



# OCCUPANCY LOAD + EXIT CALCULATION

USE	SF	SF/OCC	NO. OF OCC.
OFFICE	600	SF/100	6.00
MEETING ROOM	200	SF/15	13.33
COPY ROOM	100	SF/300	0.33
IDF ROOM	127	SF/300	0.42
STORAGE ROOM	144	SF/300	0.48
PANTRY (w/seating)	82	SF/15	5.47
REMAINING OFFICE AREA	5,119	SF/100	51.19
<b>TOTAL</b>	<b>6,372</b>		<b>78</b>
EXITS REQUIRED	2		
EXITS PROVIDED:	2		

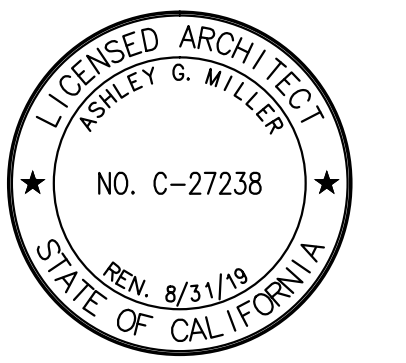
RICHMOND LAKESIDE  
TENANT IMPROVEMENT

4114 Lakeside Drive  
Richmond, CA 94806



909 Montgomery St., Suite 260  
San Francisco, California 94133  
T 415 546 1212 brereton.com

Stamp



Consultant

Issue/Revision:

No.	Proj. No.	Date	Description
1	32243.01	195UE	FOR REVIEW 29MAR19
2	32243.01	195UE	FOR PERMIT 22APR19

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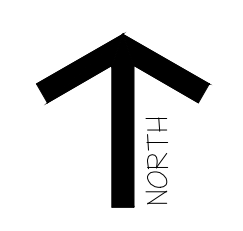
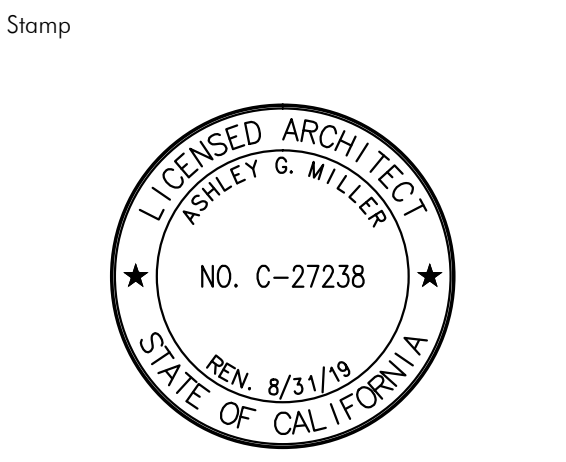
Approved Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## EXITING DIAGRAM AND OCCUPANCY LOAD CALCULATIONS

Scale: No Scale Issue Date: 22APR19  
Drawn By: \_\_\_\_\_ Reviewed By: AMT  
Sheet: 1 of 14

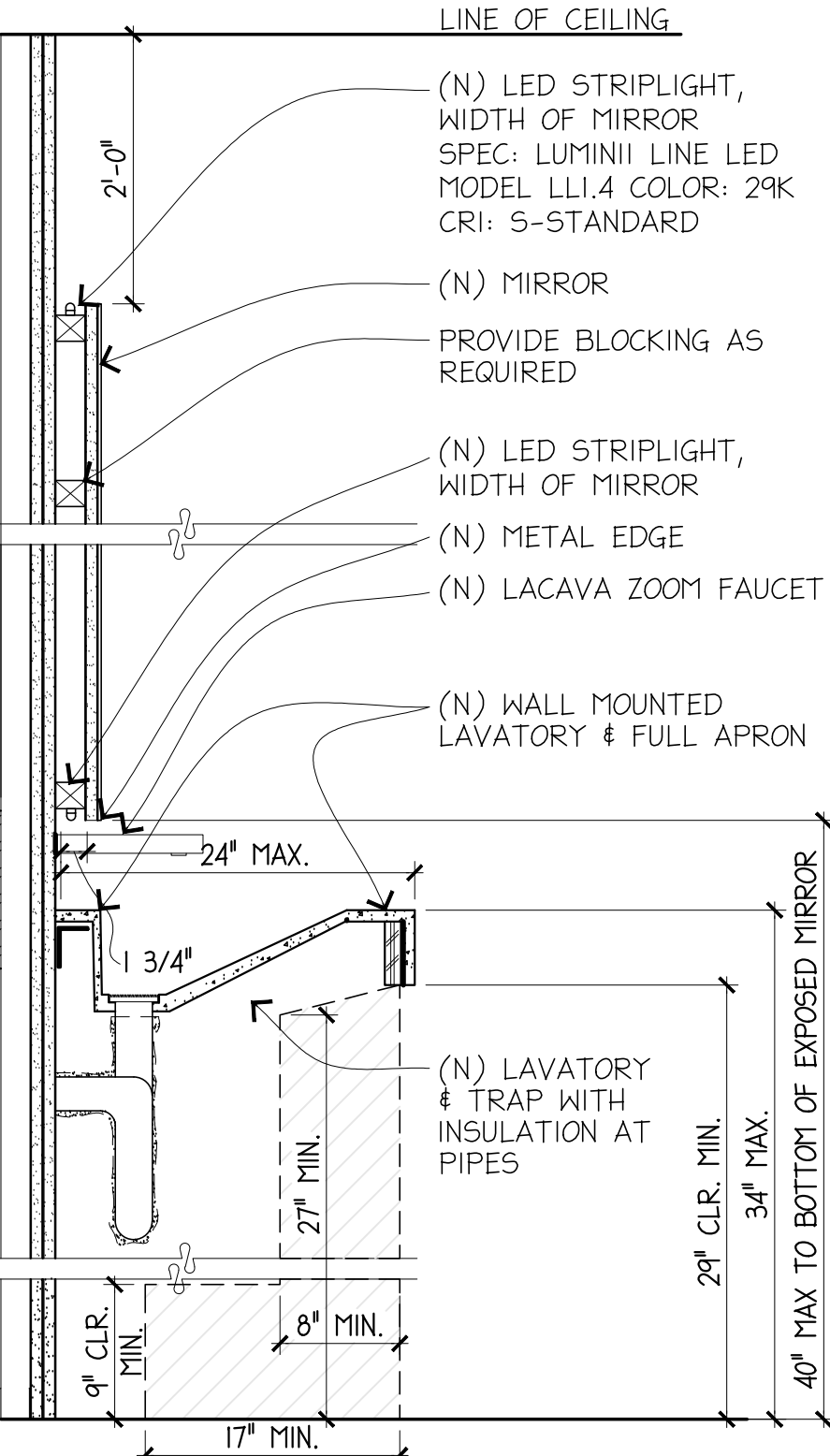
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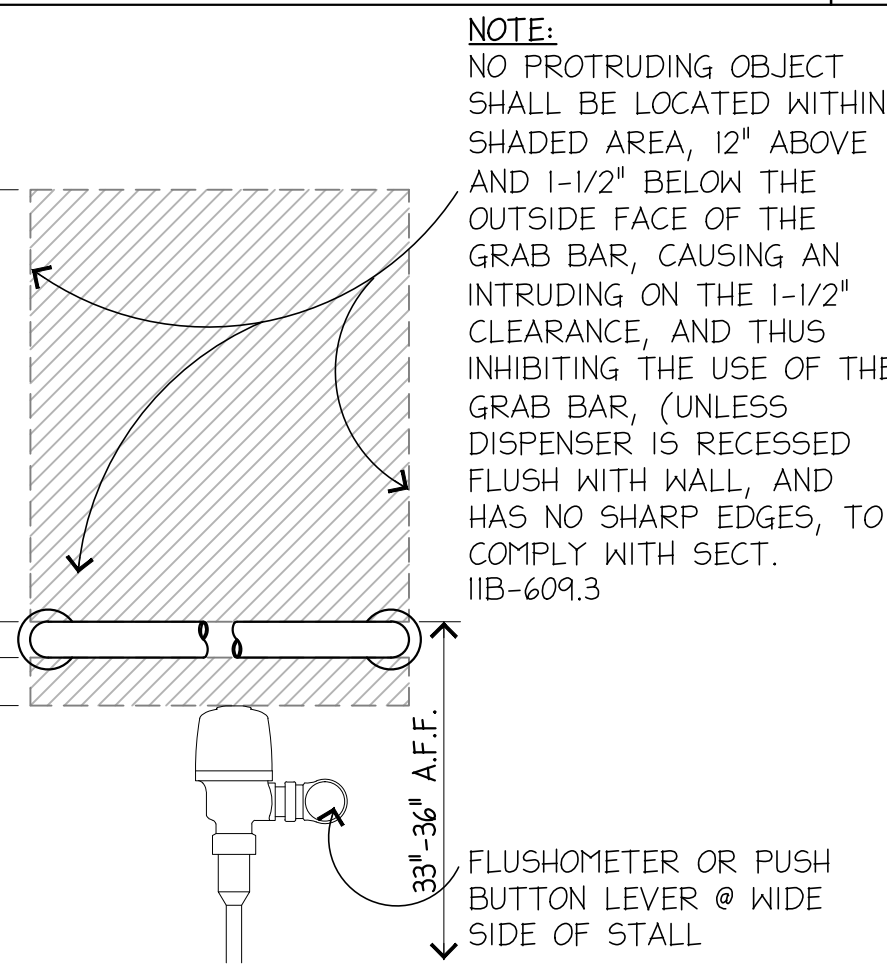


RESTROOM ACCESSORY SCHEDULE			
SYMBOL	DESCRIPTION	MANUFACTURER	FINISH/COLOR
▽	ELECTRONIC HAND DRYER	DYSON AIRBLADE	METALLIC SILVER SATIN S.S.
▽	RECESSED TOILET SEAT AND TISSUE DISPENSER (MEN'S)	BOBRICK, B-3474	
▽	RECESSED TOILET SEAT AND TISSUE DISPENSER, SANITARY NAPKIN DISPOSAL (WOMEN'S)	BOBRICK, B-3574S	SATIN S.S.
▽	TOILET PARTITIONS: FLOOR MOUNTED, OVERHEAD BRACED	HADRIAN	BLACK FOX
▽	SANITARY PRODUCT DISPENSER - SEMI-RECESSED	BOBRICK B-4706	SATIN S.S.
▽	GRAB BARS: 36" REAR	BOBRICK B-5806x36	SATIN S.S.
▽	GRAB BARS: 48" SIDE	BOBRICK B-5806x48	SATIN S.S.
▽	PARTITION MOUNTED TOILET SEAT AND TISSUE DISPENSER AND SANITARY NAPKIN DISPOSAL (ONLY AT NON-ADA STALLS)	BOBRICK B-3571	SATIN S.S.
▽	COAT HOOK / DOOR BUMPER	BOBRICK B-211	S.S.
▽	RECESSED WASTE RECEPTACLE	BOBRICK B-35643	SATIN S.S.

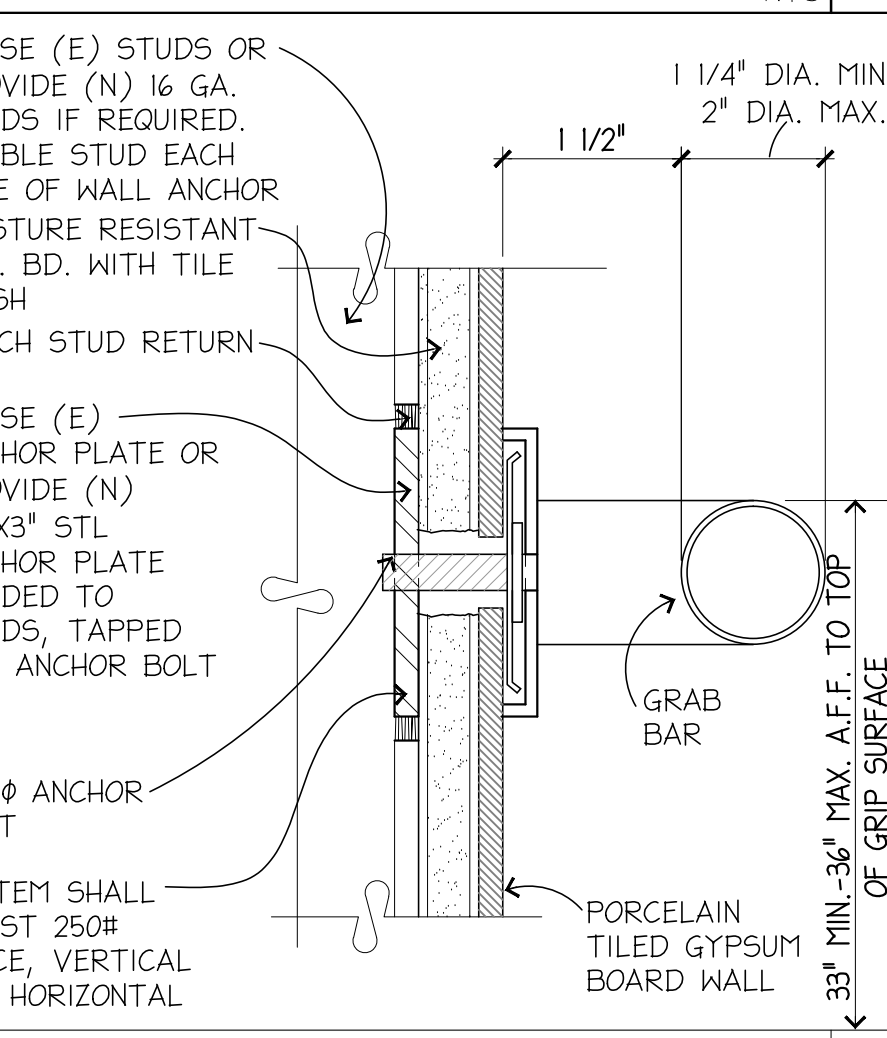
RESTROOM PLUMBING SCHEDULE			
SYMBOL	DESCRIPTION	MANUFACTURER	FINISH/COLOR
▽	VANITY MIRROR	3'-0"x3'-8"	CLEAR MIRROR PL-1
▽	MILLWORK VANITY SHROUD		
▽	TOILET, WALL HUNG ELONGATED WITH DUAL FLUSH VITREOUS CHINA	TOTO, CT708U(G)	WHITE
▽	TRAP INSULATION KIT	McGUIRE PW2125 SERIES OR EQUAL	WHITE
▽	SENSOR ACTIVATED FLUSHOMETER	TOTO, CT708U(G)X	CHROME
▽	SINK, WALL MOUNTED (ACCESSIBLE)	NEO-METRO, 36" SLAB, MODEL 9115-1M-FLR-RDC10-3676-CTR-140	BIANCO/WHITE
▽	WALL MOUNTED SENSOR FAUCET THERMAL MIXING	LA CAVA, ZOOM FAUCET #EX03A-CR-EX20A-AC	CHROME
▽	SOAP DISPENSER, WALL MTD	LA CAVA, ZOOM FAUCET #EX01A-CR-AC	CHROME
▽	ACCESSIBLE WALL MOUNTED URINAL WITH...	TOTO UT104E(V)	WHITE
▽	SENSOR ACTIVATED FLUSHOMETER	TOTO ECOPOWER FLUSH VALVE, TEULAX	CHROME
▽	WALL MIRROR	3'-0" X 6'-0"	CLEAR MIRROR



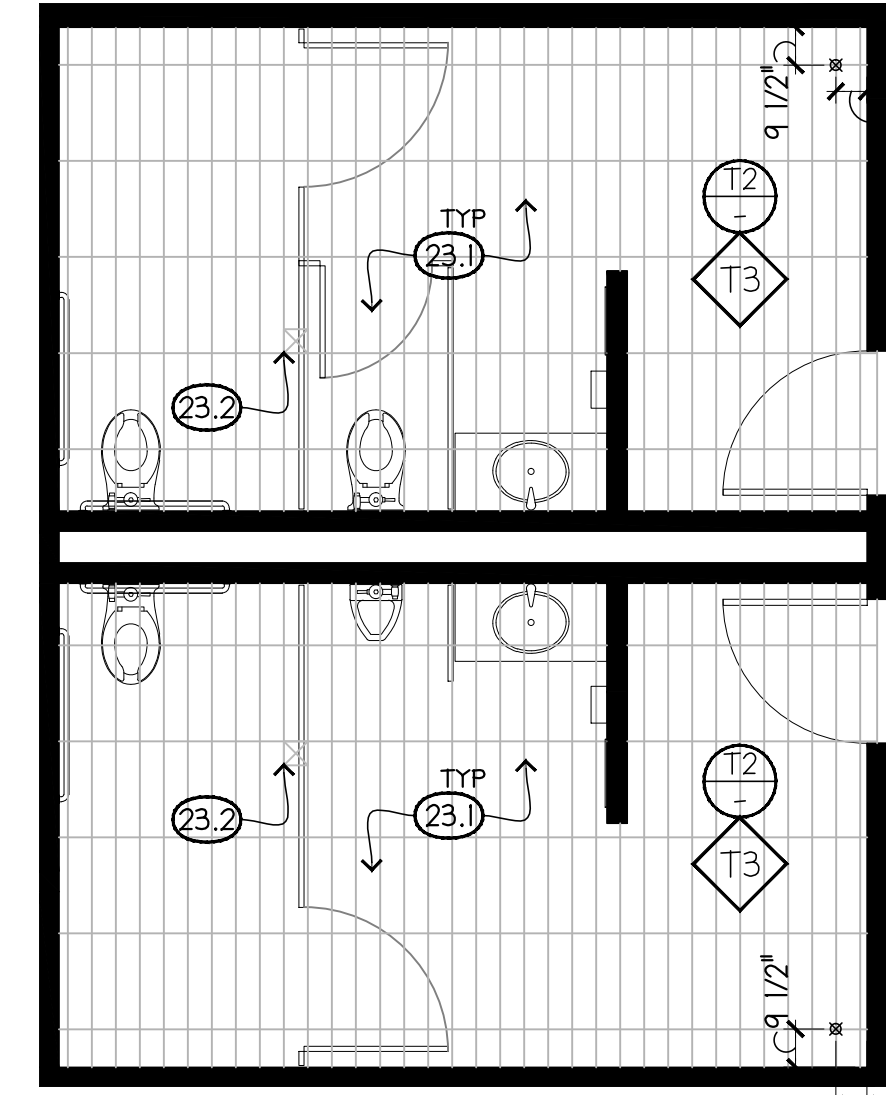
SECTION AT ACCESSIBLE SINK & MIRROR 32



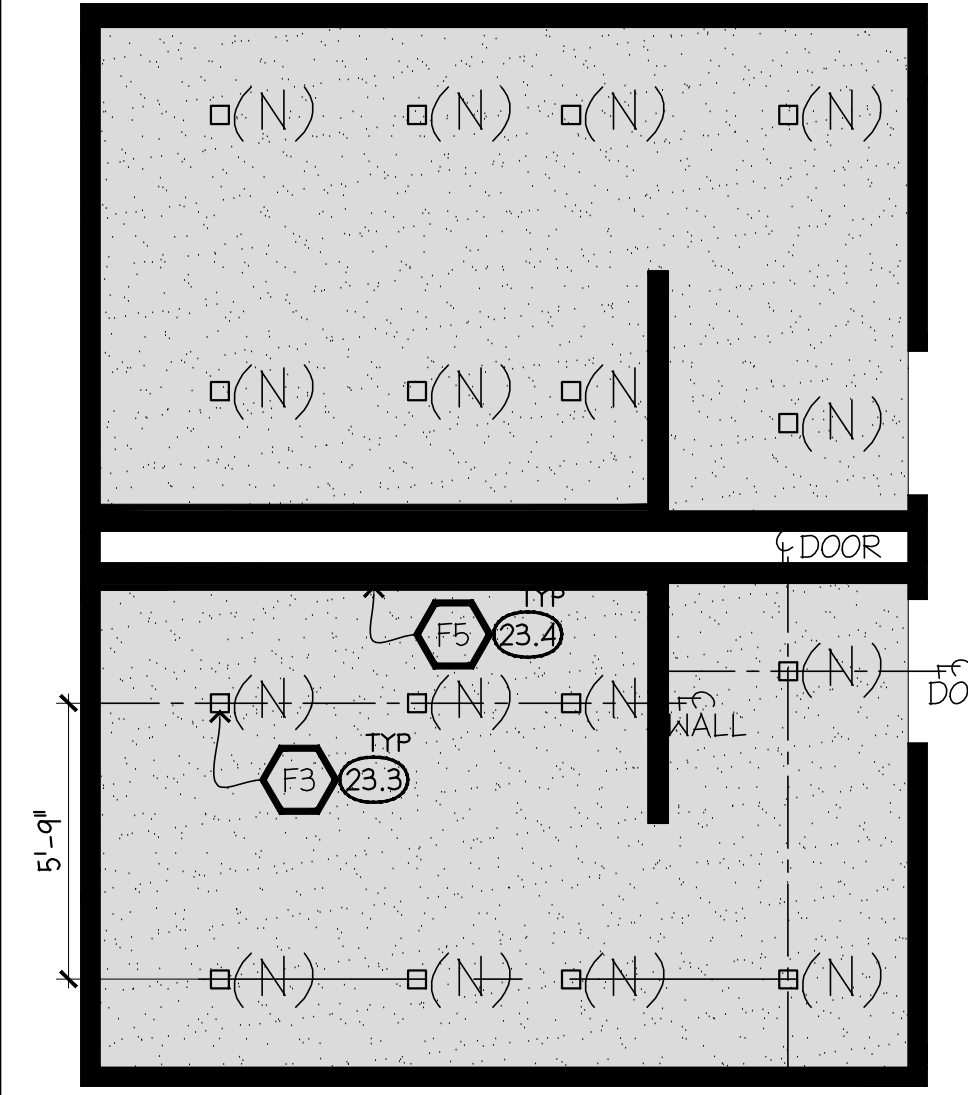
GRAB BAR/FLUSH VALVE CLEARANCE 33



GRAB BAR SECTION 34



FINISH FLOOR PLAN 29



REFLECTED CEILING PLAN 23

**CONSTRUCTION PLAN NOTES:**

13.1 PROVIDE ALL NEW FINISHES AND FLOORING THROUGHOUT AS SHOWN. CERAMIC TILE FLOORING SHALL STRICTLY COMPLY WITH TCA METHOD F13 WITH ANTI-CRACK ISOLATION & WATER PROOF MEMBRANE. PROVIDE SEALANT JOINT AT ENTIRE PERIMETER AND AS DETAILED. INSTALLATION AT WALLS SHALL STRICTLY COMPLY WITH TCA METHOD M243.

13.2 ENSURE FRAMING IS STRAIGHT AT ALL NEW WALL TILE LOCATIONS; REPAIR & RE-ALIGN AS NEEDED. INSTALL G.P. DENSHELD TILE BACKER WATER RESISTANT BOARD PER MANUFACTURER'S INSTRUCTIONS. USE TESH TAPE ONLY AND USE SKIN COAT CORNER BEAD AT ALL DENSHIELD CORNERS.

13.3 INSTALL TRIM STOP AT ALL TILE CORNERS SO TILE EDGES ARE NOT EXPOSED. 3/8" BRUSHED STAINLESS STEEL SCHLUTER: "QUADEC" Q100EB, SEE 9B.1.

13.4 INSTALL MOISTURE RESISTANT GYP. BD. WALL AND CEILING ABOVE TILED WALL LOCATIONS.

13.5 INSTALL (N) WATER CLOSET WITHIN RANGE OF COMPLIANT DISTANCE FROM SIDE WALL. SEE DETAIL 14/- FOR ADDITIONAL INFORMATION (TYP.)

13.6 INSTALL NEW PARTITION, STILES, DOOR AND HARDWARE (TYP.). PROVIDE SHOP DRAWINGS FOR APPROVAL.

13.7 PROVIDE REAR & SIDE GRAB BARS TO COMPLIANT HEIGHT. SEE ELEVATIONS AND DETAIL 14 & 34/- FOR ADDITIONAL INFORMATION.

13.8 PROVIDE (N) COMPLIANT SANITARY NAPKIN DISPENSER.

13.9 PROVIDE (N) HAND DRYER.

13.10 PROVIDE NEW ADA COMPLIANT SINK, WALL MOUNTED FAUCET & SOAP DISPENSER (AC POWER) (TYP.) PROVIDE SHOP DRAWINGS FOR APPROVAL.

