

FILE PATH & NAME: P:\A161307 RIVIERA SHOPPING CENTER FOOD COURT SUITES\DRAWINGS\CONST DOCS\RSC - FOOD COURT CONDOS_REV.TE.DWG PLG:RSC:RSC:PRINTED ON A 24"X36" SHEET.

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ABBREVIATIONS

Table with two columns: Abbreviation and Full Name. Includes entries like A.F.F. ABOVE FINISH FLOOR, INT. INTERIOR, etc.

PROJECT TEAM

Table listing project team members: ARCHITECT (Rasmussen & Associates), CIVIL ENGINEER (Jensen Design & Survey), STRUCTURAL ENGINEER (Vinci & Associates), OWNER (Athena Property Management), MECHANICAL ENGINEER (Nibecker & Associates), ELECTRICAL ENGINEER (Ferranti Engineering).

Table listing symbols and their meanings: WINDOW TYPE, DOOR CONSECUTIVE NUMBER, ROOM CONSECUTIVE NUMBER, etc.

Table listing materials and their representations: EARTH, GRAVEL OR CRUSHED ROCK BASE, ASPHALTIC CONCRETE PAVING, etc.

LIST OF SYMBOLS MATERIALS LEGEND

FOOD COURT SUITES RIVIERA SHOPPING CENTER VENTURA, CALIFORNIA

APPLICABLE CODES

Table listing applicable codes: 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), etc.

GREEN BUILDING MEASURES

GREEN BUILDING CODE REQUIREMENTS DO NOT APPLY TO NON-RESIDENTIAL ALTERATIONS WITH A VALUATION OF LESS THAN \$200,000

DEFERRED APPROVALS

FOR THE PRODUCTS OR SYSTEMS INDICATED BELOW THE CONTRACTOR SHALL PERFORM THE FOLLOWING:

- A. PREPARE SHOP DRAWINGS FOR THE PRODUCT OR SYSTEMS ADEQUATELY DESCRIBING THE WORK. PREPARE CALCULATIONS AS REQUIRED. FOR ALL ITEMS WITH CALCULATIONS, THE DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A LICENSED CALIFORNIA ENGINEER OF THE APPROPRIATE DISCIPLINE.

DEFERRED APPROVALS

- 1. MODIFICATION OF EXISTING FIRE SPRINKLER SYSTEM CONFORMING TO NFPA 13 SHALL BE PROVIDED. SEPARATE SUBMITTAL AND PERMIT REQUIRED.

FIRE DEPARTMENT

NO HAZARDOUS OR FLAMMABLE MATERIALS WILL BE STORED AND OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLE 307.1

THE STRUCTURE SHALL BE IN COMPLIANCE WITH APPLICABLE SECTIONS OF THE 2016 C.F.C. AND CALIFORNIA CODE OF REGULATIONS, TITLE 19. INSPECTION FOR COMPLIANCE AND GENERAL FIRE SAFETY WILL BE REQUIRED PRIOR TO OCCUPANCY.

- 1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

CODE SUMMARY

PROJECT SUMMARY: REMODEL FORMER RETAIL BUILDING FOR MULTI-TENANTS. TENANT IMPROVEMENTS FOR ALL SUITES SHALL BE UNDER SEPARATE PERMIT. THIS PERMIT IS FOR DEMISING WALLS AND SHELL REMODEL ONLY. NO OCCUPANCY.

Table with columns: APN#, LOCAL JURISDICTIONS, BUILDING OFFICIAL, FIRE OFFICIAL, FLOOD CONTROL.

Table with columns: USE ZONE, OCCUPANCY, EXISTING PROPOSED.

Table with columns: CONSTRUCTION TYPE, FIRE SPRINKLERS PROVIDED, SITE AREA.

Table with columns: EXISTING BUILDING AREA, AREA OF SUITE 4744-A, AREA OF SUITE 4744-B, etc.

Table with columns: ACCESSORY "U" OCCUPANCY ADDED AREA, OCCUPANT LOAD.

SUITE 4744-A 83 OCCUPANTS PER TENANT CALCULATION BELOW. TENANT IMPROVEMENT UNDER SEPARATE PERMIT. 2 EXITS PROVIDED. 2/3 TABLES & CHAIRS @ 1/15: 1,199 S.F. = 80

SUITE 4744-B 83 OCCUPANTS PER TENANT CALCULATION BELOW. TENANT IMPROVEMENT UNDER SEPARATE PERMIT. 2 EXITS PROVIDED. 2/3 TABLES & CHAIRS @ 1/15: 1,199 S.F. = 80

SUITE 4744-C 73 OCCUPANTS PER TENANT CALCULATION BELOW. TENANT IMPROVEMENT UNDER SEPARATE PERMIT. 2 EXITS PROVIDED. 2/3 TABLES & CHAIRS @ 1/15: 1,054 S.F. = 70

SUITE 4744-D 74 OCCUPANTS PER TENANT CALCULATION BELOW. TENANT IMPROVEMENT UNDER SEPARATE PERMIT. 2 EXITS PROVIDED. 2/3 TABLES & CHAIRS @ 1/15: 1,067 S.F. = 71

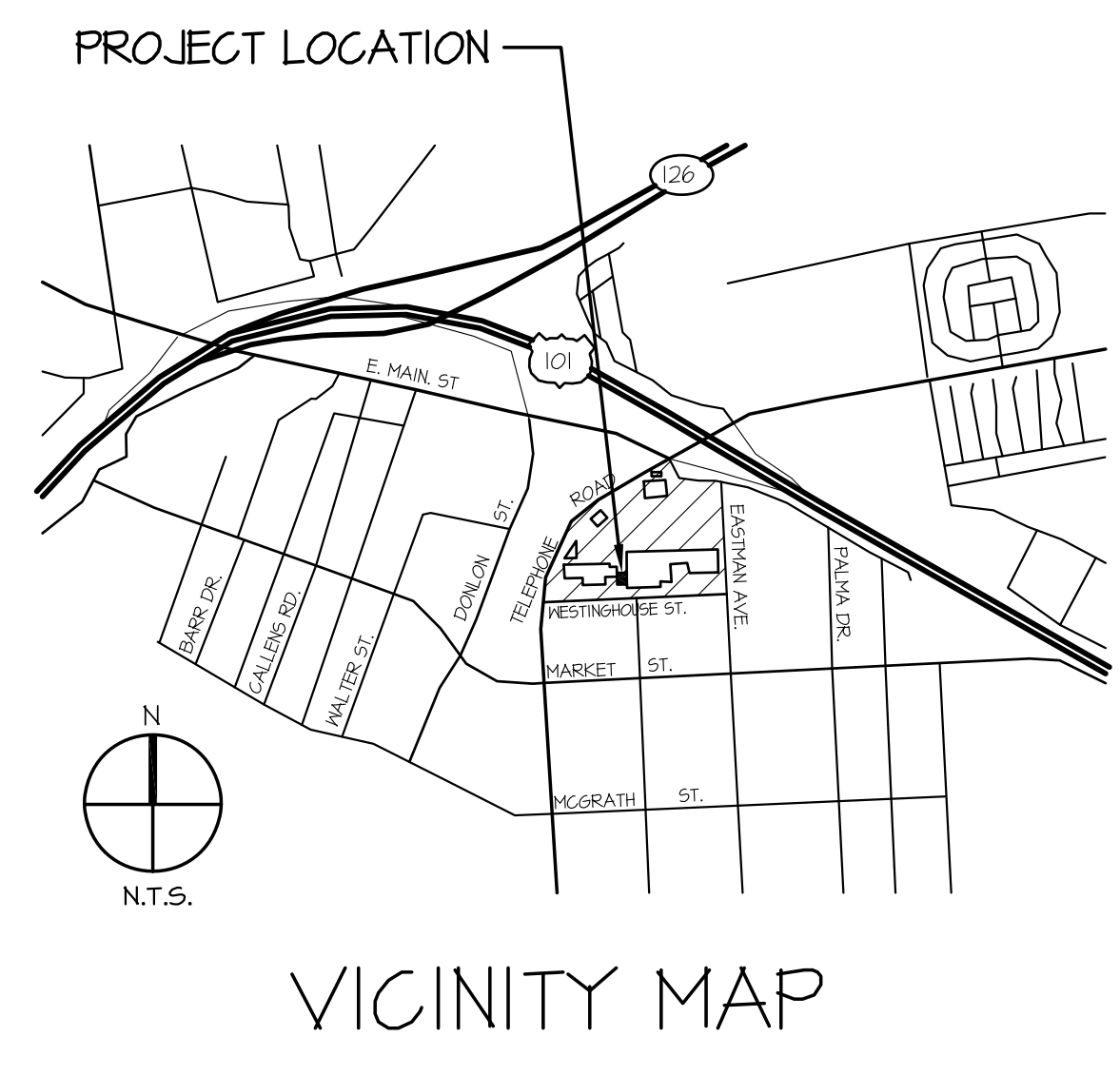
FIRE RESISTANCE REQUIREMENTS CLASS A ROOFING (EXISTING) BUILDING IS EQUIPPED WITH FIRE SPRINKLER SYSTEM.

SITE CALCULATIONS SITE AREA 44-22.6 AC EXISTING BUILDINGS 250,025 S.F. (25.39%)

PARKING REQUIRED 250,025 S.F. / 250 = 1,000 SPACES (LARGE SHOPPING CENTER) PROVIDED = 1,107 SPACES

INDEX OF DRAWINGS

Table listing drawing titles: T TITLE SHEET, CIVIL (C1 GRADING PLAN), ARCHITECTURAL (A1.1 MASTER SITE PLAN), STRUCTURAL BUILDING T.J., MECHANICAL & PLUMBING (MP0.1 MECHANICAL/PLUMBING COVER SHEET), ELECTRICAL (E1.0 GENERAL ELECTRICAL NOTES AND SYMBOLS), LANDSCAPE (L0.0 LANDSCAPE COVER SHEET).



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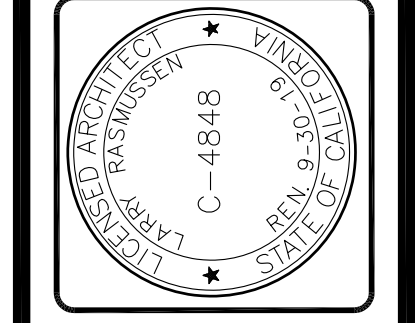


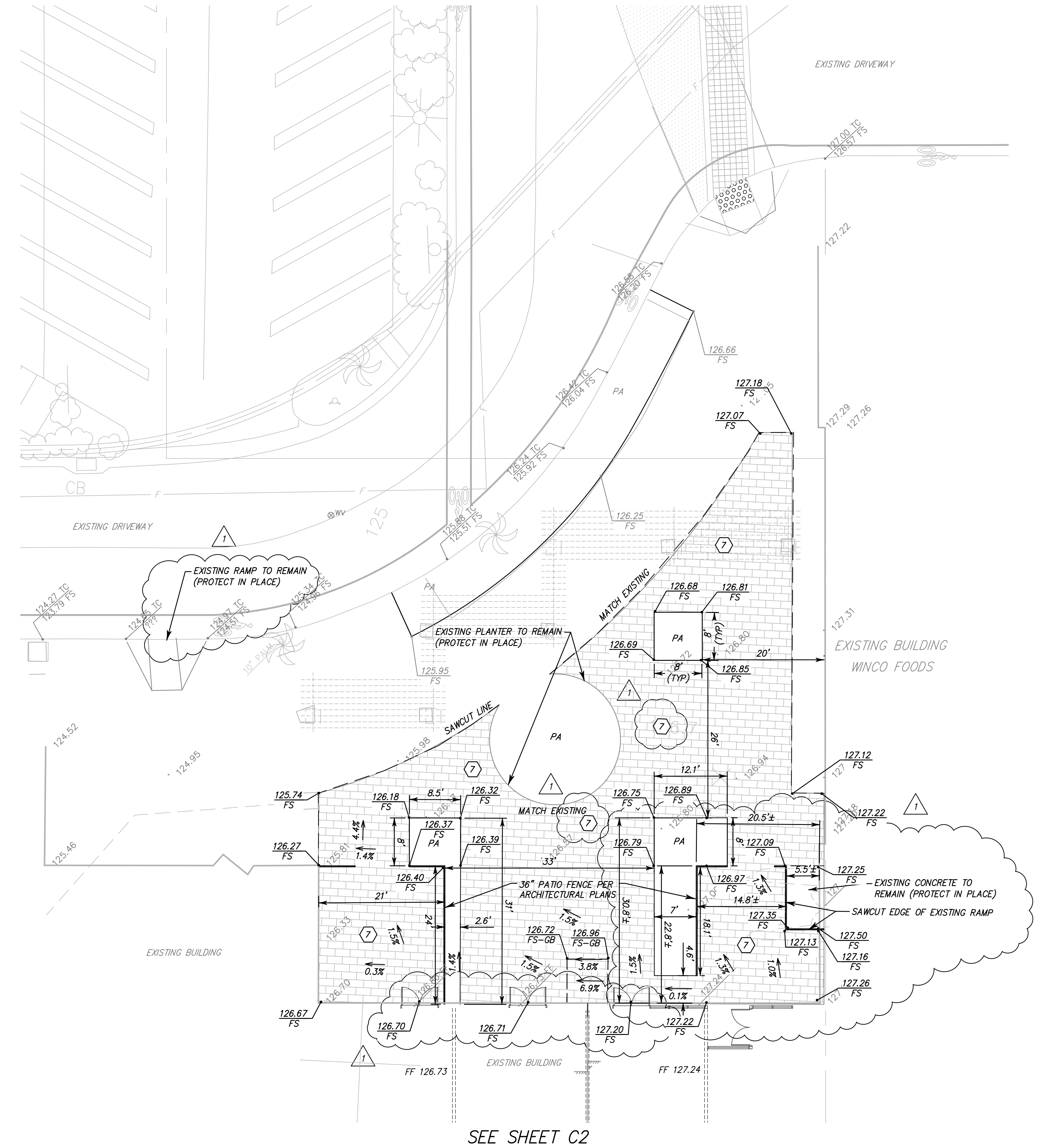
Table for TITLE SHEET: R&A No., Date, Drawn, L.T., Checked, S.B., Consult., No.

RIVIERA SHOPPING CENTER 4744 BUILDING REMODEL 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD VENTURA, CA 93003 2019-05-17 BID SET

THIS SHEET WAS ORIGINALLY PRINTED ON A 24"X36" SHEET.

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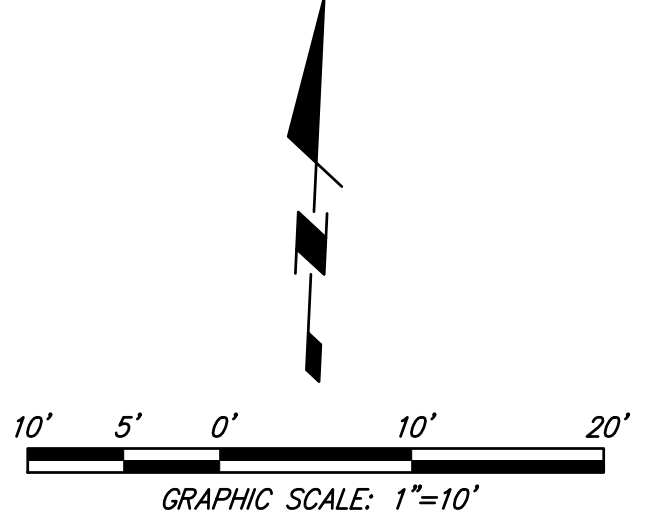
SEE SHEET C2

NOTICE TO THE CONTRACTOR

THE EARTHWORK SUMMARY IS PROVIDED AS A COURTESY AND CONVENIENCE TO THE CONTRACTOR. QUANTITIES SHOWN ARE APPROXIMATE, BASED ON THE DIFFERENCES BETWEEN EXISTING GROUND ELEVATIONS AND ROUGH GRADE ELEVATIONS. QUANTITIES PROVIDED MAKE NO PROVISIONS FOR STRIPPING, OR OVEREXCAVATION. VARIABLES SUCH AS COMPACTION, SHRINKAGE AND THE CONTRACTORS METHOD OF OPERATION, WILL CAUSE THE VOLUME OF DIRT MOVED IN THE FIELD TO DEVIATE FROM THE CALCULATED QUANTITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EARTHWORK REQUIREMENTS TO ROUGH GRADE THIS JOB.

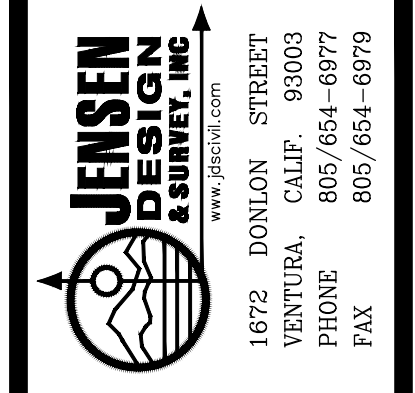
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CONSTRUCTION NOTES

- CONSTRUCT 6" CURB ONLY PER CITY OF VENTURA STD. DETAIL No. 107.
- CONSTRUCT 3" A.C. OVER 8" CRUSHED A.B. (TI=4.5) OR EQUIVALENT IN PARKING AREAS AND 3" A.C. OVER 11.5" (TI=6) CRUSHED A.B. OR EQUIVALENT FOR HIGH TRAFFIC AREAS, PER FINAL GEOTECHNICAL REPORT, BASED ON APPROVED R-VALUES.
- CONSTRUCT PCC SIDEWALK PER VENTURA STD. DET. No.102, FOR SOILS PREPARATION REFER TO SOILS REPORT E75208.02-01 RECOMMENDATIONS.
- REMOVE EXISTING PAINT AND PAINT STANDARD 4" WIDE PARKING STALL DESIGNATION.
- EXISTING CURB TO REMAIN, PROTECT IN PLACE.
- INSTALL TRUNCATED DOMES. DOMES SHALL BE YELLOW - "ACCESS TILES".
- SAWCUT AND REMOVE EXISTING CONCRETE IN AREA TO RECEIVE PAVERS. INSTALL DECORATIVE PAVING PER LANDSCAPE ARCHITECT'S PLANS, SHEET L2.04. PAVERS TO BE INSTALLED OVER 4" AGGREGATE BASE & 12" GRANULAR SUB BASE. COMPACTION PER FINAL SOILS REPORT. DECORATIVE SPECIFICATIONS, COLOR & TEXTURE PER LANDSCAPE PLANS.
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- CONSTRUCT ENCLOSED TRASH ENCLOSURE PER CITY REFUSE AND RECYCLING ENCLOSURE MINIMUM STANDARDS AND GUIDELINES. SEE ARCHITECT'S PLANS.
- INSTALL GREASE INTERCEPTOR PER PLUMBING PLANS.
- CONNECT 4" PVC SEWER LATERAL TO EXISTING 6" SEWER LATERAL. CONTRACTOR TO POTHOLE AND VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING SEWER LATERAL PRIOR TO STARTING WORK. CONTACT PROJECT CIVIL ENGINEER PRIOR TO STARTING WORK. SEE PLUMBING PLAN FOR P.O.C.
- INSTALL 4" PVC SDR-35 SEWER LINE PER CITY OF VENTURA STD. DET. NOS. 200 AND 113. S=0.02. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO INSTALLING ANY NEW LATERAL PIPING. CONTACT PROJECT CIVIL ENGINEER IF DISCREPANCIES ARE FOUND BETWEEN FIELD CONDITIONS AND THESE PLANS. SEE PLUMBING PLAN FOR P.O.C. TO BUILDING.
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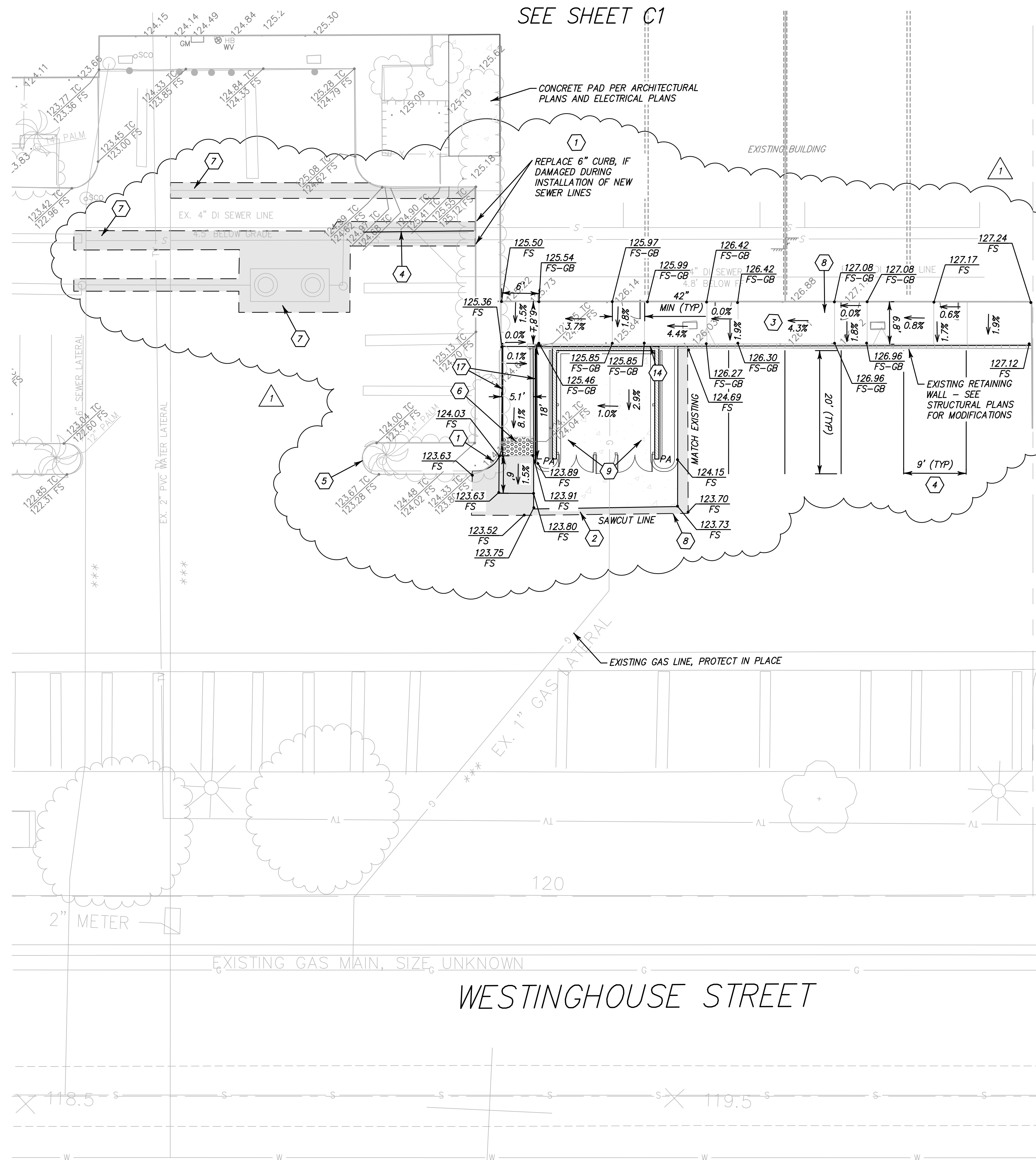
Revisions	R&A No:	A161307
1. P.C. CORRECTION 4/26/2019	Date:	02-28-2019
	Drawn:	
	Checked:	S.B.
	Consult. No:	

**RIVIERA SHOPPING CENTER
 4744 BUILDING REMODEL**
 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
 VENTURA, CA 93003

Sheet No.
C1

2019-05-17 BID SET

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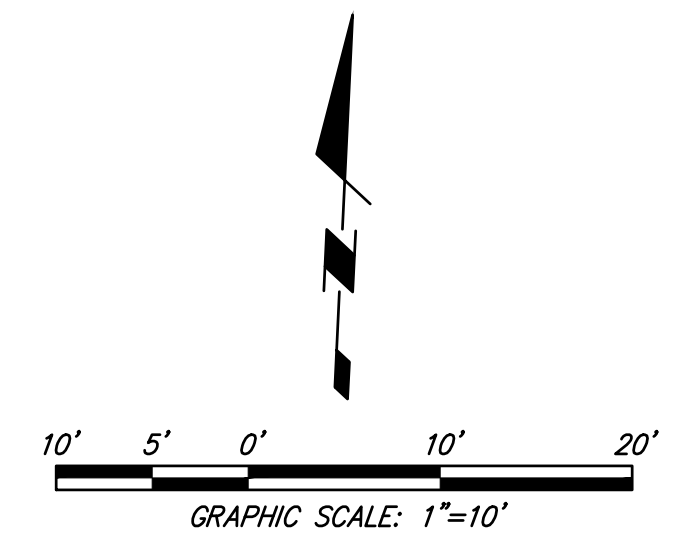
SEE SHEET C1

2" METER

WESTINGHOUSE STREET

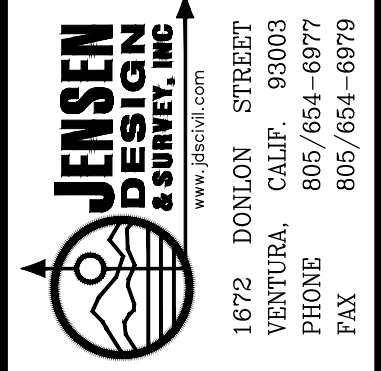
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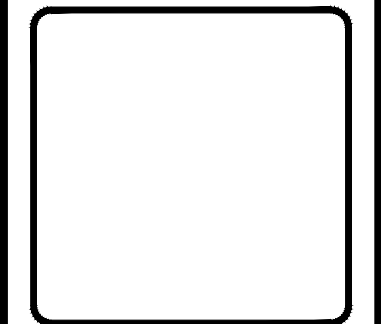


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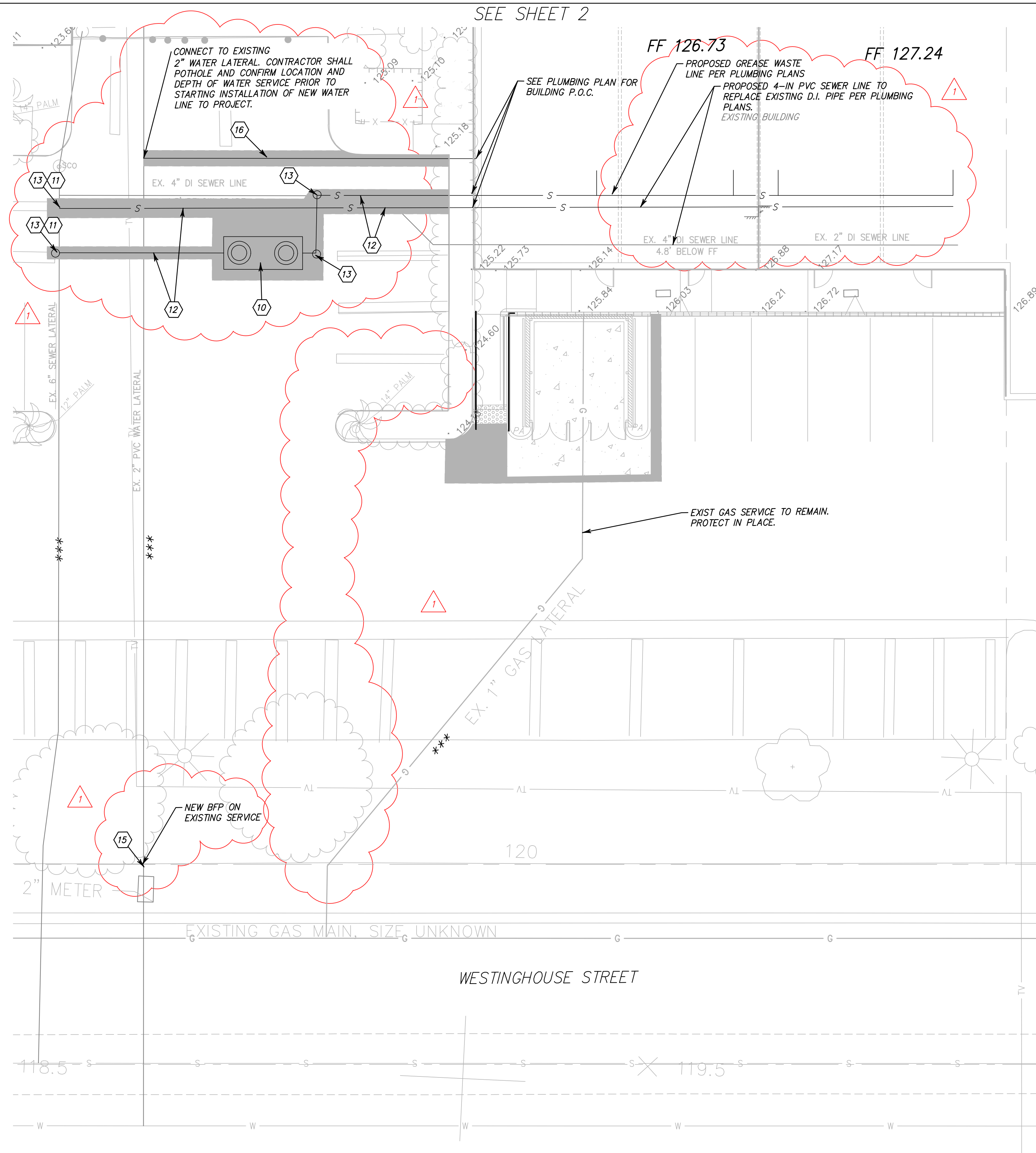


Revisions	REA No:	A161307
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4744 BUILDING REMODEL
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Sheet No.
C2

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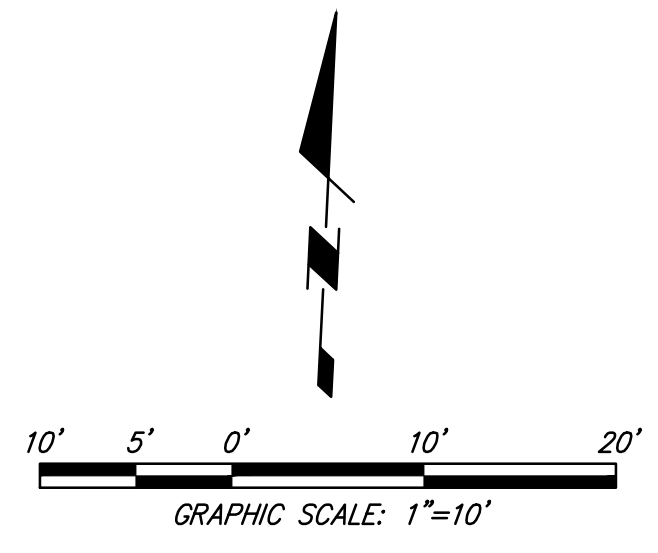


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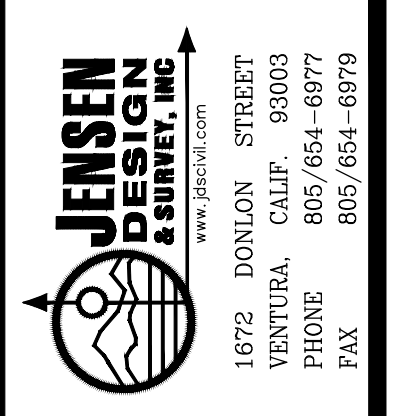
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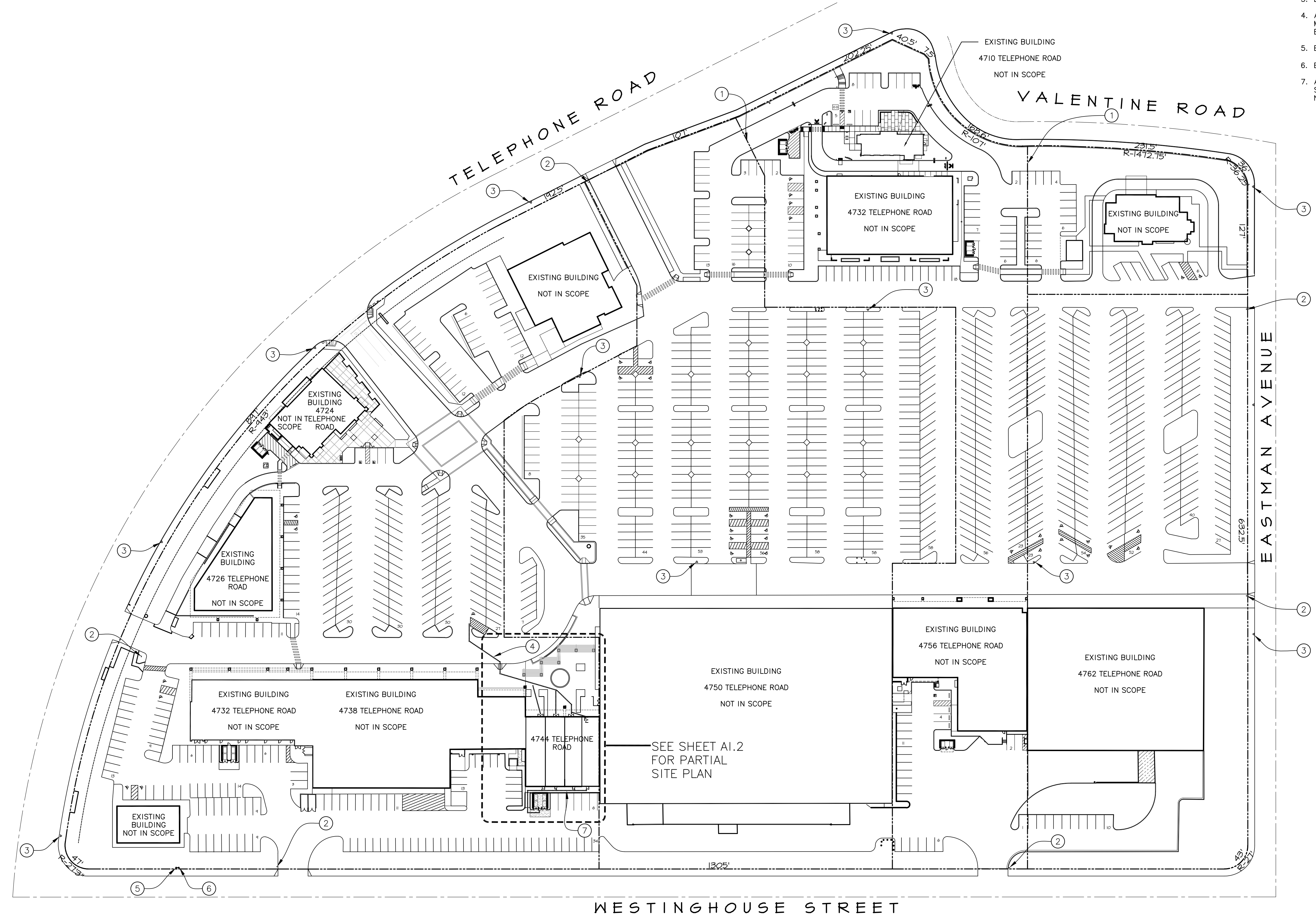
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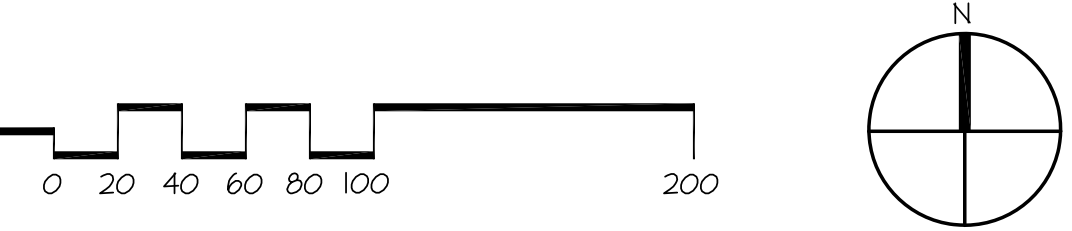
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- NOTE LEGEND**
1. PROPERTY LINES.
 2. EXISTING ACCESSIBLE PARKING "TOW AWAY" SIGN AT PARKING LOT ENTRANCE.
 3. EXISTING FIRE HYDRANT.
 4. ACCESSIBLE PATH OF TRAVEL FROM EXISTING ACCESSIBLE PARKING STALL TO MAIN ENTRY AT EACH SUITE. SLOPES NOT TO EXCEED 5% WITH 2% CROSS SLOPE EXCEPT AT RAMPS AS NOTED.
 5. EXISTING BACKFLOW FOR FIRE WATER SERVICE LINE.
 6. EXISTING FIRE DEPARTMENT CONNECTION (FDC).
 7. ACCESSIBLE PATH OF TRAVEL FROM BACK DOORS TO TRASH ENCLOSURE. SLOPES NOT TO EXCEED 5% WITH 2% CROSS SLOPE EXCEPT AT RAMPS AS NOTED.

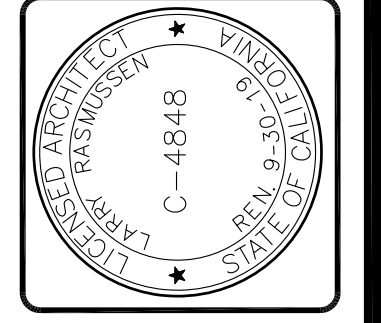
MASTER SITE PLAN
SCALE 1" = 60'-0"



**RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL**
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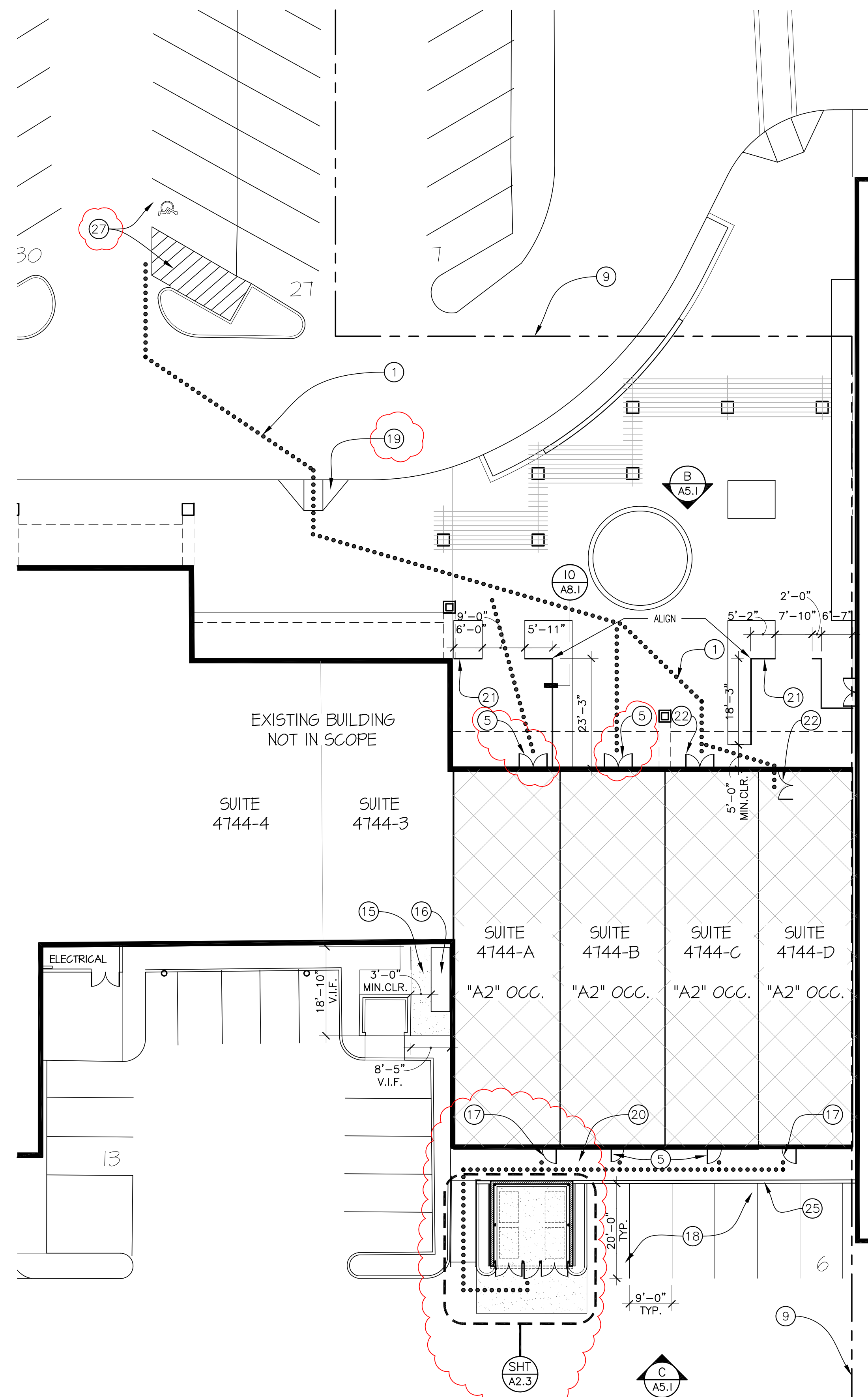
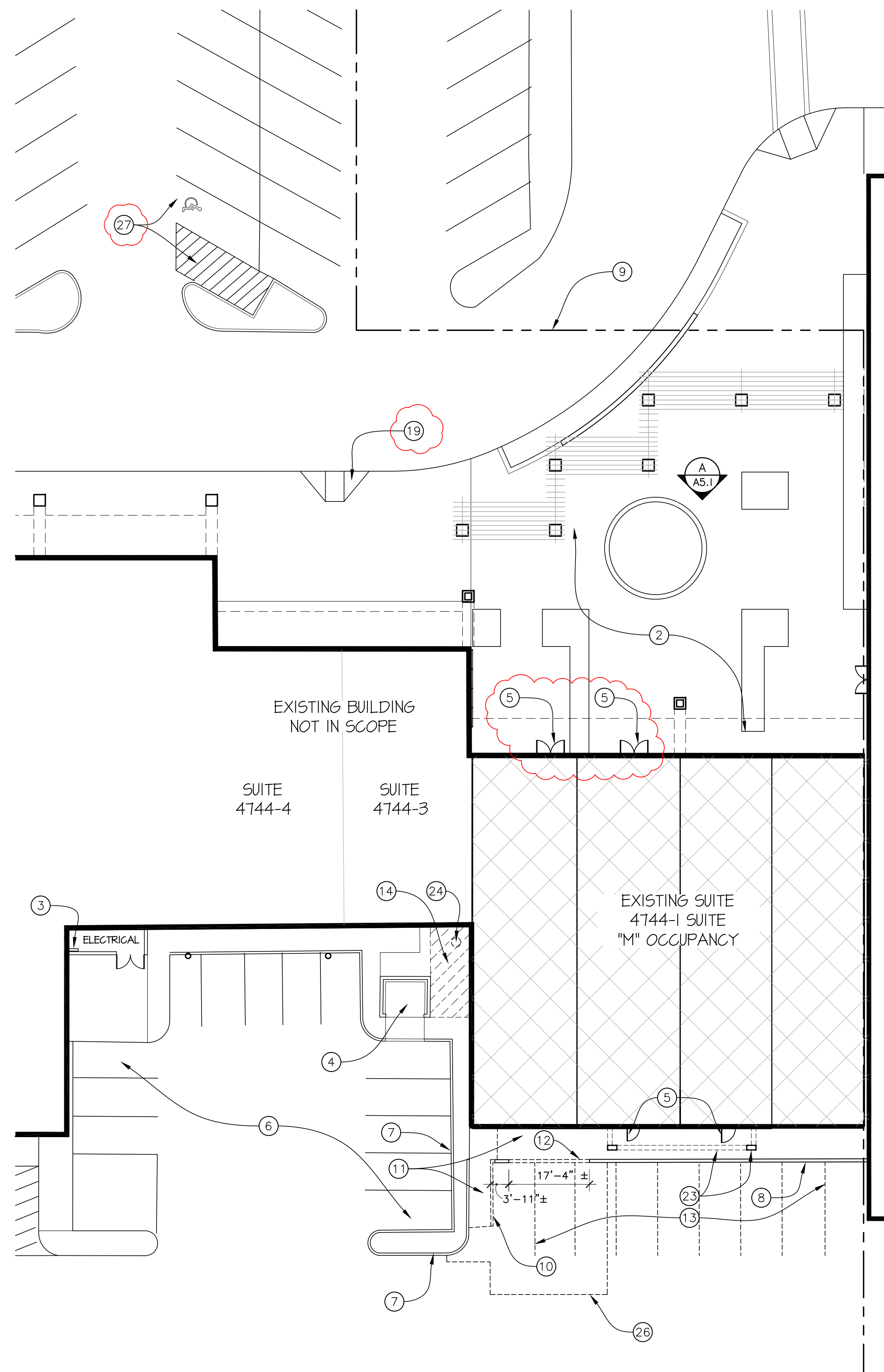
MASTER SITE PLAN

Revisions	R&A No. A161307
Date: 02-28-2019	Drawn: L.T.
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NOTE LEGEND

1. ACCESSIBLE PATH OF TRAVEL FROM EXISTING ACCESSIBLE PARKING TO MAIN ENTRY DOORS AT EACH SUITE. SLOPES NOT TO EXCEED 4.99% WITH 2% CROSS SLOPE.
2. EXISTING COURTYARD TO REMAIN.
3. EXISTING FIRE ALARM CONTROL PANEL FOR FIRE SPRINKLER MONITORING.
4. EXISTING TRASH ENCLOSURE TO REMAIN. TRASH ENCLOSURE DOES NOT SERVICE ANY OF THE SUITES IN THIS PERMIT.
5. EXISTING DOORS TO REMAIN.
6. EXISTING AC PAVING AND PARKING TO REMAIN.
7. EXISTING CONCRETE CURT TO REMAIN, TYPICAL.
8. EXISTING SHORT CMU WALL TO REMAIN.
9. PROPERTY LINES.
10. EXISTING CURB TO BE REMOVED.
11. EXISTING SLOPED WALKWAY TO BE REMOVED AND REPLACED.
12. REMOVE PORTION OF SHORT CMU WALL FOR NEW BACK WALL OF TRASH ENCLOSURE.
13. EXISTING PARKING STALLS TO BE REMOVED.
14. REMOVE LANDSCAPE IN THIS AREA TO ALLOW FOR NEW ELECTRICAL EQUIPMENT AND CONCRETE PAD.
15. CONCRETE PAD. SEE DETAIL I3/S2.
16. ELECTRICAL EQUIPMENT. SEE ELECTRICAL SHEET E2.0
17. DOORS. SEE DETAIL I4/S2 FOR REINFORCING NEW OPENING AT CMU WALL.
18. WHITE PAINT STALL STRIPES AT PARKING SPACES.
19. EXISTING CURB RAMP TO REMAIN.
20. CONCRETE SLOPED WALKWAY. SEE CIVIL SHEET C2.
21. 36" HIGH SURFACE MOUNTED PATIO FENCE. SEE DETAIL I0/AB.1. FURNISHED AND INSTALLED BY TENANT. PRIOR APPROVAL BY LANDLORD REQUIRED.
22. MAIN ENTRY DOORS TO SUITES. SEE FLOOR PLAN.
23. EXISTING AWNING STRUCTURE TO BE REMOVED.
24. EXISTING CUT TREE TRUNK TO BE REMOVED.
25. ADD ROW OF CMU BLOCK ALONG SHORT WALL. VERIFY NEW TOP OF CMU IS AT LEAST 6" HIGHER THAN CONCRETE WALKWAY FINISH SURFACE. SEE DETAIL 7/SI.2.
26. REMOVE PORTION OF A.C. PAVING FOR NEW CONCRETE APRON. SEE CIVIL DRAWING C2 FOR SAWCUT LOCATION.
27. EXISTING ACCESSIBLE PARKING STALL AND LOADING AISLE TO REMAIN.

GENERAL NOTES

- A. ACCESSIBLE PATH OF TRAVEL SHALL BE MINIMUM 48" WIDE WITH 2% MAX. CROSS SLOPE AND 5% SLOPE IN TRAVEL DIRECTION. CHANGES IN LEVEL CANNOT EXCEED 1/4".

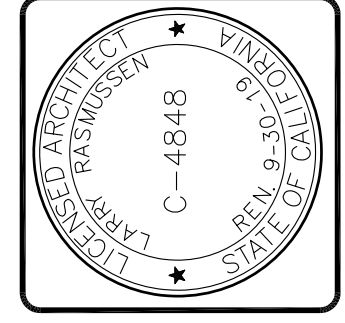
PARTIAL SITE PLAN

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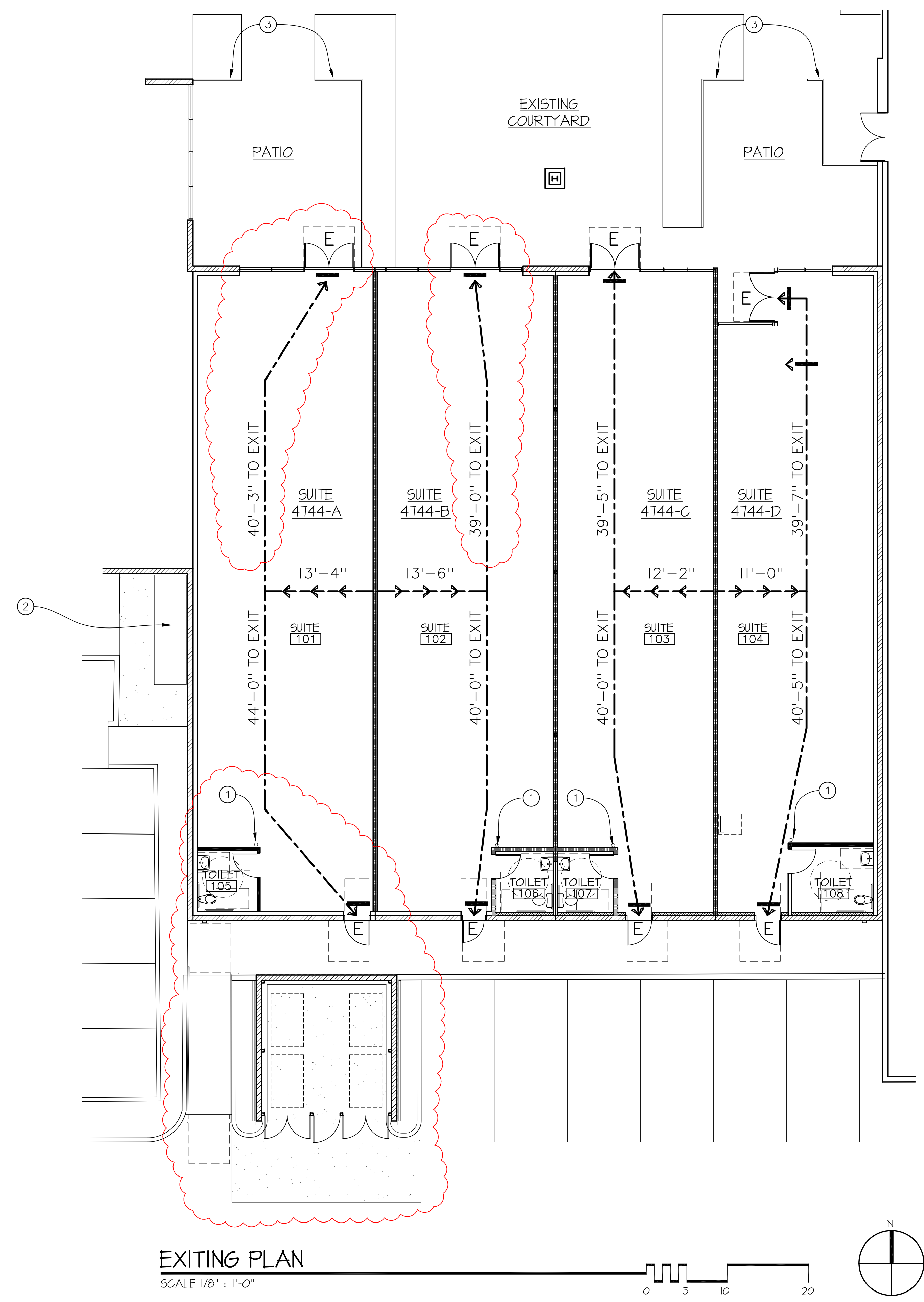
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EXITING PLAN

SCALE 1/8" = 1'-0"

NOTE LEGEND

- 1. FIRE EXTINGUISHER. SEE NOTES ON T-SHEET.
- 2. ELECTRICAL EQUIPMENT. SEE ELECTRICAL DRAWINGS.
- 3. 36" HIGH PATIO FENCE. SEE DETAIL 10/A8.1.

SYMBOL LEGEND

- ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW WHERE INDICATED. EXIT SIGN TO BE PROVIDED BY TENANT.
- ROUTE OF EXIT PASSAGE WAY, EMERGENCY EGRESS LIGHTING TO BE PROVIDED BY TENANT.
- EXIT DOOR
- COMMON PATH OF EGRESS.

WALL LEGEND

- EXISTING STUD WALL WITH GYPSUM BOARD. SEE NOTE "C" UNDER GENERAL NOTES
- EXISTING MASONRY WALL
- EXISTING FULL HEIGHT WALL
- NON-RATED WALL: 3-5/8" METAL STUD WALL WITH 5/8" GYPSUM BOARD TYPE "X" ON BOTH SIDES. WALL HEIGHT TO BE 10'-0" A.F.F.
- FULL HEIGHT WALL: 3-5/8" METAL STUDS WITH R-13 BATT INSULATION AND 5/8" GYPSUM BOARD TYPE "X", ONE SIDE ONLY.
- FULL HEIGHT WALL: 6" X 20GA. WALL WITH R-19 BATT INSULATION AND 5/8" GYPSUM BOARD TYPE "X" ON BOTH SIDES.

GENERAL NOTES

- A. TENANT IMPROVEMENTS UNDER SEPARATE PERMIT.
- B. SEE DOOR SCHEDULE FOR EXIT SIGNS.
- C. CONTRACTOR SHALL VERIFY IF FURRED MASONRY WALLS HAVE R-II INSULATION. R-II INSULATION TO BE PROVIDED WHERE NOT FOUND.

EXITING PLAN

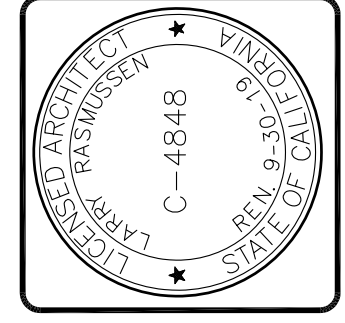
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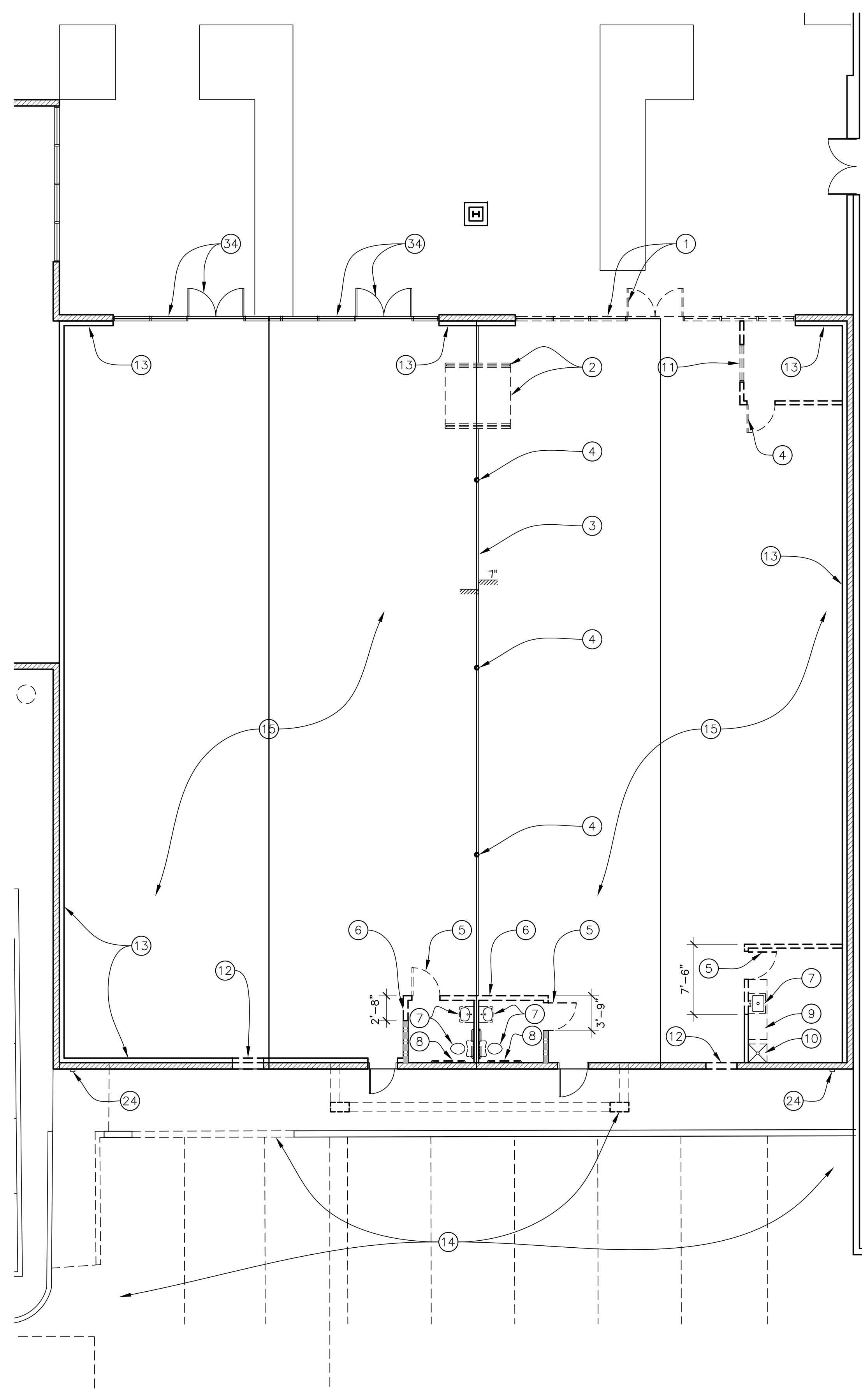


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A2.0

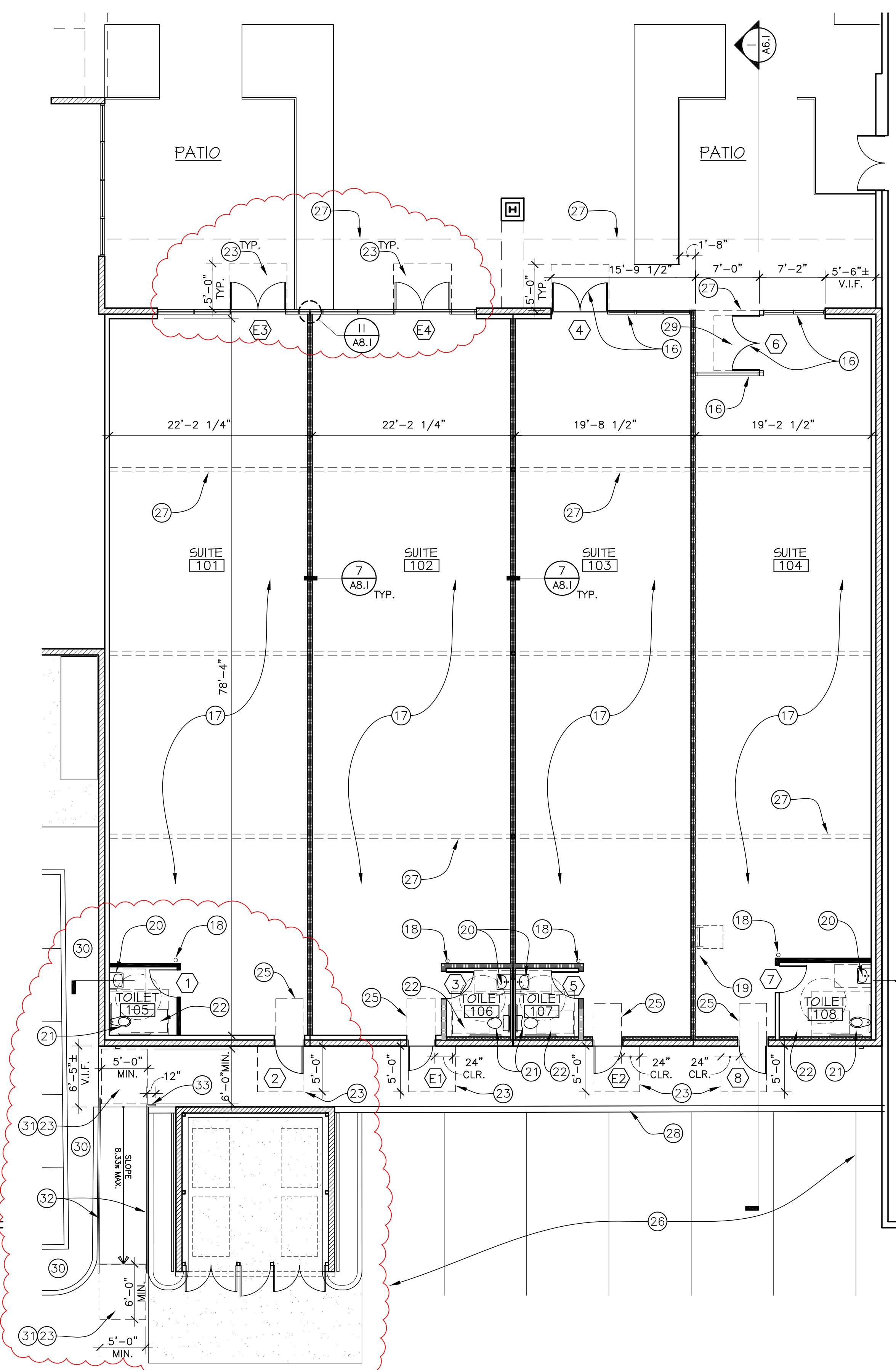
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DEMOLITION FLOOR PLAN

SCALE 1/8" = 1'-0"



PROPOSED FLOOR PLAN

SCALE 1/8" = 1'-0"

NOTE LEGEND

1. EXISTING STOREFRONT TO BE REMOVED.
2. EXISTING RAMP, CURBS AND HANDRAILS TO BE REMOVED.
3. EXISTING STEP TO REMAIN.
4. EXISTING STEEL COLUMN TO REMAIN. PROTECT IN PLACE.
5. EXISTING DOOR AND FRAME TO BE REMOVED.
6. EXISTING FULL HEIGHT WALL TO BE REMOVED.
7. EXISTING PLUMBING FIXTURES TO BE REMOVED AND RELOCATED.
8. EXISTING GRAB-BARS TO BE REMOVED, TYPICAL.
9. EXISTING CASEWORK TO BE REMOVED.
10. EXISTING JANITOR SINK TO BE REMOVED.
11. EXISTING WINDOW TO BE REMOVED.
12. REMOVE PORTION OF WALL FOR NEW DOOR OPENING. SEE PROPOSED FLOOR PLAN ON THIS SHEET AND DETAIL I4/S2.
13. EXISTING FURRED WALL TO REMAIN.
14. SEE DEMOLITION SITE PLAN ON SHEET A1.2 FOR WORK IN THIS AREA.
15. REMOVE EXISTING VCT FLOORING. EXISTING CONCRETE SLAB UNDERNEATH TO REMAIN.
16. STOREFRONT TO MATCH EXISTING. GLAZING TO BE CLEAR, LOW-E CLEAR DUAL GLAZING 0.29 "U", 0.39 SHGC VITRO SOLARBAN 60(2) CLEAR+CLEAR. SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF TEMPERED GLAZING. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL. INSTALLATION DETAILS TO MATCH EXISTING.
17. OPEN TO STRUCTURE ABOVE.
18. FIRE EXTINGUISHER. SEE NOTES ON T-SHEET.
19. ROOF ACCESS HATCH & LADDER. SEE ROOF PLAN AND DETAIL 9/A8.1.
20. RELOCATED WALL HUNG LAVATORY. SEE DETAIL 4/A9.1 AND PLUMBING DRAWINGS.
21. RELOCATED FLOOR MOUNTED TOILET. SEE DETAIL 4/A9.1 AND SEE PLUMBING DRAWINGS.
22. SEE SHEET A9.1 FOR ACCESSIBILITY REQUIREMENTS AND DIMENSIONS IN TOILET ROOMS.
23. LEVEL LANDING AREA TO HAVE 2% MAX. SLOPE AND 2% MAX. CROSS-SLOPE.
24. EXISTING DOWNSPOUT TO REMAIN.
25. 3'-0" X 4'-0" CLEAR SPACE.
26. SEE PARTIAL SITE PLAN ON SHEET A1.2 FOR WORK IN THIS AREA.
27. DASHED LINE INDICATES CEILING ABOVE, TYPICAL.
28. ADD ROW OF CMU BLOCK ALONG EXISTING SHORT WALL. VERIFY NEW TOP OF CMU IS AT LEAST 6" HIGHER THAN CONCRETE WALKWAY FINISH SURFACE. SEE DETAIL 7/SI.2
29. GRIND AND POLISH CONCRETE SLAB AT THIS LOCATION.
30. EXISTING LANDSCAPING TO REMAIN.
31. DASHED LINE INDICATES 5'-0" X 6'-0" CLEARANCE AT LANDING.
32. 1-1/4" - 2" DIA. STEEL PIPE HANDRAIL. EXTEND HANDRAILS 12" AT TOP AND BOTTOM OF RAMP. SEE RAMP DETAIL ON SHEET A5.1.
33. AT THIS LOCATION, TURN HANDRAIL EXTENSION 90 DEGREES FROM THE DIRECTION OF RAMP RUN.
34. EXISTING STOREFRONT TO REMAIN. PROTECT IN PLACE.

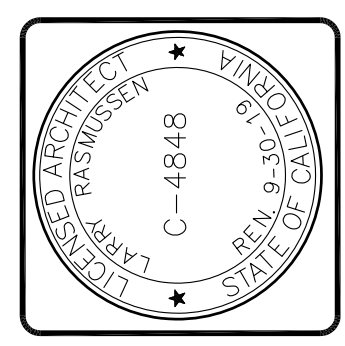
WALL LEGEND

- EXISTING WALL TO BE REMOVED
- ===== EXISTING STUD WALL WITH GYPSUM BOARD. SEE NOTE "F" UNDER GENERAL NOTES
- ===== EXISTING MASONRY WALL
- ===== EXISTING FULL HEIGHT WALL
- ===== NON-RATED WALL: 3-5/8" METAL STUD WALL WITH 5/8" GYPSUM BOARD TYPE "X" ON BOTH SIDES. WALL HEIGHT TO BE 10'-0" A.F.F.
- ===== FULL HEIGHT WALL: 3-5/8" METAL STUDS WITH R-13 BATT INSULATION AND 5/8" GYPSUM BOARD TYPE "X", ONE SIDE ONLY.
- ===== FULL HEIGHT WALL: 6" X 20GA. WALL WITH R-19 BATT INSULATION AND 5/8" GYPSUM BOARD TYPE "X" ON BOTH SIDES.

GENERAL NOTES

- A. WALLS ARE DIMENSIONED TO FACE OF STUD, U.N.O.
- B. LOCATE DOORS SO THAT DOUBLE JAMB STUDS AT HINGE SIDE ARE TIGHT TO ADJACENT WALL FRAMING; TYPICAL WHERE ADJACENT WALL OCCURS, U.N.O.
- C. SEE SHEET A9.1 FOR MINIMUM ACCESSIBILITY CLEARANCES.
- D. SEE SHEET A4.1 FOR DOOR AND ROOM FINISH SCHEDULES.
- E. WHERE FINISH SCHEDULE INDICATES EXPOSED CONCRETE FLOOR, FILL ALL HOLES WITH HIGH-STRENGTH CEMENTITIOUS FLOOR FILLER.
- F. CONTRACTOR SHALL VERIFY IF FURRED MASONRY WALLS HAVE R-11 INSULATION. R-11 INSULATION TO BE PROVIDED WHERE NOT FOUND.

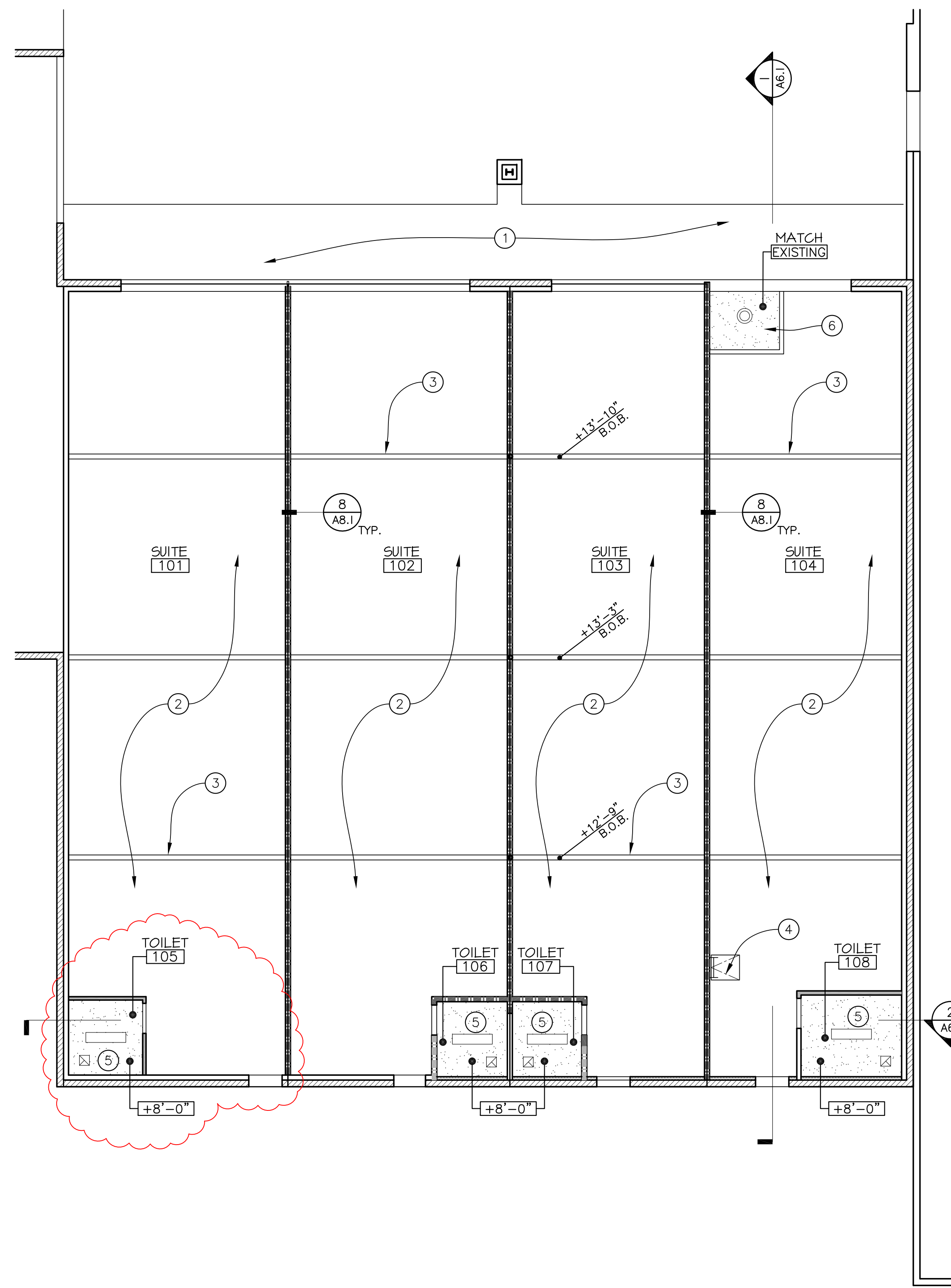
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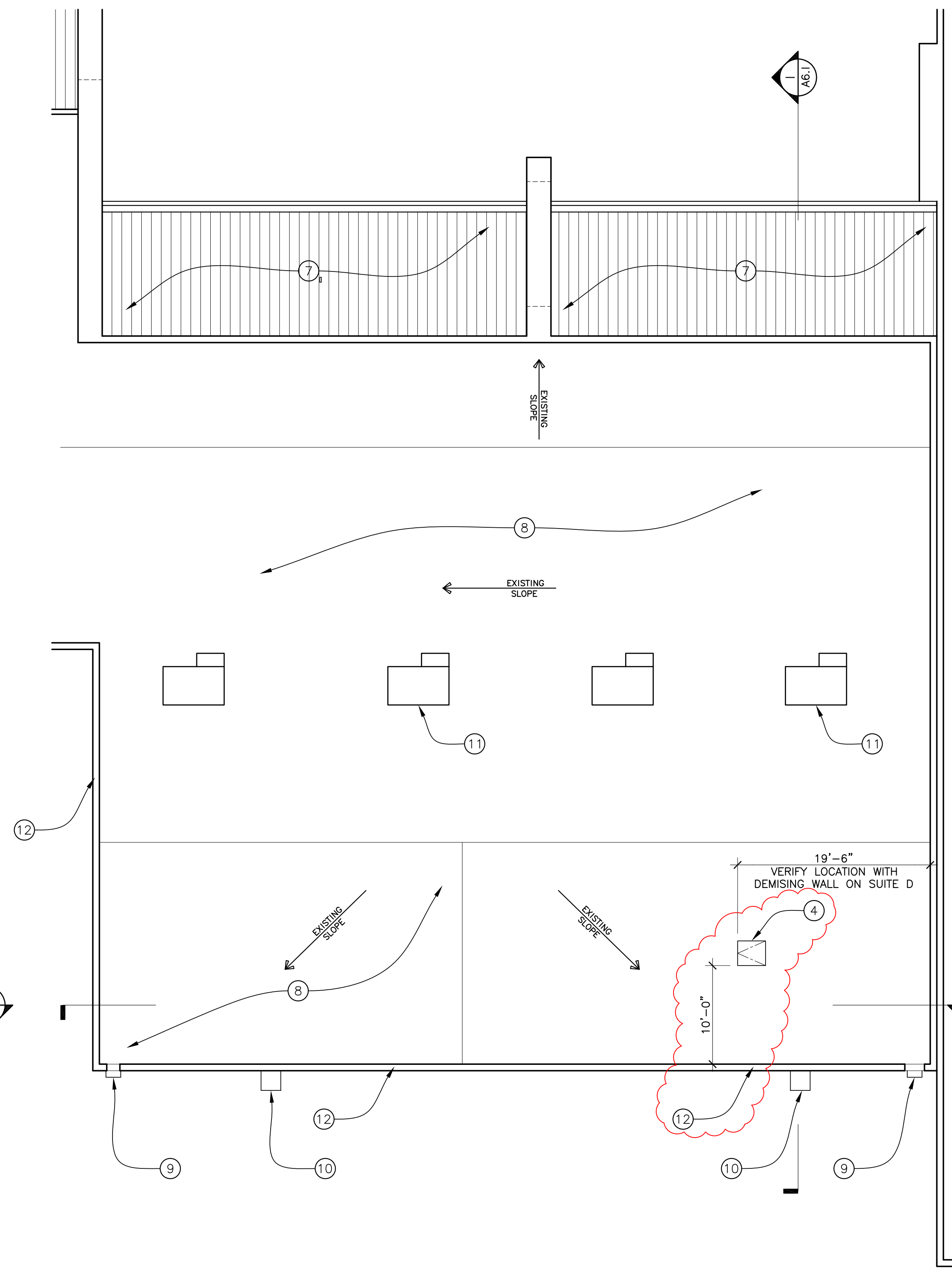
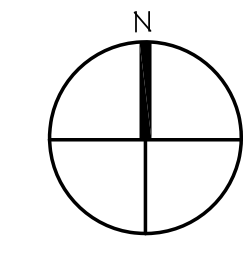
RIVERA SHOPPING CENTER
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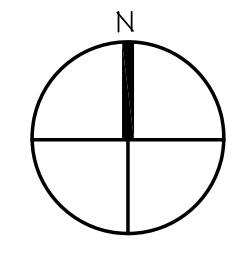
REFLECTED CEILING PLAN

SCALE 1/8" = 1'-0"



EXISTING ROOF PLAN

SCALE 1/8" = 1'-0"



NOTE LEGEND

1. EXISTING CEILING TO REMAIN.
2. OPEN TO STRUCTURE ABOVE.
3. EXISTING BEAM TO REMAIN, TYPICAL.
4. ROOF HATCH AND LADDER. SEE DETAIL 9/A8.1.
5. 5/8" TYPE "X" GYPSUM BOARD CEILING ON CEILING JOISTS. ATTACH TO WALL. PROVIDE STRAPPING AT BEARING WALLS AND MID-SPAN. SEE DETAIL 1/A8.1.
6. PLASTER CEILING. FINISH, COLOR AND HEIGHT TO MATCH EXISTING ADJACENT CEILING.
7. EXISTING STANDING SEAM METAL ROOF TO REMAIN.
8. EXISTING CLASS A BUILT-UP ROOF TO REMAIN.
9. EXISTING SCUPPER AND DOWNSPOUT TO REMAIN.
10. EXISTING LIGHT FIXTURE BELOW TO REMAIN.
11. MECHANICAL EQUIPMENT, TYPICAL. SEE SHEET M2.02. VERIFY ALL NEW ROOFTOP UNITS ARE SCREENED BY EXISTING PARAPET.
12. EXISTING PARAPET TO REMAIN.

WALL LEGEND

- EXISTING STUD WALL WITH GYPSUM BOARD. SEE NOTE "B" UNDER GENERAL NOTES
- EXISTING MASONRY WALL
- EXISTING FULL HEIGHT WALL
- NON-RATED WALL: 3-5/8" METAL STUD WALL WITH 5/8" GYPSUM BOARD TYPE "X" ON BOTH SIDES. WALL HEIGHT TO BE 10'-0" A.F.F.
- FULL HEIGHT WALL: 3-5/8" METAL STUDS WITH R-13 BATT INSULATION AND 5/8" GYPSUM BOARD TYPE "X", ONE SIDE ONLY.
- FULL HEIGHT WALL: 6" X 20GA. WALL WITH R-19 BATT INSULATION AND 5/8" GYPSUM BOARD TYPE "X" ON BOTH SIDES.

GENERAL NOTES

- A. CEILINGS ARE AT 8'-0" A.F.F. UNLESS NOTED OTHERWISE.
- B. CONTRACTOR SHALL VERIFY IF FURRED MASONRY WALLS HAVE R-11 INSULATION. R-11 INSULATION TO BE PROVIDED WHERE NOT FOUND.

ABBREVIATION LEGEND

B.O.B. = BOTTOM OF BEAM

CEILING PLAN LEGEND

- 1' x 4' FLUORESCENT LIGHT FIXTURE
- RECESSED DOWNLIGHT
- EXHAUST GRILLE

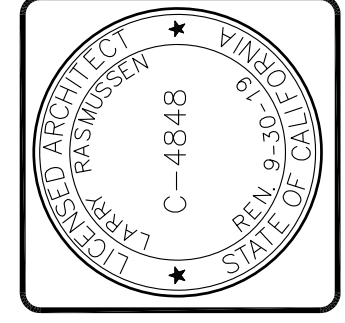
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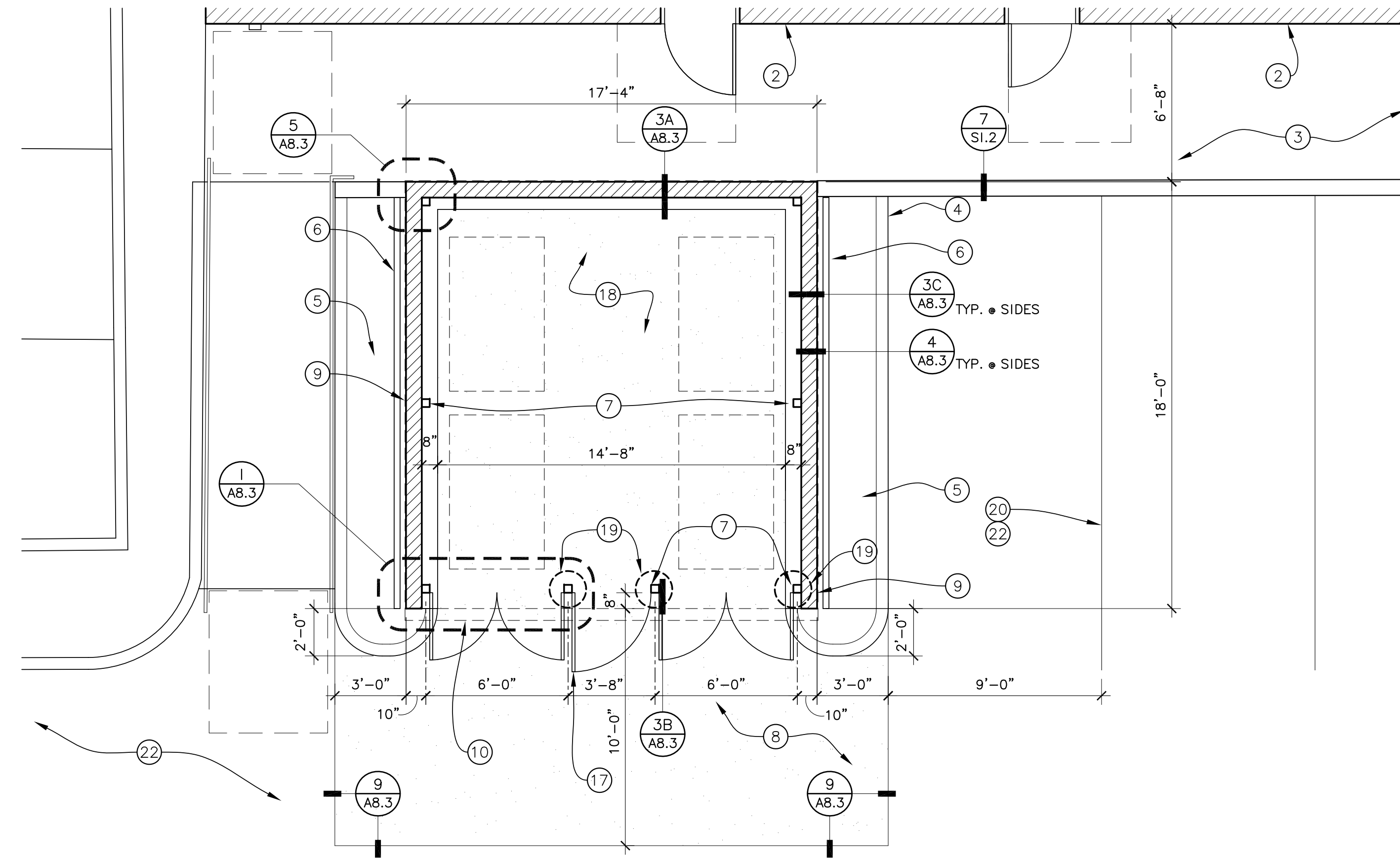


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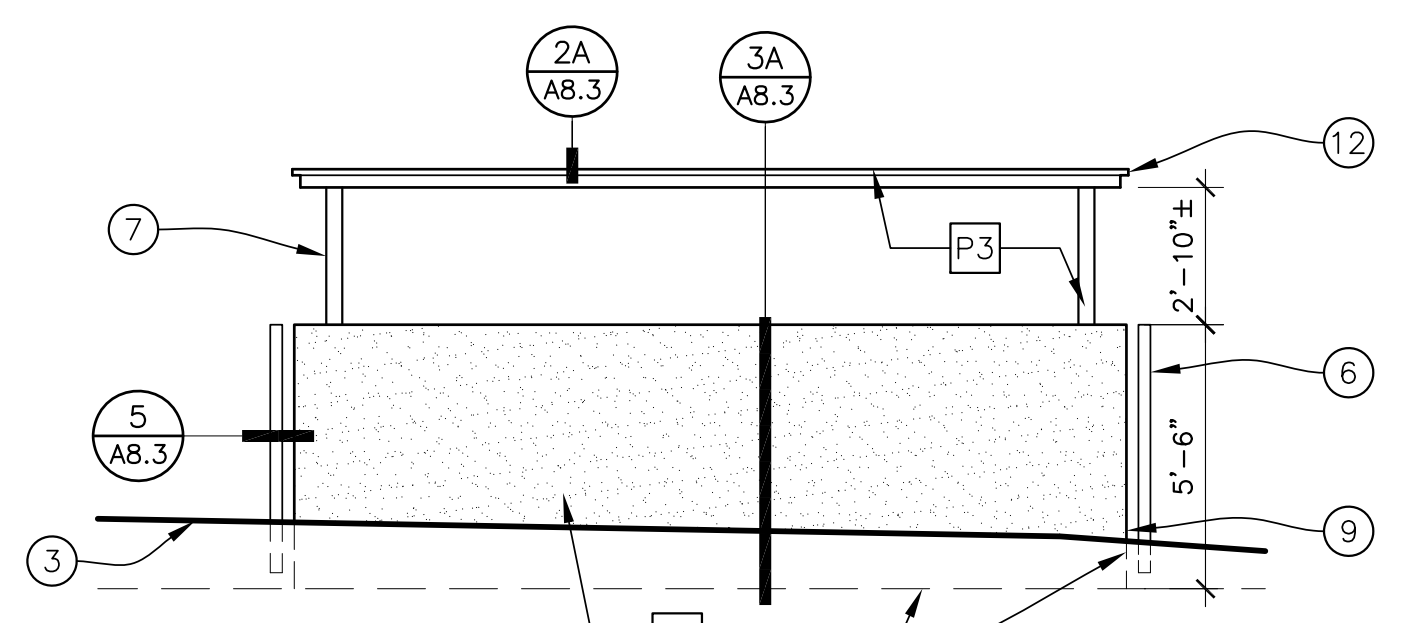
REFLECTED CEILING
PLAN & ROOF PLAN

Sheet No.
A2.2

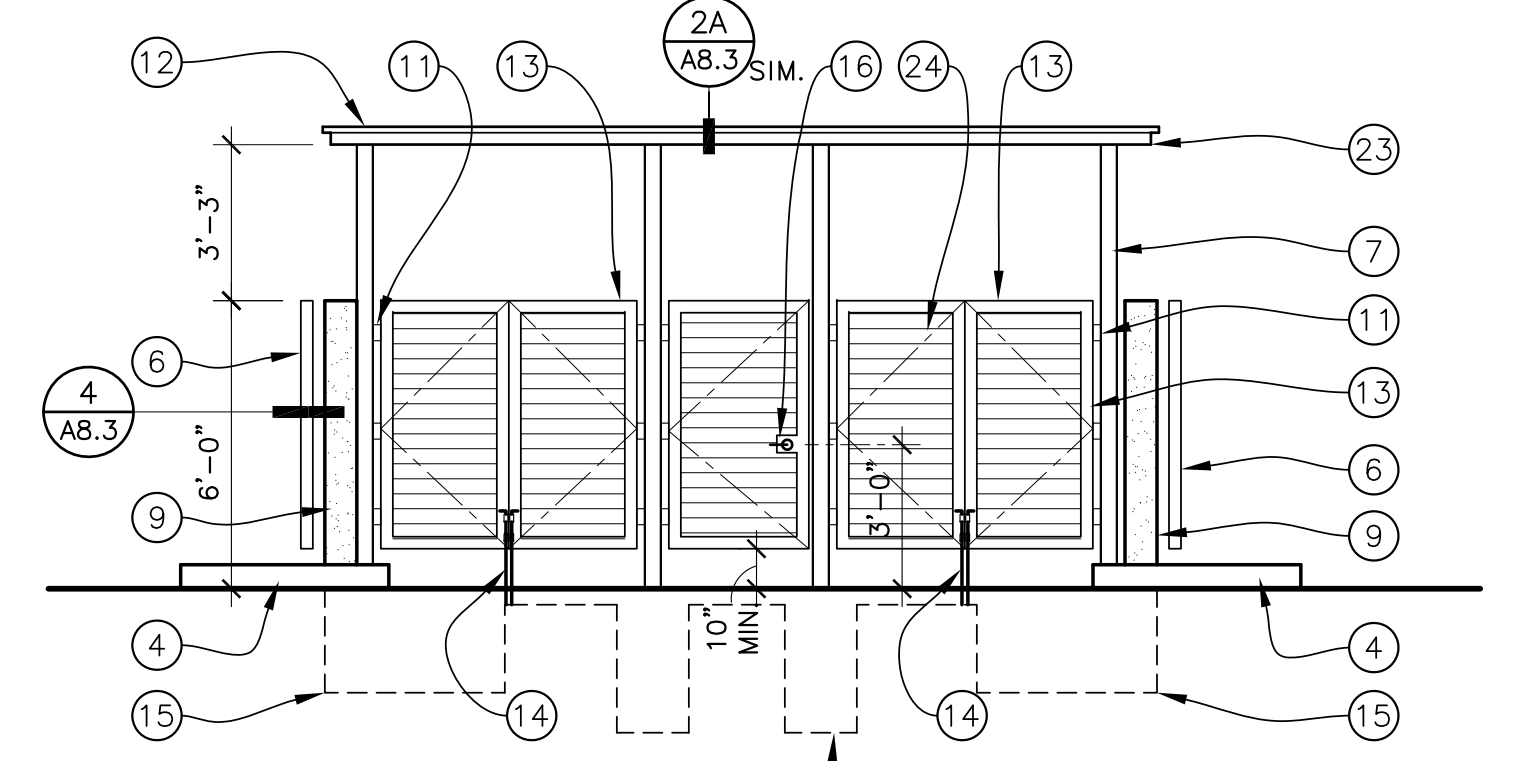
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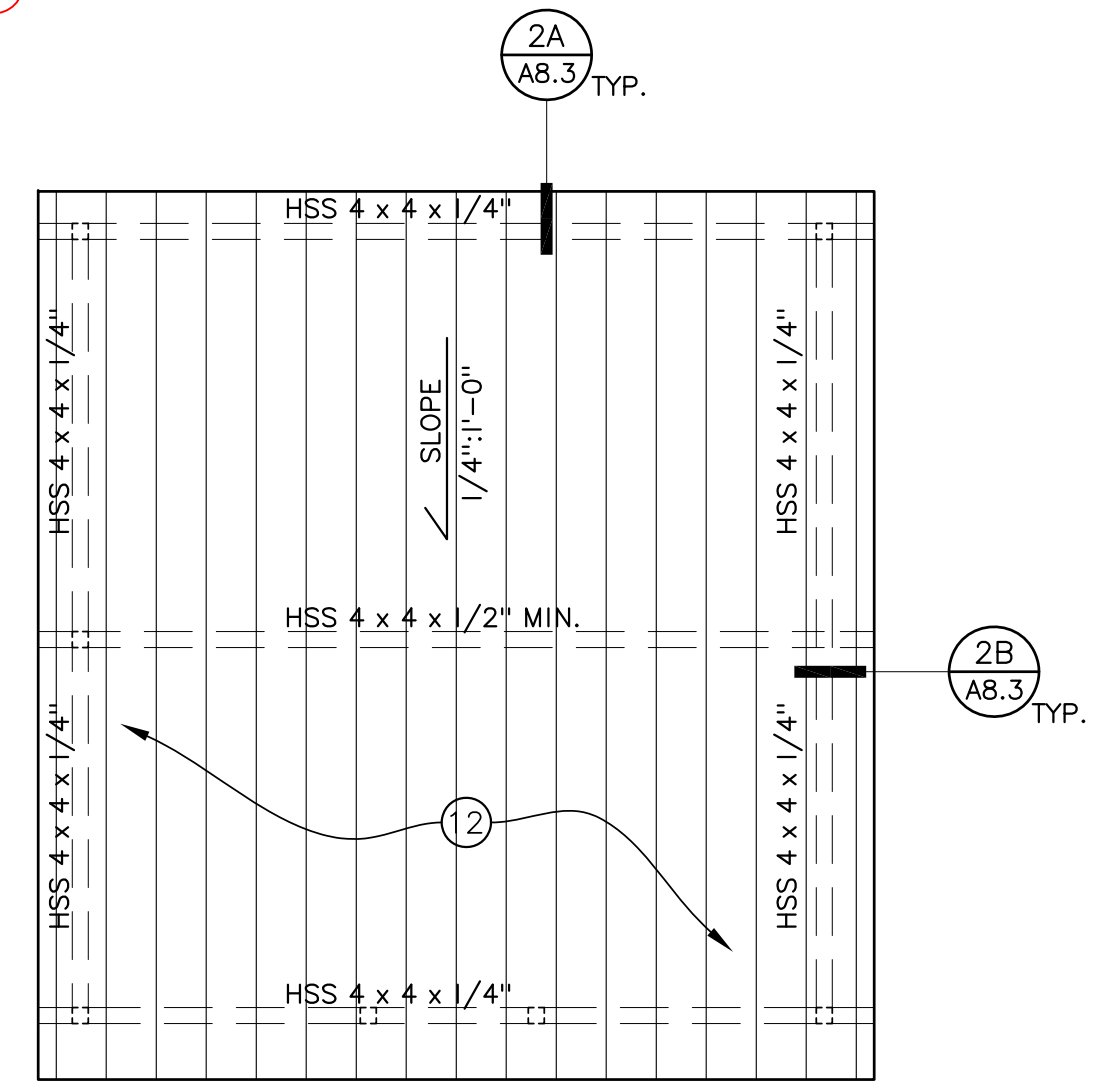
1 PARTIAL SITE PLAN
SCALE 1/4" = 1'-0"



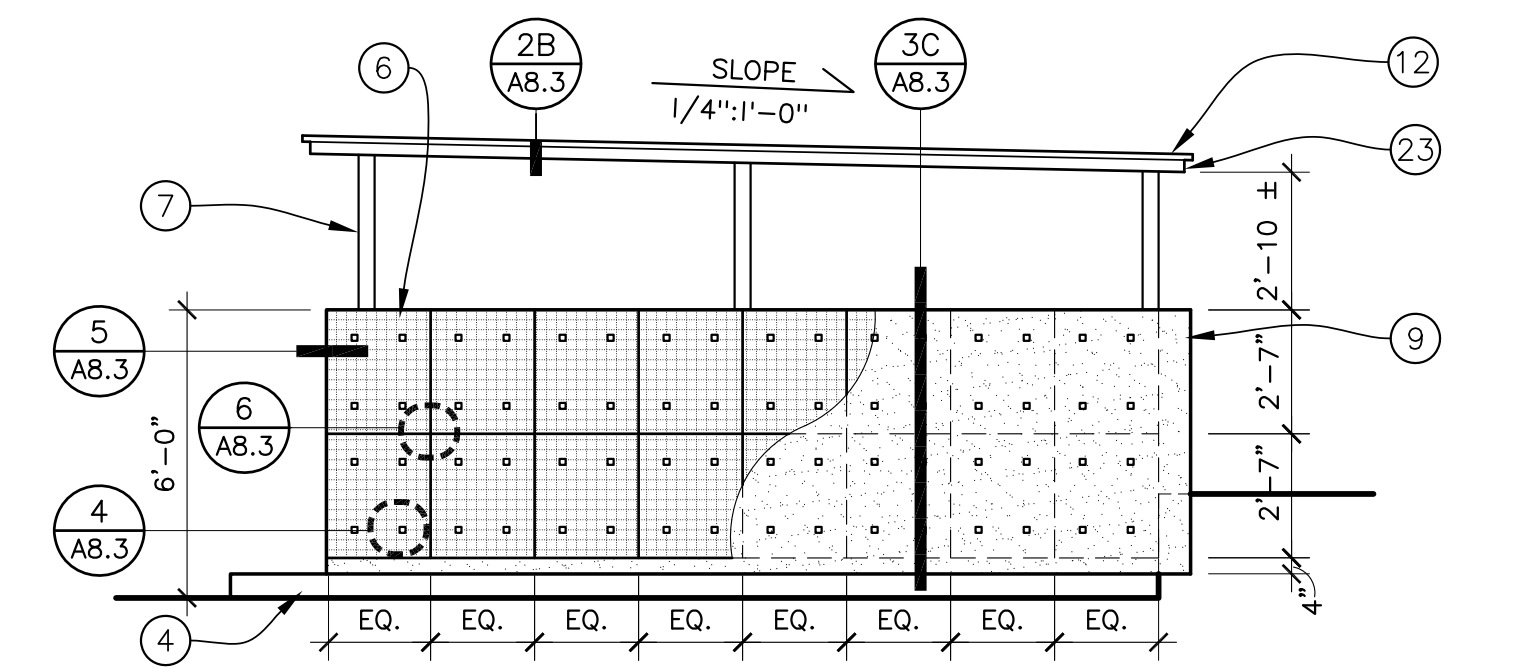
4 ELEVATION - REAR
SCALE 1/4" = 1'-0"



2 ELEVATION - FRONT
SCALE 1/4" = 1'-0"



5 ROOF PLAN
SCALE 1/4" = 1'-0"



3 ELEVATION - SIDE (TYP.)
SCALE 1/4" = 1'-0"

NOTE LEGEND

- 1 EXISTING AC PAVING AND PARKING STRIPING TO REMAIN
- 2 EXISTING BUILDING TO REMAIN
- 3 CONCRETE WALKWAY, SEE CIVIL DRAWINGS
- 4 6" CONCRETE CURB, SEE CIVIL DRAWINGS
- 5 LANDSCAPING, SEE LANDSCAPE DRAWINGS
- 6 WALL MOUNTED GREEN SCREEN, SEE DETAIL 4,5,6/A8.3.
- 7 3-1/2" x 3-1/2" x 3/8" STEEL TUBE, PAINT.
- 8 CONCRETE APRON, SEE CIVIL DRAWINGS.
- 9 CONCRETE MASONRY WALL W/ PLASTER FINISH
- 10 ROOF ABOVE
- 11 HSS 3" x 3" x 1/4" WITH GUARDIAN STANDARD HINGE - FLAT MOUNT, BOTH SIDES, RATED 1,000 LBS PER PAIR. (3 PER LEAF). PROVIDE #4 BAR EACH WAY THROUGH HSS COLUMN 2" FROM BOTTOM OF HSS COLUMNS. FINISH PER EXTERIOR FINISH SCHEDULE. GRIND SMOOTH ALL WELDS.
- 12 1-1/2" VERCO 'PLB-36'x18GA. METAL DECK, WELDED TO STEEL FRAME, WITH VSC2 24" SIDELAP ATTACHMENT. CLASS A ROOF. PAINT.
- 13 3" x 2" x 1/4" STEEL ANGLE WELD AND MITER ALL CORNERS, PAINTED.
- 14 CAIN BOLT. PROVIDE 1-1/2" LONG STEEL PIPE EMBEDDED INTO PAVING AS SHOWN.
- 15 CONCRETE FOOTING. SEE DETAIL 3/A8.3.
- 16 LEVER HANDLE, MOUNTED 36" FROM SURFACE
- 17 ACCESSIBLE DOOR TO MEET PROVISIONS OF IIB-404.2
- 18 RAISED CONCRETE PAVING.
- 19 CONCRETE FOOTING PER DETAIL 3B/A8.3.
- 20 STRIPE (4) 9'-0" WIDE PARKING SPACES. PAINT TO BE WHITE.
- 21 DASHED LINE INDICATES SECTION OF TRASH ENCLOSURE BELOW CONCRETE WALKWAY LEVEL.
- 22 EXISTING AC PAVING TO REMAIN.
- 23 HSS BEAMS. SEE DETAIL 5, THIS SHEET.
- 24 1-1/2" VERCO 'PLB-36'x18GA. METAL DECK, WELDED TO STEEL FRAME. PAINT.

