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FILE PATH & NAME: P:\A161303 RIVIERA SHOPPING CENTER FACADE REMODEL\DRAWINGS\CONST DOCS\T.DWG PLOTTED: 11:35 AM

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ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	HR.	HOUR
A.F.S.	ABOVE FINISH SURFACE	INT.	INTERIOR
ALT.	ALTERNATE	LAV.	LAVATORY
CBC	CALIF. BUILDING CODE	MAX.	MAXIMUM
G.L.	CENTER LINE	MIN.	MINIMUM
CL.G.	CEILING	MFR.	MANUFACTURER
C.M.U.	CONCRETE MASONRY UNIT	(N)	NEW
COL.	COLUMN	N.A.	NOT APPLICABLE
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CPT.	CARPET	O.C.	ON CENTER
CT	CERAMIC TILE	O.W.F.	OWNER-FURNISHED, CONTRACTOR-INSTALLED
DN.	DOWN	O.W.F.	OWNER-FURNISHED, OWNER-INSTALLED
D.S.	DOWNSPOUT	OPP.	OPPOSITE
DTL.	DETAIL	P.L.	PROPERTY LINE
(E)	EXISTING	REF.	REFRIGERATOR
ELEC.	ELECTRICAL	REV.	REVERSE
EQ.	EQUAL	R.O.W.	RIGHT-OF-WAY
E.M.	EACH WAY	R.T.S.	RUBBER TOP SET
EXT.	EXTERIOR	SHT.	SHEET
F.F.	FINISH FLOOR	SIM.	SIMILAR
FIN. CL.G.	FINISH CEILING	SPECS.	SPECIFICATIONS
FIN. FLR.	FINISH FLOOR	SV	SHEET VINYL
F.O.	FACE OF	T.O.	TOP OF
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
F.O. FIN.	FACE OF FINISH	T.O.P.	TOP OF PARAPET
F.O.M.	FACE OF MASONRY	T.O.PL.	TOP OF PLATE
F.O.S.	FACE OF STUD	T.O. SHTG	TOP OF SHEATHING
F.O. SHTG.	FACE OF SHEATHING	T.O.W.	TOP OF WALL
FRP	FIBER REINFORCED PLASTIC PANELS	TYP.	TYPICAL
F.S.	FINISH SURFACE	U.N.O	UNLESS NOTED OTHERWISE
GA.	GAUGE	W	WITH
GYP. BD.	GYP. BOARD	WD	WOOD

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CODE SUMMARY

SCOPE OF WORK

AT EXISTING SHOPPING CENTER, RENOVATE FACADE WITH MINOR MODIFICATIONS TO THE ARCADE RUNNING ALONG THE BUILDING ENTRIES. CONSTRUCT FREESTANDING TRELLIS AT OPEN COURT AREA.

CODE SEARCH

TRELLIS

OCCUPANCY GROUP U
 CONSTRUCTION TYPE VB

TRELLIS WILL FUNCTION AS PEDESTRIAN WALKWAY AREA 896 S.F.
 TRELLIS IS NOT SPRINKLERED

FIRE SEPARATION DISTANCE (SEE ALSO SHEET A1.2)

NORTH 8'-4" TO PROPERTY LINE

SOUTH 13'-5" TO ROOF ARCHES OF ADJACENT BUILDING
 22'-1" TO PROPERTY LINE

EAST 4'-3" TO 2-HOUR WALL OF ADJACENT BUILDING/PROPERTY LINE

WEST 50'-8" TO ROOF ARCHES OF ADJACENT BUILDING
 475'-6" TO PROPERTY LINE

TRELLIS IS OPEN ON ALL SIDES. MEANS OF EGRESS IS ENTIRE PERIMETER

FACADE ARCADE

CONSTRUCTION TYPE VB
 ROOF CLASSIFICATION A

FACADE RENOVATIONS DO NOT CHANGE BUILDING AREAS, CONSTRUCTION TYPES, FIRE SEPARATION DISTANCES OR FUNCTIONS

APPLICABLE CODES

<u>BUILDING CODE</u>	2016 CALIFORNIA BUILDING CODE (CBC)
<u>ELECTRICAL CODE</u>	2016 CALIFORNIA ELECTRICAL CODE (CEC)
<u>MECHANICAL CODE</u>	2016 CALIFORNIA MECHANICAL CODE (CMC)
<u>PLUMBING CODE</u>	2016 CALIFORNIA PLUMBING CODE (CPC)
<u>FIRE CODE</u>	2016 CALIFORNIA FIRE CODE (CFC)
<u>ENERGY CODE</u>	2016 CALIFORNIA ENERGY CODE (CEC)
<u>GREEN BLDG CODE</u>	2016 CALIFORNIA GREEN BUILDING CODE (CGBC)

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- A1.2 TRELLIS FLOOR, ROOF AND ELEVATION PLANS
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FACADE REMODEL RIVIERA SHOPPING CENTER 4726, 4732, 4738, 4744 & 4756 TELEPHONE ROAD VENTURA, CALIFORNIA

	WINDOW TYPE
	DOOR CONSECUTIVE NUMBER
	ROOM CONSECUTIVE NUMBER
	INDICATES DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN
	SECTION SHEET WHERE DETAIL IS DRAWN
	INTERIOR ELEVATION IDENTIFICATION SHEET WHERE INTERIOR ELEVATION IS DRAWN
	NUMBER OF CIRCLE CORRESPONDS TO NUMBER ON NOTE LEGEND
	LETTER IN OVAL CORRESPONDS TO WALL CONSTRUCTION TYPE
	NORTH ARROW, ORIENTATION TO TRUE NORTH
	REVISION CLOUD INDICATES AREA REVISED
	WORK POINT, CONTROL, ELEVATION OR DATUM POINT

LIST OF SYMBOLS

	EARTH
	GRAVEL OR CRUSHED ROCK BASE
	ASPHALTIC CONCRETE PAVING
	CONCRETE
	MASONRY
	PLYWOOD
	WOOD, ROUGH OR DIM. LUMBER
	INSULATION
	PLASTER
	GYP. WALL BOARD

MATERIALS LEGEND

STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

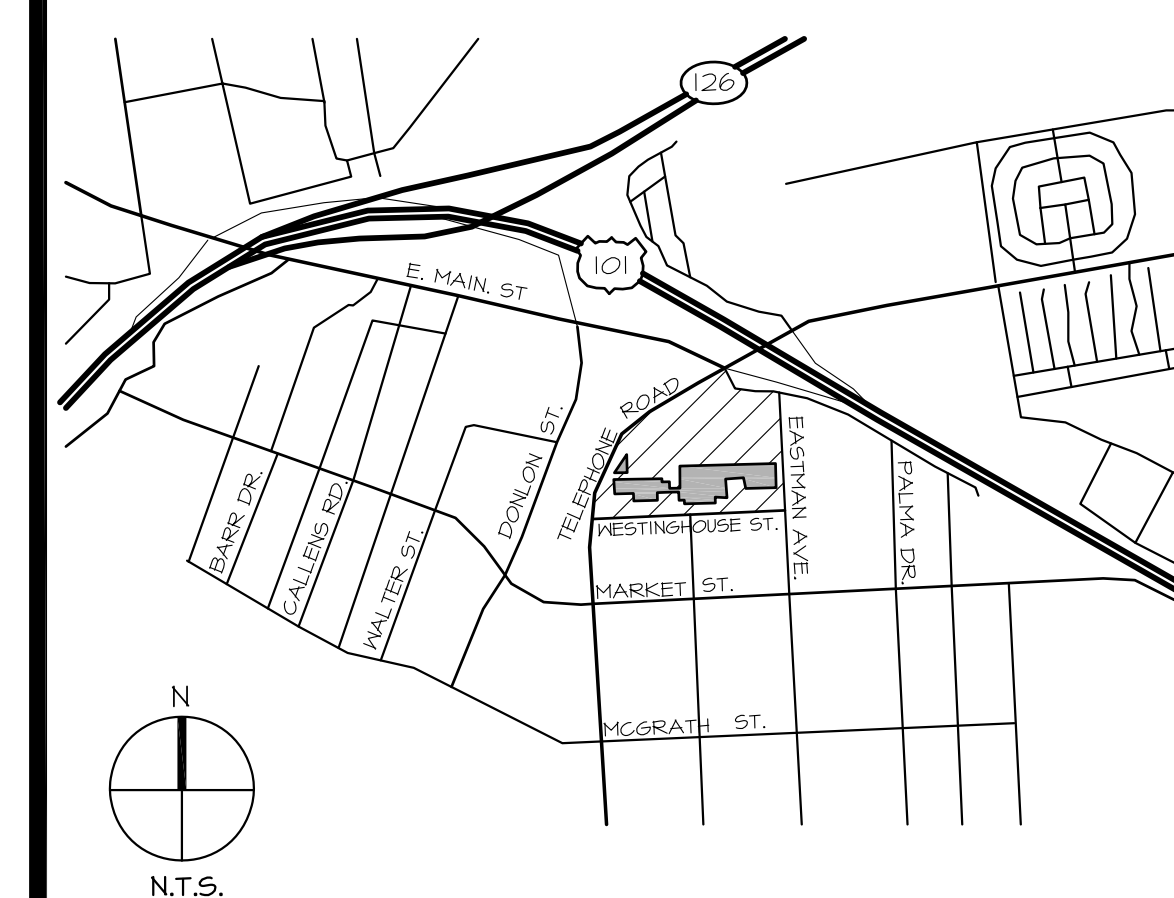
SITE MANAGER TO CONTACT: RUBY ESPINOSA
 PHONE: (444) 398-8750

GENERAL NOTES

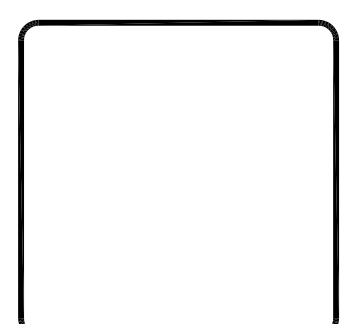
NOTE:

ACCESSIBLE PATHS TO SUITE ENTRY DOORS TO BE MAINTAINED DURING BUSINESS HOURS DURING CONSTRUCTION. ACCESSIBLE PATH TO BE 48" WIDE. CONCRETE WALKWAYS' SURFACE WILL NOT BE AFFECTED DURING CONSTRUCTION.

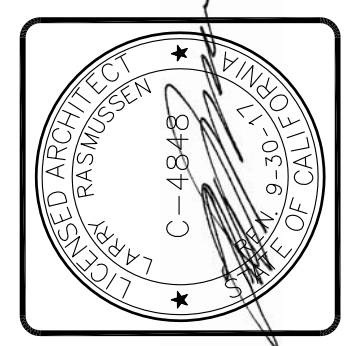
PROVIDE PEDESTRIAN PROTECTION AS REQUIRED BY THE CALIFORNIA BUILDING CODE. REFER TO SECTION 3306 AND TABLE 3306.1



VICINITY MAP



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 (805) 648-1234



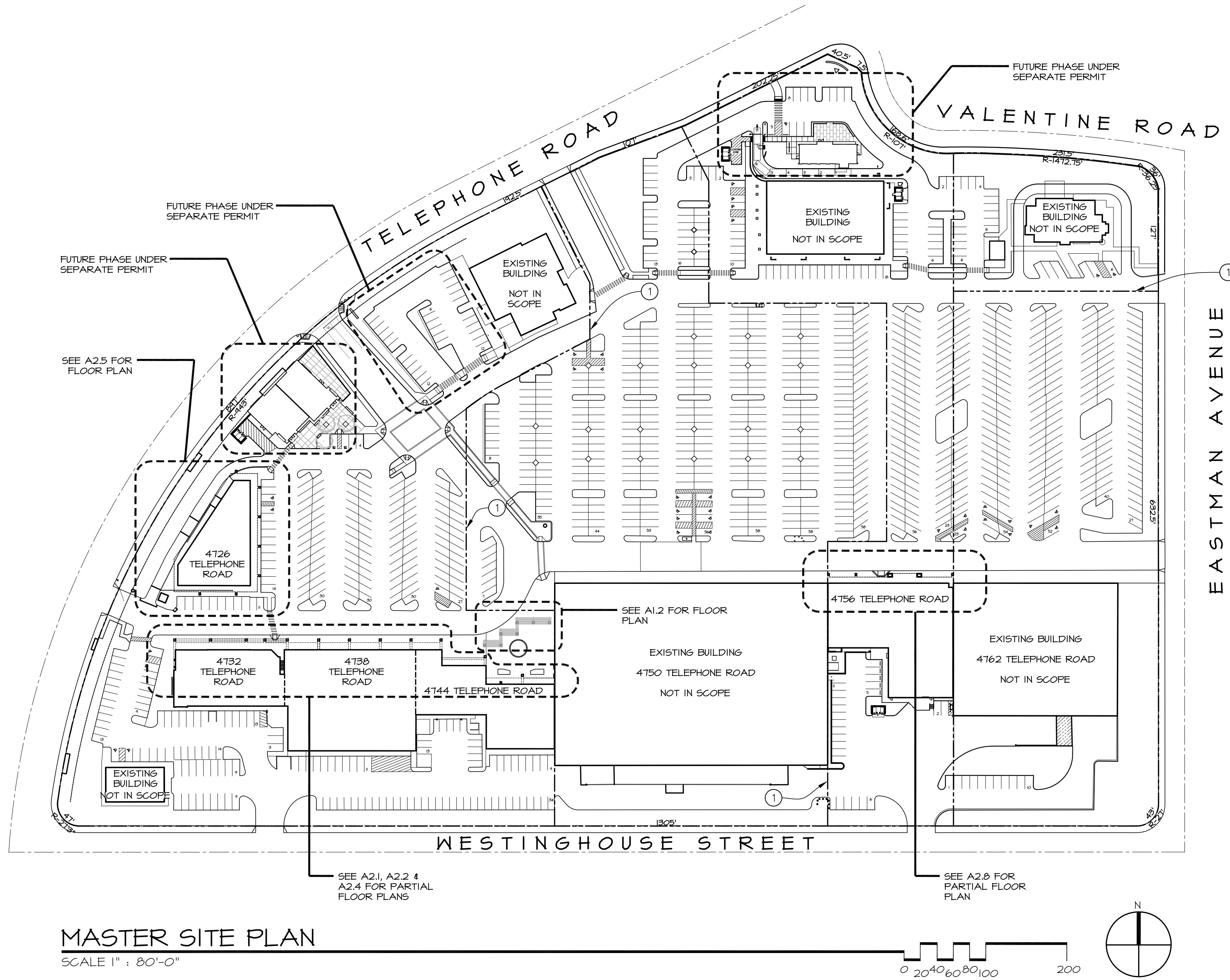
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**FACADE REMODEL
 RIVIERA SHOPPING CENTER
 4726, 4732, 4738, 4744 & 4756
 TELEPHONE ROAD
 VENTURA, CALIFORNIA**

Sheet No.
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MASTER SITE PLAN

SCALE 1" = 80'-0"

NOTE LEGEND

I. PROPERTY LINES.

**FACADE REMODEL
RIVIERA SHOPPING CENTER**
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

MASTER SITE PLAN

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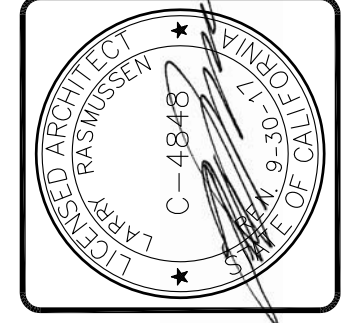
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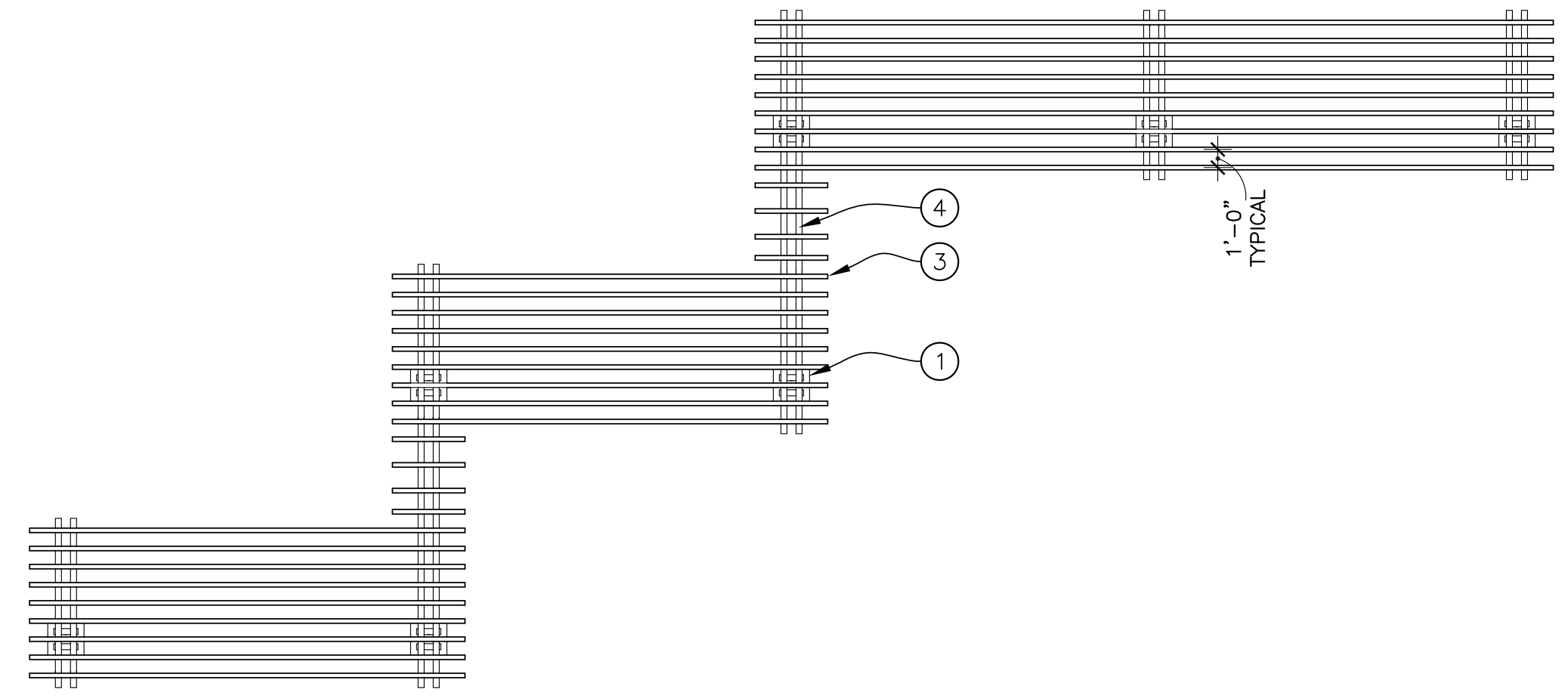
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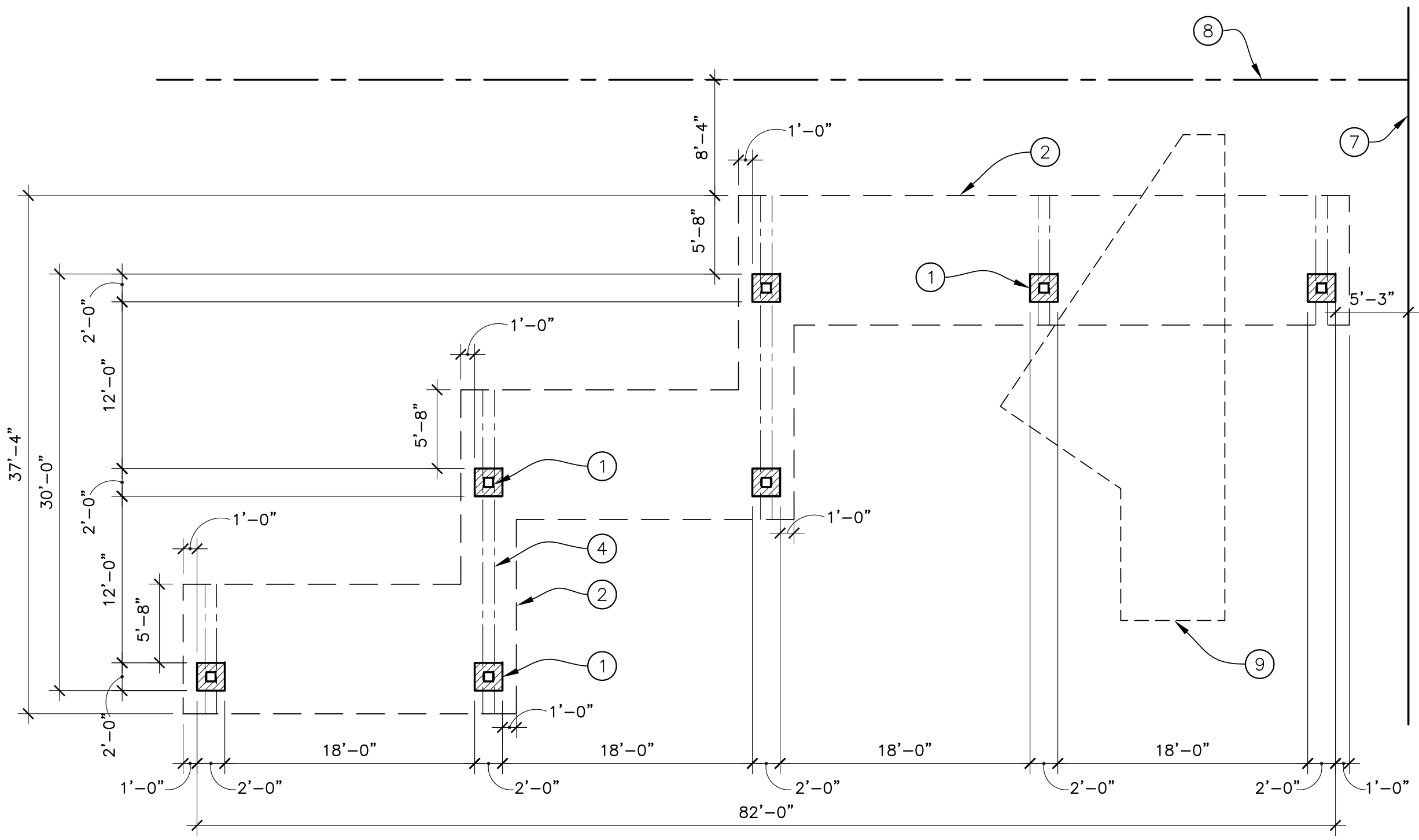
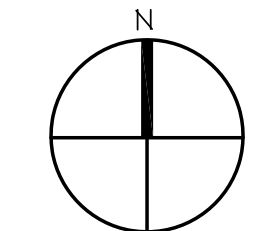
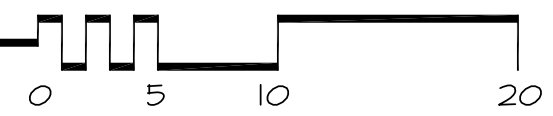


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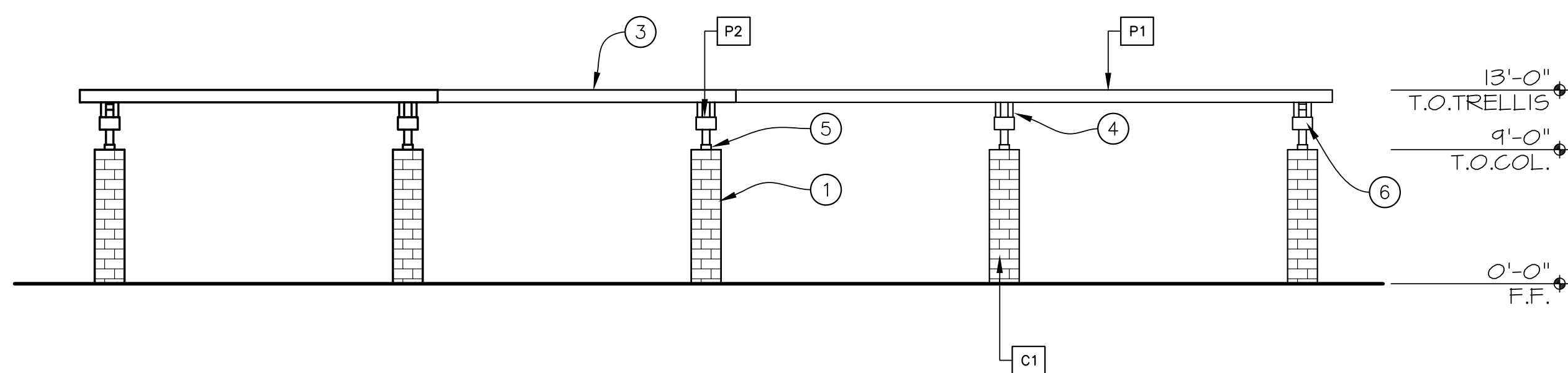
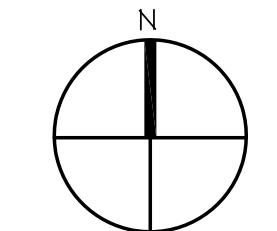
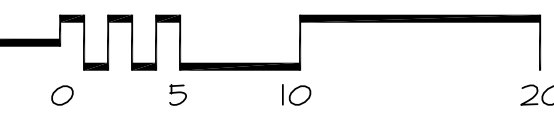
ROOF PLAN - TRELIS

SCALE 1/8" : 1'-0"



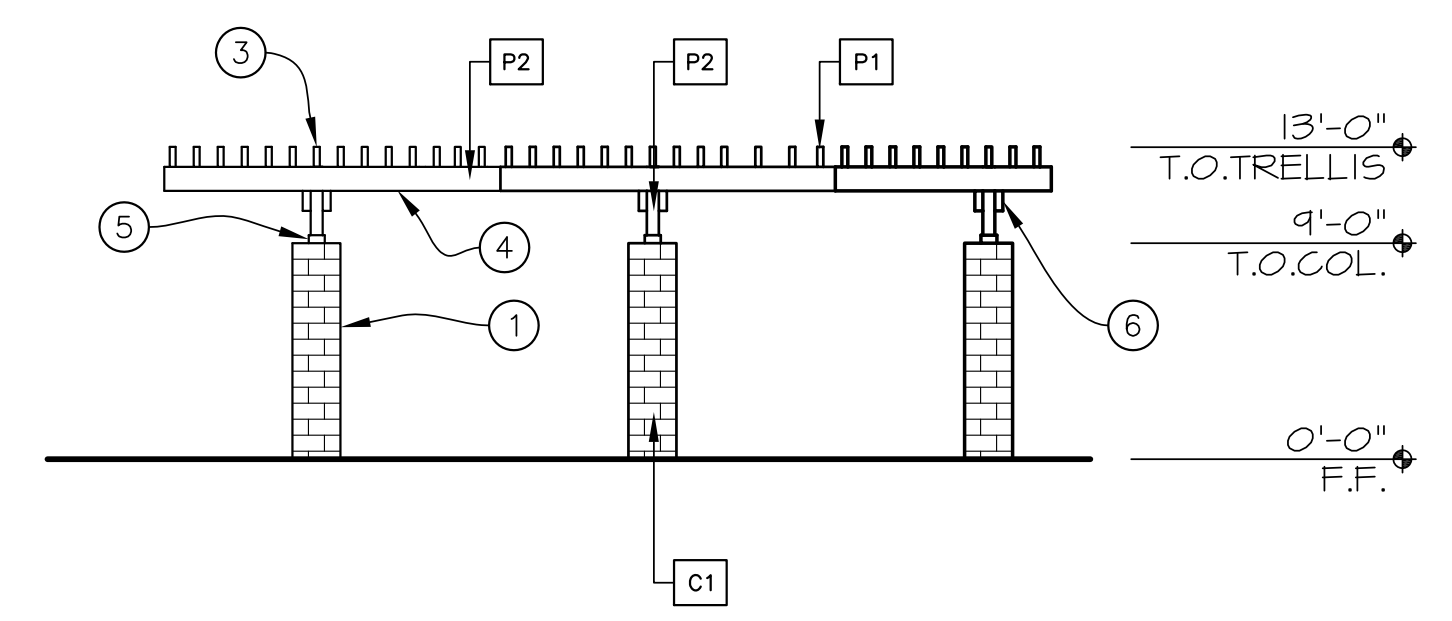
FLOOR PLAN - TRELIS

SCALE 1/8" : 1'-0"



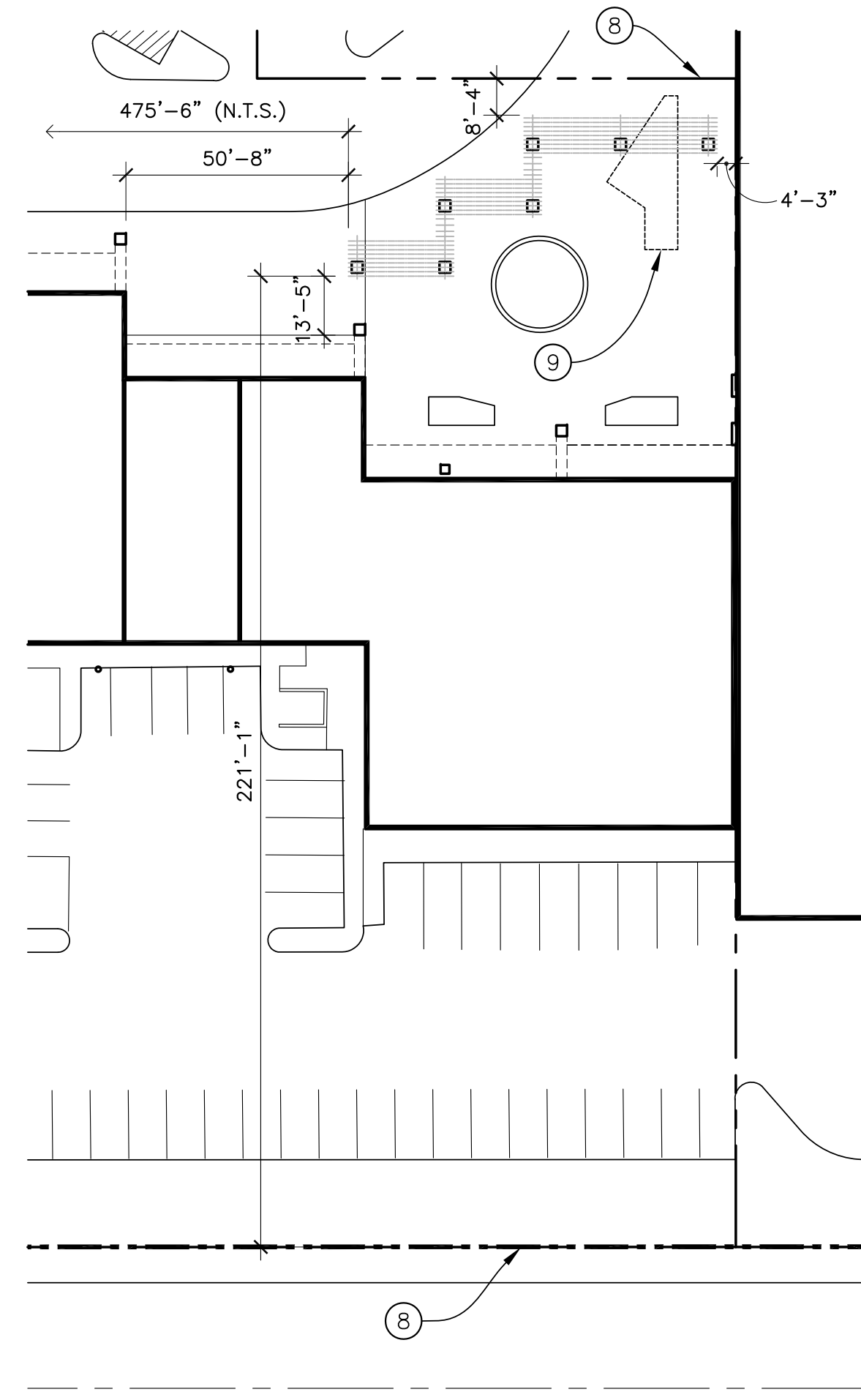
NORTH ELEVATION - TRELIS (SOUTH ELEVATION SIMILAR)

SCALE 1/8" : 1'-0"



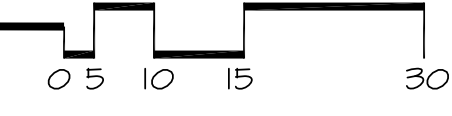
WEST ELEVATION - TRELIS (EAST ELEVATION SIMILAR)

SCALE 1/8" : 1'-0"



PROPERTY LINE DISTANCES - PARTIAL SITE PLAN

SCALE 1/32" : 1'-0"



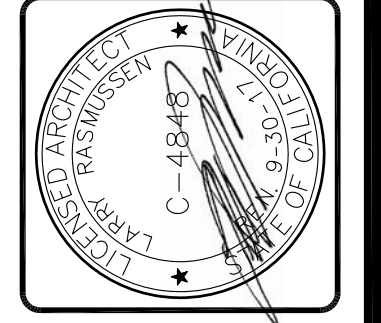
NOTE LEGEND

- 1 8" CMU COLUMN WITH 6x6 WOOD POST AT TOP.
- 2 DASHED LINE INDICATES WOOD TRELLIS ABOVE.
- 3 3x WOOD PURLINS @ 12" O.C. TYPICAL.
- 4 PAIR OF 4x WOOD RAFTERS.
- 5 MOLDING AT BASE OF POST.
- 6 3x WOOD LEDGER.
- 7 EXISTING ADJACENT BUILDING
- 8 PROPERTY LINE. SEE MASTER SITE PLAN.
- 9 EXISTING PLANTER TO BE DEMOLISHED.

COLOR AND MATERIALS LEGEND

- P1 PAINTED WOOD TRELLIS PURLINS
ICI; BANYAN TREE, 87T
- P2 PAINTED WOOD TRELLIS RAFTERS, LEDGERS AND POSTS
MATCH EXISTING CENTER CONCRETE BLOCK COLOR "MINCO BUILDING"
- C1 CONCRETE BLOCK COLUMN
MATCH EXISTING CENTER CONCRETE BLOCK WALL COLOR "MINCO BUILDING"
ANGELUS BLOCK CO.; SPLIT FACE

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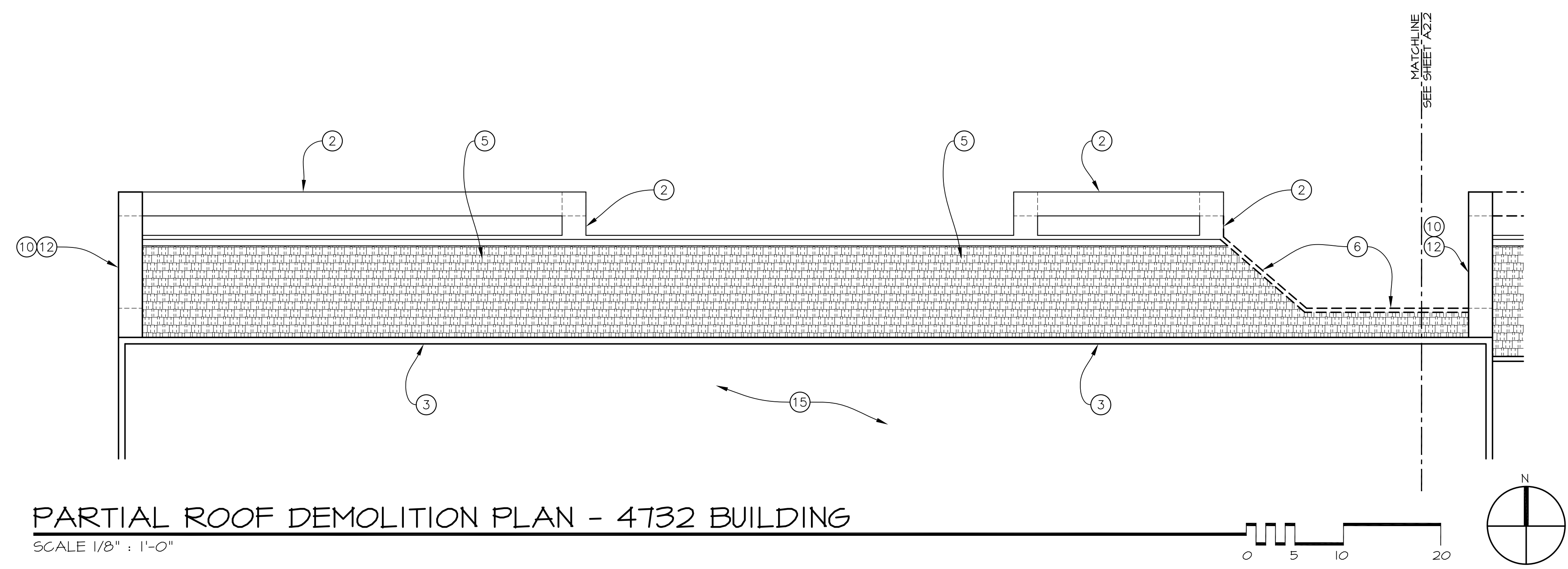
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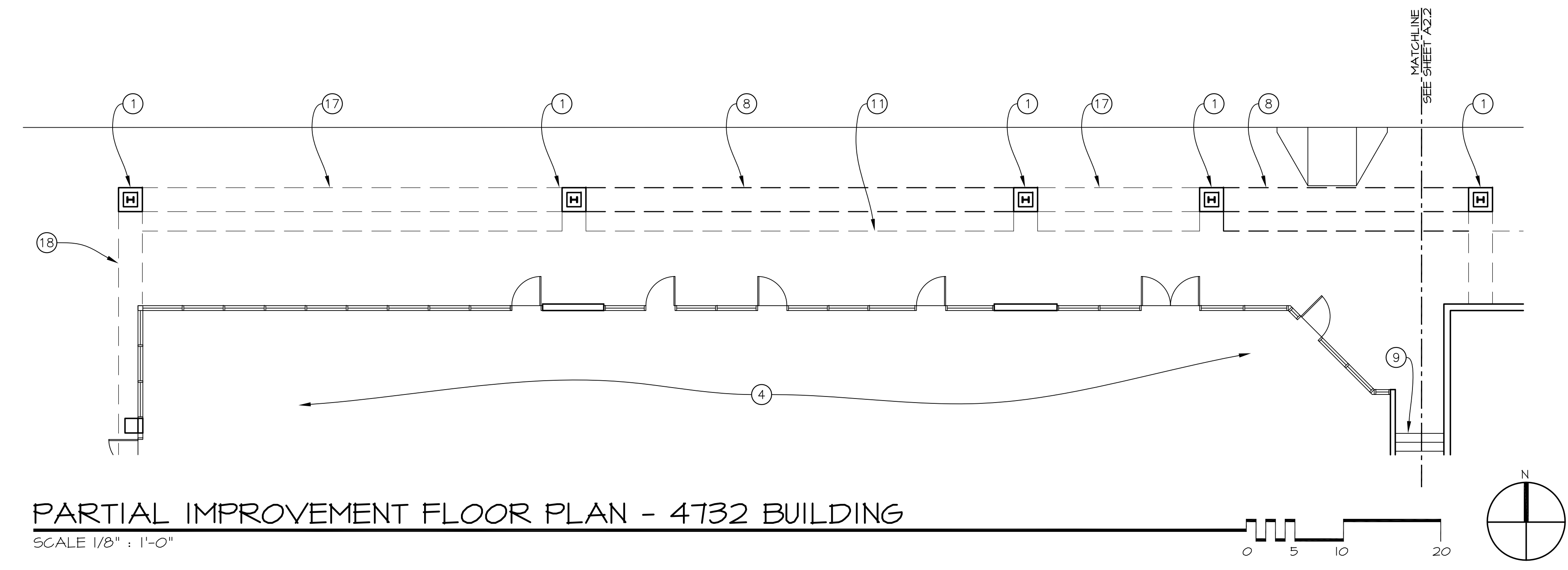
FACADE REMODEL
 RIVERA SHOPPING CENTER
 4726, 4732, 4738, 4744 & 4756
 TELEPHONE ROAD
 VENTURA, CALIFORNIA

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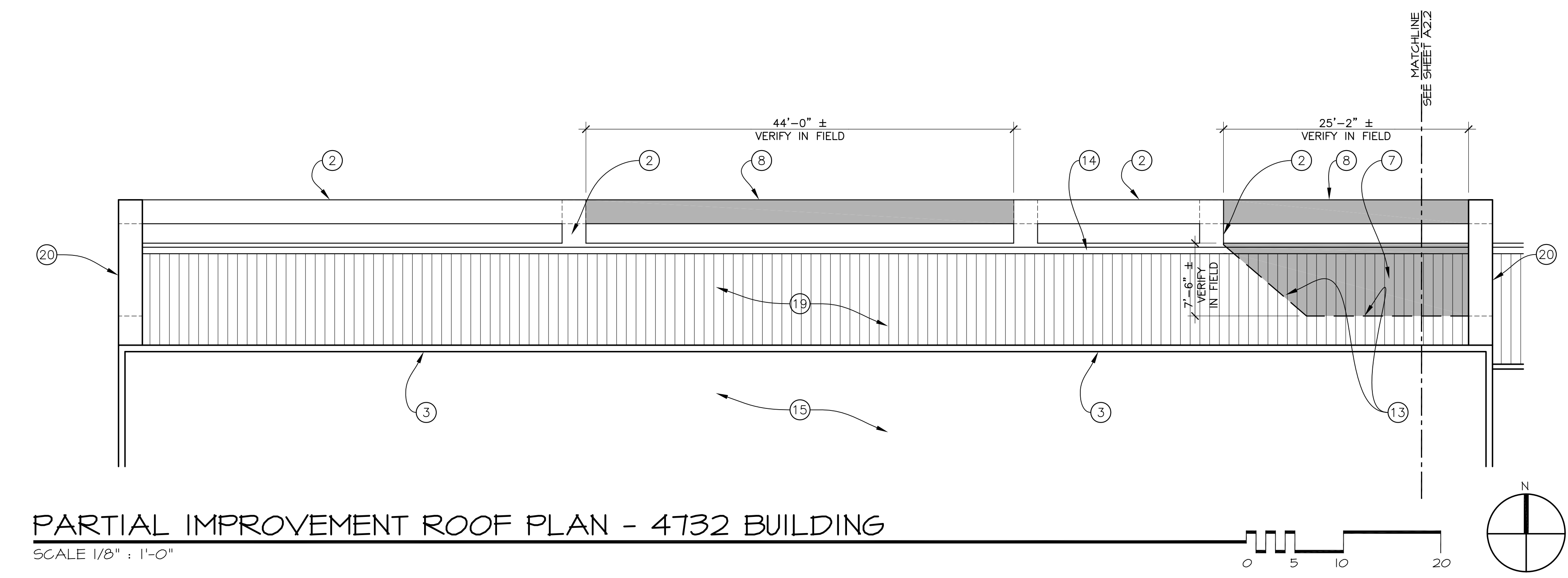
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PARTIAL ROOF DEMOLITION PLAN - 4732 BUILDING
SCALE 1/8" : 1'-0"



PARTIAL IMPROVEMENT FLOOR PLAN - 4732 BUILDING
SCALE 1/8" : 1'-0"

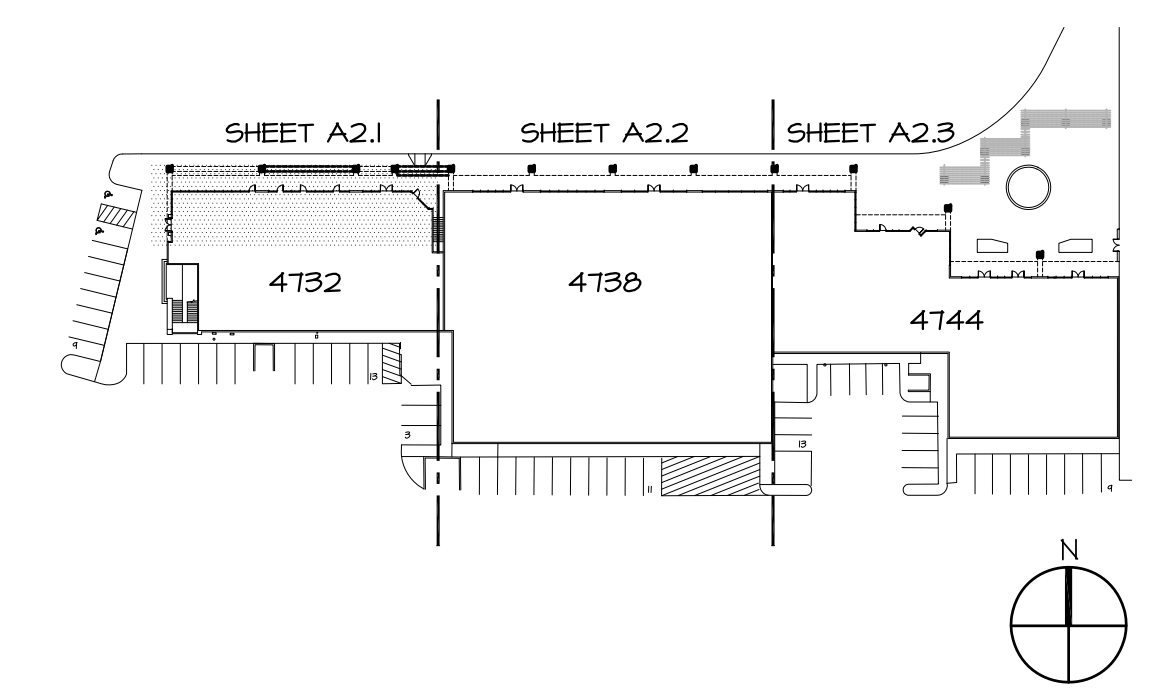


PARTIAL IMPROVEMENT ROOF PLAN - 4732 BUILDING
SCALE 1/8" : 1'-0"

NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS: STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 EXISTING LOWER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN.
- 3 EXISTING BALCONY PARAPET: WOOD FRAMED WITH PLASTER FINISH AND PIPE RAILING ON TOP TO REMAIN.
- 4 EXISTING INTERIOR SPACE TO REMAIN, N.I.C.
- 5 EXISTING ROOF TILES AND PAPER TO BE REMOVED.
- 6 EXISTING FACADE: WOOD FRAMED WITH PLASTER FINISH AT EXISTING "CUT AWAY" PORTION OF ROOF TO BE REMOVED.
- 7 SEE STRUCTURAL PLANS FOR ROOF FRAMING/SHEATHING IN THIS AREA TO FILL IN THE SLOPED ROOF.
- 8 LOWER BOX BEAM: PLASTER AND WOOD FRAMED TO MATCH EXISTING.
- 9 EXISTING STAIR TO SECOND FLOOR TO REMAIN, N.I.C.
- 10 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM.
- 11 LINE OF EXISTING ROOF ABOVE.
- 12 EXISTING UPPER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN. REMOVE EXISTING CERAMIC TILE.
- 13 DASHED LINE INDICATES TRANSITION FROM EXISTING SLOPED ROOF TO EXTENDED SLOPED ROOF.
- 14 EXISTING BUILT-IN GUTTER TO REMAIN. EXISTING DOWNSPOUTS ARE ROUTED TO EXISTING BOX BEAM TO FRAMED COLUMNS. INSPECT SHEET METAL FLASHING IN GUTTERS AND SEAL AT DOWNSPOUT CONNECTION. REPAIR ANY DAMAGED SECTIONS.
- 15 EXISTING DECK ON SECOND FLOOR, N.I.C.
- 16 BUILT IN GUTTER. SEE DETAIL 3/A6.1.
- 17 EXISTING LOWER BOX BEAM ABOVE. SEE NOTE #2 THIS SHEET.
- 18 EXISTING UPPER BOX BEAM ABOVE. SEE NOTE #12 THIS SHEET.
- 19 STANDING SEAM METAL ROOFING "PREWEATHERED GALVALUME" BY BERRIDGE.
- 20 PATCH PLASTER WHERE CERAMIC TILES WERE REMOVED AND REPLACE SHEET METAL CAP.