13.11 PROVIDE NEW URINAL WITHIN RANGE OF COMPLIANT DISTANCE FROM SIDE WALL. SEE ELEVATIONS THIS SHEET FOR ADDITIONAL INFORMATION.

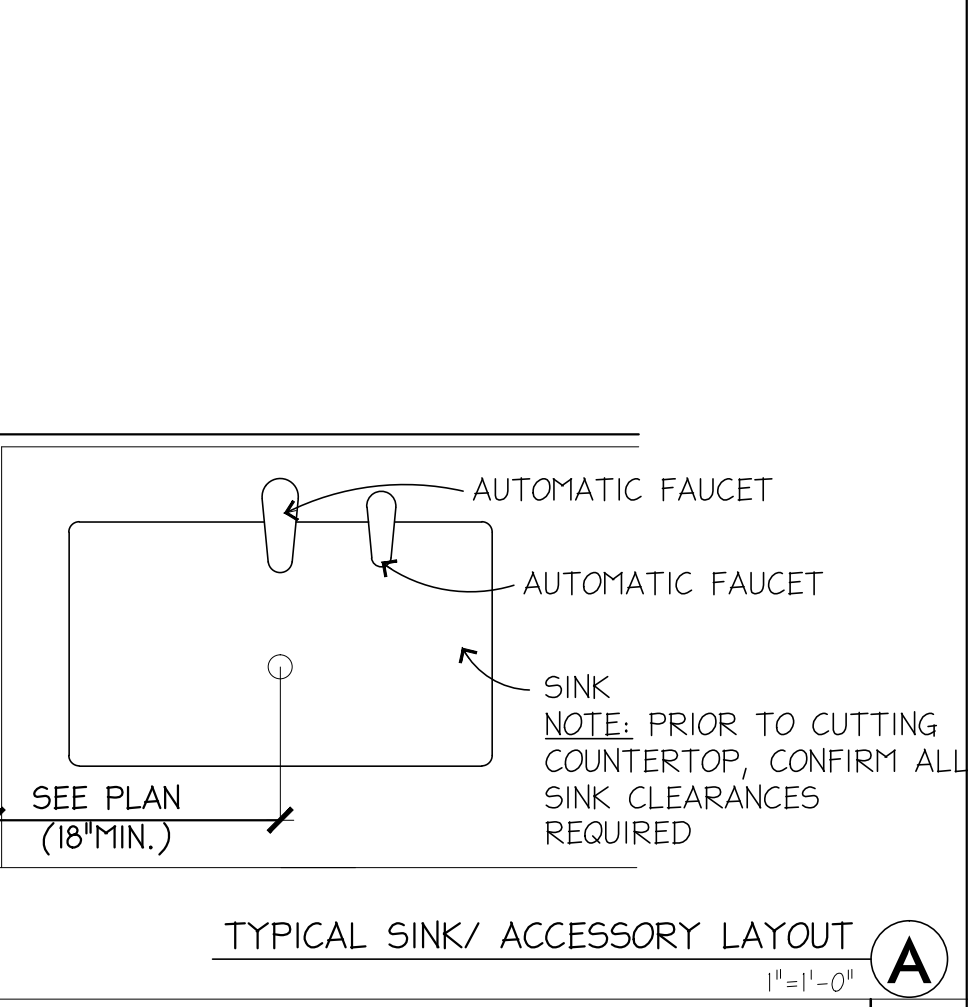
13.12 PROVIDE NEW FLOOR DRAIN AT EXISTING LOCATION WITH TRAP PRIMER FED FROM NON-ACCESSIBLE STALL.

13.13 PROVIDE NEW PARTITION MOUNTED SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, AND TOILET TISSUE DISPENSER.

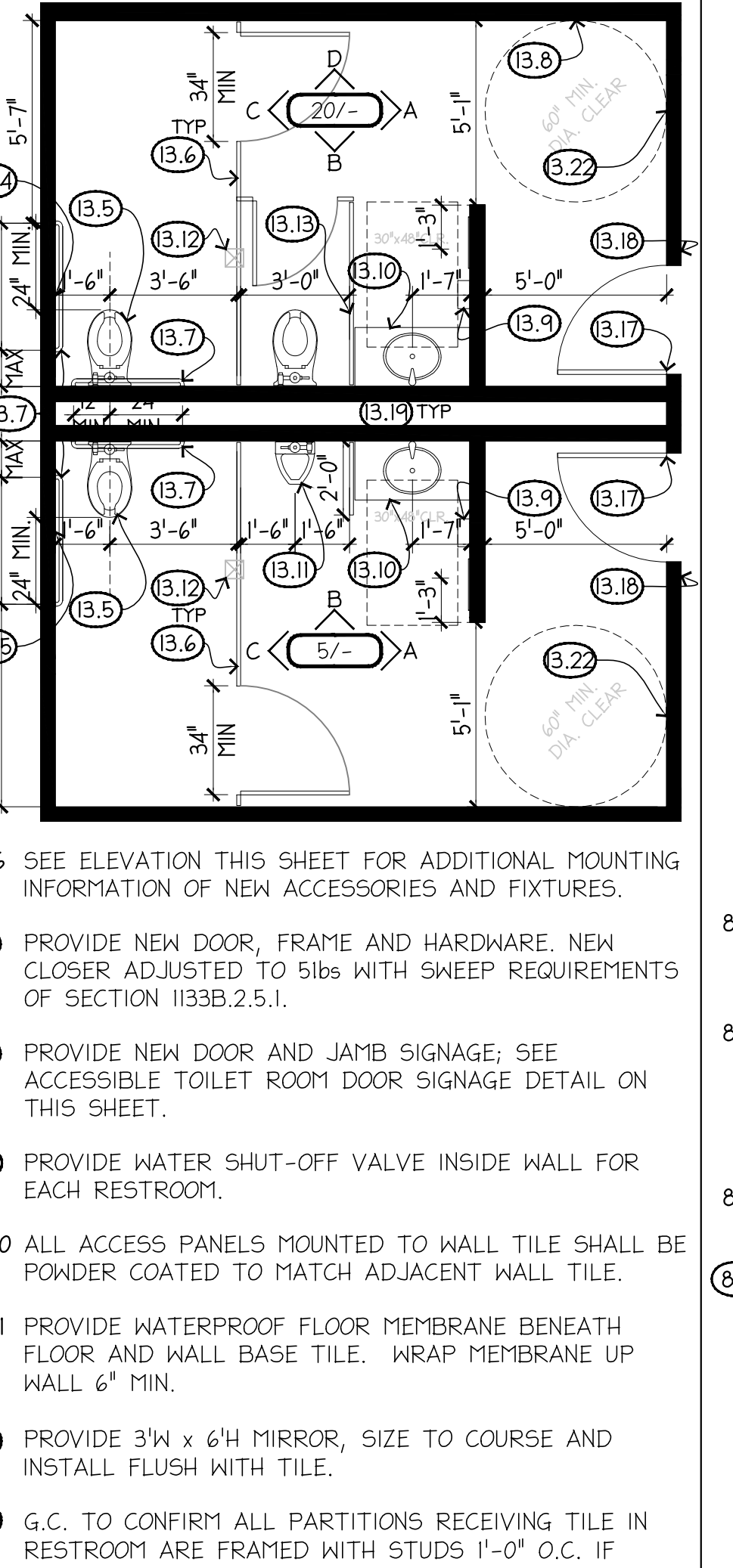
13.14 PROVIDE NEW RECESSED SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, AND TOILET TISSUE DISPENSER. (WOMEN'S ADA)

