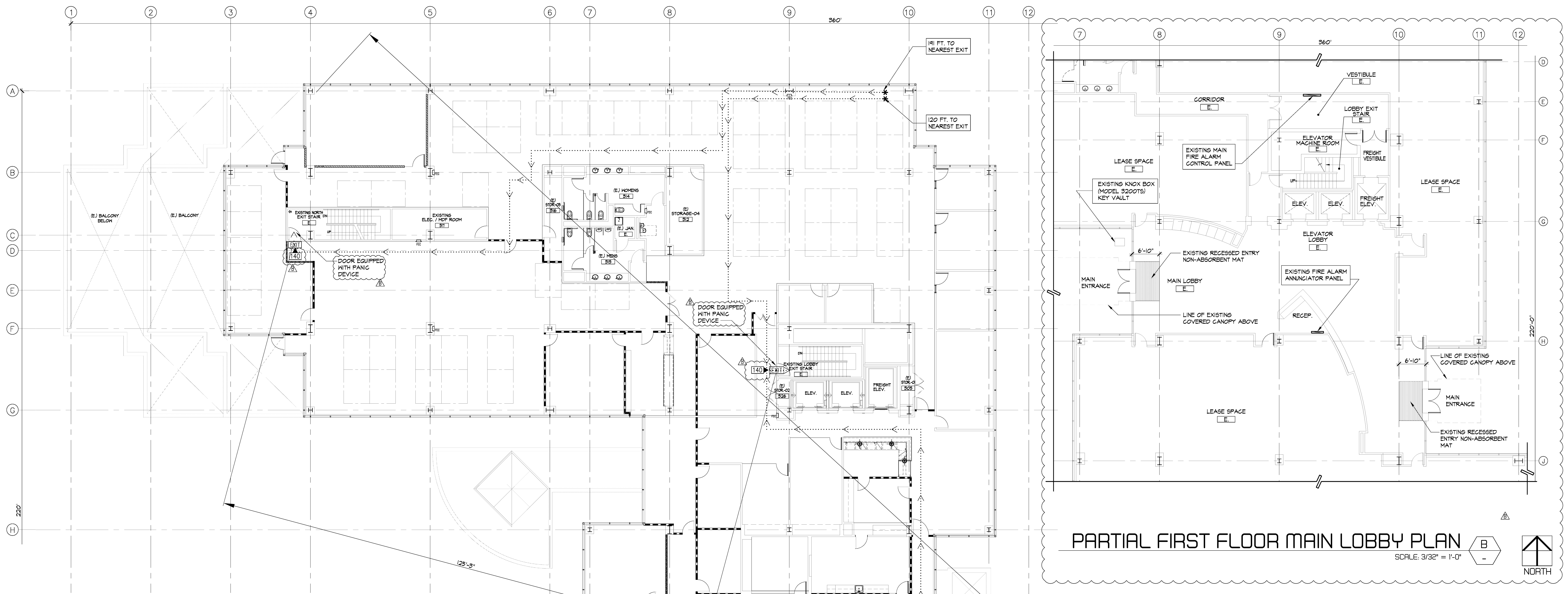
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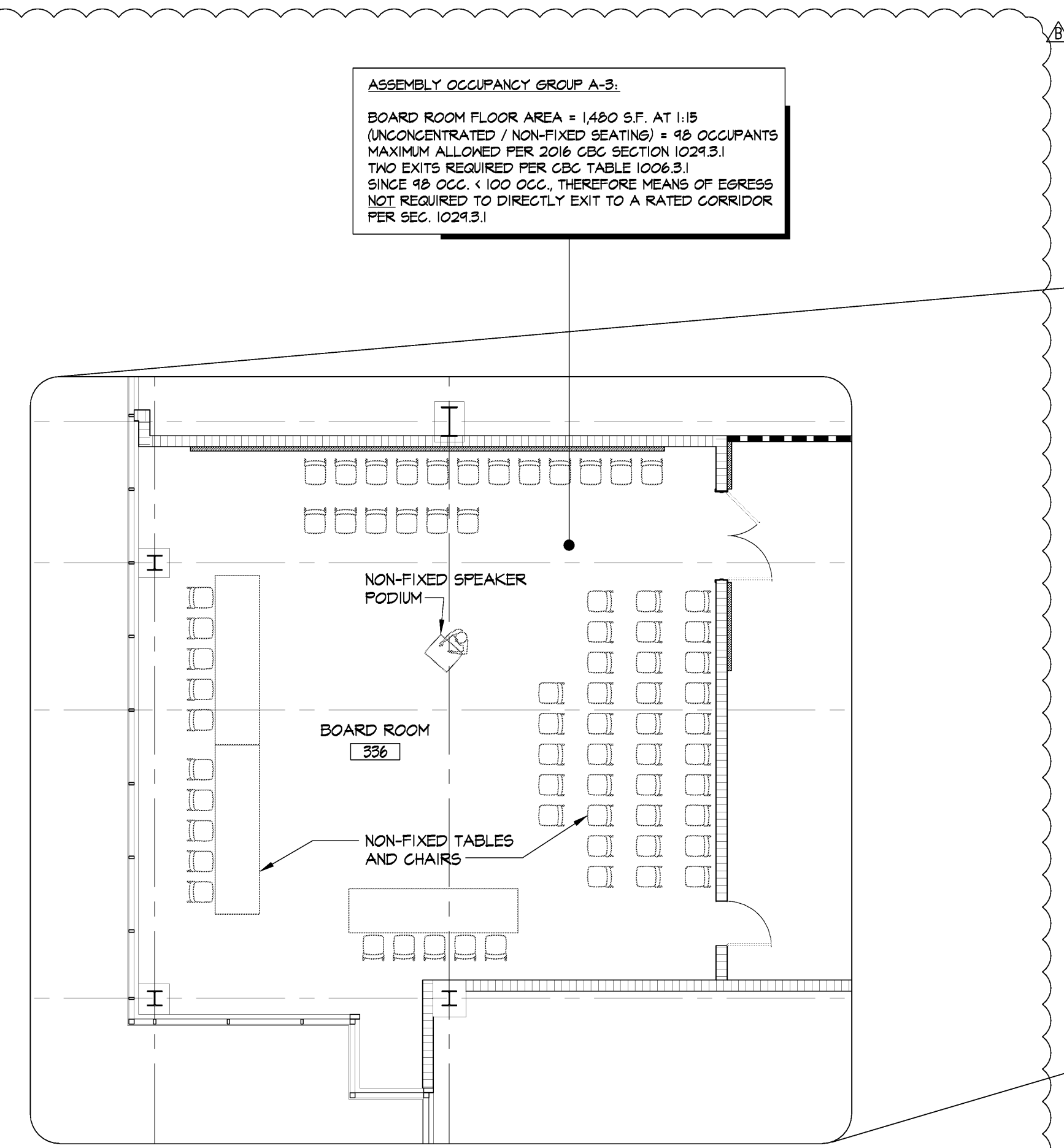
3RD FLOOR
 LOCATION PLAN

drawn by	
project no	18-87-60
date	
scale	

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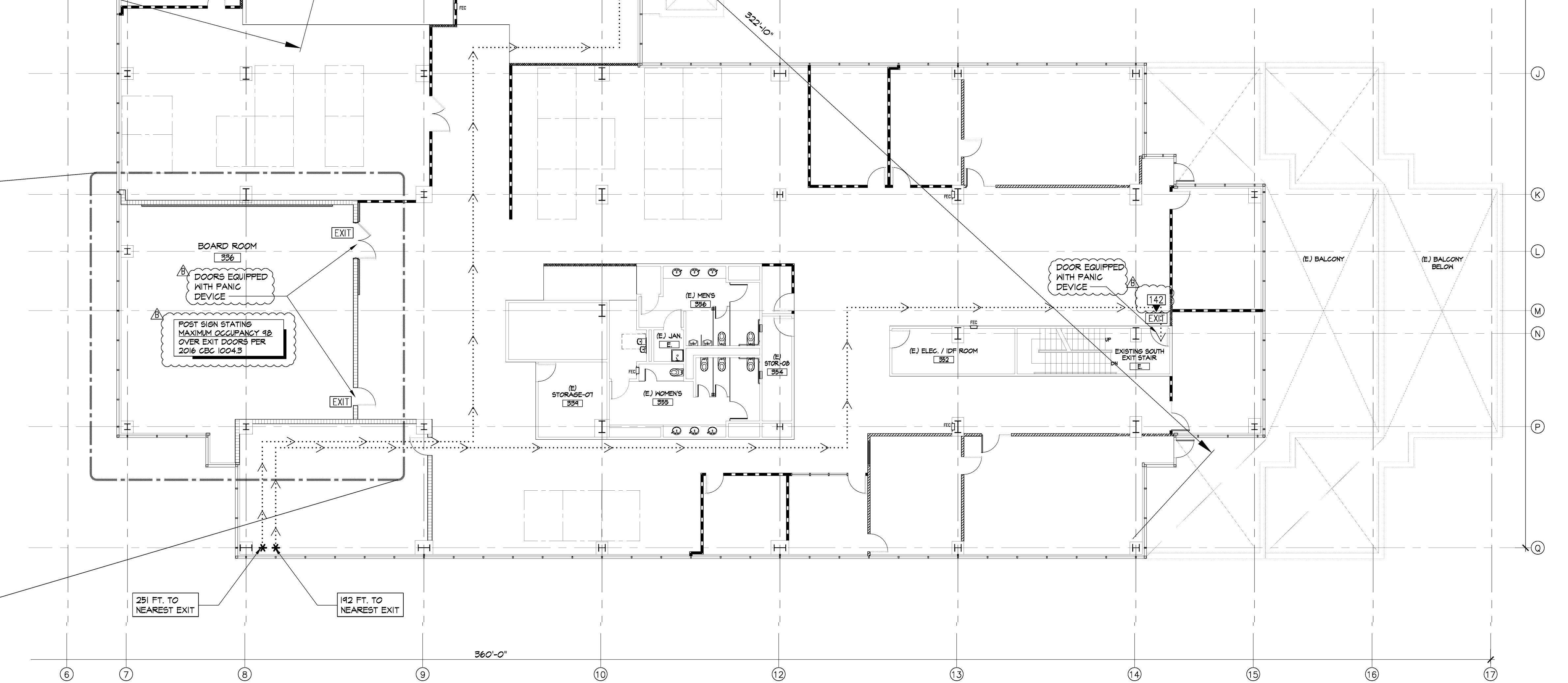


PARTIAL FIRST FLOOR MAIN LOBBY PLAN
SCALE: 3/32" = 1'-0"
NORTH



BOARD ROOM PLAN w/ furniture layout
SCALE: 1/8" = 1'-0"
NORTH

ASSEMBLY OCCUPANCY GROUP A-3:
BOARD ROOM FLOOR AREA = 1480 S.F. AT 1:15 (CONCENTRATED / NON-FIXED SEATING) = 48 OCCUPANTS (MAXIMUM ALLOWED PER 2016 CBC SECTION 1024.3) TWO EXITS REQUIRED PER CBC TABLE 1006.3.1 SINCE 48 OCC. < 100 OCC., THEREFORE MEANS OF EGRESS NOT REQUIRED TO DIRECTLY EXIT TO A RATED CORRIDOR PER SEC. 1024.3.1



THIRD FLOOR EGRESS PLAN
SCALE: 3/32" = 1'-0"
NORTH

OCCUPANCY LOAD CALCULATION

USE	AREA (S.F.)	OCC. / 100 S.F.	OCCUPANTS
OFFICE (B)	32,404 S.F.	1	324
BOARD ROOM (A-3)	1,480 S.F.	1	48
TOTAL	33,884 S.F.		422 OCCUPANTS

OCCUPANT LOAD FACTOR (PER TABLE 1004.1.2)

OFFICE (B)	100 SQ. FT. PER OCCUPANT
ASSEMBLY (A-3)	15 SQ. FT. PER OCCUPANT

NUMBER OF EXITS

422 OCC. > 44 OCC. = 501 OCC. = 2 EXITS REQUIRED
EXITS PROVIDED = 3 TOTAL

PER CBC 2016 TABLE 1006.3.1, FOR 1-300 OCCUPANTS, MINIMUM NUMBER OF EXITS PER STORY REQUIRED IS 2

EXIT SEPARATION

REQUIRED: 1/3 MAX. DIAGONAL W/ SPRINKLERS
322'-10" = MAX. DIAGONAL
127'-11" = 1/3 DIAGONAL W/ SPRINKLERS
128'-3" = SEPARATION PROVIDED
FROM NORTH EXIT STAIR TO LOBBY EXIT STAIR

EXIT TRAVEL DISTANCE

MAX. EXIT TRAVEL DISTANCE - TYPE B OCCUPANCY WITH SPRINKLERS = 200'
MAX. TRAVEL DIST. PROVIDED = 251'

REQUIRED LOBBY EXIT STAIRWAY WIDTH (105.3.1)
142 OCC. @ 0.3 IN./OCC. = 42.6' REQ. WIDTH
EXIT WIDTH PROVIDED = 44' - COMPLIES

REQUIRED LOBBY EGRESS WIDTH (105.3.2)
142 OCC. @ 0.2 IN./OCC. = 28.4' TOTAL REQ. WIDTH
EXIT WIDTH PROVIDED = 36' - COMPLIES

REQUIRED NORTH EXIT STAIRWAY WIDTH (105.3.1)
140 OCC. @ 0.3 IN./OCC. = 42.6' REQ. WIDTH
EXIT WIDTH PROVIDED = 44' - COMPLIES

REQUIRED NORTH EGRESS WIDTH (105.3.2)
140 OCC. @ 0.2 IN./OCC. = 28.4' TOTAL REQ. WIDTH
EXIT WIDTH PROVIDED = 44' - COMPLIES

REQUIRED SOUTH EXIT STAIRWAY WIDTH (105.3.1)
142 OCC. @ 0.3 IN./OCC. = 42.6' REQ. WIDTH
EXIT WIDTH PROVIDED = 44' - COMPLIES

REQUIRED SOUTH EGRESS WIDTH (105.3.2)
142 OCC. @ 0.2 IN./OCC. = 28.4' TOTAL REQ. WIDTH
EXIT WIDTH PROVIDED = 36' - COMPLIES

EXITING NOTES:

- ALLOWABLE EXIT ACCESS TRAVEL DISTANCE FOR TYPE 'B' OCCUPANCY W/ SPRINKLER SYSTEM IS 300 FEET PER 2016 CALIFORNIA BUILDING CODE, CHAPTER 10, TABLE 1016.2
- THE EXIT PATH SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN (1011)
- STAIRS NO. 1 AND NO. 2 ARE PROVIDED WITH EXISTING APPROVED STAIRWAY SIGN INDICATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION NUMBER OF THE STAIR. IT IS LOCATED APPROXIMATELY 5 FT. ABOVE THE FLOOR LANDINGS AND READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (1022.9)

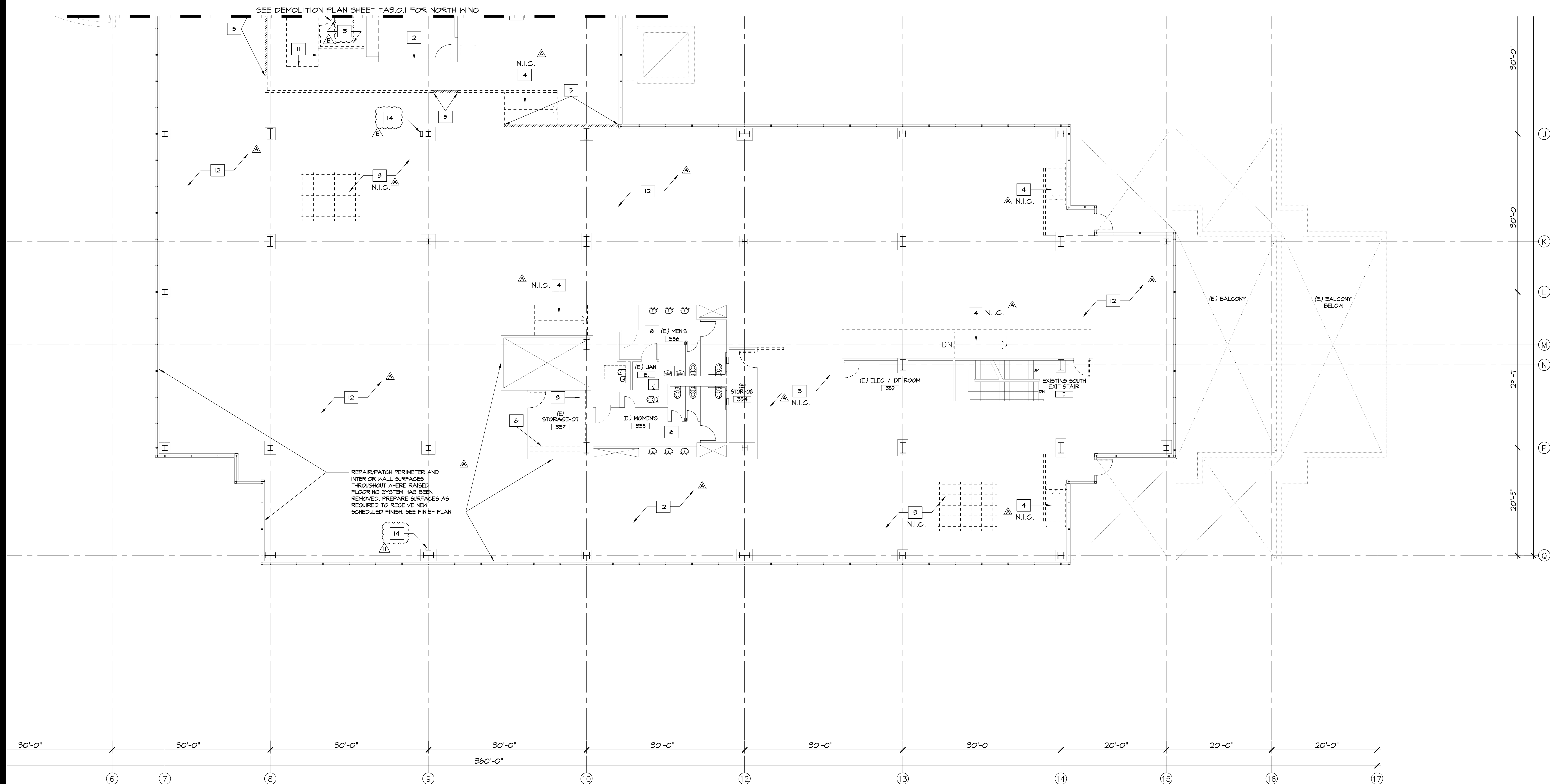
EXIT ILLUMINATED EXIT SIGN (DIRECTIONAL AS SHOWN) EXACT QUANTITIES AND LOCATIONS TO BE CONFIRMED WITH THE FIRE MARSHAL

ACCUMULATION OF OCCUPANT LOAD TO EACH EXIT

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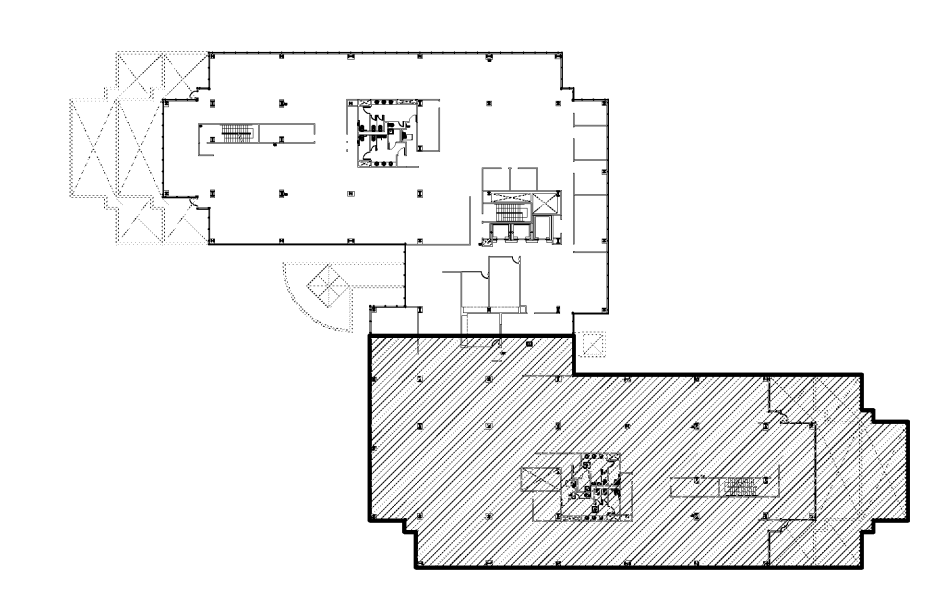


DEMOLITION PLAN - SOUTH WING A
SCALE: 1/8" = 1'-0"

- ### DEMOLITION GENERAL NOTES
- REMOVE ALL DEBRIS AS A RESULT OF THIS PROJECT.
 - PROTECT EXISTING BUILDING DURING DEMOLITION.
 - CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF BUILDING DURING DEMOLITION AND RENOVATION.
 - PROTECT EXISTING FACILITIES, EQUIPMENT, FIXTURES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING DEMOLITION AND RENOVATION.
 - REVIEW AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY CONDITIONS NOT DOCUMENTED ON THESE DRAWINGS OR OBSERVED TO BE DIFFERENT THAN THOSE SHOWN ON THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING WORK.
 - ALL DAMAGED SURFACES AND/OR FINISHES AS A RESULT OF THE WORK SHALL BE REPAIRED AND FINISHED TO THEIR ORIGINAL CONDITION.
 - DEMOLITION OF EXISTING WALLS AND/OR STRUCTURES, DOOR, WINDOW, MILLWORK OR EQUIPMENT AS INDICATED BY DASHED LINES MAY REQUIRE THE REMOVAL OF ELECTRICAL, H.V.A.C., PLUMBING, EQUIPMENT, ETC. DEMOLITION IS MEANT TO INCLUDE REMOVAL OF ALL SUCH MATERIALS EITHER KNOWN OR UNKNOWN.
 - CONTACT LOCAL UTILITIES AS REQUIRED DURING DEMOLITION.
 - KEEP ALL SALVAGEABLE ITEMS AND COORDINATE WITH TENANT AND LANDLORD BEFORE DISPOSING.
 - REMOVE EXISTING FLOOR AND WALL FINISHES AND PREPARE SURFACES TO RECEIVE NEW SCHEDULED FINISH, SEE FINISH PLAN THROUGHOUT, UNLESS NOTED OTHERWISE.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FLOOR DEMO IN AREA OF DEMOLITION/CONSTRUCTION.
 - (NOT USED)
 - REMOVE ALL EXISTING POWER/DATA THROUGHOUT AREA OF WORK. PATCH AND REPAIR AS REQUIRED.
 - REMOVE EXISTING PLUMBING FIXTURE(S) AND CAP/REMOVE PLUMBING LINES AS REQUIRED THROUGHOUT UNLESS OTHERWISE NOTED.
 - REMOVE MILLWORK THROUGHOUT UNLESS OTHERWISE NOTED.
 - REMOVE ALL DEBRIS AS A RESULT OF THIS PROJECT.
 - PROTECT EXISTING BUILDING DURING DEMOLITION.
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 - ALL DAMAGED SURFACES AND/OR FINISHES AS A RESULT OF THE WORK SHALL BE REPAIRED AND FINISHED TO THEIR ORIGINAL CONDITION. REMOVE EXISTING ACOUSTICAL TILE/GYPSUM BOARD CEILING SYSTEM AND LIGHT FIXTURES THROUGHOUT UNLESS OTHERWISE NOTED, COORDINATE WITH LANDLORD AND TENANT BEFORE DISPOSING.
 - (NOT USED)
 - EXISTING FIRE SPRINKLERS, DRAFTSTOP(S), ROOF ACCESS LADDER, AND MAJOR HVAC SYSTEM COMPONENTS TO REMAIN.
 - ANY STRUCTURAL COLUMNS THAT BECAME EXPOSED DURING DEMO MUST BE MAINTAINED AS IS.
 - EXISTING FIRE SPRINKLER SYSTEM TO REMAIN OPERABLE AT ALL TIME
 - ALL WORK TO COMPLY WITH IBC # FIG 2014-09T
 - EXISTING ELECTRICAL ROOM, SUBPANEL(S) / SWITCHBOARDS TO REMAIN.
 - (NOT USED)
 - (NOT USED)
 - EXISTING ACCESSIBLE RESTROOMS TO REMAIN AS IS
 - PROJECT IS FOR INTERIOR DEMOLITION OF NON BEARING WALLS, CEILINGS, AND FINISHES ONLY.
 - DOES NOT INCLUDE EXTERIOR SITE, BUILDING SHELL ENVELOPE, EQUIPMENT OR EXTERIOR FINISHES.
 - DOES NOT INCLUDE REPAIR EXTERIOR REFINISHING OR ANY NEW CONSTRUCTION.

- ### DEMOLITION KEYNOTES NOTES
- EXISTING FLOOR SLAB OF WHOLE AREA OF NEW SCOPE OF WORK SHALL BE CLEANED FROM ANY DEBRIS, OLD FLOORING MATERIALS, PROTRUDING AND ABANDONED EQUIPMENT ANCHORS, DAMAGED CONCRETE DEBRIS. PREPARE FLOOR TO RECEIVE LEVELING COMPOUND TO FILL VOIDS, SPALLED CONCRETE, AND UNEVENNESS OF FLOOR
 - EXISTING WINDOW AND SIDELIGHT TO REMAIN.
 - ENTIRE EXISTING RAISED FLOOR SYSTEM TO BE REMOVED. (N.I.C.)
 - REMOVE EXISTING RAMP, HAND AND GUARDRAILS. (N.I.C.)
 - REMOVE EXISTING GLASS ON TOP OF EXISTING LOW WALL.
 - EXISTING RESTROOMS TO REMAIN AS IS.
 - EXISTING 'HERCULITE' DOOR WITH SIDELIGHT TO BE SALVAGED AND RELOCATED.
 - REMOVE EXISTING CABINETRY/MILLWORK; SALVAGE IF POSSIBLE.
 - DEMO. PORTION OF EXISTING WALL FOR NEW DOOR OPENING WITH SIDELIGHT (WHERE OCCURS) PER PARTITION PLAN
 - EXISTING FIRE EXTINGUISHER CABINET TO BE SALVAGED AND RELOCATED AS REQUIRED.
 - EXISTING 2' X 6' CEILING PANEL SYSTEM ABOVE TO BE REMOVED AND REPLACED WITH NEW CEILING FINISH PER REFLECTED CEILING PLAN.
 - EXISTING SUSPENDED T-BAR CEILING GRID SYSTEM TO REMAIN THROUGHOUT, UNLESS NOTED OTHERWISE, WHERE NEW WALLS PENETRATE CEILING GRID, MODIFY/REPAIR AS REQUIRED.
 - REMOVE AND SALVAGE EXISTING SUSPENDED CEILING GRID IN DEMOLISHED ROOMS. DEMO. EXISTING GYP. BD. SOFFIT WHERE OCCURS.
 - REMOVE AND SALVAGE EXISTING FIRE EXTINGUISHER CABINET. REPAIR WALL AS REQUIRED.

- ### DEMOLITION LEGEND
- EXISTING EXTERIOR WINDOW SYSTEM AND BULKHEAD TO REMAIN AND PROTECTED DURING CONSTRUCTION
 - EXISTING SHELL, INTERIOR WALLS AND COLUMN FURRING TO REMAIN AND PROTECTED DURING CONSTRUCTION
 - EXISTING BUILDING SHAFTS TO REMAIN.
 - WALLS, DOORS, PANELS TO BE DEMOLISHED IN ITS ENTIRETY. REMOVE ALL POWER/DATA OUTLETS AND SAFELY TERMINATE TO PANEL OR JEREX. ANY PLUMBING LINES IF ANY, GAP TO NEAREST POSSIBLE LOCATION.
 - EXISTING LOW WALL TO REMAIN WITH GLASS FROM TOP OF WALL TO UNDERSIDE OF FINISH CEILING TO BE REMOVED. SEE PARTITION PLAN FOR MODIFICATION OF LOW WALL.



KEY PLAN

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DEMOLITION PLAN - SOUTH WING

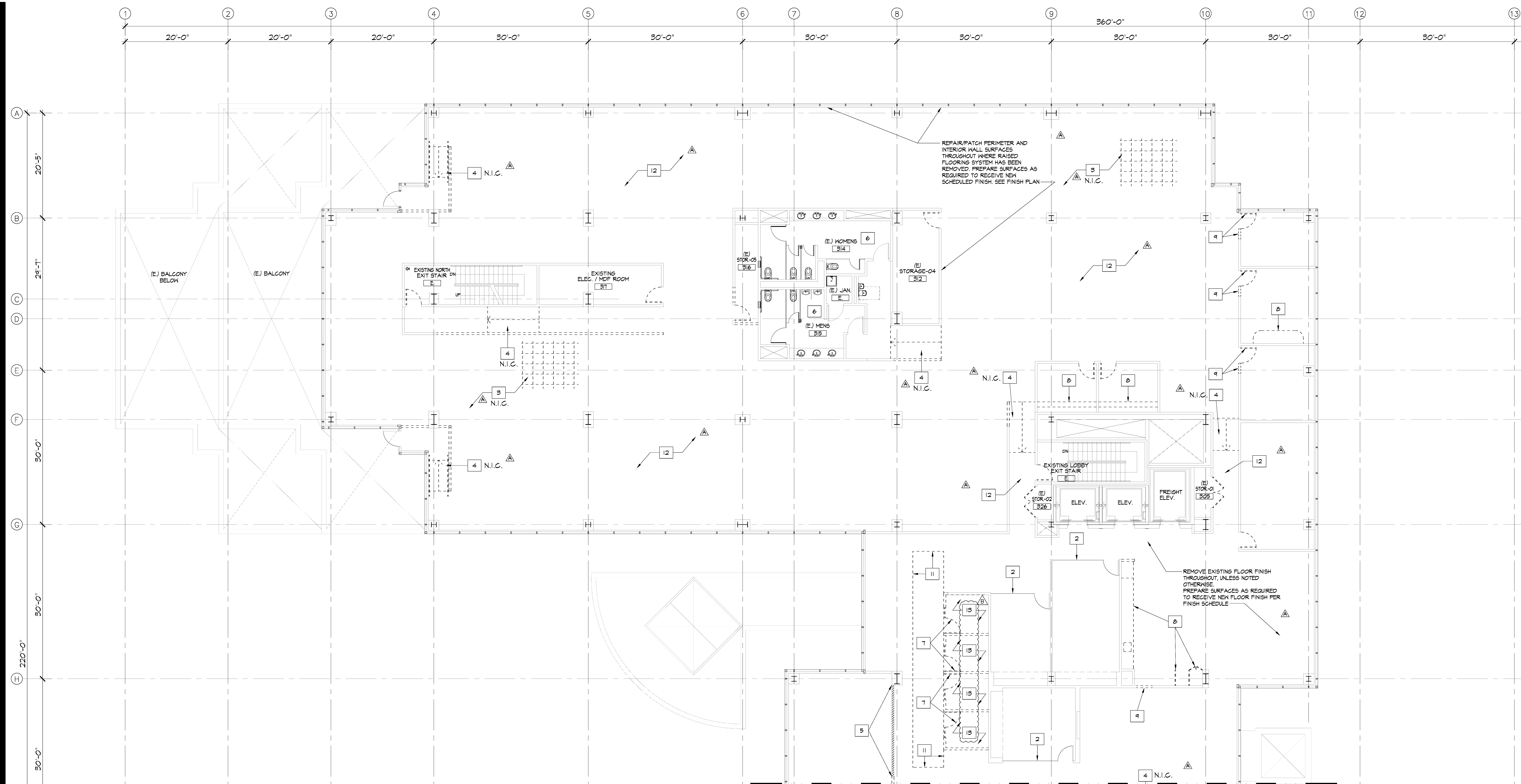
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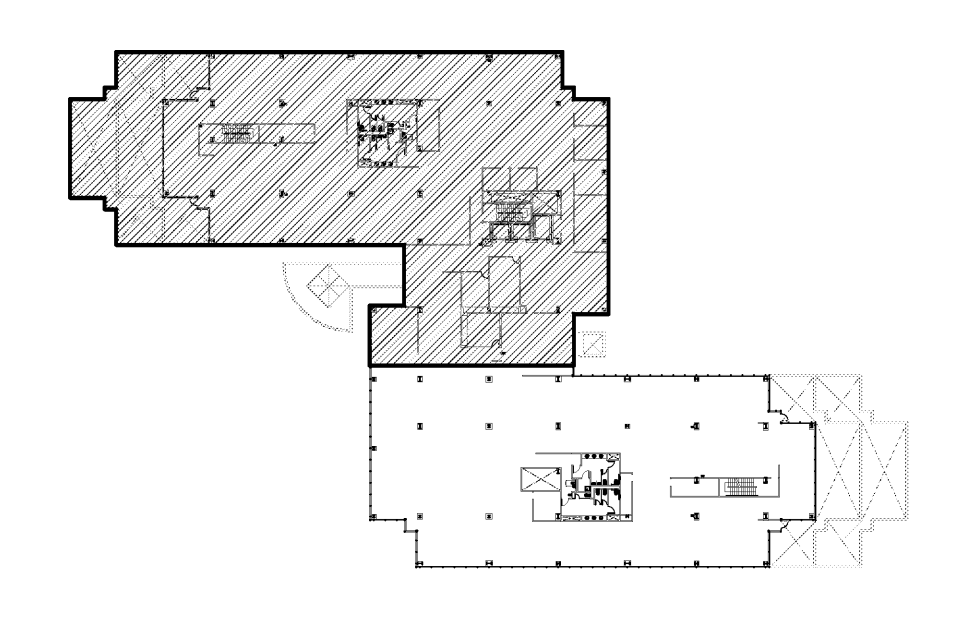


DEMOLITION PLAN - NORTH WING
SCALE: 1/8" = 1'-0"

- ### DEMOLITION GENERAL NOTES
- REMOVE ALL DEBRIS AS A RESULT OF THIS PROJECT.
 - PROTECT EXISTING BUILDING DURING DEMOLITION.
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 - (NOT USED)
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 - EXISTING FIRE SPRINKLERS, DRAFTSTOP(S), ROOF ACCESS LADDER, AND MAJOR HVAC SYSTEM COMPONENTS TO REMAIN.
 - ANY STRUCTURAL COLUMNS THAT BECAME EXPOSED DURING DEMO MUST BE MAINTAINED AS IS.
 - EXISTING FIRE SPRINKLER SYSTEM TO REMAIN OPERABLE AT ALL TIME
 - ALL WORK TO COMPLY WITH IB # FIGC 2014-09T
 - EXISTING ELECTRICAL ROOM, SUBPANEL(S) / SWITCHBOARDS TO REMAIN.
 - (NOT USED)
 - (NOT USED)
 - EXISTING ACCESSIBLE RESTROOMS TO REMAIN AS IS
 - PROJECT IS FOR INTERIOR DEMOLITION OF NON BEARING WALLS, CEILINGS, AND FINISHES ONLY.
 - DOES NOT INCLUDE EXTERIOR SITE, BUILDING SHELL ENVELOPE, EXTERIOR EQUIPMENT OR EXTERIOR FINISHES.
 - DOES NOT INCLUDE REPAIR EXTERIOR REFINISHING OR ANY NEW CONSTRUCTION.

- ### DEMOLITION KEYNOTES NOTES
- EXISTING FLOOR SLAB OF WHOLE AREA OF NEW SCOPE OF WORK SHALL BE CLEANED FROM ANY DEBRIS, OLD FLOORING MATERIALS, PROTRUDING AND ABANDONED EQUIPMENT ANCHORS, DAMAGED CONCRETE DEBRIS, PREPARE FLOOR TO RECEIVE LEVELING COMPOUND TO FILL VOIDS, SPALLED CONCRETE, AND UNEVENNESS OF FLOOR
 - EXISTING WINDOW AND SIDELIGHT TO REMAIN.
 - ENTIRE EXISTING RAISED FLOOR SYSTEM TO BE REMOVED. (N.I.C.)
 - REMOVE EXISTING RAMPS, HAND AND GUARDRAILS. (N.I.C.)
 - REMOVE EXISTING GLASS ON TOP OF EXISTING LOW WALL.
 - EXISTING RESTROOMS TO REMAIN AS IS.
 - EXISTING 'HERCULITE' DOOR WITH SIDELIGHT TO BE SALVAGED AND RELOCATED.
 - REMOVE EXISTING CABINETS/MILLWORK; SALVAGE IF POSSIBLE.
 - DEMO. PORTION OF EXISTING WALL FOR NEW DOOR OPENING WITH SIDELIGHT (WHERE OCCURS) PER PARTITION PLAN
 - EXISTING FIRE EXTINGUISHER CABINET TO BE SALVAGED AND RELOCATED AS REQUIRED.
 - EXISTING 2' X 6' CEILING PANEL SYSTEM ABOVE TO BE REMOVED AND REPLACED WITH NEW CEILING FINISH PER REFLECTED CEILING PLAN.
 - EXISTING SUSPENDED T-BAR CEILING GRID SYSTEM TO REMAIN THROUGHOUT, UNLESS NOTED OTHERWISE, WHERE NEW WALLS PENETRATE CEILING GRID, MODIFY/REPAIR AS REQUIRED.
 - REMOVE AND SALVAGE EXISTING SUSPENDED CEILING GRID IN DEMOLISHED ROOMS. DEMO. EXISTING GYP. BD. SOFFIT WHERE OCCURS.
 - REMOVE AND SALVAGE EXISTING FIRE EXTINGUISHER CABINET. REPAIR WALL AS REQUIRED.

- ### DEMOLITION LEGEND
- EXISTING EXTERIOR WINDOW SYSTEM AND BULKHEAD TO REMAIN AND PROTECTED DURING CONSTRUCTION
 - EXISTING SHELL, INTERIOR WALLS AND COLUMN FURRING TO REMAIN AND PROTECTED DURING CONSTRUCTION
 - EXISTING BUILDING SHAFTS TO REMAIN.
 - WALLS, DOORS, PANELS TO BE DEMOLISHED IN ITS ENTIRETY. REMOVE ALL POWER/DATA OUTLETS AND SAFELY TERMINATE TO PANEL OR JEREX. ANY PLUMBING LINES IF ANY, GAP TO NEAREST POSSIBLE LOCATION.
 - EXISTING LOW WALL TO REMAIN WITH GLASS FROM TOP OF WALL TO UNDERSIDE OF FINISH CEILING TO BE REMOVED. SEE PARTITION PLAN FOR MODIFICATION OF LOW WALL.



KEY PLAN

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pk:a architecture

1800 N SOLAR DRIVE - 3RD FLOOR
OXNARD, CALIFORNIA

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remarks	date
PLAN CHECK SUBMIT.	04/15/19
ISSUED FOR BID/ADD-R	04/30/19
P.C. CORRECT/ADD-B	05/30/19

sheet title

DEMOLITION PLAN - NORTH WING

drawn by

project no 18-87-60

date

scale

TA3.0.1

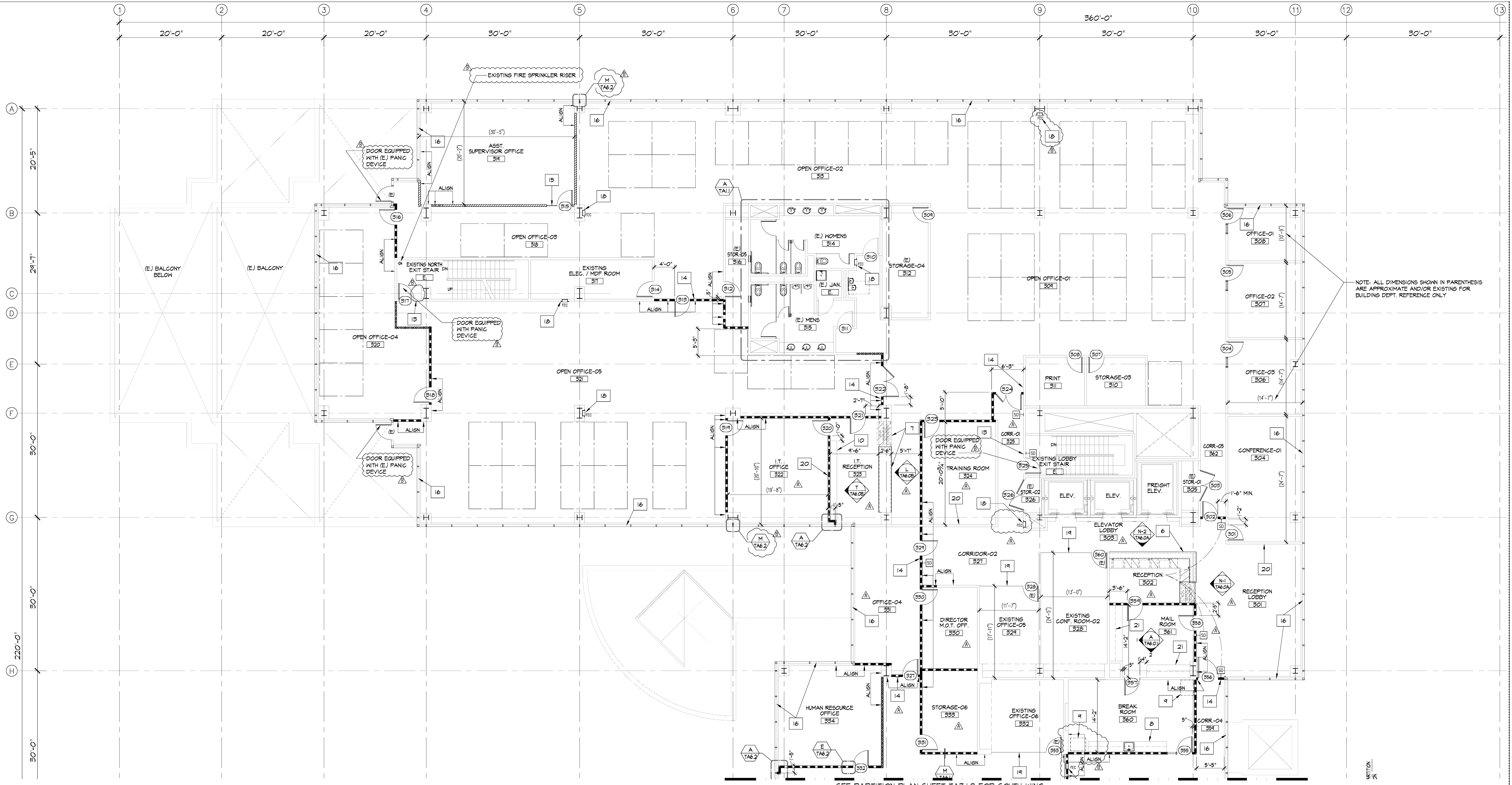
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sheet title

PARTITION PLAN - NORTH WING

drawn by
 project no 18-87-60
 date
 scale

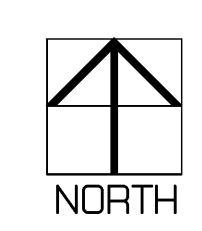
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NOTE: ALL DIMENSIONS SHOWN IN PARENTHESIS ARE APPROXIMATE AND/OR EXISTING FOR BUILDING DEPT. REFERENCE ONLY.