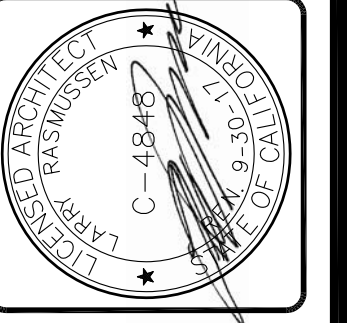
BUILDING KEY PLAN (N.T.S.)



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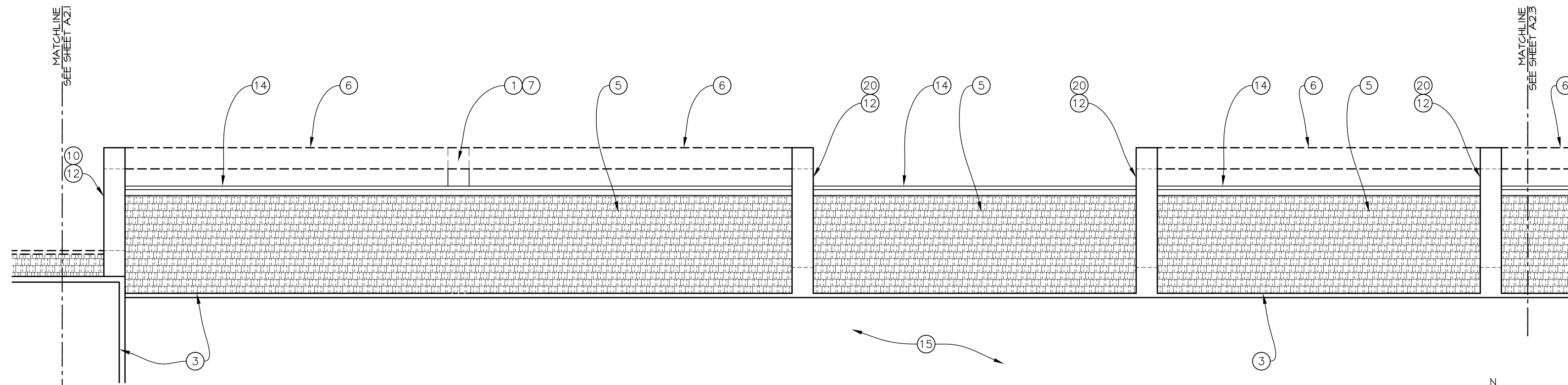
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Revisions	
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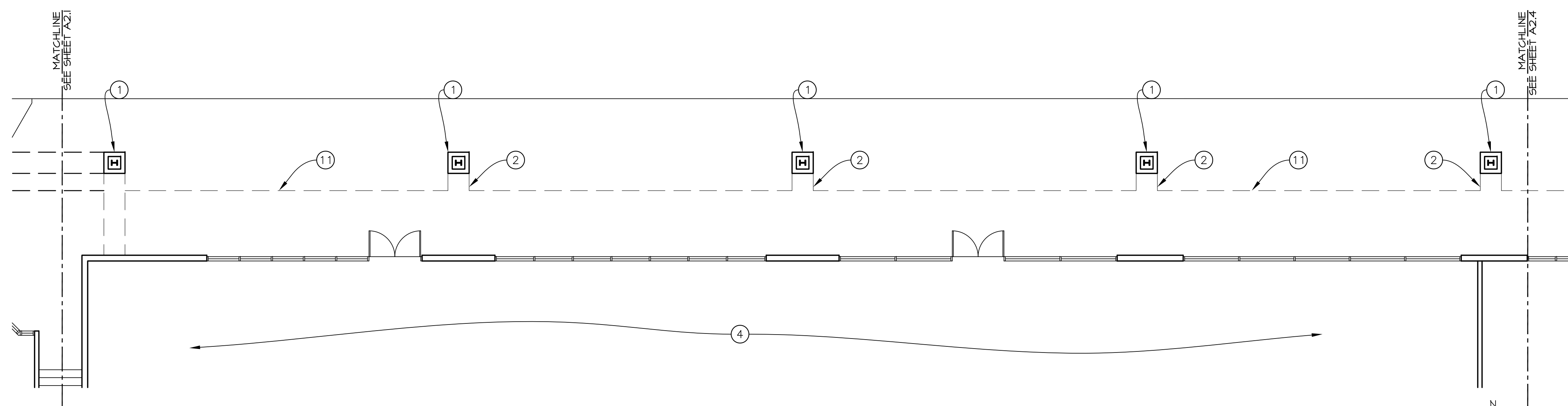
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VENTURA, CALIFORNIA

Sheet No.
A2.1

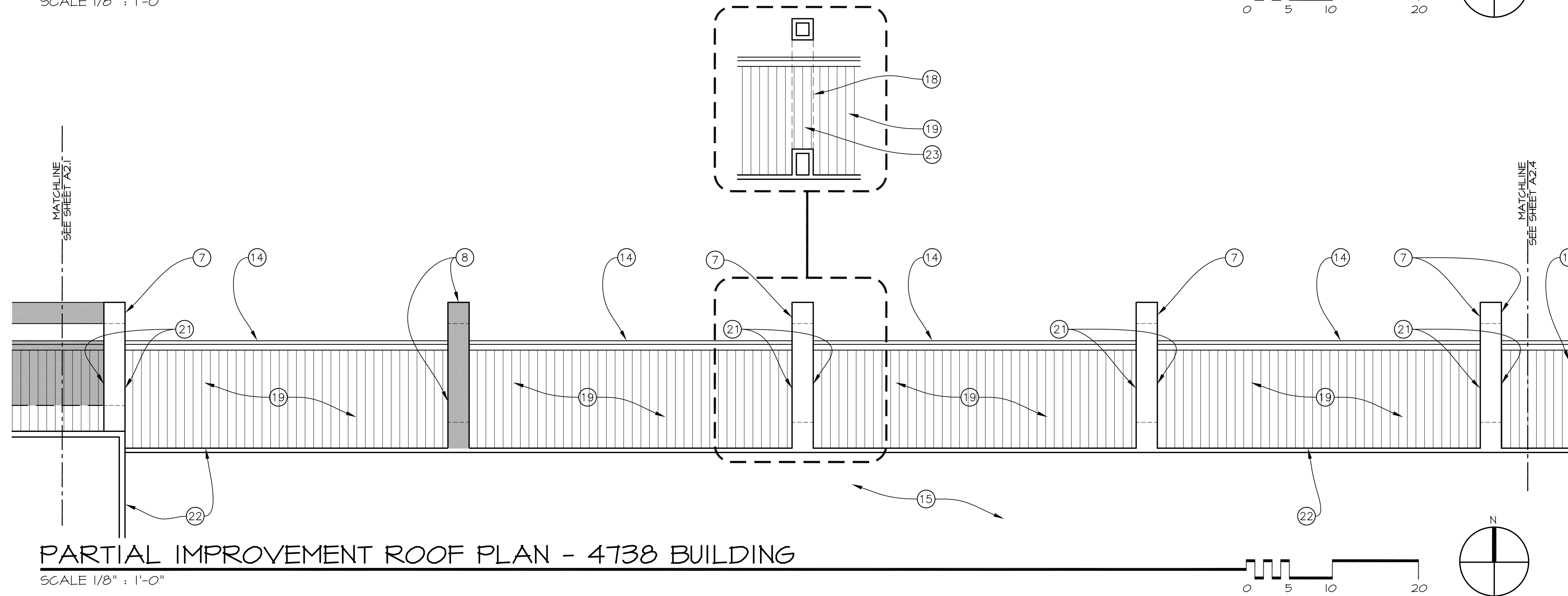
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PARTIAL ROOF DEMOLITION PLAN - 4738 BUILDING
SCALE 1/8" = 1'-0"



PARTIAL IMPROVEMENT FLOOR PLAN - 4738 BUILDING
SCALE 1/8" = 1'-0"

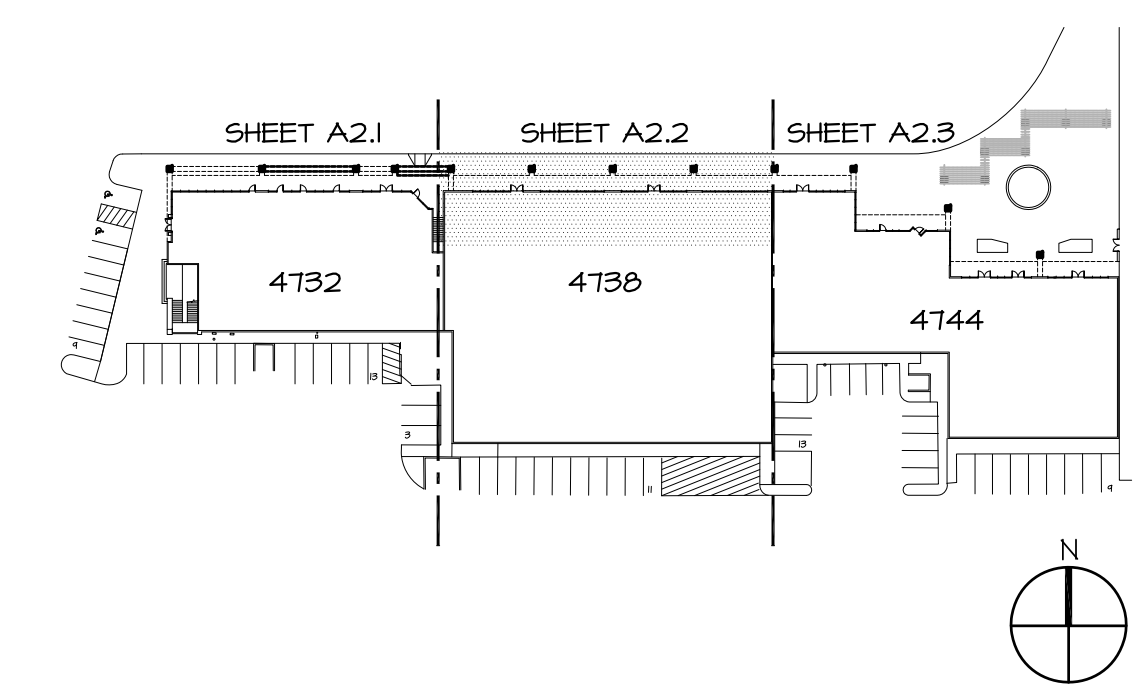


PARTIAL IMPROVEMENT ROOF PLAN - 4738 BUILDING
SCALE 1/8" = 1'-0"

NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS: STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 EXISTING LOWER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN.
- 3 EXISTING PARAPET: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. REMOVE CERAMIC TILE.
- 4 EXISTING INTERIOR SPACE TO REMAIN, N.I.C.
- 5 EXISTING ROOF TILES AND PAPER TO BE REMOVED.
- 6 EXISTING LOWER BOX BEAM TO BE REMOVED.
- 7 PATCH PLASTER AT DEMOLITION LOCATION.
- 8 UPPER BOX BEAM: PLASTER AND WOOD FRAMED TO MATCH EXISTING.
- 9 NOT USED.
- 10 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM.
- 11 LINE OF EXISTING ROOF ABOVE.
- 12 EXISTING UPPER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN. REMOVE EXISTING CERAMIC TILE.
- 13 NOT USED.
- 14 EXISTING BUILT-IN GUTTER TO REMAIN. EXISTING DOWNSPOUTS ARE ROUTED TO EXISTING BOX BEAM TO FRAMED COLUMNS. INSPECT SHEET METAL FLASHING IN GUTTERS AND SEAL AT DOWNSPOUT CONNECTION. REPAIR ANY DAMAGED SECTIONS.
- 15 EXISTING FLAT ROOF TO REMAIN, N.I.C.
- 16 NOT USED.
- 17 EXISTING LOWER BOX BEAM ABOVE. SEE NOTE #2 THIS SHEET.
- 18 EXISTING UPPER BOX BEAM ABOVE. SEE NOTE #12 THIS SHEET.
- 19 STANDING SEAM METAL ROOFING "PREWEATHERED GALVALUME" BY BERRIDGE.
- 20 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO BE REMOVED. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM. SEE PARTIAL IMPROVEMENT ROOF PLAN THIS SHEET.
- 21 PATCH PLASTER WHERE CERAMIC TILES WERE REMOVED AND REPLACE SHEET METAL CAP.
- 22 PATCH PLASTER AND REPLACE SHEET METAL COPING AT EXISTING PARAPET. SEE DETAIL 2/A6.1.
- 23 METAL ROOFING WILL RUN CONTINUOUS UNDERNEATH UPPER BOX BEAMS AFTER IMPROVEMENTS.

BUILDING KEY PLAN (N.T.S.)



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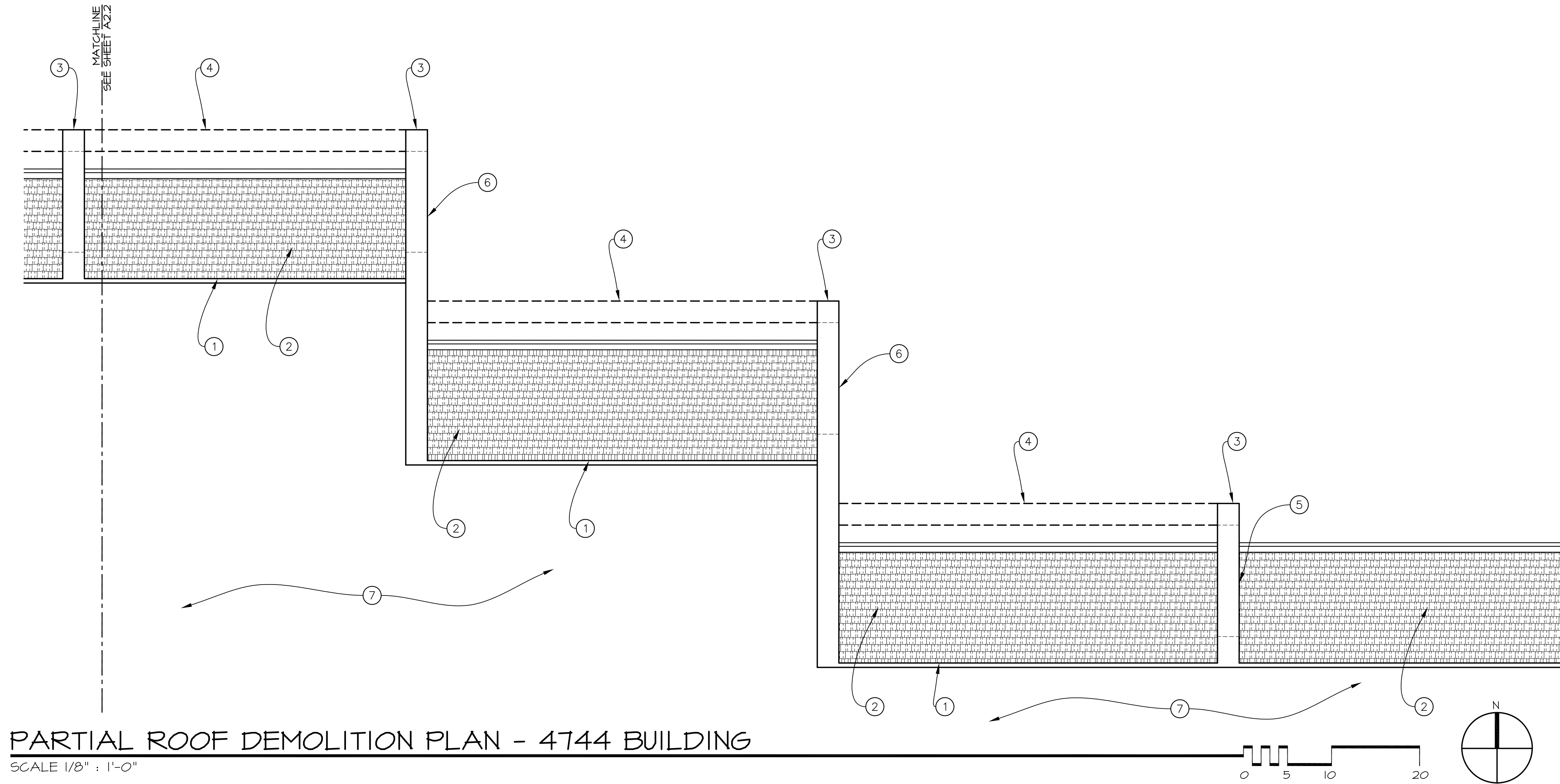
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PARTIAL FLOOR & ROOF PLANS: 4738		A161303	6/16/17	R&A	CW	

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FACADE REMODEL
RIVERA SHOPPING CENTER
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
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Sheet No.
A2.2

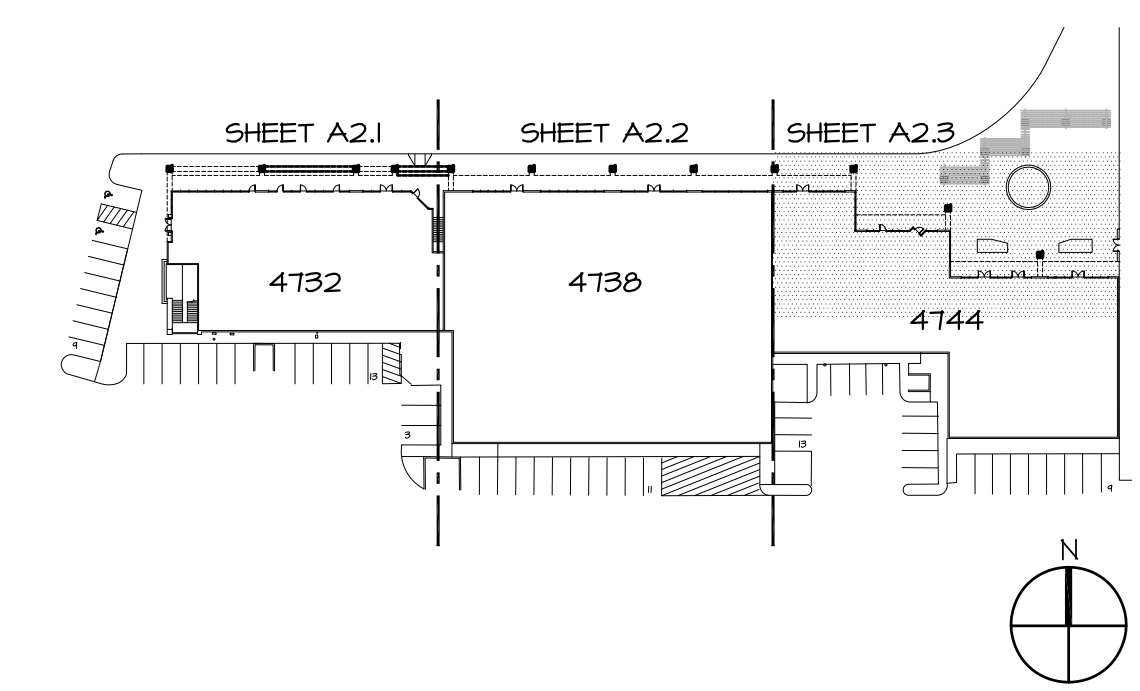
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NOTE LEGEND

- 1 EXISTING PARAPET: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. REMOVE CERAMIC TILE.
- 2 EXISTING ROOF TILES AND PAPER TO BE REMOVED.
- 3 EXISTING UPPER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN. REMOVE EXISTING CERAMIC TILE.
- 4 EXISTING LOWER BOX BEAM TO BE REMOVED.
- 5 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO BE REMOVED. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM. SEE PARTIAL IMPROVEMENT ROOF PLAN ON A2.4.
- 6 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM.
- 7 EXISTING FLAT ROOF TO REMAIN, N.I.C.

BUILDING KEY PLAN (N.T.S.)



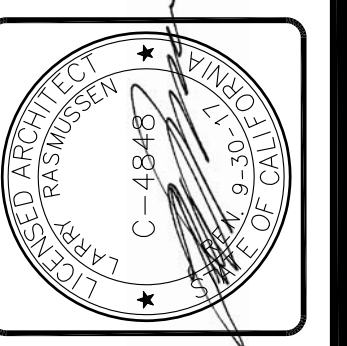
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Sheet Title	PARTIAL ROOF DEMOLITION PLAN: 4744		
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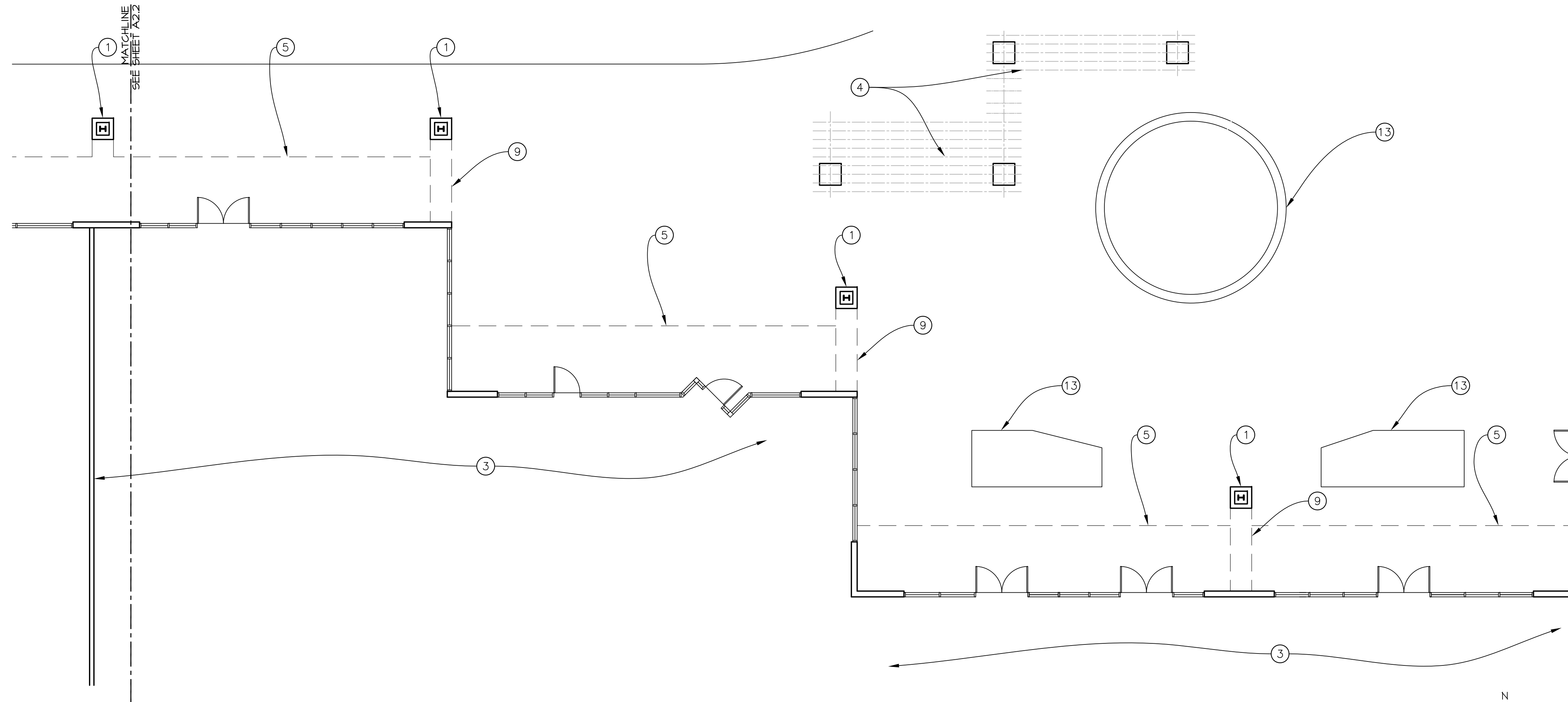
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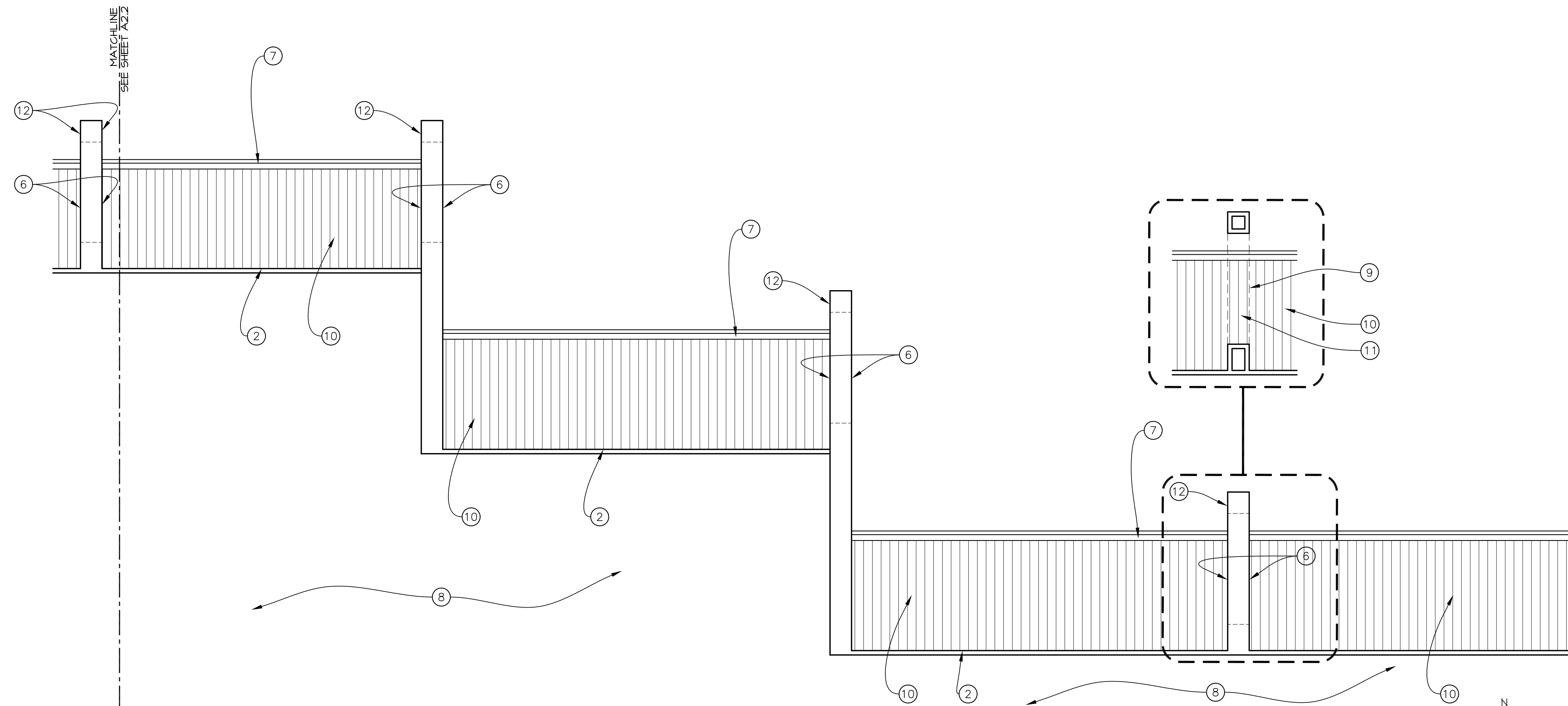


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PARTIAL IMPROVEMENT FLOOR PLAN - 4744 BUILDING

SCALE 1/8" = 1'-0"



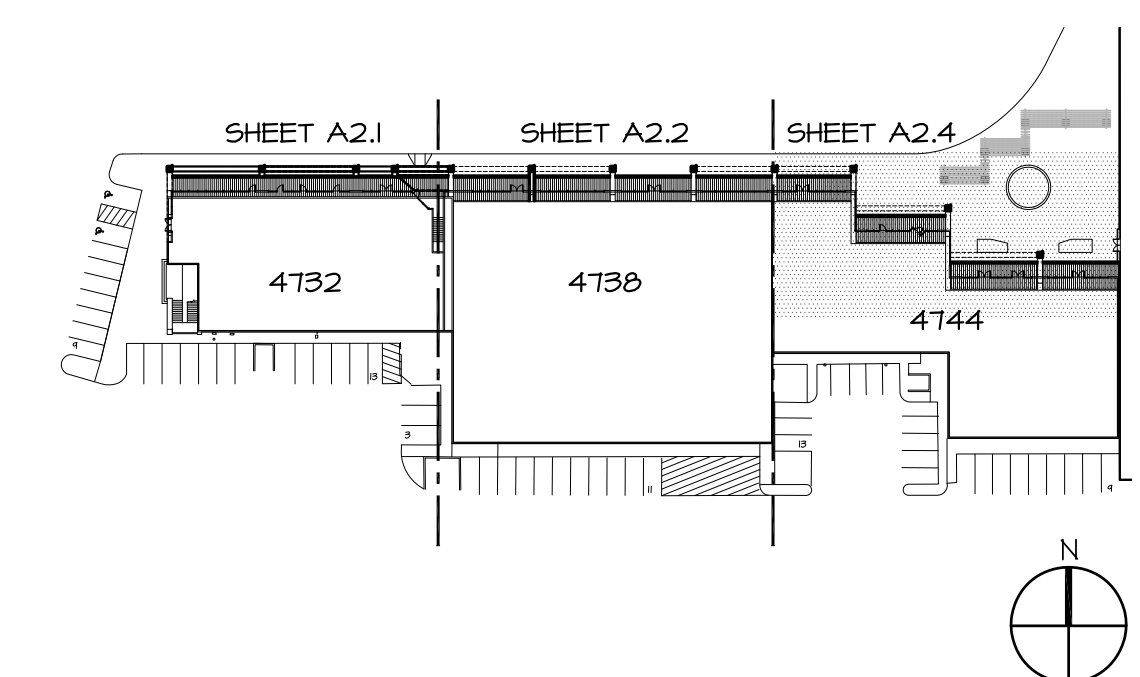
PARTIAL IMPROVEMENT ROOF PLAN - 4744 BUILDING

SCALE 1/8" = 1'-0"

NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS: STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 PATCH PLASTER AND REPLACE SHEET METAL COPING AT EXISTING PARAPET. SEE DETAIL 2/A6.1.
- 3 EXISTING INTERIOR SPACE TO REMAIN, N.I.C.
- 4 SITE TRELLIS SEE SHEET A1.2.
- 5 LINE OF EXISTING ROOF ABOVE.
- 6 PATCH PLASTER WHERE CERAMIC TILE WAS REMOVED AND REPLACE SHEET METAL CAP.
- 7 EXISTING BUILT-IN GUTTER TO REMAIN. EXISTING DOWNSPOUTS ARE ROUTED TO EXISTING BOX BEAM TO FRAMED COLUMNS. INSPECT SHEET METAL FLASHING IN GUTTERS AND SEAL AT DOWNSPOUT CONNECTION. REPAIR ANY DAMAGED SECTIONS.
- 8 EXISTING FLAT ROOF TO REMAIN, N.I.C.
- 9 EXISTING UPPER BOX BEAM ABOVE. SEE NOTE #6 THIS SHEET.
- 10 STANDING SEAM METAL ROOFING "PREWEATHERED GALVALUME" BY BERRIDGE.
- 11 METAL ROOFING WILL RUN CONTINUOUS UNDERNEATH UPPER BOX BEAMS AFTER IMPROVEMENTS.
- 12 PATCH PLASTER AT DEMOLITION LOCATION.
- 13 EXISTING PLANTER TO REMAIN.

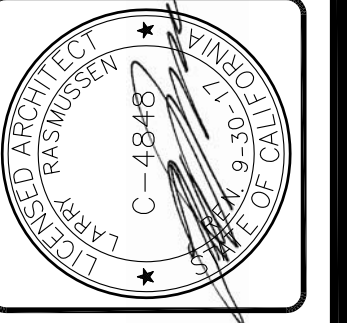
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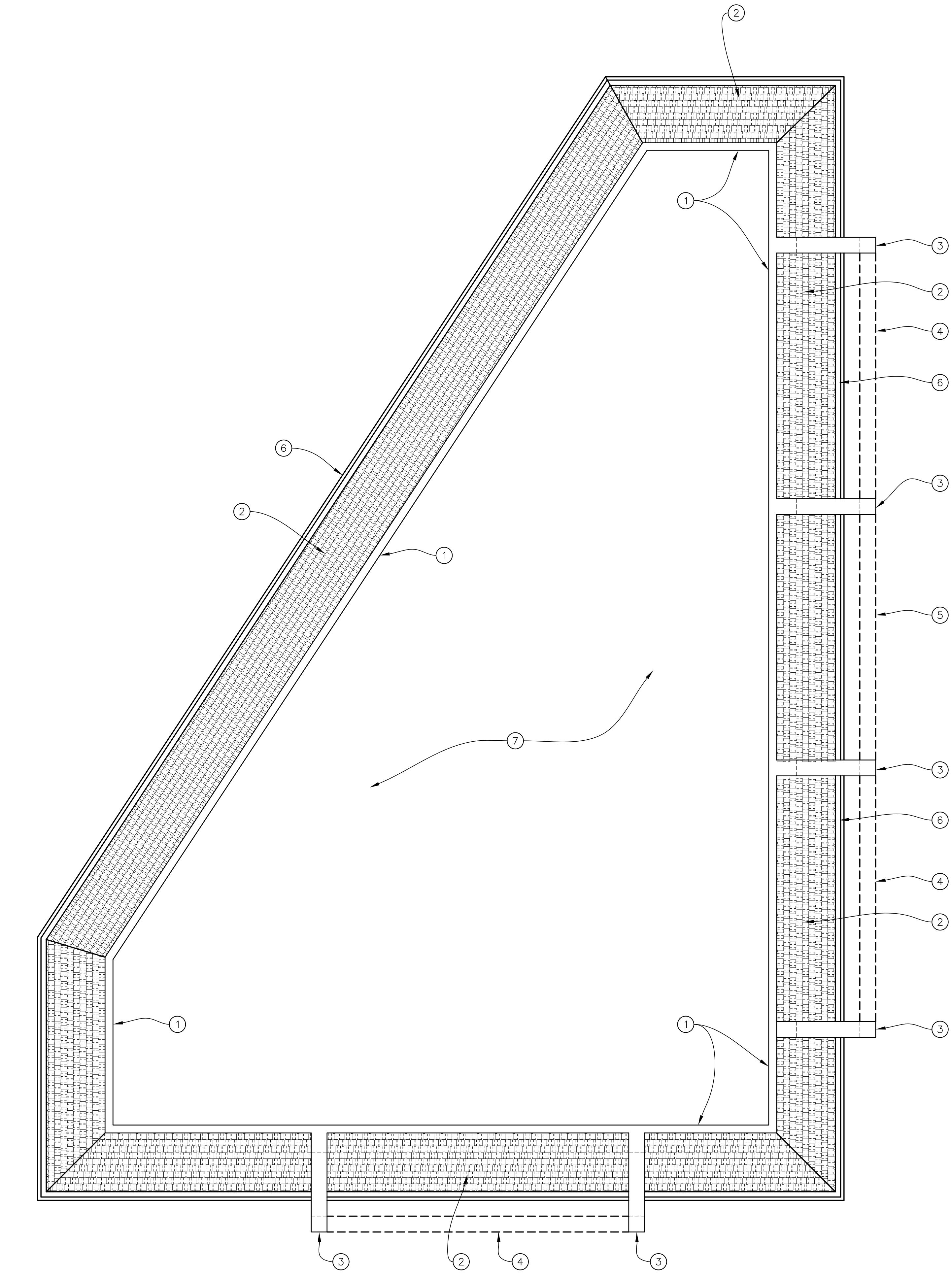
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FACADE REMODEL
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A2.4

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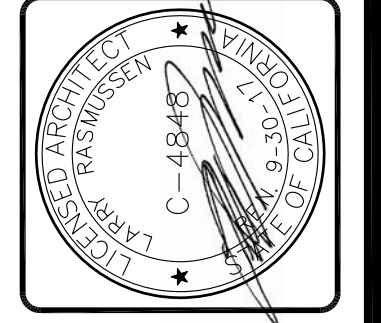


ROOF DEMOLITION PLAN - 4726 BUILDING
SCALE 1/8" = 1'-0"

NOTE LEGEND

- 1 EXISTING PARAPET, WOOD FRAMED WITH PLASTER FINISH TO REMAIN, REMOVE CERAMIC TILE.
- 2 EXISTING ROOF TILES AND PAPER TO BE REMOVED.
- 3 EXISTING UPPER BOX BEAM, PLASTER AND WOOD FRAMED TO REMAIN, REMOVE EXISTING CERAMIC TILE.
- 4 EXISTING LOWER BOX BEAM TO BE REMOVED.
- 5 EXISTING UPPER BOX BEAM TO BE REMOVED.
- 6 EXISTING BUILT-IN GUTTER TO REMAIN. EXISTING DOWNSPOUTS ARE ROUTED TO EXISTING BOX BEAM TO FRAMED COLUMNS. INSPECT SHEET METAL FLASHING IN GUTTERS AND SEAL AT DOWNSPOUT CONNECTION. REPAIR ANY DAMAGED SECTIONS.
- 7 EXISTING FLAT ROOF TO REMAIN, N.I.C.