13.15 PROVIDE NEW RECESSED SEAT-COVER DISPENSER AND TOILET TISSUE DISPENSER. (MEN'S ADA)

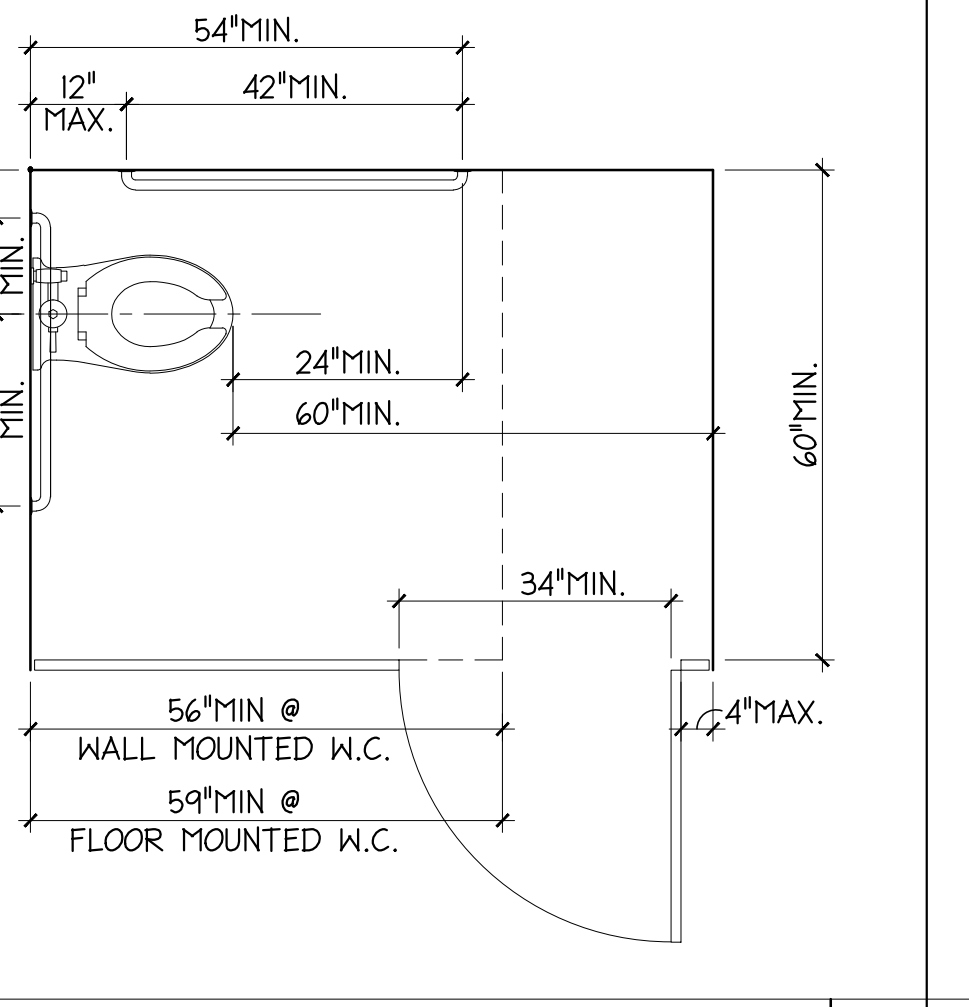
REFLECTED CEILING PLAN 23



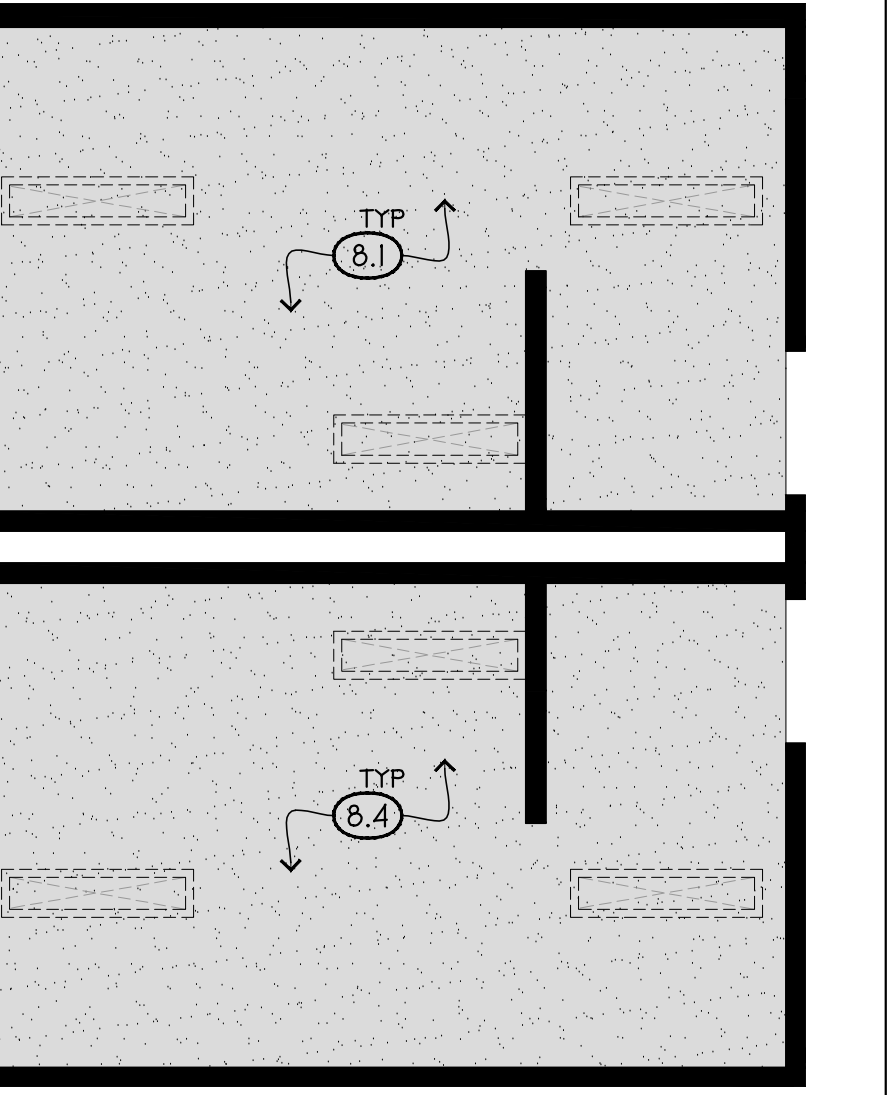
TYPICAL SINK/ ACCESSORY LAYOUT 19



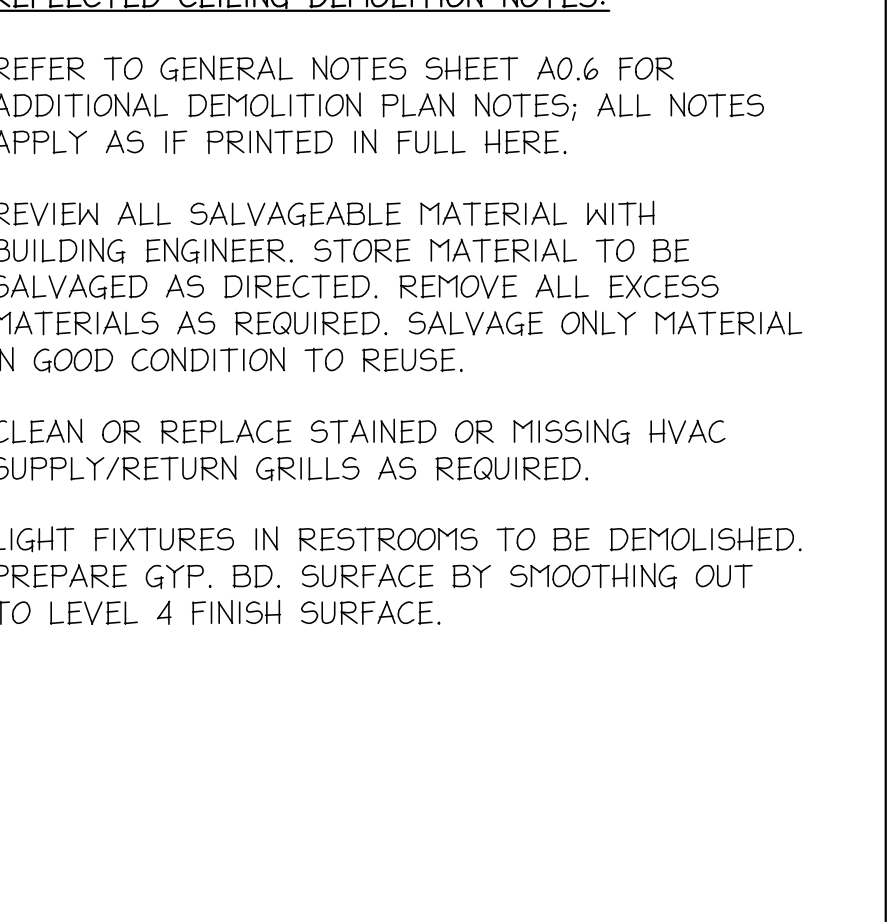
CONSTRUCTION PLAN 13



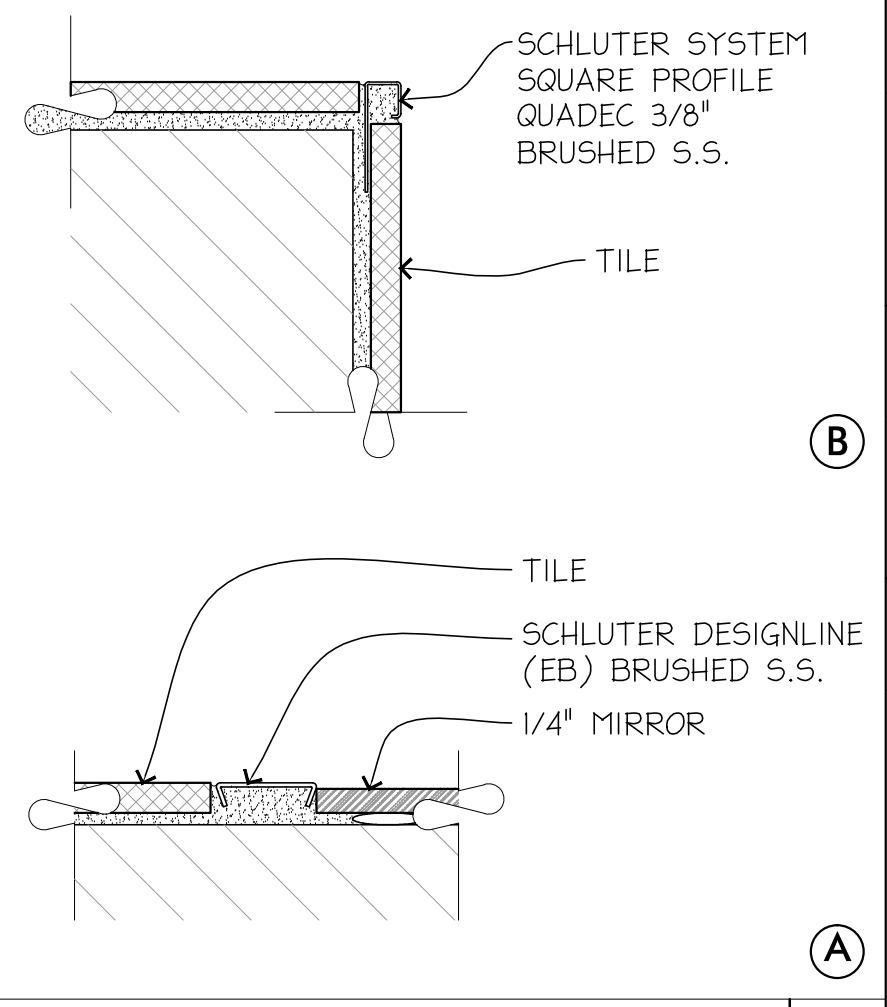
TYPICAL ACCESSIBLE STALL LAYOUT 14



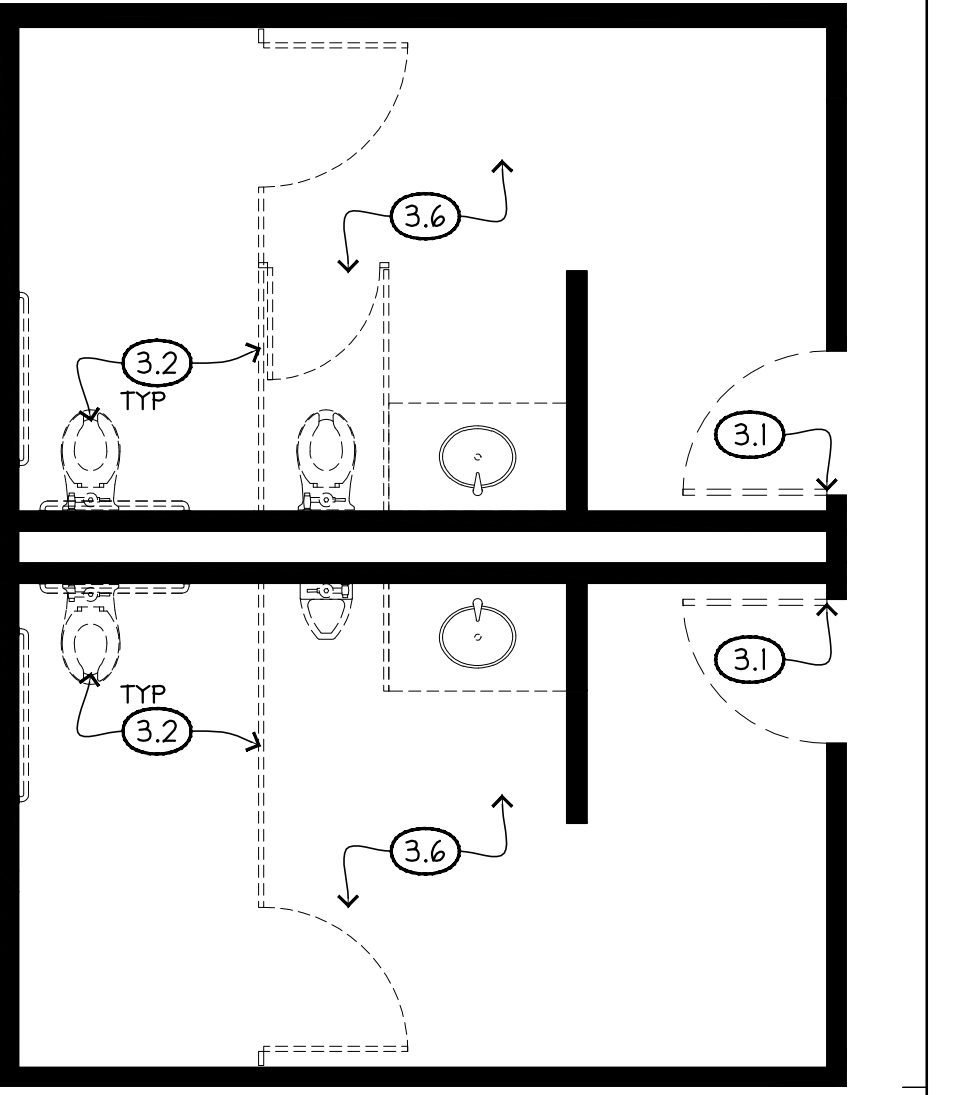
ACCESSIBLE TOILET ROOM DOOR SIGNAGE 6



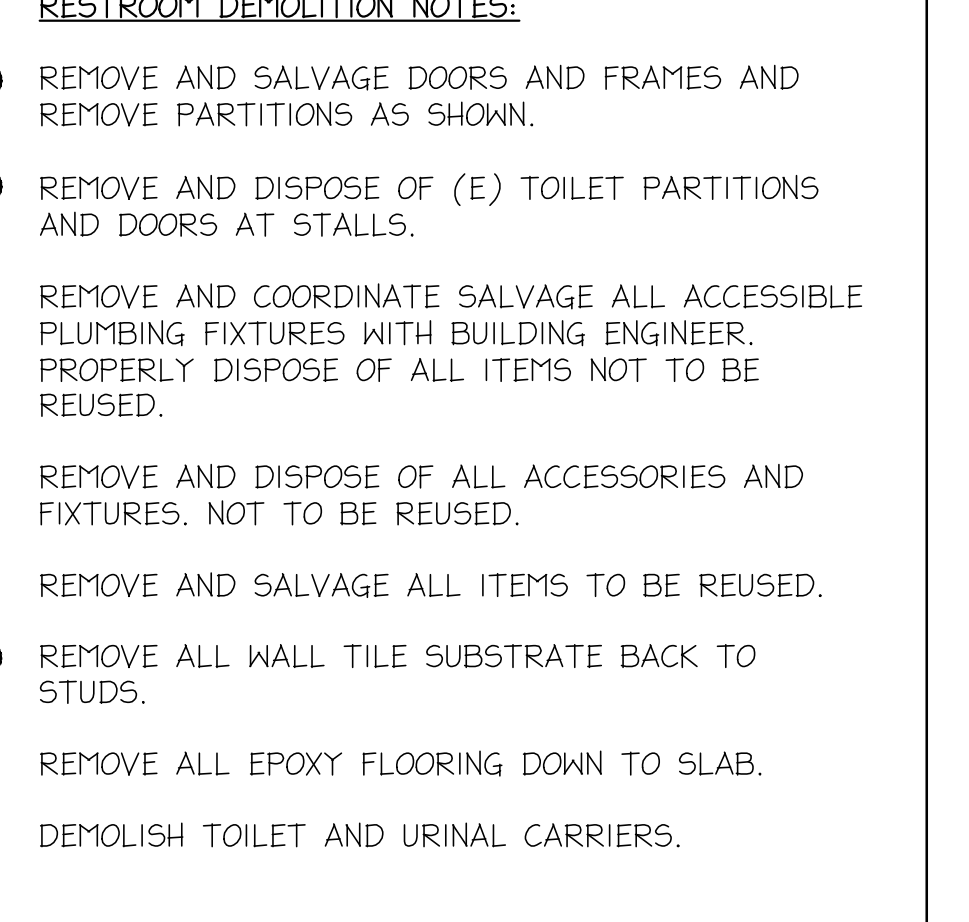
REFLECTED CEILING DEMOLITION PLAN 8



MIRROR EDGE FRAME & CORNER EDGE PROFILE 9



KEY PLAN 1



DEMOLITION PLAN 3

**RESTROOM CEILING PAINT**

MANUFACTURER: BENJAMIN MOORE  
COLOR: SIMPLY WHITE 2143-70  
FINISH: EGGSEHELL LATEX ENAMEL

**TOILET PARTITIONS**

HADRIAN, POWDER COATED - BLACK FOX - FLOOR MOUNTED

**URINAL PARTITIONS**

HADRIAN, POWDER COATED - BLACK FOX - WALL MOUNTED

**RESTROOM CERAMIC TILE**

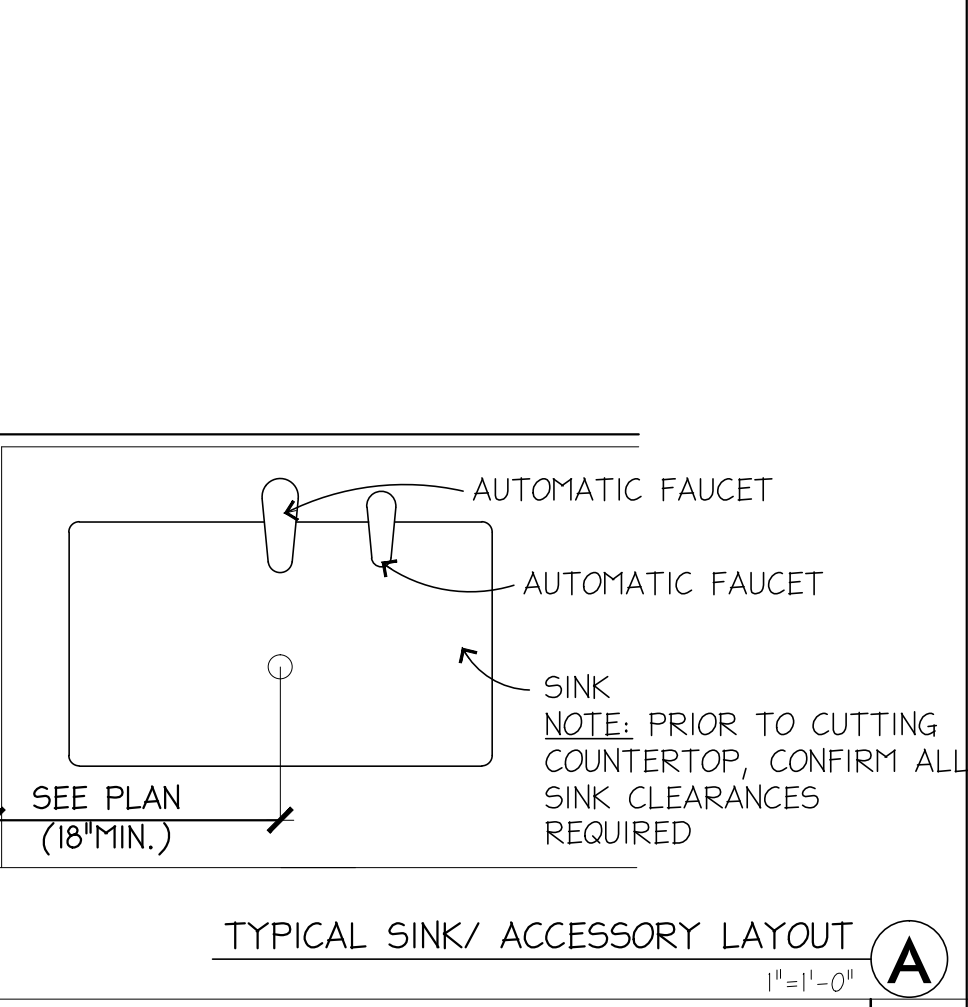
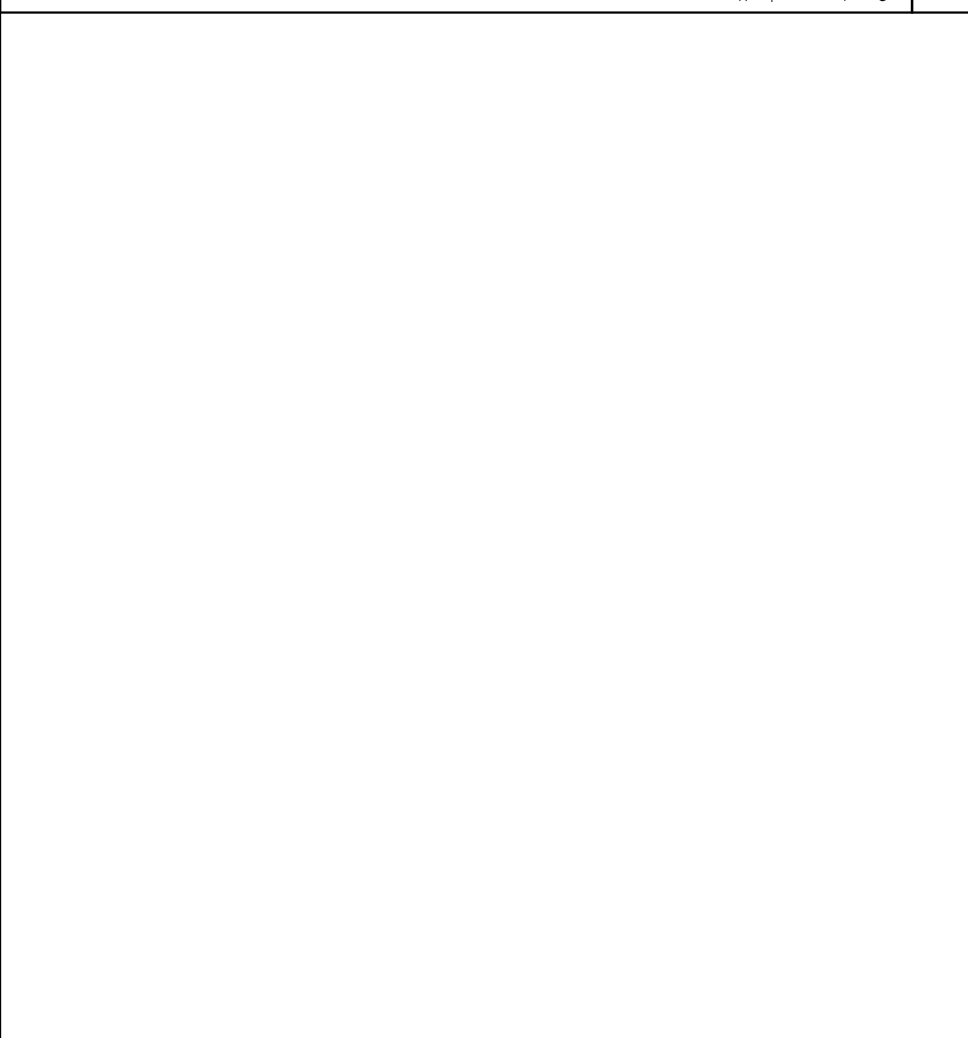
WALLS - MOSA - 36080, 6"x12"

FLOORS - MOSA 204V 6"x24"

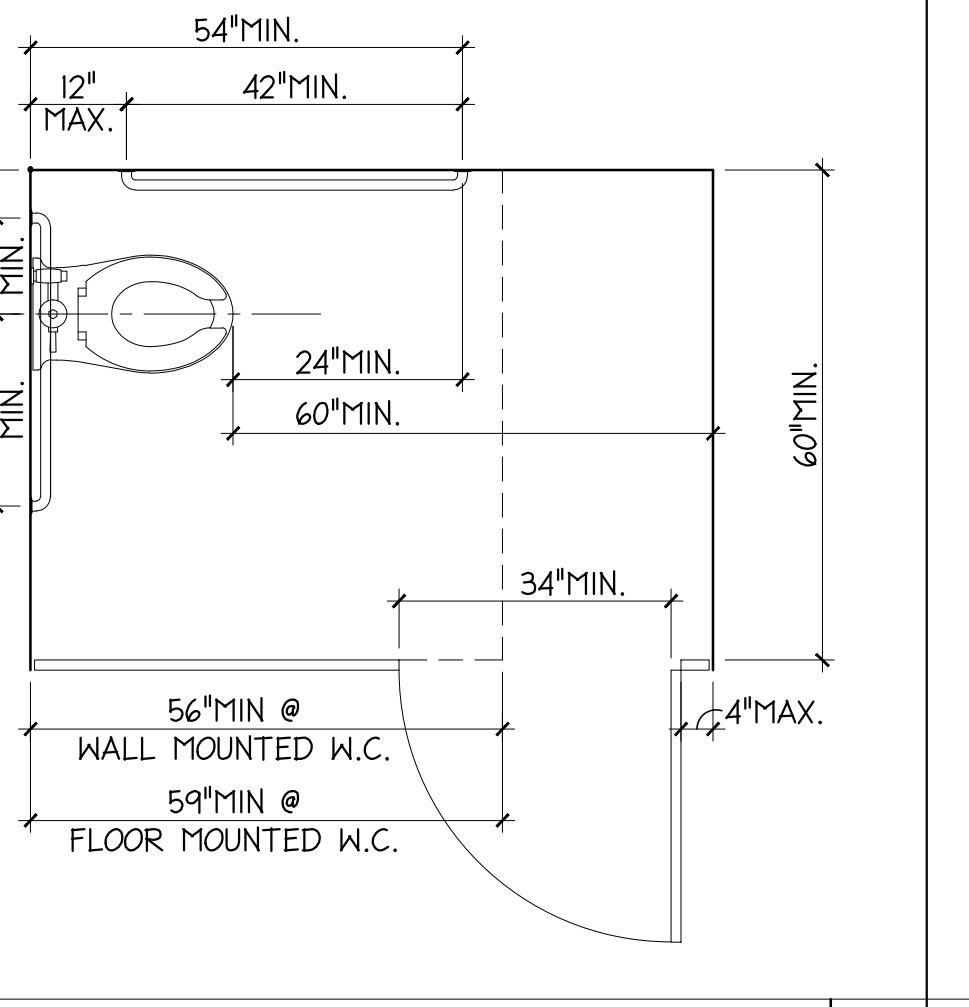
**RESTROOM LAMINATE**

VANITY SHROUD - FORMICA - 118-58 FINISH OAK

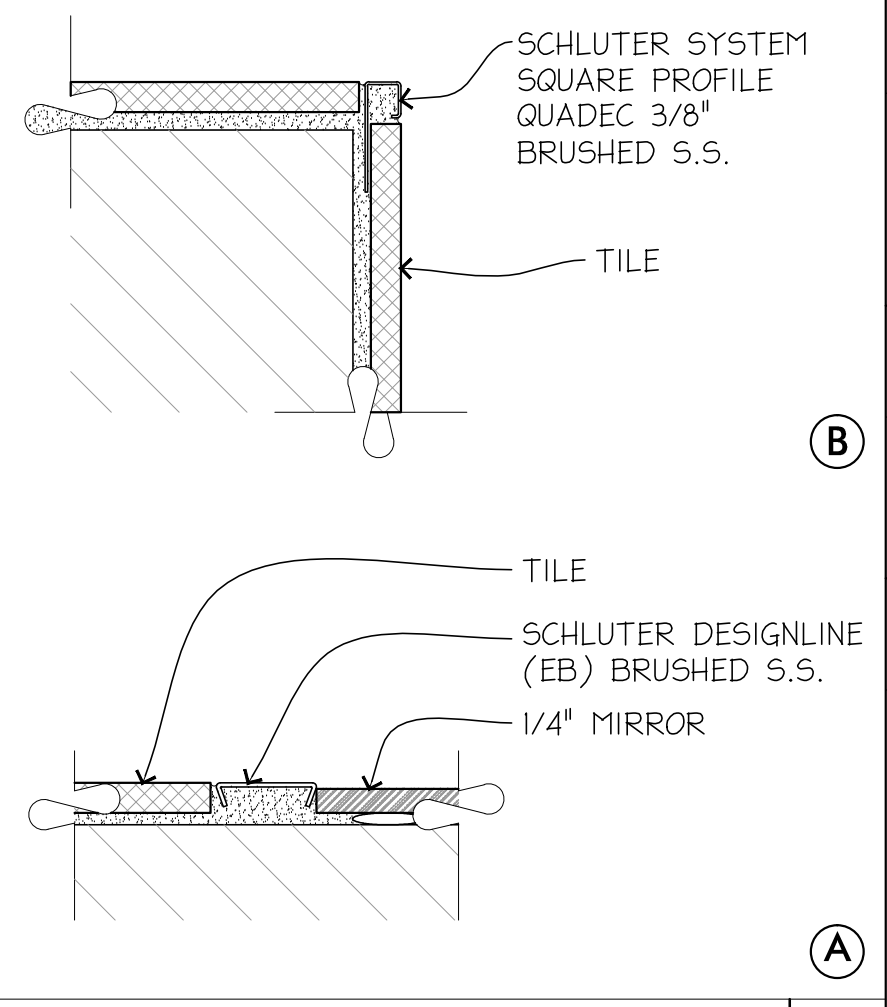
FINISH FLOOR PLAN 29



TYPICAL SINK/ ACCESSORY LAYOUT 19



TYPICAL ACCESSIBLE STALL LAYOUT 14



MIRROR EDGE FRAME & CORNER EDGE PROFILE 9

**ACCESSORIES NOTES:**

(A) NO ACCESSORY SHALL REQUIRE TWISTING, PINCHING OR GRABBING TO OPERATE.

(B) ALL DISPENSERS: OUTLETS, HIGHEST OPERABLE PARTS AND COIN SLOTS AT 3'-4" A.F.F. MAXIMUM.