GENERAL NOTES

A. WALLS ARE DIMENSIONED TO FACE OF BLOCK, U.N.O.

COLOR / MATERIAL LEGEND

- P1 PAINT ALL PLASTER WALLS
SHERWIN WILLIAMS; PACER WHITE, SW6098
- P3 PAINT ALL METAL
SHERWIN WILLIAMS; BLACK MAGIC, SW6991

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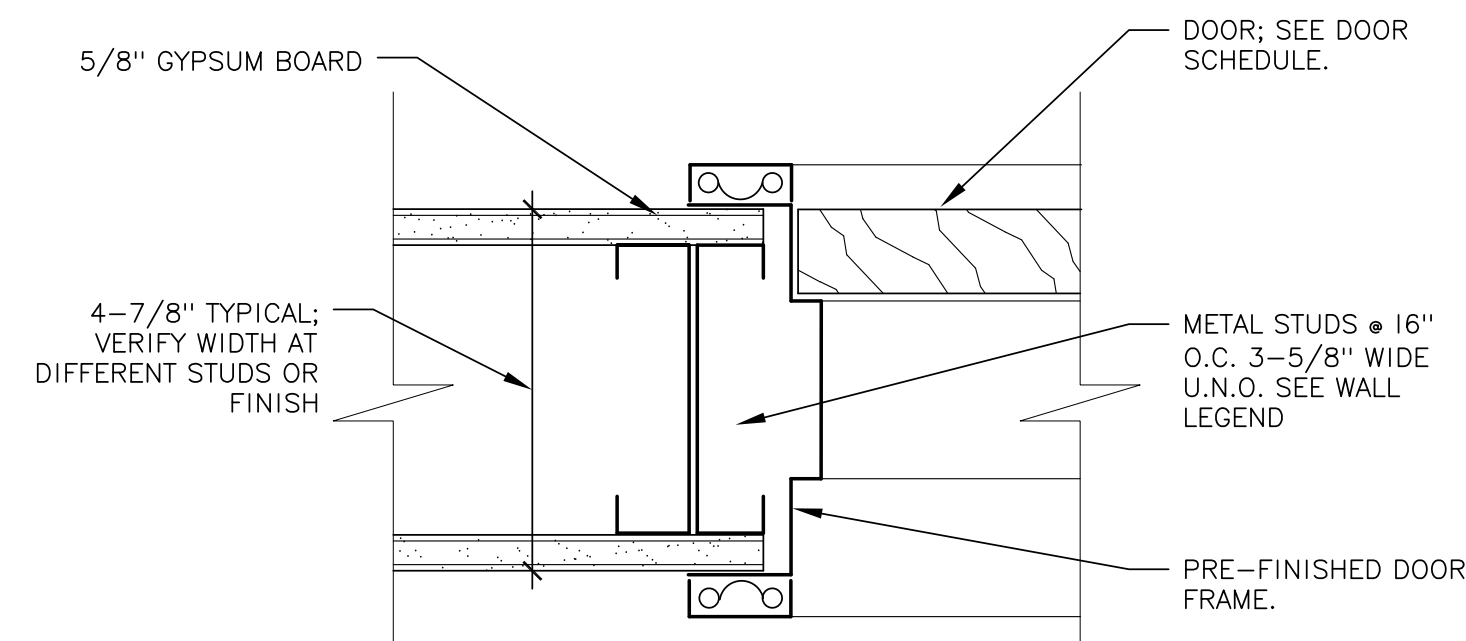
TRASH ENCLOSURE PLANS & ELEVATIONS

Revisions	R&A No. A161307	Date: 02-28-2019
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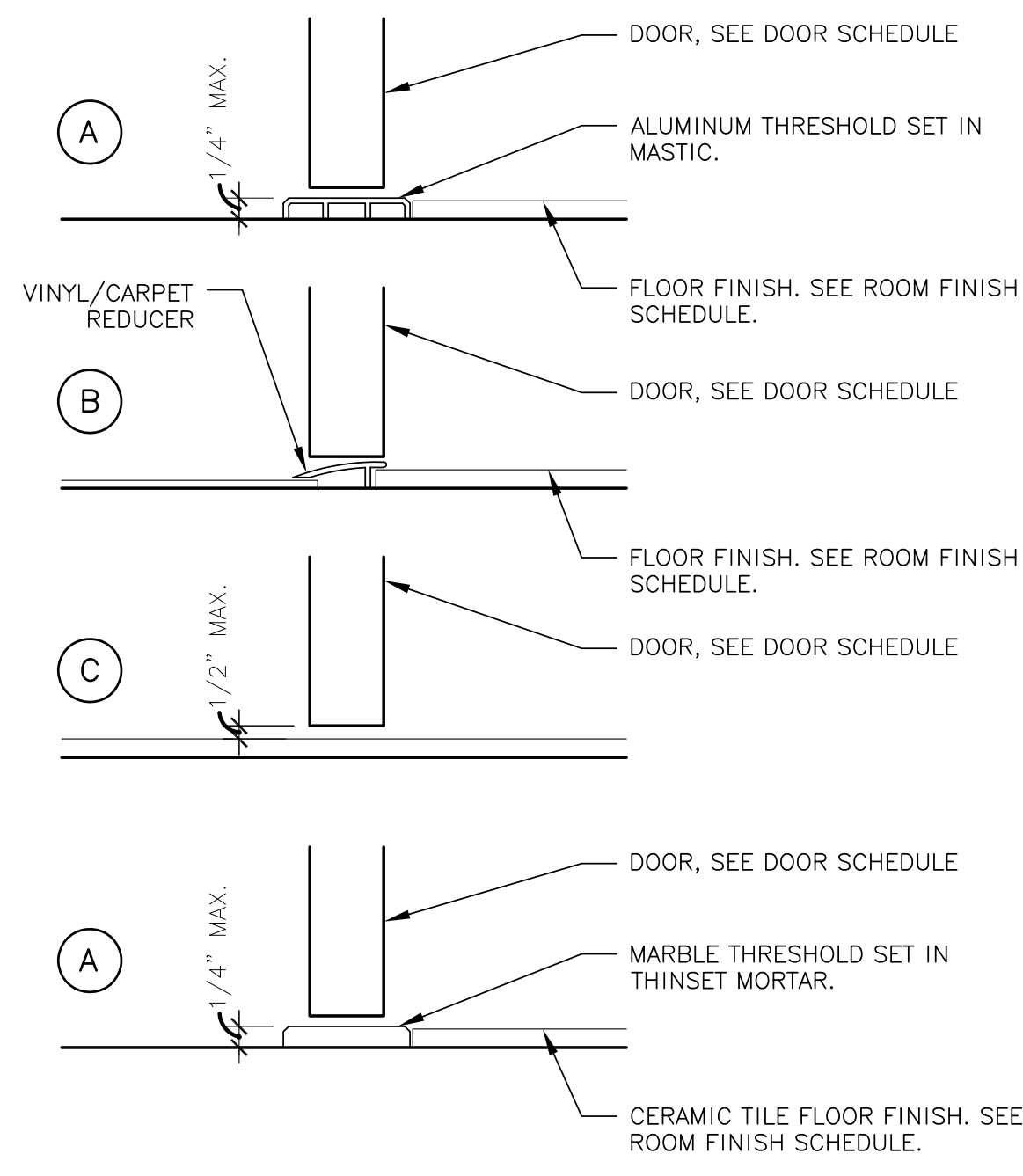
**RIVERA SHOPPING CENTER
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Sheet No.
A2.3

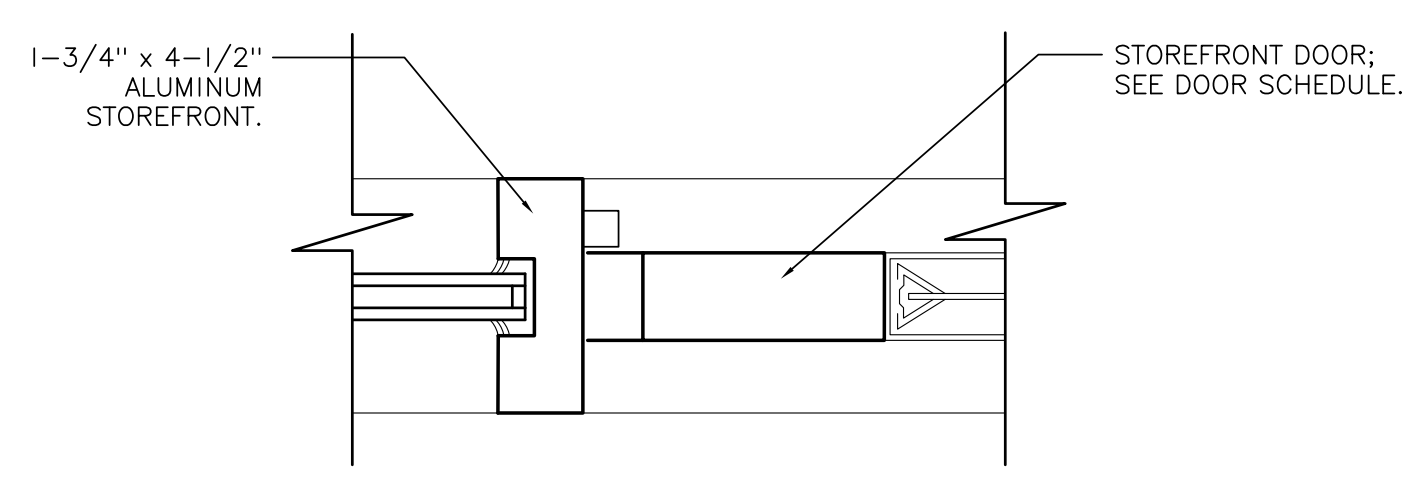
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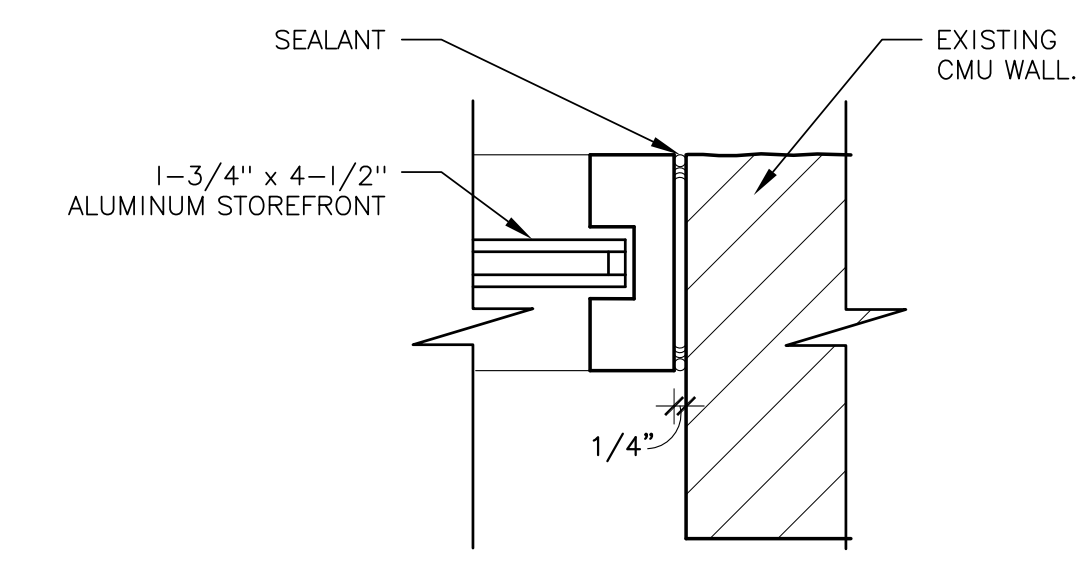
1 INTERIOR PRE-FINISHED DOOR JAMB (HEAD SIM.) NOT TO SCALE



2 INTERIOR THRESHOLD SCALE 3/8" = 1'-0"

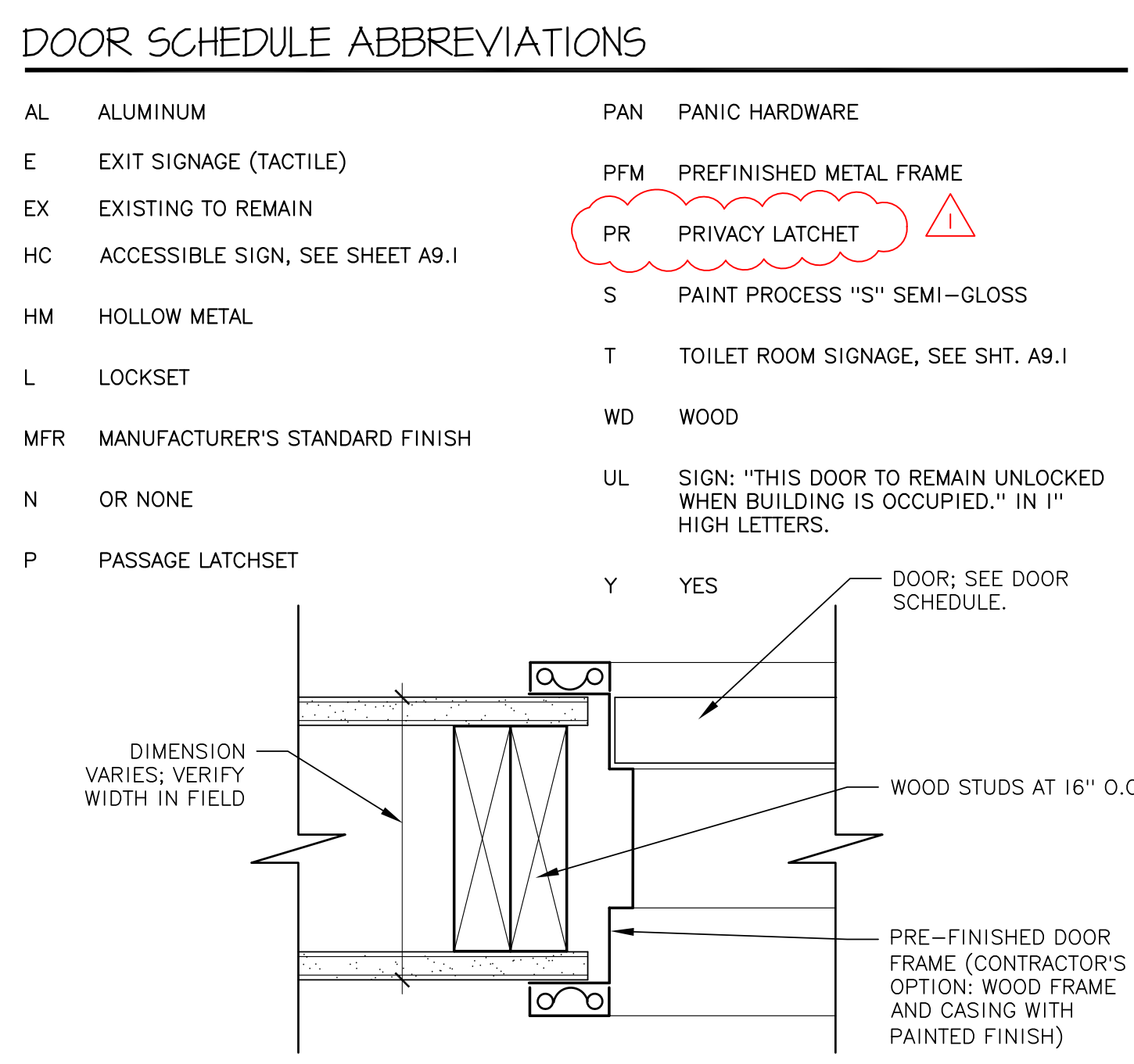
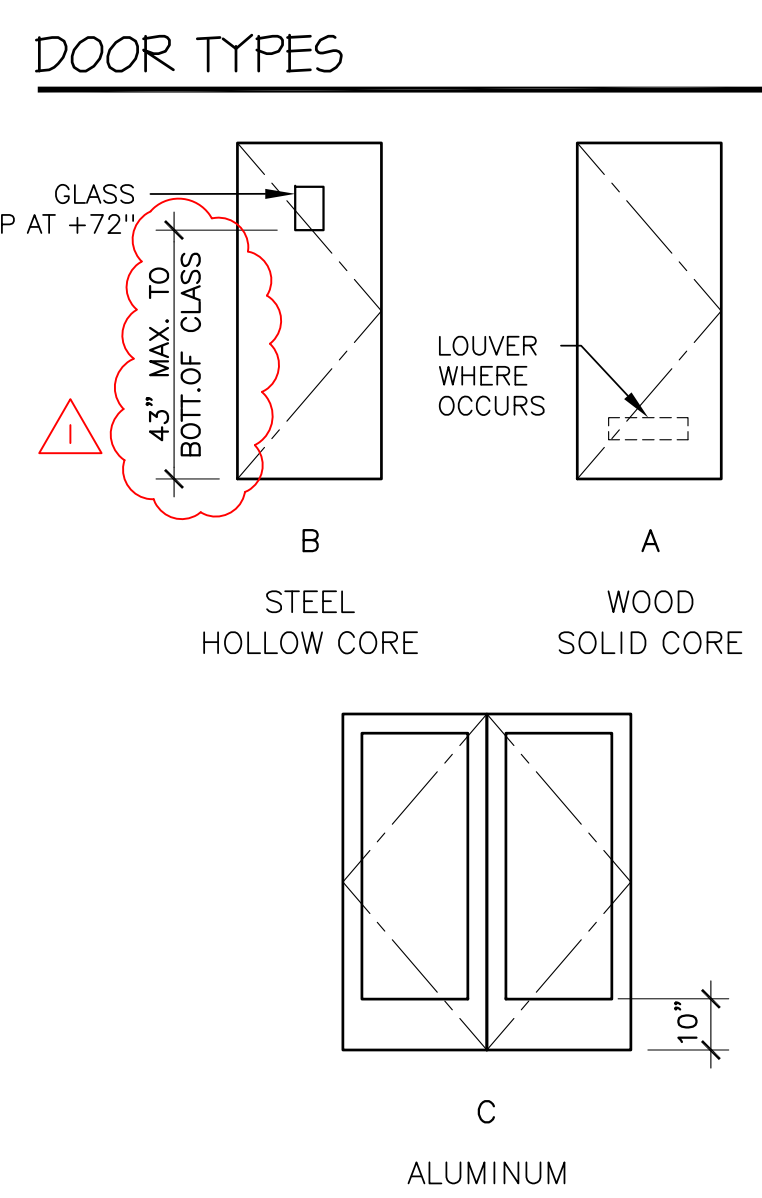


3 STOREFRONT DOOR JAMB (TRANSOM SIM.) SCALE 3/8" = 1'-0"

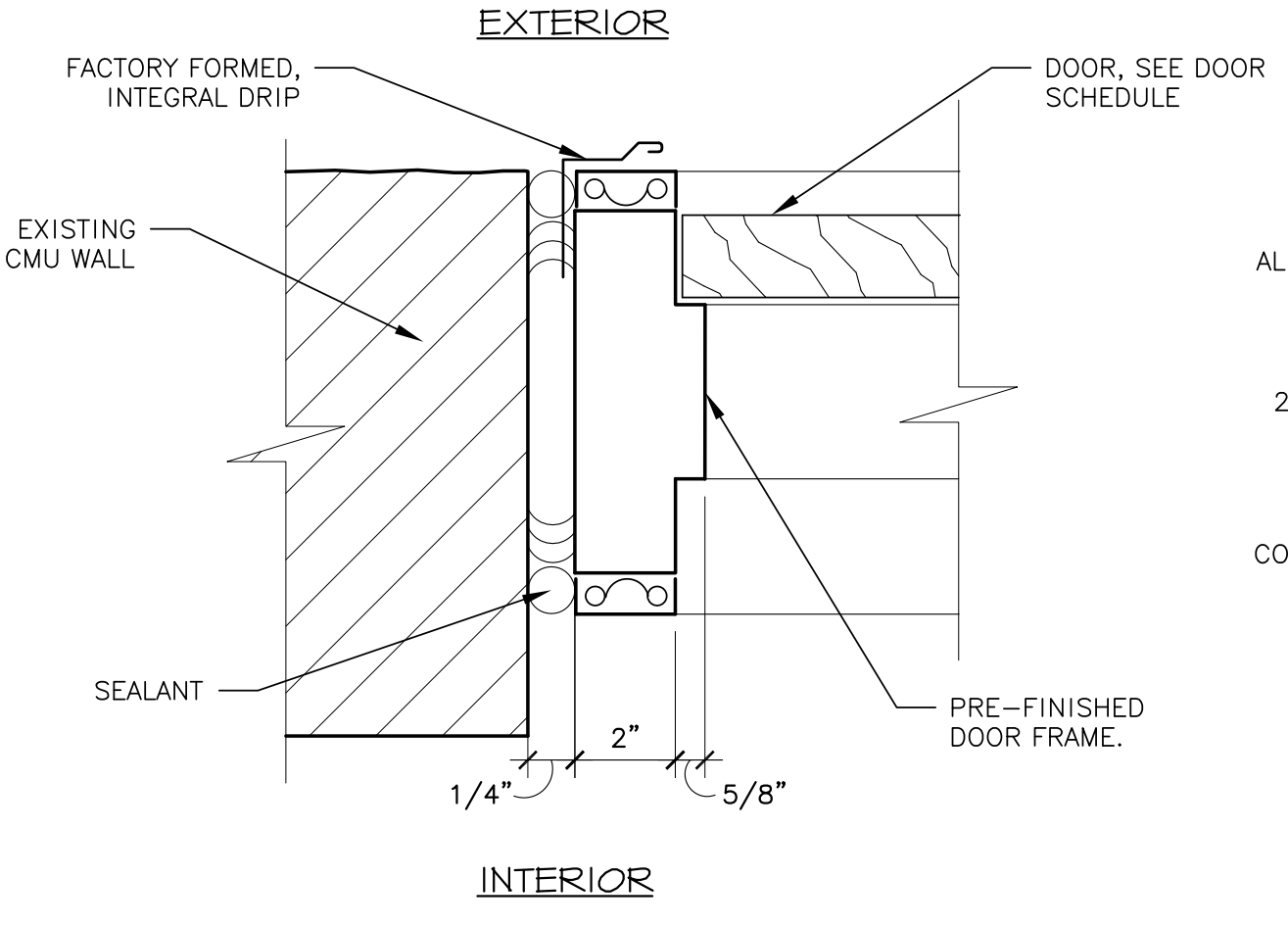


4 STOREFRONT DOOR JAMB AT CMU WALL SCALE 3/8" = 1'-0"

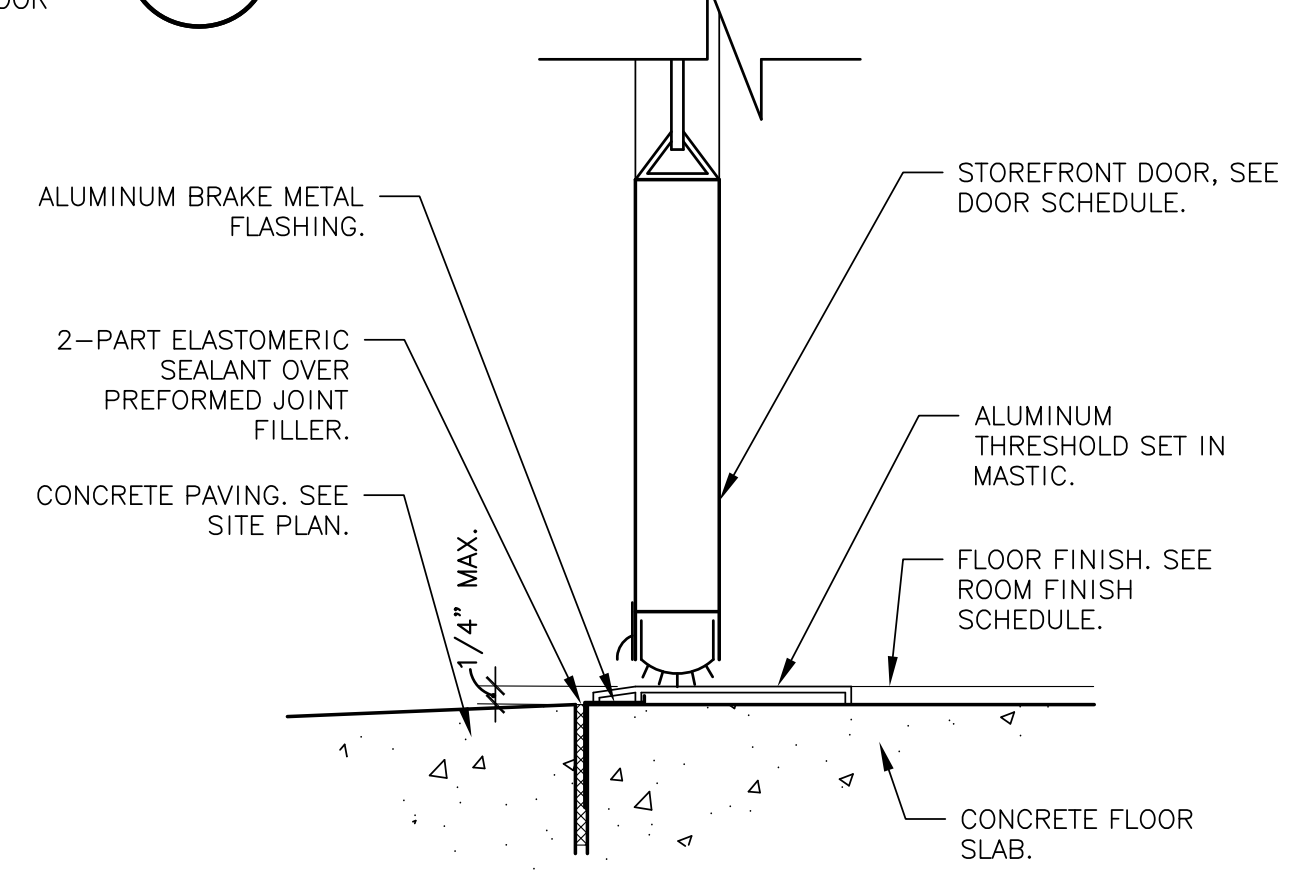
BUILDING DOOR SCHEDULE														
DOOR NO.	TYPE	SIZE		FINISH	DETAIL			FRAME		HARDWARE SET	HARDWARE TYPE	CLOSER	SIGN	REMARKS
		WIDTH	HEIGHT		HEAD	JAMB	THRESHOLD	MATERIAL	FINISH					
SUITE 101														
E3	EX	6'-0"	7'-0"	EX	EX	EX	7/A4.1*	EX	EX	EX	PAN	EX	E	*THRESHOLD IS EXISTING; PROVIDE PER DETAIL IF NOT FOUND
1	A	3'-0"	7'-0"	MFR	1/A4.1	1/A4.1	2/A4.1	PFM	MFR	--	N	PR	N	HC,T
2	B	3'-0"	7'-0"	MFR	5/A4.1	5/A4.1	3/A9.1	HM	MFR	--	N	PAN	N	E
SUITE 102														
E4	C	6'-0"	7'-0"	EX	EX	EX	7/A4.1*	EX	EX	EX	PAN	EX	E	*THRESHOLD IS EXISTING; PROVIDE PER DETAIL IF NOT FOUND
3	A	3'-0"	7'-0"	MFR	6/A4.1	6/A4.1	2/A4.1	PFM	MFR	--	N	PR	N	HC,T
E1	EX	2'-10"	7'-0"	EX	EX	EX	3/A9.1	EX	EX	EX	PAN	EX	EX	REMOVE EXISTING CLOSER
SUITE 103														
4	C	6'-0"	7'-0"	MFR	3/A4.1	3/A4.1	7/A4.1	AL	MFR	--	N	PAN	Y	E
5	A	3'-0"	7'-0"	MFR	6/A4.1	6/A4.1	2/A4.1	PFM	MFR	--	N	PR	N	HC,T
E2	EX	3'-0"	7'-0"	EX	EX	EX	3/A9.1	EX	EX	EX	PAN	EX	EX	--
SUITE 104														
6	C	6'-0"	7'-0"	MFR	3/A4.1	3/A4.1	7/A4.1	AL	MFR	--	N	PAN	Y	E
7	A	3'-0"	7'-0"	MFR	1/A4.1	1/A4.1	2/A4.1	PFM	MFR	--	N	PR	N	HC,T
8	B	3'-0"	7'-0"	MFR	5/A4.1	5/A4.1	3/A9.1	HM	MFR	--	N	PAN	N	E



6 INTERIOR PRE-FINISHED DOOR JAMB (HEAD SIM.) NOT TO SCALE



5 EXTERIOR PRE-FINISHED DOOR JAMB (HEAD SIM.) N.T.S.



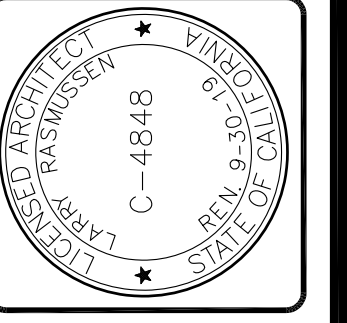
7 STOREFRONT DOOR THRESHOLD SCALE 3/8" = 1'-0"

ROOM FINISH SCHEDULE													
ROOM NO.	ROOM NAME	CEILING			FLOOR			WALLS		REMARKS			
		HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	BASE	MATERIAL	FINISH				
101	SUITE	V	ES	EX	C	--	--	EX GB	EX	--			
105	TOILET	8'-0"	GB	TS	C	--	--	EX GB	TS FRP	TOP OF FRP BOARD AT 48" A.F.F.			
102	SUITE	V	ES	EX	C	--	--	EX GB	EX	--			
106	TOILET	8'-0"	GB	TS	C	--	--	EX GB	TS FRP	TOP OF FRP BOARD AT 48" A.F.F.			
103	SUITE	V	ES	EX	C	--	--	EX GB	EX	--			
107	TOILET	8'-0"	GB	TS	C	--	--	EX GB	TS FRP	TOP OF FRP BOARD AT 48" A.F.F.			
104	SUITE	V	ES	EX	C	--	--	EX GB	EX	--			
108	TOILET	8'-0"	GB	TS	C	--	--	EX GB	TS FRP	TOP OF FRP BOARD AT 48" A.F.F.			

- ROOM FINISH SCHEDULE ABBREVIATIONS**
- C EXISTING CONCRETE FLOOR
 - CT CERAMIC TILE
 - F PAINT PROCESS "F" FLAT
 - EGB EXISTING GYPSUM BOARD
 - EG PAINT PROCESS "EG" EGG SHELL
 - ES EXPOSED ROOF STRUCTURE
 - EX EXISTING TO REMAIN
 - FRP FIBERGLASS REINFORCED PLASTIC BOARD
 - GB GYPSUM BOARD
 - MFR MANUFACTURER'S STANDARD FINISH
 - N NO OR NONE
 - RTS RESILIENT TOPSET BASE
 - SCB SELF COVE BASE
 - S PAINT PROCESS "S" SEMI-GLOSS
 - TS TAPED AND SANDED
 - V VARIES
 - WVC VINYL WALL COVERING
 - Y YES

- GENERAL FINISH & DOOR NOTES**
- DOOR HARDWARE:**
 - ALL DOOR AND LATCHES SHALL BE LEVER TYPE AND SHALL BE LOCATED 34"-44" ABOVE FINISH FLOOR.
 - DOOR HARDWARE SHALL NOT REQUIRE MORE THAN 5 LBS. OF PRESSURE TO OPERATE EXTERIOR DOOR AND NO MORE THAN 5 LBS. OF PRESSURE TO OPERATE INTERIOR DOORS. FIRE RATED DOORS MAY REQUIRE 15 LBS. OF PRESSURE TO OPERATE. PRESSURE TO OPERATE DOORS SHALL BE MEASURED AT RIGHT ANGLES TO THE HINGED DOORS.
 - THRESHOLDS MAY NOT BE MORE THAN 1/2" HIGH AND EXPOSED EDGES SHALL BE BEVELED, WITH A SLOPE NO GREATER THAN 45 DEGREES. MAXIMUM ALLOWED SINGLE VERTICAL CHANGE IN ELEVATION SHALL BE 1/4".
 - ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - THE BOTTOM 10" OF ALL DOORS AND GATES SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR OR GATE TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP HAZARDOUS CONDITION. EXCEPT FOR SLIDING DOORS.
 - ALL FIRE DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR.
 - WHERE DOOR SWINGS OVER THE LANDINGS, LANDING DEPTH SHALL BE 60" MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION AND THE WIDTH OF LEVEL AREA SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE EXTERIOR DOOR AND 18" PAST THE STRIKE EDGE OF THE INTERIOR DOOR.
 - WHERE DOOR DOES NOT SWING OVER THE LANDINGS, LANDING DEPTH SHALL BE 48" MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
 - WALL, FLOOR AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN C.B.C. 803.5.
 - INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH C.B.C. 804.2 THROUGH 804.4.1 CARPET SHALL COMPLY WITH C.B.C. 11B-302.2.
 - EACH EXIT ACCESS FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE" PER C.B.C. 1013.4 & 11B-703. TACTILE (RAISED CHARACTERS AND BRAILLE) EXIT SIGNS ARE PLACED ON THE WALL ADJACENT TO THE LATCH SIDE AT 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.
 - ACCESSIBILITY AND SIGNAGE:**
 - UNISEX ROOM SIGN CENTERED ON DOOR AND MOUNTED AT 58"-60" A.F.F. SIGN TO BE 1/4" THICK, 12" DIAMETER AND EQUILATERAL TRIANGLE IN CONTRASTING COLORS. WALL MOUNTED SIGNAGE TO THE LATCH SIDE OF THE DOOR. 6" SQUARE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH VERBAL DESCRIPTION BELOW. SEE DETAILS 5, 6/A9.1.
 - DOORS WITHIN THE ACCESSIBLE PATH OF TRAVEL:**
 - ALL LATCHING AND LOCKING HAND ACTIVATED DOORS SHALL OPERATE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
 - WATER CLOSETS:**
 - CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - CONTROLS FOR THE FLUSH VALVES FOR TOILETS SHALL BE MOUNTED (ON THE WIDE SIDE OF TOILET AREAS) NO MORE THAN 44" A.F.F. AND REQUIRE NOT MORE THAN 5 LBS. OF FORCE TO OPERATE. BOTH SHALL MEET PERFORMANCE STANDARDS ESTABLISHED.
 - THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE.
 - WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH; ALSO URINALS AND ASSOCIATED FLUSHMETER BOTH SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CODE, SECTION 17921.3(b).
 - LAVATORIES:**
 - ALL WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED. C.B.C. 11B-606.5.
 - FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE WITH ONE HAND) SHALL BE OF THE TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (SUCH AS LAVER-OPERATED) AND AN OPERATING FORCE NOT EXCEEDING 5 LBS.
 - IF SELF-CLOSING VALVES ARE USED, THEY SHALL REMAIN OPEN FOR AT LEAST TEN SECONDS.
 - GLAZING SHALL BE TEMPERED AS FOLLOWS:**
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEM A ABOVE, THAT MEETS ALL OF THE FOLLOWING:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE.
 - EXPOSED TOP EDGE GREATER THAN 36" ABOVE.
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

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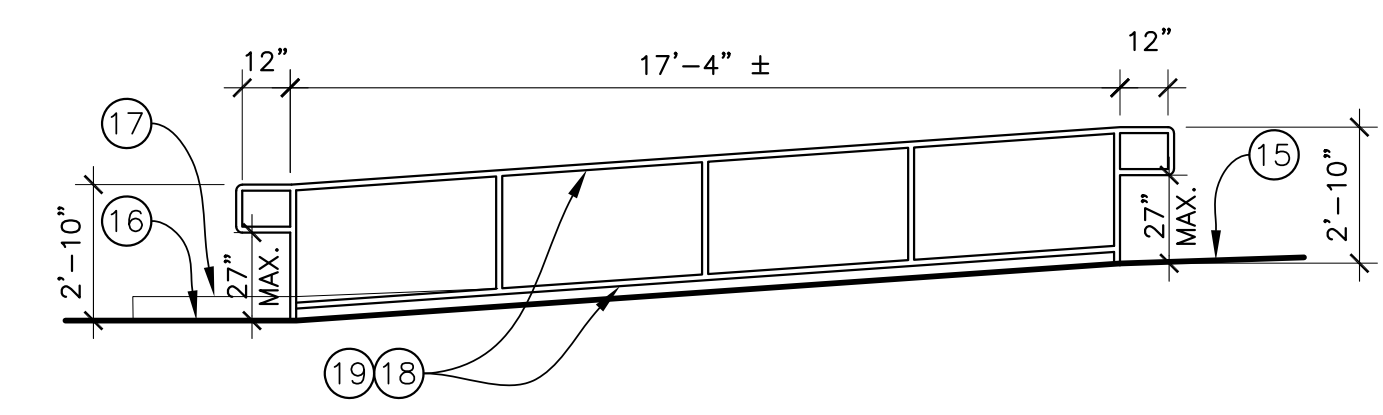
SCHEDULES

Revisions	R&A No: A161307
Date: 02-28-2019	Drawn: L.T.
PC CORR: 04-26-2019	Checked: S.B.
	Consult: No:

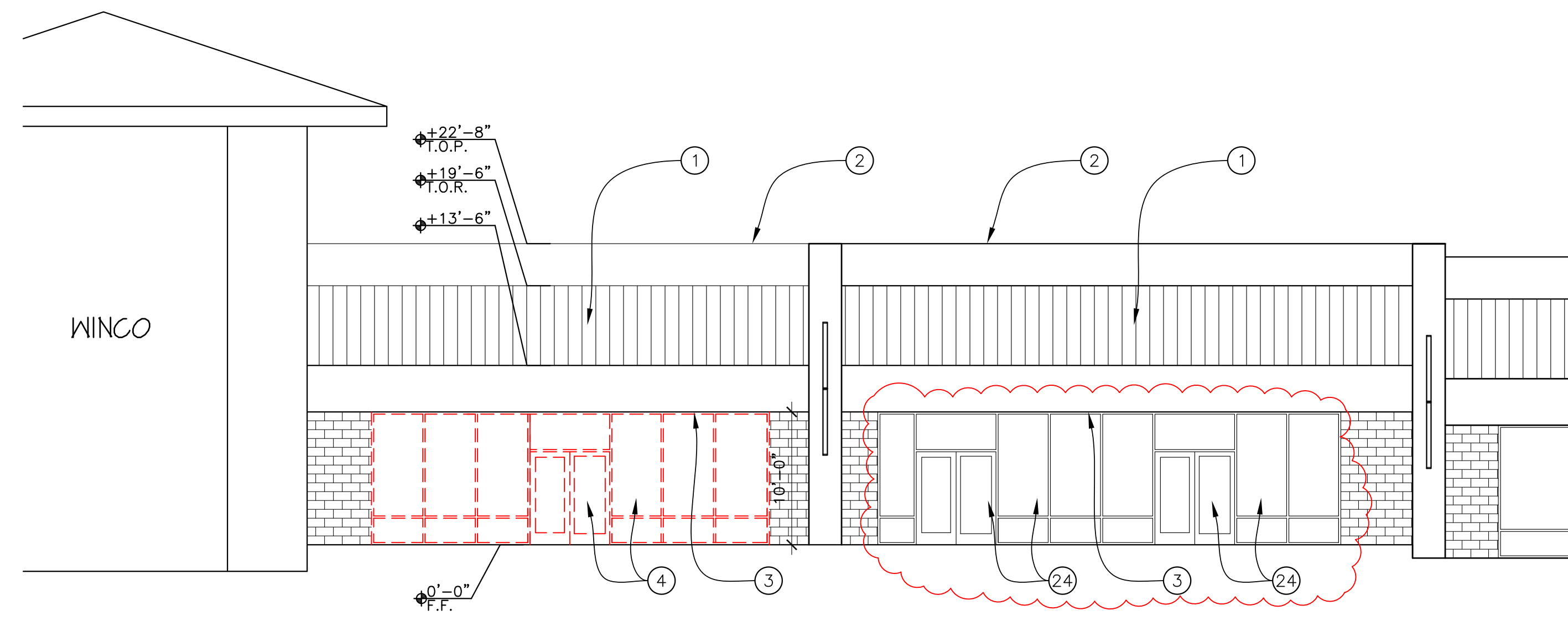
**RIVIERA SHOPPING CENTER
 4744 BUILDING REMODEL**
 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
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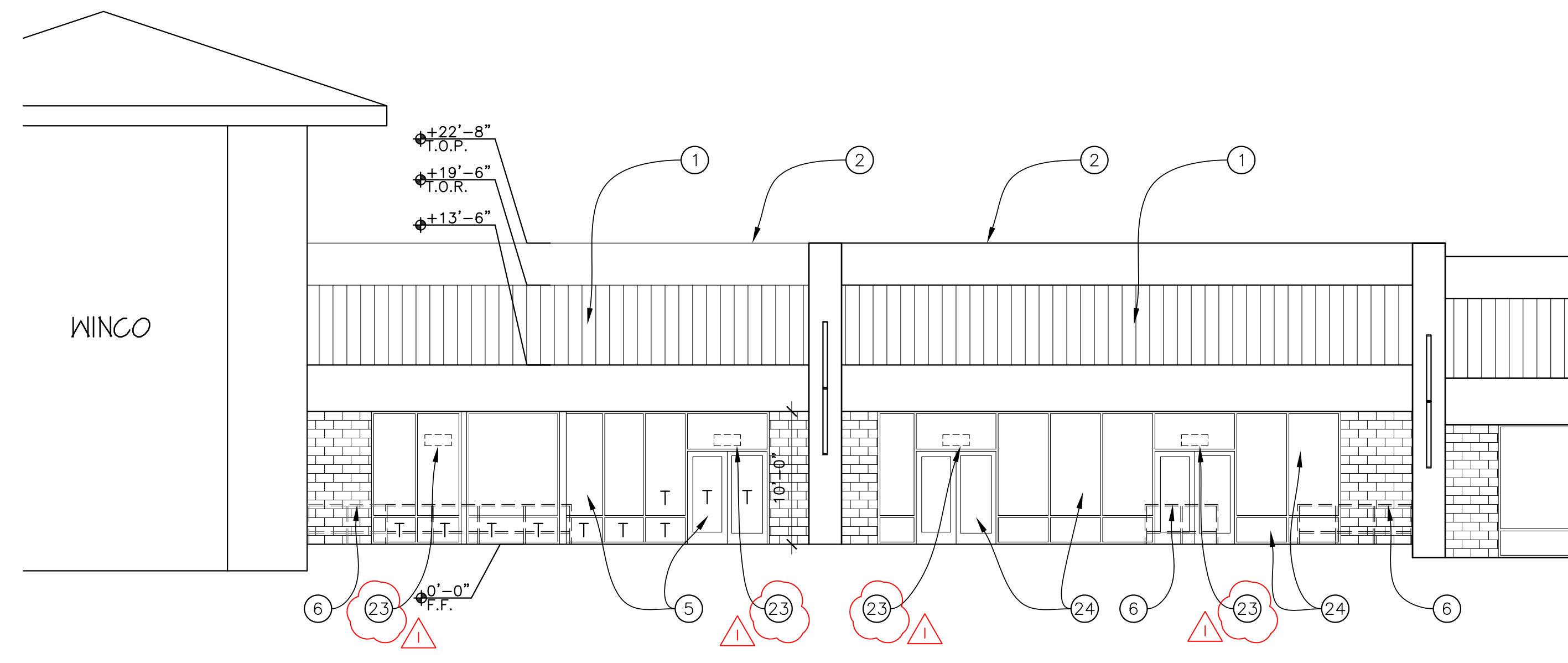
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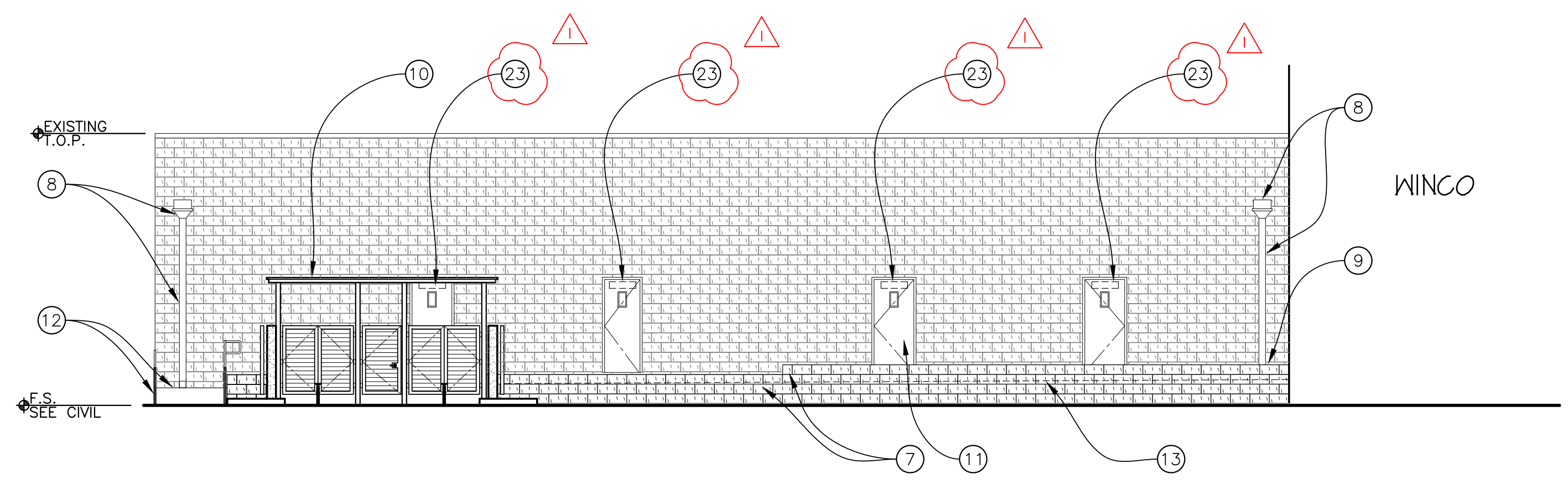
E RAMP DETAIL
SCALE 1/4" : 1'-0"



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



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



C SOUTH EXTERIOR ELEVATION - PROPOSED 4744
SCALE 1/8" : 1'-0"

NOTE LEGEND

1. EXISTING STANDING SEAM METAL ROOF TO REMAIN.
2. EXISTING PARAPET TO REMAIN.
3. EXISTING CEILING UNDER CANOPY TO REMAIN.
4. EXISTING STOREFRONT TO BE REMOVED.
5. STOREFRONT TO MATCH EXISTING. T = TEMPERED GLAZING.
6. 36" HIGH FENCE IN FOREGROUND. SEE DETAIL 10/A8.1.
7. EXISTING SPLITFACE CMU SHORT WALL TO REMAIN. ADD ROW OF CMU BLOCK TO MATCH EXISTING ALONG SHORTWALL SO THAT NEW TOP OF CMU IS AT LEAST 6" HIGHER THAN CONCRETE WALKWAY FINISH SURFACE. SEE DETAIL 7/SI.2 AND CIVIL DRAWINGS.
8. EXISTING SCUPPER AND DOWNSPOUT TO REMAIN.
9. ADD ROW OF CMU BLOCK TO EXISTING SHORT WALL.
10. TRASH ENCLOSURE. SEE SHEET A2.3.
11. DOOR, TYPICAL. SEE DOOR SCHEDULE.
12. CONCRETE RAMP, 8.33% MAX. SLOPE.
13. DASHED LINE INDICATES FINISH SURFACE OF SLOPED WALKWAY BEYOND. SEE CIVIL DRAWINGS.
14. 5'-0" x 5'-0" UPPER LANDING.
15. 6'-0" x 5'-0" LANDING.
16. 6'-0" x WIDTH OF RAMP LOWER LANDING.
17. EXISTING CONCRETE CURB BEHIND RAMP.
18. 1-1/2" DIAMETER HANDRAIL 34" ABOVE RAMP SURFACE.
19. PROVIDE ADDITIONAL RAIL CENTERED 4" ABOVE FLOOR. EMBED HANDRAIL SLEEVES IN PAVING.
20. RETURN RAIL ENDS TO WALL.
21. SUPPORT RAIL FROM BELOW. SEE DETAIL D2, THIS SHEET.
22. WHERE ADJACENT WALL DOES NOT EXIST, RETURN RAIL END TO FLOOR - TYPICAL FOR TOP AND BOTTOM.
23. PROPOSED LOCATION OF ADDRESS NUMBER. SEE FIRE DEPARTMENT NOTES ON T SHEET.
24. EXISTING STOREFRONT TO REMAIN. PROTECT IN PLACE.

EXTERIOR ELEVATIONS

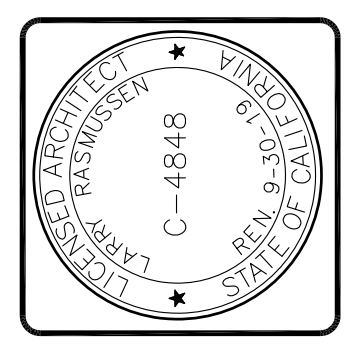
Revisions	R&A No. A161307
Δ PC CORR. 04-26-2019	Date: 02-28-2019
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4744 BUILDING REMODEL**

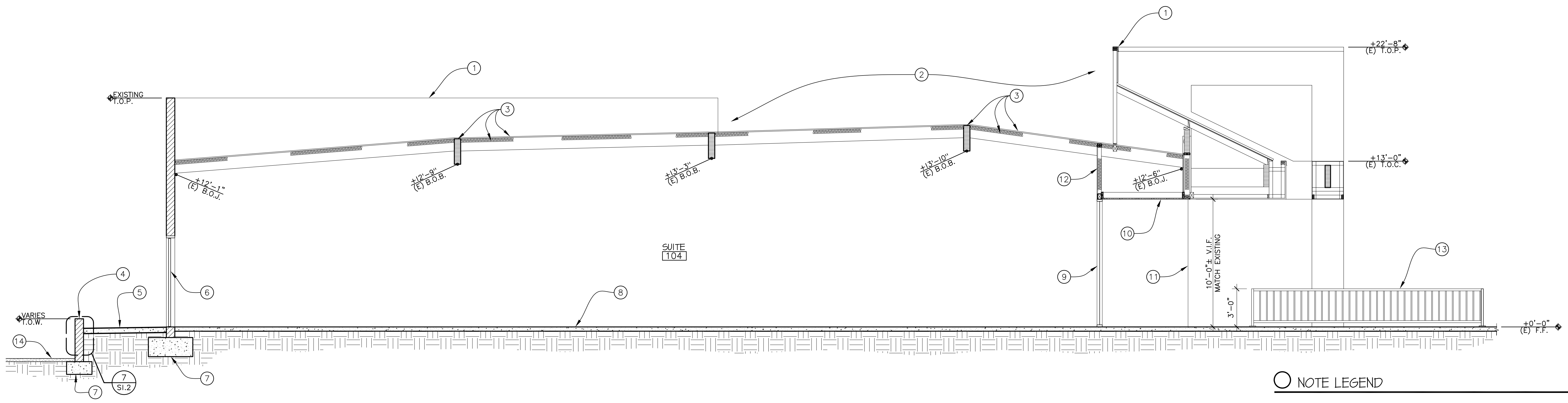
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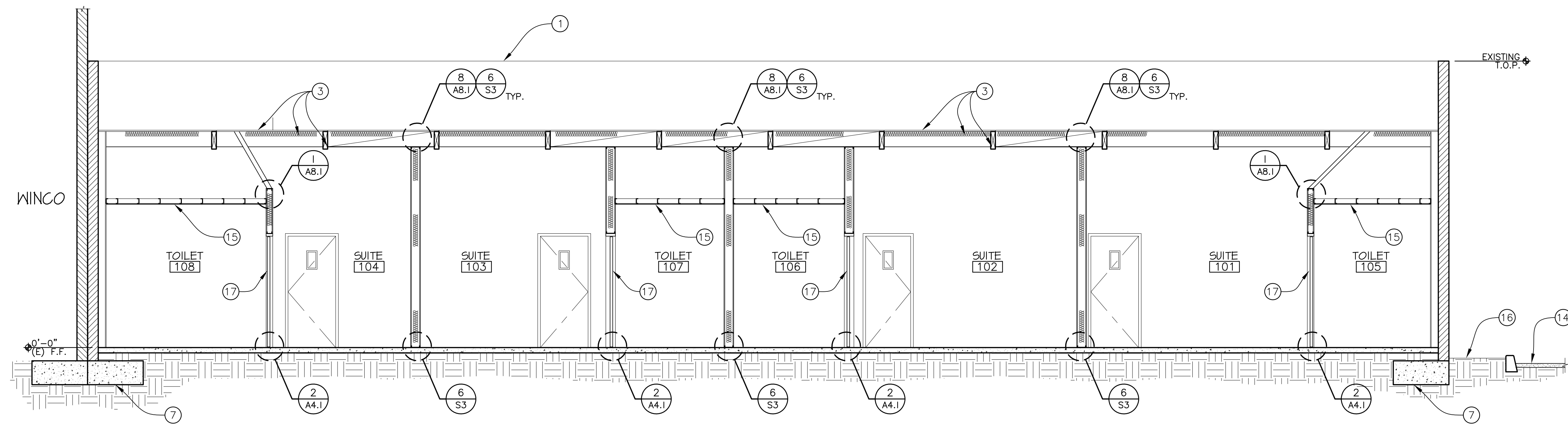


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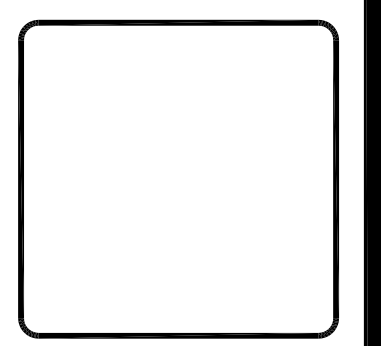
1 SECTION
SCALE 1/4" = 1'-0"

- NOTE LEGEND**
1. EXISTING PARAPET TO REMAIN.
 2. OPEN TO ADJACENT ROOF.
 3. EXISTING ROOF FRAMING AND SHEATHING TO REMAIN. CONFIRM R-19 INSULATION. INSTALL IF NECESSARY.
 4. ADD ROW OF CMU BLOCK TO EXISTING SHORT WALL.
 5. SLOPE WALKWAY. SEE CIVIL DRAWINGS.
 6. DOOR AND FRAME AT CMU WALL. SEE DOOR SCHEDULE AND DETAIL 14/S2.
 7. EXISTING CONCRETE FOOTING TO REMAIN.
 8. EXISTING CONCRETE SLAB TO REMAIN.
 9. ALUMINUM STOREFRONT TO MATCH EXISTING.
 10. PLASTER CEILING. HEIGHT AND FINISH TO MATCH ADJACENT EXTERIOR PLASTER CEILING.
 11. EDGE OF WALL BEYOND.
 12. WALL FRAMING. SEE DETAIL 14/S3.
 13. SURFACE MOUNTED PATIO FENCE. SEE DETAIL 10/A8.1.
 14. EXISTING A.C. PAVING.
 15. GYPSUM BOARD CEILING ON CEILING JOISTS.
 16. EXISTING LANDSCAPING.
 17. DOOR. SEE DOOR SCHEDULE.

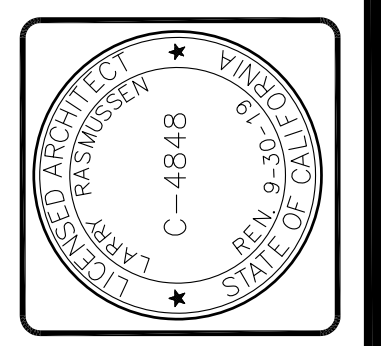


2 SECTION
SCALE 1/4" = 1'-0"

- ABBREVIATION LEGEND**
- B.O.B. = BOTTOM OF BEAM
 - B.O.J. = BOTTOM OF JOIST
 - F.F. = FINISH FLOOR
 - T.O.C. = TOP OF CANOPY
 - T.O.P. = TOP OF PARAPET
 - T.O.W. = TOP OF WALL



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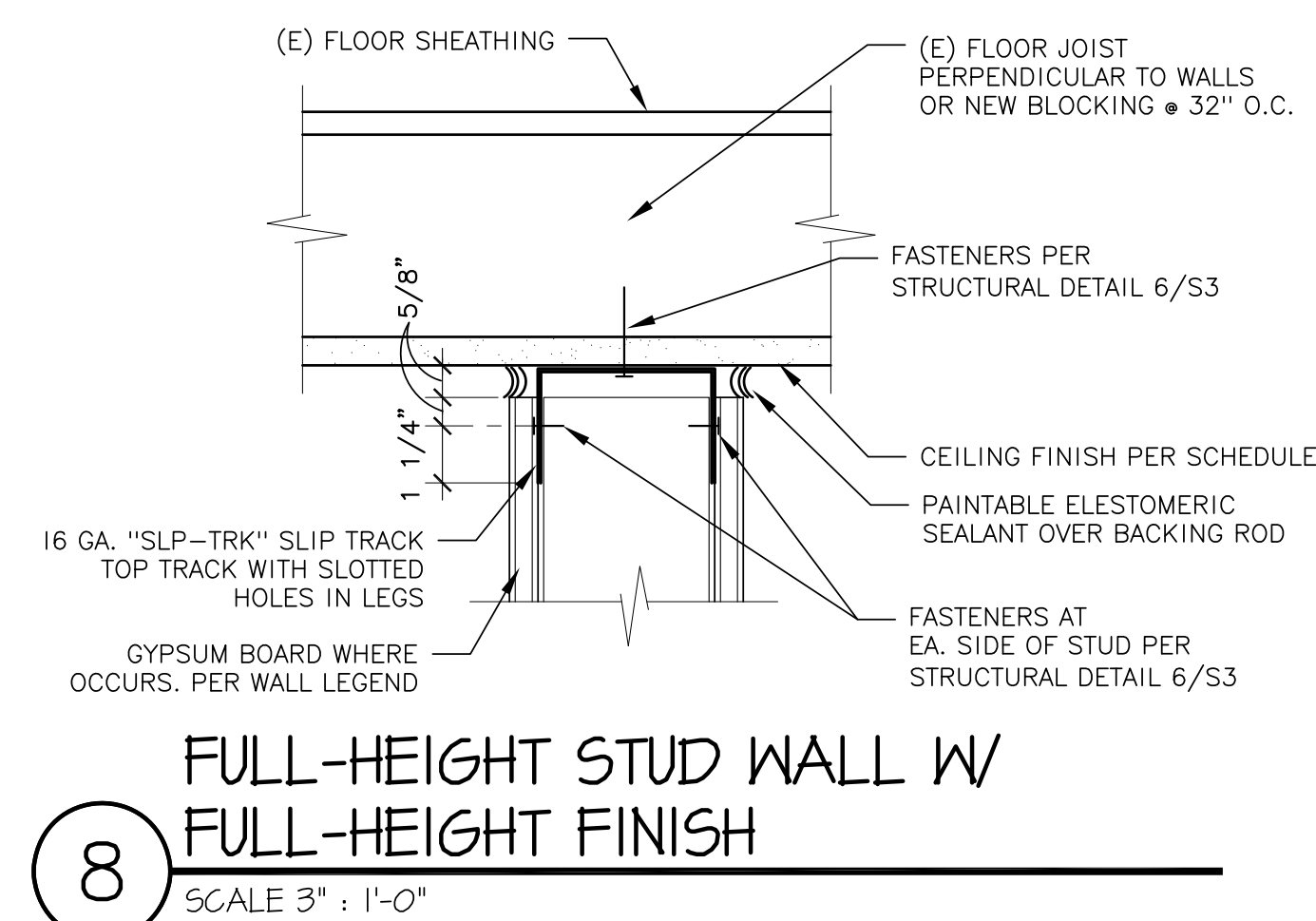
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**RIVERA SHOPPING CENTER
4744 BUILDING REMODEL**
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Sheet No.
A6.1

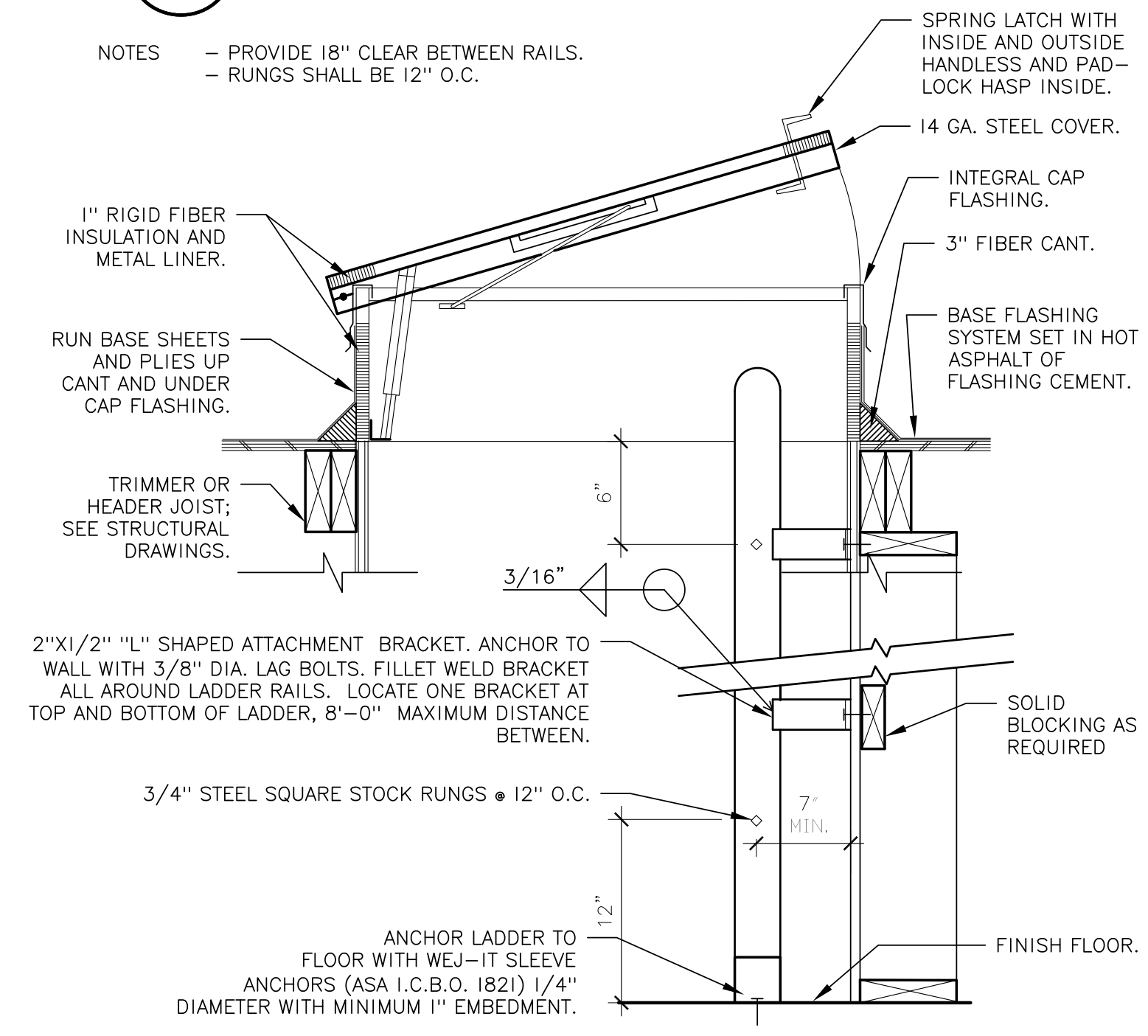
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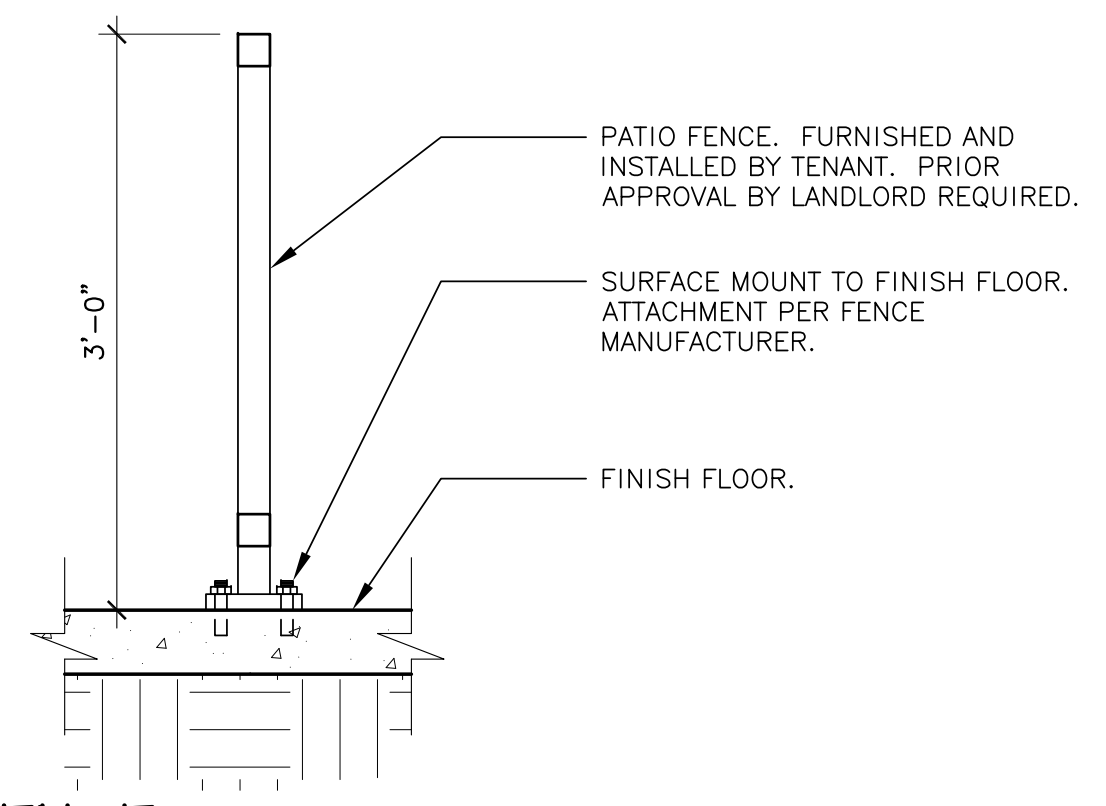


8 FULL-HEIGHT STUD WALL W/ FULL-HEIGHT FINISH
SCALE 3" : 1'-0"

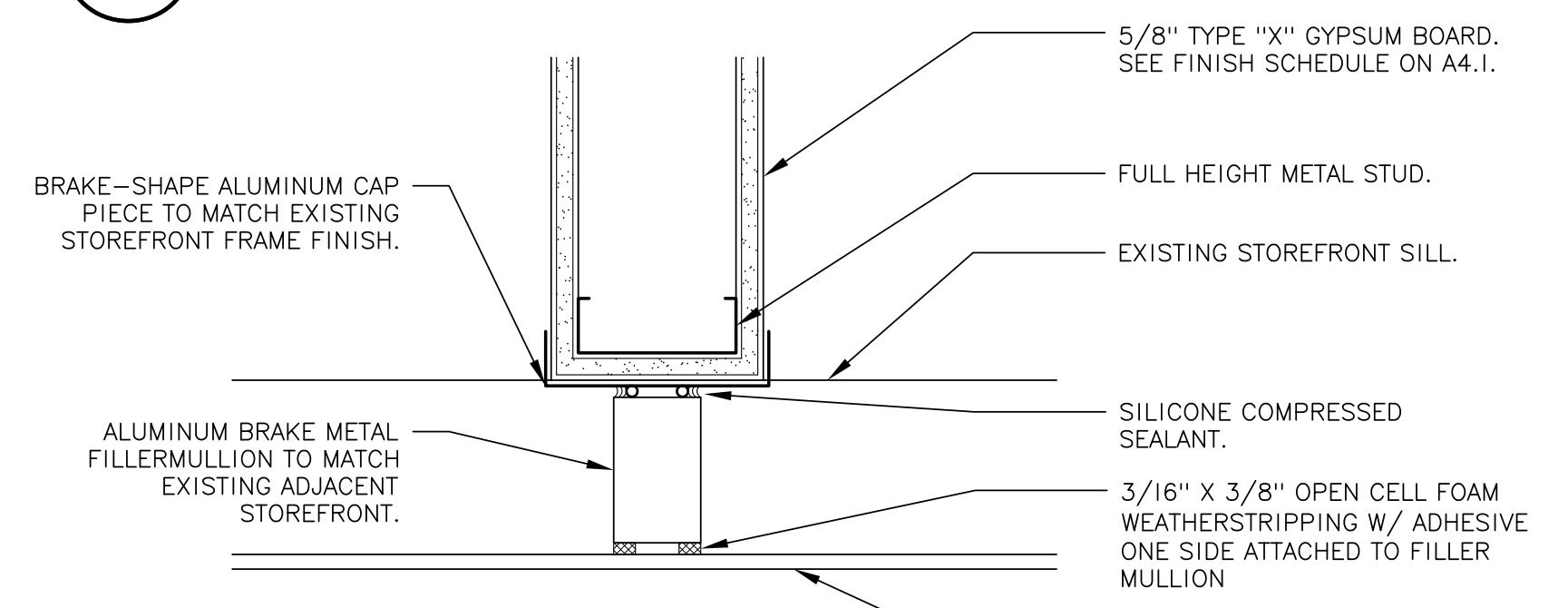
NOTES
- PROVIDE 18" CLEAR BETWEEN RAILS.
- RUNGS SHALL BE 12" O.C.



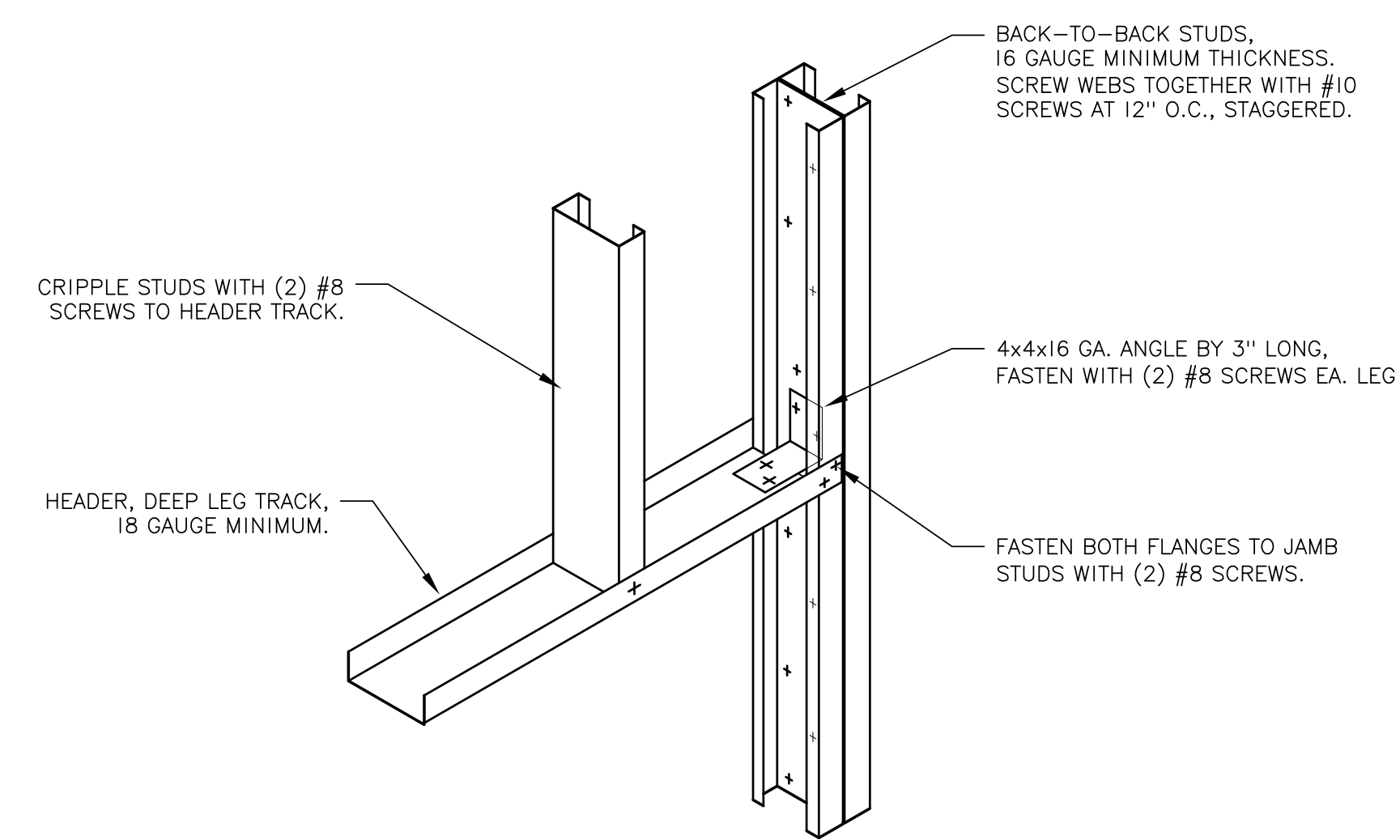
9 ROOF HATCH AND ACCESS LADDER
SCALE 3" : 1'-0"



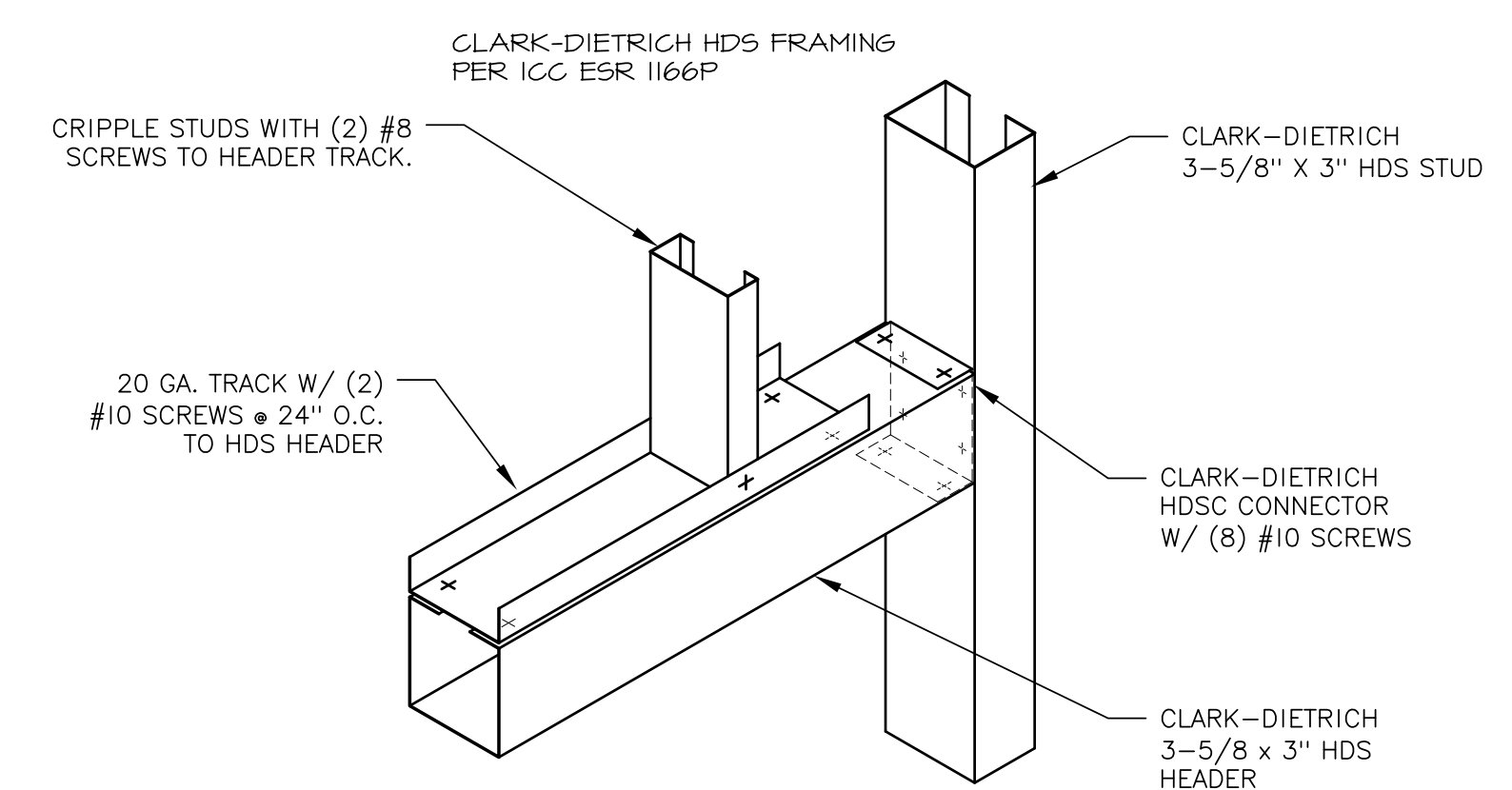
10 PATIO FENCE
SCALE 1" : 1'-0"



11 WALL @ EXISTING WINDOW
SCALE 1" : 1'-0"

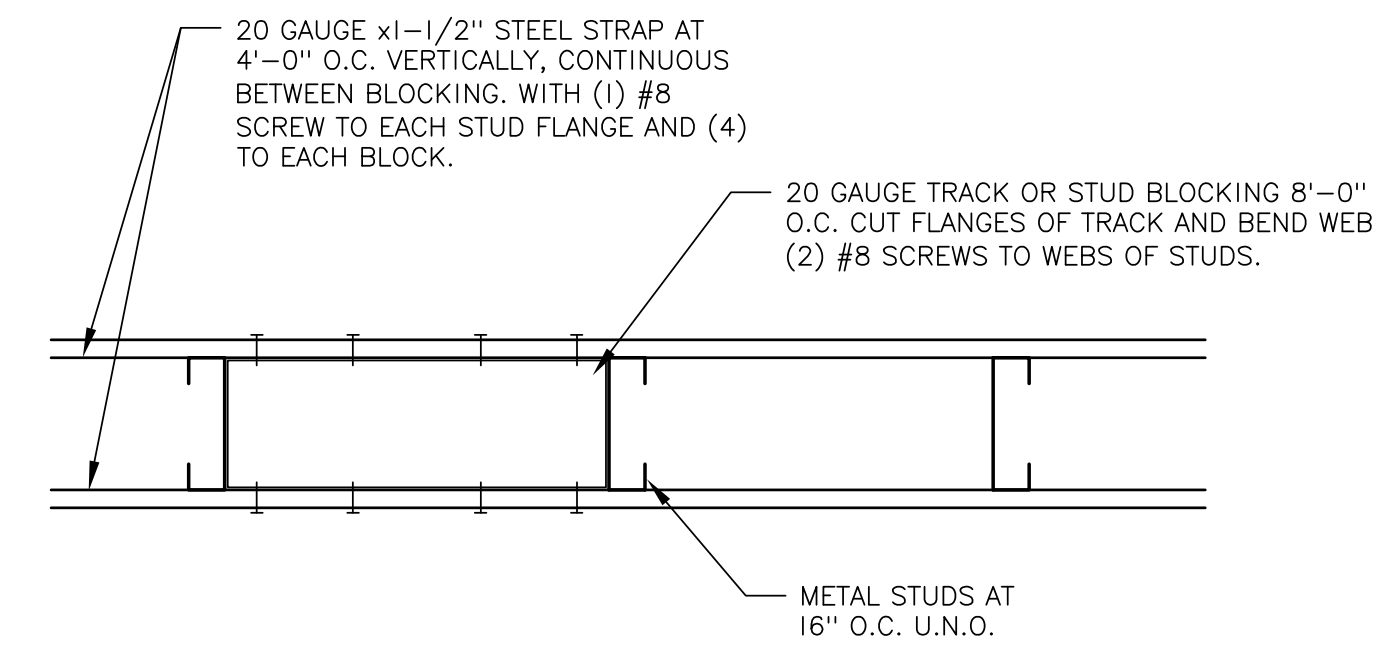


4 HEADER / JAMB FRAMING 3'-4" MAX. WIDTH
N.T.S.

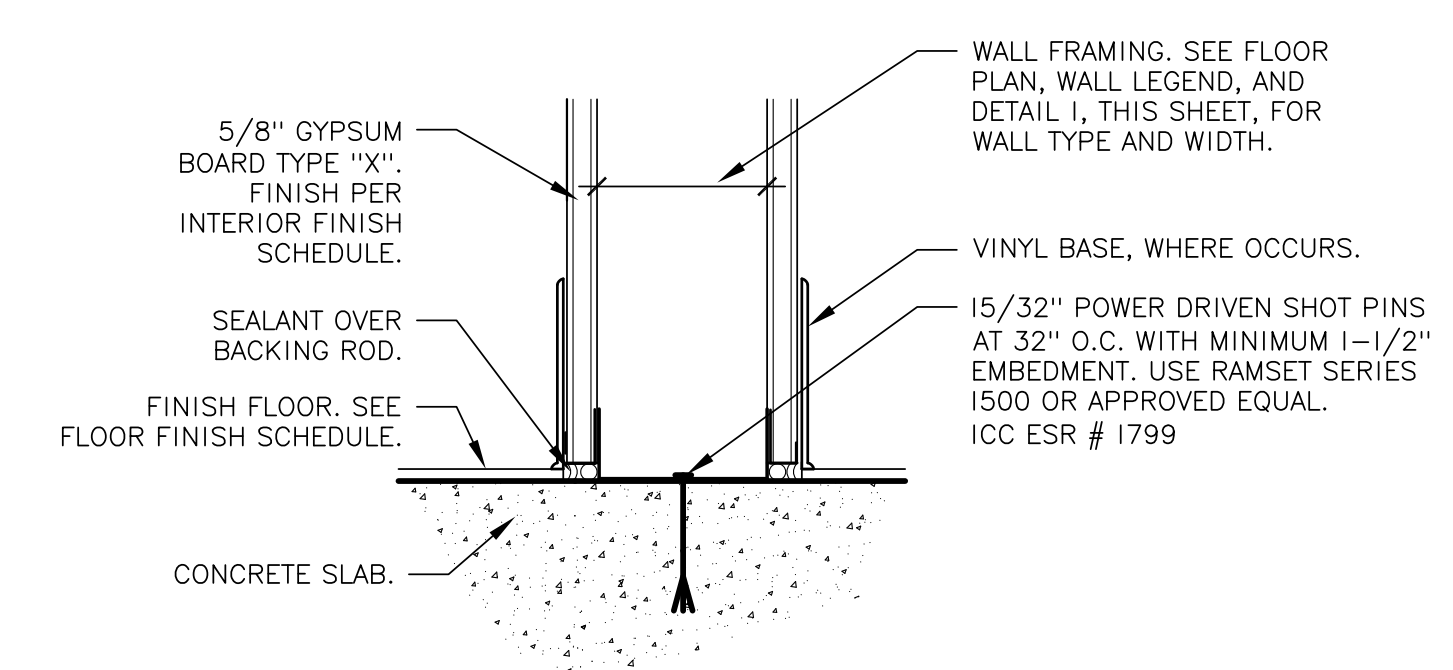


5 HEADER / JAMB FRAMING 8'-4" MAX. WIDTH
N.T.S.

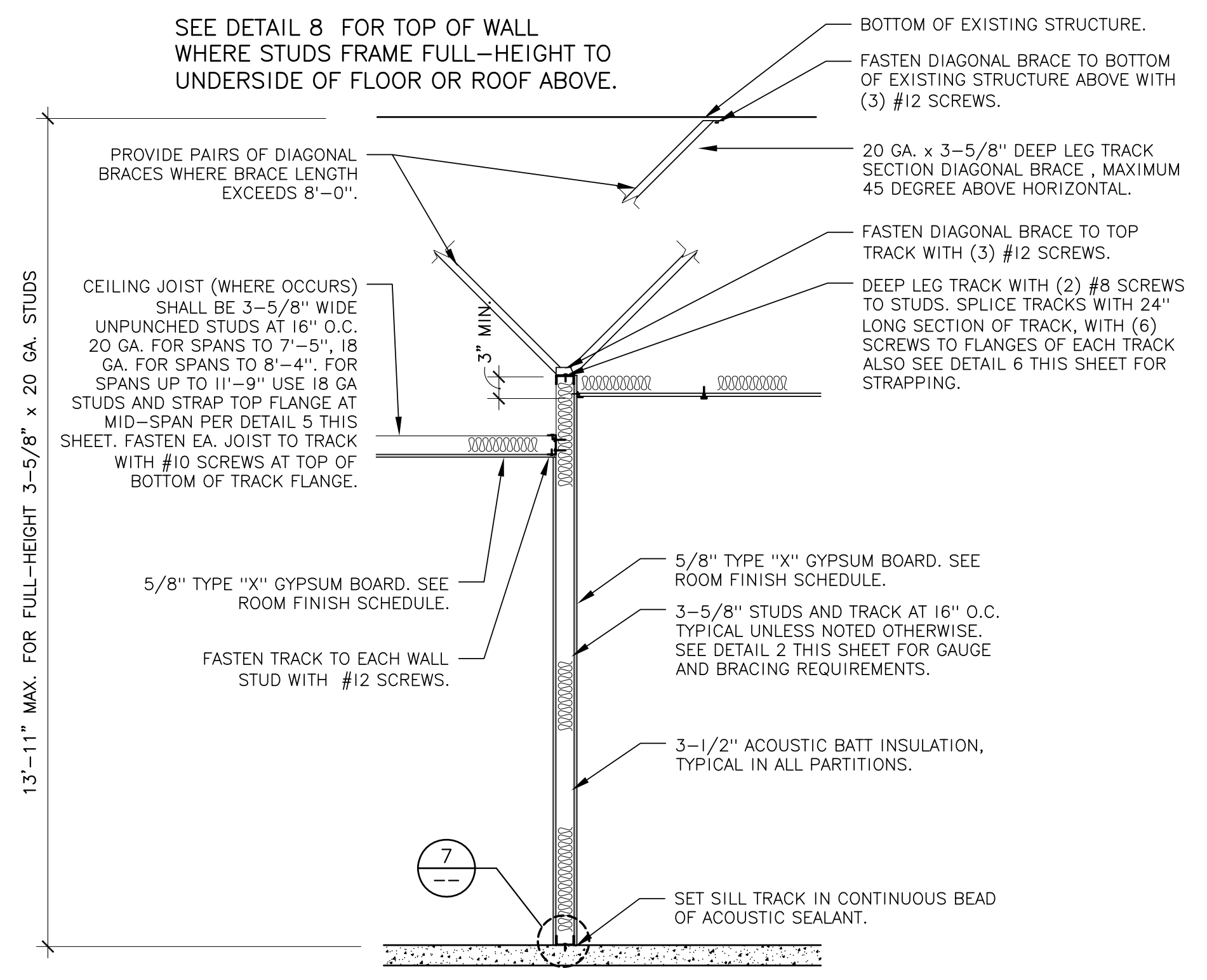
HDS STUD & HEADER SHALL BE 16 GA FOR 100" MAX. OPENING, 18 GA FOR 76" MAX OPENING



6 STRAPPING
N.T.S.



7 INTERIOR WALL AT SILL
SCALE 3" : 1'-0"

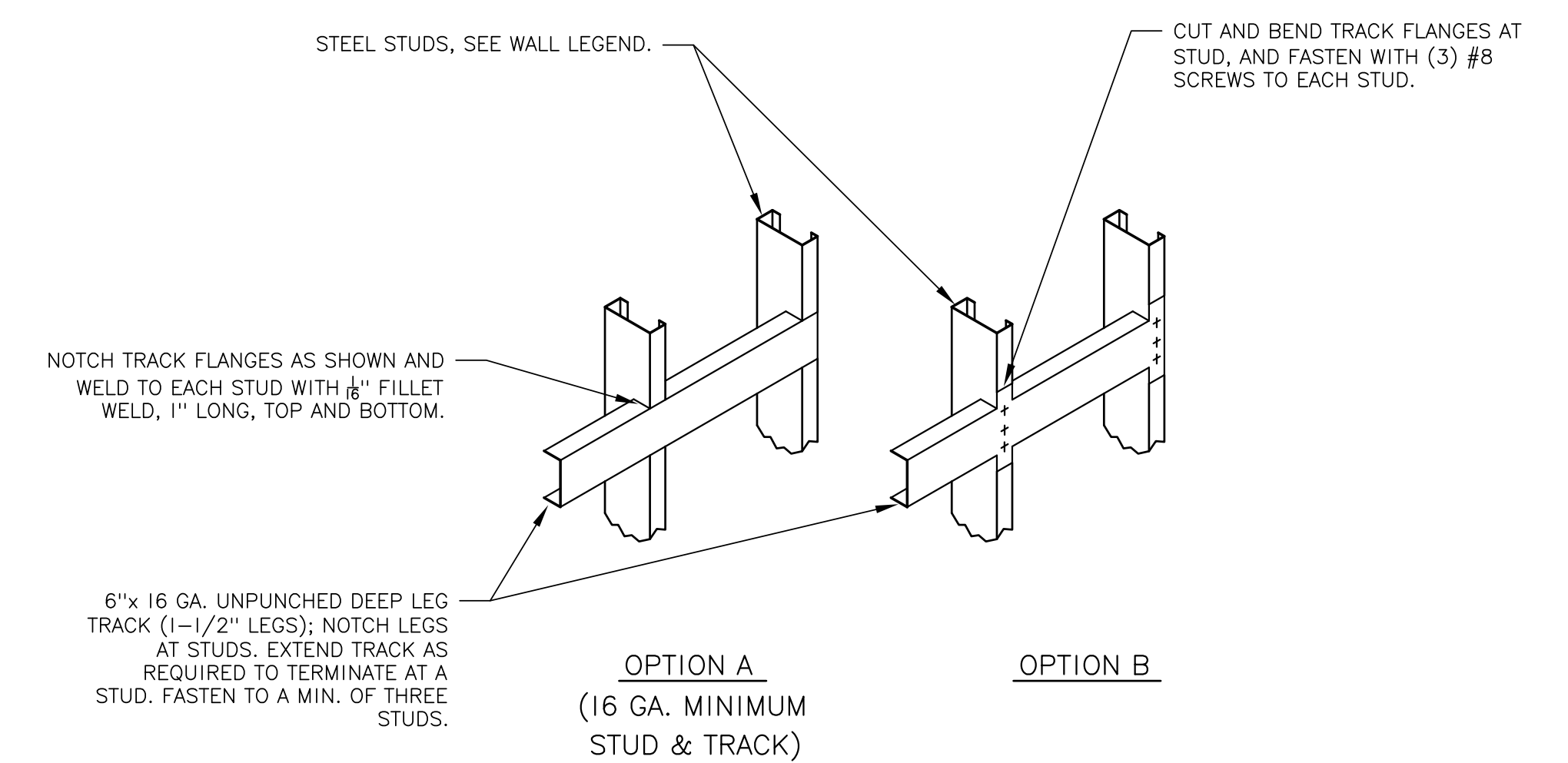


1 PARTITION WALL & CEILING
SCALE 1/2" : 1'-0"

PARTITION FRAMING REQUIREMENTS		
	TYPICAL WALL	WALL WITH WALL-HUNG CABINETS, SHELVING, OR BACKING FOR GRAB BARS
STUDS: 1-1/4" FLANGE	20 GA.	18 GA.
TOP TRACK: 1-1/2" FLANGE	20 GA.	18 GA.
SHOT PIN @ SILL TRACK	32" O.C.	@ 16" O.C.
DIAGONAL BRACE SPACING*	8' O.C. MAX	WITHIN 12" OF END OF CABINET, MAX. 4' O.C.
DIAGONAL BRACE	20 GA.	20 GA.