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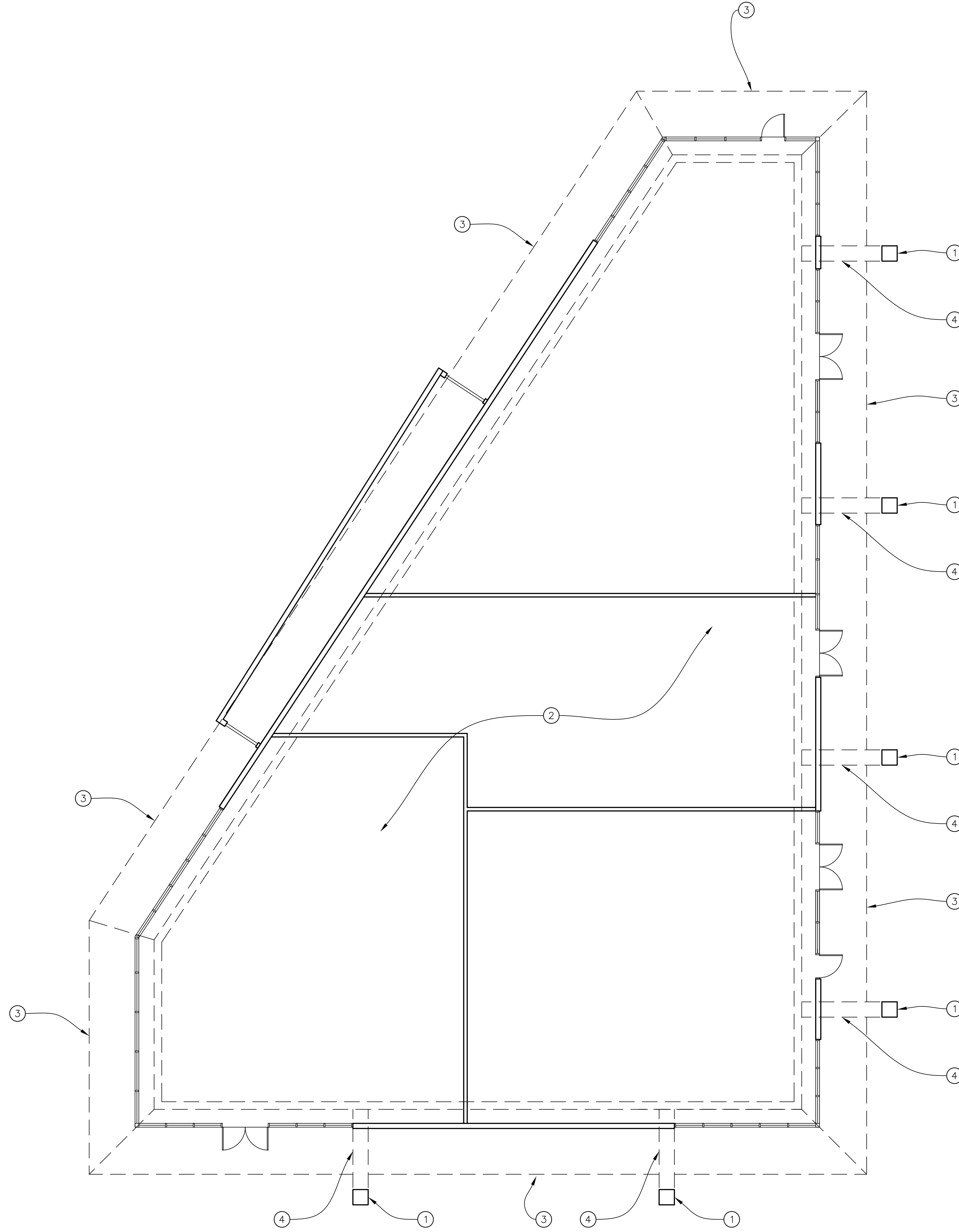
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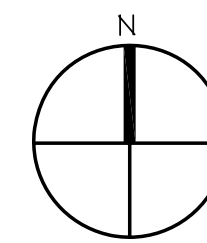
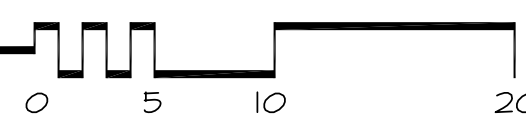
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IMPROVEMENT FLOOR PLAN -4726 BUILDING

SCALE 1/8" = 1'-0"



NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS: STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 EXISTING INTERIOR SPACE TO REMAIN, N.I.C.
- 3 LINE OF EXISTING ROOF ABOVE.
- 4 EXISTING UPPER BOX BEAM ABOVE. SEE NOTE #3 SHEET A2.5.

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Sheet No.

A2.6

Sheet Title
IMPROVEMENT FLOOR
PLAN: 4726

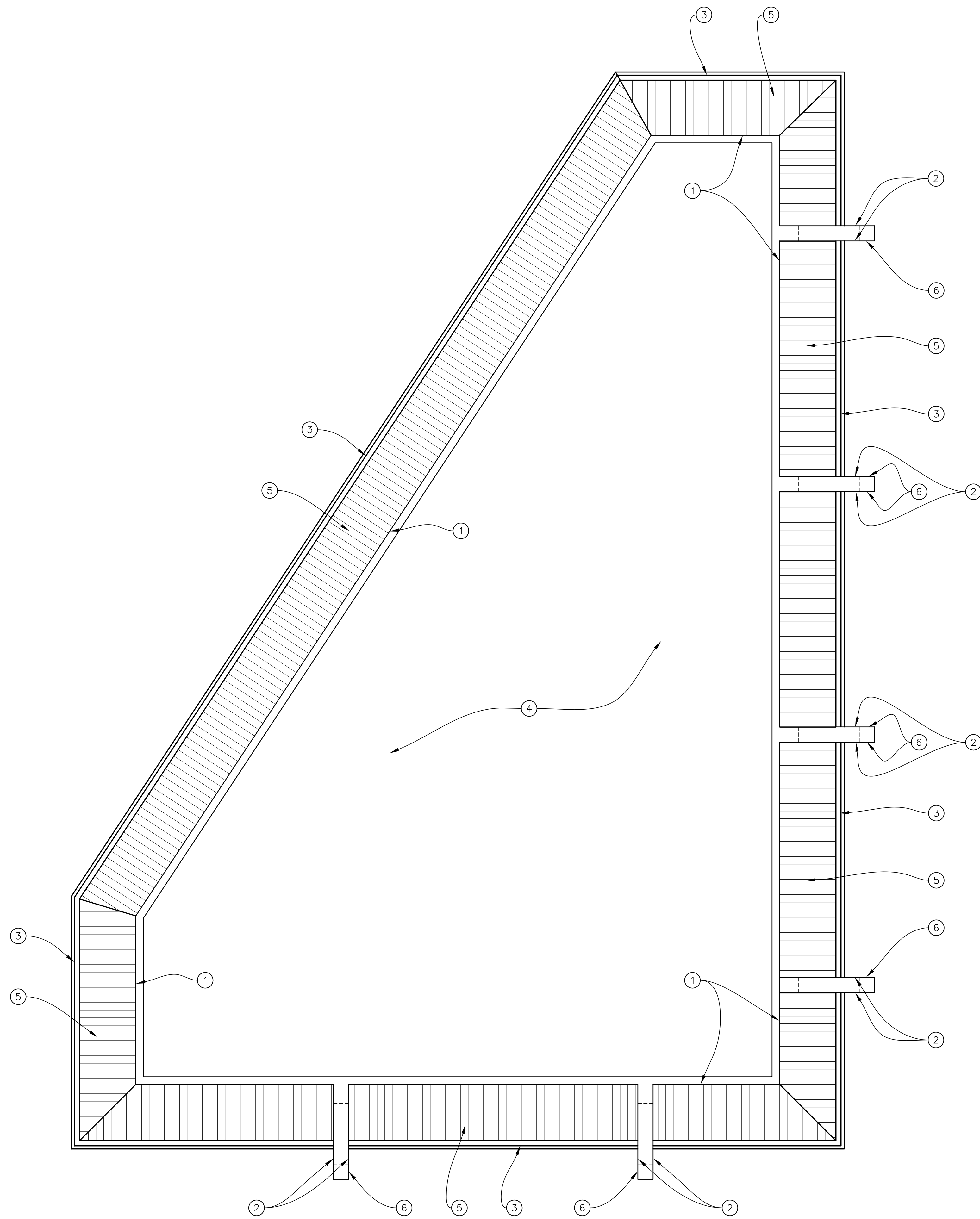
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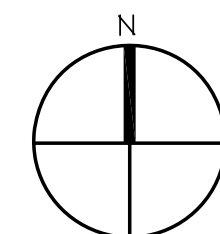
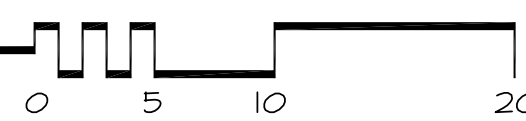
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IMPROVEMENT ROOF PLAN - 4726 BUILDING

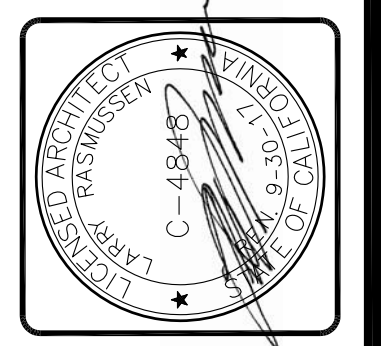
SCALE 1/8" = 1'-0"



NOTE LEGEND

- 1 PATCH PLASTER AND REPLACE SHEET METAL COPING AT EXISTING PARAPET. SEE DETAIL 2/A6.1.
- 2 PATCH PLASTER WHERE CERAMIC TILE WAS REMOVED AND REPLACE SHEET METAL CAP.
- 3 EXISTING BUILT-IN GUTTER TO REMAIN. EXISTING DOWNSPOUTS ARE ROUTED TO EXISTING BOX BEAM TO FRAMED COLUMNS. INSPECT SHEET METAL FLASHING IN GUTTERS AND SEAL AT DOWNSPOUT CONNECTION. REPAIR ANY DAMAGED SECTIONS.
- 4 EXISTING FLAT ROOF TO REMAIN, N.I.C.
- 5 STANDING SEAM METAL ROOFING "PREWEATHERED GALVALUME" BY BERRIDGE.
- 6 PATCH PLASTER AT DEMOLITION LOCATION.

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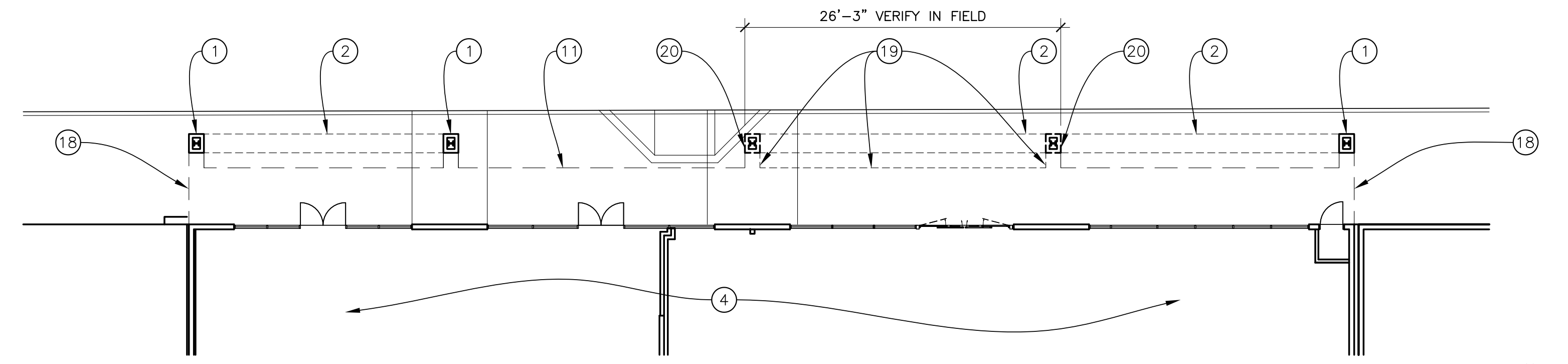
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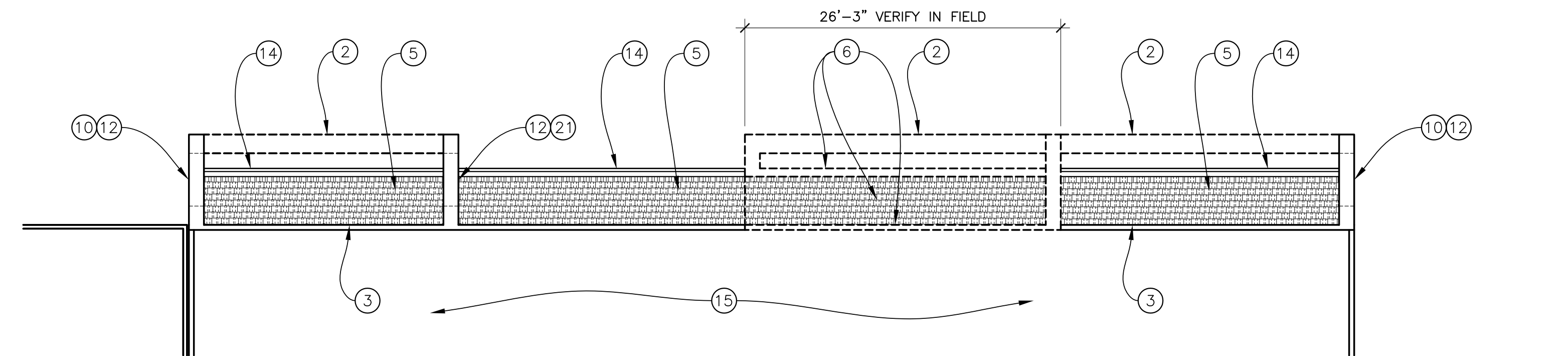
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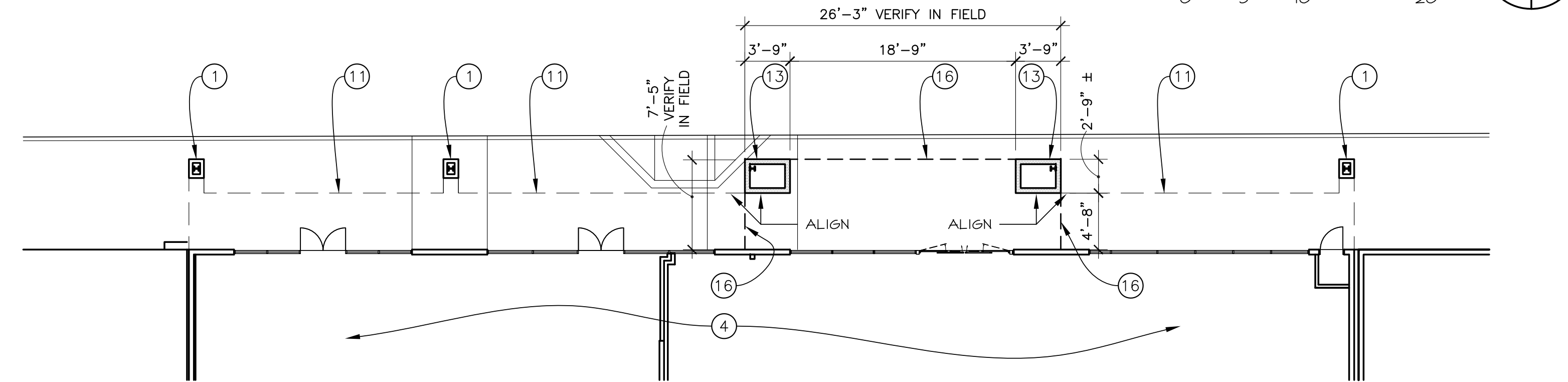
PARTIAL FLOOR DEMOLITION PLAN - 4756 BUILDING

SCALE 1/8" = 1'-0"



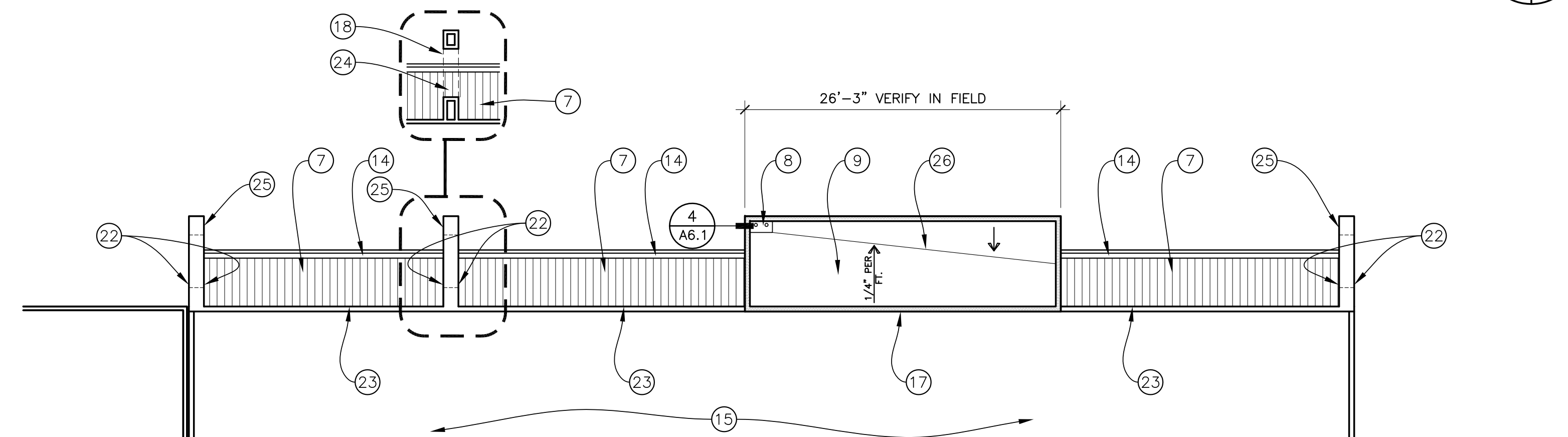
PARTIAL ROOF DEMOLITION PLAN - 4756 BUILDING

SCALE 1/8" = 1'-0"



PARTIAL IMPROVEMENT FLOOR PLAN - 4756 BUILDING

SCALE 1/8" = 1'-0"



PARTIAL IMPROVEMENT ROOF PLAN - 4756 BUILDING

SCALE 1/8" = 1'-0"

NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS: STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 EXISTING LOWER BOX BEAM TO BE REMOVED.
- 3 EXISTING PARAPET: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. REMOVE CERAMIC TILE.
- 4 EXISTING INTERIOR SPACE TO REMAIN, N.I.C.
- 5 EXISTING ROOF TILES AND PAPER TO BE REMOVED.
- 6 PORTION OF ROOF TO BE REMOVED.
- 7 STANDING SEAM METAL ROOFING "PREWEATHERED GALVALUME" BY BERRIDGE.
- 8 ROOF DRAIN. SEE DETAIL 3/A6.1.
- 9 FOUR PLY BUILT UP ROOFING SYSTEM OVER PLYWOOD SHEATHING. SLOPE TO DRAIN.
- 10 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM.
- 11 LINE OF EXISTING ROOF ABOVE.
- 12 EXISTING UPPER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN. REMOVE EXISTING CERAMIC TILE.
- 13 PLASTER AND WOOD FRAMED COLUMN CASING.
- 14 EXISTING BUILT-IN GUTTER TO REMAIN. EXISTING DOWNSPOUTS ARE ROUTED TO EXISTING BOX BEAM TO FRAMED COLUMNS. INSPECT SHEET METAL FLASHING IN GUTTERS AND SEAL AT DOWNSPOUT CONNECTION. REPAIR ANY DAMAGED SECTIONS.
- 15 EXISTING FLAT ROOF TO REMAIN, N.I.C.
- 16 PLASTER AND WOOD FRAMED SOFFIT ABOVE TO MATCH EXISTING.
- 17 PLASTER AND WOOD FRAMED PARAPET WALL TO MATCH EXISTING.
- 18 EXISTING UPPER BOX BEAM ABOVE. SEE NOTE #12 THIS SHEET.
- 19 LINE OF EXISTING ROOF ABOVE TO BE REMOVED.
- 20 EXISTING WOOD FRAME COLUMN CASING TO BE REMOVED. STEEL COLUMN TO REMAIN, PROTECT IN PLACE.
- 21 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO BE REMOVED. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM. SEE PARTIAL IMPROVEMENT ROOF PLAN ON A2.4.
- 22 PATCH PLASTER WHERE CERAMIC TILE WAS REMOVED AND REPLACE SHEET METAL CAP.
- 23 PATCH PLASTER AND REPLACE SHEET METAL COPING AT EXISTING PARAPET. SEE DETAIL 2/A6.1.
- 24 METAL ROOFING WILL RUN CONTINUOUS UNDERNEATH UPPER BOX BEAMS AFTER IMPROVEMENTS.
- 25 PATCH PLASTER AT DEMOLITION LOCATION.
- 26 PLYWOOD CRICKET WITH ROOFING FINISH.

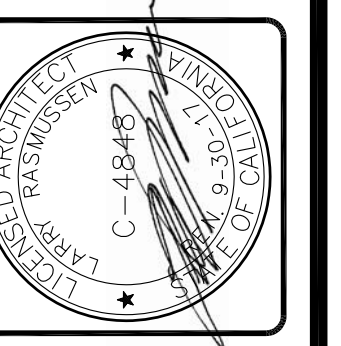
WALL LEGEND

- EXISTING WOOD STUD WALL WITH PLASTER OR GYP. BD.
- NEW WALL: 6" WOOD STUDS W/ 1/2" PLYWOOD AND 1/2" PLASTER AT EXPOSED SIDES.
- - - - EXISTING WALL TO BE DEMOLISHED

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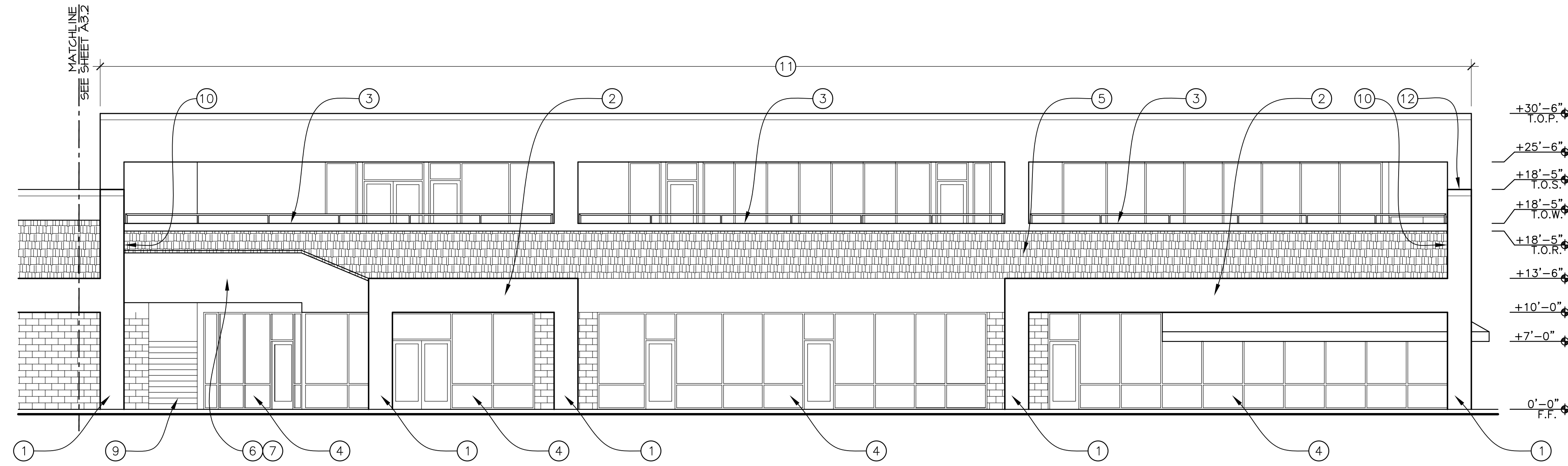
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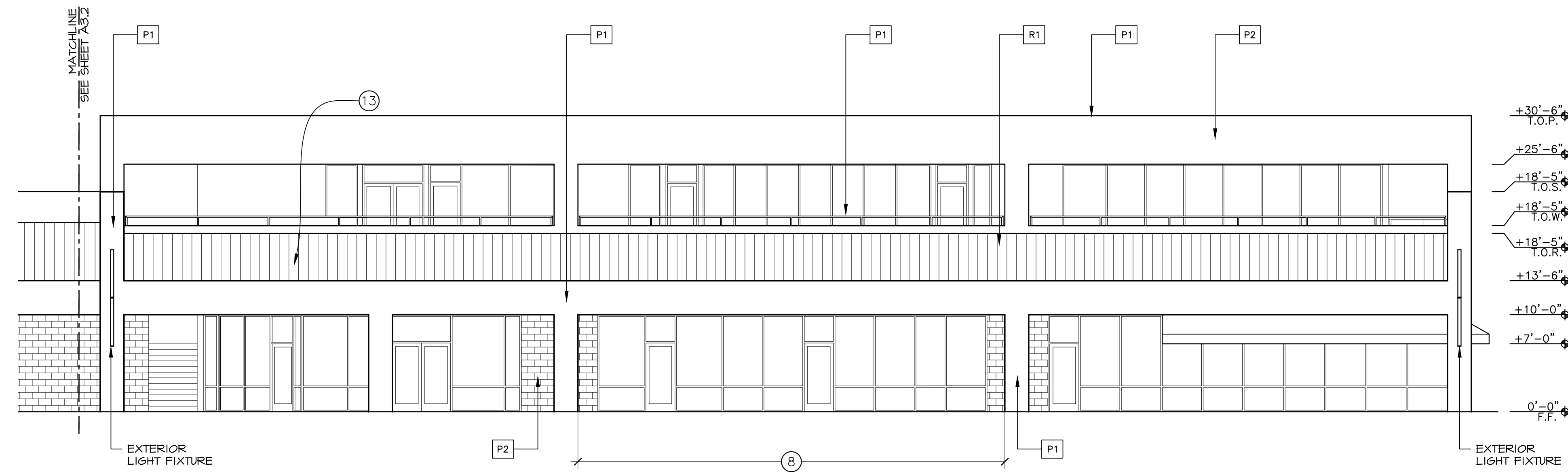
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NORTH EXTERIOR ELEVATION - EXISTING 4732

SCALE 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION - PROPOSED 4732

SCALE 1/8" = 1'-0"

NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS: STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 EXISTING LOWER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN.
- 3 EXISTING BALCONY PARAPET: WOOD FRAMED WITH PLASTER FINISH AND PIPE RAILING ON TOP TO REMAIN.
- 4 EXISTING STOREFRONT BEYOND, N.I.C.
- 5 EXISTING ROOF TILES AND PAPER TO BE REMOVED, TYPICAL.
- 6 EXISTING FACADE: WOOD FRAMED WITH PLASTER FINISH AT EXISTING "CUT AWAY" PORTION OF ROOF TO BE REMOVED. SEE DEMO PLAN ON SHEET A2.1
- 7 SEE STRUCTURAL PLANS FOR ROOF FRAMING/SHEATHING IN THIS AREA TO FILL IN THE SLOPED ROOF.
- 8 BOX BEAM: PLASTER AND WOOD FRAMED TO MATCH EXISTING. SEE FLOOR PLAN.
- 9 EXISTING STAIR TO SECOND FLOOR TO REMAIN, N.I.C.
- 10 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM.
- 11 EXISTING PARAPET: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. REMOVE CERAMIC TILE, PATCH PLASTER AND REPLACE SHEET METAL COPING. SEE DETAIL 2/A6.1.
- 12 EXISTING UPPER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN. REMOVE EXISTING CERAMIC TILE.
- 13 CONSTRUCT ROOF TO MATCH EXISTING. SEE IMPROVEMENT ROOF PLAN ON SHEET A2.1

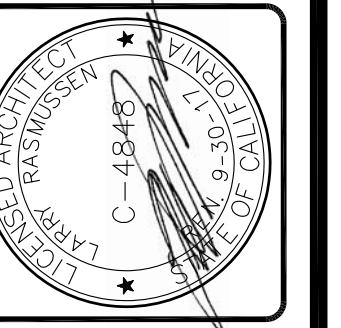
COLOR AND MATERIALS LEGEND

- P1 PAINTED EXTERIOR PLASTER WALL FIELD, PIPE RAILING SHERWIN WILLIAMS; PACER WHITE, S1609B
- P2 PAINTED EXTERIOR PLASTER WALL BASE, PAINTED CONCRETE BLOCK WALL PAINT TO MATCH CENTER, CONCRETE BLOCK WALL ON WINGO BUILDING
- R1 BERRIDGE, STANDING SEAM METAL ROOF, PRE-WEATHERED GALVALUME

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EXTERIOR ELEVATIONS
NORTH - 4732

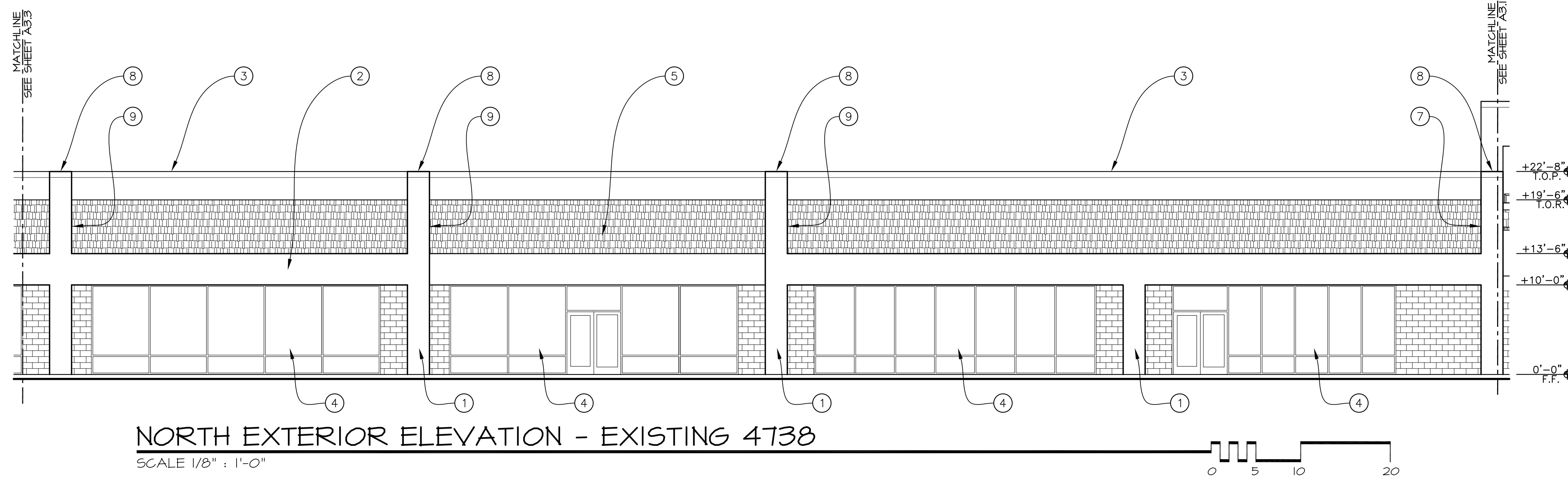
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**FACADE REMODEL
RIVIERA SHOPPING CENTER**
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

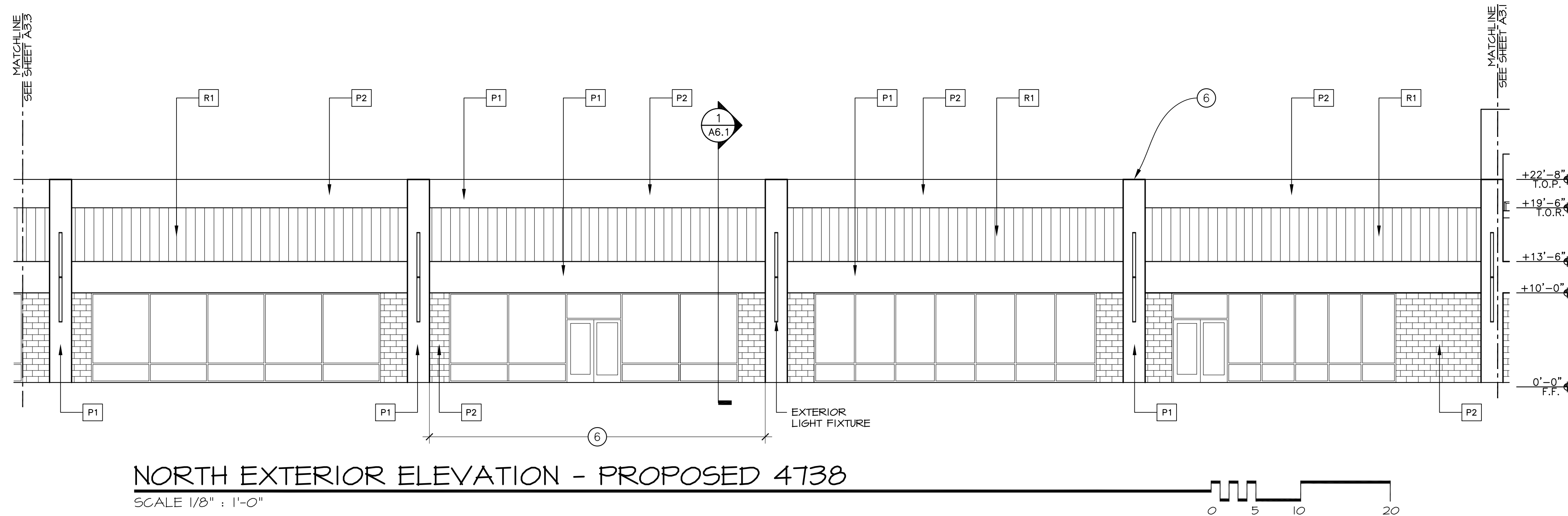
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NORTH EXTERIOR ELEVATION - EXISTING 4738

SCALE 1/8" : 1'-0"



NORTH EXTERIOR ELEVATION - PROPOSED 4738

SCALE 1/8" : 1'-0"

NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS; STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 EXISTING LOWER BOX BEAM; PLASTER AND WOOD FRAMED TO REMAIN.
- 3 EXISTING PARAPET; WOOD FRAMED WITH PLASTER FINISH TO REMAIN. REMOVE CERAMIC TILE, PATCH PLASTER AND REPLACE SHEET METAL COPING.
- 4 EXISTING STOREFRONT BEYOND, N.I.C.
- 5 EXISTING ROOF TILES AND PAPER TO BE REMOVED, TYPICAL.
- 6 BOX BEAM; PLASTER AND WOOD FRAMED TO MATCH EXISTING. SEE FLOOR PLAN.
- 7 EXISTING RAKE WALL; WOOD FRAMED WITH PLASTER FINISH TO REMAIN. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM.
- 8 EXISTING UPPER BOX BEAM; PLASTER AND WOOD FRAMED TO REMAIN.
- 9 EXISTING RAKE WALL; WOOD FRAMED WITH PLASTER FINISH TO BE REMOVED. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM. SEE PARTIAL IMPROVEMENT ROOF PLAN.

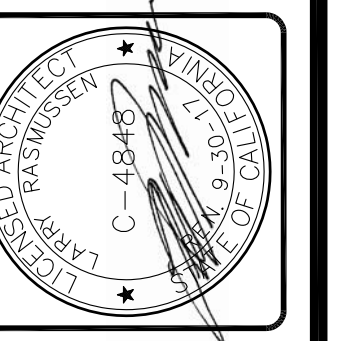
COLOR AND MATERIALS LEGEND

- P1 PAINTED EXTERIOR PLASTER WALL FIELD
SHERWIN WILLIAMS; PACER WHITE, SW6098
- P2 PAINTED EXTERIOR PLASTER WALL BASE, PAINTED
CONCRETE BLOCK WALL PAINT TO MATCH CENTER,
CONCRETE BLOCK WALL ON WINGO BUILDING
- R1 BERRIDGE, STANDING SEAM METAL ROOF,
PRE-WEATHERED GALVALUME

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EXTERIOR ELEVATIONS
NORTH - 4738

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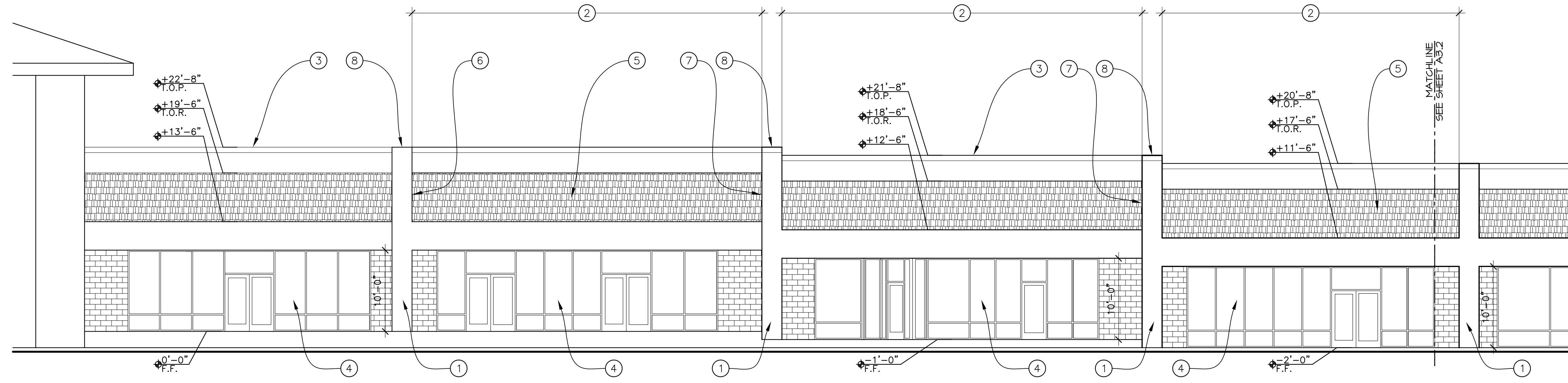
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6-19-17

**FACADE REMODEL
RIVERA SHOPPING CENTER**
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

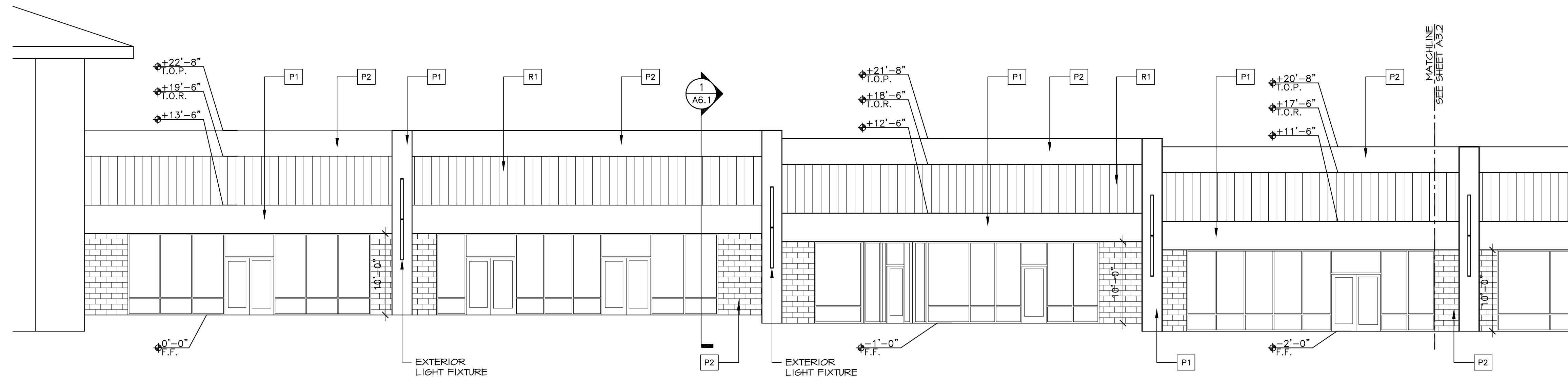
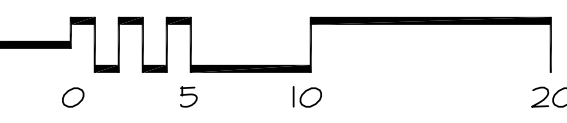
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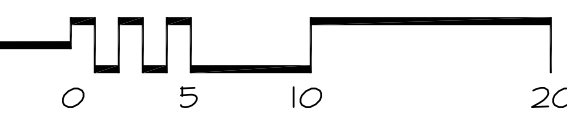
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NORTH EXTERIOR ELEVATION - EXISTING 4744
SCALE 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION - PROPOSED 4744
SCALE 1/8" = 1'-0"



NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS: STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 EXISTING LOWER BOX BEAM TO BE REMOVED. SEE PARTIAL ROOF DEMOLITION PLAN.
- 3 EXISTING PARAPET: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. REMOVE CERAMIC TILE, PATCH PLASTER AND REPLACE SHEET METAL COPING.
- 4 EXISTING STOREFRONT BEYOND, N.I.C.
- 5 EXISTING ROOF TILES AND PAPER TO BE REMOVED, TYPICAL.
- 6 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO BE REMOVED. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM. SEE PARTIAL IMPROVEMENT ROOF PLAN.
- 7 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM.
- 8 EXISTING UPPER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN.

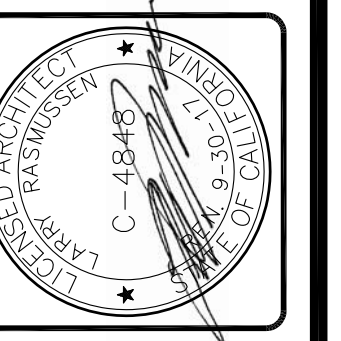
COLOR AND MATERIALS LEGEND

- P1 PAINTED EXTERIOR PLASTER WALL FIELD
SHERWIN WILLIAMS; PACER WHITE, S1609B
- P2 PAINTED EXTERIOR PLASTER WALL BASE, PAINTED
CONCRETE BLOCK WALL, PAINT TO MATCH CENTER,
CONCRETE BLOCK WALL ON WINGO BUILDING
- R1 BERRIDGE, STANDING SEAM METAL ROOF,
PRE-WEATHERED GALVALUME

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Sheet Title
EXTERIOR ELEVATIONS
NORTH - 4744

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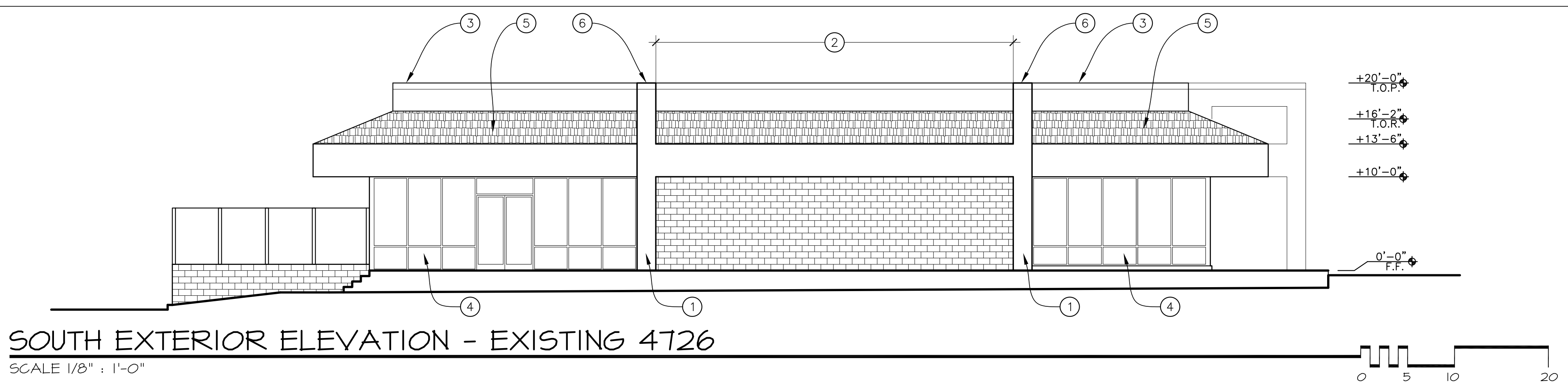
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FACADE REMODEL
RIVERA SHOPPING CENTER
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

Sheet No.