**NOTES TO PLANCHECKER**

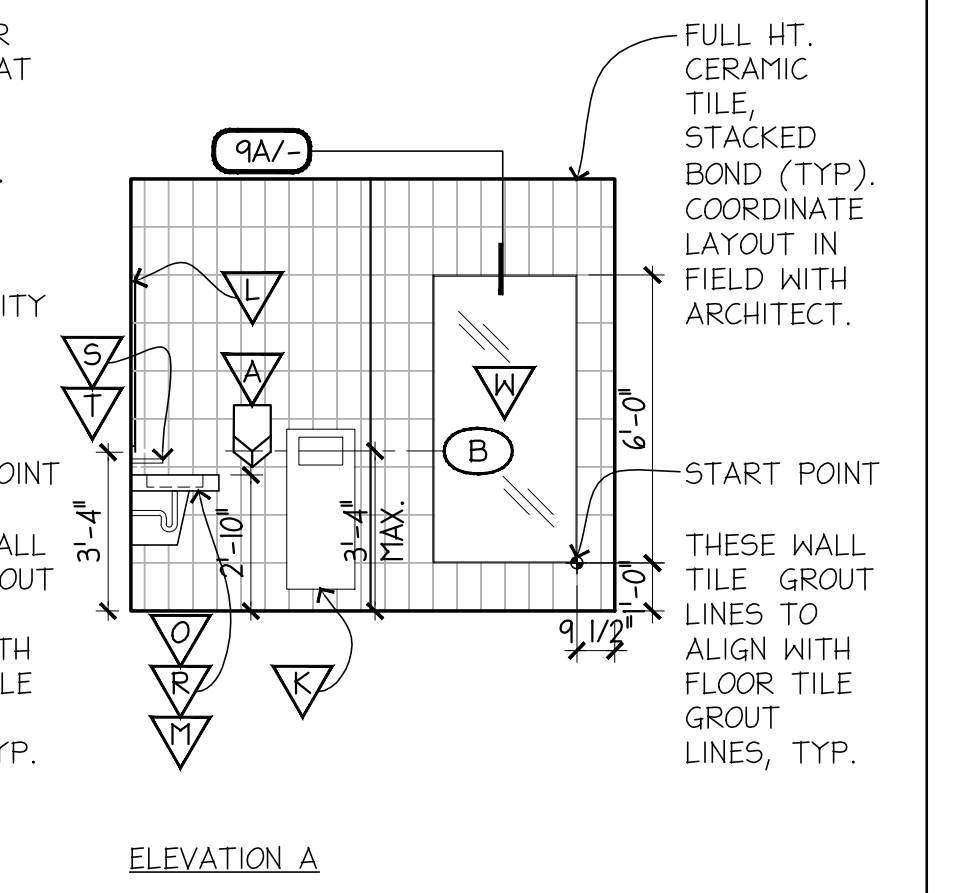
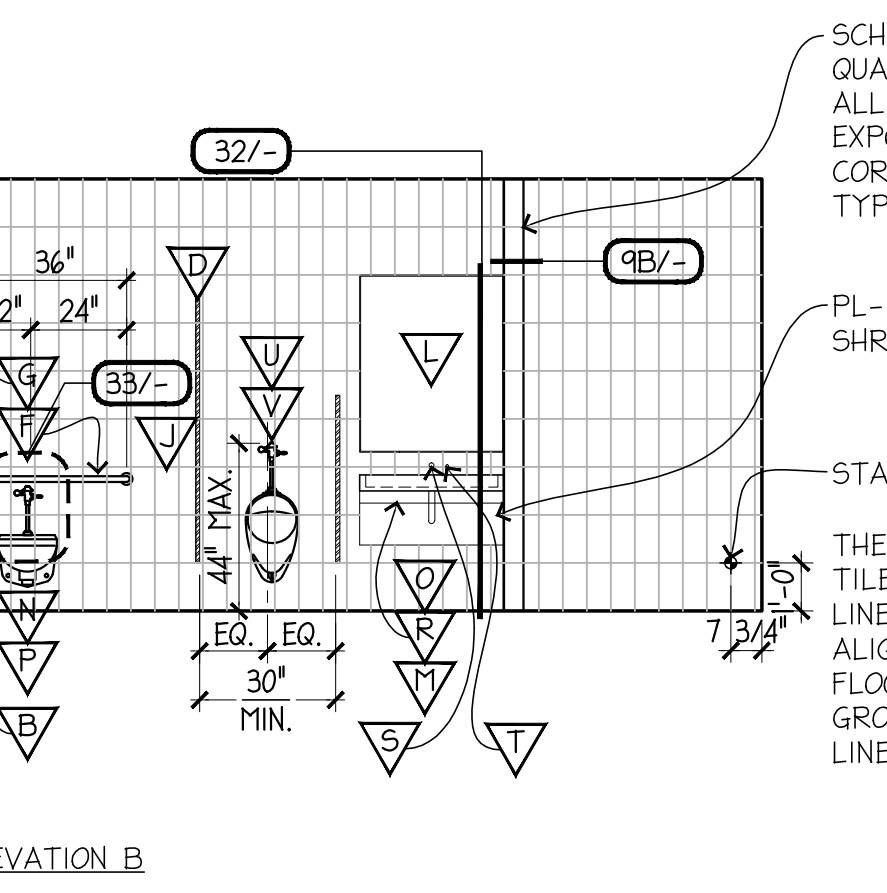
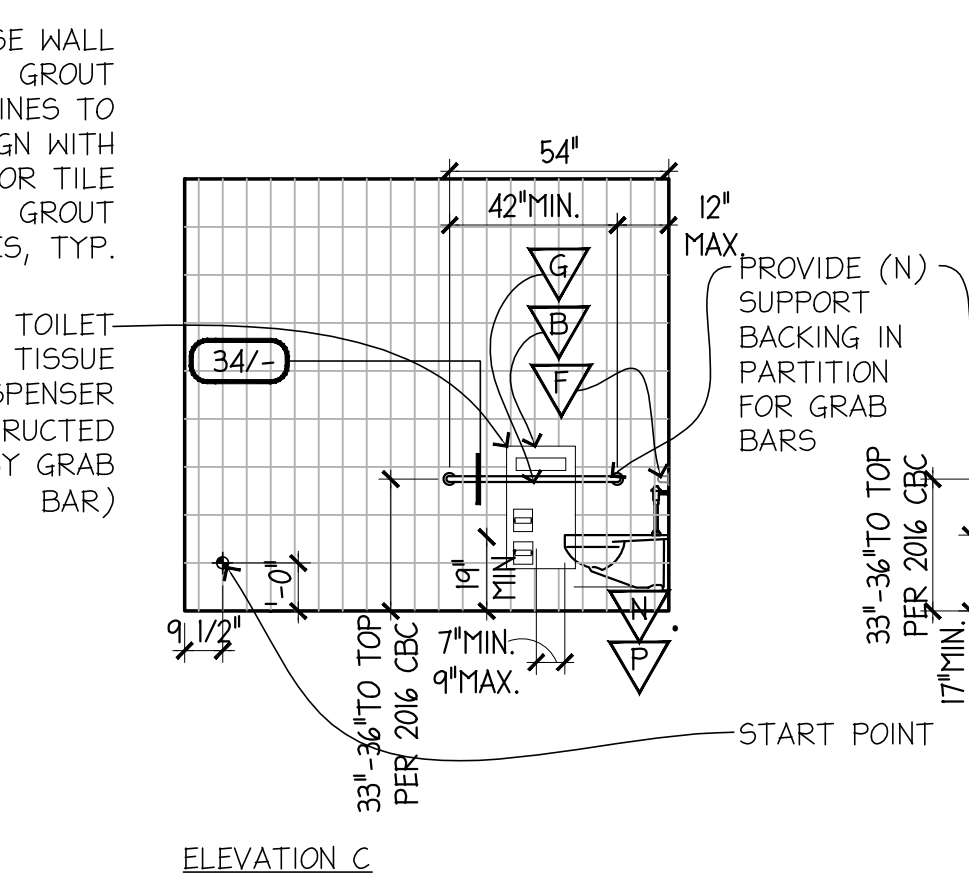
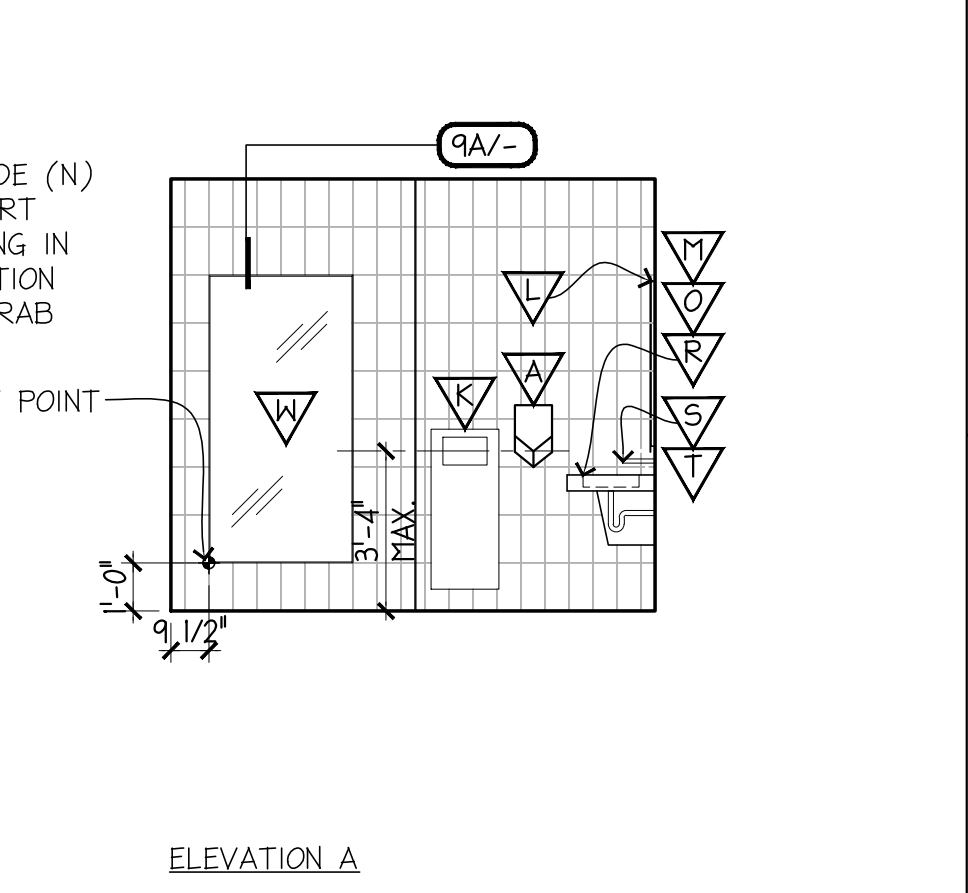
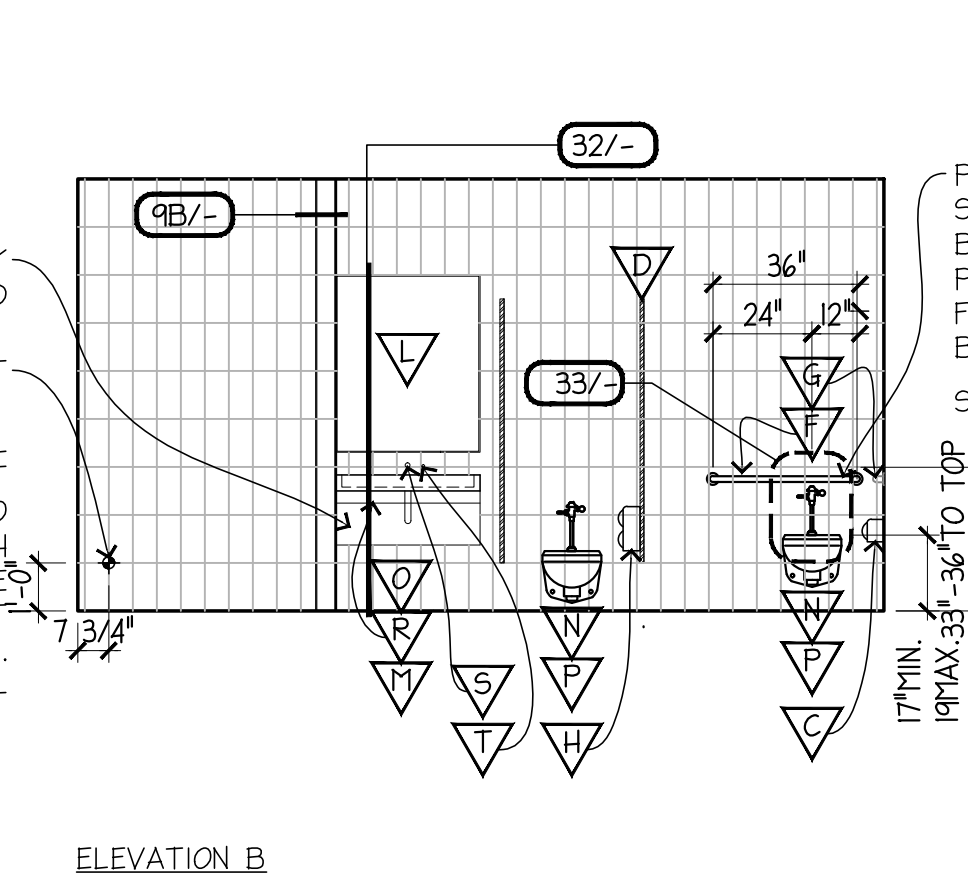
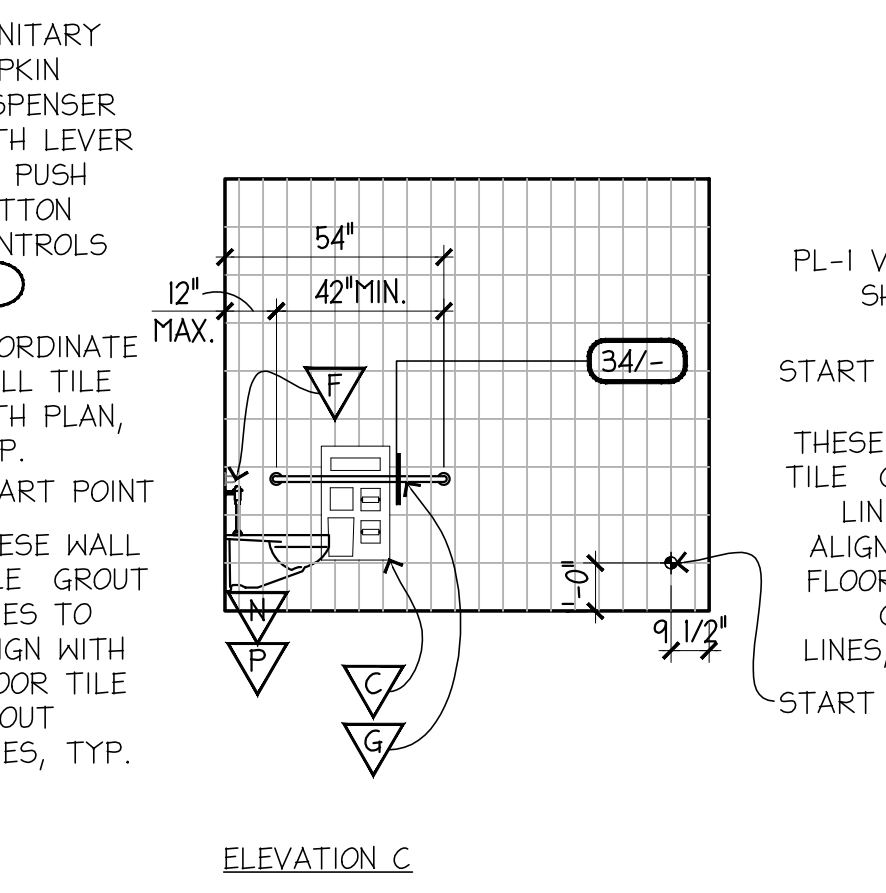
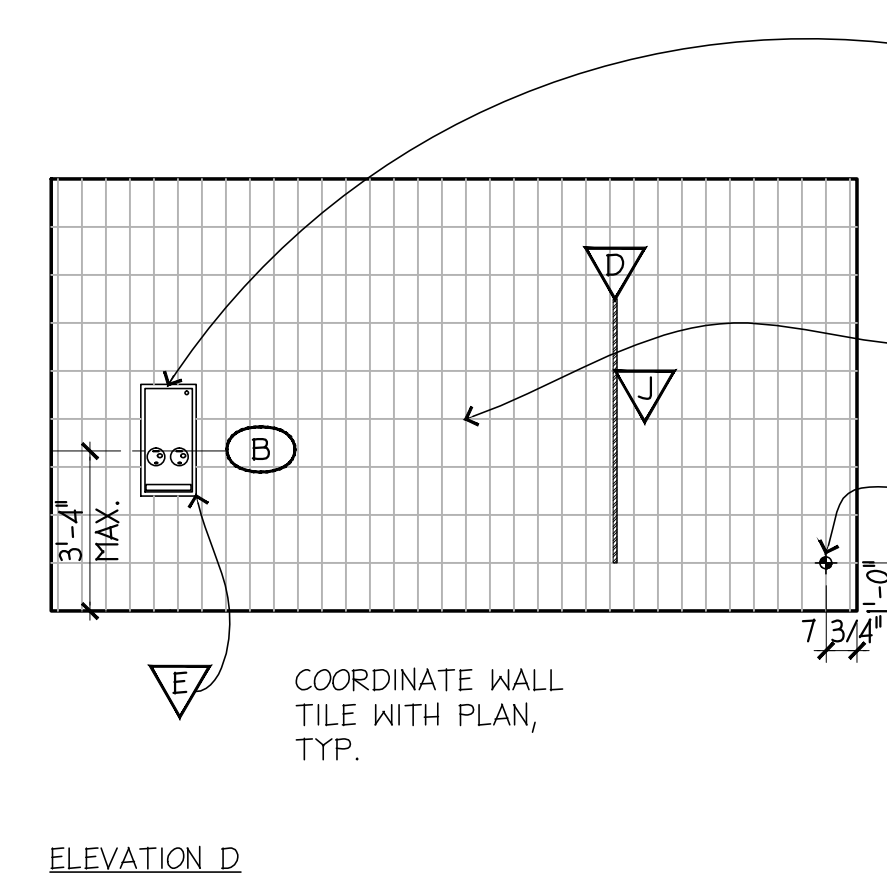
(B) THE SCOPE OF THIS WORK INCLUDES MINOR ACCESSIBILITY UPGRADES TO THE RESTROOMS ON THE 1ST FLOOR.

**NOTES TO CONTRACTOR**

1. AS THE INFORMATION SHOWN IS BOTH FEDERAL AND STATE LAW, THE G.C. SHALL NOT DEVIATE FROM NEW DIMENSIONS, SHOWN UNLESS WITH WRITTEN APPROVAL OF ARCHITECT.

2. IF THE G.C. AND BUILDING INSPECTOR ACCEPT SOMETHING OTHER THAN FULL COMPLIANCE, THE G.C. MUST PROVIDE THE ARCHITECT WITH A WRITTEN ACCEPTANCE BY THE BUILDING DEPARTMENT IN THE FORM OF AN APPROVED HANDSHIP REQUEST.

DEMOLITION PLAN 3



WOMEN'S RESTROOM 20

MEN'S RESTROOM 5

Issue/Revision:

No.	Date	Description
1	3/22/23, 01	ISSUE FOR REVIEW 22APR19
2	3/22/23, 01	ISSUE FOR PERMIT 22APR19

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Approved Signature:

Co/ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Accessible Restrooms 1st Floor**

# CONSTRUCTION PLAN NOTES

- REFER TO THE GENERAL CONSTRUCTION NOTES FOR ITEMS WHICH AFFECT AND SHALL APPLY TO ALL ASPECTS OF THIS PROJECT. COMPLETE WITH THE CONSTRUCTION SPECIFICATIONS CONTAINED IN THE BUILDING'S SUMMARY TENANT IMPROVEMENT STANDARDS MANUAL.
- MAINTAIN EXISTING FLOOR AND PARTITION FIRE PROTECTION ON ALL EXISTING EXISTING, SHUNT AND CORE ELEMENTS AS REQUIRED BY CODE. REPAIR FIRE SEALANT AS REQUIRED,CUT AND FIT COMPONENTS OF EXISTING WORK AS REQUIRED TO INSTALL NEW WORK.
- PROTECT FROM DAMAGE ALL MATERIALS NOT REQUIRED TO BE REMOVED OR DEPOSED. RESTORE SURFACES DISTURBED BY DEMOLITION TO ORIGINAL CONDITION. INSPECT ALL SURFACES WHICH EXIST AND ARE NOT NEW WORK WITHIN PROJECT AREA, FILL ALL HOLES, SCRATCHES, ETC. TO PREPARE TO RECEIVE NEW FINISH AS REQUIRED. PATCH SURFACES VISIBLE AFTER DEMOLITION TO MATCH ADJACENT FINISH CONDITION.
- DETAILS ARE USUALLY KEYS AND NOTED TYPICAL ONLY ONCE WHEN THEY FIRST OCCUR AND ARE USUALLY REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT.
- LAYOUT NEW PARTITIONS AS NOTED ON DRAWING. BEFORE PERFORMING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING AND NEW WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. LAYOUT PARTITION DIMENSIONS IN FIELD AND RECEIVE ARCHITECTS' APPROVAL PRIOR TO INITIATING CONSTRUCTION. ANY DISCREPANCY BETWEEN DIMENSIONS IN FIELD AND THOSE SHOWN SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION PRIOR TO CONSTRUCTION.
- DIMENSIONING RULES:- THE FOLLOWING RULES APPLY, UNLESS OTHERWISE NOTED.
  - HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF FINISHED SURFACE TO FACE OF FINISHED SURFACE.
  - DIMENSIONS NOTED CLEAR OR CLR MUST BE PRECISELY MAINTAINED.
  - DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT, UNLESS NOTED (+/-).
  - DIMENSIONS TO THE EXTERIOR OF THE BUILDING ARE TO THE INSIDE FACE OF EXTERIOR WALL.
  - DIMENSIONS LOCATING DOORS ARE 4 INCHES TO INSIDE EDGE OF JAMBS, EXCEPT AT CORRIDORS.
  - VERTICAL DIMENSIONS ARE FROM THE TOP OF FINISHED FLOOR.
  - DIMENSIONS MARKED VERIFY, VERIFY IN FIELD OR V.I.F. SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCUSSED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
  - DO NOT SCALE DRAWINGS. IF ANY WORK CANNOT BE LOCATED, DISCUSS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- INSTALL NEW PARTITIONS PARALLEL OR PERPENDICULAR TO PERIMETER CORRIDOR OR CORE OF THE BUILDING UNLESS OTHERWISE NOTED. ALIGN PARTITIONS PERPENDICULAR TO CENTERLINE OF COLUMN OR WINDOW MULLIONS, UNLESS OTHERWISE NOTED.
- USE 3/8" U.O.N TYPE "X" GYP. BD. AS SHOWN ON DETAILS ON SHEET A91, EXCEPT NET LOCATIONS WHERE WATER RESISTANT GYPSUM BOARD SHALL BE REQUIRED.
- ALL VERTICAL EXPOSED PIPES, CONDUITS, ETC. SHALL BE FURRED, WHETHER SHOWN ON DRAWINGS OR NOT, AS DIRECTED BY ARCHITECT IN FIELD.
- BRACE ALL NEW PARTITIONS IN ACCORDANCE WITH LOCAL SEISMIC CODE REQUIREMENTS. REFER TO DETAILS.
- STAGGER ALL JOINTS OF GYPSUM BOARD AT NEW ACOUSTICAL PARTITIONS.
- REINFORCE NEW INTERIOR DOOR LATCH AND HINDOOK JAMBS AND LONG HINDOOK HEADS WITH SHEET METAL STUDS, AS DETAILED AND AS RECOMMENDED BY BOTH MANUFACTURERS. PROVIDE 20 GA STUDES AT ALL OPENINGS AS DETAILED AND LATERALLY BRACE ALL HEADERS AS DETAILED.
- FRAME AROUND DUCTWORK, PIPES OR CONDUIT AT NEW PARTITION LOCATIONS AND BRACE WITH SHEET METAL STUDS AS REQUIRED FOR RIGID AND SEISMICALLY STABLE CONSTRUCTION.
- INSTALL ANY NEW TEMPERED GLASS WITH THE MANUFACTURERS SEAL LOCATED AT THE LOWER CORNER OF THE GLAZED PANEL; CONEAL TONG MARKS IN GLAZING SEALANT, IF ANY. CONTRACTOR SHALL PROVIDE MINIMUM GLASS THICKNESS AS REQUIRED BY CODE.
- PROVIDE AN EXTRA STUD FOR NEW SWITCH AND POKER OUTLETS AS REQUIRED.
- REMOVE BLOCKING IN PARTITIONS AS REQUIRED FOR ALL NEW OVERHEAD, CANTILEVERED MILLWORK AND SIMILAR LOAD BEARING ITEMS ATTACHED TO PARTITIONS. USE 2" GAUGE SHEET METAL STUDS TO SUPPORT BLOCKING. SEE DETAILS. ALL WOOD BLOCKING AND FURRING SHALL BE FIRE-TREATED TO CONFORM TO THE BUILDING CODE.
- TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- ALL NEW FINISHES ARE TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION. WHERE NEW GYPSUM BOARD MEETS THE SIDE OF EXISTING PLASTER, REMOVE THE METAL CORNERBEAD, ALIGN THE PARTITION STUD TO ALLOW GYPSUM BOARD TO FLUSH OUT WITH EXISTING FINISH.
- PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES IN ACCORD WITH CBC AND IBC.

# GENERAL CONSTRUCTION NOTES

- THE CONTRACT DOCUMENTS INCLUDE THE FOLLOWING:
  - ALL AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
  - A.I.A. DOCUMENT 201, GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT.
  - BUILDING TENANT IMPROVEMENT STANDARDS AND CONSTRUCTION RULES REGULATIONS, AVAILABLE FROM THE BUILDING PROPERTY MANAGER.
  - CONSTRUCTION DRAWINGS.
  - MODIFICATIONS (ADDENDA AND BULLETINS, AS ISSUED.)
- ALL WORK SHALL BE IN STRICT CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES HAVING JURISDICTION INCLUDING THEIR MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS AND INTERPRETATIONS. ALL WORK SHALL CONFORM WITH CCR TITLE 24 REGULATIONS AND FEDERAL ADA LAWS FOR ACCESS BY THE DISABLED. SEPARATE PERMITS ARE REQUIRED FOR ALL TRADES: MECHANICAL, ELECTRICAL, LIFE SAFETY, PLUMBING AND SPRINKLER WORK.
- ALL WORK SHALL BE IN STRICT CONFORMANCE WITH THE BUILDING RULES AND REGULATIONS PREPARED BY BUILDING MANAGER. VERIFY THE JOB SITE PRIOR TO CONSTRUCTION. THE JOB SITE SHALL INCLUDE: FREIGHT ELEVATOR USE SCHEDULE, FREIGHT ELEVATOR SIZE PROJECT, INCLUDING HEIGHT (IF APPLICABLE), DEPTH AND WIDTH, CLEARANCES INTO AND OUT OF THE BUILDING AND JOB SITE.
- ALL WORK SHALL CONFORM WITH THE "TENANT STANDARD" CONSTRUCTION ESTABLISHED FOR THE BUILDING, MATCHING EXISTING, UNLESS OTHERWISE NOTED. THE CONTRACTOR IS REFERRED TO THE BUILDING SHELL CONSTRUCTION DRAWINGS TO WHICH THESE DRAWINGS ARE INTENDED TO BE COMPLIMENTARY. DISCREPANCIES AND INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
- DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR OWNER. DO NOT PROCEED WITH WORK REQUIRING ADDITIONAL COMPENSATION UNTIL APPROVED IN WRITING. CONTRACTOR TO COMPENSATE THE DESIGN TEAM FOR TIME TO REVIEW ANY SUBSTITUTION NOT PRESENTED AT THE BID AND NOT DIRECTED BY THE OWNER.
- WORK AREAS SHALL REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH TENANT AND OWNER TO ENSURE SECURITY.
- PROVIDE PROJECT INTERFACE AND COORDINATION OF ALL TRADES, CRAFTS, WORK "BY OTHERS" AND SUBCONTRACTORS TO COMPLETE THE PROJECT AS REQUIRED BY THE CONSTRUCTION DRAWINGS WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.
- ALL WORK NOTED "BY OTHERS" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COOPERATE AND COORDINATE WITH THE WORK OF THE "OTHER" CONTRACTORS AS REQUIRED. PROVISION AND INSTALLATION OF FURNITURE, FILE CABINETS, AND EQUIPMENT (UNLESS OTHERWISE NOTED) ARE NOT IN CONTRACT. A PARTIAL LIST OF WORK TO BE PERFORMED "BY OTHERS" IS AS FOLLOWS:
  - TELEPHONE AND NETWORK COMMUNICATION EQUIPMENT AND CABLING DISCONNECTION, SUPPLY, INSTALLATION AND TERMINATION
  - FURNITURE INSTALLATION
  - SIGNAGE INSTALLATION, EXCEPT CCR TITLE 24 ACCESSIBLE SIGNAGE.
- THE SCOPE OF WORK AND ADJACENT AREAS, INCLUDING THE PATH OF TRAVEL TO THE SUITE THROUGH THE LOBBY, ELEVATORS AND CORRIDOR, SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS DURING THIS WORK. PROTECT OUTSIDE CORNERS OF ALL PUBLIC AREAS IN PATH OF TRAVEL AND ELEVATOR JAMB EDGES. ANY DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL EXAMINE, READ AND BECOME FAMILIAR WITH ALL THE CONTRACT DOCUMENTS, AS DEFINED IN THE CONSTRUCTION AGREEMENT GENERAL CONDITIONS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
- INFORMATION GIVEN HEREIN AND ON THE DRAWINGS HAS OBTAINED FROM DATA AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN, BUT ACCURACY CANNOT BE GUARANTEED. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS AT THE SITE AND SHALL BE FIELD CHECKED BY THE CONTRACTOR.
- CONTRACT DRAWINGS ARE COMPLEMENTARY; WHAT IS SHOWN OR REFERENCED TO ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
- PRIOR TO SUBMITTING THE PROPOSAL, THE CONTRACTOR SHALL EXAMINE THE SITE, COMPARE IT WITH DRAWINGS AND SPECIFICATIONS AND UNDERSTAND THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. AT THAT TIME THE CONTRACTOR SHALL ASCERTAIN AND CHECK LOCATION OF EXISTING STRUCTURES OR EQUIPMENT WHICH MAY AFFECT THE WORK. THE CONTRACTOR SHALL BE ACQUAINTED WITH ALL CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. NO ALLOWANCES SHALL BE SUBSEQUENTLY MADE ON THE CONTRACTOR'S BEHALF FOR ANY EXPENSES DUE TO FAILURE OR NEGLIGENCE ON THE CONTRACTOR'S PART TO MAKE SUCH AN EXAMINATION. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS TO FURNISH ALL EQUIPMENT, MATERIALS, LABOR AND SERVICES NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT.
- CONFIRM DURING THE BID PERIOD, ON SITE DELIVERY DATES OF ALL MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF POTENTIAL DELAYS TO THE COMPLETION DATE OF THE PROJECT.
- WITHIN 5 DAYS OF NOTICE TO PROCEED WITH CONSTRUCTION, CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE INDICATING EACH ACTIVITY, ITS DURATION, THE SUBMITTAL PERIOD AND THE TIME WHEN WORK "BY OTHERS" IS TO BE COMPLETED. CONTRACTOR SHALL INDICATE COORDINATION WITH AND DELIVERY OF ALL LONG LEAD TIME ITEMS: FINISHES, LIGHT FIXTURES, DOORS, HARDWARE, ETC.