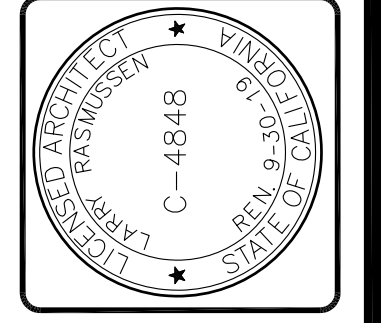
* DIAGONAL BRACE OR PERPENDICULAR WALLS SHALL BE LOCATED AT MAXIMUM SPACING SHOWN.
NOTE: A. SEE DETAILS THIS SHEET FOR STUDS AT DOORS, GRAB BARS.
B. SEE DETAIL THIS SHEET FOR STRAPPING AND BRIDGING AT WALL FRAMING.
METAL FRAMING SHALL COMPLY WITH ICC EVALUATION REPORT ESR-3064P

2 PARTITION REQUIREMENTS



3 BACKING PLATE
N.T.S.

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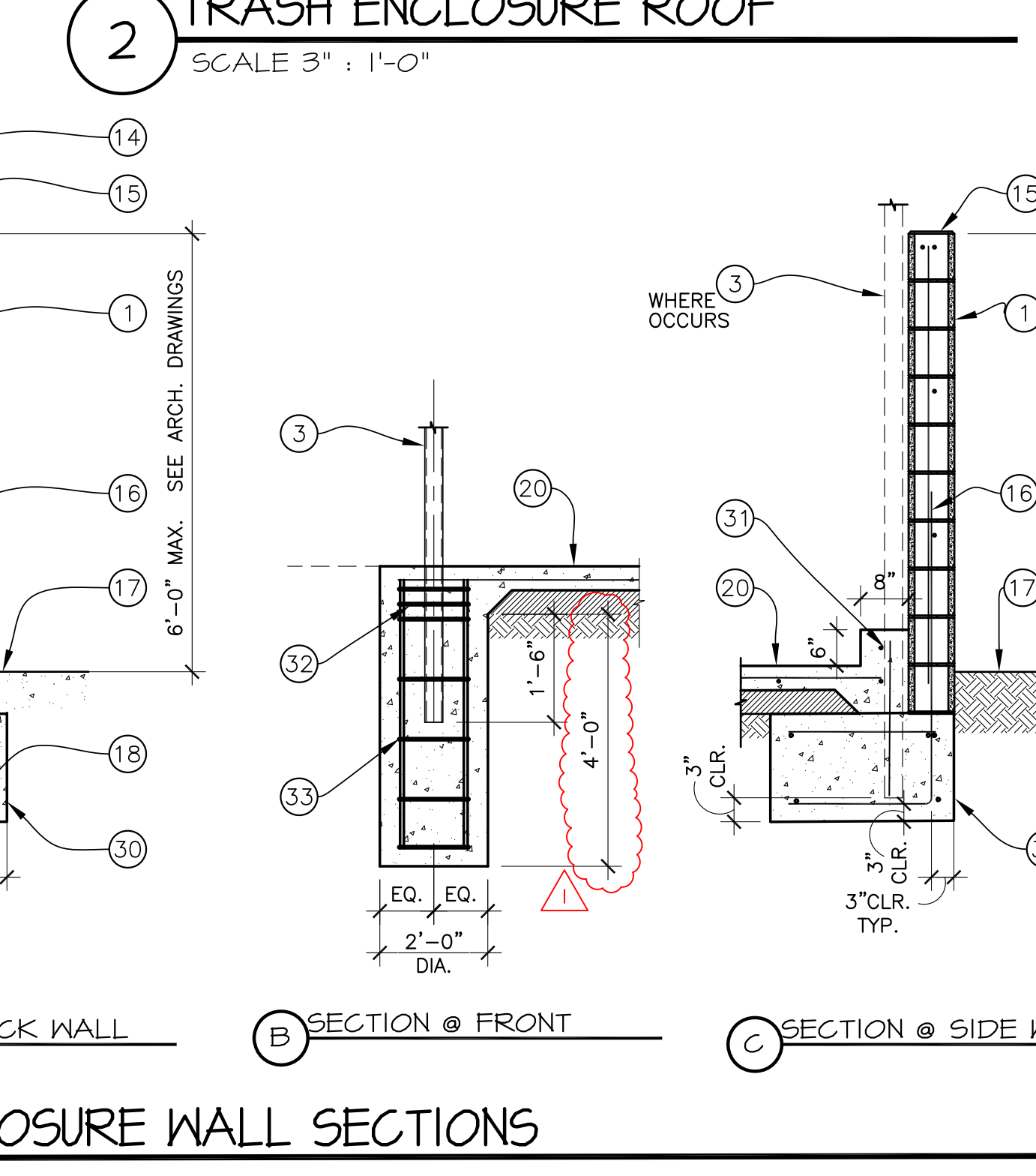
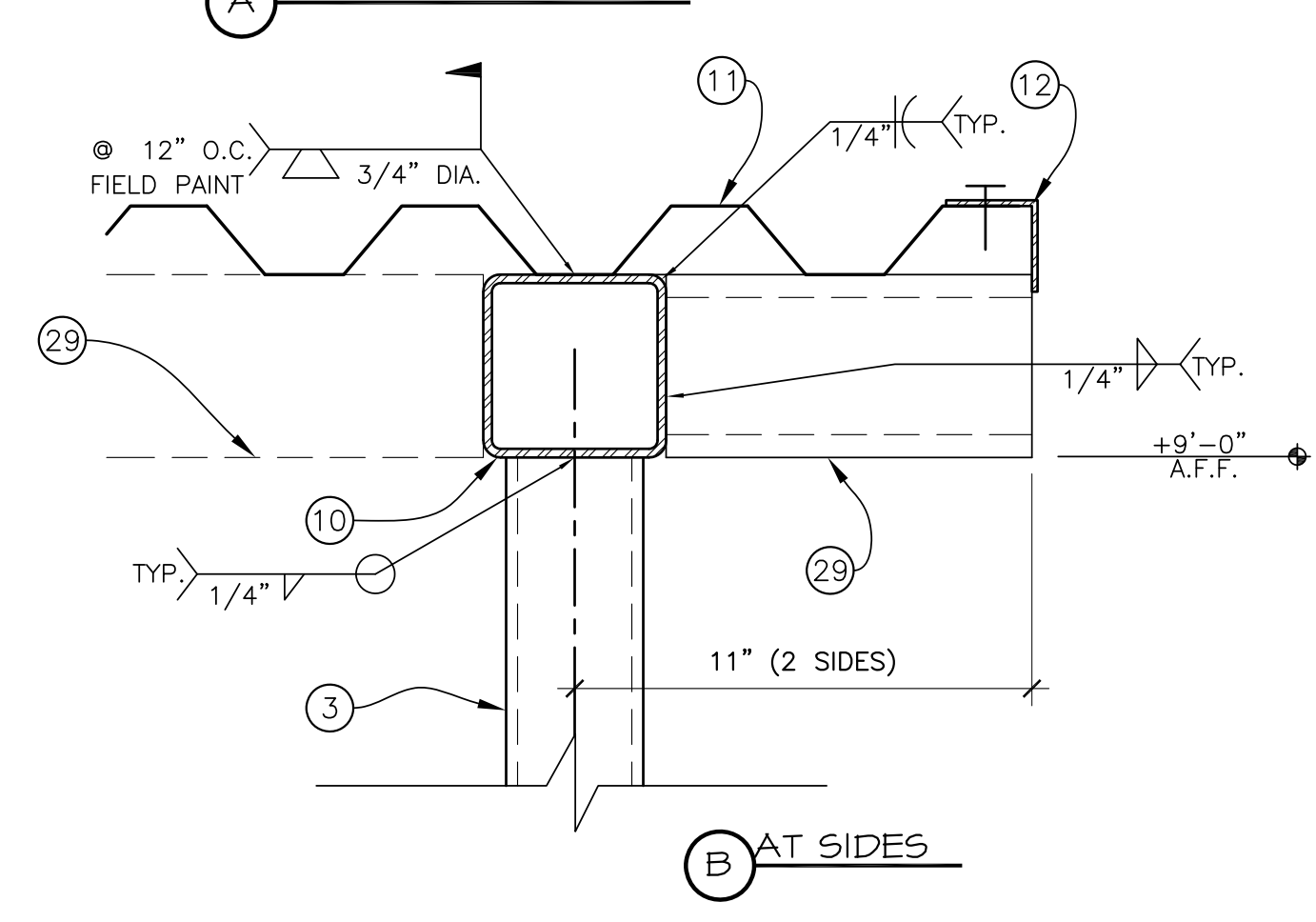
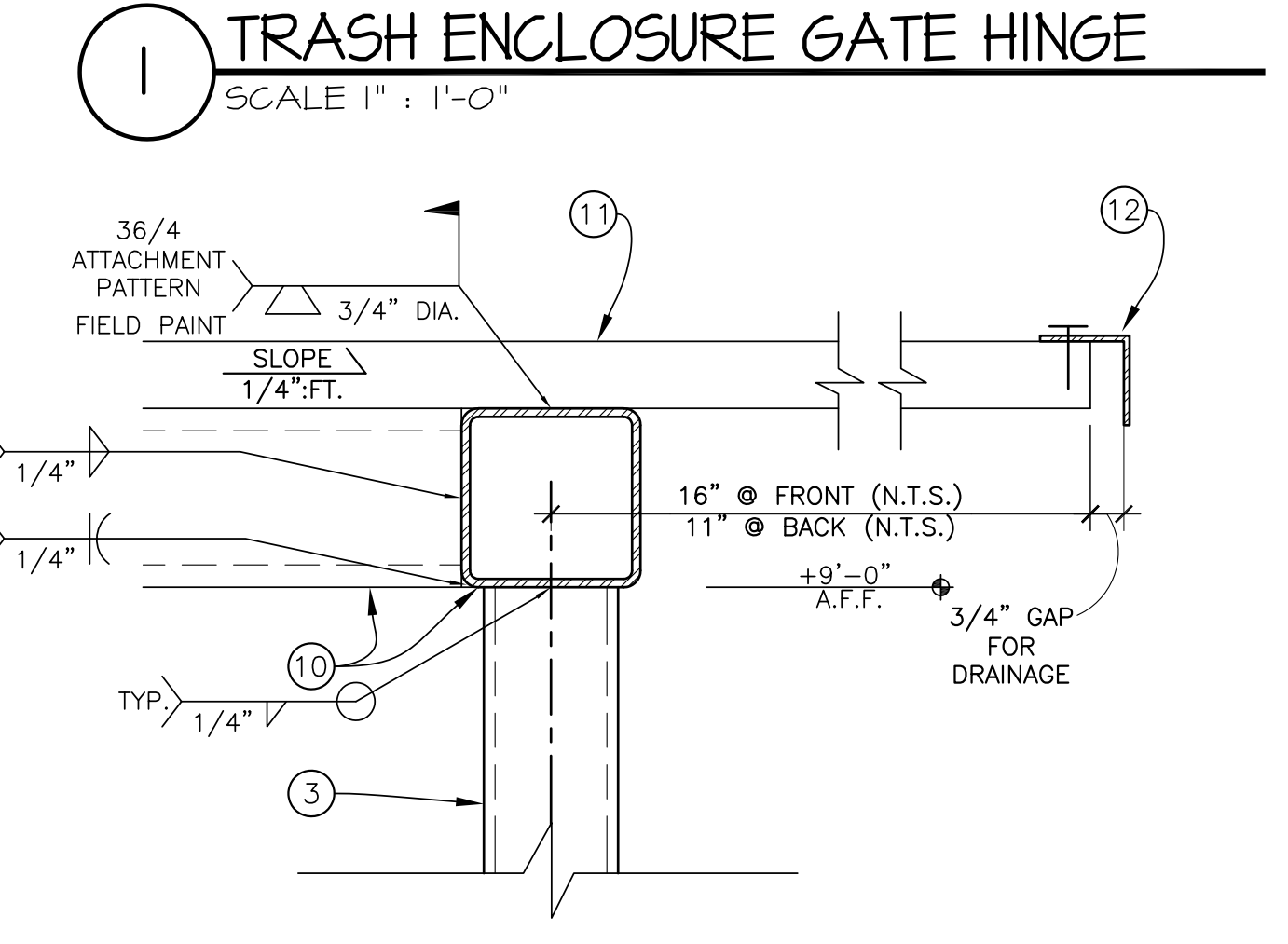
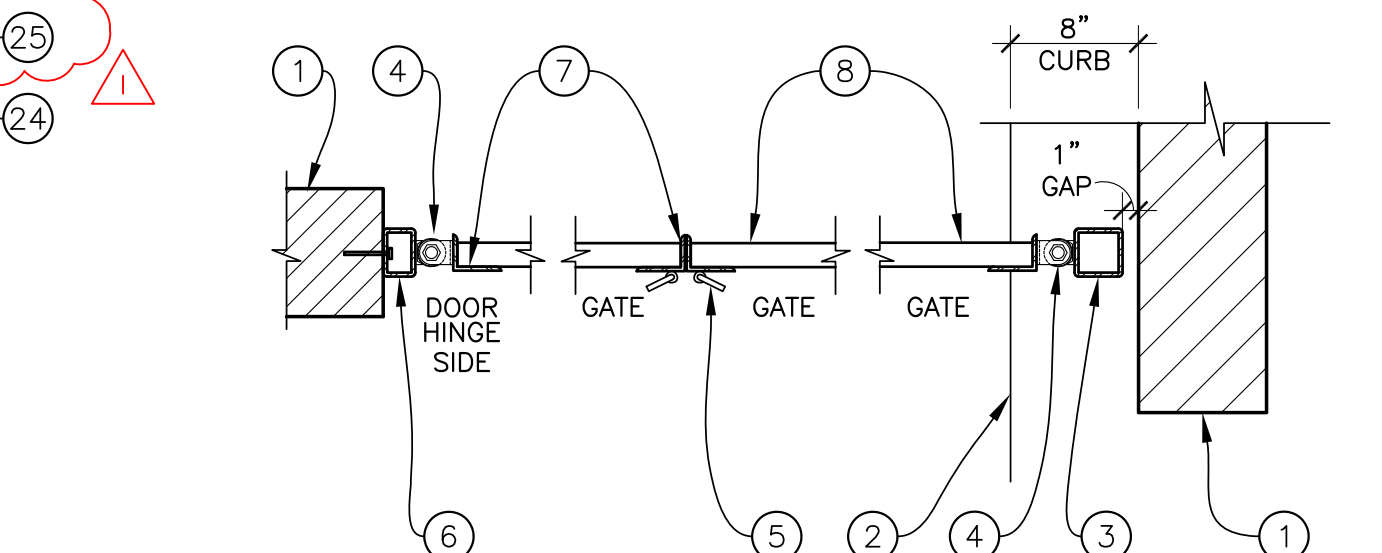
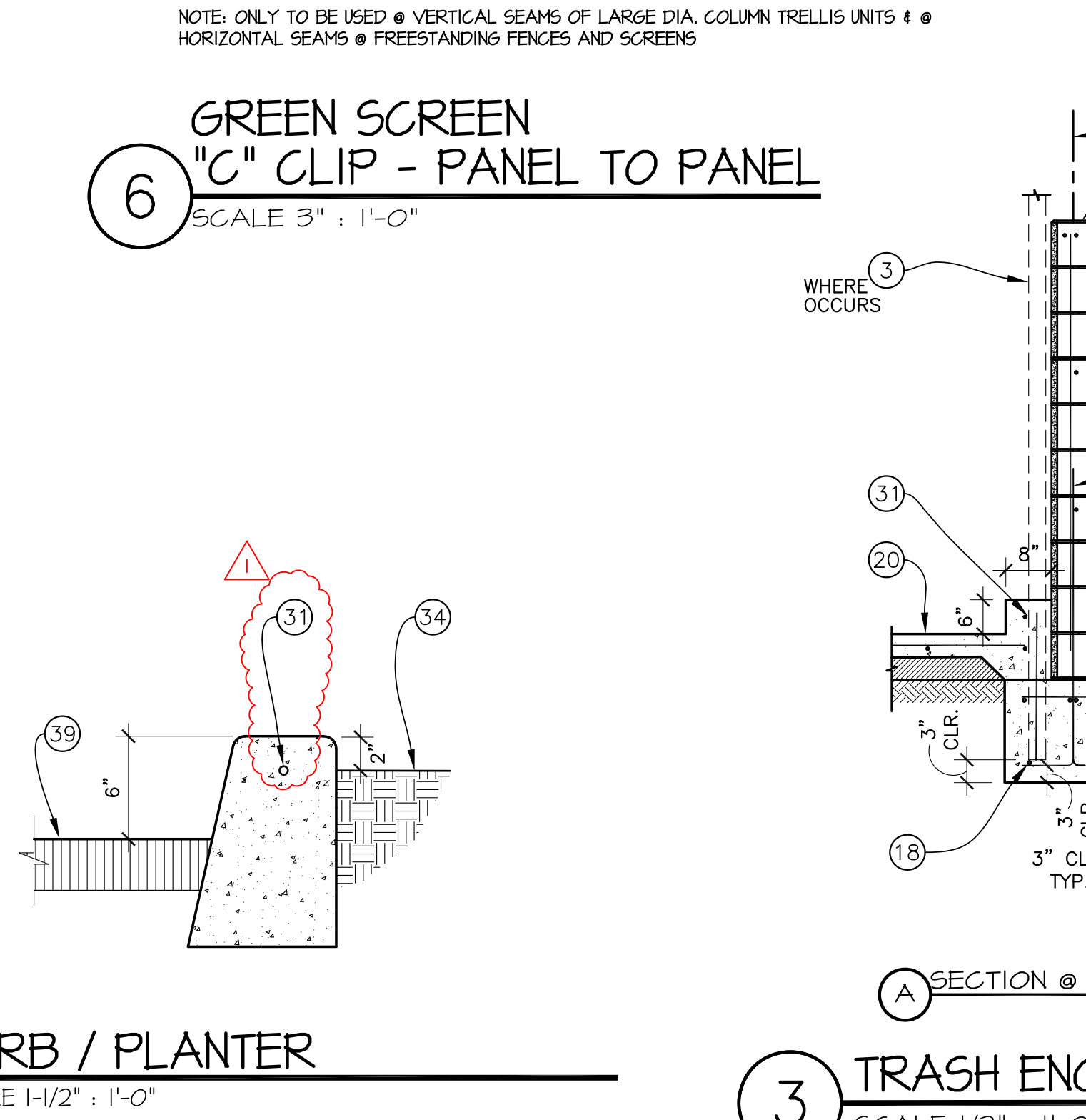
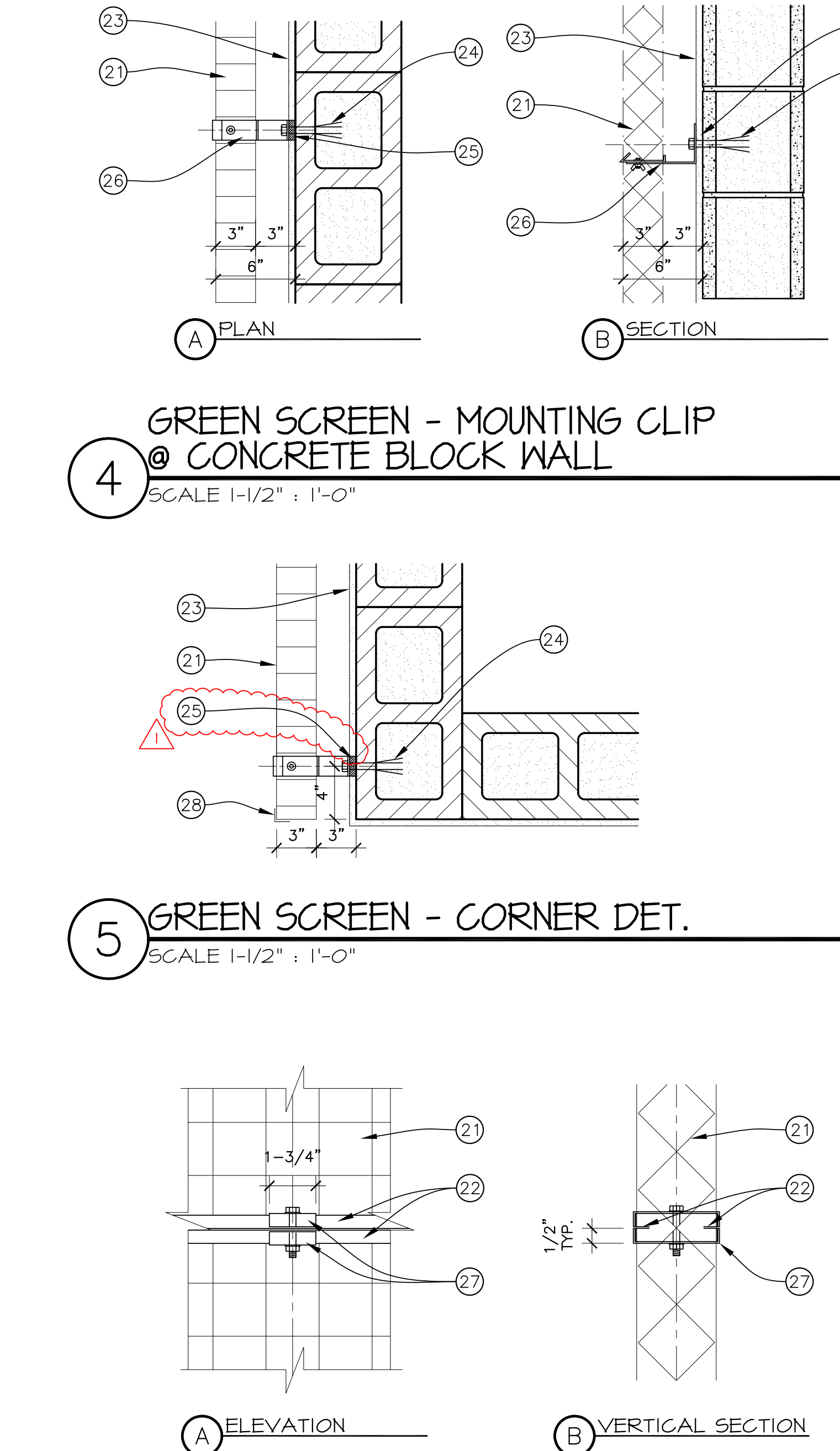
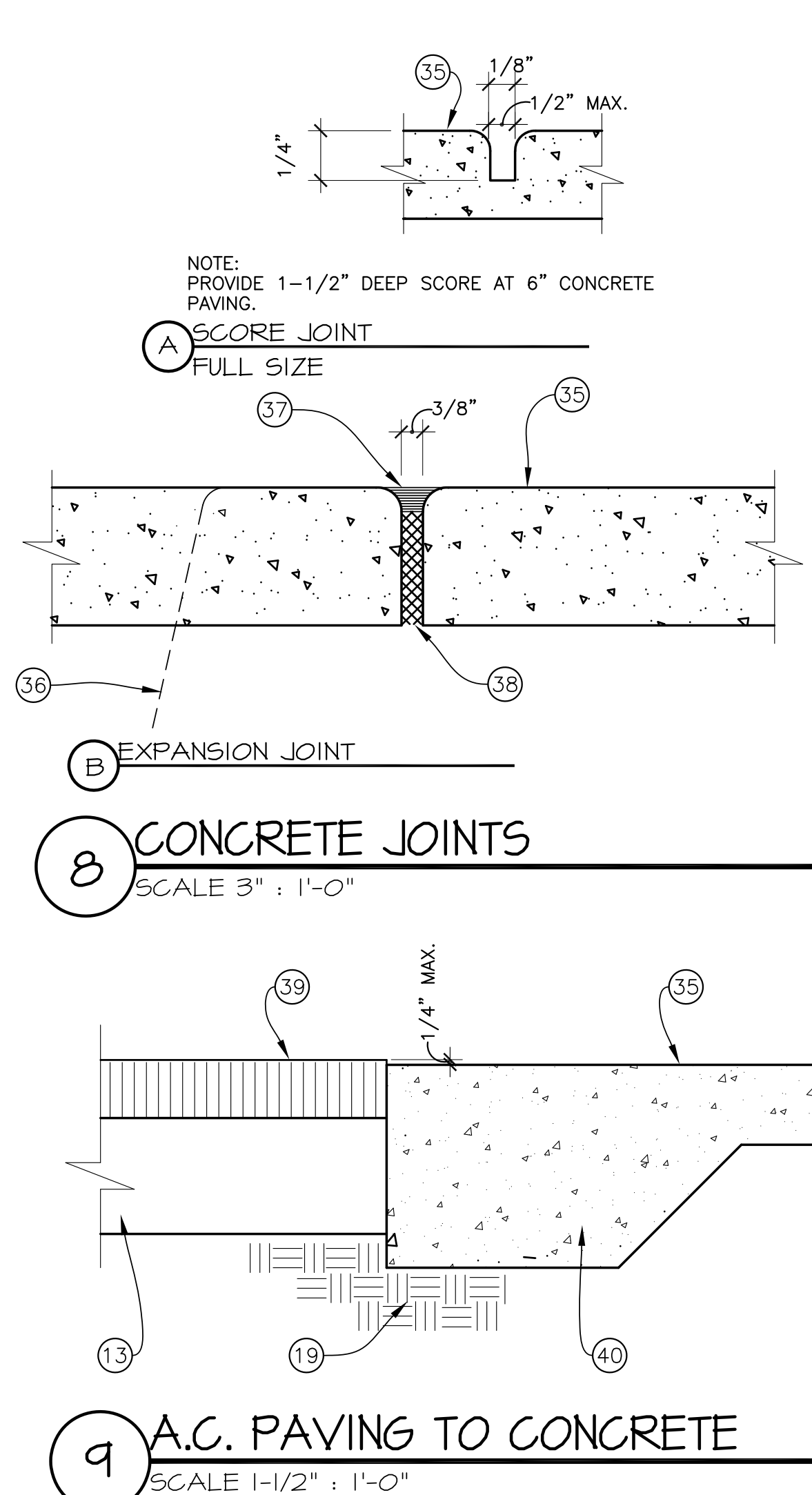


DETAILS	
Revisions	R&A No: A161307
DATE	Date: 02-28-2019
Drawn	L.T.
Checked	S.B.
Consult	No.

RIVIERA SHOPPING CENTER 4744 BUILDING REMODEL
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
A8.1
2019-05-17 BID SET

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- NOTE LEGEND**
- 8" CMU WALL SOLID GOUTED WITH #5 VERTICAL BARS @ 16" O.C. AND #4 HORIZONTAL BARS @ 24" O.C.
 - CONCRETE CURB AT TRASH ENCLOSURE, 6" x 8" WIDE.
 - HSS 3-1/2" x 3-1/2" x 3/8", PAINTED, GRIND SMOOTH ALL WELDS.
 - 'GUARDIAN' STANDARD HINGE - FLAT MOUNT, BOTH SIDES. RATED 1,000 LBS PER PAIR. (3 PER LEAF). WELD TO STEEL TUBE AND GATE FRAMING.
 - CANE BOLT. PROVIDE 1-1/2" LONG STEEL PIPE EMBEDDED INTO PAVING AS SHOWN TO RECEIVE CANE BOLT, TYPICAL.
 - HHS 2" x 3" PAINTED. ATTACH TO CMU USING 5/8" DIA. THRD. RODS SPACED VERTICALLY AT 16" O.C., SET IN 3/4" DIA. x 5" DEEP HOLE WITH SIMP. "SET-XP" EPOXY, ICC-ES REPORT #ESR-2508. PLUG WELD ACCESS HOLES.
 - 3" x 2" x 1/4" STEEL ANGLE WELD AND MITER ALL CORNERS.
 - 1-1/2" VERCO 'PLB-36'x18GA. METAL DECK INFILL, WELDED TO STEEL FRAME.
 - NOT USED.
 - HSS 4 x 4 x 1/4"
 - 1-1/2" VERCO 'PLB-36'x18GA. METAL DECK, WELDED TO STEEL FRAME, WITH VSC2 @ 24" SIDELAP ATTACHMENT. CLASS A ROOF.
 - 2" x 2" x 1/8" CONT. ANGLE WITH (1)#10x3/4" SELF DRILLING TEK SCREWS @ 6" OC OR EA. FLUTE (ICC ESR 1976)
 - CLASS II BASE.
 - CENTER OF FOOTING AND CMU WALL
 - CEMENT CAP
 - DOWELS TO MATCH VERT. WALL REINFORCEMENT.
 - EXTERIOR GRADE OR EXTERIOR FLATWORK PER PLAN
 - ALTERNATE DIRECTION OF BEND IN FOOTING.
 - COMPACTED FILL.
 - 5" CONCRETE SLAB ON GRADE INSIDE TRASH ENCLOSURE.
 - 3" THICK GREENSCREEN PANEL, TYPICAL.
 - STEEL EDGE TRIM @ PANEL EDGES PER MANUFACTURER, TYPICAL.
 - EXTERIOR PLASTER FINISH
 - 1/2" DIA. KWIK BOLT 3 EXPANSION ANCHOR @ 24" O.C. MAX. WITH 4" MINIMUM EMBEDMENT. INSTALL PER ICC ESR-1385.
 - 1/2" x 1-1/2" DIA. BLACK UHMW PLASTIC SPACER PER MANUFACTURER, TYPICAL.
 - MOUNTING CLIP PER MANUFACTURER, TYPICAL.
 - "C" CLIP WITH STAINLESS STEEL THRU BOLT, TYPICAL. CLIP SIZED FOR 1/4" FASTENER, TYPICAL.
 - TRIM PER MANUFACTURER @ OUTSIDE CORNER ONLY, TYPICAL.
 - HSS 4 x 4 x 1/2"
 - CONCRETE FOOTING. SEE STRUCTURAL DETAILS 4/SI.2 OR 5/SI.2.
 - #4 HORIZ. IN CURB
 - (3)#3 TIES @ FIRST 5".
 - (4)#5 VERTICAL REINFORCEMENT W/ #3 TIES @ 10" O.C.
 - LANDSCAPING. SEE LANDSCAPE PLAN.
 - CONCRETE PAVING. SEE SITE PLAN CIVIL DRAWINGS FOR FINISH, THICKNESS, STEEL REINFORCEMENT.
 - CONCRETE CURB. SEE CIVIL DRAWINGS.
 - POLYURETHANE BASED 2 PART ELASTOMERIC SEALANT.
 - PREFORMED JOINT FILLER.
 - A.C. PAVING OVER AGGREGATE BASE; SEE SITE PLAN.
 - THICKEN CONCRETE EDGE.

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TRASH ENCLOSURE DETAILS

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	Drawn: L.T.
	Checked: S.B.
	Consult: No.

**RIVERA SHOPPING CENTER
4744 BUILDING REMODEL**

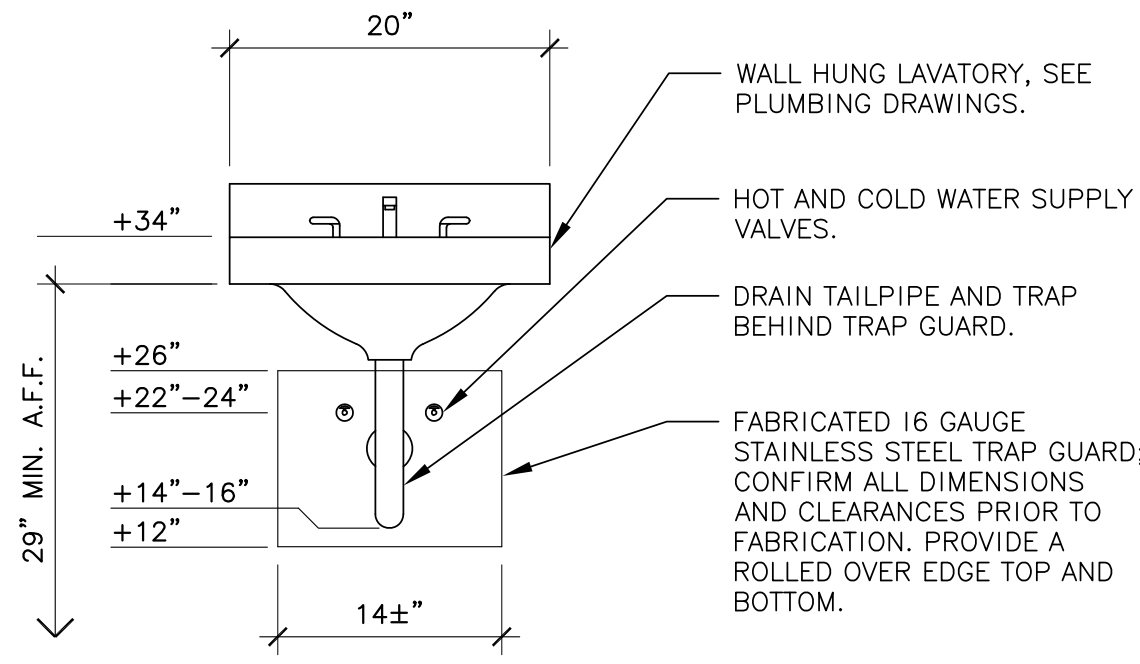
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
A8.3

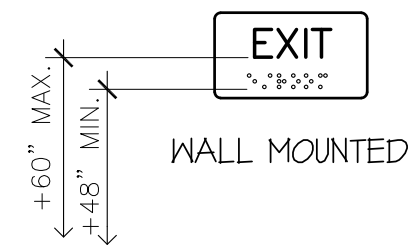
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NOTE: THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THE C.B.C. AND A.D.A. AND ARE INTENDED ONLY TO SHOW MINIMUM REQUIREMENTS. SOME CONDITIONS SHOWN MAY NOT OCCUR ON THIS PROJECT.

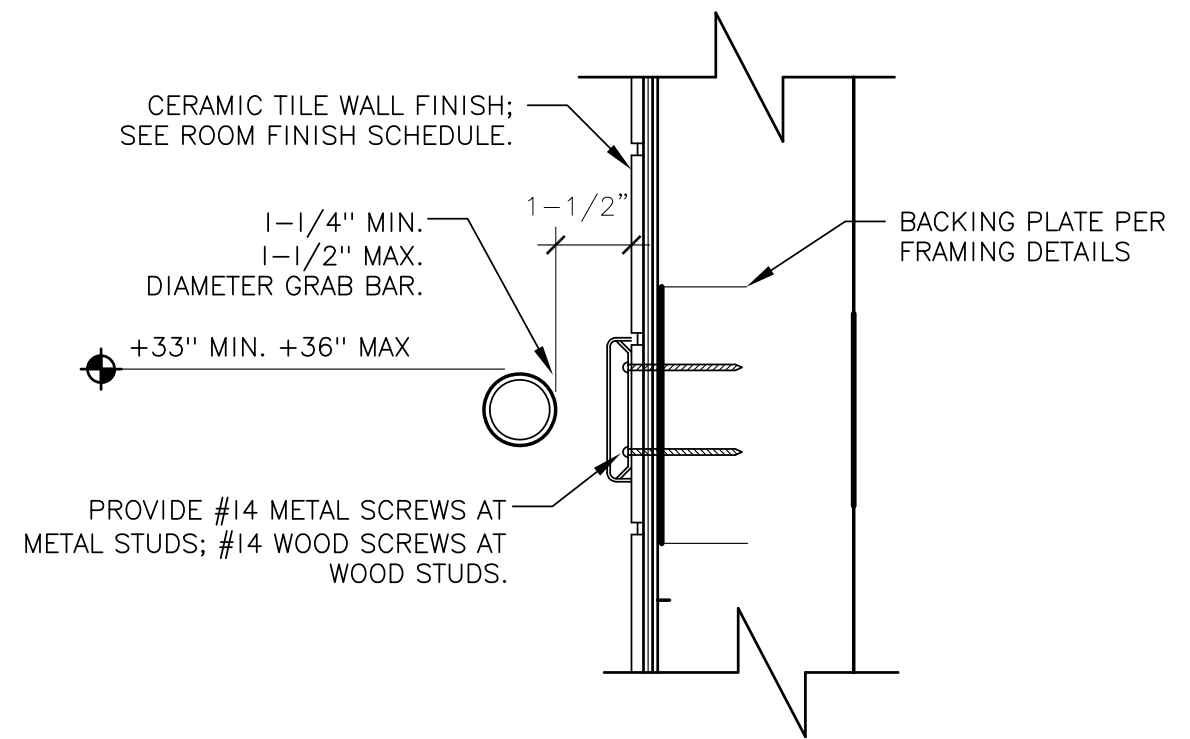


9 LAVATORY
SCALE 1" : 1'-0"



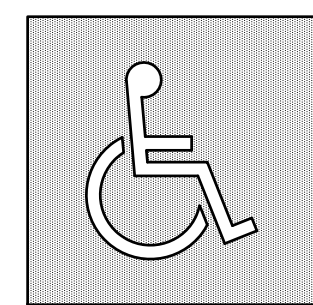
10 EXIT SIGNS
NOT TO SCALE

- SIGNS SHALL BE MATTE FINISH PLASTIC, WHITE GRAPHICS ON CONTRASTING BACKGROUND.
- WALL MOUNTED SIGN TEXT SHALL BE BETWEEN 5/8" - 2" HIGH, AND SHALL BE RAISED 1/32".
- WALL MOUNTED SIGNS SHALL HAVE GRADE 2 BRAILLE.

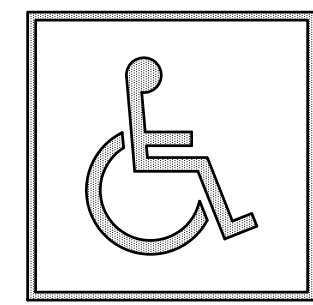


7 GRAB BAR ANCHOR
SCALE 3" : 1'-0"

ANY WALL OR OTHER SURFACE ADJACENT TO HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS
BARS ARE SMOOTH WITH A MINIMUM RADIUS OF 1/8"
MINIMUM STRUCTURAL STRENGTH OF GRAB BAR(S) WILL SUPPORT A 250 LB. POINT LOAD



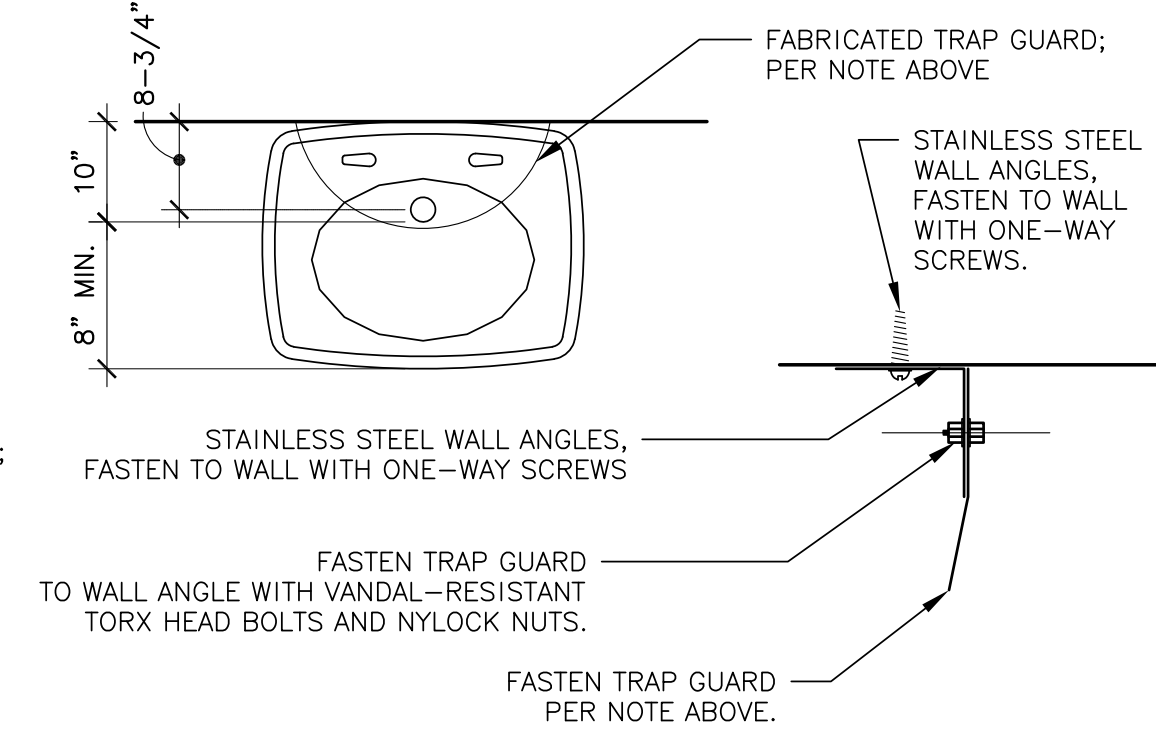
INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHITE ON DARK BACKGROUND)



INTERNATIONAL SYMBOL OF ACCESSIBILITY (DARK COLOR ON WHITE OR TRANSPARENT BACKGROUND)

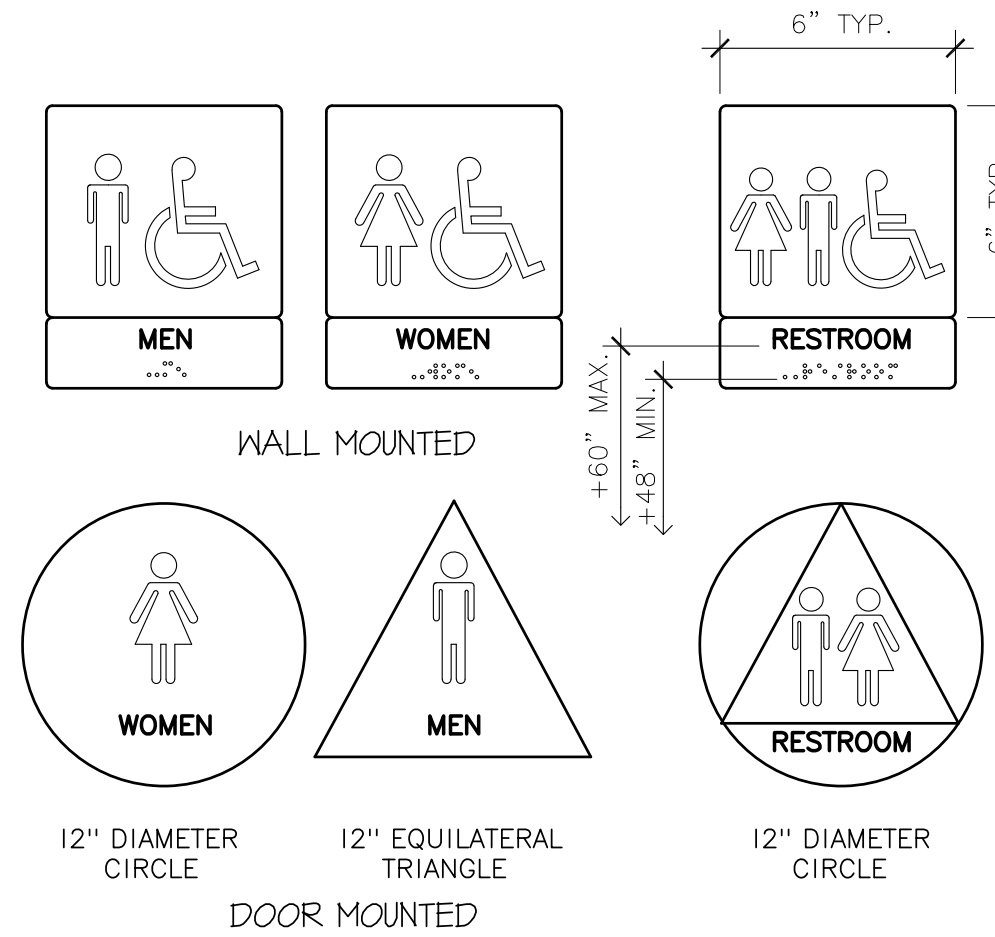
- PARKING SIGN
INTERNATIONAL SYMBOL OF ACCESSIBILITY, PAINTED WHITE WITH 3" MIN. WIDE TRAFFIC PAINT STRIPE ON BLUE BACKGROUND FIELD TRAFFIC PAINT 3'-0" SQUARE WITH 3" RADIUSED CORNERS
- ENTRANCE SIGN (ON GLASS)
INTERNATIONAL SYMBOL OF ACCESSIBILITY, 4"x4" REVERSE STICK-ON, WHITE FIGURE ON BLUE BACKGROUND FIELD.
- PATH OF TRAVEL
INTERNATIONAL SYMBOL OF ACCESSIBILITY, 6"x6" PAINTED BLUE ON PAVED BACKGROUND SURFACE

8 STANDARD ACCESSIBLE SIGNS
NOT TO SCALE

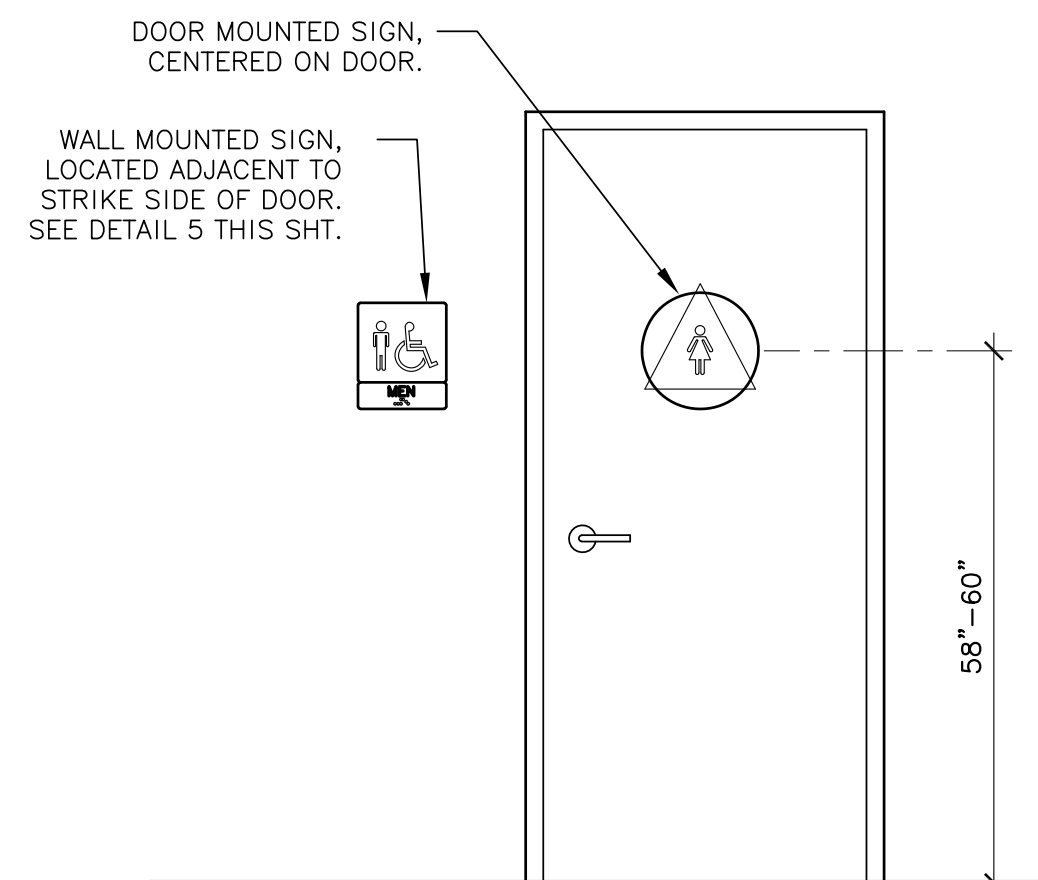


4 ACCESSIBLE RESTROOM FIXTURES
NOT TO SCALE

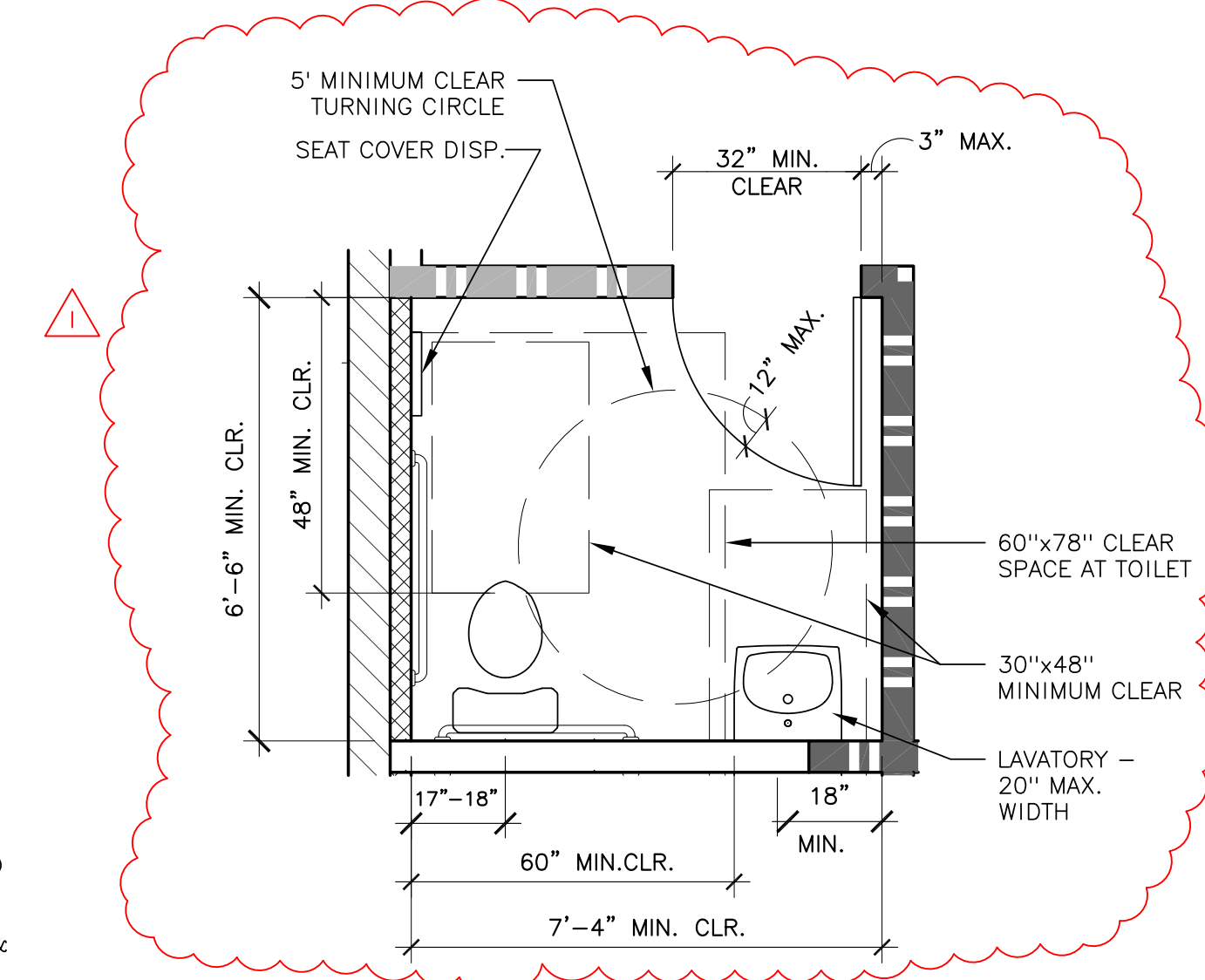
- SIGNS SHALL BE MATTE FINISH PLASTIC, WHITE GRAPHICS ON CONTRASTING BACKGROUND.
- WALL MOUNTED SIGN TEXT SHALL BE BETWEEN 5/8" - 2" HIGH, AND SHALL BE RAISED 1/32".
- WALL MOUNTED SIGNS SHALL HAVE GRADE 2 BRAILLE.



5 TOILET ROOM SIGNS
NOT TO SCALE

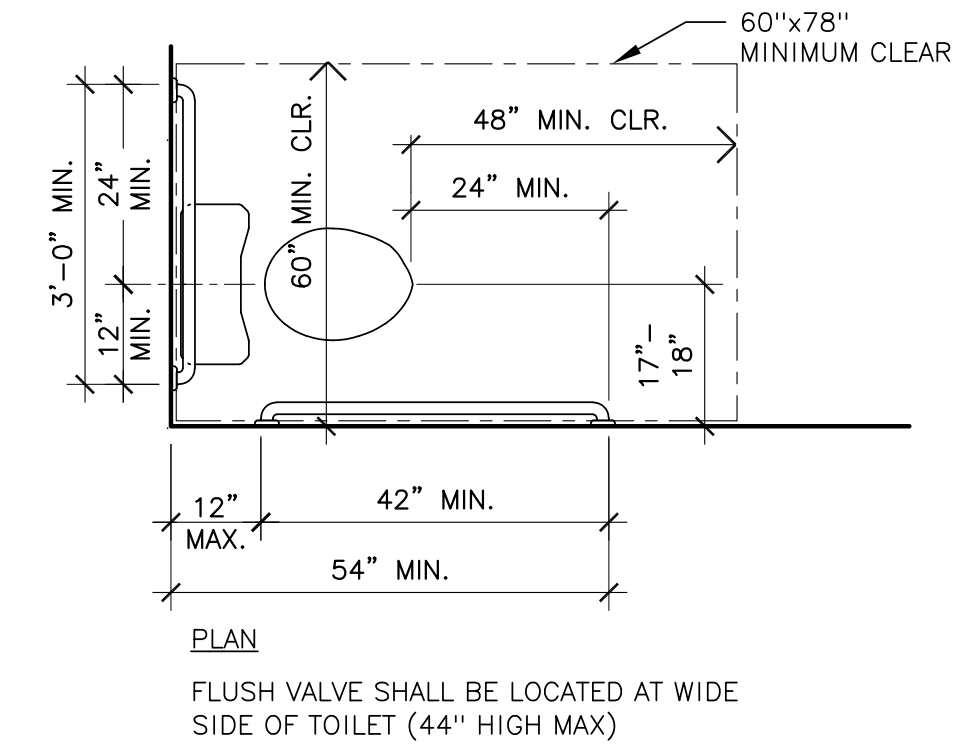


6 DOOR SIGNAGE
NOT TO SCALE

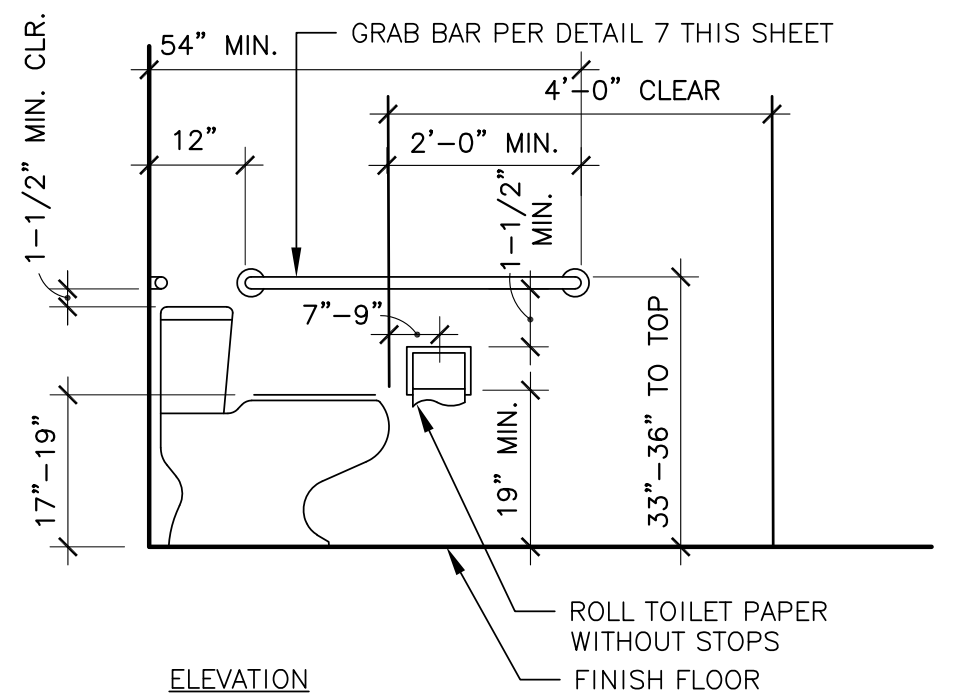


SEE DETAILS 2 AND 4 THIS SHEET FOR ADDITIONAL INFORMATION AND REQUIRED DIMENSIONS
ALL DIMENSIONS SHOWN ON THIS DETAIL ARE TO FINISH SURFACES OR FIXTURE CENTERLINES

1 SINGLE OCCUPANCY TOILET ROOM
SCALE 3/8" : 1'-0"

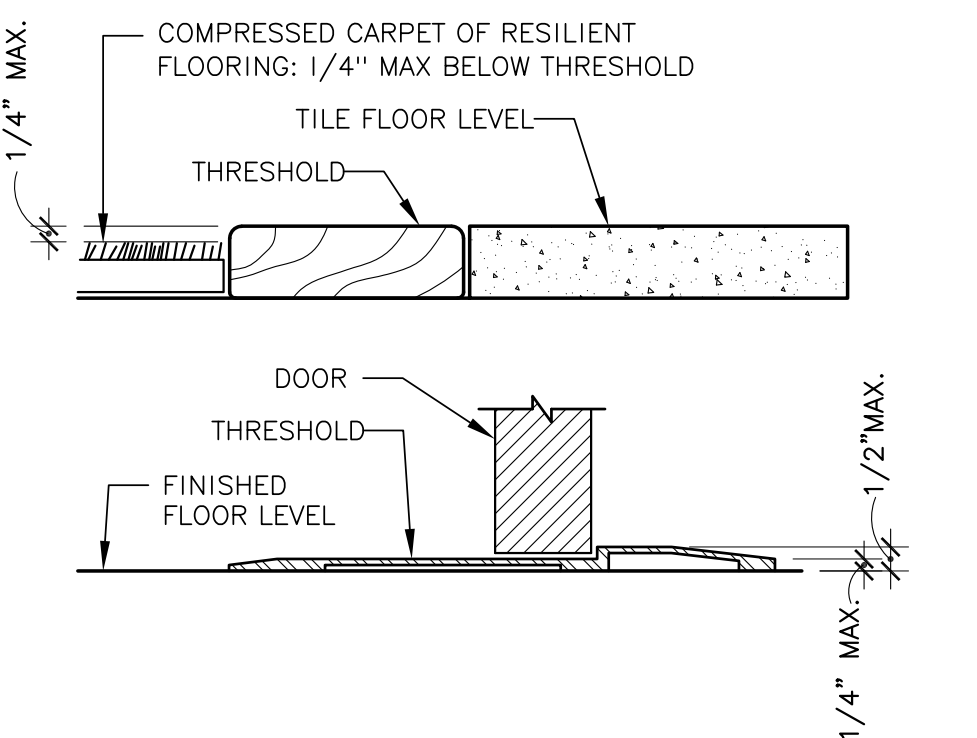


PLAN
FLUSH VALVE SHALL BE LOCATED AT WIDE SIDE OF TOILET (44" HIGH MAX)



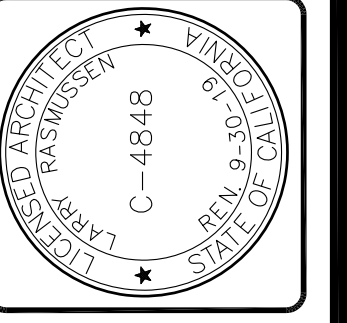
ELEVATION

2 TOILET DIMENSIONS
SCALE 1/2" : 1'-0"



3 THRESHOLD
NOT TO SCALE

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ACCESSIBILITY DETAILS	
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Consult: No.	

RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

GENERAL NOTES:

- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS, PRIOR TO COMMENCING WORK.
- COORDINATE STRUCTURAL DETAILS & DIMENSIONS WITH RELATED REQUIREMENTS ON OTHER DRAWINGS.
- THE ARCHITECT WILL INTERPRET THE INTENT OF THE DOCUMENTS IN CASE OF A POSSIBLE CONFLICT OR DISCREPANCY BETWEEN STRUCTURAL AND OTHER DISCIPLINES.
- DETAILS NOTED AS "TYPICAL" OR "TYP" SHALL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
- WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC).
- FOUNDATION DESIGN IS BASED UPON GEOTECHNICAL REPORT, PREPARED BY MOORE TWING ASSOCIATES, INC., REPORT NO. E75208.02-01, DATED AUGUST 2, 2016 (REVISED FEBRUARY 8, 2017), AND GEOTECHNICAL UPDATE REPORT, REPORT NO. E75208.02, DATED MAY 9, 2019.
- MATERIAL REQUIREMENTS:
 - A. CONCRETE: F'c = 2500 PSI AT 28 DAYS
NO SPECIAL INSPECTION REQUIRED
 - B. REINFORCING STEEL: ASTM A615, #4 & SMALLER - GRADE 40,
#5 & LARGER - GRADE 60
 - C. STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A36, TYP U.N.O., STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B. STRUCTURAL PIPES SHALL COMPLY WITH ASTM A53, GRADE B.
 - D. MACHINE BOLTS: ASTM A307
 - E. ANCHOR BOLTS: ASTM A307
 - F. TIMBER FASTENERS: SIMPSON STRONGTIE INC. OR APPROVED EQUAL.
 - G. SAWN TIMBER: ALL LUMBER SHALL BE GRADE MARKED, NO. 2 DOUGLAS FIR-LARCH OR BETTER, EXCEPT AS NOTED ON FRAMING NOTE 2 OR PLAN.
 - H. GLU-LAMINATED BEAMS: ALL GLU-LAMINATED MEMBERS SHALL BE FAB-RICATED IN ACCORDANCE WITH BUILDING DEPT. STANDARDS. A CERTIFICATE OF INSPECTION IS TO BE SUBMITTED TO THE BUILDING DEPT. PRIOR TO ERECTION. ALL GLU-LAMINATED BEAMS SHALL BE 24F.
 - I. LVL OR PSL LUMBER: Fb=2850 PSI, Fv=285 PSI, E=2,000,000 PSI (ESR-1387, ESR-1040 OR ESR 1225)
 - J. PLYWOOD/OSB SHTG: U.S. PRODUCT STANDARD 2-10, APA WALL: APA STRUCTURAL 1 RATED, EXPOSURE 1 ROOF: 1/8" CDX, (PSR-24/0), EXPOSURE 1 FLOOR: 3/4" T&G UNDERLAYMENT GRADE, (PSR-32/16)
 - K. MECH ANCHORS: REFER TO 8/S1, TYPICAL.
 - L. EPOXY ANCHORS: REFER TO 4/S1, TYPICAL
SPECIAL INSPECTION REQUIRED
A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION. REFER TO NOTE 10 ON 4/S1.
- STRUCTURAL DESIGN LOADS:
 - A. ROOF LOADS: DEAD LOAD = 13 PSF
LIVE LOAD = 20 PSF
 - B. WALL LOADS: EXTERIOR WOOD FRAMING = 16 PSF
INTERIOR WOOD FRAMING = 9 PSF
 - C. SEISMIC DESIGN: OCCUPANCY CATEGORY = I1
SEISMIC IMPORTANCE FACTOR = 1.0
S₁ = 2.418
S₂ = 0.963
S₃ = 1.451
S₁ = 1.540
SEISMIC DESIGN CATEGORY = E
SEISMIC FORCE RESISTING SYSTEM = SPECIAL REINFORCED CONCRETE BLOCK
DESIGN BASE SHEAR = 0.29W
F_p = 0.58W
R = 5.0
ANALYSIS PROCEDURE = "EQUIVALENT LATERAL FORCE PROCEDURE"
 - D. WIND DESIGN: ULTIMATE WIND SPEED = 110 M.P.H.
DESIGN WIND SPEED = 85 M.P.H.
WIND IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT = ±0.18
DESIGN WIND PRESSURE = 24.39 PSF

FOUNDATION NOTES:

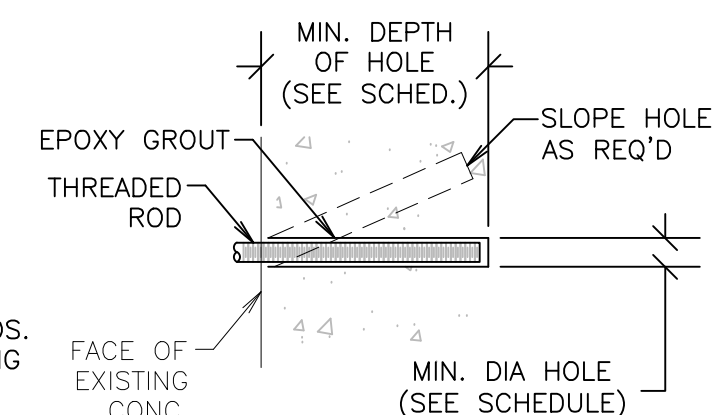
- ALL CONCRETE SHALL HAVE 2500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. NO SPECIAL INSPECTION REQUIRED.
- ALL HOLDDOWN ANCHORS SHALL BE FIRMLY HELD IN PLACE BY A TEMPLATE PRIOR TO PLACING CONCRETE. EXACT HOLDDOWN LOCATION MUST BE COORDINATED BETWEEN CONCRETE AND FRAMING CONTRACTOR.
- ALL REINFORCING STEEL SHALL COMPLY WITH MATERIAL REQUIREMENTS NOTED ABOVE. PLACING OF REINFORCING STEEL SHALL COMPLY WITH CHAPTER 19 OF THE CALIFORNIA BUILDING CODE.
- ALL SHEAR WALL SILL PLATE ANCHOR BOLTS SHALL HAVE 3" X 3" X 1/2" STEEL PLATE WASHERS, TYPICAL.
- SEE SOILS REPORT FOR PREPARATION OF SUBGRADE SOILS.

FRAMING NOTES:

- ALL FRAMING AND CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF CHAPTER 23 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND DETAILS INDICATED ON THE DRAWINGS.
- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR GRADE IN ACCORDANCE WITH THE LATEST EDITION OF "GRADING AND DRESSING RULES #16 OF THE WEST COAST LUMBER INSPECTION BUREAU" OF THE FOLLOWING GRADES:
 - A. RAFTERS AND JOISTS..... NO. 2 AND BETTER, U.N.O.
 - B. BEAMS..... NO. 1 AND BETTER, U.N.O.
 - C. POSTS..... NO. 1 AND BETTER, U.N.O.
 - D. LVL POST (ESR-1387)..... F_b = 2,500 psi, F_v = 285 psi, E = 2,000,000 psi
 - E. STUDS, PLATES, ALL OTHERS.... STUD GRADE, U.N.O.
- WOOD BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR OR FOUNDATION GRADE REDWOOD. ALL CUT SURFACES OF PRESSURE TREATED DOUGLAS FIR SHALL BE COATED WITH A COPPER NAPHTHANATE MATERIAL.
- STRUCTURAL MEMBERS WILL NOT BE CUT FOR PIPE, CONDUIT, ETC.
- 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AND AT ALL SUPPORTS.
- ALL BOLTS SHALL HAVE FLAT WASHERS UNDER HEAD AND NUT.
- ALL PLYWOOD & OSB EXPOSED TO WEATHER SHALL BE EXTERIOR GRADE.
- ALL NAILS SHALL BE COMMON NAILS INSTALLED IN CONFORMANCE WITH CBC TABLE 2304.10.1.
- ALL WEATHER EXPOSED SURFACES SHALL HAVE WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING & ALL EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER CBC SECTION 1405.2.

PROCEDURE

- DRILL HOLE OF PROPER DIAMETER AND DEPTH USING A CARBIDE TIPPED DRILL OR CORING BIT. AVOID ANY EXISTING REINFORCING STEEL BY RELOCATING HOLE SLIGHTLY.
- CLEAN HOLE THOROUGHLY BY AIR PRESSURE.
- MAKE SURE THAT HOLE IS DRY AND CLEAN BEFORE GROUTING.
- PLACE EPOXY GROUT IN HOLE w/ CAULKING GUN OR SIMILAR EQUIPMENT STARTING AT BOTTOM, FILL HOLE APPROX. 1/2 FULL.
- COAT DOWEL WITH SAME EPOXY GROUT AND INSERT INTO HOLE, FORCING MATERIAL AROUND THE SIDES OF THE BAR AND COMPLETELY FILLING ALL VOIDS.
- PROVIDE SUPPORT FOR DOWEL BY TYING TO REBAR OR OTHER ELEMENT UNTIL GROUT HAS CURED.
- EPOXY GROUT IN CMU SHALL BE SIMPSON SET EPOXY TIE (ESR 1772, LARR 25279), HILTI HIT-HY 150 MAX (ESR 1967, LARR 25881), AC100+ GOLD BY DEWALT (ESR 3200, LARR 26049)
- EPOXY GROUT IN CONCRETE SHALL BE HIT-RE 500-SD BY HILTI CORP. (ESR 2322, LARR 25700), SIMPSON SET-XP (ESR-2508, LARR 03151) OR PURE110+ BY DEWALT (ICC ESR 3298, LARR 26035)
- SPECIAL INSPECTION REQUIRED**



BAR SIZE	ROD SIZE	BIT DIA.	MIN. DEPTH
#3	-	1/2"	4"
#4	1/2"	5/8"	5"
#5	5/8"	3/4"	6"
#6	3/4"	7/8"	7"
-	7/8"	1"	8"
-	1"	1-1/8"	9"

T I C L E O G R O U T E D D O E L S N C O R S

DRILLED EXPANSION TYPE ANCHOR BOLTS SHALL BE USED ONLY WHERE DETAILED OR FOR ATTACHMENT OF MECH. ELEC. OR MISC. ACCESSORIES OR EQUIPMENT TO THE STRUCTURE.

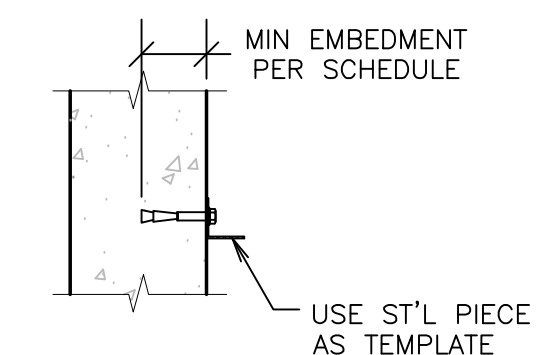
ACCEPTABLE WEDGE ANCHORS:

- HILTI-KWIK-BOLT-TZ (ICC ESR-1917, LARR 25701) IN NORMAL WT CONC.
- ITW RAMSET/REDHEAD TRIBOLT+ (ICC ESR-2427, LARR 2748) IN NORMAL WT CONC.
- SIMPSON STRONG-BOLT 2 (ICC ESR-3037, LARR 25891) IN NORMAL WT CONC.
- SIMPSON WEDGE-ALL (ICC ESR 1396, LARR 24682) IN MASONRY ONLY.
- DEWALT POWER-STUD+SD2 (ESR 2502, LARR 25831) IN NORMAL WT CONC.
- DEWALT POWER-STUD+SD1 (ESR 2818, LARR 25864) IN CMU

ACCEPTABLE SCREW ANCHORS:

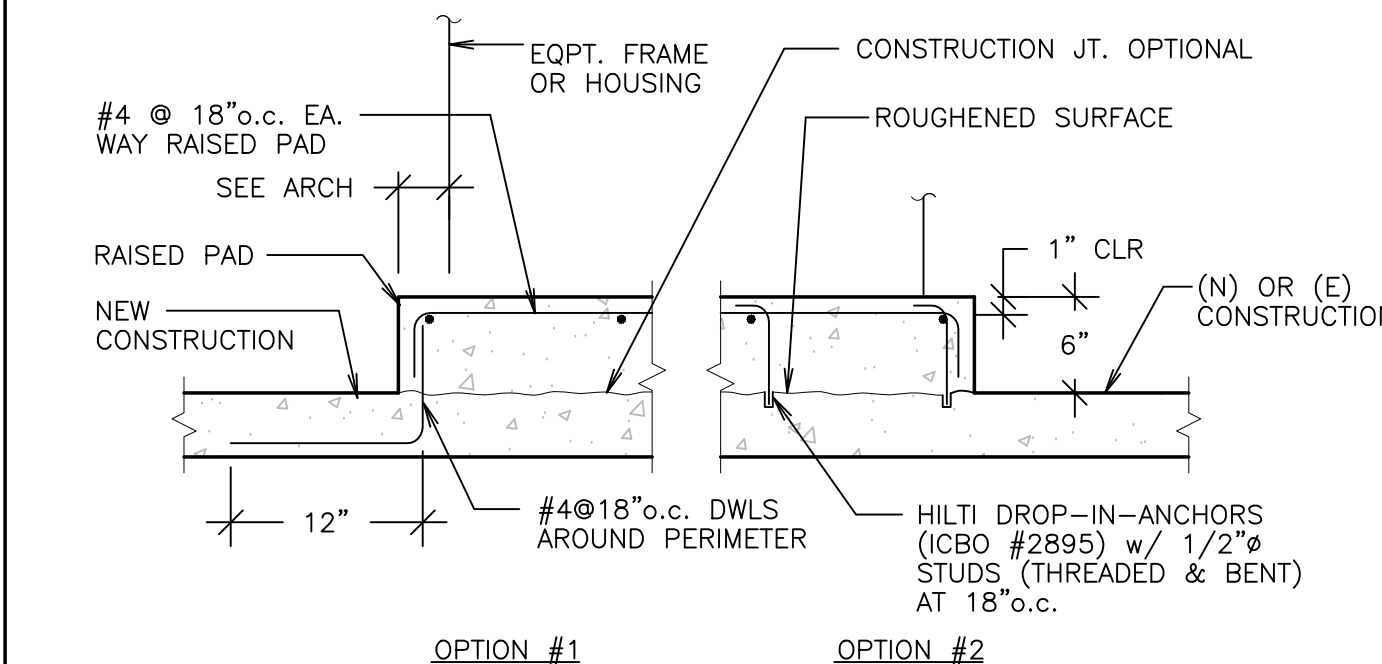
- SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-2713, LARR 25741) IN NORMAL WT CONC.
- SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-1056, LARR 25560) IN CMU
- DEWALT SCREW-BOLT+ (ICC ESR 3889) IN CONCRETE
- DEWALT WEDGE BOLT+ (ICC ESR 1678) IN CMU

DRILLED BOLT SCHEDULE					
BOLT DIAMETER	3/8"	1/2"	5/8"	3/4"	
MIN. EMBEDMENT	3"	4"	4"	5"	
DIRECT-PULL TENSION (FT,LBS)	HARD ROCK	1100	2000	2300	3700
TORQUE WRENCH (FT,LBS)	HARD ROCK	25	50	80	50



SPECIAL INSPECTION REQUIRED FOR INSTALLATION OF MECHANICAL ANCHORS ONLY WHERE UTILIZED TO RESIST SEISMIC FORCES, TYPICAL.

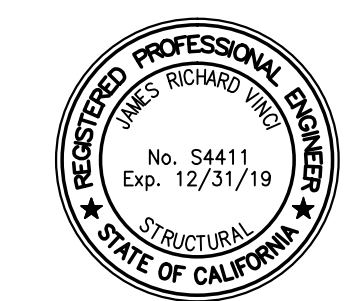
T I C L M E C N I C L N C O R D E T I L



- NOTE:**
- FOR SLAB REBAR SEE PLAN.
 - FOR SIZE, DEPTH, AND LOCATION OF RAISED PADS SEE ARCH. AND MECH. DRAWINGS U.N.O.

D E T I L T R I S E D

GENERAL NOTES



May 09, 2019

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Project Name: _____ Address: _____

Tenant Improvement

For:
**Riviera Shopping Center
Food Court**
4744-A, 4744-B, 4744-C
& 4744-D Telephone Rd.
Ventura, Ca

GENERAL NOTES & DETAILS

FOR CONSTRUCTION

Revision table with columns for Description, Date, and Drawn/Checked. Includes a triangle symbol for PLAN CHECK.

- Project Name: _____
- Project Location: _____
- Client Name: _____
- Drawn By: _____
- Scale: _____
- Date: _____

Sheet Number: _____

S1

Sheet Title: _____

2019-05-17 BID SET



INCORPORATED

Structural Engineers

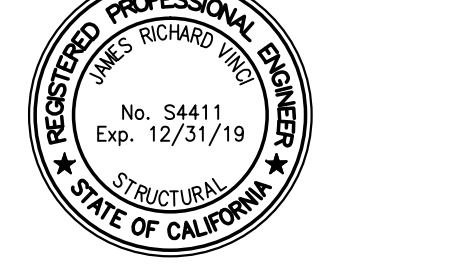
1100 E. HILLCREST ROAD SUITE 100

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Project Name: Address:

Tenant Improvement

For:

Riviera Shopping Center
Food Court
4744-A, 4744-B, 4744-C
& 4744-D Telephone Rd.
Ventura, Ca

Scale:

FOUNDATION PLAN & DETAILS

FOR CONSTRUCTION

Revised: Deleted: Other:

PLAN CHECK

Prepared by:

Reviewed by:

Checked by:

Drawn by:

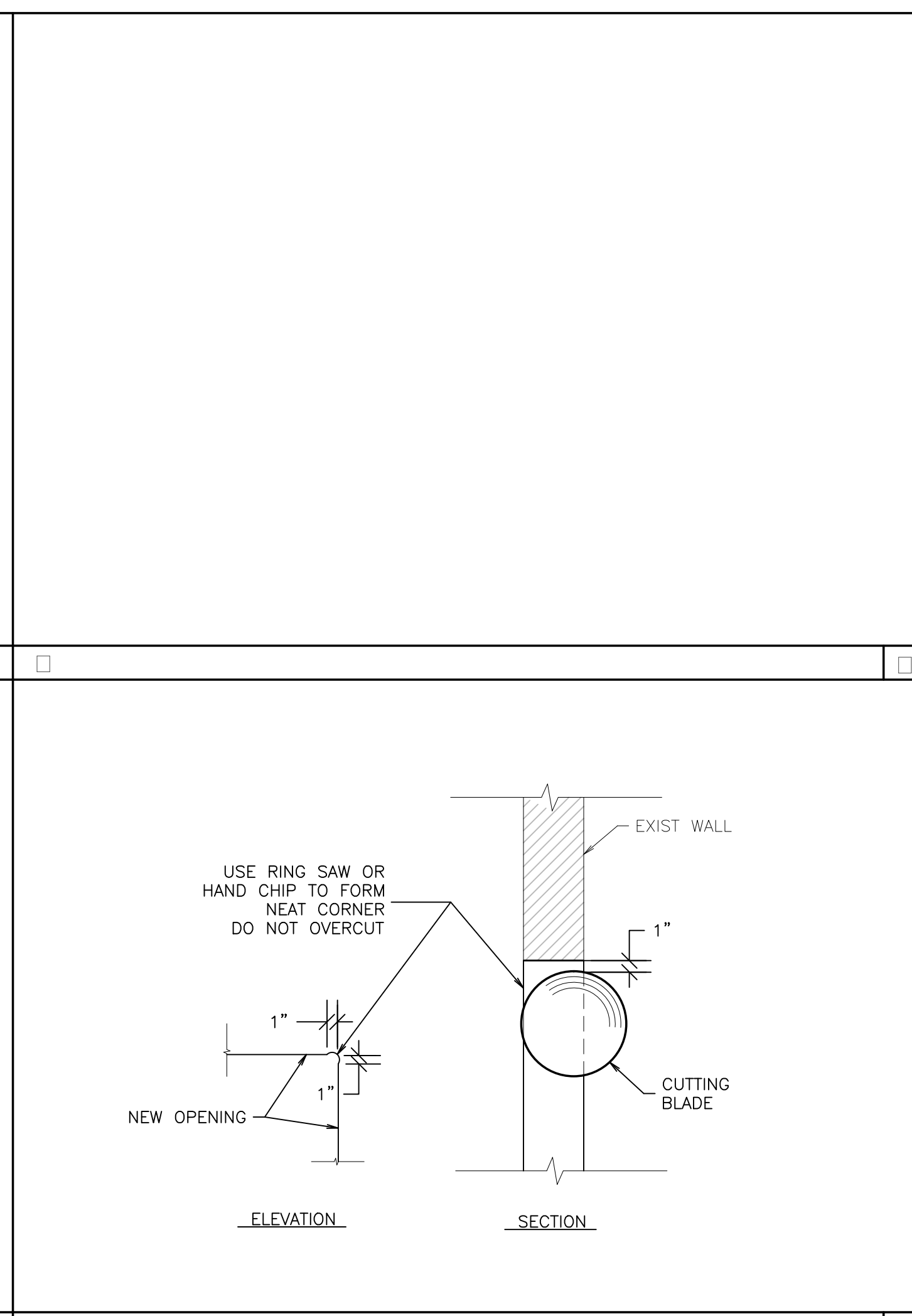
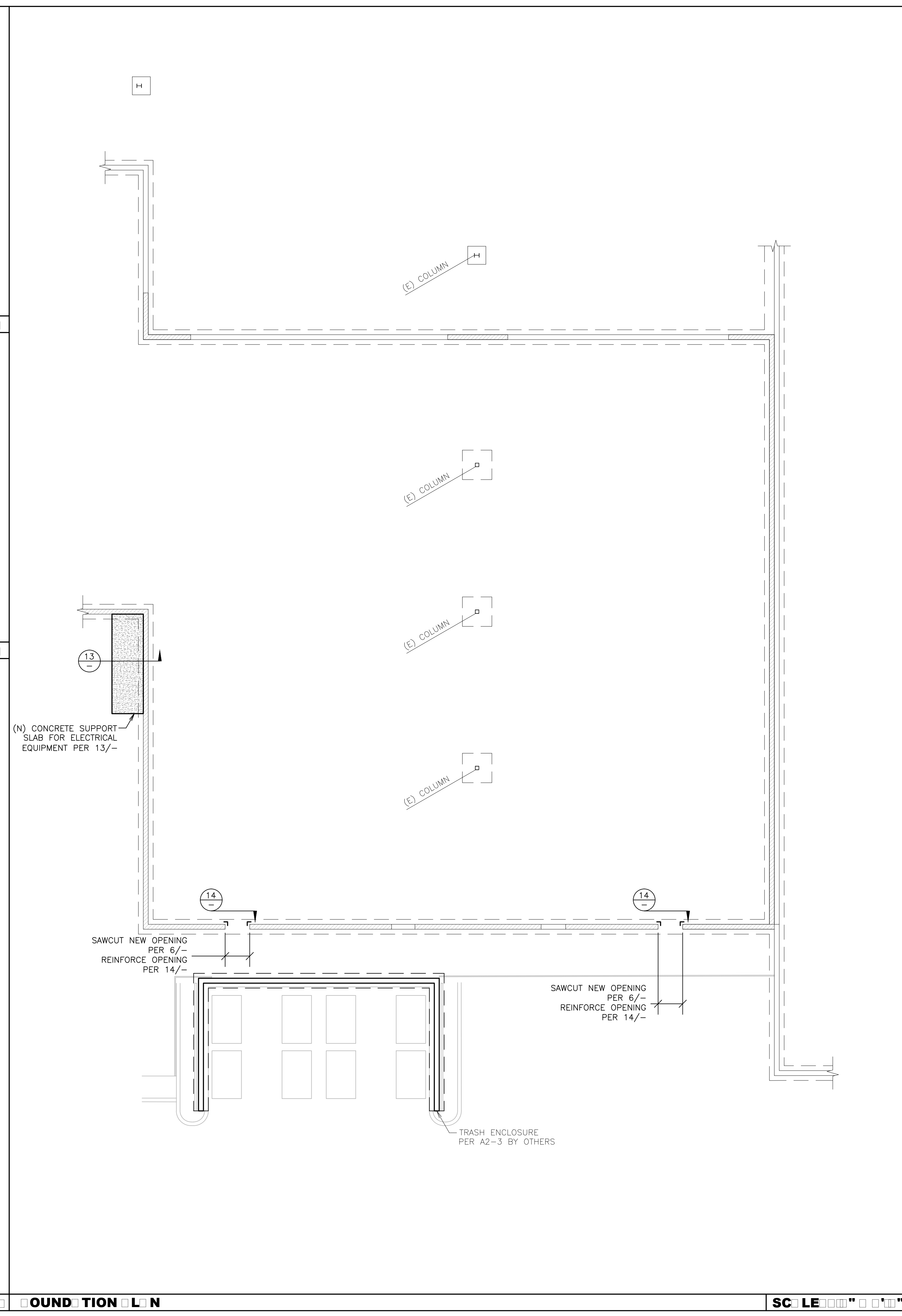
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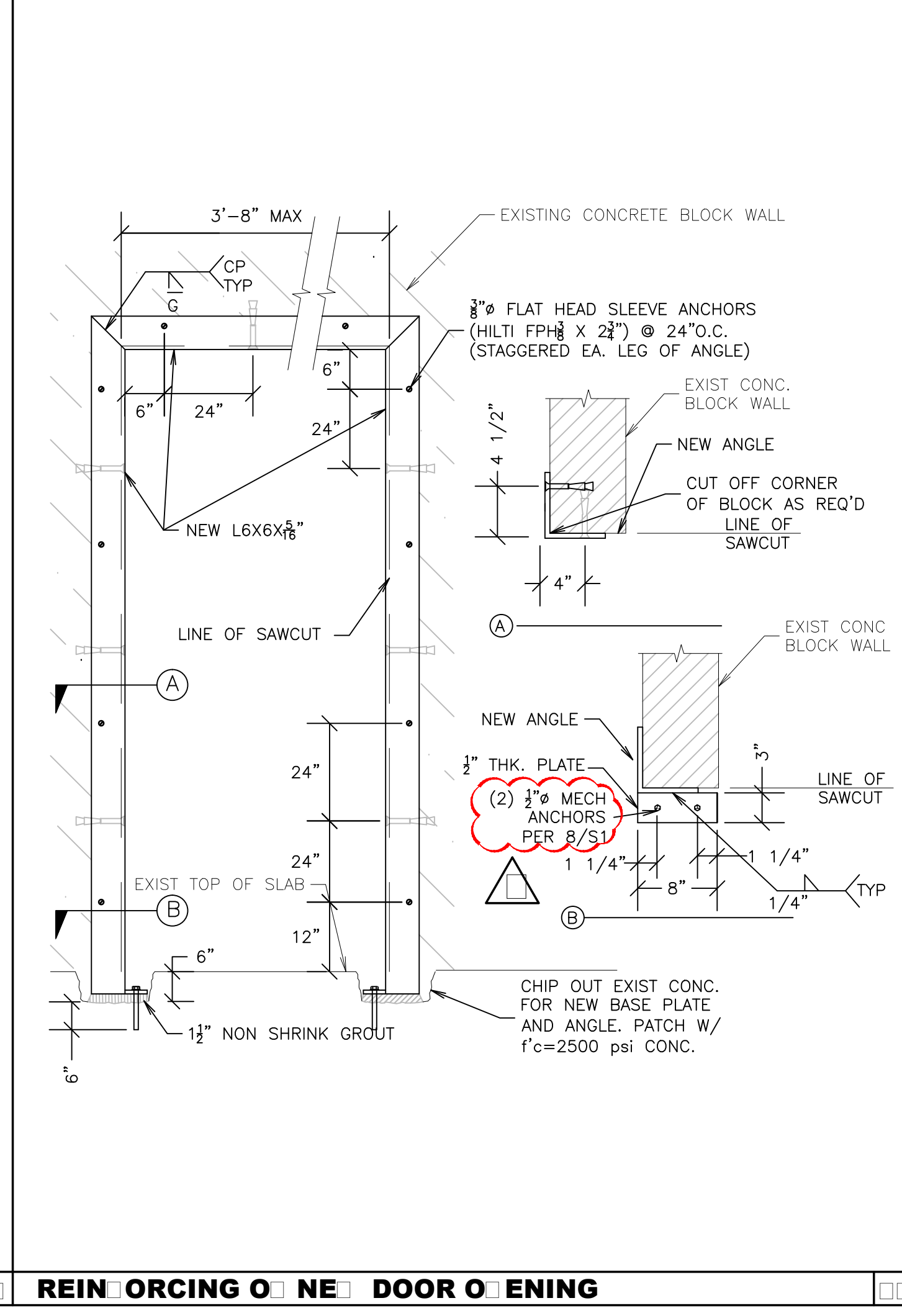
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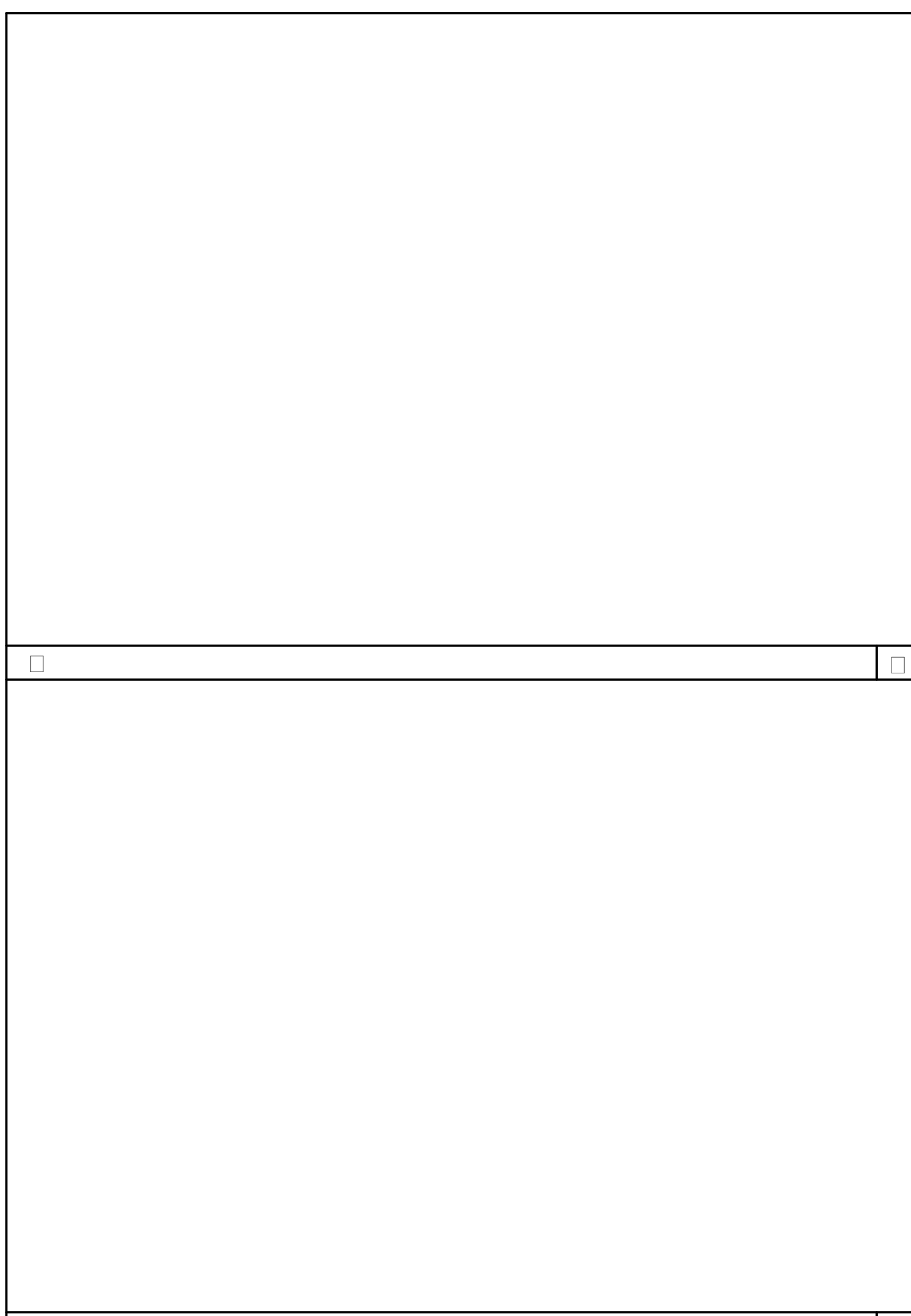
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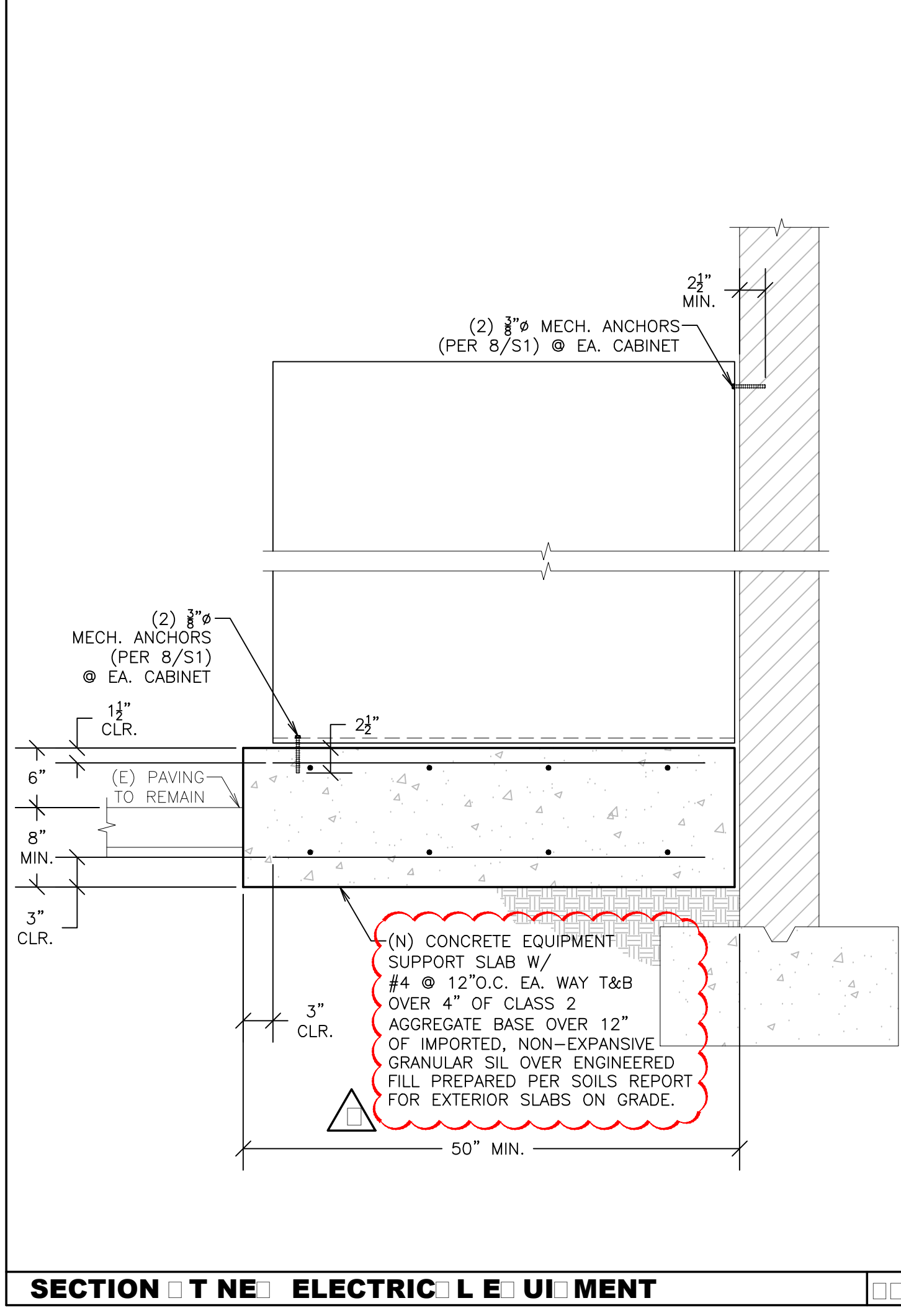
CUT DETAIL



REINFORCING OF NEW DOOR OPENING



SECTION THROUGH ELECTRICAL EQUIPMENT



SECTION THROUGH ELECTRICAL EQUIPMENT



INCORPORATED Structural Engineers

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Project No. 19-001-0001

Tenant Improvement

For:

Riviera Shopping Center
Food Court
4744-A, 4744-B, 4744-C
& 4744-D Telephone Rd.
Ventura, Ca

ROOF FRAMING
PLAN & DETAILS

FOR CONSTRUCTION

Revised: 05/17/2019

PLAN CHECK

Project No. 19-001-0001

Project No. 19-001-0001

Contract No. 19-001-0001

Drawn By: J. Vito

Checked By: J. Vito

Date: 05/17/2019

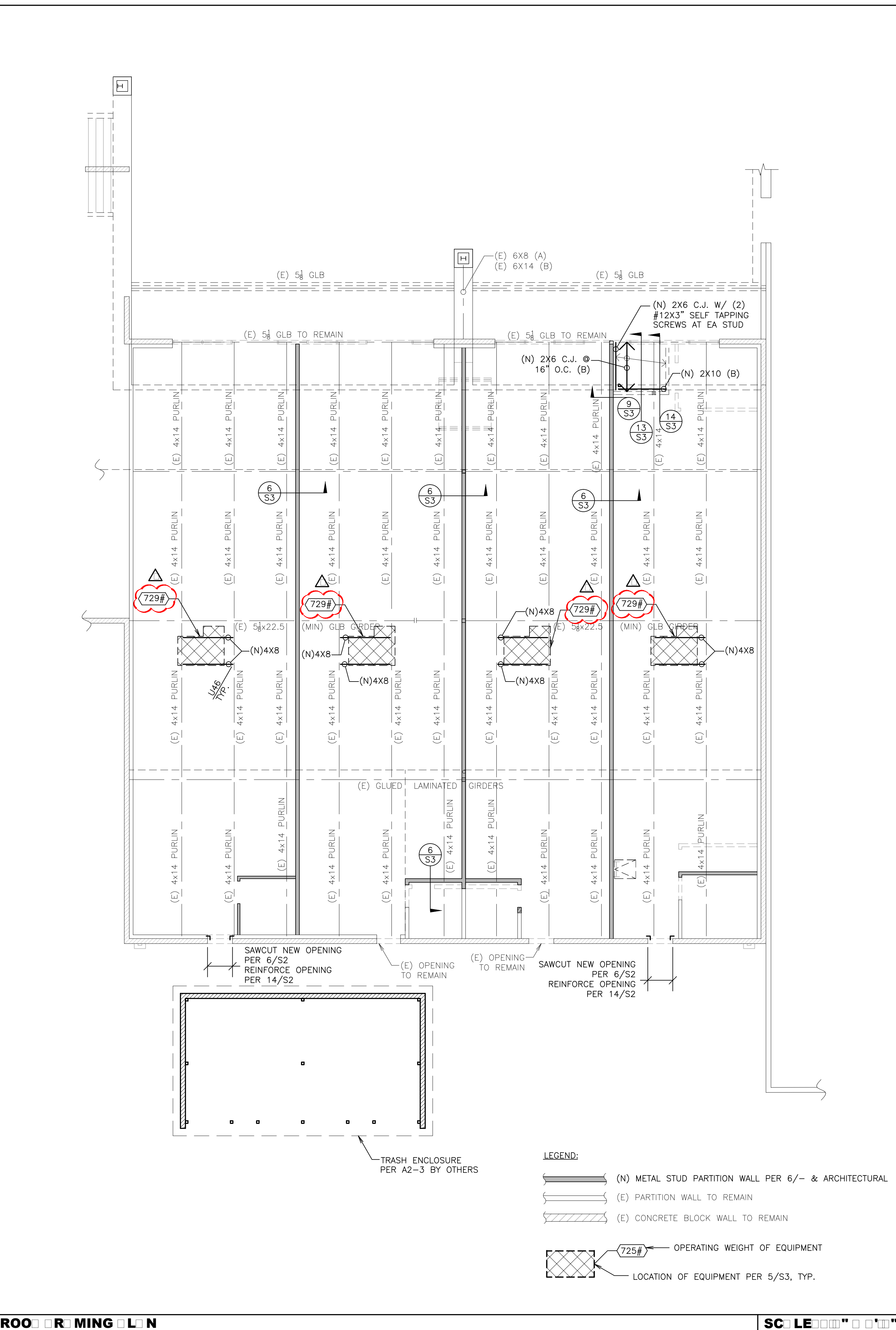
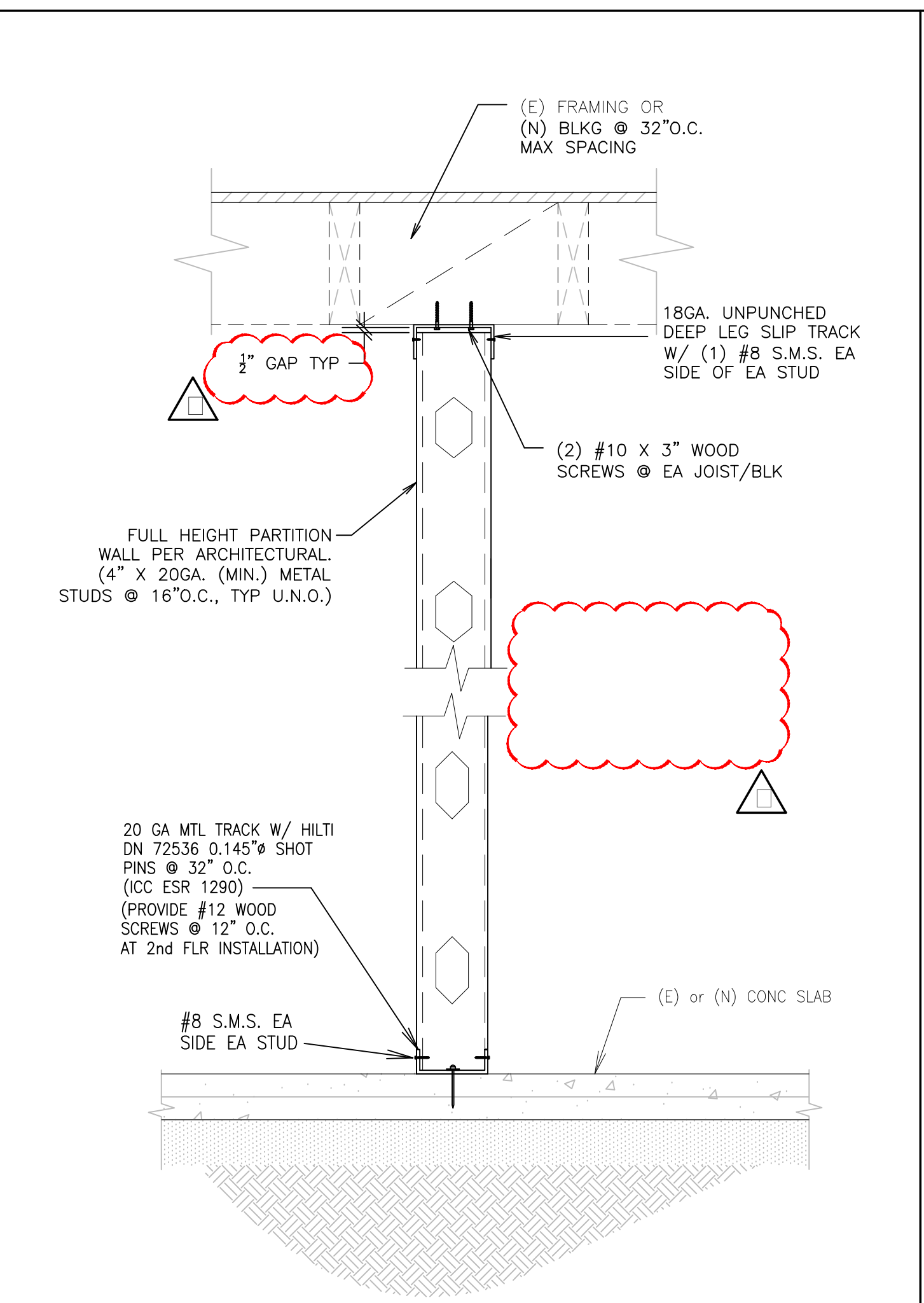
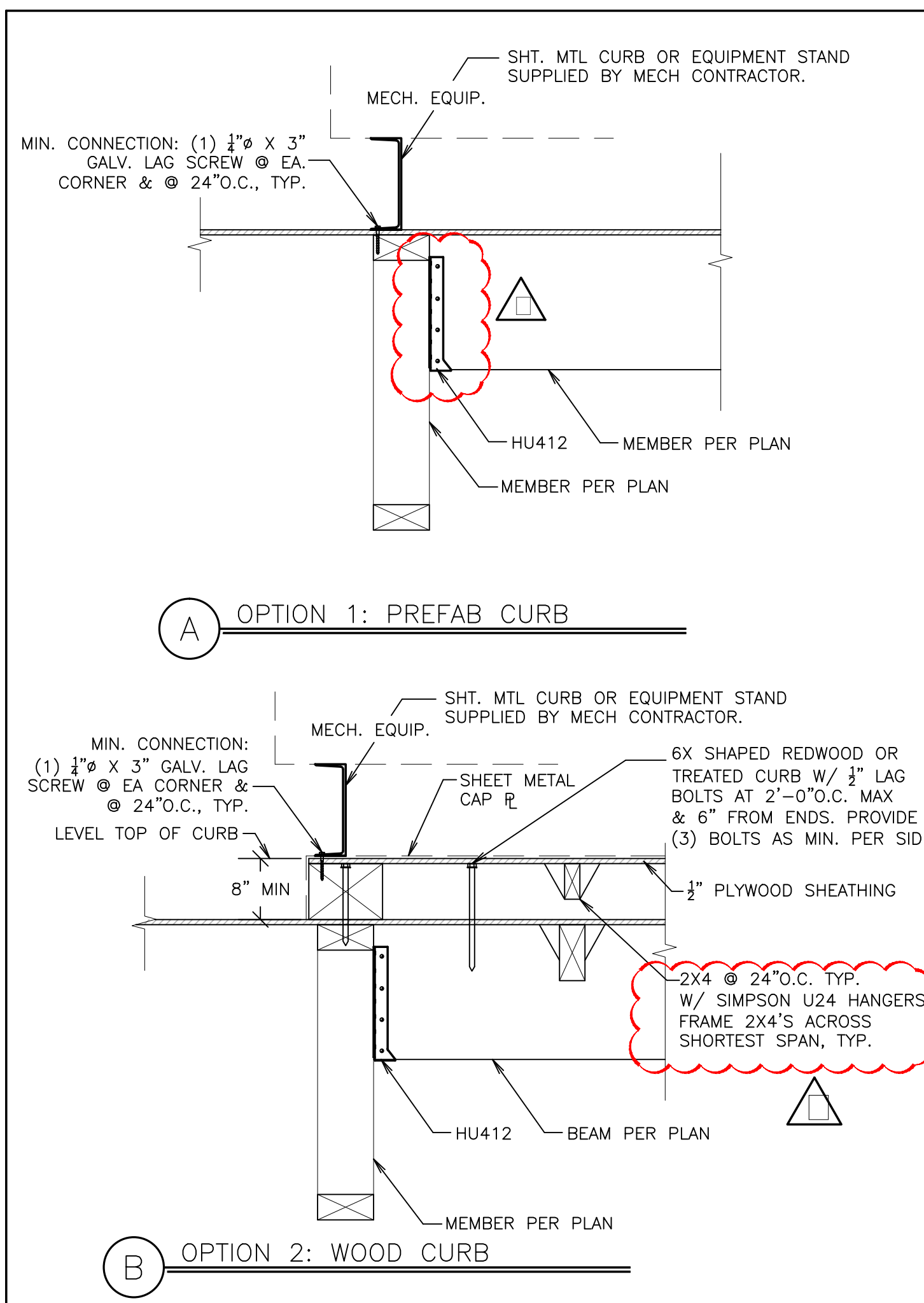
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Sheet No. S3

S3

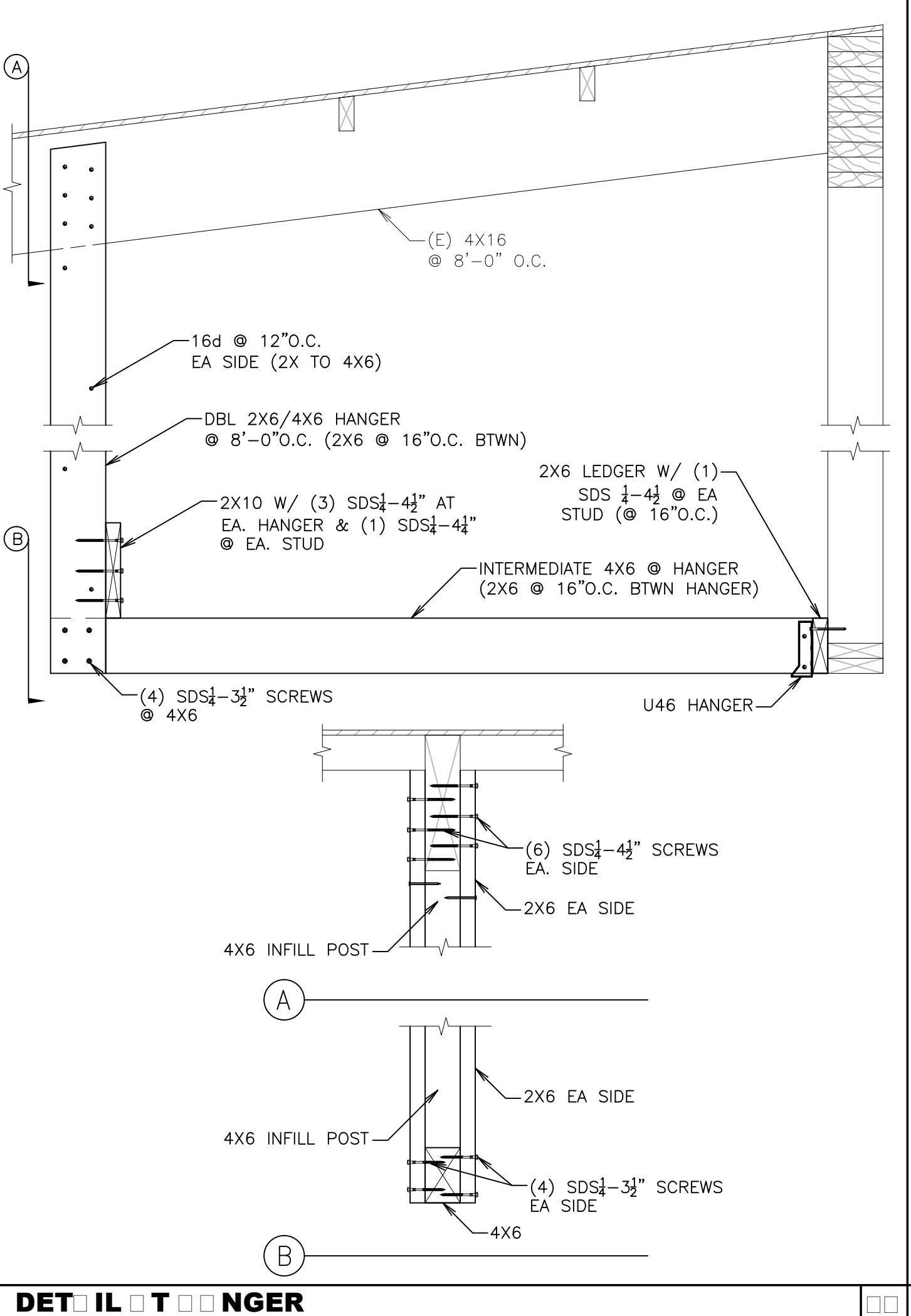
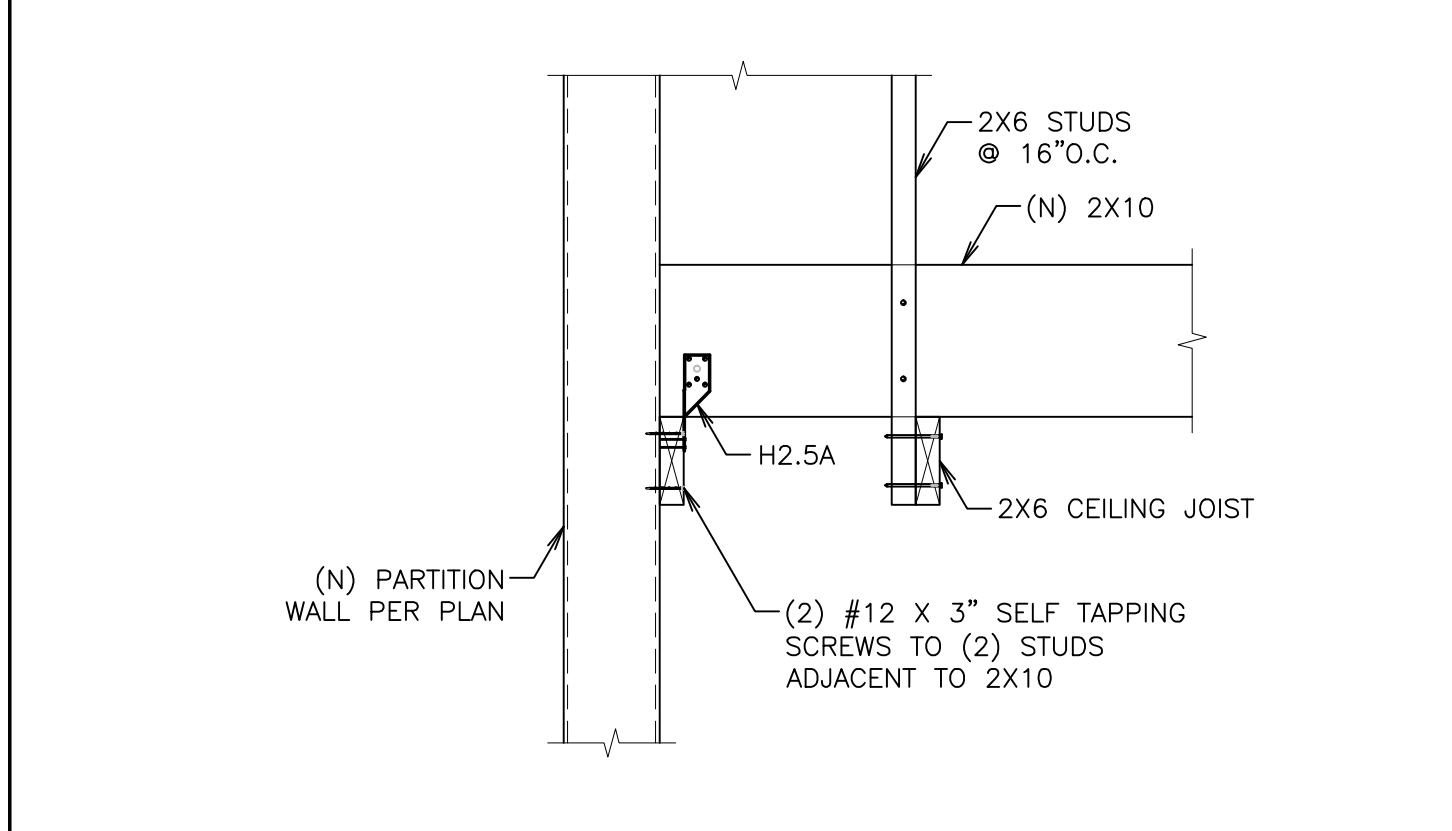
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2019-05-17 BID SET

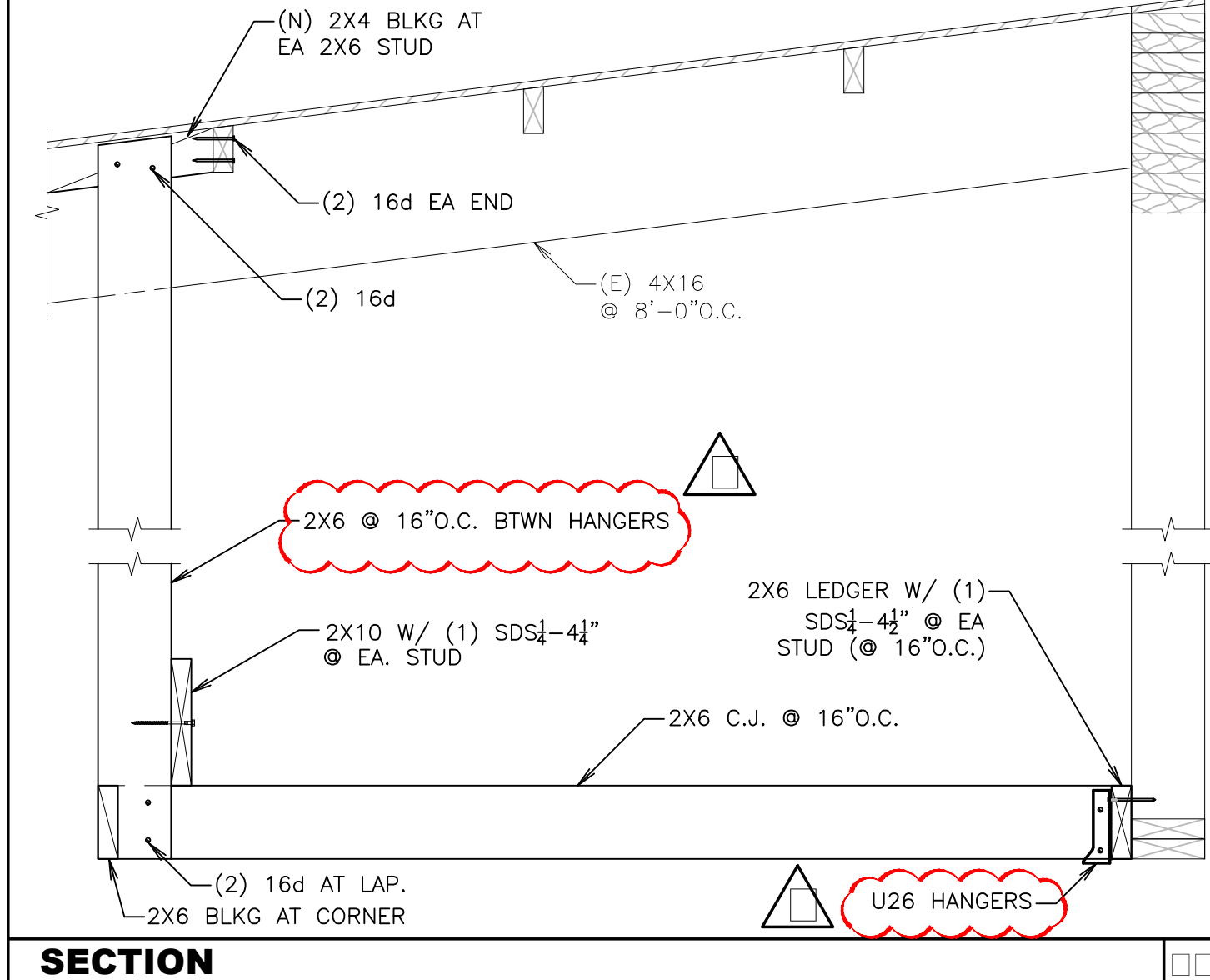


MECHANICAL EQUIPMENT DETAIL

SECTION T PARTITION WALL



DETAIL



DETAIL T HANGER

ROOF FRAMING PLAN

SCALE: AS SHOWN

Special Inspections

SPECIAL INSPECTIONS (CBC Sections 1704 & 1705)

GENERAL

The Owner or the Architect of record, acting as the Owner's agent, shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed under Section 1705. Special Inspections are to be performed by an independent qualified third party. The Engineer of Record's structural observations do not eliminate the requirement for Special Inspection. Typically Special Inspections are performed by the Soils Engineer of Record.