PARTITION PLAN - NORTH WING

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



GENERAL NOTES

- GENERAL AND ALL SUBCONTRACTORS TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND STARTING ANY WORK.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CALIFORNIA BUILDING CODE AND MATERIALS USED UNLESS OTHERWISE NOTED. CONTRACTORS TO PROTECT ALL EXISTING CONDITIONS AS REQUIRED AND REPAIR ALL DAMAGES CAUSED BY DEMOLITION OR NEW CONSTRUCTION.
- OPENINGS IN FIRE RATED WALLS REQUIRING PROTECTED OPENINGS SHALL HAVE A RATING IN THE FOLLOWING LOCATIONS:
 - A. ABOVE CORRIDOR CEILING WHICH ARE NOT PART OF THE FIRE RESISTIVE ASSEMBLY.
 - B. BELOW ANY CEILING. (CBC 716)
- CONSTRUCTION JOINTS IN FIRE-RATING WALLS REQUIRED TO HAVE PROTECTION OPENINGS OR IN FLOORS SHALL BE PROTECTED BY MATERIALS HAVING AN EQUIVALENT FIRE RATING. SUCH MATERIAL SHALL CONFORM WITH CBC SECTION 715.
- FIRE DOORS AND FIRE DAMPERS SHALL BE LABELED OR OTHERWISE IDENTIFIED AS TO THE FIRE PROTECTION RATING SHALL BE FABRICATED AND INSTALLED IN AN APPROVED MANNER. (CBC 717.3.2.1).
- FIRE AND SMOKE DAMPERS ARE REQUIRED IN THE FOLLOWING LOCATIONS:
 - A. DUCTS PENETRATING THE CEILING OF A FIRE-RESISTIVE FLOOR - OR ROOF-ASSEMBLY.
 - B. DUCTS PENETRATING FIRE-RATED CORRIDOR WALLS. (CBC 717.5.1)
- A CLASS II FLAME RATING FOR INTERIOR FINISHES OF EXIT CORRIDORS AND A CLASS III FLAME RATING FOR INTERIOR FINISHES AT ROOMS. (CBC 805.11)
- CONTRACTOR TO FIELD VERIFY THE CURRENT LEVEL OF FIRE LIFE SAFETY SYSTEM INSTALLED IN THE BUILDING AND INSTALL AS REQUIRED AN EQUIVALENT SYSTEM TO MATCH SYSTEMS MUST BE INTER-CONNECTED THROUGHOUT THE BUILDING.
- A FINAL REPORT FOR TESTING AND ADJUSTING OF ALL NEW SYSTEM SHALL BE COMPLETED PRIOR TO ISSUANCE OF PERMIT. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES. (10.410.4.4)
- ALL JOINTS, PENETRATIONS AND ANY OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

PARTITION PLAN KEY NOTES

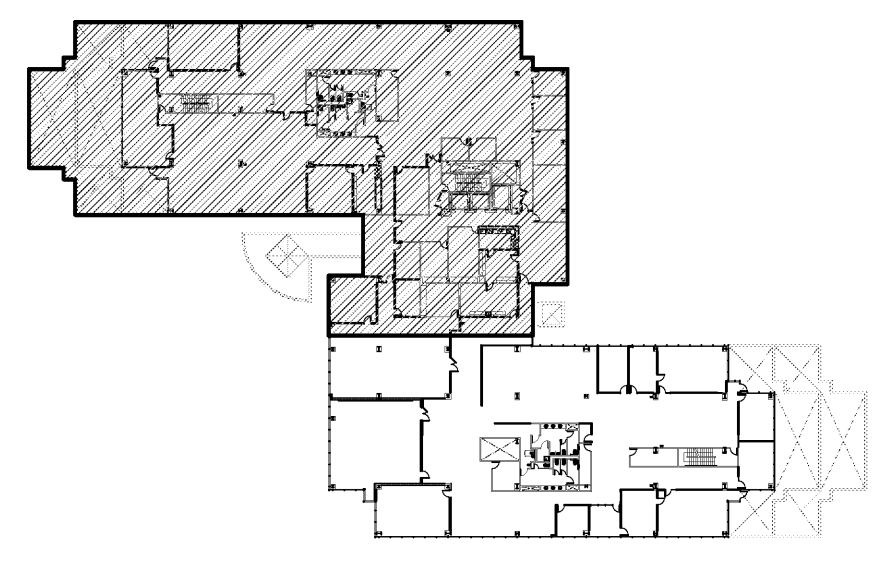
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- CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO PRIGNS.
- CUBICLES (9'-4" HIGH MAX) ARE TO BE SUPPLIED AND INSTALLED BY FURNITURE VENDOR. CONTRACTOR TO PROVIDE HARDWARE HOOK-UP FOR ELEC./ TELE/ DATA, TYPICAL.
- BUILT-IN ADA ACCESSIBLE RECEPTION COUNTER AT RECEPTION-302, SEE ENLARGED PLAN DETAIL A/TA6.0A
- BUILT-IN ADA ACCESSIBLE TRANSACTION COUNTER AT I.T. RECEPTION-323, SEE ENLARGED PLAN DETAIL B/TA6.0A
- NEW PLASTIC LAMINATE UPPER AND LOWER CABINET WITH STAINLESS STEEL SINK, HOT/COLD WATER IN BREAK ROOM, SEE DETAIL K/TA6.0
- LOCATION OF TENANT-PROVIDED REFRIGERATORS (SIZE TO BE DETERMINED)
- NEW 16" DEEP PLASTIC LAMINATE ADJUSTABLE SHELVING AT I.T. RECEPTION-323, SEE DETAIL T/TA6.0B
- NEW RED 1X6 TONGUE & GROOVE CEDAR WOOD PANELING AT BOARD ROOM WALLS, SEE DETAIL P/TA6.0A. SEE ALSO SHEET TA5.0 FOR RENDERING.
- NEW SOUND PROOF DUAL PANE WINDOW AT OFFICE-343, SEE DETAIL HTA6.2
- PROVIDE TACTILE 'EXIT' SIGN AT DOOR, SEE DETAIL T/TA6.0
- PROVIDE TACTILE 'EXIT ROUTE' SIGN AT DOOR, SEE DETAIL UTAS.0
- RELOCATED HERCULITE DOOR & SIDELIGHT SYSTEM
- EXISTING WINDOW COVERINGS TO REMAIN THROUGHOUT; CLEAN / REPAIR AS REQUIRED.
- NEW TEMPERED GLASS FROM FLOOR TO DOOR HEAD HEIGHT IN PRE-FINISHED BLACK 'TINY' C-SERIES FRAMES AT OFFICE-342, SEE DETAIL D/TA6.0B
- EXISTING SEMI-RECESSED FIRE EXTINGUISHER CABINETS TO REMAIN AND TO BE INSPECTED FOR COMPLIANCE

- 14 EXISTING WINDOW OR SIDELIGHT TO REMAIN
- 20 PROVIDE BACKING IN WALL FOR WALL MOUNTED FLAT SCREEN TELEVISION. CONTRACTOR TO VERIFY WITH TENANT FOR EXACT LOCATION.
- 21 NEW PLASTIC LAMINATE UPPER AND LOWER CABINETS IN MAIL ROOM-361, SEE DETAIL A/TA6.0B

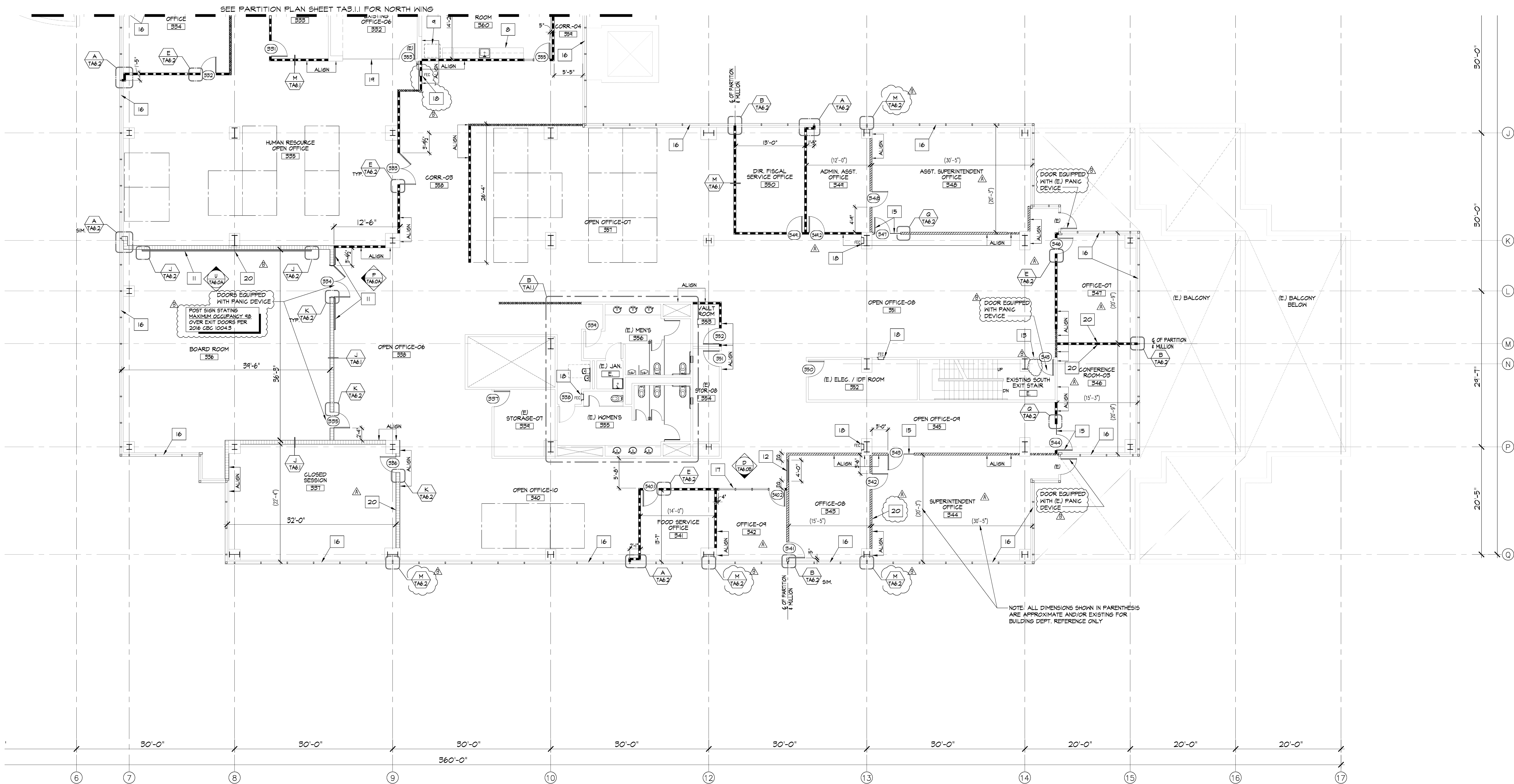
- ### DOOR IDENTIFICATION, REFER TO DOOR SCHEDULE SHEET TA5.0
- +50 SECURITY DEVICE, F.O.B. ACCESS AND POWER SUPPLY AS REQUIRED FOR DOORS INDICATED. SEE DOOR SCHEDULE SHEET TA5.0, FOR ADDITIONAL INFORMATION.
- F.E.C. EXISTING RECESSED FIRE EXTINGUISHER CABINET
- (E) EXISTING TO REMAIN
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WALL LEGEND

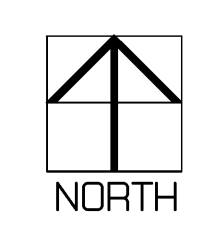
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- NEW PARTITION - 3/4" TYPE 'X' GYP. BD. EACH SIDE OF 3/8" METAL STUD FROM FINISH FLOOR TO 12" ABOVE ADJACENT CEILING WITH R-13 ATTENUATION BATT INSULATION
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KEY PLAN



PARTITION PLAN - SOUTH WING
SCALE: 1/8" = 1'-0"



GENERAL NOTES

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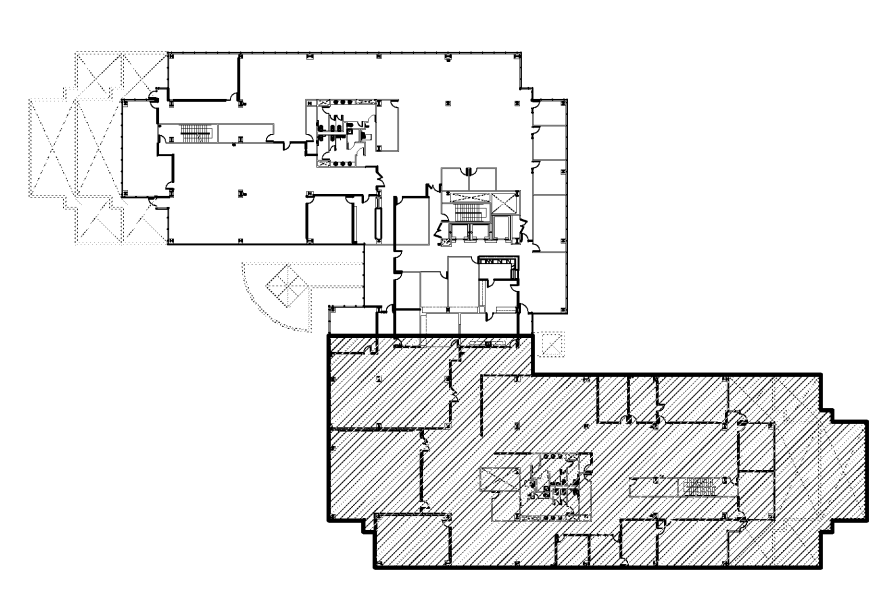
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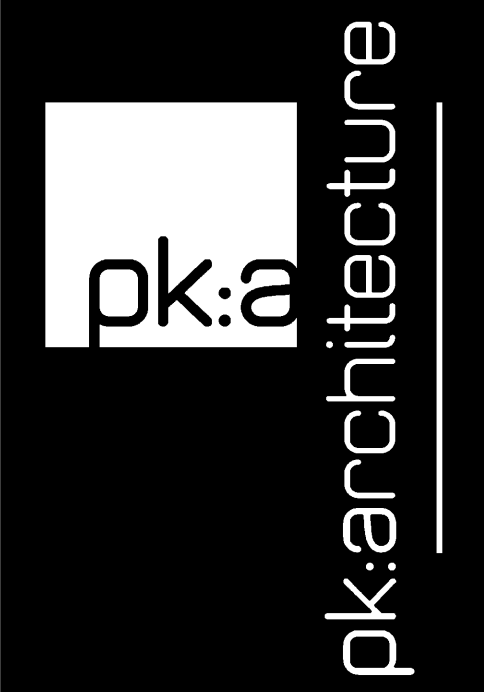
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WALL LEGEND

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KEY PLAN



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TENANT IMPROVEMENTS FOR:



1800 N SOLAR DRIVE - 3RD FLOOR
OXNARD, CALIFORNIA

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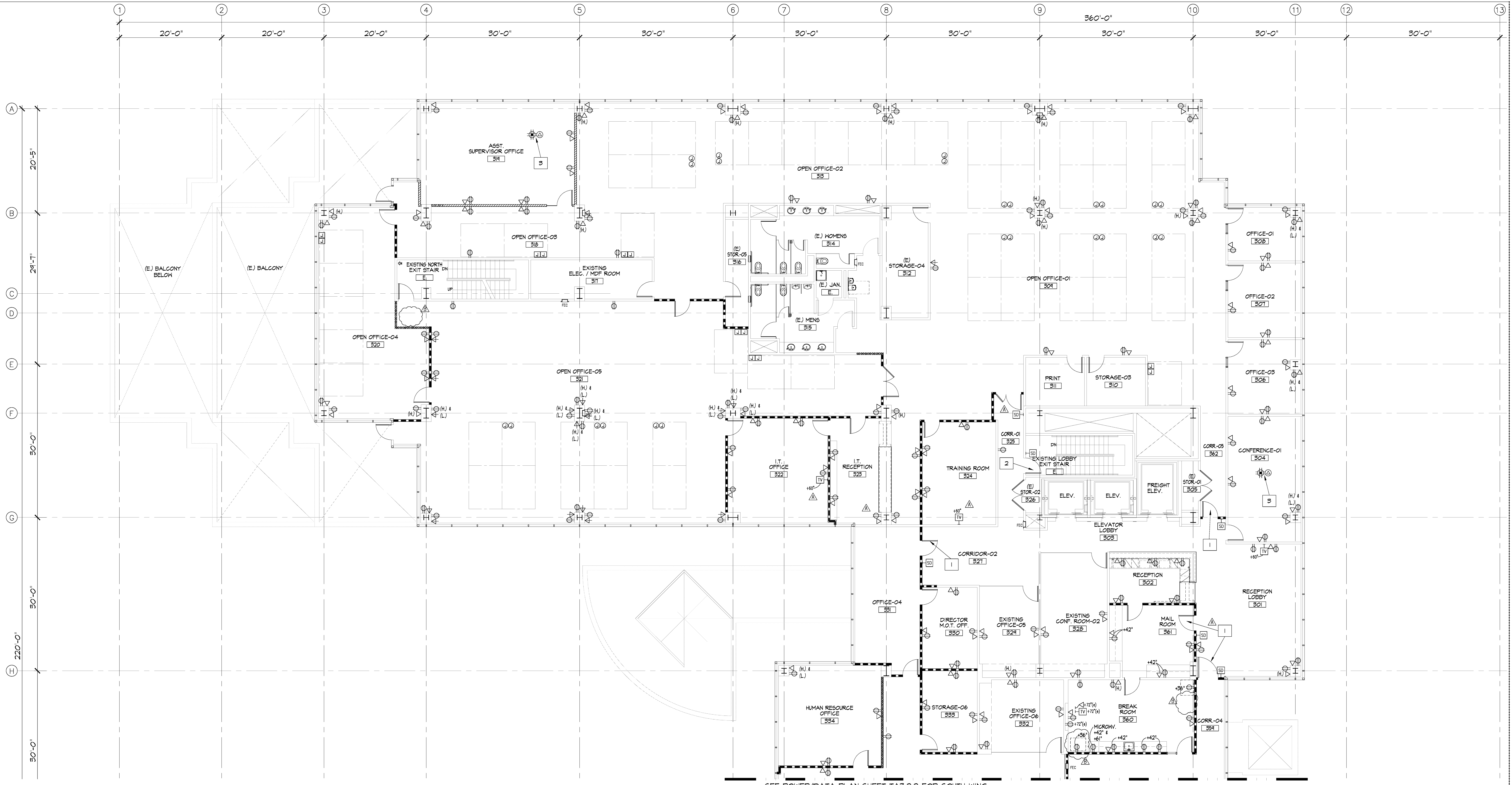
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△	ISSUED FOR BID/ADD-R	04/30/19
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sheet title

PARTITION PLAN - SOUTH WING

drawn by
project no 18-87-60
date
scale

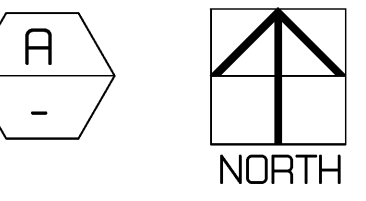
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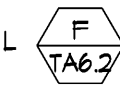
SEE POWER/DATA PLAN SHEET TAB.2.2 FOR SOUTH WING

POWER / DATA PLAN - NORTH WING

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



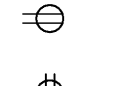



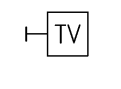
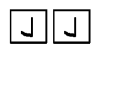

POWER / DATA PLAN GENERAL NOTES

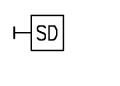
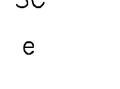
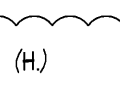
- ALL POWER OUTLETS ARE 120V UNLESS NOTED OTHERWISE; ALL ETHERNET CABLES TO BE CAT6a.
- CONTRACTOR TO VERIFY AND CONFIRM WITH TENANT THE FINAL LOCATIONS AND QUANTITY OF ALL ELECTRICAL REQUIREMENTS.
- LOCATE ELEC. OUTLETS PER A.D.A. REQ'TS.
- ALL J-BOX AND FLOOR MOUNTMENT LOCATIONS TO BE VERIFIED WITH TENANT AND/OR TENANT'S FURNITURE VENDOR.
- ALL ELECTRICAL TO BE ISOLATED AND GROUNDED.
- ALL NEW OUTLET BOXES TO BE PROVIDED PER DETAIL 
- ELEC. / TELE / DATA OUTLETS SHOWN ARE NEW; RE-USE EXISTING WHEREVER POSSIBLE.

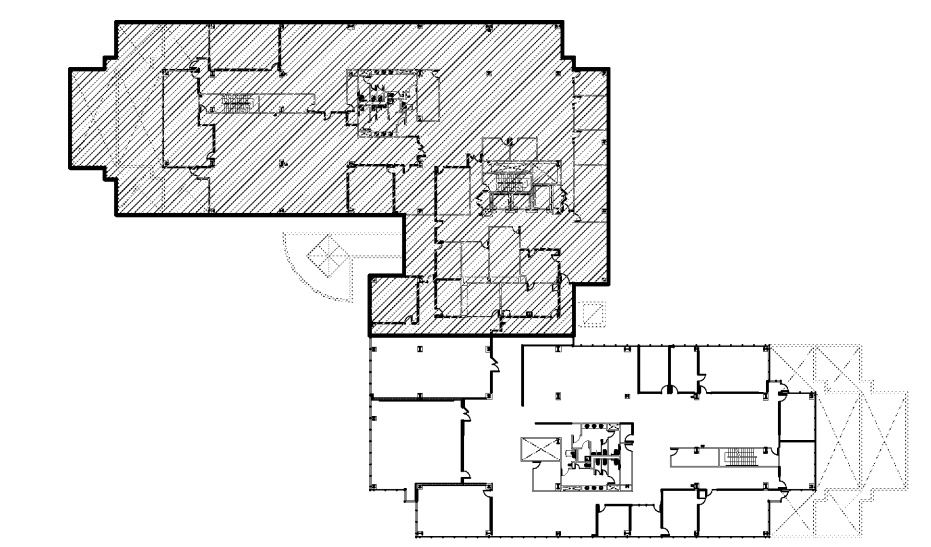
POWER / DATA KEY NOTES

- VERIFY WITH TENANT VENDOR REGARDING SECURITY ACCESS AT NEW DOORS INDICATED.
- CONFIRM WITH TENANT'S VENDOR REGARDING SECURITY ACCESS AT ALL EXISTING STAIRWAY DOORS TO SUITE.
- FINAL APPROVAL OF FLOOR CORE LOCATIONS TO BE VERIFIED/APPROVED BY TENANT/FURNITURE VENDOR PRIOR TO CORING; NO EXCEPTIONS.

POWER / DATA LEGEND

-  BLDG. STD. WALL MOUNTED DUPLEX ELECTRICAL OUTLET @ 18" A.F.F., U.N.O.
-  BLDG. STD. WALL MOUNTED FOURPLEX ELECTRICAL OUTLET AT 18" A.F.F., U.N.O.
-  BLDG. STD. WALL MOUNTED DUPLEX TELE / DATA OUTLET @ 18" A.F.F., U.N.O. (PROVIDE 3/4\" data-bbox="340 785 355 800"/> BLDG. STD. WALL MOUNTED QUAD DATA OUTLET @ 18" A.F.F., U.N.O. (PROVIDE 3/4\" data-bbox="340 810 355 825"/> BLDG. STD. IN-CEILING DATA OUTLET
-  BLDG. STD. FLOOR MOUNTED FLUSH DATA/TELEPHONE OUTLET WITH 3/4\" data-bbox="340 845 355 860"/> BLDG. STD. FLOOR MOUNTED FLUSH FOUR-FLEX ELECTRICAL OUTLET
-  RECESSED AUDIO VISUAL BOX WITH ELECTRICAL AND DATA CONNECTIONS FOR TELEVISION MONITOR
-  WALL MOUNTED JUNCTION BOXES FOR CONNECTION OF ELECTRICAL POWER AND HARDWARE OF TELE/DATA TO TENANT'S FURNITURE PARTITION SYSTEM. CONDUIT SIZE TO BE DETERMINED AND EXACT LOCATIONS TO BE VERIFIED WITH TENANT AND TENANT'S FURNITURE VENDOR. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING JUNCTION BOXES AND RE-USE WHEREVER POSSIBLE.
-  FLUSH FLOOR MOUNTED JUNCTION BOXES FOR CONNECTION OF ELECTRICAL POWER AND HARDWARE OF TELE/DATA TO TENANT'S FURNITURE PARTITION SYSTEM. CONDUIT SIZE TO BE DETERMINED AND EXACT LOCATIONS TO BE VERIFIED WITH TENANT AND TENANT'S FURNITURE VENDOR. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING JUNCTION BOXES AND RE-USE WHEREVER POSSIBLE.

-  SECURITY DEVICE, F.O.B. ACCESS AND POWER SUPPLY AS REQUIRED FOR DOORS INDICATED. (S.C. TO COORDINATE CONDUIT REQUIREMENTS FOR F.O.B. SYSTEM WITH TENANT) PROVIDE ALL REQUIRED INFRASTRUCTURE. SEE DOOR SCHEDULE, SHEET TAB.0, FOR ADDITIONAL INFORMATION.
- SC SEPARATE CIRCUIT
-  EXISTING TO REMAIN
-  (H) DENOTES WALL MOUNTED POWER & DATA OUTLETS MOUNTED AT 20\" data-bbox="520 805 535 820"/> (L) DENOTES WALL MOUNTED POWER & DATA OUTLETS MOUNTED AT 20\" data-bbox="520 820 535 835"/> FINISH AND AT 18\" data-bbox="520 835 535 850"/> A.F.F.



KEY PLAN

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TENANT IMPROVEMENTS FOR

RO SCHOOL DISTRICT

1800 N SOLAR DRIVE - 3RD FLOOR
OXNARD, CALIFORNIA

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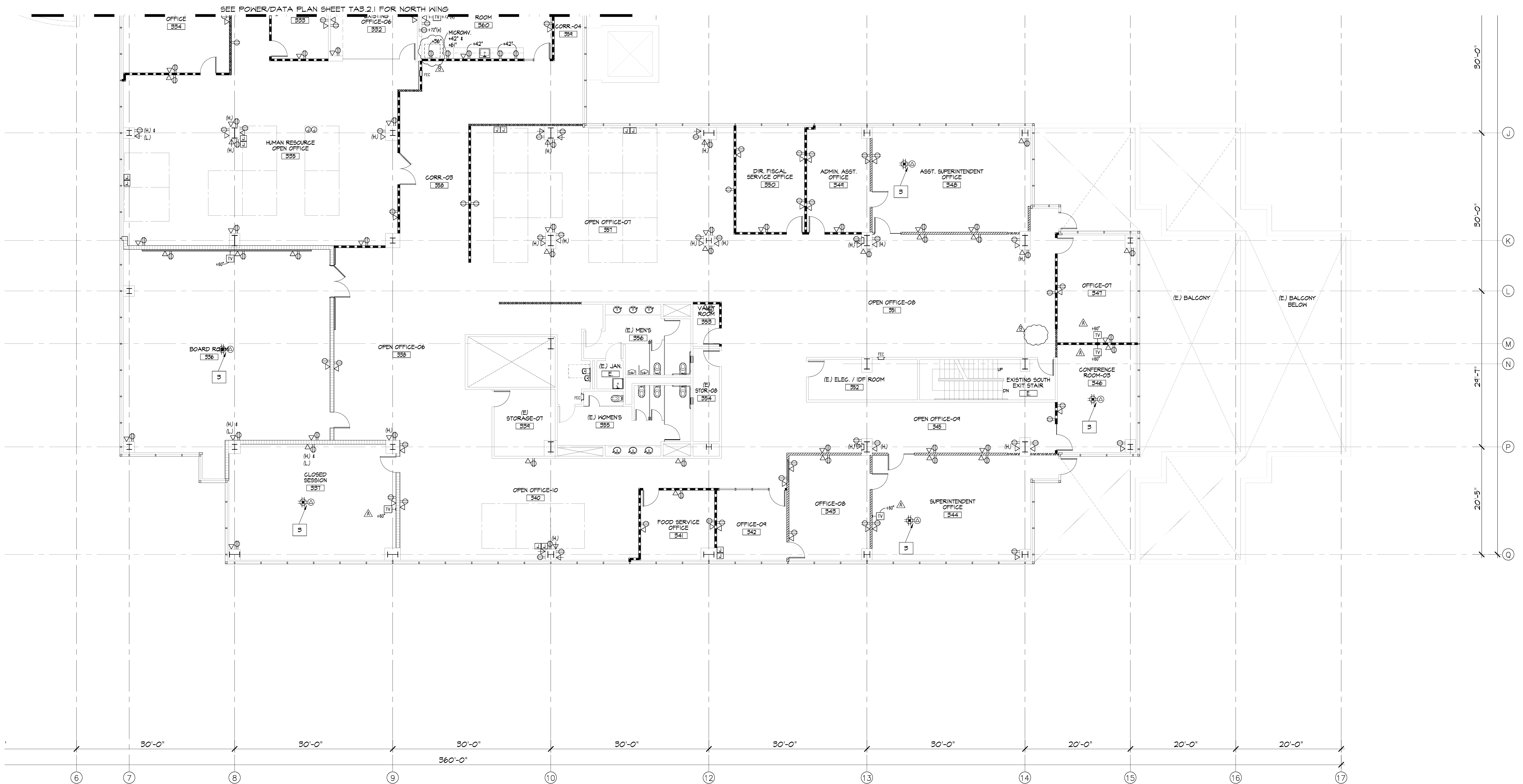
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ISSUED FOR BID/ADD-R	04/30/19
P.C. CORRECT/ADD-R	05/30/19

sheet title

POWER / DATA PLAN NORTH WING

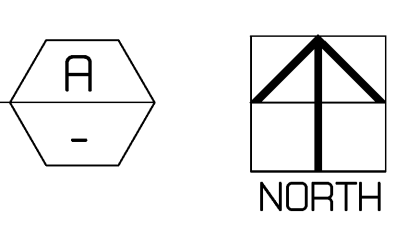
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project no 18-87-60
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POWER / DATA PLAN - SOUTH WING

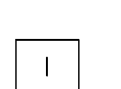
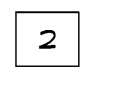
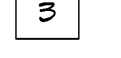
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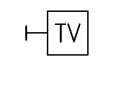
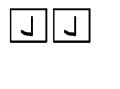

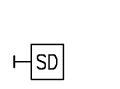

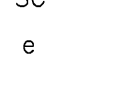
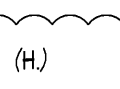
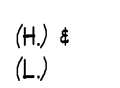
POWER / DATA PLAN GENERAL NOTES

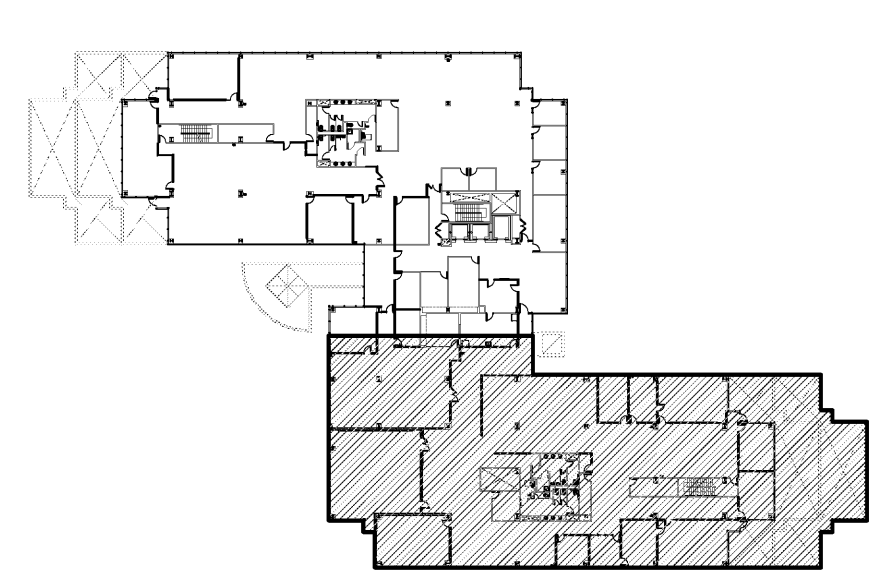
- ALL POWER OUTLETS ARE 120V UNLESS NOTED OTHERWISE; ALL ETHERNET CABLES TO BE CAT6a.
- CONTRACTOR TO VERIFY AND CONFIRM WITH TENANT THE FINAL LOCATIONS AND QUANTITY OF ALL ELECTRICAL REQUIREMENTS.
- LOCATE ELEC. OUTLETS PER A.D.A. REQ'TS.
- ALL J-BOX AND FLOOR MONUMENT LOCATIONS TO BE VERIFIED WITH TENANT AND/OR TENANT'S FURNITURE VENDOR.
- ALL ELECTRICAL TO BE ISOLATED AND GROUNDED.
- ALL NEW OUTLET BOXES TO BE PROVIDED PER DETAIL 
- ELEC. / TELE / DATA OUTLETS SHOWN ARE NEW; RE-USE EXISTING WHEREVER POSSIBLE.

POWER / DATA KEY NOTES

-  VERIFY WITH TENANT VENDOR REGARDING SECURITY ACCESS AT NEW DOORS INDICATED.
-  CONFIRM WITH TENANT'S VENDOR REGARDING SECURITY ACCESS AT ALL EXISTING STAIRWAY DOORS TO SUITE.
-  FINAL APPROVAL OF FLOOR CORE LOCATIONS TO BE VERIFIED/APPROVED BY TENANT/FURNITURE VENDOR PRIOR TO CORING; NO EXCEPTIONS.

POWER / DATA LEGEND

-  BLDG. STD. WALL MOUNTED DUPLEX ELECTRICAL OUTLET @ 18" A.F.F., U.N.O.
-  BLDG. STD. WALL MOUNTED FOURPLEX ELECTRICAL OUTLET AT 18" A.F.F., U.N.O.
-  BLDG. STD. WALL MOUNTED DUPLEX TELE / DATA OUTLET @ 18" A.F.F., U.N.O. (PROVIDE 3/4" CONDUIT STUBBED TO ABOVE CEILING WITH FULL STRING) TYPICAL, U.N.O.
-  BLDG. STD. WALL MOUNTED QUAD DATA OUTLET @ 18" A.F.F., U.N.O. (PROVIDE 3/4" CONDUIT) TYPICAL, U.N.O.
-  BLDG. STD. IN-CEILING DATA OUTLET
-  BLDG. STD. FLOOR MOUNTED FLUSH DATA/TELEPHONE OUTLET WITH 3/4" CONDUIT, U.N.O.
-  BLDG. STD. FLOOR MOUNTED FLUSH FOUR-FLEX ELECTRICAL OUTLET
-  RECESSED AUDIO VISUAL BOX WITH ELECTRICAL AND DATA CONNECTIONS FOR TELEVISION MONITOR
-  WALL MOUNTED JUNCTION BOXES FOR CONNECTION OF ELECTRICAL POWER AND HARDWARE OF TELE/DATA TO TENANT'S FURNITURE PARTITION SYSTEM. CONDUIT SIZE TO BE DETERMINED AND EXACT LOCATIONS TO BE VERIFIED WITH TENANT AND TENANT'S FURNITURE VENDOR. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING JUNCTION BOXES AND RE-USE WHEREVER POSSIBLE.
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-  SECURITY DEVICE, F.O.B. ACCESS AND POWER SUPPLY AS REQUIRED FOR DOORS INDICATED. (S.C. TO COORDINATE CONDUIT REQUIREMENTS FOR F.O.B. SYSTEM WITH TENANT) PROVIDE ALL REQUIRED INFRASTRUCTURE. SEE DOOR SCHEDULE, SHEET TAB.0, FOR ADDITIONAL INFORMATION.
-  SEPARATE CIRCUIT
-  EXISTING TO REMAIN
-  (H) DENOTES WALL MOUNTED POWER & DATA OUTLETS MOUNTED AT 20" BELOW CEILING FINISH
-  (H) & (L) DENOTES WALL MOUNTED POWER & DATA OUTLETS MOUNTED AT 20" BELOW CEILING FINISH AND AT 18" A.F.F.



KEY PLAN

TENANT IMPROVEMENTS FOR:



1800 N SOLAR DRIVE - 3RD FLOOR
OAKLAND, CALIFORNIA

pk:a architecture

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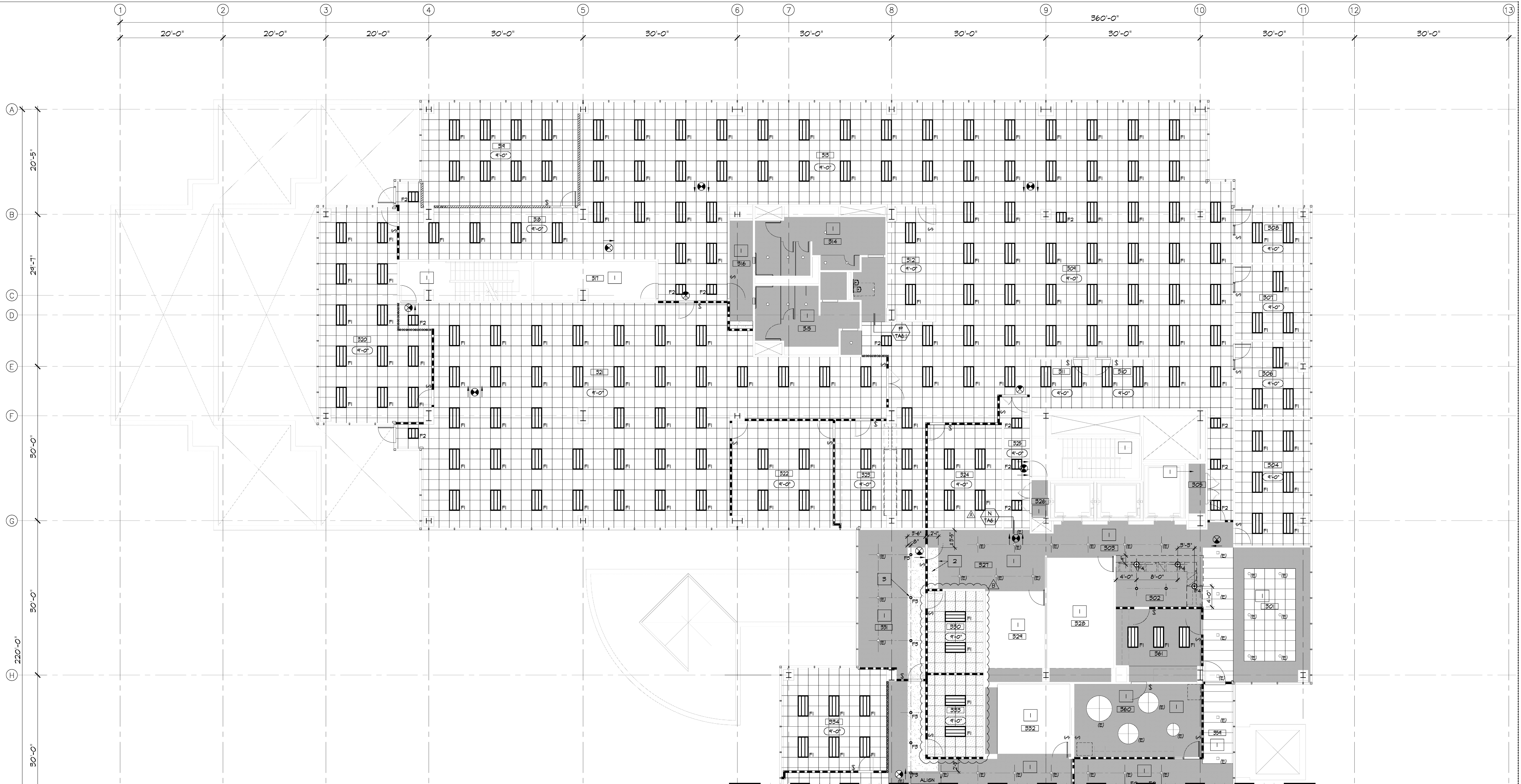
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sheet title

POWER / DATA PLAN SOUTH WING

drawn by
project no. 18-87-60
date
scale

TA3.2.2



SEE PARTITION PLAN SHEET TA3.3.2 FOR SOUTH WING

REFLECTED CEILING PLAN - NORTH WING

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



CEILING PLAN NOTES

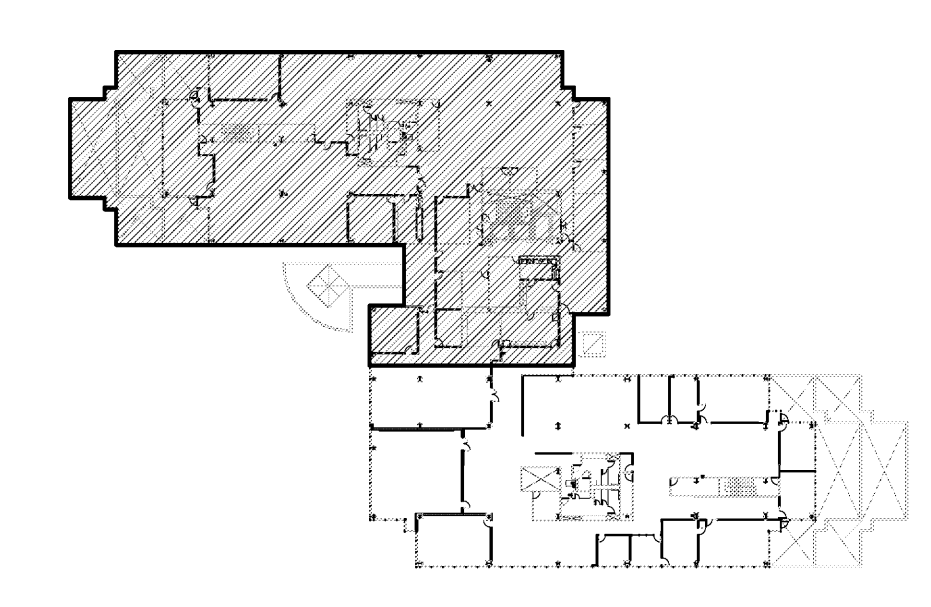
- EXISTING CEILING AND LIGHTING TO BE REMOVED THROUGHOUT, UNLESS NOTED OTHERWISE.
- EXISTING FIRE SPRINKLERS, MECHANICAL DISTRIBUTION, LIGHT SWITCHING, ETC... TO BE REMODED AS REQUIRED FOR NEW LAYOUT.
- CONTRACTOR TO VERIFY AND CONFIRM WITH ARCHITECT, ELECTRICAL'S LATEST TITLE 24 ENERGY REQUIREMENTS FOR LIGHTING AND CONTROLS.
- PROVIDE EMERGENCY LIGHTING AS REQUIRED.
- SEE MECHANICAL PLANS FOR SUPPLY AND RETURN AIR REGISTERS.
- A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED & SHALL COMPLY WITH SECTION B3.6 OF ASCE 1-10.
- THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2". ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.
- CEILING EXCEEDING 1,000 S.F. SHALL HAVE HORIZONTAL RESTRAINTS.
- FOR CEILING AREAS EXCEEDING 2500 S.F., A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING INTO AREAS NOT EXCEEDING 2500 S.F. SHALL BE PROVIDED.
- SPRINKLER HEADS SHALL BE SUPPORTED INDEPENDENTLY AND SHALL HAVE A 2" OVERSIZE RING.
- SPECIAL SUSPENDED CEILING INSPECTION IS REQUIRED.
- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.
- SPRINKLER HEADS, RECESSED LIGHT FIXTURES, SPEAKERS, MISC. SENSOR, ETC... TO BE CENTERED IN 2'X2' PORTION OF CEILING TILES, WHERE OCCURS.
- GENERAL CONTRACTOR TO COORDINATE WITH TENANT'S LOW VOLTAGE VENDOR.
- COORDINATE WITH TENANT'S SECURITY VENDOR REGARDING ALL CEILING WORK, I.E. CAMERAS, ALARM, ETC...