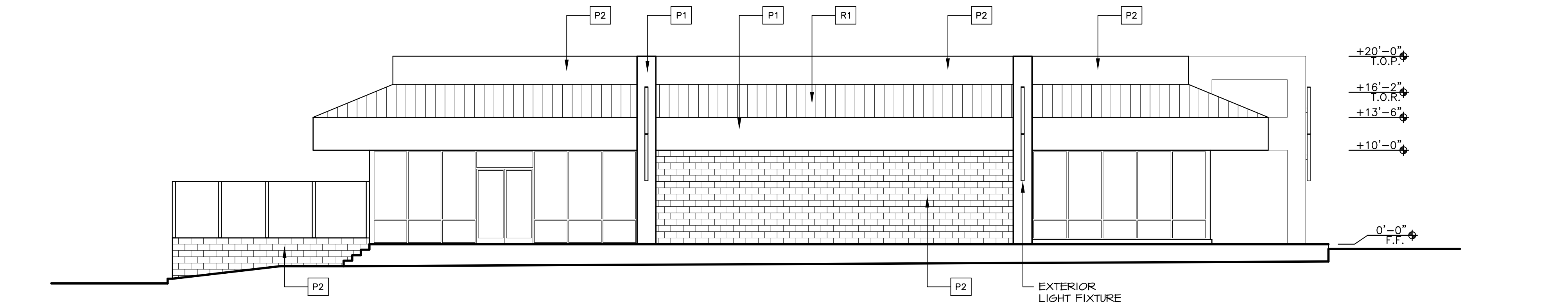
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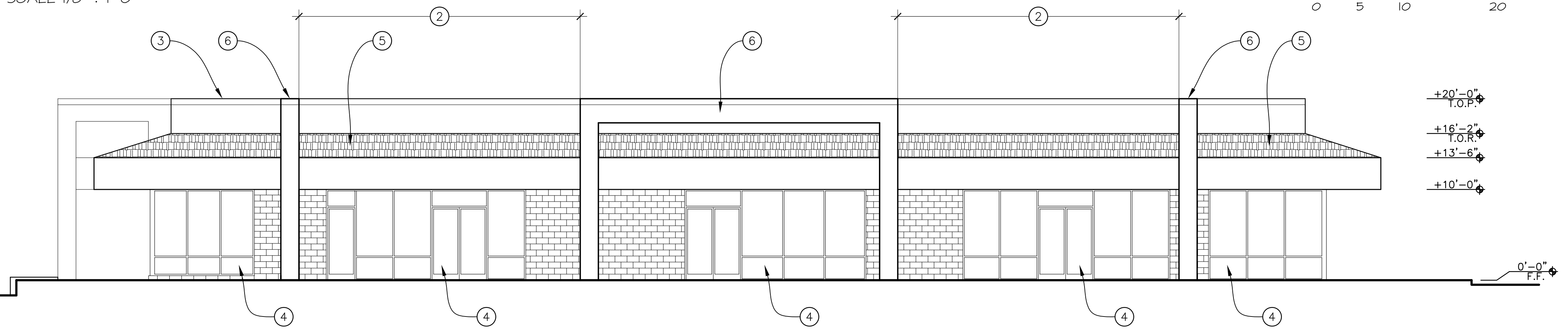
SOUTH EXTERIOR ELEVATION - EXISTING 4726

SCALE 1/8" = 1'-0"



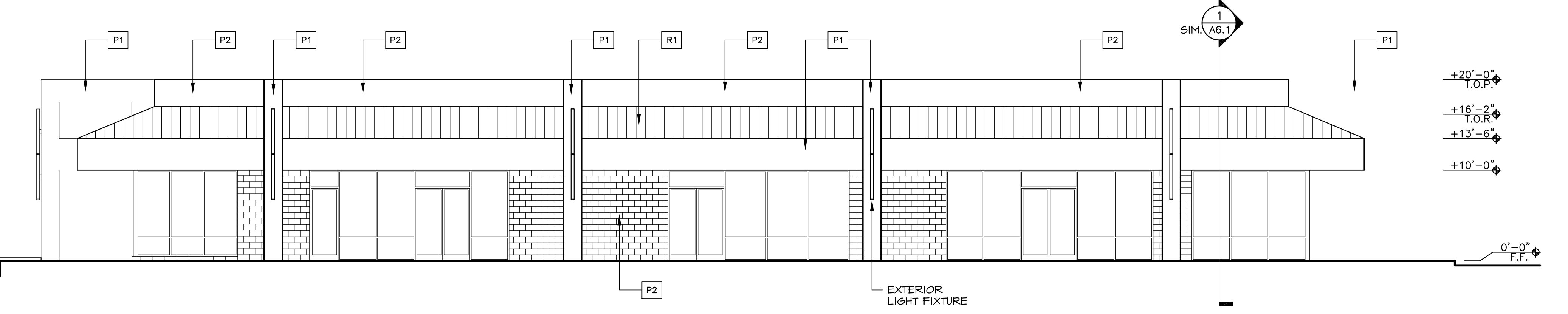
SOUTH EXTERIOR ELEVATION - PROPOSED 4726

SCALE 1/8" = 1'-0"



EAST EXTERIOR ELEVATION - EXISTING 4726

SCALE 1/8" = 1'-0"



EAST EXTERIOR ELEVATION - PROPOSED 4726

SCALE 1/8" = 1'-0"

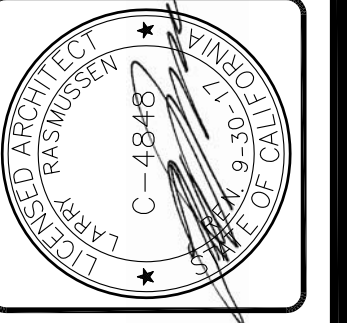
NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS: STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 EXISTING LOWER BOX BEAM TO BE REMOVED. SEE FLOOR DEMOLITION PLAN.
- 3 EXISTING PARAPET: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. REMOVE CERAMIC TILE, PATCH PLASTER AND REPLACE SHEET METAL COPING.
- 4 EXISTING STOREFRONT BEYOND, N.I.C.
- 5 EXISTING ROOF TILES AND PAPER TO BE REMOVED, TYPICAL.
- 6 EXISTING UPPER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN.

COLOR AND MATERIALS LEGEND

- P1 PAINTED EXTERIOR PLASTER WALL FIELD
SHERWIN WILLIAMS; PACER WHITE, SWE09B
- P2 PAINTED EXTERIOR PLASTER WALL BASE, PAINTED
CONCRETE BLOCK; WALL PAINT TO MATCH CENTER,
CONCRETE BLOCK WALL ON WINGO BUILDING
- R1 BERRIDGE, STANDING SEAM METAL ROOF,
PRE-WEATHERED GALVALUME

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Sheet Title
**EXTERIOR ELEVATIONS
SOUTH & EAST - 4726**

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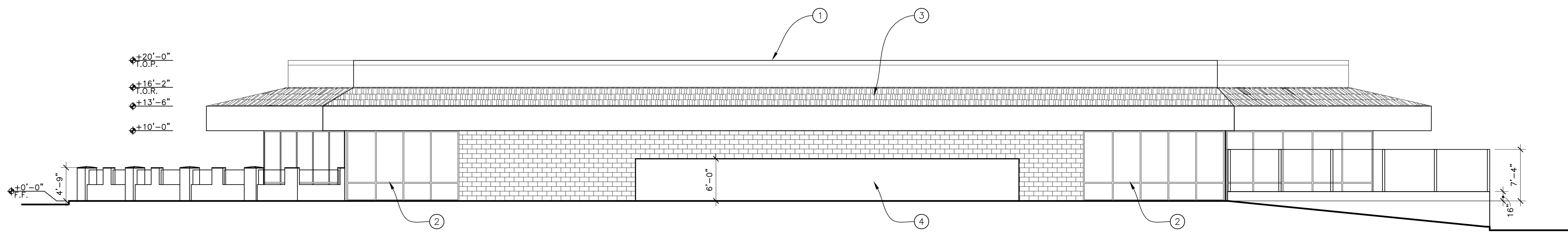
**FACADE REMODEL
RIVERA SHOPPING CENTER**

**4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA**

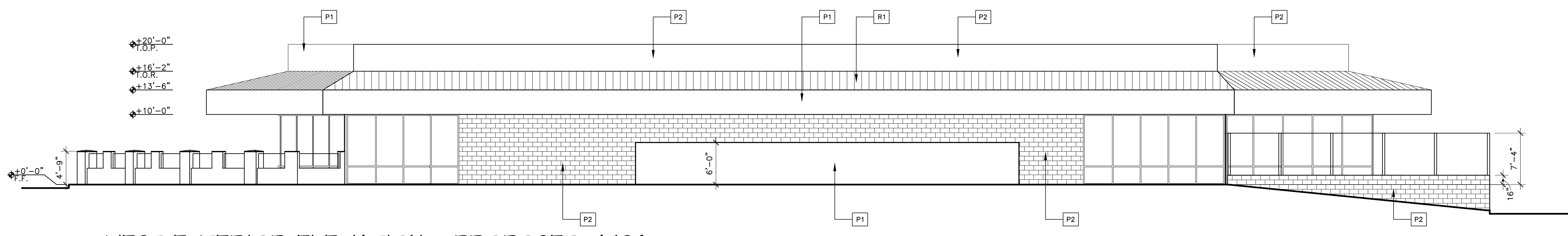
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WEST EXTERIOR ELEVATION - EXISTING 4726
SCALE 1/8" : 1'-0"



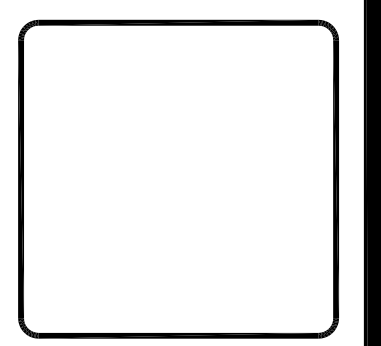
WEST EXTERIOR ELEVATION - PROPOSED 4726
SCALE 1/8" : 1'-0"

○ NOTE LEGEND

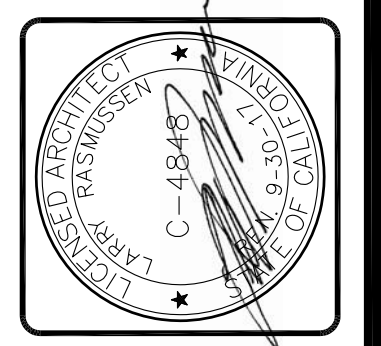
- 1 EXISTING PARAPET: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. REMOVE CERAMIC TILE, PATCH PLASTER AND REPLACE SHEET METAL COPING.
- 2 EXISTING STOREFRONT, N.I.C.
- 3 EXISTING ROOF TILES AND PAPER TO BE REMOVED, TYPICAL.
- 4 EXISTING TRASH ENCLOSURE TO REMAIN.

□ COLOR AND MATERIALS LEGEND

- P1 PAINTED EXTERIOR PLASTER WALL FIELD
SHERWIN WILLIAMS; FACER: WHITE, S9609B
- P2 PAINTED EXTERIOR PLASTER WALL BASE, PAINTED
CONCRETE BLOCK WALL PAINT TO MATCH CENTER,
CONCRETE BLOCK WALL ON WINGO BUILDING
- R1 BERRIDGE, STANDING SEAM METAL ROOF,
PRE-WEATHERED GALVALUME



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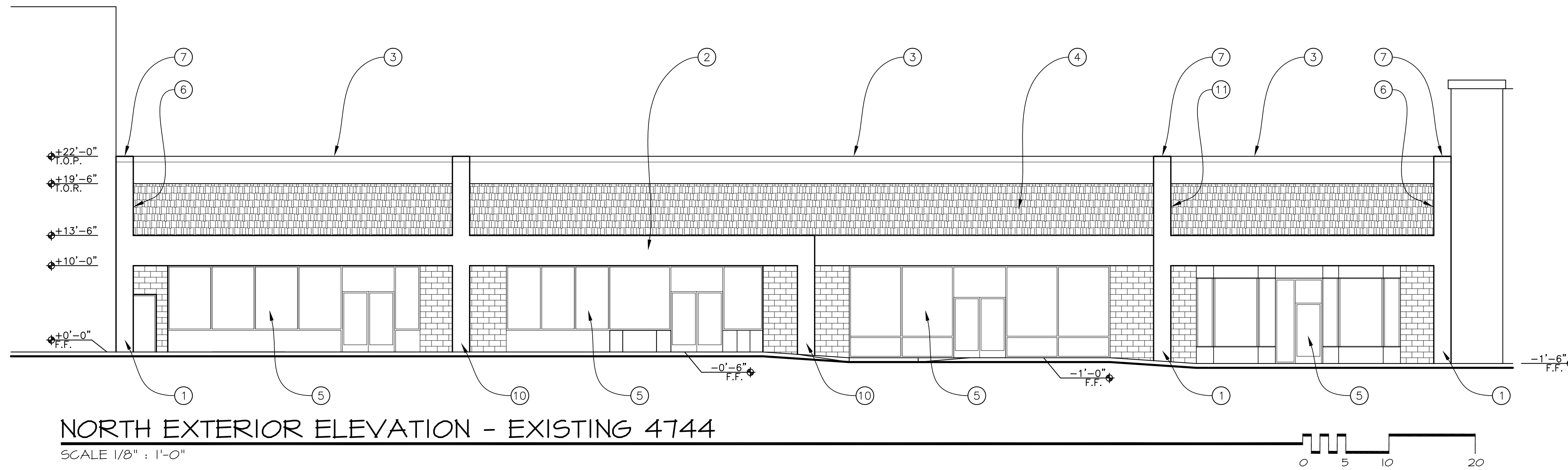
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R&A No.	A161303
Date	6/16/17
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Consult	No.

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6-19-17

**FACADE REMODEL
RIVIERA SHOPPING CENTER**
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

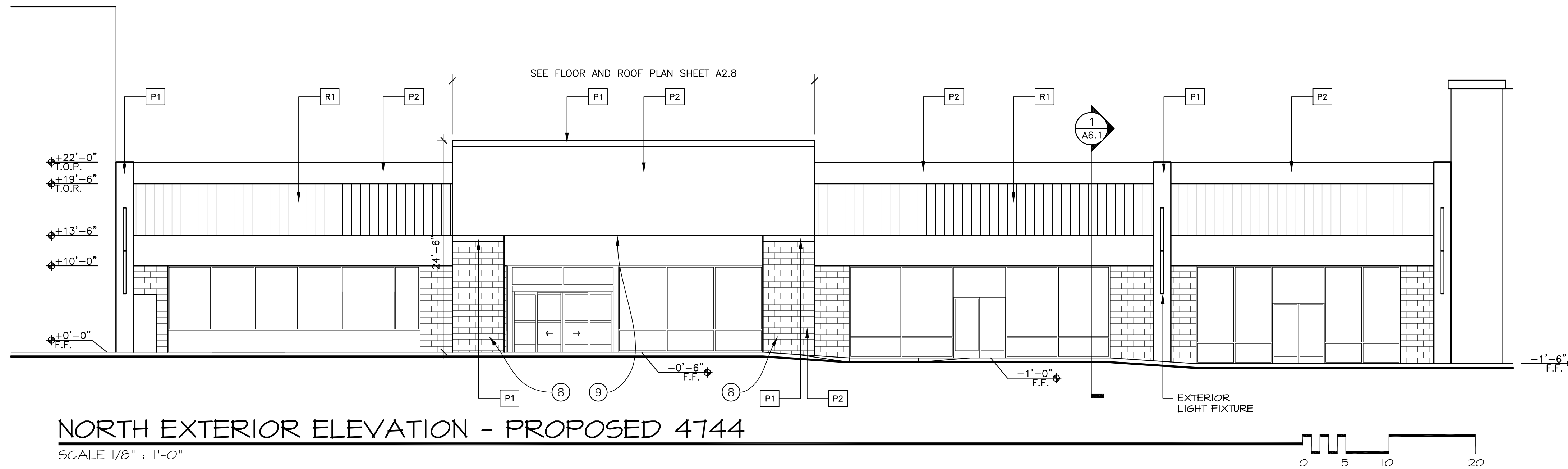
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NORTH EXTERIOR ELEVATION - EXISTING 4744

SCALE 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION - PROPOSED 4744

SCALE 1/8" = 1'-0"

NOTE LEGEND

- 1 EXISTING FRAMED COLUMNS: STEEL AND WOOD FRAMED WITH PLASTER FINISH TO REMAIN.
- 2 EXISTING LOWER BOX BEAM TO BE REMOVED. SEE PARTIAL ROOF PLAN DEMOLITION PLAN.
- 3 EXISTING PARAPET: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. REMOVE CERAMIC TILE, PATCH PLASTER AND REPLACE SHEET METAL COPING.
- 4 EXISTING ROOF TILES AND PAPER TO BE REMOVED.
- 5 EXISTING STOREFRONT TO BE REMOVED AND REPLACED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.
- 6 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO REMAIN. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM.
- 7 EXISTING UPPER BOX BEAM: PLASTER AND WOOD FRAMED TO REMAIN.
- 8 PLASTER AND WOOD FRAMED COLUMN CASING.
- 9 PLASTER AND WOOD FRAMED SOFFIT TO MATCH EXISTING.
- 10 EXISTING WOOD FRAME COLUMN CASING TO BE REMOVED. STEEL COLUMN TO REMAIN, PROTECT IN PLACE.
- 11 EXISTING RAKE WALL: WOOD FRAMED WITH PLASTER FINISH TO BE REMOVED. RAKE WALL IS LOCATED DIRECTLY UNDERNEATH UPPER BOX BEAM. SEE PARTIAL IMPROVEMENT ROOF PLAN ON A2.4.

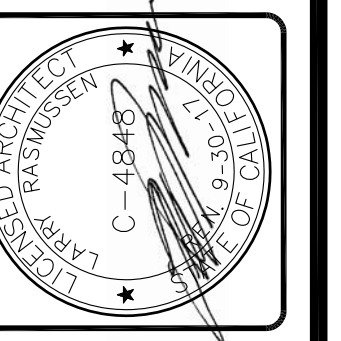
COLOR AND MATERIALS LEGEND

- P1 PAINTED EXTERIOR PLASTER WALL FIELD, ACCENT BAND SHERWIN WILLIAMS; PACER WHITE, S1609B
- P2 PAINTED EXTERIOR PLASTER WALL BASE, PAINTED CONCRETE BLOCK WALL PAINT TO MATCH CENTER, CONCRETE BLOCK WALL ON WINGO BUILDING
- R1 BERRIDGE, STANDING SEAM METAL ROOF, PRE-WEATHERED GALVALUME

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Sheet Title
EXTERIOR ELEVATIONS
NORTH - 4744

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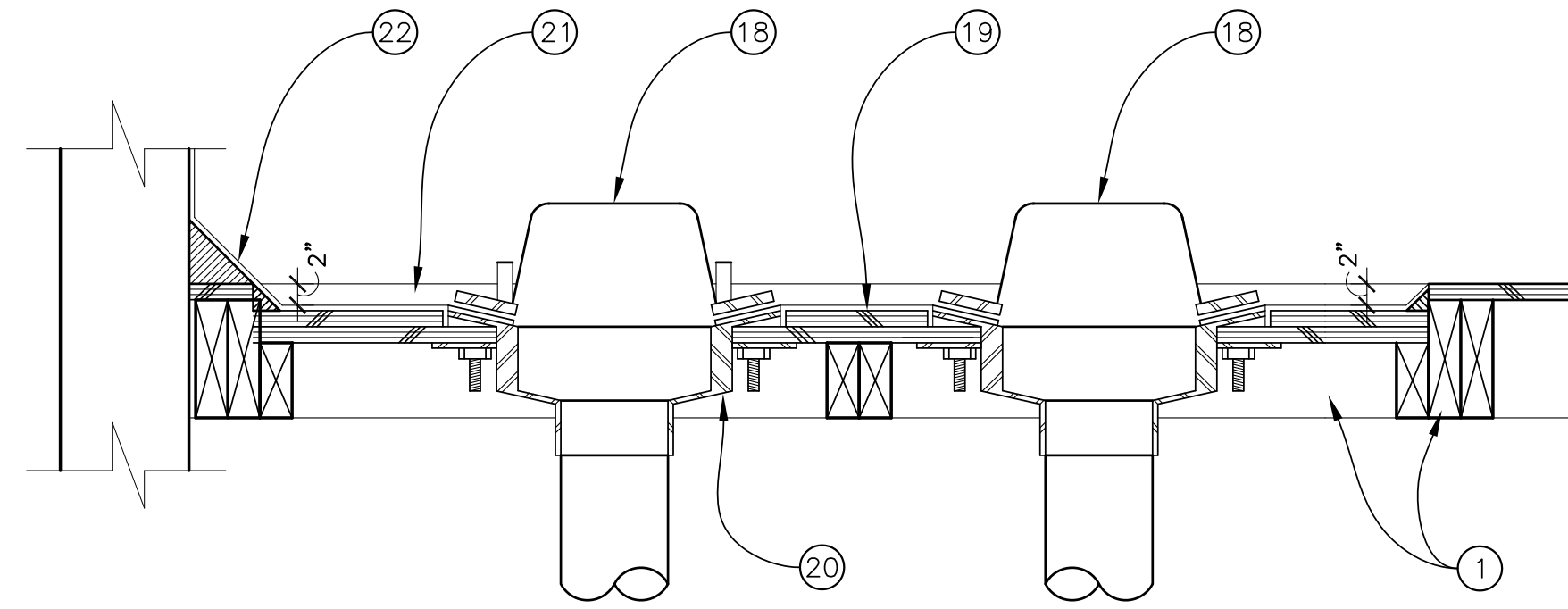
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FACADE REMODEL
RIVERA SHOPPING CENTER
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

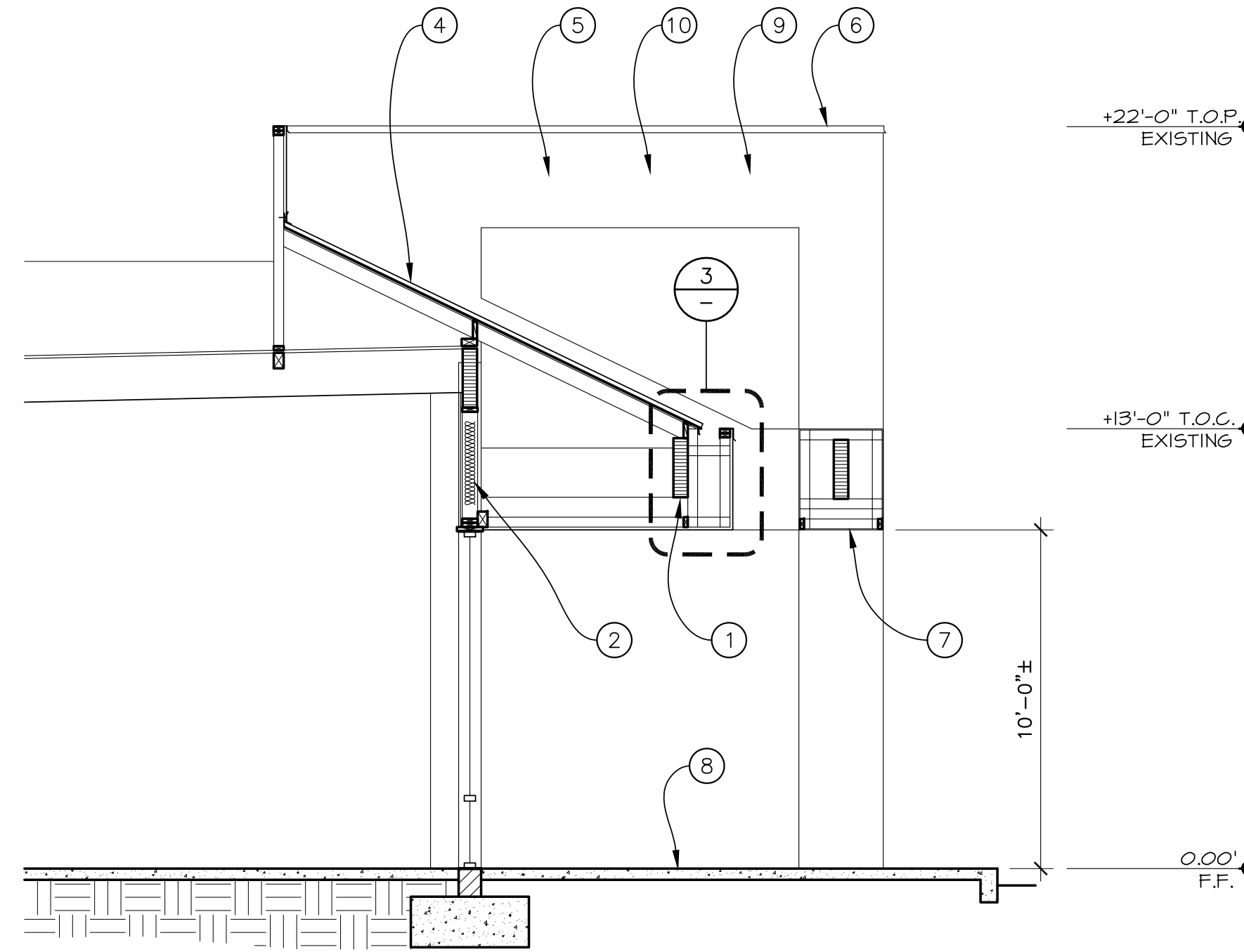
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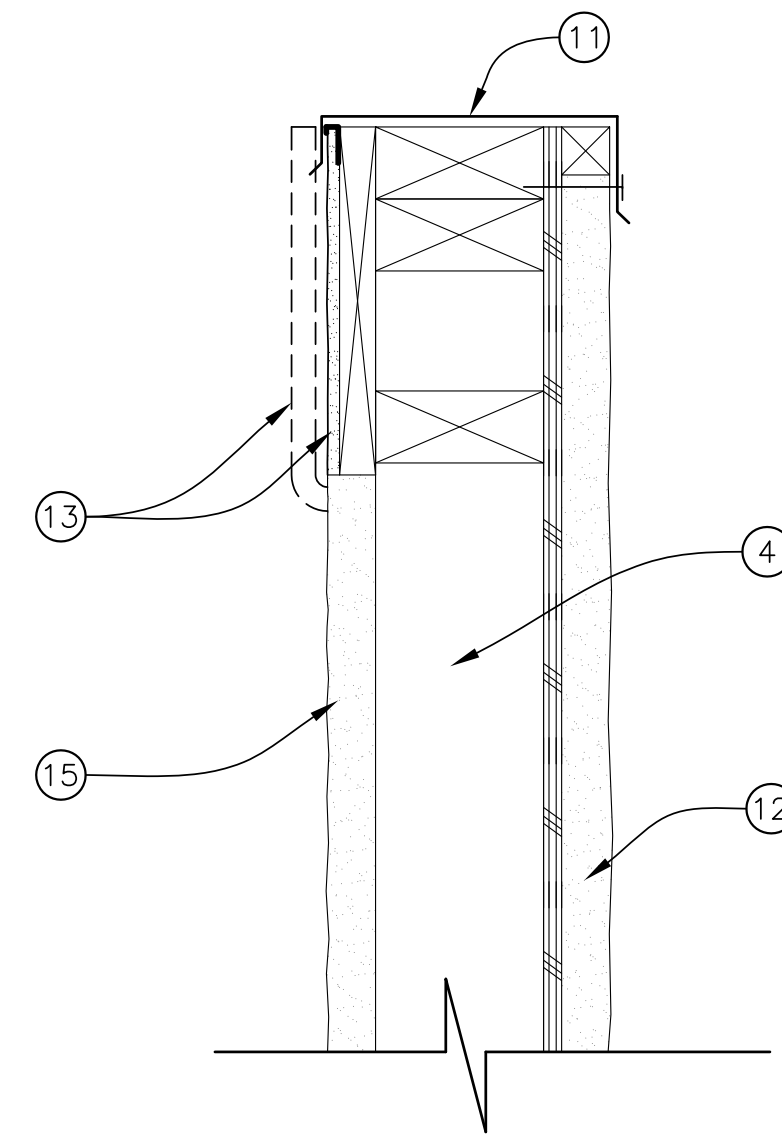
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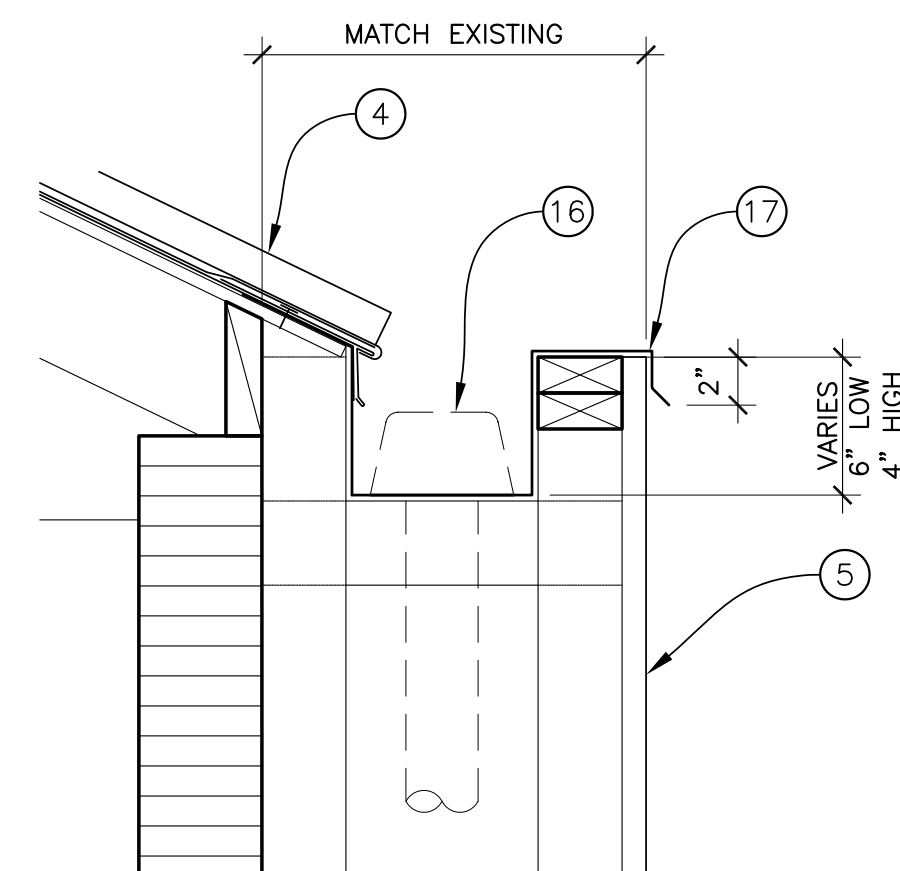
4 ROOF DRAIN
N.T.S.



2 WALL SECTION
SCALE 1/4" : 1'-0"



2 PARAPET CAP DETAIL
SCALE 3" : 1'-0"



3 BUILT IN GUTTER
SCALE 1-1/2" : 1'-0"

NOTE LEGEND

- 1 EXISTING ROOF FRAMING TO REMAIN.
- 2 EXISTING WALL FRAMING TO REMAIN.
- 3 EXISTING BUILT-IN GUTTER TO REMAIN. EXISTING DOWNSPOUTS ARE ROUTED TO EXISTING BOX BEAM TO FRAMED COLUMNS. INSPECT SHEET METAL FLASHING IN GUTTERS AND SEAL AT DOWNSPOUT CONNECTION. REPAIR ANY DAMAGED SECTIONS.
- 4 STANDING SEAM METAL ROOFING "PREWEATHERED GALVALUME" BY BERRIDGE.
- 5 PAINTED EXTERIOR PLASTER FINISH.
- 6 SHEET METAL WALL CAP.
- 7 EXISTING LOWER BOX BEAM. REMOVE AT LOCATIONS SPECIFIED ON FLOOR PLANS.
- 8 EXISTING CONCRETE WALKWAY TO REMAIN
- 9 UPPER BOX BEAM. SEE FLOOR PLANS FOR EXISTING OR NEW CONDITION.
- 10 EXISTING RAKE WALL. REMOVE AT LOCATIONS SPECIFIED ON FLOOR PLANS AND ELEVATIONS.
- 11 REPLACE EXISTING SHEET METAL CAP WITH 24 GAUGE STANDING SEAM GALVANIZED SHEET METAL CAP WITH CONTINUOUS GLEAT AND SLOTTED SCREEN HOLES. PROVIDE STAINLESS STEEL SCREWS AND NEOPRENE WASHERS AT 24" O.C. OVER MIRAFI 860 WATERPROOFING. PAINT TO MATCH PLASTER WALL. SEE EXTERIOR ELEVATIONS.
- 12 EXISTING 1" PLASTER ON LATH OVER PLYWOOD.
- 13 REMOVE CERAMIC TILE AND PATCH PLASTER.
- 14 FASTENER AT 8" O.C.
- 15 EXISTING 1" PLASTER ON LATH OVER BLDG PAPER ON 2X4 @ 16" O.C.
- 16 DOWNSPOUT AND BASKET STRAINER WHERE OCCURS.
- 17 CONTINUOUS SHEET METAL GUTTER AND COPING.
- 18 ROOF AND OVERFLOW DRAINS WITH FLASHING CLAMP WITHIN 2" SUMP U.N.O., SEE PLUMBING DRAWINGS FOR TERMINATION OF LEADERS.
- 19 (2) LAYERS 3/4" PLYWOOD AT BOTTOM OF SUMP.
- 20 ROOF OR OVERFLOW DRAIN RECEIVER AND CLAMPING RING, PROVIDE 2" HIGH COLLAR AT OVERFLOW DRAIN.
- 21 #4 LEAD PAN WITHIN 2" DEEP SUMP.
- 22 3" FIBER CANT.

WALL SECTION & DETAILS

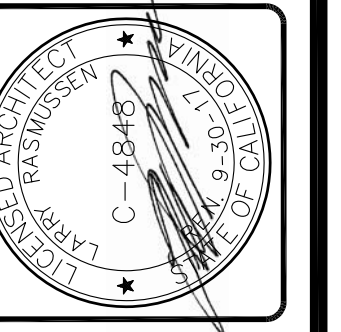
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	Checked:	CW
	Consult:	No.

**FACADE REMODEL
RIVIERA SHOPPING CENTER**
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

**BID SET
6-19-17**

Sheet No.
A6.1

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Jun 16, 2017

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Facade Remodel For:
Riviera Shopping Center
 4726, 4732, 4738,
 4744, & 4756
 Telephone Road
 Ventura, Ca

BID SET
6-19-17

TRELLIS
FOUNDATION
PLAN

FOR CONSTRUCTION

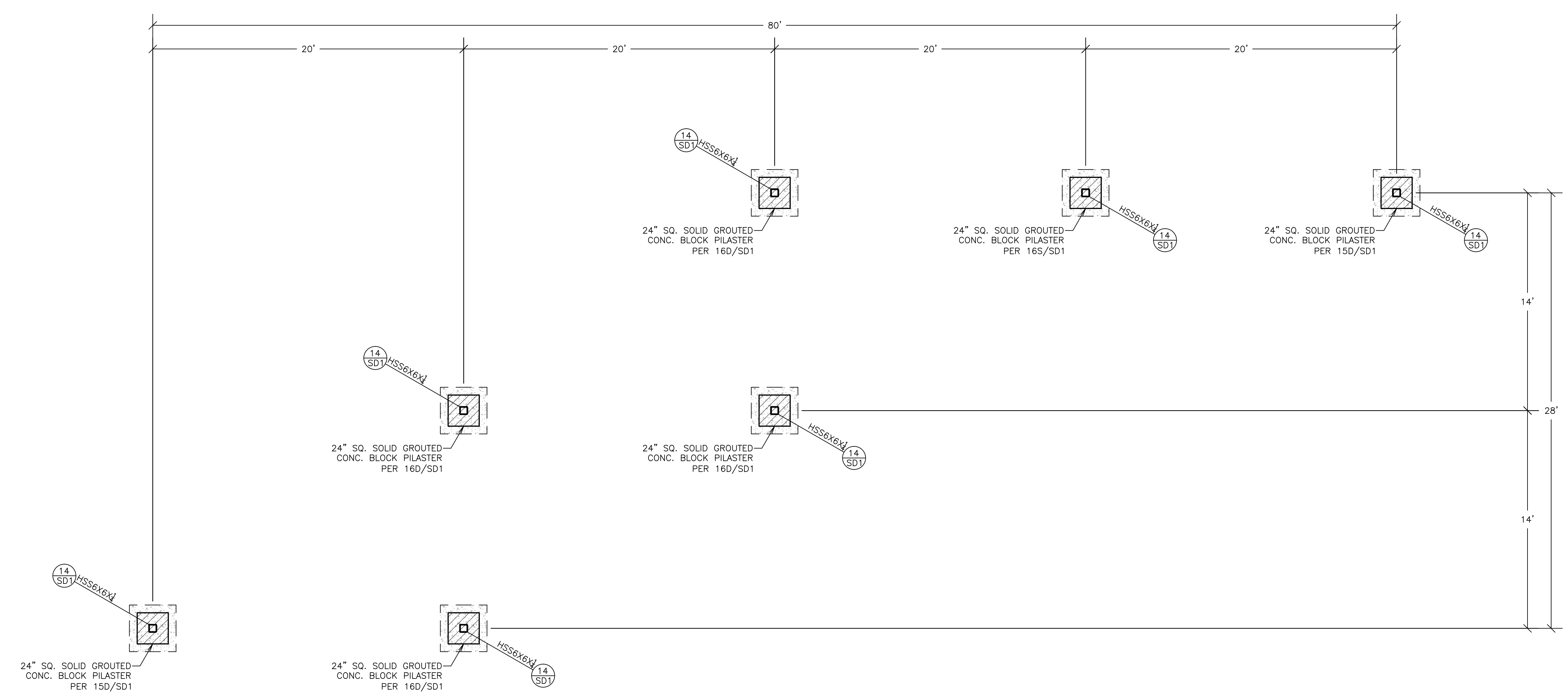
Revised	Discussed	Drawn

Project	
Professional Engineer	
Checked	
Drawn	
Scale	AS NOTED
Date	

Sheet

S1.1

Sheet



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Jun 16, 2017

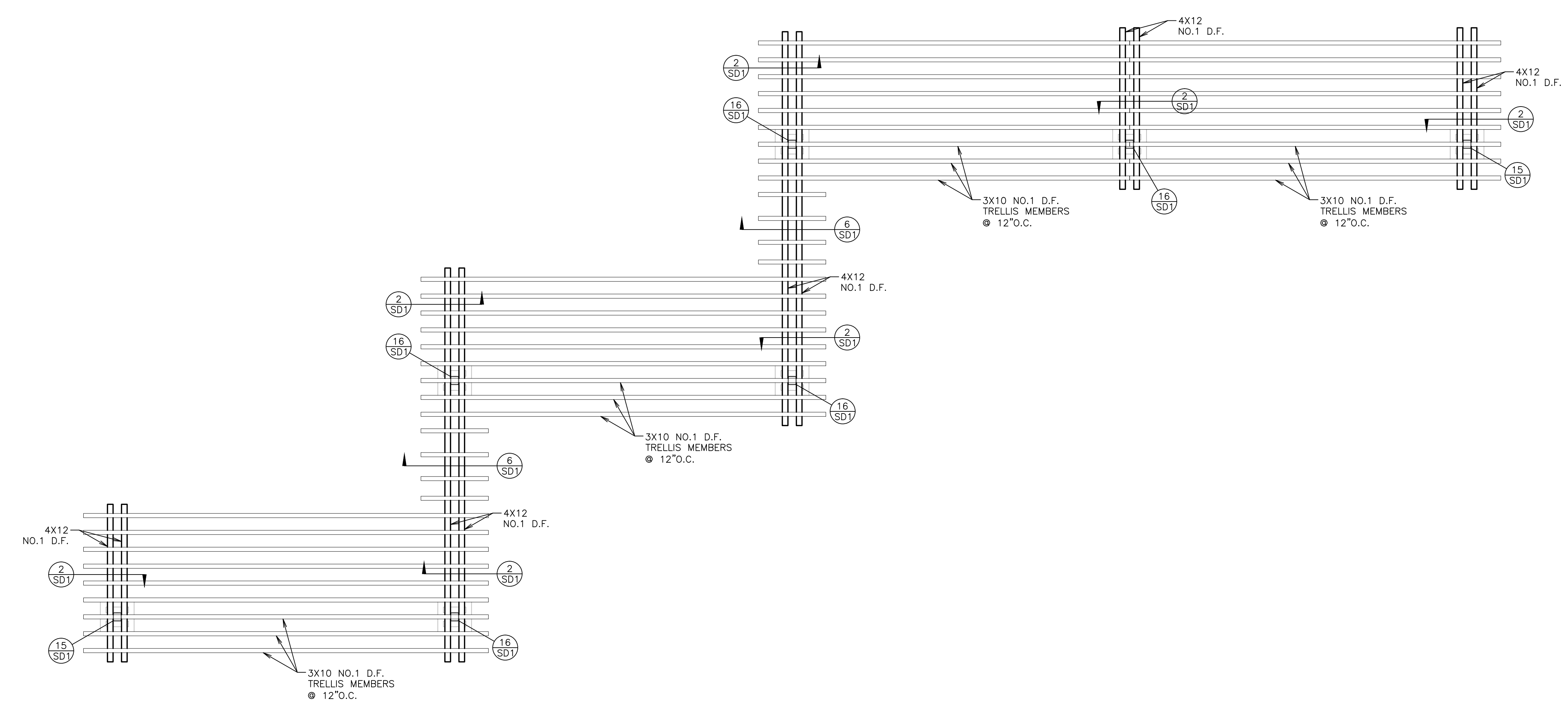
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Facade Remodel For:
Riviera Shopping Center
 4726, 4732, 4738,
 4744, & 4756
 Telephone Road
 Ventura, Ca

BID SET
6-19-17

TRELLIS FRAMING PLAN

FOR CONSTRUCTION



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VINCI & ASSOCIATES
Structural Engineers

1100 E. HILBURN ROAD, SUITE 100
TAYLOR, CALIFORNIA 95086
TEL: (925) 392-3333
WWW.VINCISE.COM



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Project Name: _____
Address: _____

Facade Remodel For:
Riviera Shopping Center
4726, 4732, 4738,
4744, & 4756
Telephone Road
Ventura, Ca