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTIONS

1705.6 Soils. Special inspections for existing site soil conditions, fill placement and load-bearing requirements shall be as required by this section and Table 1705.6. The approved geotechnical report, and the construction documents prepared by the registered design professional shall be used to determine compliance. During fill placement, the special inspector shall determine that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report.

Hilti "KB3" expansion anchor shall be installed per ICC ESR-1385 in addition to manufacturer's instruction.

1705.2 Steel construction. The special inspections for steel elements of structures shall be as required in this section & Table 1705A.2.1

1705.4 Masonry construction. Masonry construction shall be inspected and verified in accordance with TMS 402/ACI 530/ASCE 5 and TMS 602/ACI 530.1/ASCE 6 Level 2 Quality Assurance program requirements Table 3, and per Table 4.

REF. TO SO.2 FOR SPECIAL INSPECTION TABLES.

GENERAL

- All materials and workmanship are subject to the review of the Architect and Structural Engineer.
- Report any and all discrepancies, ambiguities, unclear items or items that are subject to more than one interpretation, on the Drawings and/or Specifications to the Structural Engineer for clarification before proceeding with Work.
- All Work done under this contract is to comply with the 2016 edition of the California Building Code.
- Design and install all temporary bracing and shoring to ensure the safety of the Work until it is in its completed form. When required by law, employ a Civil Engineer to design shoring, bracing, and installation plans for structural items.
- Verify all dimensions prior to starting Work. The Architect and Structural Engineer are to be notified of any discrepancies or inconsistencies. Check and coordinate all dimensions. See architectural Drawings for dimensions and non-structural items not shown on these Plans. Do not scale the Drawings to obtain dimensions.
- All scaffolding and shoring is to comply with the rules and regulations of the Industrial Safety Commission of the State of California.
- The Structural Engineer will provide only periodic observation of the Work.
- Fees or costs associated with the redesign or modification of these Plans by the Architect or Structural Engineer as a result of deviation by the Contractor from the Plans and Specifications, or due to errors, faulty materials or faulty workmanship, is to be paid to the Structural Engineer by the Contractor.
- The Contractor is required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement applies continuously and is not limited to normal working hours. The Contractor further agrees to defend, indemnify and hold harmless the Structural Engineer from any and all liability, real or alleged, in connection with the performance of Work of this project, excepting liability arising from the sole negligence of the Structural Engineer.
- Neither the professional activities nor the presence of the Structural Engineer at the construction site relieves the Contractor of his obligation, duties and responsibilities for construction means, methods, sequences, techniques and procedures necessary for the Contractor to complete the Work in accordance with the Plans and Specifications in a manner to ensure the health and safety of persons who enter the construction site.
- Any difference between the existing construction as observed in the field and as shown on the Drawings is to be reported to the Structural Engineer before proceeding with Work.
- Bidders must visit the building site and familiarize themselves with the existing conditions. Discrepancies or deletions must be brought to the attention of the Architect and Structural Engineer before bid date for correction.

EXCAVATING, GRADING, AND FILLING

- Notify the Geotechnical Engineer when clearing and demolition commence.
- Notify the governmental agencies having jurisdiction over the project prior to grading commencing. Make all necessary arrangements for their inspection.
- The existing ground surface in the building and surface improvement areas should be prepared for construction by removing existing structures, improvements, vegetation, large roots, debris, and other deleterious material. Any undocumented fill soils should be completely removed and replaced as compacted fill. Provide engineered fill and prepare subgrade per the geotechnical report. Any existing utilities that will not remain in service should be removed.
- A geotechnical investigation report has been prepared by Moore Twining Associates, Inc. dated 8/2/16 (revised 2/8/17), report number E75208.02-01. A geotechnical engineering investigation update report has been prepared by Moore Twining Associates, Inc., dated 5/9/19, report number E75208.02. Earth and foundation Work is to be done in compliance with the recommendations of these reports. Copies of the soils investigation are available at the Architect's office.

FOUNDATIONS

- Extend all footings a minimum of 24" below finished subgrade elevation.
- Prior to pouring concrete foundations, all loose earth, water, and debris is to be removed from foundation bed.
- See Soils Report for special grading procedure under building and paved areas.
- Footings are designed using a maximum allowable bearing capacity of 2,000 psf dead plus live loads. The allowable bearing capacity may be increased by one-third when transient loads such as wind or seismicity are included.
- The bottom elevation of all footings is subject to the approval of the Geotechnical Engineer.
- Provide for de-watering of all excavations from either surface water or seepage.
- Protect all foundation excavations on the site from caving.
- After foundation excavations have been completed and prior to placing reinforcing and formwork, the foundation bed is to be inspected by the Soils Engineer. All loose material is to be removed.
- Secure in position prior to inspection and pouring concrete or grouting block, all anchor bolts, holddown anchors, reinforcing steel, dowels, inserts, etc. For anchor bolts and holddowns, use Simpson Anchormate anchor bolt holders. Stabbing bolts after pouring will not be allowed.

STEEL

- Wide flange "W" shapes shall conform to ASTM A992 Grade 50, unless specifically specified elsewhere on the plans. "S", "M", "HP", and channels are to conform to ASTM A572, grade 50. Plates, angles, and misc. steel sections shall conform to ASTM A36.
- Anchor bolts and threaded studs (hooked, headed, and threaded anchor rods): conform to ASTM F1554 unless noted otherwise on the Plans.
- High strength bolts used in steel to steel connections: conform to ASTM A325N. Unless pre-tensioned or friction type connections are specified, tighten bolts requiring the full effort of an ironworker with an ordinary spud wrench.
- Pipe columns: conform to ASTM A-53, grade B.
- Tube and circular steel sections (HSS): conform to ASTM A-500, grade B Fy=46KSI
- Welding: conform to AWS standards, latest addition.
- All welding shall be done by the shielded arc method. All welders shall be properly qualified and AWS certified for the kind of weld they perform. Surplus metal shall be dressed off to smooth, even surfaces where welds are not exposed to view. All field-welding shall be inspected by a testing laboratory approved by the Structural Engineer.
- Use low hydrogen electrodes for welding reinforcing steel. All welded reinforcing steel to conform to ASTM A706.
- All steel on the exterior of the building shall be hot dipped galvanized after fabrication. Field welds shall be painted with "Galvalloy."
- All steel not encased in concrete or concrete block shall have one shop coat of zinc chromate, or other approved paint 2 mils thick. After erection, all nuts, bolt heads, and abrasions to the shop coat shall receive a touch up coat. Paint shall be omitted at places to receive sprayed on fire proofing, and areas with friction type bolts.
- Submit shop drawings of all steel work to the Structural Engineer for review. Submit sufficient copies of shop drawings so that the Architect and Structural Engineer may each retain one copy for their record. Any fabrication prior to the review of shop drawings shall be done at the sole risk of the Contractor. The Structural Engineer will require that the shop drawings be in his office at least 1 week for review. Submit shop drawings soon enough so that the required Structural Engineer's review period will not impact the construction schedule. Contact the Structural Engineer when shop drawings are begun to confirm schedule.

CONCRETE BLOCK

- Concrete block is to be manufactured from medium weight aggregate and is to conform to grade N, type I Hollow Load Bearing Units ASTM C-90, f'm=1500 psi.
- Mortar is to be CBC type "S" and have a minimum strength of 1500 psi at 28 days. Mortar proportions: 1 part cement, 1/4 to 1/2 hydrated lime, 3 parts aggregate.
- Grout is to be transit mixed and contain 7 sacks of cement per cubic yard of grout. Maximum slump is to be 9-1/2". Minimum ultimate compressive strength shall be 2000 psi at 28 days. Use Sika "Grout Aid" admixture per manufacturer's recommendations.
- Use open end block throughout.
- Pour grout in lifts not to exceed 5 feet.
- Splices in reinforcing bars are to be per typical details.
- Solid grout all walls.

Structural General Notes

CONCRETE

- All concrete for the footings, flat work, and miscellaneous items is to have a minimum ultimate compressive strength of 2,500 psi at 28 days, unless noted otherwise on the Drawings.
- Reinforcing bars are to be of intermediate grade conforming to ASTM A 615, grade 40 for #2 and #3 bars and grade 60 for #4 bars and larger.
- Cement is to be type II, low alkali (no higher than .4%), conforming to ASTM C-150. Up to a maximum of 18% of cement may be substituted with Fly Ash (type "F").
- All aggregate used in concrete are to conform to ASTM C-33. Aggregate shall be uniformly graded, with the maximum aggregate size required to be 1" to 3/4".
- Coarse and fine aggregate (sand) are to come from a source proven to have non-reactive characteristics. Use an approximate 60% to 40% ratio of coarse aggregate to fine aggregate (by weight) respectively.
- Splices of reinforcing steel are to be lapped per detail 4/S1.1 and securely wired together. Splices of adjacent reinforcing bars shall be staggered wherever possible. See Drawings for particular requirements for splice breaks.
- Minimum concrete cover for reinforcing is as follows:

Cast against and permanently exposed to earth	3"
Cast in forms and exposed to earth or weather	2"
Interior slabs, walls, and joists	1"
Interior beams, girders, and columns	1-1/2"
- Location of sleeves for pipes, and for pipes intended to be cast in concrete, for which no specific details are shown shall be subject to the review of the Structural Engineer.
- Secure in position prior to inspection and pouring concrete, all anchor bolts, holddown anchors, reinforcing steel, dowels, inserts, etc. For anchor bolts and holddowns, use Simpson Anchormate anchor bolt holders. Stabbing bolts after pouring slab will not be allowed.
- Concrete shall contain a minimum of 5.5 sacks of cement per cubic yard, a maximum water/cement ratio of .5, and shall have a slump no greater than 4". Do not exceed 36 galls of water per cubic yard of concrete.
- Make and test concrete cylinders in accordance with Section 1704.4 of the CBC.
- Vibrate all concrete as it is being placed with electrically-operated vibrating equipment.

NOTIFICATION

Notify the Structural Engineer 48 hours before the following times:

- Foundation excavations.
- Concrete pours.
- CMU grout lifts

STRUCTURAL OBSERVATION

1. The owner shall employ the structural engineer of record to perform structural observations as defined in CBC Section 1704 for the following items:

- Foundation reinforcing and embedded items.
- CMU reinforcing.
- Steel Framing

DESIGN PARAMETERS

- Risk Category - II
- Design Category - E
- Ss = 2.418, Si = 0.963
- Ss = 1.452, Sd1 = 1.542
- Ss = 2.176, Sm = 2.311
- Fa = 0.90, Fv = 2.40
- Site Class - E
- Seismic Importance Factor - 1.0
- ap = 1.0
- Rp = 2.5
- Fp = 0.44 Wp
- Max. wind speed = 110 mph
- Wind Exposure - C

REF. TO ARCH. DRAWINGS A2.3 & A8.3 FOR TRASH ENCLOSURE PLANS, ELEVATIONS, SECTIONS, & DETAILS

Special Inspections

**TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS**

VERIFICATION AND INSPECTION TASKS	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	—	X
2. Verify excavations are extended to proper depth and have reached proper material.	—	X
3. Perform classification and testing of compacted fill materials.	—	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	—
5. Prior to placement of compacted fill, observe subgrade and verify that the site has been prepared properly.	—	X

**TABLE 1705A.2.1
REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION**

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD ^a	CBC REFERENCE
1. Material verification of high-strength bolts, nuts and washers:				
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	—	X	AISC 360, Section A3.3 and applicable ASTM material standards	—
b. Manufacturer's certificate of compliance required.	—	X	—	—
2. Inspection of high-strength bolting:				
a. Snug-tight joints.	—	X	AISC 360, Section M2.5	—
b. Pretensioned and slip-critical joints using turn-of-nut with matchmarking, twist-off bolt or direct tension indicator methods of installation.	—	X		
c. Pretensioned and slip-critical joints using turn-of-nut without matchmarking or calibrated wrench methods of installation.	X	—		
3. Material verification of structural steel and cold-formed steel deck:				
a. For structural steel, identification markings to conform to AISC 360.	—	X	AISC 360, Section A3.1	2203A.1
b. For other steel, identification markings to conform to ASTM standards specified in the approved construction documents.	—	X	Applicable ASTM material standards	—
c. Manufacturers' certified test reports.	—	X	—	—
4. Material verification of weld filler materials:				
a. Identification markings to conform to AWS specification in the approved construction documents.	—	X	AISC 360, Section A3.5 and applicable AWS A5 documents	—
b. Manufacturer's certificate of compliance required.	—	X	—	—
5. Inspection of welding:				
a. Structural steel and cold-formed steel deck:				
1) Complete and partial joint penetration groove welds.	X	—	AWS D1.1 AWS D1.8	1705A.2.1
2) Multipass fillet welds.	X	—		
3) Single-pass fillet welds > 5/16"	X	—		
4) Plug and slot welds.	X	—		
5) Single-pass fillet welds ≤ 5/16"	—	X		
6) Floor and roof deck welds.	—	X	AWS D1.3	—
b. Reinforcing steel:				
1) Verification of weldability of reinforcing steel other than ASTM A 706.	—	X	AWS D1.4 ACI 318: Section 26.6.4.1, 18.2.8, 25.5.7.4	—
2) Reinforcing steel—resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement.	X	—		
3) Shear reinforcement.	X	—		
4) Other reinforcing steel.	—	X		
6. Inspection of steel frame joint details for compliance:				
a. Details such as bracing and stiffening.	—	X	—	1705A.2.2
b. Member locations.	—	X	—	
c. Application of joint details at each connection.	—	X	—	

For SI: 1 inch=25.4 mm.
a. Where applicable, see also Section 1705A.12, Special inspection for seismic resistance.

**TABLE 3
MINIMUM VERIFICATION REQUIREMENTS**

MINIMUM VERIFICATION	REQUIRED FOR QUALITY ASSURANCE ^(a)		REFERENCE FOR CRITERIA
	LEVEL 2		TMS 602
Prior to construction, verification of compliance of submittals.	R		Art. 1.5
Prior to construction, Verification of f'_m and f'_{acc} , except where specifically exempted by this Code.	R		Art. 1.4 B
During construction, verification of Slump flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to the project site.	R		Art. 1.5 & 1.6.3
During construction, Verification of f'_m and f'_{acc} for every 5,000 sq. ft. (465 sq. m).	NR		Art. 1.4 B
During construction, verification of proportions of materials as delivered to the project site for premixed or preblended mortar, prestressing grout, and grout other self-consolidating grout.	NR		Art. 1.4 B

(a) R=Required, NR=Not Required

**TABLE 4
MINIMUM SPECIAL INSPECTION REQUIREMENTS OF MASONRY CONSTRUCTION**

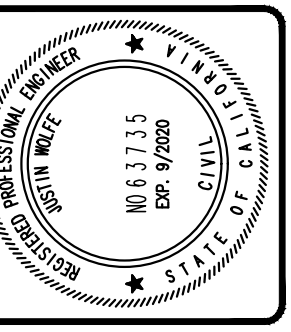
INSPECTION TASK	FREQUENCY ^(a)		REFERENCE FOR CRITERIA	
	LEVEL 2		TMS 402	TMS 602
1. As masonry construction begins, verify that the following are in compliance:				
a. Proportions of site-prepared mortar	P			Art. 2.1, 2.6 A, & 2.6 C
b. Grade and size of prestressing tendons and anchorages	P			Art. 2.4 B, 2.4 H
c. Grade, type and size of reinforcement, connectors, anchor bolts, and prestressing tendons and anchorages	P			Art. 3.4, & 3.6 A
d. Prestressing technique	P			Art. 3.6 B
e. Properties of thin-bed mortar for AAC masonry	C ^{(b)/P(c)}			Art. 2.1 C.1
f. Sample panel construction	P			Art. 1.6 D
2. Prior to grouting, verify that the following are in compliance:				
a. Grout space	P			Art. 3.2 D, & 3.2 F
b. Placement of prestressing tendons and anchorages	P		Sec. 10.8 & 10.9	Art. 2.4, 3.6
c. Placement of reinforcement, connectors, and anchor bolts	P		Sec. 6.1, 6.3.1, 6.3.6, & 6.3.7	Art. 3.2 E, & 3.4
d. Proportions of site-prepared grout and prestressing grout for bonded tendons	P			Art. 2.6 B, & 2.4 G.1.b
3. Verify compliance of the following during construction:				
a. Materials and procedures with the approved submittals	P			Art. 1.5
b. Placement of masonry units and mortar joint construction	P			Art. 3.3 B
c. Size and location of structural members	P			Art. 3.3 F
d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction	P		Sec. 1.2.1(e), 6.2.1, & 6.3.1	
e. Welding of reinforcement	C		Sec. 6.1.6.1.2	
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40°F (4.4°C)) or hot weather (temperature above 90°F (32.2°C))	P			Art. 1.8 C, & 1.8 D
g. Application and measurement of prestressing force	C			Art. 3.6 B
h. Placement of grout and prestressing grout for bonded tendons is in compliance	C			Art. 3.5, & 3.6 C
i. Placement of AAC masonry units and construction of thin-bed mortar joints	C ^{(b)/P(c)}			Art. 3.3 B.9 & 3.3 F.1.b
4. Observe preparation of grout specimens, mortar specimens, and/or prisms	P			Art. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4

(a) Frequency refers to the frequency of inspection, which may be continuous during the task listed or periodically during the listed task, as defined in the table.
NR=Not Required, P=Periodic, C=Continuous
(b) Required for the first 5000 square feet (465 square meters) of AAC masonry.
(c) Required after the first 5000 square feet (465 square meters) of AAC masonry.

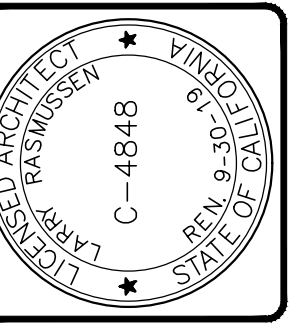
FILE PATH & NAME: P:\PROJECTS\1-SWA PROJECTS\17044 - STARBUCKS RIVERA\17044.02 TRASH ENCLOSURE 2 (WITHOUT REAR ADA ACCESSIBLE DOOR)\SHEET\05-47 BID SET-4-39 PM

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Stark, Wolfe, & Associates
SWA
Structural Engineers
155 Church St., Ste. A1, San Luis Obispo, CA 93405
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Sheet Title	R&A No. A161307
Revisions	Date: 02-28-19
1 PC CORR. 4/26/2019	Drawn: VB
	Checked: VB
	Consult: No.

**RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL**
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
SO.2

2019-05-17 BID SET

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CONCRETE REINFORCING DEVELOPMENT & SPLICE LENGTHS (IN INCHES) - PER ACI 318-14																				
BAR LOCATION	CONCRETE		BAR SIZE																	
	TYPE	STRENGTH	#3		#4		#5		#6		#7		#8							
			l_d	l_s	l_d	l_s	l_d	l_s	l_d	l_s	l_d	l_s	l_d	l_s						
FOUNDATION REINF., SLAB-ON-GRADE REINF.	NORMAL	$f'_c=2.5\text{ksi}$	17	22	9	22	29	11	28	36	14	33	43	17	45	62	20	55	72	22

NOTES:

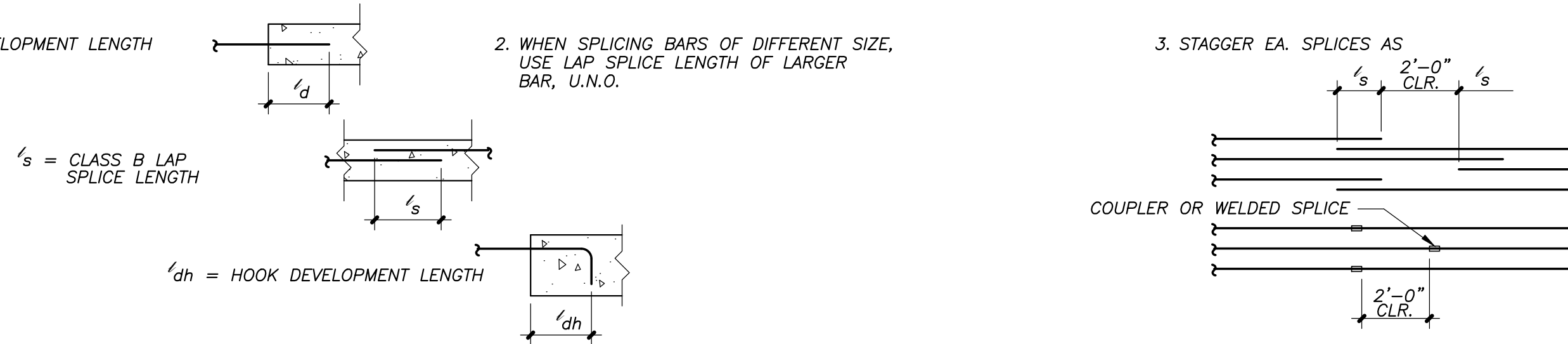
1. l_d = DEVELOPMENT LENGTH

l_s = CLASS B LAP SPLICE LENGTH

l_{dh} = HOOK DEVELOPMENT LENGTH

2. WHEN SPLICING BARS OF DIFFERENT SIZE, USE LAP SPLICE LENGTH OF LARGER BAR, U.N.O.

3. STAGGER EA. SPLICES AS



REINFORCING DEVELOPMENT & SPLICE LENGTHS

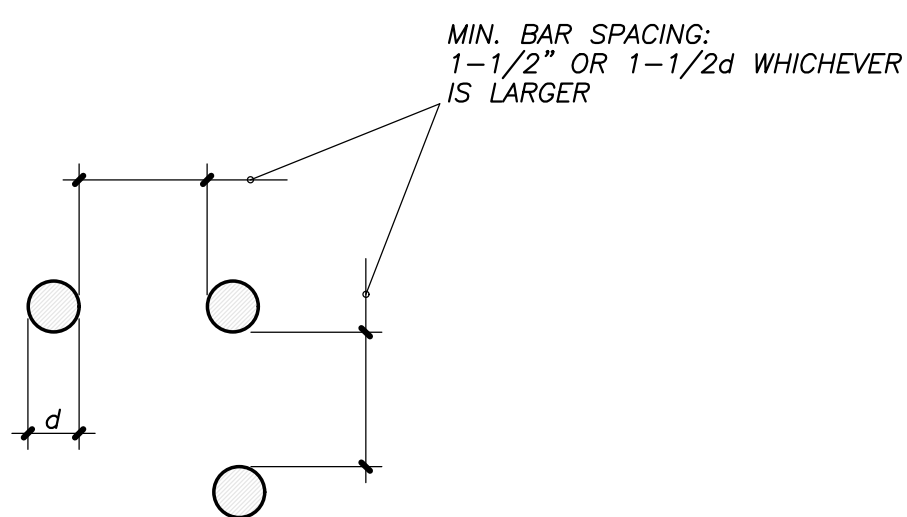
NO SCALE

10

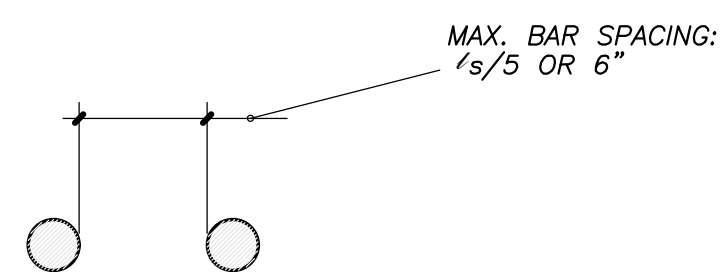
4

1

The details on this sheet are "typical" details which are to be used by the contractor where these various general conditions exist. These details are not necessarily referenced anywhere else in this set of construction documents. Prior to starting work, the contractor is to confirm with the Engineer that these details are properly interpreted and applied to the appropriate conditions.



A BAR SPACING FOR NON-SPLICED BARS



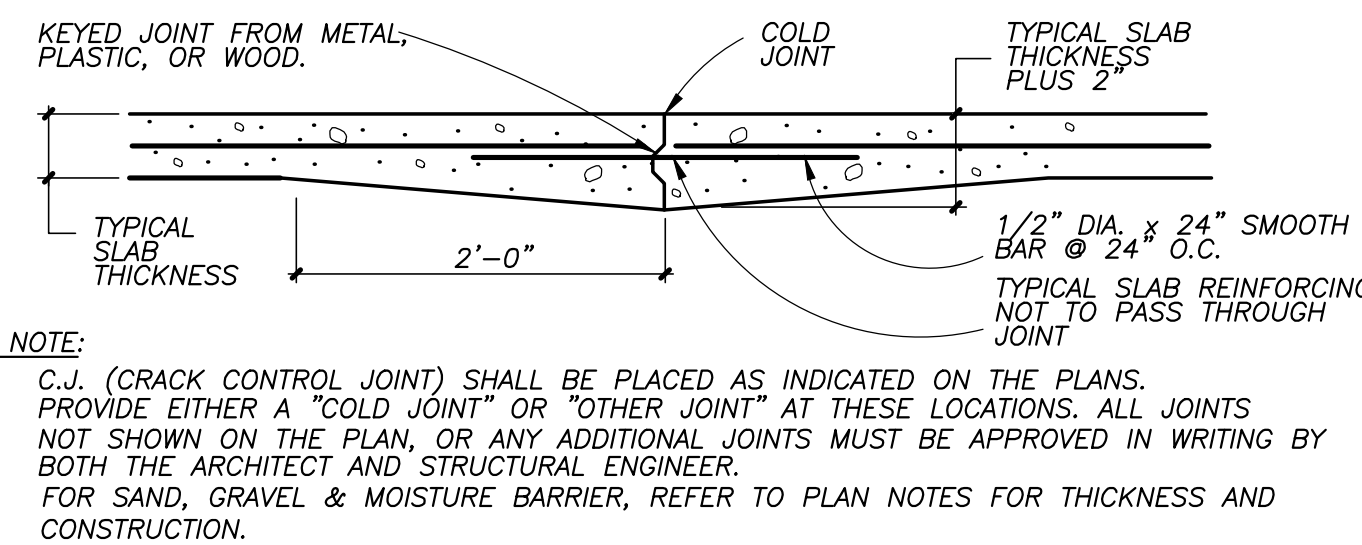
B BAR SPACING FOR BARS SPLICED WITH A NON-CONTACT LAP

BAR SPACING IN CONCRETE

NO SCALE

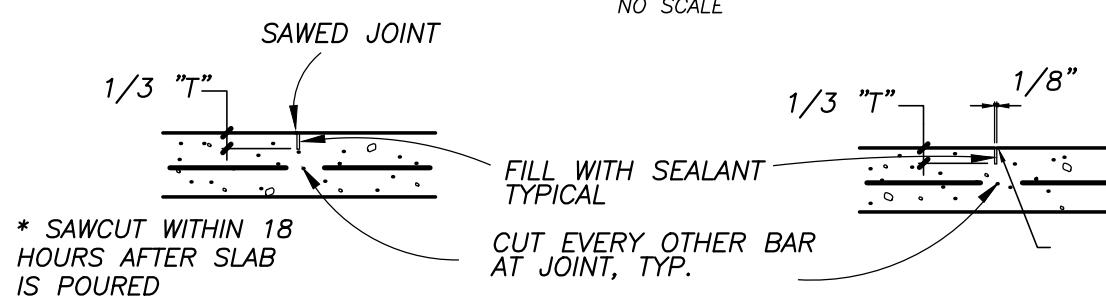
11

8



COLD JOINT

NO SCALE



SAWED JOINT

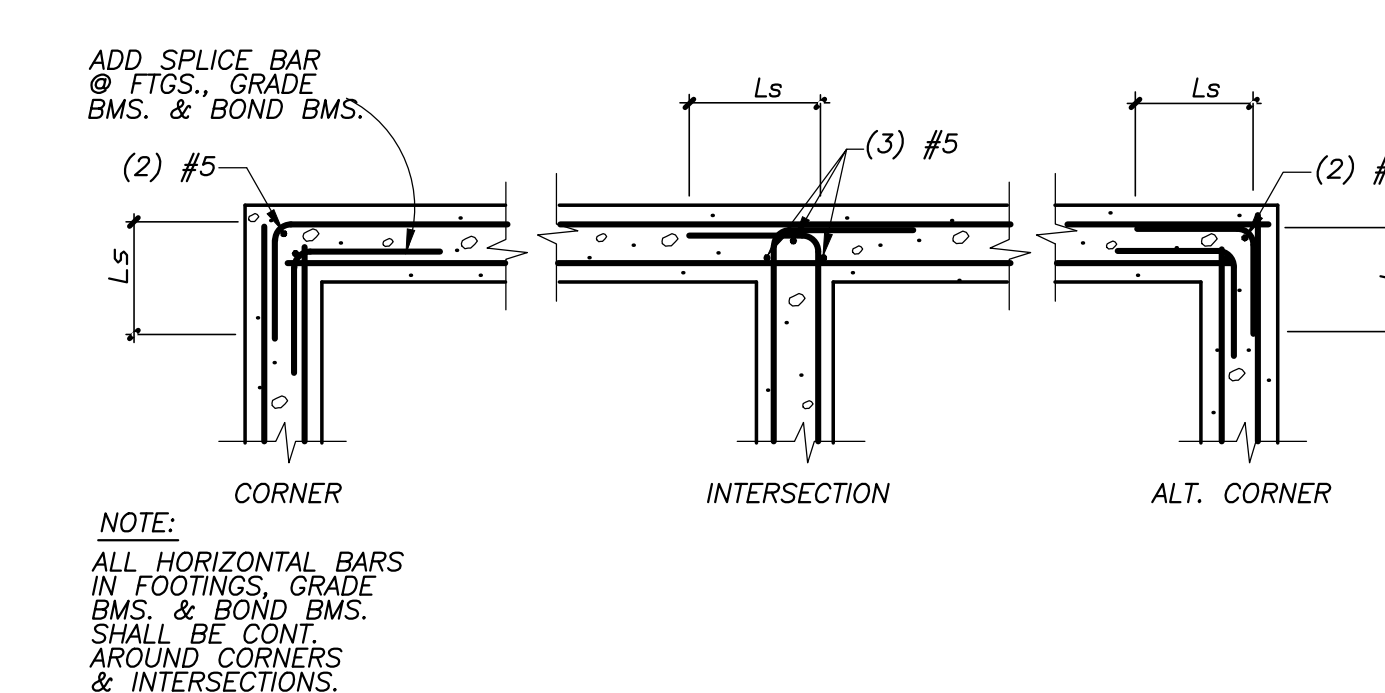
TOOLED JOINT

OTHER JOINTS

NO SCALE

CRACK CONTROL JOINTS

5

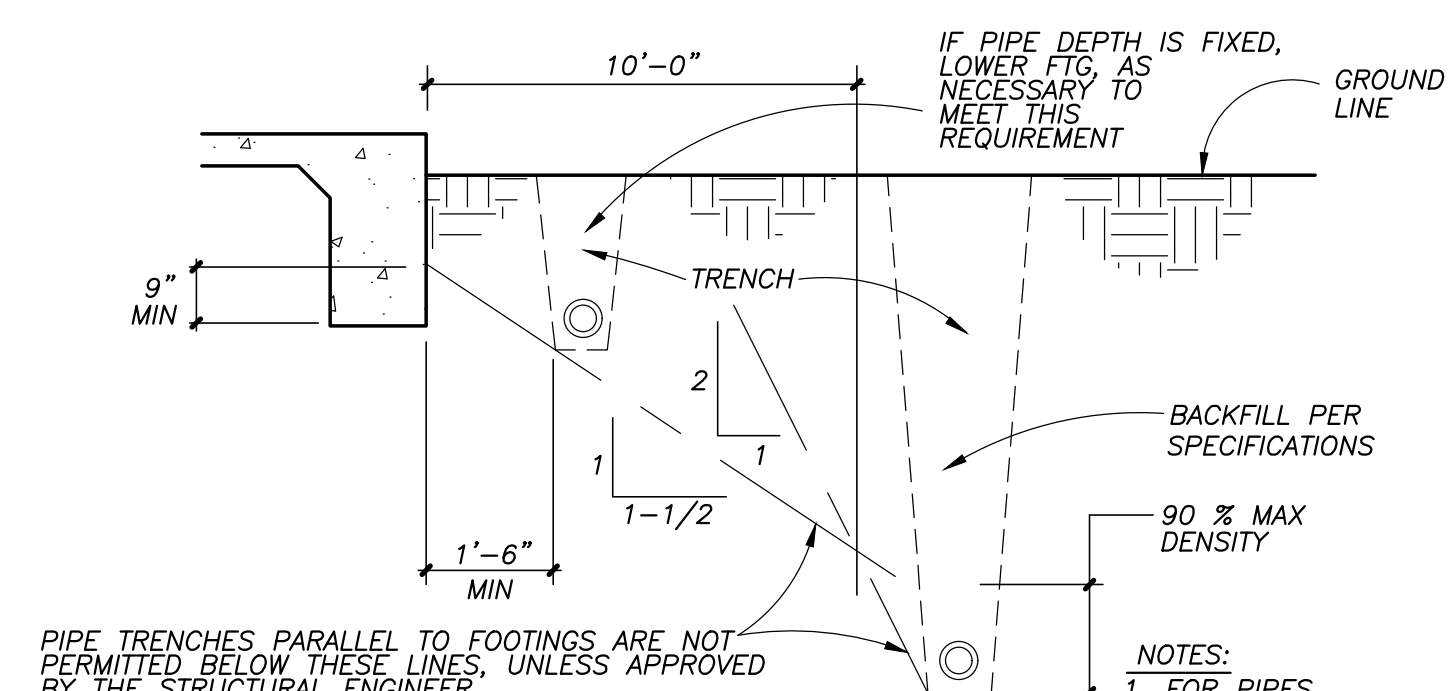


MINIMUM REINFORCING AT CORNERS & INTERSECTIONS

NO SCALE

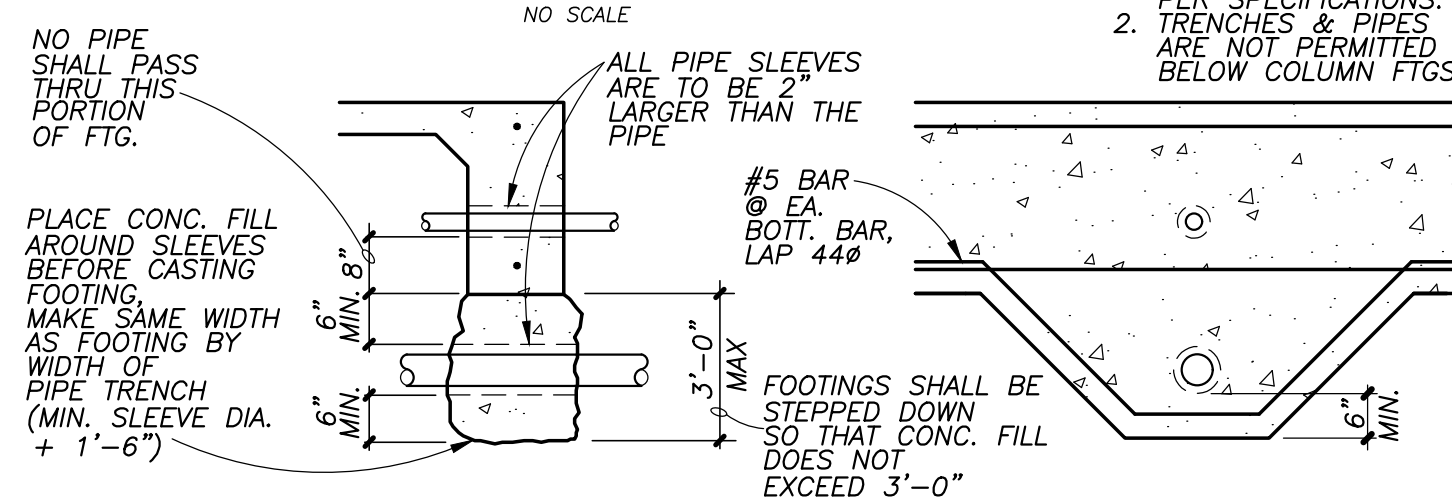
REFER TO DETAIL 4/S1.1 FOR 'Ls' DIMENSION

2



PIPE & TRENCHES PARALLEL TO FOOTINGS

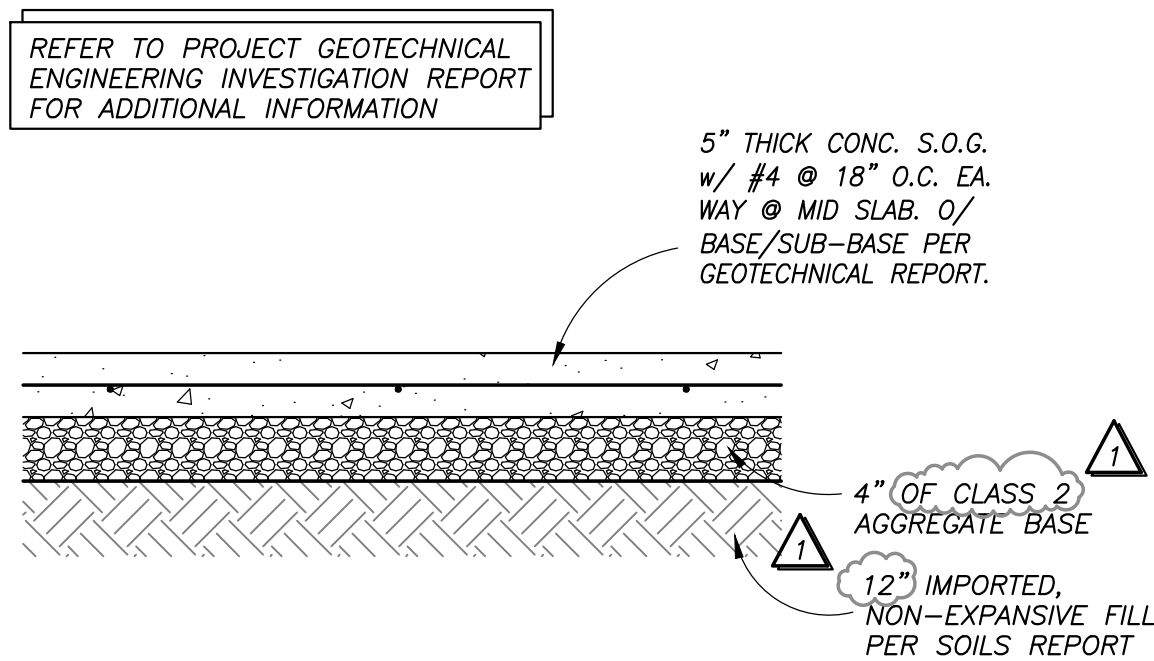
NO SCALE



PIPE & TRENCHES TRANSVERSE TO FOOTINGS

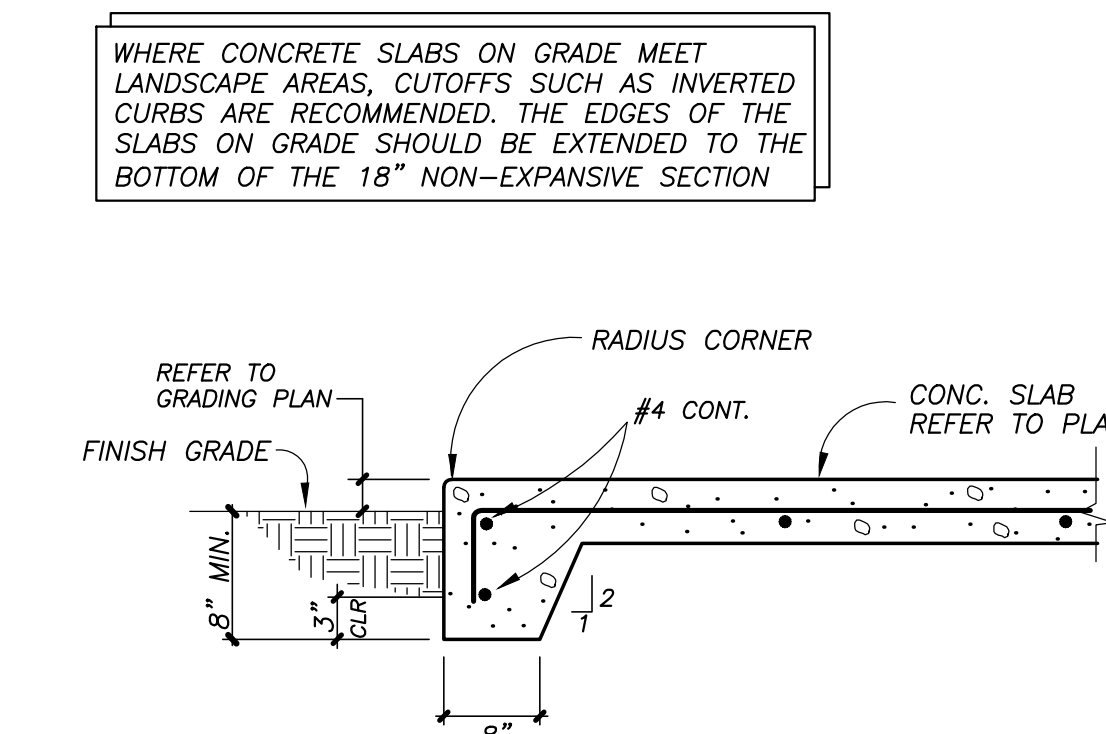
NO SCALE

12



SLAB-ON-GRADE

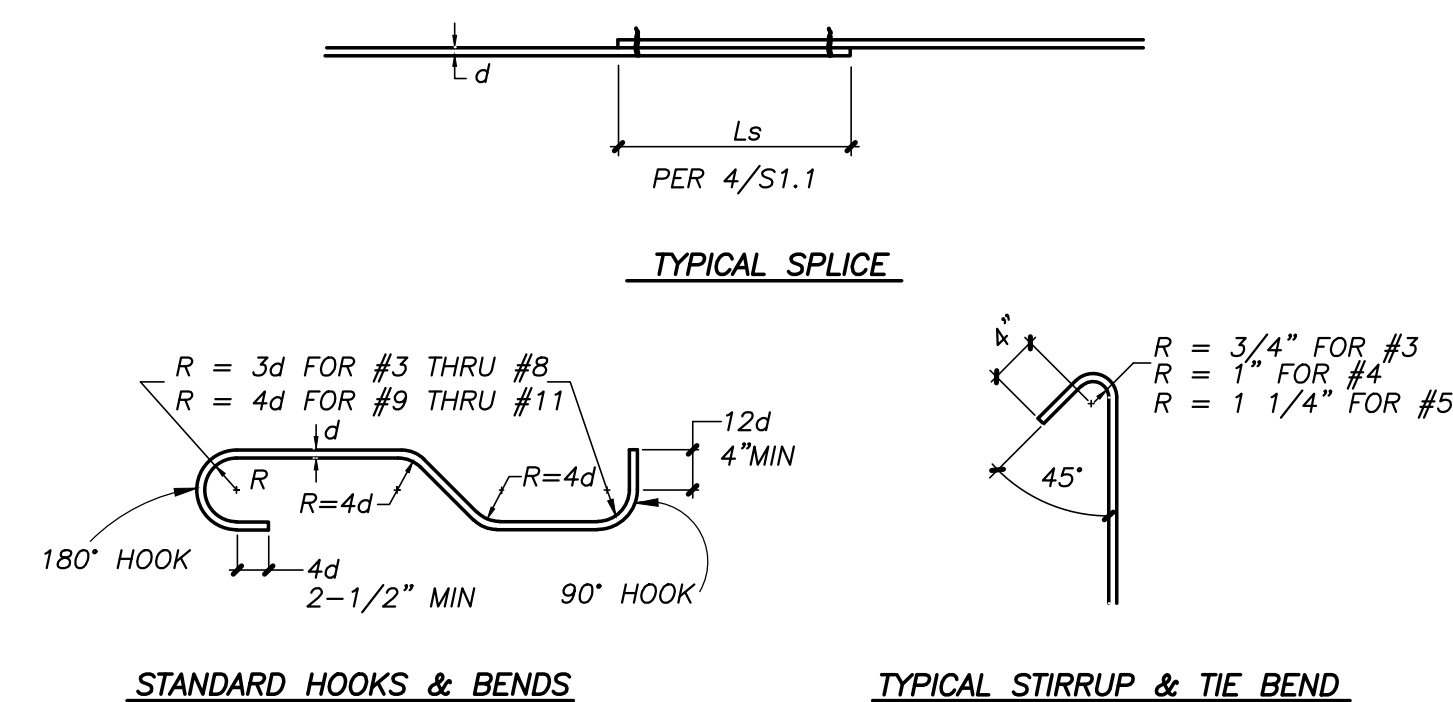
9



EDGE OF EXTERIOR SLAB

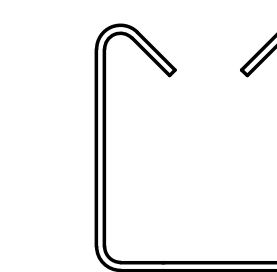
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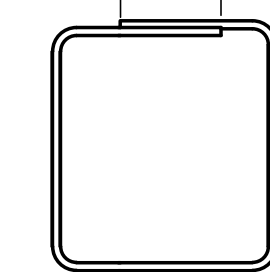


STANDARD HOOKS & BENDS

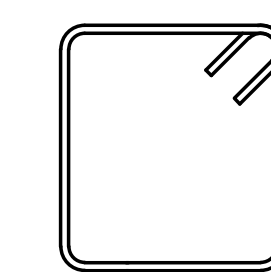
TYPICAL STIRRUP & TIE BEND



OPEN STIRRUP



CLOSED STIRRUP



COLUMN TIE

REINFORCING DETAILS

Scale: N.T.S.

3

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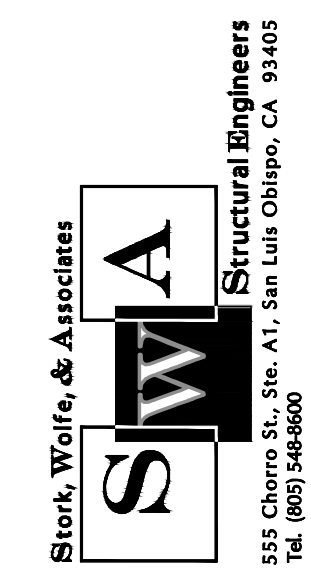
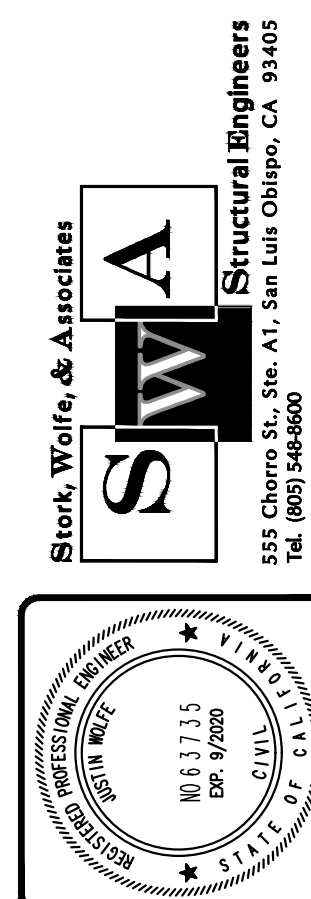
Architect
C-4848
21 S. California Street
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Ventura, California 93001
(805) 648-1234

TYPICAL DETAILS
Sheet Title
Revisions
1 PC CORR. 4/26/2019
R&A No: A161307
Date: 02-28-19
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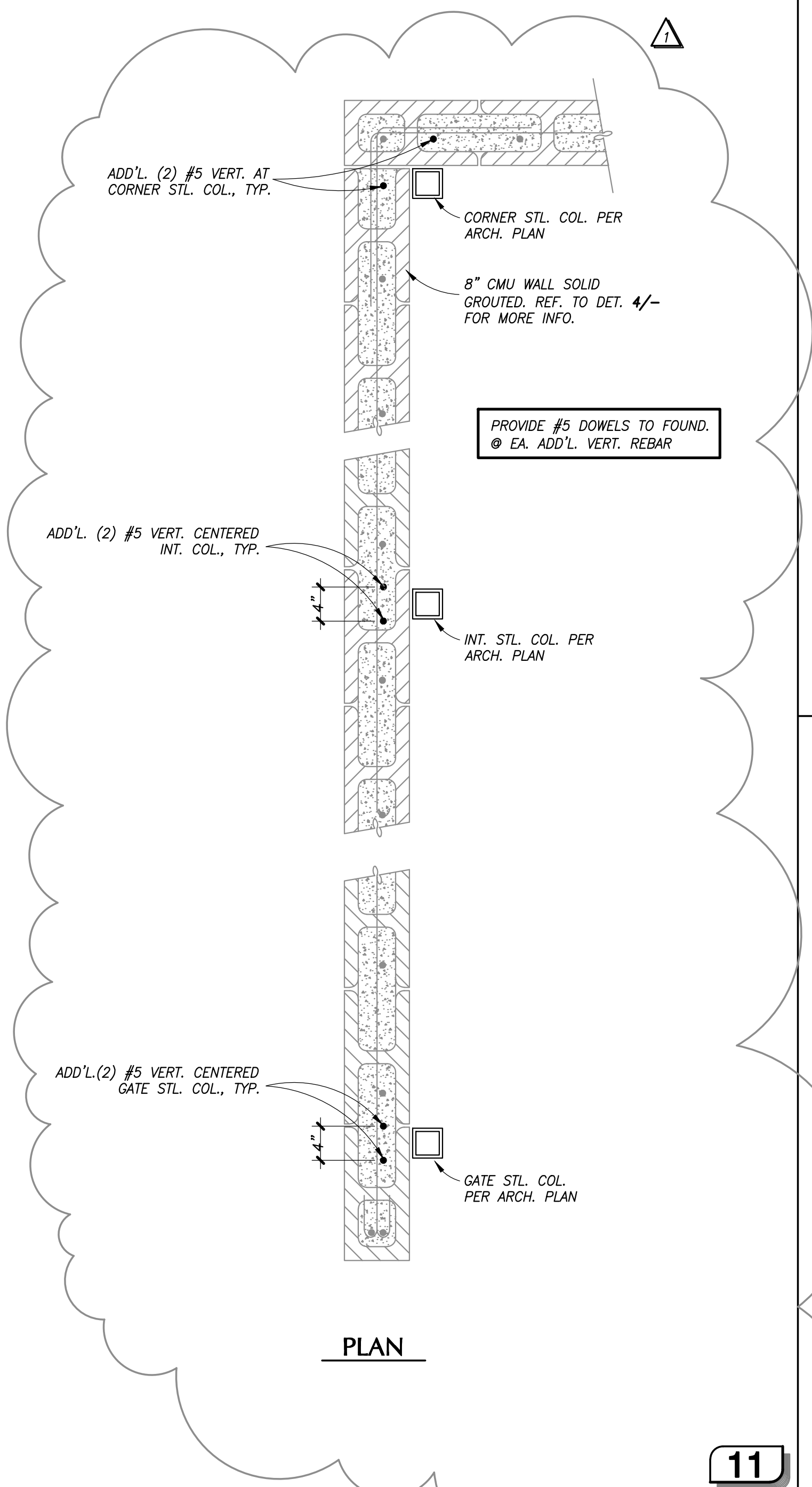
RIVERA SHOPPING CENTER
4744 BUILDING REMODEL
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
S1.1

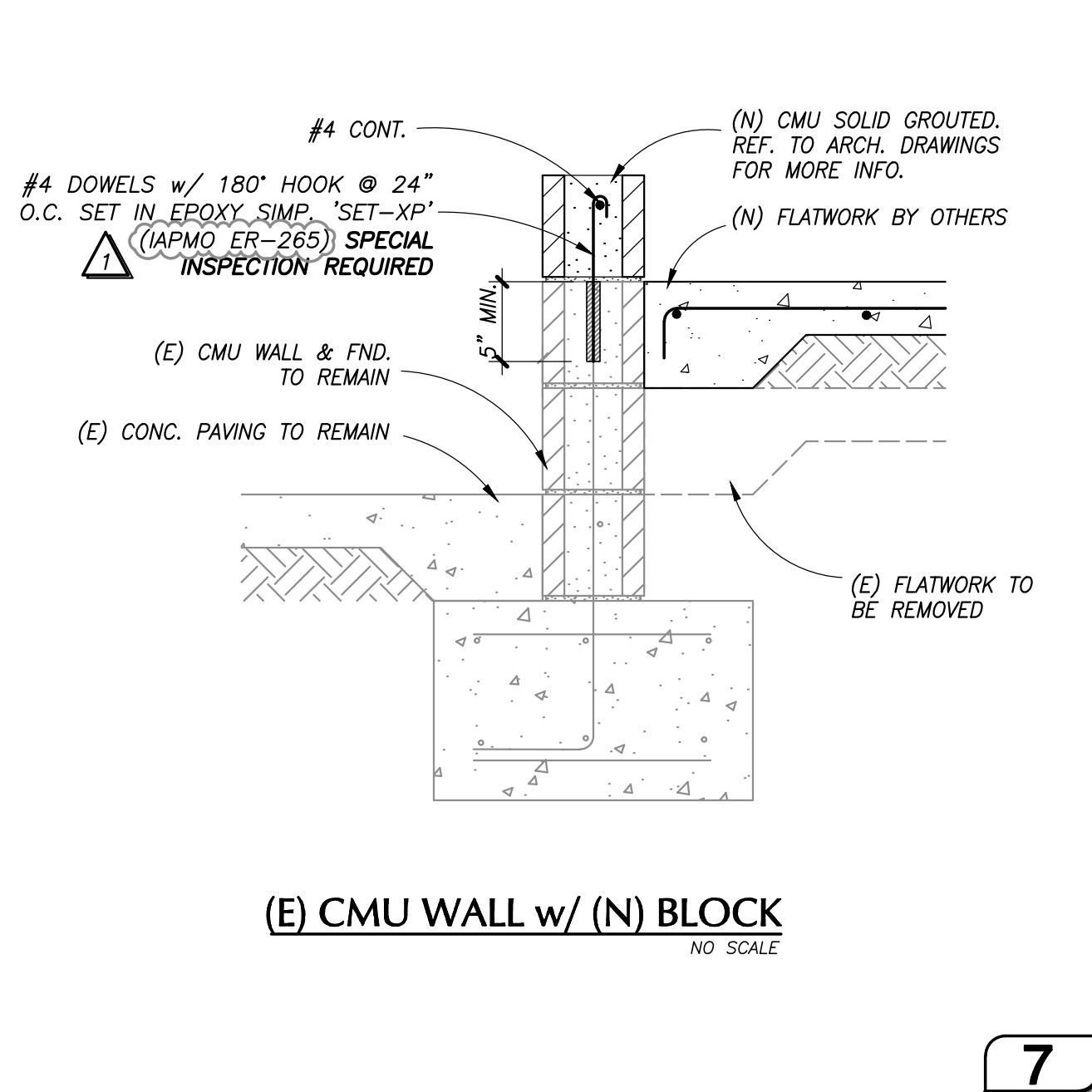
2019-05-17 BID SET



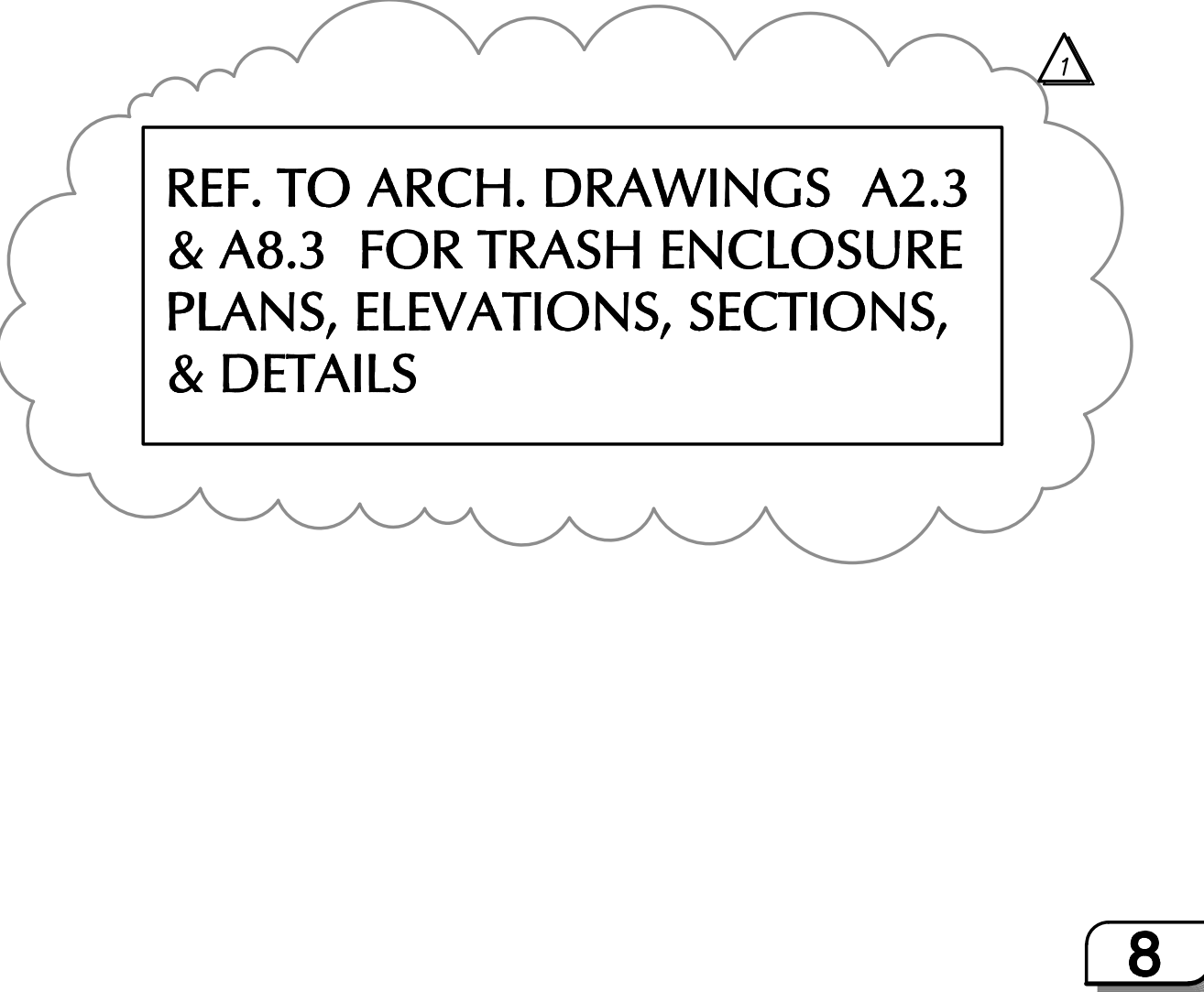
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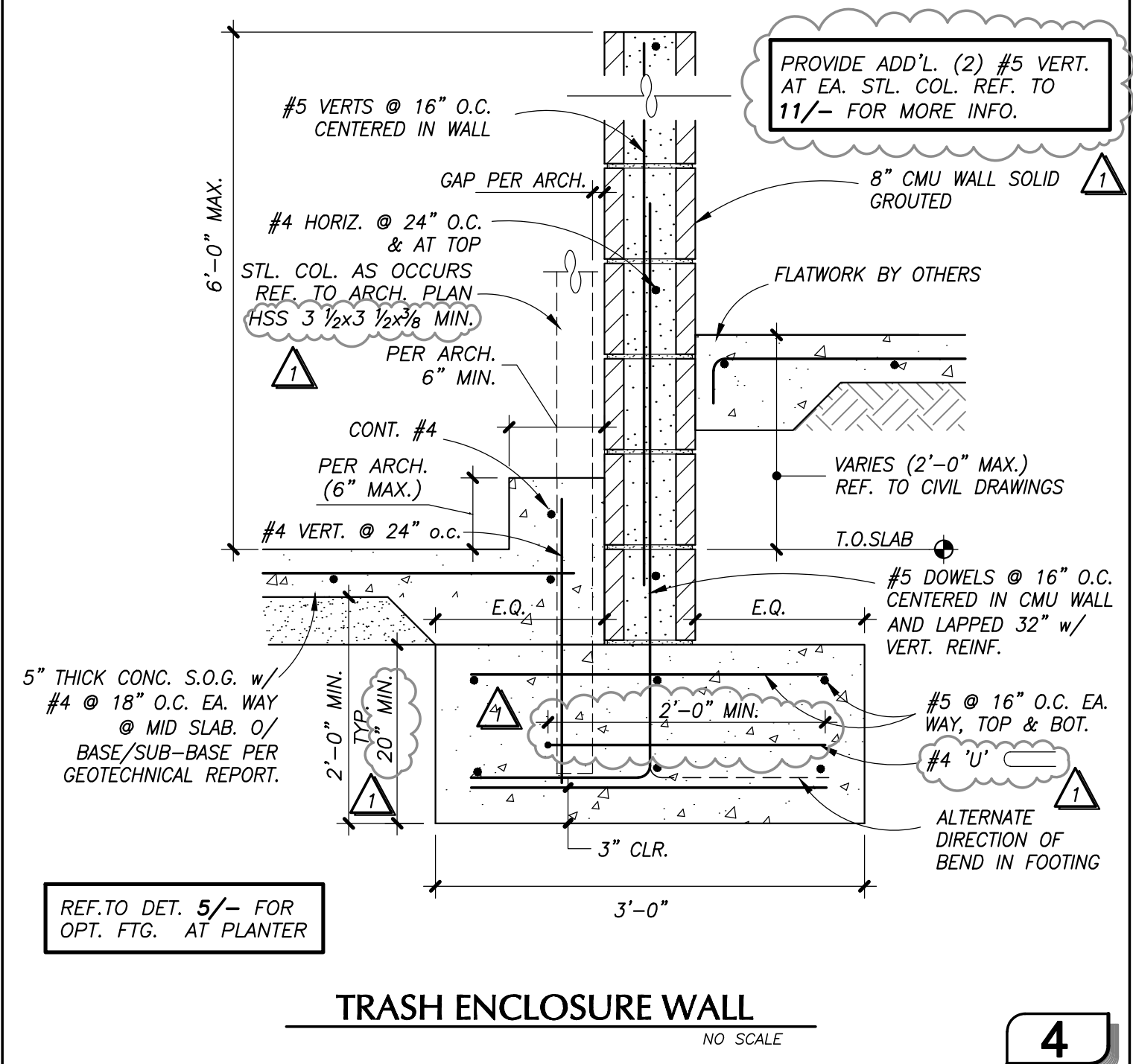
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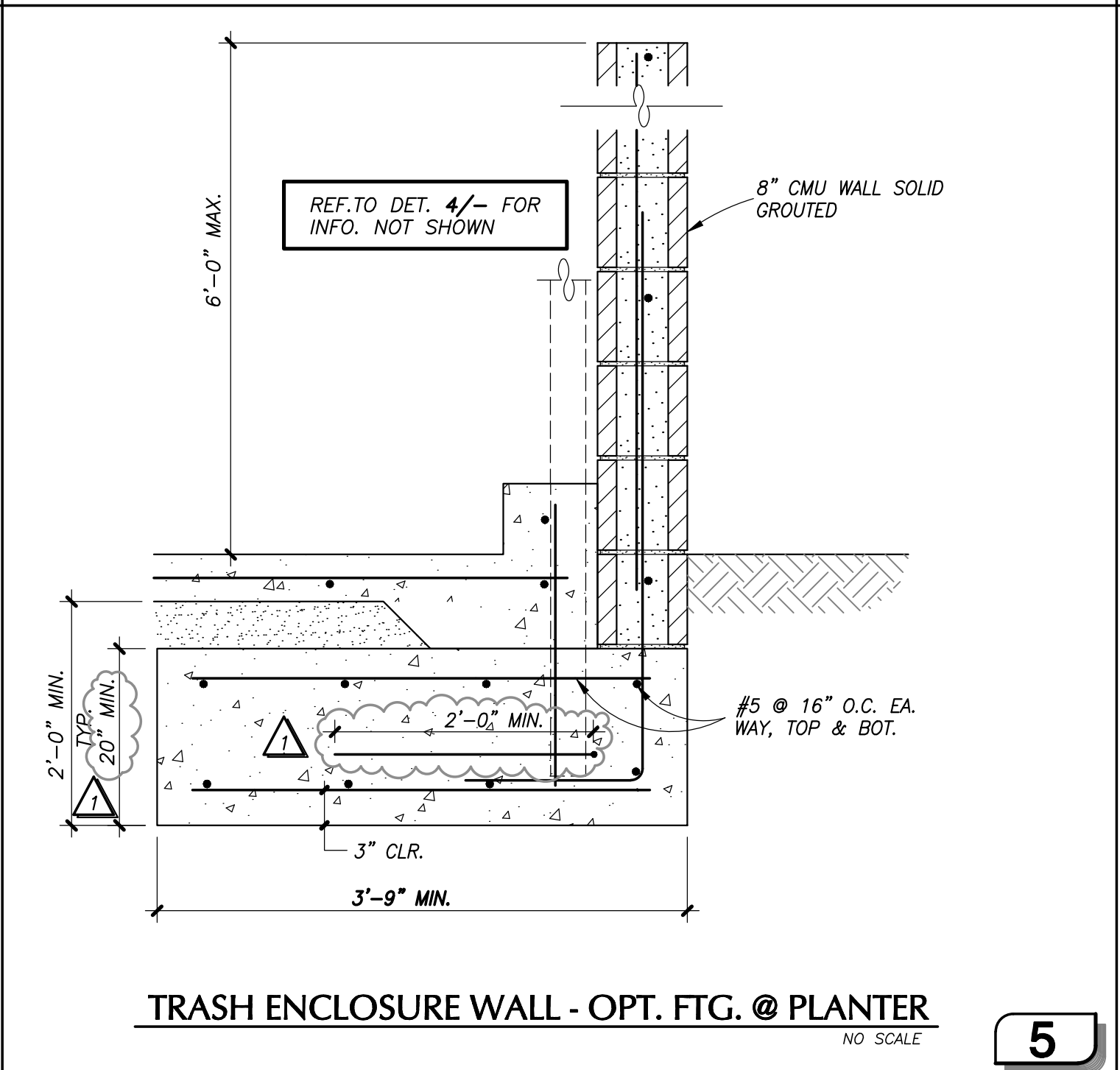
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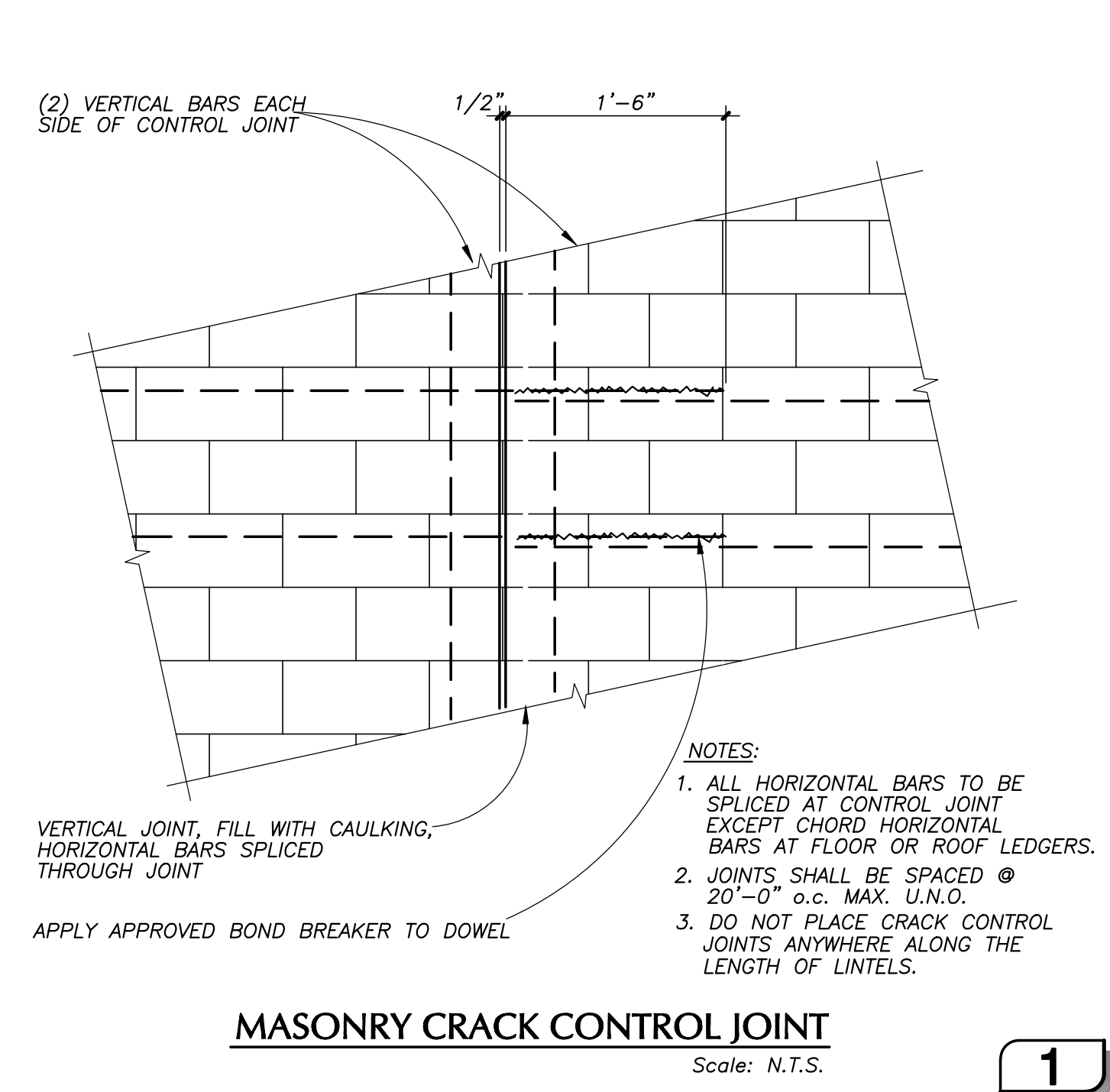
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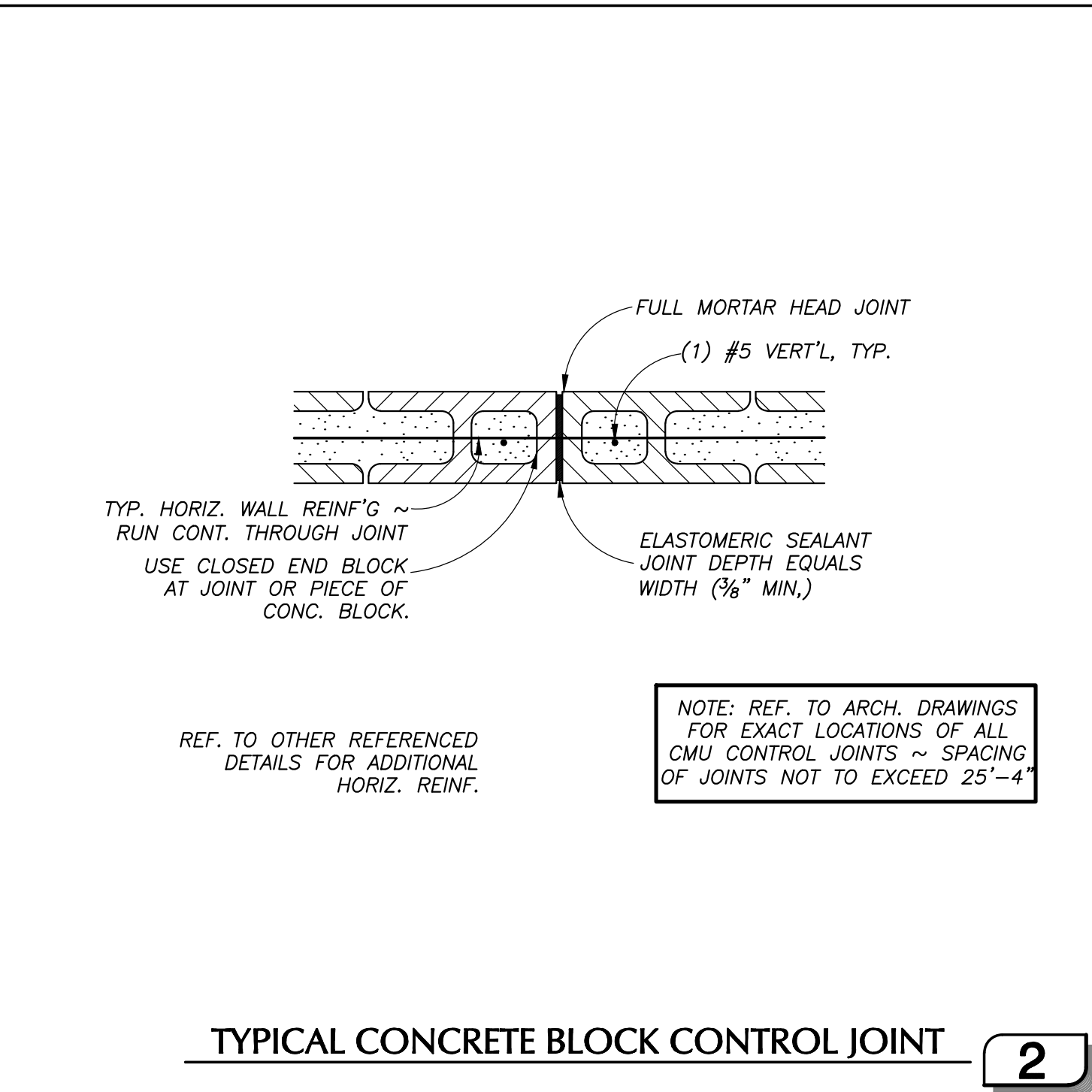
4



5



1



2

MASONRY REINFORCING DEVELOPMENT & SPLICE LENGTHS
(IN INCHES w/ f'm = 1,500 psi) - PER TMS 402 / 602-13

		BAR SIZE																		
		#3	#4	#5	#6	#7	#8	#9												
d	s	e	d	s	e	d	s	e	d	s	e	d	s	e	d	s	e			
12	12	4	21	21	6	32	32	8	59	59	9	81	81	11	121	121	13	153	153	14

2 1/2" MIN. VERT. REINF. COVER

E.O. E.O.

Notes:
 1. 'd' = DEVELOPMENT LENGTH
 2. WHEN SPLICING BARS OF DIFFERENT SIZE, USE LAP SPLICE LENGTH OF LARGER BAR, U.N.O.
 3. STAGGER EA. SPLICES AS

's' = LAP SPLICE LENGTH

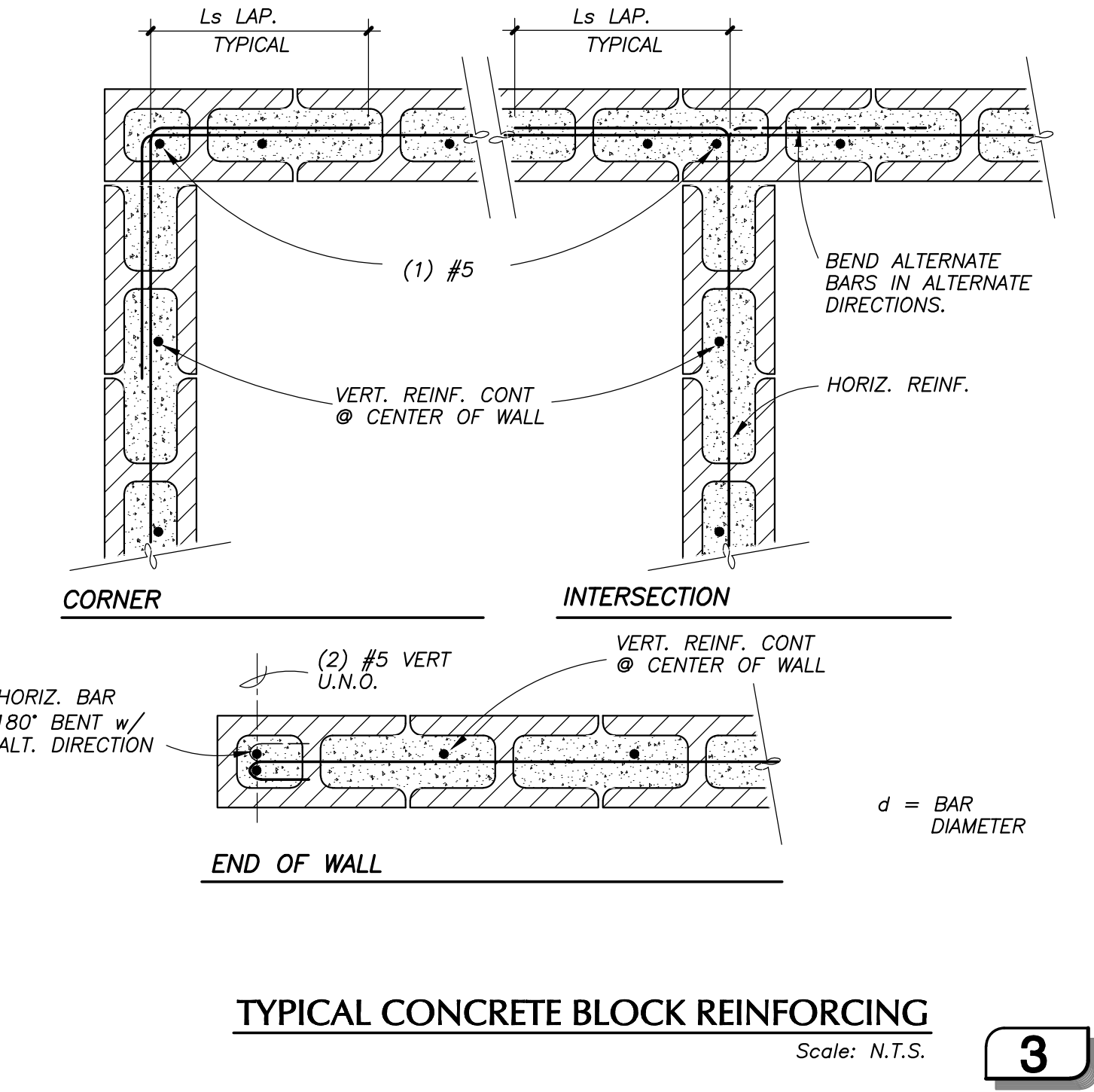
'd'-e' = HOOK DEVELOPMENT LENGTH

COUPLER OR WELDED SPLICE

2'-0" CLR.

REINFORCING DEVELOPMENT & SPLICE LENGTHS
NO SCALE

6



3

12

RASMUSSEN & ASSOCIATES
Architectural Planning Interiors

RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL

4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

2019-05-17 BID SET

Sheet No. **S1.2**

Sheet No. _____

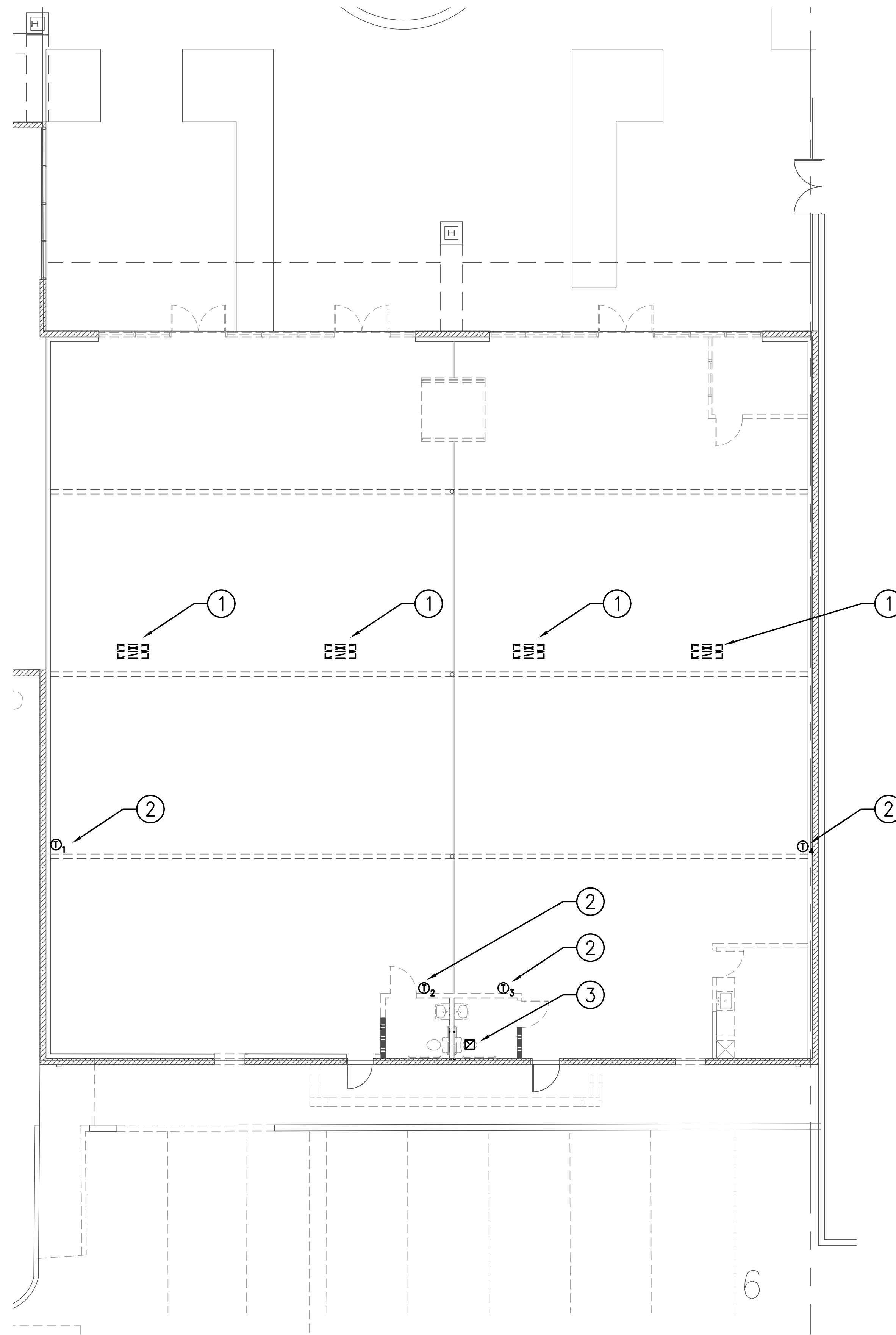
Revisions
1 - PC CORR. 4/26/2019

R&A No: A161307
Date: 02-28-19
Drawn: _____
Checked: VB
Consult: No: _____

Professional Engineer
M61715
DPR 9700

Professional Engineer
M61715
DPR 9700

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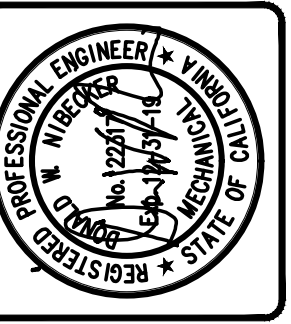
HVAC DEMOLITION PLAN

21901-M1.01

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

REFERENCE NOTES

- ① (E) S/A & R/A DROPS DOWN FROM (E) ROOF-MOUNTED PACKAGED HEAT PUMP ABOVE. REMOVE DROPS COMPLETELY INCLUDING ROOF FLASHING, ASSOCIATED DISTRIBUTION DUCTING & AIR TERMINALS.
- ② (E) WALL-MOUNTED T-STAT, REMOVE COMPLETELY INCLUDING ASSOCIATED CONTROL WIRING UP TO CONNECTION TO ASSOCIATED (E) ROOF-MOUNTED PACKAGED HEAT PUMP.
- ③ (E) CEILING-MOUNTED CABINET EXHAUST FAN, REMOVE COMPLETELY INCLUDING ASSOCIATED EXHAUST DUCTING & ROOF CAP. SEE ELECTRICAL PLANS FOR ELECTRICAL SERVICE REQUIREMENTS.



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DEMOLITION GEN. NOTES

- A. CONTRACTOR SHALL FIELD VERIFY (E) CONDITIONS PRIOR TO SUBMITTING BID.
- B. WHERE REMOVAL IS INDICATED FOR DUCTING OR EQUIPMENT, THIS WORK SHALL INCLUDE ALL ASSOCIATED SUPPORTS, INSULATION, CONTROLS AND ELECTRICAL SERVICE.
- C. ALL HOLES LEFT IN WALLS, FLOORS AND CEILINGS AS A RESULT OF DEMOLITION WORK SHALL BE FILLED AND PATCHED. SEE ARCHITECTURAL PLANS FOR COMPLETE REQUIREMENTS.
- D. ALL DUCTING AND EQUIPMENT SUPPORTS SHALL BE ENTIRELY REMOVED UNLESS OTHERWISE NOTED. WHERE REMOVAL OF SUPPORTS LEAVES BOLT HOLES IN WALLS/CEILINGS/ROOFS/FLOORS, PATCH HOLES TO MATCH FINAL FINISH. SEE ARCHITECTURAL PLANS FOR REQUIREMENTS.

H.V.A.C. DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING DUCTING/EQUIP. TO BE REMOVED
	EXISTING FLEX DUCT TO BE REMOVED
	EXISTING H.V.A.C. EQUIP. TO REMAIN
	EXISTING H.V.A.C. DUCT TO REMAIN
(E)	EXISTING
P.O.D.	POINT OF DEMOLITION
	POINT OF DEMOLITION



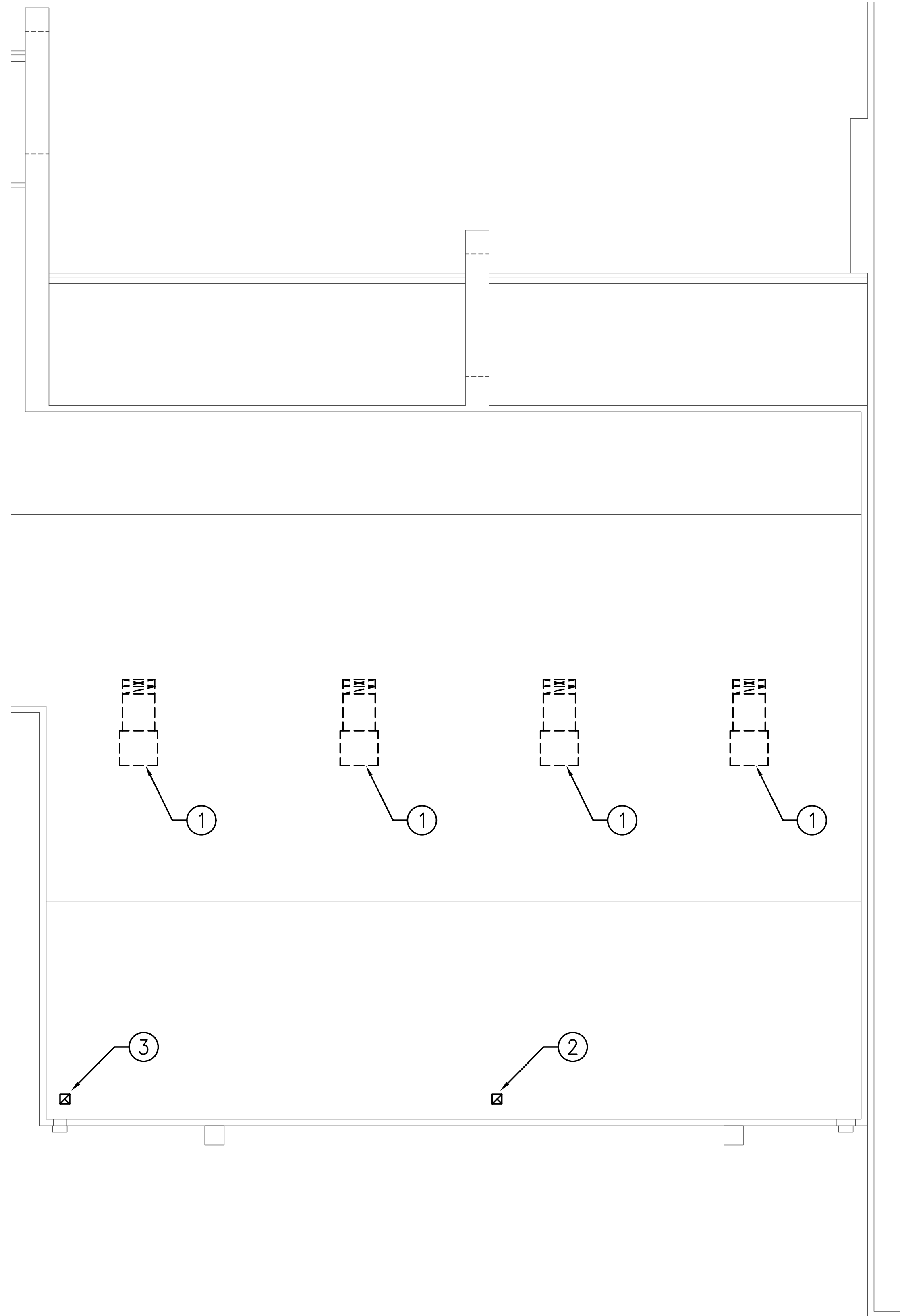
Nibecker & Associates
 475 South Seaward Avenue
 Ventura, CA 93003
 Tel: (805) 667-8253
 Fax: (805) 667-8255
 Web: www.nibecker.com

Sheet	HVAC DEMOLITION & PROPOSED PLAN		
Title	Revisions	R&A No: AIG307	Date: 02-29-2019
		Drawn: D.N.	Checked: D.N.
		Consult: No.	