CEILING PLAN KEY NOTES

- EXISTING CEILING AND LIGHTING TO REMAIN.
- NEW HARD LID CEILING TO MATCH AND ALIGN WITH EXISTING V.I.F.
- NEW RECESSED L.E.D. DOWNLIGHT FIXTURES TO ALIGN AND BE EQUALLY SPACED TO MATCH EXISTING

CEILING LEGEND

<p>EXISTING 2'-0" X 2'-0" SUSPENDED CEILING GRID SYSTEM TO REMAIN. CLEAN, REPAIR, LEVEL, REPLACE EXISTING GRID AS REQUIRED AND BRING UP TO CURRENT CODE. PROVIDE AND INSTALL NEW CEILING TILES:</p> <p>MFR: ARMSTRONG TILE: 24" X 24" DUNE, 8° BEVELED REGULAR</p> <p>NOTE: PROVIDE ALTERNATE BRIGING TO DEMO. EXISTING CEILING GRID THROUGHOUT, UNLESS NOTED OTHERWISE. REPLACE WITH NEW 2'-0" X 4'-0" SUSPENDED CEILING TILE/GRID SYSTEM.</p> <p>MFR: ARMSTRONG TILE: DUNE SECOND-LOCK II, 15/16" ANGLED REGULAR GRID, FREELIZE XL, 15/16" EXPOSED GRID</p> <p>NOTE: PROVIDE SEISMIC AND COMPRESSION POST AS REQUIRED TO MEET CURRENT CODE.</p> <p>SEE DETAILS </p>	<p>ONLY IN ROOMS 300 & 305, PROVIDE NEW 2'-0" X 2'-0" SUSPENDED CEILING GRID SYSTEM TO MATCH EXISTING (NOTE: SALVAGE AS MUCH OF EXISTING CEILING GRID THAT WAS REMOVED IN DEMOLISHED ROOMS) NOTE: PROVIDE SEISMIC AND COMPRESSION POST AS REQUIRED TO MEET CURRENT CODE.</p> <p>SEE DETAILS </p>
<p>EXISTING 2'X6' CEILING GRID SYSTEM</p> <p>EXISTING SQUARE OR ROUND RECESSED DOWNLIGHT FIXTURE</p> <p>NEW CEILING MOUNTED SPEAKER</p> <p>NEW IN-CEILING DATA OUTLET (M.A.P. LOCATION TO BE DETERMINED)</p> <p>EXISTING GYPSUM BOARD CEILING/SOFFIT AND LIGHTING TO REMAIN</p> <p>EXISTING ROUND DOWNLIGHT FIXTURES TO REMAIN (60", 48" AND 36" ROUND)</p>	<p>NEW 5/8" TYPE 'X' PAINTED GYPSUM BOARD CEILING/SOFFIT, TO MATCH EXISTING, V.I.F.</p> <p>NEW 2'-0" X 4'-0" RECESSED L.E.D. LIGHT FIXTURE. MFR: LITHONIA LIGHTING SERIES: 2BLT4 BLT SERIES L.E.D. W/ ADJM CURVED SMOOTH DIFFUSER COLOR TEMPERATURE: LP890, 82CRI, 3000K NOTE: OR APPROVED EQUAL</p> <p>SAME AS ABOVE EXCEPT 2'-0" X 2'-0" RECESSED L.E.D. LIGHT FIXTURE.</p> <p>RECESSED L.E.D. DOWNLIGHT FIXTURE</p> <p>RELOCATED DECORATIVE PENDANT LIGHT FIXTURE</p> <p>LIGHT SWITCH (PROVIDE SENSOR SWITCH PER ELEC. DWGS.)</p> <p>BLDG. STD. ILLUMINATED EXIT SIGN (DIRECTIONAL AS SHOWN) EXACT QUANTITIES AND LOCATIONS TO BE CONFIRMED WITH THE FIRE MARSHALL</p> <p>CEILING OR SOFFIT HEIGHT INDICATOR ABOVE FIN. FLOOR</p>



KEY PLAN

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TENANT IMPROVEMENTS FOR

RO SCHOOL DISTRICT

1800 N SOLAR DRIVE - 3RD FLOOR
OXNARD, CALIFORNIA

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sheet title

REFLECTED CEILING PLAN - NORTH WING

drawn by

project no 18-87-60

date

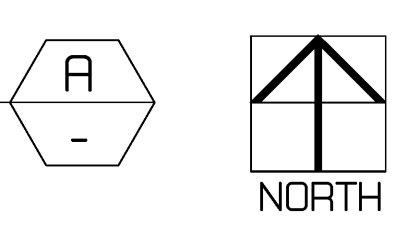
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TA3.3.1



REFLECTED CEILING PLAN - SOUTH WING

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



CEILING PLAN NOTES

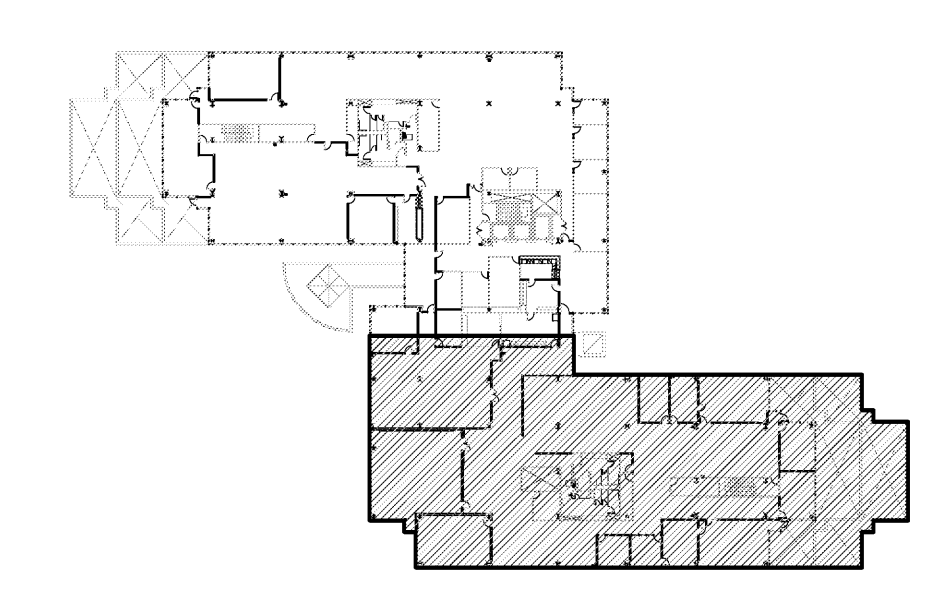
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- EXISTING FIRE SPRINKLERS, MECHANICAL DISTRIBUTION, LIGHT SWITCHING, ETC., TO BE REMODEL AS REQUIRED FOR NEW LAYOUT.
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- PROVIDE EMERGENCY LIGHTING AS REQUIRED.
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- A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED & SHALL COMPLY WITH SECTION B3.6 OF ASCE 1-10.
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- CEILING EXCEEDING 1,000 S.F. SHALL HAVE HORIZONTAL RESTRAINTS.
- FOR CEILING AREAS EXCEEDING 2,500 S.F., A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING INTO AREAS NOT EXCEEDING 2,500 S.F. SHALL BE PROVIDED.
- SPRINKLER HEADS SHALL BE SUPPORTED INDEPENDENTLY AND SHALL HAVE A 2" OVERSIZE RING.
- SPECIAL SUSPENDED CEILING INSPECTION IS REQUIRED.
- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.
- SPRINKLER HEADS, RECESSED LIGHT FIXTURES, SPEAKERS, MISC. SENSOR, ETC., TO BE CENTERED IN 2'X2' PORTION OF CEILING TILES, WHERE OCCURS.
- GENERAL CONTRACTOR TO COORDINATE WITH TENANT'S LOW VOLTAGE VENDOR.
- COORDINATE WITH TENANT'S SECURITY VENDOR REGARDING ALL CEILING WORK, I.E. CAMERAS, ALARM, ETC.,

CEILING PLAN KEY NOTES

- EXISTING CEILING AND LIGHTING TO REMAIN.
- NEW HARD LID CEILING TO MATCH AND ALIGN WITH EXISTING V.I.F.
- NEW RECESSED L.E.D. DOWNLIGHT FIXTURES TO ALIGN AND BE EQUALLY SPACED TO MATCH EXISTING

CEILING LEGEND

<p>EXISTING 2'-0" X 2'-0" SUSPENDED CEILING GRID SYSTEM TO REMAIN. CLEAN, REPAIR, LEVEL, REPLACE EXISTING GRID AS REQUIRED AND BRING UP TO CURRENT CODE. PROVIDE AND INSTALL NEW CEILING TILES:</p> <p>MFR: ARMSTRONG TILE: 24" X 24" DUNE, 8° BEVELED REGULAR</p> <p>NOTE: PROVIDE ALTERNATE BRIGING TO DEMO. EXISTING CEILING GRID THROUGHOUT, UNLESS NOTED OTHERWISE. REPLACE WITH NEW 2'-0" X 4'-0" SUSPENDED CEILING TILE/GRID SYSTEM.</p> <p>MFR: ARMSTRONG TILE: DUNE SECOND-LOCK II, 15/16" ANGLED REGULAR GRID, FRELIZE XL, 15/16" EXPOSED GRID</p> <p>NOTE: PROVIDE SEISMIC AND COMPRESSION POST AS REQUIRED TO MEET CURRENT CODE. SEE DETAILS </p>	<p>ONLY IN ROOMS 300 & 305, PROVIDE NEW 2'-0" X 2'-0" SUSPENDED CEILING GRID SYSTEM TO MATCH EXISTING (NOTE: SALVAGE AS MUCH OF EXISTING CEILING GRID THAT WAS REMOVED IN DEMOLISHED ROOMS). NOTE: PROVIDE SEISMIC AND COMPRESSION POST AS REQUIRED TO MEET CURRENT CODE. SEE DETAILS </p> <p>NEW 5/8" TYPE 'X' PAINTED GYPSUM BOARD CEILING/SOFFIT, TO MATCH EXISTING, V.I.F.</p> <p>NEW 2'-0" X 4'-0" RECESSED L.E.D. LIGHT FIXTURE. MFR: LITHONIA LIGHTING SERIES: ZBLT4 BLT SERIES L.E.D. W/ ADMV CURVED SMOOTH DIFFUSER COLOR TEMPERATURE: LP850, 82CRI, 3000K NOTE: OR APPROVED EQUAL</p> <p>SAME AS ABOVE EXCEPT 2'-0" X 2'-0" RECESSED L.E.D. LIGHT FIXTURE.</p> <p>RECESSED L.E.D. DOWNLIGHT FIXTURE</p> <p>RELOCATED DECORATIVE PENDANT LIGHT FIXTURE</p> <p>LIGHT SWITCH (PROVIDE SENSOR SWITCH PER ELEC. DWGS.)</p> <p>BLDG. STD. ILLUMINATED EXIT SIGN (DIRECTIONAL AS SHOWN) EXACT QUANTITIES AND LOCATIONS TO BE CONFIRMED WITH THE FIRE MARSHALL</p> <p>CEILING OR SOFFIT HEIGHT INDICATOR ABOVE FIN. FLOOR</p>
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KEY PLAN

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TENANT IMPROVEMENTS FOR

RO SCHOOL DISTRICT

1800 N SOLAR DRIVE - 3RD FLOOR
OXNARD, CALIFORNIA

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△	PLAN CHECK SUBMIT.	04/15/19
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△	P.C. CORRECT/ADD-B	05/30/19

sheet title

REFLECTED CEILING PLAN - SOUTH WING

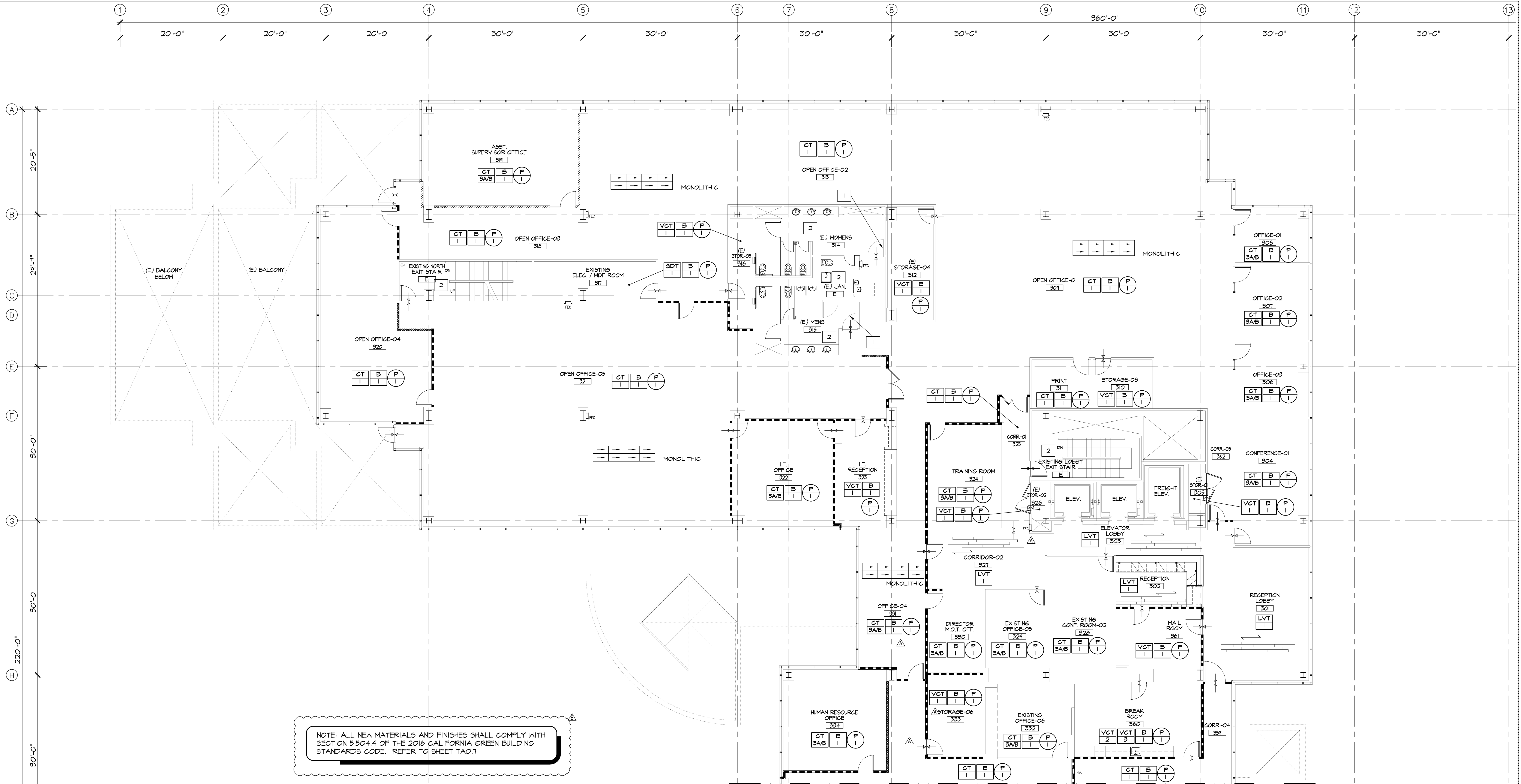
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project no 18-87-60

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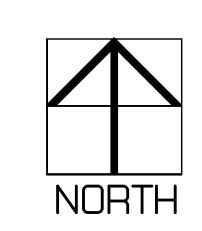
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TA3.3.2



FINISH PLAN - NORTH WING

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



FINISH NOTES

- PROVIDE SCHLUTER SCHIENE BRUSHED STAINLESS STEEL ANGLE AT ALL TILE/CARPET TRANSITIONS.
- B-1 WALL BASE THROUGH OUT UNLESS OTHERWISE NOTED.
- PROVIDE VINYL (BLACK) REDUCER STRIP AT ALL CARPET/RESILIENT TILE TRANSITIONS.
- DIRECTION OF CARPET TILES AS INDICATED BY ARROWS OR AS INDICATED IN SPECIFICATIONS.
- PAINT THROUGHOUT TO BE (P-1) UNLESS NOTED OTHERWISE.
- PROVIDE (P-4) PAINT ON ALL SOFFITS / HARD LID CEILING UNLESS NOTED OTHERWISE.
- ALL PAINTS SHALL BE MINIMUM ONE (1) COAT OF PRIMER, OR MORE IF RECOMMENDED BY THE MANUFACTURER AND TWO (2) COATS OF FINISH COLOR.
- VERIFY MANUFACTURER'S SPECIFICATIONS PRIOR TO PRICING AND PROVIDE PRIMER COATS FOR ALL COLOR THAT REQUIRE IT, PRIMERS TO BE ZERO V.O.C.
- CARPET OR CARPET TILES ARE TO BE SECURELY ATTACHED AND HAVE A LEVEL LOOP, TEXTURED LOOP LEVEL-CUT PILE OR LEVEL-CUT/INTUIT PILE NOT EXCEEDING 1/2" IN HEIGHT, EXPOSED EDGES OF CARPET ARE TO BE FASTENED TO THE FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.
- ALL FLOOR TRANSITIONS BETWEEN ROOMS TO OCCUR AT CENTERLINE OF DOOR WHEN CLOSED, UNLESS NOTED OTHERWISE.
- INSTALL SPECIFIED RUBBER BASE THROUGHOUT, U.N.O. USE 'ROLLED GOODS' ONLY.
- PLASTIC LAMINATE INSTALLED ON HORIZONTAL SURFACES TO BE MINIMUM 'GENERAL PURPOSE' GRADE AND TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL CABINET DOOR AND DRAWER EDGES TO BE FINISHED IN PLASTIC LAMINATE TO MATCH FRONTS, NO EDGE BANDING.
- ALL JOINTS WHERE MILLWORK PLASTIC LAMINATE MEETS DRYWALL ARE TO BE CAULKED IN COLOR TO EITHER MATCH PLASTIC LAMINATE OR PAINT ON WALL.

FINISH PLAN SYMBOLS LEGEND

→ DIRECTION OF PATTERN
 ↓ FLOOR FINISH TRANSITION
 (P) ACCENT WALLS

FINISH PLAN KEY NOTES

- IF EXISTING RESTROOM DOORS ARE SALVAGEABLE, PREP AND REPAIR TO MATCH NEW WOOD DOORS (P-2). PREP AND REPAIR EXISTING DOOR FRAMES P-1
- EXISTING AREA TO REMAIN AS-IS

CODE REQUIREMENTS

INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 009 OF THE CBC.

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY			
OCCUPANCY GROUP IN SPRINKLERED BUILDING	INTERIOR EXISTING STAIRWAYS & EXIT PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
A-3 *	B	C	C
B	B	B	C

CLASS B: FLAME SPREAD 26-75, SMOKE-DEVELOPED INDEX 0-450
 CLASS C: FLAME SPREAD 76-200, SMOKE-DEVELOPED INDEX 0-450

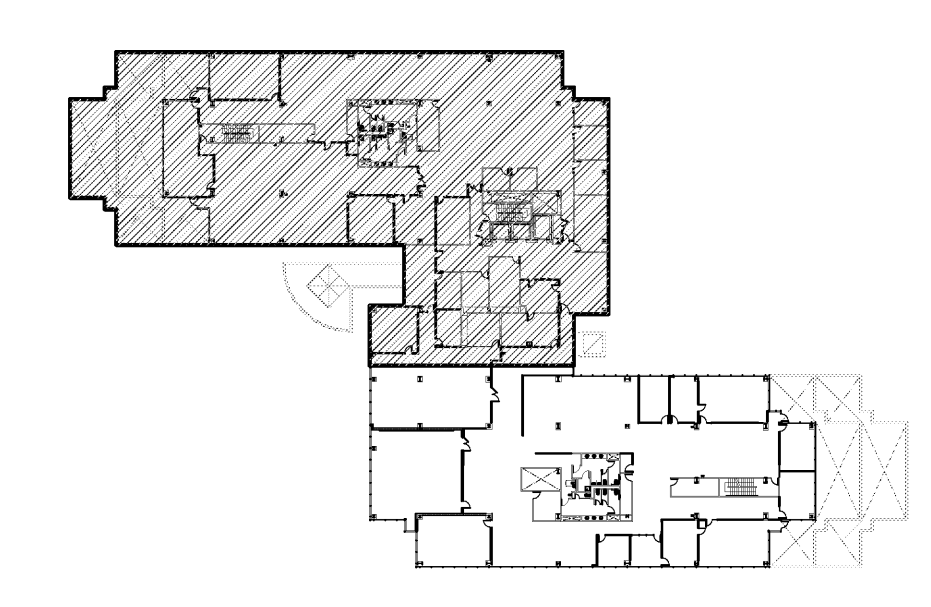
* FOR A-3 OCCUPANCIES, WOOD USED FOR ORNAMENTAL PURPOSES, TRUSSES, PANELING OR CHANCEL FURNISHING SHALL BE PERMITTED. (PER FOOTNOTE *1 OF CBC TABLE 803.11)

FINISH SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER / MATERIAL	STYLE / COLOR / FINISH	SIZE / NOTES
LVT	LUXURY VINYL TILE (ELEVATOR CORRIDOR & RECEPTION AREA)	SHAN	STYLE NAME: SOLITUDE COLOR: PEPPER STYLE NUMBER: 48595 SIZE: 6" X 48"	
CT	CARPET TILE (OPEN OFFICE AREA)	EP CONTRACT	STYLE NAME: FLASHBACK STYLE NUMBER: FL556 COLOR: GRAY HUSH COLOR NUMBER: 40815 SIZE: 18" X 36"	CONTACT: David.Kovalsky@epcontractflooring.com
CT	CARPET TILE (BOARD ROOM)	MANNINGTON	STYLE NAME: OFFLINE COLOR: BLOG (15203) SIZE: 24" X 24"	
CT	CARPET TILE (PRIVATE OFFICES-OPTION 1)	MANNINGTON	STYLE NAME: COLOR ANCHOR COLOR: DOODLE (15524) SIZE: 18" X 36"	PATTERN: BRICK ASHLAR
CT	CARPET TILE (PRIVATE OFFICES-OPTION 2)	EP CONTRACT	STYLE NAME: MICA II COLOR: BLACK MAGIC STYLE NUMBER: MC908 SIZE: 12" X 48"	
VCT	VINYL COMPOSITION TILE (STORAGE/MAIL ROOM)	ARMSTRONGS	STYLE NAME: IMPERIAL TEXTURE STYLE NUMBER: STANDARD EXCELON COLOR: CHARCOAL STYLE NUMBER: 51915 SIZE: 12" X 12"	
MD	WOOD PANELING (BOARD ROOM ENTRY & FEATURED HALL)	REAL CEDAR	SPECIES: WESTERN RED CEDAR STYLE: TONGUE & GROOVE NOMINAL SIZE: 1 X 6 GRADE: A CLEAR NOTE: APPLY CLEAR LACQUER SEMI-GLOSS FINISH	
VCT	VINYL COMPOSITION TILE (BREAK ROOM)	ARMSTRONGS	STYLE NAME: IMPERIAL TEXTURE STYLE NUMBER: STANDARD EXCELON COLOR: CLASSIC BLACK STYLE NUMBER: 51910 SIZE: 12" X 12"	NOTE: MIX 20% VCT-2 WITH 20% VCT-3
VCT	VINYL COMPOSITION TILE (BREAK ROOM)	ARMSTRONGS	STYLE NAME: IMPERIAL TEXTURE STYLE NUMBER: STANDARD EXCELON COLOR: BLUE GLOID STYLE NUMBER: 51933 SIZE: 12" X 12"	NOTE: MIX 20% VCT-3 WITH 80% VCT-2
SDT	STATIC DISSIPATIVE TILE (DF/MDF ROOMS)	ARMSTRONGS	TYPE: STATIC DISSIPATIVE TILE COLOR: ARMOR GRAY COLOR NUMBER: 51951 SIZE: 12" X 12"	
B	WALL BASE (THROUGHOUT- EXCEPT AS NOTED)	ARMSTRONGS	COLOR: 60 JET BLACK SIZE: 4" ROLL	
PL	PLASTIC LAMINATE (UPPER FACE OF RECEPTION DESK)	PIONITE	STYLE COLOR: NEGOTIATING IN GENEVA STYLE NUMBER: PFA60-SD	
PL	PLASTIC LAMINATE (LOWER FACE & COUNTER TOP OF RECEPTION DESK)	NEVAMAR	STYLE COLOR: JETT BLACK STYLE NUMBER: S603T (ARMORED PROTECTION)	
PL	PLASTIC LAMINATE (BREAK ROOM COUNTER TOP)	PIONITE	STYLE COLOR: CHARCOAL CHROMATIX STYLE NUMBER: AEOI-J CRYSTAL	
PL	PLASTIC LAMINATE (BREAK ROOM CABINETS/DRAWERS)	PIONITE	STYLE COLOR: AFTERNOON NAP TEXTURED SUDE	
PL	PLASTIC LAMINATE (IT RECEPTION COUNTER TOP)	PIONITE	STYLE COLOR: NEGOTIATING GENEVA TEXTURED SUDE	
PL	PLASTIC LAMINATE (IT RECEPTION CABINETS & FACING)	NEVAMAR	STYLE COLOR: WROUGHT IRON STYLE NUMBER: S-6054T TEXTURED	
SP	SOLID SURFACE (TRANSACTION TOP OF RECEPTION COUNTER COUNTER)	RADIANZ	COLOR NAME: URAL GRAY STYLE NUMBER: UG950 NOTE: 2" SQUARE EDGE CONTACT: IYA.SHPINER (iyo@presoleusa.com)	

FINISH SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER / MATERIAL	STYLE / COLOR / FINISH	SIZE / NOTES
P	FIELD PAINT	DUNN EDWARDS	COLOR: DEK800 "WHITE" FINISH: EGGSHELL	
P	ACCENT PAINT 1	DUNN EDWARDS	COLOR: DE6356 "SHEET METAL" FINISH: EGGSHELL SEMI-GLOSS (DOORS)	
P	ACCENT PAINT 2	DUNN EDWARDS	COLOR: DET612 "STIEGLITZ SILVER" FINISH: EGGSHELL	
P	ACCENT PAINT 3	DUNN EDWARDS	COLOR: DE5198 "AEGEAN SEA" FINISH: EGGSHELL	
P	ACCENT PAINT 4	DUNN EDWARDS	COLOR: DE6374 "SILVER POLISH" FINISH: EGGSHELL	
P	ACCENT PAINT 5	DUNN EDWARDS	COLOR: DET625 "RECLAIMED WOOD" FINISH: EGGSHELL	
P	ACCENT PAINT 6	DUNN EDWARDS	COLOR: DE6390 "DARK ENGINE" FINISH: SEMI-GLOSS	NOTE: PAINT FINISH FOR BREAK ROOM AND ALL DOORS TO BE SEMI-GLOSS



KEY PLAN

pk:a architecture

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 v: 818.594.0057 f: 818.594.0019
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TENANT IMPROVEMENTS FOR

RO SCHOOL DISTRICT

1800 N SOLAR DRIVE - 3RD FLOOR
 OXNARD, CALIFORNIA

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△	remarks	date
	PLAN CHECK SUBMIT.	04.15.19
	ISSUED FOR BID/ADD-R	04.30.19
	P.C. CORRECT/ADD-B	05.30.19

sheet title

FINISH PLAN NORTH WING

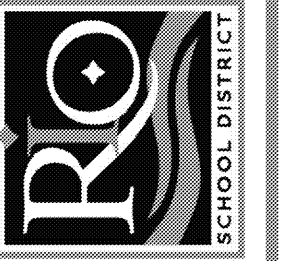
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project no 18-87-60

date

scale

TA3.4.1



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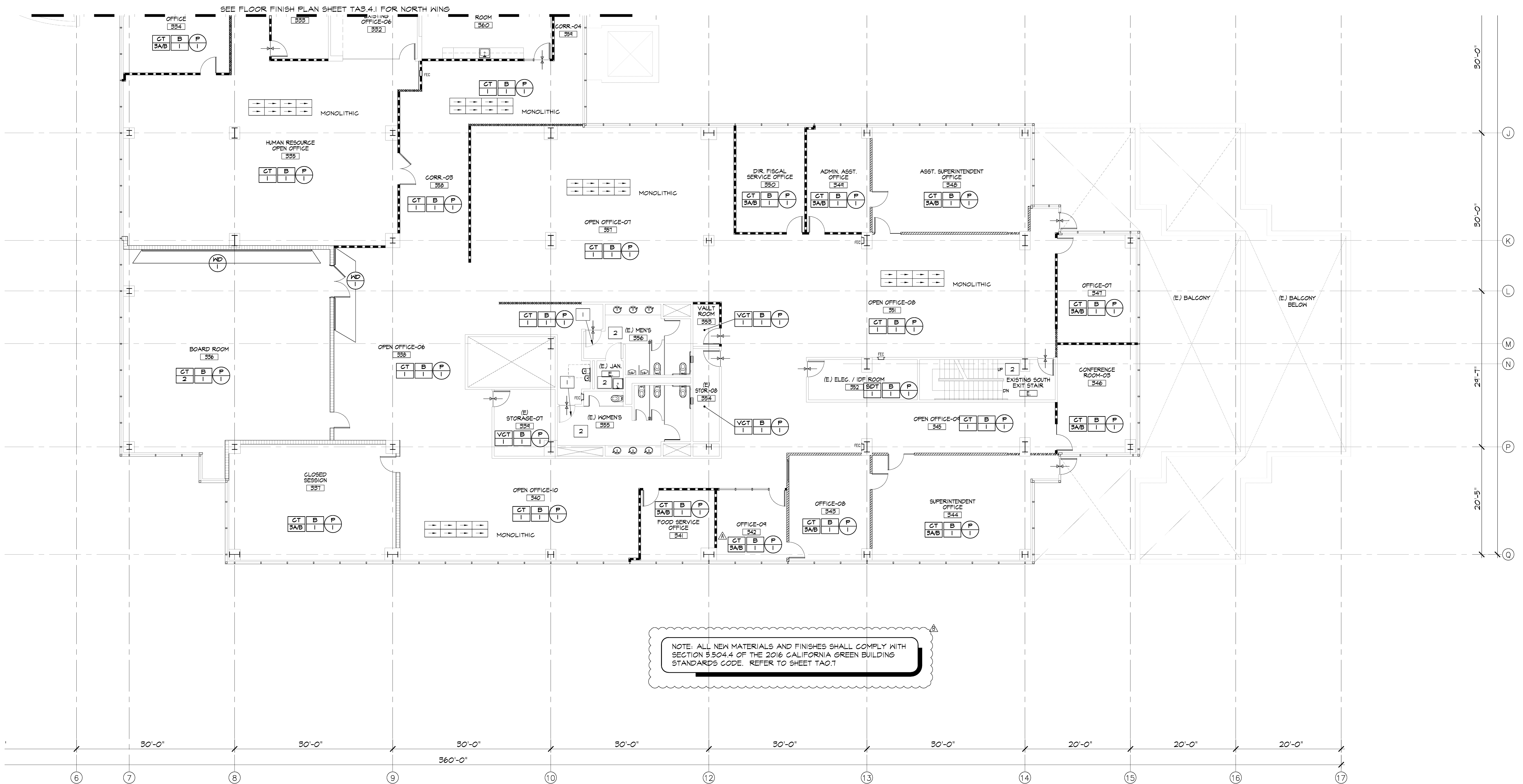
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	PLAN CHECK SUBMIT.	04/15/19
	ISSUED FOR BID/ADD-R	04/30/19
	P.C. CORRECT / ADD-R	05/30/19

sheet title

FINISH PLAN SOUTH WING

drawn by
 project no 18-87-60
 date
 scale

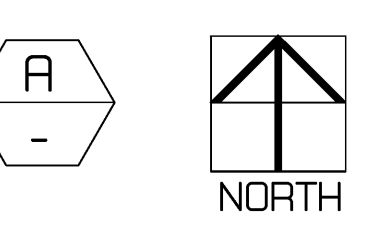
TA3.4.2



NOTE: ALL NEW MATERIALS AND FINISHES SHALL COMPLY WITH SECTION 5304.4 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO SHEET TA0.7

FINISH PLAN - SOUTH WING

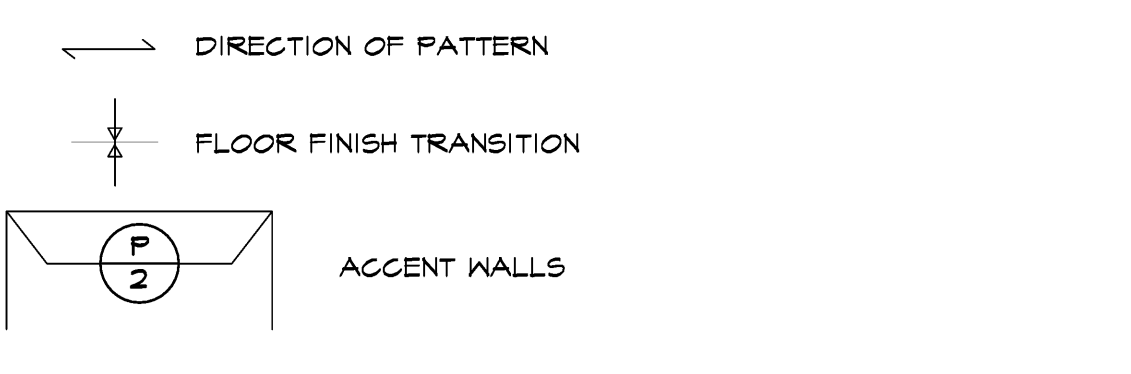
SCALE: 1/8" = 1'-0"



FINISH NOTES

- PROVIDE SCHLUTER SCHIENE BRUSHED STAINLESS STEEL ANGLE AT ALL TILE/CARPET TRANSITIONS.
- B-1 WALL BASE THROUGH OUT UNLESS OTHERWISE NOTED.
- PROVIDE VINYL (BLACK) REDUCER STRIP AT ALL CARPET/RESILIENT TILE TRANSITIONS.
- DIRECTION OF CARPET TILES AS INDICATED BY ARROWS OR AS INDICATED IN SPECIFICATIONS.
- PAINT THROUGHOUT TO BE (P-1) UNLESS NOTED OTHERWISE.
- PROVIDE (P-1) PAINT ON ALL SOFFITS / HARD LID CEILING UNLESS NOTED OTHERWISE.
- ALL PAINTS SHALL BE MINIMUM ONE (1) COAT OF PRIMER, OR MORE IF RECOMMENDED BY THE MANUFACTURER AND TWO (2) COATS OF FINISH COLOR. PREP AND REPAINT EXISTING DOOR FRAMES P-1
- VERIFY MANUFACTURER'S SPECIFICATIONS PRIOR TO PRICING AND PROVIDE PRIMER COATS FOR ALL COLOR THAT REQUIRE IT; PRIMERS TO BE ZERO V.O.C.
- CARPET OR CARPET TILES ARE TO BE SECURELY ATTACHED AND HAVE A LEVEL LOOP, TEXTURED LOOP LEVEL-CUT PILE OR LEVEL-CUT/UNLUT PILE NOT EXCEEDING 1/4" IN HEIGHT, EXPOSED EDGES OF CARPET ARE TO BE FASTENED TO THE FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.
- ALL FLOOR TRANSITIONS BETWEEN ROOMS TO OCCUR AT CENTERLINE OF DOOR WHEN CLOSED, UNLESS NOTED OTHERWISE.
- INSTALL SPECIFIED RUBBER BASE THROUGHOUT, U.N.O. USE 'ROLLED GOODS' ONLY
- PLASTIC LAMINATE INSTALLED ON HORIZONTAL SURFACES TO BE MINIMUM 'GENERAL PURPOSE' GRADE AND TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL CABINET DOOR AND DRAWER EDGES TO BE FINISHED IN PLASTIC LAMINATE TO MATCH FRONTS, NO EDGE BANDING.
- ALL JOINTS WHERE MILLWORK PLASTIC LAMINATE MEETS DRYWALL ARE TO BE CAULKED IN COLOR TO EITHER MATCH PLASTIC LAMINATE OR PAINT ON WALL.

FINISH PLAN SYMBOLS LEGEND



FINISH PLAN KEY NOTES

- IF EXISTING RESTROOM DOORS ARE SALVAGEABLE, PREP AND REPAINT TO MATCH NEW WOOD DOORS (P-2).
- EXISTING AREA TO REMAIN AS-IS

CODE REQUIREMENTS

INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 0505 OF THE CBC.

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY			
OCCUPANCY GROUP	INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
A-3 *	B	C	C
B	B	C	C

CLASS B: FLAME SPREAD 26-75, SMOKE-DEVELOPED INDEX 0-450
 CLASS C: FLAME SPREAD 76-200, SMOKE-DEVELOPED INDEX 0-450

* FOR A-3 OCCUPANCIES, WOOD USED FOR ORNAMENTAL PURPOSES, TRUSSES, PANELING OR CHANCEL FURNISHING SHALL BE PERMITTED. (PER FOOTNOTE 'F' OF CBC TABLE 803.11)

FLOORING MATERIAL

LUXURY VINYL TILE (ELEVATOR CORRIDOR & RECEPTION AREA)

LVT 1 MANUFACTURER: SHAN
 STYLE NAME: SOLITUDE
 COLOR: CLASSIC BLACK
 STYLE NUMBER: 48895
 SIZE: 6" X 48"

CARPET TILE (OPEN OFFICE AREA)

CT MANUFACTURER: EF CONTRACT
 STYLE NAME: FLASHBACK
 STYLE NUMBER: FL556
 COLOR: GRAY WASH
 COLOR NUMBER: 40813
 SIZE: 18" X 36"
 CONTACT: David.Kovalsky@efcontractflooring.com

CARPET TILE (BOARD ROOM)

CT MANUFACTURER: MANNINGTON
 STYLE NAME: OFFLINE
 COLOR: BLO9 (52203)
 SIZE: 24" X 24"

CARPET TILE (PRIVATE OFFICES-OPTION 1)

CT MANUFACTURER: MANNINGTON
 STYLE NAME: COLOR ANCHOR
 COLOR: DOODLE (19524)
 SIZE: 18" X 36"
 PATTERN: BRICK ASHLAR

CARPET TILE (PRIVATE OFFICES-OPTION 2)

CT MANUFACTURER: EF CONTRACT
 STYLE NAME: MICA II
 COLOR: BLACK MAGIC
 STYLE NUMBER: MC908
 SIZE: 12" X 48"

VINYL COMPOSITION TILE (STORAGE/MAIL ROOM)

VCT 1 MANUFACTURER: ARMSTRONG
 STYLE NAME: IMPERIAL TEXTURE
 STANDARD EXCELON
 COLOR: CHARCOAL
 STYLE NUMBER: 51915
 SIZE: 12" X 12"

VINYL COMPOSITION TILE (BREAK ROOM)

VCT 2 MANUFACTURER: ARMSTRONG
 STYLE NAME: IMPERIAL TEXTURE
 STANDARD EXCELON
 COLOR: CLASSIC BLACK
 STYLE NUMBER: 51910
 SIZE: 12" X 12"
 NOTE: MIX 80% VCT-2 WITH 20% VCT-3

VINYL COMPOSITION TILE (BREAK ROOM)

VCT 3 MANUFACTURER: ARMSTRONG
 STYLE NAME: IMPERIAL TEXTURE
 STANDARD EXCELON
 COLOR: BLUE CLOUD
 STYLE NUMBER: 51935
 SIZE: 12" X 12"
 NOTE: MIX 20% VCT-3 WITH 80% VCT-2

STATIC DISSIPATIVE TILE (OFF/MEET ROOMS)

SDT 1 MANUFACTURER: ARMSTRONG
 TYPE: STATIC DISSIPATIVE TILE
 COLOR: ARMOR GRAY
 STYLE NUMBER: 51951
 SIZE: 12" X 12"

WALL BASE (THROUGHOUT- EXCEPT AS NOTED)

B 1 MANUFACTURER: ARMSTRONG
 COLOR: 60 JET BLACK
 SIZE: 4" ROLL

WOOD PANELING (BOARD ROOM ENTRY & FEATURED WALL)

WD 1 MANUFACTURER: REAL CEDAR
 SPECIES: WESTERN RED CEDAR
 STYLE: TONGUE & GROOVE
 NOMINAL SIZE: 1 X 6
 GRADE: A CLEAR
 NOTE: APPLY CLEAR LACQUER SEMI-GLOSS FINISH

PLASTIC LAMINATE (UPPER FACE OF RECEPTION DESK)

PL 1 MANUFACTURER: PIONITE
 STYLE COLOR: NEGOTIATING IN GENEVA
 STYLE NUMBER: PFA60-SD

PLASTIC LAMINATE (LOWER FACE & COUNTER TOP OF RECEPTION DESK)

PL 2 MANUFACTURER: JETT BLACK
 STYLE NUMBER: S605BT (ARMORED PROTECTION)

PLASTIC LAMINATE (BREAK ROOM COUNTER TOP)

PL 3 MANUFACTURER: PIONITE
 STYLE COLOR: CHARCOAL CHROMATIX
 STYLE NUMBER: AEOI-J CRYSTAL

PLASTIC LAMINATE (BREAK ROOM CABINETS/DRAWERS)

PL 4 MANUFACTURER: PIONITE
 STYLE COLOR: AFTERNOON NAP
 TEXTURED SUDE
 STYLE NUMBER: HA120-SD

PLASTIC LAMINATE (LT. RECEPTION COUNTER TOP)

PL 5 MANUFACTURER: PIONITE
 STYLE COLOR: NEGOTIATING GENEVA
 TEXTURED SUDE
 STYLE NUMBER: PFA60-SD

PLASTIC LAMINATE (LT. RECEPTION CABINETS & FACING)

PL 6 MANUFACTURER: NEVAMAR
 STYLE COLOR: WROUGHT IRON
 STYLE NUMBER: S-8054T
 TEXTURED

SOLID SURFACE (TRANSACTION TOP OF RECEPTION COUNTER/COUNTER)

SS 1 MANUFACTURER: RADIANZ
 COLOR NAME: URAL GRAY
 STYLE NUMBER: UG950
 NOTE: 2" SQUARE EDGE
 CONTACT: IYA SHIPNER (iya@presolusa.com)

HALL PAINT

P 1 FIELD PAINT
 MANUFACTURER: DUNN EDWARDS
 COLOR: DEK580 "WHITE"
 FINISH: EGGSHELL

P 2 ACCENT PAINT_1
 MANUFACTURER: DUNN EDWARDS
 COLOR: DE6356 "SHEET METAL"
 FINISH: EGGSHELL SEMI-GLOSS (DOORS)

P 3 ACCENT PAINT_2
 MANUFACTURER: DUNN EDWARDS
 COLOR: DET612 "STIEGLITZ SILVER"
 FINISH: EGGSHELL

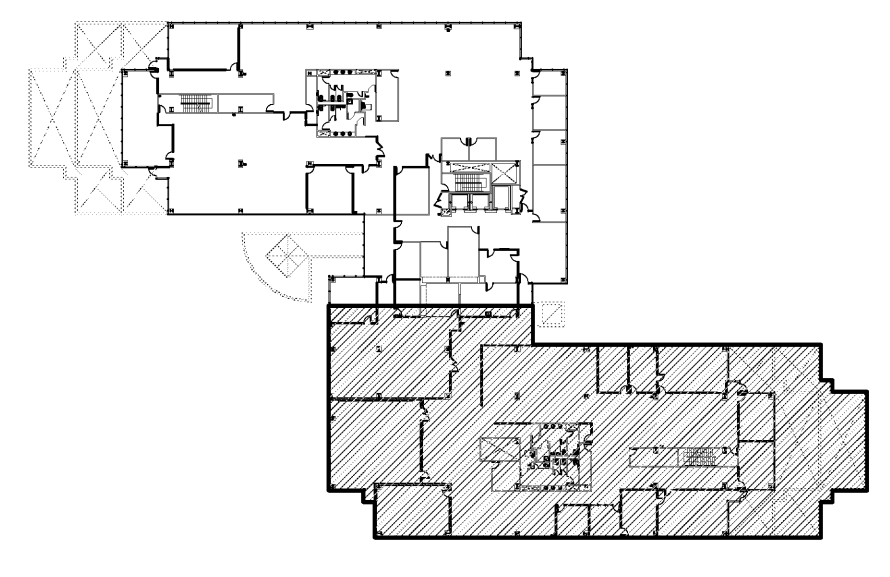
P 4 ACCENT PAINT_3
 MANUFACTURER: DUNN EDWARDS
 COLOR: DET625 "AEGEAN SEA"
 FINISH: EGGSHELL

P 5 ACCENT PAINT_4
 MANUFACTURER: DUNN EDWARDS
 COLOR: DE6514 "SILVER POLISH"
 FINISH: EGGSHELL

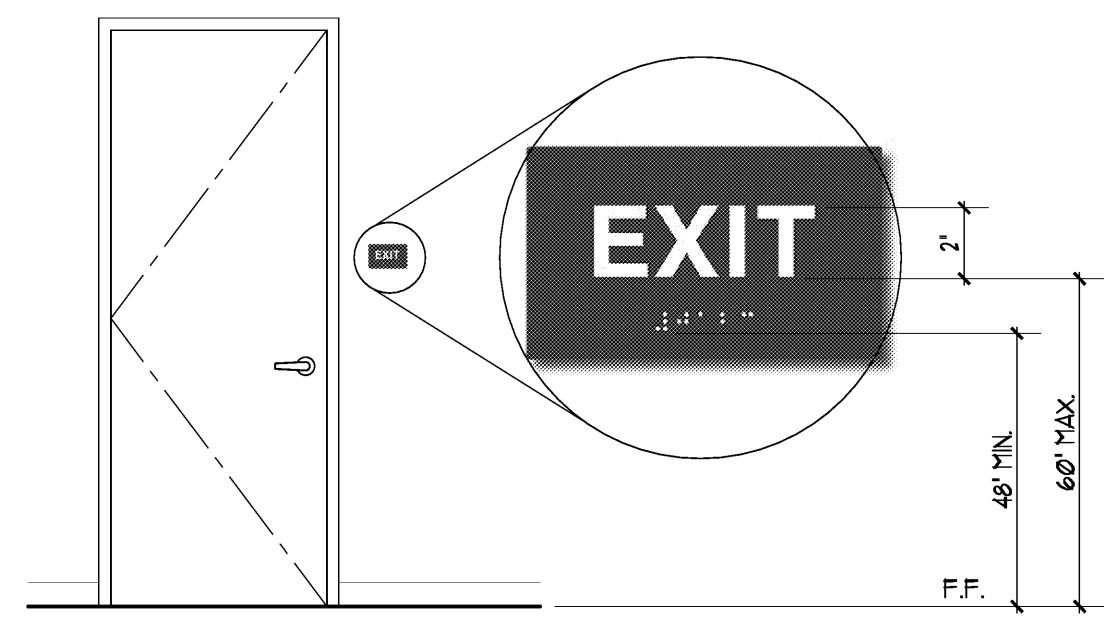
P 6 ACCENT PAINT_5
 MANUFACTURER: DUNN EDWARDS
 COLOR: DE6590 "RECLAIMED WOOD"
 FINISH: EGGSHELL

P 7 ACCENT PAINT_6
 MANUFACTURER: DUNN EDWARDS
 COLOR: DE6590 "DARK ENGINE"
 FINISH: SEMI-GLOSS

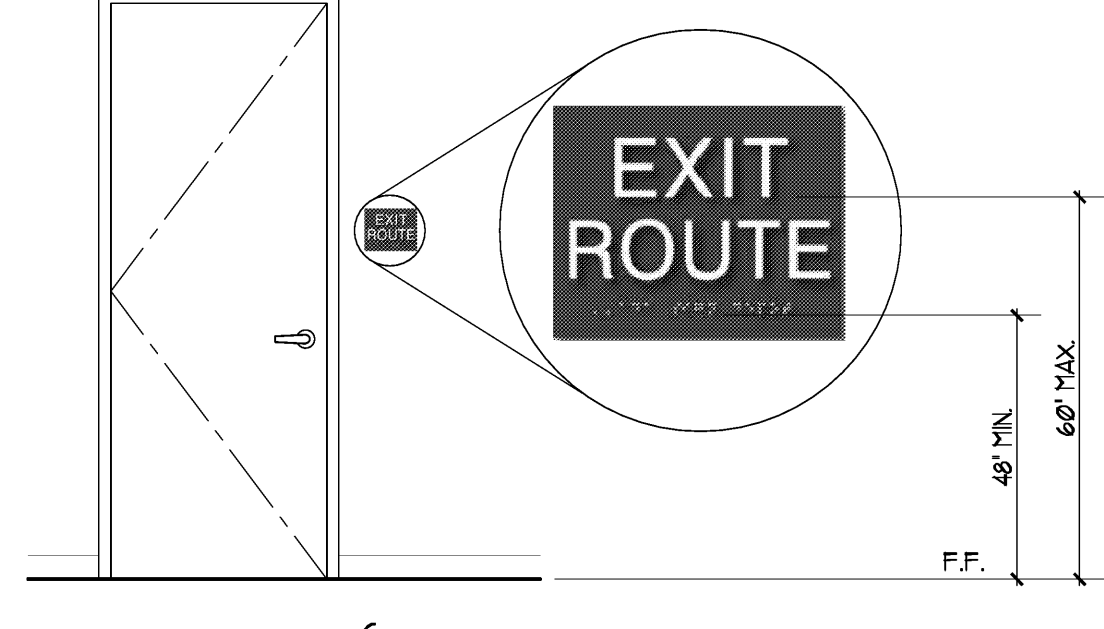
NOTE: PAINT FINISH FOR BREAK ROOM AND ALL DOORS TO BE SEMI-GLOSS



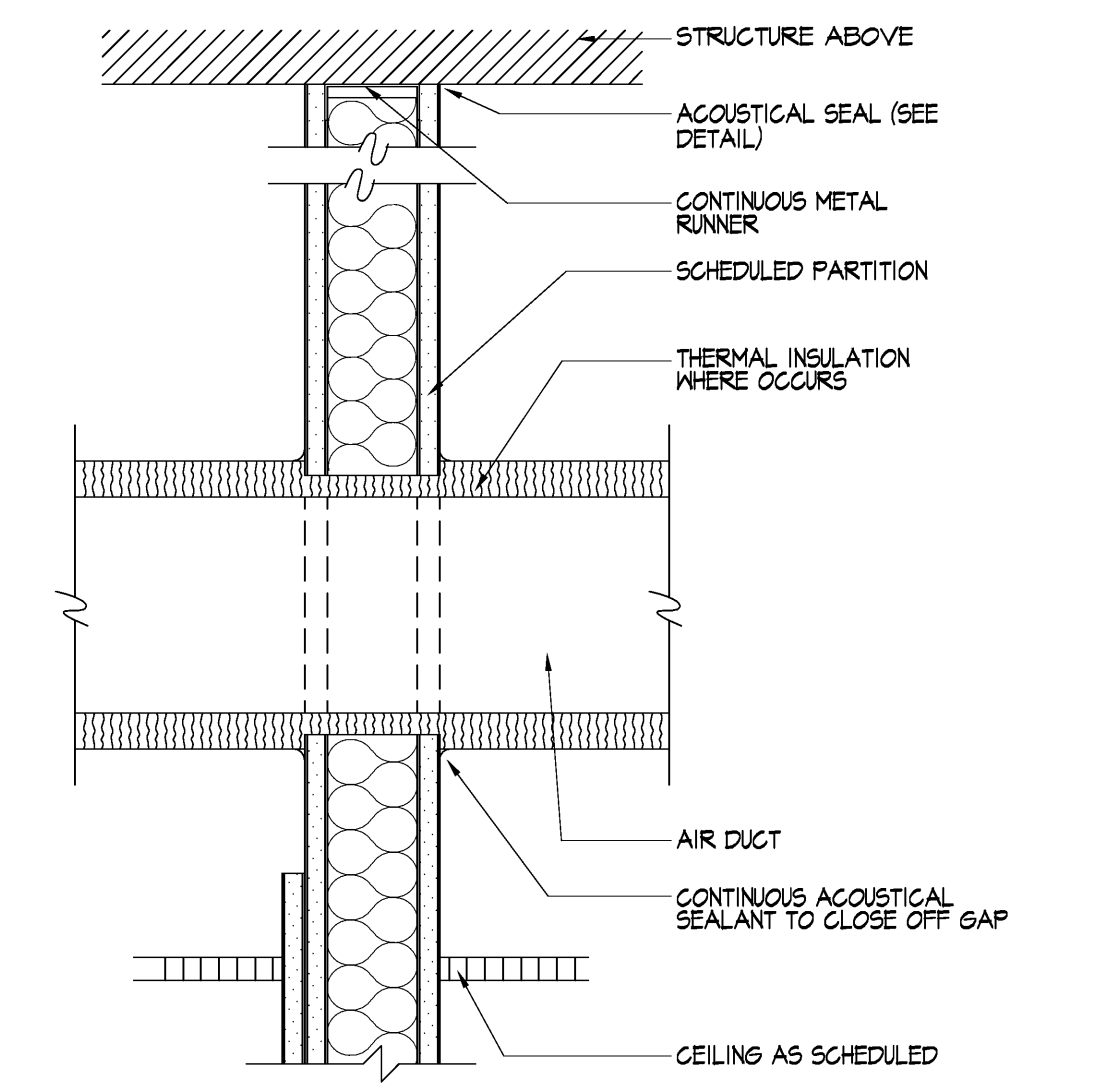
KEY PLAN



T HT. & LOCATION OF TACTILE SIGN AT DOORS
3/8"-1'-0"



U HT. & LOCATION OF TACTILE SIGN AT DOORS
3/8"-1'-0"



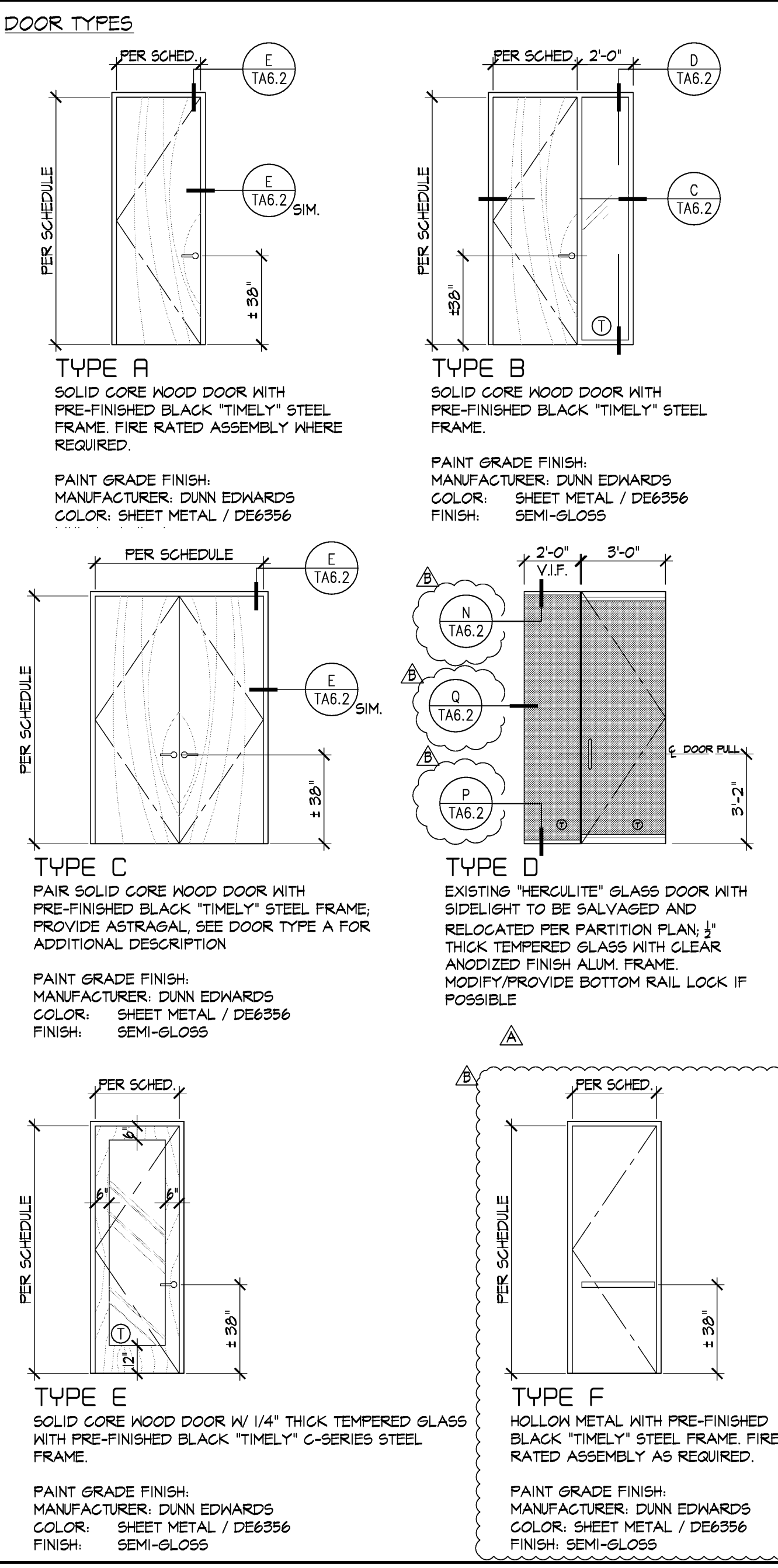
V DUCT PENETRATION OF SOUND PARTITION
1-1/2"-1'-0"

DOOR AND HARDWARE NOTES

- ALL HARDWARE FINISH TO MATCH 626 SATIN CHROME FINISH.
- INTERIOR DOOR FRAMES TO BE "TIMELY" STEEL FRAME IN PRE-FINISH BLACK COLOR.
- INTERIOR WOOD DOORS TO BE SOLID CORE PAINT GRADE FINISH DOORS, UNLESS NOTED OTHERWISE.
- DOOR SUPPLIER TO VERIFY DOOR UNDERCUT DIMENSIONS WITH FLOOR FINISH, DOOR BOTTOM AND THRESHOLD REQUIREMENTS.
- RE-USE EXISTING SALVAGED DOORS WHERE POSSIBLE AND ONLY IF REPLACEABLE WITH CORBIN RUSKIN HARDWARE (NO SUBSTITUTION ALLOWED).
- ALL LOCKSETS AND CYLINDERS ON DOORS SHALL BE PROVIDED W/ REMOVABLE CYLINDERS.
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- PROVIDE DOOR STOPS AT ALL DOORS OF A TYPE AS NEEDED.
- VERIFY AND CONFIRM THE DIRECTION OF SWING FOR ALL DOORS ON THE FLOOR PLANS.
- ALL DOOR FRAMES SHALL HAVE SILENCER BUTTONS EXCEPT WHERE SEALS ARE PROVIDED.
- THE EXTERIOR FLOOR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. (1193B.2.4.1)
- MAXIMUM EFFORT TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS, WITH SIGH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
- EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY-GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF SAFETY GLAZING: GLAZING IN: (CBC, SEC 2406).
 - SWING DOORS.
 - FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.35" IN HEIGHT, 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS (CBC, SEC. 1009.1.7)
- DOORS SHALL NOT PROJECT MORE THAN 1" INTO THE REQUIRED CORRIDOR WIDTH OR AT LANDINGS WHEN FULLY OPENED, AND NOT MORE THAN 30% IN ANY POSITION (CBC, SEC. 1009.4)
- EVERY REQUIRED EXIT DOORWAY SHALL BE CAPABLE OF OPENING AT LEAST 40 DEGREES, SHALL HAVE A MINIMUM CLEAR OPENING OF 32 INCHES, AND SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT. (CBC SEC. 1193B.2.2)
- THE MAXIMUM WIDTH OF A SHINGING EXIT DOOR LEAF SHALL BE 48" NOMINAL.
- EXIT DOOR SHALL BE SIDE-HINGED SWINGING TYPE.
- ① INDICATES TEMPERED GLASS.