BID SET
6-19-17

**BUILDING
ROOF FRAMING
PLAN - 4726**

FOR CONSTRUCTION

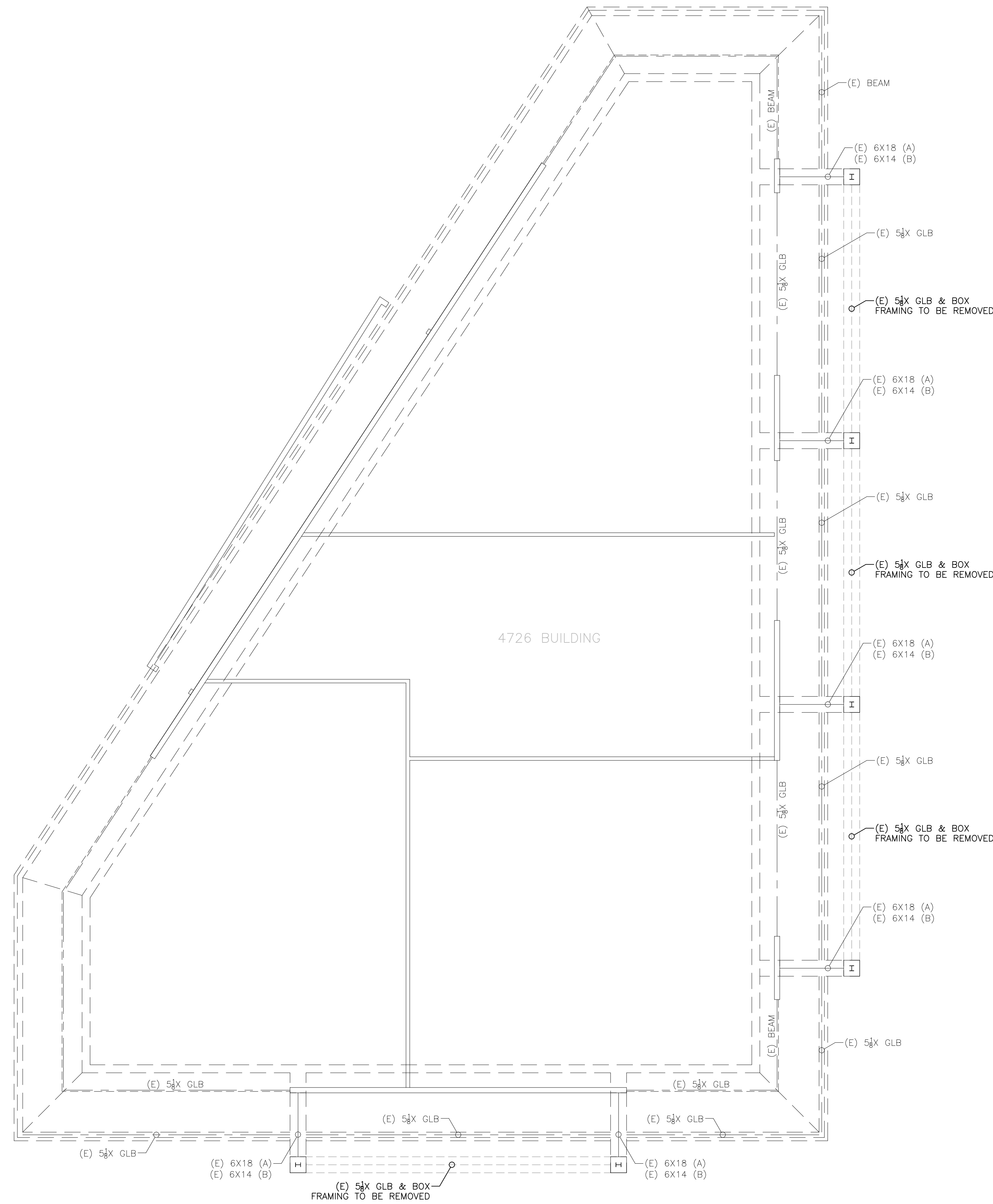
Revised: _____ Date: _____

- Project Number: _____
- Project Name: _____
- Client Name: _____
- Designer: _____
- Scale: _____ AS NOTED
- Date: _____

Sheet Number: _____

S2.1

Sheet Title: _____



P:\Users\jrhughes\Public\4726\4726_Roof\4726_Roof.dwg, 5/16/2017 2:45:23 PM, jrhughes



VINCI & ASSOCIATES

Structural Engineers

1111 RIVER ROAD, SUITE 100

T. OAKS, SAND OAKS, CA 94763

PHONE: (415) 453-1111 FAX: (415) 453-1112

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Riviera Shopping Center
4726, 4732, 4738,
4744, & 4756
Telephone Road
Ventura, Ca

BID SET
6-19-17

**BUILDING
ROOF FRAMING
PLAN - 4732**

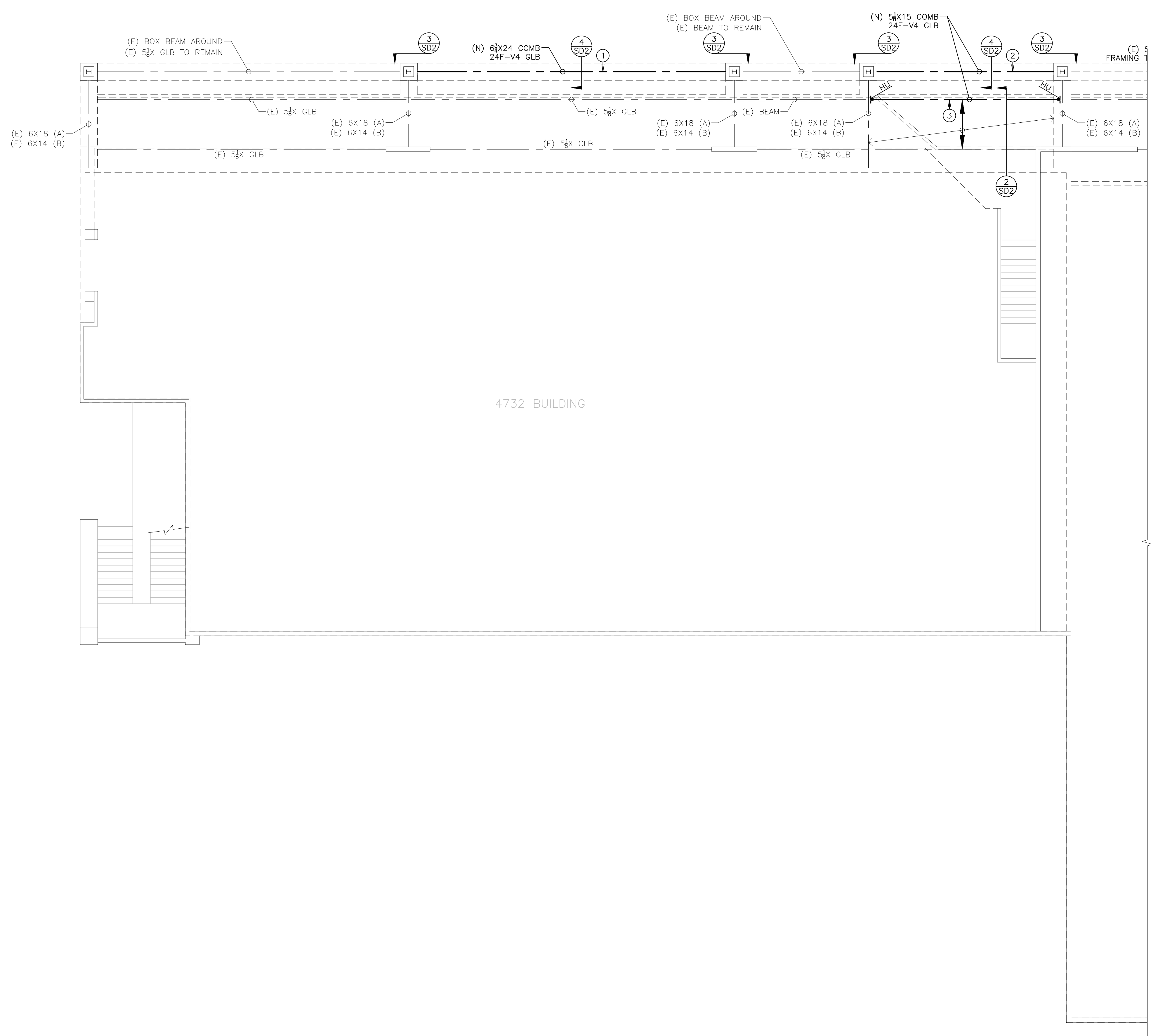
FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION

- PROFESSIONAL ENGINEER
- PROFESSIONAL ARCHITECT
- CONTRACTOR
- DESIGNER
- STRUCTURAL
- OTHER

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

S2.2





VINCI & ASSOCIATES
Structural Engineers

1111 R. ROAD, SUITE 1111

T. O. SAND OAKS, CA 94963

TEL: (707) 435-3300 FAX: (707) 435-3301

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Project Name: _____ Address: _____

Facade Remodel For:
Riviera Shopping Center
4726, 4732, 4738,
4744, & 4756
Telephone Road
Ventura, Ca

BID SET
6-19-17

**BUILDING
ROOF FRAMING
PLAN - 4738**

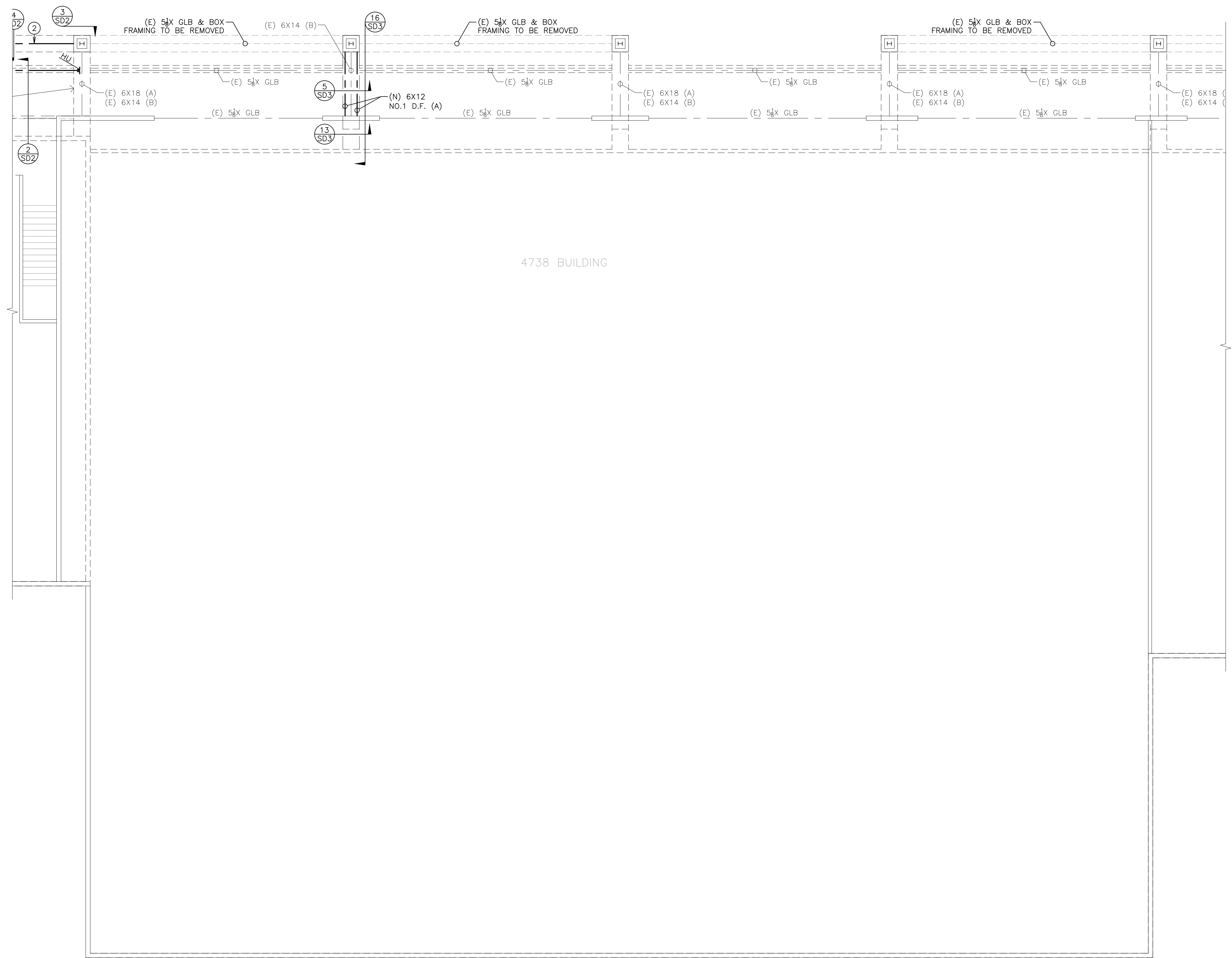
FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION

- Professional Engineer
- Professional Engineer
- Civil Engineer
- Draftsman
- Structural Engineer
- Designer

S2.3

Scale: _____



4738 BUILDING

F:\Users\jrhughes\Documents\Projects\Bldg\4738\Sheet\17_S2.3.dwg, Aug. 28, 2017 2:45:33 PM, jrhughes



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Project Name: **Facade Remodel For:
 Riviera Shopping Center**
 4726, 4732, 4738,
 4744, & 4756
 Telephone Road
 Ventura, Ca

BID SET
6-19-17

**BUILDING
 ROOF FRAMING
 PLAN - 4744**

FOR CONSTRUCTION

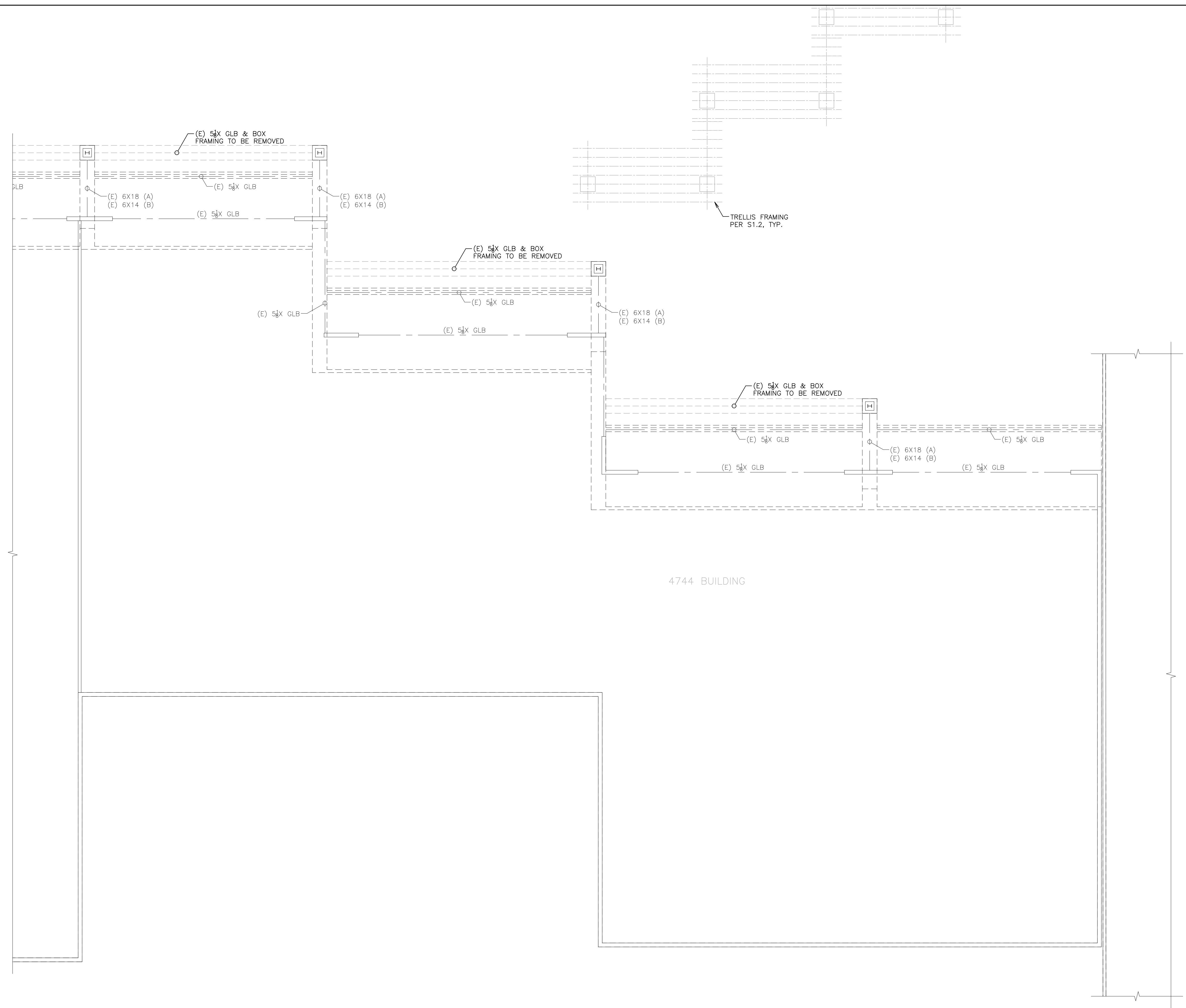
REVISION	DATE	DESCRIPTION

PROJECT NO.	
PROJECT NAME	
CLIENT	
DATE	
SCALE	AS NOTED
DATE	

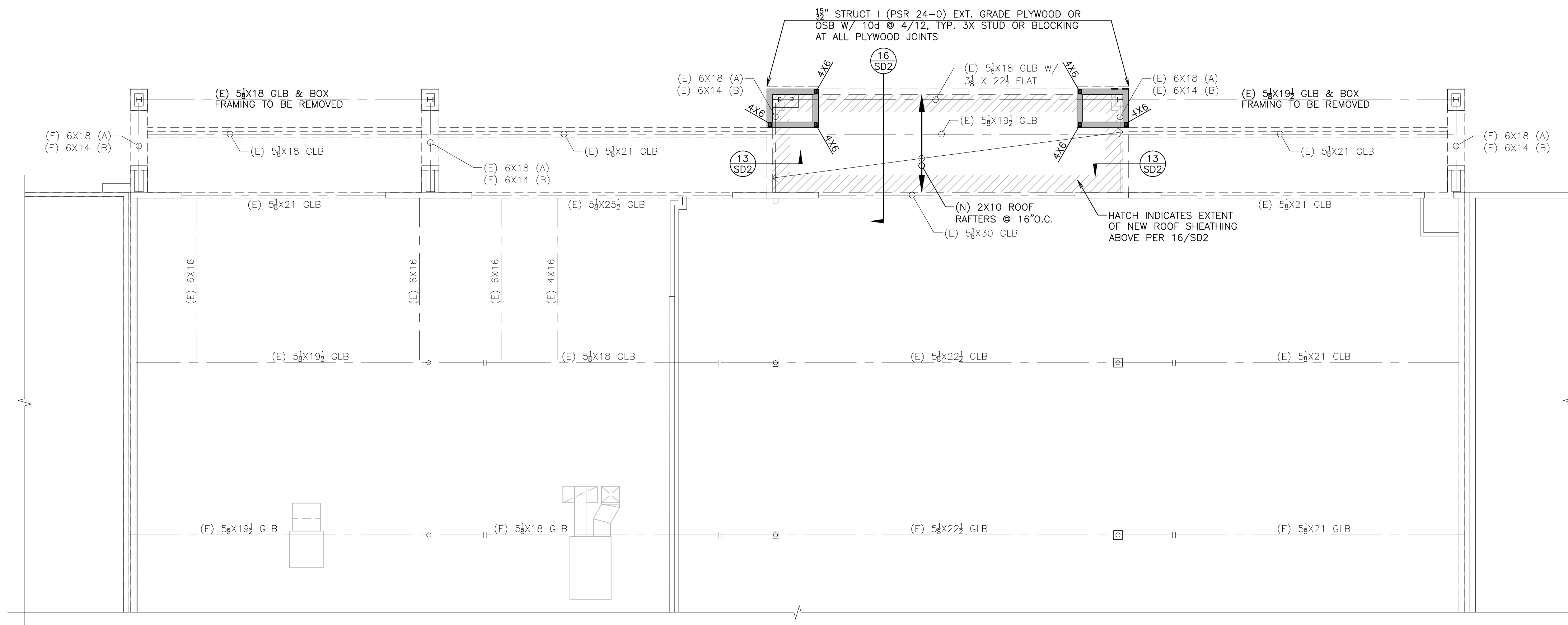
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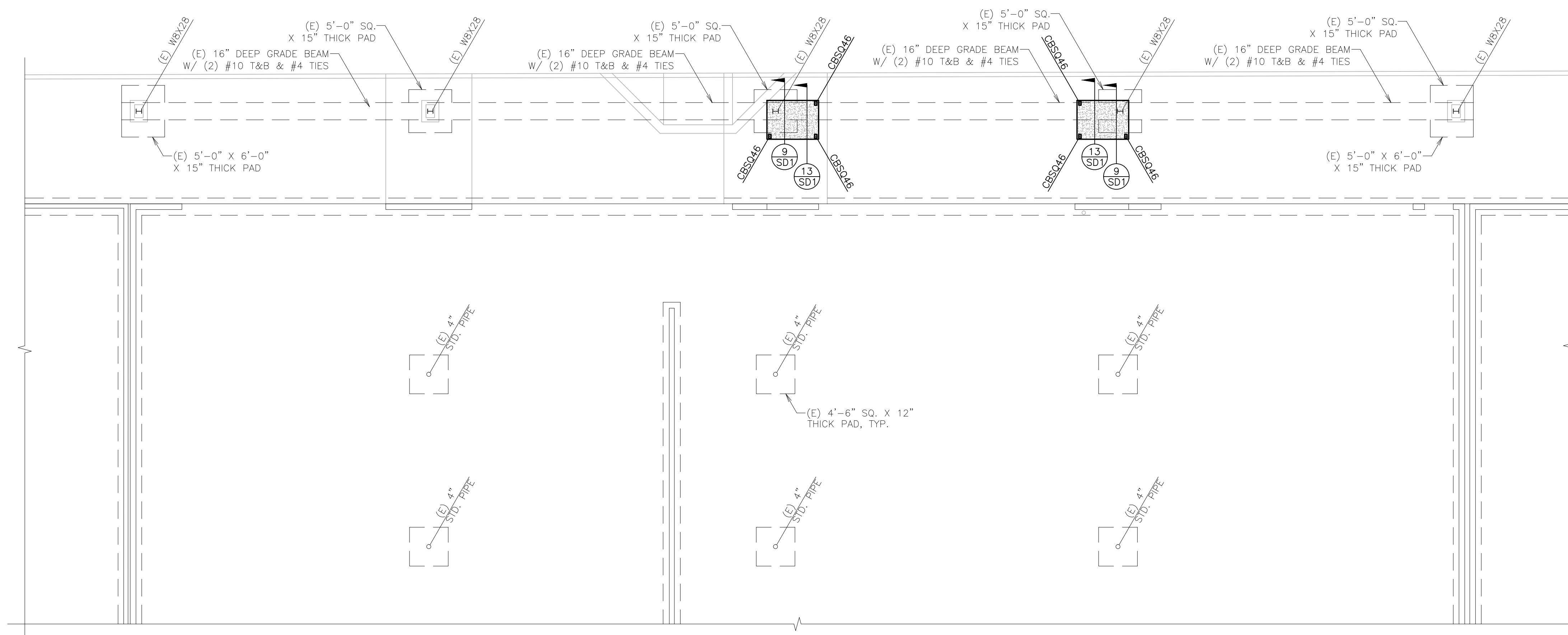


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BUILDING ROOF FRAMING PLAN - 4756

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



BUILDING FOUNDATION PLAN - 4756

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



Jun 16, 2017

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Facade Remodel For:
Riviera Shopping Center
 4726, 4732, 4738,
 4744, & 4756
 Telephone Road
 Ventura, Ca

BID SET
6-19-17

BUILDING
ROOF FRAMING
PLAN &
FOUNDATION -
4756

FOR CONSTRUCTION

PROJECT NO.	4756
PROJECT NAME	RIVIERA SHOPPING CENTER
CLIENT	REDFERN DEVELOPMENT
DATE	6/19/17
SCALE	AS NOTED
DRAWN BY	JAVIERA BILKIN

S2.5

DATE: 6/19/17

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Project: Address:

Facade Remodel For:
Riviera Shopping Center
4726, 4732, 4738,
4744, & 4756
Telephone Road
Ventura, Ca

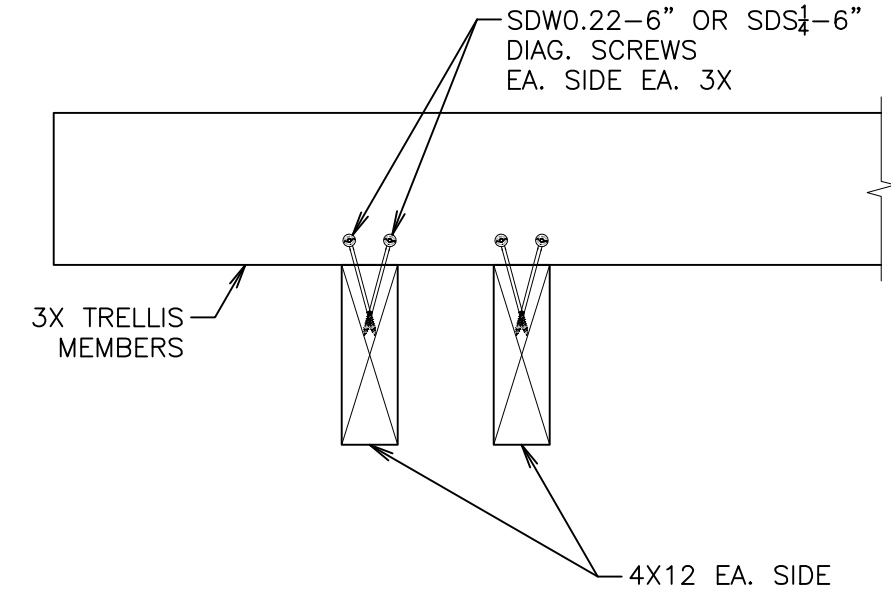
BID SET
6-19-17

STRUCTURAL DETAILS

FOR CONSTRUCTION

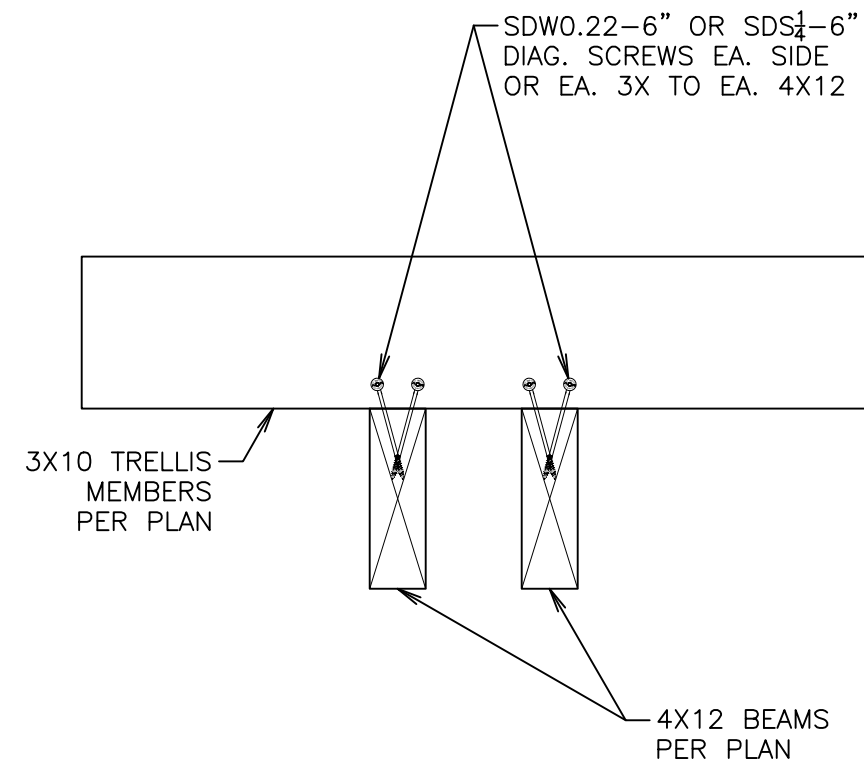
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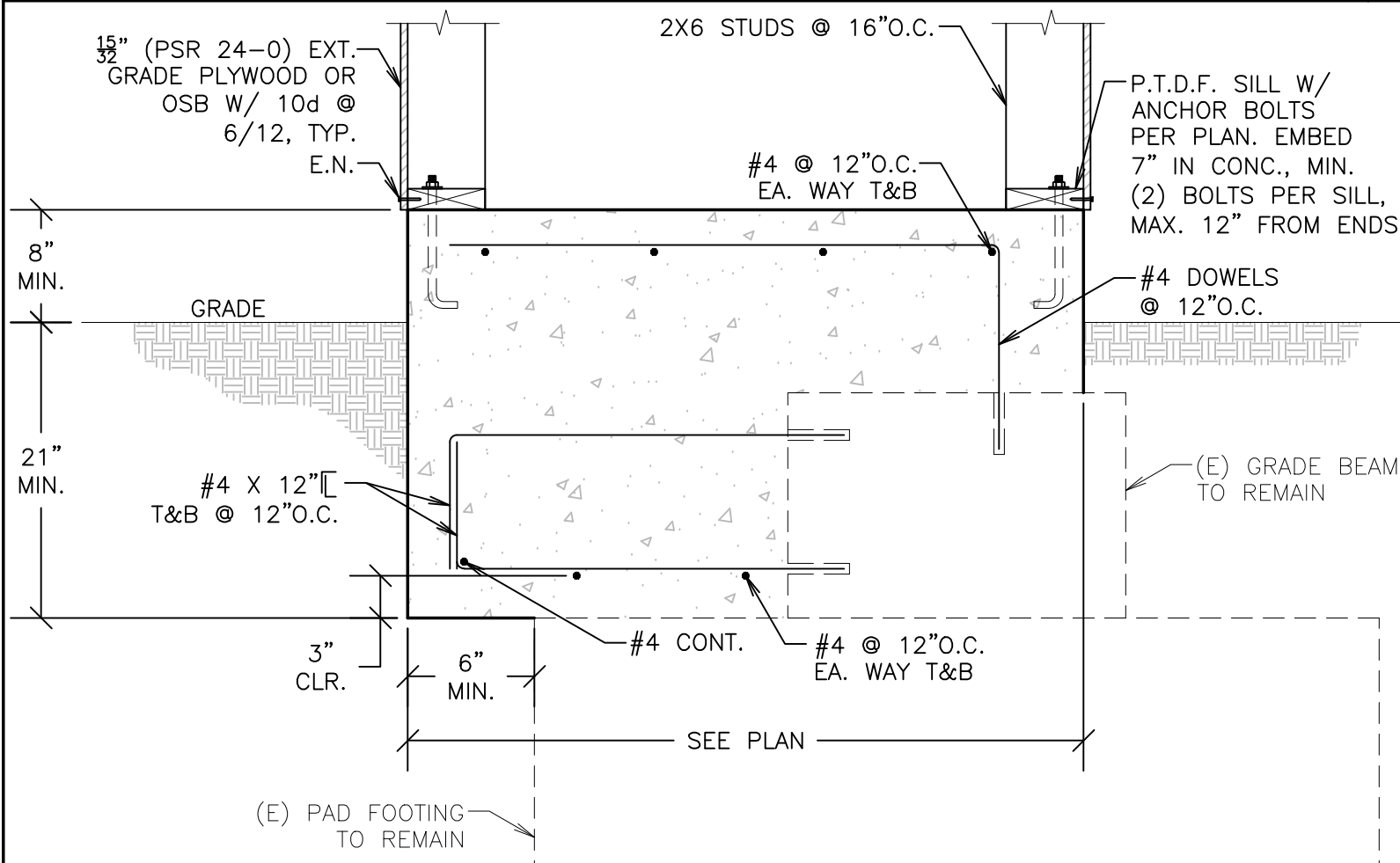
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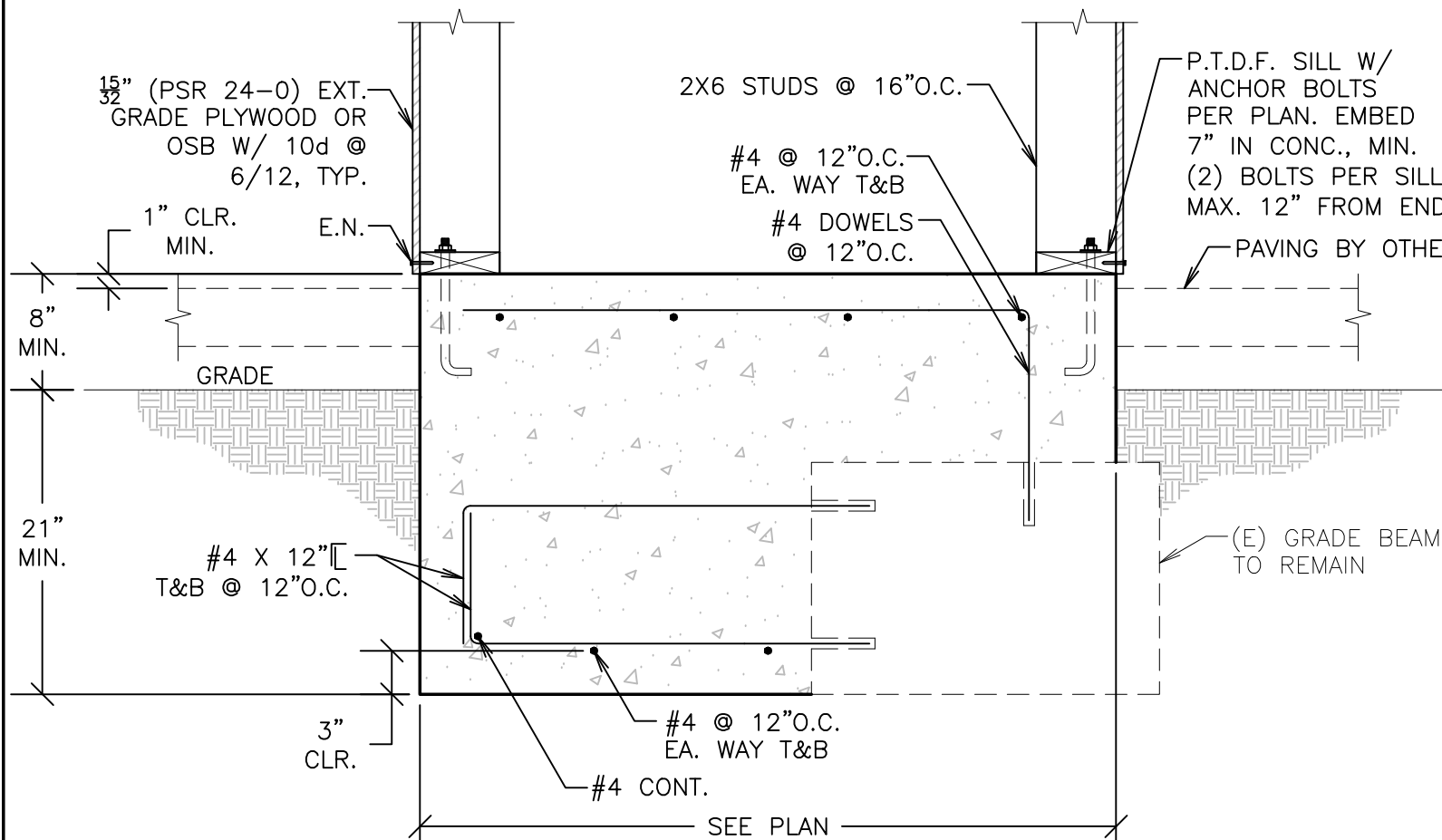
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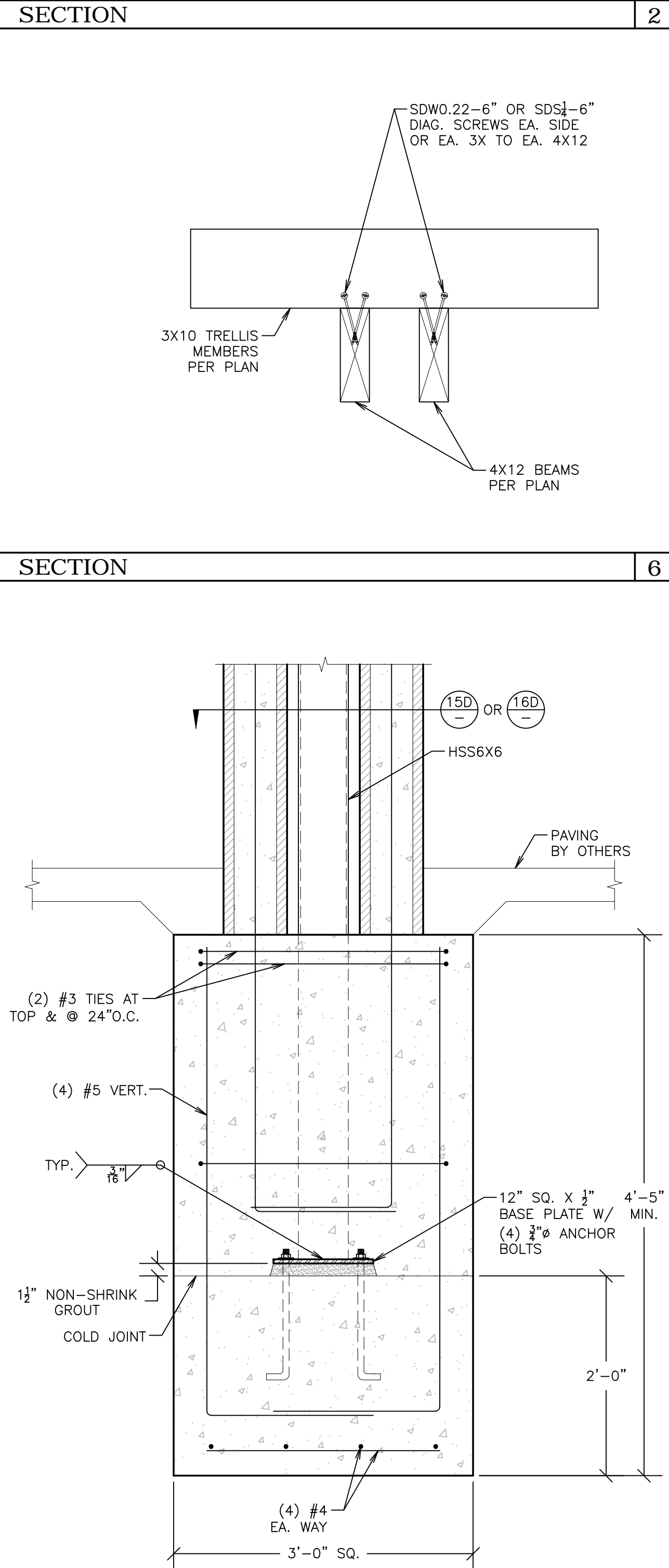
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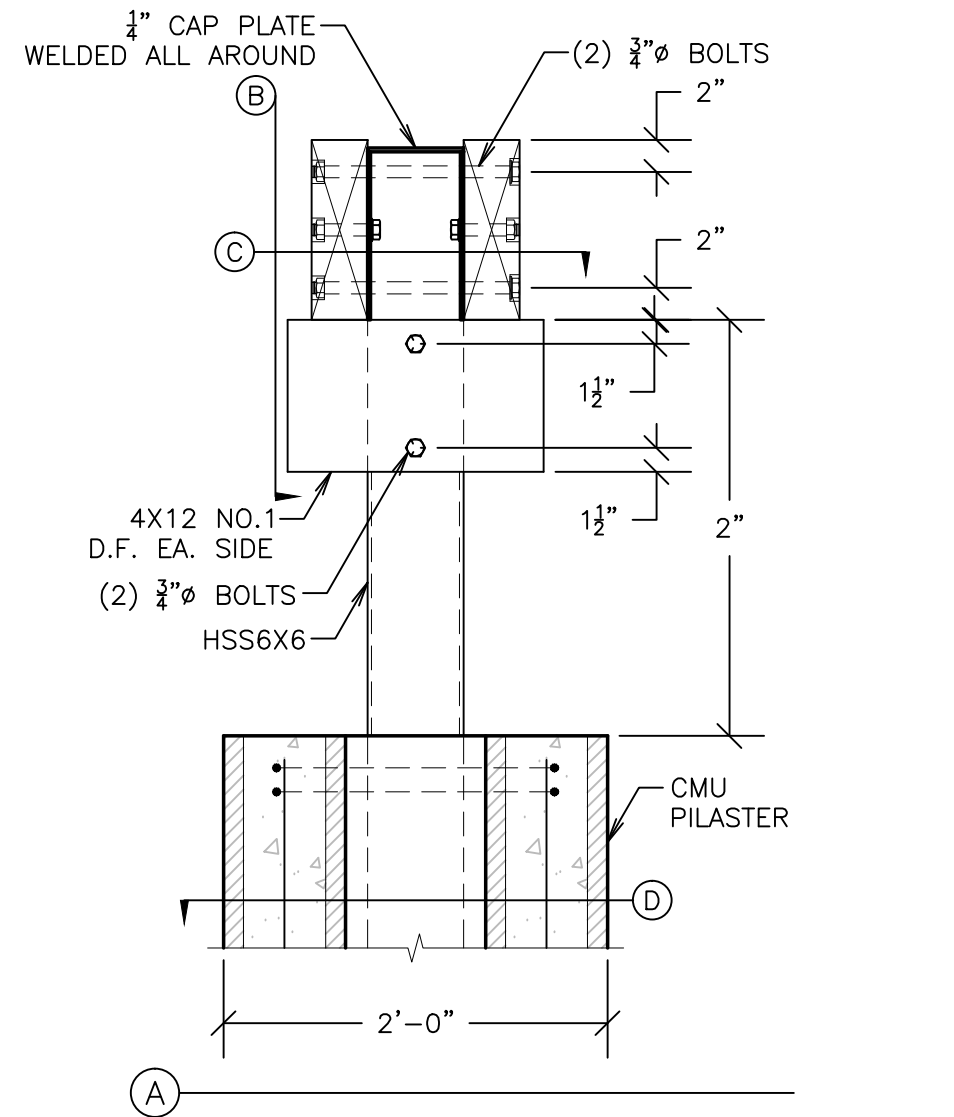