**RIVIERA SHOPPING CENTER
 4744 BUILDING REMODEL**
 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
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Sheet No.
M1.01

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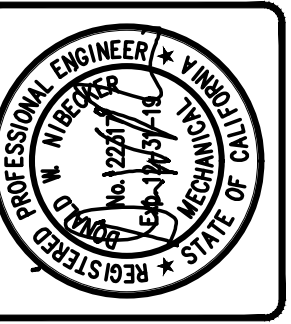
HVAC DEMOLITION ROOF PLAN

21901-M1.02

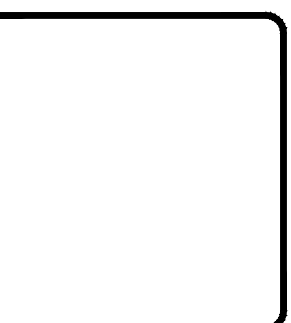
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

- ① (E) ROOF-MOUNTED PACKAGED HEAT PUMP W/ HORIZONTAL DISCHARGE S/A & R/A DUCTING. REMOVE UNIT COMPLETELY INCLUDING ROOF MOUNTING RAILS & PLATFORM, ASSOCIATED S/A & R/A DUCTING & CONTROLS. SEE PLUMBING PLANS FOR CONDENSATE DRAIN REQUIREMENTS, SEE ELECTRICAL PLANS FOR ELECTRICAL SERVICE REQUIREMENTS.
- ② (E) ROOF CAP SERVING (E) CEILING-MOUNTED CABINET EXHAUST FAN BELOW, REMOVE COMPLETELY INCLUDING ROOF FLASHING.
- ③ (E) ROOF CAP, REMOVE COMPLETELY INCLUDING ROOF FLASHING.



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Sheet	HVAC DEMOLITION ROOF PLAN		
Title			
Revisions	R&A No.	AIG307	
	Date:	02-29-2019	
	Drawn:		
	Checked:	D.N.	
	Consult:	No.	

**RIVIERA SHOPPING CENTER
 4744 BUILDING REMODEL**
 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
 VENTURA, CA 93003

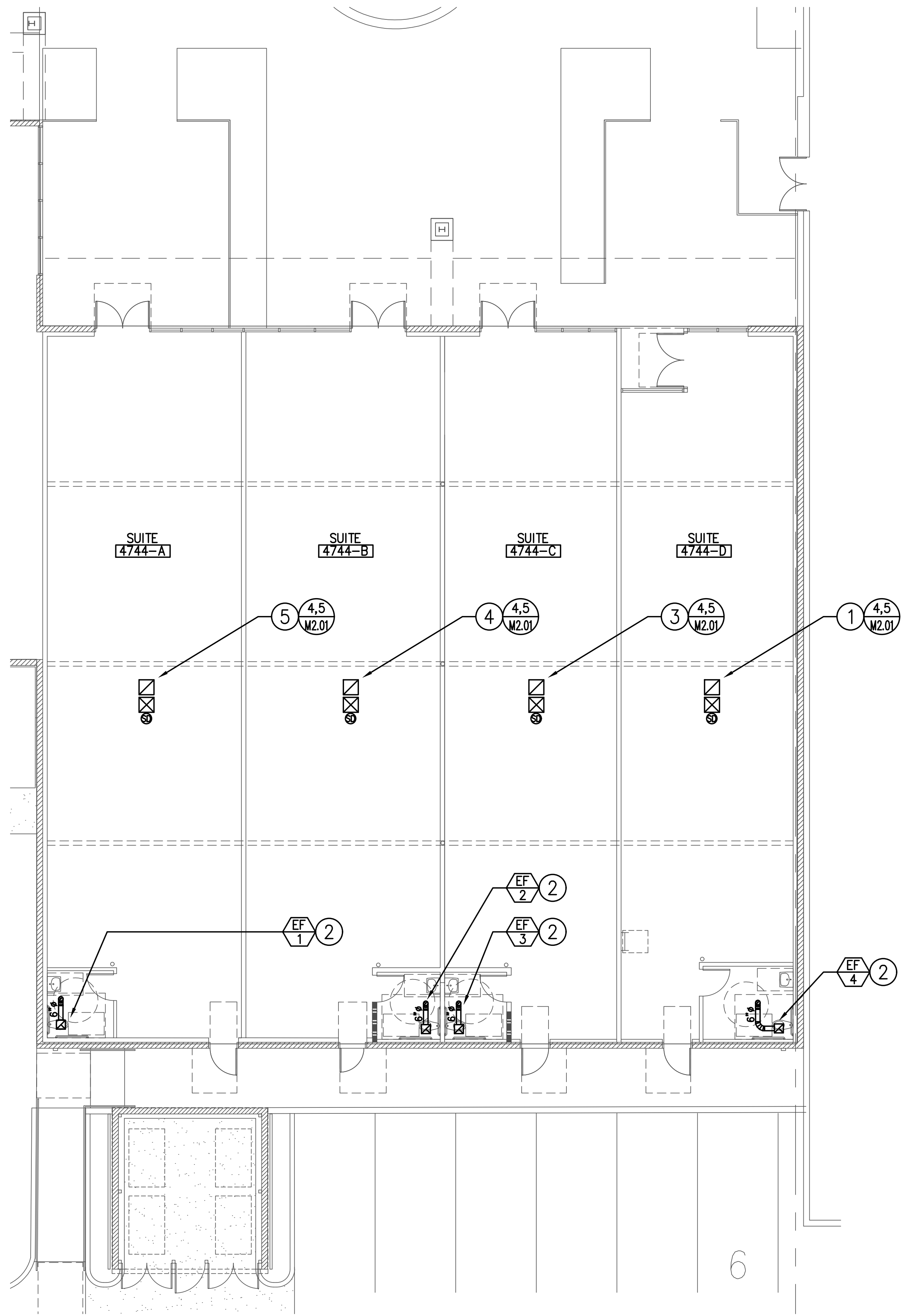
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M1.02



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HVAC FLOOR PLAN
 21901-M2.01
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

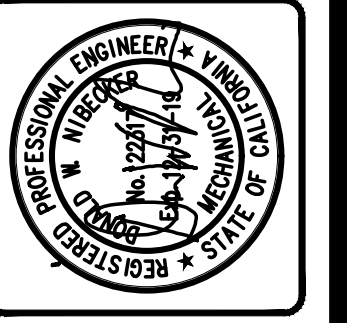
- A. GENERAL DUCT CONSTRUCTION: DUCT CONSTRUCTION, GAUGE, REINFORCEMENT & HANGING METHODS SHALL CONFORM TO STANDARDS AS SET FORTH IN SECTIONS 602, 603 & 604, 2016 CALIFORNIA MECHANICAL CODE AND THE ANSI/SMACNA 006-2006 HVAC DUCT CONSTRUCTION STANDARDS-METAL & FLEXIBLE. ROUND DUCTING SHALL BE RIGID SPIRAL ROUND PIPE, W/ CONNECTIONS SCREWED & SEALED AIR-TIGHT W/ MCGILL AIRSEAL UNI-MASTIC 181 DUCT SEALER OR EQUIV. ADHESIVE COMPOUND. USE OF FLEX DUCT ON THIS JOB SHALL BE LIMITED TO DIFFUSER RUNOUTS FROM BRANCH DUCTS, & SHALL NOT EXCEED 5 FEET IN LENGTH. FLEX DUCTS SHALL BE HUNG TO ELIMINATE SAGS. RECTANGULAR DUCTING, AS REFERENCED ON PLAN, SHALL BE SEALED AT JOINTS W/ MCGILL AIRSEAL UNI-MASTIC 181 DUCT SEALER, EQUIVALENT ADHESIVE COMPOUND, OR AIRBOL METHOD. DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.
- B. PROVIDE MANUAL VOLUME DAMPERS AT ALL SUPPLY & RETURN BRANCHES INSTALLED UNDER THIS CONTRACT & WHERE INDICATED. MANUAL VOLUME DAMPERS SHALL BE POTTORFF MODEL CD-10R W/ LOCKING QUADRANT. PROVIDE 1-1/2" STAND-OFF QUADRANT ON INSULATED DUCTWORK.
- C. ALL S/A & R/A DUCTING NOT INDICATED TO BE LINED SHALL BE WRAPPED W/ DUCT INSULATION. DUCT WRAP INSULATION SHALL BE JOHNS MANVILLE MICROLITE XG, TYPE 75, 2" THICK, INSTALLED 'R' VALUE OF 4.2, W/ FSK VAPOR BARRIER, INSTALLED IN STRICT ADHERENCE TO PRINTED INSTALLATION RECOMMENDATIONS BY JOHNS MANVILLE.
- D. AT THE TIME OF ROUGH INSTALLATION & DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP OF THE HVAC EQUIPMENT, ALL DUCT & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER & DEBRIS WHICH MAY ENTER THE SYSTEM(S).
- E. AT FINAL INSPECTION, PROVIDE THE BUILDING OWNER OR HIS REPRESENTATIVE WITH DETAILED OPERATING & MAINTENANCE INSTRUCTIONS & COPIES OF GUARANTIES/WARRANTIES FOR EACH INSTALLED HVAC SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SEC. 5142 & OTHER RELATED REGULATIONS.
- F. FINISH MATERIALS UTILIZED FOR THE HVAC SYSTEMS SHALL COMPLY W/ TABLE 5.504.4.1, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE.

H.V.A.C. LEGEND

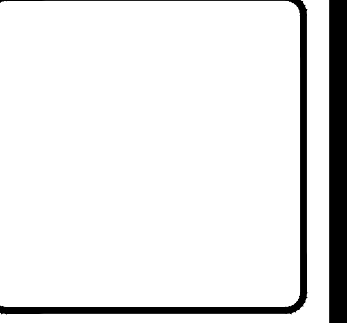
SYMBOL	DESCRIPTION
	SUPPLY AIR DIFFUSER (4 WAY), 450 CFM, AIR TERMINAL #1
	SUPPLY AIR DIFFUSER (2 WAY CORNER)
	SUPPLY AIR DIFFUSER (2 WAY OPP.)
	RETURN AIR REGISTER
	RETURN AIR DUCT RISER
	SUPPLY AIR DUCT RISER
	DUCT DIAMETER
	WALL MOUNTED THERMOSTAT
	H.V.A.C. DUCTING
	FLEX DUCT
	(E) H.V.A.C. DUCTING

REFERENCE NOTES

- 1 TRANSITION FROM CONNECTION AT ROOF CURB TO 20"x20" S/A & R/A DROPS DOWN FROM ROOF-MOUNTED PACKAGED HEAT PUMP HP-4. CAP IN THIS LOCATION FOR CONNECTION DURING FUTURE TENANT IMPROVEMENT PHASE.
- 2 CEILING-MOUNTED CABINET EXHAUST FAN, ROUTE 6" EXHAUST FROM EXHAUST FAN DISCHARGE UP TO ROOF CAP. ROOF CAP SHALL BE BROAN 611CM W/ FIELD-FABRICATED ROOF CURB. CONTROL FAN W/ FAN SWITCH LOCATED ADJACENT TO ROOM LIGHT SWITCH. UNDERCUT RESTROOM DOOR 3/4" FOR EXHAUST AIR MAKE-UP.
- 3 TRANSITION FROM CONNECTION AT ROOF CURB TO 20"x20" S/A & R/A DROPS DOWN FROM ROOF-MOUNTED PACKAGED HEAT PUMP HP-3. CAP IN THIS LOCATION FOR CONNECTION DURING FUTURE TENANT IMPROVEMENT PHASE.
- 4 TRANSITION FROM CONNECTION AT ROOF CURB TO 20"x20" S/A & R/A DROPS DOWN FROM ROOF-MOUNTED PACKAGED HEAT PUMP HP-2. CAP IN THIS LOCATION FOR CONNECTION DURING FUTURE TENANT IMPROVEMENT PHASE.
- 5 TRANSITION FROM CONNECTION AT ROOF CURB TO 20"x20" S/A & R/A DROPS DOWN FROM ROOF-MOUNTED PACKAGED HEAT PUMP HP-1. CAP IN THIS LOCATION FOR CONNECTION DURING FUTURE TENANT IMPROVEMENT PHASE.



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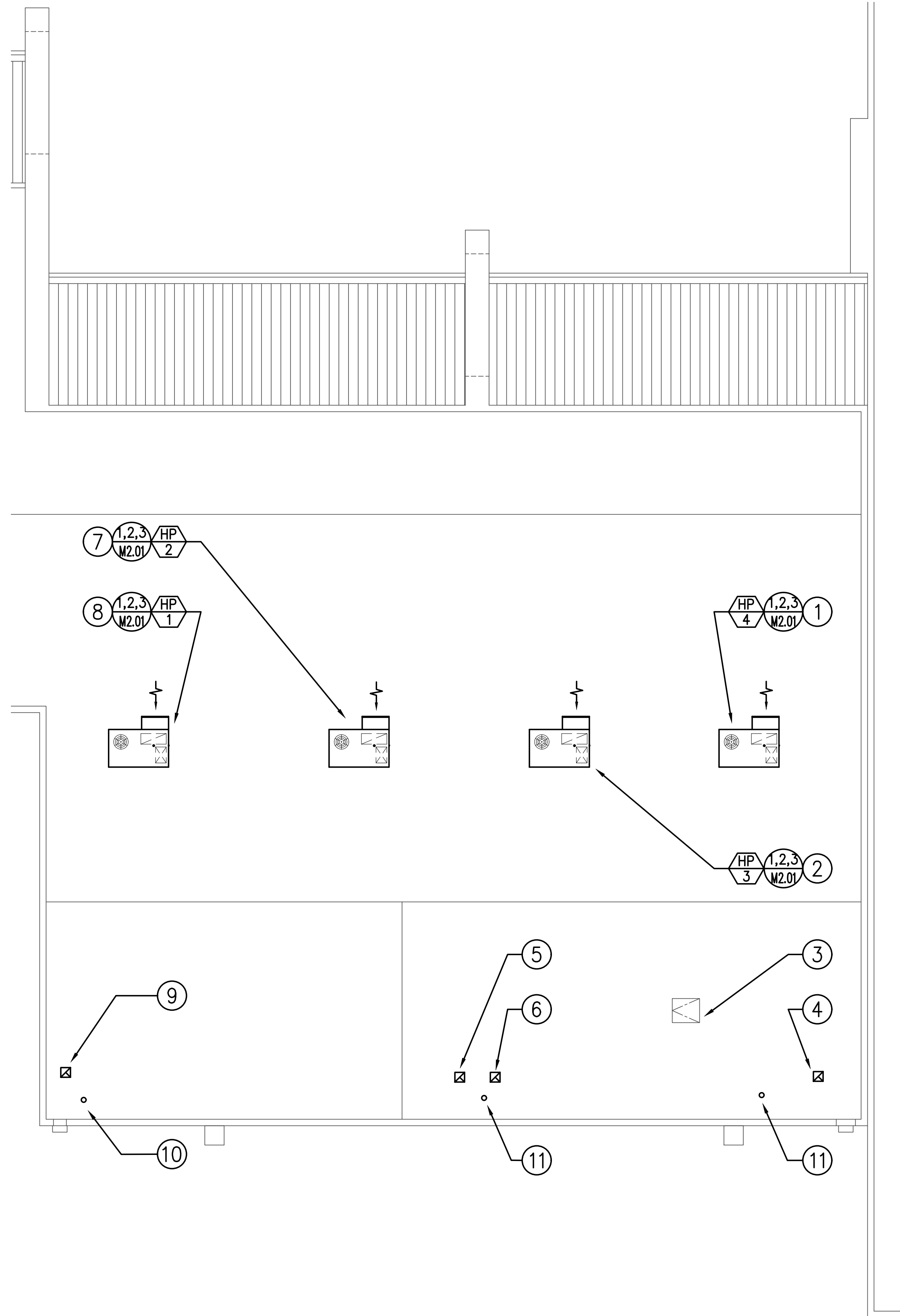
Sheet Title	HVAC FLOOR PLAN		
Revisions	R&A No.	AI6307	Date
			02-29-2019
	Drawn	DN	Checked
	Consult	No.	

**RIVIERA SHOPPING CENTER
 4744 BUILDING REMODEL**
 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
 VENTURA, CA 93003

Sheet No.
M2.01

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HVAC ROOF PLAN

21901-M2.02

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

REFERENCE NOTES

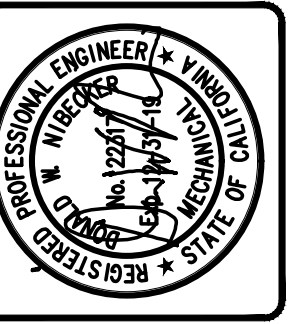
- 1 ROOF-MOUNTED PACKAGED HEAT PUMP SERVING FUTURE TENANT SPACE IN SUITE 4744-D BELOW.
- 2 ROOF-MOUNTED PACKAGED HEAT PUMP SERVING FUTURE TENANT SPACE IN SUITE 4744-C BELOW.
- 3 ROOF ACCESS HATCH, SEE ARCHITECTURAL PLANS FOR REQUIREMENTS.
- 4 ROOF CAP SERVING EXHAUST FAN EF-4 BELOW.
- 5 ROOF CAP SERVING EXHAUST FAN EF-2 BELOW.
- 6 ROOF CAP SERVING EXHAUST FAN EF-3 BELOW.
- 7 ROOF-MOUNTED PACKAGED HEAT PUMP SERVING FUTURE TENANT SPACE IN SUITE 4744-B BELOW.
- 8 ROOF-MOUNTED PACKAGED HEAT PUMP SERVING FUTURE TENANT SPACE IN SUITE 4744-A BELOW.
- 9 ROOF CAP SERVING EXHAUST FAN EF-1 BELOW.
- 10 2"VTR, SEE PLUMBING PLANS FOR REQUIREMENTS.
- 11 (E)2"VTR.

ROOF NOTES

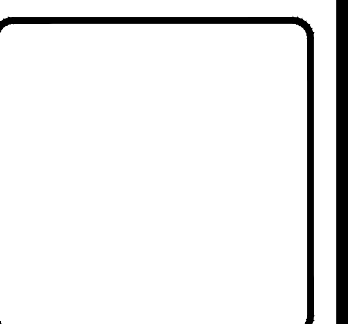
- A. VERIFY EXACT LOCATION OF ROOF MOUNTED HVAC EQUIPMENT W/ PROJECT STRUCTURAL ENGINEER.
- B. ALL ROOF MOUNTED EQUIPMENT SHALL BE SEISMICALLY BRACED. SEE ARCH./STRUCT PLANS FOR FRAMING & CURB ATTACHMENT DETAILS REQUIRED.
- C. ALL EQUIPMENT SHOWN SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIRED OPERATING AND SERVICE CLEARANCES.
- D. WHEN MORE THAN ONE PIECE OF EQUIPMENT IS INSTALLED ON THE ROOF. LABEL EACH PIECE OF EQUIPMENT TO IDENTIFY THE AREA IT SERVES.
- E. ALL PLUMBING VENTS, BUILDINGS EXHAUSTS & VENTS SHALL BE LOCATED A MINIMUM OF 10' FROM ALL HVAC UNIT OUTSIDE AIR INTAKES.



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Sheet	HVAC DEMOLITION		
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Revisions	R&A No.	AIG307	Date
			02-29-2019
	Drawn	Checked	
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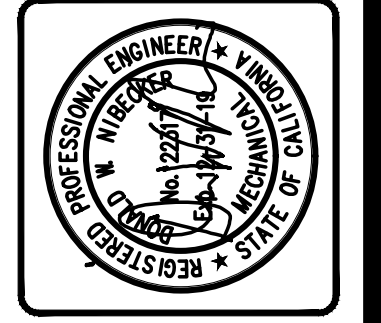
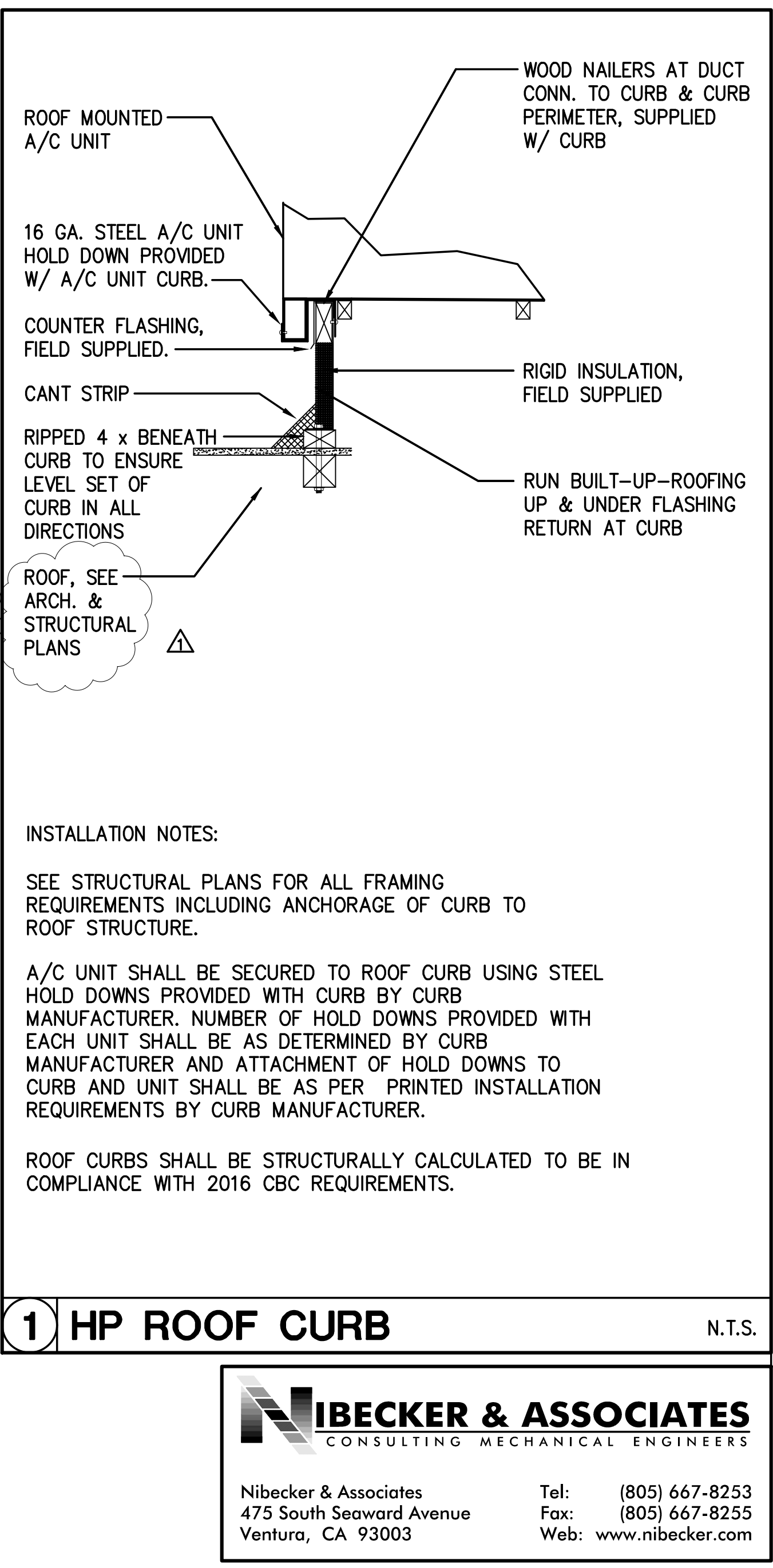
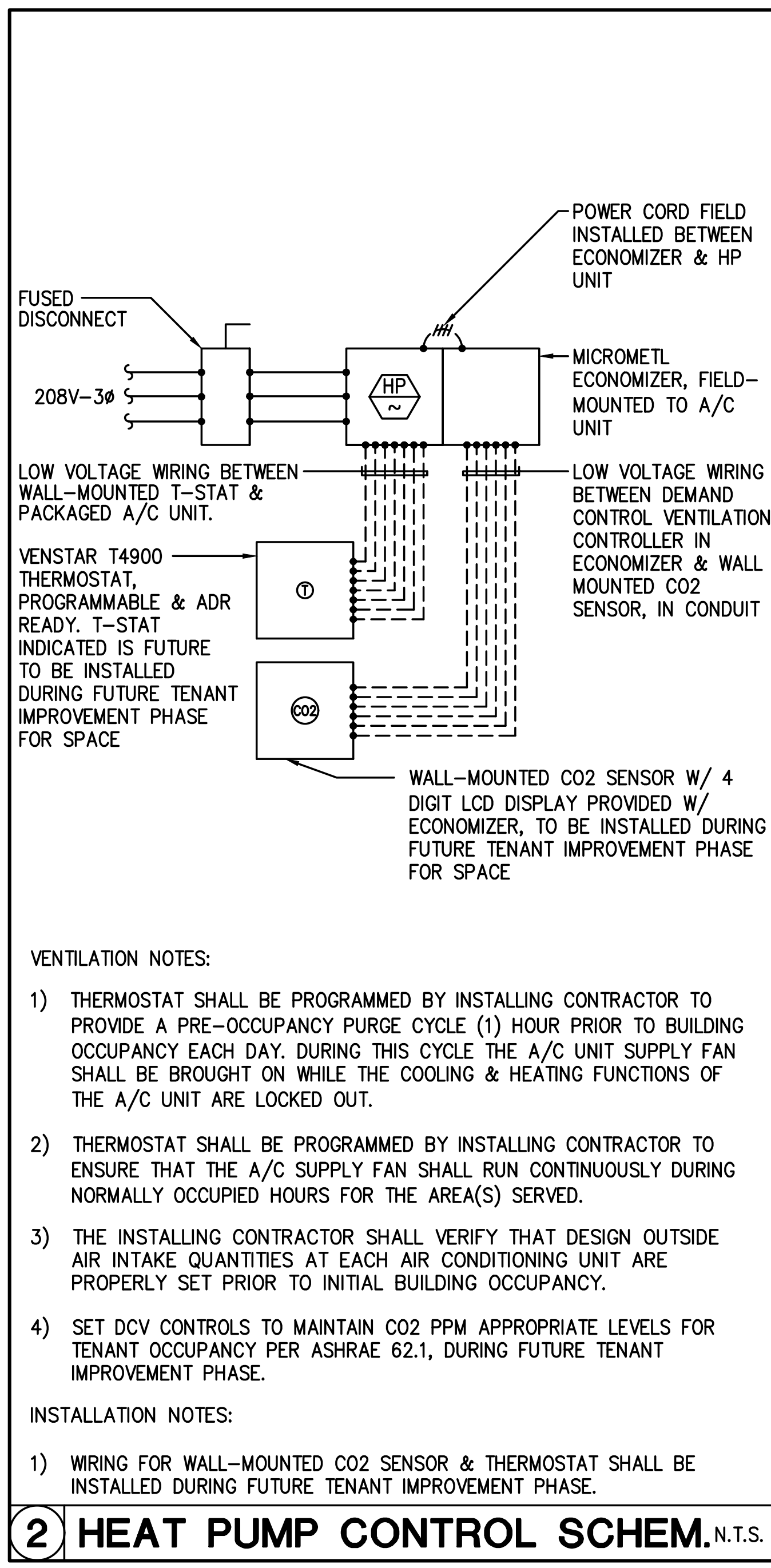
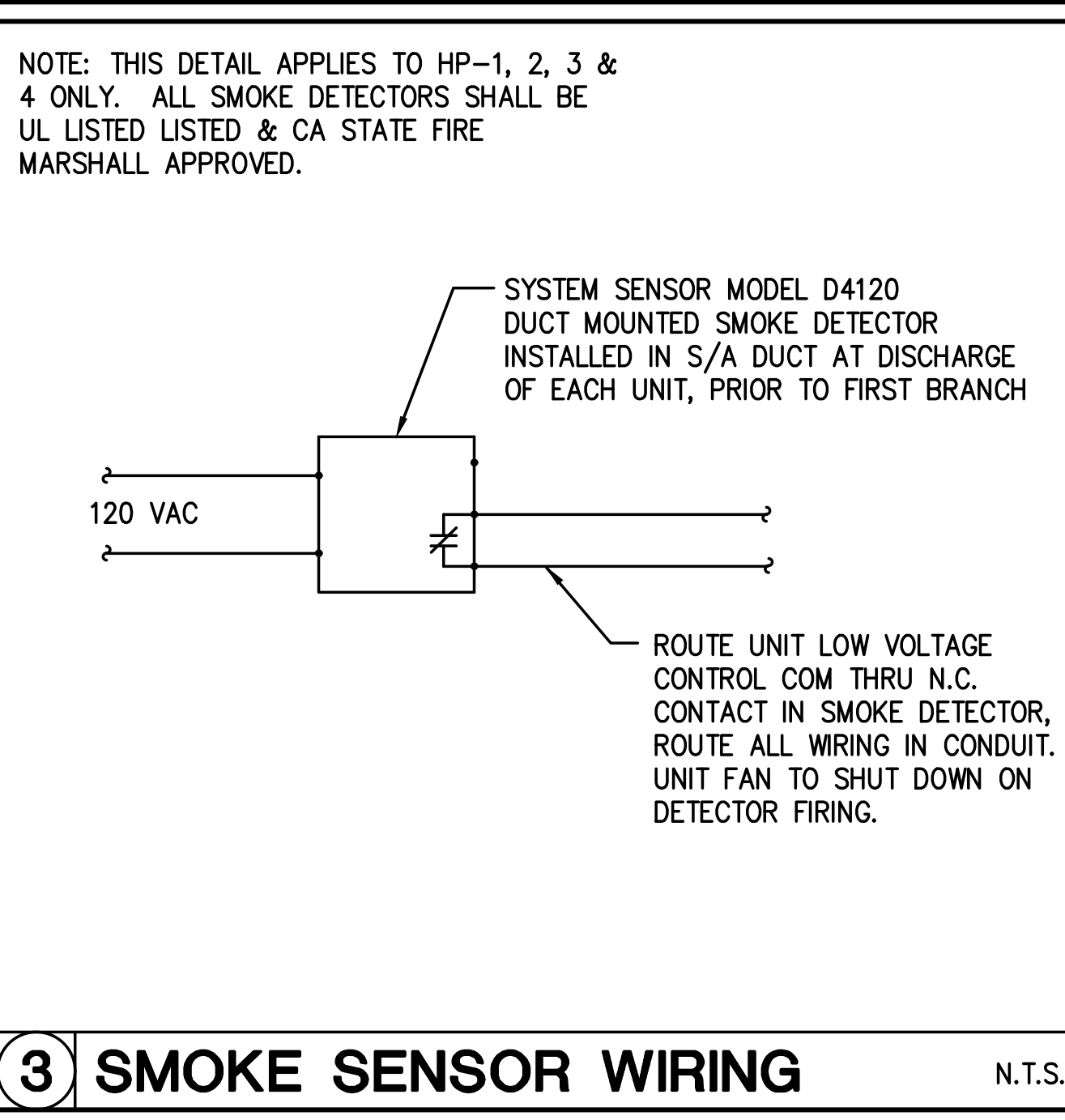
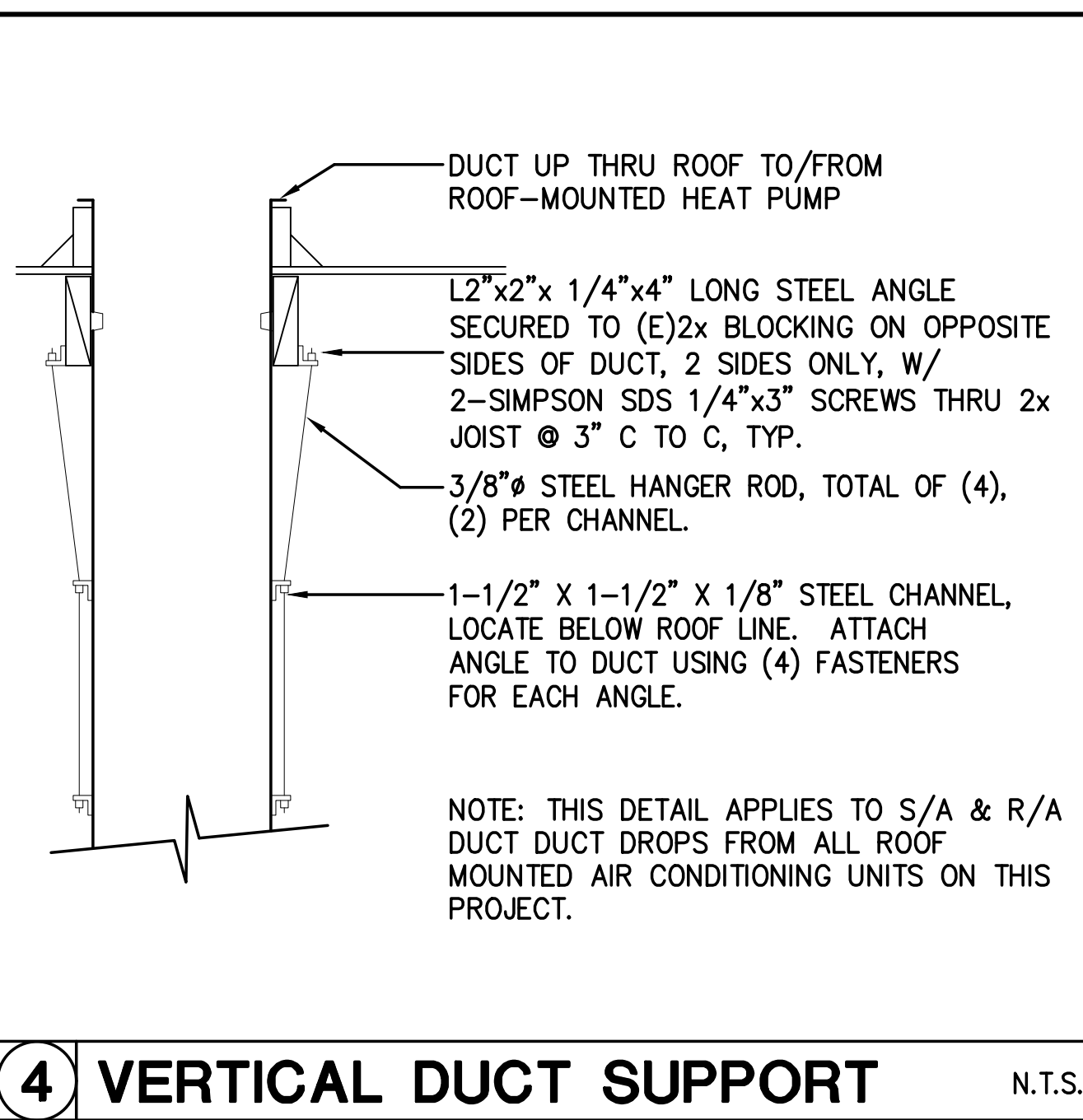
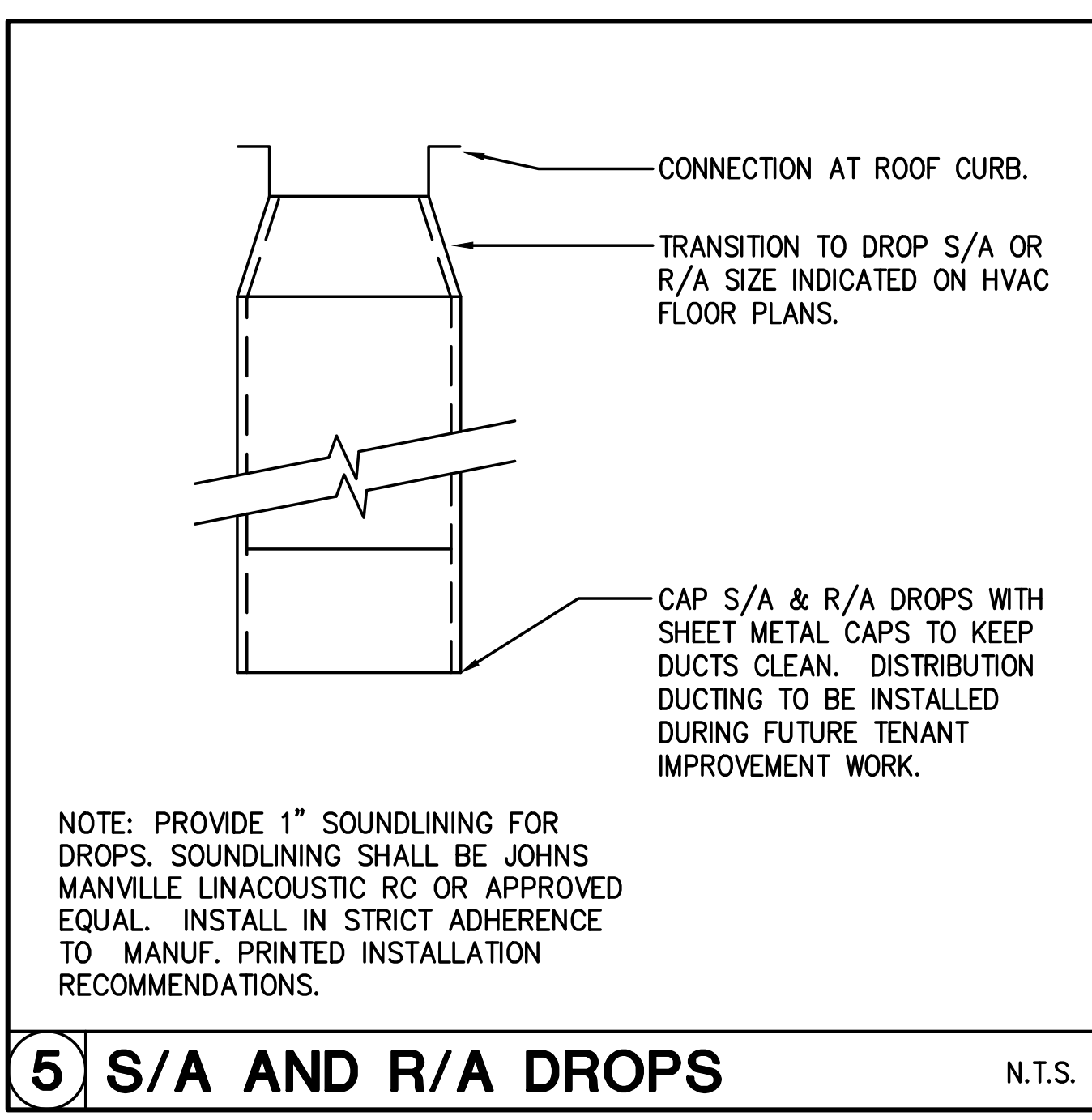
**RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL**
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
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MARK	MAKE	MODEL	COOLING CAPACITY (TONS)	COOLING TC (BTUH)	COOLING TSC (BTUH)	OUTSIDE AIR TEMP. (°F)	EVAP. COIL ENTERING DB/WB	DESIGN OUTSIDE AIR INTAKE (CFM)	HEATING OUTPUT (BTUH)	SUPPLY FAN CFM	SUPPLY FAN SP I.W.G.	UNIT VOLTAGE -PHASE	SUPPLY FAN FLA	# OF COMP.	COMP RLA (EACH)	# OF COND. FANS	COND FAN FLA (EACH)	TOTAL UNIT MCA	FUSE SIZE MOCP	ELECTRIC STRIP HEATER		UNIT WEIGHT (LBS)	EER/ SEER	HSPF	REMARKS	
																				NOM. KW	SEPARATE CIRCUIT LOAD					
																					FLA @					VOLT-PHASE
HP 1	CARRIER	50HCQA06	5.0	55,252	45,715	88	76.9/63	415	44,335	2,000	.80	208V-3φ	8.4	1	15.9	1	1.4	30	45	φ	N/A	N/A	729	11.7/15	8.2	W/ 8" STRUCT. CALC'D ROOF CURB, MED. STATIC S/A FAN, TEMP. BASED ECONOMIZER W/ DCV CONTROLS, BAROMETRIC RELIEF, 2" MERV 8 FILTERS
HP 2	CARRIER	50HCQA06	5.0	55,065	45,777	89	77.1/63.1	415	44,335	2,000	.80	208V-3φ	8.4	1	15.9	1	1.4	30	45	φ	N/A	N/A	729	11.7/15	8.2	W/ 8" STRUCT. CALC'D ROOF CURB, MED. STATIC S/A FAN, TEMP. BASED ECONOMIZER W/ DCV CONTROLS, BAROMETRIC RELIEF, 2" MERV 8 FILTERS
HP 3	CARRIER	50HCQA06	5.0	54,753	43,801	88	77.0/63	370	43,166	1,750	.80	208V-3φ	8.4	1	15.9	1	1.4	30	45	φ	N/A	N/A	729	11.7/15	8.2	W/ 8" STRUCT. CALC'D ROOF CURB, MED. STATIC S/A FAN, TEMP. BASED ECONOMIZER W/ DCV CONTROLS, BAROMETRIC RELIEF, 2" MERV 8 FILTERS
HP 4	CARRIER	50HCQA06	5.0	54,467	43,735	89	77.0/63	350	43,088	1,750	.80	208V-3φ	8.4	1	15.9	1	1.4	30	45	φ	N/A	N/A	729	11.7/15	8.2	W/ 8" STRUCT. CALC'D ROOF CURB, MED. STATIC S/A FAN, TEMP. BASED ECONOMIZER W/ DCV CONTROLS, BAROMETRIC RELIEF, 2" MERV 8 FILTERS

MARK	MAKE	MODEL	CFM	S.P. IWG	FAN RPM	SONES	FLA	POWER HP/W	VOLTAGE-PHASE	WEIGHT (LBS)	REMARKS
EF 1	PANASONIC	FV-05-11VK2	80	.25	1,113	0.5	0.20	9.6W	120V-1φ	12	W/ 6" φ DUCT ADAPTER
EF 2	PANASONIC	FV-05-11VK2	80	.25	1,113	0.5	0.20	9.6W	120V-1φ	12	W/ 6" φ DUCT ADAPTER
EF 3	PANASONIC	FV-05-11VK2	80	.25	1,113	0.5	0.20	9.6W	120V-1φ	12	W/ 6" φ DUCT ADAPTER
EF 4	PANASONIC	FV-05-11VK2	80	.25	1,113	0.5	0.20	9.6W	120V-1φ	12	W/ 6" φ DUCT ADAPTER



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Sheet Title	HVAC SCHEDULES & DETAILS
Revisions	R&A No: AIG307 Date: 02-29-2019 4-28-19
Drawn	D.N.
Checked	D.N.
Consult	No.

**RIVIERA SHOPPING CENTER
 4744 BUILDING REMODEL**
 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
 VENTURA, CA 93003

Sheet No.
M3.01

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Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

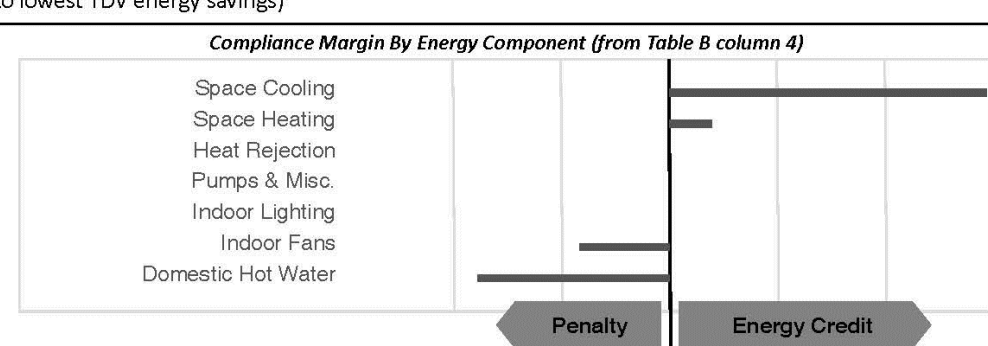
A. PROJECT GENERAL INFORMATION
1. Project Location (city): Ventura
2. CA Zip Code: 93003
3. Climate Zone: 6

B. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/Ft²-yr)
BUILDING COMPLIES § 140.1
1. Energy Component, 2. Standard Design (TDV), 3. Proposed Design (TDV), 4. Compliance Margin (TDV), 5. Percent Better than Standard

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Project Name: Riviera Shopping Center Remodel
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C. PRIORITY PLAN CHECK/ INSPECTION ITEMS (in order of highest to lowest TDV energy savings)
1st Space Cooling: Check envelope and mechanical
2nd Space Heating: Check envelope and mechanical
3rd Heat Rejection: Check envelope and mechanical



D. EXCEPTIONAL CONDITIONS
This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met.

E. HERS VERIFICATION
This Section Does Not Apply

F. ADDITIONAL REMARKS
None Provided

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Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

G. COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY
Identify which building components use the performance or prescriptive path for compliance. 'NA' not in project.
Building Component, Compliance Path, Compliance Forms (required for submittal), Location of Mandatory Notes on Plans

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Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRVC) -
The following building components are only eligible for prescriptive compliance. Indicate which are relevant to the project.

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Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

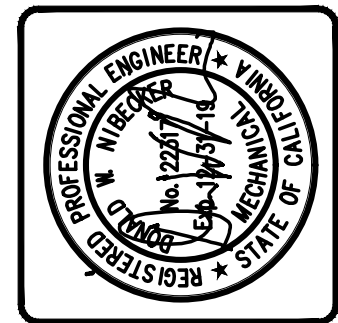
H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRVC) -
Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance.

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Project Name: Riviera Shopping Center Remodel
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Compliance Scope: ExistingAdditionAndAlteration

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRVC) -
Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance.

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Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCC/NRCA/NRCV)
Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance

Building Component: Covered Process
Compliance Forms (required for submittal)
Pass/Fail status for various NRCC/NRCA/NRCV items.

I. ENVELOPE GENERAL INFORMATION (See NRCC-PRE-ENV-DETAILS for more information)

Table with 5 columns: 1. Total Conditioned Floor Area, 2. Total Unconditioned Floor Area, 3. Addition Conditioned Floor Area, 4. Addition Unconditioned Floor Area, 7. Opaque Surfaces & Orientation, 8. Total Gross Surface Area, 9. Total Fenestration Area, 10. Window to Wall Ratio.

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-09132018-5583 Report Generated at: 2019-02-27 11:30:42

Project Name: Riviera Shopping Center Remodel
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Compliance Scope: ExistingAdditionAndAlteration

Wet System Equipment
Table with 24 columns: 12. Equip Name, 13. Equip Type, 14. Qty, 15. Vol (gal), 16. Rated Capacity (kWh/h), 17. Efficiency, 18. Standby Loss, 19. Tank Est. R Value, 20. GPM, 21. HP, 22. VSD (Y/N), 23. Status, 24. Confirmed.

Wet System Equipment includes boilers, chillers, cooling towers, water heaters, etc.
Status: N - New, A - Altered, E - Existing

Discrepancy between modeled and designed equipment sizing? (If "Yes", see Table F, "Additional Remarks" for an explanation)

N. ECONOMIZER & FAN SYSTEMS SUMMARY

Table with 5 columns: 1. Equip Name, 2. Outside Air, 3. Supply Fan, 4. Return Fan, 5. Economizer Type (if present).

Mechanical ventilation calculations and exhaust fans are included in the NRCC-PRE-MCH-DETAILS section

O. EQUIPMENT CONTROLS

Table with 3 columns: 1. Equip Name, 2. Equip Type, 3. Controls.

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Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

J. FENESTRATION ASSEMBLY SUMMARY

Table with 10 columns: 1. Fenestration Assembly Name / Tag or I.D., 2. Fenestration Type / Product Type / Frame Type, 3. Certification Method, 4. Assembly Method, 5. Area ft², 6. Overall U-Factor, 7. Overall SHGC, 8. Overall VT, 9. Status, 10. Confirmed.

Fenestration assemblies shall have a certified NRCC Label Certificate or use the CBC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are the glass only, determined by the manufacturer, and are shown for ease of verification. See full fenestration values are calculated per International Appendix Table and are used in the analysis.

Taking compliance credit for fenestration shading devices? (If "Yes", see NRCC-PRE-ENV-DETAILS for more information)

K. OPAQUE SURFACE ASSEMBLY SUMMARY

Table with 7 columns: 1. Surface Name, 2. Surface Type, 3. Area (ft²), 4. Framing Type, 5. Cavity R-Value, 6. Continuous R-Value, 7. U-Factor / F-Factor / C-Factor, 8. Status, 9. Confirmed.

Status: N - New, A - Altered, E - Existing

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Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

O. EQUIPMENT CONTROLS

Table with 3 columns: 1. Equip Name, 2. Equip Type, 3. Controls.

P. SYSTEM DISTRIBUTION SUMMARY

Table with 6 columns: 1. Equip Name, 2. Equip Type, 3. Duct Leakage and Sealing Required per 140.4(i), 4. Duct Leakage will be verified per NA1 and NA2, 5. Insulation R-Value, 6. Location, 7. Status, 8. Confirmed.

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Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

L. ROOFING PRODUCT SUMMARY

Table with 7 columns: 1. Product Type, 2. Product Density (lb/ft³), 3. Aged Solar Reflectance, 4. Thermal Emittance, 5. SRI, 6. Cool Roof Credit, 7. Roofing Product Description, 8. Confirmed.

M. HVAC SYSTEM SUMMARY (see NRCC-PRE-MCH-DETAILS for more information)

Table with 11 columns: 1. Equip Name, 2. Equip Type, 3. System Type (Simple or Complex), 4. Qty, 5. Total Heating Output (kBtu/h), 6. Supp Heat Source (Y/N), 7. Supp Heat Output (kBtu/h), 8. Total Cooling Output (kBtu/h), 9. Efficiency (Cooling/Heating), 10. Acceptance Testing Required (Y/N), 11. Status, 12. Confirmed.

Dry System Equipment includes furnaces, air handling units, heat pumps, etc.

Simple Systems must complete NRCC-COR-03-E commissioning design review form

Complex Systems must complete NRCC-COR-04-E commissioning design review form

A summary of which acceptance tests are applicable is provided in NRCC-PRE-MCH-DETAILS

Status: N - New, A - Altered, E - Existing

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Project Name: Riviera Shopping Center Remodel
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Compliance Scope: ExistingAdditionAndAlteration

P. SYSTEM DISTRIBUTION SUMMARY

Table with 6 columns: 1. Equip Name, 2. Equip Type, 3. Duct Leakage and Sealing Required per 140.4(i), 4. Duct Leakage will be verified per NA1 and NA2, 5. Insulation R-Value, 6. Location, 7. Status, 8. Confirmed.

Status: N - New, A - Altered, E - Existing

Does the Project include Zonal Systems? (If "Yes", see NRCC-PRE-MCH-DETAILS for system information)

Does the Project include a Solar Hot Water System? (If "Yes", see NRCC-PRE-MCH-DETAILS for system information)

Multi-family or Hotel/ Motel Occupancy? (If "Yes", see NRCC-PRE-MCH-DETAILS for DHW system information)

Q. INDOOR CONDITIONED LIGHTING GENERAL INFO (see NRCC-PRE-LTI-DETAILS for more info)

Table with 5 columns: 1. Occupancy Type, 2. Conditioned Floor Area (ft²), 3. Installed Lighting Power (Watts), 4. Lighting Control Credits (Watts), 5. Additional (Custom) Allowance (Area Category Footnotes/Tailored Method (Watts)), 6. Confirmed.

See Table 140.6-C

See NRCC-LTI-01-E for uncontrolled spaces

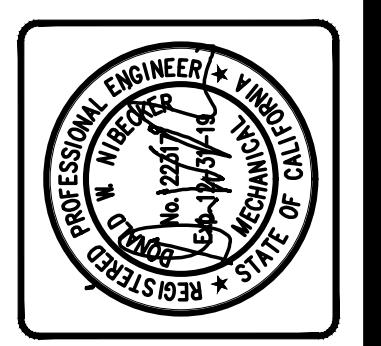
Lighting fixtures for existing spaces modeled is not included in the table

R. INDOOR CONDITIONED LIGHTING SCHEDULE (Adapted from NRCC-LTI-01-E)

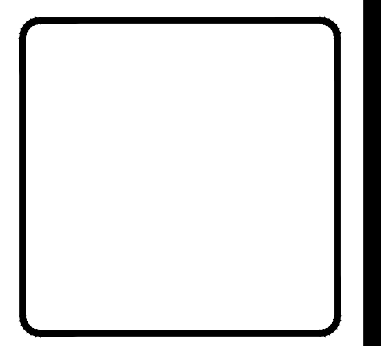
This Section Does Not Apply

If lighting power densities were used in the compliance model Building Department will need to check prescriptive forms for Luminaire Schedule details.

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Form with fields for R&A No., Date, Drawn, Checked, Consult, No.

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VENTURA, CA 93003
2019-05-17 BID SET

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G. MECHANICAL HVAC ACCEPTANCE TESTS & FORMS (Adapted from 2016-NRCC-MCH-01-E) § RA4

Declaration of Required Acceptance Certificates (NRCA) - Acceptance Certificates that may be submitted. (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify).

Table with columns for Test Description, Equipment Requiring Testing or Verification, # of units, and various MCH codes (MCH-02A to MCH-19A) for confirmation.

H. EVAPORATIVE COOLER SUMMARY
This Section Does Not Apply

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Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-09132018-5583 Report Generated at: 2019-02-27 11:30:42

Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

NRCC-PRF-LTI-DETAILS-SECTION START-

A. INDOOR CONDITIONED LIGHTING CONTROL CREDITS (Adapted from NRCC-LTI-02-E) § 140.6

This Section Does Not Apply

B. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS (Adapted from NRCC-LTI-02-E) § 130.1

This Section Does Not Apply

C. TAILORED METHOD CONDITIONED LIGHTING POWER ALLOWANCE SUMMARY AND CHECKLIST (Adapted from NRCC-LTI-04-E) § 140.6

Table with columns for General lighting power, Special function areas, and Total watts.

D. GENERAL LIGHTING POWER (Adapted from NRCC-LTI-04-E) § 140.6-D

This Section Does Not Apply

E. GENERAL LIGHTING FROM SPECIAL FUNCTION AREAS (Adapted from NRCC-LTI-04-E) § 140.6(c) 3H

Table with columns for Room Number, Primary Function Area, Illuminance Value, Room Cavity Ratio, Allowed LPD, Floor Area, and Allowed Watts.

F. ROOM CAVITY RATIO (Adapted from NRCC-LTI-04-E)

Table with columns for Room Number, Task/Activity Description, Room Length, Room Width, Room Cavity Height, RCR, and Confirmed status.

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-09132018-5583 Report Generated at: 2019-02-27 11:30:42

ENVELOPE MANDATORY MEASURES: NONRESIDENTIAL ENV-MM

Project Name: Riviera Shopping Center Remodel Date: 2/27/2019

DESCRIPTION

Building Envelope Measures:

- §110.8(a): Installed insulating material shall have been certified by the manufacturer to comply with the California Quality Standards for insulating material, Title 20 Chapter 4, Article 3.
§110.8(c): All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2802 and 707 of Title 24, Part 2.
§110.8(g): Heated slab floors shall be insulated according to the requirements in Table 110.8-A.
§110.7(a): All Exterior Joints and openings in the building that are observable sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed.
§110.6(a): Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft² of window area, 0.3 cfm/ft² of door area for residential doors, 0.3 cfm/ft² of door area for nonresidential single doors (swing and sliding), and 1.0 cfm/ft² for nonresidential double doors (swing and sliding).
§110.6(a): Fenestration U-factor shall be rated in accordance with NFRC 100, or the applicable default U-factor.
§110.6(a): Fenestration SHGC shall be rated in accordance with NFRC 200, or NFRC 100 for site-built fenestration, or the applicable default SHGC.
§110.6(b): Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors).
§120.7(a): Metal Building- The weighted average U-factor of the roof assembly shall not exceed 0.098.
Wood Framed and Others- The weighted average U-factor of the roof assembly shall not exceed 0.075.
The opaque portions of walls that separate conditioned spaces from unconditioned spaces or ambient air shall meet the applicable U-factor as follows:
Metal Building- The weighted average U-factor of the wall assembly shall not exceed 0.113.
Metal Framed- The weighted average U-factor of the wall assembly shall not exceed 0.151.
Light Mass Walls- A 6 inch or greater Hollow Core Concrete Masonry Unit shall have a U-factor not to exceed 0.440.
Heavy Mass Walls- An 8 inch or greater Hollow Core Concrete Masonry Unit shall have a U-factor not to exceed 0.690.
Wood Framed and Others- The weighted average U-factor of the wall assembly shall not exceed 0.110.
Spandrel Panels and Opaque Curtain Wall- The weighted average U-factor of the spandrel panels and opaque curtain wall assembly shall not exceed 0.280.
Demising Walls- The opaque portions of framed demising walls shall meet the requirements of Item A or B below:
A. Wood framed walls shall be insulated to meet a U-factor not greater than 0.099.
B. Metal Framed walls shall be insulated to meet a U-factor not greater than 0.151.
The opaque portions of doors and soffits that separate conditioned spaces from unconditioned spaces or ambient air shall meet the applicable U-Factor requirements as follows:
§120.7(c): Raised Mass Floors- Shall have a minimum of 3 inches of lightweight concrete over a metal deck or the weighted average U-factor of the floor assembly shall not exceed 0.269.
Other Floors- The weighted average U-factor of the floor assembly shall not exceed 0.071.

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-09132018-5583 Report Generated at: 2019-02-27 11:30:42

Project Name: Riviera Shopping Center Remodel
Project Address: 4744 Telephone Rd, Ventura 93003
Compliance Scope: ExistingAdditionAndAlteration

G. ADDITIONAL "USE IT OR LOSE IT" (Adapted from NRCC-LTI-04-E)

Table with columns for 1. Wall Display, 2. Combined Floor Display and Task Lighting, 3. Combined Ornamental and Special Effects Lighting, 4. Very Valuable Merchandise, Allowed Watts, Confirmed (Pass/Fail).

5. Wall Display

This Section Does Not Apply

6. Floor Display and Task Lighting

This Section Does Not Apply

7. Combined Ornamental and Special Effects Lighting

This Section Does Not Apply

8. Very Valuable Merchandise

This Section Does Not Apply

H. INDOOR & OUTDOOR LIGHTING ACCEPTANCE TESTS & FORMS (Adapted from NRCC-LTI-01-E and NRCC-LTO-01-E) § 130.4

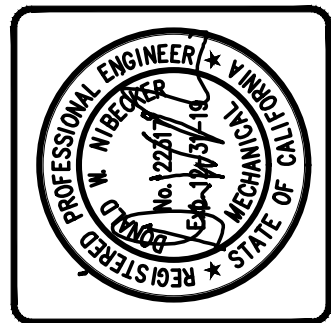
Declaration of Required Acceptance Certificates (NRCA) - Acceptance Certificates that must be verified in the field. (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify).

Table with columns for Test Description, Indoor (NRCA-LTI-02-A, NRCA-LTI-03-A, NRCA-LTI-04-A, NRCA-LTO-02-A), Outdoor (NRCA-LTO-02-A), and Confirmed (Pass/Fail).

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-09132018-5583 Report Generated at: 2019-02-27 11:30:42



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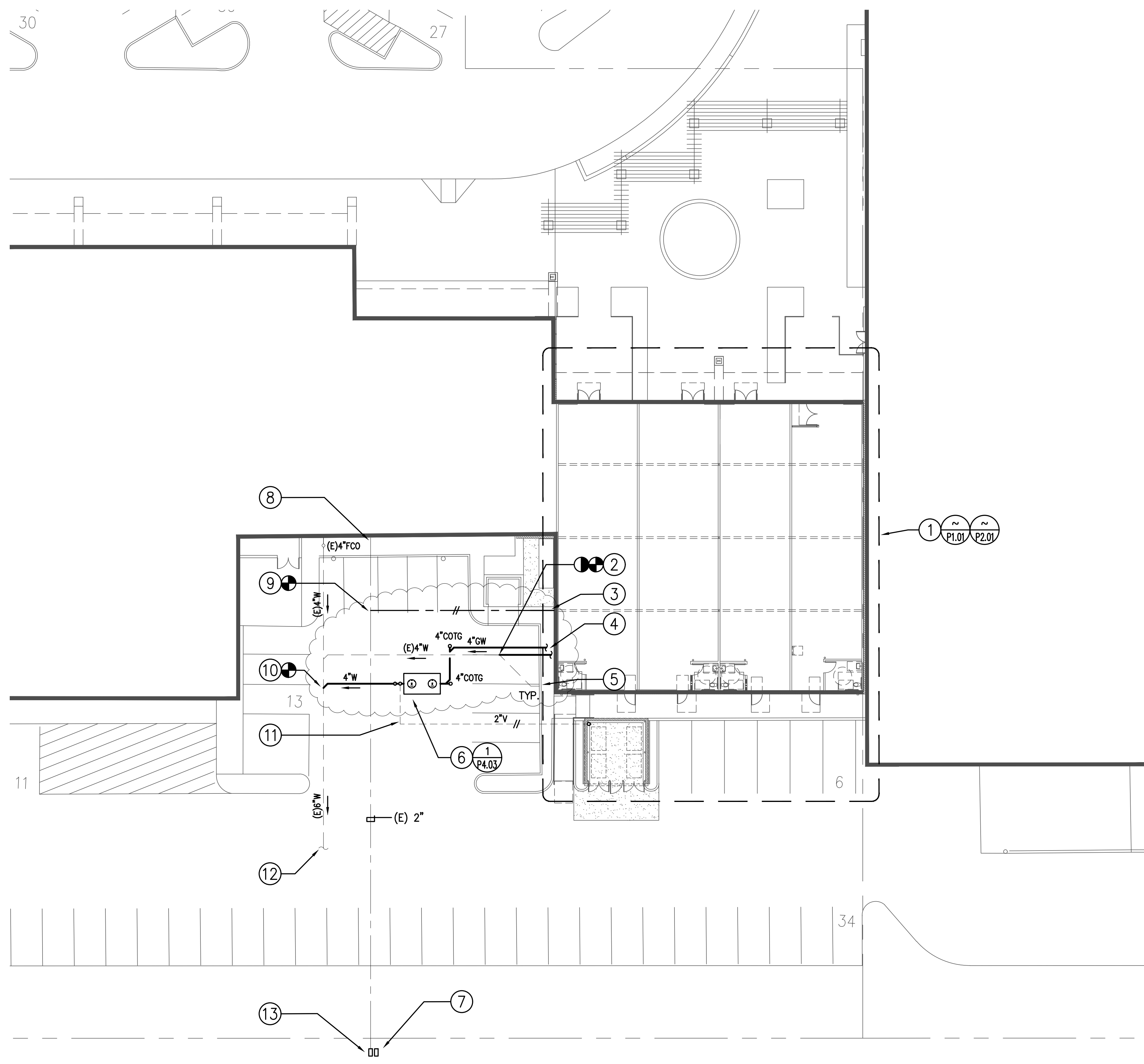
ENERGY ANALYSIS FORMS

Table with columns for Sheet Title, Revisions, R&A No., Date, Drawn, Checked, Consulted.

RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
M4.04

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PLUMBING PARTIAL SITE PLAN

21901-P0.01
SCALE: 1/16" = 1'-0"

REFERENCE NOTES

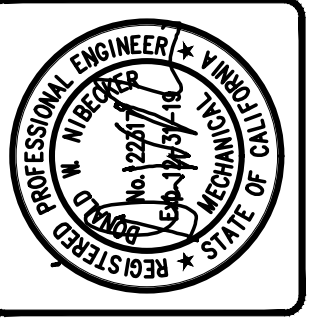
- 1 SEE REFERENCED DETAIL FOR ENLARGED PLUMBING PLAN OF THIS AREA.
- 2 POINT OF DEMOLITION (P.O.D.) FOR (E) 4"W, REMOVE OR ABANDON IN PLACE (E)4"W UPSTREAM FROM P.O.D. THIS IS ALSO THE POINT OF CONNECTION (P.O.C.) BETWEEN THE (E)4"W & 4"W FROM BUILDING.
- 3 1-1/2"CW SERVICE INTO BUILDING, SEE P2.01 FOR CONT.
- 4 4"GW & 4"W, SEE P2.01 FOR CONT.
- 5 (E)4"W TO BE REMOVED OR ABANDONED CONTINUES ON INTO BUILDING, SEE P1.01 FOR CONT.
- 6 1,500 GALLON GREASE INTERCEPTOR W/ 4" TWO-WAY CLEANOUT AT DISCHARGE.
- 7 (E)EMPTY WATER METER BOX.
- 8 (E)1-1/2"CW SERVICE INTO BUILDING, INSTALL 1-1/2" PRESSURE REDUCING VALVE ON RISER OUTSIDE BUILDING, WATTS LF25AUB-Z3, SET FOR 60 PSIG DELIVERY.
- 9 P.O.C. BETWEEN (E)2"CW & 1-1/2"CW. THE (E) CW PIPING TRANSITIONS FROM AN (E) 2" SERVICE AT THE STREET TO AN (E) 1-1/2"CW WHERE IT ENTERS THE BUILDING, CONTRACTOR SHALL VERIFY WHERE THIS TRANSITION OCCURS AND MAKE THE P.O.C. FOR THE 1-1/2"CW TO THE (E)2"CW.
- 10 POINT OF CONNECTION (P.O.C.) BETWEEN (E)6"W & 4"W FROM GREASE INTERCEPTOR.
- 11 2"V FROM GREASE INTERCEPTOR ROUTE UP TO 2"VTR ABOVE TRASH ENCLOSURE, SEE P2.01 FOR CONT.
- 12 (E)6"W TO CITY LATERAL IN WESTINGHOUSE ST.
- 13 (E) 2" WATER METER W/ (E) 2" CW TO BUILDING. SEE CIVIL PLANS FOR ADDITION OF BACKFLOW PREVENTER DOWNSTREAM OF METER. REMOVE (E)PRESSURE REDUCING VALVE INSTALLED WITHIN 10' DOWNSTREAM OF (E) METER.

PLUMBING LEGEND

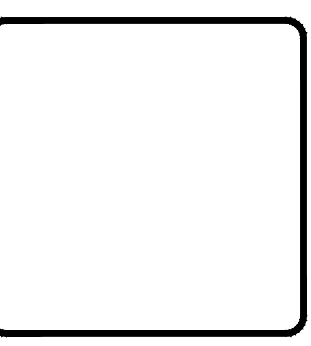
SYMBOL	DESCRIPTION
⊕	P.O.C. POINT OF CONNECTION
—	W WASTE
—	GW GREASE WASTE
- - -	(E)W (E) WASTE
— —	WCO WALL CLEANOUT
○	CO CLEANOUT
- - -	V VENT
—	CW DOMESTIC COLD WATER
- - -	(E)CW (E) DOMESTIC COLD WATER
—	HW DOMESTIC HOT WATER
—G—	G NATURAL GAS, LOW PRESSURE
- - -G - - -	(E)NATURAL GAS, LOW PRESSURE
—CD—	CD CONDENSATE DRAIN
(E)	EXISTING
WC	WATER CLOSET
LAV	LAVATORY
WH	WATER HEATER

GENERAL NOTES

- A. CONTRACTOR TO VERIFY EXACT SIZE, SLOPE & LOCATION OF ALL EXISTING UTILITIES PRIOR TO SUBMITTING BID FOR CONSTRUCTION.
- B. ALL SEWER & VENT PIPING SHALL BE SCHED. 40 PVC DWV W/ SOLVENT JOINTS FROM 5' OUTSIDE THE BUILDING, INWARD. BELOW SLAB WASTE PIPING SHALL BE LAID ON COMPACTED BED W/ MIN. 6" OF CLEAN SAND, RUN AT MIN. 2% SLOPE.
- C. ALL DOMESTIC WATER PIPING FROM 5' OUTSIDE THE BUILDING, INWARD SHALL BE HARD DRAWN TYPE "L" COPPER TUBING, ASTM B88. PIPING 1" & LARGER SHALL UTILIZE MEGA PROGRESS JOINTS & FITTINGS. PIPING LESS THAN 1" SHALL HAVE W/ LEAD-FREE SOLDER JOINTS.
- D. ALL GAS PIPING IN & WITHIN 5' OF BLDG. ABOVE GRADE SHALL BE THREADED SCHED. 40 STEEL PER ASTM A120. WHERE PIPING IS INSTALLED OUTDOORS, PRIME & PAINT WITH RUST PREVENTIVE PAINT, COLOR PER PROJECT ARCHITECT'S DIRECTION.
- E. ALL CONDENSATE DRAIN PIPING SHALL BE HARD DRAWN TYPE "L" COPPER PIPE W/ SOLDER JOINTS, SLOPED AT MINIMUM 1% TO POINT OF DISCHARGE. INSULATE ALL CONDENSATE PIPING WITHIN BUILDING W/ MIN. 3/4" THICK INSULATION, ARMAFLEX PIPE INSULATION BY ARMSTRONG.
- F. ALL ROOF DRAIN PIPING SHALL BE SCHED. 40 HUBLESS CAST IRON PIPE W/ (2) BAND STAINLESS STEEL COUPLINGS ABOVE GRADE. SCHED. 40 DWV PVC PIPING MAY BE USED FOR ALL ROOF DRAIN PIPING BELOW SLAB OR GRADE.
- G. ALL DOMESTIC POTABLE WATER PIPING SHALL BE CLEANED & DISINFECTED PRIOR TO FINAL OCCUPANCY PER 2016 CPC, SECTION 609.9.
- H. ALL PLUMBING FIXTURES SHALL COMPLY W/ FLOW REQUIREMENTS OF THE 2016 GREEN BUILDING STANDARDS CODE. WATER CLOSETS SHALL BE 1.28 GPF, URINAL SHALL BE 0.5 GPF, ALL LAVATORY FAUCETS SHALL BE SUPPLIED W/ A 0.5 GPM FLOW RESTRICTOR.
- I. ALL COLD WATER & HOT WATER SHUT-OFF VALVES SHALL BE 1/4-TURN BRONZE BODY BALL VALVES, FULL PORT W/ CHROME PLATED BALL.
- J. NATURAL GAS SHUT-OFF VALVES, 2" & UNDER SHALL BE UL LISTED FOR NATURAL GAS SERVICE, RATED FOR 250 PSI & SHALL HAVE A 3-PIECE BRONZE BODY, FULL PORT, TFE SEAT RING. BALL SHALL BE ASTM 16 ALLOY C36000 W/ HARD CHROME PLATE. VALVE ENDS SHALL HAVE FULL-DEPTH ANSI THREADS. VALVE SHALL BE NIBCO T-595 OR APPROVED EQUAL.
- K. ALL HW & HWR PIPING SHALL BE INSULATED W/ PIPE INSULATION HAVING A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES IN DIAMETER W/ THE EXCEPTION OF PIPING LESS THAN 1" WHICH SHALL BE PROVIDED W/ 1" THICK INSULATION. INSULATION THICKNESS SHALL NOT BE LESS THAN 2 INCHES FOR PIPING 2 INCHES OR MORE IN DIAMETER. PIPE INSULATION SHALL BE ARMAFLEX PIPE INSULATION BY ARMSTRONG.
- L. ALL EXPOSED LAVATORY TRAPS, TRAP ARMS & WATER SUPPLIES UNDER ACCESSIBLE FIXTURES SHALL BE PROVIDED WITH PROFLO PF202WH INSULATED COVERS.
- M. WASTE & VENT: EACH SECTION SHALL BE FILLED W/ WATER, BUT NO SECTION SHALL BE TESTED W/ LESS THAN A TEN-FOOT HEAD OF WATER. THE WATER SHALL BE KEPT IN THE SYSTEM, OR IN THE PORTION UNDER TEST, FOR NOT LESS THAN FIFTEEN MINUTES BEFORE INSPECTION STARTS, CPC SEC. 712.2, BUILDING SEWER TEST CPC SEC. 723. NO AIR TESTING FOR PLASTIC PIPING PER CPC SEC. 712, 723.
- N. UPON COMPLETION OF A SECTION OR OF THE ENTIRE HOT & COLD WATER SUPPLY SYSTEM, IT SHALL BE TESTED & PROVED TIGHT UNDER A WATER PRESSURE NOT LESS THAN THE WORKING PRESSURE UNDER WHICH IT IS TO BE USED. THE WATER USED FOR TESTS SHALL BE OBTAINED FROM A POTABLE SOURCE OF SUPPLY. EXCEPT FOR PLASTIC PIPING, A 50 PSI AIR PRESSURE SHALL BE PERMITTED TO BE SUBSTITUTED FOR THE WATER TEST. IN EITHER METHOD OF TEST, THE PIPING SHALL WITHSTAND THE TEST WITHOUT LEAKING FOR A PERIOD OF NOT LESS THAN 15 MINUTES. CPC SEC. 609.4.



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Sheet	PLUMBING SITE PLAN
Title	
Revisions	R&A No: AIG307 Date: 02-29-2019 Drawn: D.N. Checked: D.N. Consult: No.

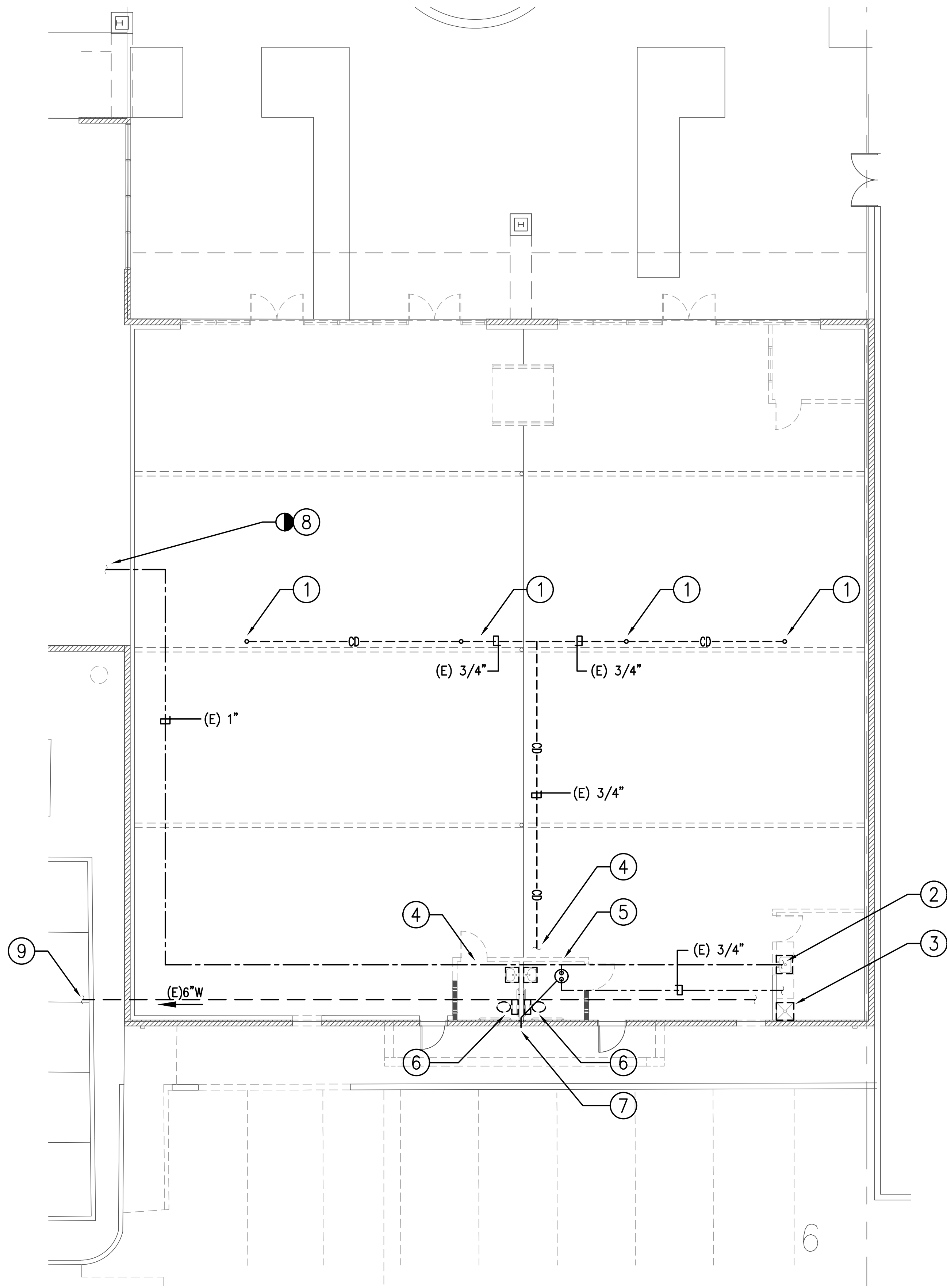
**RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL**
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
P0.01

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2019-05-17 BID SET

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PLUMBING DEMOLITION FLOOR PLAN 21901-P1.01
 SCALE: 1/8" = 1'-0"

REFERENCE NOTES

- 1 (E) 3/4" CD DOWN THRU ROOF FROM (E) PACKAGED HEAT PUMP. REMOVE ALL (E) CD PIPING COMPLETELY UP TO & INCLUDING ROOF FLASHING & CONTINUING TO POINT OF DISCHARGE.
- 2 (E) SINK, REMOVE FIXTURE COMPLETELY INCLUDING ALL ASSOCIATED CW & HW PIPING, CAP (E) W BELOW SLAB, REMOVE (E) V BACK TO P.O.C. AT (E) 2" VTR.
- 3 (E) MOP SINK, REMOVE FIXTURE COMPLETELY INCLUDING ALL ASSOCIATED CW & HW PIPING, CAP (E) W BELOW SLAB, REMOVE (E) V BACK TO P.O.C. AT (E) 2" VTR.
- 4 (E) LAV, REMOVE FIXTURE COMPLETELY INCLUDING ALL ASSOCIATED CW & HW PIPING, CAP (E) W BELOW SLAB, REMOVE (E) V BACK TO P.O.C. AT (E) 2" VTR. THIS FIXTURE IS TO BE RELOCATED, SEE P3.01 FOR REVISED LOCATION.
- 5 (E) ELECTRIC WATER HEATER IN ATTIC SPACE ABOVE RESTROOM, REMOVE COMPLETELY INCLUDING ALL ASSOCIATED PIPING, SEE ELECTRICAL PLANS FOR ELECTRICAL SERVICE REQUIREMENTS.
- 6 (E) WATER CLOSET, REMOVE FIXTURE COMPLETELY INCLUDING ALL ASSOCIATED CW & HW PIPING, CAP (E) W BELOW SLAB, REMOVE (E) V BACK TO P.O.C. AT (E) 2" VTR. THIS FIXTURE IS TO BE RELOCATED, SEE P3.01 FOR REVISED LOCATION.
- 7 (E) 3/4" T&P PIPING FROM (E) WATER HEATER PENETRATES THRU MASONRY WALL IN THIS LOCATION, REMOVE PIPING COMPLETELY.
- 8 POINT OF DEMOLITION (P.O.D.) FOR (E) 1" CW, REMOVE ALL PIPING DOWNSTREAM OF P.O.D. & CAP AT TERMINATION POINT ABOVE CEILING IN ADJACENT TENANT SPACE.
- 9 (E) 6" W, TO BE ABANDONED WITHIN BUILDING, SEE P0.01 FOR CONT.

PLUMBING DEMOLITION NOTES

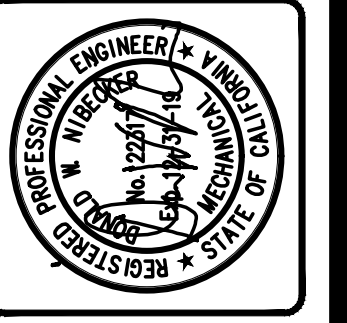
- A. CONTRACTOR SHALL FIELD VERIFY (E) CONDITIONS PRIOR TO SUBMITTING BID.
- B. WHERE REMOVAL IS INDICATED FOR PIPING OR EQUIPMENT, THIS WORK SHALL INCLUDE ALL ASSOCIATED SUPPORTS, INSULATION, CONTROLS AND ELECTRICAL SERVICE.
- C. ALL HOLES LEFT IN WALLS, FLOORS AND CEILINGS AS A RESULT OF DEMOLITION WORK SHALL BE FILLED AND PATCHED. SEE ARCHITECTURAL PLANS FOR COMPLETE REQUIREMENTS.
- D. ALL PIPING INDICATED FOR REMOVAL SHALL BE COMPLETELY REMOVED. WHERE REMOVAL OF SUPPORTS LEAVES BOLT HOLES IN WALLS/FLOORS/ROOFS, PATCH HOLES TO MATCH FINAL FINISH. SEE ARCHITECTURAL PLANS FOR COMPLETE REQUIREMENTS.

DEMOLITION LEGEND

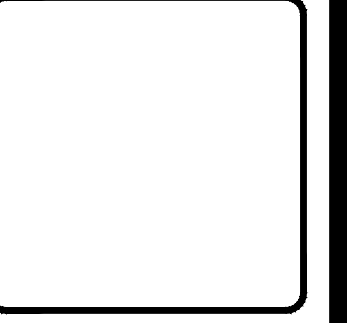
SYMBOL	DESCRIPTION
●	P.O.D. POINT OF DEMOLITION
(E)	EXISTING
W	WASTE PIPING
CW	CW PIPING
HW	HOT WATER PIPING
V	VENT PIPING
---	W (E) W
---	CW (E) CW
G	(E) LOW PRESS. NAT. GAS
CD	(E) CONDENSATE
---	W (E) W TO BE REMOVED
---	CW (E) CW TO BE REMOVED
---	G (E) G TO BE REMOVED



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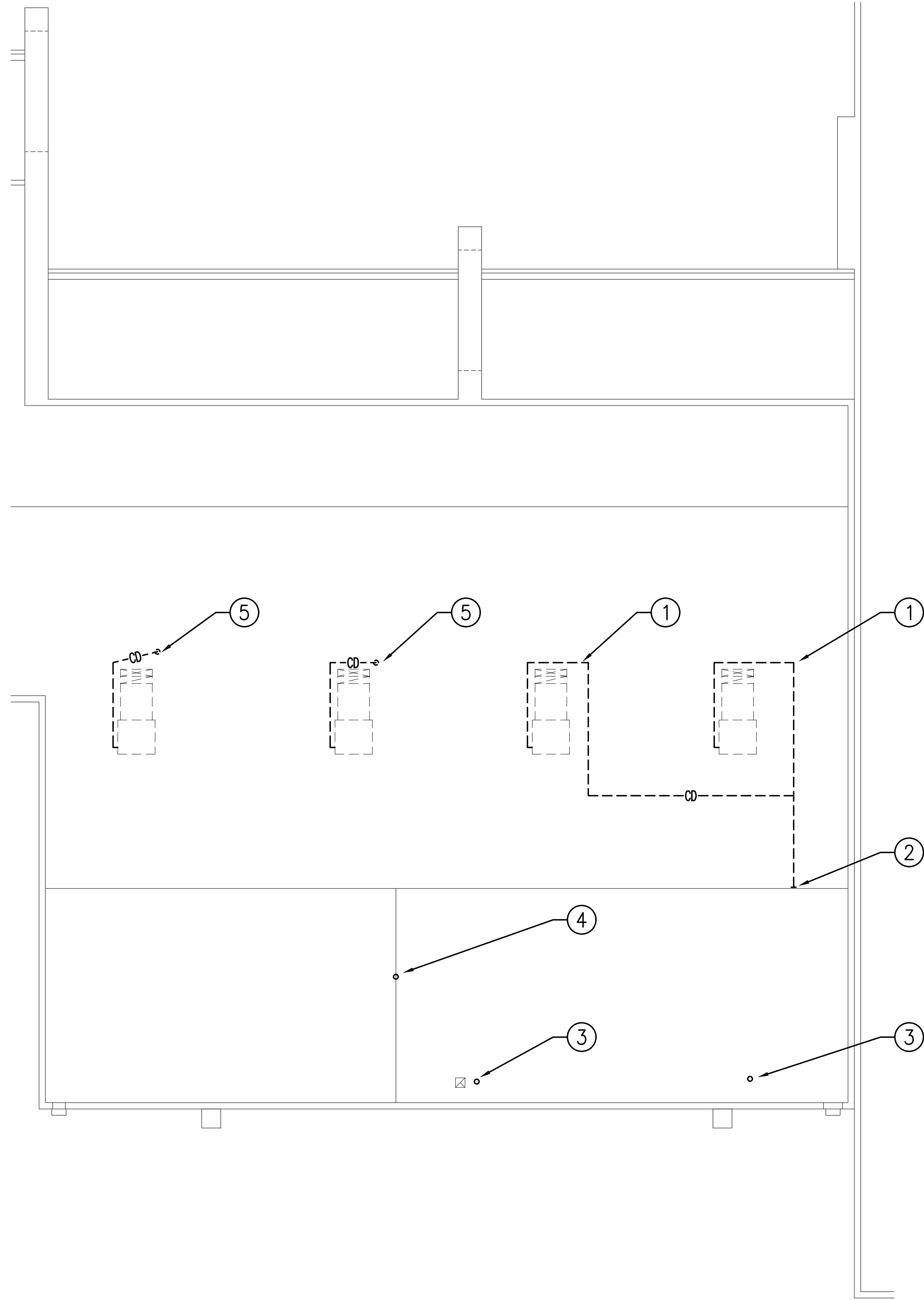


Sheet	PLUMBING DEMOLITION	R&A No:	AIG307
Title	FLOOR PLAN	Date:	02-29-2019
Revisions		Drawn:	D.N.
		Checked:	D.N.
		Consult:	No.

RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
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REFERENCE NOTES

- ① (E)3/4"CD ROUTED ON ROOF OF BUILDING, REMOVE COMPLETELY.
- ② (E)3/4"CD TERMINATES W/ OPEN END ON ROOF IN THIS LOCATION, REMOVE THIS PIPING COMPLETELY.
- ③ (E)2"VTR.
- ④ (E)2"VTR, REMOVE COMPLETELY INCLUDING ROOF FLASHING.
- ⑤ (E) 3/4"CD DOWN THRU ROOF, REMOVE COMPLETELY, SEE P1.01 FOR CONT.

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PLUMBING DEMOLITION ROOF PLAN

Sheet Title	R&A No.	AIG307
Revisions	Date:	02-29-2019
	Drawn:	D.N.
	Checked:	D.N.
	Consult. No.:	

**RIVIERA SHOPPING CENTER
 4744 BUILDING REMODEL**
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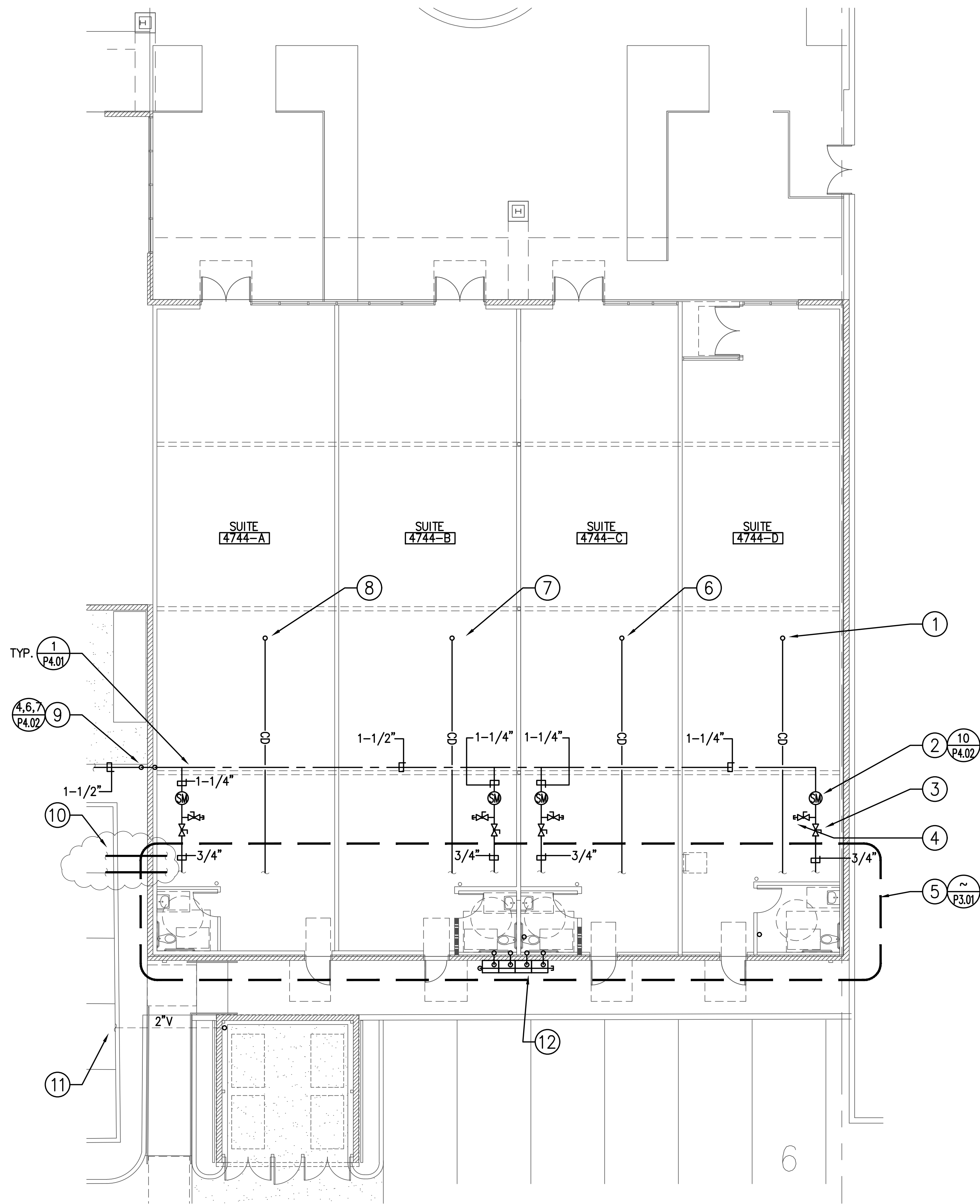
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N
PLUMBING DEMOLITION ROOF PLAN
 21901-P1.02
 SCALE: 1/8" = 1'-0"

Sheet No.
P1.02

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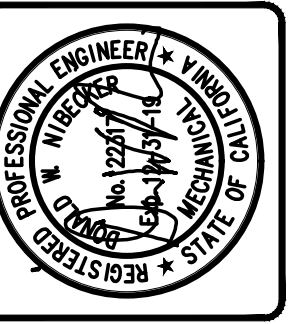
PLUMBING FLOOR PLAN

21901-P2.01

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

REFERENCE NOTES

- 1 3/4"CD DOWN THRU ROOF FROM ROOF-MOUNTED PACKAGED HEAT PUMP HP-4, SEE P2.02 FOR CONT.
- 2 1" SUBMETER INSTALLED ON 1-1/4"CW, PROVIDE TRANSITION DOWN TO 1" METER & BACK UP TO 1-1/4" AFTER METER, TYP. FOR ALL (4) SUITES. ALL (4) SUBMETERS ARE WIRED BACK TO WALL-MOUNTED REMOTE ELECTRONIC DISPLAYS IN LOCKING NEMA 3R CABINET ON EXTERIOR WALL BEHIND SUITE 4744-D, SEE P3.01 FOR LOCATION.
- 3 3/4"CW SERVING RESTROOM, PROVIDE W/ SHUTOFF VALVE PRIOR TO RESTROOM, TYP. FOR ALL (4) SUITES.
- 4 1-1/4"CW VALVED & CAPPED ABOVE FUTURE CEILING LEVEL FOR CONNECTION DURING FUTURE TENANT IMPROVEMENT PHASE, TYP. ALL (4) SUITES.
- 5 SEE REFERENCED DETAIL FOR ENLARGED PLUMBING PLAN OF THIS AREA.
- 6 3/4"CD DOWN THRU ROOF FROM ROOF-MOUNTED PACKAGED HEAT PUMP HP-3, SEE P2.02 FOR CONT.
- 7 3/4"CD DOWN THRU ROOF FROM ROOF-MOUNTED PACKAGED HEAT PUMP HP-2, SEE P2.02 FOR CONT.
- 8 3/4"CD DOWN THRU ROOF FROM ROOF-MOUNTED PACKAGED HEAT PUMP HP-4, SEE P2.02 FOR CONT.
- 9 1-1/2"CW RISER INTO BUILDING.
- 10 4"W & 4"CW SEE P0.01 & P3.01 FOR CONT.
- 11 2"V FROM GREASE INTERCEPTOR, ROUTE UP ON INSIDE WALL OF TRASH ENCLOSURE TO 2"VTR.
- 12 PROPOSED GAS METER BANK TO SERVE SUITES 4744-A THRU 4744-D, CONTRACTOR TO COORDINATE GAS METER LOCATIONS & CAPACITY WITH SOUTHERN CALIFORNIA GAS CO. PRIOR TO BEGINNING CONSTRUCTION. EACH METER SHALL BE CAPABLE OF PROVIDING 750 CFH TO THE ASSIGNED TENANT. THE INSTALLED METER LOCATION SHALL PROVIDE A MINIMUM OF 48" CLEAR BETWEEN METERS AND ADJACENT LOW MASONRY WALL TO THE SOUTH. SEE P3.01 FOR GAS PIPING DOWNSTREAM OF METER BANK.



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PLUMBING FLOOR PLAN

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PLUMBING FLOOR PLAN	AIG307	
	Date:	02-29-2019
	Drawn:	D.N.
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**RIVIERA SHOPPING CENTER
 4744 BUILDING REMODEL**
 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
 VENTURA, CA 93003

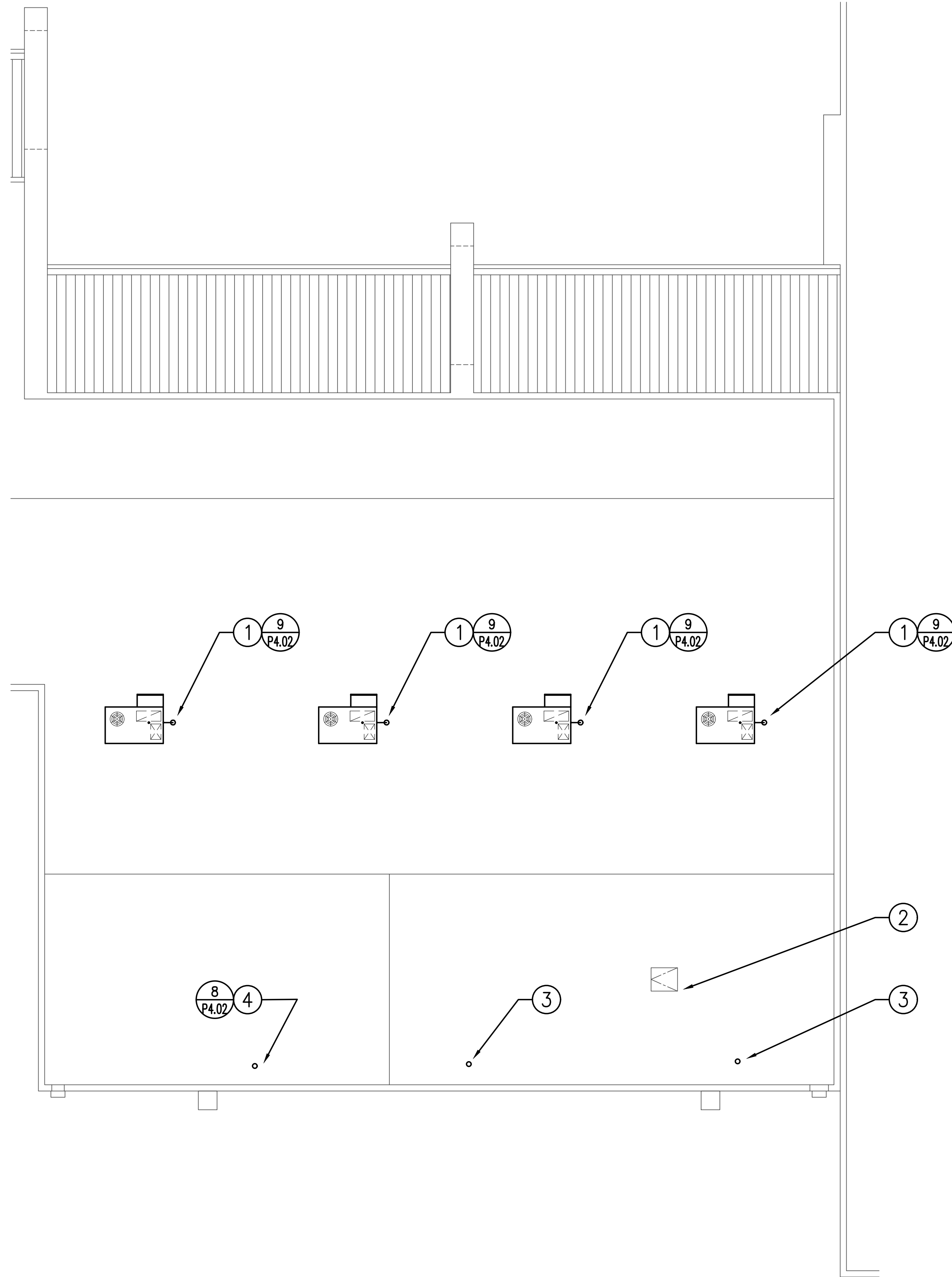


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P2.01

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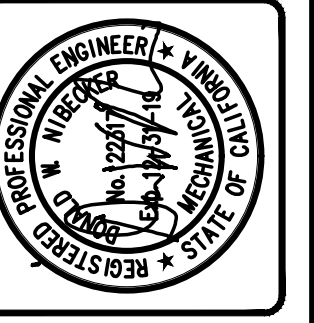
PLUMBING ROOF PLAN

21901-P2.02

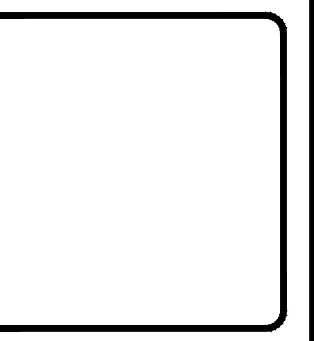
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

- ① 3/4" CD DOWN THRU ROOF FROM PACKAGED HEAT PUMP.
- ② ROOF ACCESS, SEE ARCH. PLANS FOR REQUIREMENTS.
- ③ (E)2" VTR, SEE P3.01 FOR CONT.
- ④ 2" VTR, SEE P3.01 FOR CONT.