- ### DOOR KEYNOTES
- ① MOUNT F.O.B. READER NO HIGHER THAN 48" FROM FINISHED FLOOR.
 - ② FILL IN VOID AT DOOR HEAD ABOVE AS REQUIRED TO MATCH EXISTING PER NEW DOOR HEAD HEIGHT.
 - ③ EXIT STAIRWAY DOORS SHALL BE PROVIDED WITH ELECTRONIC LATCH PANIC DEVICE WITH DEFAULT UNLOCK BY SIGNAL FROM ALARM CONTROL OR POWER FAILURE.

- ### HARDWARE GROUPS
- NOTE: SEE HARDWARE LIST ON THIS SHEET FOR SPECIFIED ITEMS.
(NOT IN CONTRACT) EXTERIOR EXIT DOOR: CYLINDRICAL LOCKSET, HINGES, CLOSER, SEALS, EXTERIOR DOOR BOTTOM, & STOP.
- INTERIOR OFFICE: CYLINDRICAL PASSAGE SET, HINGES, & STOP.
 - INTERIOR OFFICE: CYLINDRICAL OFFICE LOCKSET, HINGES, & STOP. SEE REMARKS WHERE REQUIRED TO HAVE ELECTRIFIED LOCKS FOR F.O.B. ACCESS.
 - INTERIOR STORAGE: CYLINDRICAL STORAGE LOCKSET, HINGES, & STOP.
 - INTERIOR DOUBLE DOOR (STORAGE ROOM): CYLINDRICAL STORAGE LOCKSET, HINGES, MANUAL FLUSH BOLTS TOP & BOTTOM & STOP.
 - INTERIOR RESTROOM (MEN'S): PUSH PLATE/DOOR PULL, CLOSER, KICK PLATE (BOTH SIDES OF DOOR) & STOP.
 - INTERIOR RESTROOM (WOMEN'S): CYLINDRICAL PASSAGE SET, HINGES, CLOSER, SEALS, 1/2" THRESHOLD, KICK PLATES (BOTH SIDES OF DOOR) & STOP.
 - INTERIOR DOUBLE DOOR: CYLINDRICAL GLASSROOM LOCKSET ON ACTIVE LEAF ONLY, HINGES, CLOSERS, COORDINATOR, AUTO FLUSH BOLTS TOP & BOTTOM, DUST PROOF STRIKE, ASTRAGAL, SEALS, & STOPS. SEE REMARKS FOR THRESHOLD AND DOOR BOTTOMS.
 - INTERIOR DOUBLE DOORS (BOARD ROOM): OFFICE LOCK WITH MATCHING LEVER ON EXTERIOR OF ACTIVE LEAF, PANIC DEVICE ON ACTIVE LEAF, ROOM LATCHING WITH STRIKE ON INACTIVE LEAF, HINGES, CLOSERS, COORDINATOR, AUTO FLUSH BOLTS TOP & BOTTOM, DUST PROOF STRIKE, ASTRAGAL THRESHOLD, SOUND SEALS, & STOPS. SEE DETAIL L-TAB.2 FOR THRESHOLD AND DOOR BOTTOMS.
 - INTERIOR SOUND CONTROL DOOR (BOARD ROOM): OFFICE LOCK WITH MATCHING LEVER ON EXTERIOR SIDE, PANIC DEVICE, HINGES, CLOSERS, THRESHOLD, SOUND SEALS, & STOPS. SEE DETAIL L-TAB.2 FOR THRESHOLD AND DOOR BOTTOMS.
 - INTERIOR SOUND CONTROL OFFICE DOOR: CYLINDRICAL OFFICE LOCKSET, HINGES, CLOSERS, THRESHOLD, SOUND SEALS, & STOPS. SEE REMARKS FOR THRESHOLD AND DOOR BOTTOMS.
 - INTERIOR FIRE RATED EXIT DOOR: MORTISE LOCKSET, PANIC DEVICE, HINGES, CLOSERS, THRESHOLD, SMOKE SEALS, & STOPS. SEE REMARKS WHERE REQUIRED TO HAVE ELECTRIFIED LOCKS FOR F.O.B. ACCESS.



HARDWARE LIST

ITEM	DESCRIPTION	MANUFACTURER / MODEL
MORTISE LOCKSETS	CORBIN RUSKIN - ML2000 SERIES	CORBIN RUSKIN - ML2000 SERIES
CYLINDERS LOCKSETS	CORBIN RUSKIN - CL8300 SERIES	CORBIN RUSKIN - CL8300 SERIES
LATCHSETS		
LEVERS	CORBIN RUSKIN - "LUSTRA"	CORBIN RUSKIN - "LUSTRA"
PANIC DEVICES	CORBIN RUSKIN - ED4000 / ED8000 SERIES	CORBIN RUSKIN - ED4000 / ED8000 SERIES
PUSH PLATES & PULLS	ROCKHOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR SERIES	ROCKHOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR SERIES
HINGES	McKINNEY PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR ACCESSORIES	McKINNEY PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR ACCESSORIES
CLOSERS	CORBIN RUSKIN - DC6000 SERIES; SURFACE MOUNTED (HEAVY DUTY) CORBIN RUSKIN - UNITROL SERIES; SURFACE MOUNTED (UNITROL)	CORBIN RUSKIN - DC6000 SERIES; SURFACE MOUNTED (HEAVY DUTY) CORBIN RUSKIN - UNITROL SERIES; SURFACE MOUNTED (UNITROL)
MAN. FLUSH BOLTS	ROCKHOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR SERIES	ROCKHOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR SERIES
AUTO FLUSH BOLTS	ROCKHOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR SERIES	ROCKHOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR SERIES
STOPS	ROCKHOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR SERIES	ROCKHOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR SERIES
COORDINATOR	GLYNN-JOHNSON - COR SERIES	GLYNN-JOHNSON - COR SERIES
DUST PROOF STRIKES	TRIMCO - DP2	TRIMCO - DP2
THRESHOLDS	PEMCO - NO. 271-A AT INTERIOR WOOD DOORS PEMCO - NO. 158-A AT H.M. DOORS PEMCO - NO. 2727-A AT GLASS DOORS	PEMCO - NO. 271-A AT INTERIOR WOOD DOORS PEMCO - NO. 158-A AT H.M. DOORS PEMCO - NO. 2727-A AT GLASS DOORS
DOOR BOTTOMS	PEMCO - NO. 345 A AT GLASS DOORS PEMCO - NO. 2221 AV AT H.M. DOORS	PEMCO - NO. 345 A AT GLASS DOORS PEMCO - NO. 2221 AV AT H.M. DOORS
SEALS	PEMCO - NO. 588 W PEMCO - NO. 350 AT SOUND DOOR CONDITIONS	PEMCO - NO. 588 W PEMCO - NO. 350 AT SOUND DOOR CONDITIONS
ASTRAGAL	TRIMCO - NO. 355 CV	TRIMCO - NO. 355 CV
KICK PLATES	TRIMCO - NO. K0030 - 16", STAINLESS STEEL (BOTH SIDES OF DOOR)	TRIMCO - NO. K0030 - 16", STAINLESS STEEL (BOTH SIDES OF DOOR)

DOOR SCHEDULE

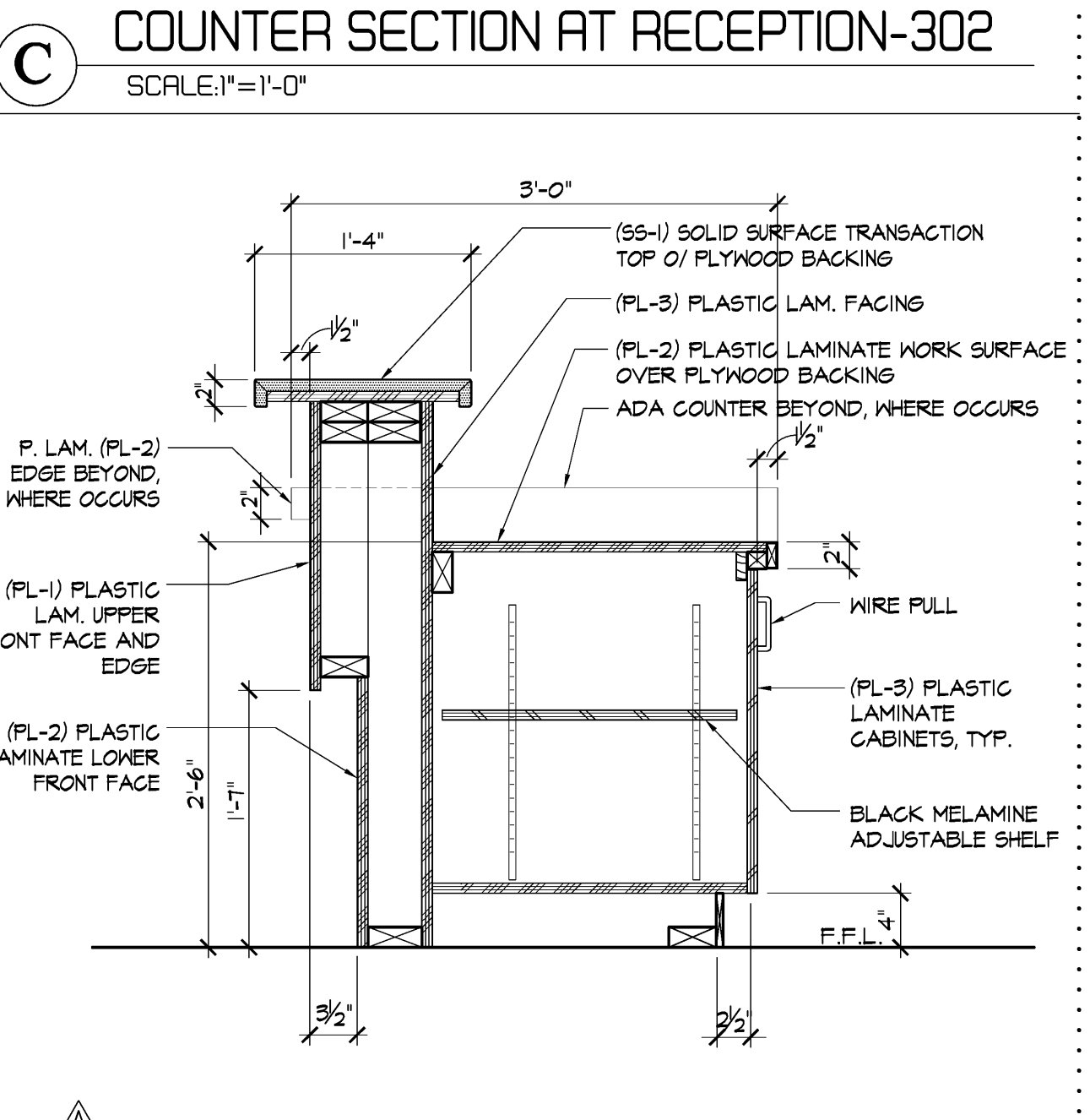
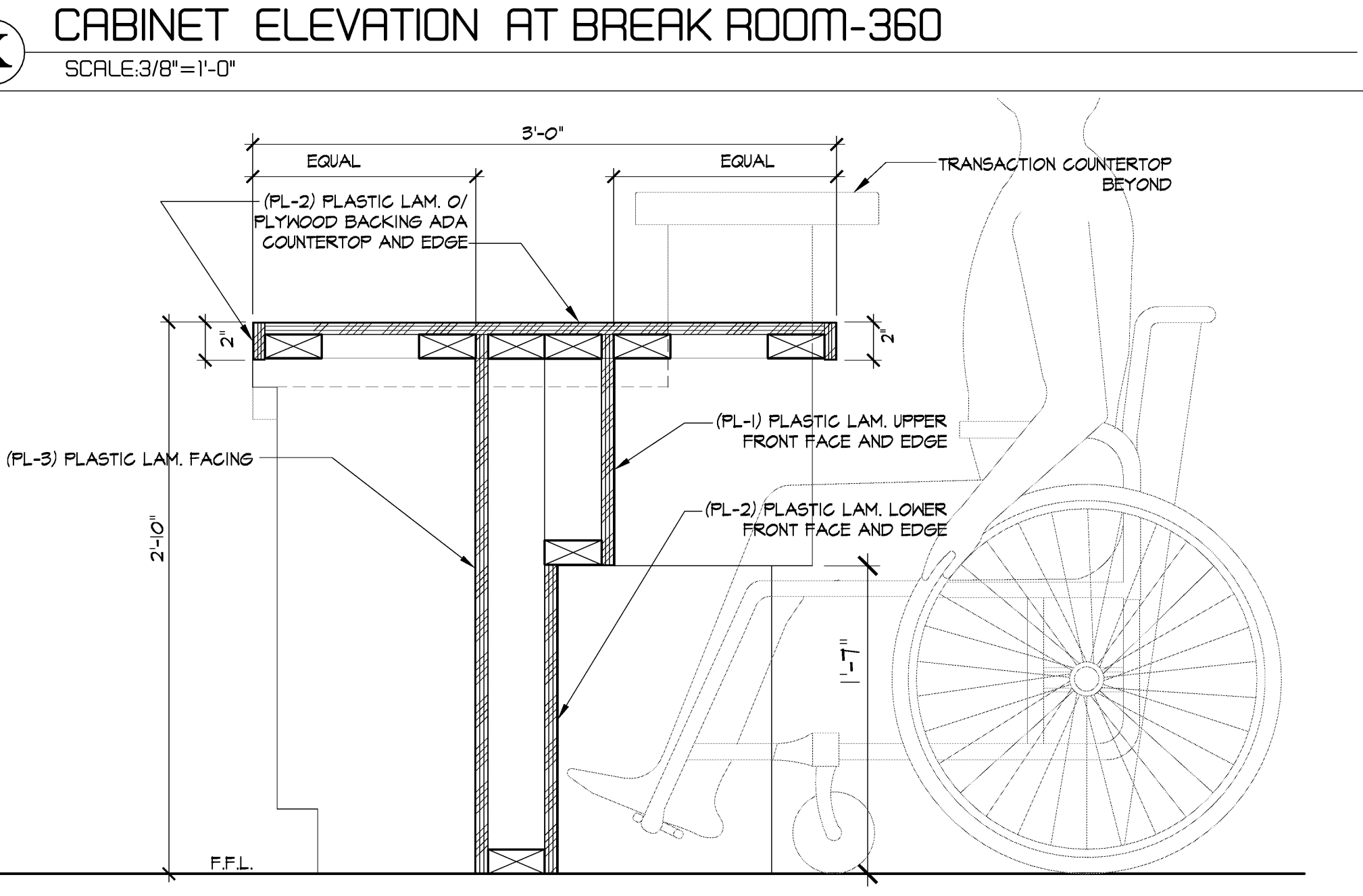
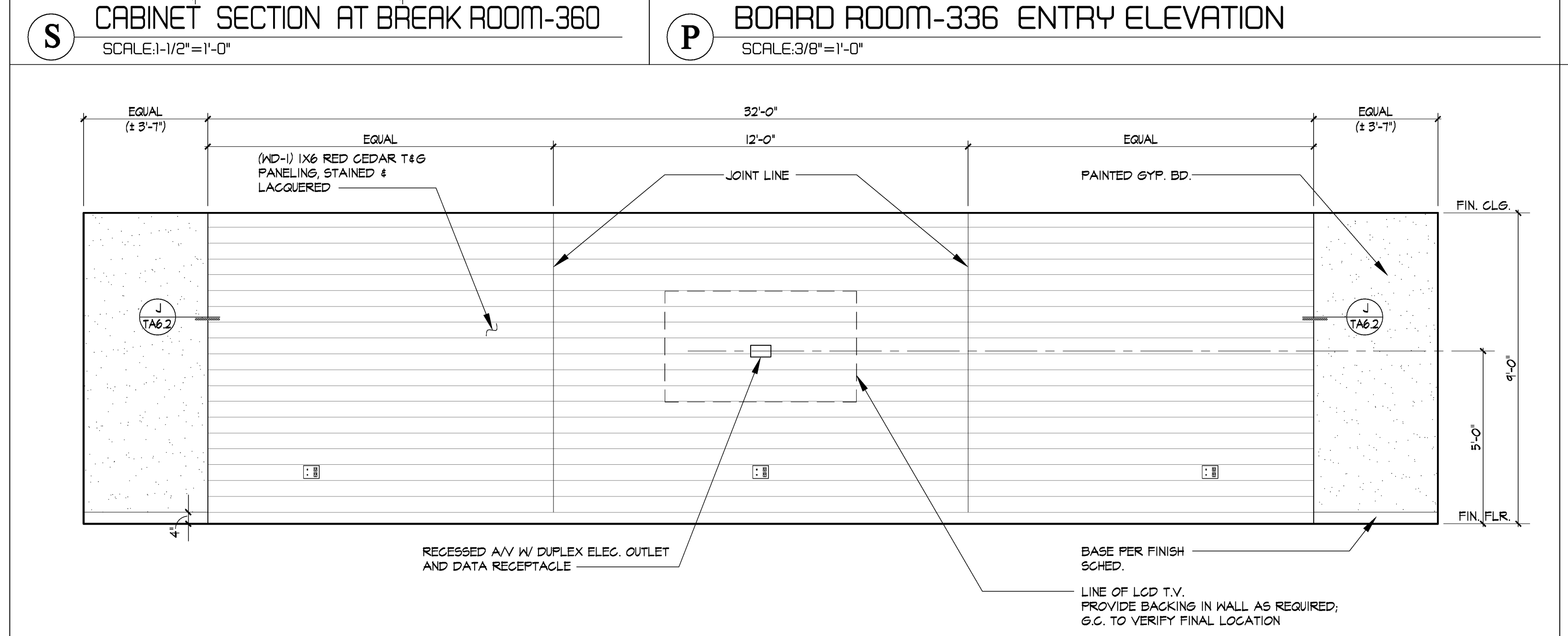
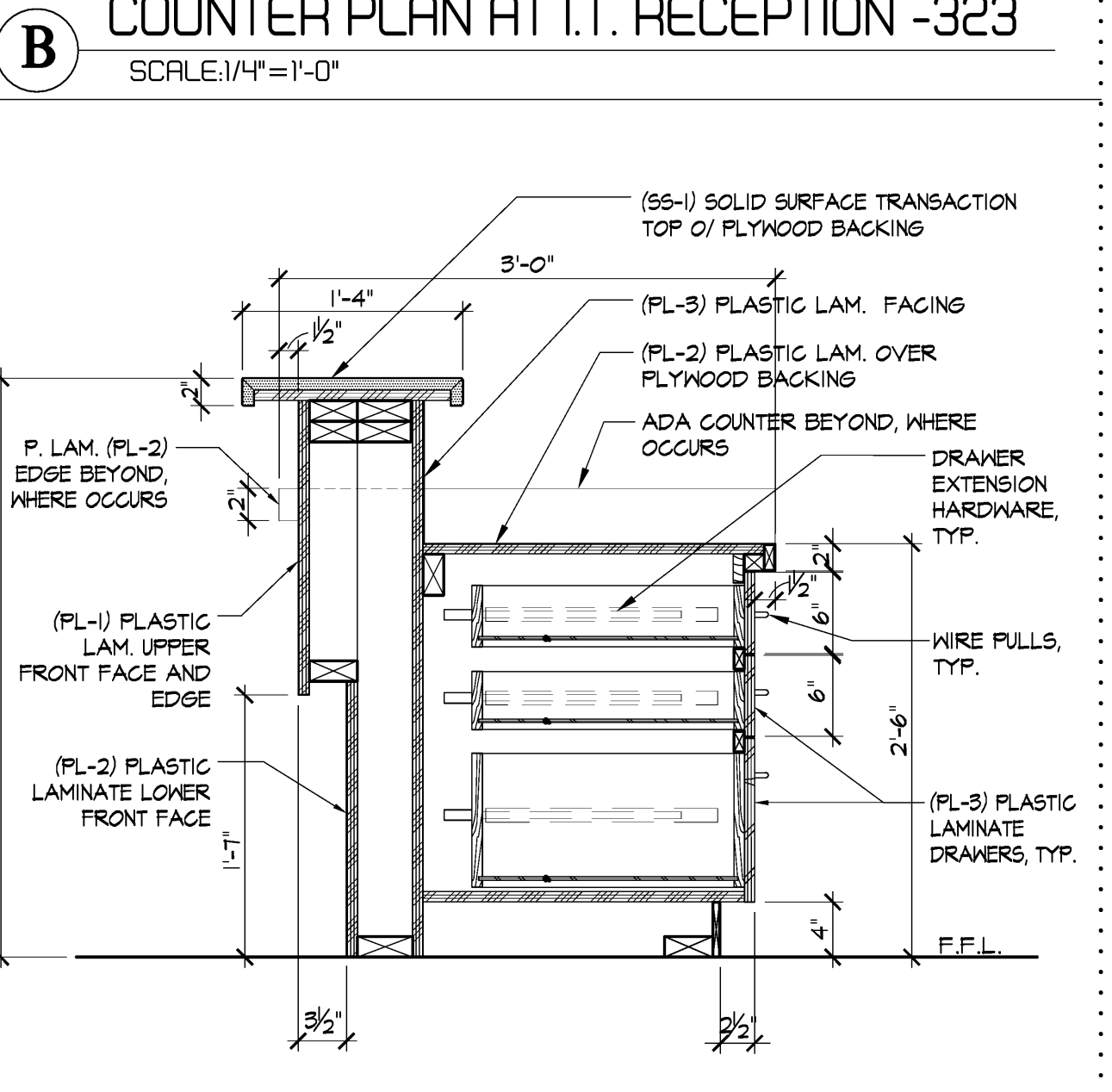
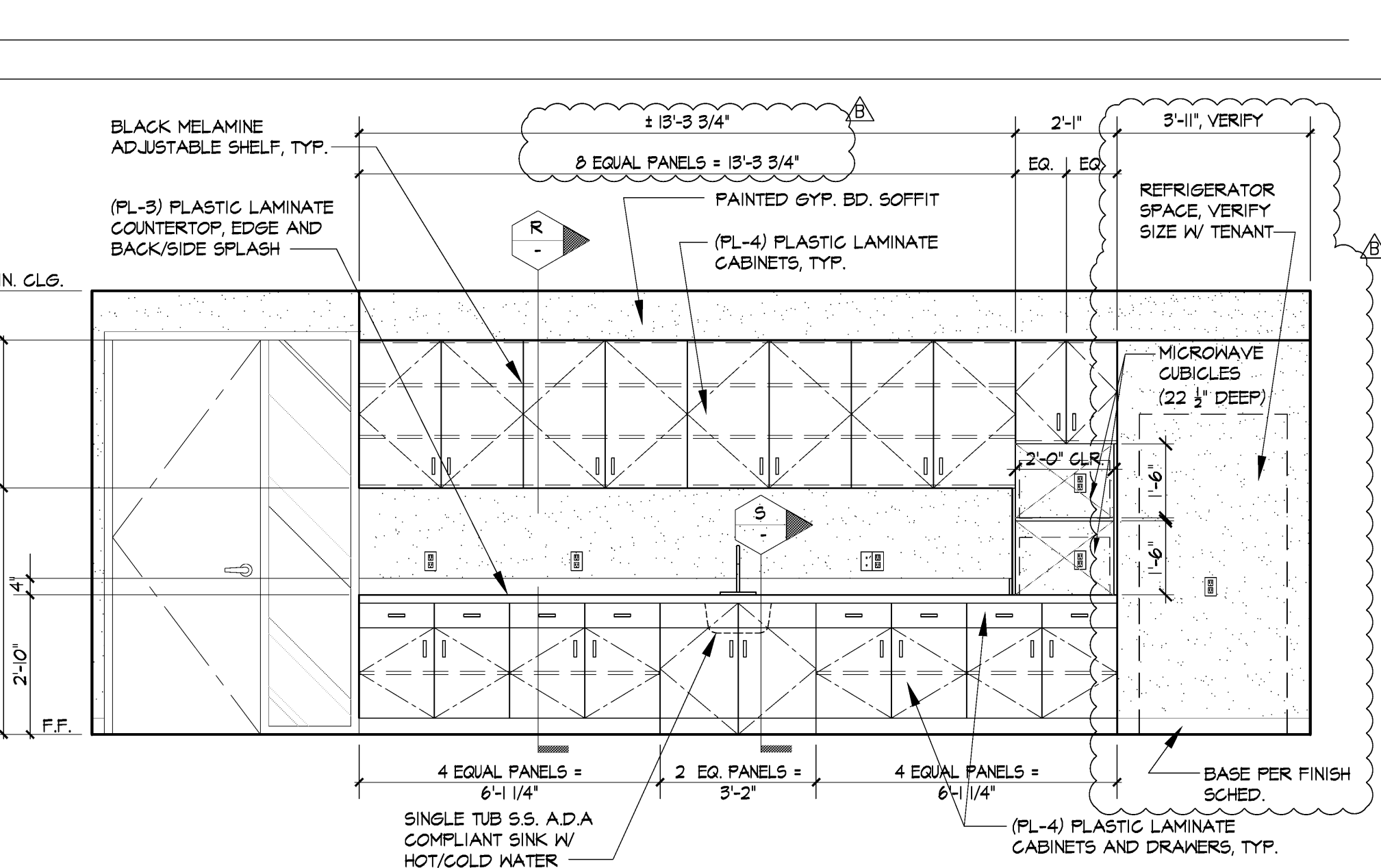
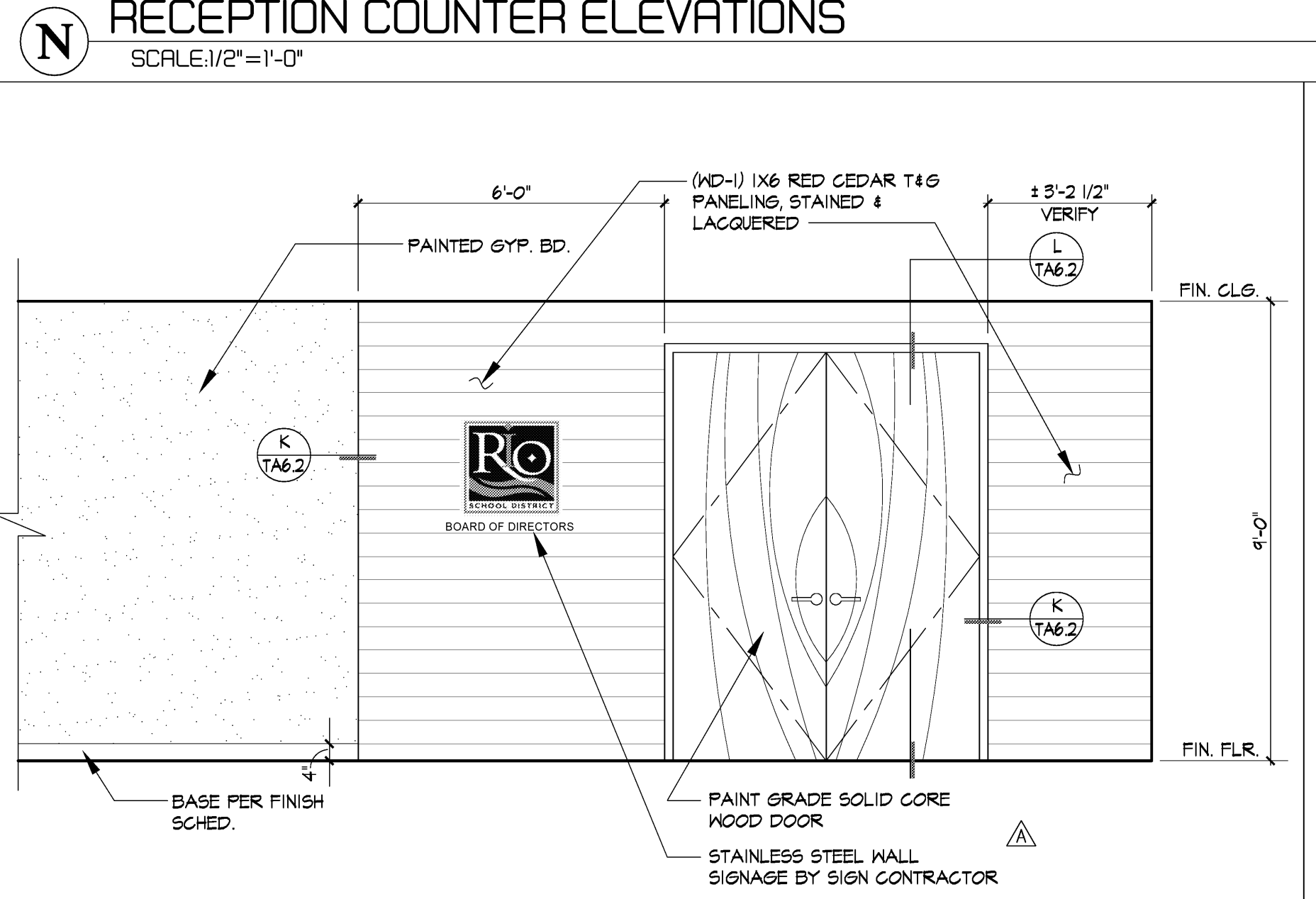
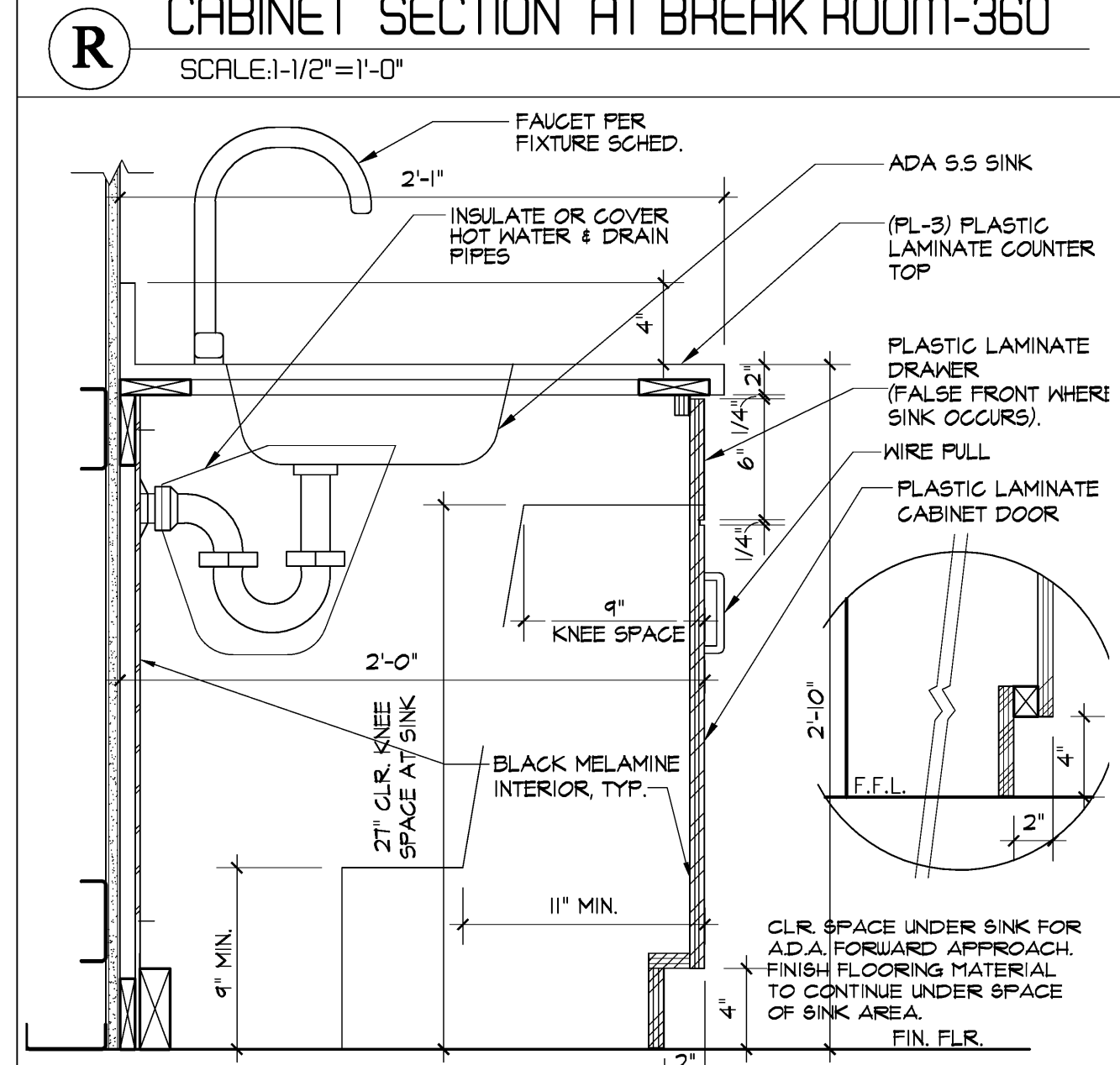
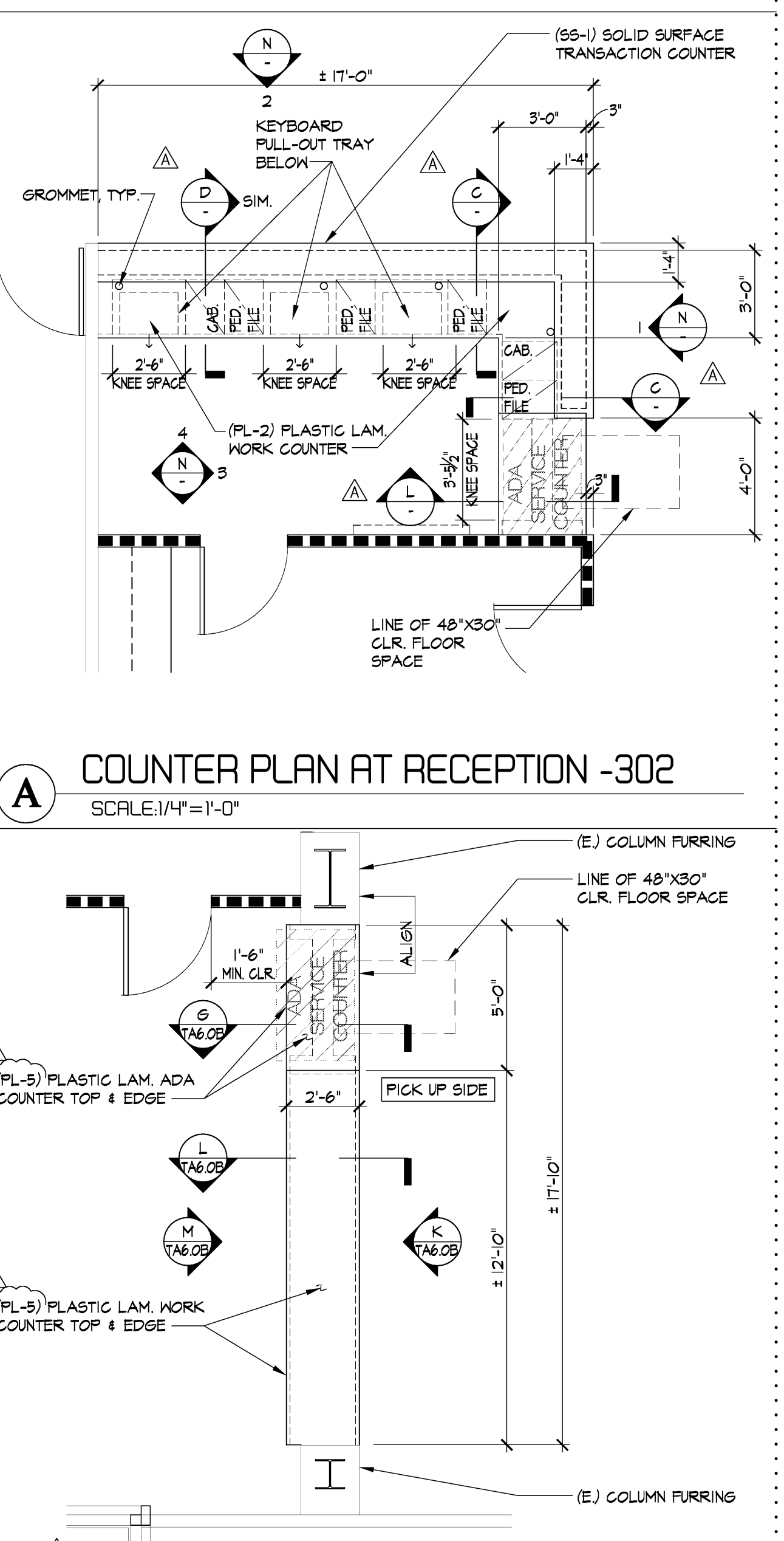
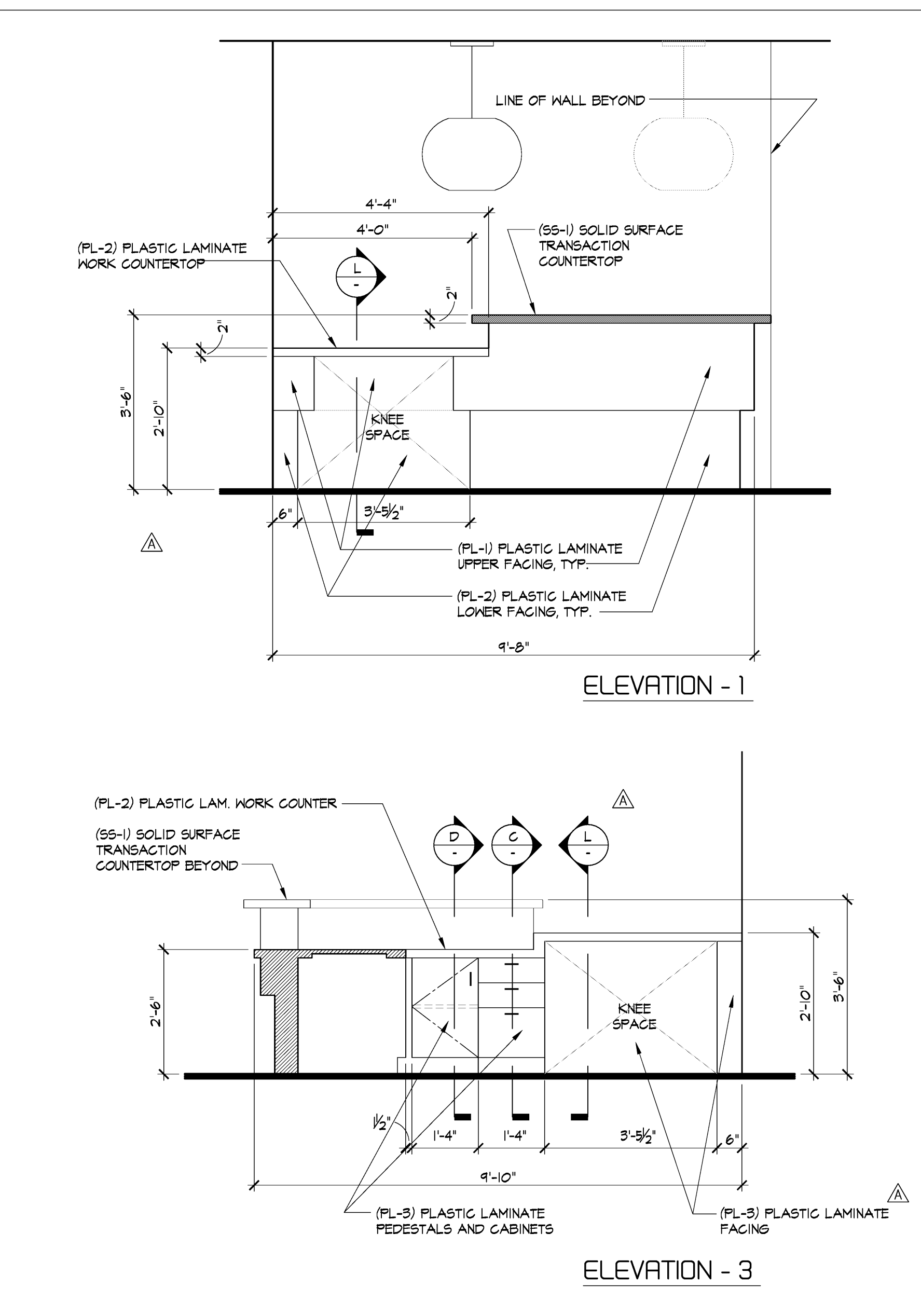
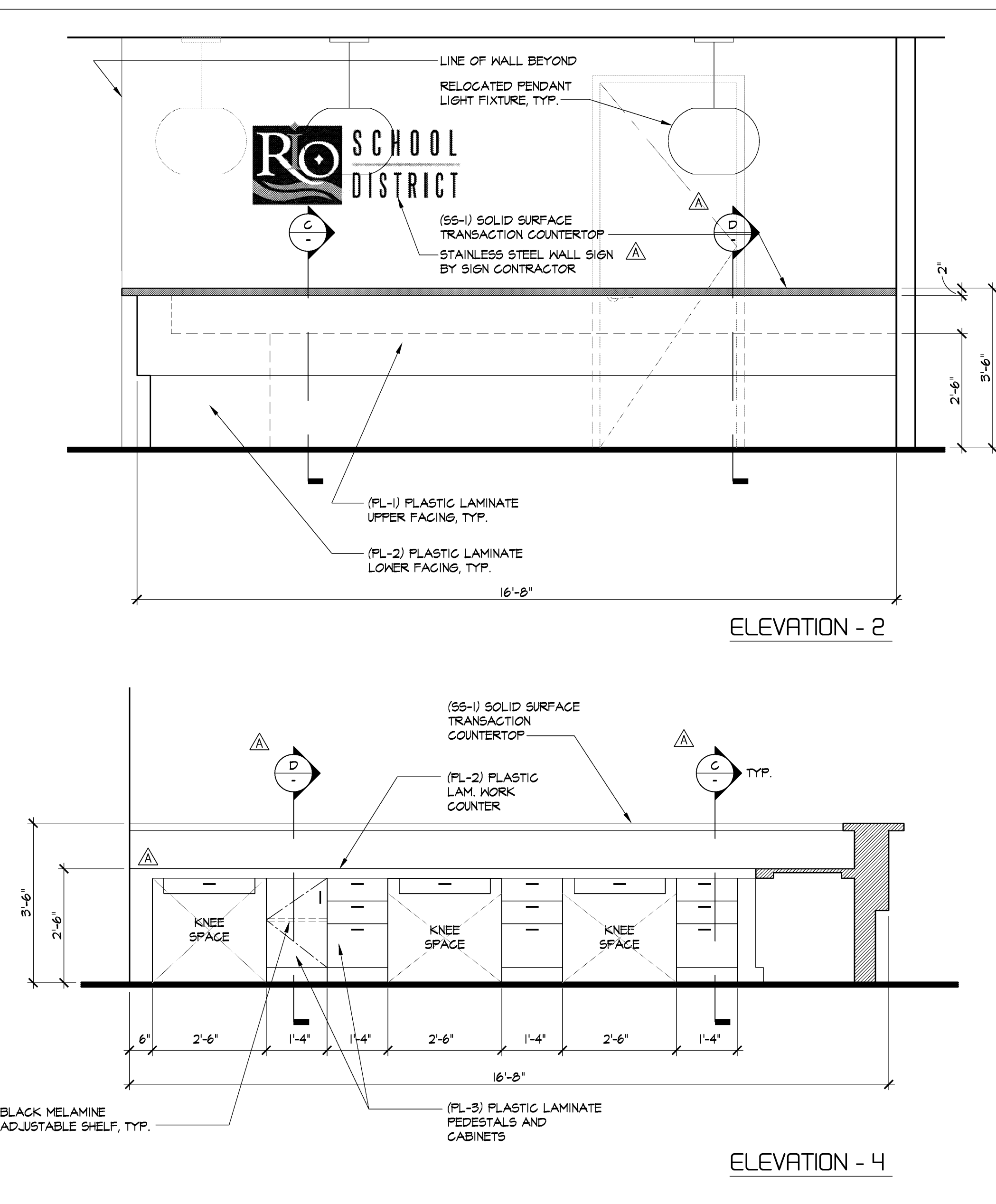
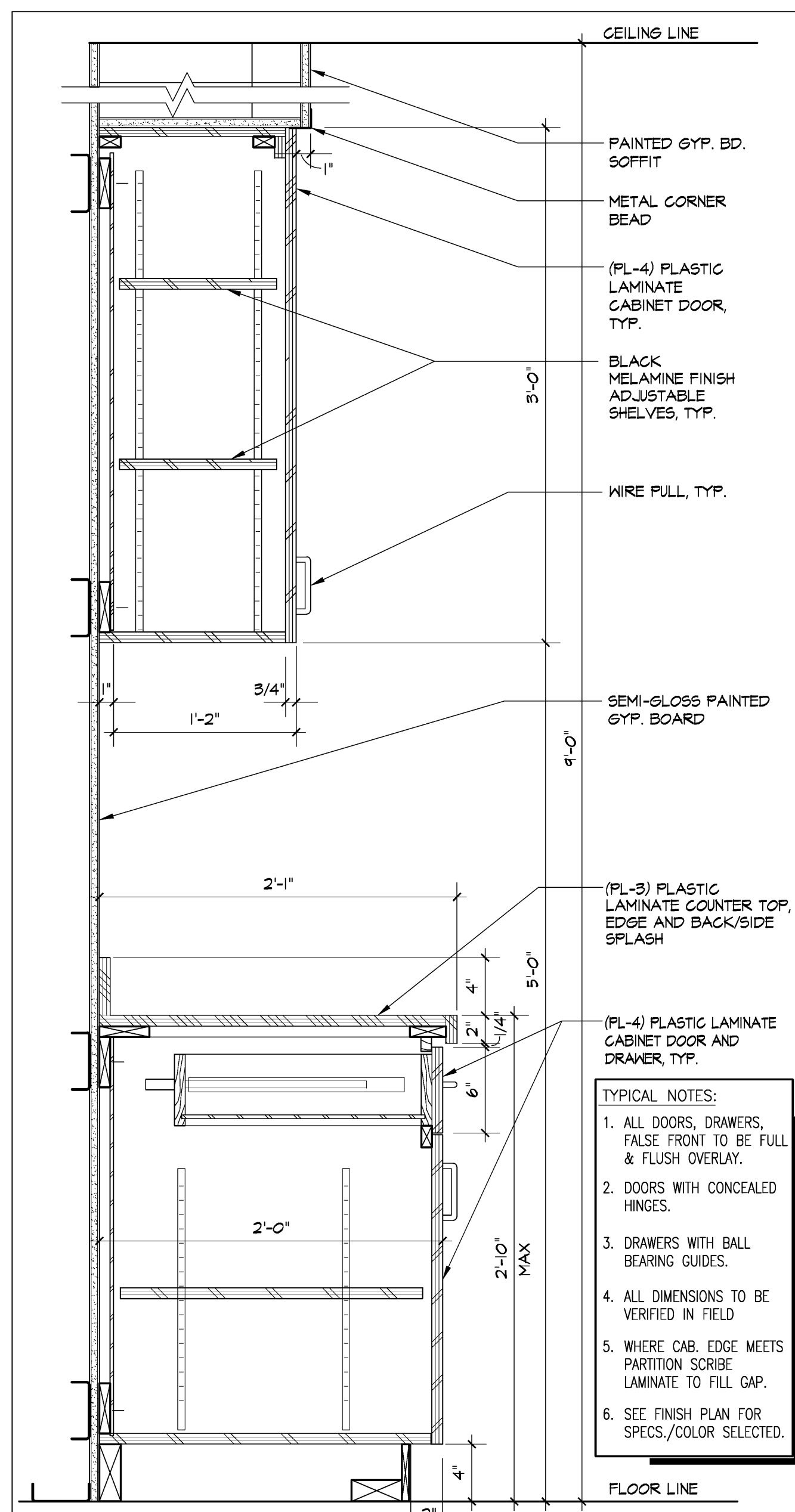
DOOR NO.	TYPE	WIDTH	HEIGHT	THICKNESS	STYLE	FINISH	MATERIAL	FRAME	FIRE RATING	HARDWARE GROUP	REMARKS
301	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	2	
302	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	F.O.B. READER ① CLOSER, ELECTRICALLY ACTIVATED VIA PUSH BUTTON RELEASE FROM RECEPTION - 302
303	C	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	
304	B	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
305	B	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
306	B	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
307	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	②
308	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	2	②
309	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	②
310	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	6	SALVAGE DOOR IF POSSIBLE, REPLACE HARDWARE AS REQUIRED
311	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	5	SALVAGE DOOR IF POSSIBLE, REPLACE HARDWARE AS REQUIRED
312	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	②
313	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	2	
314	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	②
315	D	3'-0"	8'-10"	1/2"	HERCULITE	TEMPERED GLASS	ALUM.	ANODIZED	-	-	RELOCATED; PROVIDE BOTTOM DOOR RAIL LOCK IF POSSIBLE
316	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	2	
317	F	3'-0"	8'-0"	1-3/4"	HOLLOW METAL	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	11	① F.O.B. READER STAIR SIDE, ② ③
318	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	2	
319	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
320	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
321	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
322	C	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	7	
323	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
324	C	PAIR 3'-0" x 3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	7	F.O.B. READER ①
325	F	3'-0"	8'-0"	1-3/4"	HOLLOW METAL	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	11	① F.O.B. READER STAIR SIDE, ② ③
326	C	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	②
327	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
328	D	3'-0"	8'-10"	1/2"	HERCULITE	TEMPERED GLASS	ALUM.	ANODIZED	-	-	EXISTING TO REMAIN
329	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	F.O.B. READER ①
330	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
331	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
332	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
333	C	PAIR 3'-0" x 3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	7	
334	C	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
335	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	
336	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	10	
337	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	②
338	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	6	SALVAGE DOOR IF POSSIBLE, REPLACE HARDWARE AS REQUIRED
339	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	5	SALVAGE DOOR IF POSSIBLE, REPLACE HARDWARE AS REQUIRED
340	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	10	
341	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	10	
342	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	10	
343	D	3'-0"	8'-10"	1/2"	HERCULITE	TEMPERED GLASS	ALUM.	ANODIZED	-	-	RELOCATED; PROVIDE BOTTOM DOOR RAIL LOCK IF POSSIBLE
344	D	3'-0"	8'-10"	1/2"	HERCULITE	TEMPERED GLASS	ALUM.	ANODIZED	-	-	RELOCATED (LOCK NOT REQUIRED IN CONFERENCE ROOM)
345	F	3'-0"	8'-0"	1-3/4"	HOLLOW METAL	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	11	① F.O.B. READER STAIR SIDE, ② ③
346	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
347	D	3'-0"	8'-10"	1/2"	HERCULITE	TEMPERED GLASS	ALUM.	ANODIZED	-	-	RELOCATED; PROVIDE BOTTOM DOOR RAIL LOCK IF POSSIBLE
348	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
349	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
349.2	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
350	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	②
351	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	②
352	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	4	
353	D	3'-0"	8'-10"	1/2"	HERCULITE	TEMPERED GLASS	ALUM.	ANODIZED	-	-	EXISTING TO REMAIN
354	B	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	2	
355	B	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	2	
356	A	4'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	F.O.B. READER ① CLOSER, ELECTRICALLY ACTIVATED VIA PUSH BUTTON RELEASE FROM RECEPTION - 302
357	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
358	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	F.O.B. READER ① CLOSER, ELECTRICALLY ACTIVATED VIA PUSH BUTTON RELEASE FROM RECEPTION - 302
359	A	3'-0"	8'-0"	1-3/4"	SOLID CORE	PAINT GRADE	TIMELY STEEL	TIMELY STEEL	-	3	
360	D	3'-0"	8'-10"	1/2"	HERCULITE	TEMPERED GLASS	ALUM.	ANODIZED	-	-	EXISTING TO REMAIN