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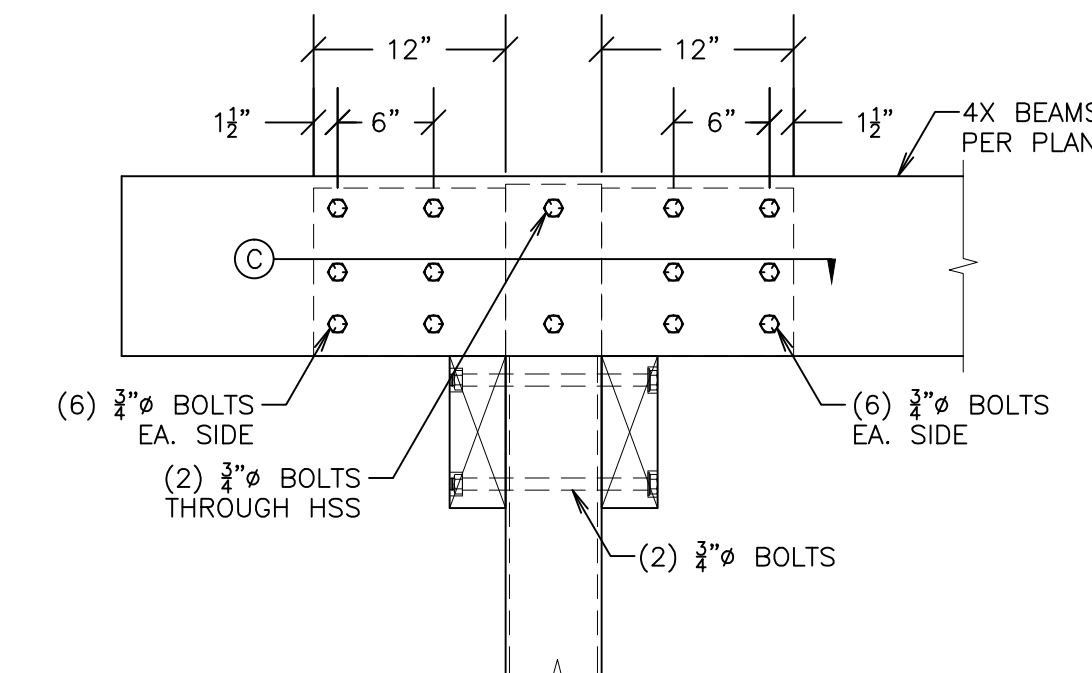
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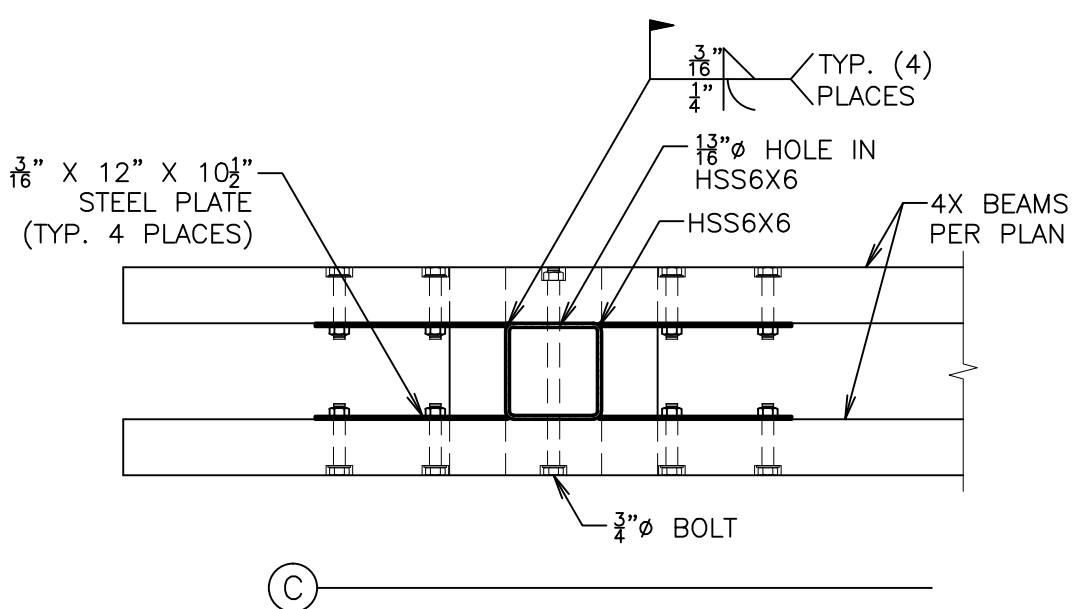
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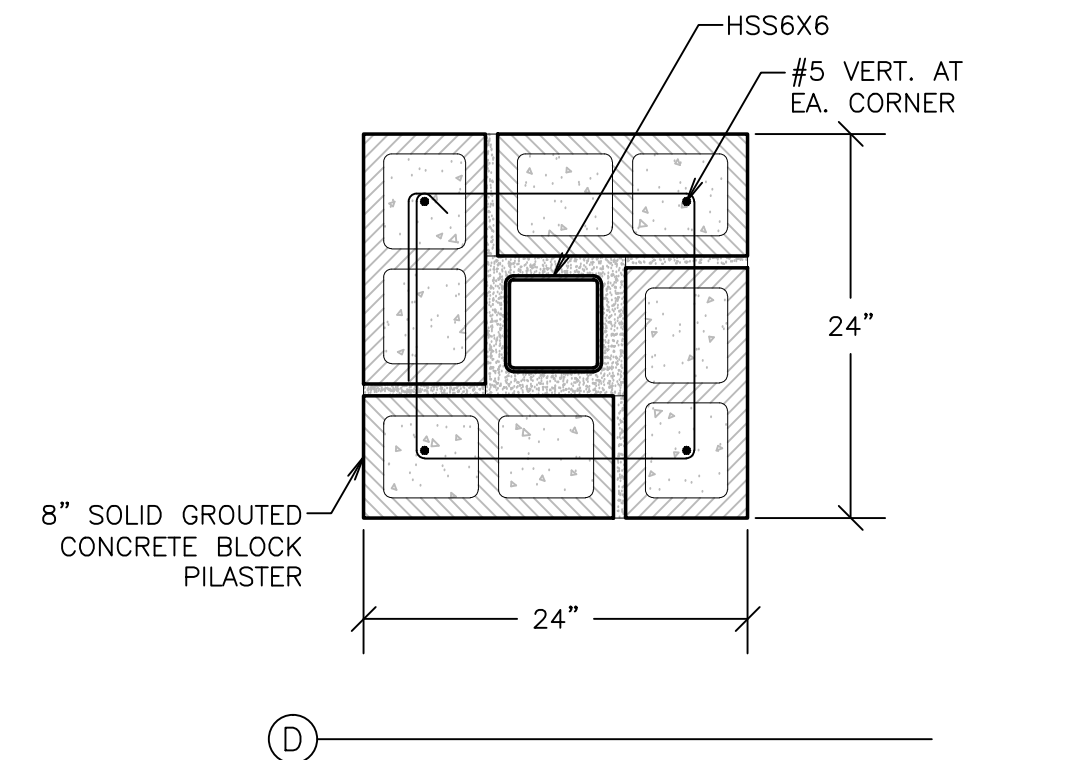
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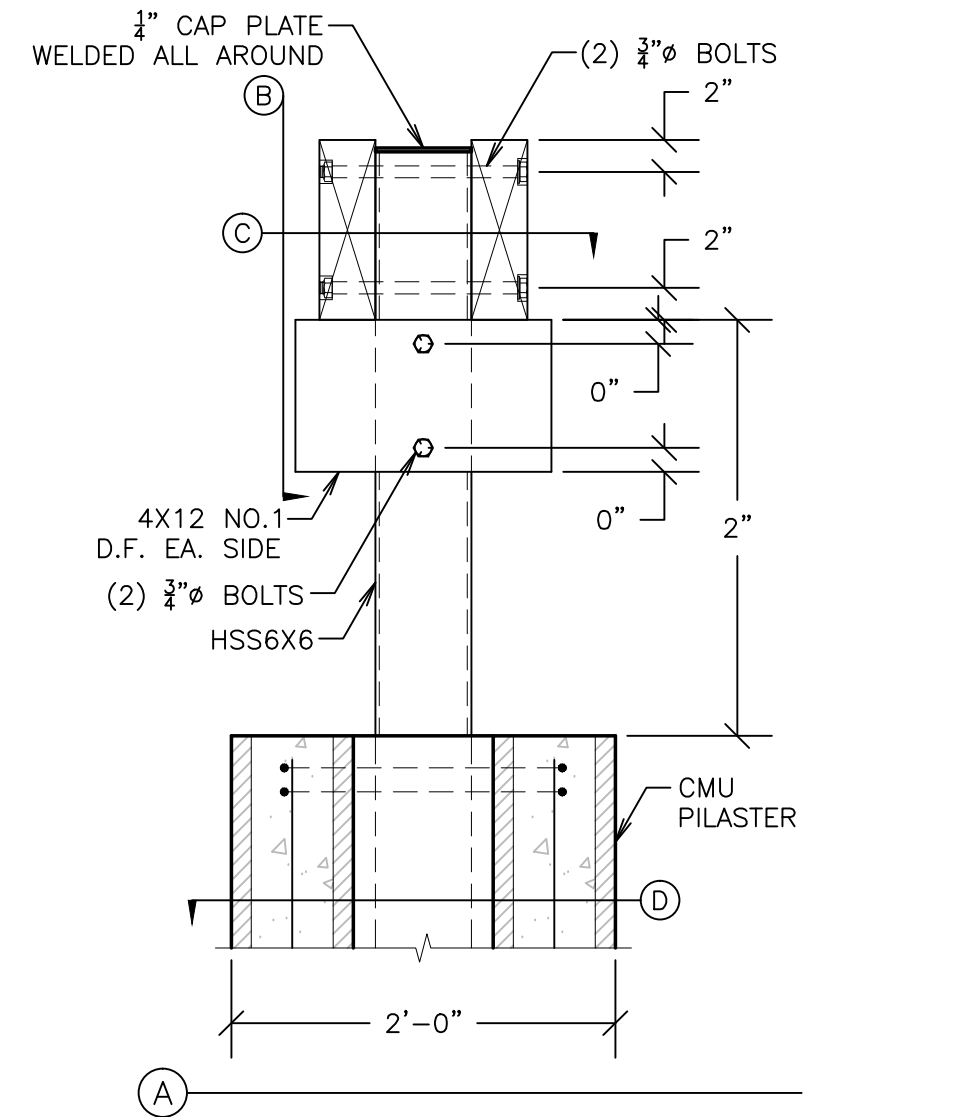
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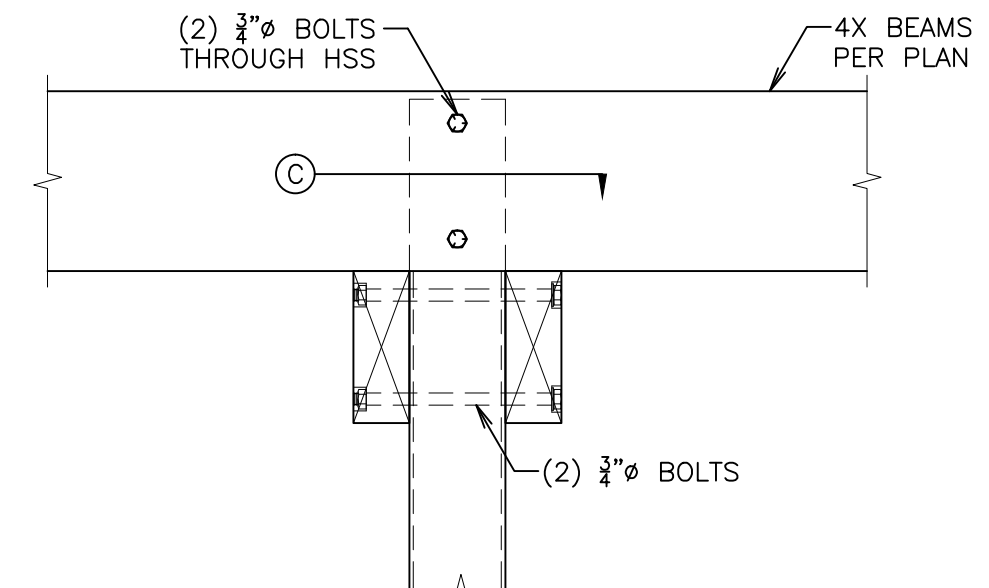
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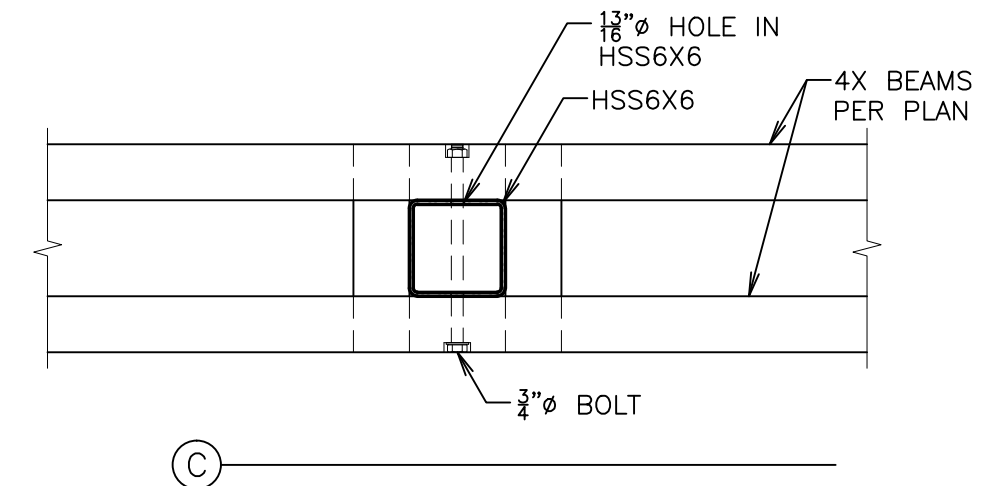
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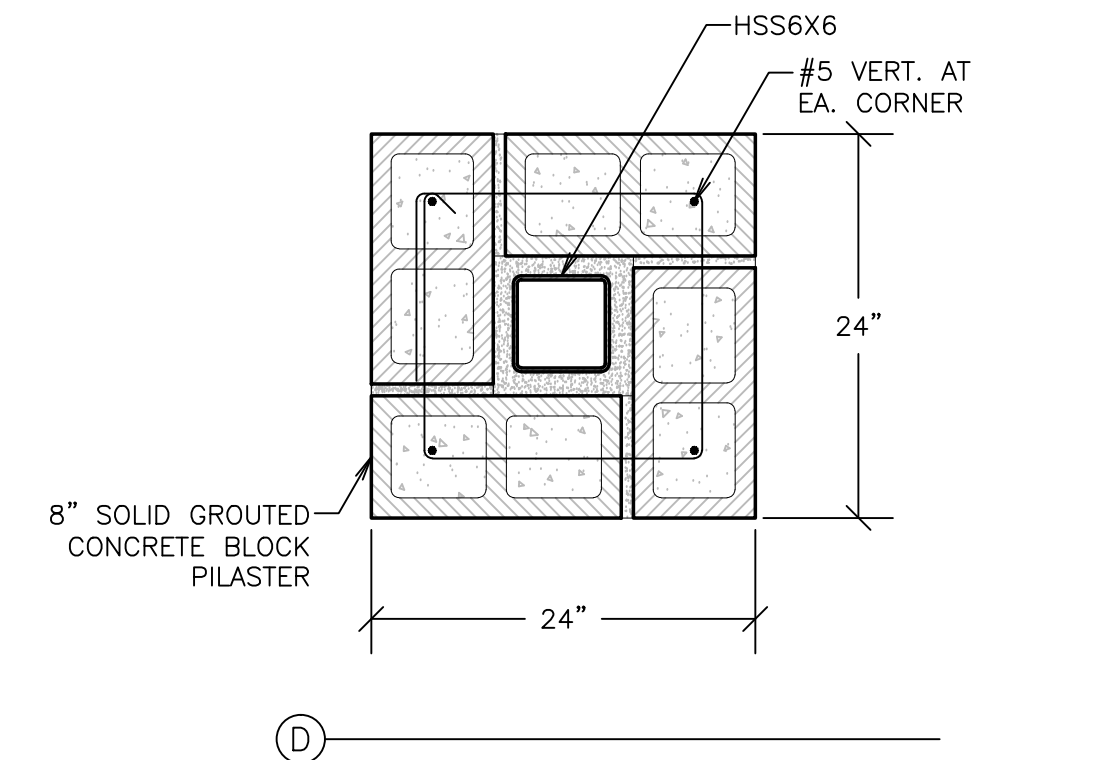
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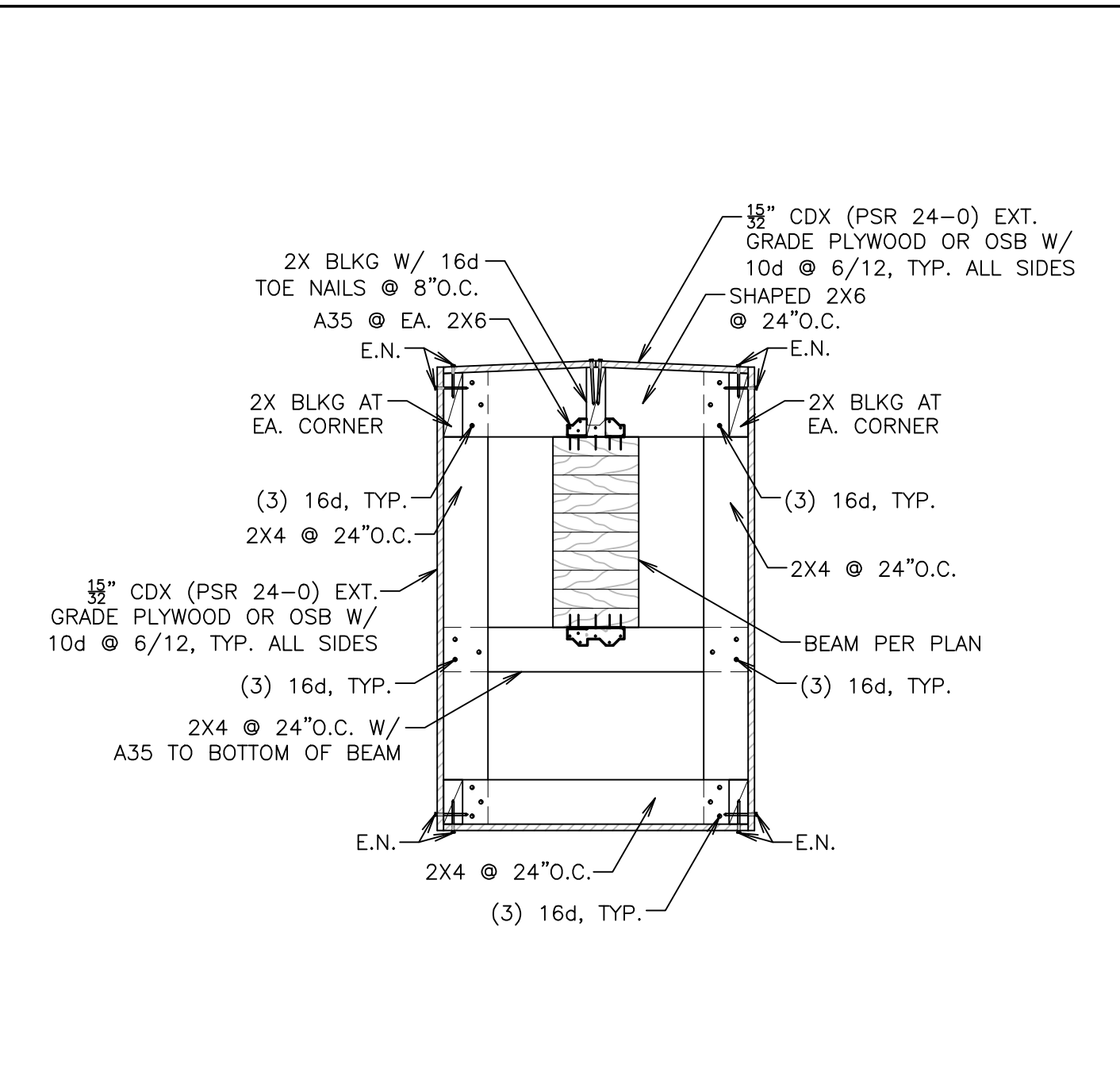
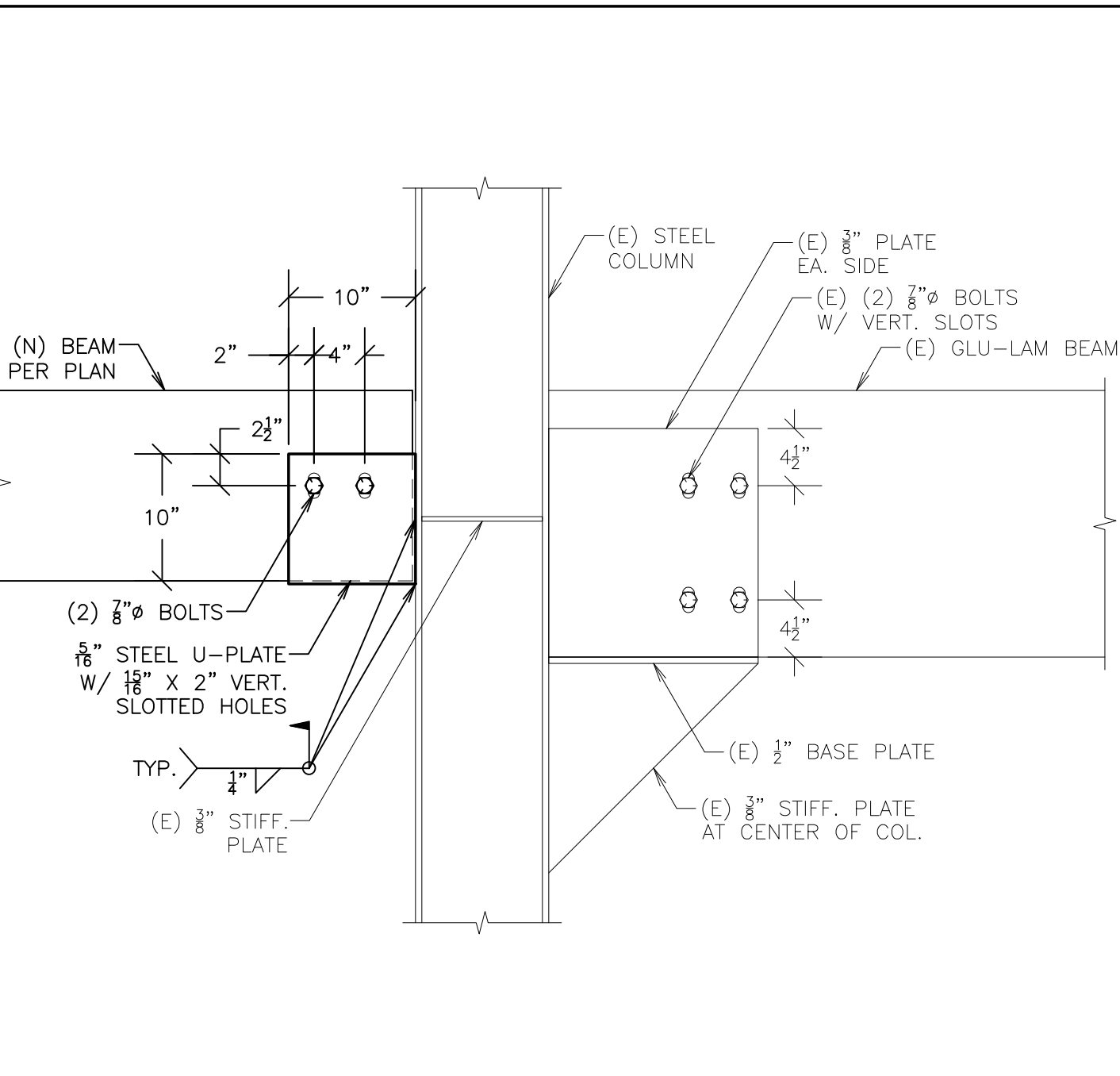
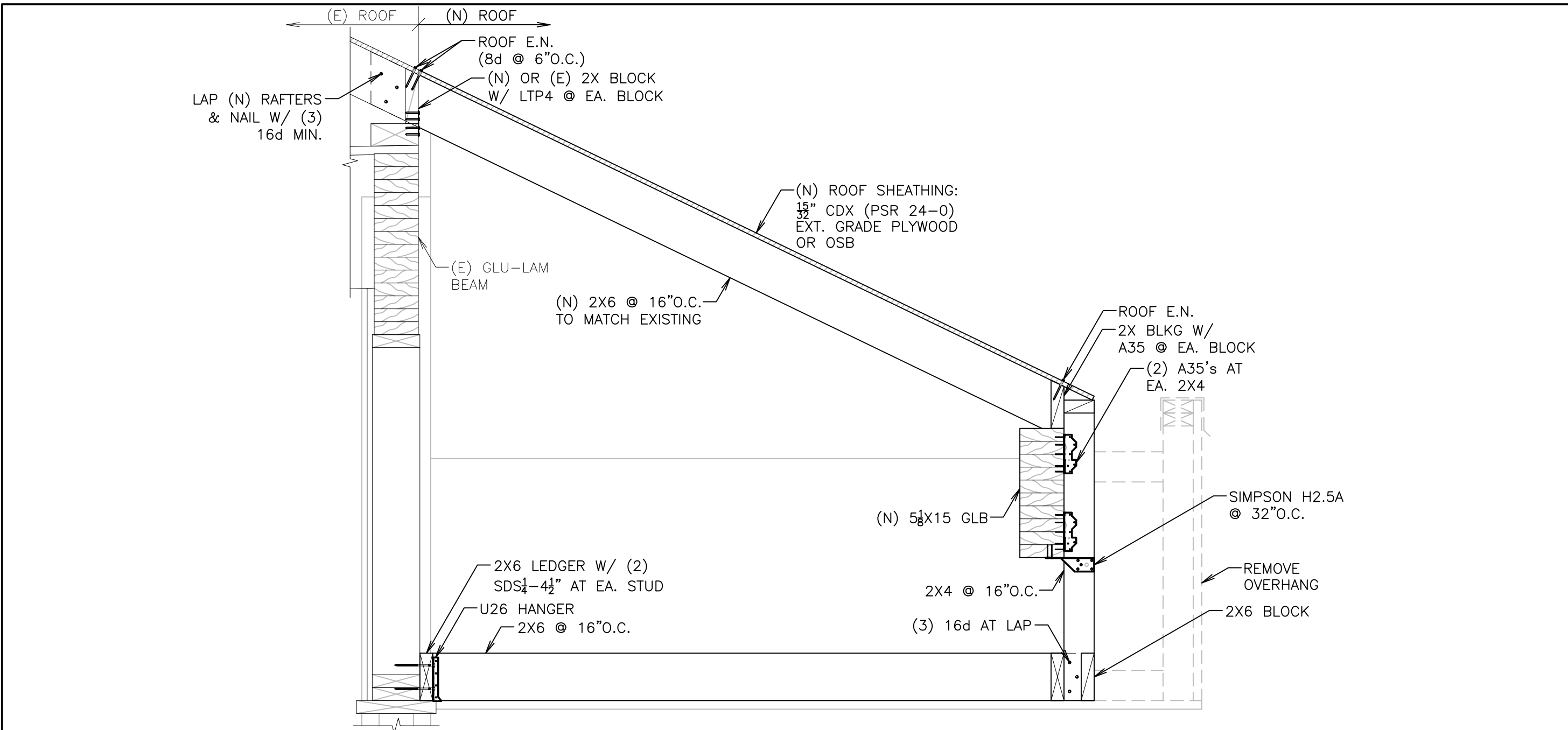
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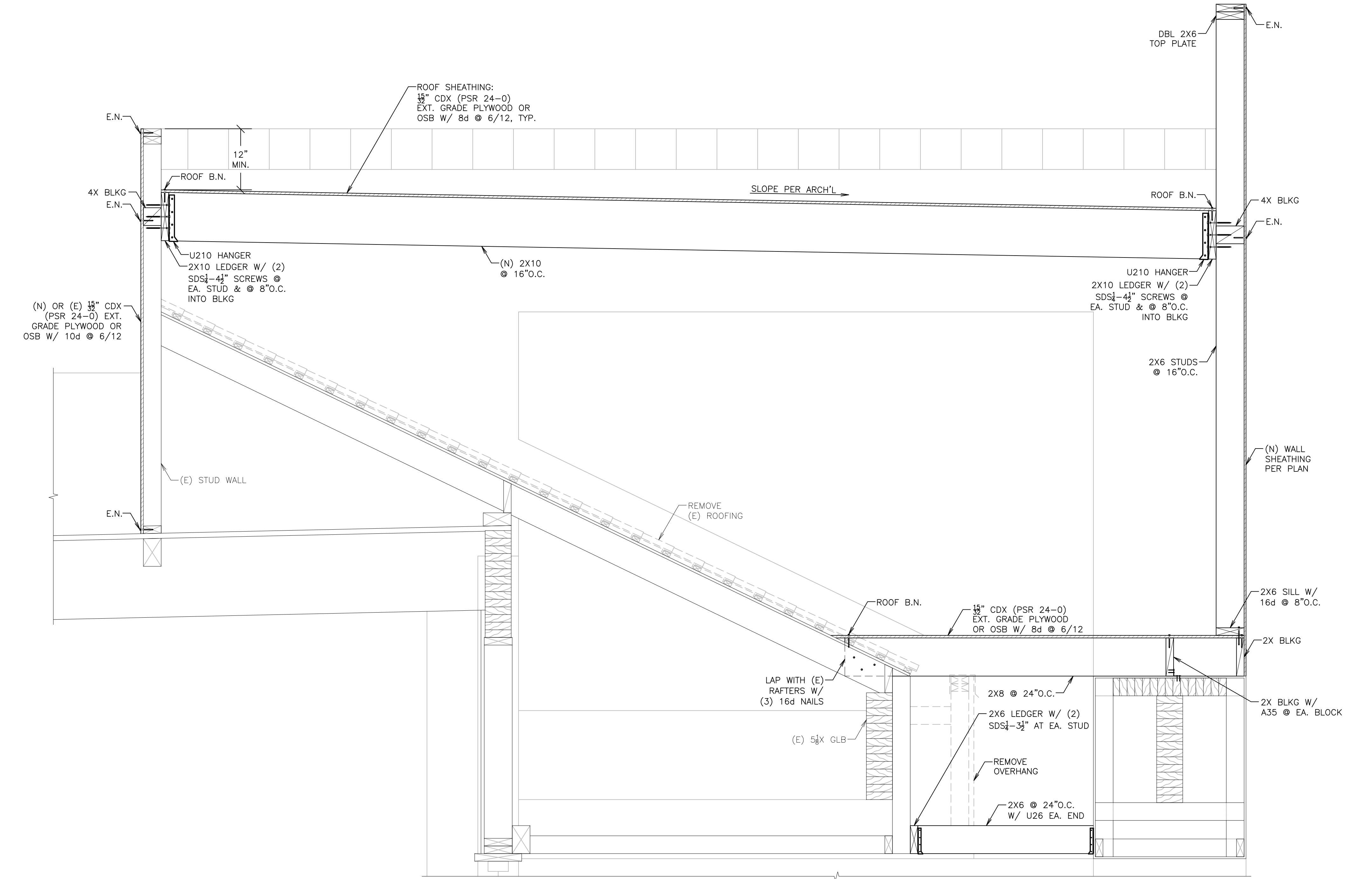
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15 DETAIL

16



SECTION 2 BEAM / COLUMN CONNECTION DETAIL 3 SECTION 4



SECTION 13 SECTION 16



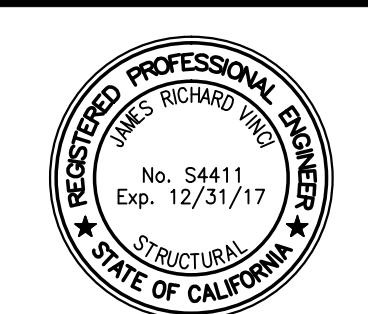
VINCI & ASSOCIATES

Structural Engineers

E. HILL ROAD SUITE

T. SAND OAKS, CA

SE, Inc.



Jun 16, 2017

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PROJ NO. ADDR.

Facade Remodel For:
Riviera Shopping Center
4726, 4732, 4738,
4744, & 4756
Telephone Road
Ventura, Ca

BID SET
6-19-17

STRUCTURAL
DETAILS

FOR CONSTRUCTION

REVISIONS

PROJ NO.	ADDR.
PROJ E.	R.
C.	R.
D.	R.
D.	AS NOTED
D.	AS NOTED

SD2

REVISIONS



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Riviera Shopping Center
 4726, 4732, 4738,
 4744, & 4756
 Telephone Road
 Ventura, Ca

BID SET
6-19-17

STRUCTURAL
DETAILS

FOR CONSTRUCTION

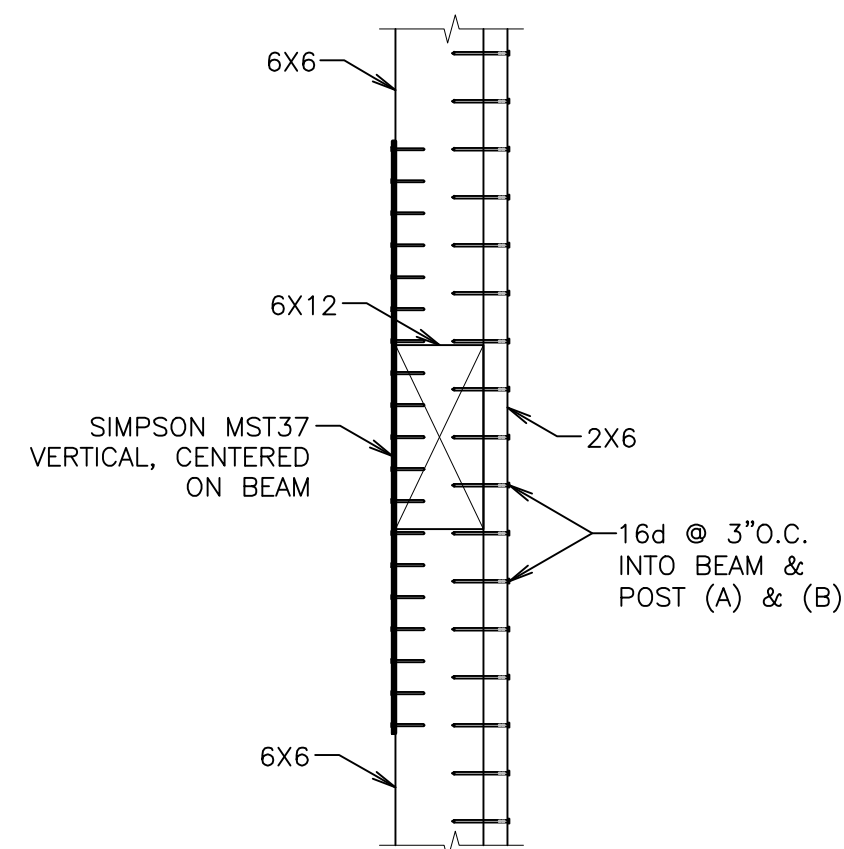
REVISIONS

- Approved
- Prepared
- Checked
- Drawn
- Scaled
- Dated

Scale

SD3

Sheet



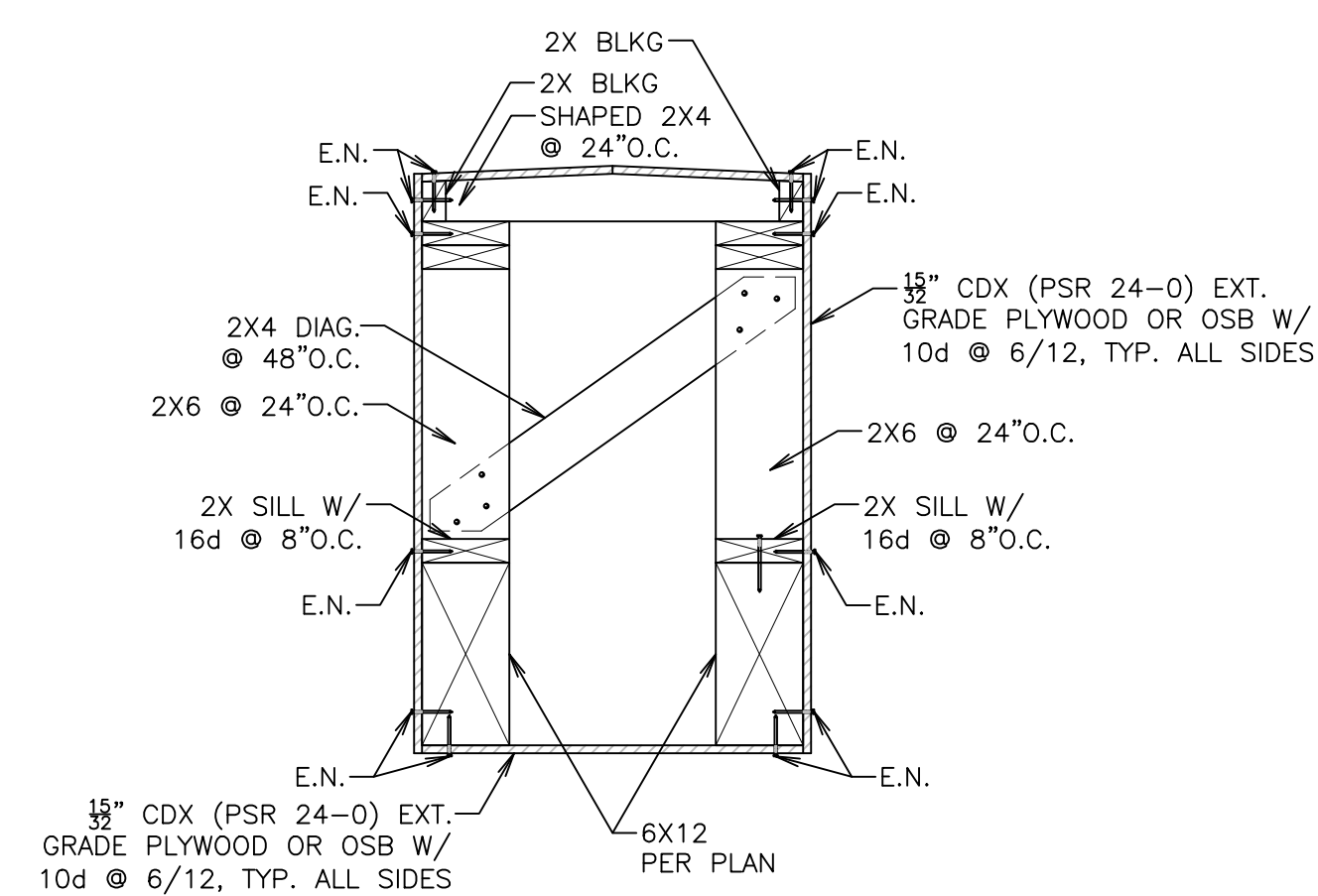
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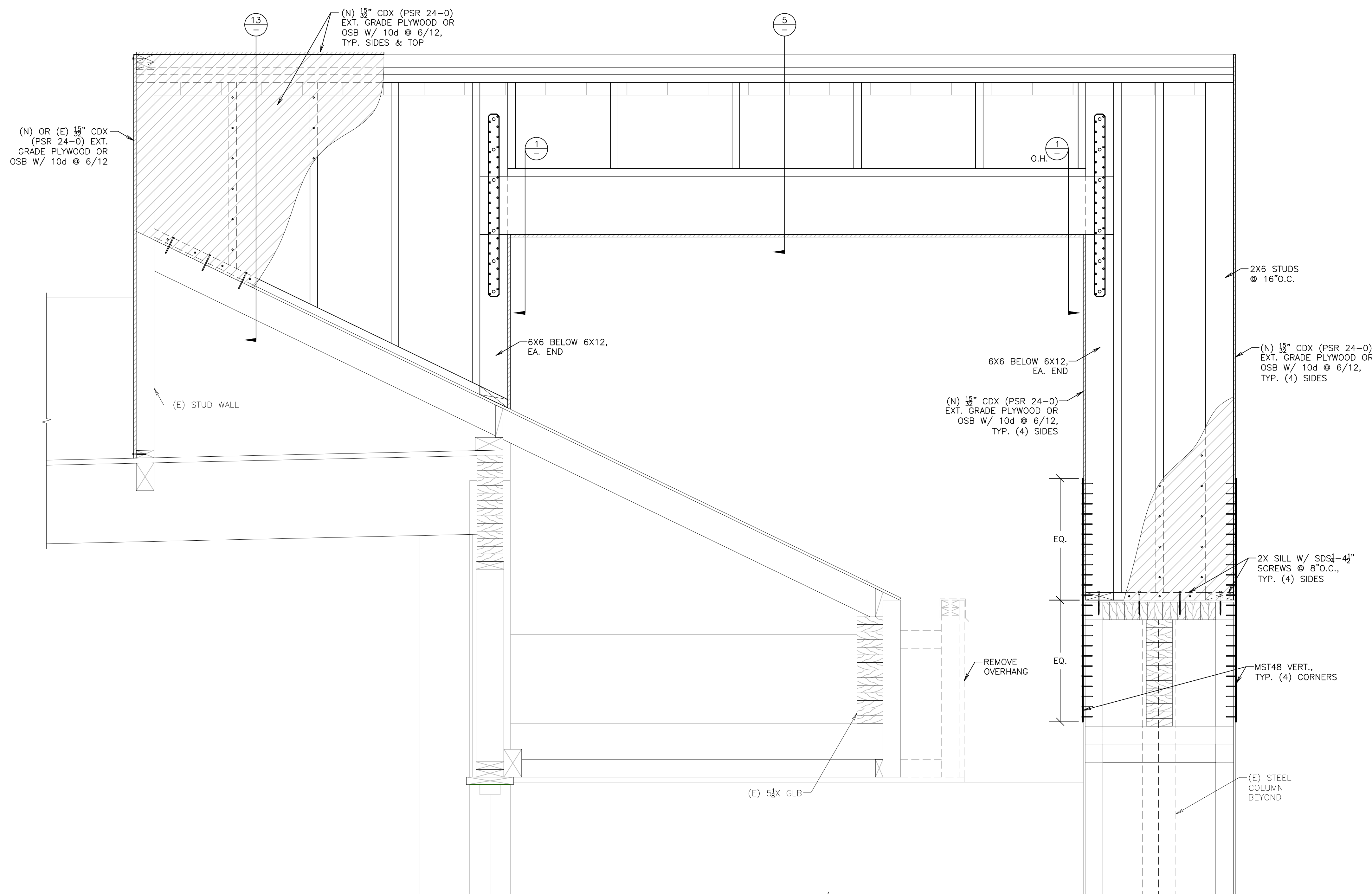
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4



SECTION

5



SECTION

13 SECTION

16

STATE OF CALIFORNIA
OUTDOOR LIGHTING
 CEC-NRCC-LTO-01-E (Revised 04/16)
 CERTIFICATE OF COMPLIANCE
 Outdoor Lighting
 Project Name: **FACADE REMODEL RIVIERA SHOPPING CENTER** Date Prepared: **6/13/2017**
 NRCC-LTO-01-E (Page 1 of 4)
 CALIFORNIA ENERGY COMMISSION

A. General Information
 Project Address: 4726, 4732, 4738, 4744 & 4756 TELEPHONE RD., VENTURA, CA. Total Illuminated Hardscape Area: 31,727 SQ. FT.
 Phase of Construction: New Construction Addition Alteration
 Outdoor Lighting Zone (LZ) 6 LZ-1 LZ-2 LZ-3 LZ-4
 I have confirmed with the AHJ which LZ applies to this site. For default lighting zone designations, see Title 24 Part 6, §10-114

B. Lighting Compliance Documents (check box for each document included)
 For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.
 NRCC-LTO-01-E Certificate of Compliance
 NRCC-LTO-02-E Outdoor Lighting Controls Certificate of Compliance
 NRCC-LTO-03-E Outdoor Lighting Power Allowance Certificate of Compliance
 NRCC-LTO-04-E Outdoor Lighting Existing Conditions Certificate of Compliance

C. Summary of Allowed Outdoor Lighting Power

Item	Sum Total ALLOWED Outdoor Lighting Wattage from NRCC-LTO-03-E, page 1	Watts
01	Alterations with NO increase of connected lighting load may instead use the allowed wattage from NRCC-LTO-04, page 2.	1,942

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA
OUTDOOR LIGHTING
 CEC-NRCC-LTO-01-E (Revised 04/16)
 CERTIFICATE OF COMPLIANCE
 Outdoor Lighting
 Project Name: **FACADE REMODEL RIVIERA SHOPPING CENTER** Date Prepared: **6/13/2017**
 NRCC-LTO-01-E (Page 3 of 4)
 CALIFORNIA ENERGY COMMISSION

I. Outdoor Lighting Schedule and Field Inspection Energy Checklist

01	Luminaire Schedule	02	03	04		05	06	07	08	09
				Watts per Luminaire	How wattage was determined					
S	10' LINEAR LED SCONCE	30	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18	540		HARDSCAPE/PARKING LOT	UH: UL: FVH: BVH: FH: BH:	Pass Fail
B	LED SCONCE	27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	27		HARDSCAPE/PARKING LOT	UH: UL: FVH: BVH: FH: BH:	Pass Fail
F	STRINGER LED GLOBE LIGHTS	150	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	150		HARDSCAPE/PARKING LOT	UH: UL: FVH: BVH: FH: BH:	Pass Fail
INSTALLED WATTS PAGE TOTAL:							717	Enter sum total of all pages (Sum Total INSTALLED Outdoor lighting wattage) into NRCC-LTO-01-E, Page 1	717	

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA
OUTDOOR LIGHTING
 CEC-NRCC-LTO-01-E (Revised 04/16)
 CERTIFICATE OF COMPLIANCE
 Outdoor Lighting
 Project Name: **FACADE REMODEL RIVIERA SHOPPING CENTER** Date Prepared: **6/13/2017**
 NRCC-LTO-01-E (Page 4 of 4)
 CALIFORNIA ENERGY COMMISSION

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance documentation is accurate and complete.
 Documentation Author Name: **DALE FERRANTI** Documentation Author Signature: *Dale Ferranti*
 Company: **FERRANTI ENGINEERING CONSULTANTS** Signature Date: **6/13/2017**
 Address: **1211 MARICOPA HWY. SUITE 250** CEA Certification Identification (if applicable):
 City/State/Zip: **OJAI, CA 93023** Phone: **(805) 705-4772**

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

Responsible Designer Name: **DALE FERRANTI** Responsible Designer Signature: *Dale Ferranti*
 Company: **FERRANTI ENGINEERING CONSULTANTS** Date Signed: **6/13/2017**
 Address: **1211 MARICOPA HWY. SUITE 250** License: **E17524**
 City/State/Zip: **OJAI, CA 93023** Phone: **(805) 705-4772**

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
 CEC-NRCC-LTO-02-E (Revised 08/16)
 CERTIFICATE OF COMPLIANCE
 Outdoor Lighting Controls
 Project Name: **FACADE REMODEL RIVIERA SHOPPING CENTER** Date Prepared: **6/13/2017**
 NRCC-LTO-02-E (Page 1 of 3)
 CALIFORNIA ENERGY COMMISSION

A. Mandatory Outdoor Lighting Control Declaration Statements
 Check all that apply:
 Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 20 Appliance Efficiency Regulations in accordance with §110.9(a).
 Lighting shall be controlled by a lighting control system or energy management control system in accordance with §110.9. An Installation Certificate shall be submitted in accordance with §130.4(b).
 All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with §130.0(d).
 Part-Night Outdoor Lighting Controls, as defined in Section 100.1(b), shall meet the requirements in Section 110.9(b).
 All outdoor incandescent luminaires rated over 100 watts, determined in accordance with Section 130.0(c), shall be controlled by a motion sensor.
 All outdoor luminaires rated for use with lamps greater than 150 lamp watts, determined in accordance with Section 130.0(c), shall comply with Uplight and Glare requirements in accordance with Section 130.2(b).
 All installed outdoor lighting shall be controlled by a photocontrol or outdoor astronomical time-switch control, or other control capable of automatically switching OFF in accordance with Section 130.2(c).
 All installed outdoor lighting shall be circuited and independently controlled from other electrical loads by an automatic scheduling control in accordance with Section 130.2(c).
 All installed outdoor lighting, where the bottom of the luminaire is mounted 24 feet or less above the ground, shall be controlled with automatic lighting controls in accordance with Section 130.2(c).
 For Outdoor Sales Frontage, an automatic lighting control shall be installed in accordance with Section 130.2(c).
 For Building Facade, Ornamental Hardscape and Outdoor Dining lighting, an automatic lighting control shall be installed in accordance with Section 130.2(c).
 Before an occupancy permit is granted for the newly constructed building or for the addition, or for any altered outdoor lighting controls, shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with §130.4(a). Outdoor lighting controls shall comply with the applicable requirements of Section 130.2(c) and Reference Nonresidential Appendix NA7.8.