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Revisions	R&A. No.	AIG307	
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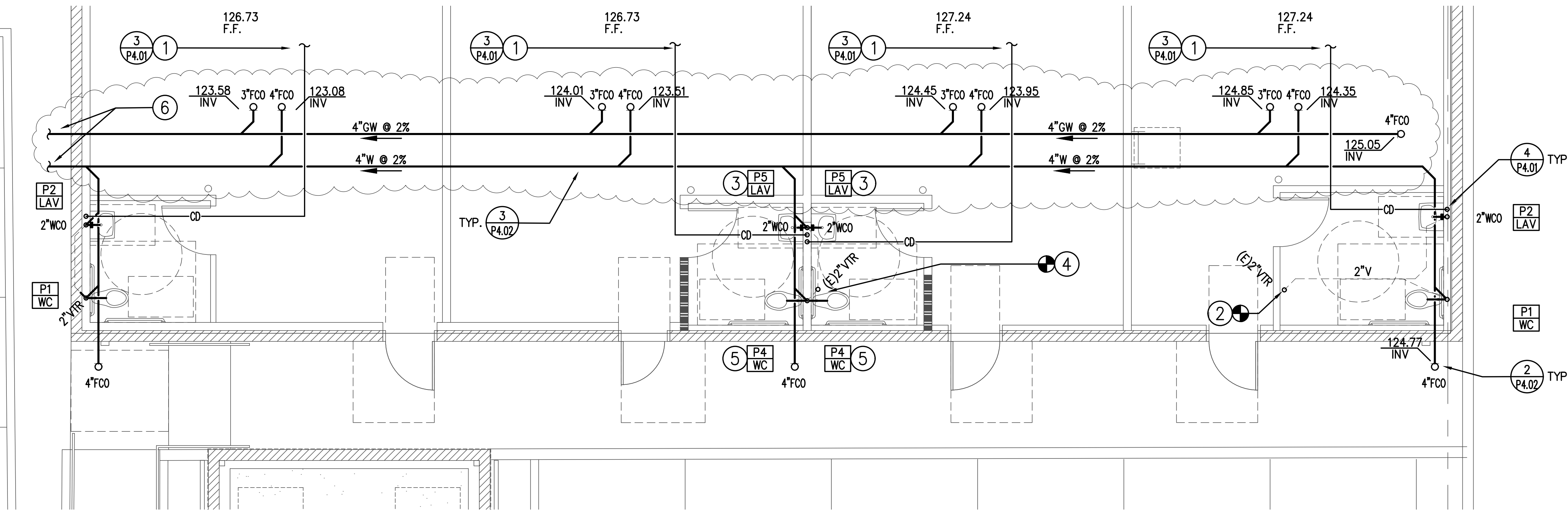
**RIVIERA SHOPPING CENTER
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P2.02

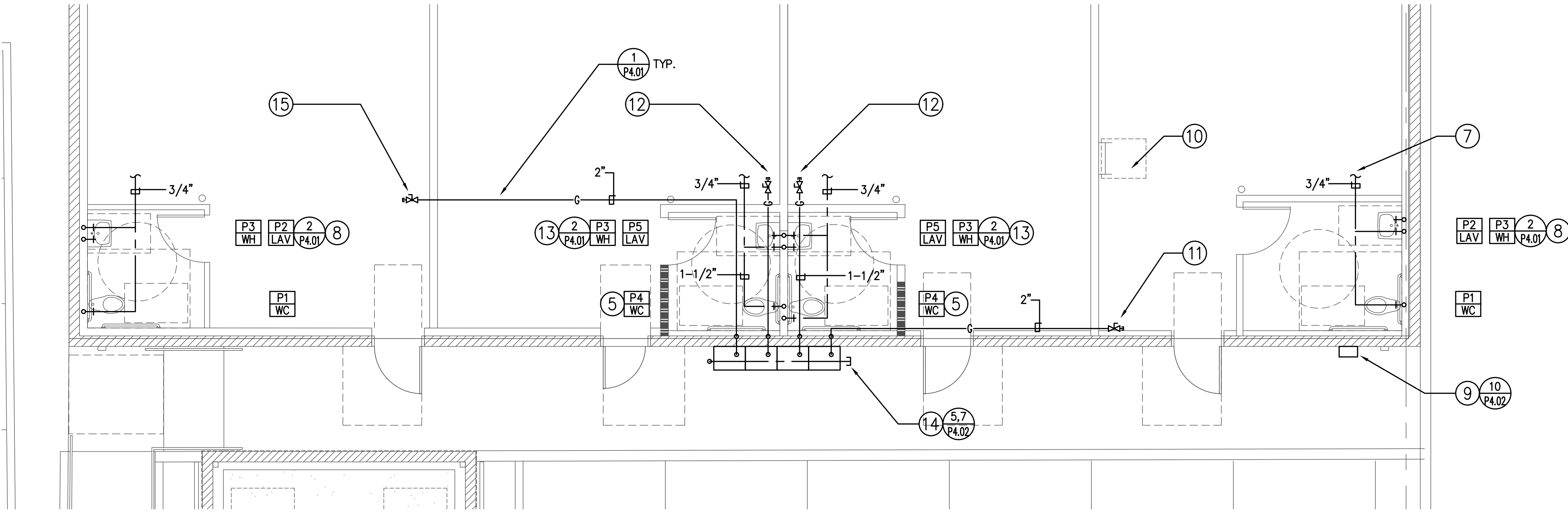


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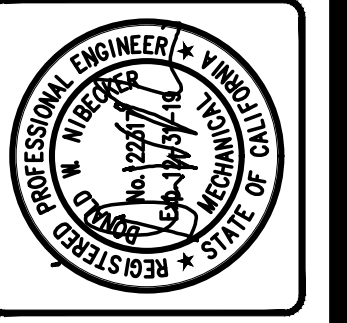
ENLARGED PLUMBING PLAN-W, V & CD 21901-P2.01
SCALE: 1/4" = 1'-0"



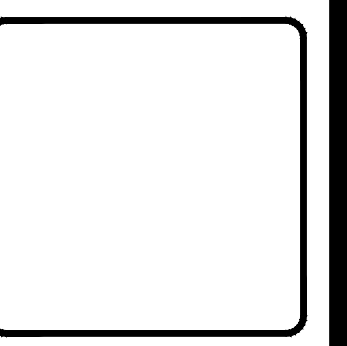
ENLARGED PLUMBING PLAN-CW & G 21901-P2.01
SCALE: 1/4" = 1'-0"

REFERENCE NOTES

- 1 3/4" CD ROUTED SUSPENDED FROM (E) ROOF FRAMING, TERMINATES AT LAV TAILPIECE, SEE P2.01 FOR CONT.
- 2 P.O.C. BETWEEN (E) 2" VTR & 2" V SERVING LAV & WATER CLOSET.
- 3 (E) LAV RELOCATED FROM PREVIOUS POSITION.
- 4 P.O.C. BETWEEN (E) 2" VTR & 1-1/2" V FROM LAV, 2" V FROM WATER CLOSET.
- 5 (E) WC RELOCATED FROM PREVIOUS POSITION.
- 6 4" GW & 4" W, SEE P2.01 FOR CONT.
- 7 3/4" CW ROUTED SUSPENDED FROM (E) ROOF FRAMING, TYP. FOR EACH TENANT SPACE, SEE P2.01 FOR CONT.
- 8 PROVIDE WALL-MOUNTED ELECTRIC TANKLESS WATER HEATER BELOW LAV FOR SINK HW.
- 9 NEMA 3R WALL-MOUNTED PANEL W/ LOCKING COVER CONTAINING THE (4) READOUTS FOR THE TENANT CW SUBMETERS.
- 10 ROOF ACCESS, SEE ARCH. PLANS FOR REQUIREMENTS.
- 11 2" G VALVED & CAPPED ABOVE FUTURE CEILING LEVEL FOR CONNECTION DURING FUTURE TENANT IMPROVEMENT PHASE. PIPING SIZED FOR 750 CFH, 91' ESTIMATED RUN, LOW PRESSURE NATURAL GAS PER TABLE 1216.2(1), 2016 CALIFORNIA PLUMBING CODE (CPC).
- 12 1-1/2" G VALVED & CAPPED ABOVE FUTURE CEILING LEVEL FOR CONNECTION DURING FUTURE TENANT IMPROVEMENT PHASE. PIPING SIZED FOR 750 CFH, 75' ESTIMATED RUN, LOW PRESSURE NATURAL GAS PER TABLE 1216.2(1), 2016 CALIFORNIA PLUMBING CODE (CPC).
- 13 LAV RELOCATED FROM PREVIOUS POSITION. PROVIDE WALL-MOUNTED ELECTRIC TANKLESS WATER HEATER BELOW LAV FOR SINK HW.
- 14 GAS METERS PROVIDED FOR THESE (4) SUITES, SEE P2.01 FOR REQUIREMENTS.
- 15 2" G VALVED & CAPPED ABOVE FUTURE CEILING LEVEL FOR CONNECTION DURING FUTURE TENANT IMPROVEMENT PHASE. PIPING SIZED FOR 750 CFH, 95' ESTIMATED RUN, LOW PRESSURE NATURAL GAS PER TABLE 1216.2(1), 2016 CALIFORNIA PLUMBING CODE (CPC).



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P3.01

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WATER FIX. UNIT CALC.

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QTY (E) (P) (F)	DESCRIPTION (PUBLIC FIXTURES)	FU/ FIXTURE	TOTAL
4 4 4	WATER CLOSET (FLUSH TANK)	2.5	30.0
0 0 4	URINAL	4.0	16
4 4 4	LAVATORY	1.0	12.0
0 0 4	TRIPLE COMPARTMENT SINK	1.5	6.0
0 0 4	PREP SINK	1.5	6.0
0 0 4	HANDWASH SINK	1.0	4.0
0 0 4	MOP SINK	3.0	12.0
0 0 8	DRINKING FOUNTAIN	0.5	4.0
0 0 4	DISHWASHER	3	12.0
4 0 0	DENTAL SINKS	1	4.0
2 0 0	LAB SINKS	1.5	3.0
TOTAL FIXTURE UNITS:		109	
G.P.M. DEMAND PER F.U.:		46	
WATER SERVICE TO BLDG.:		2"	

WATER PIPING SIZED IN ACCORDANCE WITH APPENDIX 'A' OF THE 2016 CALIFORNIA PLUMBING CODE

SEWER FIX. UNIT CALC.

Retail Building, 4744 Telephone Rd., Ventura, CA

QTY (E) (P) (F)	DESCRIPTION (PUBLIC FIXTURES)	FU/ FIXTURE	TOTAL
4 4 4	WATER CLOSET (FLUSH VALVE)	4.0	32.0
0 0 2	URINAL	2.0	4.0
4 4 4	LAVATORY	1.0	8.0
0 0 4	TRIPLE COMPARTMENT SINK	2.0	8.0
0 0 4	PREP SINK	2.0	8.0
0 0 4	HANDWASH SINK	1.0	4.0
0 0 4	MOP SINK	3.0	12.0
0 0 8	DRINKING FOUNTAIN	0.5	4.0
0 0 8	FLOOR DRAIN	2.0	16.0
0 0 4	DISHWASHER	2.0	8.0
4 0 0	DENTAL SINKS	1	4.0
2 0 0	LAB SINKS	2.0	4.0
TOTAL FIXTURE UNITS:		112	
MIN. SEWER REQUIRED:		4"	

SEWER PIPING SIZED IN ACCORDANCE WITH TABLES 702.1 & 703.2 OF THE 2016 CALIFORNIA PLUMBING CODE

GREASE INT. SIZING CALC.

Retail Building, 4744 Telephone Rd., Ventura, CA

QTY (Future)	DESCRIPTION (PUBLIC FIXTURES)	FU/ FIXTURE	TOTAL
4	PREP SINK (VA FLOOR SINK)	2.0	8.0
4	3-COMP. SINK (VA FLOOR SINK)	2.0	8.0
4	HANDWASH SINK	1.0	4.0
4	MOP SINK	3.0	12.0
8	KITCHEN FLOOR DRAIN	2.0	16.0
4	DISHWASHER	2.0	8.0
TOTAL FIXTURE UNITS:		56	
MIN. INT. REQUIRED:		1,250 GALLON	

INTERCEPTOR SIZED IN ACCORDANCE WITH TABLE 1014.3.6 OF THE 2016 CALIFORNIA PLUMBING CODE

GAS CALCULATIONS

Retail Building, 4744 Telephone Rd., Ventura, CA

MARK	B.T.U.H. DEMAND	DIST. FROM GAS METER	GAS PIPE TO SUITE
SUITE A	750,000	95 FT.	2"
SUITE B	750,000	51 FT.	1-1/2"
SUITE C	750,000	51 FT.	1-1/2"
SUITE D	750,000	91 FT.	2"
TOTAL DEMAND =		3,000,000 B.T.U.H. (3,000 CFH)	
DEMAND FOR EACH SUITE IS AN ESTIMATED FUTURE LOAD, EACH UNIT HAS ITS OWN METER			

NOTE:
- ALL GAS PIPING SIZED PER TABLE 1216.2(1) 2016 CALIFORNIA PLUMBING CODE, 100 FT. ROW FOR SUITES A & D, 60 FT. ROW FOR SUITES B & C

SITE WATER PIPING SIZING CALCULATION, 4744 TELEPHONE RD., VENTURA, CA

METER ADDRESS: WESTINGHOUSE ST., VENTURA, CA

WATER PRESSURE: TELEPHONE (805)667-6500 CONTACT: VENTURA WATER
 MAXIMUM PRESSURE: 96 PSIG MINIMUM PRESSURE: 96 PSIG ELEVATION: - METER SIZE: 2"

DEVELOPED LENGTH (LENGTH FROM METER TO T.I. TAKEOFF): 121'
 ESTIMATED EQUIVALENT LENGTH (1.5 x ACTUAL): 182'

SIZE OF PIPING, PER PROJECT CIVIL PLANS: 2" SCHED. 40 PVC
 FIXTURE UNITS/FLOW (GPM): 109 F.U./46 GPM
 ESTIMATED PRESSURE DROP PER CHART A4.1: 4.5 PSI

DEVELOPED LENGTH (LENGTH 1-1/2" TAKE-OFF TO T.I. BUILDING): 51'
 ESTIMATED EQUIVALENT LENGTH (1.5 x ACTUAL): 77'

SIZE OF PIPING, PER PROJECT CIVIL PLANS: 1-1/2" SCHED. 40 PVC
 FIXTURE UNITS/FLOW (GPM): 88 F.U./41 GPM
 ESTIMATED PRESSURE DROP PER CHART A4.1: 4.6 PSI

TOTAL ESTIMATED PRESSURE DROP FOR SITE PIPING: 9.1 PSI
 PRESSURE DROP THRU 2" WATER METER AT 46 GPM: 0.8 PSI
 PRESSURE DROP THRU 2" BACKFLOW AT 46 GPM: 13 PSI
 EST. WATER DELIVERY PRESSURE TO T.I. BUILDING: 96-9.1-0.8-14 = 72.1 PSI

BUILDING WATER PIPING SIZING CALCULATION, 4744 TELEPHONE RD., VENTURA, CA

P.R.V.: YES NO MAKE: WATTS MODEL: LF25AUB SIZE: 1-1/2" PRESS.: SET AT 60 PSIG

BACKFLOW PREVENTOR (METER PROTECTION):
 YES NO MAKE: N/A MODEL: N/A SIZE: N/A

WATER PRESSURE CALCULATION:

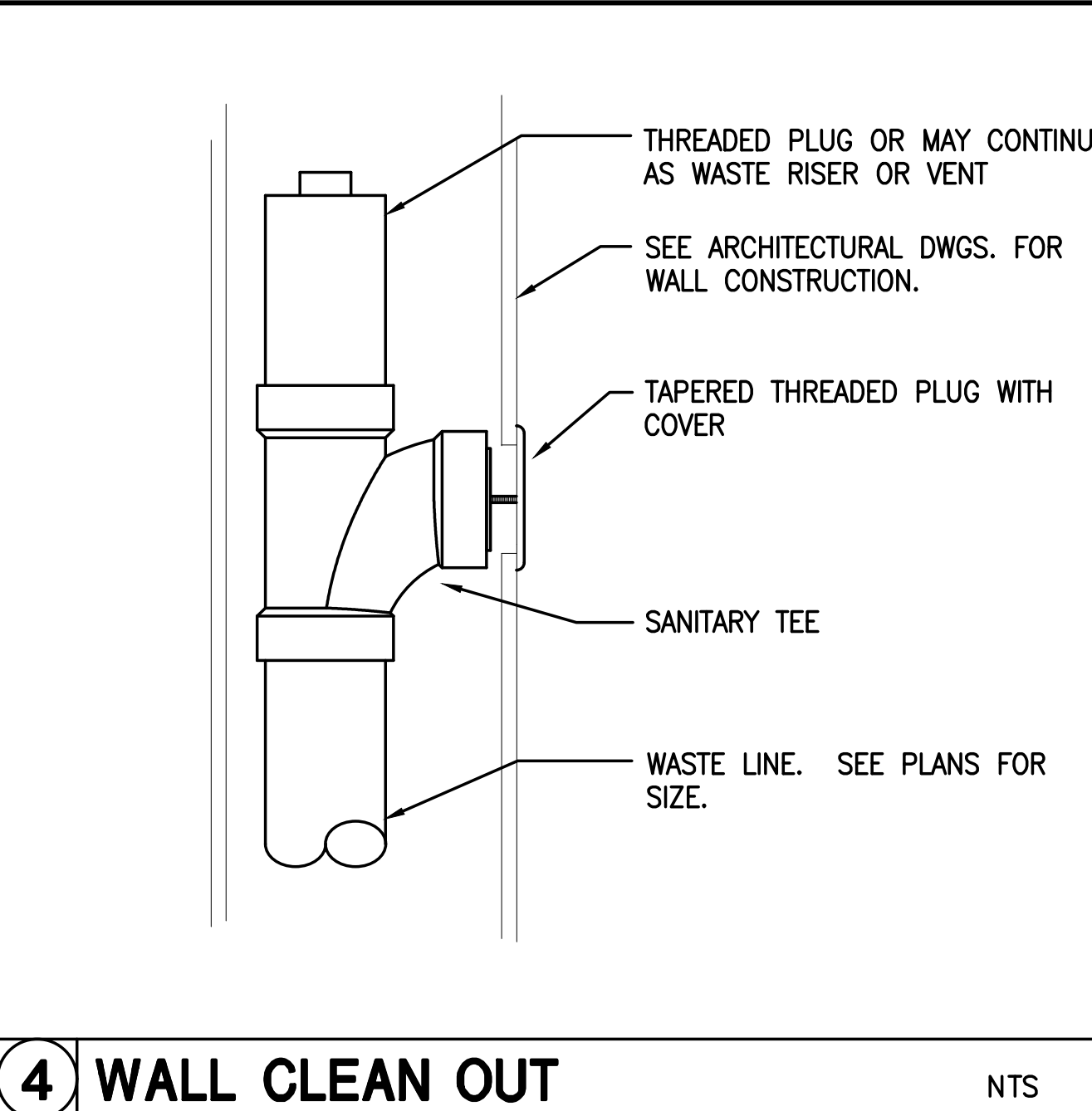
AVAILABLE PRESSURE: : +60
 RESIDUAL PRESSURE: : -15
 LOSS DUE TO ELEVATION: 15 X 0.43 = : -6.45
 LOSS THRU P.R.V.: : -N/A
 LOSS THRU BACKFLOW PREVENTOR: : -N/A

PRESSURE AVAILABLE FOR FRICTION LOSS: : 38.55

FRICTION LOSS PER 100 FT.: $\frac{38.55}{\text{PRESS. AVAIL. FOR FRICTION LOSS}} \times 100 \div \frac{178}{\text{EQUIVALENT LENGTH}} = \frac{21.65}{\text{PER 100 FT.}}$

TYPE "L" COPPER PIPING SIZING-8 PSI/100'

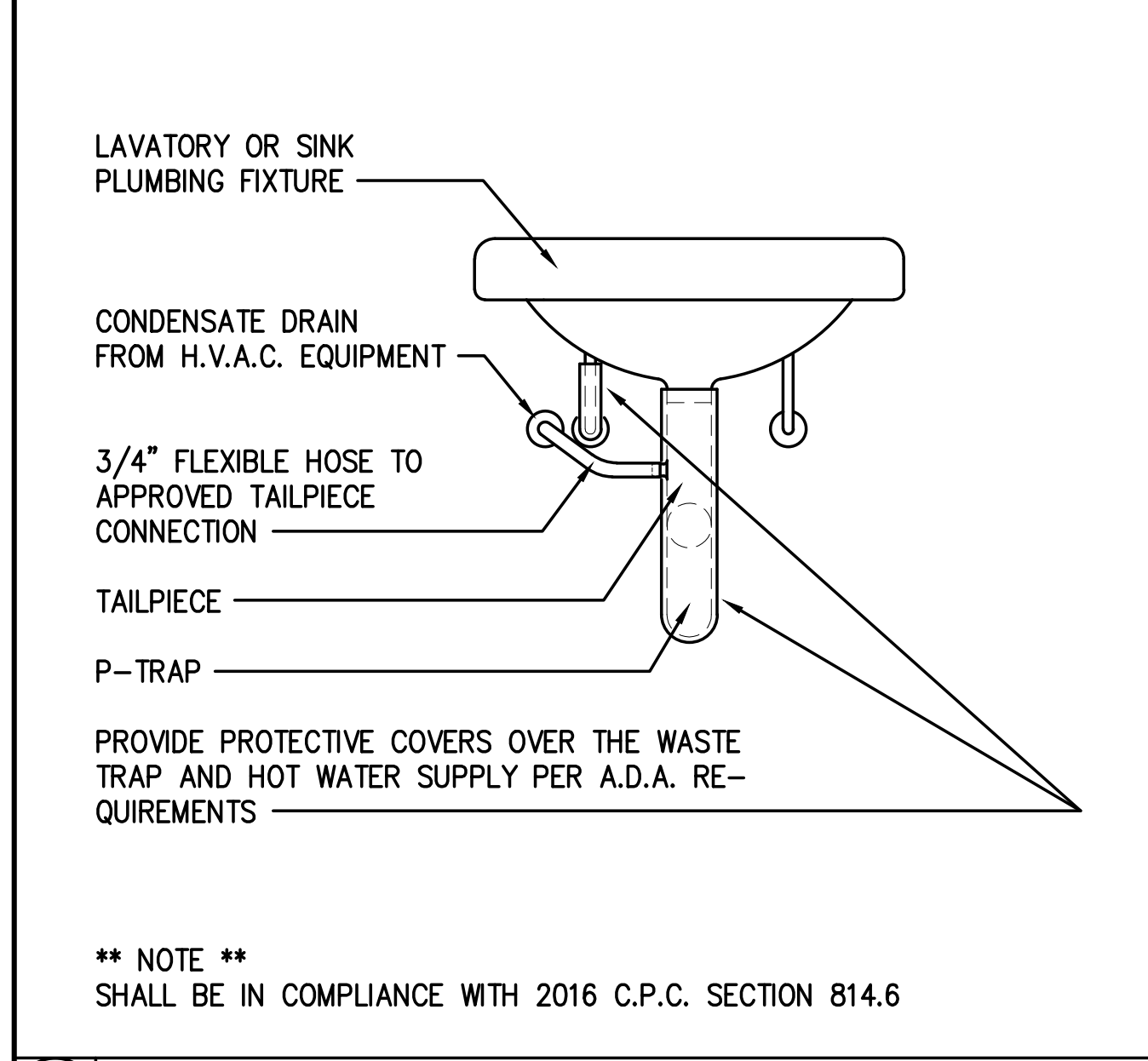
SIZE	CW F. TANK F.U.	HW F.U.	F. VALVE F.U.
1/2"	3	3	---
3/4"	10	8	---
1"	23	16	---
1-1/4"	51	28	12
1-1/2"	103	46	35
2"	254	119	132
2-1/2"	455	245	329
3"	719	406	665
TOTAL F.U.:		109 (EX, PROP. & FUT. FIXTURES)	
TOTAL G.P.M.:		46 (EX, PROP. & FUT. FIXTURES)	



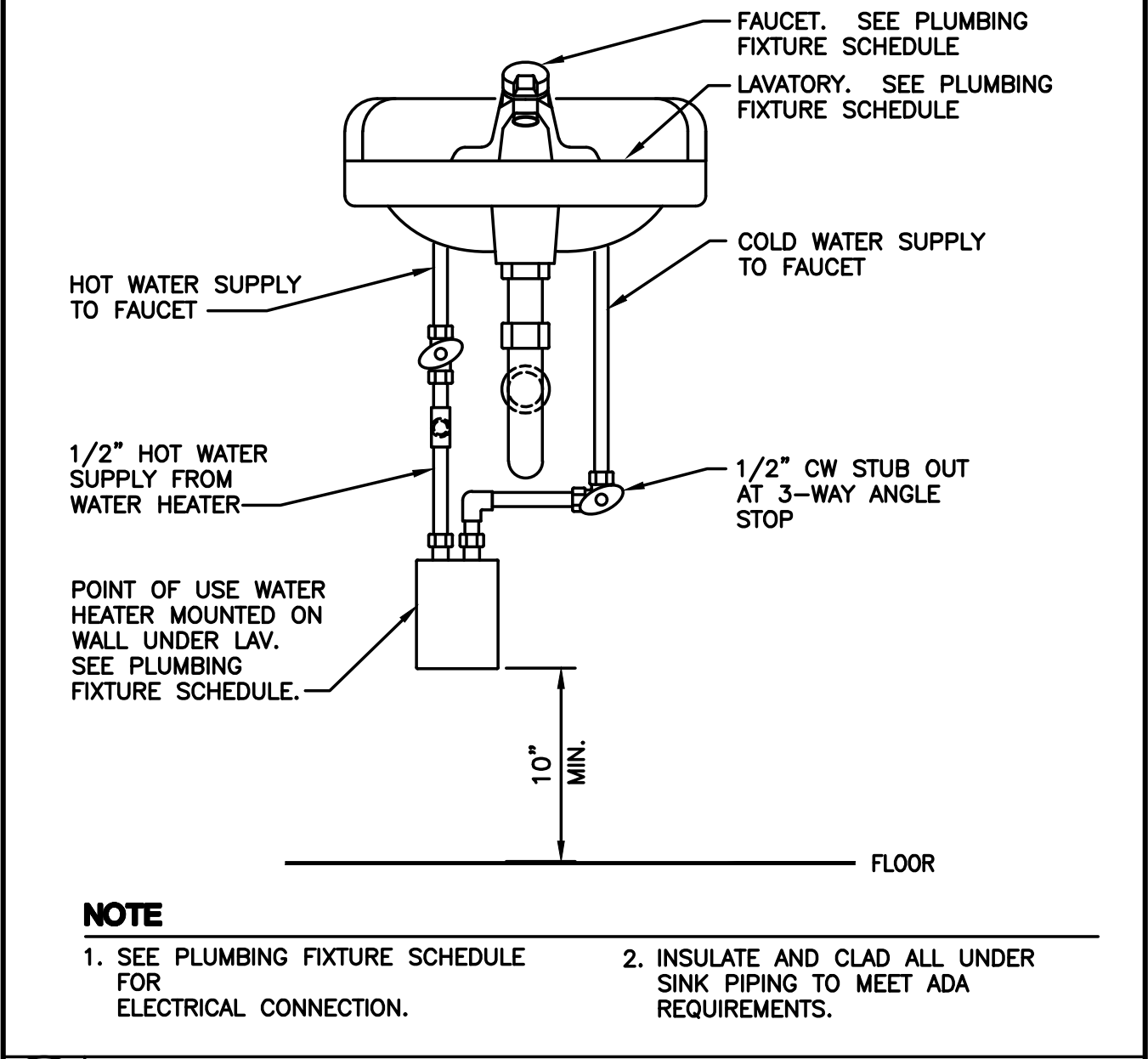
4 WALL CLEAN OUT NTS

PLUMBING FIXTURE SCHEDULE

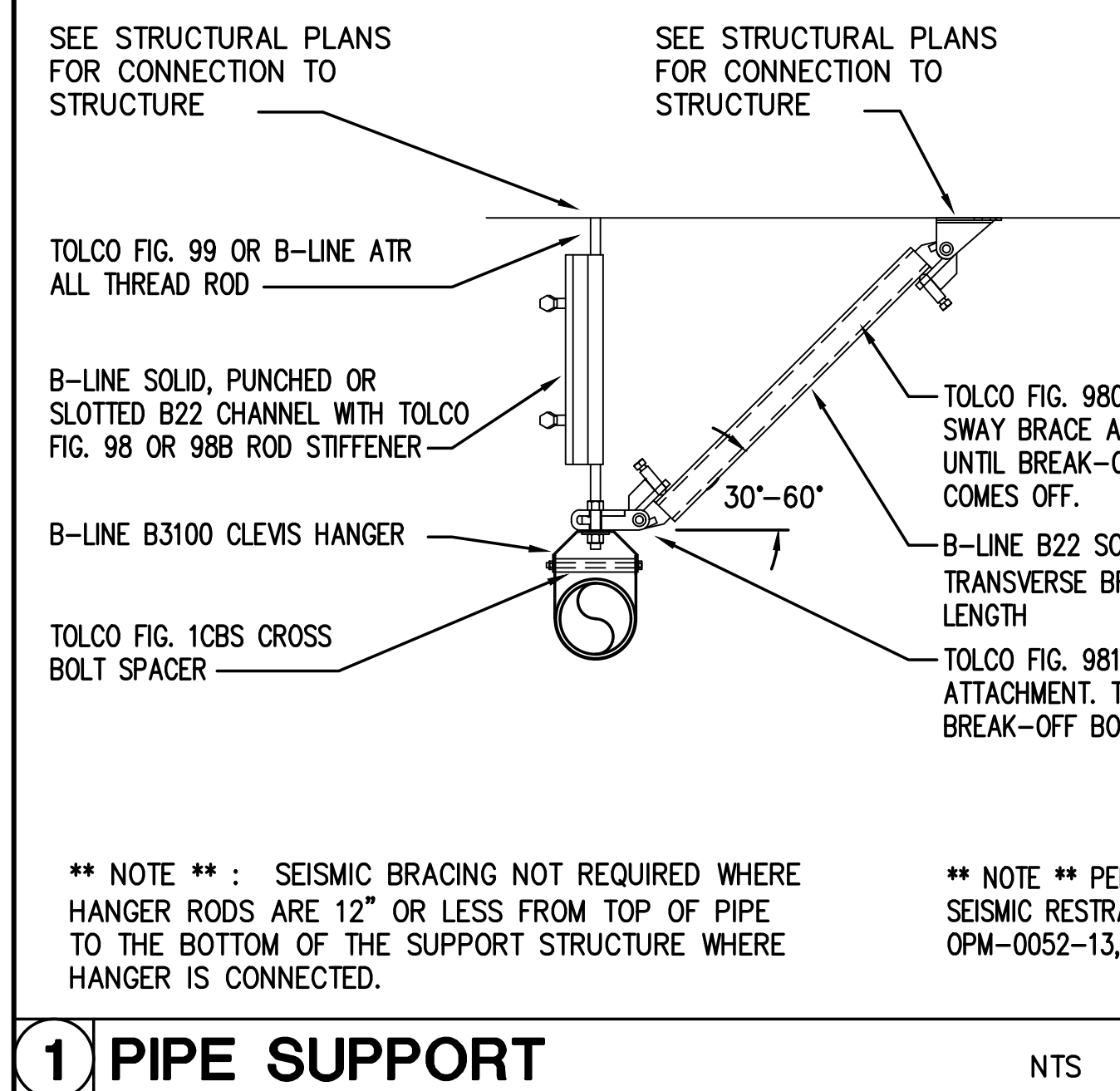
MARK	TYPE	MANUFACTURER AND MODEL NUMBER	PIPING CONNECTIONS TO FIXTURES					REMARKS
			CW	HW	WASTE	VENT	GAS	
P1 WC	ADA FLUSH TANK	AMERICAN STANDARD COLONY RIGHT HEIGHT ELONGATED, 16.5 HIGH BOWL, MOD. 221AB.104	1/2"	--	4"	2"	--	W/ SOLID PLASTIC ELONGATED SEAT, MOUNT FLUSH LEVER ON WIDE SIDE OF WATER CLOSET. WATER USE, 1.28 GPF.
P2 LAV	ADA WALL-HUNG LAVATORY	AM. STD. LUCERNE MOD. 0355.012 W/ CONCEALED ARMS SUPPORT & AM. STD. 5400.142H FAUCET W/ V15 0.5 GPM AERATOR	1/2"	1/2"	1-1/2"	1-1/2"	--	W/ J.R. SMITH MOD. 0720 CARRIER, SEE ARCH. ELEV. FOR MOUNTING HEIGHT, CHROME-PLATED P-TRAP, BRASS SUPPLY STOPS, BRADLEY S59-4000A THERMOSTATIC MIXING VALVE SET FOR 110F. FAUCET WATER FLOW, 0.5 GPM
P3 WH	POINT-OF-USE ELECTRIC WATER HEATER	EEMAX MODEL AM005240T, SET TEMPERATURE FOR 105F	1/2"	1/2"	--	--	--	208V-1Ø, 3.6KW, 17A
P4 WC	(E) ADA FLUSH TANK	RELOCATED (E) FLUSH TANK WATER CLOSET	1/2"	--	4"	2"	--	W/ SOLID PLASTIC ELONGATED SEAT, MOUNT FLUSH LEVER ON WIDE SIDE OF WATER CLOSET. WATER USE, 1.28 GPF.
P5 LAV	(E) ADA WALL-HUNG LAVATORY	RELOCATED (E) LAVATORY	1/2"	1/2"	1-1/2"	1-1/2"	--	W/ J.R. SMITH MOD. 0720 CARRIER, SEE ARCH. ELEV. FOR MOUNTING HEIGHT, CHROME-PLATED P-TRAP, BRASS SUPPLY STOPS, BRADLEY S59-4000A THERMOSTATIC MIXING VALVE SET FOR 110F. FAUCET WATER FLOW, 0.5 GPM



3 COND. DRAIN TO TAILPIECE



2 POINT OF USE WATER HEATER



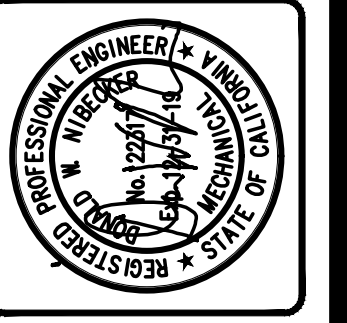
1 PIPE SUPPORT NTS

NOTE:

- TRANSVERSE BRACING SHALL BE AT 40'-0" O.C. MAX.
- LONGITUDINAL BRACING AT 80'-0" O.C. MAX.
- HORIZONTAL PIPING SUPPORT SPACING SHALL BE PER TABLE 313.3, 2016 CALIFORNIA PLUMBING CODE
- FOR WASTE PIPING SUPPORT AT EVERY OTHER JOINT UNLESS OVER 4', THEN SUPPORT AT EACH JOINT
 - SUPPORT ADJACENT TO JOINT, NOT TO EXCEED 18"
 - SUPPORT AT EACH HORIZONTAL BRANCH CONNECTION
 - HANGERS SHALL NOT BE PLACED ON THE COUPLING

NOTE: SEISMIC BRACING NOT REQUIRED WHERE HANGER RODS ARE 12" OR LESS FROM TOP OF PIPE TO THE BOTTOM OF THE SUPPORT STRUCTURE WHERE HANGER IS CONNECTED.

NOTE: PER TOLCO / COOPER B-LINE SEISMIC RESTRAIN SYSTEM GUIDELINES OPM-0052-13, PG. 2-2



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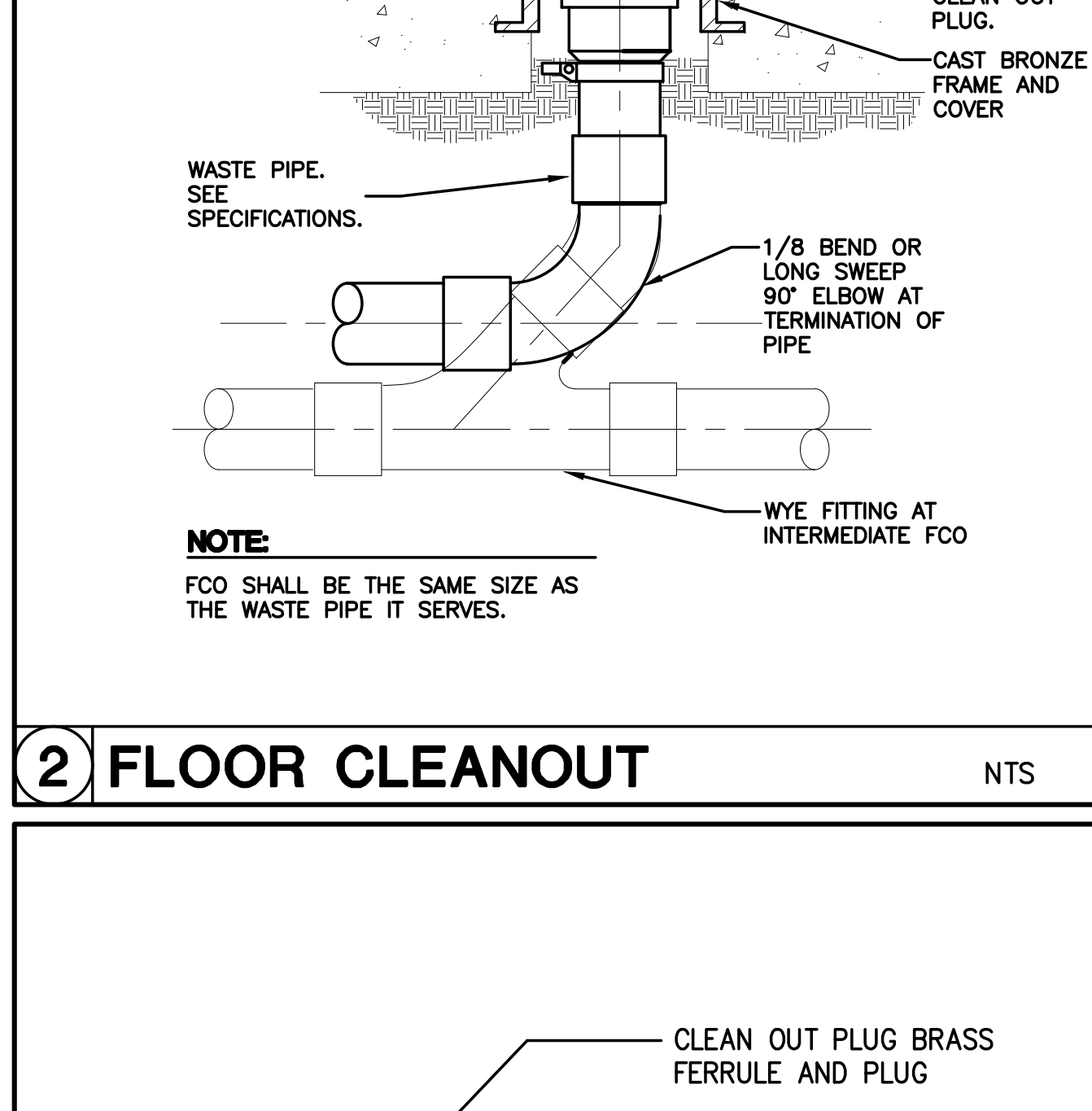
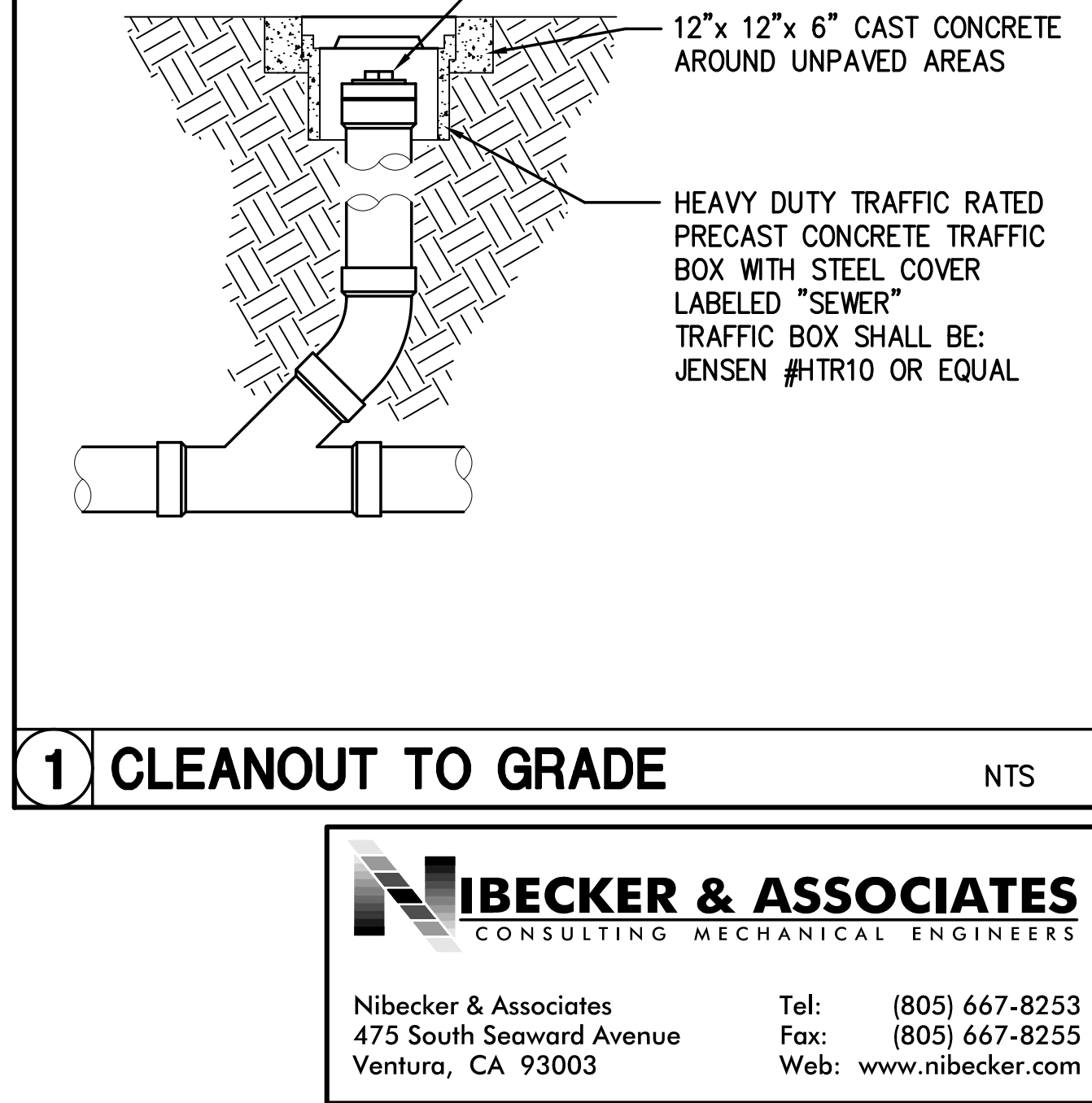
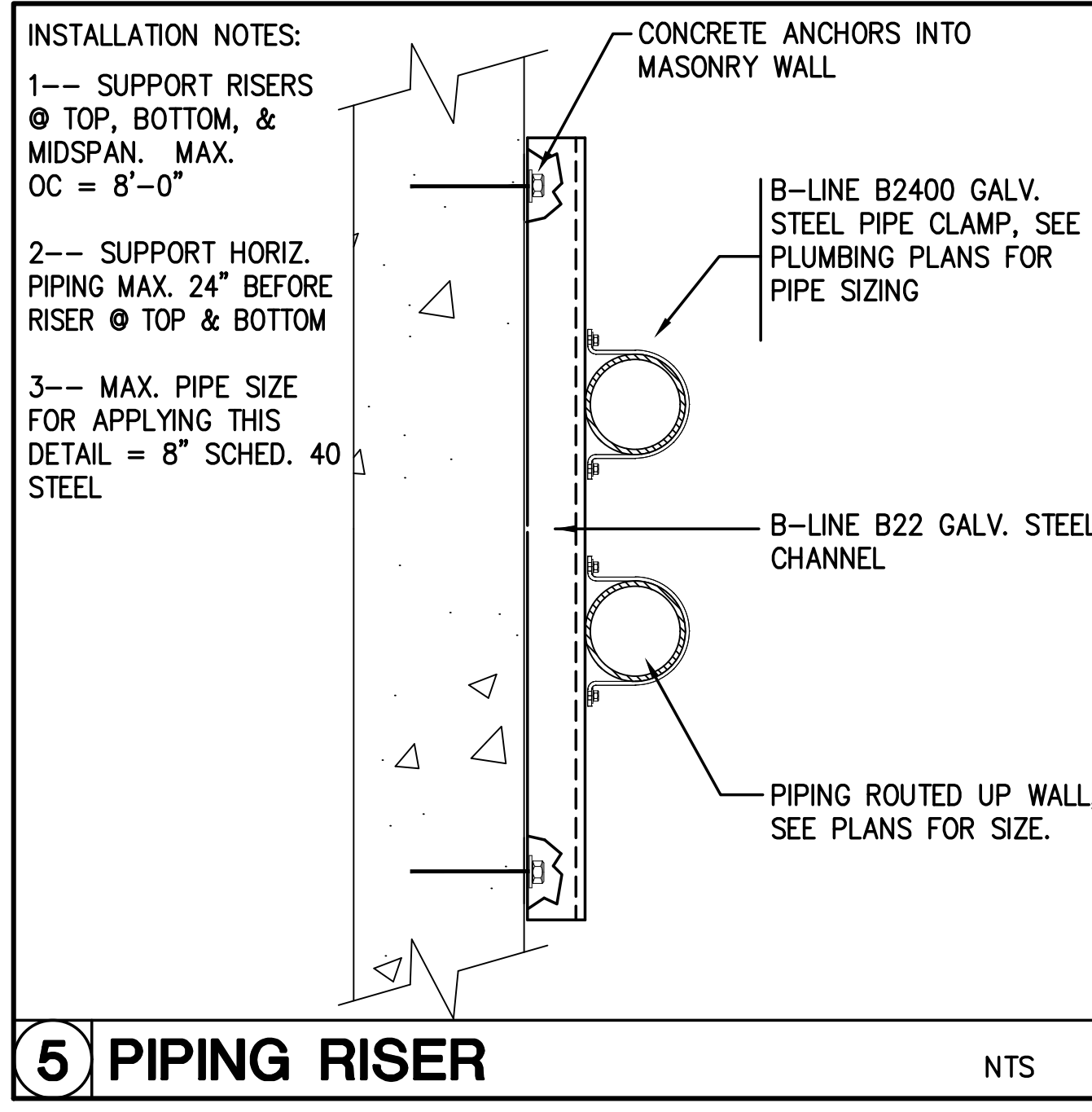
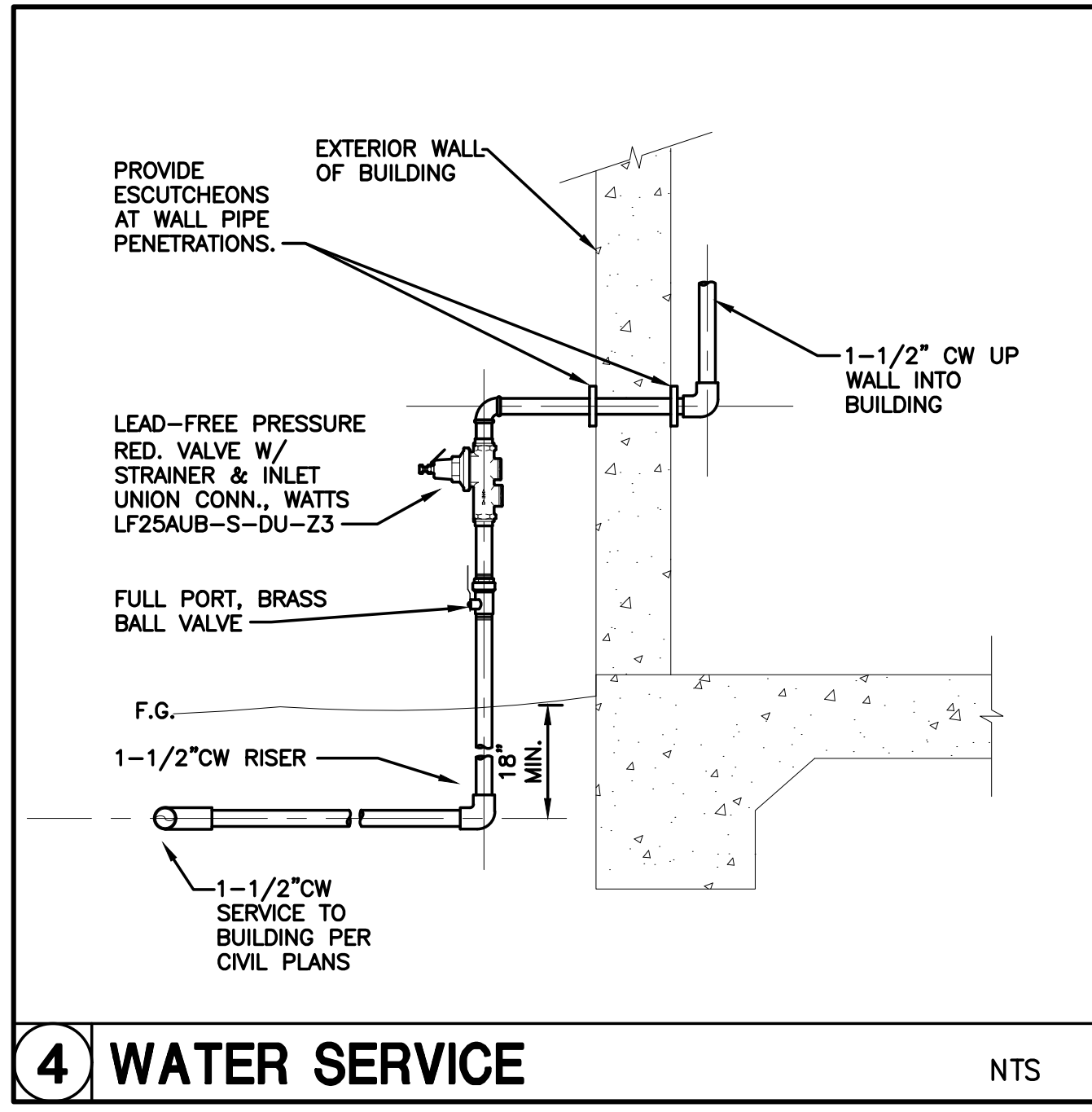
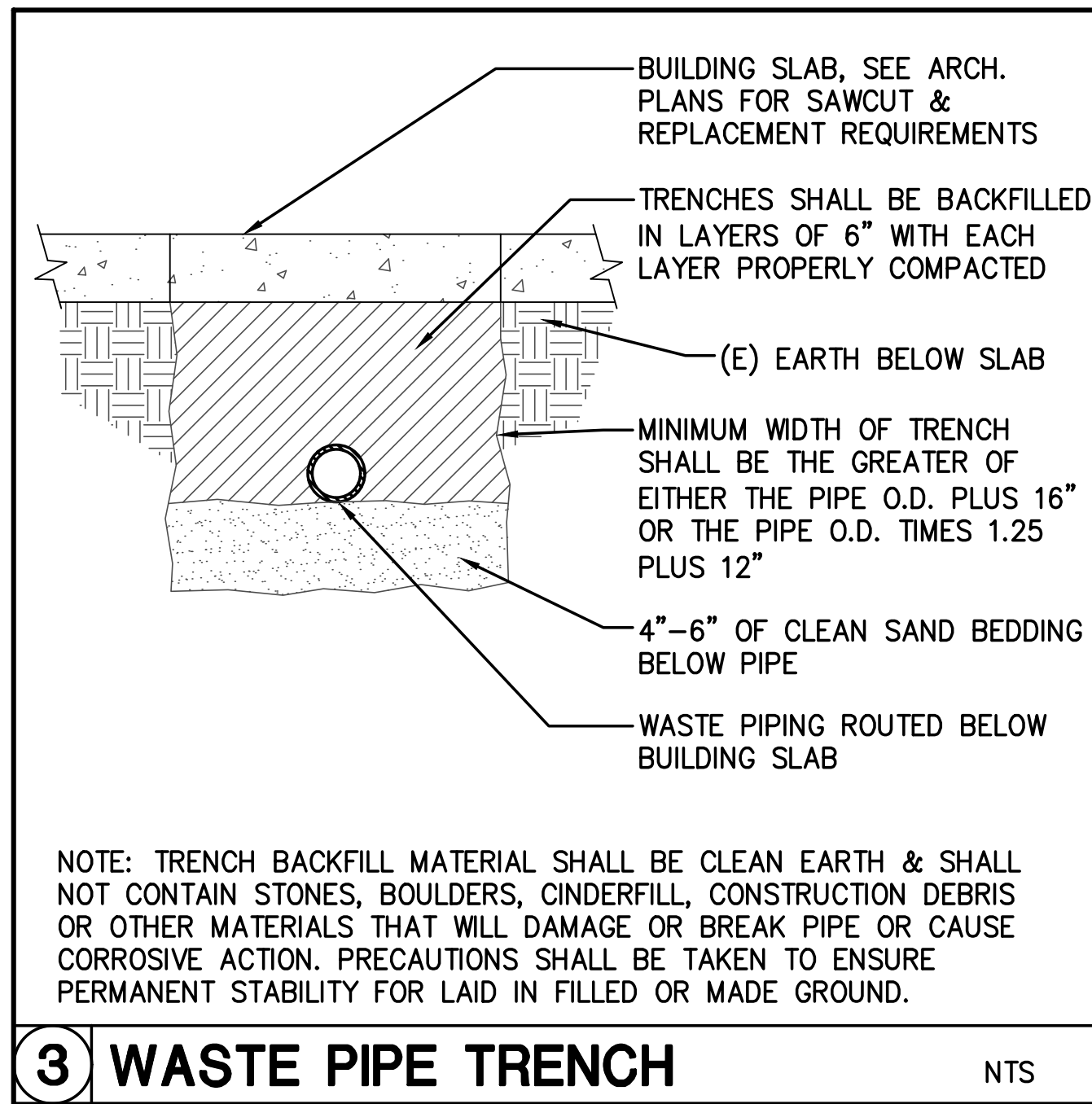
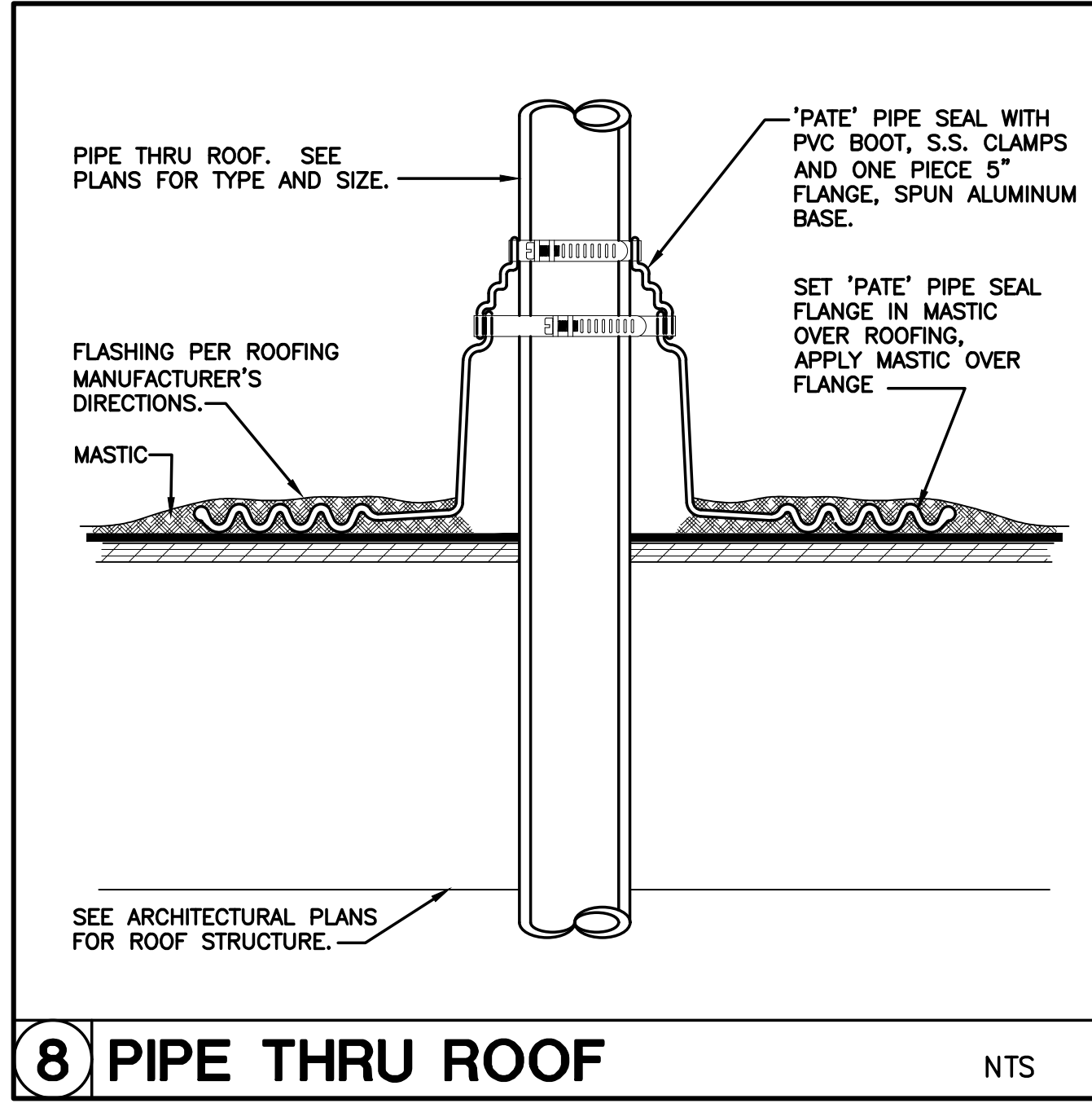
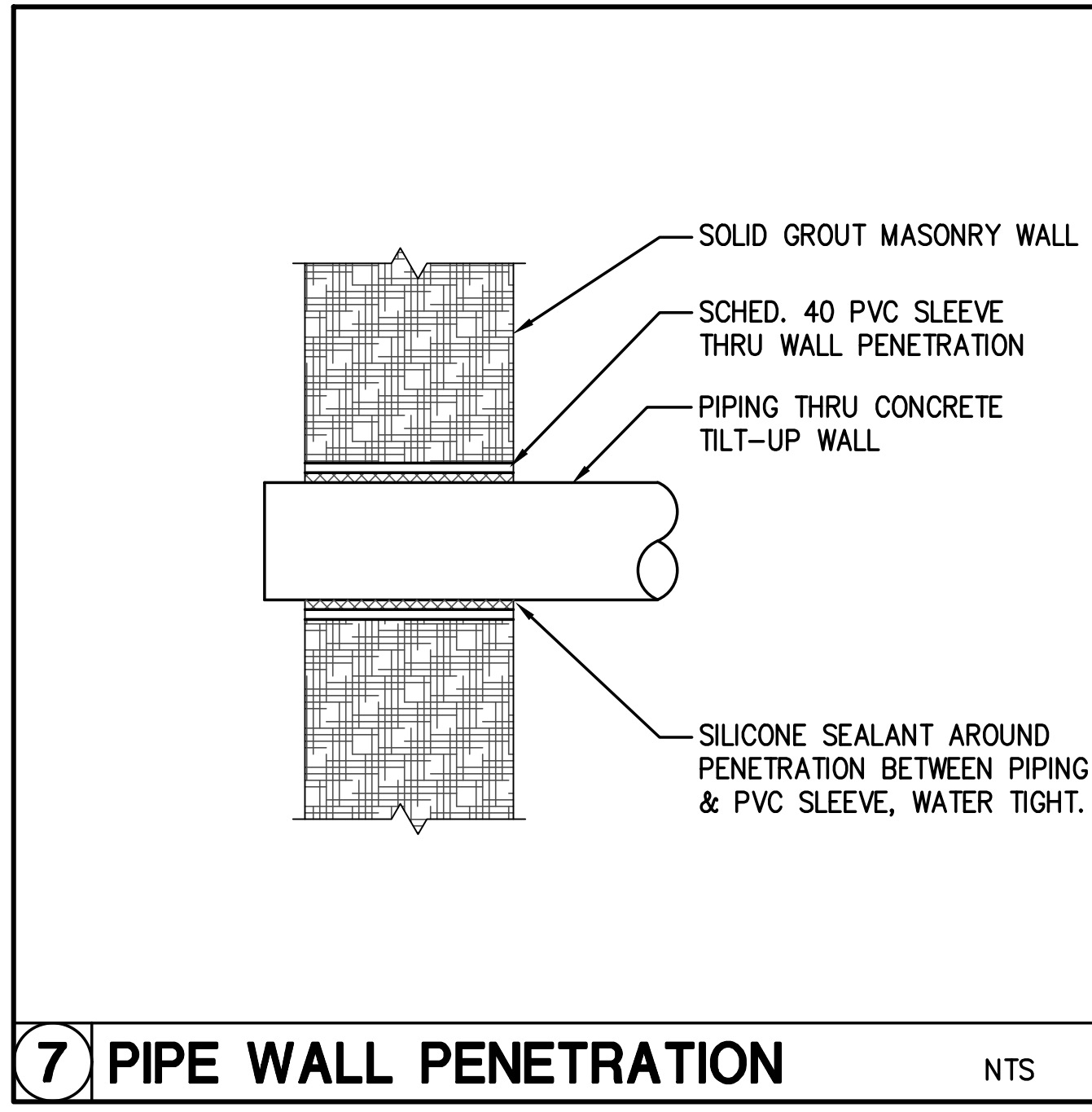
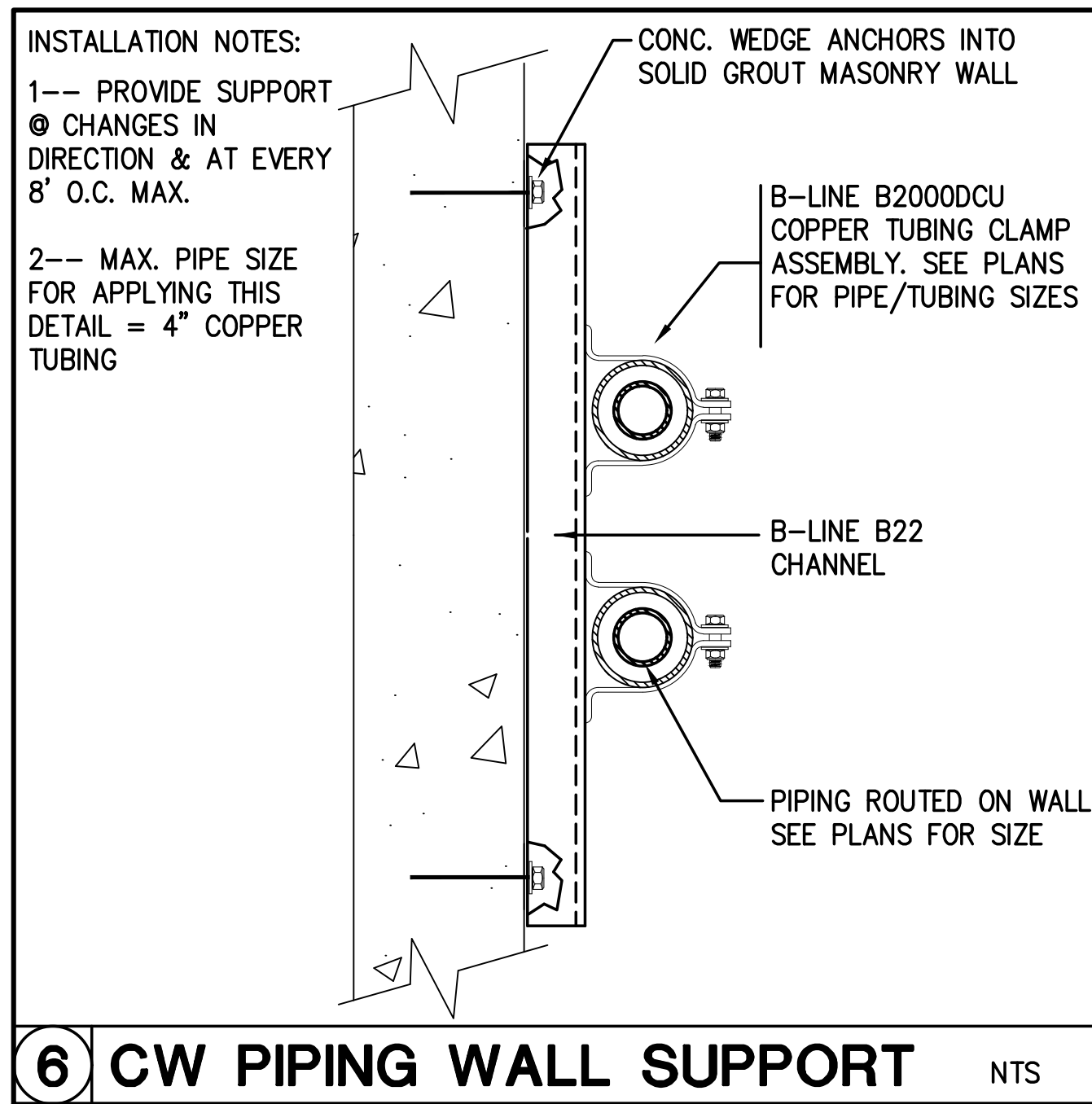
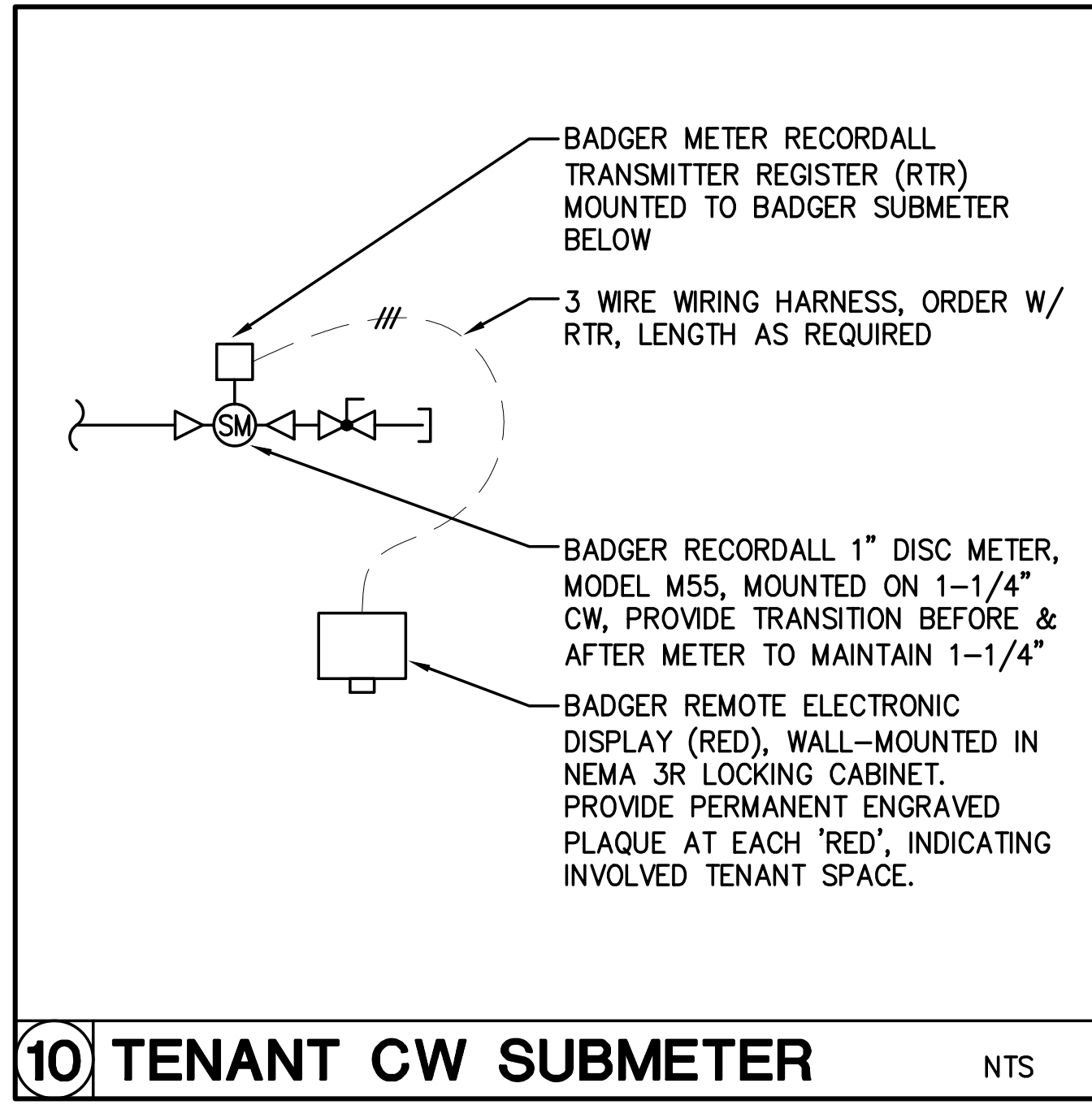
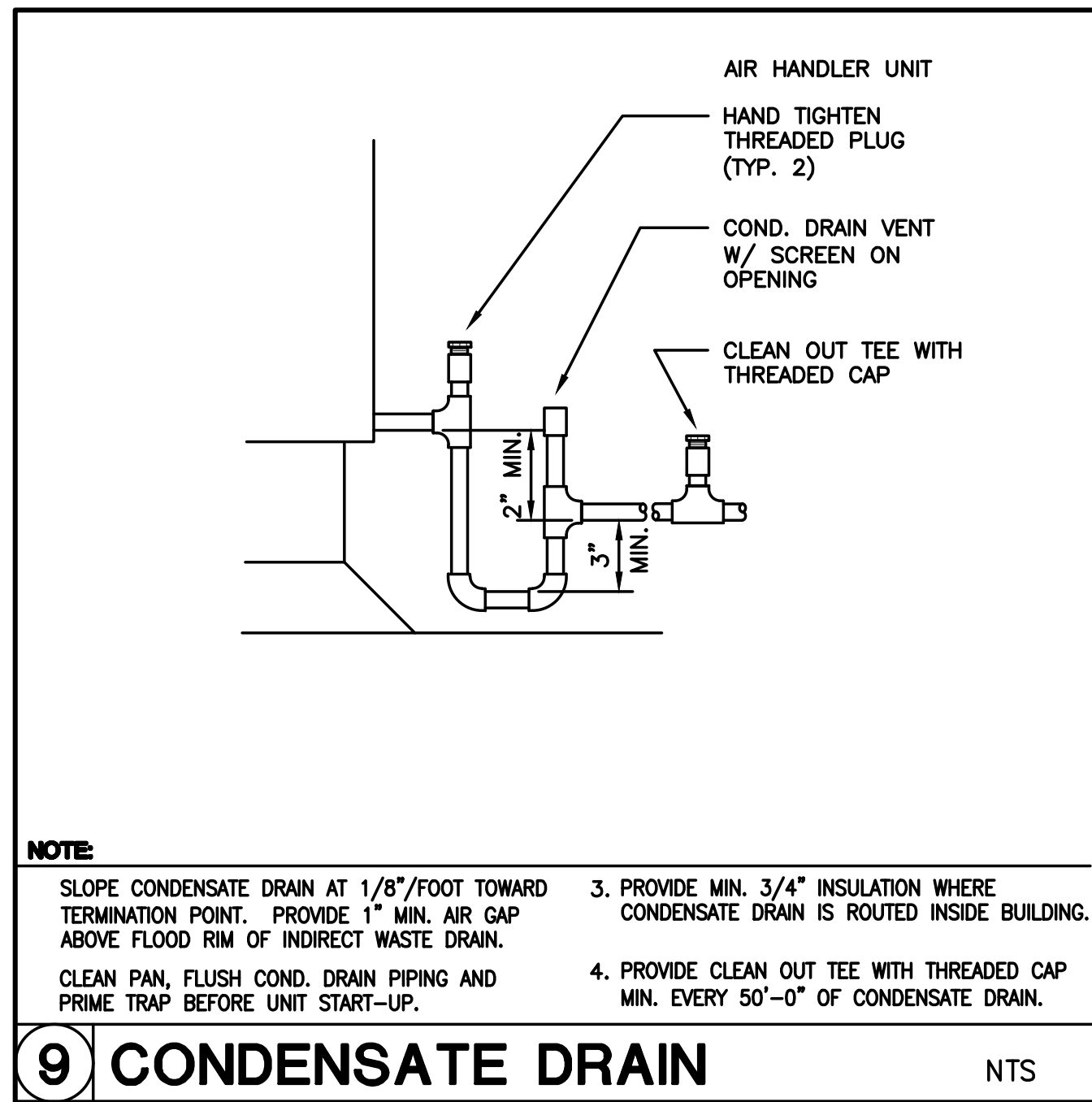
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 4744 BUILDING REMODEL

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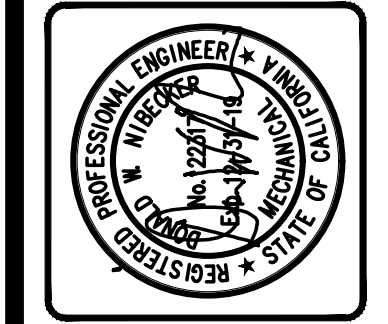
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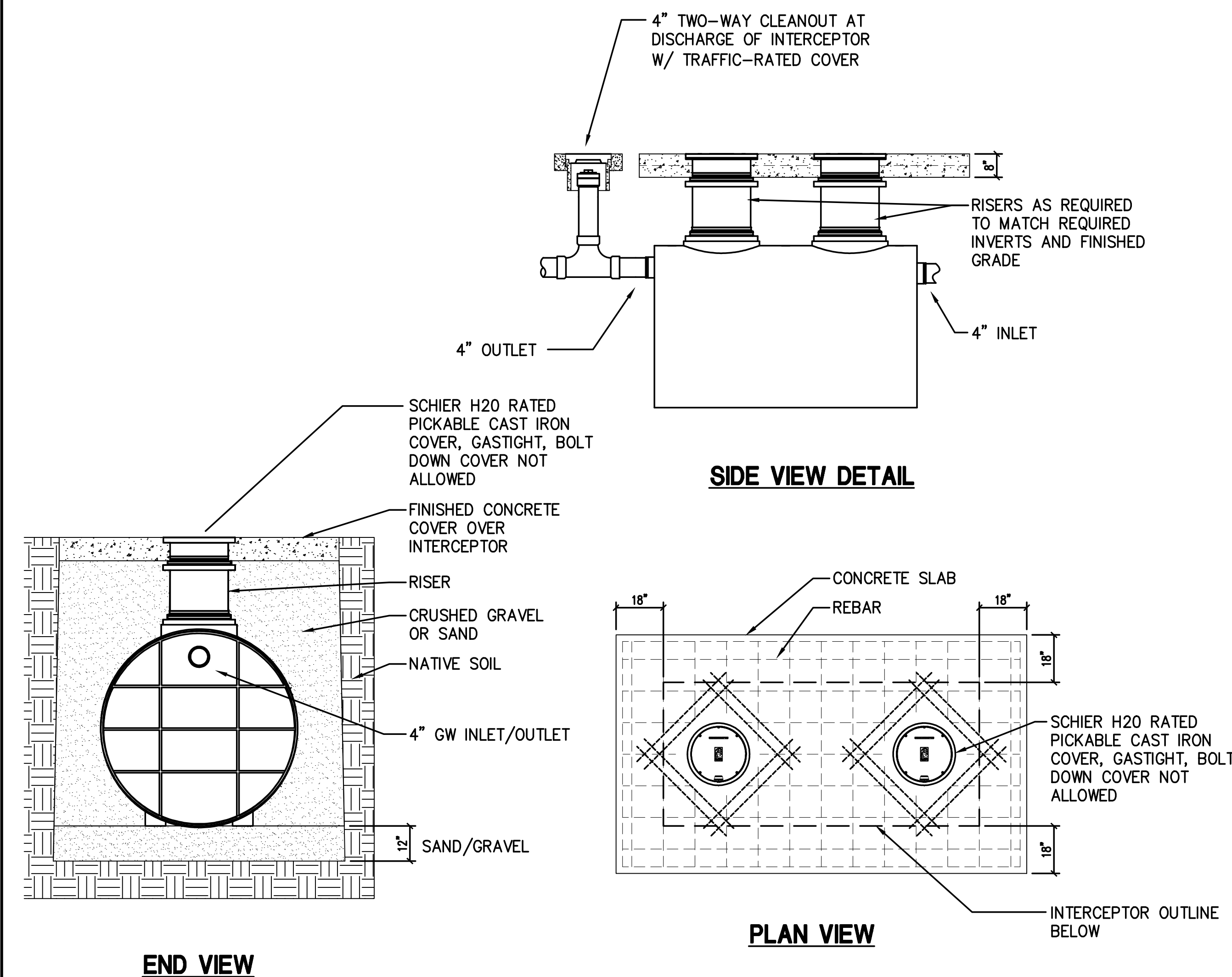


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MANUF.	MODEL NUMBER	LIQUID CAPACITY GALLONS	DIA.	OVERALL LENGTH
SCHIER	GGI-1500	1500	68"	120"



INSTALLATION NOTES:

EXCAVATION:

- SURROUNDING SOIL MUST BE UNDISTURBED SOIL OR WELL-COMPACTED ENGINEERING FILL.
- MEASURE THE WIDTH & LENGTH OF THE TANK & EXCAVATE HOLE THAT IS A MINIMUM OF 18" GREATER THAN THE TANK ON ALL SIDES & 12" DEEPER THAN TANK BOTTOM.
- AFTER THE EXCAVATION IS COMPLETE CREATE A WELL-COMPACTED SUPPORT LAYER OF SAND-GRAVEL MIXTURE SO THAT GROUND SUPPORTING TANK IS A MINIMUM 12" ABOVE NATIVE SOIL.

UNIT INSTALLATION:

- LOWER & CENTER UNIT INTO HOLE USING STRAPS AROUND UNIT. DO NOT USE CHAINS OR ACCESSWAYS TO MOVE UNIT.
- ENSURE THE UNIT TOPS ARE LEVEL WITH FINISHED GRADE.
- REMOVE RETAINER CLIPS FROM CAST IRON COVERS PRIOR TO BURIAL.
- FILL UNIT W/ WATER BEFORE BACKFILLING TO STABILIZE UNIT & PREVENT FLOAT-OUT DURING BACKFILLING.
- VENTURA WASTEWATER INSPECTION REQUIRED, CONTACT LAUREN ARMISTEAD, (805)577-4112. 1500 GALLON SCHIER APPROVED, IF ANY CHANGES ARE MADE TO THIS SPEC, VENTURA WASTEWATER SHALL BE NOTIFIED PRIOR TO PROCEEDING.

BACKFILLING & FINISHED CONCRETE SLAB

- BEFORE BACKFILLING & POURING OF SLAB, SECURE COVERS & RISERS TO THE UNIT.
- BACKFILL EVENLY AROUND TANK USING CRUSHED AGGREGATE (APPROX. 3/4" SIZE ROCK OR SAND W/ NO FINES). WORK BACKFILL UNDER THE UNIT USING A PROBE TO ENSURE THE UNIT IS FULLY SUPPORTED.
- THICKNESS OF CONCRETE AROUND COVERS TO BE VERIFIED WITH PROJECT CIVIL ENGINEER. CONCRETE TO BE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. SLAB MUST EXTEND 18" OUTSIDE THE UNIT FOOTPRINT.
- MANHOLE RISERS, BASE RING & MONHOLE COVERS SHALL BE SUPPORTED W/ A COMMON CONCRETE COLLAR. THE COLLAR SHALL EXTEND 12" OUT FROM THE MANHOLE & JOIN BOTH RISERS. USE 5 INCHES OF CONCRETE W/ REBAR & SET ELEVATION OF THE COVER APPROX. 1/2" TO 1" ABOVE COMMON COLLAR.
- NO. 4 REBAR (1/2" DIA) GRADE 60 STEEL PER ASTM A615, CONNECTED W/ TIE WIRE. REBAR TO BE 2-1/2" FROM EDGE OF CONCRETE & SPACED IN A 12" GRID W/ 4" SPACING ROUND ACCESS OPENINGS.

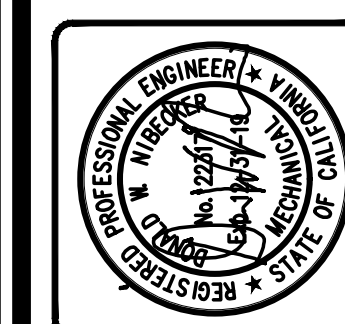
1 GREASE INTERCEPTOR - 1,500 GALLON

NTS

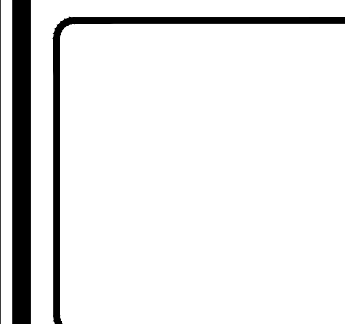


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Sheet Title	Revisions	R&A No.	Date	Drawn	Checked	Consult
		AIG307	02-29-2019		D.N.	

**RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL**

4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
P4.03

THIS SHEET WAS ORIGINALLY PRINTED ON A 24" x 36" SHEET. RASMUSSEN & ASSOCIATES ARCHITECTURE INTERIORS 21 S. CALIFORNIA STREET FORTY FIFTH FLOOR VENTURA, CALIFORNIA 93001 (800) 648-1234

PERMIT SUBMITTAL RIVIERA SHOPPING CENTER 4744 BUILDING REMODEL 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD VENTURA, CA 93003

FILE PATH & NAME: C:\1-PROJECTS\RASMUSSEN\PROJECTS\RIVIERA FOOD COURT\10.DWG PLOTTED: 3:54 PM

ABBREVIATIONS table listing electrical symbols and their corresponding components like MCC, MCB, MFC, etc.

U.L. STANDARD 486B TORQUING RECOMMENDATIONS table with columns for wire size, slot width, slot length, and torque values.

THIS TABLE GIVES RECOMMENDED CONDUCTOR INSTALLATION TORQUES FOR COPPER AND ALUMINUM CONDUCTORS. THEY ARE FOR GUIDANCE ONLY WHERE NO TIGHTENING INFORMATION IS AVAILABLE...

CEC WIRE FILL TABLE 370-16 table showing junction box dimensions and maximum number of conductors.

GENERAL ELECTRICAL NOTES SCOPE: THE DRAWINGS AND THESE GENERAL NOTES DESCRIBE THE SCOPE OF WORK AND SYSTEMS. THE MATERIAL REQUIRED FOR THE WORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY...

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2.) DO ALL DRILLING, CUTTING, CHANNELING AND PATCHING REQUIRED TO INSTALL ELECTRICAL WORK AS INDICATED OR HERIN SPECIFIED. ALL HOLES, CURBS, ETC. IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED...

3.) ALL CONDUIT RUNS SHALL BE CONCEALED, UNLESS SHOWN OTHERWISE. PROVIDE A PULL WIRE IN ALL EMPTY CONDUITS. 4.) EXISTING CONDITION SHOWN IS FROM AVAILABLE RECORD DRAWINGS AND VISUAL FIELD SURVEY AND IS SHOWN FOR REFERENCE ONLY...

5.) ALL WORK SHOWN IS NEW UNLESS SPECIFICALLY INDICATED AS EXISTING (X). ALL ELECTRICAL EQUIPMENT MOUNTING AND ANCHORAGE MUST CONFORM WITH LOCAL AND STATE SEISMIC CODES. TELEPHONE SYSTEMS: PROVIDE RACEWAYS, AND ALL MATERIAL INCLUDING PULLING CABLE IN EACH RACEWAY AS REQUIRED FOR THE TELEPHONE SYSTEM PER THE SERVING TELEPHONE COMPANY REQUIREMENTS...

6.) ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE IN STRAIGHT LINES PARALLEL TO, OR AT RIGHT ANGLES TO, COLUMN LINES OR BEAMS...

7.) ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE IN STRAIGHT LINES PARALLEL TO, OR AT RIGHT ANGLES TO, COLUMN LINES OR BEAMS...

8.) CONTRACTOR SHALL EXAMINE PLANS AND VERIFY IN FIELD LOCATIONS OF ALL FIRE RATED WALLS, CEILING AND FLOORS. CONTRACTOR SHALL SEAL ALL ELECTRICAL SYSTEM PENETRATIONS THROUGH FIRE RATED WALLS, CEILING AND FLOORS WITH U.L. LISTED MATERIAL APPROVED BY THE AUTHORITY HAVING JURISDICTION...

9.) CONTRACTOR SHALL EXAMINE PLANS AND VERIFY IN FIELD LOCATIONS OF ALL FIRE RATED WALLS, CEILING AND FLOORS. CONTRACTOR SHALL SEAL ALL ELECTRICAL SYSTEM PENETRATIONS THROUGH FIRE RATED WALLS, CEILING AND FLOORS WITH U.L. LISTED MATERIAL APPROVED BY THE AUTHORITY HAVING JURISDICTION...

10.) SURFACE MOUNTED RACEWAY COMPLETENESS: CONTRACTOR SHALL PROVIDE ALL RACEWAY, FITTINGS, SUPPORTS, BOXES, DEVICES, PLATES, ETC. NECESSARY FOR A COMPLETE AND WORKABLE SURFACE MOUNTED ELECTRICAL RACEWAY SYSTEM. PRIOR TO INSTALLATION, CONTRACTOR SHALL PERFORM A PRE-INSTALLATION SURFACE MOUNTED RACEWAY JOB WALK WITH OWNER ARCHITECT FOR CONTRACTOR TO FIELD VERIFY EXACT ROUTING OF ANY & ALL SURFACE MOUNTED RACEWAYS...

ELECTRICAL SYMBOL LIST

DIMENSIONS INDICATED ARE MEASURED TO CENTERLINE OF ENCLOSURE, UNLESS OTHERWISE NOTED. NOTE: SOME SYMBOLS SHOWN MAY NOT APPLY TO THIS PROJECT.

ANNOTATIONS & CALLOUTS 1. ELECTRICAL KEYNOTE: DENOTES KEYNOTE #1 OF NOTES ON SAME SHEET. 2. INDICATES LIGHTING FIXTURE TAG NUMBER. 3. INDICATES WATTAGE OF LIGHT FIXTURE (FOUND ON LIGHT FIXTURE SCHEDULE).

CONDUIT & WIRING SYMBOLS 1. CONDUIT RUN CONCEALED ABOVE CEILING OR IN WALLS. 2. CONDUIT RUN CONCEALED BELOW FLOOR OR UNDERGROUND. 3. CONDUIT RUN CONCEALED IN WALLS OR UNDERGROUND.

LIGHTING FIXTURE SYMBOLS 1. 2'x4' CEILING MOUNTED FLUORESCENT LIGHT FIXTURE W/OUTLET BOX (RECESSED, SURFACE MOUNTED). 2. 2'x2' CEILING MOUNTED FLUORESCENT LIGHT FIXTURE W/OUTLET BOX (RECESSED, SURFACE MOUNTED).

APPLICABLE CODES AND REGULATIONS PART 12-CALIFORNIA REFERENCE STANDARDS CODE 2016 EDITION. PARTIAL LIST OF NFPA STANDARDS: NFPA 13-AUTOMATIC SPRINKLER SYSTEM, 2016 EDITION.

POWER 1. PANELBOARD PER PLANS, FLUSH MOUNTED ON WALL @ +6'-6" TO TOP OF TRIM. 2. PANELBOARD PER PLANS, SURFACE MOUNTED ON WALL @ +6'-6" TO TOP OF TRIM.

VOICE/DATA SYMBOLS 1. TELE/DATA OUTLET BOX IN WALL @ +18" STUB A 1" CO UP 12" ABOVE ACCESSIBLE CEILING WITH BUSHING, 55 BOX WITH 1-GANG P-RING, UN.

CIRCUIT BREAKERS AND FUSES 1. MOLDED CASE CIRCUIT BREAKER 225 AMP FRAME, 150Amp TRIP RATING, 3-POLE. 2. FUSED SWITCH, 100 AMP SWITCH RATING WITH 60 AMP FUSES, 3-POLE.

FIRE ALARM SYMBOLS 1. FIRE RISER TAMPER SWITCH. 2. FIRE RISER FLOW SWITCH. 3. DUCT DETECTOR.

PERMIT SUBMITTAL

RIVIERA SHOPPING CENTER 4744 BUILDING REMODEL

4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD VENTURA, CA 93003

2019-05-17 BID SET

FERRANTI ENGINEERING CONSULTING ELECTRICAL ENGINEERS 1211 MARICOPA HWY., SUITE 250 OJAI, CA 93023 (805) 705-4772 DALEFERRANTI@LIVE.COM

RASMUSSEN & ASSOCIATES Architecture Planning Interiors 21 S. CALIFORNIA STREET FORTY FIFTH FLOOR VENTURA, CALIFORNIA 93001 (800) 648-1234

GENERAL ELECTRICAL NOTES AND SYMBOLS R&A No: A161307 Date: 05-9-2019 Drawn: Checked: D.F. Consult: No.

Sheet No. E1.0

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GENERAL ELECTRICAL SPECIFICATIONS

GENERAL:

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERABLE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS. THE COMPLETE INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LATEST NATIONAL ELECTRICAL CODE AND ALL LOCALLY ADOPTED AMENDMENTS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:

1. CALIFORNIA ELECTRICAL CODE-LATEST EDITION
 1. CALIFORNIA ADMINISTRATIVE CODE, TITLE 24
 2. CALIFORNIA ADMINISTRATIVE CODE, TITLE 19 FIRE CODE
 3. UNDERWRITERS LABORATORY
 4. AMERICAN NATIONAL STANDARD INSTITUTE
 5. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
 6. ALL OTHER APPLICABLE STATE, LOCAL LAWS AND REGULATIONS

WHERE THESE SPECIFICATIONS CALL FOR A HIGHER STANDARD THAN THE ABOVE-MENTIONED RULES, THE SPECIFICATIONS SHALL GOVERN.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL WORK IN ACCORDANCE WITH STAMPED PLANS APPROVED BY THE ELECTRICAL DIVISION OF THE DEPARTMENT OF BUILDING AND SAFETY.

PRIOR TO CONTRACTOR SUBMITTING HIS/HER BID, HE/SHE SHALL VISIT THE JOB SITE TO BECOME COMPLETELY FAMILIAR WITH ALL ASPECTS OF THE NEW CONSTRUCTION AND ALL REQUIREMENTS THAT MAY BE IMPOSED BY THE OWNER. FAILURE TO DO THIS WILL RELIEVE OWNER OF ANY FINANCIAL OBLIGATION FOR EXTRA WORK OR COST INCURRED BY THE CONTRACTOR. CONTRACTOR SHALL TAKE NOTICE OF ALLOWABLE WORK HOURS, ON-SITE STORAGE FACILITIES, AND AVAILABLE PARKING AND INCLUDE THIS IN HIS/HER BID.

ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

ACCURATE RECORD DRAWINGS SHALL BE MAINTAINED AND PRESENTED TO THE OWNER AND ELECTRICAL ENGINEER AT THE TIME OF OCCUPANCY PERMIT.

THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL HIS/HER WORK FOR ONE YEAR AFTER ACCEPTANCE AND FURNISH ALL MANUFACTURER WARRANTIES FOR THE EQUIPMENT HE/SHE FURNISHES.

THE CONTRACTOR SHALL INSTALL ALL ELECTRICAL EQUIPMENT IN A NEAT AND WORKMANLIKE MANNER. ELECTRICAL EQUIPMENT SHALL BE FIRMLY SECURED TO THE SURFACE ON WHICH IT IS MOUNTED.

SHOP DRAWINGS SHALL BE SUBMITTED ON ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT, INCLUDING SERVICE-ENTRANCE EQUIPMENT, LIGHTING FIXTURES, ELECTRICAL DEVICES, WIRING DEVICES, AND PLATES, AND EQUIPMENT FOR MISCELLANEOUS SYSTEMS. EACH ITEM OF EQUIPMENT PROPOSED SHALL BE A STANDARD CATALOG PRODUCT OF AN ESTABLISHED MANUFACTURER. THE SHOP DRAWING SHALL GIVE COMPLETE INFORMATION ON THE PROPOSED EQUIPMENT. EACH ITEM OF THE SHOP DRAWING SHALL BE PROPERLY LABELED, INDICATING THE INTENDED SERVICE OF THE MATERIAL, THE JOB NAME, AND THE ELECTRICAL CONTRACTOR'S NAME.

WHERE EQUIPMENT IS IDENTIFIED BY MANUFACTURER AND CATALOG NUMBER, IT SHALL BE CONSTRUED AS THE BASE OF REQUIREMENTS FOR QUALITY AND PERFORMANCE. THESE MANUFACTURERS FOR EQUIPMENT ARE IDENTIFIED BY NAME. THE ELECTRICAL CONTRACTOR MAY SUBMIT FOR APPROVAL, SIMILAR EQUIPMENT BY OTHER MANUFACTURERS AS SUBSTITUTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SUFFICIENT SUPPORTING DATA TO PERMIT EVALUATION OF THE PROPOSED SUBSTITUTE WITH RESPECT TO QUALITY PERFORMANCE, SERVICE RECORDS AND WARRANTY. THE ENGINEER'S DECISION AS TO WHETHER THE SUBMITTED EQUIPMENT IS ACCEPTABLE SHALL BE FINAL AND BINDING.

ALL CHANGES NECESSARY TO ACCOMMODATE THE SUBSTITUTED EQUIPMENT SHALL BE MADE AT THE CONTRACTOR'S EXPENSE, AND SHALL BE AS APPROVED BY THE ENGINEER. DETAILED DRAWINGS INDICATING THE REQUIRED CHANGES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME THE SUBSTITUTION IS REQUESTED.

IF SUBSTITUTIONS ARE MADE IN LIEU OF THE LIGHTING FIXTURES SPECIFIED, PHOTOMETRIC PERFORMANCE, FORM, DIMENSION, DESIGN AND PROFILE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

AT COMPLETION OF WORK, THIS CONTRACTOR SHALL CLEAN UP AND REMOVE ALL DEBRIS AND MATERIALS NOT INSTALLED IN WORK, DISPOSE IN AN ENVIRONMENTALLY APPROVED MANNER, LEAVING PREMISES CLEAN.

ELECTRICAL CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION SERVICE IF REQUIRED FOR THIS PROJECT TO MAINTAIN ESSENTIAL SERVICES DURING CIRCUIT CUT-OVER PERIODS.

SECURE PERMISSION FROM THE OWNER BEFORE PERFORMING ANY CUTTING OR PATCHING WORK WHICH IS LIKELY TO AFFECT THE STRENGTH OF A STRUCTURAL MEMBER. ALL PENETRATIONS THROUGH CONCRETE CONSTRUCTION SHALL BE DONE BY THE MEANS DENOTED BY ARCHITECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL EQUIPMENT AND WIRING AS REQUIRED AND AS INDICATED ON THE ELECTRICAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS. SEE MECHANICAL DRAWINGS FOR EXACT EQUIPMENT LAYOUTS AND REQUIREMENTS INCLUDING SIZES, VOLTAGES, CONTROL WIRING, CONTROL DEVICES TO BE FURNISHED AND/OR INSTALLED, LOCATIONS AND OTHER REQUIREMENTS.

CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS AND ROUTING SHALL BE DETERMINED IN THE FIELD TO SUIT CONDITIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE AND OBTAIN APPROVAL FOR ALL NECESSARY ADJUSTMENTS IN CIRCUITING AS REQUIRED TO ACCOMMODATE THE RELOCATIONS OF EQUIPMENT AND/OR DEVICES WHICH ARE AFFECTED BY ANY APPROVED AUTHORIZED CHANGE. ALL CHANGES SHALL BE CLEARLY INDICATED ON THE RECORD (AS-BUILT) DRAWINGS.

ALL MATERIAL AND EQUIPMENT SHALL BE NEW, U.L. LISTED, APPROVED BY THE LOCAL JURISDICTION AND, UNLESS OTHERWISE NOTED, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. EQUIPMENT EXPOSED TO WEATHER SHALL BE U.L. LISTED WEATHERPROOF.

ALL MOTORS OR EQUIPMENT LOCATED OUT OF SIGHT OR MORE THAN 50 FEET FROM AN ELECTRICAL PANEL, SHALL HAVE HORSEPOWER DISCONNECTS INSTALLED AT THE MOTOR EQUIPMENT.

ALL REQUIRED POWER OUTAGES THAT ARE NECESSARY IN ORDER TO COMPLETE ANY PORTION OF THE WORK SHALL BE ENTIRELY AT THE OWNER'S CONVENIENCE AND AT A TIME DESIGNATED BY HIM/HER AND BE FULLY COORDINATED WITH THE OWNER'S REPRESENTATIVE. A MINIMUM OF 48 HOURS OF ADVANCED NOTICE SHALL BE GIVEN TO THE OWNER OF THE DESIRED, OWNER SHALL APPROVE THE OUTAGE BEFORE THIS CONTRACTOR DISCONNECTS ANY CIRCUITS. CONTRACTOR SHALL FURNISH, INSTALL AND REMOVE ANY TEMPORARY JUMPERS ETC. TO MAINTAIN ALL LOADS THAT THE OWNER DESIGNATES AS NOT BEING ABLE TO SHUT DOWN DURING CONSTRUCTION.

SHOULD ANY CONDITIONS EXIST THAT DIFFER FROM WHAT IS INDICATED ON THESE DRAWINGS THAT CAUSE DEVIATIONS IN THE WORK SHOWN, THE CONTRACTOR SHALL IN A TIMELY MANNER SO NOT TO IMPAIR THE CONSTRUCTION SCHEDULE OR SEQUENCE OF EVENTS, SUBMIT A WRITTEN REPORT OF THE CONDITIONS FOUND TO THE OWNER'S REPRESENTATIVE FOR APPROPRIATE DIRECTION ON HOW TO COMPLETE THE WORK IN QUESTION.

PRIOR TO START OF INSTALLATION THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF EACH OUTLET AND DEVICE WITH THE OWNER'S REPRESENTATIVE. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY OUTLET OR DEVICE UP TO 8 FEET FROM THE LOCATION INDICATED ON THE PLANS AT NO ADDITIONAL COST.

ALL FEEDER LENGTHS INDICATED ON SINGLE LINE DIAGRAMS OR FEEDER SCHEDULE ARE FOR VOLTAGE DROP PURPOSES ONLY AND ARE NOT TO BE USED FOR MATERIAL TAKE-OFF OR BIDDING PURPOSES.

COORDINATE ALL EXIT SIGN LOCATIONS WITH THE LOCAL FIRE MARSHAL PRIOR TO BEGINNING WORK.

THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY DIMENSIONS, CLEARANCES, OBSTRUCTIONS, TYPE OF CONSTRUCTION, DOOR SWINGS, SINK AND SPLASH BOARD DIMENSIONS AND BATH MIRRORS, TO CLEAR SWITCHES AND RECEPTACLES PRIOR TO INSTALLATION.

WHERE ACCESS PANELS FOR ACCOMMODATING ELECTRICAL WORK ARE LOCATED AND/OR SIZED ON THESE DRAWINGS, OR DRAWINGS PREPARED UNDER SEPARATE DIVISIONS OF THE WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RE-SIZE AND/OR PROVIDE SUITABLE ACCESS PANELS FOR THE CONDITIONS. WHERE INSUFFICIENT SPACE EXISTS TO ACCOMMODATE LARGER ACCESS PANELS, A SUITABLE ALTERNATIVE IS TO MOUNT THE ELECTRICAL COMPONENTS TO THE BACKSIDE OF THE HINGED DOOR WITH AN APPROPRIATELY SIZED AND CODE APPROVED FLEXIBLE FITTING, THIS ALLOWING ACCESS TO ELECTRICAL COMPONENTS FROM THE OCCUPIED SPACE IN LIEU OF THE ATTIC.

WHERE ELECTRICAL RACEWAYS ARE INSTALLED THROUGH 2 TO 4-HOUR RATED FLOORS OR WALLS, THE CONTRACTOR SHALL PROVIDE APPROPRIATE FITTINGS APPROVED BY THE LOCAL AUTHORITIES FOR THE INTENDED PURPOSE AND APPLICATION. FITTINGS SHALL SEAL TIGHT THE INTERIOR AND EXTERIOR OF EACH RACEWAY PENETRATION TO PROHIBIT FIRE PASSING FROM ONE AREA TO ANOTHER. WHERE EMPTY CONDUITS ARE INSTALLED FOR FUTURE USE, THE CONTRACTOR SHALL PROPERLY SEAL THE RACEWAY TO COMPLY WITH THE PROVISIONS INDICATED ABOVE. THE ELECTRICAL CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW THE PROPOSED FITTINGS TO BE USED AND DETAILS REGARDING THE INSTALLATION METHODS PRIOR TO THEIR INSTALLATION. THE INSTALLATION SHALL NOT BE COMPLETED UNTIL FINAL APPROVAL HAS BEEN RECEIVED FROM THE ARCHITECT TO PROCEED.