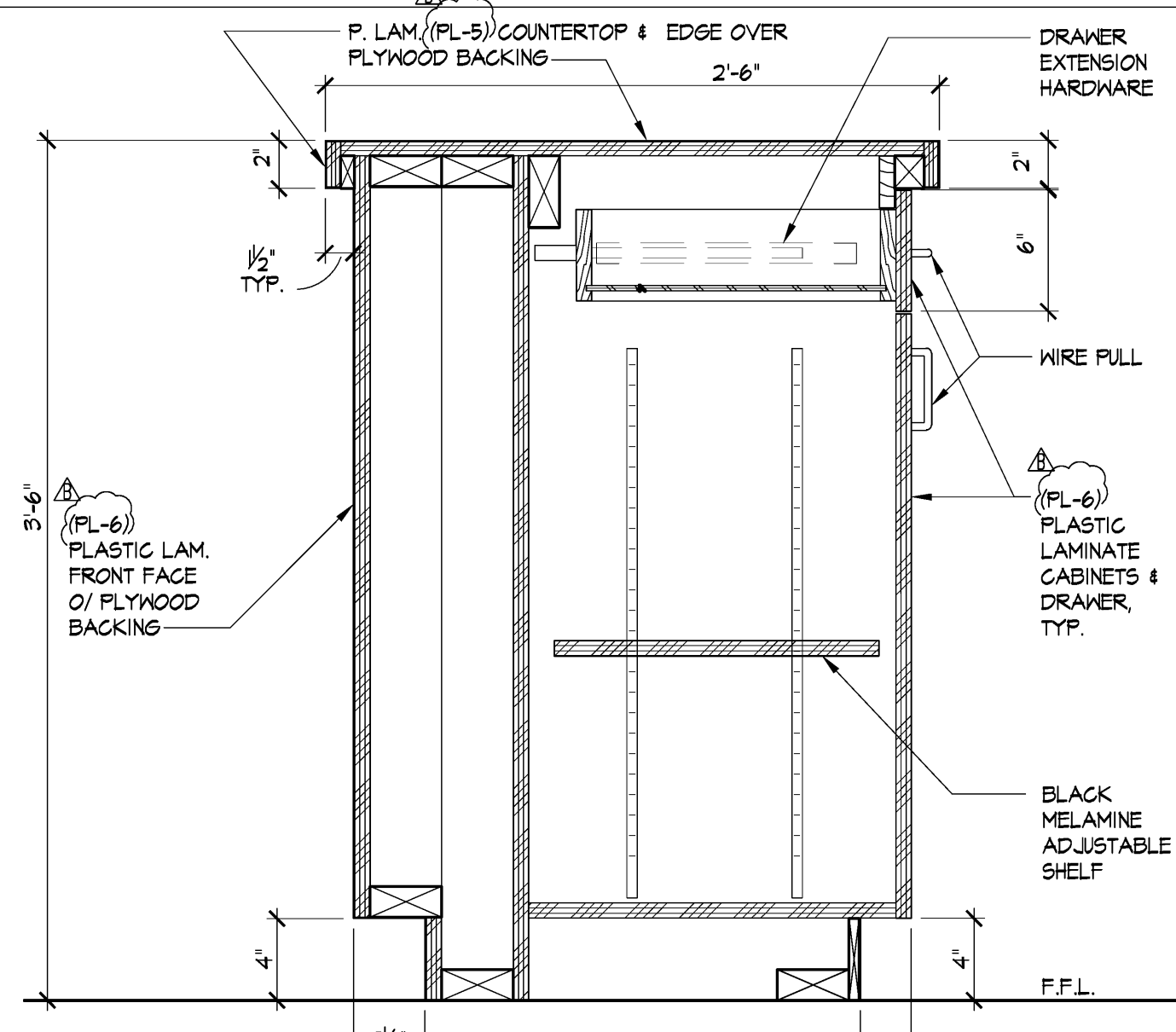


VIEW OF ENTRY TO BOARD ROOM

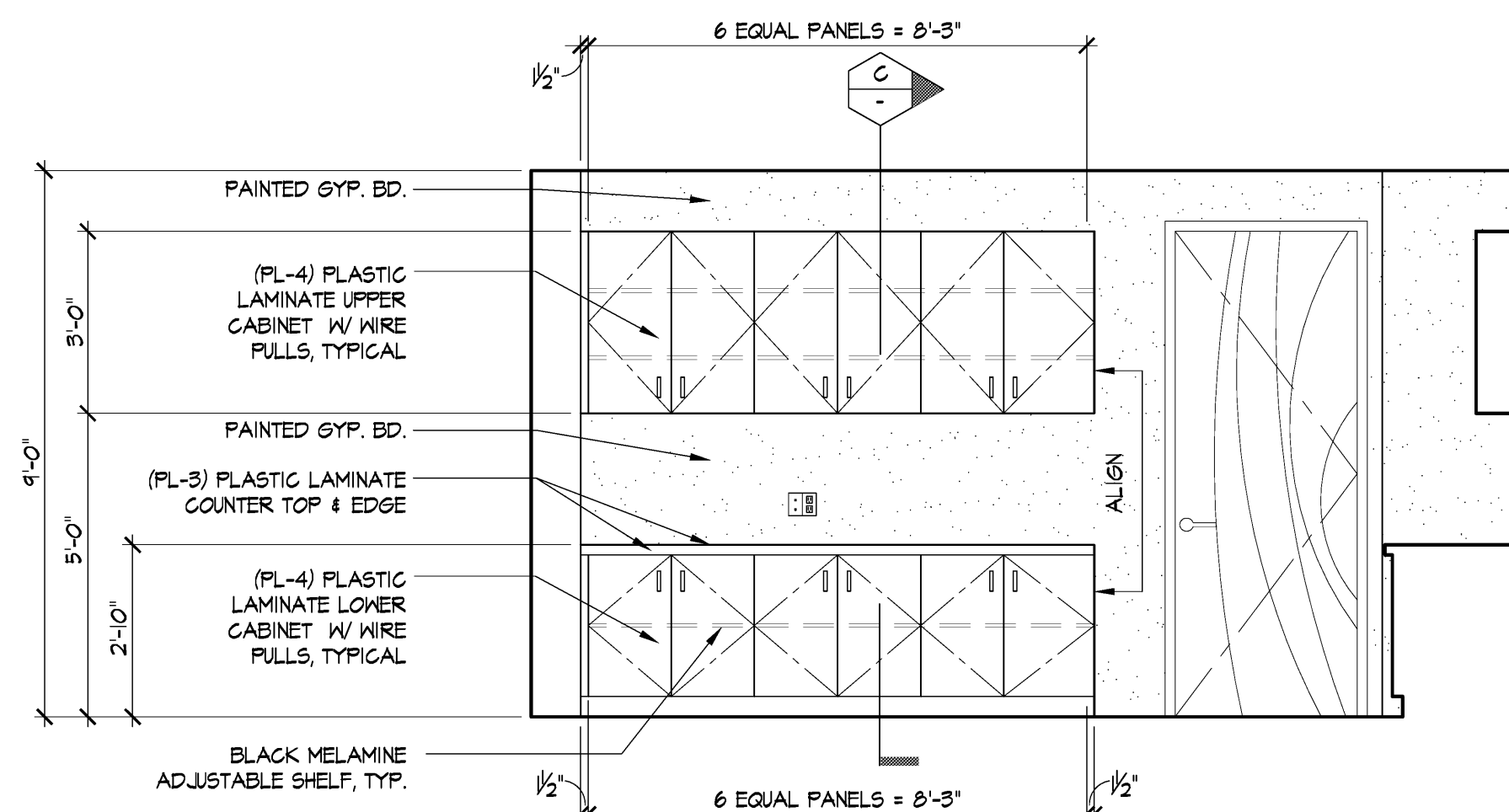


VIEW OF FEATURED WALL AT BOARD ROOM

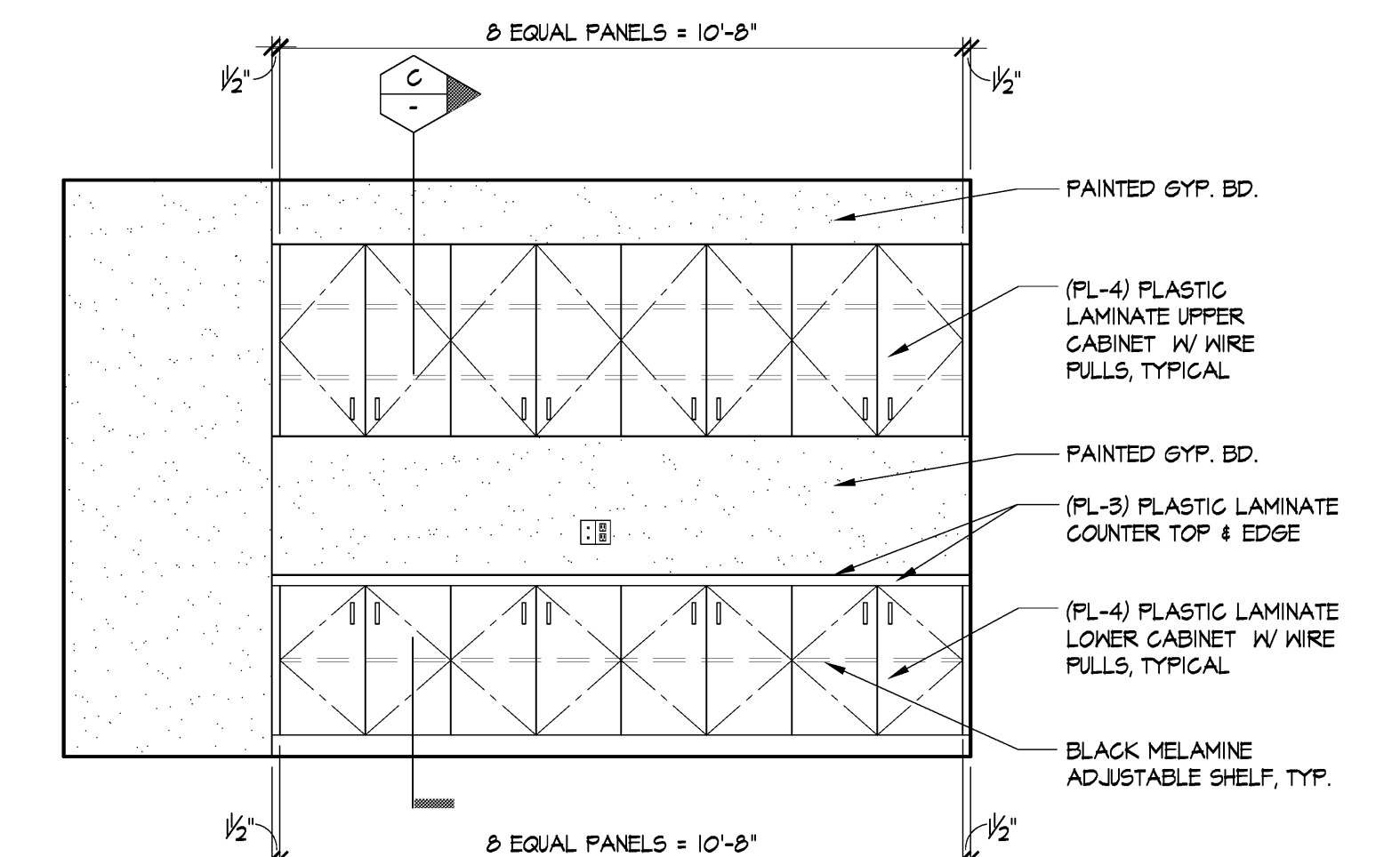




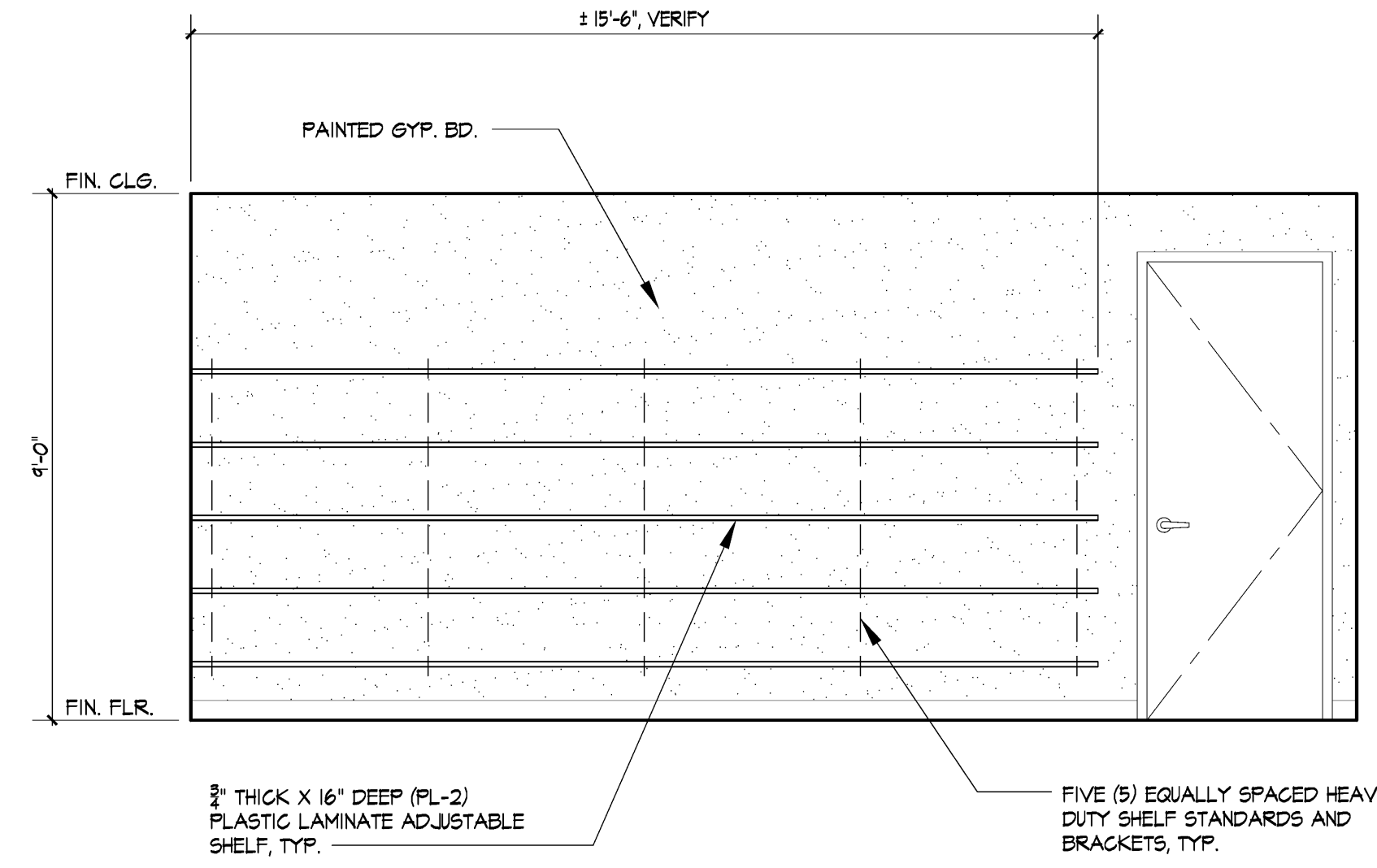
N COUNTER SECT. AT I.T. RECEPTION-323
SCALE: 1/12"=1'-0"



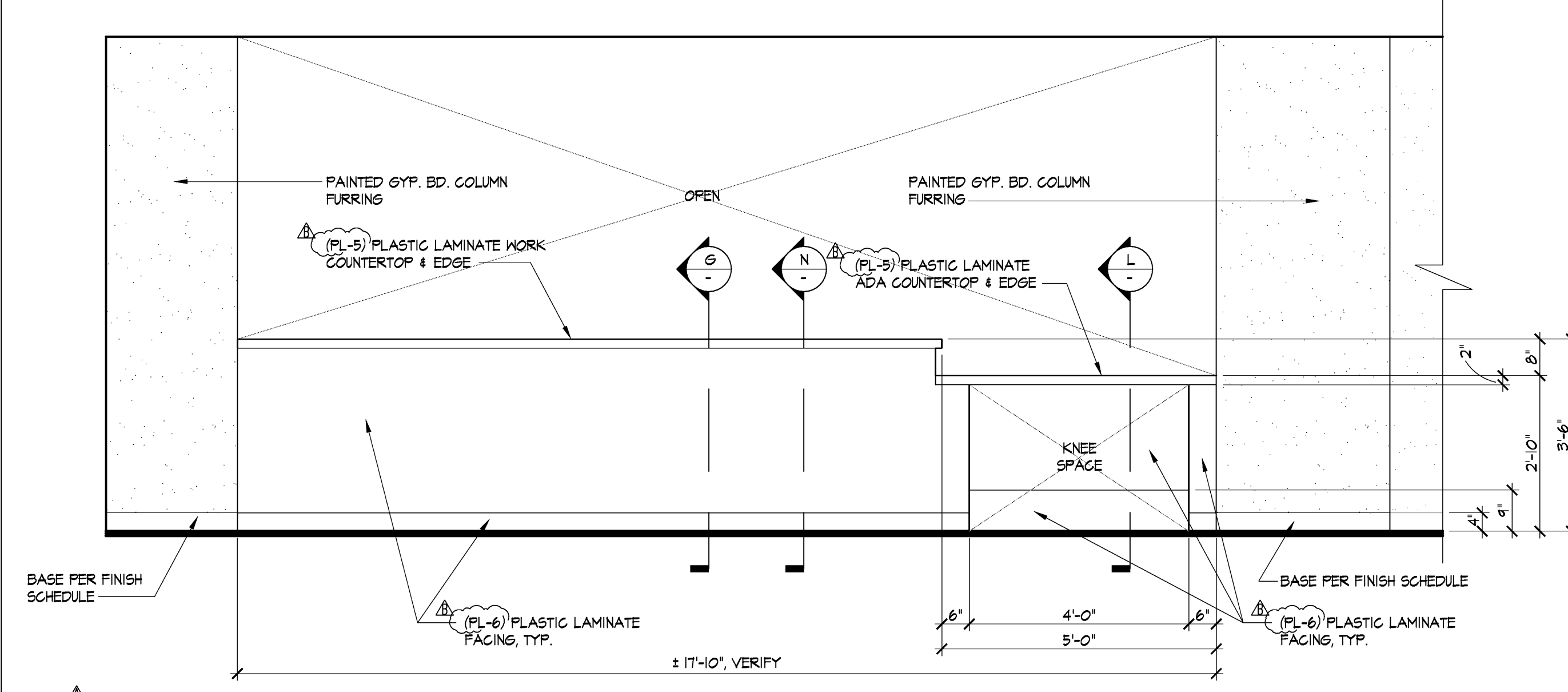
A CABINET ELEVATIONS AT MAIL ROOM-361
SCALE: 3/8"=1'-0"



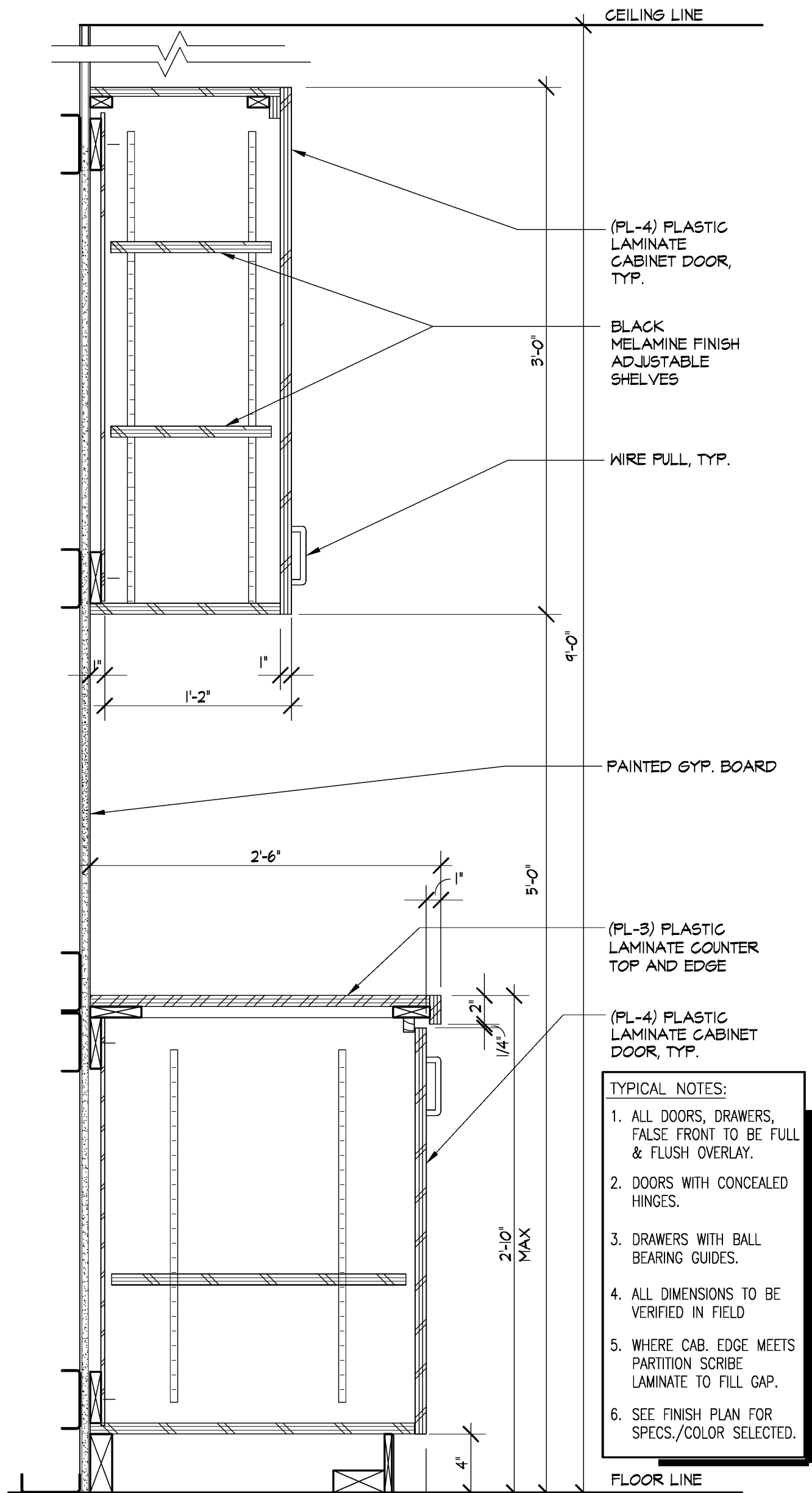
ELEVATION - 1



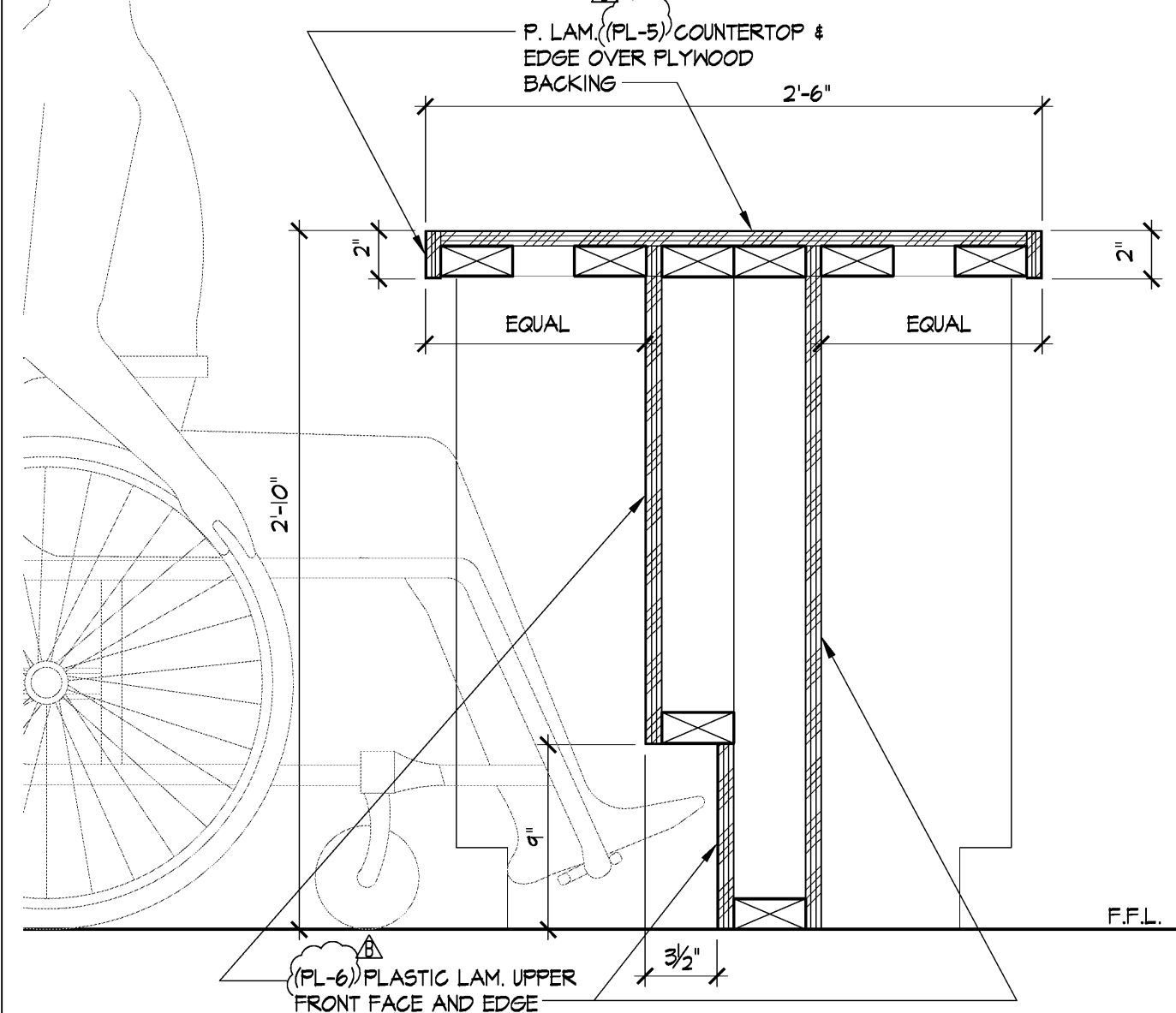
T ADJUSTABLE SHELVING ELEVATION AT I.T. RECEPTION-323
SCALE: 3/8"=1'-0"



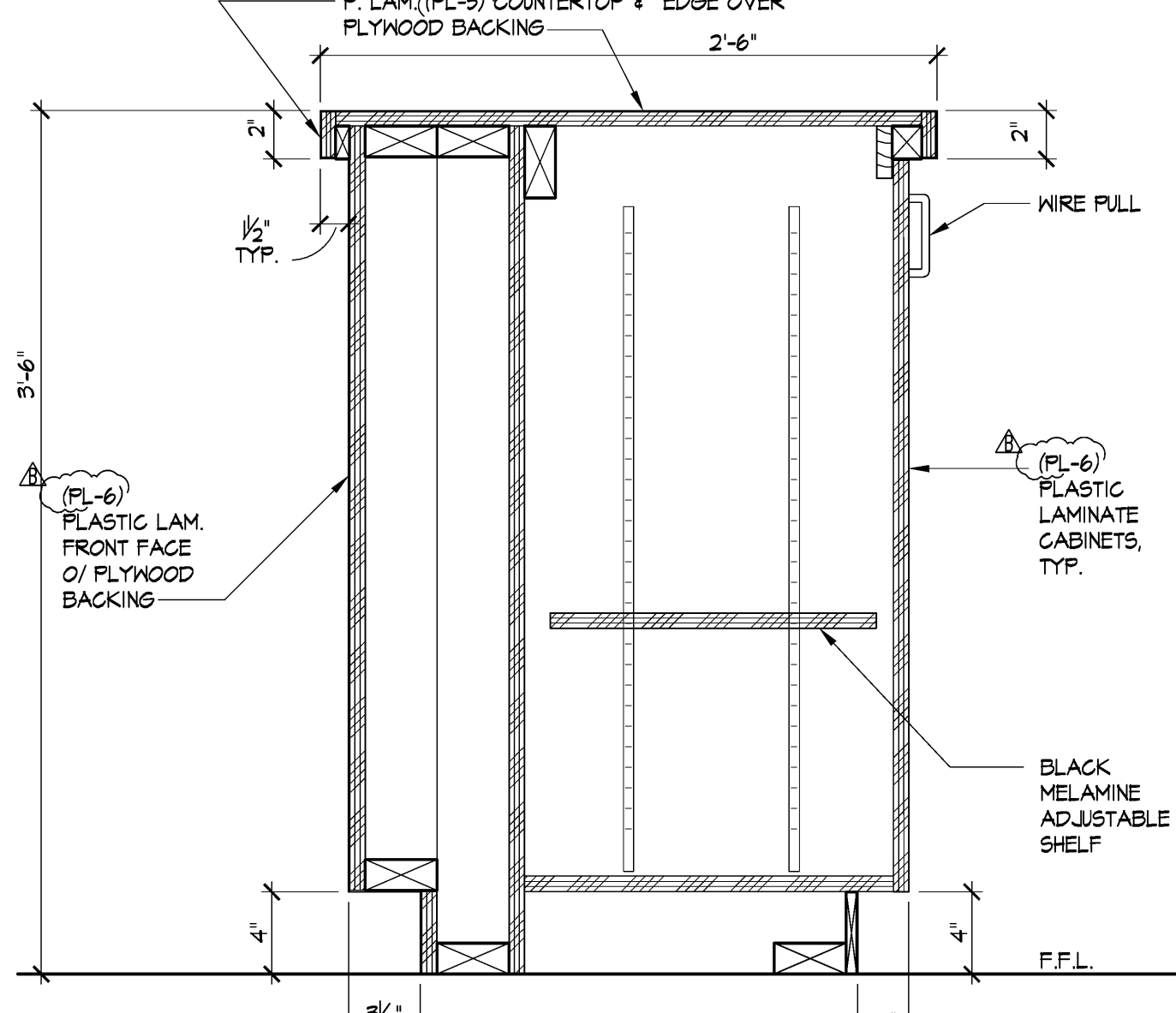
K COUNTER ELEVATION AT I.T. RECEPTION-323
SCALE: 1/12"=1'-0"



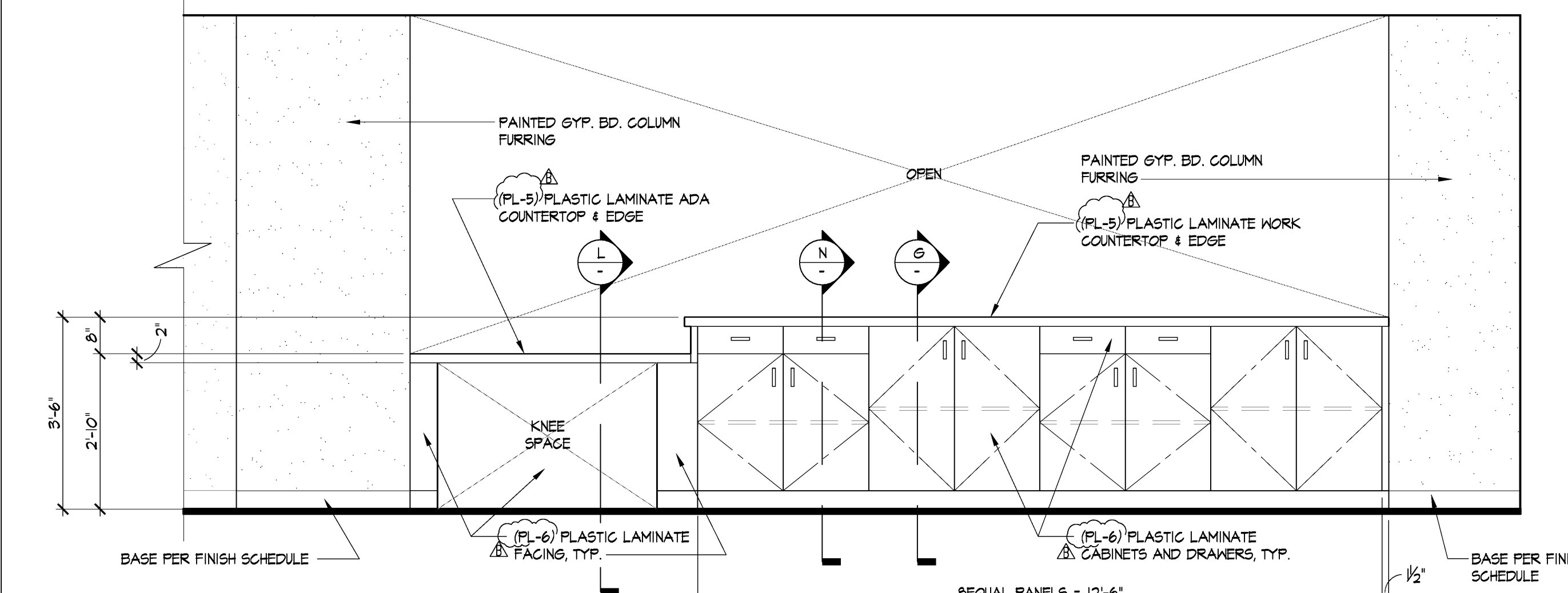
C CABINET SECTION AT MAIL ROOM-361
SCALE: 1/12"=1'-0"



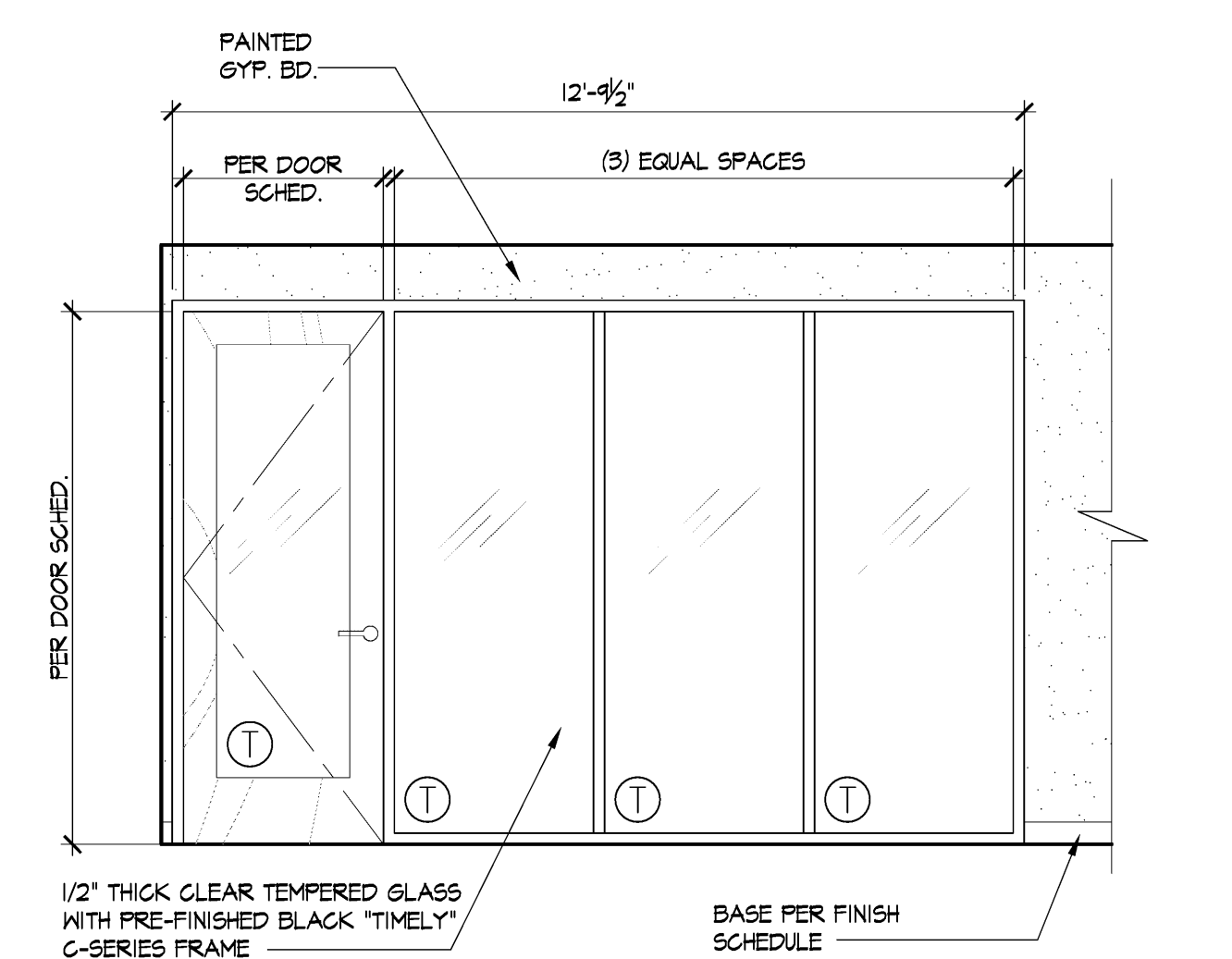
L ADA COUNTER SECT. AT I.T. RECEPTION-323
SCALE: 1/12"=1'-0"



G COUNTER SECT. AT I.T. RECEPTION-323
SCALE: 1/12"=1'-0"



M COUNTER ELEVATION AT I.T. RECEPTION-323
SCALE: 1/12"=1'-0"



D WINDOW WALL ELEV. AT OFFICE-342
SCALE: 1"=1'-0"

- TYPICAL NOTES:**
1. ALL DOORS, DRAWERS, FALSE FRONT TO BE FULL & FLUSH OVERLAY.
 2. DOORS WITH CONCEALED HINGES.
 3. DRAWERS WITH BALL BEARING GUIDES.
 4. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
 5. WHERE CAB. EDGE MEETS PARTITION SCRIBE LAMINATE TO FULL GAP.
 6. SEE FINISH PLAN FOR SPECS/COLOR SELECTED.