- SUBMIT, AS A MINIMUM, THE FOLLOWING CONTRACTOR SUPPLIED ITEMS:
  - ALL REQUIRED CONSTRUCTION DOCUMENTS BY GOVERNING AGENCIES WITH SUBSTANTIATING COMPLIANCE REQUIREMENTS-CFR TITLE 24 DOCUMENTATION, HVAC DISTRIBUTION PLANS, ELECTRICAL DESIGN AND DISTRIBUTION DRAWINGS, LIFE SAFETY ALARM DRAWINGS, SPRINKLER PLANS AND CALCULATIONS, ETC.
  - MILLWORK SHOP DRAWINGS, SPRINKLER PLANS AND CALCULATIONS, ETC.
  - DOOR AND HARDWARE SCHEDULES
  - LIGHT FIXTURE MANUFACTURER'S LITERATURE.
  - SAMPLES OF EACH FINISH, PAINT SAMPLES TO BE 8 1/2" X 11" IN SIZE.
  - PLUMBING, APPLIANCE AND EQUIPMENT MANUFACTURER'S LITERATURE.
  - CARPET SEAMING DIAGRAM.
- PROVIDE THE SCHEDULES, SHOP DRAWINGS, MOCKUPS, SAMPLES AND OTHER REQUIRED SUBMITTALS IN A TIMELY FASHION SO AS NOT TO DELAY THE PROJECT. ALL THE ARCHITECT SUFFICIENT TIME, A MINIMUM OF 5 WORKING DAYS, TO REVIEW AND COMMENT ON THE SUBMITTAL. WHERE SHOP DRAWINGS ARE REQUIRED, SUBMIT THREE (3) SETS OF PRINTS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF FABRICATION OR PLACING ORDERS. ALONG WITH FINISH SAMPLES, CONTRACTOR SHALL INCLUDE MANUFACTURER'S LITERATURE PROVIDING EVIDENCE OF THEIR COMPLIANCE WITH FIRE AND BUILDING CODES AND REGULATIONS REGARDING FLAME SPREAD, SMOKE, DENSITY, ETC. AS REQUIRED.
- SCHEDULE AND PERFORM THE WORK DURING NORMAL BUSINESS HOURS, EXCEPT AS SPECIFIED BELOW OR OTHERWISE APPROVED IN ADVANCE BY THE BUILDING PROPERTY MANAGER.
  - SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED AND DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR. NO WORK IS TO BE DONE IN OTHER TENANT AREAS, UNLESS IT IS COMPLETE COMPLIANCE WITH BUILDING CONSTRUCTION RULES AND REGULATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING WITH THE BUILDING PROPERTY MANAGER ACCESS INTO ADJACENT TENANT SPACE AS REQUIRED. CONTRACTOR SHALL INCLUDE IN HIS BASE BID OVERTIME CONSTRUCTION WORK IN ADJACENT OCCUPIED TENANT AREAS, UNLESS SPECIFICALLY APPROVED OTHERWISE IN WRITING BY OWNER.
  - PROVIDE PROTECTION TO ALL EXISTING FINISHES IN BUILDING LOBBY, ELEVATORS, PUBLIC CORRIDORS, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE CONTRACTOR OR SUBCONTRACTORS.
- DEFINITIONS:
  - "ALIGN" MEANS TO ACCURATELY LOCATE FINISH FINISHES IN THE SAME PLACE WITHOUT EVIDENCE OF ADDITION.
  - "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED. NOTE THAT ITEMS NOTED "TYPICAL" ARE USUALLY KEYS ONLY ONCE, WHERE THEY FIRST OCCUR AND ARE REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT.
  - "OR EQUAL" MEANS ANY PRODUCT, APPROVED IN WRITING, THAT COMPLIES WITH THE SPECIFICATIONS OF THE MATERIAL SPECIFIED IN DETAIL.
  - "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS.
  - "FURNISH" MEANS "SUPPLY".
  - "INSTALL" MEANS CONNECT IN PLACE AND ADJUST FOR USE.
  - "PROVIDE" MEANS "FURNISH AND INSTALL".
  - "FINISHED FLOOR" MEANS "TOP OF FLOOR SLAB" AT CARPETED AREAS AND "TOP OF FLOOR FINISH" AT AREAS WITH WOOD FLOORING OR RESILIENT TILE.
  - L.O.F. STANDS FOR "LIMIT OF FINISHES".
- MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF ANY DEBRIS DAILY. NO TOOLS AND MATERIALS SHALL BE LEFT UNATTENDED AT ANY TIME IN ANY PUBLIC LOBBY OR CORRIDOR.
- INSTALL DUCT SEALS OVER FAN COIL AND VAV UNITS, RETURN AIR OPENINGS, ETC. AND INSTALL DUST PROTECTION ON ALL LIGHT FIXTURES AND CEILING MOUNTED DEVICES. REMOVE SEALS AND PROTECTION ONLY AFTER DUST GENERATION AND SANDING WORK HAS BEEN COMPLETED. THOROUGHLY CLEAN LIGHT FIXTURES AND CEILING MOUNTED DEVICES AT COMPLETION.
- MAINTAIN ALL BUILDING SECURITY, FIRE ALARM AND FIRE PROTECTION SYSTEMS AT ALL TIMES AND MAINTAIN ALL UTILITIES TO ALL ADJACENT TENANT SPACES AT ALL TIMES, EXCEPT AS SCHEDULED WITH BUILDING ENGINEER.
- MECHANICAL SYSTEM: DESIGN, DISTRIBUTION, BUILDING PERMIT AND INSTALLATION AND ITS COMPONENTS SHALL BE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER WHO SHALL SUBMIT A MECHANICAL ZONING AND DUCT DISTRIBUTION PLAN TO THE PROPERTY MANAGER, BUILDING ENGINEER AND ARCHITECT FOR THEIR APPROVAL PRIOR TO CONSTRUCTION. INCLUDE ALL THERMOSTAT LOCATIONS, SHOW ALL SUPPLY AND RETURN AIR GRILLS AND HOW THEY RELATE TO SUSPENDED CEILING AND CLEANING REQUIREMENTS TO CLEAR THE SAME. NO ADDITIONAL EXPENSE WILL BE INCURRED BY THE OWNER OR TENANT FOR LACK OF COORDINATION IN THESE MATTERS. PROVIDE AIR BALANCING CERTIFICATION AND RECORD DRAWINGS TO BUILDING ENGINEER AT COMPLETION OF PROJECT.
- PLUMBING SYSTEM: DESIGN, DISTRIBUTION, BUILDING PERMIT AND INSTALLATION SHALL BE THE RESPONSIBILITY OF THE PLUMBING DESIGN-BUILD SUBCONTRACTOR. COORDINATE A PLUMBING LAYOUT WITH THE BUILDING ENGINEER PRIOR TO CONSTRUCTION. STRICTLY ADHERE TO AND MAINTAIN ALL BUILDING CONTROL SYSTEMS. SUBMIT MANUFACTURER'S LITERATURE ON ALL NEW EQUIPMENT.
- POWER, TELEPHONE AND DATA OUTLETS: DESIGN, DISTRIBUTION, BUILDING PERMIT AND INSTALLATION OF ALL SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER. SCHEDULE AND ALL ELECTRIFIED HARDWARE, ELECTROMAGNETIC HOLD OPEN DEVICES, AND KEYLESS ENTRIES AS REQUIRED, ALSO SEE HARDWARE SCHEDULE. UNDER-SHELF LIGHTS SHALL BE MOUNTED AT FRONT OF CABINET FACING BACK TOWARD SPLASH.
- UNLESS SPECIFICALLY DIMENSIONED, ALL OUTLETS SHALL BE INSTALLED AT THE NEAREST STUD. MOUNT CENTER LINE OF RECEPTACLE AT 18 INCHES ABOVE FLOOR SLAB UNLESS OTHERWISE NOTED. ALL OTHER OUTLET DIMENSIONS ARE TO CENTER LINE OF OUTLET OR GROUP OF OUTLETS, UNLESS OTHERWISE NOTED. FURNITURE IS SHOWN FOR REFERENCE ONLY. FIELD VERIFY LOCATION OF ALL CORING FOR ALL FLOOR MOUNTEDS AND FURNITURE SYSTEM BASE FEEDS. REVIEW LAYOUT OF ALL ELECTRICAL DISTRIBUTION SYSTEMS IN THE FIELD WITH THE ARCHITECT PRIOR TO INSTALLATION.
- ALL BUILDING RECEPTACLES, SWITCHES, DEVICES, ETC. SHALL BE LEVITON STANDARD DEVICE SERIES, COLOR WHITE, U.O.N.
- ALL DEDICATED OUTLETS SHALL BE GRAY RECEPTACLES WITH WHITE COVER PLATES FOR IDENTIFICATION. ALL FLOOR CORING SHALL BE COORDINATED AND SCHEDULED WITH THE BUILDING ENGINEER/MANAGER. ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER POWER FOR ALL EQUIPMENT INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND OPERATING REQUIREMENTS AS PROVIDED BY THE TENANT.
- PROVIDE SINGLE-GANG GYPSUM BOARD RING WITH A NYLON PULL STRING TO RETURN AIR PLENUM ABOVE FOR ALL WALL MOUNTED TELEPHONE, DATA AND VIDEO CABLE OUTLETS, UNLESS OTHERWISE NOTED. AT ALL WALL MOUNTED OUTLETS IN EITHER FIRE-RATED OR INSULATED PARTITIONS, PROVIDE A DOUBLE-GANG BOX, RING AND 1" DIAMETER CONDUIT WITH 90 DEGREE ANGLE ABOVE SUSPENDED CEILING THROUGH PARTITION INTO PLENUM ABOVE. CONFIRM DIAMETER WITH TENANT'S CONTRACTOR; LARGER CONDUIT SHALL BE ABOVE STANDARD.
- IF ANY OUTLETS CANNOT BE INSTALLED AS NOTED OR SHOWN ON PLANS DUE TO CONFLICT WITH STRUCTURAL, MECHANICAL OR ELECTRICAL BUILDING ELEMENTS, CLARIFY WITH ARCHITECT BEFORE PROCEEDING.
- SOUND SEAL WITH CAULKING PADS APPLIED TO BACK OF OUTLETS AROUND ALL OUTLETS IN ACOUSTICAL PARTITIONS; SEAL AIRTIGHT. STAGGER OUTLETS IN STUD CAVITY SERVING OPPOSITE ROOMS IN A COMMON WALL.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO COMPLY WITH THE SPECIFIC MANUFACTURERS' REQUIREMENTS.
- SEE ELECTRICAL DRAWINGS FOR TYPES AND MANUFACTURERS' SPECIFICATIONS FOR ALL ELECTRICAL COMPONENTS: FIXTURES, PANEL BOXES, RISERS, CIRCUITING, ETC.
- CONTRACTOR SHALL COORDINATE ANY ELECTRICAL WORK WHICH REQUIRES INTERRUPTION OF POWER TO ANY AREA NOT WITHIN THE SCOPE OF WORK FOR THIS PROJECT WITH THE BUILDING ENGINEER AND PROPERTY MANAGER PRIOR TO INTERRUPTION. NO POWER SHALL BE INTERRUPTED DURING NORMAL BUSINESS HOURS.
- UNLESS OTHERWISE NOTED, PROVIDE 2" CONDUIT RISERS THROUGH ALL FIRE-RATED PARTITIONS FROM TELEPHONE BACKBOARD IN TENANTS SUITE TO FLOOR TELEPHONE CLOSET FOR TENANT'S SUBCONTRACTOR TO PULL INTER-PREMIUM RATED CABLE.
- SEE DETAILS FOR MOUNTING HEIGHTS OF THERMOSTATS, SWITCHES AND OUTLETS.
- ALL FLOOR AND THROUGH PARTITION PENETRATIONS SHALL BE SEALED AS REQUIRED BY FIRE RATING OF FLOOR OR PARTITION AND ALL APPLICABLE CODE.
- COORDINATE WITH TENANT'S FURNITURE INSTALLER THE CONFIGURATION OF POWER TO BE SUPPLIED TO TENANT'S SUPPLIED AND INSTALLED ELECTRIFIED FURNITURE SYSTEM. HARDWARE ELECTRIFIED FURNITURE PANELS TO BUILDING SYSTEM AS REQUIRED DURING FURNITURE INSTALLATION.
- COORDINATE ELECTRICAL SUCH THAT CIRCUITS ARE NOT SHARED OVER TENANT DEMISING OR CORRIDOR PARTITIONS.

- BUILDING LIFE-SAFETY, AUDIBLE AND VISUAL WARNING SYSTEMS: DESIGN, DISTRIBUTION, BUILDING PERMIT AND INSTALLATION OF ALL SHALL BE THE RESPONSIBILITY OF THE LIFE-SAFETY ENGINEER WHO SHALL SUBMIT A DISTRIBUTION AND DEVICE LOCATION PLAN TO THE PROPERTY MANAGER, BUILDING ENGINEER AND ARCHITECT TO REVIEW FOR APPROVAL PRIOR TO CONSTRUCTION. ALL SYSTEMS SHALL COMPLY WITH CCR TITLE 24, CBC AND NFPA. MAINTAIN RECORDS, LABEL ALL PANELS, COORDINATE WITH THE FIRE DEPARTMENT AS REQUIRED. PROVIDE RECORD DRAWINGS TO BUILDING ENGINEER AT THE COMPLETION OF THE PROJECT.
- ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
- SEE SHEET A13 FOR MILLWORK CONSTRUCTION NOTES AND CABINET HARDWARE SPECS.
- PROVIDE ALL ADDITIONAL COMPONENTS, MISCELLANEOUS METAL, BRACING, BLOCKING, CLIPS, ETC. AS REQUIRED TO PROPERLY ANCHOR, FASTEN OR ATTACH MATERIALS, EQUIPMENT, APPLIANCES, HARDWARE, SYSTEMS AND ASSEMBLIES TO THE BUILDING STRUCTURE.
- UPON COMPLETION OF THE WORK, NOTIFY THE PROPERTY MANAGER TO PREPARE A "PUNCH LIST" OF OUTSTANDING ITEMS, UNSATISFACTORY OR INCOMPLETE WORK REQUIRING CORRECTION OR REMEDY. FINAL PAYMENT WILL BE CONTINGENT UPON COMPLETION OF THESE ITEMS IN ACCORDANCE WITH THE OWNER-CONTRACTOR AGREEMENT.
- CONTRACTOR SHALL PROVIDE TWO COMPLETE CLOSE-OUT PACKAGES INCLUDING "RECORD DRAWINGS" SETS FOR CONSTRUCTION HVAC, ELECTRICAL, FIRE PROTECTION, LIFE SAFETY, SPRINKLER AND PLUMBING WORK, TO THE BUILDING PROPERTY MANAGER WITHIN ONE MONTH AFTER COMPLETION. INCLUDE ALL MANUFACTURERS WARRANTIES, WARRANTIES, INSTRUCTIONS, MAINTENANCE PROCEDURES, ETC., OF ALL SPECIAL EQUIPMENT INSTALLED, I.E. FAN COIL UNITS, ETC..
- PROVIDE ALL ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED PRODUCT.
- TENANT WILL PROVIDE ITEMS OR WORK INDICATED AS "BY OTHERS" OR NOT IN CONTRACT (N.I.C.) UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR WORK CONSIDERED "BY OTHERS" OR (N.I.C.) IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- CORRECT ANY DEFECTS FOUND IN THE EXISTING BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNSURFACES AND FINISHES AT CONCRETE, PLASTER OR GYPSUM BOARD AND FLOOR SLABS TO PROVIDE A SMOOTH SUBSTRATE FREE OF HOLES TO RECEIVE SPECIFIED FLOOR COVERINGS. PATCH AND REPAIR SURFACES TO MATCH ADJOINING ADJACENT SURFACES.
- APPLY FIREPROOFING PATCH TO ALL AREAS WHERE FIREPROOFING HAS BEEN REMOVED FROM THE EXISTING STRUCTURAL MEMBERS. NEW PATCHING TO MATCH EXISTING FIREPROOFING BY TYPE AND BE COMPATIBLE WITH EXISTING. PRIOR TO THE APPLICATION OF THE FIREPROOFING INSPECT EXISTING CONDITIONS TO DETERMINE THAT ALL SURFACES ARE ACCEPTABLE TO RECEIVE FIREPROOFING PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO PROVIDE FIREPROOFING TO ATTAIN A MINIMUM FIRE RATING AREA PER 200 CBC PER BUILDING TYPE I-A (TABLE 601) AS FOLLOWS:
  - A - THREE HOUR FOR ALL PRIMARY STRUCTURAL FRAMING
  - B - TWO HOUR FOR ALL SECONDARY FLOOR CONSTRUCTION
 VERIFY THICKNESS OF FIREPROOFING WITH MANUFACTURERS SPECIFICATIONS FOR RATINGS. APPLICATION OF FIREPROOFING AND ANY BONDING AGENTS HAS TO BE DONE IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. PRIOR TO APPLICATION VERIFY WITH INSPECTOR IF SPECIAL INSPECTIONS OF FIREPROOFING PATCH WILL BE REQUIRED AND IF REQUIRED, COORDINATE WITH ARCHITECT/ OWNER.
- ANY WORK WHICH CAUSES REMOVAL OR SPALLING OF FIREPROOFING MATERIALS, GENERAL CONTRACTOR SHALL FULLY REPAIR TO MATCH EXISTING FIRE INTEGRITY AND AS DIRECTED BY FIRE INSPECTOR.

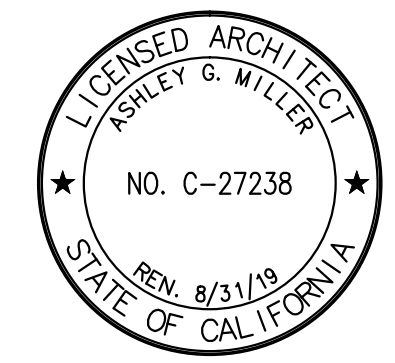
# RICHMOND LAKESIDE TENANT IMPROVEMENT

4114 Lakeside Drive  
Richmond, CA 94806



909 Montgomery St., Suite 260  
San Francisco, California 94133  
T 415 546 1212 bretton.com

Stamp



Consultant

# DEMOLITION PLAN NOTES

- COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, ENVIRONMENTAL PROTECTION AND RECYCLING ORDINANCES.
- SCHEDULE THE WORK SO AS NOT TO INTERFERE WITH ANY TENANT DURING NORMAL BUSINESS HOURS AND TO ELIMINATE OBJECTIONABLE NOISE GENERATION AS DEFINED BY PROPERTY MANAGER. NOTIFY BUILDING ENGINEER, PROPERTY MANAGER AND TENANT IN ADVANCE OF UTILITY INTERRUPTIONS AND OBTAIN APPROVAL BEFORE INITIATING THIS WORK. LIFE SAFETY SYSTEMS SHALL BE OPERATIONAL AT ALL TIMES. COORDINATE WITH ARCHITECT FOR DEMOLITION OF EXISTING LIFE SAFETY SYSTEMS. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE AREAS AND SITE BROKE NEAT, ORDERLY AND IN CONDITION ACCEPTABLE FOR CONSTRUCTION.
- MAINTAIN FREE AND SAFE PASSAGE TO AND FROM CONSTRUCTION AREA AND ADJACENT BUILDING AREAS. DO NOT OBSTRUCT EXIT PASSAGES AT ANY TIME. PROVIDE AND MAINTAIN BARRICADES, GUARDRAILS AND LIGHTING AS REQUIRED TO PROTECT BUILDING OCCUPANTS, VISITORS AND WORKERS. PROVIDE AND USE PROTECTIVE DEVICES AS APPROPRIATE WHENEVER WORKING IN COMMON AREAS: LOBBIES, CORRIDORS, ELEVATORS, ETC., OTHER PERSONNEL, EQUIPMENT OR FURNITURE REMAINING IN ALL AREAS. PROVIDE OUTSIDE CORNER PROTECTION IN ALL COMMON AREAS THROUGHOUT THE PROJECT'S DURATION.
- PRIOR TO BEGINNING DEMOLITION, CLOSE-OFF SUPPLY AND RETURN-AIR OPENINGS TO MAIN BUILDING SHAFTS OR DUCTWORK AND RETURN-AIR PLENUM. SEAL THESE OPENINGS WITH TAPED VISQUEEN AND REMOVE ONCE DUST IS NO LONGER BEING GENERATED. DRAW EXISTING BLINDS TO THE SIDE FULLY, WRAP AND SEAL IN AIRTIGHT BAGS. AT THE COMPLETION OF THE PROJECT, PROVIDE ALL NEW FILTERS FOR ALL MECHANICAL HVAC EQUIPMENT PRIOR TO THEIR START-UP, COORDINATE WITH BUILDING ENGINEER.
- PER THE CITY AND COUNTY OF SAN FRANCISCO ORDINANCE NO. 27-06, REMOVE FROM SITE AND LEGALLY DISPOSE REGULARLY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS REGULARLY IN OCCUPIED AREAS. CLEAN AND OPEN UP OF MATERIALS DAILY. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE AREAS AND SITE BROKE NEAT, ORDERLY AND IN CONDITION ACCEPTABLE FOR CONSTRUCTION.
- REMOVE DESIGNATED PARTITIONS, ASSOCIATED DOORS, SIDELIGHTS, FRAMES, LIGHT SWITCHES, POKER AND COMMUNICATIONS OUTLETS THROUGHOUT PROJECT AREA AS SHOWN. NO ABANDONED OR UNUSED MATERIALS SHALL BE LEFT IN PLENUM, INCLUDING ALL BRACES, DRAFT STOPS, ABANDONED MECHANICAL EQUIPMENT, DUCTWORK, ELECTRICAL AND PLUMBING LINEWORK. ALL UTILITIES SHALL BE REMOVED BACK TO THEIR LOCAL DISTRIBUTION BOX OR PRIMARY SOURCE AS DIRECTED BY BUILDING ENGINEER.
- CONTRACTOR SHALL SAFE-OFF ALL ELECTRICAL TO SUPPORT DEMOLITION AS REQUIRED, PERFORM NECESSARY WORK IN FLOOR SUB-PANELS AS REQUIRED. SALVAGE ALL ABANDONED ELECTRICAL CIRCUITS FOR FUTURE USE. REMOVE FLOOR OUTLETS BACK TO SOURCE AND FLUSH PATCH FLOOR TO MAINTAIN FLOOR FIRE-RATING.
- SEE DEMOLITION AND FINISH PLANS FOR EXTENT OF DEMO AT FLOOR FINISHES AND RESILIENT BASE. IF VINYL FLOOR TILE APPEARS TO BE OVER 15 YEARS OLD, VERIFY ITS REMOVAL WITH BUILDING ENGINEER OR LEAVE THE TILE IN PLACE AS DIRECTED.
- INSPECT CORE AND PERIMETER GYPSUM BOARD SILL TO REMAIN. REMOVE ALL EXISTING FRAYED OR LOOSE WALL COVERING, HANGING DEVICES, SUPPORT BRACKETS, REMAINING SIGNAGE, ETC.
- RESTORE SURFACES DISTURBED BY DEMOLITION BACK TO THEIR ORIGINAL CONDITION. DAMAGE OUTSIDE THE PROJECT AREA, CORRIDOR, LOBBIES, ELEVATORS, ETC. SHALL BE REPAIRED TO MATCH EXISTING AT NO COST TO THE TENANT OR OWNER.
- PREVENT MOVEMENT OR SETTLEMENT OF SURROUNDING CONSTRUCTION. PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.
- CAREFULLY SALVAGE MATERIALS AS NOTED. IF THESE MATERIALS ARE NOT TO BE REUSED FOR THIS PROJECT, ASK BUILDING ENGINEER IF HE WOULD LIKE THEM AND DELIVER TO STORAGE IN BUILDING AS DIRECTED. IF NOT, DISPOSE OF PROPERLY.
  - LIGHT FIXTURES
  - DOORS AND HARDWARE
  - FIRE EXTINGUISHERS AND THEIR CABINETS
  - THERMOSTATS, MOUNTING PLATES, AND COUPLERS
  - VAV BOXES AND CONTROLS
- THE DESIGNER IS NOT AWARE OF ANY ASBESTOS CONTAINING MATERIALS ON THIS FLOOR. THE CONTRACTOR SHALL DETERMINE THE EXTENT OF SUCH MATERIALS ON THE SITE AND TAKE PROPER MEASURES FOR ITS REMOVAL OR ENCAPSULATION. ALL VINYL TILE, IF APPLICABLE, SHALL BE ENCAPSULATED BY COVERING WITH CARPET OR NEW VINYL TILE. ALL WORK SHALL STRICTLY ADHERE TO BUILDING MANAGER'S ASBESTOS MANAGEMENT POLICIES, BAY AREA AIR QUALITY MANAGEMENT REGULATIONS, CALIFORNIA ASBESTOS REGULATIONS, CALIFORNIA RESPIRATORY PROTECTION REGULATIONS, ASSEMBLY BILL 2040 AND EPA NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS AND ASBESTOS REMOVAL REGULATIONS. ALL WORK SHALL BE UNDERTAKEN BY QUALIFIED AND APPROVED SUBCONTRACTORS UNDER THE SUPERVISION OF THE OWNER'S CONSULTANT. ONLY SPECIFICALLY TRAINED PERSONNEL MAY PERFORM WORK ON A LIMITED PROCEDURES BASIS AND ONLY WITH ADEQUATE SUPERVISION. CONTRACTORS SHALL THOROUGHLY COORDINATE ASBESTOS REMOVAL WORK WITH OTHER WORKERS AND PROPERTY MANAGER.
- THE DESIGNER HAS NO INFORMATION TO CONFIRM OR NEGATE THE EXISTENCE OF PCB BALLAST IN THE FLUORESCENT LIGHT FIXTURES. PRIOR TO DISPOSAL OF ANY BALLAST, CONFIRM IF THE BALLAST CONTAIN PCBs AND DISPOSAL OF IN STRICT ACCORDANCE WITH THE CODES AND REGULATIONS REFERENCED ABOVE.