AS A CONDITION FOR FURNISHING MATERIAL TO THIS PROJECT, THE MANUFACTURERS AND SUPPLIERS AGREE TO DEFEND, HOLD HARMLESS, AND TO INDEMNIFY OWNER, ARCHITECT, ELECTRICAL ENGINEER, AND ALL RELATED SUBSIDIARIES AGAINST ANY LIABILITY ARISING OUT OF PRODUCT FAILURE OR MANUFACTURING DEFECT OF THE EQUIPMENT THEY FURNISH.

DEMOLITION:

THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE NECESSARY DEMOLITION WORK REQUIRED TO ACCOMMODATE THE REMODELING WITHIN THE VARIOUS PROJECT AREAS. RESTORE CONTINUITY OF ALL EXISTING CIRCUITING THAT IS TO REMAIN THAT BECOMES DISTURBED AS A RESULT OF THE WORK PERFORMED DURING CONSTRUCTION. FURNISH ALL LABOR AND MATERIALS TO REROUTE CIRCUITRY TO REMAIN, CONCEAL FROM VIEW IN PUBLIC AREAS AND MAINTAIN ALL CODE REQUIRED CLEARANCES AND ACCESSIBILITY. FIELD VERIFY ALL CONDITIONS AND REQUIREMENTS PRIOR TO STARTING WORK. WHERE EXISTING CONDUITS BECOME EXPOSED AS A RESULT OF THE NEW WORK, CONTRACTOR SHALL REMOVE AS REQUIRED TO SUIT CONDITIONS TO CONCEAL SUCH CONDUIT FROM VIEW IN ALL PUBLIC AND BACK OF HOUSE AREAS.

ALL WIRING WITHIN EXISTING OUTLETS ARE TO BE RE-IDENTIFIED WITH EASY-MARKERS TO REFLECT THE NEW CIRCUIT DESIGNATIONS WHERE REWORK OR EXISTING IS REQUIRED TO COMPLETE NEW WORK.

ALL EXISTING ELECTRICAL EQUIPMENT AND MATERIAL THAT IS REMOVED AS A PART OF THIS WORK SHALL BE DELIVERED TO OWNER AT A LOCATION ON THE PROPERTY THAT HE/SHE DESIGNATES.

WHERE EXISTING OUTLETS, AFFECTED BY THE NEW WORK ARE TO BE ABANDONED, REMOVE EXISTING OUTLET AND WIRING, CUT OFF AND PLUG EXISTING CONDUIT. WHERE THERE IS A POSSIBILITY TO REUSE A PORTION OF THE EXISTING CONDUIT SYSTEM, EXTEND EXISTING CONDUIT TO NEAREST ACCESSIBLE LOCATION AND PROVIDE JUNCTION BOX WITH SUITABLE COVER. COORDINATE EXTENT OF THIS WORK WITH OWNER'S REPRESENTATIVE.

WIRE AND CABLES:

ALL WIRING SHALL BE COPPER, MINIMUM SIZE #12-AWG. USE THIN IN DRY LOCATIONS ONLY AND THIN IN WET LOCATIONS. ALL FIXED ELECTRICAL APPLIANCES SHALL BE WIRED IN APPROVED ENCLOSURES. ALL FINAL FLEX CONDUIT CONNECTIONS TO ANY EQUIPMENT SHALL INCLUDE SUFFICIENT SLACK IN FLEX TO MOVE WITH THE EQUIPMENT.

COLOR CODE SECONDARY SERVICE, FEEDER AND BRANCH CIRCUIT CONDUCTORS WITH FACTORY APPLIED COLOR AS FOLLOWS:

208Y/120 VOLTS	PHASE	480Y/277 VOLTS
BLACK	A	BROWN
RED	B	ORANGE
BLUE	C	YELLOW
WHITE	NEUTRAL	WHITE
GREEN	GROUND	GREEN

CONDUIT:

CONDUIT INSTALLED WITHIN CONCEALED AREAS MAY BE EMT OR RIGID STEEL. IN EXPOSED AREAS SUBJECT TO CONDUIT DAMAGE, ONLY GALVANIZED RIGID STEEL CONDUIT MAY BE USED. ALL CONDUIT IN FINISHED AREAS SHALL BE CONCEALED. A MAXIMUM OF 4" OF CONDUIT AND WIRE SHALL BE SOLAR EXPOSED.

ALL CONDUITS INSTALLED UNDERGROUND SHALL BE A MINIMUM OF 3/4" UNDERGROUND CONDUITS SHALL BE PVC, SCHEDULE 40 ELECTRICAL CONDUIT, AS MANUFACTURED BY CARLON OR EQUAL, UNLESS OTHERWISE NOTED.

CONDUITS SHOWN ON THE DRAWINGS HAVE BEEN SIZED BASED ON METALLIC RACEWAYS UNLESS NOTED OTHERWISE. ELECTRICAL CONTRACTOR MAY OPT TO USE SCHEDULE 40 PVC WHERE PERMITTED BY CODE AND THE OWNER. IF PVC IS USED, ELECTRICAL CONTRACTOR SHALL SIZE ALL SUCH CONDUITS AS REQUIRED TO INCLUDE GROUND CONDUCTOR, AND SHALL SIZE GROUND WIRE PER CODE. PVC RACEWAYS SHALL NOT BE INSTALLED ABOVE GRADE. ALL FLEX CONDUITS SHALL INCLUDE A GROUNDING CONDUCTOR SIZED PER THE NEC.

ALL PVC UNDERGROUND CONDUITS SHALL UTILIZE COATED OR WRAPPED RIGID STEEL ELBOWS AND RISERS WHEN RISING ABOVE GRADE, EXCEPT IN AREAS NOT SUBJECT TO MECHANICAL DAMAGE AND WITH PRIOR APPROVAL FROM THE ELECTRICAL ENGINEER. MAINTAIN A MINIMUM OF 6" CLEARANCE BETWEEN ALL CONDUIT SLEEVES. VERIFY WITH GENERAL CONTRACTOR.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE EXPANSION/DEFLECTION FITTINGS FOR CONDUITS CROSSING EXPANSION JOINTS. FITTINGS SHALL BE SUITABLE FOR CONDITIONS TO BE ENCOUNTERED. VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

PARKING LOT CONDUITS SHALL HAVE A MINIMUM COVER OF 24".

OUTLET, PULL BOXES & JUNCTION BOXES:

JUNCTION BOXES AND OUTLET BOXES SHALL BE SIZED PER CODE, BUT IN NO CASE LESS THAN THE FOLLOWING: OUTLETS WITH (9) OR LESS #12 CONDUCTORS SHALL BE 4/8" X 2-1/2"/D AND OUTLETS WITH (10) THROUGH (18) CONDUCTORS SHALL BE 4-11/16" X 2-1/8"/D.

ALL JUNCTION BOXES SHALL CLEARLY INDICATE WITH PERMANENT BLACK MARKER, IN 1/2" LETTERING, THE CIRCUIT NUMBERS AND THE SOURCE OF POWER OF ALL CONDUCTORS CONTAINED WITHIN THAT JUNCTION BOX. OUTLETS FOR THE ATTACHMENT OF THE FIXTURES TO BE PROVIDED WITH 3/8" MALLEABLE IRON FIXTURE STUDS AND BOX HANGERS WHERE REQUIRED.

TELEPHONE OUTLETS SHALL BE DOUBLE GANG BOX WITH SINGLE GANG 1-HOLE TELEPHONE COVER PLATE, UNLESS OTHERWISE NOTED ON DRAWINGS.

CABLE TELEVISION OUTLETS SHALL BE DOUBLE GANG BOX WITH SINGLE GANG 1-HOLE CATV COVER PLATE, UNLESS OTHERWISE NOTED ON DRAWINGS.

INTERIOR BOXES SHALL BE GALVANIZED STEEL, MANUFACTURERS: B & C METAL STAMPING, BRYANT, GENERAL ELECTRIC, LEVITON COMPANY, MORRIS STEEL CITY, GROUSE-HINDS, APPLETON, RAGO, CARLON.

EXTERIOR BOXES SHALL BE "YS" TYPE BOXES WITH THREADED HUBS AS REQUIRED AND FULLY GASKETED UNLESS OTHERWISE NOTED.

PANELBOARDS:

ALL SWITCHBOARDS AND PANELBOARDS SHALL BE CONSTRUCTED PER THE NATIONAL ELECTRICAL CODE AND ALL LOCALLY ADOPTED AMENDMENTS, WHERE REGULATIONS APPLY. CONSTRUCTION SHALL MEET REQUIREMENTS OF SERVING UTILITY COMPANY. ALL SWITCHBOARDS AND MOTOR CONTROL CENTERS SHALL HAVE WITHSTAND RATINGS GREATER THAN THE AVAILABLE FAULT CURRENT WITH 42,000 AMP BEING THE MINIMUM. CONFIRM CONDITIONS WITH SERVING UTILITY COMPANY. SUBMIT CERTIFICATION OF COMPLIANCE WITH SHOP DRAWINGS.

ALL OVERCURRENT DEVICES IN EQUIPMENT SHALL BE U.L. LISTED TO INTERRUPT THE AVAILABLE FAULT CURRENT. ALL PANELBOARDS AND SWITCHBOARDS SHALL BE GROUNDED IN ACCORDANCE WITH THE NEC AND ALL LOCALLY ADOPTED AMENDMENTS.

WALL-MOUNTED PANELS SHALL BE PROVIDED WITH TRIM AND DOOR CONSTRUCTED OF CODE GAUGE SHEET STEEL AND SHALL HAVE FACTORY FINISH. DOOR SHALL BE FITTED WITH HINGES, SPRING CATCH LATCH AND CYLINDER LOCK. PROVIDE 2 KEYS WITH EACH PANEL. PROVIDE DIRECTORY CARD HOLDER AND TYPEWRITTEN PANEL SCHEDULE. PANELBOARD SHALL BE SO CONSTRUCTED AS TO PROVIDE FOR ADJUSTABLE ALIGNMENT OF TRIM AND INTERIOR PANEL.

PROVIDE ENGRAVED NAMEPLATES IDENTIFYING SWITCHBOARDS AND PANELBOARDS. ALL EQUIPMENT NAMEPLATE IDENTIFICATIONS SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY. PRIOR TO FABRICATING THE FINISHED NAMEPLATES, CONSULT WITH THE OWNER'S BUILDING ENGINEER FOR THE ACTUAL NOMENCLATURE TO BE USED.

PROVIDE PANELBOARDS WITH SEPARATE GROUND BAR.

UNLESS OTHERWISE INDICATED ON PLANS, PANEL SHALL BE INSTALLED WITH TOP OF CABINET AT 6'-6" A.F.F.

MANUFACTURERS SHALL BE SQUARE D OR EQUAL APPROVED BY ENGINEER PRIOR TO BID PROPOSAL.

WHERE LOADS ARE ADDED TO EXISTING PANELBOARDS, THE PANEL SCHEDULE SHALL BE UPDATED AND SHALL INDICATE THE LOCATION AND DESCRIPTION OF THE LOAD.

ALL LUG CONNECTIONS TO PANEL BUSSING, SWITCHES, AND BREAKERS TO BE SIZED TO ACCOMMODATE CONDUCTOR SIZES INDICATED ON THESE DRAWINGS. REDUCTION OF CIRCULAR MIL CAPACITY OF CONDUCTORS IS NOT PERMITTED. ALL LUGS SHALL BE RATED FOR 75 DEGREES CELSIUS.

CIRCUIT BREAKERS:

MOLDED CASE CIRCUIT BREAKERS SHALL BE OF THE QUICK-MAKE, QUICK-BREAK, TRIP-FREE, THERMAL MAGNETIC BOLT-ON TYPE WITH ON-OFF-TRIPPED POSITIONS.

CIRCUIT BREAKERS ABOVE 225 AMPERE RATING SHALL HAVE INTERCHANGEABLE TRIP ELEMENTS.

ALL CIRCUIT BREAKERS SHALL BE CALIBRATED FOR OPERATION IN AN AMBIENT TEMPERATURE OF 40 DEGREES CELSIUS.

ALL MULTI-POLE BREAKERS SHALL BE SO DESIGNED THAT AN OVERLOAD IN ONE POLE AUTOMATICALLY CAUSES ALL POLES TO OPEN.

ALL PANELBOARD CIRCUIT BREAKERS USED FOR DIRECT SWITCHING OR LIGHTING CIRCUITS, SHALL BE SWITCH DUTY RATED.

ALL CIRCUIT BREAKERS SHALL HAVE A MINIMUM 10,000 AC RATING FOR 250V PANELS AND 14,000 AC RATING FOR 600V PANELS.

FUSES:

ALL FUSES SHALL BE MANUFACTURED BY GOULD SHAMUT, LITTLEFUSE, OR BUSSMANN MANUFACTURING CO.

WIRING DEVICES:

SINGLE-POLE SWITCHES SHALL BE 20 AMPERES, 120/277 VOLT, AC, SIDE AND BACK WIRED, HUBBELL CAT. #HBL-1221-W, OR EQUAL BY G.E., PASS & SEYMOUR, OR LEVITON. VERIFY FINISH COLOR WITH ARCHITECT.

THREE-WAY SWITCHES SHALL BE 20 AMPERES, 120/277 VOLT, AC, SIDE AND BACK WIRED, HUBBELL CAT. #HBL-1223-W, OR EQUAL BY G.E., PASS & SEYMOUR, OR LEVITON. VERIFY FINISH COLOR WITH ARCHITECT.

DIMMER SWITCHES SHALL BE SLIDE CONTROL 800W, 120 VOLT, AC, FOR INCANDESCENT LOADS AS INDICATED ON PLANS.

DUPLEX RECEPTACLES FOR 120 VOLT, SINGLE-PHASE SERVICE TO BE RATED 20 AMPERES, 125 VOLT, BACK AND SIDE WIRED, 2-WIRE (NEMA 5-20R) GROUNDING TYPE, VERIFY FINISH COLOR WITH ARCHITECT, HUBBELL CAT. #HBL8300 OR EQUAL BY PASS & SEYMOUR, G.E., LEVITON.

DOUBLE DUPLEX RECEPTACLES (4-FLEX): TO BE SAME AS DUPLEX RECEPTACLES, TWO DUPLEX RECEPTACLES IN 4" X 4" OUTLET BOX WITH ONE TWO-GANG FACEPLATE, LEVITON, PASS & SEYMOUR, G.E., OR HUBBELL.

ALL DEVICE PLATES SHALL BE OF THE UNBREAKABLE PLASTIC TYPE, MANUFACTURED BY PASS & SEYMOUR, LITRON, LEVITON, G.E., OR HUBBELL AND VERIFY FINISH COLOR WITH ARCHITECT. DEVICE PLATES FOR EQUIPMENT, STORAGE, KITCHEN, AND LABORATORY AREAS SHALL BE STAINLESS STEEL.

OUTLETS AND DEVICES SHALL BE SET RIGID, PLUMB, FASTENED SECURELY; WHERE CONCEALED, SET FLUSH WITH FINISH SURFACE.

WIRING CONNECTIONS: CURL WIRE AROUND TERMINAL SCREWS AND TIGHTEN FIRMLY. SNAP-IN, PRESSURE-TYPE TERMINALS ARE NOT ACCEPTABLE.

GF/GFCI TYPE RECEPTACLES FOR 120 VOLT, SINGLE-PHASE SERVICE TO BE RATED 20 AMPERES, 125 VOLT, BACK AND SIDE WIRED, 2-WIRE (NEMA 5-20R) GROUNDING TYPE, VERIFY FINISH COLOR WITH ARCHITECT, HUBBELL CAT. #GFRB300H.

ALL RECEPTACLE AND SWITCH COVER PLATES SHALL CLEARLY INDICATE, WITH PERMANENT BLACK MARKER ON THE INSIDE OF THE PLATE, THE CIRCUIT NUMBER AND THE SOURCE OF POWER FEEDING THAT SWITCH OR RECEPTACLE.

ALL LIGHTING CONTROLS SHALL BE +48" TO +36" AND WITHIN SIGHT OF LIGHTING FIXTURES. CAC-24.

ALL CONVENIENCE RECEPTACLES SHALL BE +15". CAC-24.

ALL HEATING AND COOLING CONTROLS SHALL BE +48". CAC-24.

LIGHTING:

ALL LIGHTING FIXTURES SHALL BE U.L. LISTED.

PROVIDE LIGHTING FIXTURES WHERE INDICATED ON PLANS AND AS INDICATED IN LIGHT FIXTURE SCHEDULE. LAMPS SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL INCLUDE IN HIS/HER BID ALL LABOR AND MATERIAL TO INSTALL ALL LIGHT FIXTURES, INCLUDING THOSE FURNISHED BY THE OWNER. PROVIDE 1-1/2" CEILING SPACERS FOR FLUORESCENT FIXTURES WHERE REQUIRED.

ALL RECESSED LIGHTING FIXTURES SHALL HAVE JUNCTION BOXES APPROVED FOR THE NUMBER OF CONDUCTORS REQUIRED. BOXES MAY BE LOCATED IN NEARBY ACCESSIBLE AREAS SUCH AS STORAGE ROOMS, EQUIPMENT ROOMS, CLOSETS, ACCESSIBLE CEILING SPACES, OR IN REMOTE AREAS AS APPROVED, BUT NOT WHERE VISIBLE TO PUBLIC.

PROVIDE LENSING LIGHTING FIXTURES WITH LENSES OF 100% PURE VIRGIN ACRYLIC.

PROJECT SHALL BE BID WITH LIGHTING FIXTURES AND OTHER EQUIPMENT AS SPECIFIED ON PLANS. SUBSTITUTIONS SHALL BE LISTED AS ALTERNATE.

WHERE THERE IS INSUFFICIENT SPACE FOR A SPECIFIED RECESSED FIXTURE, PROVIDE EITHER A MORE SHALLOW FIXTURE AS APPROVED, OR A SURFACE MOUNTED FIXTURE OF EQUAL QUALITY AND SIMILAR PHYSICAL APPEARANCE TO MATCH OTHER FIXTURES IN THE SAME AREAS AND AS APPROVED.

PROVIDE ALL NECESSARY SUPPORTS FOR LIGHTING FIXTURES AS REQUIRED, WHERE FIXTURES ARE INSTALLED ON OR IN SUSPENDED CEILING. SECURE FIXTURES TO CEILING FRAME SYSTEM AND PROVIDE FIXTURE SUPPORTS INDEPENDENT OF THE CEILING SUSPENSION SYSTEM, AS REQUIRED.

PROVIDE PENDANT FIXTURES WITH SWIVEL HANGER, LEGALLY APPROVED FOR WEIGHT SUPPORTED AND FOR EARTHQUAKE COMPLIANCE. WHEN INSTALLED, ALL PENDANT FIXTURES INCLUDING CONTINUOUS FLUORESCENT ROWS SHALL SWING A MINIMUM OF 20" IN ANY DIRECTION.

RECESSED FIXTURES IN FIRE RATED CEILING AND SUPPLY AIR PLENUMS SHALL BE EITHER APPROVED FOR THE FIRE RATINGS OF THE CEILING, OR SHALL BE FULLY ENCLOSED IN A FIRE RATED HOUSING ACCEPTABLE TO LEGAL AUTHORITIES. SEAL ALL OPENINGS AS REQUIRED TO ELIMINATE AIR LEAKS.

COORDINATE LOCATION OF ALL LIGHTING FIXTURES WITH THE EXISTING CONDITIONS PRIOR TO STARTING WORK. PROVIDE MOUNTING METHOD AS REQUIRED BY CEILING AND FIXTURES TO BE INSTALLED.

ALL LIGHTING FIXTURES SHOWN AND SPECIFIED ON THE ELECTRICAL DRAWINGS AS WELL AS THOSE REFLECTED ON THE ARCHITECTURAL, INTERIOR DESIGN OR OTHER DRAWINGS PREPARED UNDER OTHER DIVISIONS OF WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE STATED.

ALL FLUORESCENT FIXTURES WITH ELECTRONIC BALLASTS OPERATING AT 120 VOLTS SHALL HAVE A HARMONIC DISTORTION OF NOT MORE THAN 10%.

ALL FLUORESCENT FIXTURES WITH ELECTRONIC BALLASTS OPERATING AT 277 VOLTS SHALL HAVE A HARMONIC DISTORTION OF NOT MORE THAN 20%.

ALL FLUORESCENT FIXTURES IN INDOOR LOCATIONS SHALL BE INSTALLED WITH A DISCONNECTING MEANS PER NEC ART. 410.73(G).

LAMPS:

INCANDESCENT LAMPS SHALL BE OF THE EXTENDED SERVICE TYPE, INSIDE FROSTED, RATING TYPE, ENVELOPE AND OTHER BASE AS RECOMMENDED BY FIXTURE MANUFACTURER UNLESS SPECIFIED OTHERWISE.

FLUORESCENT LAMPS SHALL BE T8, 3500 KELVIN, RAPID START, UNLESS OTHERWISE SHOWN ON DRAWINGS. HIGH INTENSITY DISCHARGE LAMPS SHALL BE CALIFORNIA TITLE 20 COMPLIANT AND OF TYPE RECOMMENDED BY FIXTURE MANUFACTURER, G.E., SYLVANIA, OR PHILIPS.

TRANSFORMERS:

TRANSFORMERS SHALL BE TP-1 RATED, DRY TYPE, SHEET METAL ENCLOSED, CLASS 220 DEGREES INSULATION, TWO WINDING, WITH PRIMARY AND SECONDARY VOLTAGES AND KVA RATINGS AS SHOWN ON THE DRAWINGS. THREE-PHASE TRANSFORMERS SHALL BE DELTA CONNECTED ON PRIMARY WINDINGS. SECONDARY WINDINGS SHALL BE WYE CONNECTED. TRANSFORMERS SHALL BE PROVIDED WITH FOUR (4) 2-1/2% TAPS, TWO ABOVE AND TWO BELOW NOMINAL VOLTAGE ON PRIMARY WINDING.

TERMINALS SHALL BE READILY ACCESSIBLE FROM TOP AND FRONT OF TRANSFORMER, WITH TOP AND/OR FRONT PANELS REMOVABLE. TRANSFORMERS 15 KVA AND LARGER SHALL BE IN A HEAVY GAUGE, SHEET STEEL, VENTILATED ENCLOSURE. THE VENTILATING OPENINGS SHALL BE DESIGNED TO PREVENT ACCIDENTAL ACCESS TO LIVE PARTS IN ACCORDANCE WITH U.L. NEMA, AND NATIONAL ELECTRICAL CODE STANDARDS FOR VENTILATED ENCLOSURES. SINGLE PHASE TRANSFORMERS THROUGH 167 KVA, AND THREE PHASE TRANSFORMERS THROUGH 112.5 KVA SHALL BE DESIGNED SO THEY CAN BE EITHER FLOOR OR WALL MOUNTED. TRANSFORMERS ABOVE 112.5KVA SHALL BE FLOOR MOUNTED DESIGN.

ALL TRANSFORMERS SHALL BE INSTALLED TO MEET THE MANUFACTURERS RECOMMENDED NAMEPLATE CLEARANCES.

TRANSFORMERS SHALL BE MOUNTED ON VIBRATION ISOLATORS FINAL CONDUIT CONNECTIONS TRANSFORMERS SHALL USE FLEXIBLE CONDUIT AS VIBRATION ISOLATION.

GROUNDING:

GENERAL: PROVIDE A COMPLETE GROUNDING SYSTEM AND SAFELY GROUND ALL SERVICE DISTRIBUTION EQUIPMENT AND RELATED METALLIC EQUIPMENT IN AN APPROVED MANNER AND AS REQUIRED BY THE NEC AND AS SHOWN ON THE DRAWINGS.

GROUNDING CONNECTIONS SHALL BE MADE WITH THE FOLLOWING TYPES OF CONNECTORS AS MANUFACTURED BY BURNOY, ILLSCO OR AN EQUIVALENT MANUFACTURER.

A. CABLE TO WATER PIPE TYPE "GAB"
 B. CABLE TO UFER SYSTEM TYPE "GAR"
 C. CABLE TO BOX OR CABINET TYPE "GAB"

ALL GROUNDING CONDUCTORS SHALL BE RUN IN CONDUIT AND SHALL BE INSULATED AS SPECIFIED.

THE MAIN GROUNDING CONNECTIONS FOR THE SERVICE EQUIPMENT SHALL BE MADE TO THE UFER GROUNDING SYSTEM AND TO THE WATER MAIN OR NEAREST ACCESSIBLE WATER PIPE WITH CLAMP OR FITTINGS MADE OF COPPER BRONZE, OR OTHER SIMILAR NON-FERROUS MATERIAL.

RESISTANCE TO GROUND SHALL NOT EXCEED 25 OHMS AS MEASURED BY EITHER THE "FALL OF POTENTIAL" METHOD OR BY "DIRECT READING GROUND RESISTANCE."

CONNECTIONS TO THE WATER MAIN SHALL BE MADE ON THE "STREET SIDE" OF THE WATER METERS. IF THE CONNECTION IS MADE ON THE "BUILDING SIDE" OF THE METERS, SUITABLE COPPER JUMPERS OF FLEXIBLE, STRANDED INSULATED CABLE, BY-PASSING ALL METERS, SHALL BE PROVIDED AND INSTALLED, ALL IN ACCORDANCE WITH LOCAL CODE.

ALL GROUNDING CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND SHALL BE RIGIDLY SUPPORTED, UNLESS OTHERWISE SHOWN. GROUND CONDUCTORS SHALL NOT BE RUN IN CONCRETE SLAB OR FILL UNLESS PROTECTED BY STEEL CONDUIT AND BOTH ENDS OF THE CONDUIT SHALL BE PROVIDED WITH A CODE-APPROVED TYPE OF SOLDERLESS CONNECTOR AND SHALL BE BOLTED OR CLAMPED TO EQUIPMENT OR CONDUIT. NO SOLDER CONNECTIONS ALLOWED.

GROUND ALL INTERIOR METALLIC WATER AND GAS PIPING PER REQUIREMENTS OF THE LOCAL AUTHORITIES.

PROVIDE A SEPARATE GREEN GROUND IN ALL CONDUIT.

LIFE SAFETY:

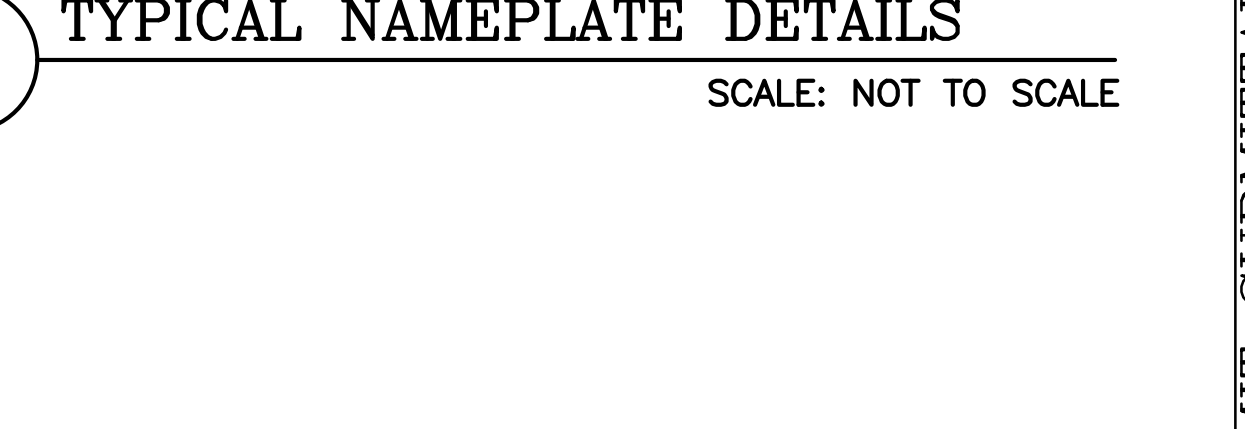
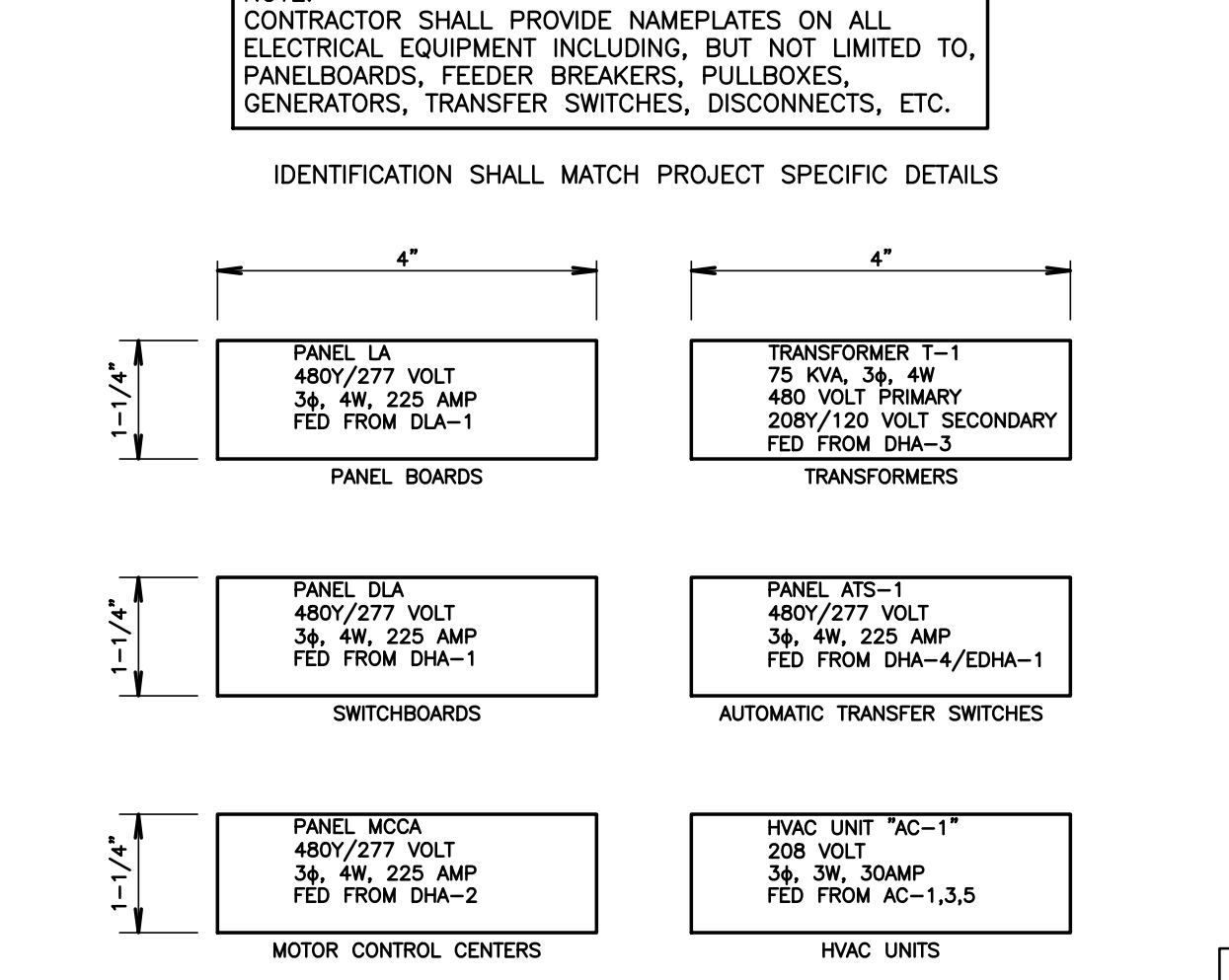
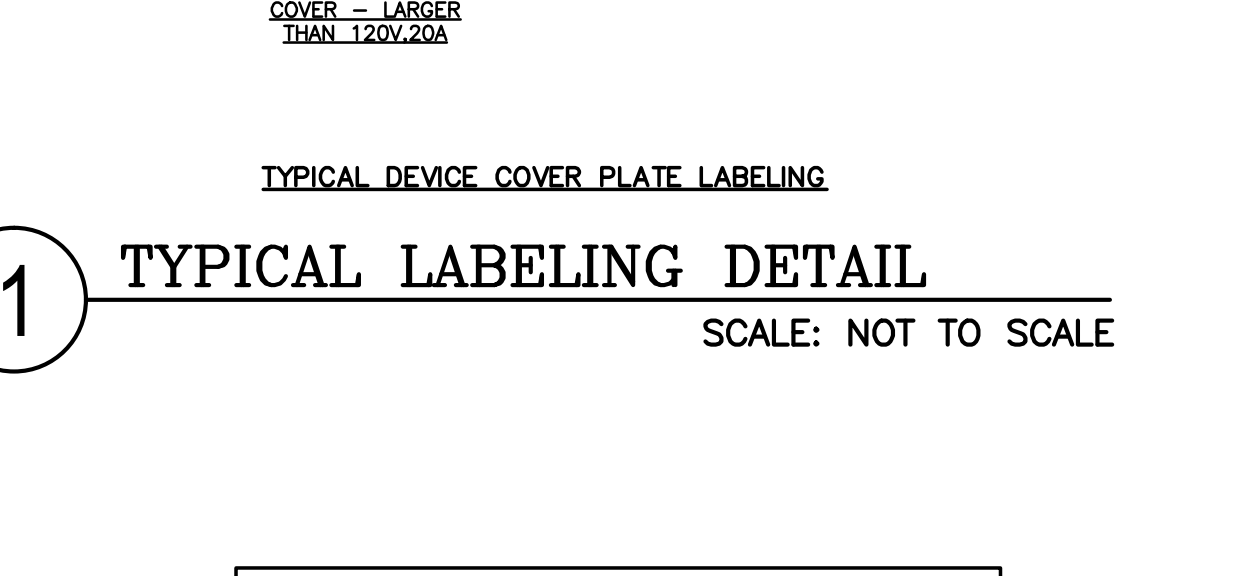
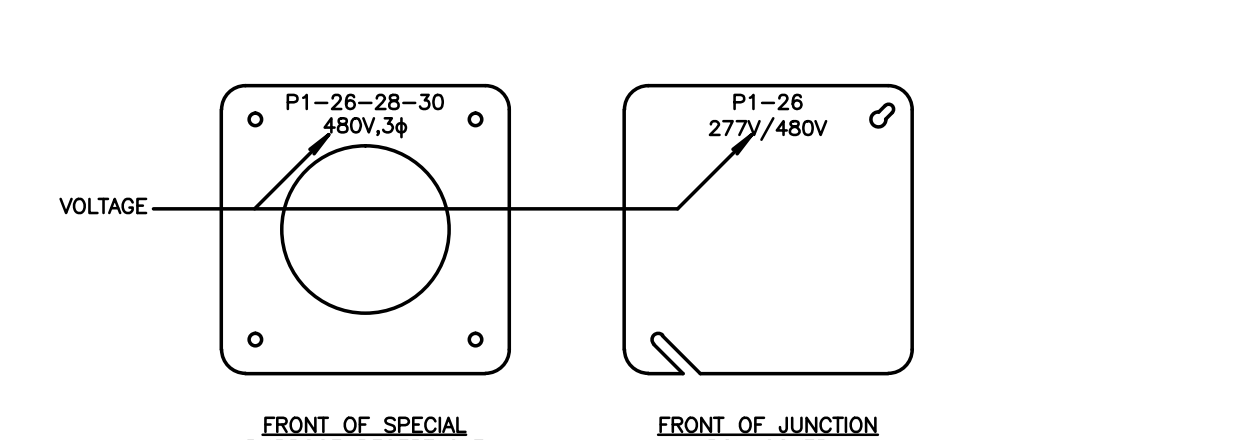
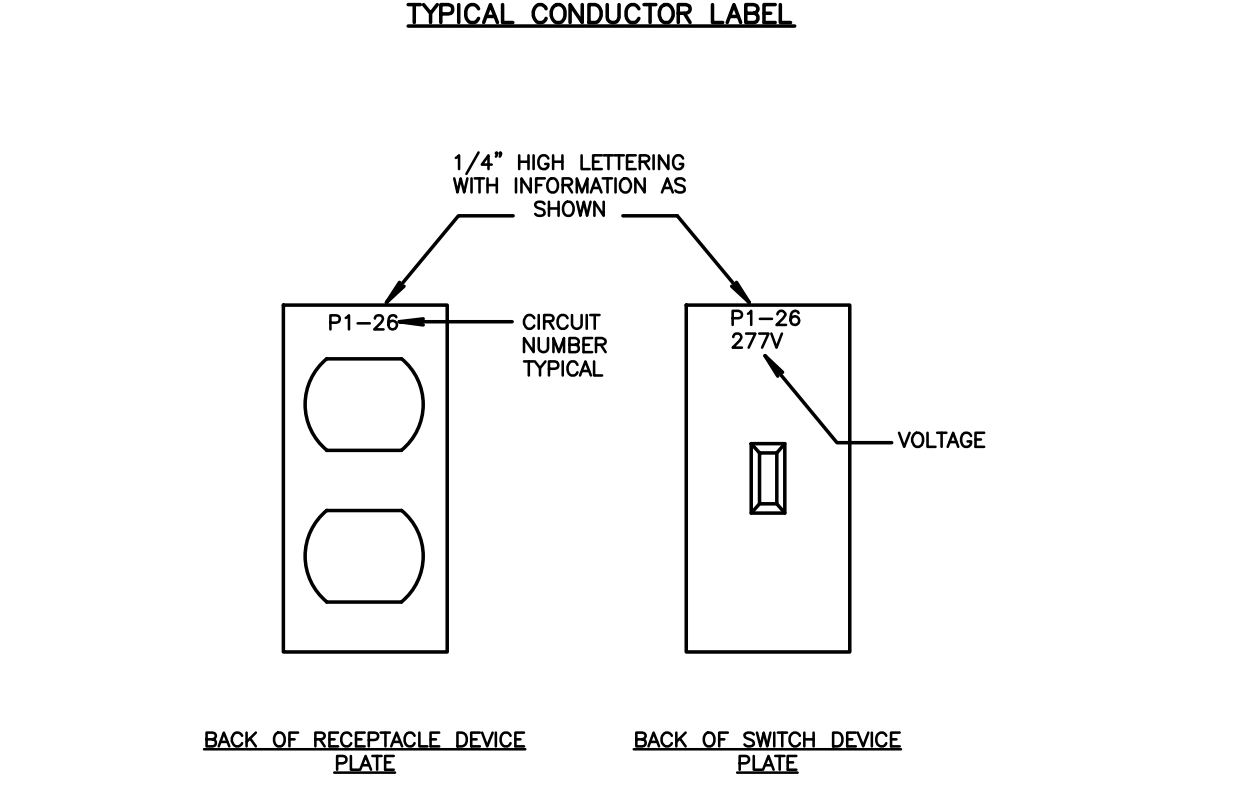
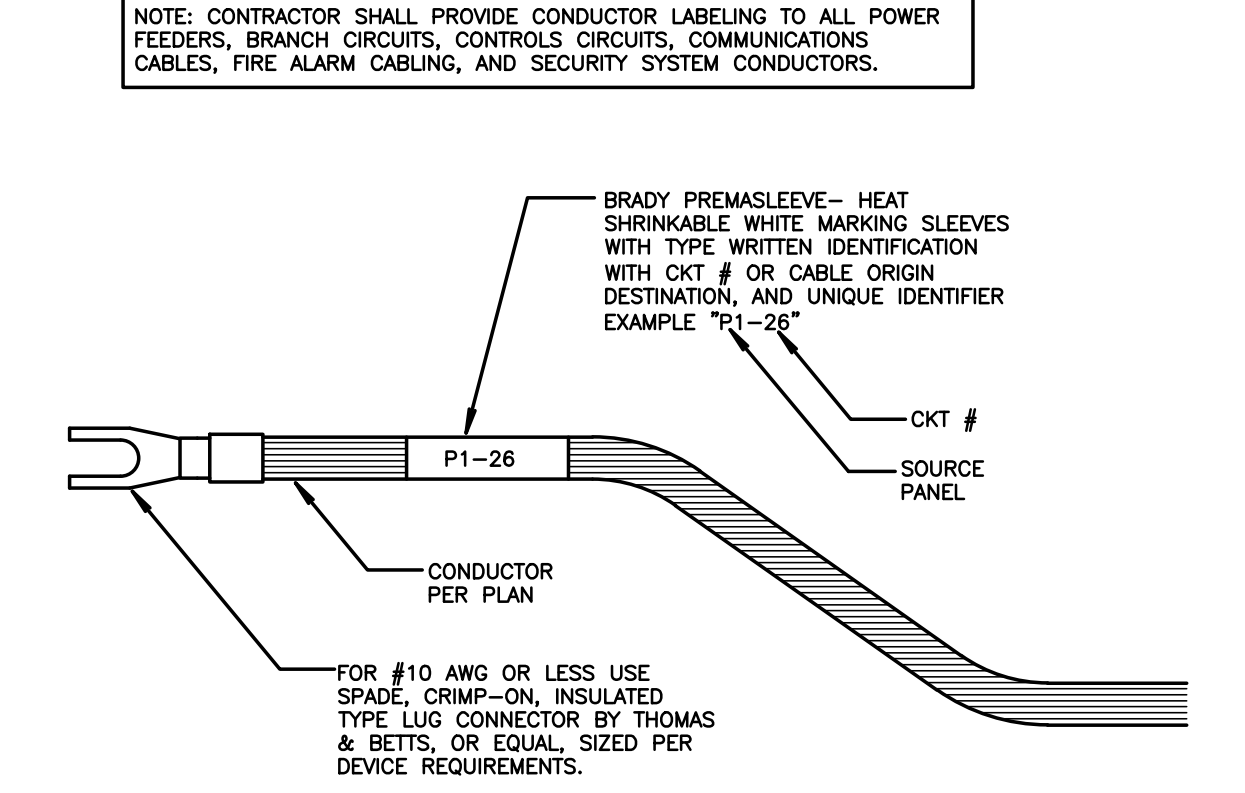
CONTRACTOR SHALL FURNISH AND INSTALL NEW LIFE SAFETY DEVICES IN THE AREAS OF WORK. ALL DEVICES ARE TO BE OF THE SAME MANUFACTURER UNLESS NOTED AS THE EXISTING BUILDING LIFE SAFETY SYSTEM AND FULLY APPROVED FOR INSTALLATION BY ALL AUTHORITIES. AT NO TIME SHALL THE CONTRACTOR DISCONNECT OR DISABLE ANY PART OF THE BUILDING LIFE SAFETY SYSTEM WITHOUT APPROVAL OF THE BUILDING LIFE SAFETY DIRECTOR. COORDINATE ALL REQUIRED WORK WITH THE BUILDING LIFE SAFETY DIRECTOR.

ALL FIRE ALARM RELATED BACK BOXES, JUNCTION BOXES, AND BLANK COVER PLATES SHALL BE PAINTED DARK RED IN COLOR FOR IDENTIFICATION.

ALL FIRE ALARM CONTROLS SHALL BE +48". CAC-24.

UTILITIES:

ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND TELEPHONE SERVICES, EQUIPMENT LOCATIONS, ETC. WITH UTILITY COMPANIES PRIOR TO BID AND START OF WORK. INCLUDE ALL RELATED COSTS FOR THIS PROJECT AS PART OF BID PROPOSAL.



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PERMIT SUBMITTAL

GENERAL ELECTRICAL SPECIFICATIONS, DETAILS

Revisions	R&A No: A161307	Date: 05-09-2019	Checked: D.F.
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RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL

4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
 VENTURA, CA 93003

2019-05-17 BID SET

Sheet No.
E1.1

THIS SHEET WAS ORIGINALLY PRINTED ON A 24"x36" SHEET.

FILE PATH & NAME: C:\PROJECTS\RASMUSSEN PROJECTS\RIVIERA FOOD COURT\12-E1.3.DWG PLOTTED: 3:53 PM

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STATE OF CALIFORNIA INDOOR LIGHTING CERTIFICATE OF COMPLIANCE NRCC-LTI-01-E (Page 1 of 6)

Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL Date Prepared: 2/21/2019

A. General Information
Climate Zone: 6
Conditioned Floor Area: 263 SQ. FT.
Unconditioned Floor Area: 263 SQ. FT.
Building Type: Nonresidential
Phase of Construction: New Construction
Method of Compliance: Complete Building

B. Lighting Compliance Documents (select yes for each document included)
Table with columns: YES, NO, COMP. DOC., TITLE

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA INDOOR LIGHTING CERTIFICATE OF COMPLIANCE NRCC-LTI-01-E (Page 2 of 6)

Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL Date Prepared: 2/21/2019

C. Summary of Allowed Lighting Power
Table with columns: Item, Installed Lighting, Watts

D. Declaration of Required Certificates of Installation
Table with columns: YES, NO, Form/Title, Field Inspector

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA INDOOR LIGHTING CERTIFICATE OF COMPLIANCE NRCC-LTI-01-E (Page 5 of 6)

Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL Date Prepared: 2/21/2019

A Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:
CONDITIONED SPACE UNCONDITIONED SPACE

H. Indoor Lighting Schedule and Field Inspection Energy Checklist
Table with columns: Name or Item Tag, Luminaire Schedule, Installed Watts, Location, Field Inspector

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA INDOOR LIGHTING CERTIFICATE OF COMPLIANCE NRCC-LTI-01-E (Page 4 of 6)

Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL Date Prepared: 2/21/2019

G. Installed Portable Luminaires in Offices - Exception to Section 140.6(a)
- This section shall be filled out ONLY for portable luminaires in offices (As defined in §100.1). All other planned portable luminaires shall be documented on next page of this compliance document.

Table with columns: Office Portable Luminaire Schedule, Office Installed Portable Luminaire W/ft², Office Location, Field Inspector

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA INDOOR LIGHTING CERTIFICATE OF COMPLIANCE NRCC-LTI-01-E (Page 3 of 6)

Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL Date Prepared: 2/21/2019

E. Declaration of Required Certificates of Acceptance
Table with columns: YES, NO, FORM/TITLE, Field Inspector

A Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:
CONDITIONED SPACE UNCONDITIONED SPACE

F. Indoor Lighting Schedule and Field Inspection Energy Checklist
- The actual indoor lighting power listed on the next 2 pages includes all installed permanent and planned portable lighting systems.

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

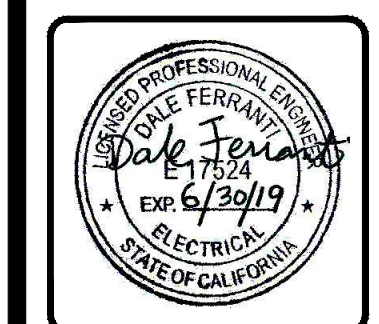
STATE OF CALIFORNIA INDOOR LIGHTING CERTIFICATE OF COMPLIANCE NRCC-LTI-01-E (Page 6 of 6)

Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL Date Prepared: 2/21/2019

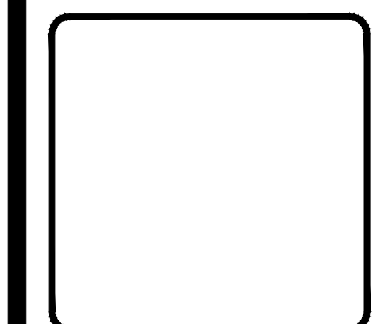
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
RESPONSIBLE PERSON'S DECLARATION STATEMENT
Signature: Dale Ferranti

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

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INDOOR TITLE 24 DOCUMENTS
Table with columns: Revisions, R&A No., Date, Drawn, Checked, Consult. No.

RIVIERA SHOPPING CENTER 4744 BUILDING REMODEL 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD VENTURA, CA 93003

PERMIT SUBMITTAL Sheet No. E1.2 2019-05-17 BID SET

THIS SHEET WAS ORIGINALLY PRINTED ON A 24"x36" SHEET. FILE PATH & NAME: C:\1-PROJECTS\RASMUSSEN PROJECTS\RIVIERA FOOD COURT\14-E15.DWG PLOTTED: 3:52 PM

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STATE OF CALIFORNIA
OUTDOOR LIGHTING
 CEC-NRCC-LTO-01-E (Revised 04/16)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Outdoor Lighting
 Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL
 Date Prepared: 2/25/2019

NRCC-LTO-01-E
 (Page 1 of 4)

A. General Information

Project Address: 4744 TELEPHONE RD., VENTURA, CA. 93003
 Total Illuminated Hardscape Area: 47.25 SQ. FT.

Phase of Construction: New Construction Addition Alteration

Outdoor Lighting Zone (LZ) 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

01	Watts
Sum Total ALLOWED Outdoor Lighting Wattage from NRCC-LTO-03-E, page 1	
Alterations with NO increase of connected lighting load may instead use the allowed wattage from NRCC-LTO-04, page 2.	11.5

STATE OF CALIFORNIA
OUTDOOR LIGHTING
 CEC-NRCC-LTO-01-E (Revised 04/16)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Outdoor Lighting
 Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL
 Date Prepared: 2/25/2019

NRCC-LTO-01-E
 (Page 3 of 4)

I. Outdoor Lighting Schedule and Field Inspection Energy Checklist

01	Luminaire Schedule	03	04		05	06	Location	Cutoff	09	
			Watts per Luminaire	How wattage was determined					Field Inspector	Pass
D2	RECESSED DOWN LIGHT	10.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	10.8	HARDSCAPE/WALKWAY	UH: UL: FVH: BVH: FH: BH:	<input type="checkbox"/>	<input type="checkbox"/>
INSTALLED WATTS PAGE TOTAL:						10.8	Enter sum total of all pages (Sum Total INSTALLED Outdoor lighting wattage) into NRCC-LTO-01-E, Page 1		<input type="checkbox"/>	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA
OUTDOOR LIGHTING
 CEC-NRCC-LTO-01-E (Revised 04/16)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Outdoor Lighting
 Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL
 Date Prepared: 2/25/2019

NRCC-LTO-01-E
 (Page 4 of 4)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DALE FERRANTI
 Signature Date: 2/25/2019
 Signature: Dale Ferranti

Company: FERRANTI ENGINEERING CONSULTANTS
 Address: 1211 MARICOPA HWY. SUITE 250
 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:

- The information provided on this Certificate of Compliance is true and correct.
- 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).
- 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.
- 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.
- 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
 Signature Date: 2/25/2019
 Signature: Dale Ferranti

Company: FERRANTI ENGINEERING CONSULTANTS
 Address: 1211 MARICOPA HWY. SUITE 250
 City/State/Zip: OJAI, CA 93023
 License: E17524
 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)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Outdoor Lighting Controls
 Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL
 Date Prepared: 2/25/2019

NRCC-LTO-02-E
 (Page 1 of 3)

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 photocell 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)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Outdoor Lighting Controls
 Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL
 Date Prepared: 2/25/2019

NRCC-LTO-02-E
 (Page 2 of 3)

B. Mandatory Outdoor Lighting Control Schedule and Field Inspection Checklist

01	02	03	Standards Complying With							10	11	
			04	05	06	07	08	09	✓ if Acceptance Test Required			Field Inspector
Location and Application of Luminaires Being Controlled	Type/Description of Lighting Control (i.e. outdoor motion sensor, outdoor photocell, outdoor astronomical time-switch control, automatic scheduling control, part-night outdoor lighting control)	# of Units	\$130.2(a)	\$130.2(g)	\$130.2(i)	\$130.2(j)	\$130.2(k)	\$130.2(l)	\$130.2(m)	\$130.2(n)	Pass	Fail
FRONT DOOR	OUTDOOR ASTRO TIME SWITCH	1		X	X						<input type="checkbox"/>	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance August 2016

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
 CEC-NRCC-LTO-02-E (Revised 08/16)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Outdoor Lighting Controls
 Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL
 Date Prepared: 2/25/2019

NRCC-LTO-02-E
 (Page 3 of 3)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DALE FERRANTI
 Signature Date: 2/25/2019
 Signature: Dale Ferranti

Company: FERRANTI ENGINEERING CONSULTANTS
 Address: 1211 MARICOPA HWY. SUITE 250
 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:

- The information provided on this Certificate of Compliance is true and correct.
- 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).
- 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.
- 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.
- 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
 Signature Date: 2/25/2019
 Signature: Dale Ferranti

Company: FERRANTI ENGINEERING CONSULTANTS
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CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance August 2016

STATE OF CALIFORNIA
OUTDOOR LIGHTING
 CEC-NRCC-LTO-01-E (Revised 04/16)
 CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
 Outdoor Lighting
 Project Name: RIVIERA SHOPPING 4744 BUILDING REMODEL
 Date Prepared: 2/25/2019

NRCC-LTO-01-E
 (Page 2 of 4)

G. Schedule of Luminaires Exempt from the Cutoff Requirements in §130.2(b)

01	02
Name or Symbol	Description of exempt luminaire in accordance with the exemptions

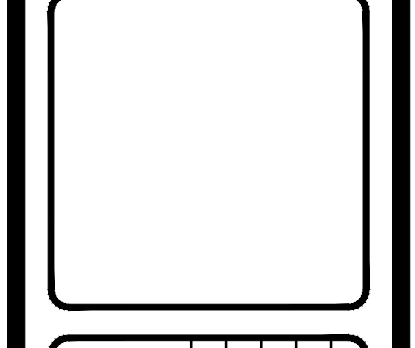
H. Schedule of Luminaires Exempt from the Outdoor Lighting Control Requirements in §130.2(c)

01	02
Name or Symbol	Description of exempt luminaire in accordance with the exemptions
D2	UNDER 30W, EXEMPT FROM MOTION CONTROL

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OUTDOOR TITLE 24 DOCUMENTATION

Revisions	R&A No: A161307	Date: 05-9-2019	Drawn: D.F.	Checked: D.F.	Consult: No.
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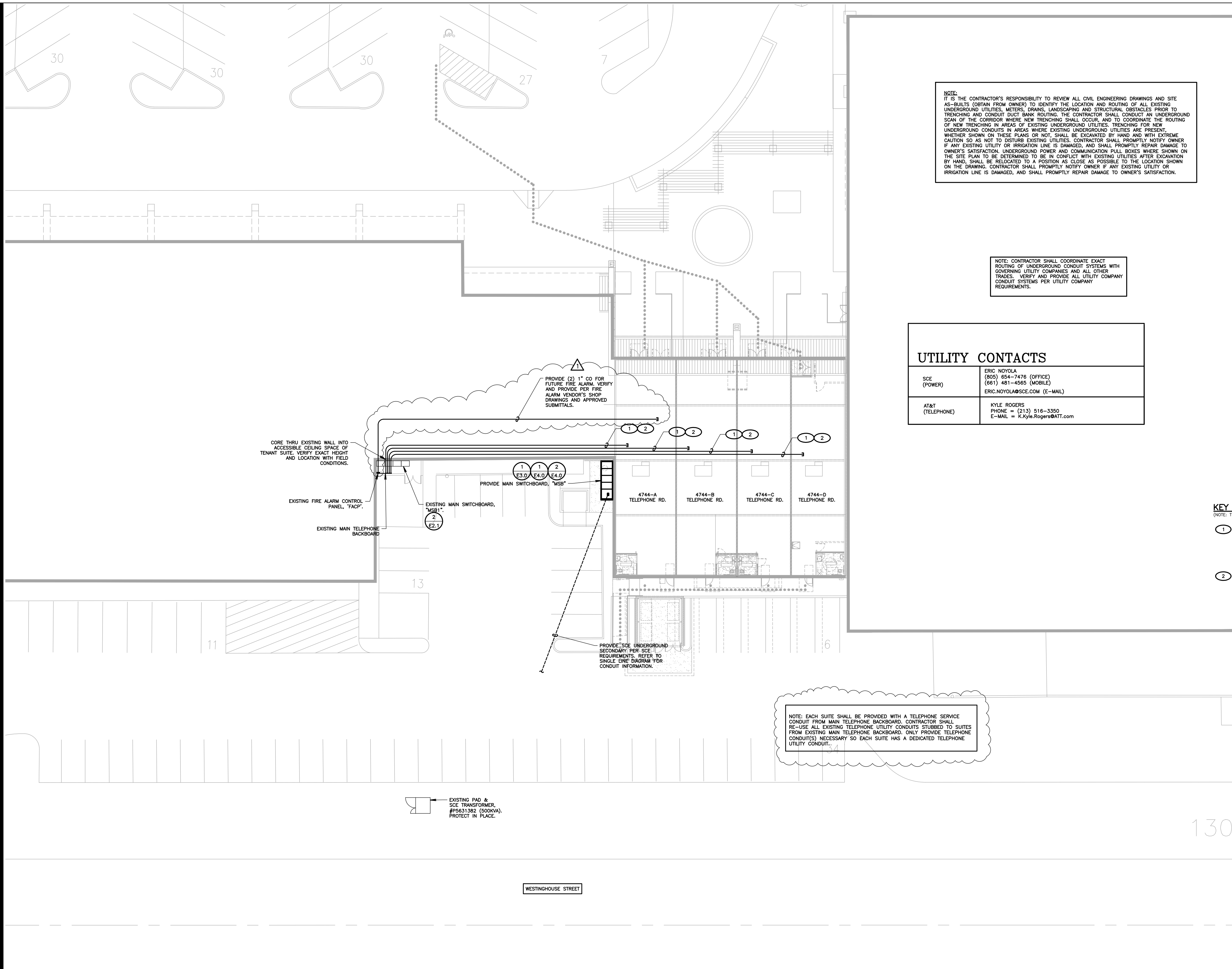
RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
 4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
 VENTURA, CA 93003

Sheet No.
E1.4

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2019-05-17 BID SET

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NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CIVIL ENGINEERING DRAWINGS AND SITE AS-BUILTS (OBTAIN FROM OWNER) TO IDENTIFY THE LOCATION AND ROUTING OF ALL EXISTING UNDERGROUND UTILITIES, METERS, DRAINS, LANDSCAPING AND STRUCTURAL OBSTACLES PRIOR TO TRENCHING AND CONDUIT DUCT BANK ROUTING. THE CONTRACTOR SHALL CONDUCT AN UNDERGROUND SCAN OF THE CORRIDOR WHERE NEW TRENCHING SHALL OCCUR, AND TO COORDINATE THE ROUTING OF NEW TRENCHING IN AREAS OF EXISTING UNDERGROUND UTILITIES. TRENCHING FOR NEW UNDERGROUND CONDUITS IN AREAS WHERE EXISTING UNDERGROUND UTILITIES ARE PRESENT, WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE EXCAVATED BY HAND AND WITH EXTREME CAUTION SO AS NOT TO DISTURB EXISTING UTILITIES. CONTRACTOR SHALL PROMPTLY NOTIFY OWNER IF ANY EXISTING UTILITY OR IRRIGATION LINE IS DAMAGED, AND SHALL PROMPTLY REPAIR DAMAGE TO OWNER'S SATISFACTION. UNDERGROUND POWER AND COMMUNICATION PULL BOXES WHERE SHOWN ON THE SITE PLAN TO BE DETERMINED TO BE IN CONFLICT WITH EXISTING UTILITIES AFTER EXCAVATION BY HAND, SHALL BE RELOCATED TO A POSITION AS CLOSE AS POSSIBLE TO THE LOCATION SHOWN ON THE DRAWING. CONTRACTOR SHALL PROMPTLY NOTIFY OWNER IF ANY EXISTING UTILITY OR IRRIGATION LINE IS DAMAGED, AND SHALL PROMPTLY REPAIR DAMAGE TO OWNER'S SATISFACTION.

NOTE: CONTRACTOR SHALL COORDINATE EXACT ROUTING OF UNDERGROUND CONDUIT SYSTEMS WITH GOVERNING UTILITY COMPANIES AND ALL OTHER TRADES. VERIFY AND PROVIDE ALL UTILITY COMPANY CONDUIT SYSTEMS PER UTILITY COMPANY REQUIREMENTS.

UTILITY CONTACTS	
SCE (POWER)	ERIC NOYOLA (805) 654-7476 (OFFICE) (661) 481-4565 (MOBILE) ERIC.NOYOLA@SCE.COM (E-MAIL)
AT&T (TELEPHONE)	KYLE ROGERS PHONE = (213) 516-3350 E-MAIL = K.Kyle.Rogers@ATT.com

SHEET NOTES

- CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 811 TO LOCATE UNDERGROUND UTILITIES AT LEAST 2 WORKING DAYS PRIOR TO DIGGING. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF EXISTING IMPROVEMENTS PRIOR TO START OF CONSTRUCTION.
- VERIFY LOCATION OF ALL BUILDINGS AND APPENDICES ON ARCHITECTURAL AND CIVIL PLANS.
- FIELD VERIFY LOCATION ON ALL UNDERGROUND UTILITIES PRIOR TO TRENCHING. SCHEDULE AND COORDINATE ALL SITE WORK WITH OWNER PRIOR TO ANY TRENCHING.
- CONTRACTOR SHALL VERIFY LOCATION & REQUIREMENTS OF ALL DEVICES/EQUIPMENT REQUIRING ELECTRICAL CONNECTION PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH.
- CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUIT & 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.
- ALL 90 DEGREE CONDUIT BENDS AND RISERS SHALL BE PVC COATED RIGID STEEL.
- CONTRACTOR SHALL COORDINATE AND PROVIDE ALL SITE ELECTRICAL SERVICE REQUIREMENTS WITH SERVING UTILITY.
- 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.
- VERIFY LOCATION OF ALL EQUIPMENT ON ARCHITECTURAL AND CIVIL PLANS.
- MINIMUM CONDUIT BURIAL DEPTH IS 24", 36" MINIMUM BELOW STREETS AND PARKING LOTS. FOR 0-600 VOLT SYSTEMS.
- PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTORS IN ALL OCCUPIED CONDUITS.
- 1" CONDUIT MINIMUM UNDERGROUND.
- 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.
- CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUIT MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE, AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
- 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.
- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH DIMENSIONED NYLON PULL STRING.
- 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.

KEY NOTES

- (NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)
- PROVIDE 2" CO (TELEPHONE SERVICE CONDUIT) WITH DIMENSIONED PULL STRING. ROUTE OVERHEAD IN ACCESSIBLE CEILING SPACE. COORDINATE EXACT LOCATION OF CONDUIT STUB WITH OWNER PRIOR TO ROUGH IN, VERIFY & PROVIDE PER TELEPHONE UTILITY COMPANY REQUIREMENTS.
 - NOTE: PART OF CONDUIT RUN GOES THROUGH ACCESSIBLE CEILING SPACE OF EXISTING SEPARATE TENANT SPACES. CONTRACTOR SHALL COORDINATE EXACT TIMING OF WORK WITH OWNER SO AS NOT TO DISTURB EXISTING TENANT'S BUSINESS HOURS. PROVIDE ROUTING OF CONDUIT AFTER HOURS PER DIRECTION OF OWNERSHIP. PROVIDE ALL CEC REQUIRED CONDUIT SUPPORTS.

NOTE: EACH SUITE SHALL BE PROVIDED WITH A TELEPHONE SERVICE CONDUIT FROM MAIN TELEPHONE BACKBOARD. CONTRACTOR SHALL RE-USE ALL EXISTING TELEPHONE UTILITY CONDUITS STUBBED TO SUITES FROM EXISTING MAIN TELEPHONE BACKBOARD. ONLY PROVIDE TELEPHONE CONDUIT(S) NECESSARY SO EACH SUITE HAS A DEDICATED TELEPHONE UTILITY CONDUIT.

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Ventura, California 93003
(805) 648-1234

SITE ELECTRICAL PLAN	
Revisions	R&A No: A161307 Date: 05-9-2019 Drawn: D.F. Checked: D.F. Consult: No.

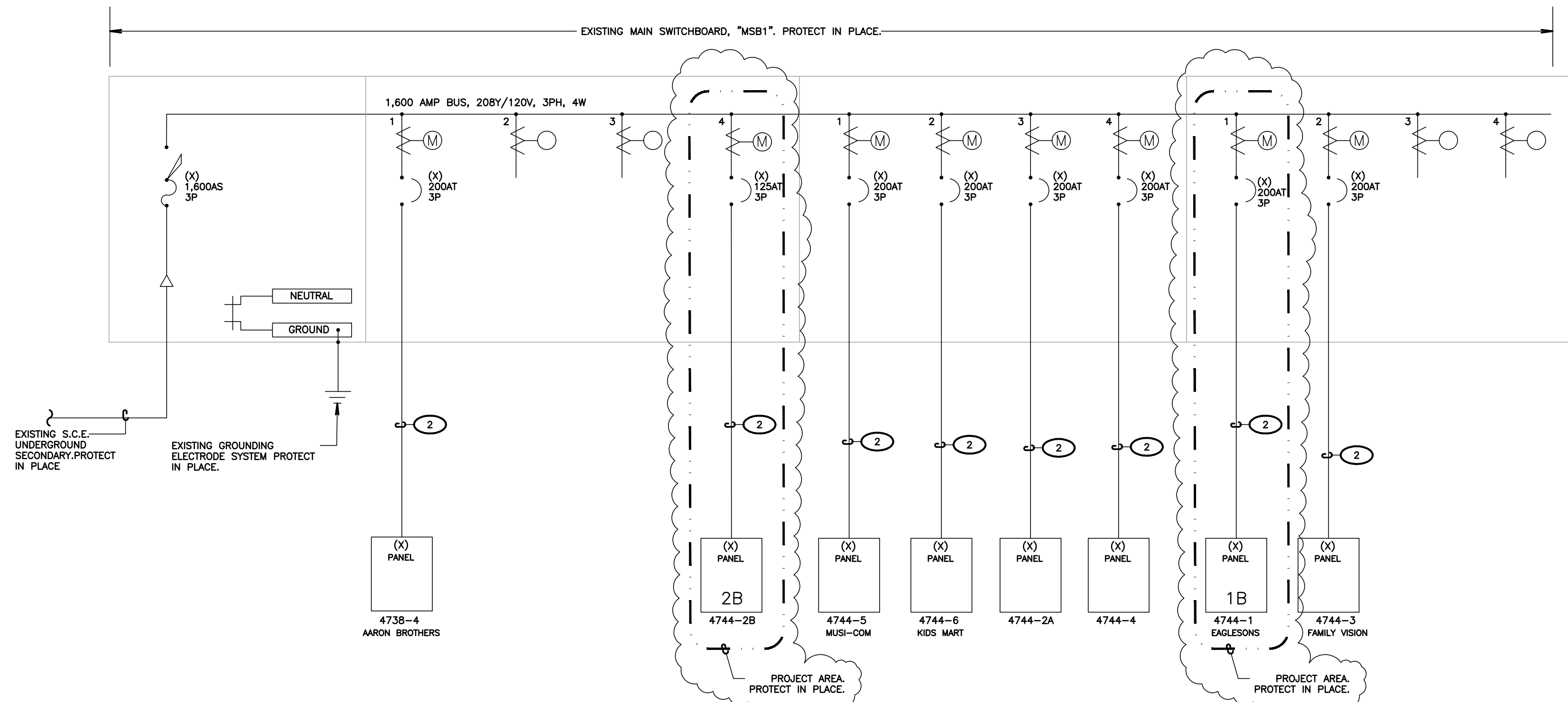
RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

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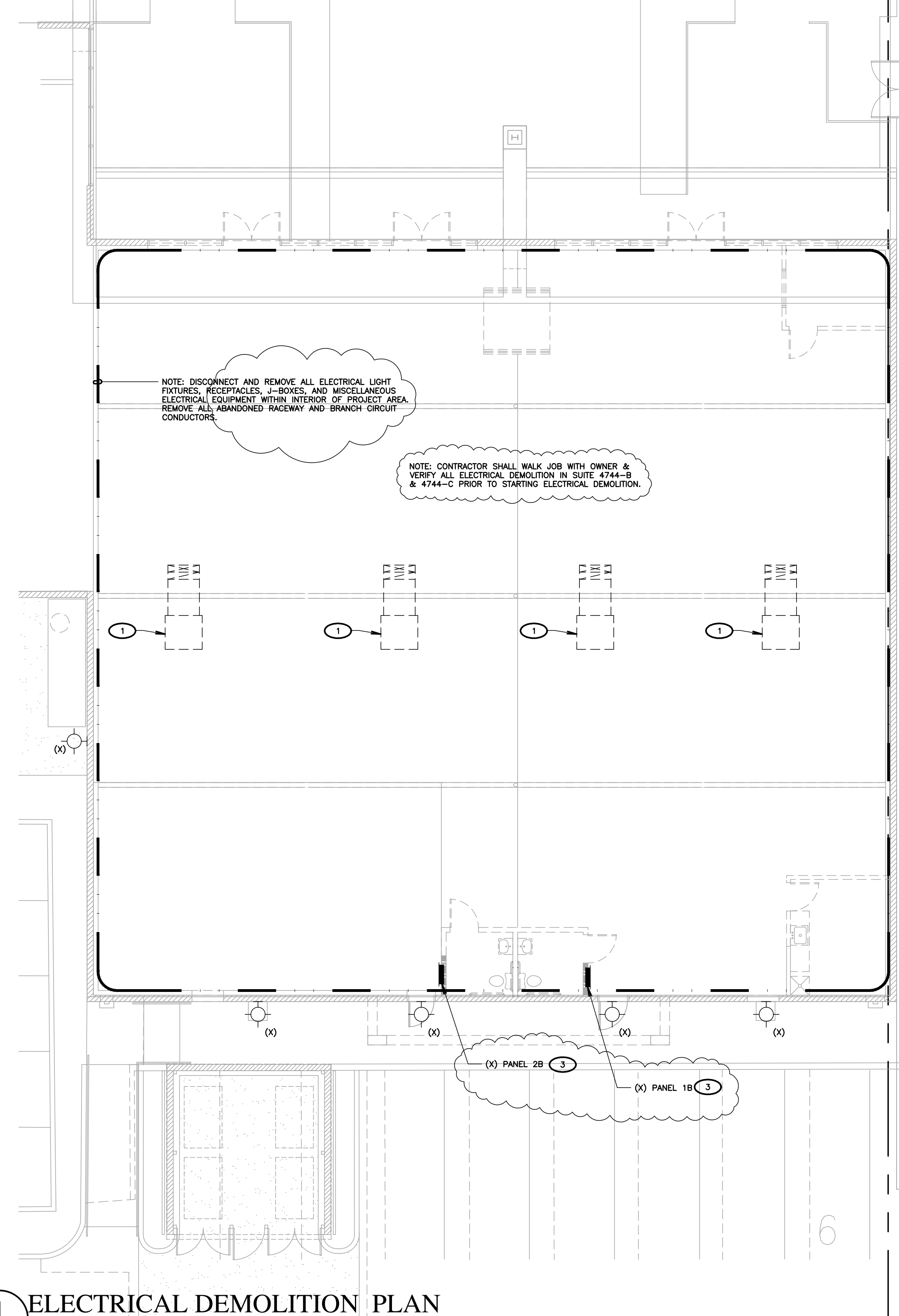


Sheet No.
E2.0

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1 EXISTING MAIN SWITCHBOARD, "MSB1" (SHOWN FOR REFERENCE ONLY)
SCALE: NOT TO SCALE



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

- KEY NOTES**
(NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)
- 1 DISCONNECT AND REMOVE DISCONNECT SWITCH, POWER CONNECTION, AND RACEWAY AND BRANCH CIRCUIT CONDUCTORS FEEDING DEMOLISHED ROOF MOUNTED EQUIPMENT. VERIFY AND PROVIDE WITH MECHANICAL PRIOR TO STARTING DEMOLITION.
 - 2 EXISTING FEEDER. PROTECT IN PLACE.
 - 3 PANEL & ASSOCIATED FEEDER SHALL BE PROTECTED IN PLACE.

DEMOLITION NOTES

SCOPE: PROVIDE AND PERFORM DEMOLITION, PREPARATORY AND MISCELLANEOUS WORK IN AREAS AS INDICATED AND SPECIFIED, COMPLETE.

DEMOLITION AND REMOVAL OF EXISTING ELECTRICAL CONDUIT, WIRING AND EQUIPMENT REQUIRED TO COMPLETE THE PROJECT.

PREPARATION OF THE EXISTING BUILDING TO RECEIVE OR CONNECT THE NEW WORK.

MISCELLANEOUS DEMOLITION, CUTTING, ALTERATION, AND REPAIR WORK ON EXISTING SITE AND IN THE EXISTING BUILDING NECESSARY FOR THE COMPLETION OF THE ENTIRE PROJECT.

DISCONNECTING AND RECONNECTION OF ELECTRICAL EQUIPMENT AS REQUIRED BY THE CONSTRUCTION MODIFICATIONS.

EXISTING CONDITIONS: PRIOR TO BID MAKE A DETAILED SURVEY OF THE EXISTING CONDITIONS PERTAINING TO THE WORK. CHECK THE LOCATIONS OF ALL EXISTING STRUCTURES, EQUIPMENT AND WIRING (BRANCH CIRCUITING AND CONTROLS). CHECK FOR ANY HAZARDOUS MATERIALS WHICH MAY REQUIRE SPECIAL HANDLING.

SALVAGE AND DISPOSAL: ALL REMOVED MATERIAL, OTHER THAN ITEMS TO BE REUSED, SHALL BE RETURNED TO THE OWNER OR DISPOSED OF IN ACCORDANCE WITH INSTRUCTIONS FROM THE OWNER'S REPRESENTATIVE. DISPOSAL SHALL BE DONE IN ACCORDANCE WITH EPA AND GOVERNING BODY REQUIREMENTS AND REGULATIONS. CONTRACTOR SHALL PAY FEES AND CHARGES FOR DISPOSAL.

TWO WEEKS PRIOR TO THE START OF ANY WORK, CONTRACTOR SHALL SCHEDULE ALL WORK AND ELECTRICAL SYSTEM OUTAGES WITH OWNER'S WRITTEN APPROVAL.

PROTECT ALL EXISTING POWER, MOTORS AND RELATED EQUIPMENT, ALARM SYSTEM, LIGHTING AND CONTROL SYSTEMS, AND TELEPHONE EQUIPMENT IN PLACE, UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL LEAVE ALL POWER AND SIGNAL CIRCUITS ENERGIZED, VIA JUNCTION BOX, TO DEVICES IN AREAS OUTSIDE OF DEMOLITION AREA EVEN IF SYSTEMS ARE ROUTED THROUGH DEMOLITION AREA.

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 PANELEBOARD. 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.

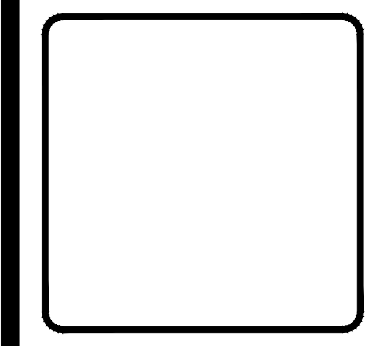


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Ventura, California 93001
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ELECTRICAL DEMOLITION PLAN, EXISTING MAIN SWITCHBOARD, "MSB1"

Revisions	R&A No.	Date	Drawn	Checked	Consult.
	A161307	05-9-2019	D.F.		

RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
E2.1

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2019-05-17 BID SET

FILE PATH & NAME: C:\PROJECTS\RASMUSSEN PROJECTS\RIVERA FOOD COURT\E30.DWG PLOTTED: 9:52 AM

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PANEL **PPA** VOLTAGE **208Y/ 120V** PHASE **3** WIRE **4** MAIN **400A MCB**
 SOURCE **MSB** A.I.C. **10,000** ENCLOSURE **NEMA 1**
 PANEL LOCATION **SUITE A** BUS AMPERE RATING: **400** MOUNTING **SURFACE**

C K T	VA LOAD			L C L	OUTLETS		CIRCUIT BREAKER	BUS	CIRCUIT BREAKER	OUTLETS	L C L	VA LOAD			C K T	
	LINE A	LINE B	LINE C		MIS	RECLTS						LINE A	LINE B	LINE C		
1	180						1	20							2	
3	1800						2	20							4	
5	1800						2	20							4	
7	250						1	20							6	
9	300				X		1	20							10	
11															12	
13															14	
15															16	
17															18	
19															20	
21															22	
23															24	
25															26	
27															28	
29															30	
31															32	
33															34	
35															36	
37												3600			38	
39												3600			40	
41	430	2100										3600	42		42	
			SUBTOTALS													
											LINE TOTALS					
											LCL ADDER					
											TOTAL VA/PH					
											LINE AMPS					

NOTES:
 PANEL SCHEDULE WORK LEGEND:
 ● PROVIDE RED HANDLE CIRCUIT BREAKER WITH LOCK-ON DEVICE

(X) PANEL **2B** VOLTAGE **208Y/ 120V** PHASE **3** WIRE **4** MAIN **MAIN LUGS**
 SOURCE (X) **MSB1** A.I.C. **10,000** ENCLOSURE **NEMA 1**
 PANEL LOCATION **4744-B** BUS AMPERE RATING: **225** MOUNTING **FLUSH**

C K T	VA LOAD			L C L	OUTLETS		CIRCUIT BREAKER	BUS	CIRCUIT BREAKER	OUTLETS	L C L	VA LOAD			C K T	
	LINE A	LINE B	LINE C		MIS	RECLTS						LINE A	LINE B	LINE C		
3															4	
5	250														6	
7	500														8	
9															10	
11															12	
13															14	
15															16	
17															18	
19															20	
21															22	
23															24	
25															26	
27	300				X										28	
29															30	
31															32	
33															34	
35															36	
37															40	
39															42	
41	500	300	250												42	
			SUBTOTALS													
											LINE TOTALS					
											LCL ADDER					
											TOTAL VA/PH					
											LINE AMPS					

NOTES:
 EXISTING PANEL GENERAL NOTES:
 1. UON, ALL LOAD DESCRIPTIONS ARE EXISTING.
 2. UON, ALL CIRCUIT BREAKERS DESIGNATED IN PANEL SCHEDULE ARE EXISTING.

PANEL SCHEDULE WORK LEGEND:
 ● PROVIDE RED HANDLE CIRCUIT BREAKER WITH LOCK-ON DEVICE.
 ☐ DISCONNECT & REMOVE CIRCUIT BREAKER. PROVIDE CIRCUIT SHOWN IN PANEL SCHEDULE.
 * CONNECT LOAD TO EXISTING SPARE CIRCUIT BREAKER.

(X) PANEL **1B** VOLTAGE **208Y/ 120V** PHASE **3** WIRE **4** MAIN **MAIN LUGS**
 SOURCE (X) **MSB1** A.I.C. **10,000** ENCLOSURE **NEMA 1**
 PANEL LOCATION **4744-C** BUS AMPERE RATING: **225** MOUNTING **FLUSH**

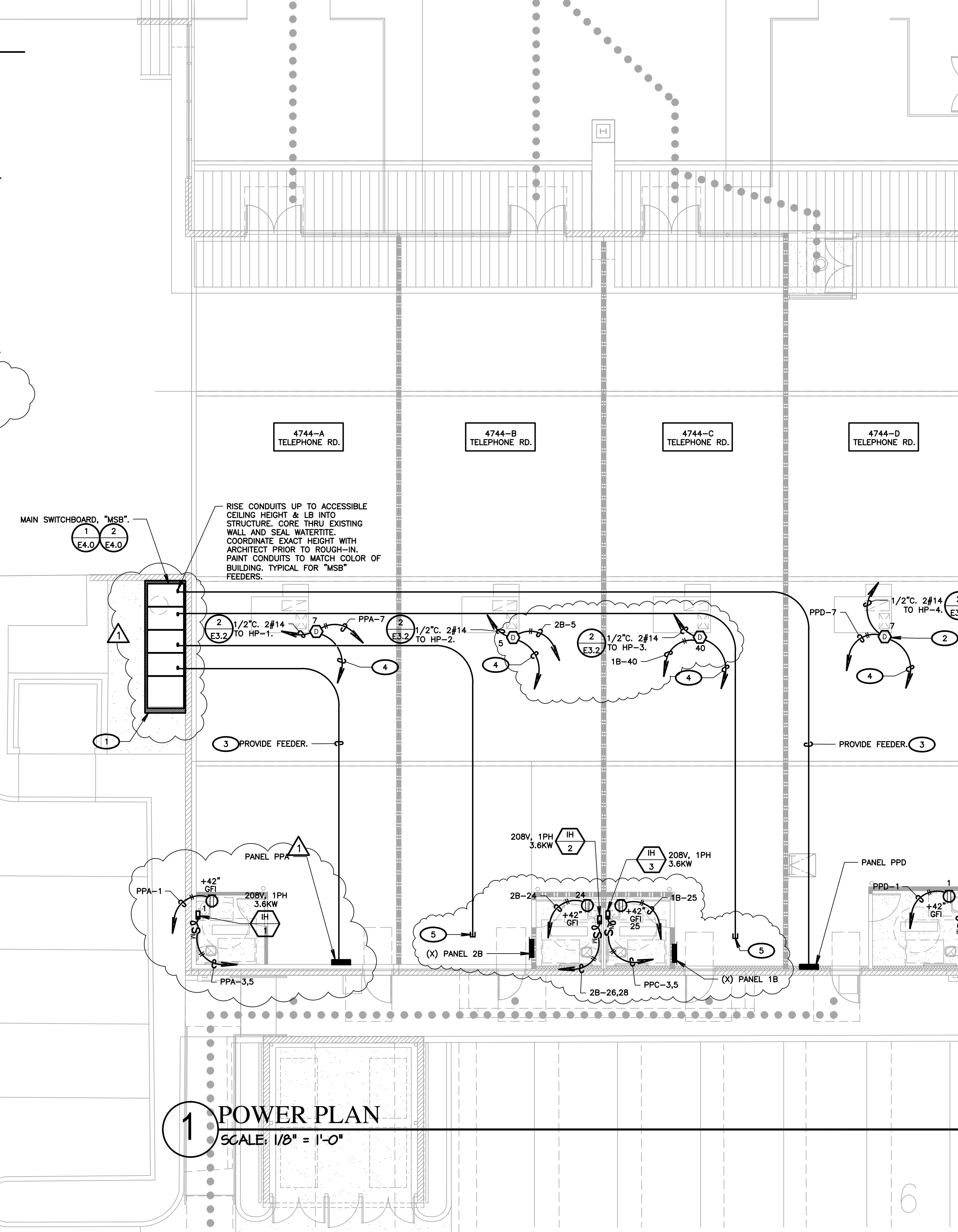
C K T	VA LOAD			L C L	OUTLETS		CIRCUIT BREAKER	BUS	CIRCUIT BREAKER	OUTLETS	L C L	VA LOAD			C K T	
	LINE A	LINE B	LINE C		MIS	RECLTS						LINE A	LINE B	LINE C		
1							1	20							2	
3															4	
5															6	
7															8	
9															10	
11															12	
13	3600									X					14	
15	3600														16	
17	3600														18	
19	1800														20	
21	1800														22	
23															24	
25	180														28	
27															30	
29															32	
31															34	
33															36	
35															38	
37															40	
39	1200				X										42	
41	5580	6800	4100												42	
			SUBTOTALS													
											LINE TOTALS					
											LCL ADDER					
											TOTAL VA/PH					
											LINE AMPS					

NOTES:
 EXISTING PANEL GENERAL NOTES:
 1. UON, ALL LOAD DESCRIPTIONS ARE EXISTING.
 2. UON, ALL CIRCUIT BREAKERS DESIGNATED IN PANEL SCHEDULE ARE EXISTING.

PANEL SCHEDULE WORK LEGEND:
 ● PROVIDE RED HANDLE CIRCUIT BREAKER WITH LOCK-ON DEVICE.
 ☐ DISCONNECT & REMOVE CIRCUIT BREAKER. PROVIDE CIRCUIT SHOWN IN PANEL SCHEDULE.
 * CONNECT LOAD TO EXISTING SPARE CIRCUIT BREAKER.

KEY NOTES

- PROVIDE 4" CONCRETE HOUSEKEEPING PAD (PROVIDE AS PART OF CONCRETE PAD POUR. SEE SHEET A1.2 FOR CONCRETE PAD). VERIFY W/SHOP DRAWINGS & PROVIDE 2" MINIMUM IN FRONT OF EQUIPMENT. REFER TO STRUCTURAL FOR CONCRETE SLAB DETAILS AND ANCHORING OF MAIN SWITCHBOARD.
- DUCT SMOKE DETECTOR. VERIFY & PROVIDE PER MECHANICAL CONTRACTOR APPROVED SHOP DRAWINGS & SUBMITTALS. COORDINATE W/FIRE ALARM VENDOR & PROVIDE DUCT SMOKE DETECTOR PER VENDOR SHOP DRAWINGS & SUBMITTALS.
- REFER TO SINGLE LINE DIAGRAM FOR FEEDER INFORMATION. ROUTE FEEDER OVERHEAD IN ACCESSIBLE CEILING SPACE. PROVIDE ALL REQUIRED CEC CONDUIT SUPPORTS. EXACT ROUTING SHALL BE COORDINATED WITH FIELD CONDITIONS. PROVIDE ALL CEC REQUIRED PULLBOXES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY WORK AND MATERIALS IN ORDER TO CONNECT THE DUCT SMOKE DETECTOR TO THE EXISTING FIRE ALARM CONTROL PANEL, "FACP". PROVIDE 3/4" WITH ALL REQUIRED FIRE ALARM CABLES. VERIFY AND PROVIDE PER FIRE ALARM VENDOR SHOP DRAWINGS AND SUBMITTALS.
- PROVIDE CONDUIT STUB TO ACCESSIBLE CEILING. REFER TO SINGLE LINE DIAGRAM. COORDINATE EXACT LOCATION OF CONDUIT STUB(S) W/OWNER.



PANEL **PPD** VOLTAGE **208Y/ 120V** PHASE **3** WIRE **4** MAIN **400A MCB**
 SOURCE **MSB** A.I.C. **10,000** ENCLOSURE **NEMA 1**
 PANEL LOCATION **SUITE D** BUS AMPERE RATING: **400** MOUNTING **SURFACE**

C K T	VA LOAD			L C L	OUTLETS		CIRCUIT BREAKER	BUS	CIRCUIT BREAKER	OUTLETS	L C L	VA LOAD			C K T	
	LINE A	LINE B	LINE C		MIS	RECLTS						LINE A	LINE B	LINE C		
1	180						1	20							2	
3	1800						2	20							4	
5	1800						2	20							4	
7	250						1	20							6	
9	300				X		1	20							10	
11															12	
13															14	
15															16	
17															18	
19															20	
21															22	
23															24	
25															26	
27															28	
29															30	
31															32	
33															34	
35															36	
37															38	
39	1200				X										40	
41	500	3900	2280												42	
			SUBTOTALS													
											LINE TOTALS					
											LCL ADDER					
											TOTAL VA/PH					
											LINE AMPS					

NOTES:
 PANEL SCHEDULE WORK LEGEND:
 ● PROVIDE RED HANDLE CIRCUIT BREAKER WITH LOCK-ON DEVICE

SHEET NOTES

- CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 811 TO LOCATE UNDERGROUND UTILITIES AT LEAST 2 WORKING DAYS PRIOR TO DIGGING. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF EXISTING IMPROVEMENTS PRIOR TO START OF CONSTRUCTION.
- VERIFY LOCATION OF ALL BUILDINGS AND APPURTENANCES ON ARCHITECTURAL AND CIVIL PLANS.
- FIELD VERIFY LOCATION ON ALL UNDERGROUND UTILITIES PRIOR TO TRENCHING. SCHEDULE AND COORDINATE ALL SITE WORK WITH OWNER PRIOR TO ANY TRENCHING.
- CONTRACTOR SHALL VERIFY LOCATION & REQUIREMENTS OF ALL DEVICES/EQUIPMENT REQUIRING ELECTRICAL CONNECTION PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH.
- CONTRACTOR SHALL IN ROUTING ALL CIRCUITS, INCREASE CONDUIT & 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.
- ALL 90 DEGREE CONDUIT BENDS AND RISERS SHALL BE PVC COATED RIGID STEEL.
- CONTRACTOR SHALL COORDINATE AND PROVIDE ALL SITE ELECTRICAL SERVICE REQUIREMENTS WITH SERVING UTILITY.
- 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.
- VERIFY LOCATION OF ALL EQUIPMENT ON ARCHITECTURAL AND CIVIL PLANS.
- MINIMUM CONDUIT BURIAL DEPTH IS 24", 36" MINIMUM BELOW STREETS AND PARKING LOTS. FOR 0-600 VOLT SYSTEMS.
- PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTORS IN ALL OCCUPIED CONDUITS.
- 1" CONDUIT MINIMUM UNDERGROUND.
- 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.
- CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUITORS PER CONDUIT MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE, AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
- 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.
- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH DIMENSIONED NYLON PULL STRING.
- 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.



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POWER PLAN, PANEL SCHEDULES

Revisions					
R&A No:	A161307	Date:	05-9-2019	Drawn:	D.F.
Checked:		Consult:	No.		

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LIGHT FIXTURE SCHEDULE

TYPE	LAMPS		VOLTS		MOUNTING						DESCRIPTION		
	WATTS	No.	208	277	REC.	REC.	REC.	REC.	REC.	REC.	MANUFACTURER	CATALOG No.	REMARKS
D2	10.8										DMF LIGHTING	DCDH-N-6-70-CC-DRD2M-7-9-35-DCD2T-R-6-S-WH	EXTERIOR DOWN LIGHT, 6" 3,500K
F1	42										COLUMBIA	LCL-4-35-ML-E-U	4' STRIP
F2	19										COLUMBIA	LCL-4-35-ML-E-U	4' STRIP
EM	2										DUAL-LITE	EV4-I-02L	EMERGENCY LIGHTING UNIT

LIGHTING FIXTURE SCHEDULE KEY NOTES

- (NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)
- CONTRACTOR SHALL VERIFY COLOR/FINISH WITH ARCHITECT PRIOR TO ORDERING.
 - MOUNT AT 7' AFF.
 - CONTRACTOR SHALL CHECK KELVIN TEMPERATURE OF EXISTING RECESSED LIGHT FIXTURES IN EXISTING CANOPY AND REPORT BACK TO ARCHITECT. D2 KELVIN TEMPERATURE SHALL MATCH EXISTING.

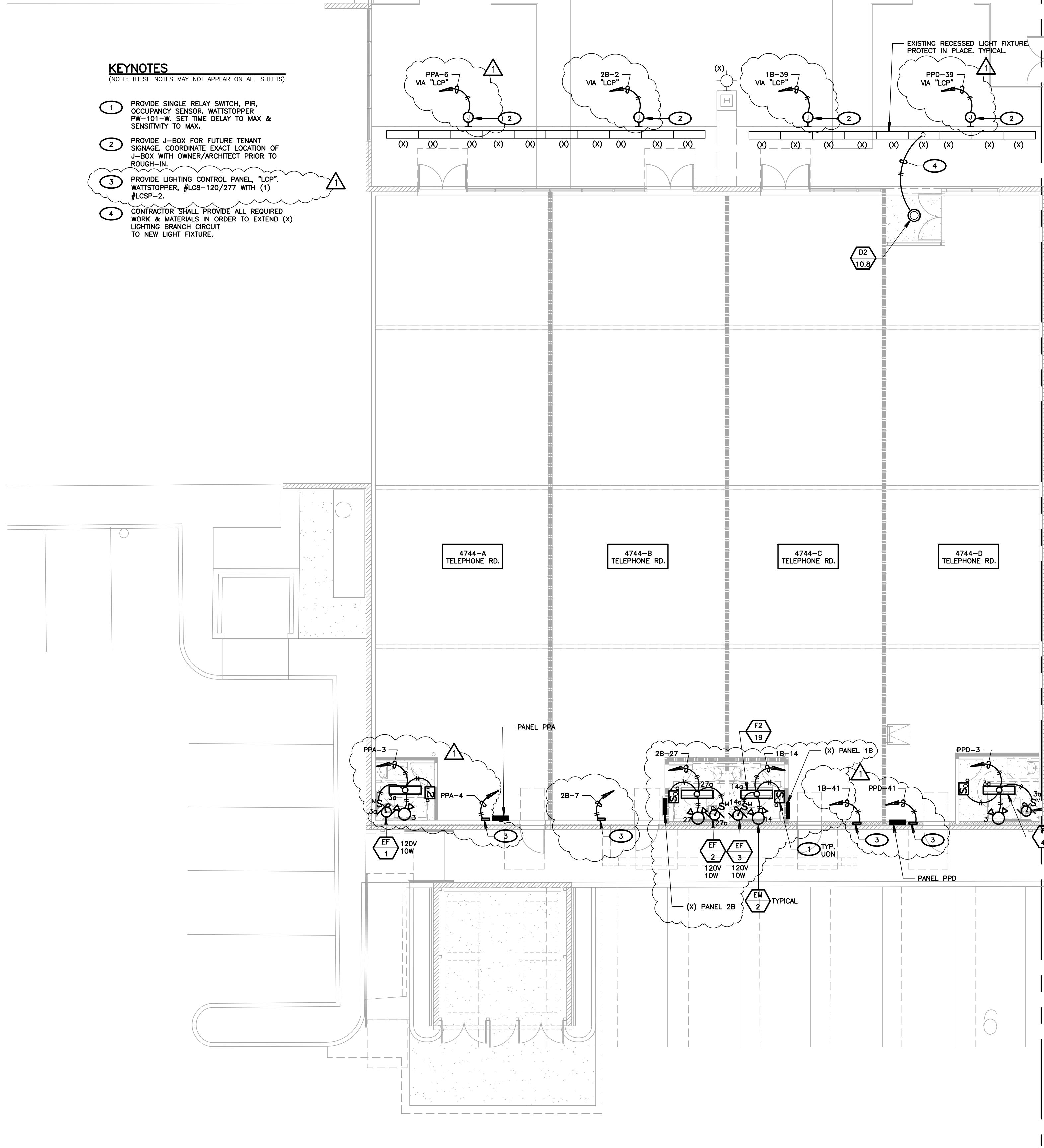
FIXTURE SCHEDULE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING PROPER TYPES OF TRIMS FOR ALL RECESSED FLUORESCENT FIXTURES TO FIT THE CEILING BEING INSTALLED.
- ALL BALLASTS SHALL BE ELECTRONIC SOLID STATE.
- FIXTURES TYPE IN CONTACT WITH INSULATION SHALL HAVE U.L. LISTED THERMAL BARRIER.
- CONTRACTOR SHALL VERIFY THE TYPE OF CEILING BEFORE ORDERING NEW FIXTURES. CONTRACTOR IS FULLY RESPONSIBLE TO PROVIDE ALL MOUNTING BRACKETS TO FIT CEILING CONDITIONS AT NO EXTRA CHARGE TO THE OWNER.
- SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CEILING CONFIGURATION.

KEYNOTES

(NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)

- PROVIDE SINGLE RELAY SWITCH, PIR, OCCUPANCY SENSOR, WAITSTOPPER PW-101-W, SET TIME DELAY TO MAX & SENSITIVITY TO MAX.
- PROVIDE J-BOX FOR FUTURE TENANT SIGNAGE. COORDINATE EXACT LOCATION OF J-BOX WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- PROVIDE LIGHTING CONTROL PANEL, "LCP", WAITSTOPPER, #LC8-120/277 WITH (1) #LCP-2.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED WORK & MATERIALS IN ORDER TO EXTEND (X) LIGHTING BRANCH CIRCUIT TO NEW LIGHT FIXTURE.



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

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.
- ALL LIGHTING FIXTURES SHALL BE SECONDARILY SUPPORTED WITH SAFETY CABLES, PROVIDED BY CONTRACTOR.
- VERIFY LOCATION OF ALL DEVICES ON ARCHITECTURAL PLANS.
- MAINTAIN A MAXIMUM 2% VOLTAGE DROP ON ALL LIGHTING HOMERUNS.
- ALL EXIT SIGNS ARE +12" TO CENTER LINE OF FIXTURE ABOVE DOOR FRAME UNLESS OTHERWISE NOTED.
- 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.

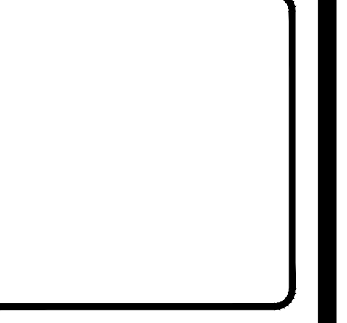


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LIGHTING PLAN	
Revisions	R&A No: A161307
	Date: 05-9-2019
	Drawn: D.F.
	Checked: No.
	Consult: No.