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance August 2016

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
 CEC-NRCC-LTO-02-E (Revised 08/16)
 CERTIFICATE OF COMPLIANCE
 Outdoor Lighting Controls
 Project Name: **FACADE REMODEL RIVIERA SHOPPING CENTER** Date Prepared: **6/13/2017**
 NRCC-LTO-02-E (Page 2 of 3)
 CALIFORNIA ENERGY COMMISSION

B. Mandatory Outdoor Lighting Control Schedule and Field Inspection Checklist

01	02	03	04	05	06	07	08	09	10	11	Field Inspector
Location and Application of Luminaires Being Controlled	Type/ Description of Lighting Control (i.e. outdoor motion sensor, outdoor photocontrol, outdoor astronomical time-switch control, automatic scheduling control, part-night outdoor lighting control)	# of Units	10/20/01\$	10/20/01\$	10/20/01\$	10/20/01\$	10/20/01\$	10/20/01\$			
HARDSCAPE, S	OUTDOOR ASTRO TIME-SWITCH	18		X	X						
HARDSCAPE, B	OUTDOOR ASTRO TIME-SWITCH	1		X	X						
HARDSCAPE, F	OUTDOOR ASTRO TIME-SWITCH	1		X	X						

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance August 2016

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
 CEC-NRCC-LTO-02-E (Revised 08/16)
 CERTIFICATE OF COMPLIANCE
 Outdoor Lighting Controls
 Project Name: **FACADE REMODEL RIVIERA SHOPPING CENTER** Date Prepared: **6/13/2017**
 NRCC-LTO-02-E (Page 3 of 3)
 CALIFORNIA ENERGY COMMISSION

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance documentation is accurate and complete.
 Documentation Author Name: **DALE FERRANTI** Documentation Author Signature: *Dale Ferranti*
 Company: **FERRANTI ENGINEERING CONSULTANTS** Signature Date: **6/13/2017**
 Address: **1211 MARICOPA HWY. SUITE 250** CEA Certification Identification (if applicable):
 City/State/Zip: **OJAI, CA 93023** Phone: **(805) 705-4772**

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

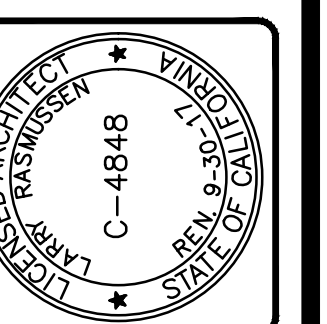
Responsible Designer Name: **DALE FERRANTI** Responsible Designer Signature: *Dale Ferranti*
 Company: **FERRANTI ENGINEERING CONSULTANTS** Date Signed: **6/13/2017**
 Address: **1211 MARICOPA HWY. SUITE 250** License: **E17524**
 City/State/Zip: **OJAI, CA 93023** Phone: **(805) 705-4772**

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance August 2016

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Sheet: **OUTDOOR TITLE 24 DOCUMENTS**

Revisions	R&A No:	Date:	6/13/17
	Drawn:	VZ	
	Checked:	DF	
	Consult:	No:	

BID SET
 6-19-17

FACADE REMODEL RIVIERA SHOPPING CENTER
 4726, 4732, 4738, 4744 & 4756 TELEPHONE ROAD
 VENTURA, CALIFORNIA

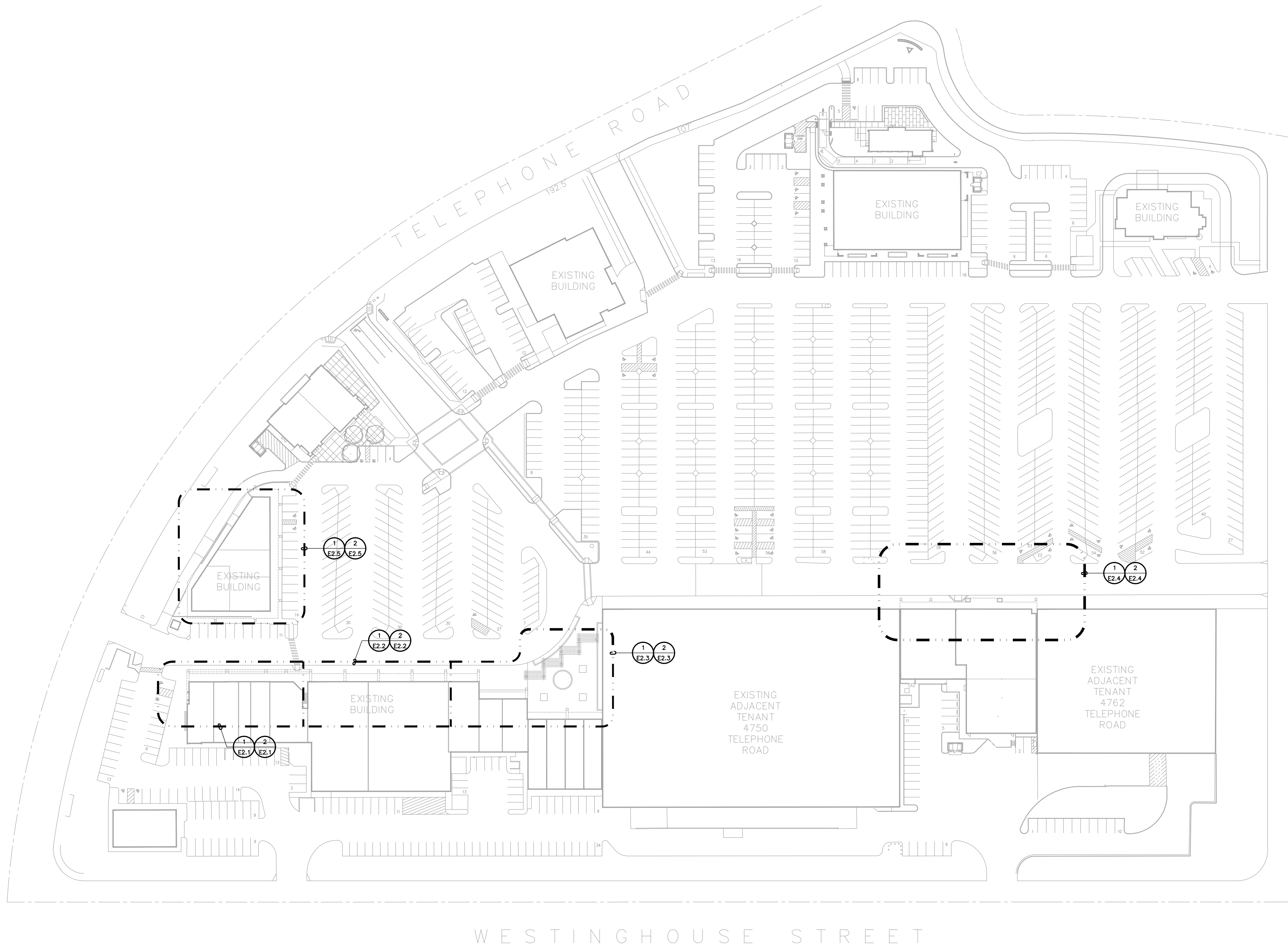
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1 SITE ELECTRICAL PLAN
 SCALE: 1" = 60'-0"



SHEET NOTES

1. CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 811 TO LOCATE UNDERGROUND UTILITIES AT LEAST 5 WORKING DAYS PRIOR TO DIGGING. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF EXISTING IMPROVEMENTS PRIOR TO START OF CONSTRUCTION.
2. VERIFY LOCATION OF ALL BUILDINGS AND APPENDICES ON ARCHITECTURAL AND CIVIL PLANS.
3. FIELD VERIFY LOCATION ON ALL UNDERGROUND UTILITIES PRIOR TO TRENCHING. SCHEDULE AND COORDINATE ALL SITE WORK WITH OWNER PRIOR TO ANY TRENCHING.
4. CONTRACTOR SHALL VERIFY LOCATION & REQUIREMENTS OF ALL DEVICES/EQUIPMENT REQUIRING ELECTRICAL CONNECTION PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH.
5. CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR & CONDUIT SIZE TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWINGS. ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM APPROVED PLAN CHECK (PERMIT SET) DRAWINGS.
6. ALL 90 DEGREE CONDUIT BENDS AND RISERS SHALL BE PVC COATED RIGID STEEL.
7. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL SITE ELECTRICAL SERVICE REQUIREMENTS WITH SERVING UTILITY.
8. ALL SERVICE ENTRANCE EQUIPMENT SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL UTILITY COMPANY FOR APPROVAL, WITH WRITTEN APPROVAL RECEIVED PRIOR TO SUBMISSION TO ELECTRICAL ENGINEER FOR APPROVAL.
9. VERIFY LOCATION OF ALL EQUIPMENT ON ARCHITECTURAL AND CIVIL PLANS.
10. MINIMUM CONDUIT BURIAL DEPTH IS 24", 36" MINIMUM BELOW STREETS AND PARKING LOTS. FOR 0-600 VOLT SYSTEMS.
11. PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTORS IN ALL OCCUPIED CONDUITS.
12. 1" CONDUIT MINIMUM UNDERGROUND.
13. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED, WHETHER SHOWN ON THE ELECTRICAL DRAWINGS OR NOT.
14. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE, AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
15. FIELD CONDITIONS GOVERN DEMOLITION AND NEW CONSTRUCTION. CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS PRIOR TO START OF WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF POSSIBLE FIELD PROBLEMS PRIOR TO DEMOLITION. CONTRACTOR SHALL NOTIFY DISTRICT REPRESENTATIVE OF WORK BEING PERFORMED. COORDINATE WITH DISTRICT REPRESENTATIVE.
16. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH DIMENSIONED NYLON PULL STRING.
17. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR TRENCHING. CONTRACTOR SHALL PROTECT ALL EXISTING/REMAINING UTILITIES IN PLACE. CONTRACTOR, AT HIS SOLE EXPENSE, SHALL REPAIR ANY UTILITY SYSTEMS DAMAGED DURING CONSTRUCTION.
18. VERIFY AND PROVIDE ALL UTILITY SYSTEMS PER SERVING UTILITY STANDARD REQUIREMENTS.
19. CONTRACTOR SHALL PROVIDE CONCRETE ENCASUREMENT AT ALL VERIZON COMPANY CONDUIT BENDS PER VERIZON COMPANY REQUIREMENTS.



Know what's below.
 Call before you dig.

PERMIT SUBMITTAL

FACADE REMODEL
RIVIERA SHOPPING CENTER
 4726, 4732, 4738, 4744 & 4756
 TELEPHONE ROAD
 VENTURA, CALIFORNIA

BID SET
 6-19-17

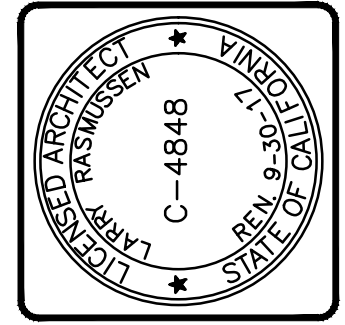
Sheet Title	SITE ELECTRICAL PLAN
Revisions	
R&A No:	6/13/17
Date:	VZ
Drawn:	DF
Checked:	
Consult. No:	

Sheet No.
E2.0

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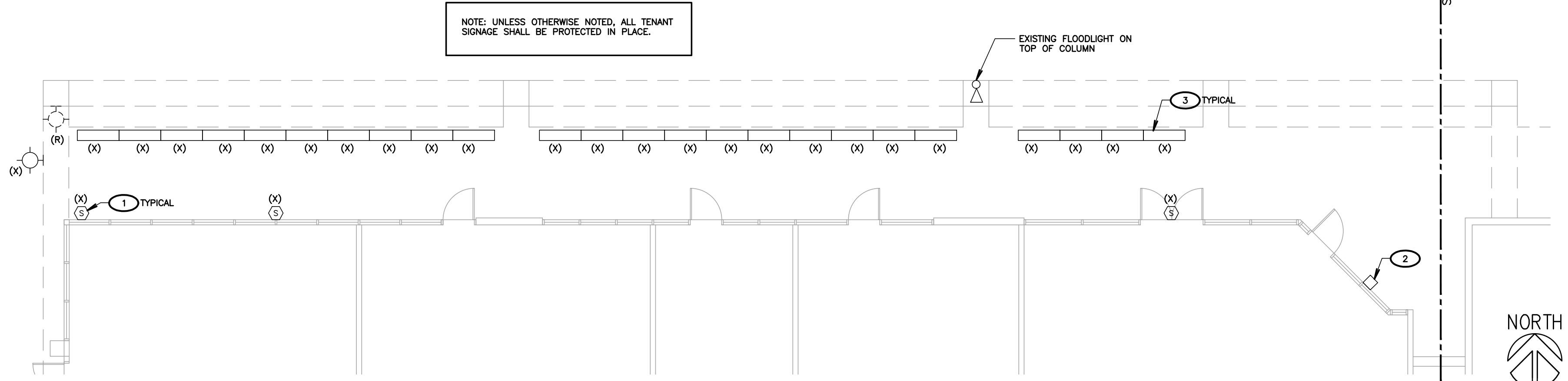


MINOR ELECTRICAL DEMOLITION FOR REMODELING

EXAMINATION:
OBTAIN RECORD DRAWINGS / AS-BUILTS FROM OWNER. VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS ARE AS SHOWN ON RECORD DRAWINGS.
VERIFY THAT ABANDONED WIRING AND EQUIPMENT SERVE ONLY ABANDONED FACILITIES.
DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS. REPORT DISCREPANCIES TO OWNER AND ARCHITECT/ENGINEER BEFORE DISTURBING EXISTING INSTALLATION.
BEGINNING OF DEMOLITION MEANS INSTALLER ACCEPTS EXISTING CONDITIONS.

PREPARATION
DISCONNECT AND MAKE SAFE ALL ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.
COORDINATE ELECTRICAL SERVICE OUTAGES WITH OWNER'S REPRESENTATIVE.
PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN REQUIRED EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.
EXISTING ELECTRICAL SERVICE: MAINTAIN EXISTING SYSTEM IN SERVICE. DISABLE SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER AT LEAST 72 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION. MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA WHEN OUTAGE AFFECTS BUSINESS OPERATION.
EXISTING FIRE ALARM SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.
EXISTING TELEPHONE SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.
EXISTING SECURITY SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.
EXISTING CCTV SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

DEMOLITION AND EXTENSION OF EXISTING WORK
DEMOLISH AND EXTEND EXISTING ELECTRICAL WORK UNDER PROVISIONS OF THIS SECTION.
REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.
REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY AND RE-LABEL DEVICES AS SPARES.
REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES.
DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.
DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED.
DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER ACCESSORIES.
DISCONNECT AND REMOVE ABANDONED CONDUIT.
REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.
MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE.
EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS, AND IN COMPLIANCE WITH NEW PROJECT SPECIFICATIONS.
MODIFY EXISTING AS-BUILT DRAWINGS TO NOTE CHANGES.
CLEANING AND REPAIR
CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT WHICH REMAIN OR ARE TO BE REUSED.
PANELBOARDS: CLEAN EXPOSED SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS. PROVIDE TYPED CIRCUIT DIRECTORY SHOWING REVISED CIRCUITING ARRANGEMENTS.
LUMINAIRES: REMOVE EXISTING LUMINAIRES, WHERE SCHEDULED TO REMAIN, FOR CLEANING. USE MILD DETERGENT TO CLEAN ALL EXTERIOR AND INTERIOR SURFACES; RINSE WITH CLEAN WATER AND WIPE DRY. REPLACE LAMPS, BALLASTS, AND BROKEN ELECTRICAL PARTS.
INSTALLATION
INSTALL RELOCATED MATERIALS AND AS REQUIRED BY THIS SECTION AND OWNER'S REPRESENTATIVE.



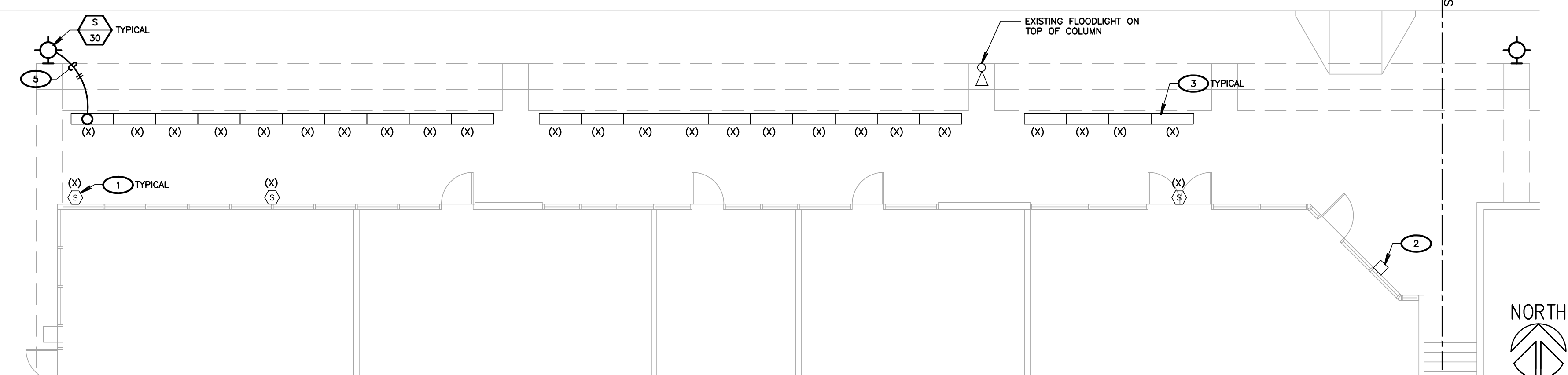
1 PARTIAL ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND	
(X)	EXISTING LIGHT FIXTURE, SWITCH, RECEPTACLE, DEVICE, PANEL, TRANSFORMER, ETC. SHALL BE PROTECTED IN PLACE IF DISTURBED DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS IN ORDER TO RECONNECT, AS REQUIRED.
(R)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. REMOVE ALL ABANDONED RACEWAY AND BRANCH CIRCUIT CONDUCTORS BACK TO NEAREST UPSTREAM DEVICE, OR PANELBOARD. IF DOWNSTREAM DEVICES ARE DISTURBED DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS TO RECONNECT, AS REQUIRED.
(RP)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. PROTECT EXISTING OUTLET BOX, RACEWAY AND BRANCH CIRCUIT CONDUCTORS IN PLACE. RECONNECT NEW DEVICE, IN SAME LOCATION, TO THE EXISTING BRANCH CIRCUIT. SEE POWER AND SIGNAL PLAN OR LIGHTING PLAN FOR MORE INFORMATION.
(RL)	RELOCATE LIGHT FIXTURE. CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING LIGHT FIXTURE. RETAIN LIGHT FIXTURE FOR RELOCATION AND RECONNECTION. SEE LIGHTING PLAN FOR WORK & LOCATIONS. REMOVE ABANDONED RACEWAY & BRANCH CIRCUIT CONDUCTORS. REPLACE ANY BROKEN LAMPS IN LIGHT FIXTURE.

- KEYNOTES**
(NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)
- 1 EXISTING SPEAKER. PROTECT IN PLACE.
 - 2 EXISTING SECURITY SYSTEM BOX. PROTECT IN PLACE.
 - 3 EXISTING RECESSED LIGHT FIXTURE. PROTECT IN PLACE.
 - 4 EXISTING CCTV CAMERA. PROTECT IN PLACE.
 - 5 CONTRACTOR SHALL VERIFY EXACT POINT OF ATTACHMENT WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO STRUCTURAL FOR ATTACHMENT DETAIL.

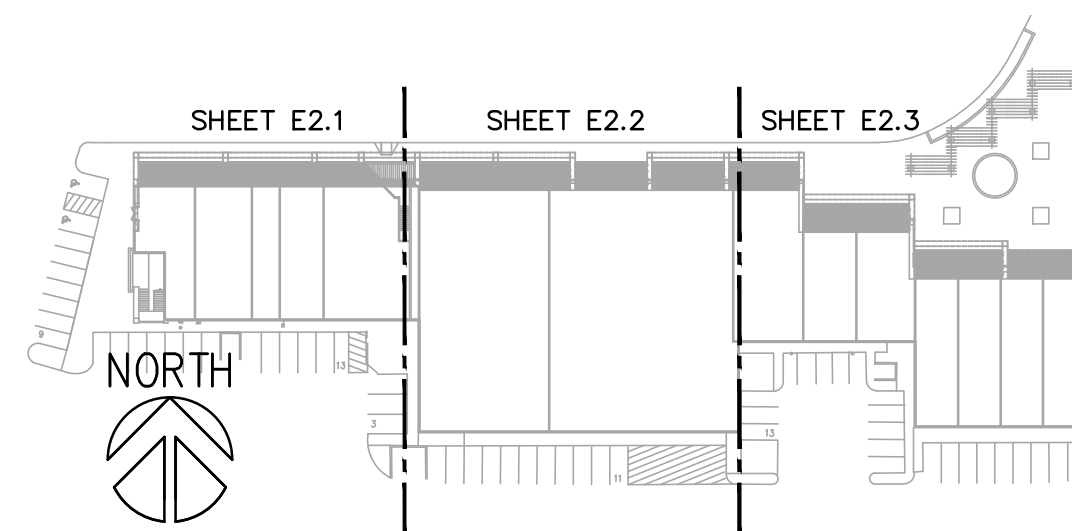
LIGHTING SHEET NOTES

1. CONTRACTOR SHALL VERIFY LOCATION, CEILING TYPE, TRIM, AND REQUIREMENTS OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN AND FINISH INSTALLATION.
2. CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR & CONDUIT SIZE TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWINGS. ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM APPROVED PLAN CHECK (PERMIT SET) DRAWINGS.
3. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE, AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
4. 3/4" CONDUIT MINIMUM, UNLESS OTHERWISE NOTED.
5. VERIFY LOCATION OF ALL DEVICES ON ARCHITECTURAL PLANS.
6. MAINTAIN A MAXIMUM 2% VOLTAGE DROP ON ALL LIGHTING HOMERUNS.
7. CONTRACTOR SHALL PROVIDE ALL BACKING BRACKETS, SUPPORTS, AND MOUNTING HARDWARE NECESSARY TO PROPERLY INSTALL LIGHTING FIXTURES.
8. VERIFY THE EXACT ROUTING OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.
9. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON THE ELECTRICAL DRAWINGS OR NOT.
10. PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTOR IN ALL LIGHTING SYSTEM CONDUITS.
11. GRAPHICS / SIGNAGE: VERIFY & PROVIDE CONNECTION TO SIGNAGE PER VENDOR'S SHOP DRAWINGS. VERIFY SIGN LOCATION, MOUNTING ELEVATION AND BRANCH CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN.
12. ALL LIGHTING FIXTURES, EXCEPT EMERGENCY, SHALL BE CONTROLLED BY CONTRACTOR PROVIDED AUTOMATIC LIGHTING CONTROL SYSTEM AS REQUIRED BY STATE OF CALIFORNIA TITLE 24 REGULATIONS.
13. PROVIDE ALL REQUIRED DEVICE COVER PLATES.



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

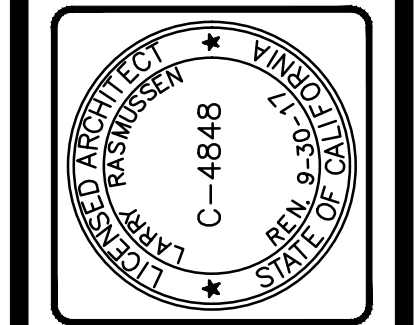
BUILDING KEY PLAN
(NOT TO SCALE)



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Sheet	PARTIAL ELECTRICAL DEMOLITION & PROPOSED ELECTRICAL PLAN;
Title	PARTIAL ROOF PLAN FOR 4732
Revisions	
R&A No.	6/13/17
Date:	VZ
Drawn:	DF
Checked:	
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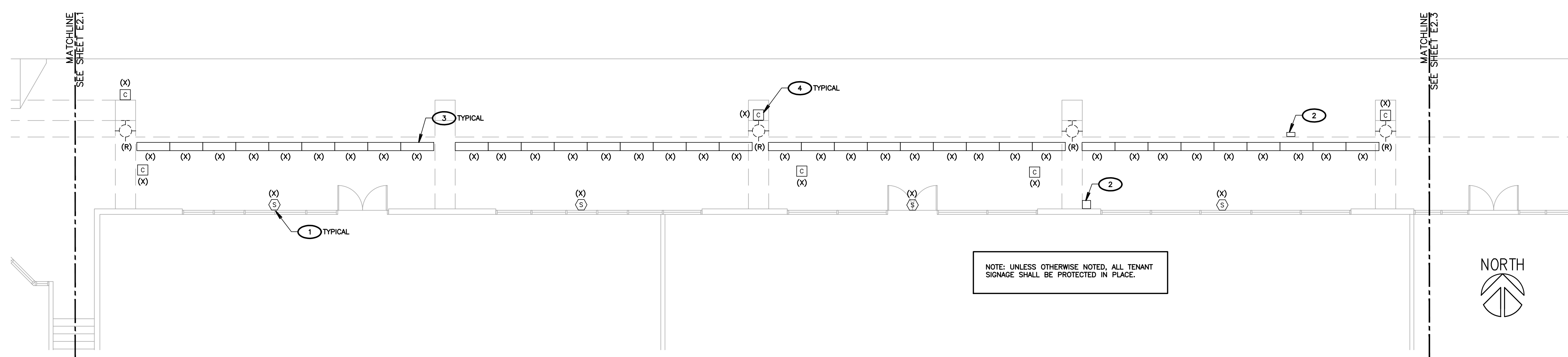
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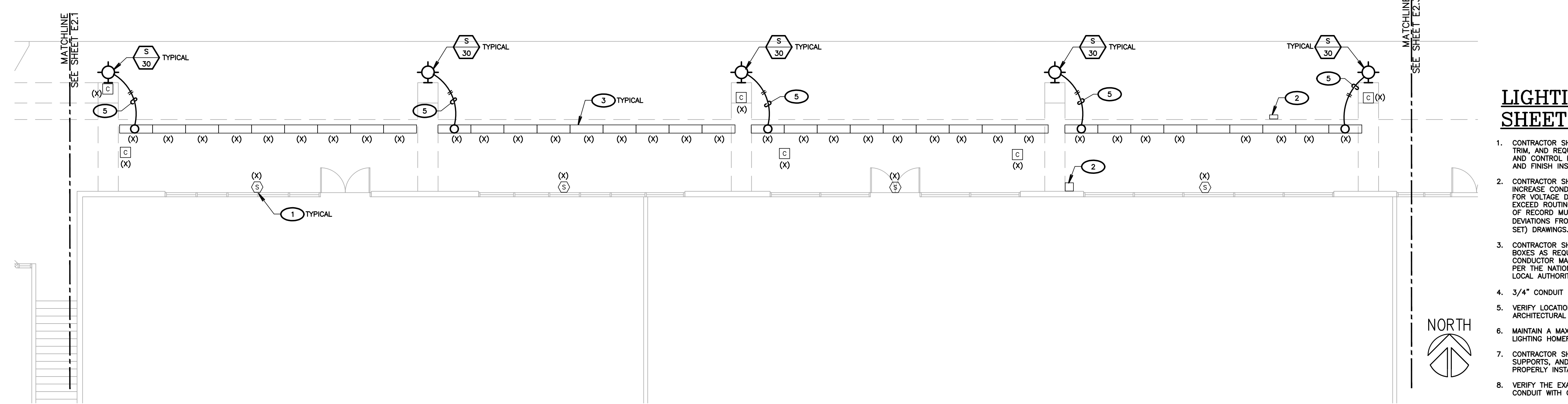
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1 PARTIAL ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



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

MINOR ELECTRICAL DEMOLITION FOR REMODELING

EXAMINATION:
OBTAIN RECORD DRAWINGS / AS-BUILTS FROM OWNER. VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS ARE AS SHOWN ON RECORD DRAWINGS.

VERIFY THAT ABANDONED WIRING AND EQUIPMENT SERVE ONLY ABANDONED FACILITIES.

DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS. REPORT DISCREPANCIES TO OWNER AND ARCHITECT/ENGINEER BEFORE DISTURBING EXISTING INSTALLATION.

BEGINNING OF DEMOLITION MEANS INSTALLER ACCEPTS EXISTING CONDITIONS.

PREPARATION
DISCONNECT AND MAKE SAFE ALL ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.

COORDINATE ELECTRICAL SERVICE OUTAGES WITH OWNER'S REPRESENTATIVE.

PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.

EXISTING ELECTRICAL SERVICE: MAINTAIN EXISTING SYSTEM IN SERVICE. DISABLE SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER AT LEAST 72 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION. MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA WHEN OUTAGE AFFECTS BUSINESS OPERATION.

EXISTING FIRE ALARM SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

EXISTING TELEPHONE SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

EXISTING SECURITY SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

EXISTING CCTV SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

DEMOLITION AND EXTENSION OF EXISTING WORK
DEMOLISH AND EXTEND EXISTING ELECTRICAL WORK UNDER PROVISIONS OF THIS SECTION.

REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.

REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY AND RE-LABEL DEVICES AS SPARES.

REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES.

DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.

DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED.

DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER ACCESSORIES.

DISCONNECT AND REMOVE ABANDONED CONDUIT.

REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.

MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE.

EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS, AND IN COMPLIANCE WITH NEW PROJECT SPECIFICATIONS.

MODIFY EXISTING AS-BUILT DRAWINGS TO NOTE CHANGES.

CLEANING AND REPAIR
CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT WHICH REMAIN OR ARE TO BE REUSED.

PANELBOARDS: CLEAN EXPOSED SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS. PROVIDE TYPED CIRCUIT DIRECTORY SHOWING REVISED CIRCUITING ARRANGEMENT.

LUMINAIRES: REMOVE EXISTING LUMINAIRES, WHERE SCHEDULED TO REMAIN, FOR CLEANING. USE MILD DETERGENT TO CLEAN ALL PARTS.

INSTALLATION
INSTALL RELOCATED MATERIALS AND AS REQUIRED BY THIS SECTION AND OWNER'S REPRESENTATIVE.

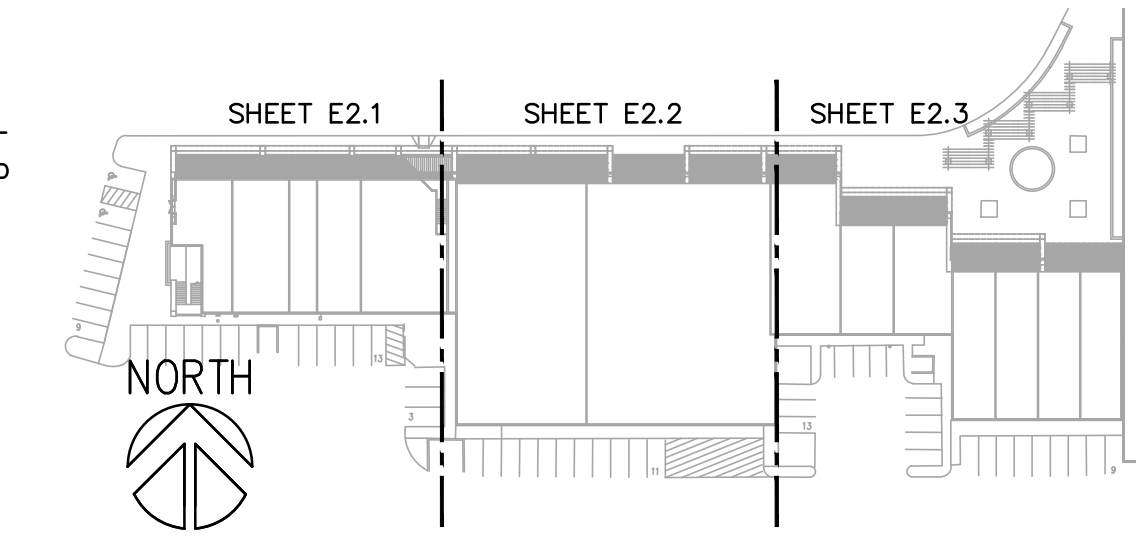
DEMOLITION LEGEND	
(X)	EXISTING LIGHT FIXTURE, SWITCH, RECEPTACLE, DEVICE, PANEL, TRANSFORMER, ETC. SHALL BE PROTECTED IN PLACE IF DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS IN ORDER TO RECONNECT, AS REQUIRED.
(R)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. REMOVE ALL ABANDONED RACEWAY AND BRANCH CIRCUIT CONDUCTORS BACK TO NEAREST UPSTREAM DEVICE OR PANELBOARD. IF DOWNSTREAM DEVICES ARE DISTURBED DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS TO RECONNECT, AS REQUIRED.
(RP)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. PROTECT EXISTING OUTLET BOX, RACEWAY AND BRANCH CIRCUIT CONDUCTORS IN PLACE. RECONNECT NEW DEVICE, IN SAME LOCATION TO THE EXISTING BRANCH CIRCUIT. SEE POWER AND SIGNAL PLAN OR LIGHTING PLAN FOR MORE INFORMATION.
(RL)	RELOCATE LIGHT FIXTURE. CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING LIGHT FIXTURE. RETAIN LIGHT FIXTURE FOR RELOCATION AND RECONNECTION. SEE LIGHTING PLAN FOR WORK & LOCATIONS. REMOVE ABANDONED RACEWAY & BRANCH CIRCUIT CONDUCTORS. REPLACE ANY BROKEN LAMPS IN LIGHT FIXTURE.

- KEYNOTES**
(NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)
- 1 EXISTING SPEAKER. PROTECT IN PLACE.
 - 2 EXISTING SECURITY SYSTEM BOX. PROTECT IN PLACE.
 - 3 EXISTING RECESSED LIGHT FIXTURE. PROTECT IN PLACE.
 - 4 EXISTING CCTV CAMERA. PROTECT IN PLACE.
 - 5 CONTRACTOR SHALL VERIFY EXACT POINT OF ATTACHMENT WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO STRUCTURAL FOR ATTACHMENT DETAIL.

LIGHTING SHEET NOTES

1. CONTRACTOR SHALL VERIFY LOCATION, CEILING TYPE, TRIM, AND REQUIREMENTS OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN AND FINISH INSTALLATION.
2. CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR & CONDUIT SIZE TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWINGS. ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM APPROVED PLAN CHECK (PERMIT SET) DRAWINGS.
3. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE, AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
4. 3/4" CONDUIT MINIMUM, UNLESS OTHERWISE NOTED.
5. VERIFY LOCATION OF ALL DEVICES ON ARCHITECTURAL PLANS.
6. MAINTAIN A MAXIMUM 2% VOLTAGE DROP ON ALL LIGHTING HOMERUNS.
7. CONTRACTOR SHALL PROVIDE ALL BACKING BRACKETS, SUPPORTS, AND MOUNTING HARDWARE NECESSARY TO PROPERLY INSTALL LIGHTING FIXTURES.
8. VERIFY THE EXACT ROUTING OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.
9. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON THE ELECTRICAL DRAWINGS OR NOT.
10. PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTOR IN ALL LIGHTING SYSTEM CONDUITS.
11. GRAPHICS / SIGNAGE: VERIFY & PROVIDE CONNECTION TO SIGNAGE PER VENDOR'S SHOP DRAWINGS. VERIFY SIGN LOCATION, MOUNTING ELEVATION AND BRANCH CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN.
12. ALL LIGHTING FIXTURES, EXCEPT EMERGENCY, SHALL BE CONTROLLED BY CONTRACTOR PROVIDED AUTOMATIC LIGHTING CONTROL SYSTEM AS REQUIRED BY STATE OF CALIFORNIA TITLE 24 REGULATIONS.
13. PROVIDE ALL REQUIRED DEVICE COVER PLATES.