# REFLECTED CEILING PLAN NOTES

- THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA CODE OF REGULATIONS TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS ON ELECTRICAL ENGINEERED DRAWINGS.
- THE REFLECTED CEILING PLANS GIVERS LOCATION OF GRID ALIGNMENT AND LIGHT FIXTURE LOCATION. ELECTRICAL ENGINEERING DRAWING GOVERNS SWITCHING, CIRCUITING, WIRING LAYOUT, SPECIFICATIONS, DETAILS AND ADDITIONAL INFORMATION PERTAINING TO ELECTRICAL WORK. ANY CONFLICTS BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
- ACOUSTICAL CEILING SUSPENSION SYSTEM, CEILING MOUNTED LIGHT FIXTURES, AND PARTITIONS CONNECTING TO SYSTEM SHALL BE LATERALLY STABILIZED AS REQUIRED BY ASTM STANDARDS C636 & C636. ALL LIGHT FIXTURES SHALL BE INDEPENDENTLY SUPPORTED AS REQUIRED BY CODE, SEE DETAILS. CONTRACTOR SHALL VERIFY IF EXISTING SUSPENDED CEILING AND LIGHT FIXTURES ARE STABILIZED AS REQUIRED. NO ADDITIONAL COSTS SHALL BE ALLOWED FOR FAILURE TO PROPERLY CONSIDER THIS DURING BID PERIOD.
- THE BUILDING USES AN EXISTING HEAVY DUTY SUSPENDED CEILING GRID, WHERE EXISTING CEILINGS ARE TO REMAIN, AND TO A 12" GRID TO A 24" GRID TO REPLACE THE EXISTING 12" GRID. ALL CEILING LIGHTS AS DIMENSIONED. ALL CEILING LIGHTS OF MAIN TEE IF THERE ARE MORE THAN 10 HOLES IN 12'-0". REPLACE ALL CROSS TEES WITH HOLES, BENDS OR OTHER DISFIGUREMENT. INSTALL NEW PERIMETER CEILING ANGLE AT ALL THROUGH GRID PARTITIONS TIGHT TO PARTITION, FREE FROM CURVES, BREAKS OR IRREGULARITIES.
- WHERE EXISTING CEILINGS ARE TO REMAIN, CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILES TO REMAIN AS REQUIRED TO ACCOMMODATE THE INSTALLATION OR RELOCATION OF ELECTRICAL, MECHANICAL, DRYWALL AND OTHER WORK RESULTING FROM PENETRATION OF EXISTING WITHIN OR ADJACENT TO PROJECT AREA. REUSE EXISTING CEILING TILE WHENEVER POSSIBLE, U.O.N. PROVIDE NEW MATCHING CEILING TILE AS REQUIRED AND REPLACE DEFECTIVE OR MISSING TILES. ALL TILE WITHIN A ROOM OR AREA SHALL HAVE A CONSISTENT TEXTURE AND APPEARANCE.
- COORDINATE WITH ALL TRADES INVOLVED AND COMPARE COMPOSITE DRAWINGS TO ENSURE CLEARANCES FOR LIGHT FIXTURES, DUCTS, CEILINGS, ETC. AS NECESSARY TO MAINTAIN THE FINISH CEILING HEIGHT(S) ABOVE THE FINISH FLOOR SLAB AND CLEARANCES REQUIRED FOR LIGHT FIXTURES. CLARIFY CONFLICTS WITH ARCHITECT. MAINTAIN 4" CLEAR ABOVE SUSPENDED CEILING PLANE FOR LIGHT FIXTURES.
- REVIEW LOCATION OF LIGHT FIXTURES AND SWITCHING IN THE FIELD WITH ARCHITECT PRIOR TO PLACEMENT. COORDINATE LIGHTING REGULATION DUE TO FIELD CONDITIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE AND VERIFY ALL HVAC THERMOSTAT LOCATIONS WITH THE ARCHITECT AND TENANT PRIOR TO INSTALLATION.
- COORDINATE HVAC SUCH THAT DO NOT CROSS TENANT DEMISING OR CORRIDOR PARTITIONS.
- WHERE ACOUSTICAL TILES ARE REQUIRED TO BE CUT, CUT TILES TO MAINTAIN A SHARP AND NEAT EDGE. NOTCH TILES AS REQUIRED TO PROVIDE POSITIVE ATTACHMENT BUT CONCEAL GLAZING AND DOOR DETACTORS.
- INSTALL ANY AND ALL DOWN LIGHT AND WALL-WASH LIGHT FIXTURES, SPOKE DETECTORS, SPEAKERS, EXIT SIGNS, ETC. IN THE CEILING. ALL CEILING LIGHTS, UNLESS OTHERWISE INDICATED, SHALL BE 12" DIA. DOWN LIGHTS. PROVIDE INDEPENDENT SWITCHING OF LIGHT FIXTURES WITHIN 10 FEET OF EXTERIOR WINDOWS. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS FOR SWITCH AND FIXTURE RELATIONSHIP. REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- ALL LIGHT SWITCHING SHALL COMPLY WITH CCR TITLE 24. SWITCHES INDICATED ARE TO CONTROL LIGHTS IN ROOM WHERE LOCATED. UNLITING PLATES, AND COUPLERS SHALL BE INSTALLED AS REQUIRED BY ARCHITECT. PROVIDE INDEPENDENT SWITCHING OF LIGHT FIXTURES WITHIN 10 FEET OF EXTERIOR WINDOWS. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS FOR SWITCH AND FIXTURE RELATIONSHIP. REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- GANG MULTIPLE SWITCHES AND PROVIDE A SINGLE COVER PLATE WHEN MORE THAN ONE SWITCH IS REQUIRED AT THE SAME LOCATION. PROVIDE SWITCHES FOR ALL EXHAUST FANS; GANG WITH OTHER ROOM SWITCHES. DESIGNATE FAN SWITCHES BY ROUTING THE WORD "FAN" ONTO COVER PLATE.
- MOUNTING HEIGHTS AND LOCATION FOR LIGHT SWITCHES AND THERMOSTATS SHALL BE SHOWN ON DRAWINGS.
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTORS, CEILING CONTRACTOR AND OTHERS AS REQUIRED FOR ACCESS TO MECHANICAL BOXES, FIRE DAMPERS, SMOKE AND DRAFT CONTROL DAMPERS, FANS, VALVES, ETC. PROVIDE A FULLY REMOVABLE 2' X 4' CEILING TILE FOR ACCESS TO SIDE OF ALL VAV (VAV) BOX CONTROLS AND FILTERS. MARK CEILING TILE WITH 1/2" DIAMETER CORIC TAP PINS FOR ALL CONCEALED WORK.
  - ELC: HVAC EQUIPMENT
  - RED: FIRE VALVES OR EQUIPMENT
  - GREEN: ALL OTHER EQUIPMENT
- ALL EXIT SIGNS SHALL BE REPLACED WITH NEW BUILDING STANDARD LED FIXTURES: COLOR WHITE HOUSING WITH GREEN LETTERING. EXIT SIGNS SHOWN ARE THE MINIMUM ONLY, PROVIDE ANY ADDITIONAL EXIT SIGNS AS REQUIRED BY BUILDING AND FIRE DEPARTMENTS.
- PROVIDE EMERGENCY LIGHTING AS SHOWN AND AS REQUIRED BY CODE.
- CONTRACTOR TO CONFIRM COMPATIBILITY OF LIGHT FIXTURES WITH SPECIFIED CEILING SUSPENSION SYSTEM.
- NO LOOSE, EXPOSED BATT INSULATION SHALL BE ALLOWED IN CEILING PLENUM. WRAPPED BATT INSULATION SHALL BE FULLY ENCLOSED WITH SEWN EDGES.
- ALL TENANT NETWORK AND COMMUNICATION CABLE RUN IN CEILING SHALL BE UL LISTED AND PLENUM-RATED SPECIFICALLY FOR THIS APPLICATION. ALL NON-PLENUM RATED CABLE SHALL BE REMOVED OR PLACED IN CONDUIT AT TENANT'S EXPENSE.

# POWER AND SIGNAL PLAN NOTES

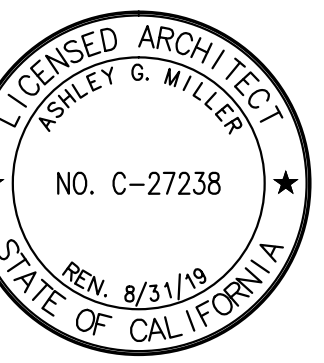
- THIS LAYOUT IS FOR SCHEMATIC LAYOUT PURPOSES ONLY; REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS FOR CIRCUITING, PANEL SCHEDULES, TYPICAL DETAILS, SPECIAL REQUIREMENTS ETC. ALL TELEPHONE, ELECTRICAL AND COMMUNICATION WORK SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. REFER TO EQUIPMENT SCHEDULE IF APPLICABLE FOR SPECIFIC DETAIL.
- TENANT IS RESPONSIBLE FOR INSPECTION AND CUTTING OF EXISTING CABLE NO LONGER REQUIRED WITHIN THE PROJECT AREA. PROVIDE PROTECTION TO EXISTING TELEPHONE, DATA AND INSTALLATION OF COVER PLATES FOR TELEPHONE AND DATA SYSTEMS. CONTRACTOR SHALL PROVIDE TENANT WITH SCHEDULE TO INSTALL THESE ITEMS. TENANT'S SUBCONTRACTOR SHALL BUNDLE LARGE CABLE GROUPINGS IN CEILING PLENUM, AND INDEPENDENTLY SUSPEND FROM CEILINGS, LIGHT FIXTURES, ETC. ALL CABLE SHALL BE UL LISTED AND PLENUM RATED SPECIFICALLY FOR THIS APPLICATION. ALL NON-PLENUM-RATED CABLE SHALL BE REMOVED OR PLACED IN CONDUIT AT TENANT'S EXPENSE.
- COORDINATE WITH ALL OTHER SUBCONTRACTORS AS REQUIRED FOR INSTALLATION OF UNDER-SHELF LIGHTS, OUTLETS IN BACKBOARD REMAINING IN TENANTS SUITE TO FLOOR TELEPHONE CLOSET FOR TENANT'S SUBCONTRACTOR TO PULL INTER-PREMIUM RATED CABLE. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE AREAS AND SITE BROKE NEAT, ORDERLY AND IN CONDITION ACCEPTABLE FOR CONSTRUCTION.
- UNLESS SPECIFICALLY DIMENSIONED, ALL OUTLETS SHALL BE INSTALLED AT THE NEAREST STUD. MOUNT CENTER LINE OF RECEPTACLE AT 18 INCHES ABOVE FLOOR SLAB UNLESS OTHERWISE NOTED. ALL OTHER OUTLET DIMENSIONS ARE TO CENTER LINE OF OUTLET OR GROUP OF OUTLETS, UNLESS OTHERWISE NOTED. FURNITURE IS SHOWN FOR REFERENCE ONLY. FIELD VERIFY LOCATION OF ALL CORING FOR ALL FLOOR MOUNTEDS AND FURNITURE SYSTEM BASE FEEDS. REVIEW LAYOUT OF ALL ELECTRICAL DISTRIBUTION SYSTEMS IN THE FIELD WITH THE ARCHITECT PRIOR TO INSTALLATION.
- ALL BUILDING RECEPTACLES, SWITCHES, DEVICES, ETC. SHALL BE LEVITON STANDARD DEVICE SERIES, COLOR WHITE, U.O.N.
- ALL DEDICATED OUTLETS SHALL BE GRAY RECEPTACLES WITH WHITE COVER PLATES FOR IDENTIFICATION. ALL FLOOR CORING SHALL BE COORDINATED AND SCHEDULED WITH THE BUILDING ENGINEER/MANAGER. ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER POWER FOR ALL EQUIPMENT INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND OPERATING REQUIREMENTS AS PROVIDED BY THE TENANT.
- PROVIDE SINGLE-GANG GYPSUM BOARD RING WITH A NYLON PULL STRING TO RETURN AIR PLENUM ABOVE FOR ALL WALL MOUNTED TELEPHONE, DATA AND VIDEO CABLE OUTLETS, UNLESS OTHERWISE NOTED. AT ALL WALL MOUNTED OUTLETS IN EITHER FIRE-RATED OR INSULATED PARTITIONS, PROVIDE A DOUBLE-GANG BOX, RING AND 1" DIAMETER CONDUIT WITH 90 DEGREE ANGLE ABOVE SUSPENDED CEILING THROUGH PARTITION INTO PLENUM ABOVE. CONFIRM DIAMETER WITH TENANT'S CONTRACTOR; LARGER CONDUIT SHALL BE ABOVE STANDARD.
- IF ANY OUTLETS CANNOT BE INSTALLED AS NOTED OR SHOWN ON PLANS DUE TO CONFLICT WITH STRUCTURAL, MECHANICAL OR ELECTRICAL BUILDING ELEMENTS, CLARIFY WITH ARCHITECT BEFORE PROCEEDING.
- SOUND SEAL WITH CAULKING PADS APPLIED TO BACK OF OUTLETS AROUND ALL OUTLETS IN ACOUSTICAL PARTITIONS; SEAL AIRTIGHT. STAGGER OUTLETS IN STUD CAVITY SERVING OPPOSITE ROOMS IN A COMMON WALL.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO COMPLY WITH THE SPECIFIC MANUFACTURERS' REQUIREMENTS.
- SEE ELECTRICAL DRAWINGS FOR TYPES AND MANUFACTURERS' SPECIFICATIONS FOR ALL ELECTRICAL COMPONENTS: FIXTURES, PANEL BOXES, RISERS, CIRCUITING, ETC.
- CONTRACTOR SHALL COORDINATE ANY ELECTRICAL WORK WHICH REQUIRES INTERRUPTION OF POWER TO ANY AREA NOT WITHIN THE SCOPE OF WORK FOR THIS PROJECT WITH THE BUILDING ENGINEER AND PROPERTY MANAGER PRIOR TO INTERRUPTION. NO POWER SHALL BE INTERRUPTED DURING NORMAL BUSINESS HOURS.
- UNLESS OTHERWISE NOTED, PROVIDE 2" CONDUIT RISERS THROUGH ALL FIRE-RATED PARTITIONS FROM TELEPHONE BACKBOARD IN TENANTS SUITE TO FLOOR TELEPHONE CLOSET FOR TENANT'S SUBCONTRACTOR TO PULL INTER-PREMIUM RATED CABLE.
- SEE DETAILS FOR MOUNTING HEIGHTS OF THERMOSTATS, SWITCHES AND OUTLETS.
- ALL FLOOR AND THROUGH PARTITION PENETRATIONS SHALL BE SEALED AS REQUIRED BY FIRE RATING OF FLOOR OR PARTITION AND ALL APPLICABLE CODE.
- COORDINATE WITH TENANT'S FURNITURE INSTALLER THE CONFIGURATION OF POWER TO BE SUPPLIED TO TENANT'S SUPPLIED AND INSTALLED ELECTRIFIED FURNITURE SYSTEM. HARDWARE ELECTRIFIED FURNITURE PANELS TO BUILDING SYSTEM AS REQUIRED DURING FURNITURE INSTALLATION.
- COORDINATE ELECTRICAL SUCH THAT CIRCUITS ARE NOT SHARED OVER TENANT DEMISING OR CORRIDOR PARTITIONS.

# FINISH PLAN NOTES

- ALL FINISH MATERIALS AND THEIR APPLICATION SHALL CONFORM WITH CODE REQUIREMENTS FOR THEIR PARTICULAR LOCATION.
- FINISH MATERIAL SPECIFICATIONS ARE SHOWN ON FINISH PLAN SHEET, SHEET A2.4. THIS DRAWING MAY SHOW FINISHES FOR OTHER TENANTS AND COMMON AREAS ON THIS FLOOR. FINISH NOTATIONS ARE PARTICULAR FOR THIS TENANT PROJECT ONLY AND DO NOT CORRESPOND TO IMPROVEMENTS FOR OTHER TENANTS OR PARTS OF THE BUILDING, U.O.N.
- GENERAL CONTRACTOR SHALL CONFIRM AVAILABILITY AND DELIVERY DATES OF ALL FINISH MATERIALS. ANY PROBLEMS REGARDING AVAILABILITY OR DELIVERY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. SUBSTITUTIONS ARE GENERALLY NOT ACCEPTABLE; SEE GENERAL CONSTRUCTION NOTES FOR OPTIONS AND PROCEDURES REGARDING SUBSTITUTIONS.
- GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION TIME FOR ALL MATERIALS, INCLUDING THOSE SUPPLIED OR SUPPLIED AND INSTALLED BY "OTHERS". SEE GENERAL CONSTRUCTION NOTES.
- ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS. PROVIDE PROPER SUBSTRATE AND LEVELING AS REQUIRED FOR SMOOTH, UNIFORM APPEARANCE.
- FINISHES SHALL BE CONSIDERED CONTINUOUS THROUGHOUT UNLESS OTHERWISE NOTED. CARPET SHALL BE INSTALLED CONTINUOUS THROUGHOUT, U.O.N. ALL SURFACES EXPOSED TO VIEW, FROM BOTH TENANT AND SHELL CONSTRUCTION, SHALL BE FINISHED. THIS INCLUDES VERTICAL SURFACES, COLUMNS, REVEALS, GYPSUM BOARD SOFFITS, GYPSUM BOARD SUSPENDED CEILINGS, ETC.. REVIEW ALL FINISHES TO BE INSTALLED WITH ARCHITECT IN FIELD PRIOR TO APPLICATION.
- PROVIDE FLOOR LEVELING COMPOUND AS REQUIRED SO THAT FINISH SURFACE OF DIFFERENT MATERIALS PROVIDES A SEAMLESS TRANSITION FROM ONE SURFACE TO ANOTHER. FEATHER TRANSITIONS 1/8" PER 1'-0" MINIMUM WITH APPROPRIATE MATERIAL.
- FLOORING AND BASE:
  - VERIFY THAT SUBSURFACE IS SMOOTH, LEVEL AND FREE FROM DEFECTS WHICH WOULD AFFECT THE INSTALLATION. DO NOT PROCEED WITH WORK UNTIL DEFECTS HAVE BEEN CORRECTED. THOROUGHLY CLEAN SUB-FLOOR PRIOR TO INSTALLATION.
  - VINYL TILE PATTERNS SHALL BE LAID OUT AS SHOWN ON FINISH PLAN. REVIEW IN FIELD WITH ARCHITECT IF THERE ARE QUESTIONS. ALIGN PARALLEL TO RESPECTIVE WALLS. NEATLY TRIM MATERIAL ABUTTING OTHER WORK TO FORM TIRE, CLEAN JOINTS. THE TILE PATTERN SHALL ALTERNATE DIRECTION, U.O.N.
  - REPAIR BOTTOM OF PARTITIONS, EXISTING AND NEW, AS REQUIRED FOR PROPER, SMOOTH BASE INSTALLATION. BASE OF CARPET SHALL BE STR



Stamp



Consultant

Issue/Revision:

No.	Proj. No.	Date	Description
1	32243.01	29MAR19	ISSUE FOR REVIEW
2	32243.01	22APR19	ISSUE FOR PERMIT

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**Demolition Plan**

1st Floor

Scale: 1/8"=1'-0" Issue Date: 22APR19  
Drawn By: X of 14 Reviewed By: AMT

Sheet: 1A2.0.1

**DEMO LEGEND**

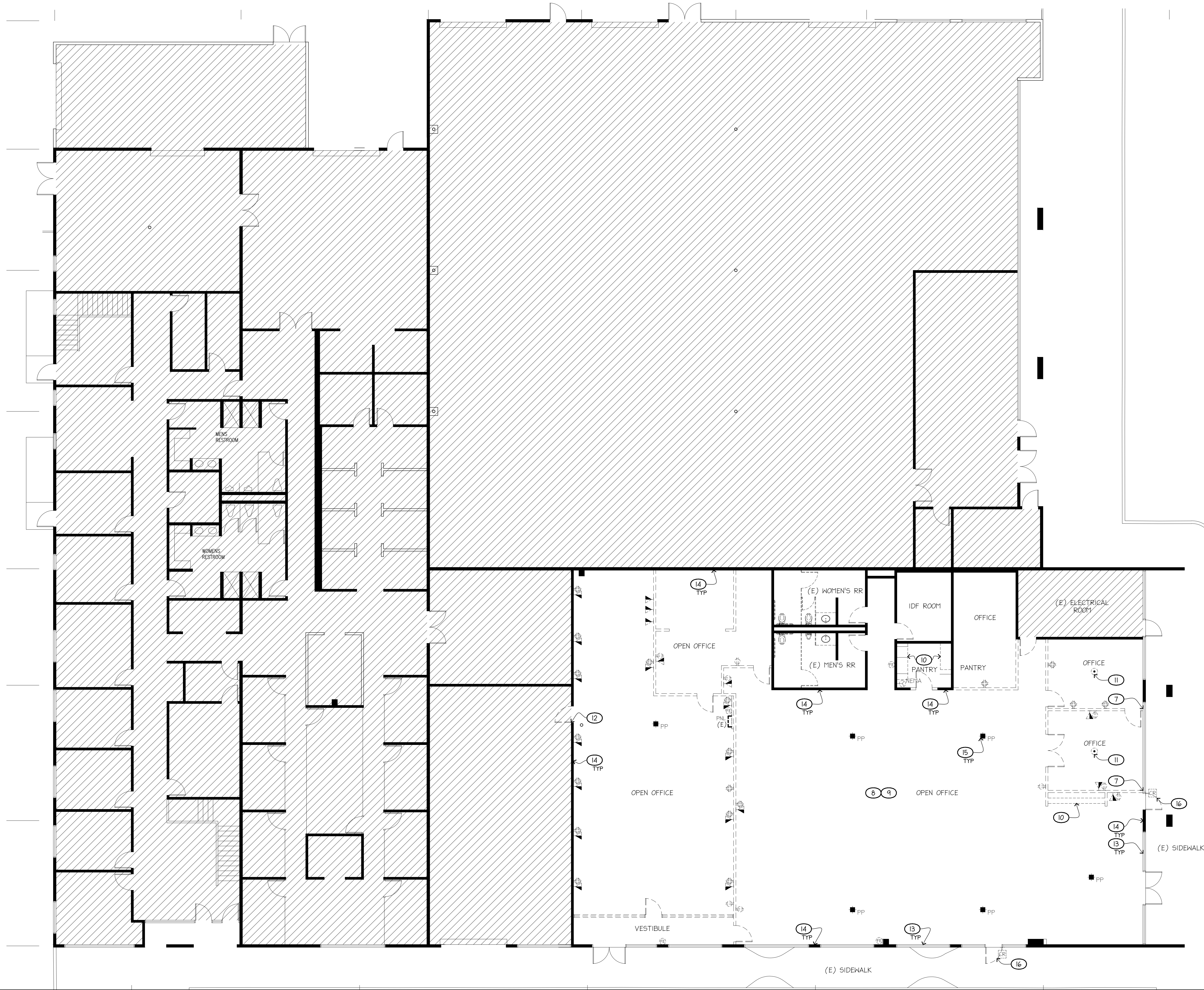
- EXISTING PARTITION TO REMAIN
  - ==== PARTITION TO BE DEMOLISHED AND REMOVED
  - DOOR, FRAME AND HARDWARE TO BE REMOVED. REMOVE ADJACENT SIDELIGHT, IF APPLICABLE
  - ⊕ DEMO DUPLEX OUTLET
  - ⊕ DEMO FOURPLEX OUTLET
  - ⊕ DEMO TEL-DATA OUTLET
  - DEMO POWER POLE
  - ⊕ DEMO CARD READER
  - ▲ L.O.D. LIMIT OF DEMOLITION
- REMOVE ALL ELECTRICAL WIRING AND DATA CABLING BACK TO SOURCE.