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remarks	date
PLAN CHECK SUBMIT.	04.15.19
ISSUED FOR BID/AD-R	04.30.19
P.C. CORRECT/ADOC-B	05.30.19

sheet title

DETAILS

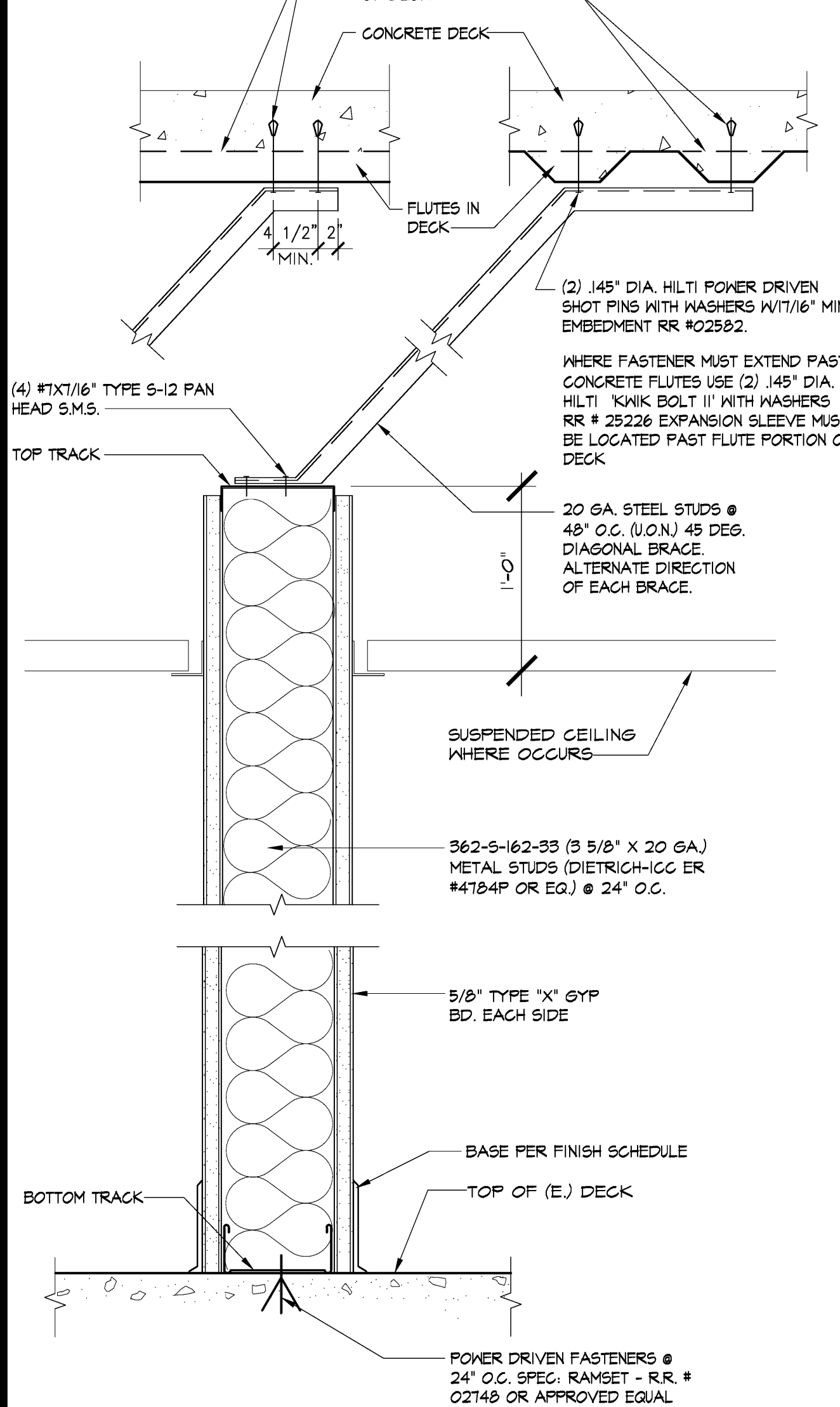
drawn by

project no. 18-87.60

date

scale

CONDITION PARALLEL TO FLUTES

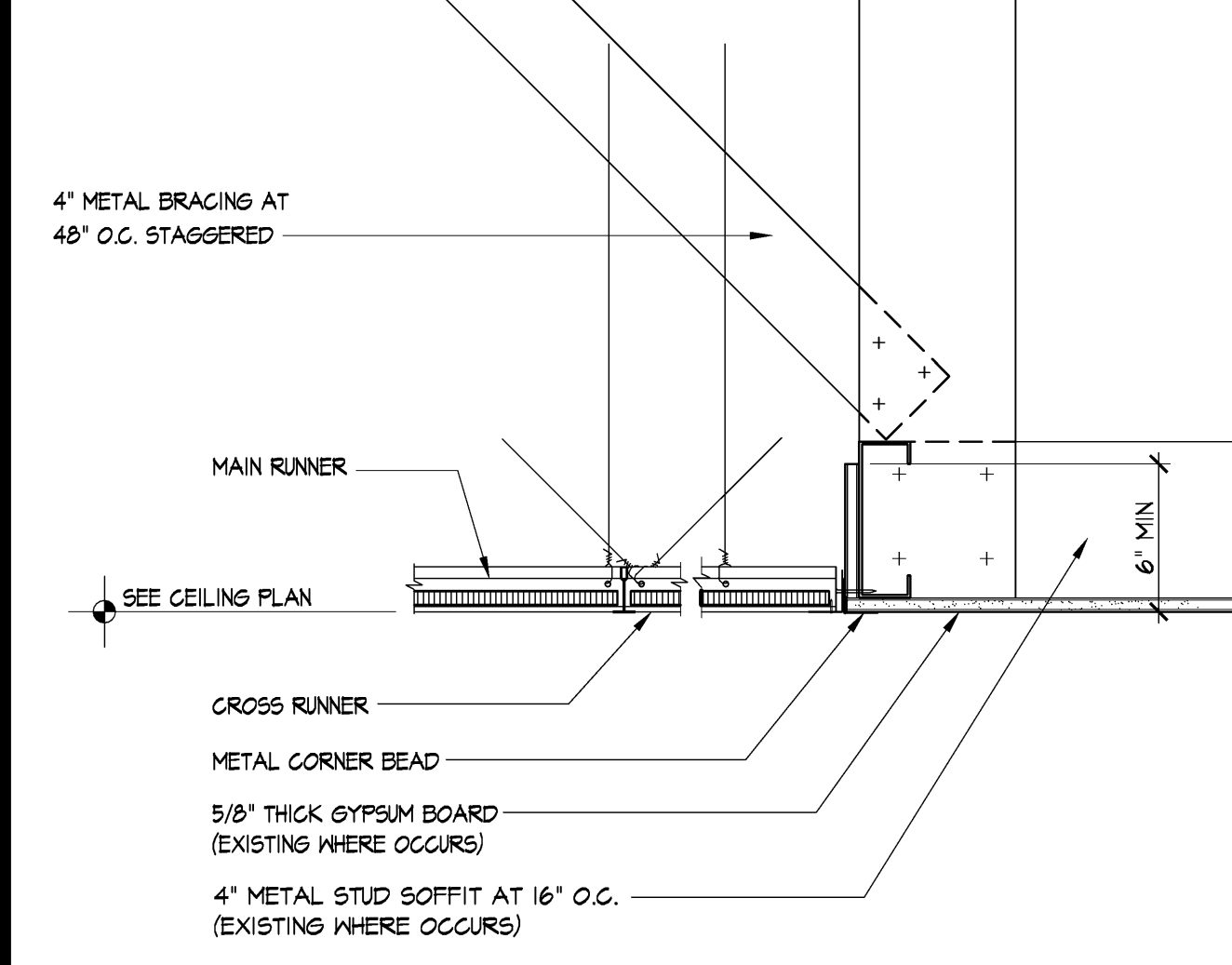


CONDITION PERPENDICULAR TO FLUTES

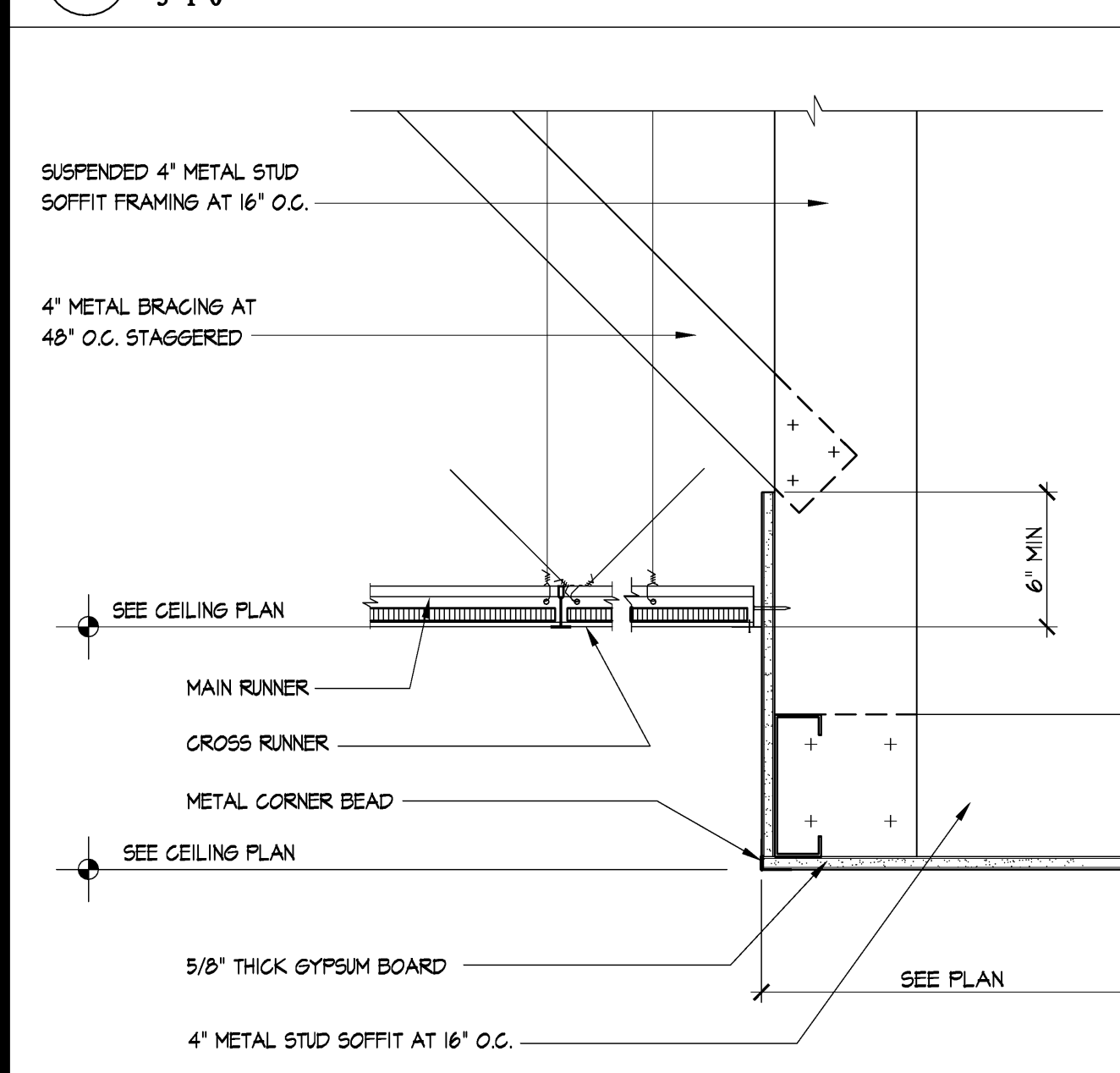


NOTES:
1. PROVIDE BACKING AS REQUIRED WHERE CABINETRY OR SHELVING HANGS FROM THIS WALL.
2. REMOVE EXISTING CEMENTITIOUS FIREPROOFING FROM DECKING AT STUD ATTACHMENT AS REQUIRED TO ACHIEVE SPECIFIED EMBEDMENT.

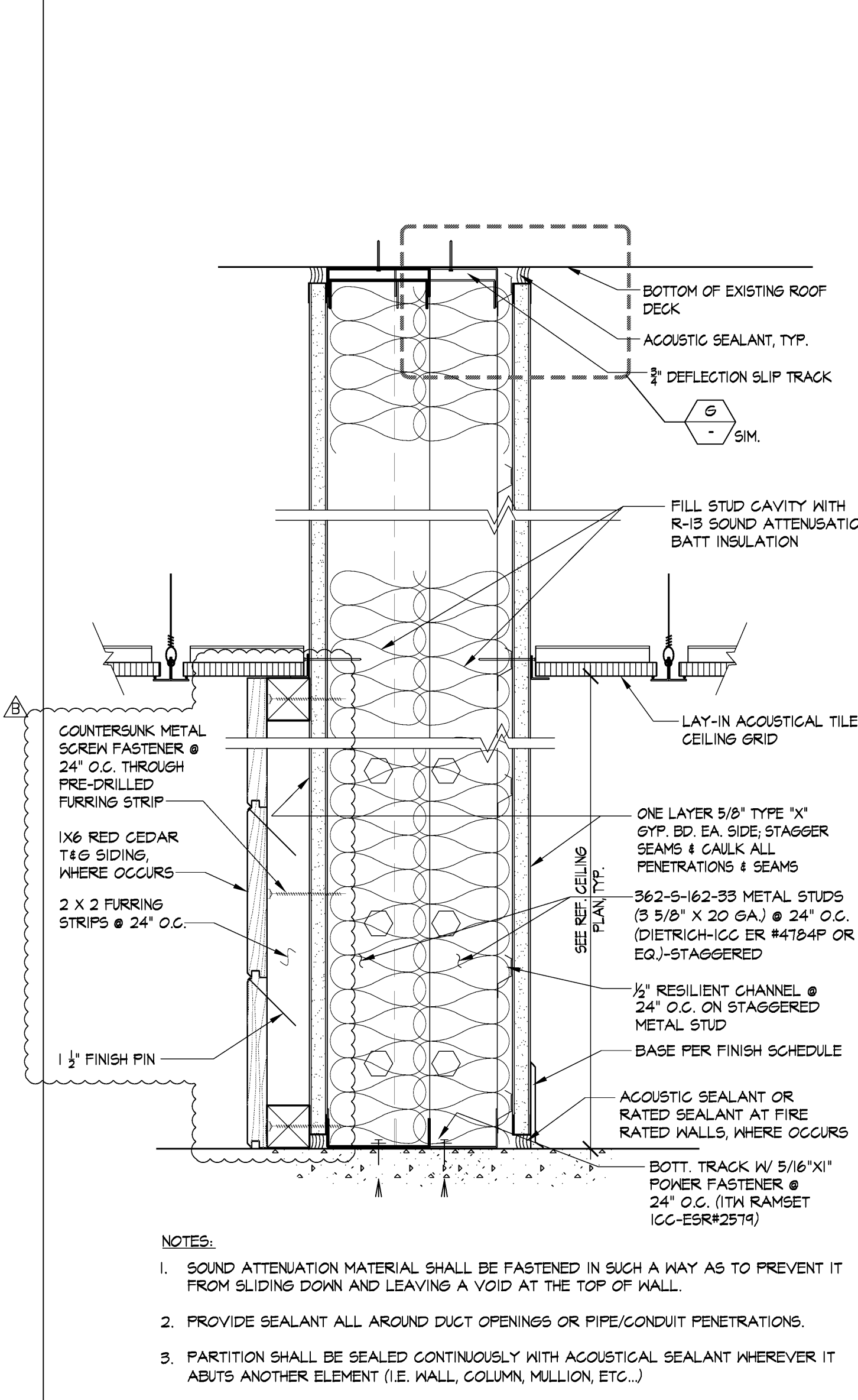
M ABOVE-CEILING PARTITION
3'-11" 0"



N FLUSH CEILING TO SOFFIT TRANSITION
3'-11" 0"

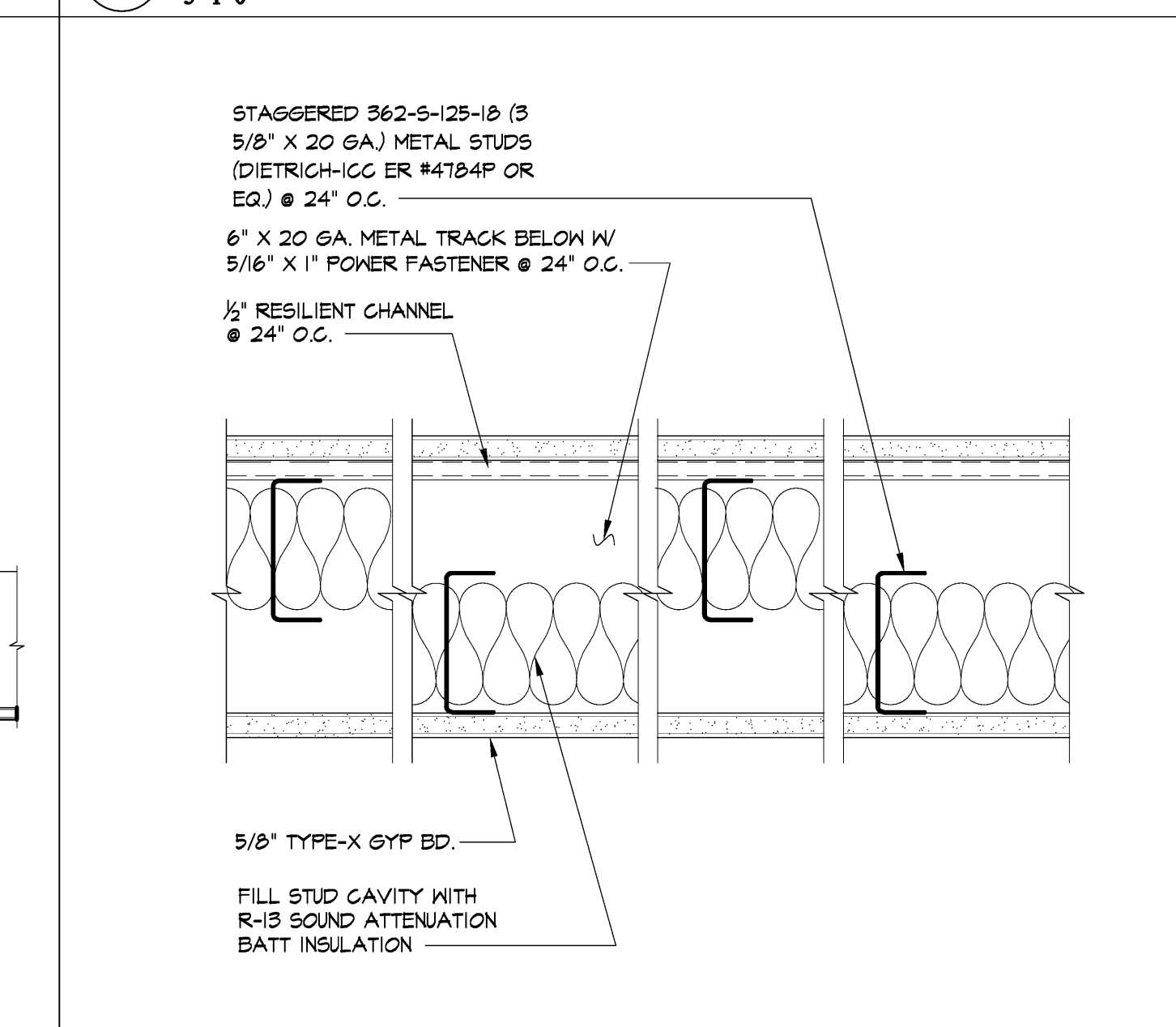


P CEILING TO SOFFIT TRANSITION
3'-11" 0"

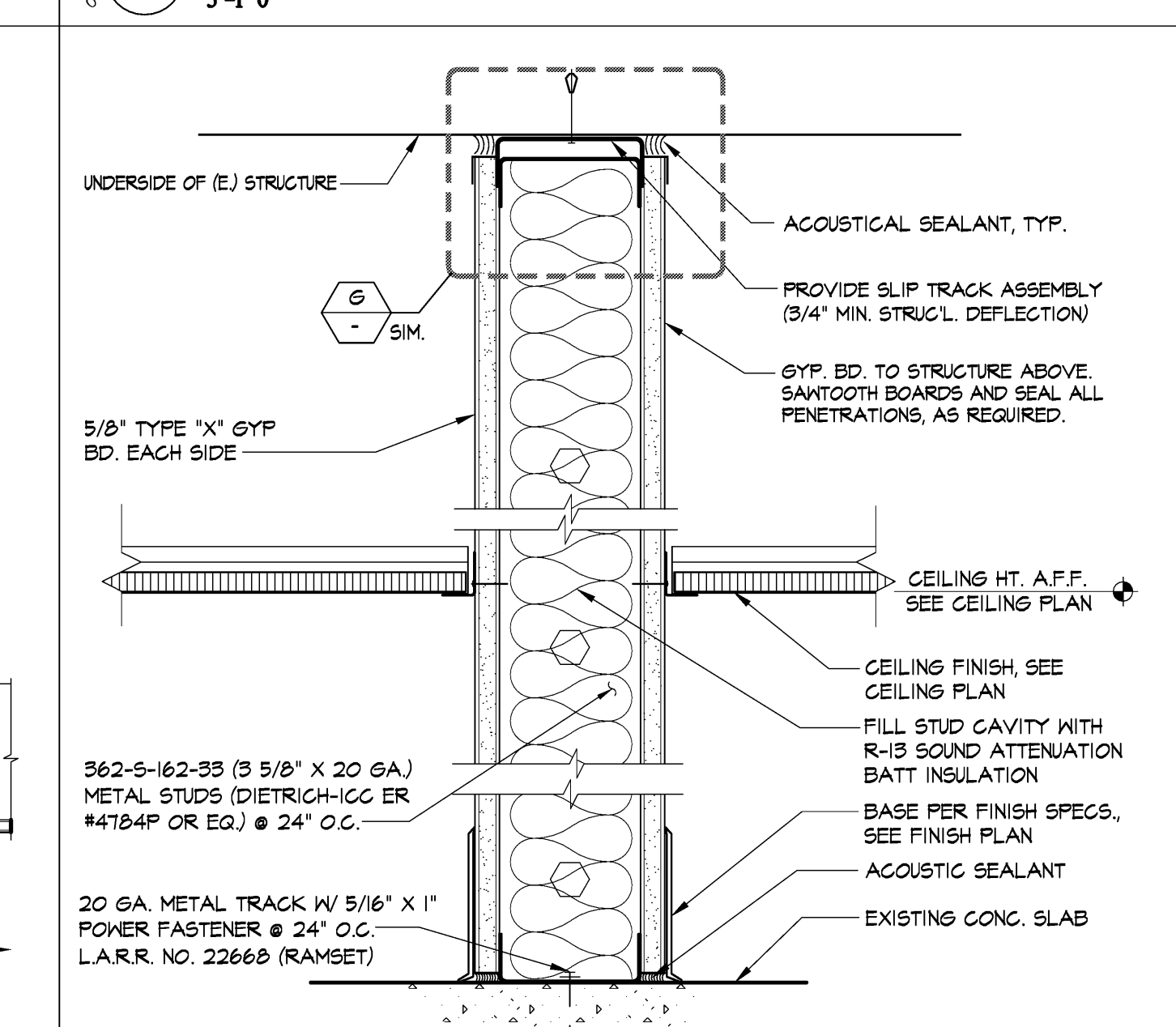


NOTES:
1. SOUND ATTENUATION MATERIAL SHALL BE FASTENED IN SUCH A WAY AS TO PREVENT IT FROM SLIDING DOWN AND LEAVING A VOID AT THE TOP OF WALL.
2. PROVIDE SEALANT ALL AROUND DUCT OPENINGS OR PIPE/CONDUIT PENETRATIONS.
3. PARTITION SHALL BE SEALED CONTINUOUSLY WITH ACOUSTICAL SEALANT WHEREVER IT ADJUTS ANOTHER ELEMENT (I.E. WALL, COLUMN, MULLION, ETC.)
4. ALL LAYERS OF GYPSUM BOARD ARE TO BE SEALED AIRTIGHT AT THE PERIMETER WITH PERMANENTLY RESILIENT ACOUSTICAL CAULKING. NO BACK-TO-BACK ELECTRICAL BOXES ALLOWED AND ALL BOXES TO BE TREATED WITH 1/2\"/>

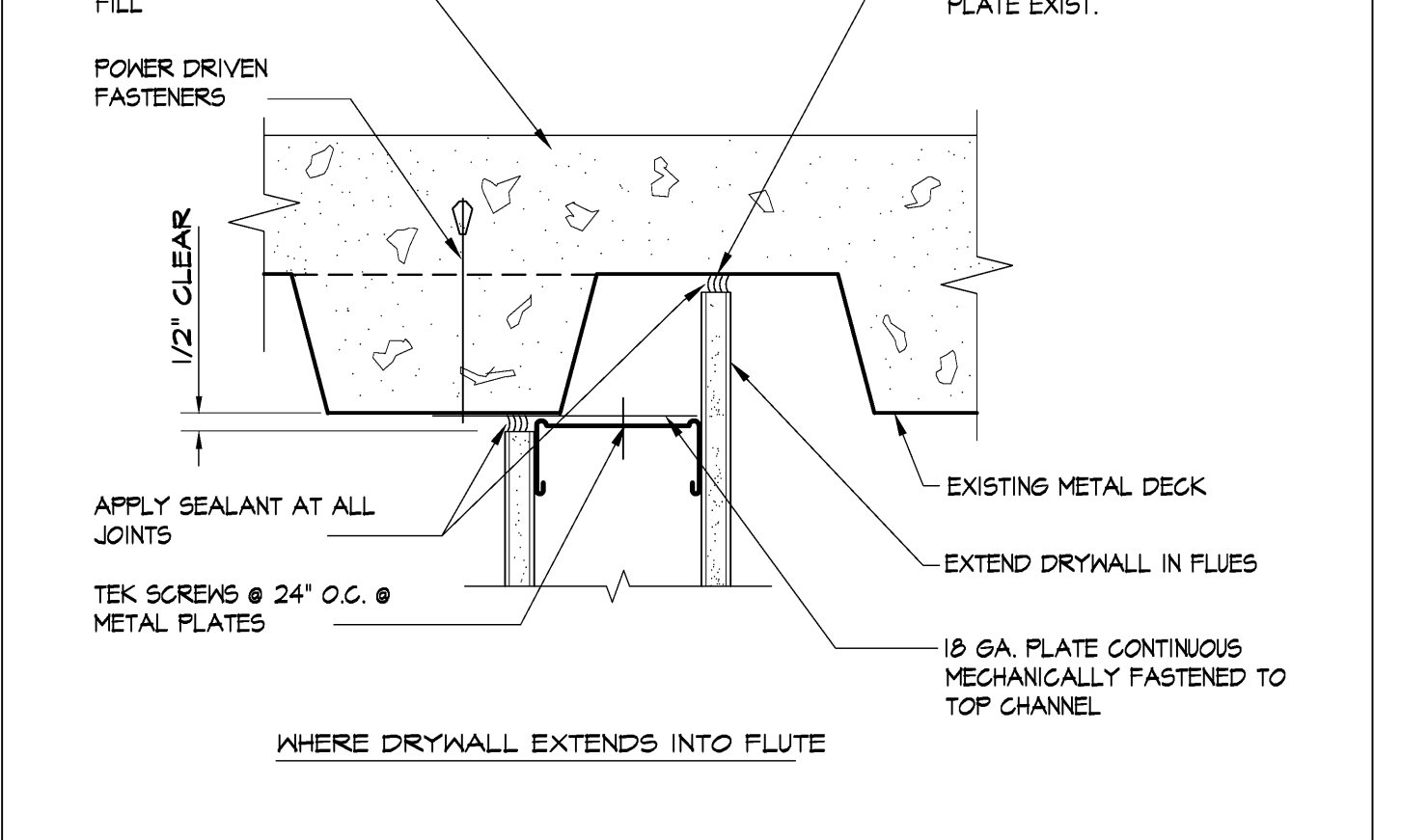
J SOUND CONTROL WALL
3'-11" 0"



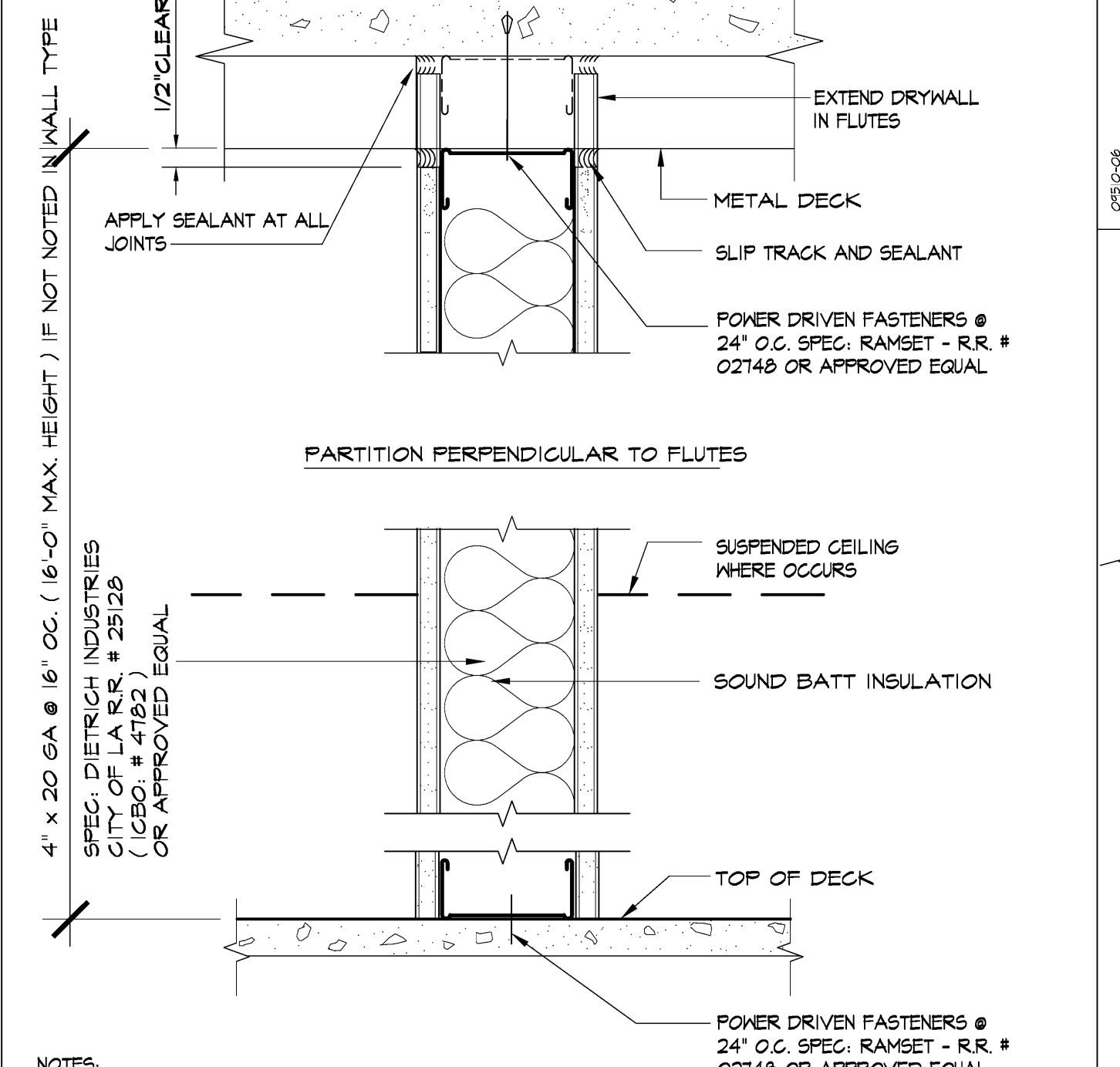
K TYP. SOUND CONTROL PARTITION - PLAN
3'-11" 0"



L FULL-HEIGHT SOUND PARTITION
3'-11" 0"



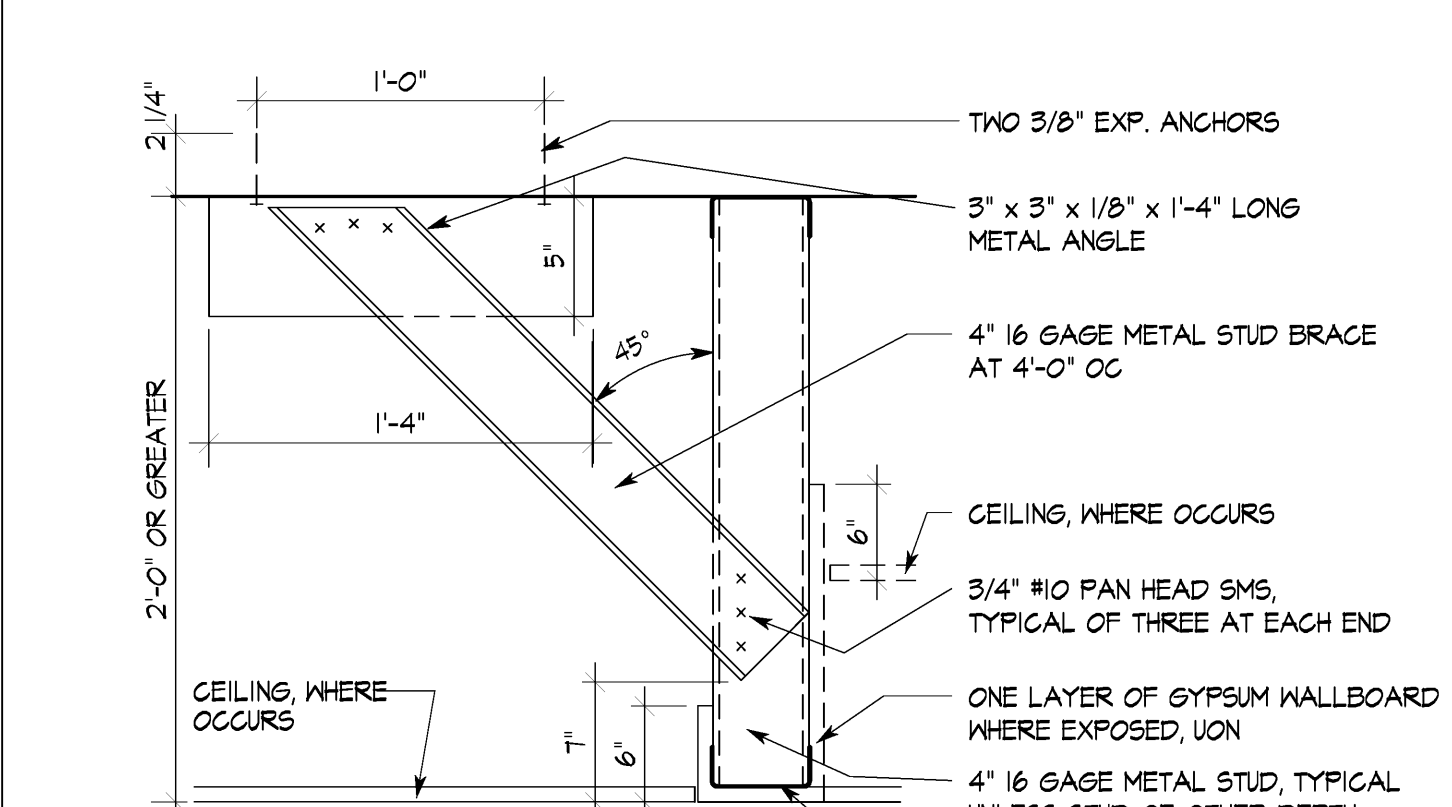
G FULL HEIGHT PARTITION CONNECTION
3'-11" 0"



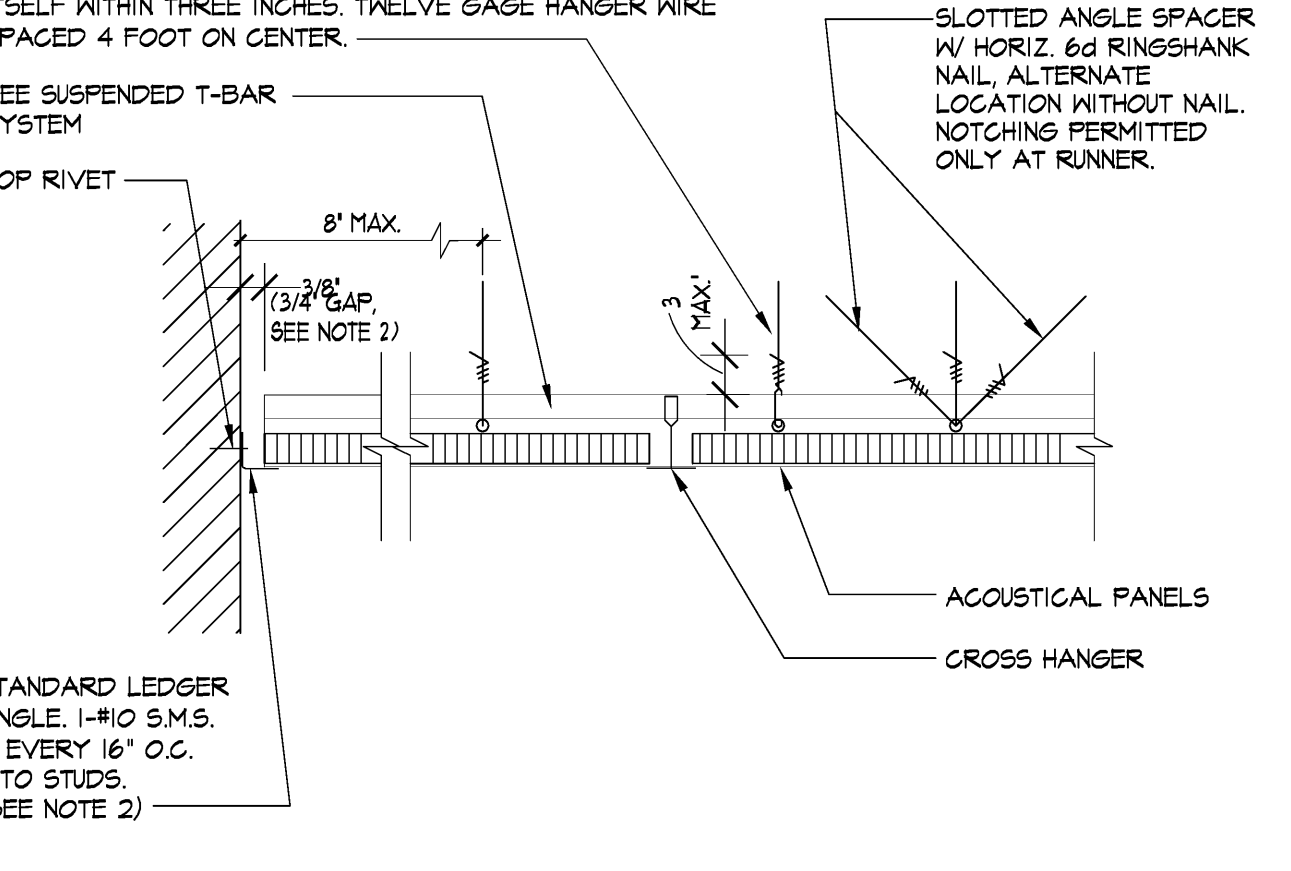
A. TYPICAL KNEE BRACE REQUIREMENTS



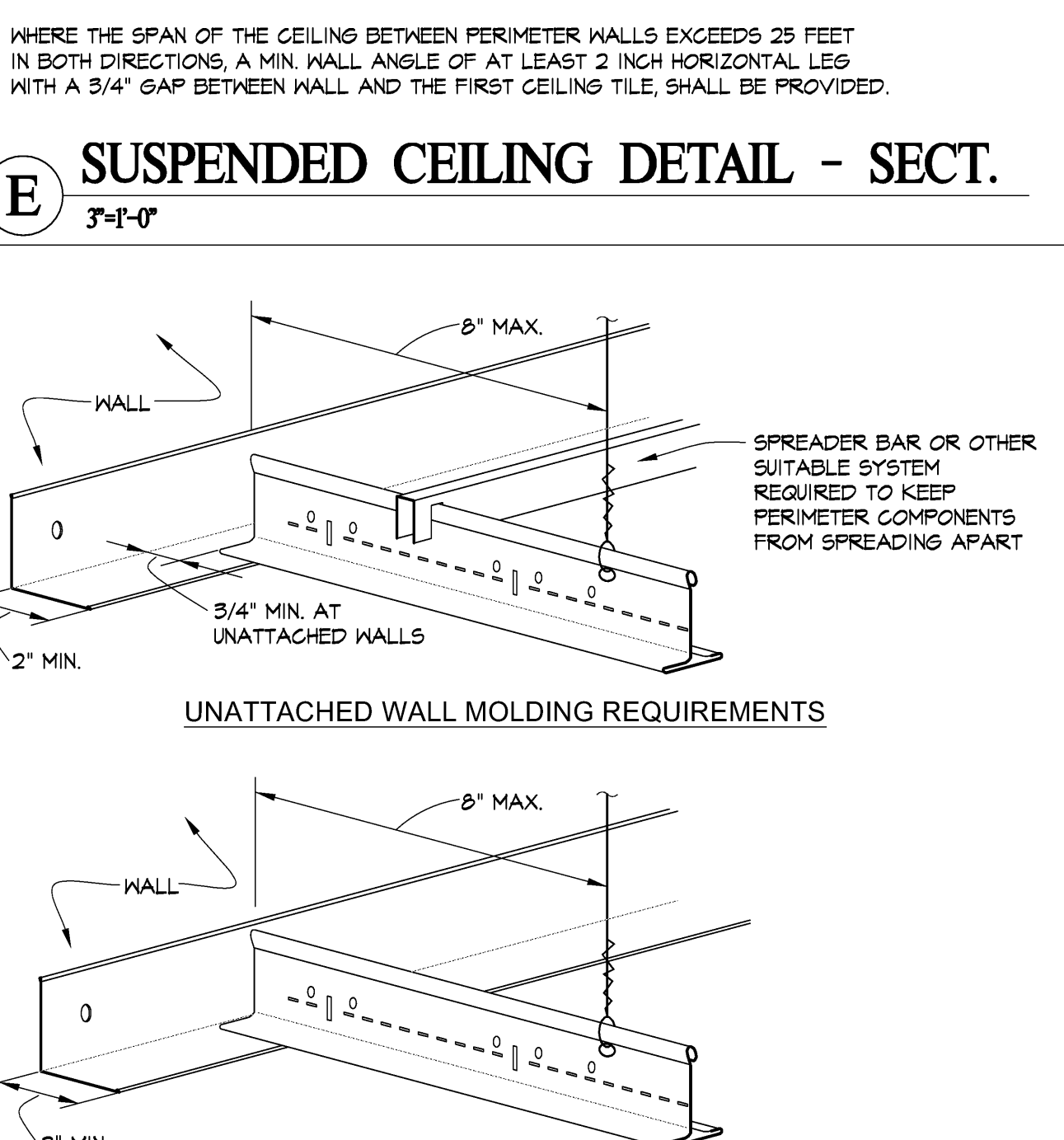
B. TYPICAL SILL REQUIREMENTS



H TYP. SUSPENDED PARTITION DETAIL
1 1/2'-11" 0"