BUILDING KEY PLAN
(NOT TO SCALE)



PERMIT SUBMITTAL

FACADE REMODEL
RIVIERA SHOPPING CENTER
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

Sheet No.
E2.2

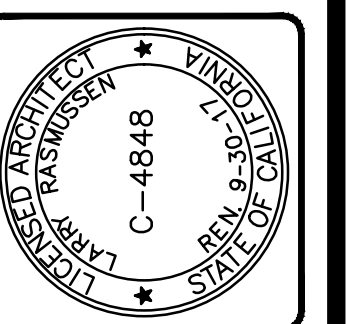
Sheet	PARTIAL ELECTRICAL DEMOLITION & PROPOSED ELECTRICAL PLAN, ROOF PLAN FOR 4738		
Revisions	R&A No:	Date:	Consult:
	6/13/17	6/13/17	
	Drawn: VZ	Checked: DF	

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6-19-17

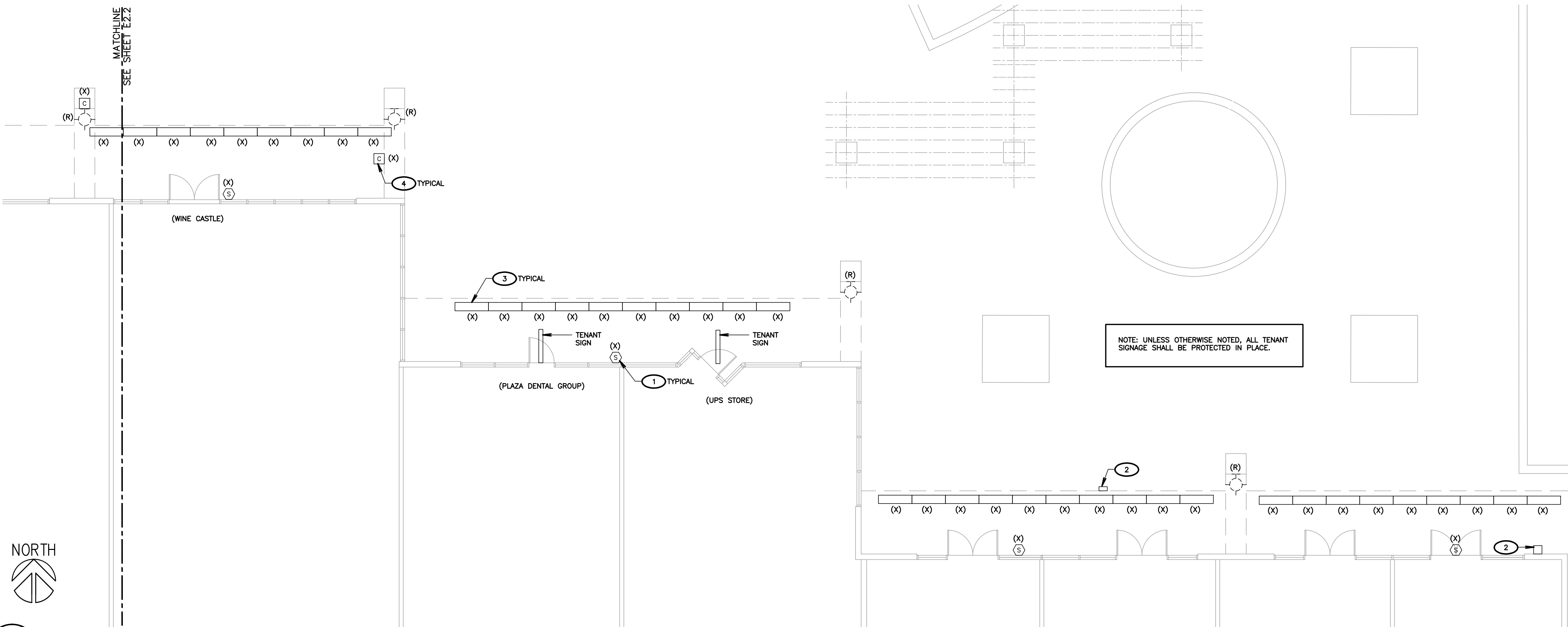
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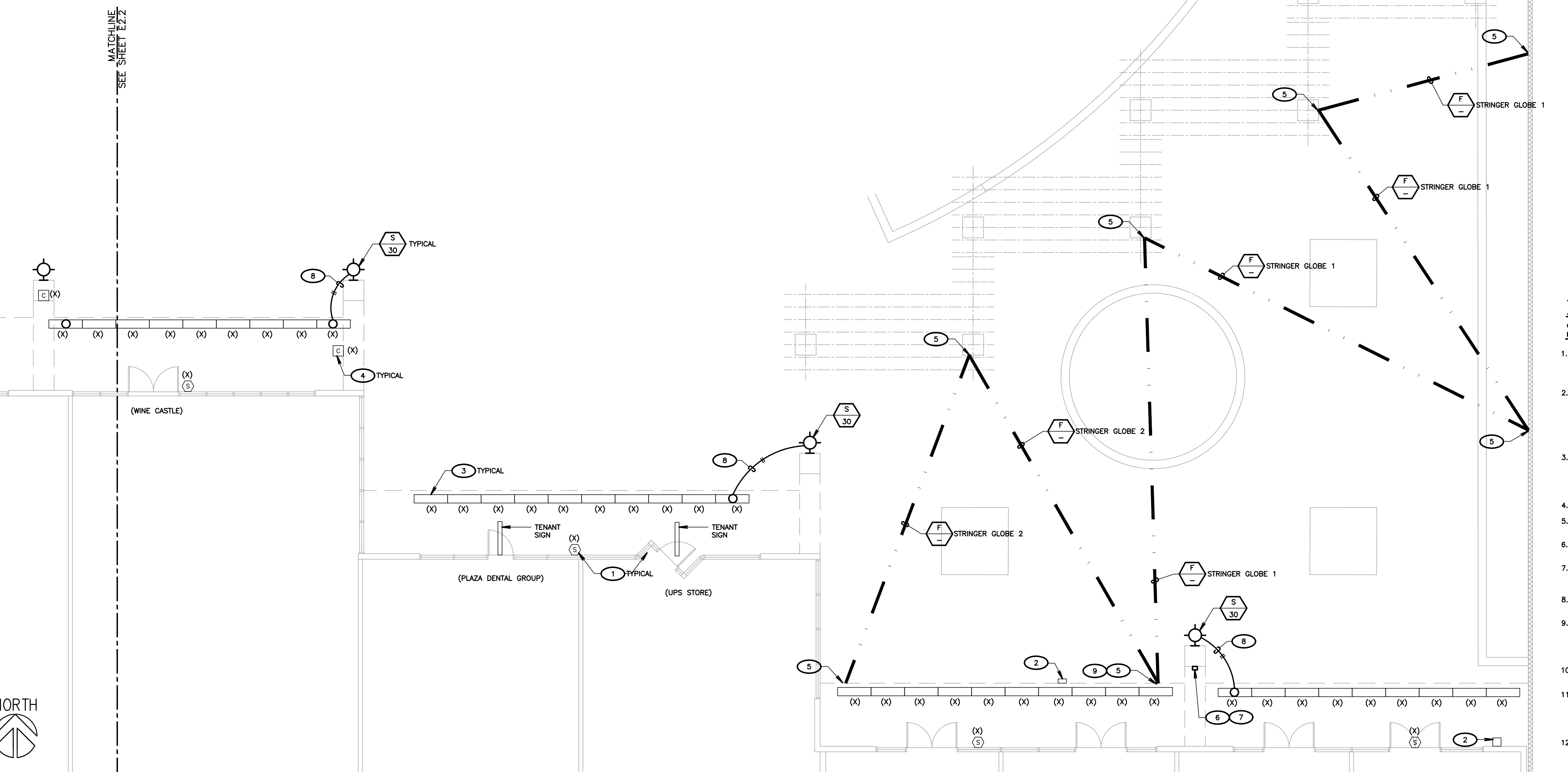
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1 PARTIAL ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



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

MINOR ELECTRICAL DEMOLITION FOR REMODELING

EXAMINATION:
OBTAIN RECORD DRAWINGS / AS-BUILTS FROM OWNER. VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS ARE AS SHOWN ON RECORD DRAWINGS.

VERIFY THAT ABANDONED WIRING AND EQUIPMENT SERVE ONLY ABANDONED FACILITIES.

DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS. REPORT DISCREPANCIES TO OWNER AND ARCHITECT/ENGINEER BEFORE DISTURBING EXISTING INSTALLATION.

BEGINNING OF DEMOLITION MEANS INSTALLER ACCEPTS EXISTING CONDITIONS.

PREPARATION
DISCONNECT AND MAKE SAFE ALL ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.

COORDINATE ELECTRICAL SERVICE OUTAGES WITH OWNER'S REPRESENTATIVE.

PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN REQUIRED EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.

EXISTING ELECTRICAL SERVICE: MAINTAIN EXISTING SYSTEM IN SERVICE. DISABLE SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER AT LEAST 72 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION. MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA WHEN OUTAGE AFFECTS BUSINESS OPERATION.

EXISTING FIRE ALARM SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

EXISTING TELEPHONE SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

EXISTING SECURITY SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

EXISTING CCTV SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

DEMOLITION AND EXTENSION OF EXISTING WORK
DEMOLISH AND EXTEND EXISTING ELECTRICAL WORK UNDER PROVISIONS OF THIS SECTION.

REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.

REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY AND RE-LABEL DEVICES AS SPARES.

REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES.

DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.

DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED.

DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER ACCESSORIES.

DISCONNECT AND REMOVE ABANDONED CONDUIT.

REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.

MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE.

EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS, AND IN COMPLIANCE WITH NEW PROJECT SPECIFICATIONS.

MODIFY EXISTING AS-BUILT DRAWINGS TO NOTE CHANGES.

CLEANING AND REPAIR
CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT WHICH REMAIN OR ARE TO BE REUSED.

PANELBOARDS: CLEAN EXPOSED SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS. PROVIDE TYPED CIRCUIT DIRECTORY SHOWING REVISED CIRCUITING ARRANGEMENT.

LUMINAIRES: REMOVE EXISTING LUMINAIRES, WHERE SCHEDULED TO REMAIN, FOR CLEANING. USE MILD DETERGENT TO CLEAN ALL EXTERIOR AND INTERIOR SURFACES; RINSE WITH CLEAN WATER AND WIPE DRY. REPLACE LAMPS, BALLASTS, AND BROKEN ELECTRICAL PARTS.

INSTALLATION
INSTALL RELOCATED MATERIALS AND AS REQUIRED BY THIS SECTION AND OWNER'S REPRESENTATIVE.

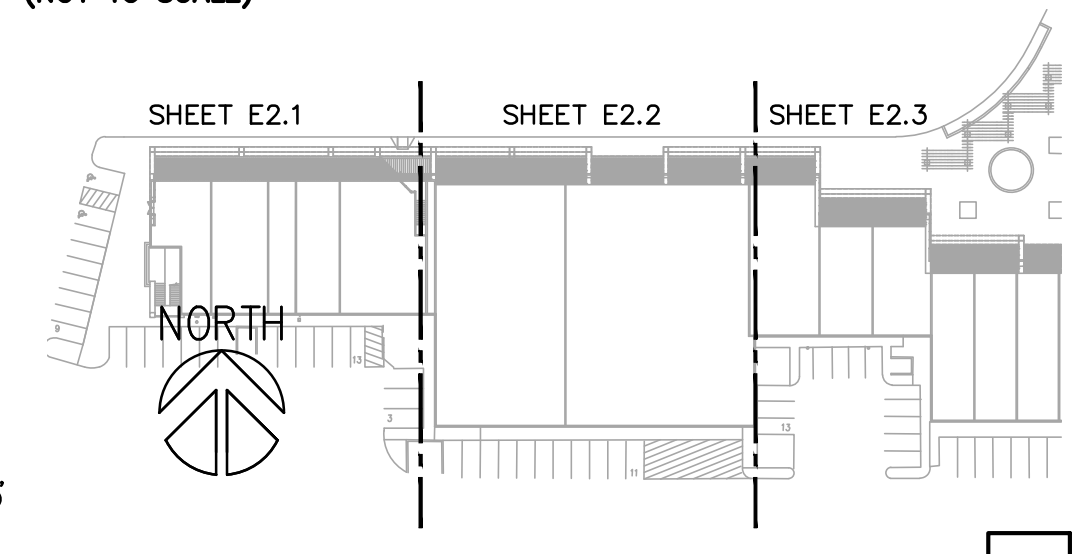
DEMOLITION LEGEND	
(X)	EXISTING LIGHT FIXTURE, SWITCH, RECEPTACLE, DEVICE, PANEL, TRANSFORMER, ETC. SHALL BE PROTECTED IN PLACE IF DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS IN ORDER TO RECONNECT, AS REQUIRED.
(R)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. REMOVE ALL ABANDONED RACEWAY AND BRANCH CIRCUIT CONDUCTORS BACK TO NEAREST UPSTREAM DEVICE, OR PANELBOARD. IF DOWNSTREAM DEVICES ARE DISTURBED DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS TO RECONNECT, AS REQUIRED.
(RP)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. PROTECT EXISTING OUTLET BOX, RACEWAY AND BRANCH CIRCUIT CONDUCTORS IN PLACE. RECONNECT NEW DEVICE, IN SAME LOCATION, TO THE EXISTING BRANCH CIRCUIT. SEE POWER AND SIGNAL PLAN OR LIGHTING PLAN FOR MORE INFORMATION.
(RL)	RELOCATE LIGHT FIXTURE. CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING LIGHT FIXTURE. RETAIN LIGHT FIXTURE FOR RELOCATION AND RECONNECTION. SEE LIGHTING PLAN FOR WORK & LOCATIONS. REMOVE ABANDONED RACEWAY & BRANCH CIRCUIT CONDUCTORS. REPLACE ANY BROKEN LAMPS IN LIGHT FIXTURE.

KEYNOTES	
1	EXISTING SPEAKER. PROTECT IN PLACE.
2	EXISTING SECURITY SYSTEM BOX. PROTECT IN PLACE.
3	EXISTING RECESSED LIGHT FIXTURE. PROTECT IN PLACE.
4	EXISTING CCTV CAMERA. PROTECT IN PLACE.
5	CONTRACTOR SHALL VERIFY EXACT POINT OF ATTACHMENT WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO STRUCTURAL FOR ATTACHMENT DETAIL.
6	PROVIDE NEMA 3R, 150W, 24V LOW VOLTAGE LIGHTING TRANSFORMER. TUBE LIGHTING, #T-1023-24-1.
7	MOUNT TRANSFORMER HIGH ON COLUMN, & ATTACH TO EXISTING J-BOX WHERE LIGHT FIXTURE WAS REMOVED.
8	CONTRACTOR SHALL PROVIDE ALL REQUIRED WORK & MATERIALS IN ORDER TO EXTEND (X) LIGHTING BRANCH CIRCUIT TO NEW LIGHT FIXTURE.
9	PROVIDE ALL REQUIRED WORK & MATERIALS IN ORDER TO EXTEND STRINGER GLOBE 1, & STRINGER GLOBE 2 UP TO TUBE LIGHTING TRANSFORMER. COORDINATE EXACT ROUTING W/ARCHITECT/OWNER. PROVIDE ALL REQUIRED SUPPORTS, RACEWAY ETC. FOR A COMPLETE & OPERATIONAL SYSTEM.

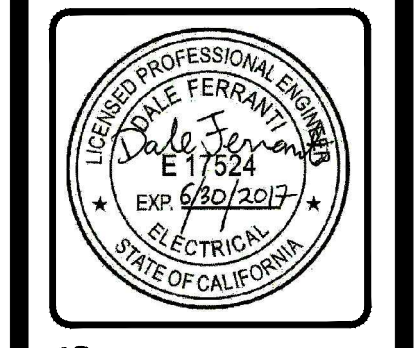
LIGHTING SHEET NOTES

- CONTRACTOR SHALL VERIFY LOCATION, CEILING TYPE, TRIM, AND REQUIREMENTS OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN AND FINISH INSTALLATION.
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- 3/4" CONDUIT MINIMUM, UNLESS OTHERWISE NOTED.
- VERIFY LOCATION OF ALL DEVICES ON ARCHITECTURAL PLANS.
- MAINTAIN A MAXIMUM 2% VOLTAGE DROP ON ALL LIGHTING HOMERUNS.
- CONTRACTOR SHALL PROVIDE ALL BACKING BRACKETS, SUPPORTS, AND MOUNTING HARDWARE NECESSARY TO PROPERLY INSTALL LIGHTING FIXTURES.
- VERIFY THE EXACT ROUTING OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.
- COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON THE ELECTRICAL DRAWINGS OR NOT.
- PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTOR IN ALL LIGHTING SYSTEM CONDUITS.
- GRAPHICS / SIGNAGE: VERIFY & PROVIDE CONNECTION TO SIGNAGE PER VENDOR'S SHOP DRAWINGS. VERIFY SIGN LOCATION, MOUNTING ELEVATION AND BRANCH CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN.
- ALL LIGHTING FIXTURES, EXCEPT EMERGENCY, SHALL BE CONTROLLED BY CONTRACTOR PROVIDED AUTOMATIC LIGHTING CONTROL SYSTEM AS REQUIRED BY STATE OF CALIFORNIA TITLE 24 REGULATIONS.
- PROVIDE ALL REQUIRED DEVICE COVER PLATES.

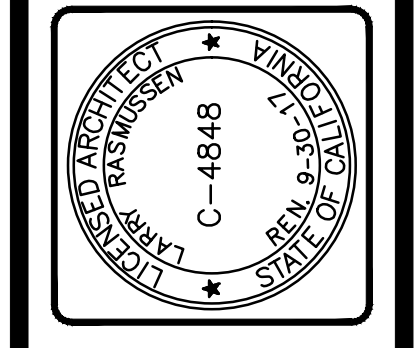
BUILDING KEY PLAN (NOT TO SCALE)



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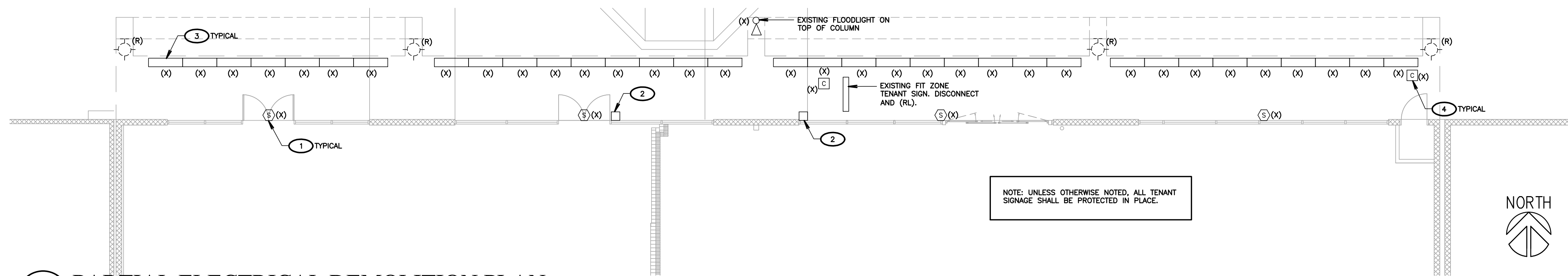
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Revisions:	Drawn: VZ
	Checked: DF
	Consult: No.

BID SET
6-19-17

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FACEADE REMODEL RIVIERA SHOPPING CENTER
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

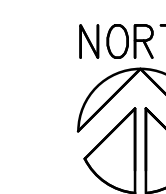
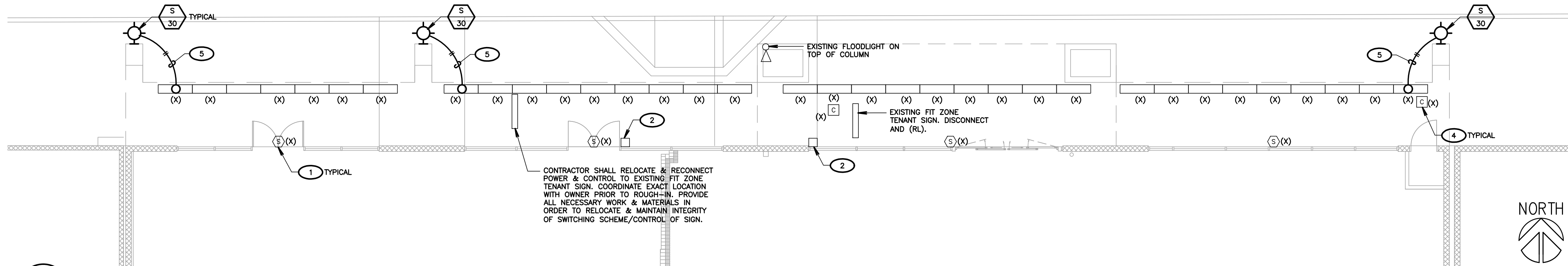
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NOTE: UNLESS OTHERWISE NOTED, ALL TENANT SIGNAGE SHALL BE PROTECTED IN PLACE.



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



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

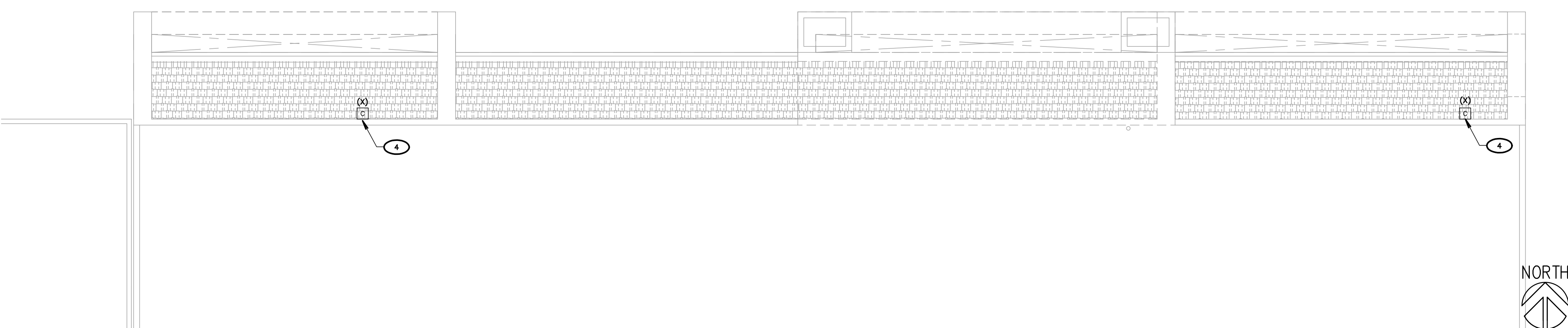
CONTRACTOR SHALL RELOCATE & RECONNECT POWER & CONTROL TO EXISTING FIT ZONE TENANT SIGN. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN. PROVIDE ALL NECESSARY WORK & MATERIALS IN ORDER TO RELOCATE & MAINTAIN INTEGRITY OF SWITCHING SCHEME/CONTROL OF SIGN.

DEMOLITION LEGEND	
(X)	EXISTING LIGHT FIXTURE, SWITCH, RECEPTACLE, DEVICE, PANEL, TRANSFORMER, ETC. SHALL BE PROTECTED IN PLACE. IF DISTURBED DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS IN ORDER TO RECONNECT, AS REQUIRED.
(R)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. REMOVE ALL ABANDONED RACEWAY AND BRANCH CIRCUIT CONDUCTORS BACK TO NEAREST UPSTREAM DEVICE OR PANELBOARD. IF DOWNSTREAM DEVICES ARE DISTURBED DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS TO RECONNECT, AS REQUIRED.
(RP)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. PROTECT EXISTING OUTLET BOX, RACEWAY AND BRANCH CIRCUIT CONDUCTORS IN PLACE. RECONNECT NEW DEVICE, IN SAME LOCATION, TO THE EXISTING BRANCH CIRCUIT. SEE POWER AND SIGNAL PLAN OR LIGHTING PLAN FOR MORE INFORMATION.
(RL)	RELOCATE LIGHT FIXTURE. CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING LIGHT FIXTURE. RETAIN LIGHT FIXTURE FOR RELOCATION AND RECONNECTION. SEE LIGHTING PLAN FOR WORK & LOCATIONS. REMOVE ABANDONED RACEWAY & BRANCH CIRCUIT CONDUCTORS. REPLACE ANY BROKEN LAMPS IN LIGHT FIXTURE.

- KEYNOTES**
(NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)
- 1 EXISTING SPEAKER. PROTECT IN PLACE.
 - 2 EXISTING SECURITY SYSTEM BOX. PROTECT IN PLACE.
 - 3 EXISTING RECESSED LIGHT FIXTURE. PROTECT IN PLACE.
 - 4 EXISTING CCTV CAMERA. PROTECT IN PLACE.
 - 5 CONTRACTOR SHALL VERIFY EXACT POINT OF ATTACHMENT WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO STRUCTURAL FOR ATTACHMENT DETAIL.

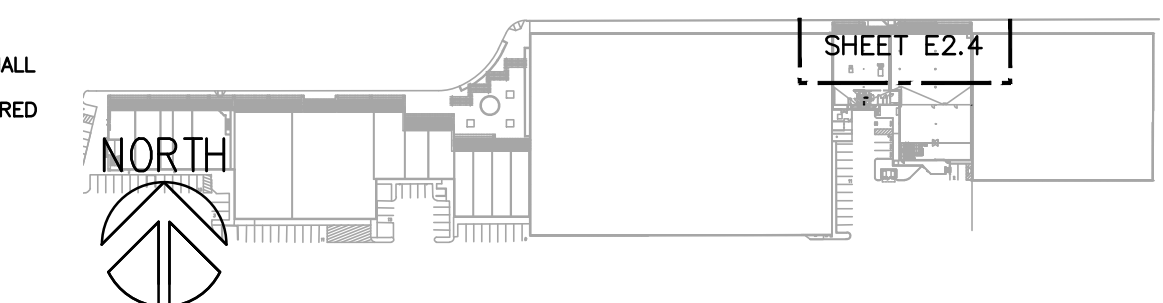
LIGHTING SHEET NOTES

1. CONTRACTOR SHALL VERIFY LOCATION, CEILING TYPE, TRIM, AND REQUIREMENTS OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN AND FINISH INSTALLATION.
2. CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR & CONDUIT SIZE TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWINGS. ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM APPROVED PLAN CHECK (PERMIT SET) DRAWINGS.
3. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURER'S RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE, AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
4. 3/4" CONDUIT MINIMUM, UNLESS OTHERWISE NOTED.
5. VERIFY LOCATION OF ALL DEVICES ON ARCHITECTURAL PLANS.
6. MAINTAIN A MAXIMUM 2% VOLTAGE DROP ON ALL LIGHTING HOMERUNS.
7. CONTRACTOR SHALL PROVIDE ALL BACKING BRACKETS, SUPPORTS, AND MOUNTING HARDWARE NECESSARY TO PROPERLY INSTALL LIGHTING FIXTURES.
8. VERIFY THE EXACT ROUTING OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.
9. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON THE ELECTRICAL DRAWINGS OR NOT.
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11. GRAPHICS / SIGNAGE: VERIFY & PROVIDE CONNECTION TO SIGNAGE PER VENDOR'S SHOP DRAWINGS. VERIFY SIGN LOCATION, MOUNTING ELEVATION AND BRANCH CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN.
12. ALL LIGHTING FIXTURES, EXCEPT EMERGENCY, SHALL BE CONTROLLED BY CONTRACTOR PROVIDED AUTOMATIC LIGHTING CONTROL SYSTEM AS REQUIRED BY STATE OF CALIFORNIA TITLE 24 REGULATIONS.
13. PROVIDE ALL REQUIRED DEVICE COVER PLATES.



3 PARTIAL ROOF PLAN (EXISTING)
SCALE: 1/8" = 1'-0"

BUILDING KEY PLAN
(NOT TO SCALE)



MINOR ELECTRICAL DEMOLITION FOR REMODELING

EXAMINATION:
OBTAIN RECORD DRAWINGS / AS-BUILTS FROM OWNER. VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS ARE AS SHOWN ON RECORD DRAWINGS.
VERIFY THAT ABANDONED WIRING AND EQUIPMENT SERVE ONLY ABANDONED FACILITIES.
DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS. REPORT DISCREPANCIES TO OWNER AND ARCHITECT/ENGINEER BEFORE DISTURBING EXISTING INSTALLATION.
BEGINNING OF DEMOLITION MEANS INSTALLER ACCEPTS EXISTING CONDITIONS.

PREPARATION
DISCONNECT AND MAKE SAFE ALL ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.
COORDINATE ELECTRICAL SERVICE OUTAGES WITH OWNER'S REPRESENTATIVE.
PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN REQUIRED EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.
EXISTING ELECTRICAL SERVICE: MAINTAIN EXISTING SYSTEM IN SERVICE. DISABLE SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER AT LEAST 72 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION. MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA WHEN OUTAGE AFFECTS BUSINESS OPERATION.
EXISTING FIRE ALARM SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.
EXISTING TELEPHONE SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.
EXISTING SECURITY SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.
EXISTING CCTV SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

DEMOLITION AND EXTENSION OF EXISTING WORK
DEMOLISH AND EXTEND EXISTING ELECTRICAL WORK UNDER PROVISIONS OF THIS SECTION.
REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.
REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY AND RE-LABEL DEVICES AS SPARES.
REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES.
DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.
DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED.
DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER ACCESSORIES.
DISCONNECT AND REMOVE ABANDONED CONDUIT.
REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.
MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE.
EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS, AND IN COMPLIANCE WITH NEW PROJECT SPECIFICATIONS.
MODIFY EXISTING AS-BUILT DRAWINGS TO NOTE CHANGES.

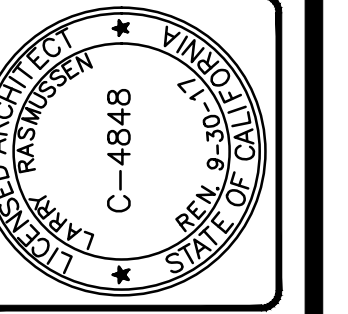
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PANELBOARDS: CLEAN EXPOSED SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS. PROVIDE TYPED CIRCUIT DIRECTORY SHOWING REVISED CIRCUITING ARRANGEMENT.
LUMINAIRES: REMOVE EXISTING LUMINAIRES, WHERE SCHEDULED TO REMAIN, FOR CLEANING. USE MILD DETERGENT TO CLEAN ALL EXTERIOR AND INTERIOR SURFACES; RINSE WITH CLEAN WATER AND WIPE DRY. REPLACE LAMPS, BALLASTS, AND BROKEN ELECTRICAL PARTS.

INSTALLATION
INSTALL RELOCATED MATERIALS AND AS REQUIRED BY THIS SECTION AND OWNER'S REPRESENTATIVE.

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Sheet Title	R&A No.	Date	Drawn	Checked	Consult
PARTIAL FLOOR & ROOF PLANS FOR 4732		6/13/17	VZ	DF	
Revisions					

BID SET
6-19-17

FACADE REMODEL RIVIERA SHOPPING CENTER
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

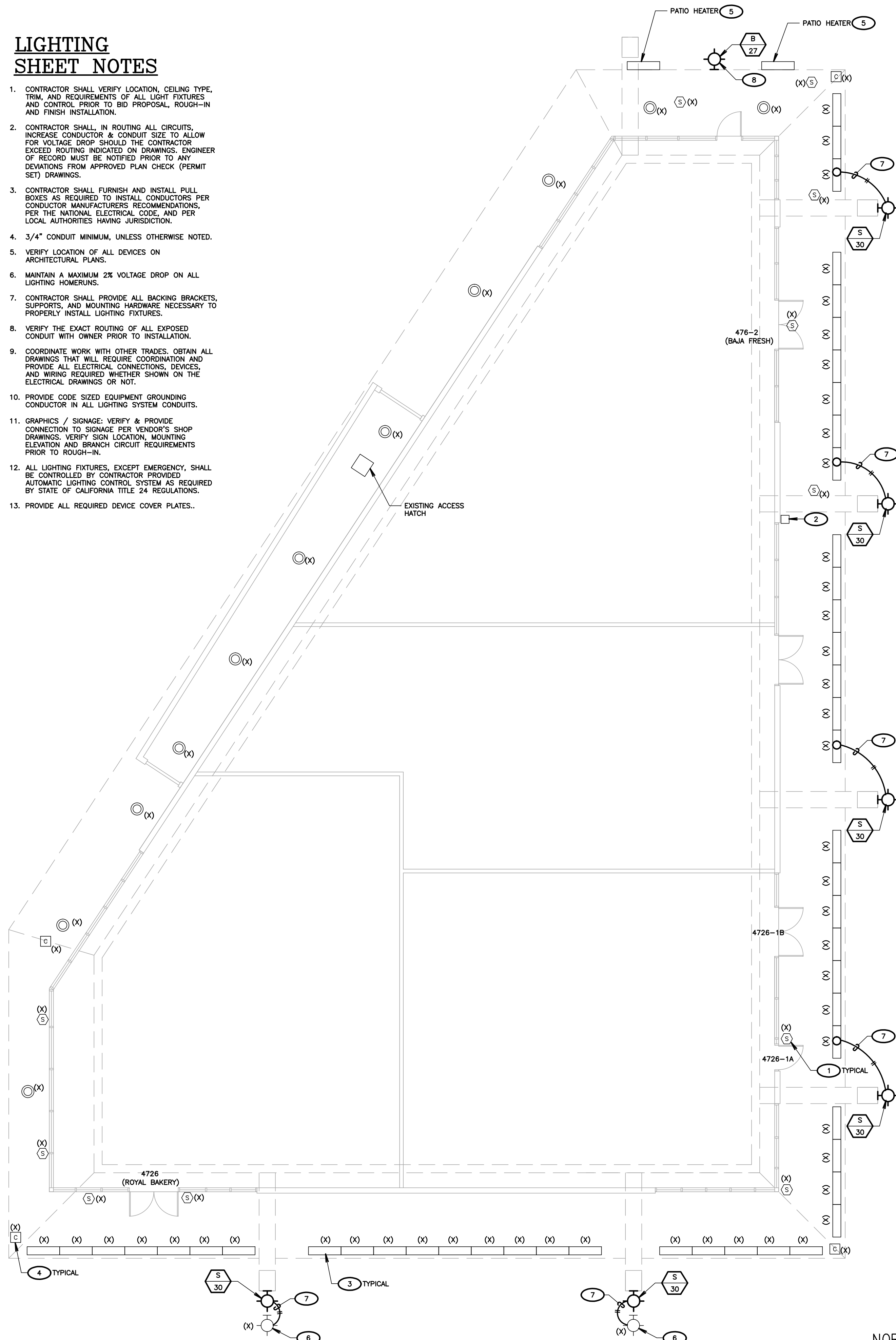
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LIGHTING SHEET NOTES

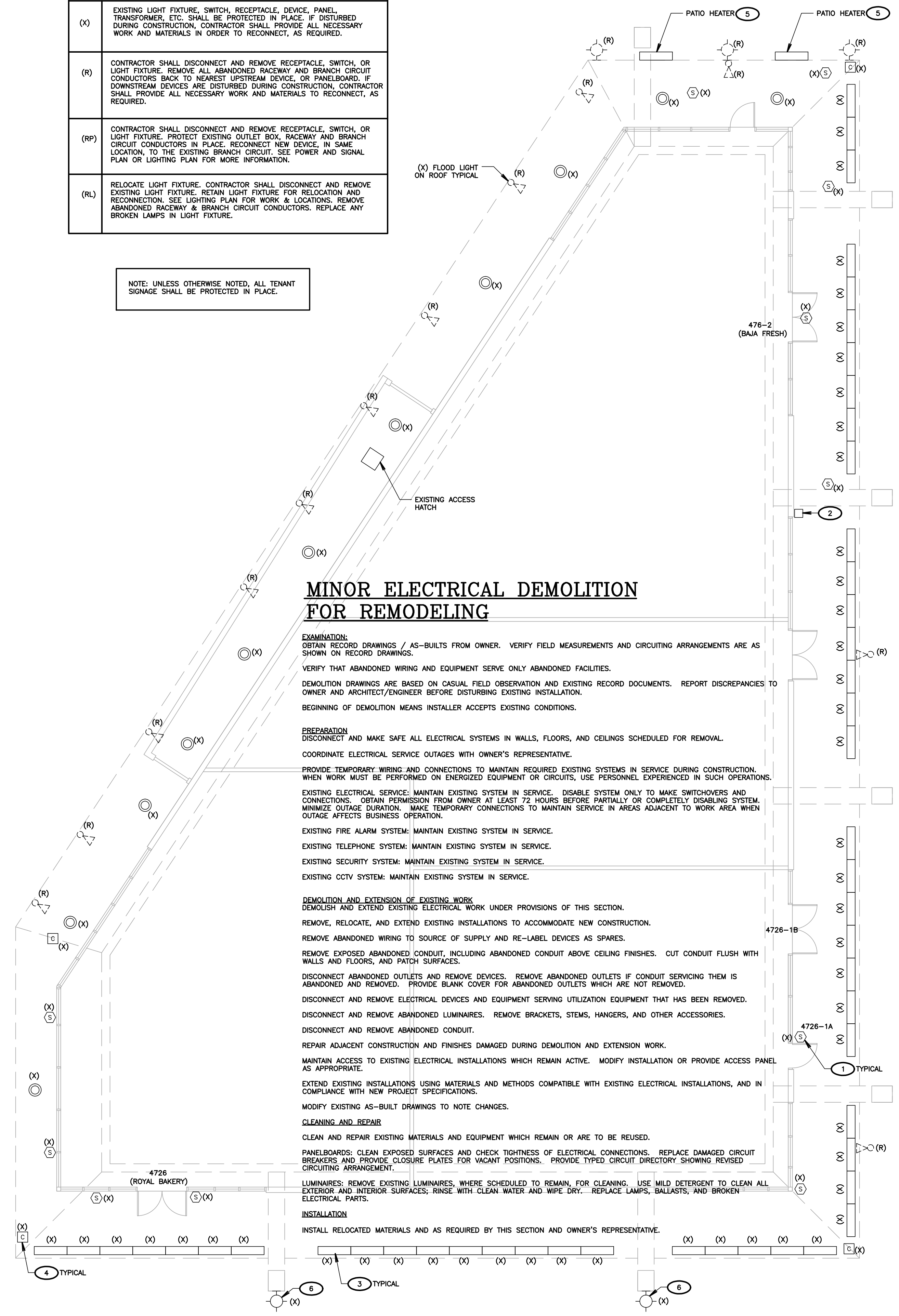
- CONTRACTOR SHALL VERIFY LOCATION, CEILING TYPE, TRIM, AND REQUIREMENTS OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN AND FINISH INSTALLATION.
- CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR & CONDUIT SIZE TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWINGS. ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM APPROVED PLAN CHECK (PERMIT SET) DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
- 3/4" CONDUIT MINIMUM, UNLESS OTHERWISE NOTED.
- VERIFY LOCATION OF ALL DEVICES ON ARCHITECTURAL PLANS.
- MAINTAIN A MAXIMUM 2% VOLTAGE DROP ON ALL LIGHTING HOMERUNS.
- CONTRACTOR SHALL PROVIDE ALL BACKING BRACKETS, SUPPORTS, AND MOUNTING HARDWARE NECESSARY TO PROPERLY INSTALL LIGHTING FIXTURES.
- VERIFY THE EXACT ROUTING OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.
- COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON THE ELECTRICAL DRAWINGS OR NOT.
- PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTOR IN ALL LIGHTING SYSTEM CONDUITS.
- GRAPHICS / SIGNAGE: VERIFY & PROVIDE CONNECTION TO SIGNAGE PER VENDOR'S SHOP DRAWINGS. VERIFY SIGN LOCATION, MOUNTING, ELEVATION AND BRANCH CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN.
- ALL LIGHTING FIXTURES, EXCEPT EMERGENCY, SHALL BE CONTROLLED BY CONTRACTOR PROVIDED AUTOMATIC LIGHTING CONTROL SYSTEM AS REQUIRED BY STATE OF CALIFORNIA TITLE 24 REGULATIONS.
- PROVIDE ALL REQUIRED DEVICE COVER PLATES.



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

DEMOLITION LEGEND	
(X)	EXISTING LIGHT FIXTURE, SWITCH, RECEPTACLE, DEVICE, PANEL, TRANSFORMER, ETC. SHALL BE PROTECTED IN PLACE. IF DISTURBED DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS IN ORDER TO RECONNECT, AS REQUIRED.
(R)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. REMOVE ALL ABANDONED RACEWAY AND BRANCH CIRCUIT CONDUCTORS BACK TO NEAREST UPSTREAM DEVICE, OR PANELBOARD, IF DOWNSTREAM DEVICES ARE DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS TO RECONNECT, AS REQUIRED.
(RP)	CONTRACTOR SHALL DISCONNECT AND REMOVE RECEPTACLE, SWITCH, OR LIGHT FIXTURE. PROTECT EXISTING OUTLET BOX, RACEWAY AND BRANCH CIRCUIT CONDUCTORS IN PLACE. RECONNECT NEW DEVICE IN SAME LOCATION, TO THE EXISTING BRANCH CIRCUIT. SEE POWER AND SIGNAL PLAN OR LIGHTING PLAN FOR MORE INFORMATION.
(RL)	RELOCATE LIGHT FIXTURE. CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING LIGHT FIXTURE. RETAIN LIGHT FIXTURE FOR RELOCATION AND RECONNECTION. SEE LIGHTING PLAN FOR WORK & LOCATIONS. REMOVE ABANDONED RACEWAY & BRANCH CIRCUIT CONDUCTORS. REPLACE ANY BROKEN LAMPS IN LIGHT FIXTURE.

NOTE: UNLESS OTHERWISE NOTED, ALL TENANT SIGNAGE SHALL BE PROTECTED IN PLACE.



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

MINOR ELECTRICAL DEMOLITION FOR REMODELING

EXAMINATION:
OBTAIN RECORD DRAWINGS / AS-BUILTS FROM OWNER. VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS ARE AS SHOWN ON RECORD DRAWINGS.
VERIFY THAT ABANDONED WIRING AND EQUIPMENT SERVE ONLY ABANDONED FACILITIES.
DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS. REPORT DISCREPANCIES TO OWNER AND ARCHITECT/ENGINEER BEFORE DISTURBING EXISTING INSTALLATION.
BEGINNING OF DEMOLITION MEANS INSTALLER ACCEPTS EXISTING CONDITIONS.

PREPARATION
DISCONNECT AND MAKE SAFE ALL ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.
COORDINATE ELECTRICAL SERVICE OUTAGES WITH OWNER'S REPRESENTATIVE.
PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN REQUIRED EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.

EXISTING ELECTRICAL SERVICE: MAINTAIN EXISTING SYSTEM IN SERVICE. DISABLE SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER AT LEAST 72 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION. MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA WHEN OUTAGE AFFECTS BUSINESS OPERATION.

EXISTING FIRE ALARM SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.
EXISTING TELEPHONE SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.
EXISTING SECURITY SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.
EXISTING CCTV SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE.

DEMOLITION AND EXTENSION OF EXISTING WORK
DEMOLISH AND EXTEND EXISTING ELECTRICAL WORK UNDER PROVISIONS OF THIS SECTION.
REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.
REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY AND RE-LABEL DEVICES AS SPARES.
REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES.
DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.
DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED.
DISCONNECT AND REMOVE ABANDONED CONDUIT. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER ACCESSORIES.
REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.
MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE.
EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS, AND IN COMPLIANCE WITH NEW PROJECT SPECIFICATIONS.

MODIFY EXISTING AS-BUILT DRAWINGS TO NOTE CHANGES.

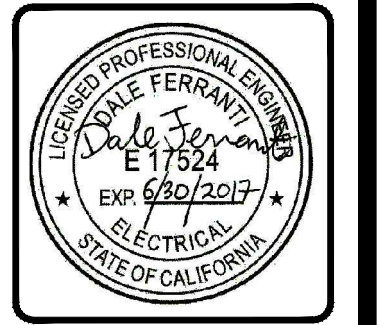
CLEANING AND REPAIR
CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT WHICH REMAIN OR ARE TO BE REUSED.
PANELBOARDS: CLEAN EXPOSED SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS. PROVIDE TYPED CIRCUIT DIRECTORY SHOWING REVISED CIRCUITING ARRANGEMENT.

LUMINAIRES: REMOVE EXISTING LUMINAIRES, WHERE SCHEDULED TO REMAIN. FOR CLEANING, USE MILD DETERGENT TO CLEAN ALL EXTERIOR AND INTERIOR SURFACES; RINSE WITH CLEAN WATER AND WIPE DRY. REPLACE LAMPS, BALLASTS, AND BROKEN ELECTRICAL PARTS.

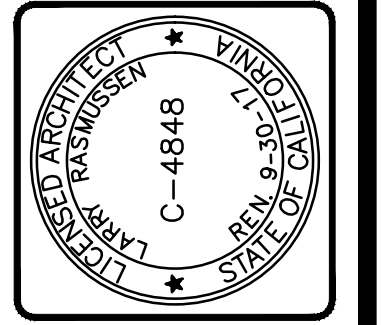
INSTALLATION
INSTALL RELOCATED MATERIALS AND AS REQUIRED BY THIS SECTION AND OWNER'S REPRESENTATIVE.

- KEYNOTES**
(NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)
- EXISTING SPEAKER. PROTECT IN PLACE.
 - EXISTING SECURITY SYSTEM BOX. PROTECT IN PLACE.
 - EXISTING RECESSED LIGHT FIXTURE. PROTECT IN PLACE.
 - EXISTING CCTV CAMERA. PROTECT IN PLACE.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK & MATERIALS IN ORDER TO DISCONNECT, REMOVE & STORE HEATER FOR RECONNECTION IN SAME LOCATION AFTER ARCHITECTURAL FACADE WORK IS COMPLETE. COORDINATE REMOVAL OF HEATER WITH ARCHITECT IF NECESSARY.
 - EXISTING WALL MOUNTED LIGHT FIXTURE LOCATED HIGH ON COLUMN. PROTECT IN PLACE.
 - CONTRACTOR SHALL PROVIDE ALL REQUIRED WORK & MATERIALS IN ORDER TO EXTEND (X) LIGHTING BRANCH CIRCUIT TO NEW LIGHT FIXTURE.
 - PROVIDE LIGHT FIXTURE IN SAME LOCATION AS REMOVED LIGHT FIXTURE. PROVIDE ALL REQUIRED WORK & MATERIALS IN ORDER TO CONNECT LIGHT FIXTURE TO EXISTING BRANCH CIRCUIT & CONTROL.

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Sheet	ELECTRICAL DEMOLITION & PROPOSED ELECTRICAL PLAN FOR BUILDING 4726		
Revisions	R&A No:	Date:	Consult. No:
		6/13/17	
	Drawn:	VZ	Checked:
		DF	

BID SET
6-19-17

FACADE REMODEL RIVIERA SHOPPING CENTER
4726, 4732, 4738, 4744 & 4756
TELEPHONE ROAD
VENTURA, CALIFORNIA

Sheet No.
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