**SALVAGE FOR REUSE**

- COORDINATE WITH BUILDING ENGINEER FOR SALVAGE:
- DOORS
  - SIDELIGHTS
  - FRAMES
  - LEVER SETS
  - HINGES
  - CLOSERS
  - TELEPHONE & ELECTRICAL FLOOR MONUMENTS
  - FIRE EXTINGUISHERS, BRACKETS AND CABINETS
  - THERMOSTATS
  - SERVER RACKS & HARDWARE

**SHEET NOTES**

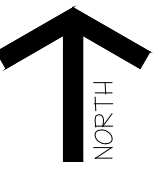
- REFER TO GENERAL NOTES SHEET A0.6 FOR ADDITIONAL DEMOLITION PLAN NOTES; ALL NOTES APPLY AS IF PRINTED IN FULL HERE.
- REFER TO SHEET 1A2.2 (OR 12.0.2) FOR ADDITIONAL CEILING DEMOLITION INFORMATION.
- REMOVE AND PATCH ALL SCREWS, MOLLY BOLTS, HOOKS, COAT HANGERS, NAME TAGS, HARDWARE, ETC.
- COMMUNICATIONS SUBCONTRACTOR SHALL DISCONNECT ALL LOW VOLT TELEPHONE AND DATA CABLING TO BE REMOVED. THIS WILL INCLUDE REMOVAL OF ALL WALL AND FLOOR COMMUNICATIONS LOW VOLT CABLE. NEATLY STACK ALL MATERIALS TO BE REMOVED ON THE FLOOR AS DIRECTED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL REMOVE ALL DISCONNECTED AND ABANDONED LOW-VOLT WIRING FROM THE SITE.
- REMOVE ALL ELECTRICAL WIRING BACK TO SOURCE IN WALLS SCHEDULED FOR DEMOLITION (TYP.).
- PATCH AND REPAIR SCARS LEFT AFTER REMOVAL OF PARTITIONS AND OUTLETS.
- DEMOLISH EXISTING PARTITION RETURN TO WINDOW FULLION. CAREFULLY REMOVE RESIDUE AT WINDOW SILL AND FRAME. RESTORE SURFACE OF FRAME & GLAZING TO "LIKE-NEW" CONDITION.
- CONTRACTOR TO REMOVE ALL EXISTING FLOOR ADHESIVE AND PREPARE SLAB TO "LIKE NEW" CONDITION. AS PER FLOORING MANUFACTURERS' REQUIREMENTS AND INSTALLATION GUIDELINES. CONTRACTOR TO FLOAT, FEATHER, OR CHIP FLOORING IN ORDER TO HAVE A SMOOTH LEVEL SLAB THROUGHOUT FLOOR. PROVIDE ALLOWANCE AS PART OF BID.
- REMOVE EXISTING CARPET, LVT, AND BASE THROUGHOUT, U.O.N. CAREFULLY REMOVE ALL BASE ADHESIVE FROM PARTITIONS TO BE PRESERVED AND PREPARE SURFACES AS REQUIRED TO RECEIVE NEW FINISHES. REMOVE ALL EXISTING FLOOR ADHESIVE AND PREPARE SLAB TO CONDITION AS PER FLOORING MANUFACTURER'S REQUIREMENTS AND INSTALLATION GUIDELINES. SEE FINISH PLAN 1A2.4 FOR MORE INFORMATION.
- DEMOLISH EXISTING MILLWORK, COUNTERTOP, SINK, PLUMBING, AND ASSOCIATED HARDWARE. CAP EXISTING WATER LINES FOR POTENTIAL REUSE AT NEW BREAK ROOM.
- DEMOLISH FLOOR CORE, PATCH AND REPAIR SLAB.
- DEMOLISH DOOR AND INFILL DEMISING WALL.
- DEMOLISH PERIMETER BLINDS. RESTORE SURFACE OF FRAME & GLAZING TO "LIKE-NEW" CONDITION.
- PREPARE SURFACE OF PARTITIONS TO REMAIN TO RECEIVE NEW FINISH TEXTURE TO A LEVEL 4 FINISH SKIMMING.
- SALVAGE CABLING FROM DEMOLISHED POWER POLE. COIL AND SECURE FOR FUTURE USE.
- DEMOLISH DOOR AND INFILL WITH MATCHING STOREFRONT.

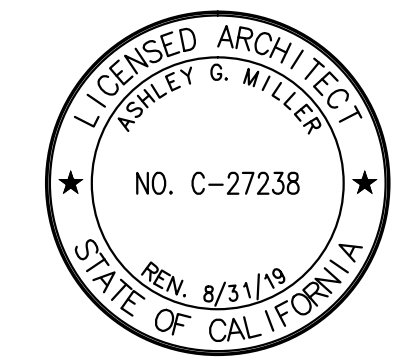


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Apr 25, 2019, 10:01 - 10:08am

Drawing Name: 1A-01-DEM (1A2.0.1) 1st Floor, Richmond Lakeside, Richmond, CA 94806





Consultant

Issue/Revision:

No.	Proj. No.	Date	Description
1	:32243.01	195UE FOR REVIEW	29/MAR/19
2	:32243.01	195UE FOR PERMIT	22/APR/19

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**Reflected Ceiling  
Demolition Plan**

1st Floor

Scale: 1/8"=1'-0" Issue Date: 22APR19  
Drawn By: \_\_\_\_\_ Reviewed By: AMT  
Sheet: X of 14

**1A2.0.2**

**DEMO RCP LEGEND**

**CEILING GRID & TILES TO DEMO:**  
2' x 2' CEILING GRID TO BE DEMOLISHED  
(SEE SHEET 1A2.2 RCP FOR ADDITIONAL  
INFORMATION)

GYP. BD. CEILING TO REMAIN

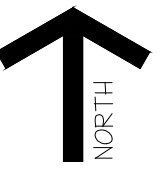
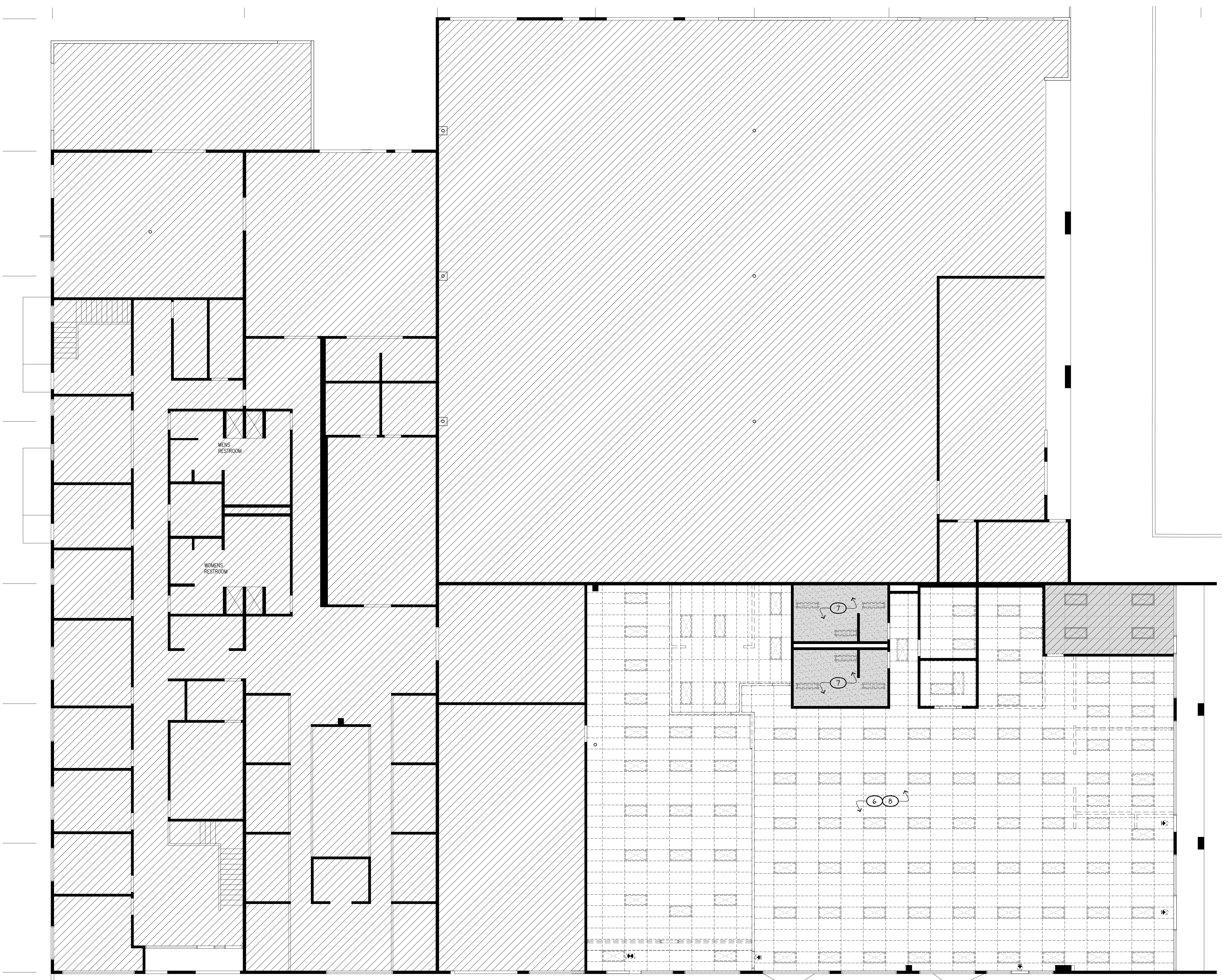
- EXISTING 2'x4' FIXTURE TO REMAIN
- EXISTING 2'x2' FIXTURE TO REMAIN
- EXISTING EXIT SIGNS TO REMAIN
- DEMOLISH 2'x4' FIXTURE
- DEMOLISH EXIT SIGNS
- (D) DEMOLISH
- (R) RELOCATE
- NOTE: FIXTURES WITHOUT ANY NOTATION SHALL BE CONSIDERED EXISTING.

**SALVAGE FOR REUSE**

- COORDINATE WITH BUILDING ENGINEER FOR SALVAGE:
- 2'x4' LIGHT FIXTURES
  - 2'x2' LIGHT FIXTURES
  - DOWNLIGHTS.
  - EXIT SIGNS.

**DEMO RCP SHEET NOTES**

- REFER TO GENERAL NOTES SHEET A0.0 FOR ADDITIONAL DEMOLITION PLAN NOTES; ALL NOTES APPLY AS IF PRINTED IN FULL HERE.
- NOT USED.
- REVIEW ALL SALVAGEABLE MATERIAL WITH BUILDING ENGINEER. STORE MATERIAL TO BE SALVAGED AS DIRECTED. REMOVE ALL EXCESS MATERIALS AS REQUIRED. SALVAGE ONLY MATERIAL IN GOOD CONDITION TO REUSE.
- INSPECT CEILING FOR STAINED OR WATER-DAMAGED TILES. REMOVE & CHECK FOR LEAKS IN CEILING OR MECHANICAL EQUIPMENT. REPAIR LEAK SOURCE AS REQUIRED. REPLACE WITH NEW TILES TO MATCH EXISTING.
- CLEAN OR REPLACE STAINED OR MISSING HVAC SUPPLY/RETURN GRILLS AS REQUIRED.
- CEILING GRID, TILES, AND LIGHT FIXTURES TO BE DEMOLISHED.
- LIGHT FIXTURES IN RESTROOMS TO BE DEMOLISHED. PREPARE GYP. BD. SURFACE BY SKIMMING OUT TO LEVEL 4 FINISH SURFACE.
- SALVAGE AND PROTECT ALL EXISTING SPRINKLER HEADS FOR FUTURE USE.



Prepared by: AMT

Apr 25, 2019, 10:01 AM - 10:02 AM

Drawing Name: 1A2.0.2 DEMO RCP LEGEND - 1st Floor - Richmond Lakeside - 10000000

**ENTRY KEY NOTES**

APPLICABLE PRIMARY ENTRANCES TO BUILDINGS ARE TO BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED. PROVIDED INTERNATIONAL SYMBOL OF ACCESSIBILITY ON OR ADJACENT TO BUILDING ENTRANCE PER CBC 11B-703.7 AND 11B216.6. DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USEABLE BY PHYSICALLY HANDICAPPED PERSONS.

**ACCESS REQUIREMENTS - DOOR**

35.1 TYPE OF LOCK OR LATCH; EXIT DOORS SHALL OPEN FROM THE INSIDE WITHOUT A KEY, OR ANY SPECIAL KNOWLEDGE OR EFFORT.

35.2 HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE THAT PROVIDES PASSAGE WITHOUT GRASPING THE HARDWARE. LOCKED EXIT DOORS SHALL OPERATE IN EGRESS DIRECTION.

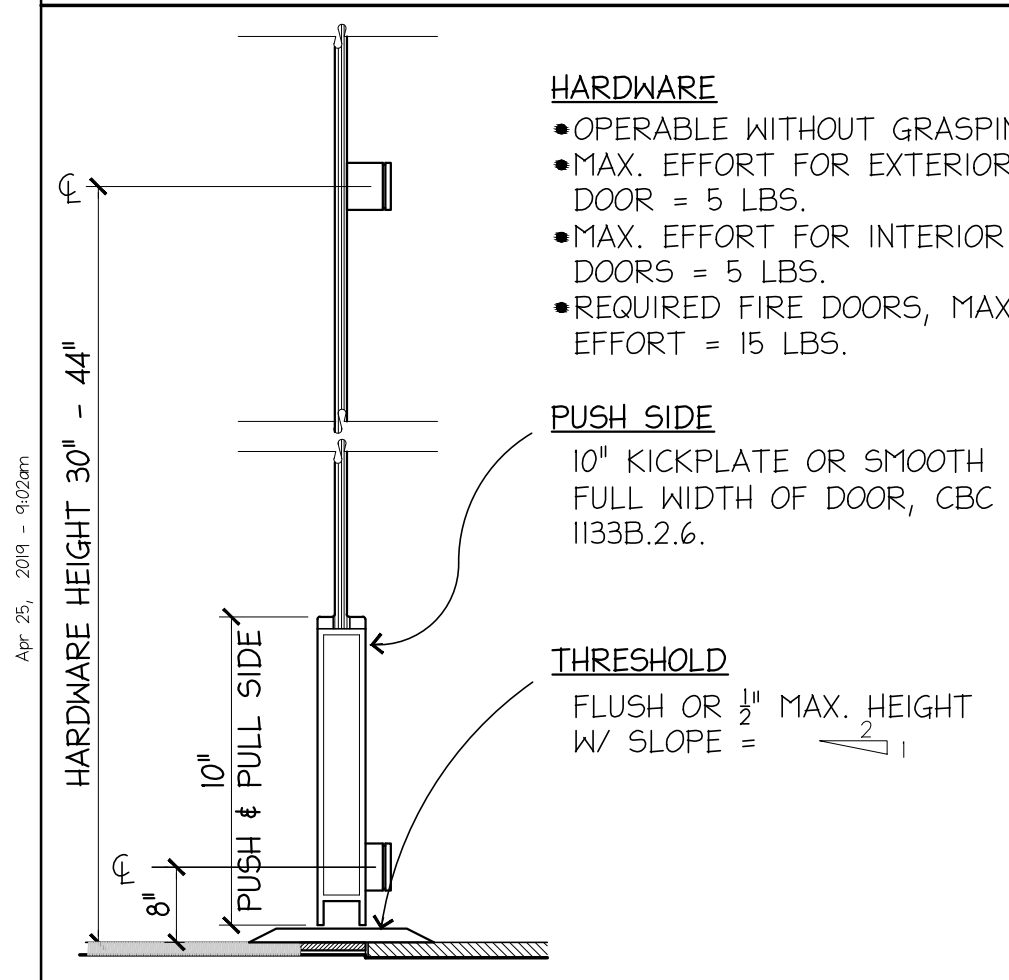
35.3 EXIT DOOR HARDWARE SHALL BE AN APPROVED TYPE AND TESTED IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED BY STATE FIRE MARSHALL STANDARDS 552 AND 333.

35.4 EFFORT TO OPERATE DOORS: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS., SUCH PUSH OR PULL EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OR SLIDING OR FOLDING DOORS, COMPENSATING DEVICES.

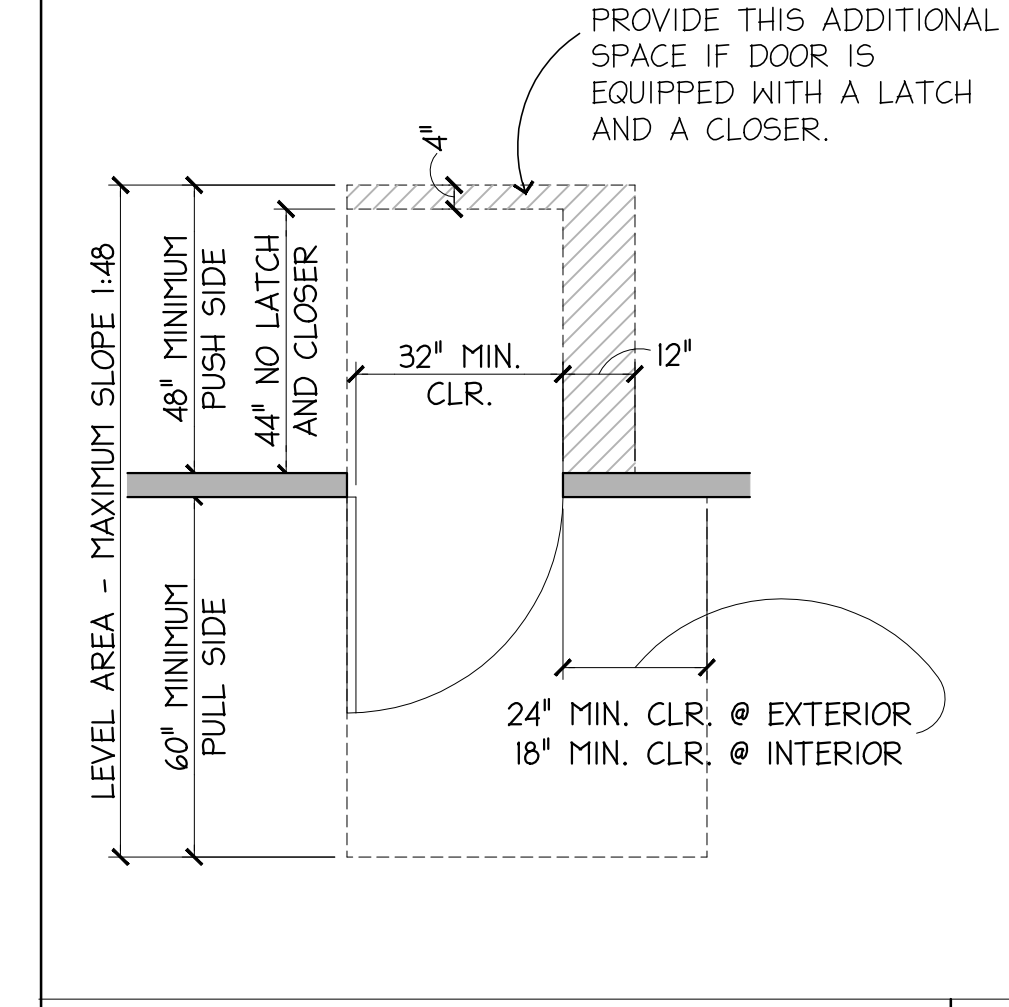
35.5 CONSTRUCTION: THE BOTTOM 10 INCHES OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS, SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

35.6 DOOR SIZE: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET, 8 INCHES IN HEIGHT. ALL DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT LESS THAN 34 INCHES.

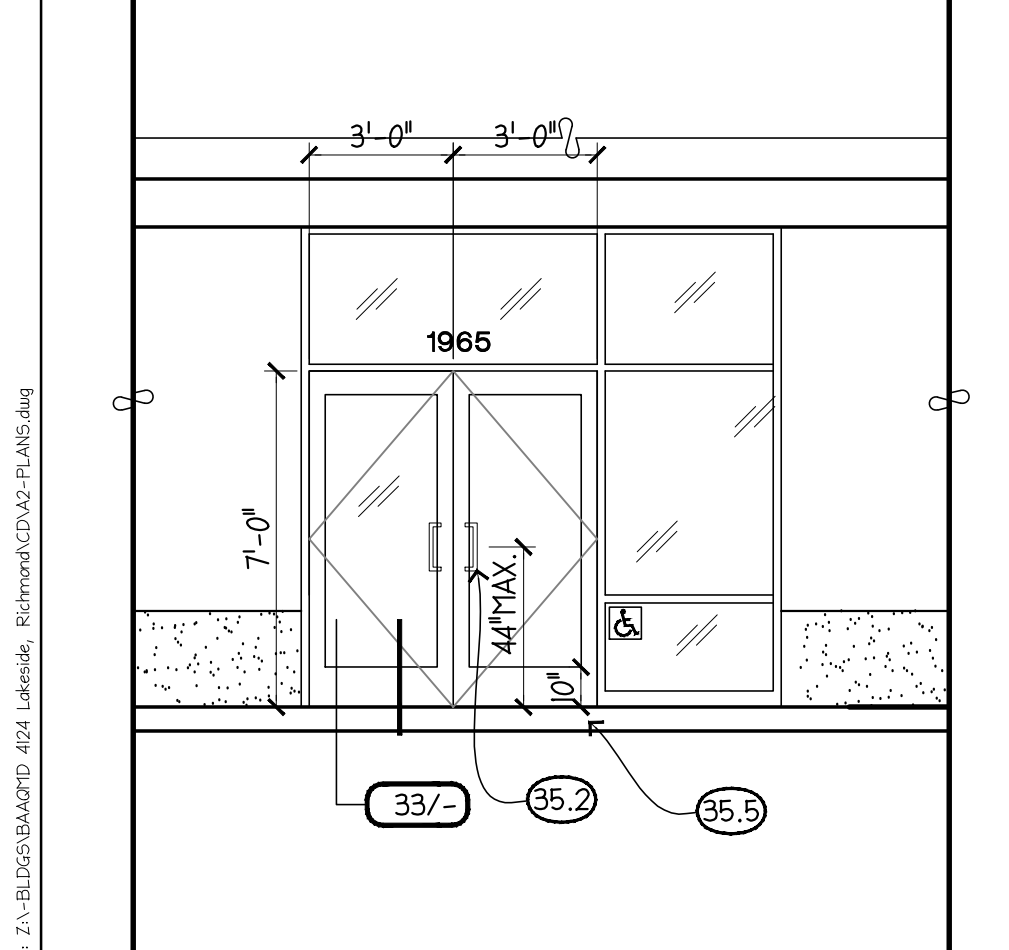
**SITE ACCESSIBILITY**  
WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE PATHS OF TRAVEL ARE TO BE CONTINUOUSLY ACCESSIBLE A MINIMUM 48" IN WIDTH, HAVE MAXIMUM 1/4" CHANGES IN ELEVATION AND A MAXIMUM 2% CROSS SLOPE. WHERE SLOPES EXCEED 5% (1:20), PROVIDE CURB RAMPS COMPLYING WITH CBC 11B-406 OR PEDESTRIAN RAMPS COMPLYING WITH CBC 11B-405.