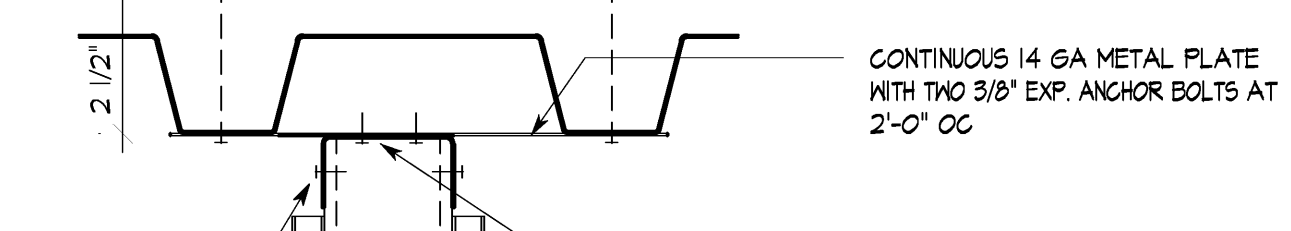
F SUSP. CEILING PERIMETER SUPPORTING CLOSURE ANGLE
SCALE: NONE



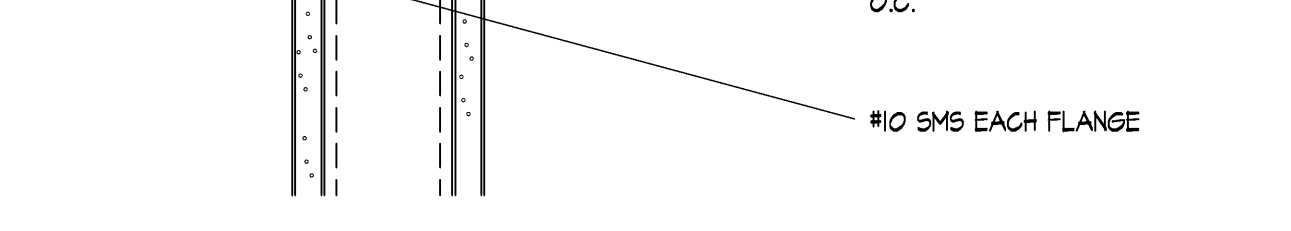
C. HEAD PARALLEL TO METAL DECK FLUTES



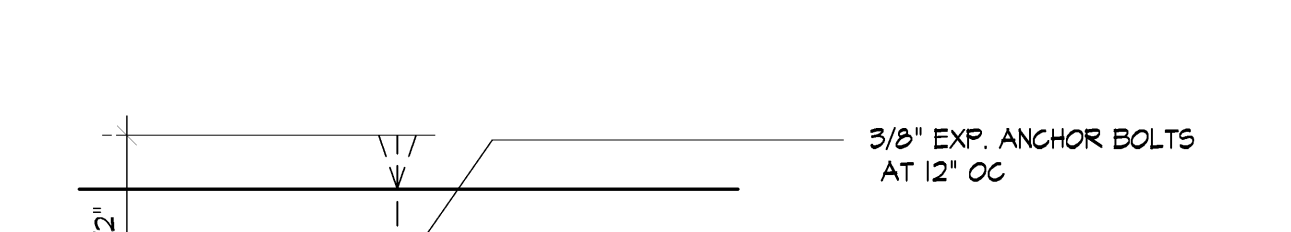
D. HEAD PERPENDICULAR TO METAL DECK FLUTES



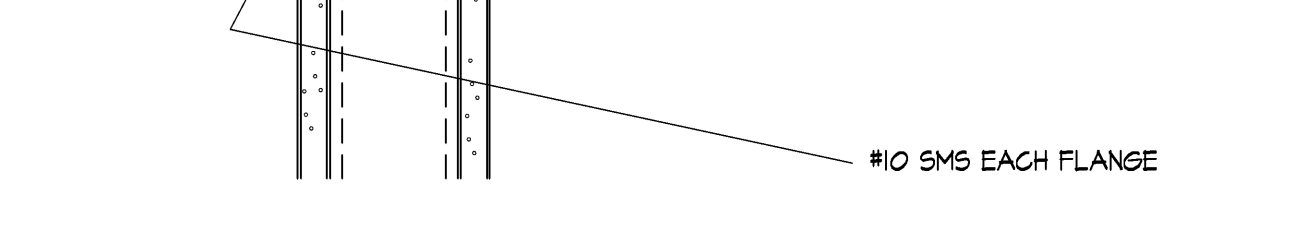
E. HEAD BELOW CONCRETE SLABS OR BEAMS



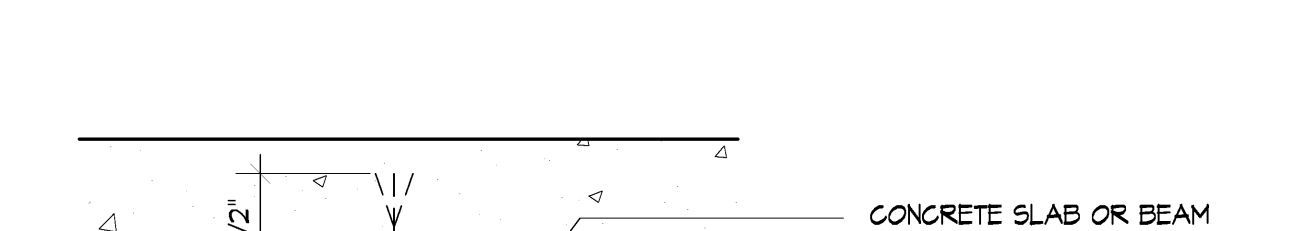
C. HEAD PARALLEL TO METAL DECK FLUTES



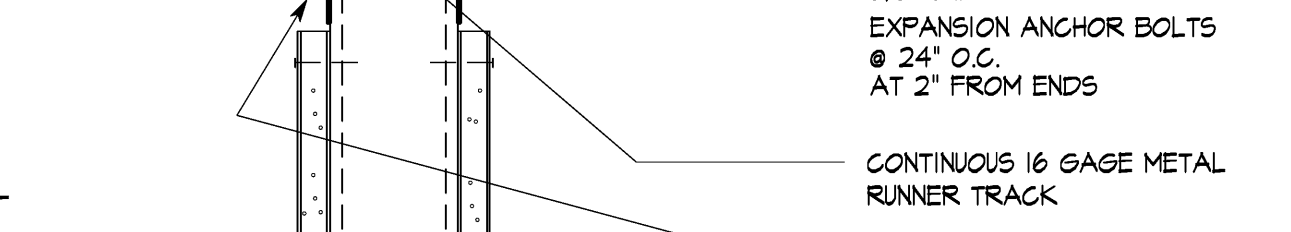
D. HEAD PERPENDICULAR TO METAL DECK FLUTES



E. HEAD BELOW CONCRETE SLABS OR BEAMS



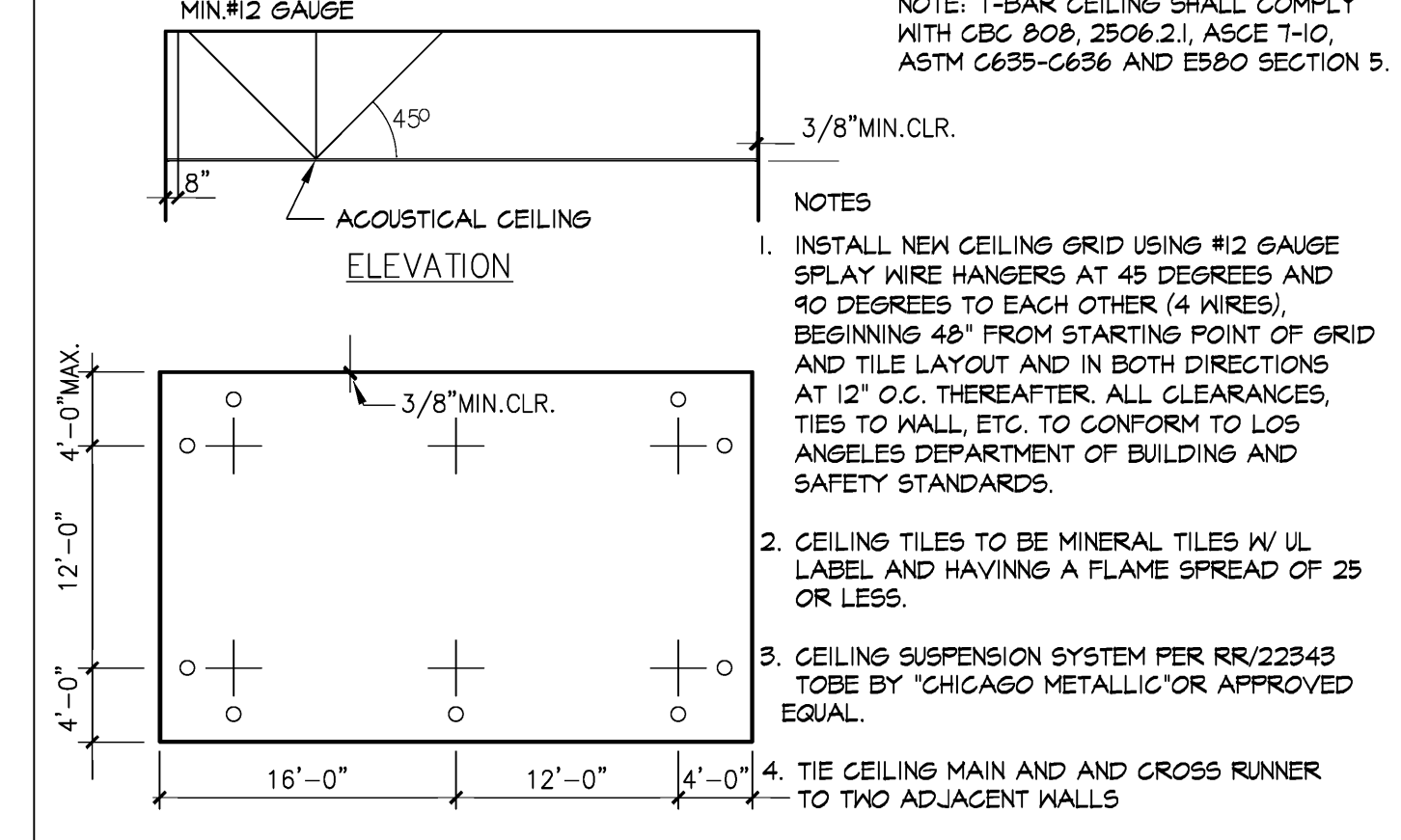
F. SUSP. CEILING PERIMETER SUPPORTING CLOSURE ANGLE
SCALE: NONE



G. FULL HEIGHT PARTITION CONNECTION
3'-11" 0"



H. TYP. SUSPENDED PARTITION DETAIL
1 1/2'-11" 0"



A SUSPENDED GRID CEILING
NTS

NOTES:
1. INSTALL NEW CEILING GRID USING #12 GAUGE SPLAY WIRE HANGERS AT 48 DEGREES AND 90 DEGREES TO EACH OTHER (4 WIRES). BEGINNING 48\"/>

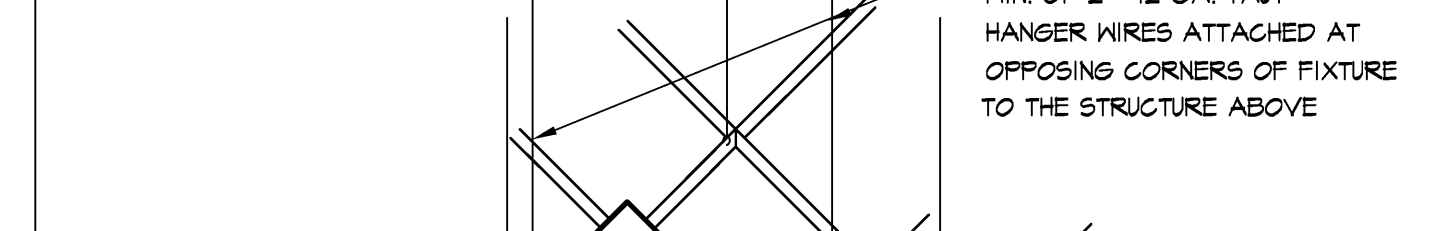
B SUSPENDED ACOUSTIC CEILING
NTS



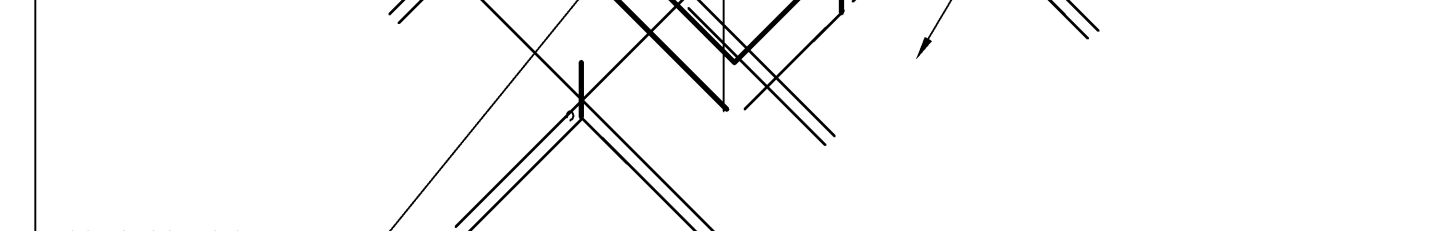
C LIGHT FIXTURE AT SUSPENDED CEILING
NTS



D VERTICAL CEILING STRUT
NTS



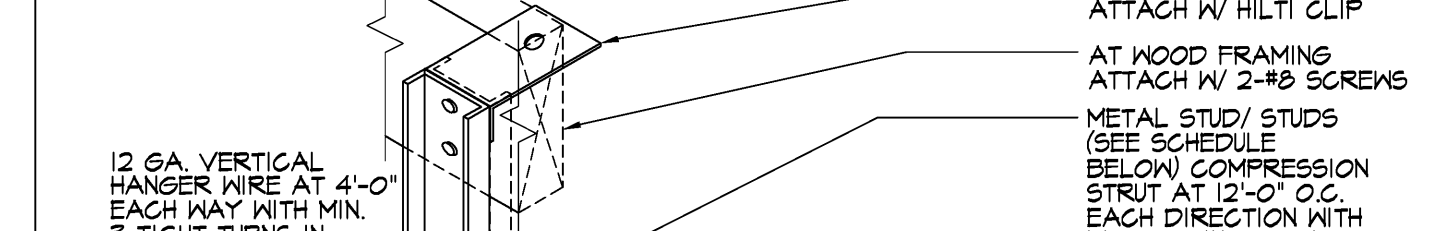
E TYP. SOUND CONTROL PARTITION - PLAN
3'-11" 0"



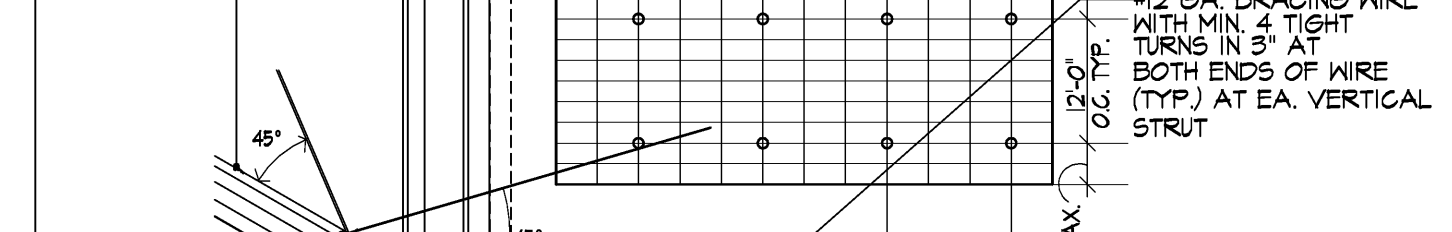
F SUSP. CEILING PERIMETER SUPPORTING CLOSURE ANGLE
SCALE: NONE



G FULL HEIGHT PARTITION CONNECTION
3'-11" 0"



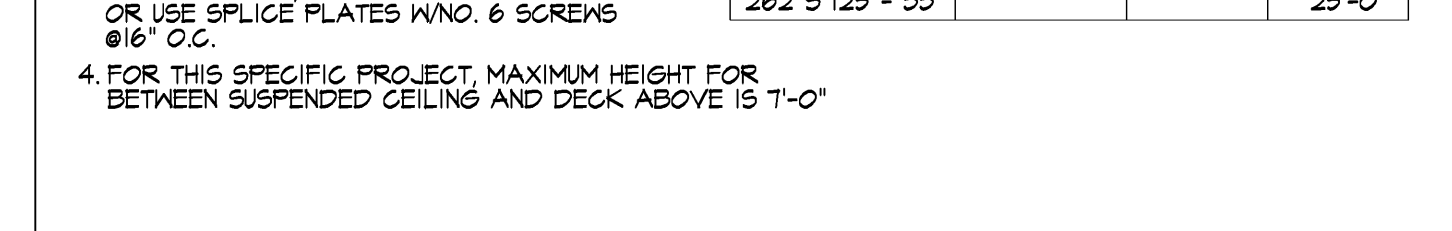
H TYP. SUSPENDED PARTITION DETAIL
1 1/2'-11" 0"



I TYP. SOUND CONTROL PARTITION - PLAN
3'-11" 0"



J FULL-HEIGHT SOUND PARTITION
3'-11" 0"



K TYP. SOUND CONTROL PARTITION - PLAN
3'-11" 0"



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TENANT IMPROVEMENTS FOR:
1800 N SOLAR DRIVE - 3RD FLOOR
OXNARD, CALIFORNIA

all drawings and written material appearing herein constitute the original and exclusive work of the architect and the same may not be duplicated used or disclosed without the written consent of the architect.

remarks	date
PLAN CHECK SUBMIT.	04.15.19
ISSUED FOR BID/ADD-R	04.30.19
P.C. CORRECT/ADD-E	05.30.19

sheet title
drawn by
project no
date
scale

DETAILS
TAB.1

all drawings and written material appearing herein constitute the original and exclusive work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

remarks	date
PLAN CHECK SUBMIT.	04/15/19
ISSUED FOR BID/POD-R	04/30/19
P.C. CORRECT/ADD-B	05/30/19

sheet title

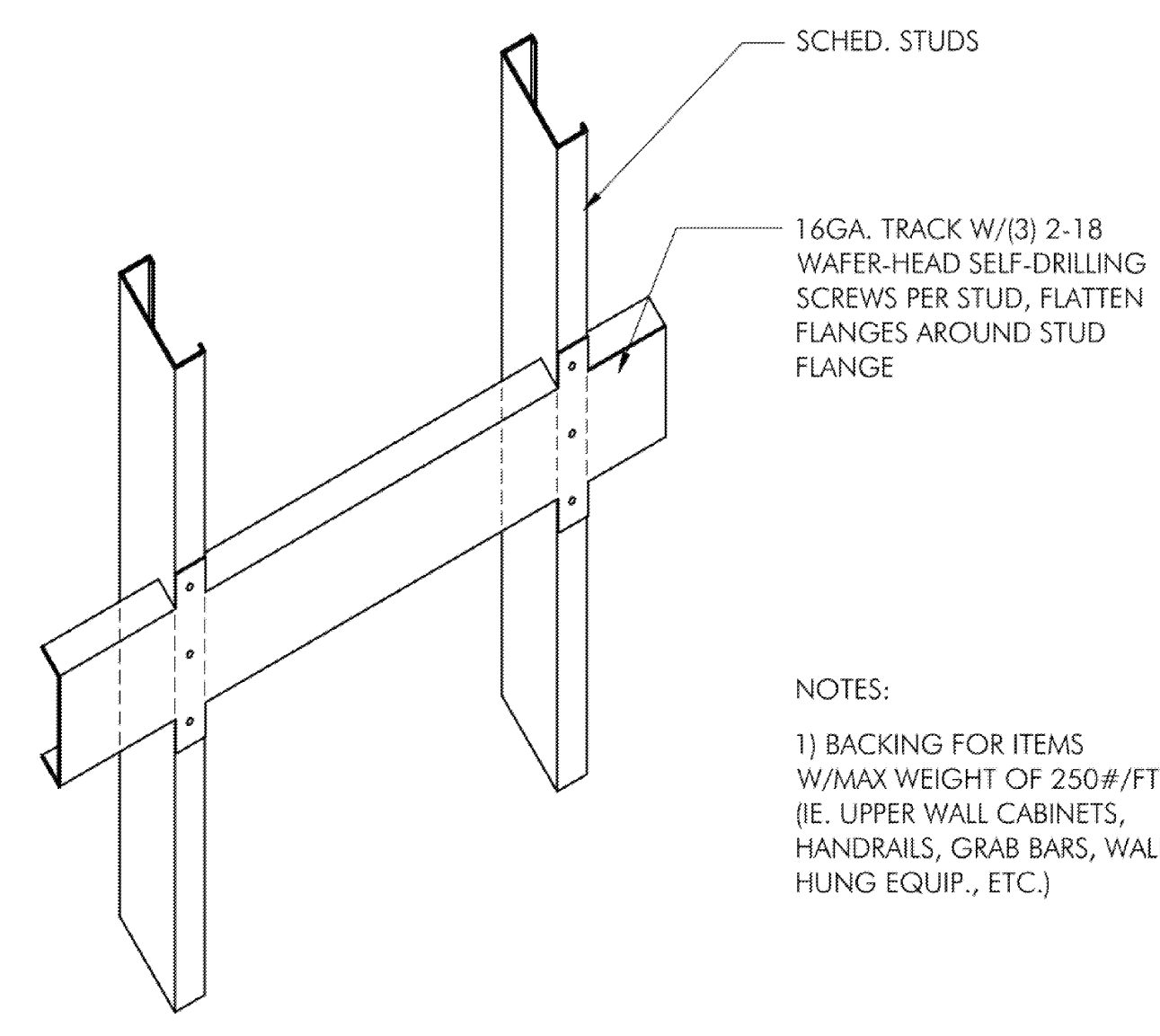
DETAILS

drawn by

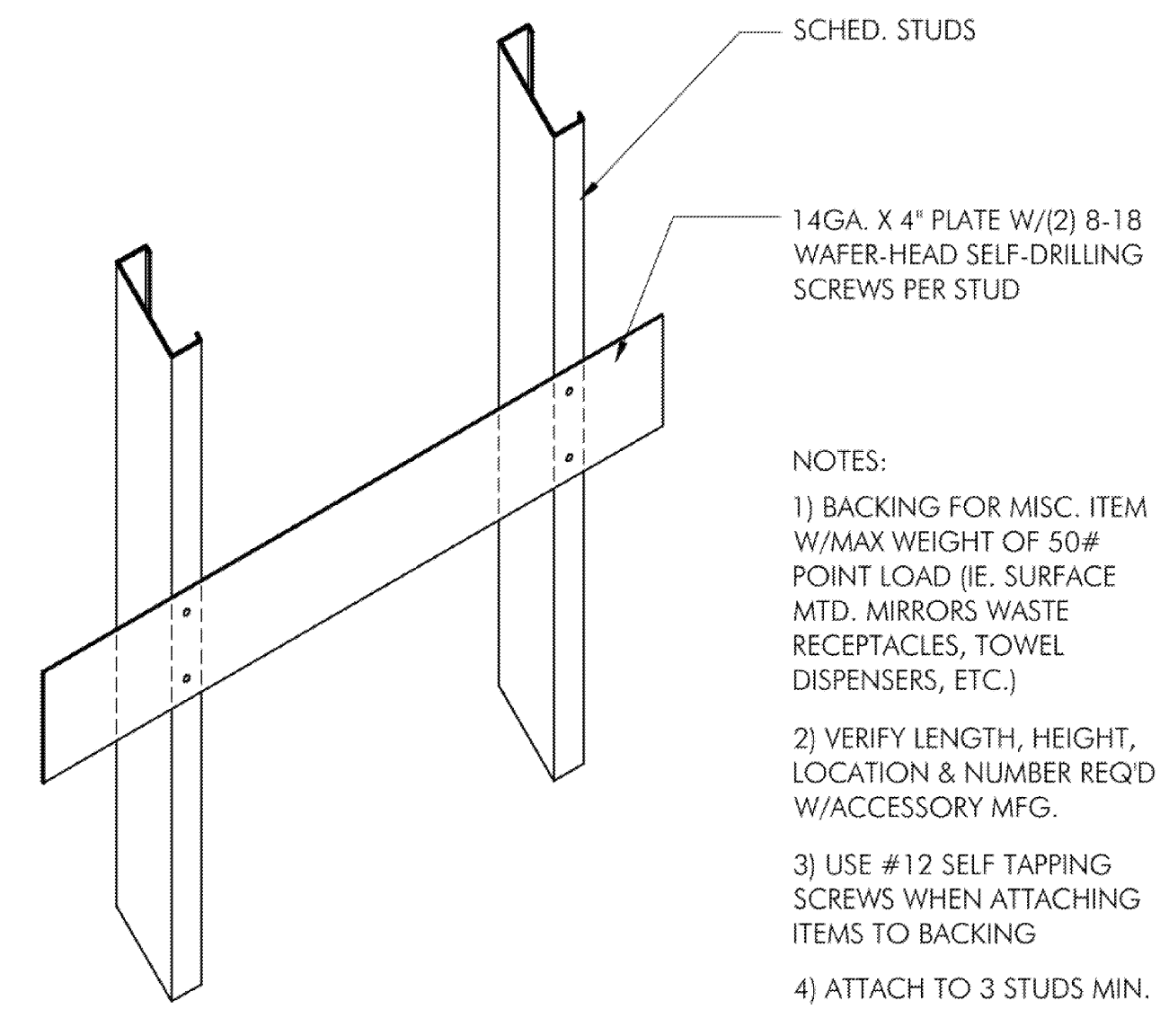
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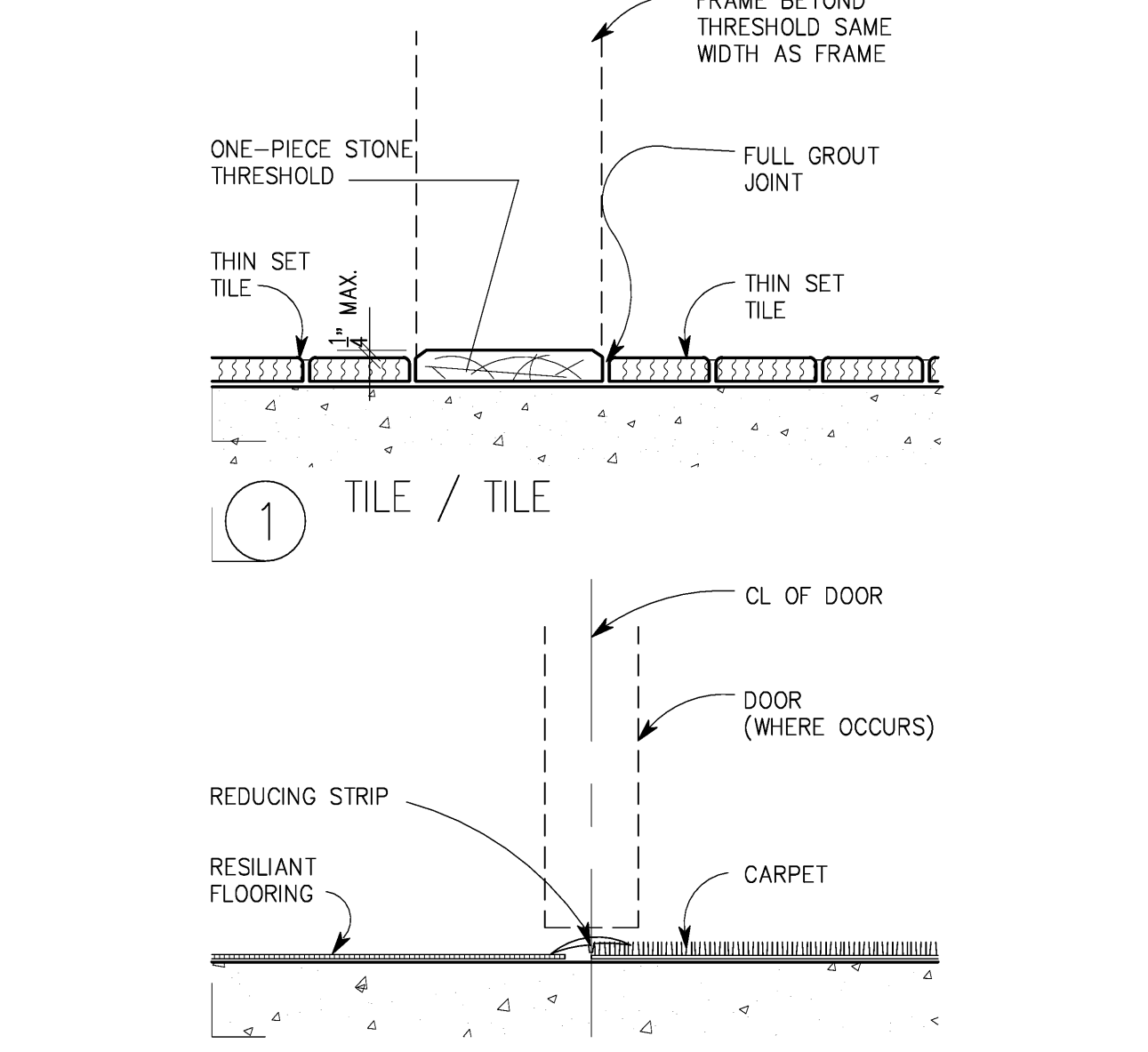
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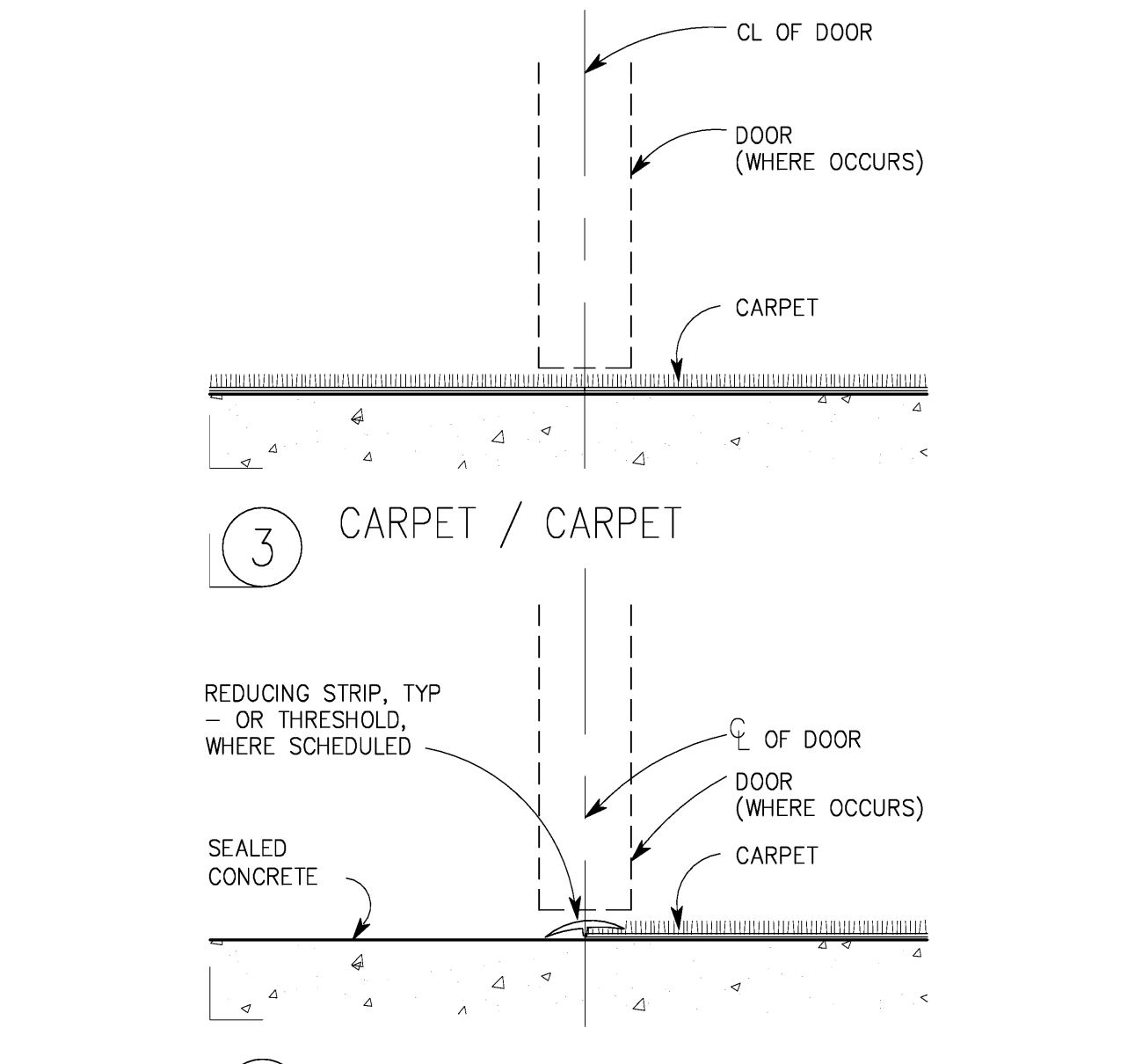
S HEAVY DUTY WALL BACKING
NTS



T LIGHT DUTY WALL BACKING
NTS



1 TILE / TILE



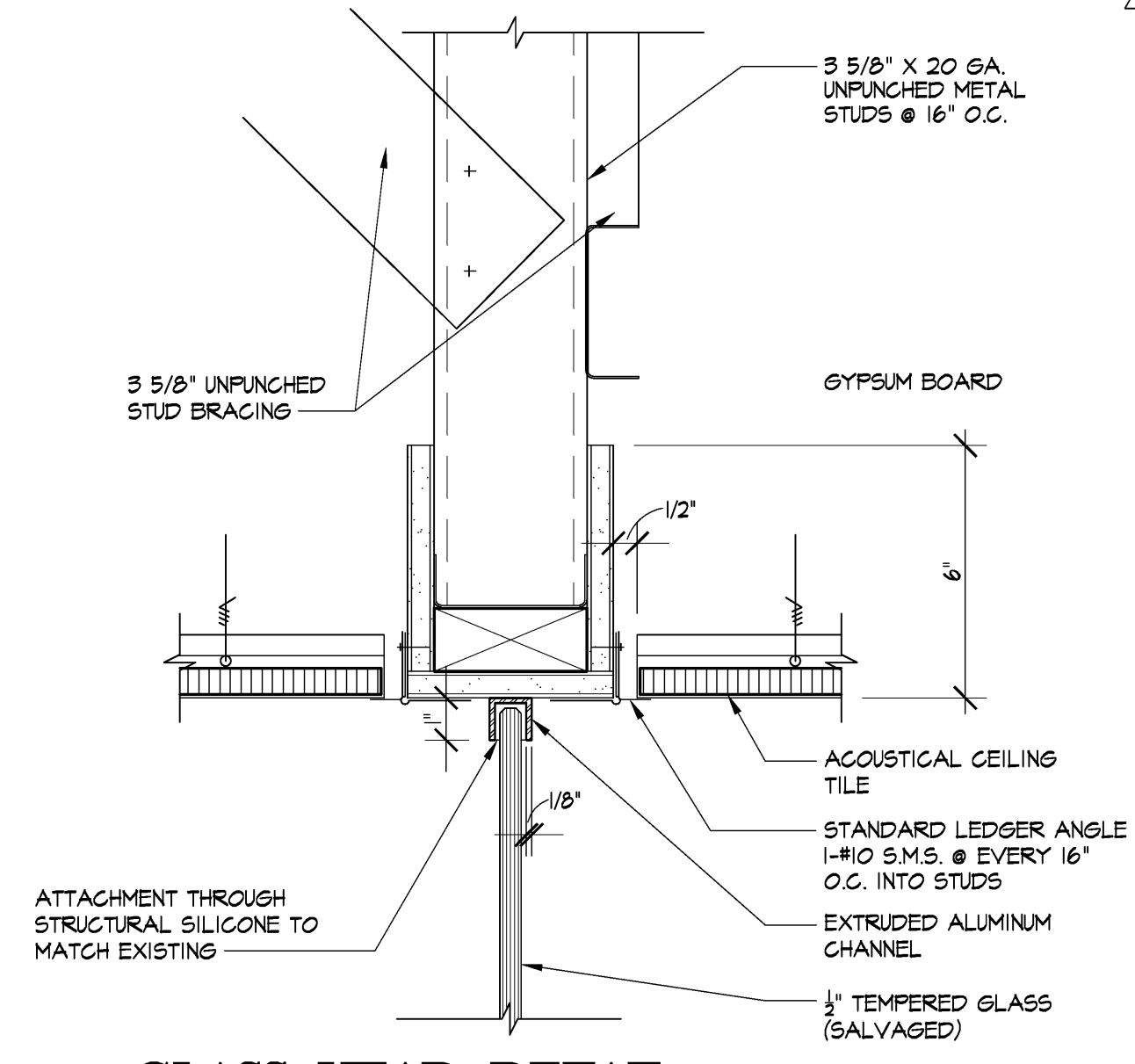
2 RESILIENT / CARPET



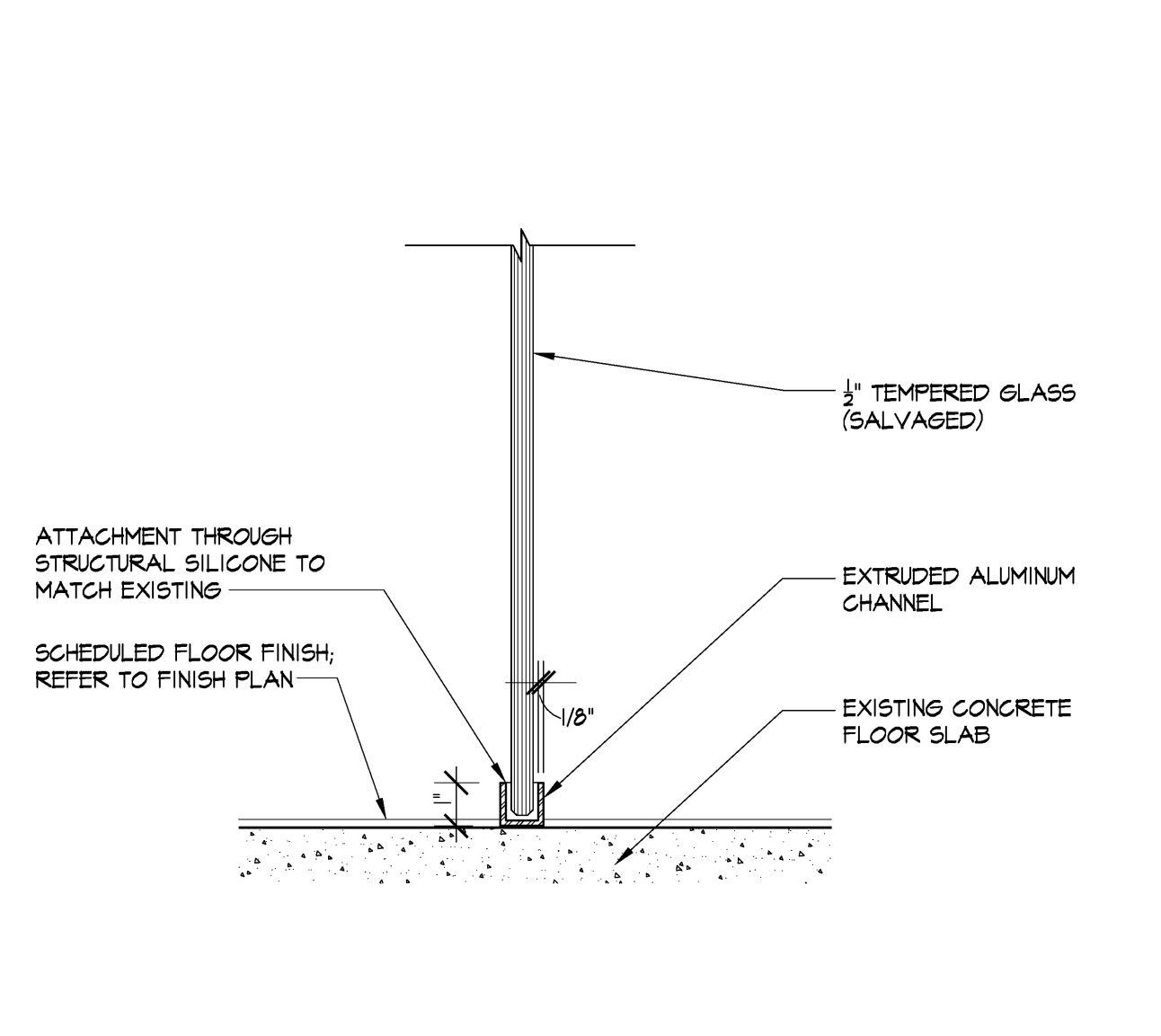
3 CARPET / CARPET



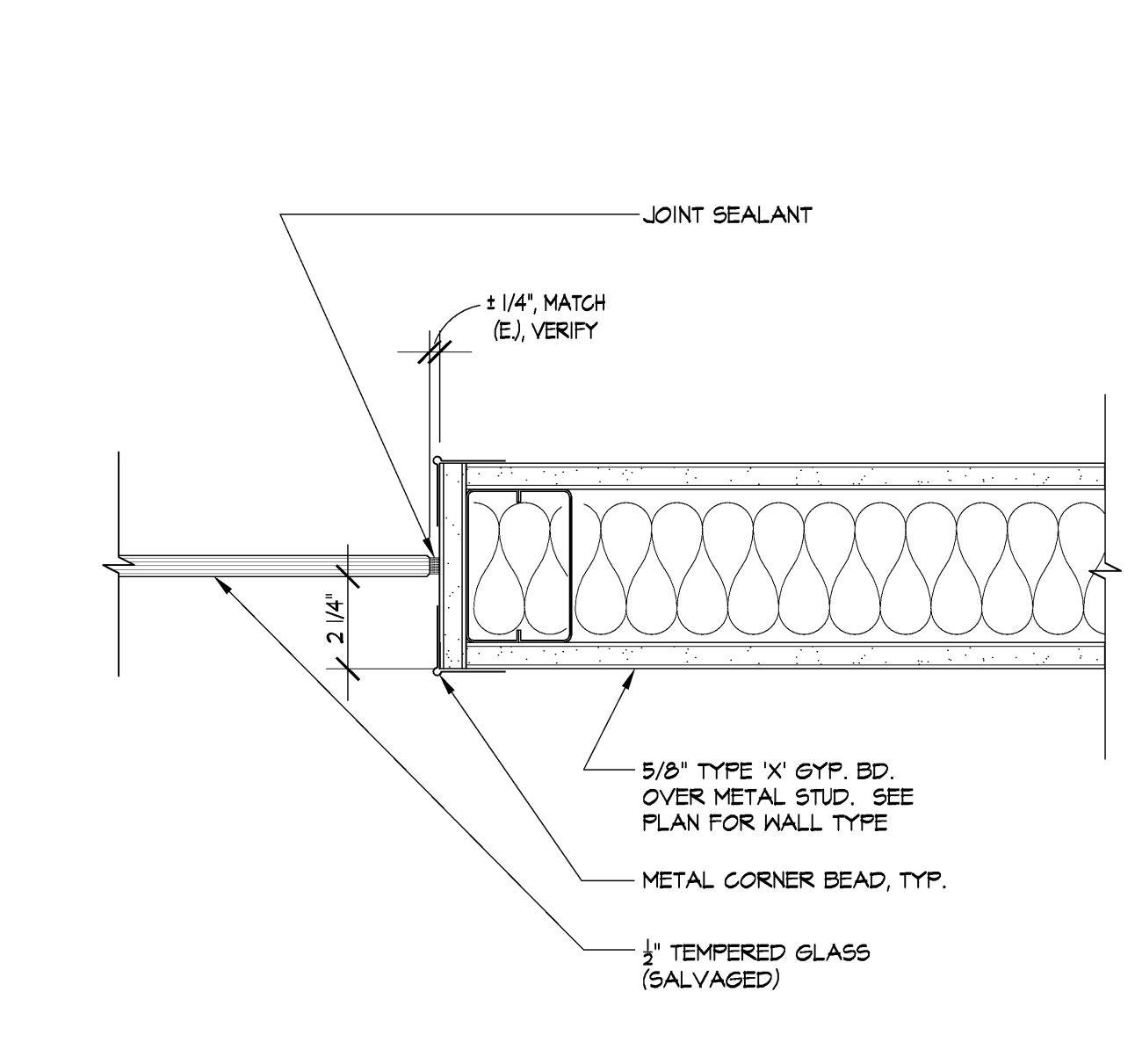
4 CONCRETE / CARPET



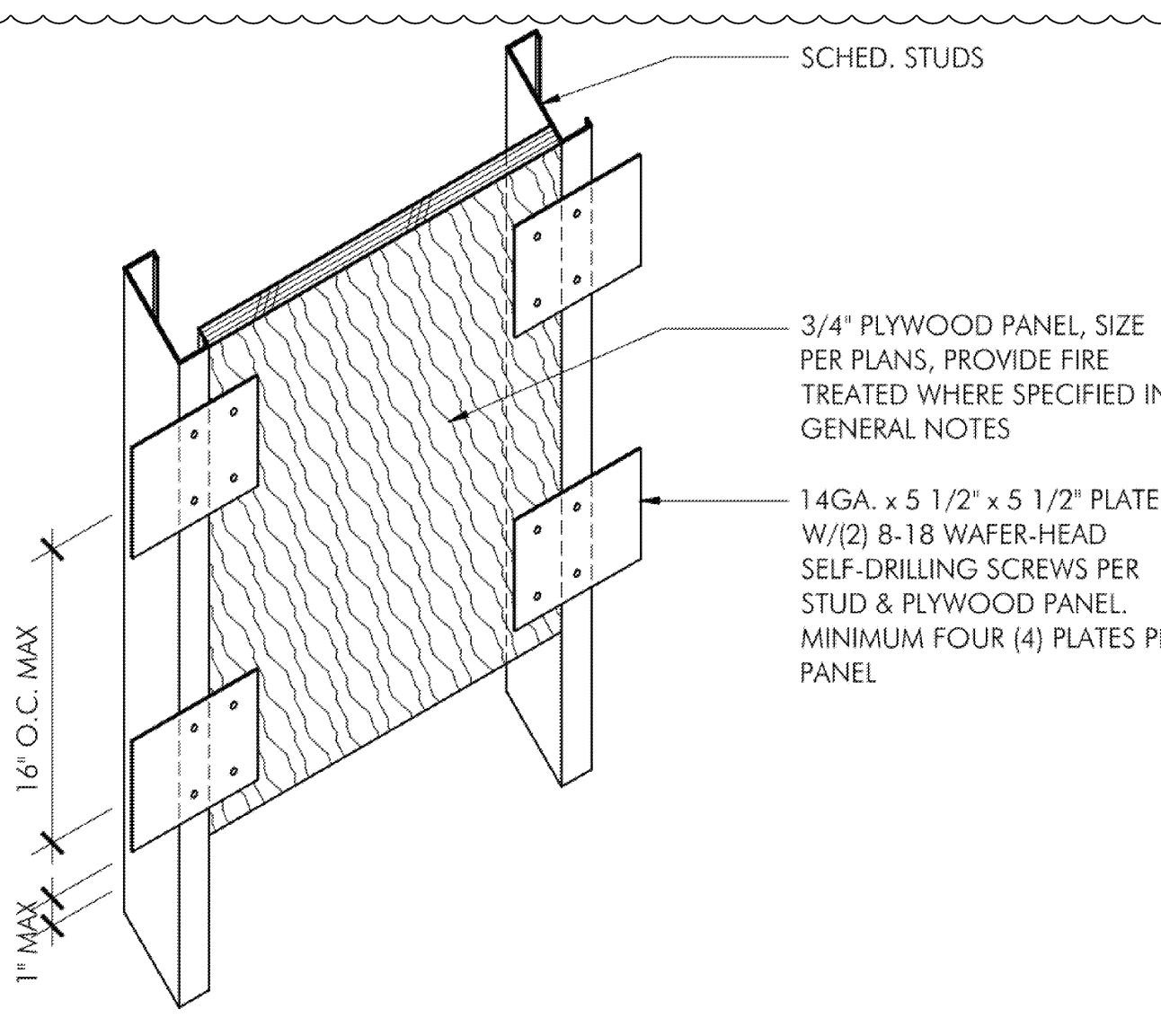
N GLASS HEAD DETAIL
3'-4'-0"