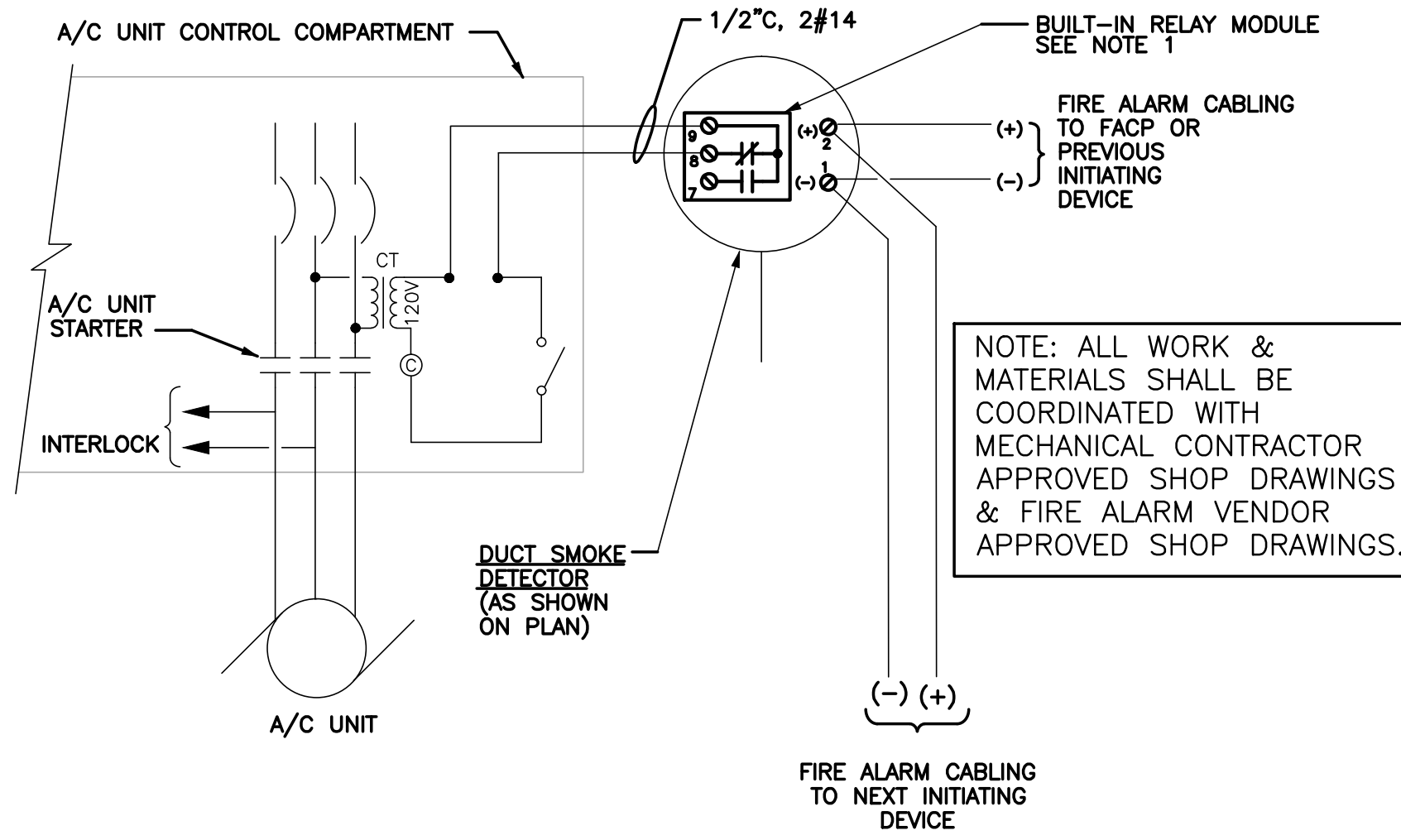
RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
E3.1

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2019-05-17 BID SET

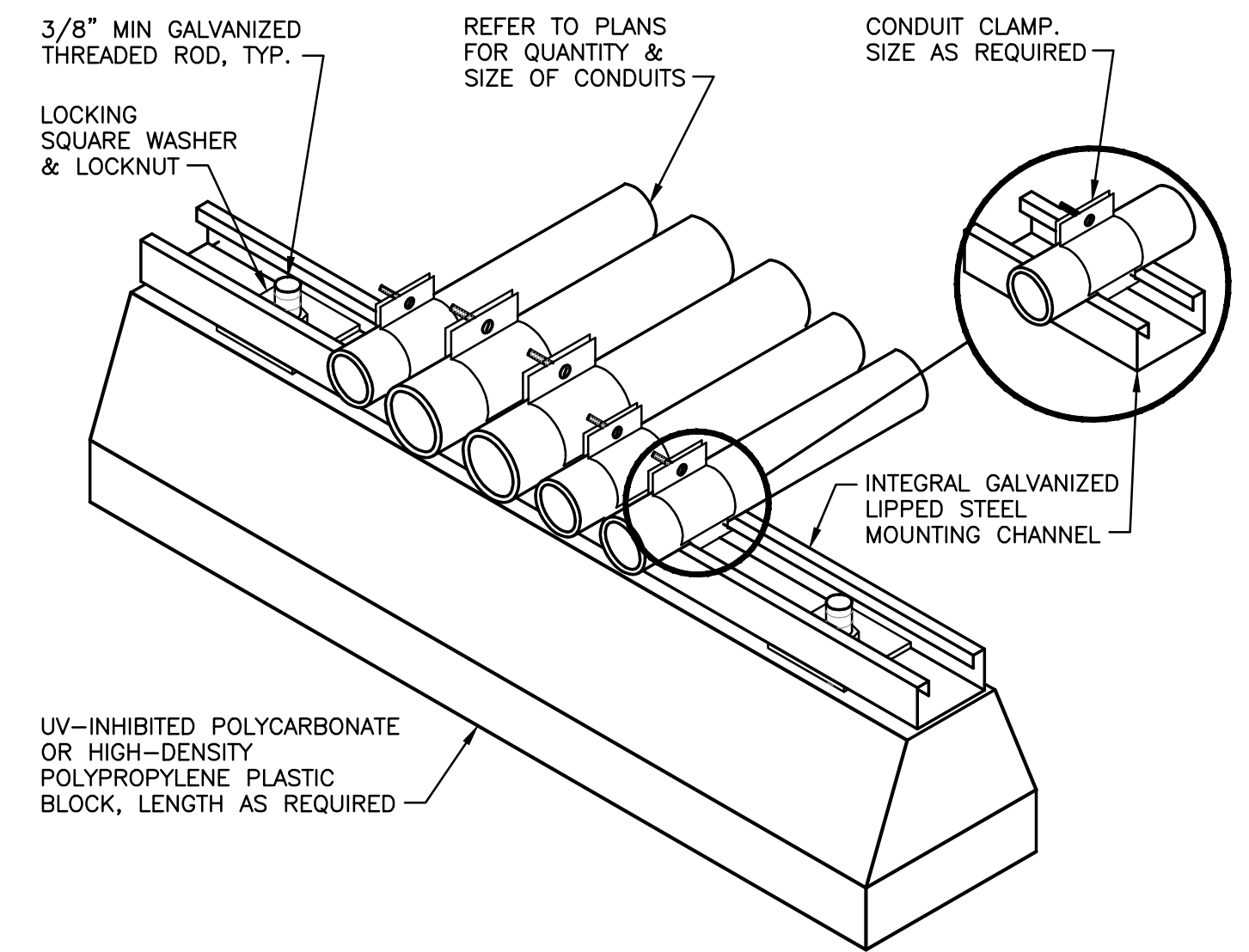
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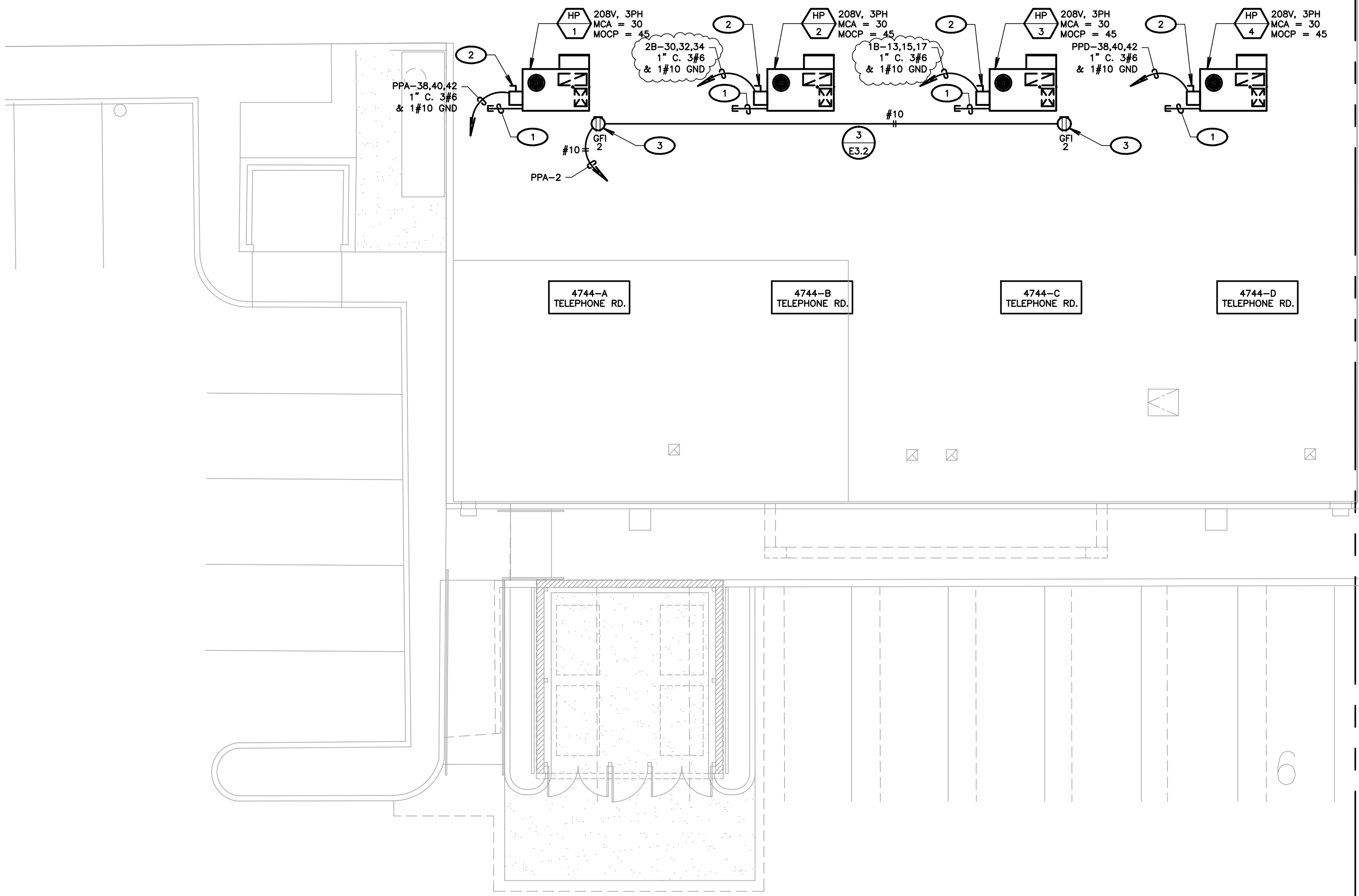
NOTES:

- CONNECT N.O. CONTACT OF RELAY MODULE IN SERIES WITH THE STARTER COIL. THE N.O. CONTACT SHALL BE CLOSED UNDER NORMAL CONDITIONS TO ALLOW HVAC EQUIPMENT TO OPERATE, BUT SHALL OPEN AND SHUT DOWN THE HVAC EQUIPMENT UNDER FIRE CONDITIONS (SIGNAL FROM FACP) OR LOSS OF 24VDC POWER.

2 TYPICAL HVAC UNIT SHUTDOWN WIRING DIAGRAM
SCALE: NOT TO SCALE



3 ROOF CONDUIT SUPPORT DETAIL
SCALE: NO SCALE



1 ROOF POWER PLAN
SCALE: 1/8" = 1'-0"

MECHANICAL PLAN SHEET NOTES

- FIELD VERIFY MECHANICAL EQUIPMENT LOCATIONS.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES.
- THE LOCATION OF ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
- PROVIDE ROOF JACKS AND PROPERLY SEAL ALL ROOF PENETRATIONS TO A LEAK FREE CONDITION.
- THE FINAL CONNECTIONS TO EQUIPMENT SHALL BE LIQUID TIGHT FLEXIBLE METAL CONDUIT. INSTALL WITH ENOUGH SLACK TO PRECLUDE VIBRATION TRANSMISSION. SUPPORT SHALL BE PER THE NATIONAL ELECTRICAL CODE.
- PROVIDE WEATHERPROOF AND EXTERIOR RATED DEVICES IN ALL EXTERIOR AREAS.
- PROVIDE ALL DEVICES AND CONNECTIONS AS REQUIRED ON MECHANICAL CONTRACTOR SHOP DRAWINGS AND APPROVED SUBMITTALS.
- ALL DISCONNECTS SHALL BE MOUNTED ON UNISTRUT ON MECHANICAL (HVAC) UNIT.
- CONTRACTOR SHALL VERIFY LOCATION AND REQUIREMENTS OF ALL ELECTRICAL DEVICES PRIOR TO BID, ROUGH-IN, AND 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.
- EACH DISCONNECT OR STARTER AND A SPARE SET OF FUSES SHALL BE CONTRACTOR PROVIDED.
- 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, UON.
- PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTORS IN ALL OCCUPIED CONDUITS.
- VERIFY AND PROVIDE CONTROLS TO ALL UNITS, PER MECHANICAL CONTRACTOR APPROVED SHOP DRAWINGS AND SUBMITTALS.

KEYNOTES

- (NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)
- PROVIDE 3/4" CO STUB THRU ROOF FOR FUTURE TENANT HVAC T-STAT CONTROL.
 - PROVIDE 240V RATED, NEMA 3R, HEAVY DUTY SAFETY SWITCH, 60A 3-POLE, FUSIBLE, WITH FUSES PER EQUIPMENT NAMEPLATE RATING.
 - PROVIDE WEATHERPROOF WHILE IN-USE COVER.

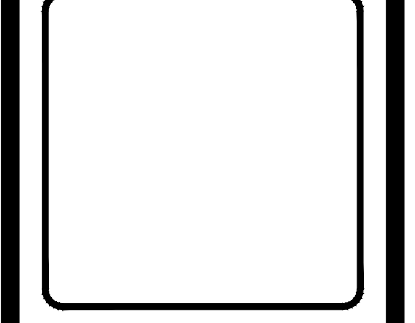


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ROOF POWER PLAN	
Revisions	R&A No: A161307
	Date: 05-9-2019
	Drawn: D.F.
	Checked: D.F.
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RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
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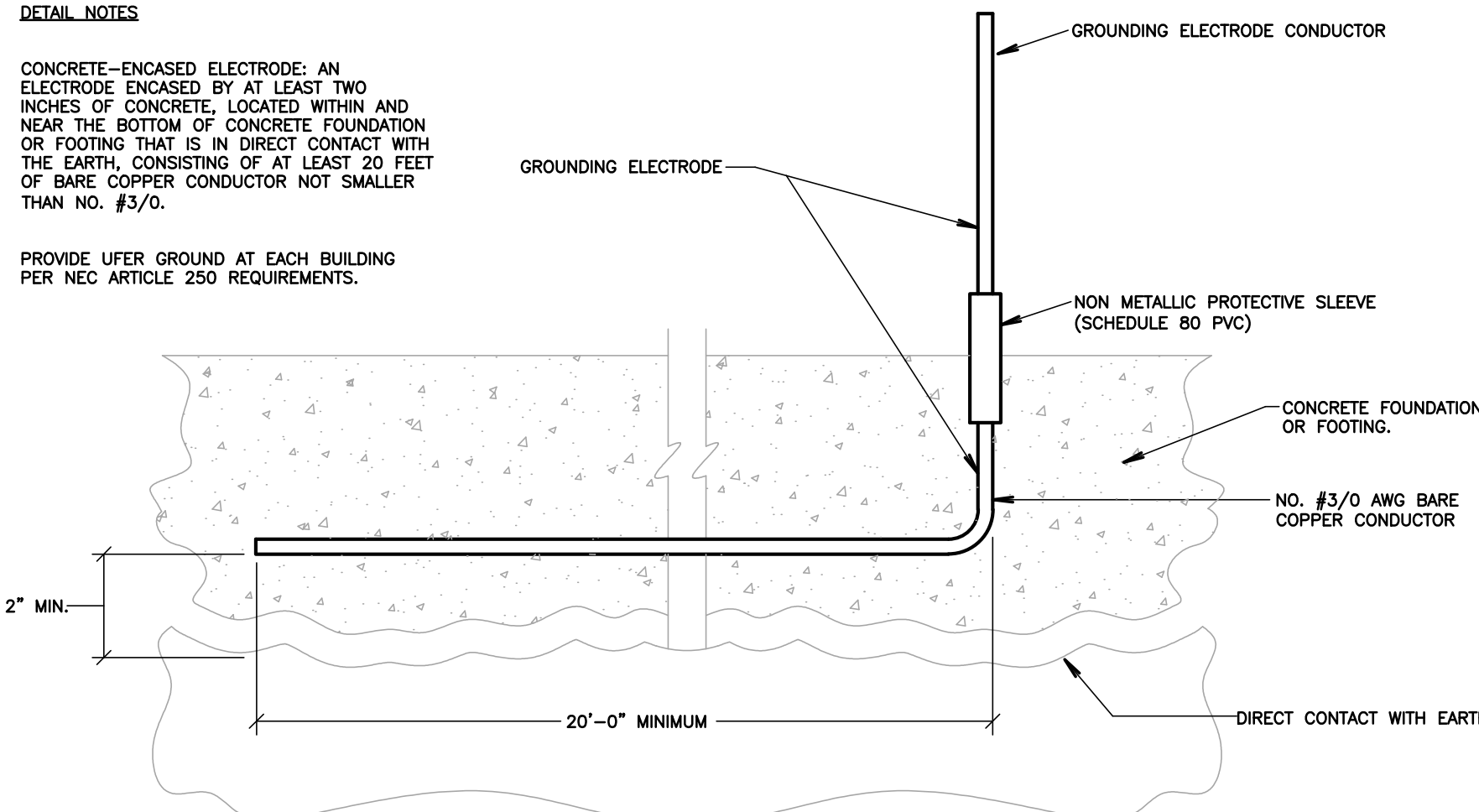
Sheet No.
E3.2

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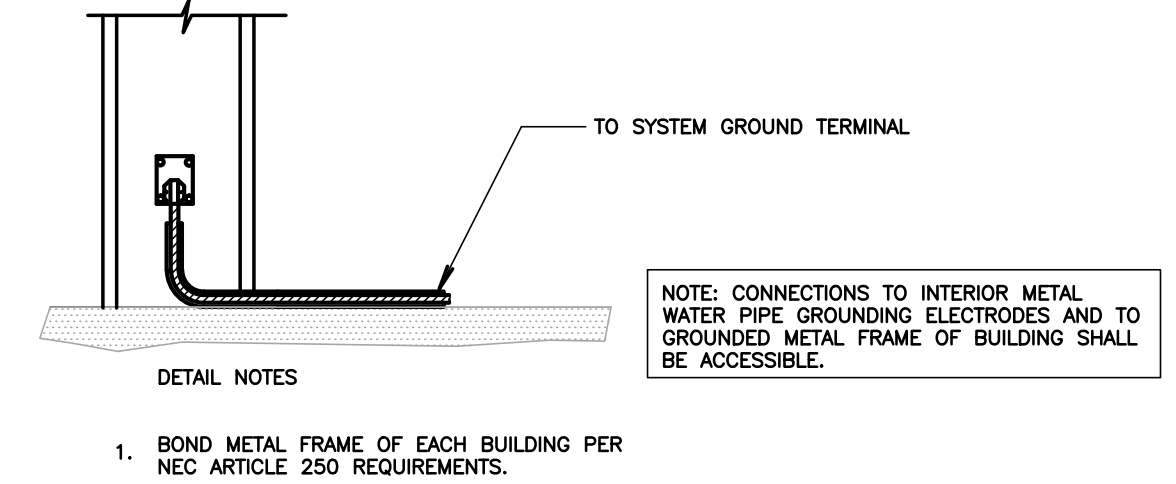
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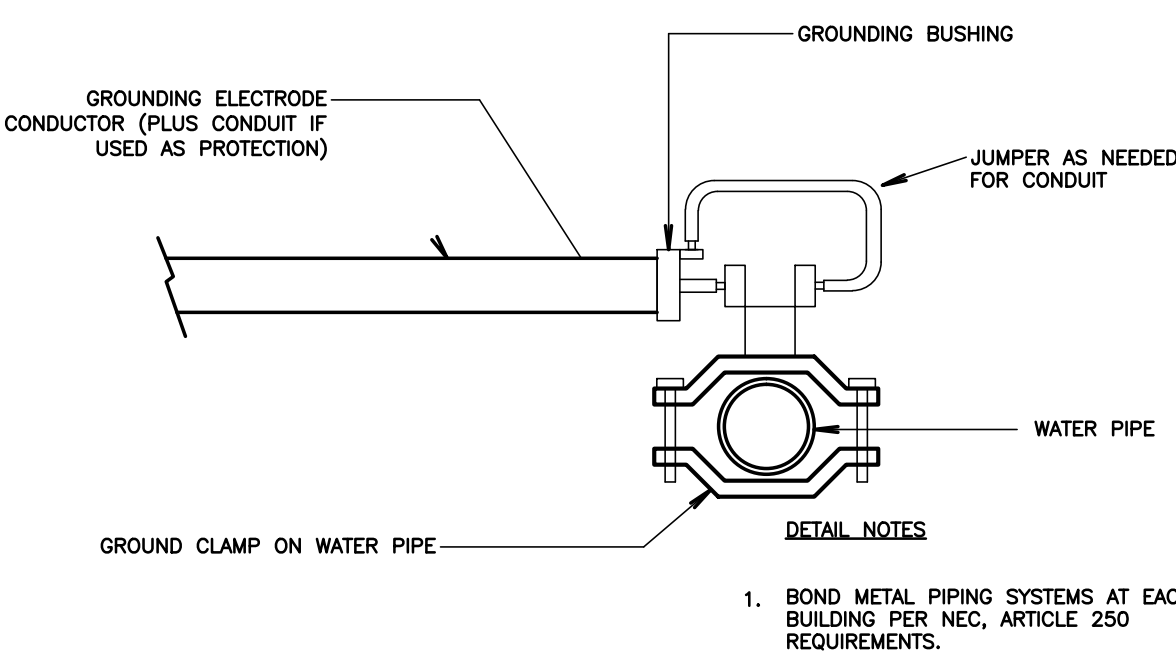
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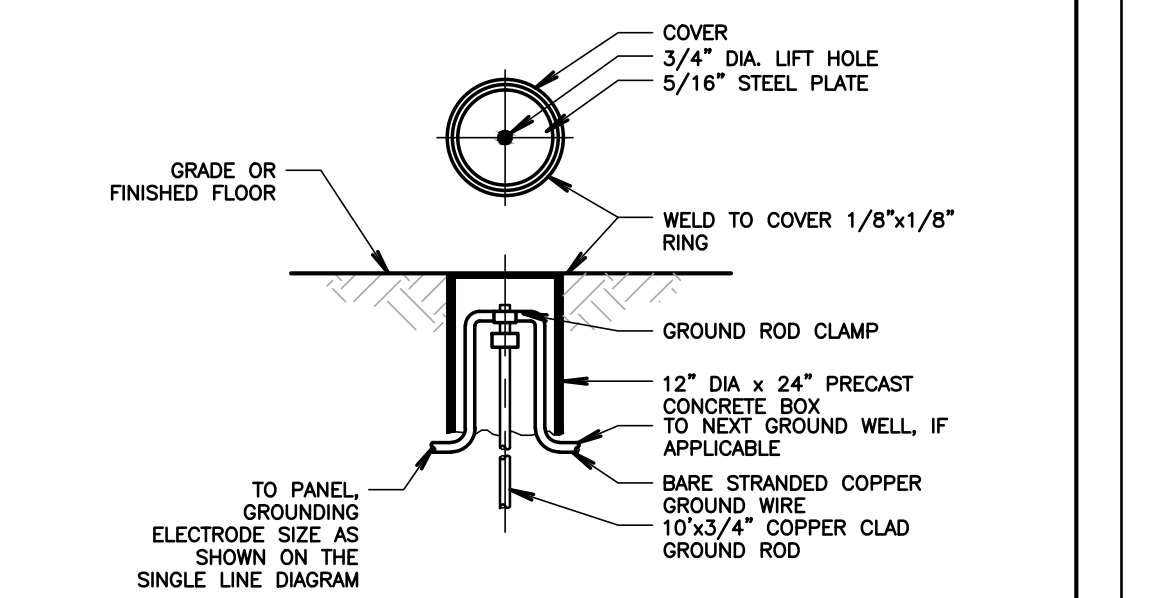
3 UFER GROUND DETAIL
NOT TO SCALE



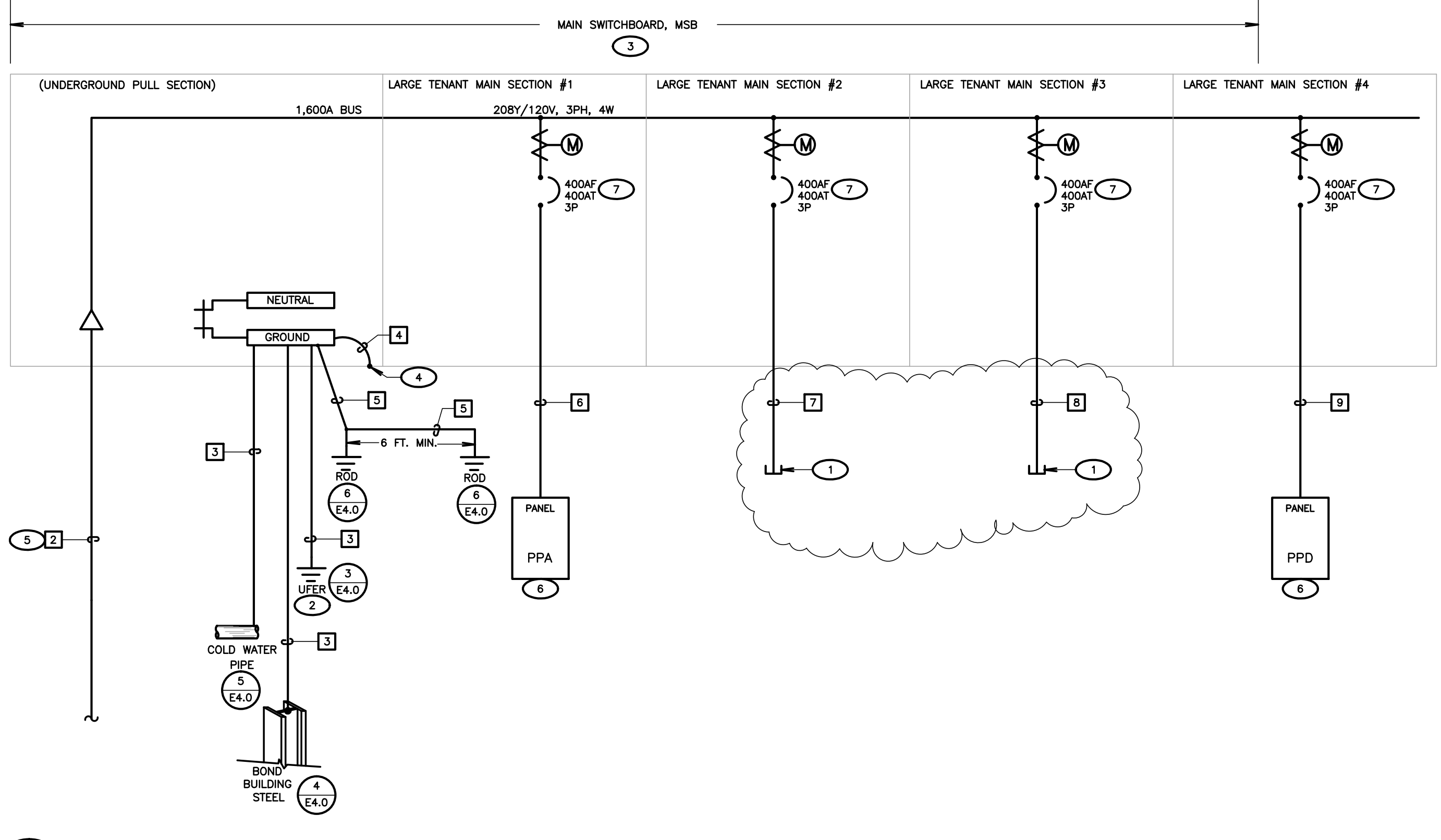
4 METAL FRAME GROUNDING DETAIL
NOT TO SCALE



5 COLD WATER GROUND DETAIL
NOT TO SCALE



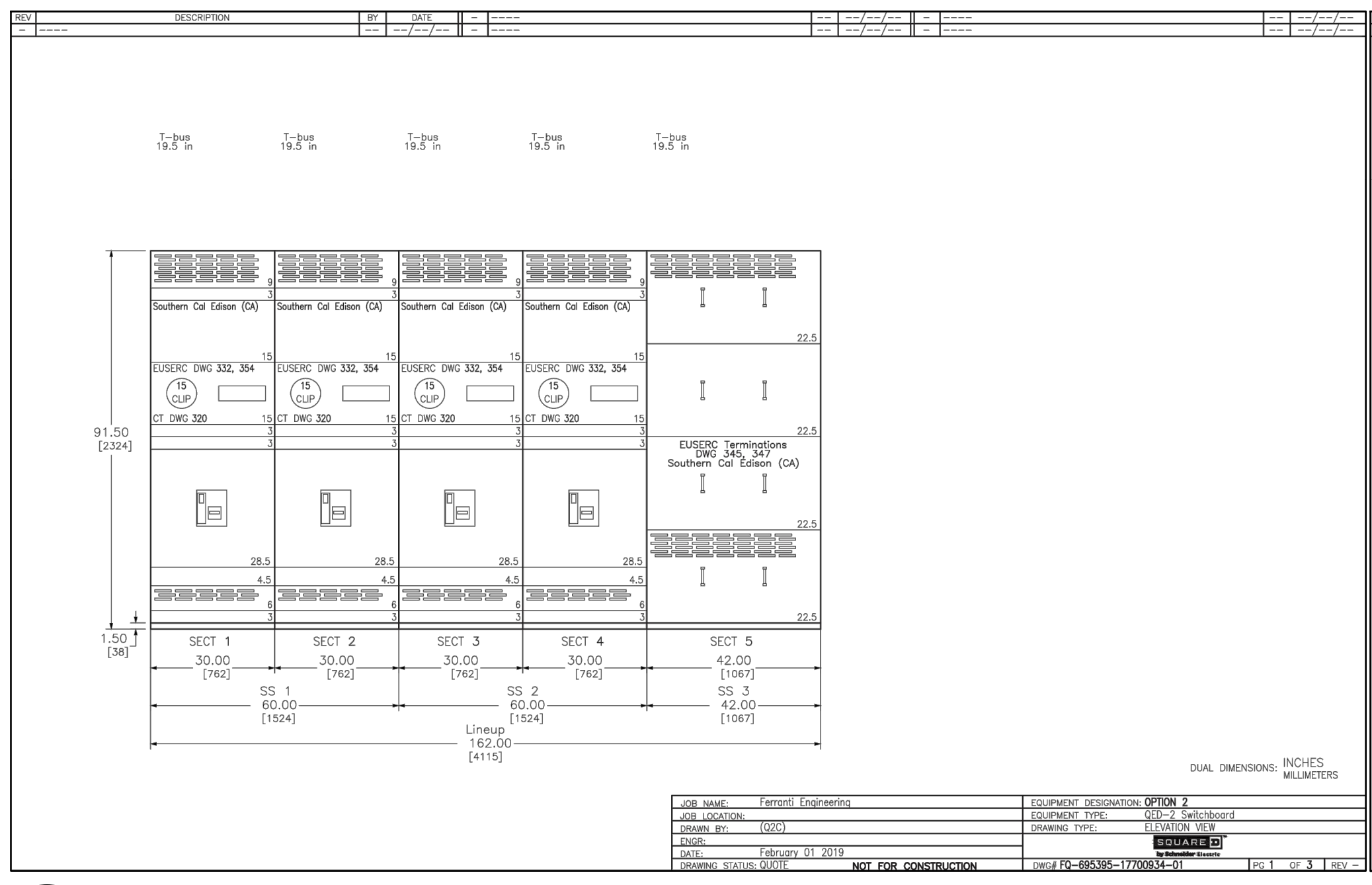
6 GROUND ROD DETAIL
SCALE: NOT TO SCALE



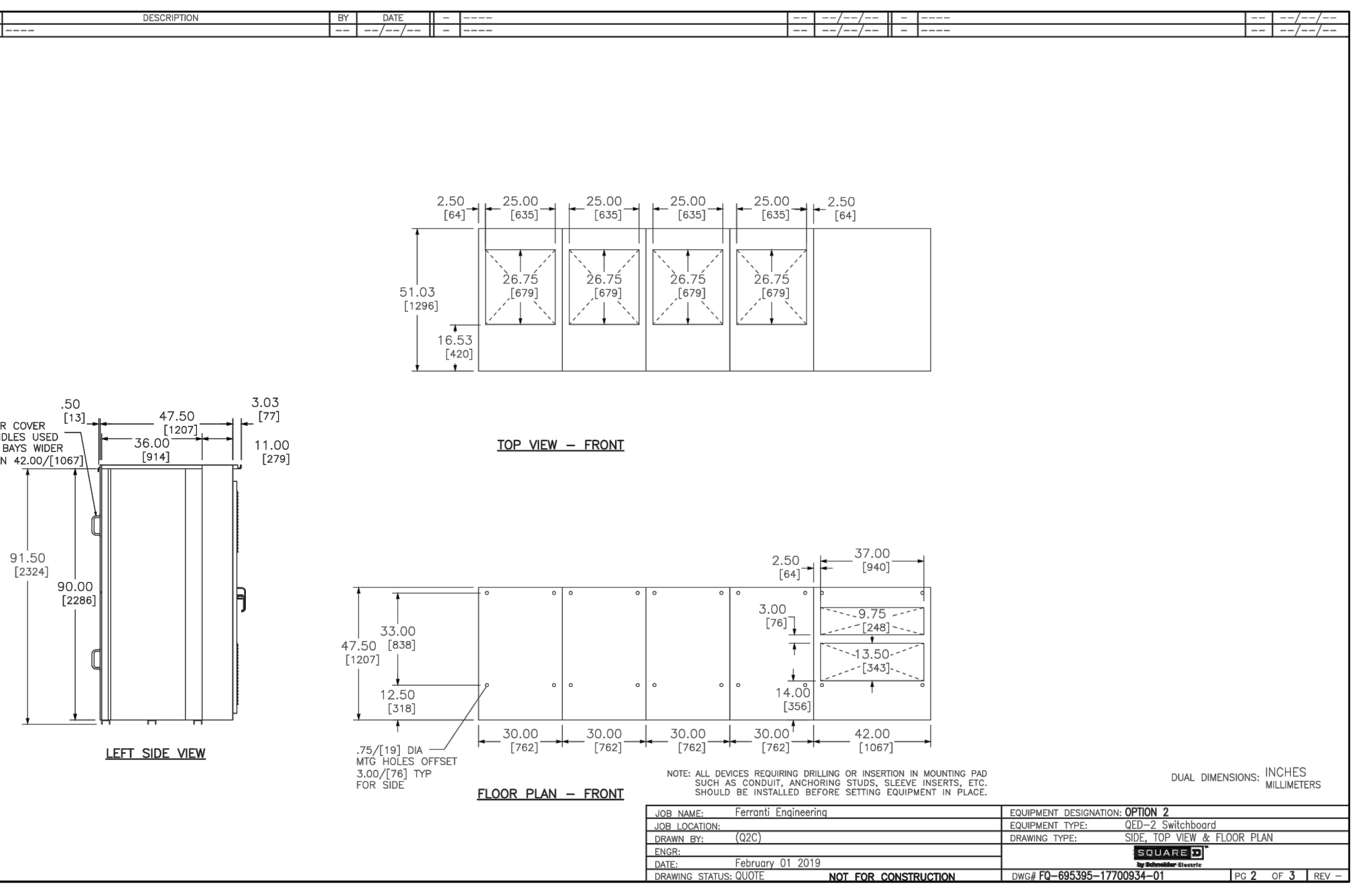
1 SINGLE LINE DIAGRAM (PROPOSED)
SCALE: NOT TO SCALE

FEEDER SCHEDULE			
TAG	CONDUIT/CONDUCTOR	FROM	TO
1			
2	(6) 4" CO VERIFY & PROVIDE PER SCE REQUIREMENTS		MSB
3	1-1/4" C. 1#4/0		
4	1 #4/0		
5	3/4" C. 1#4		
6	(2) 2" CO EACH WITH 4#3/0 AND 1#3 GND	MSB	PPA
7	(2) 2" CO	MSB	SUITE
8	(2) 2" CO	MSB	SUITE
9	(2) 2" CO EACH WITH 4#3/0 AND 1#3 GND	MSB	PPD

LOAD CALCULATION			
DESCRIPTION	EXISTING LOAD 1.25X(MAX DEMAND)	ESTIMATED/ CALCULATED LOAD (KVA)	DESCRIPTION
FUTURE RESTAURANT #1	--	115	4744-A TELEPHONE RD.
FUTURE RESTAURANT #2	--	115	4744-B TELEPHONE RD.
FUTURE RESTAURANT #3	--	115	4744-C TELEPHONE RD.
FUTURE RESTAURANT #4	--	115	4744-D TELEPHONE RD.
TOTAL		460	--
460KVA @ 208Y/120V, 3PH, 4W = 1,278A			



2 MAIN SWITCHBOARD, "MSB" SECTIONS/ELEVATIONS
SCALE: NOT TO SCALE



FLOOR PLAN - FRONT
LEFT SIDE VIEW

SHEET NOTES

- VERIFY LOCATION OF ALL BUILDINGS AND APPENDICES ON ARCHITECTURAL AND CIVIL PLANS.
- CONTRACTOR SHALL VERIFY LOCATION & REQUIREMENTS OF ALL DEVICES/EQUIPMENT REQUIRING ELECTRICAL CONNECTION PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH.
- 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 AND FINISH.
- ALL 90 DEGREE CONDUIT BENDS AND RISERS SHALL BE PVC COATED RIGID STEEL.
- VERIFY LOCATION OF ALL EQUIPMENT ON ARCHITECTURAL AND CIVIL PLANS.
- PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTORS IN ALL OCCUPIED CONDUITS.
- 1" CONDUIT MINIMUM UNDERGROUND.
- 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.
- 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.
- 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.
- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH DIMENSIONED NYLON PULL STRING.
- 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.
- UNLESS NOTED OTHERWISE, ALL DEVICES AND TERMINATIONS SHALL BE RATED FOR 75 DEGREES CELSIUS.
- ALL CONDUCTORS #8 AND SMALLER SHALL BE THHN/THWN CU. ALL CONDUCTORS #6 AND LARGER SHALL BE XHHW-2 CU.
- PER NEC 110.24, SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
- PER NEC 110.16, ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.

KEY NOTES
(NOTE: THESE NOTES MAY NOT APPEAR ON ALL SHEETS)

- STUB INTO SUITE, COORDINATE EXACT LOCATION W/OWNER.
- CONTRACTOR SHALL PROVIDE UFER IN CONCRETE EQUIPMENT HOUSEKEEPING PAD.
- MAIN SWITCHBOARD, MSB, SHALL BE NEMA 3R. CONTRACTOR SHALL PROVIDE PAD LOCK SYSTEM WITH 5 KEYS TO OWNER.
- NOTE: PROVIDE BONDING JUMPER & BOND TO ENCLOSURE IF FACTORY MAIN BONDING JUMPER NOT PRESENT.
- VERIFY & PROVIDE PER FINAL SCE CONSTRUCTION DRAWINGS.
- PANEL SHALL BE SERIES RATED TO MEET OR EXCEED THE UTILITY COMPANY AVAILABLE FAULT CURRENT. CONTRACTOR SHALL OBTAIN VALUE FROM UTILITY COMPANY.
- PROVIDE CIRCUIT BREAKER TO MEET, OR EXCEED UTILITY COMPANY AVAILABLE FAULT CURRENT. CONTRACTOR SHALL VERIFY AND PROVIDE PER SCE COMPANY FINAL CONSTRUCTION DRAWINGS.

FERRANTI ENGINEERING
CONSULTING ELECTRICAL ENGINEERS
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OJAI, CA 93023
(805) 705-4772
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21 & California Street
Fourth Floor
San Francisco, California 94011
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SINGLE LINE DIAGRAM: PANEL SCHEDULE		R&A No: A161307
Revisions	Date: 05-9-2019	Drawn: D.F.
	Checked: D.F.	Consult. No:

RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

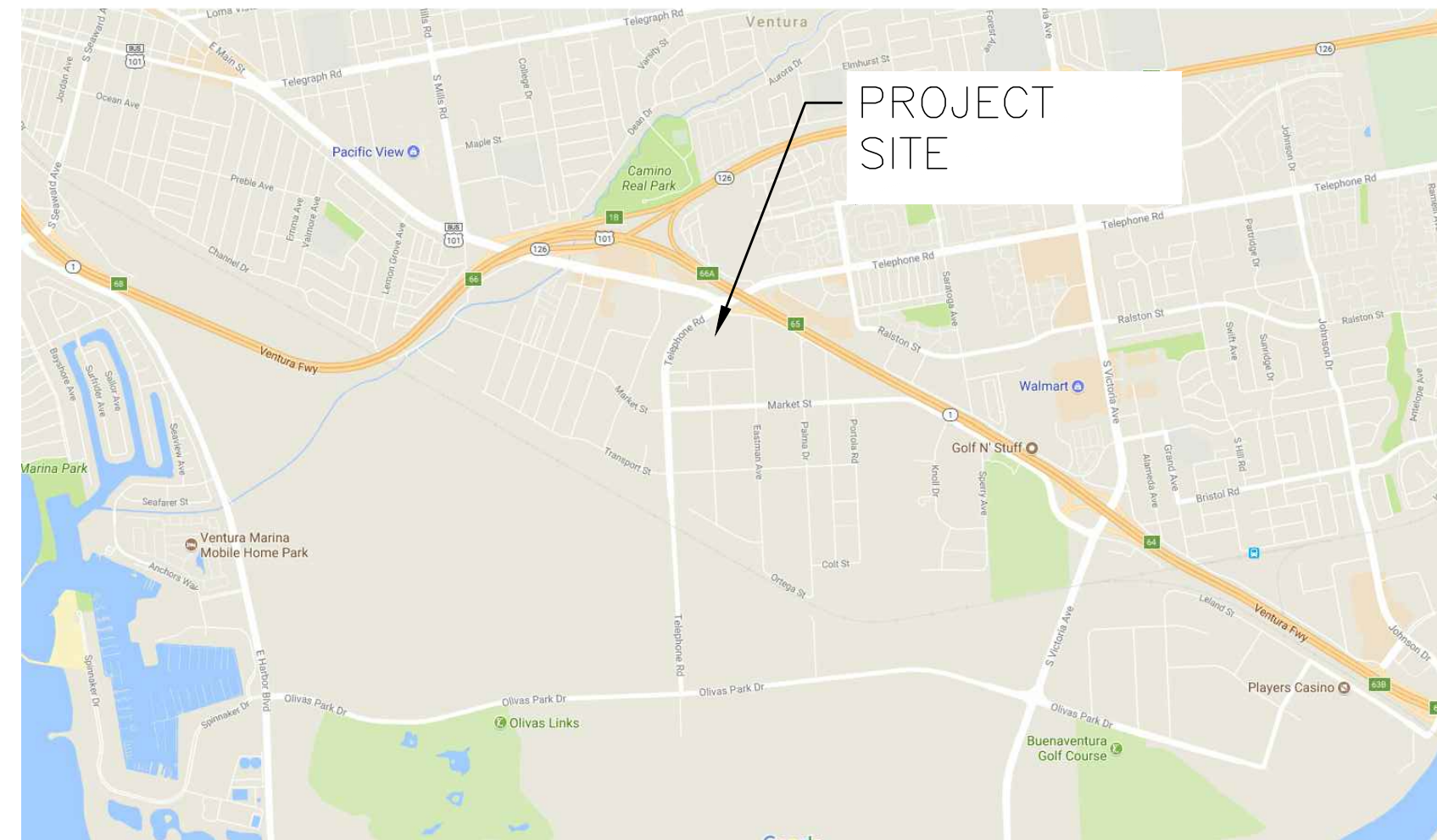
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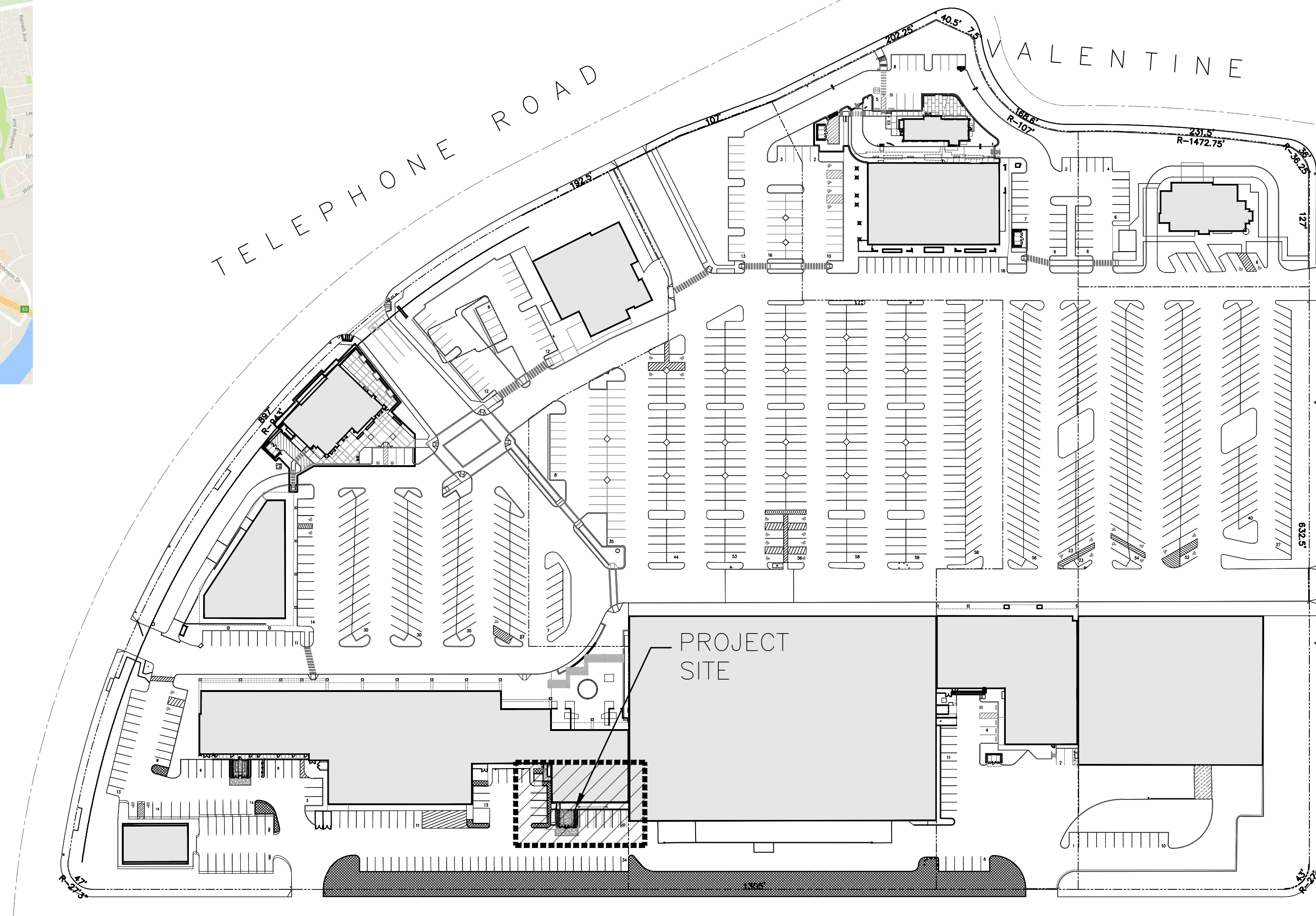
2019-05-17 BID SET

TRASH ENCLOSURE PLANS FOR: RIVIERA SHOPPING CENTER- 4744 BUILDING REMODEL

4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD VENTURA, CA 93003

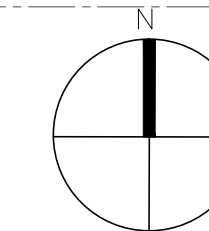
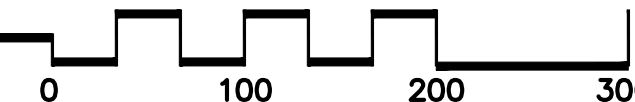


VICINITY MAP: NOT TO SCALE



MASTER SITE PLAN

SCALE 1" : 100'-0"



INDEX OF DRAWINGS

SHEET	SHEET NO.	DESCRIPTION
1	L0.0	LANDSCAPE COVER SHEET
2	L1.0	MWEO WORKSHEET
3	L2.0	IRRIGATION PLANS
4	L2.1	IRRIGATION DETAILS
5	L3.0	PLANTING PLAN & DETAILS

ABBREVIATIONS

&	AND	JT.	JOINT
∠	ANGLE	LT.	LIGHT
CL	CENTERLINE	MAX.	MAXIMUM
Ø	DIAMETER OF ROUND	MECH.	MECHANICAL
⊥	PERPENDICULAR	MEMB.	MEMBRANE
#	POUND OR NUMBER	MET.	METAL
(E)	EXISTING	MFR.	MANUFACTURER
A.D.	AREA DRAIN	MH.	MANHOLE
ADJ.	ADJUSTABLE	MIN.	MINIMUM
AGGR.	AGGREGATE	MISC.	MISCELLANEOUS
AL.	ALUMINIUM	M.O.	MASONRY OPENING
APPROX.	APPROXIMATE	MTD.	MOUNTED
ARCH.	ARCHITECTURAL	MULL.	MULLION
ASPH.	ASPHALT		
BD.	BOARD	N.	NORTH
BITUM.	BITUMINOUS	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BLK.	BLOCK	NOM.	NOMINAL
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM	O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
C.B.	CATCH BASIN	OFF.	OFFICE
CEM.	CEMENT	OPNG.	OPENING
CER.	CERAMIC	OPP.	OPPOSITE
C.I.	CAST IRON		
CJ	COLD JOINT	PA	PLANTING AREA
CL	CENTERLINE	PRCST.	PRECAST
CLKG.	CAULKING	PL	PLATE
CLR.	CLEAR	PLAS.	PLASTER
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	PR.	PAIR
CONN.	CONNECTION	PT.	POINT
CONSTR.	CONSTRUCTION		
CONT.	CONTINUOUS	Q.T.	QUARRY TILE
CTSK.	COUNTERSUNK		
CTR.	CENTER	R.	RISER
		RAD.	RADIUS
DEPT.	DEPARTMENT	REF.	REFERENCE
D.F.	DRINKING FOUNTAIN	REINF.	REINFORCED
DET.	DETAIL	RWD.	REDWOOD
DIA.	DIAMETER		
DIM.	DIMENSION	S.	SOUTH
DN.	DOWN	SCHED.	SCHEDULE
DR.	DOOR	SC	SAWCUT JOINT
DS.	DOWNSPOUT	SECT.	SECTION
DWG.	DRAWING	SHT.	SHEET
		SIM.	SIMILAR
E.	EAST	SPEC.	SPECIFICATIONS
EA.	EACH	SQ.	SQUARE
E.J.	EXPANSION JOINT	SST.	STAINLESS STEEL
EL.	ELEVATION	STA.	STATION
ELEC.	ELECTRICAL	STD.	STANDARD
ENCL.	ENCLOSURE	STL.	STEEL
E.P.	ELECTRICAL PANELBOARD	STOR.	STORAGE
EQ.	EQUAL	STR.	STRUCTURAL
EQPT.	EQUIPMENT	SUSP.	SUSPENDED
EXST.	EXISTING	SYM.	SYMMETRICAL
EXP.	EXPANSION		
EXT.	EXTERIOR	T.C.	TOP OF CURB
		TEL.	TELEPHONE
F.B.	FLAT BAR	TER.	TERRAZZO
F.D.	FLOOR DRAIN	TF	TOP OF FENCE
FDNL.	FOUNDATION	T. & G.	TONGUE AND GROOVE
FIN.	FINISH	THK.	THICK
FL.	FLOOR	T.O.	TOP OF
FLASH.	FLASHING	T.O.S.	TOP OF SLAB
F.O.C.	FACE OF CONCRETE	T.O.S.S.	TOP OF STRUCTURAL STEEL
F.O.F.	FACE OF FINISH	T.P.	TOP OF PAVEMENT
F.O.S.	FACE OF STUDS	TJ	TOOLED JOINT
FT.	FOOT OR FEET	TRD.	TREAD
FTG.	FOOTING	TYP.	TYPICAL
FURR.	FURRING	TW	TOP OF WALL
FUT.	FUTURE		
		UNF.	UNFINISHED
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED		
GL.	GLASS	VERT.	VERTICAL
GND.	GROUND		
GR.	GRADE	W.	WEST
GRFRC.	GLASS FIBER REINFORCED CONC.	W/	WITH
		WD.	WOOD
H.B.	HOSE BIBB	W/O	WITHOUT
HIDWD.	HARDWOOD	WP.	WATERPROOF
HDWR.	HARDWARE	WT.	WEIGHT
HORIZ.	HORIZONTAL		
HGT.	HEIGHT		
I.D.	INSIDE DIAMETER		
INT.	INTERIOR		

CONSTRUCTION NOTES:

- PERMIT CANNOT BE FINALED UNTIL CERTIFICATION FORMS COMPLETED AND RETURNED
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- UNLESS CONTRADICTED BY A SOILS REST, COMPOST AT THE RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE BE INCORPORATED INTO THE SOIL.

CERTIFICATE OF COMPLETION
This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, tract or lot number, if available.
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner or his/her designee:

Name		Telephone No.
		Fax No.
Title		Email Address
Company		Street Address
City	State	Zip Code

Property Owner
We certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Property Owner Signature _____ Date _____

Please answer the questions below:

- Date the Landscape Documentation Package was submitted to the local agency _____
- Date the Landscape Documentation Package was approved by the local agency _____
- Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

LRM
LANDSCAPE ARCHITECTURE | URBAN DESIGN

10335 JEFFERSON BLVD
CULVER CITY, CA 90232
310-839-6600

LANDSCAPE COVER SHEET

Revisions: R&A No.: A161307 Date: 02-28-2019
Drawn: Checked: S.B. Consult: No.

LANDSCAPE COVER SHEET

DATE: 05-30-19
REVISIONS: 04-25-19
STATE OF CALIFORNIA

RASMUSSEN & ASSOCIATES
Architectural
Interiors
21 S. California Street
Ventura, California 93001
(805) 648-1234

**RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL**

4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
L0.0

2019-05-17 BID SET

FILE_PATH & NAME: K:\2191 - RIVIERA SHOPPING CENTER\CONSTRUCTION\TRASH ENCLOSURE 2\RIVIERA TRASH 2_L0.00 COVER PAGE.DWG PLOTTED: 12:45:58 PM WAS ORIGINALLY PRINTED ON A 24"x36" SHEET.

These drawings, including the designs, specifications, notes, and instruments of professional service prepared for use in connection with the project, constitute the confidential property of the architect and shall remain the confidential property of the architect. No part of these drawings may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect.

MWEL0 SUBMITTAL CHECKLIST PAGE 1

SUBMITTAL DATE: FEBRUARY 27, 2019
 PROJECT ADDRESS: 4744 TELEPHONE ROAD, VENTURA, CA
 APPLICANT NAME: LRM LANDSCAPE ARCHITECTURE PHONE: 310-839-6600

THE FOLLOWING CHECKLIST PROVIDES A LIST OF INFORMATION THAT MUST BE INCLUDED ON THE PLANS BEFORE YOUR PERMIT APPLICATION CAN BE PROCESSED. THIS CHECKLIST COVERS BOTH THE PERFORMANCE COMPLIANCE METHOD AND THE PRESCRIPTIVE COMPLIANCE METHOD. PLEASE INDICATE WHICH COMPLIANCE METHOD IS USED AND PROVIDE THE APPROPRIATE INFORMATION ON THE PLANS.

PERFORMANCE APPROACH **PRESCRIPTIVE APPROACH** (SEE PRESCRIPTIVE COMPLIANCE OPTION - APPENDIX D)

PERFORMANCE APPROACH LANDSCAPE DOCUMENTATION PACKAGE (TITLE 23, CHAPTER 2.7, §492.3)

- THE PROJECT'S ADDRESS, TOTAL LANDSCAPE AREA, WATER SUPPLY TYPE, AND CONTACTS SHALL BE STATED ON THE PLANS.
- ADD, SIGN AND DATE THE FOLLOWING STATEMENT ON THE PLANS, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."
- WATER EFFICIENT LANDSCAPE WORKSHEET THAT INCLUDES A HYDROZONE INFORMATION TABLE AND WATER BUDGET CALCULATIONS SHALL BE SUBMITTED FOR PLAN CHECK.
- A LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN SHALL BE SUBMITTED FOR PLAN CHECK.

WATER EFFICIENT LANDSCAPE WORKSHEET (TITLE 23, CHAPTER 2.7, §492.4 AND §492.13)

- INCORPORATE THE WATER EFFICIENT LANDSCAPE WORKSHEET INTO PLANS. SHOW THAT THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) MEETS OR EXCEEDS THE CALCULATED ESTIMATED TOTAL WATER USE (ETWU).
- THE EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) FOR THE LANDSCAPE PROJECT SHALL NOT EXCEED A FACTOR OF 0.55 (FOR RESIDENTIAL AREAS) (0.45 FOR NON-RESIDENTIAL).
- THE PLANT FACTOR USED SHALL BE FROM WUCOLS OR FROM HORTICULTURAL RESEARCHERS WITH ACADEMIC INSTITUTIONS. WUCOLS PLANTS DATABASE CAN BE FOUND ONLINE AT: <http://ucanr.edu/sites/WUCOLS/>
- ALL WATER FEATURES SHALL BE INCLUDED IN THE HIGH WATER USE HYDROZONE. ALL TEMPORARY IRRIGATED AREAS SHALL BE INCLUDED IN THE LOW WATER USE HYDROZONE.
- ALL SPECIAL LANDSCAPE AREAS SHALL BE IDENTIFIED ON THE PLANS. THE ETAF FOR NEW AND EXISTING (NON-REHABILITATED) SPECIAL LANDSCAPE AREAS SHALL NOT EXCEED 1.0.
- FOR THE PURPOSE OF CALCULATING ETWU, THE IRRIGATION EFFICIENCY IS ASSUMED TO BE 0.75 FOR OVERHEAD SPRAY DEVICES AND 0.81 FOR DRIP SYSTEM DEVICES.
- THE ANNUAL REFERENCE EVAPOTRANSPIRATION (Eto) FOR VENTURA IS 43.5

MWEL0 SUBMITTAL CHECKLIST PAGE 2

IRRIGATION DESIGN PLAN (TITLE 23, CHAPTER 2.7, §492.7)

THE IRRIGATION PLANS, AT A MINIMUM SHALL CONTAIN THE FOLLOWING:

- LOCATION AND SIZE OF WATER METER PROVIDING SERVICE TO THE LANDSCAPE AREA.
- A DEDICATED WATER SERVICE METER OR PRIVATE SUBMETER SHALL BE INSTALLED FOR ALL (NON-RESIDENTIAL IRRIGATED LANDSCAPES OF AT LEAST 1,000 SQ. FT.) (RESIDENTIAL IRRIGATED LANDSCAPE AREAS OF AT LEAST 5,000 SQ. FT.)
- LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, MOISTURE SENSING DEVICES, RAIN SWITCHES, QUICK COUPLERS, PRESSURE REGULATORS, AND BACKFLOW PREVENTION DEVICES.
- STATIC WATER PRESSURE AT THE POINT OF CONNECTION THE PUBLIC WATER SUPPLY
- FLOW RATE (GALLONS PER MINUTE), APPLICATION RATE (INCHES PER HOUR), AND DESIGN OPERATING PRESSURE (PRESSURE PER SQUARE INCH) FOR EACH STATION.
- ADD NOTE TO PLANS: "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
- MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.
- ADD NOTE TO PLANS: "CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."
- AREAS LESS THAN 10--FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR DRIP IRRIGATION.
- OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24--INCHES OF ANY NON-PERMEABLE SURFACE.

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7, §492.6, §492.7, AND §492.9)

- ADD THE FOLLOWING STATEMENT ON THE LANDSCAPE AND IRRIGATION PLANS: "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."
- THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT.
- ADD NOTES TO PLANS: "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."
- ADD NOTE TO PLANS: "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT."
- ADD NOTE TO PLANS: "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."

MWEL0 SUBMITTAL CHECKLIST PAGE 3

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7, §492.6)

THE LANDSCAPE DESIGN PLANS, AT A MINIMUM, SHALL:

- DELINEATE AND LABEL EACH HYDROZONE BY NUMBER, LETTER, OR OTHER METHODS.
- IDENTIFY EACH HYDROZONE AS LOW, MODERATE, HIGH WATER, OR MIXED WATER USE.
- IDENTIFY RECREATIONAL AREAS, AREAS SOLELY DEDICATED TO EDIBLE PLANTS, AREAS IRRIGATED WITH RECYCLED WATER, TYPE AND SURFACE AREA OF WATER FEATURES, IMPERMEABLE AND PERMEABLE HARDSCAPE, AND ANY INFILTRATION SYSTEMS.
- FOR HYDROZONE WITH A MIX OF BOTH LOW AND MODERATE WATER USE PLANTS OR BOTH MODERATE AND HIGH WATER USE PLANTS, THE HIGHER PLANT FACTOR OR THE PLANT FACTOR BASED ON THE PROPORTIONS OF THE RESPECTIVE PLANT WATER USES SHALL BE USED. HYDROZONES CONTAINING A MIX OF LOW AND HIGH WATER USE PLANTS IS NOT PERMITTED.
- TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE
- ADD NOTE TO PLANS: "RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES"
- ADD NOTE TO PLANS: "A MINIMUM 3--INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."
- ADD NOTE TO PLANS: "FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

I AGREE TO COMPLY WITH REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE _____ DATE _____

COMPLETE FOR EACH IRRIGATION POINT OF CONNECTION (EACH METER)

WATER EFFICIENT LANDSCAPE WORKSHEET (COMPLETE FORM FOR EACH IRRIGATION POINT OF CONNECTION)					REFERENCE (Eto) <u>43.5</u>			
HYDROZONE # DESCRIPTION ^a	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD ^b	IRRIGATION EFFICIENCY (IE) ^c	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU) ^d
REGULAR LANDSCAPE AREAS								
					TOTALS			
SPECIAL LANDSCAPE AREAS								
					1			
					1			
					1			
					TOTALS			
							ETWU TOTAL	
							MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) ^e	

^aHYDROZONE #/PLANTING DESCRIPTION
 E.G.
 1) FRONT LAWN
 2) LOW WATER USE PLANTINGS
 3) MEDIUM WATER USE PLANTING

^bIRRIGATION METHOD
 OVERHEAD SPRAY
 OR DRIP

^cIRRIGATION EFFICIENCY
 0.75 FOR SPRAY HEAD
 0.81 FOR DRIP

^dETWU (ANNUAL GALLONS REQUIRED) =
 $Eto \times 0.62 \times ETAF \times AREA$
 WHERE 0.62 IS A CONVERSION
 FACTOR THAT CONVERTS
 ACRE-INCHES PER ACRE PER
 YEAR TO GALLONS PER SQUARE
 FOOT PER YEAR.

^eMAWA (ANNUAL GALLONS ALLOWED) = $(Eto) (0.62) \{ (ETAF \times LA) + (1 - ETAF \times SLA) \}$
 WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS
 ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE
 FOOT PER YEAR. LA IS THE TOTAL LANDSCAPE AREA IN SQUARE
 FEET. SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE
 FEET, AND ETAF IS 0.55 FOR RESIDENTIAL AREAS AND 0.45 FOR
 NON-RESIDENTIAL AREAS.

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55
 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR
 NON-RESIDENTIAL AREAS.

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS	Eto FOR VENTURE = 43.5
TOTAL ETAF X AREA	
TOTAL AREA	
AVERAGE ETAF	

ALL LANDSCAPE AREAS

TOTAL ETAF X AREA	
TOTAL AREA	
SITEWIDE ETAF	

PRESCRIPTIVE COMPLIANCE OPTION (APPENDIX D)
 FOR LANDSCAPE AREAS BETWEEN 500 AND 2500 SQUARE FEET.

PLANT MATERIAL

- FOR RESIDENTIAL AREAS 75% OF THE LANDSCAPE, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3.
- FOR NON-RESIDENTIAL AREAS, 100% OF THE PLANTS, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3.
- ADD NOTE TO PLANS: "A MINIMUM 3--INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED"

TURF

- TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
- NO TURF PERMITTED IN NON-RESIDENTIAL AREAS.
- TURF NOT PERMITTED ON SLOPES GREATER THAN 25%.
- TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.

IRRIGATION

- AUTOMATIC WEATHER--BASED OR SOIL--MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON IRRIGATION SYSTEM.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- AREAS LESS THAN 10 FEET IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUN-OFF OR OVERSPRAY.
- FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQUARE FEET OR MORE, PRIVATE SUB--METERS(S) TO MEASURE LANDSCAPE WATER USE SHALL BE PROVIDED.
- ADD NOTE TO PLANS: "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."
- ADD NOTE TO PLANS: "UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT THE RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE ARE SHALL BE INCORPORATED INTO THE SOIL."

I AGREE TO COMPLY WITH REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE *Dee* DATE 02/27/19



10335 JEFFERSON BLVD
 CULVER CITY, CA 90232
 310-839-6600

RASMUSSEN & ASSOCIATES
 Architecture
 Interiors
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 Fourth Floor
 California 93001
 (805) 648-1234

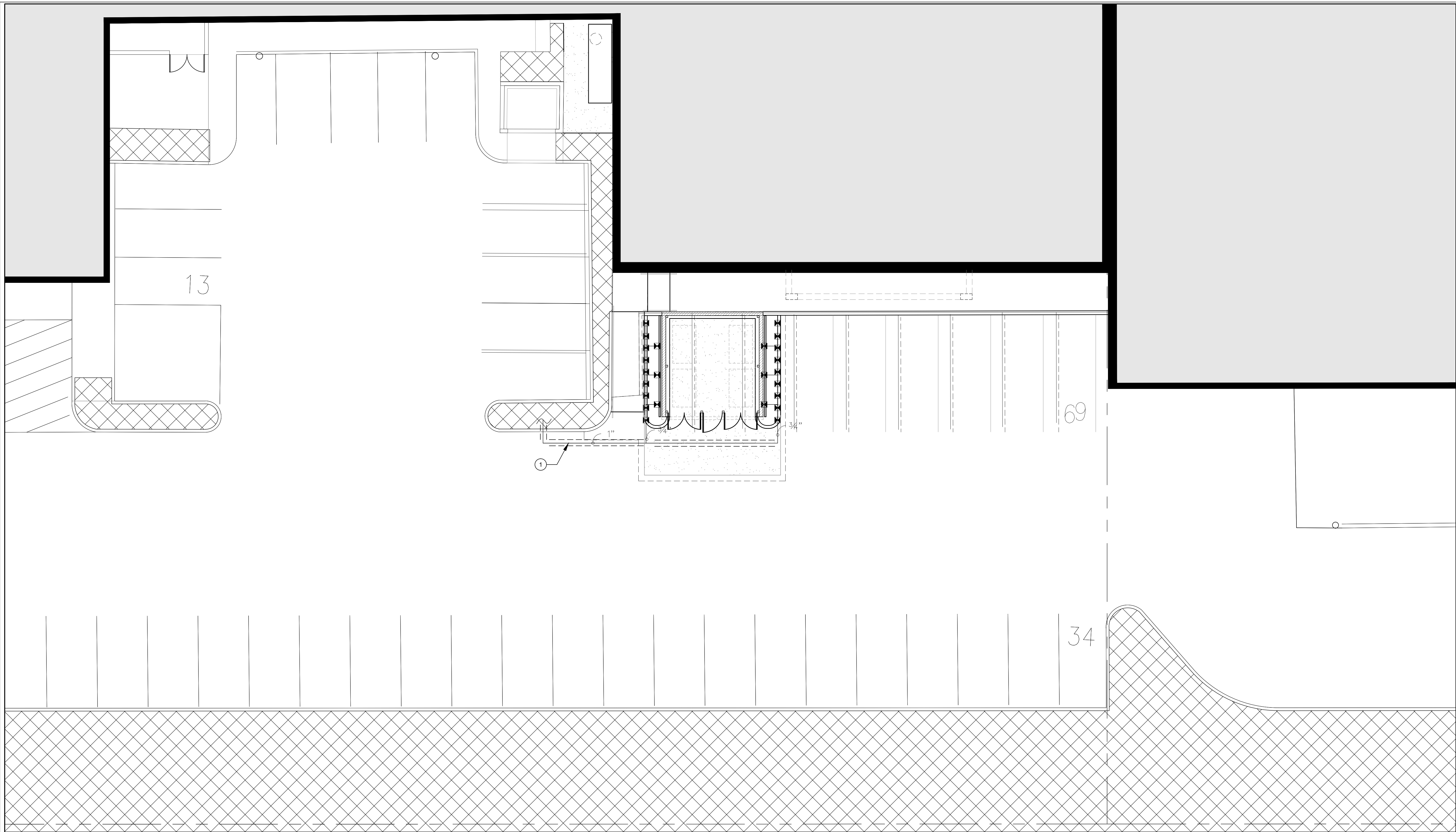
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

Revisions	R&A No: A161307	Date: 02-28-2019	Drawn: S.B.	Checked: S.B.	Consult: No.
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**RIVIERA SHOPPING CENTER
 4744 BUILDING REMODEL**

4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
 VENTURA, CA 93003

Sheet No.
L1.0



IRRIGATION NOTES

- INSTALL ALL PRESSURE AND NON-PRESSURE LINES AND ANY EQUIPMENT INSIDE PLANTING AREAS WHEREVER POSSIBLE. (ITEMS SHOWN OUTSIDE SUCH AREAS FOR PURPOSE OF CLARITY ONLY.)
- ALL EQUIPMENT SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.
- FOR SYMBOL DESIGNATIONS, SEE LEGEND ON THIS SHEET
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED, EVEN WHEN NOT INDICATED ON THE DRAWINGS. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN SCH. 40 SLEEVE. THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAIL. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- AREAS THAT NEED TO BE DEFINED IN ORDER TO DETERMINE EXACT LOCATION OF SPRINKLER HEADS ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO SEE THAT THEY ARE DEFINED PRIOR TO INSTALLATION.
- AS-BUILT DRAWINGS AND SPECIFICATIONS SHALL BE MAINTAINED ON SITE AT ALL TIMES. AS-BUILT DRAWINGS SHALL BE UPDATED IMMEDIATELY AS REQUIRED. NO SITE REVISIONS ARE TO BE CONDUCTED WITHOUT THESE DRAWINGS.

SIZING CHART		PIPE SIZING NOTES	
PVC	SYMBOL		
1/2"		0-4	1. REFER TO IRRIGATION EQUIPMENT LEGEND ON THIS SHEET FOR GPM OF DISTRIBUTION HEADS.
3/4"		4-8	2. CONTRACTOR TO DETERMINE PIPE SIZING WHERE SYMBOLS ARE NOT SHOWN. SEE ADJACENT SIZING CHART
1"		8-13	3. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".
1 1/4"		13-23	4. ALL UNSIZED RUNS OF LATERAL LINE PIPE SERVING THREE OR FEWER SPRAY HEADS SHALL BE SIZED 3/4".
1 1/2"		23-32	
2"		32-53	
2 1/2"		53-74	
3"		74-116	

CONSTRUCTION NOTES

- AUTOMATIC IRRIGATION CONTROLLER IS LOCATED AT THE SOUTHEAST CORNER OF THE SITE. THE NEW IRRIGATION SHOWN IS TO BE CONNECTED TO EXISTING ON SITE. VERIFY IN FIELD. CONTRACTOR TO COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR AND OTHER TRADES.
- ALL MAINLINE AND LATERLS SHOWN UNDER HARDSCAPE (ON GRADE) SHALL BE PLACED IN SLEEVING.
- CONTRACTOR SHALL INSTALL 3" PVC SLEEVE THROUGH MASONRY IF NEEDED. RUN IRRIGATION LATERAL LINES THROUGH SLEEVE. TYPICAL.

NOTES TO CONTRACTOR

- IRRIGATION WORK SHOWN HEREIN WILL REQUIRE THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE EXTENTS OF THE EXISTING SYSTEMS AND LIMITS OF THE PROPOSED RENOVATION.
- AS-BUILT INFORMATION OF EXISTING IRRIGATION WAS LIMITED TO THE DESIGN TEAM DURING PREPARATION OF THESE PLANS. ALL 'EXISTING' INFORMATION PROVIDED IS FOR REFERENCE ONLY AND REPRESENTS CONCLUSIONS REACHED BASED ON FIELD OBSERVATIONS OF THE EXISTING IRRIGATION SYSTEMS.
- PORTIONS OF THE EXISTING IRRIGATION SYSTEM ARE TO BE SALVAGED AND UTILIZED IN-PLACE. MAINTAIN CONNECTIONS TO EXISTING IRRIGATION SYSTEMS LOCATED IN PLANTING AREAS LOCATED AT EITHER ENDS OF THE PROPOSED LIMITS.

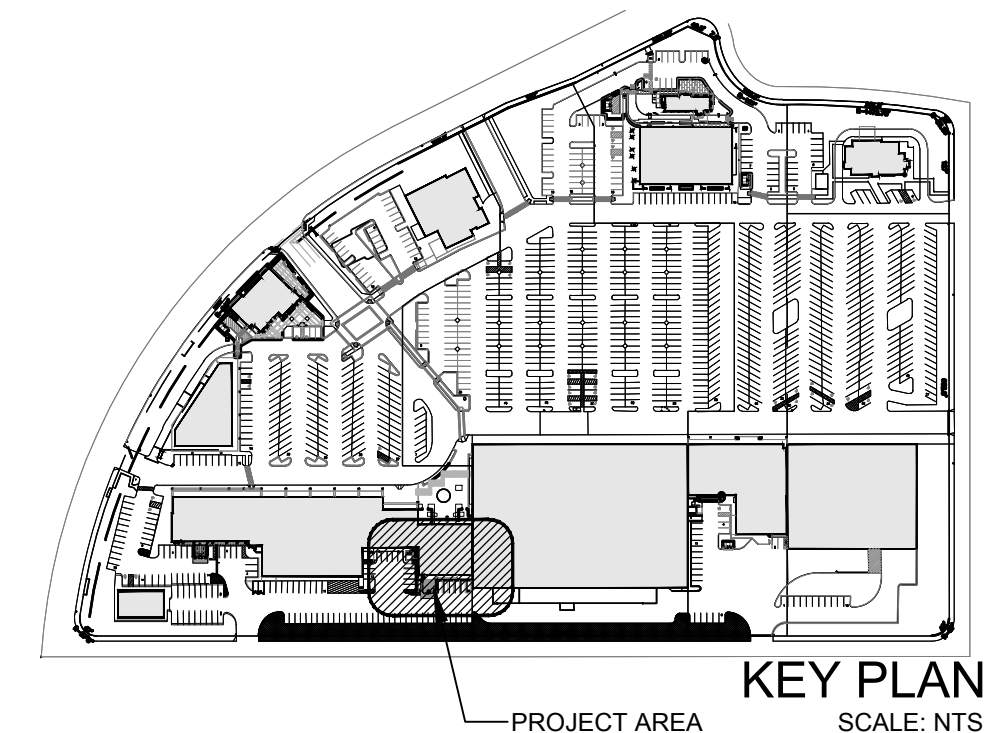
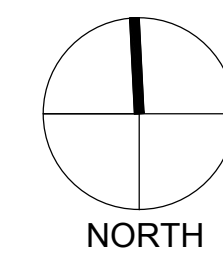
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Rain Bird 180G-1400 Flood	30
	Flood Bubbler G.O. popup	

----- Pipe Sleeve: PVC Schedule 80

IRRIGATION KEYNOTES

- CONNECT NEW LATERAL LINES AND BUBBLERS TO EXISTING LATERAL IRRIGATION LINES IN FLANTER TO THE WEST OF THE TRASH ENCLOSURE. VERIFY LOCATION IN FIELD. INSTALL IN SLEEVE AS SHOWN.
- CONNECTION OF NEW LATERAL LINE TO BE CONNECTED TO AN EXISTING VALVE THAT IS CONNECTED TO THE EXISTING AUTOMATIC WEATHER BASED OR SOIL MOISTURE BASED IRRIGATION CONTROLLER.
- VERIFY INSTALLATION OF A PRESSURE REGULATOR ON THE EXISTING MAIN LINE TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE. FURNISH AND INSTALL ONE IF FOUND TO BE NOT EXISTING.
- THE PLANTING AREAS THAT ARE LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION ARE IRRIGATED WITH WEAS (LOW FLOW BUBBLERS) THAT PRODUCES NO RUN-OFF OR OVERSPRAY.
- THIS LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN ARE LESS THAN 1000 SQ FT AND ARE NOT SUBJECT TO THE REQUIREMENT OF A NEW SEPARATE METER FOR IRRIGATION.



IRRIGATION PLAN SCALE 1/8"=1'-0" 1

RASMUSSEN & ASSOCIATES

LANDSCAPE IRRIGATION PLAN

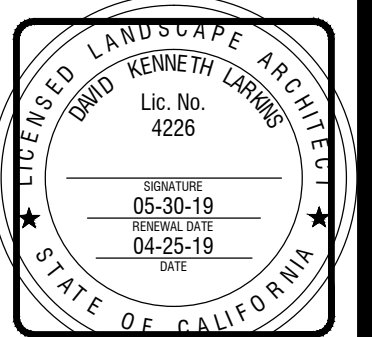
RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
VENTURA, CA 93003

Sheet No.
L2.0

2019-05-17 BID SET

LRM
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
10335 JEFFERSON BLVD
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310-639-6600

21 S. California Street
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Ventura, California 93001
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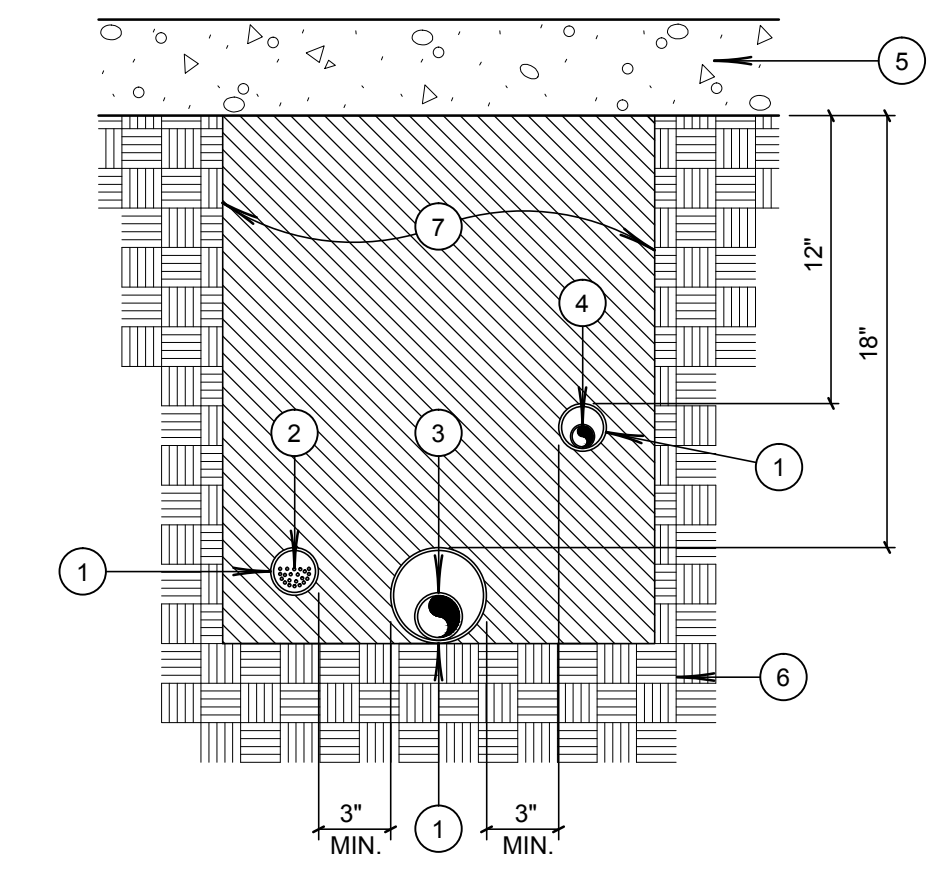


Revisions	R&A No.	Date	Drawn	Checked	S. B.	Consult.	No.
	A161307	02-28-2013					

This drawing, including the details incorporated herein, are a part of the project specified herein and shall be used in connection with the project specified herein only. Any use in whole or in part for any other project without authorization of Sherman & Associates shall be at user's sole risk.

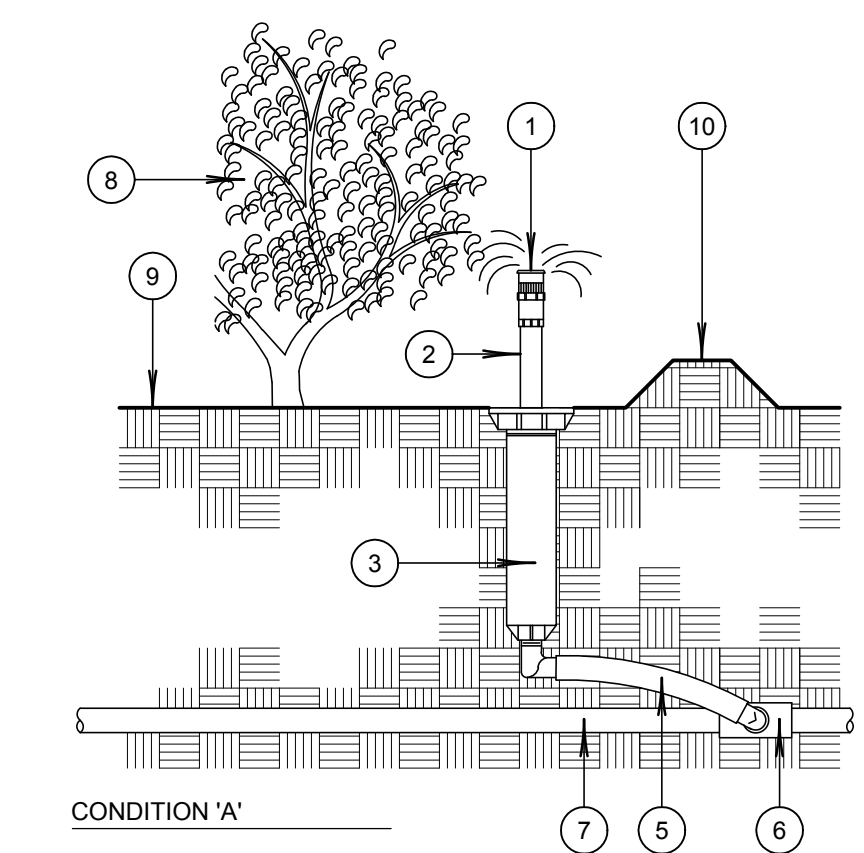
SIZE	DESCRIPTION	SLEEVE SIZE
3/4" - 1 1/4"	PRESSURE SUPPLY LINE	2" SCHEDULE 40 PVC
1 1/2" - 2"	PRESSURE SUPPLY LINE	3" SCHEDULE 40 PVC
2 1/2" - 3"	PRESSURE SUPPLY LINE	4" SCHEDULE 40 PVC
1/2" - 1"	NON-PRESSURE LINE	2" SCHEDULE 40 PVC
1 1/4" - 2"	NON-PRESSURE LINE	3" SCHEDULE 40 PVC
2 1/2" - 3"	NON-PRESSURE LINE	4" SCHEDULE 40 PVC
1-30	CONTROL WIRES	2" SCH 40 PVC.

- ① SLEEVING. SEE SPECIFICATIONS
- ② CONTROL WIRES
- ③ PRESSURE SUPPLY LINE
- ④ NON-PRESSURE SUPPLY LINE
- ⑤ CONCRETE/A.C. PAVING
- ⑥ COMPACTED SUBGRADE
- ⑦ CLEAN COMPACTED BACKFILL SEE SPECIFICATIONS.



TRENCHING AND SLEEVING DETAIL

SCALE 1
1"=1'-0"



- ① RAIN BIRD BUBBLER SEE SPRINKLER HEAD LEGEND
- ② PLASTIC ADAPTER: RAINBIRD MODEL PA-80
- ③ POP-UP SPRAY SPRINKLER RAINBIRD 1804
- ④ NOT USED
- ⑤ RAINBIRD SWING JOINT ASSEMBLY MODEL SA-6050
- ⑥ PVC SCH 40 TEE OR ELL
- ⑦ PVC LATERAL LINE
- ⑧ TREE
- ⑨ FINISH GRADE
- ⑩ WATERING BASIN

BUBBLER ASSEMBLY

SCALE 2
1"=1'-0"

GREEN BUILDING CODE NOTES

- RE-CIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

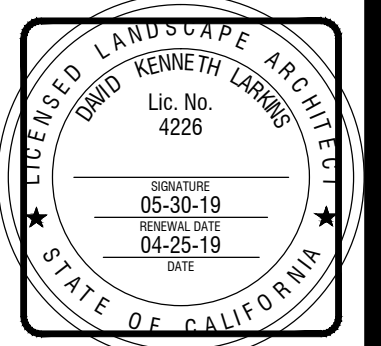
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

David DAVID K. LARKINS 02/27/19
SIGNATURE NAME DATE

GREEN BUILDING NOTES

SCALE 3
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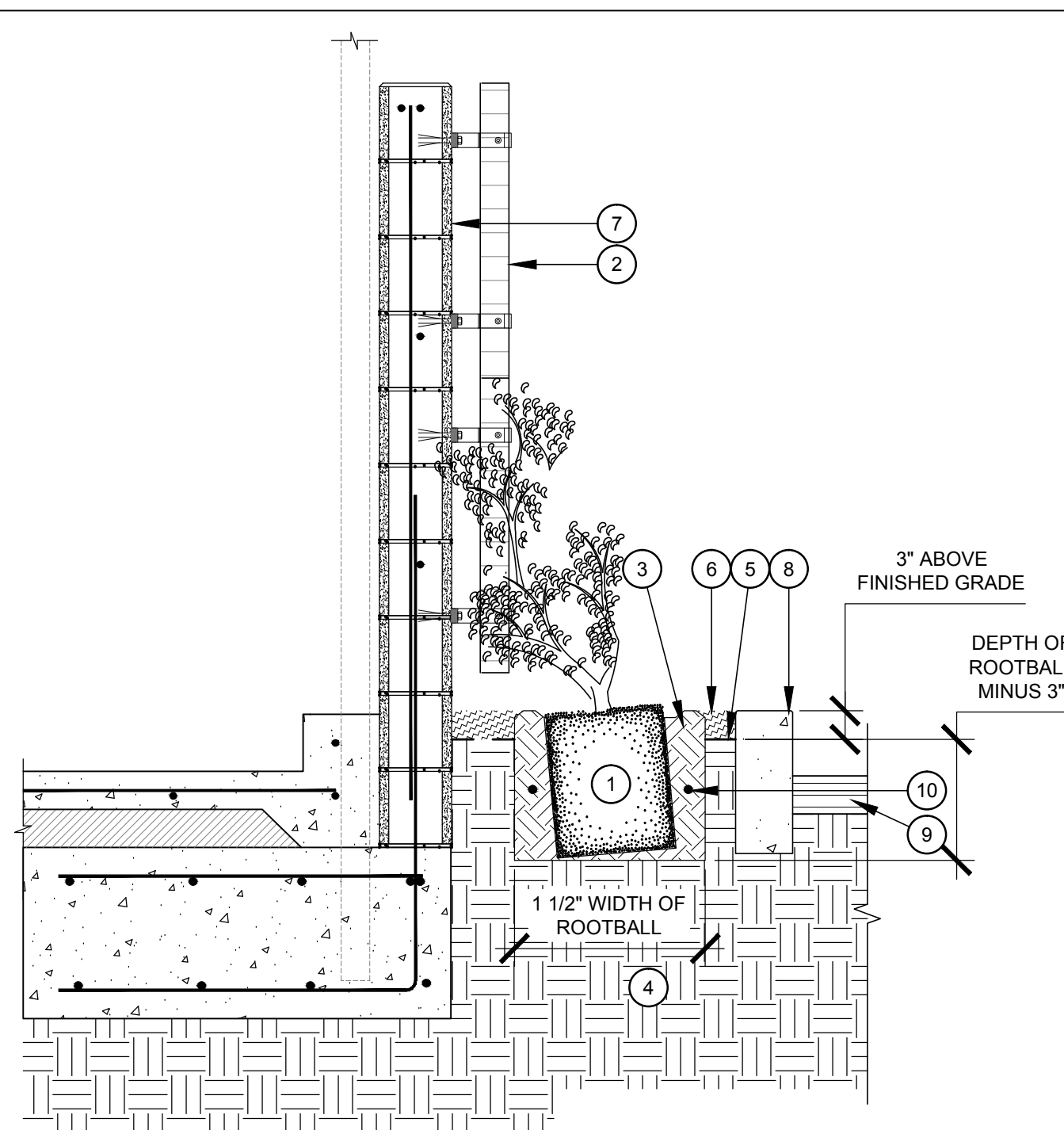
RASMUSSEN & ASSOCIATES
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21 S. California Street
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IRRIGATION DETAILS	
Revisions	R&A No: A161307
	Date: 02-28-2019
	Drawn: S.B.
	Checked: S.B.
	Consult: No.

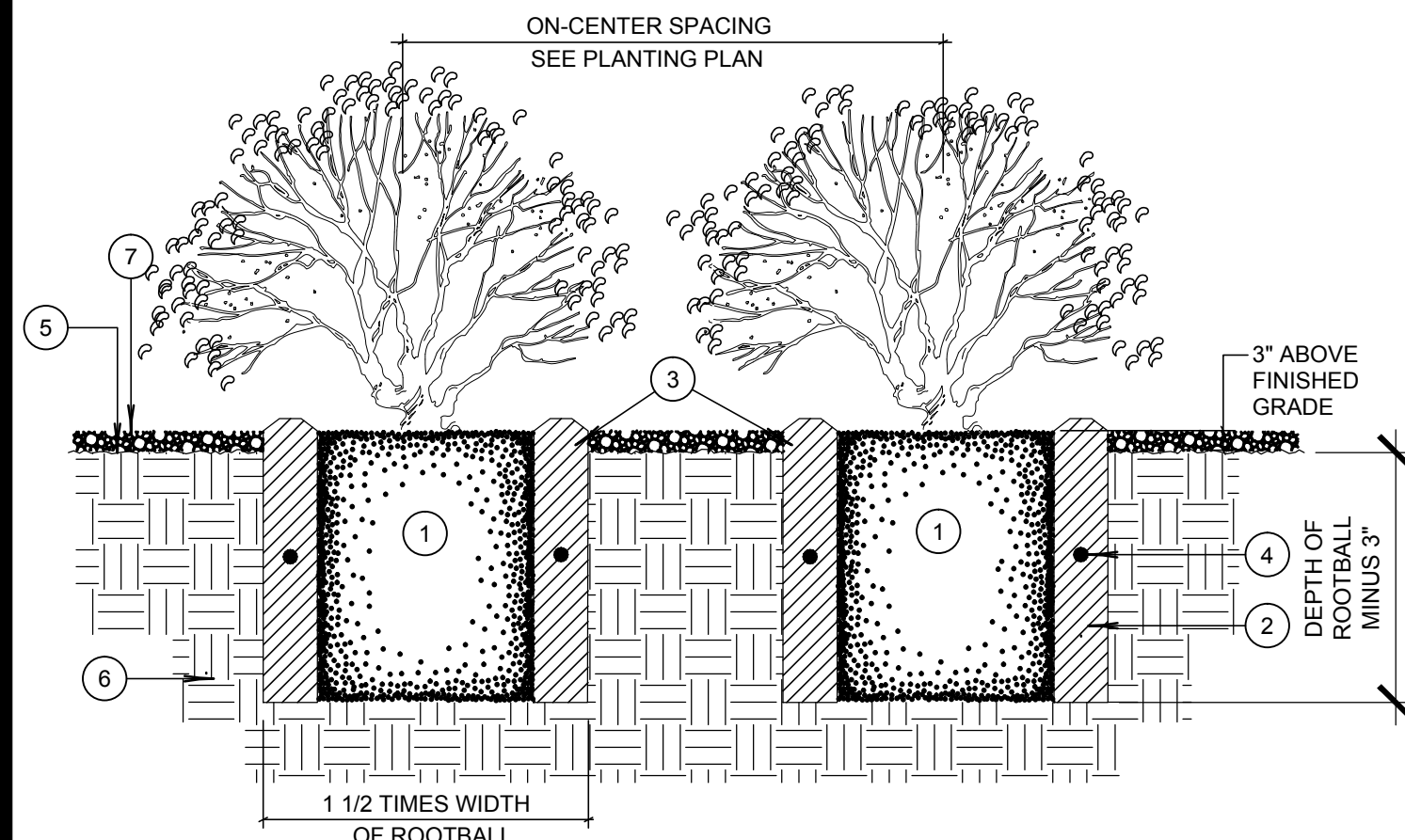
**RIVIERA SHOPPING CENTER
4744 BUILDING REMODEL**
4744-A, 4744-B, 4744-C, 4744-D TELEPHONE ROAD
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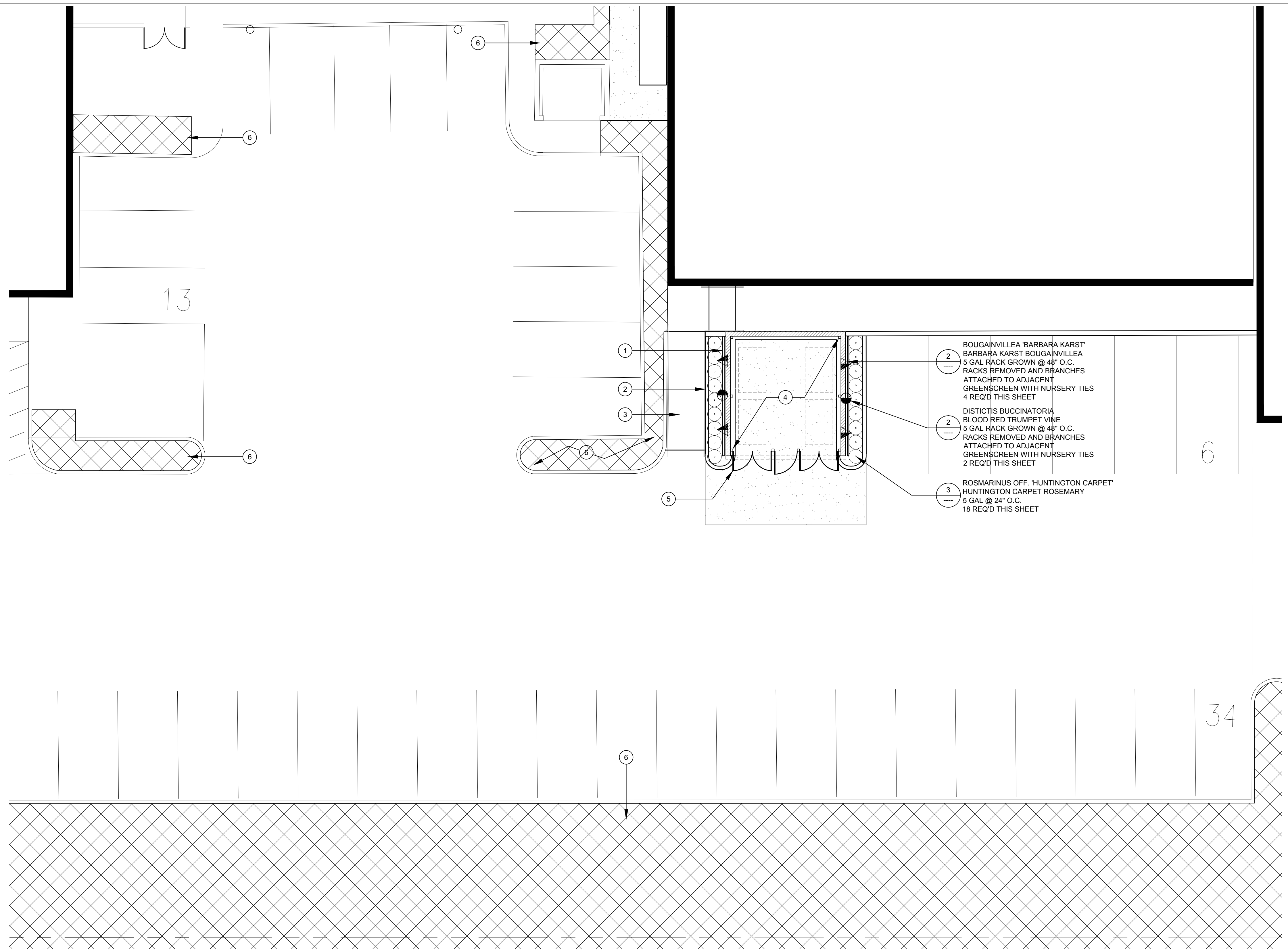
- 1 VINE ROOTBALL
 - 2 ADJACENT GREENSCREEN. SEE ARCHITECTURAL
 - 3 BACKFILL MIX 70% SITE TOPSOIL 30% ORGANIC AMENDMENTS AS RECOMMENDED PER SOIL ANALYSIS.
 - 4 SITE SOIL
 - 5 FINISH GRADE
 - 6 MULCH. AGRIMIN WALK-ON BARK MULCH.
 - 7 TRASH ENCLOSURE ADJACENT. SEE ARCHITECTURAL AND STRUCTURAL
 - 8 6" CONCRETE CURB ADJACENT. SEE CIVIL
 - 9 PAVING ADJACENT. SEE CIVIL
 - 10 AGRIFORM PLANT FERTILIZER TABLET
- **NOTE: REMOVE RACK AND SECURE VINE BRANCHES TO GREENSCREEN WITH NURSERY TIES

VINE PLANTING SCALE 3/4"=1'-0" 2



- 1 ROOTBALL, SET 3" ABOVE FINISH GRADE.
- 2 BACKFILL MIX 70% SITE TOPSOIL 30% COMPOST AS RECOMMENDED PER SOIL ANALYSIS.
- 3 WATERING BASIN
- 4 AGRIFORM PLANT FERTILIZER TABLETS
- 5 FINISH GRADE
- 6 UNDISTURBED SITE SOIL
- 7 3" LAYER OF MULCH. AGRIMIN WALK-ON BARK MULCH.

SHRUB PLANTING SCALE NTS 3



TRASH ENCLOSURE PLANTING PLAN SCALE 1/8"=1'-0" 1

PLANTING NOTES

- PLANT MATERIAL SYMBOLS SHOWN ON THESE PLANS ARE TYPICAL THROUGHOUT THE DRAWING SET. EACH SHEET CONTAINS A PLANT CALLOUT FOR EACH SYMBOL.
- QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY ARE SUBORDINATE TO THE SPACING GIVEN. CHECK AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULLFILL FIELD CONDITIONS.
- ALL PLANT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND CONSTRUCTION DETAILS. SEE DETAILS SHEETS IN THIS PACKAGE.
- IN SOME CASES, PLANTING SYMBOLS MAY BE SHOWN IN AREAS WHERE ABOVE GRADE UTILITIES INTERFERE OR ALTER THE DESIRED SPACING AND/OR PATTERN. CONTRACTOR TO REVIEW AREAS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING MATERIAL.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT THE RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED INTO THE SOIL.

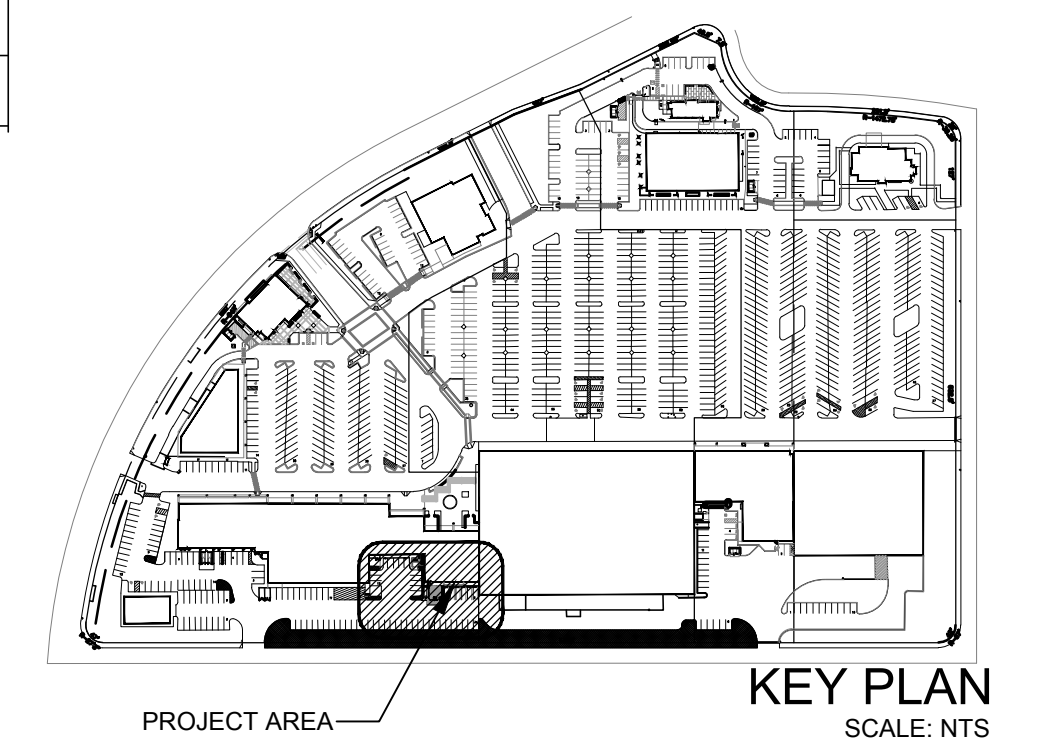
PLANTING LEGEND

- 1 NEW TRASH ENCLOSURE. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS
- 2 NEW 6" CONCRETE CURB. SEE CIVIL DRAWINGS
- 3 EXISTING RAMP TO REMAIN
- 4 NEW CONCRETE PAVING. SEE CIVIL DRAWINGS
- 5 NEW TRASH ENCLOSURE GATES. SEE ARCHITECTURAL DRAWINGS
- 6 EXISTING PLANTING AREA TO REMAIN

PLANT SCHEDULE - SHRUBS AND VINES

▲ BOUGAINVILLEA 'BARBARA KARST'	5 GAL RACK GROWN	@ 60" O.C.	L
● DISTICTIS BUCCINATORIA	5 GAL RACK GROWN	@ 60" O.C.	M
○ ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	5 GAL	@ 24" O.C.	VL

1	HEMEROCALLIS HYBRID	PLANT BOTANICAL NAME
L4.11	DAYLILY	SIZE & SPACING
	5 GAL. AT 24" O.C.	QUANTITY PER SHEET
	20 REQUIRED THIS SHEET	



Revisions	R&A No. A161307	Date: 02-28-2013	Drawn: S. B.	Checked: S. B.	Consult: No.
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