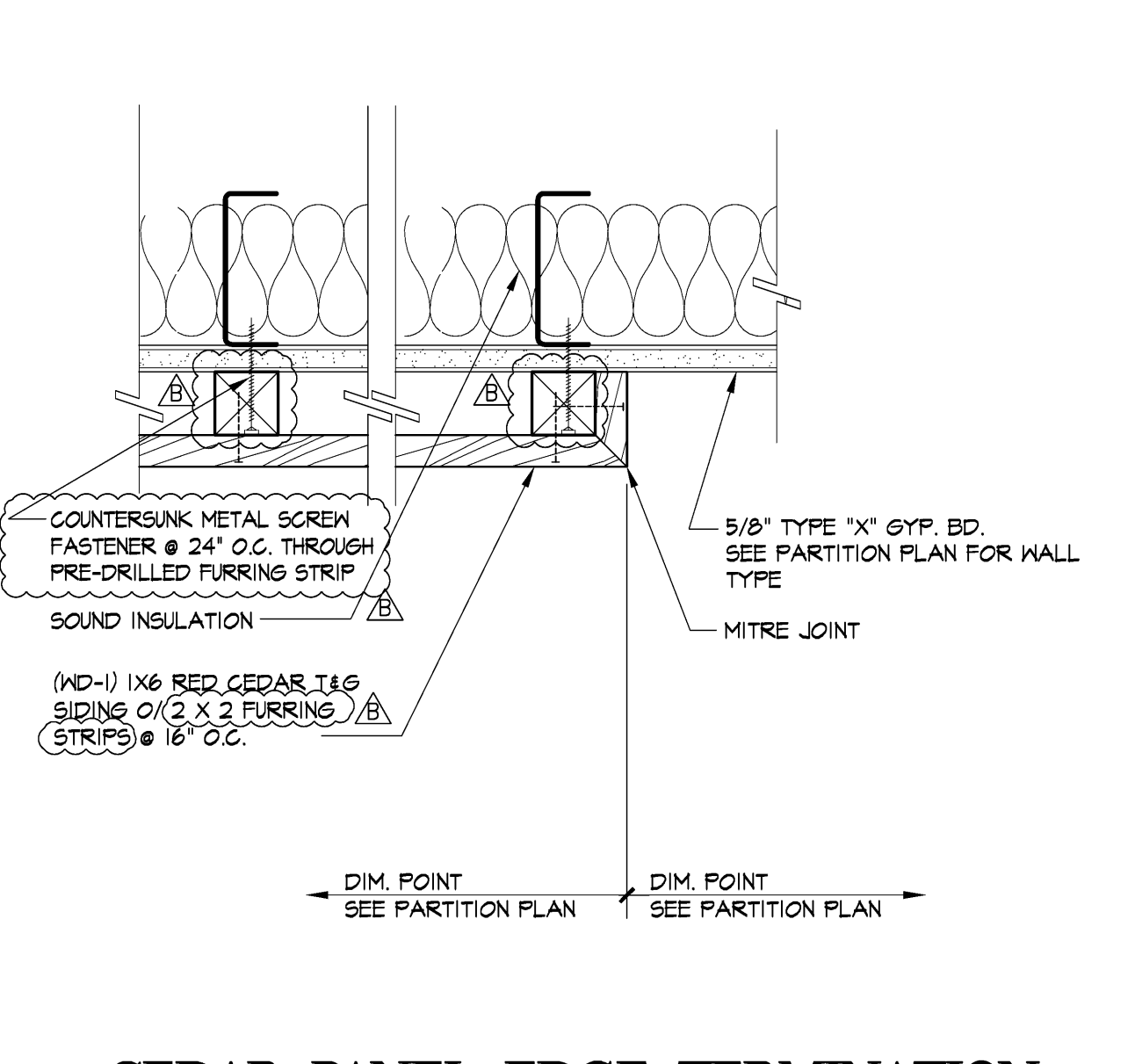
P GLASS BASE DETAIL
3'-4'-0"



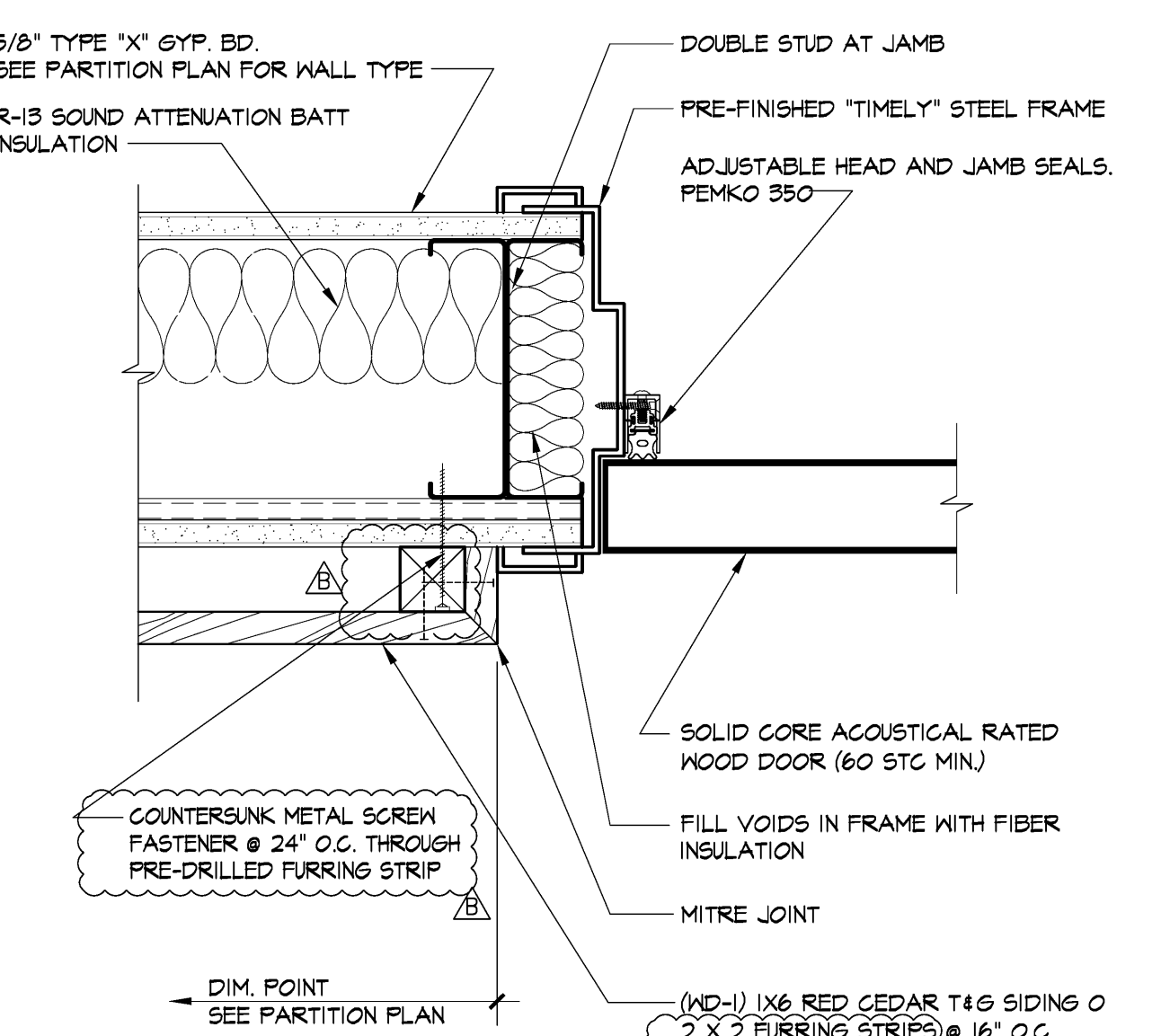
Q TRANSITION DET. GLAZING TO GYP. BD.
3'-4'-0"



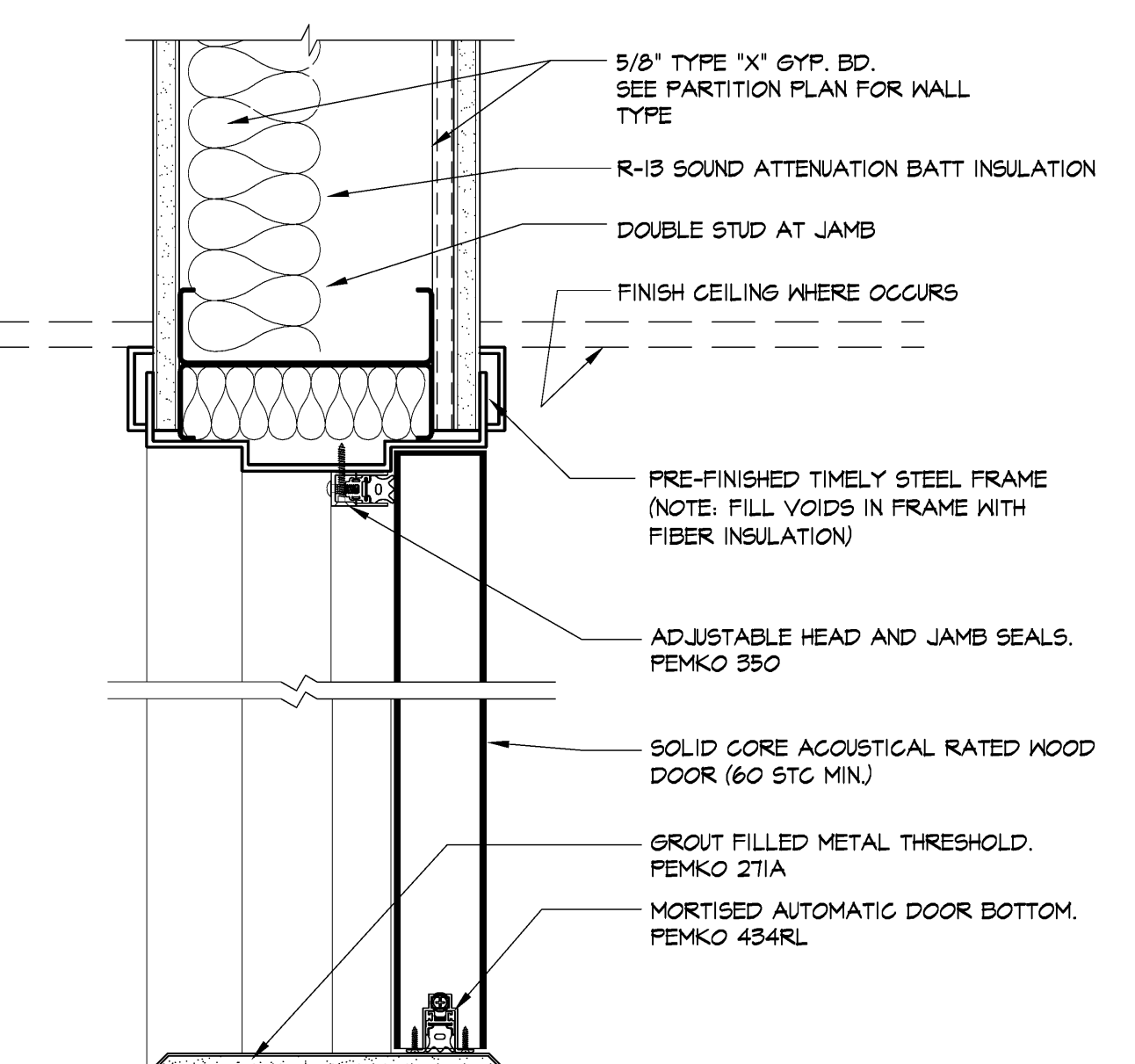
R PLYWOOD WALL BACKING
NTS



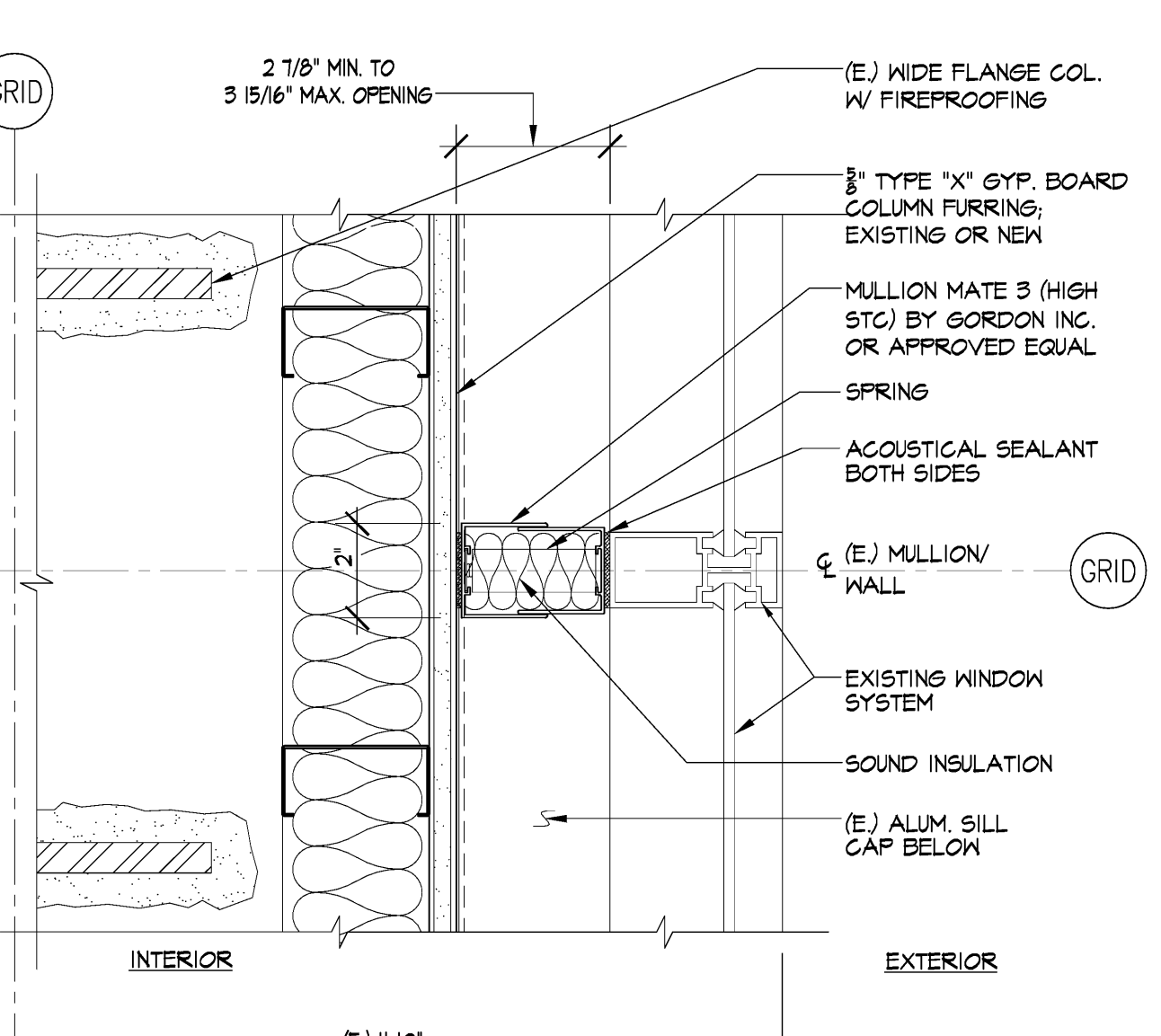
J CEDAR PANEL EDGE TERMINATION
3'-4'-0"



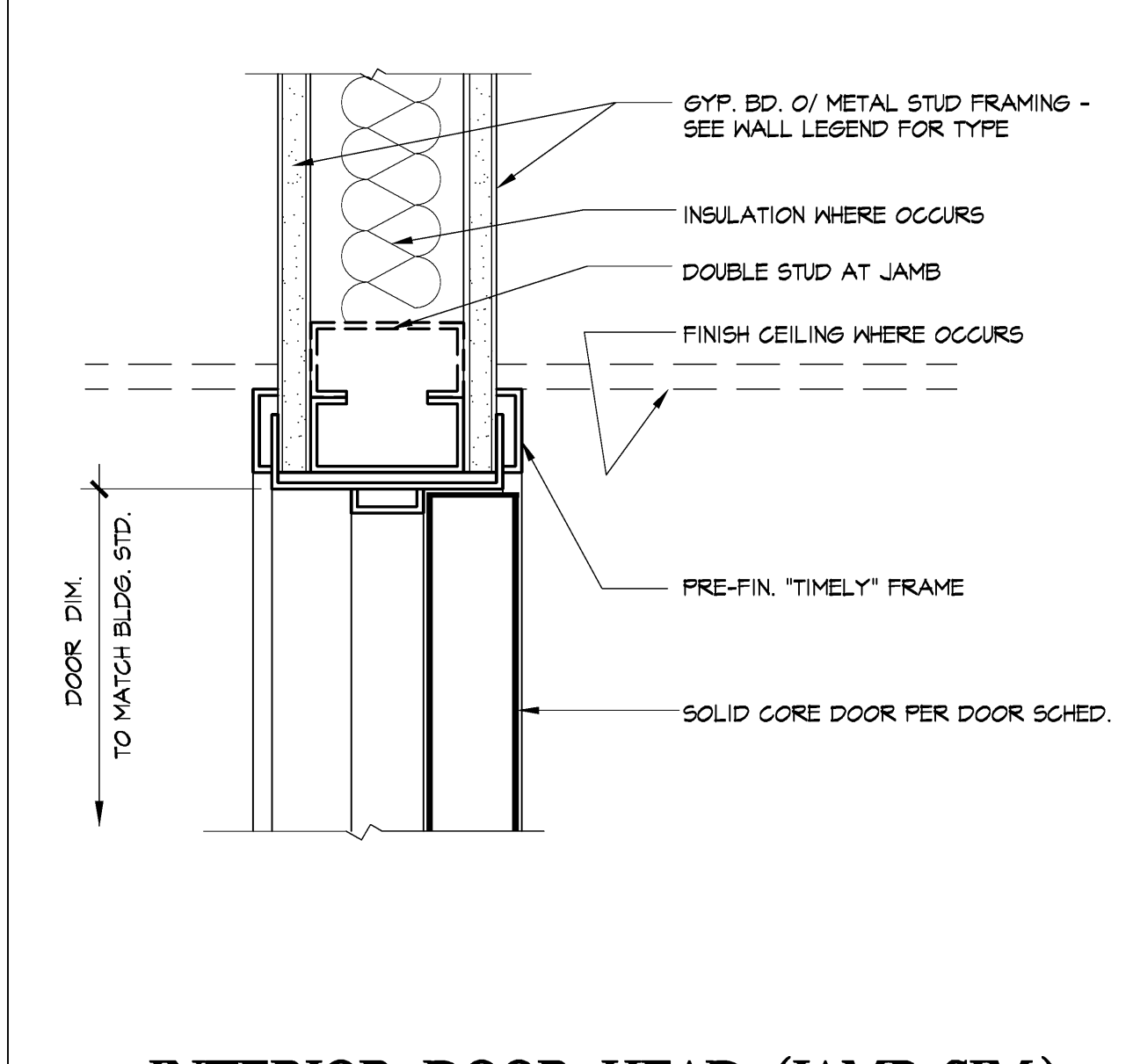
K CEDAR PANEL AT DOOR JAMB
3'-4'-0"



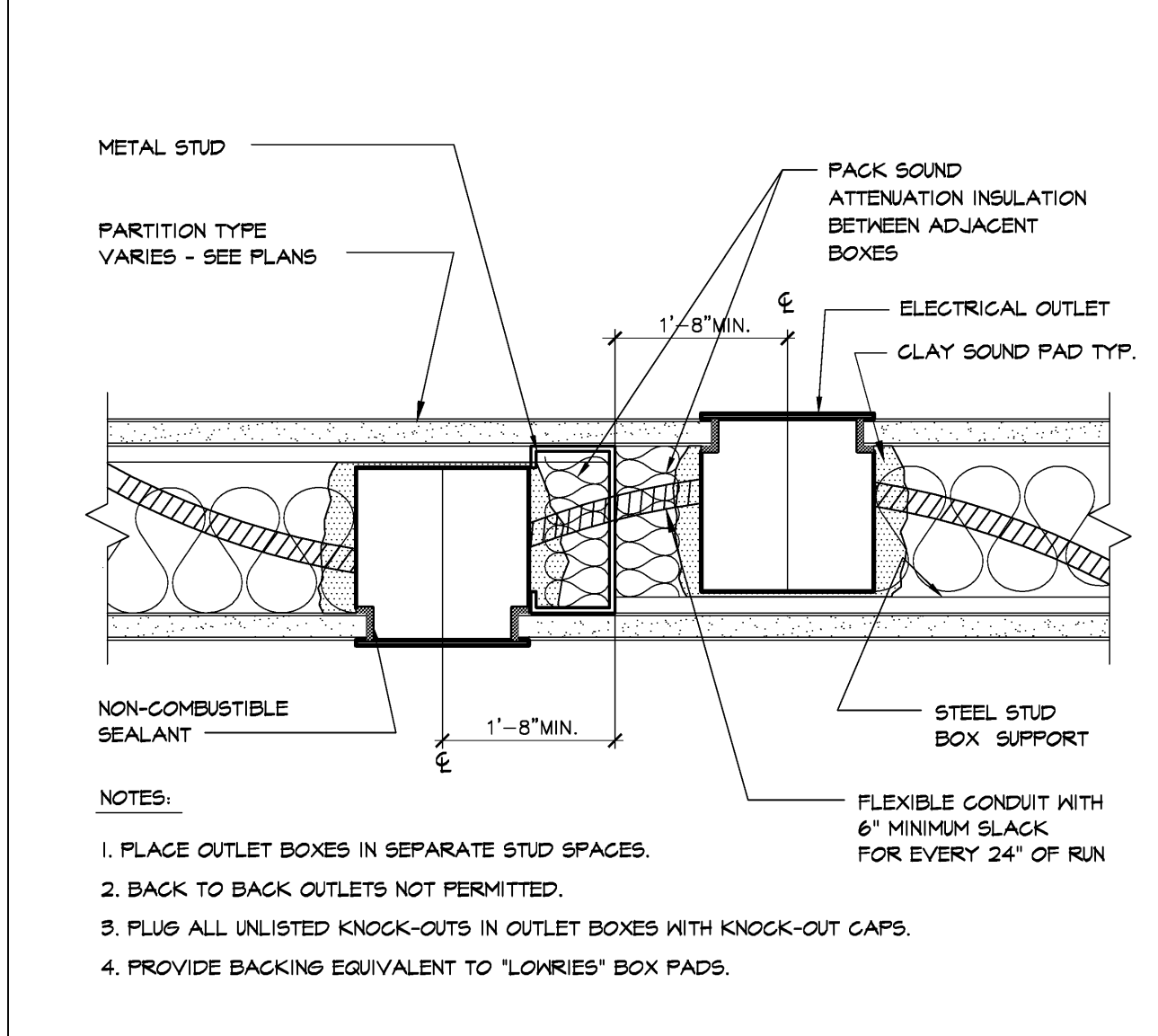
L SOUND DOOR HEAD / SILL
3'-4'-0"



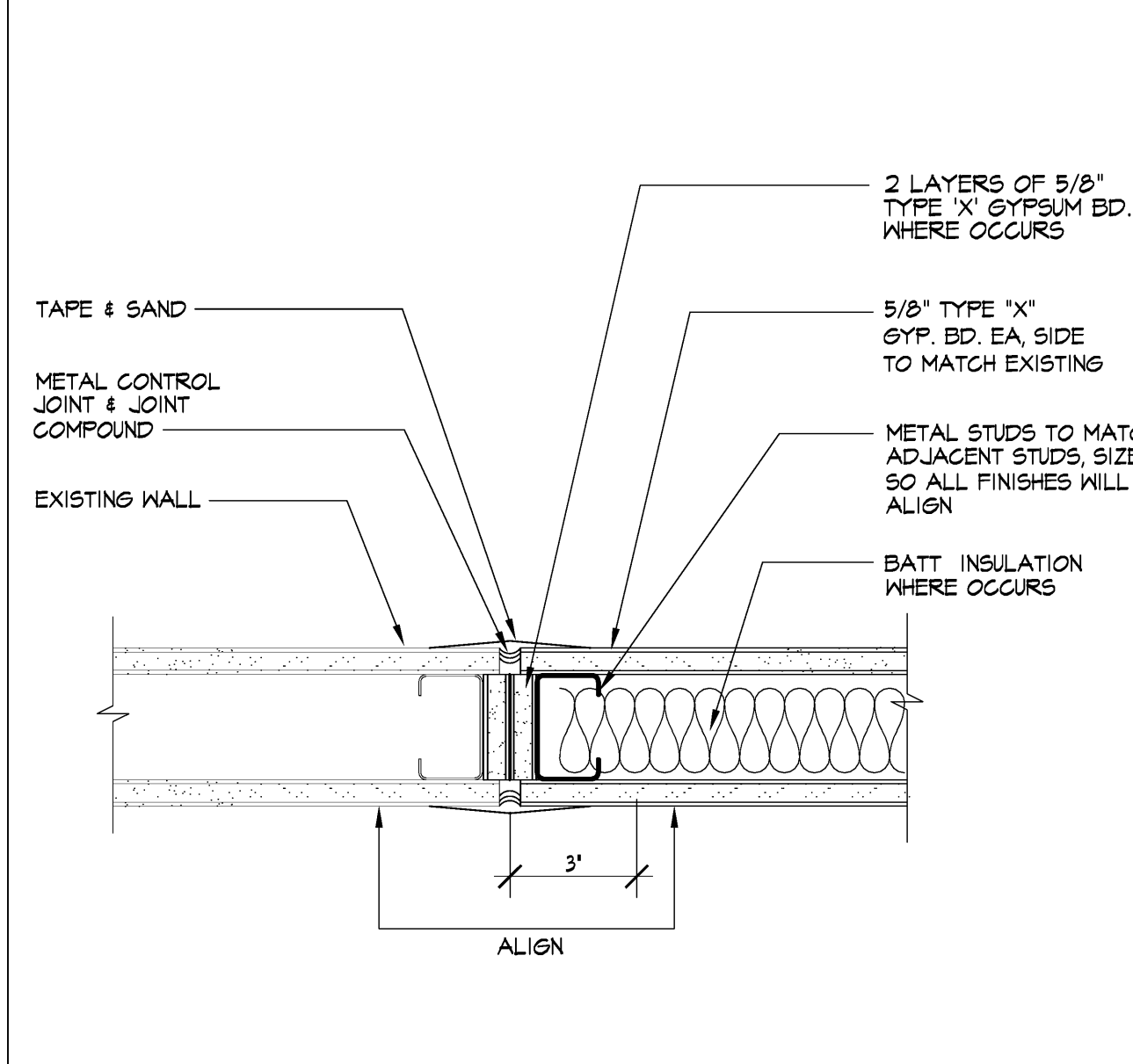
M ALUM. FILLER AT (E) EXT. COL. FURRING
3'-4'-0"



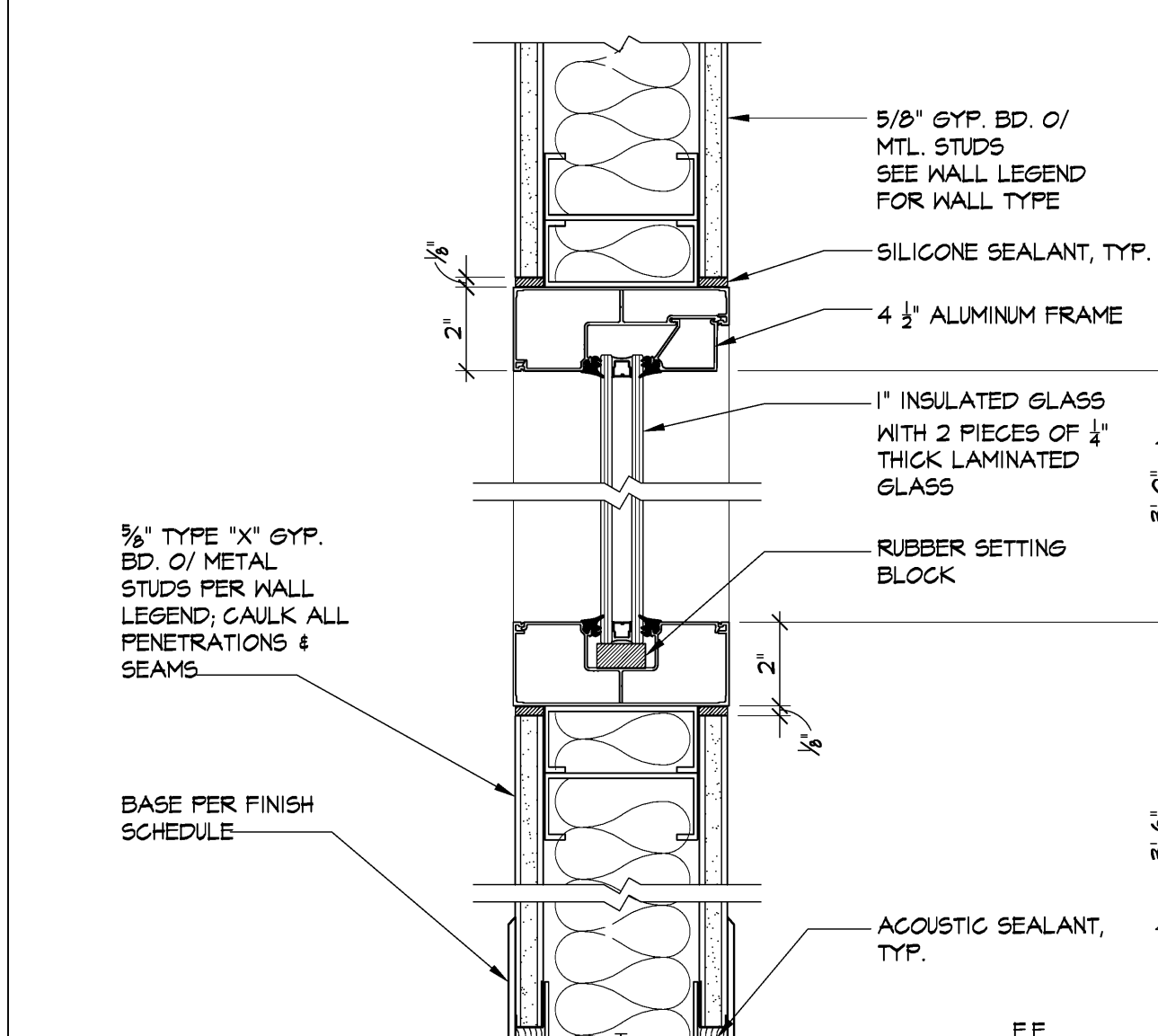
E INTERIOR DOOR HEAD (JAMB-SIM.)
3'-4'-0"



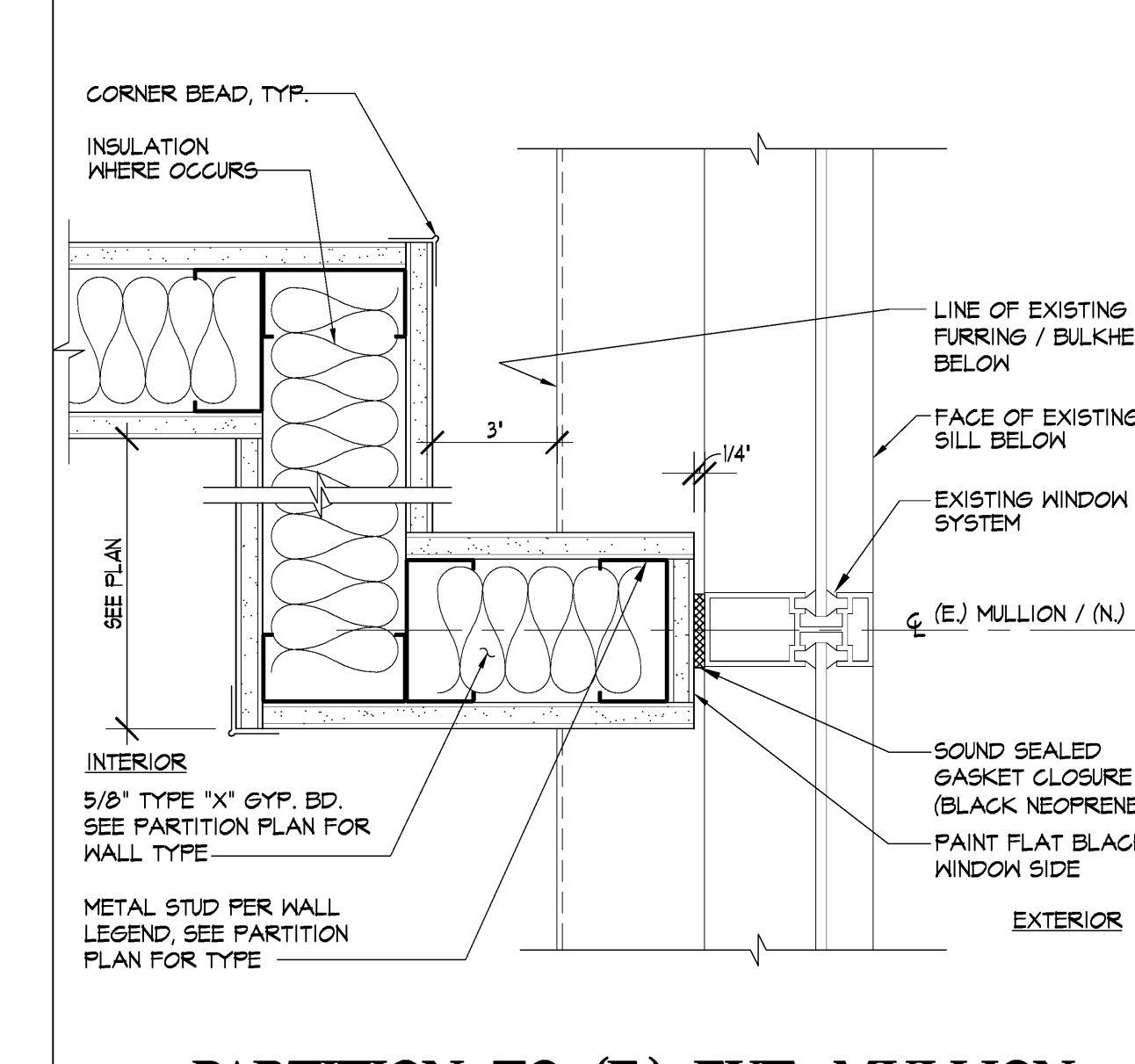
F OUTLET BOXES IN WALL
3'-4'-0"



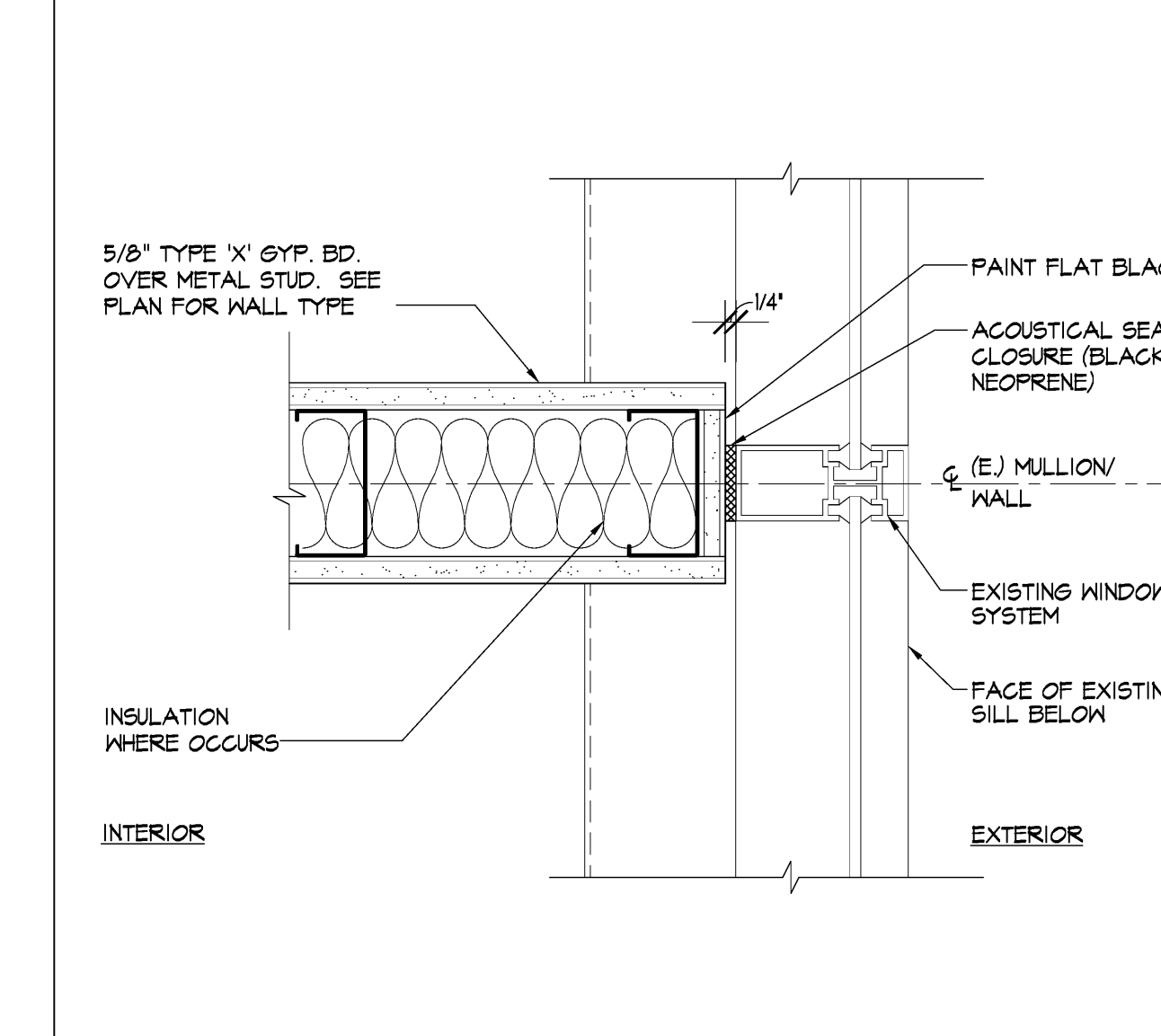
G WALL INFILL - PLAN
3'-4'-0"



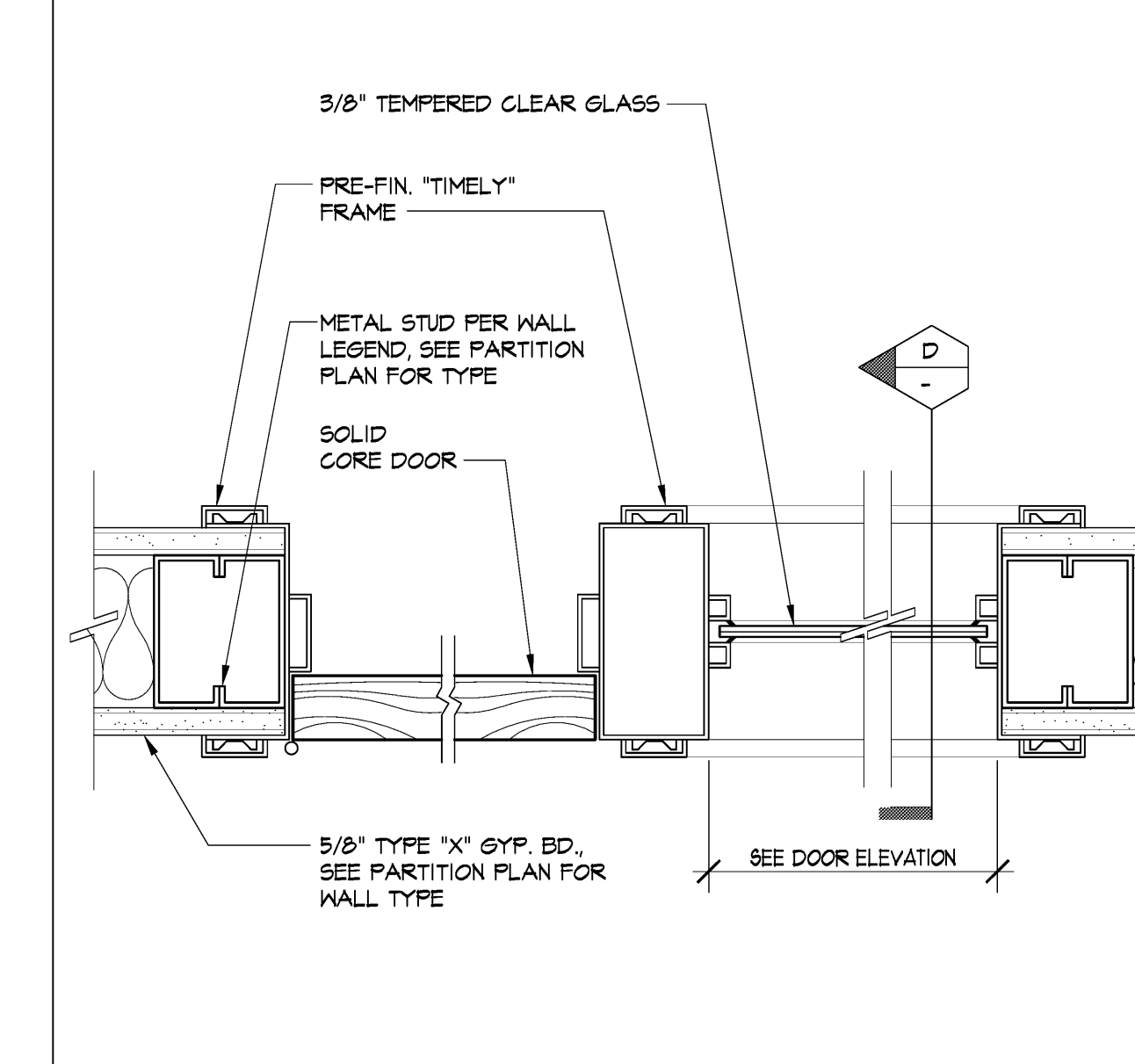
H SOUND WINDOW SECT. AT OFFICE-343
3'-4'-0"



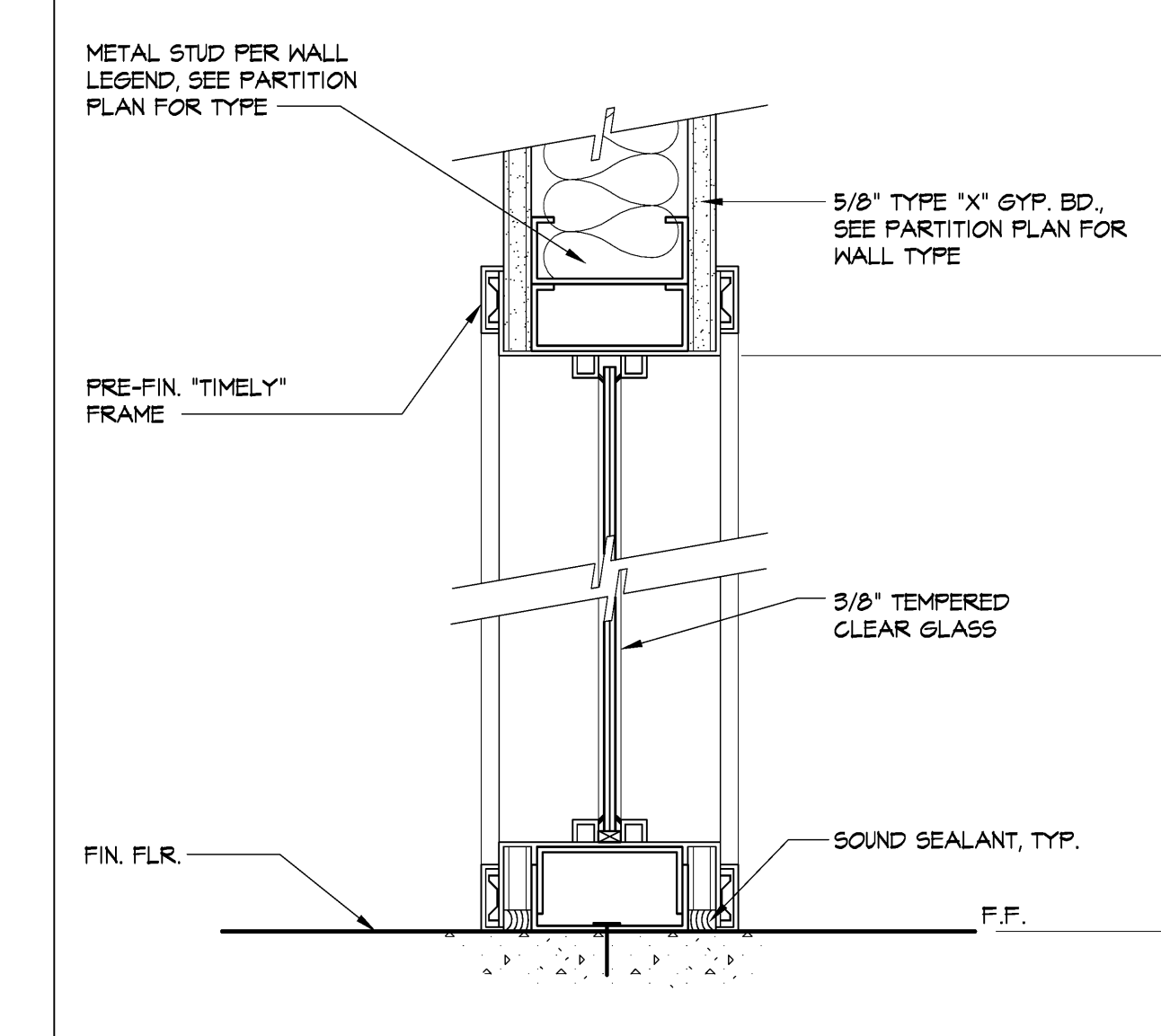
A PARTITION TO (E) EXT. MULLION
3'-4'-0"



B PARTITION TO (E) EXT. MULLION
3'-4'-0"



C DOOR JAMB AT GLASS WALL
3'-4'-0"



D TYP. OFFICE SIDELIGHT SECTION
3'-4'-0"