**SECTION AT DOOR/THRESHOLD** 33  
N.T.S.



**DOOR CLEARANCES** 34  
N.T.S.



**SYMBOL LEGEND**

- ROOM NAME ROOM NUMBER
- DOOR SYMBOL: SEE SHEET A9.2 FOR DOOR AND HARDWARE SPECIFICATIONS.
- KEYED SHEET NOTE
- WALL TYPE
- ELEVATION TAGS
- OVERHEAD
- TACTILE EXIT SIGNAGE
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- NEW PLASTIC LAMINATE MILLWORK

**PARTITION LEGEND**

- TYPE A1: NON-COMBUSTIBLE FIBER INSULATION PARTITION. SEE DETAIL A1/A9.1
- TYPE A: NON-COMBUSTIBLE PARTITION. SEE DETAIL A/A9.1
- TYPE B: NON-COMBUSTIBLE FULL HT ACOUSTICAL OR DEMISING PARTITION. SEE DETAIL B/A9.1
- TYPE B2: NON-COMBUSTIBLE ACOUSTICAL PARTITION. SEE DETAIL B2/A9.1
- EXISTING PARTITION

**SHEET NOTES**

- REFER TO GENERAL NOTES SHEET A0.6 FOR ADDITIONAL CONSTRUCTION PLAN NOTES; ALL NOTES APPLY AS IF PRINTED IN FULL HERE.
- FIRE SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILING WITH APPROVED FIRE RATED PRODUCTS IN ACCORDANCE WITH THEIR FIRE RATING. PROVIDE FIRE DAMPERS IN ALL DUCTWORK THAT PENETRATES FIRE RATED PARTITIONS, AS REQUIRED.
- PATCH WALLS TO PREPARE FOR NEW PAINT WHERE DEMOLITION SCARS OCCUR, INCLUDING AREAS WHERE OTHER WALL FINISHES, DECORATIONS, AND/OR OUTLETS/SWITCHES ABOVE 18" HAVE BEEN REMOVED.
- PREPARE FLOOR AND BOTTOM OF ALL PARTITIONS TO RECEIVE NEW FINISHES, PARTICULARLY WHERE BASE HAS BEEN REMOVED. REMOVE EXCESS RESIDUE/ ADHESIVE.
- INSPECT FOR HOLES OR OTHER DAMAGE AT ALL CORE WALLS, BASE BUILDING COLUMNS AND CORRIDOR WALLS TO REMAIN. REPAIR OR PATCH AS REQUIRED TO MAINTAIN RATING. TO PREPARE FOR NEW PAINT.
- ALL PARTITIONS ARE TO BE NON-COMBUSTIBLE, REFERENCE PARTITION SCHEDULE ON SHEET A9.1 FOR FIRE RATING.

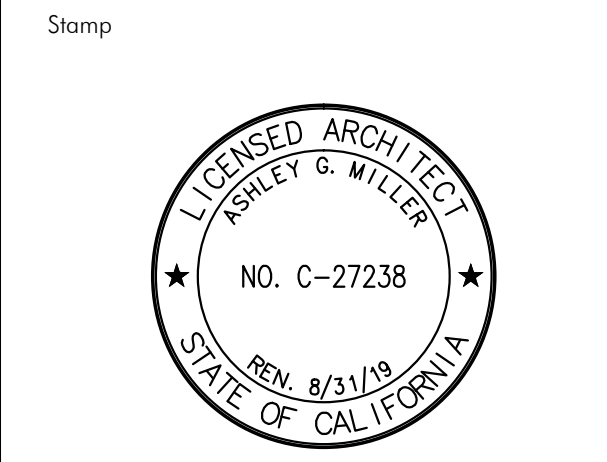
- PROVIDE TACTILE SIGNAGE AT EXIT DOORS AS REQUIRED BY CODE. REFER TO DETAIL 3/A9.3 FOR ADDITIONAL INFORMATION. COORDINATE WITH LANDLORD FOR BUILDING STANDARD SPECIFICATIONS AS NEEDED.
- PROVIDE SEMI RECESSED FIRE EXTINGUISHER CABINET, QUANTITY AND LOCATION(S) AS REQUIRED BY CODE AND IN COMPLIANCE WITH TITLE 24.
- SEE A0.5 FOR RESTROOM SCOPE
- PROVIDE BACKING FOR TENANT PROVIDED TV AND/OR GLASS WRITING BOARDS. VERIFY LOCATION AND SIZE OF TV WITH OWNER. SEE DETAIL 16/A9.3 FOR MORE INFORMATION.
- PROVIDE NEW SINK, FAUCET, MILLWORK, DISHWASHER & ASSOCIATED HARDWARE. APPLIANCE SCHEDULE ON IA2.5 AND FIXTURE SCHEDULE ON 3/A9.3 FOR MORE INFORMATION.
- PROVIDE COPPER WATERLINES FOR THE FOLLOWING APPLIANCES:  
(1) DISHWASHER  
(1) WATER DISPENSER  
(1) TENANT PROVIDED COFFEE MAKER  
(1) TENANT PROVIDED REFRIGERATOR  
COORDINATE REQUIREMENTS WITH ARCHITECT
- USE CEMENTITIOUS BACKER BOARD ("DUROCK") OR EQUAL AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE (U.O.N.) SEE FINISH PLANS IA2.4 AND ELEVATIONS A9.3 FOR ADDITIONAL INFORMATION.
- APPLY FILM ON ALL INTERIOR GLAZING. REFER TO DOOR SCHEDULE A9.2 FOR ADDITIONAL INFORMATION.
- PROVIDE NEW MECHOSHADOWS AT EXTERIOR GLAZING.
- NOT USED.
- PROVIDE BACKING FOR WALL MOUNTED FURNITURE. SEE DETAIL 7/A9.3 FOR MORE INFORMATION.
- ACOUSTIC PARTITION WITH SEPARATE FRAMING. RETURN GYP. BD. TO CORNER OF EXISTING WALL. SEAL TOP AND BOTTOM OF WALL WITH CAULK.
- INFILL DOOR.
- INFILL EXTERIOR DOOR WITH MATCHING STOREFRONT SYSTEM. MATCH ADJACENT STOREFRONT SYSTEM FOR WATERPROOFING APPLICATION.



4114 Lakeside Drive  
Richmond, CA 94806



909 Montgomery St., Suite 260  
San Francisco, California 94133  
T 415 546 1212 brereton.com



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2	3/29/24	01 ISSUE FOR PERMIT

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Co./ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
**Construction Plan**

**1st Floor**

Scale: 1/8" = 1'-0" Issue Date: 22APR19  
Drawn By: \_\_\_\_\_ Reviewed By: AMT  
Sheet: X of 14

**1A2.1**

**SYMBOL LEGEND**

	NEW BUILDING STANDARD 2' x 2' CEILING SYSTEM, SUSPENSION AND LATERAL STABILIZATION. SEE SHEET A9.2 FOR MORE INFORMATION. SPEC: ARMSTRONG 589 2'x2' CURRUS BEVELED TEGULAR HUMIGARD PLUS. GRID: DONN FINELINE. GRID: SUPRAFINE XL, WHITE	SEE BUILDING'S TENANT IMPROVEMENT STANDARDS FOR LIGHT FIXTURE SPECIFICATIONS		LINEAR PENDANT LIGHT
	BUILDING STANDARD 2'x4' RECESSED LIGHT FIXTURE		(E)	RELOCATED ITEM
	BUILDING STANDARD 2'x2' RECESSED LIGHT FIXTURE		(N)	NEW ITEM
	RECESSED DOWN LIGHT		(FI)	FIXTURE TYPE IDENTIFIER
	WALL-MOUNTED EXIT SIGN			
	CEILING-MOUNTED EXIT SIGNAGE			
	WALL-MOUNTED MOTION SENSOR			
	CEILING-MOUNTED MOTION SENSOR			
	SINGLE SWITCH			
	DOUBLE SWITCH			
	UNDER-CABINET LIGHTING			
	RECESSED LINEAR COVE LIGHT			
	EXISTING DRYWALL CEILING OR SOFFIT.			
	NEW DRYWALL CEILING OR SOFFIT. SEE SHEET A9.2 FOR MORE INFORMATION.			
	CEILING HEIGHT INDICATOR TAG			
	ENCAPSULATED SOUND ATTENUATION BATT INSULATION, 4"R, CENTERED OVER CLG. HT. PARTITION			

**SHEET NOTES**

- REFER TO GENERAL NOTES SHEET A0.6 FOR ADDITIONAL REFLECTED CEILING PLAN NOTES; ALL NOTES APPLY AS IF PRINTED IN FULL HERE.
- THIS PLAN IS PROVIDED TO SHOW LOCATION OF ALL PRIMARY CEILING FIXTURES AND ARCHITECTURAL ELEMENTS ONLY. FOR DETAILED ELECTRICAL AND MECHANICAL REQUIREMENTS, SEE ENGINEERING DRAWINGS. IN THE EVENT OF A CONFLICT ARCHITECTURAL DRAWINGS SHALL DETERMINE LIGHT LOCATION, ELECTRICAL DRAWINGS SHALL DETERMINE SWITCHING.
- NO EQUIPMENT OVER 400 POUNDS SHALL BE MOUNTED ON ROOF, CEILING OR FLOOR STRUCTURE. NO FIXTURES WITH WEIGHT MORE THAN 20 lbs WILL BE SUSPENDED FROM ROOF/ CEILING/ WALL STRUCTURE, (TYP.)
- CLEAN AND RELAMP ALL LIGHT FIXTURES TO REMAIN, TYP. THROUGHOUT.
- RE-SWITCH ALL NEW, EXISTING AND/OR RELOCATED LIGHTS TO CORRESPOND WITH NEW LIGHTING LAYOUT AND AS INDICATED IN THE PLAN BELOW. ALL NEW SWITCHES TO MATCH EXISTING BUT MUST COMPLY WITH TITLE 24.
- ALL EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED WITH AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES.
- MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT WALKING SURFACE LEVEL; EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MINUTES; EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE.
- FOR EMERGENCY LIGHTING, CONNECT TO EMERGENCY POWER CIRCUIT OR PROVIDE SWITCHED EMERGENCY BALLAST, SEE ALSO ELECTRICAL PLANS.
- PROVIDE MEP PLANS FOR TENANT TO REVIEW PRIOR TO CONSTRUCTION.
- ADJUST AIR BALANCE THROUGHOUT SUITE AS REQUIRED BY DEMOLITION AND CONSTRUCTION OF PARTITIONS. RELOCATE SUPPLY AND RETURN AIR GRILLES OR PROVIDE NEW AS NECESSARY.
- CENTER ALL EXIT SIGNS ON CEILING TILE, U.O.N.
- FOR EXIT SIGNS OVER DOORS, CENTER EXIT SIGN AT DOOR.
- PROVIDE 24/7 COOLING EQUIPMENT AS NEEDED IN SERVER ROOM. SEE MECHANICAL ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- PROVIDE NEW CEILING MOUNTED EXIT SIGN AND HARDWARE AS SHOWN. CONNECT TO EMERGENCY CIRCUIT AS REQUIRED.
- PROVIDE NEW CEILING TILES AND GRID AS SHOWN. SEE SHEET A9.2 FOR MORE INFORMATION, (TYP.)
- CEILING GRID STARTING POINT, FULL TILE AT CL OF ROOM.
- CENTER CEILING GRID AND TILE IN ROOM.
- SEE IA0.5 FOR RESTROOM SCOPE
- NOT USED.
- NOT USED
- NOTUSED
- 2" PERIMETER CEILING GRID TRIM, TYP.
- PERIMETER POCKET FLANGE FOR RECESSED MECO SHADES, ARMSTRONG AXP3555.
- NOT USED.
- NOT USED.
- PROVIDE ADDITIONAL BATT INSULATION EXTENDING 4'-0" PAST EACH SIDE OF PARTITION ABOVE SUSPENDED CEILING THE ENTIRE LINEAR FOOTAGE.
- LINEAR PENDANTS TO BE MOUNTED 9'-0" A.F.F.
- SECURITY CAMERAS PROVIDED AND INSTALLED BY OWNER.
- LIGHT FIXTURES AND LIGHTING CONTROLS PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

**LIGHT FIXTURE SCHEDULE**

TAG	SYMBOL	QUANTITY	MANUFACTURER	DESCRIPTION	SPECIFICATION
(FI)		SEE PLAN	LITHONIA	2'x4' AWANTE RECESSED LED LIGHT	2AVL-4-30L-MDR-EZ1-LP835
(F2)		SEE PLAN	LITHONIA	2'x2' AWANTE RECESSED LED LIGHT	2AVL-2-30L-MDR-EZ1-LP835
(F3)		SEE PLAN	INFINIUM	LED DOWNLIGHT, 4" SQUARE	SGE4S/QLEDOS
(F4)		SEE PLAN	KELIX	UNDER-COUNTER LIGHTING	PO35K-24V
(F5)		SEE PLAN	FINELITE	RECESSED LINEAR	HP-4 R-4FT-H-835-F-277V-SC-SF
(F6)		SEE PLAN	FINELITE	LED LINEAR PENDANT (18", 24", 32" LENGTHS)	HP-4 ID-X-S-835-WSQ-F-277V-H-835-F-277V-FM-SC-C1-0BD

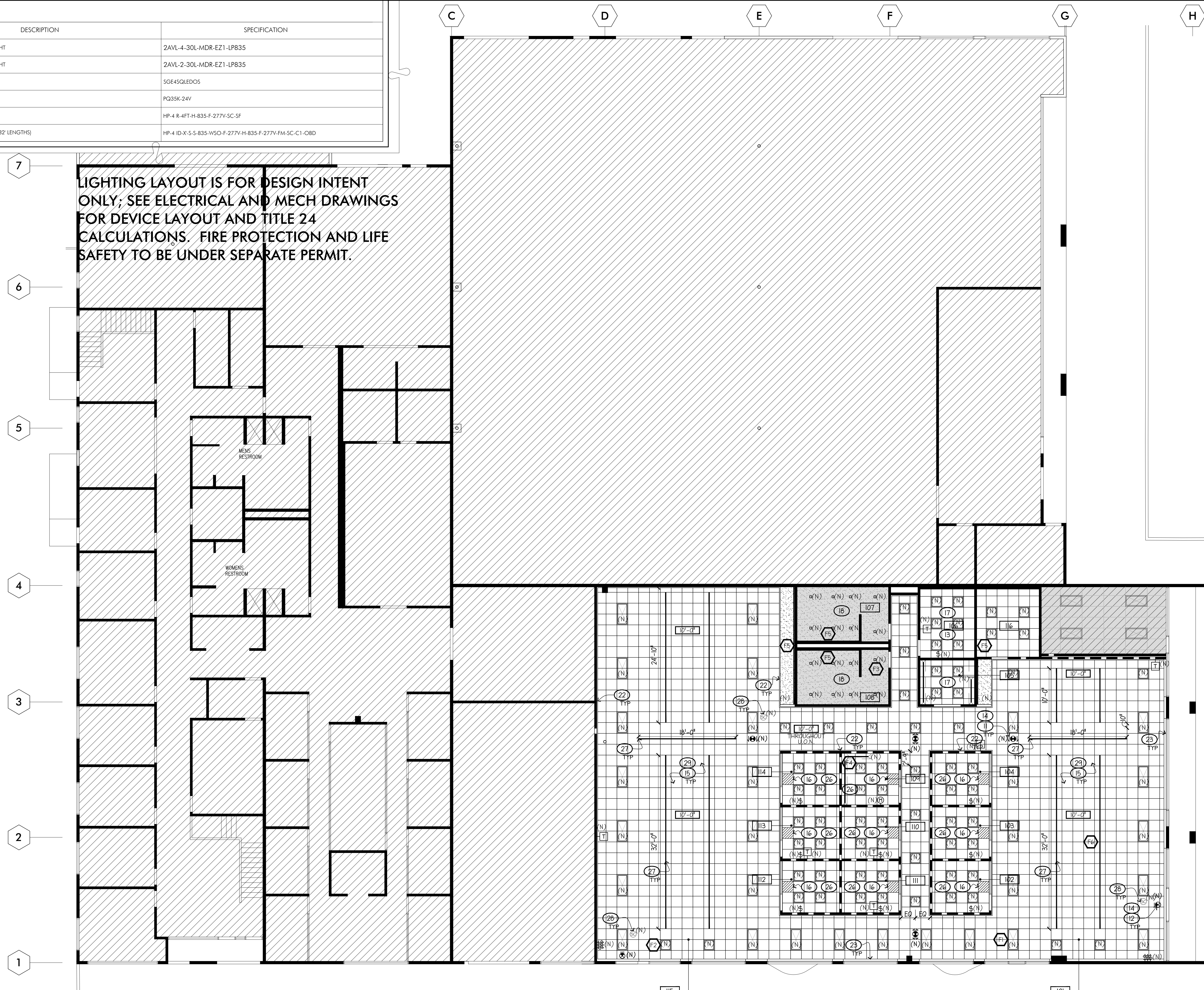
**LIGHTING CONTROL SYSTEM**

- ALL LIGHTING SHALL BE CONTROLLED VIA NEW LIGHTING CONTROL SYSTEM:
- PROVIDE NEW WALL MOUNTED LIGHTING CONTROL PANEL WITH RELAYS AND INTEGRAL ASTRONOMICAL TIMECLOCK IN THE ELECTRICAL ROOM TO CONTROL LIGHTING.
  - PROVIDE 0-10V DIMMING SPACE CONTROLLER WITH RELAYS AS REQUIRED FOR ALL AREAS.
  - PROVIDE CEILING MOUNTED OCCUPANCY SENSORS FOR CODE REQUIRED AUTOMATIC SHUT-OFF OF ALL LIGHTING.
  - PROVIDE WALL DIMMERS FOR CONTROL OF ALL LIGHTS IN ALL ENCLOSED SPACES. PROVIDE COMPATIBLE DIMMABLE BALLASTS/DRIVERS FOR ALL FIXTURES AS REQUIRED.
  - FOR PERIMETER AREAS ADJACENT TO WINDOWS PROVIDE CEILING MOUNTED DAYLIGHT SENSOR AND CONNECT TO AREA CONTROLLER FOR AUTOMATIC DAYLIGHT DIMMING OF PRIMARY DAYLIGHT ZONE FIXTURES AS REQUIRED BY CODE. PROVIDE WALL DIMMER FOR MANUAL CONTROL OF DAYLIGHT ZONE FIXTURES.
  - FOR EVERY ROOM CONTROLLER, PROVIDE ONE NETWORK BRIDGE AND ALL ASSOCIATED INTERCONNECTION WIRING. PROVIDE ONE SEGMENT MANAGER AND CONNECT TO NETWORK BRIDGES FOR LOAD SHEDDING CAPABILITY FROM OUTSIDE SIGNAL (BUILDING MANAGEMENT SYSTEM).
  - PROVIDE ALL LOW VOLTAGE CAT5E AND SEGMENT NETWORK INTERCONNECTION WIRING BETWEEN ALL CONTROLLERS, SENSORS, WALL SWITCHES, NETWORK BRIDGES, AND SEGMENT MANAGER FOR COMPLETE WORKING SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
  - INTERCONNECT ALL ROOM CONTROLLER NETWORK BRIDGES TO SEGMENT MANAGER. CONNECT SEGMENT MANAGER TO BUILDING NETWORK/BMS FOR 'LOAD SHEDDING' CAPABILITY. WALL MOUNT SEGMENT MANAGER IN TELECOM OR ELECTRICAL ROOM. FIELD COORDINATE EXACT LOCATION WITH ALL OTHER EQUIPMENT PRIOR TO ROUGH-IN. PROVIDE DEDICATED 20A/120V CIRCUIT RECEPTACLE POWER FOR EQUIPMENT.

**COMMISSIONING & TESTING**

- ELECTRICAL**
  - CALIFORNIA ENERGY CODE TITLE-24 COMPLIANCE AND ACCEPTANCE TESTS**  
ELECTRICAL CONTRACTOR SHALL PERFORM ALL REQUIRED FUNCTIONAL TESTING OF LIGHTING CONTROLS AS REQUIRED ON T24 DOCUMENTATION FORMS, AND PROVIDE ALL REQUIRED SIGNATURES ON INSTALLATION AND ACCEPTANCE FORMS. ALSO, COMPLETE ALL ACCEPTANCE FORMS.
  - FUNCTIONAL TESTING COMMISSIONING & TRAINING**  
THE ENTIRE LIGHTING CONTROL/PLUG LOAD CONTROL SYSTEM (INCLUDING ALL DAYLIGHT SENSORS, CONTROLLERS, SWITCHES, RELAYS, CONTROLLED OUTLETS, OCCUPANCY SENSORS, ETC.) SHALL BE FUNCTIONALLY TESTED AND COMMISSIONED TO THE SATISFACTION OF THE CHIEF BUILDING ENGINEER, BY ELECTRICAL CONTRACTOR/CONTRACTOR'S AGENT, INCLUDING ALL RELEVANT DEVICE CALIBRATION AND CONFIGURATION AS REQUIRED. FOLLOW MANUFACTURER'S GUIDELINES AND PROVIDE ADDITIONAL DEVICES, SENSORS, ETC. AS REQUIRED.  
  
CONTRACTOR/CONTRACTOR'S AGENT SHALL PROVIDE ADEQUATE TRAINING TO THE BUILDING'S ENGINEERING STAFF. FACTORY AUTHORIZED TECHNICIAN AND THE CONTRACTOR SHALL INCLUDE A MINIMUM OF 8 HOURS OF THOROUGH AND DETAILED TRAINING. THIS TIME IS IN ADDITION TO THE STARTUP AND FUNCTIONALITY COMMISSIONING.
- MECHANICAL**
  - COMPLETE ALL TITLE 24 REQUIRED COMMISSIONING SERVICES (VIA 3RD PARTY). PROVIDE ADDITIONAL LABOR/MATERIAL AS REQUIRED.
  - CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL REQUIRED TO COMPLETE AND PERFORM ALL ACCEPTANCE TESTS AS REQUIRED BY 2016 TITLE 24. THE PROJECT-SPECIFIC ACCEPTANCE TESTS FORMS SHALL BE INCLUDED IN THE TITLE 24 DOCUMENTS THAT ARE SUBMITTED TO THE CITY FOR PERMITTING. REVIEW ALL FORMS AND PROVIDE COST FOR ALL ACCEPTANCE TESTS IN THE BASE BID.

**LIGHTING LAYOUT IS FOR DESIGN INTENT ONLY; SEE ELECTRICAL AND MECH DRAWINGS FOR DEVICE LAYOUT AND TITLE 24 CALCULATIONS. FIRE PROTECTION AND LIFE SAFETY TO BE UNDER SEPARATE PERMIT.**

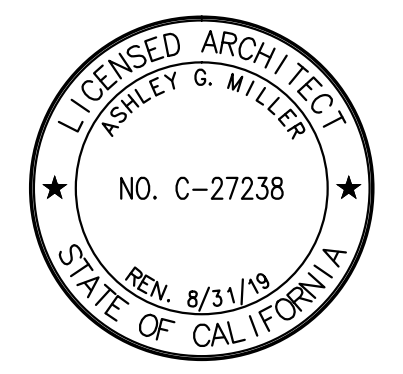


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909 Montgomery St., Suite 260  
San Francisco, California 94133  
T 415 546 1212 brereton.com

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2	32243.01	22APR19	ISSUE FOR PERMIT

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**Reflected Ceiling  
Plan**

**1st Floor**

Scale: 1/8"=1'-0"  
Drawn By: \_\_\_\_\_ Issue Date: 22APR19  
Sheet: X of 14 Reviewed By: AIT



### SYMBOL LEGEND

⊕	DUPLEX POWER OUTLET	■	ELECTRIFIED FURNITURE BASE FEED, POWER POLE
⊕	FOURPLEX POWER OUTLET	⊗	EQUIPMENT TYPE IDENTIFIER
⊕DED	DEDICATED DUPLEX POWER OUTLET	(E)	EXISTING ITEM
⊕GFI	GROUND FAULT INTERCEPTOR DUPLEX POWER OUTLET PROTECTION	(N)	NEW ITEM
⊕NEMA	SPECIAL PURPOSE POWER OUTLET		
⊕	COMBINATION FLOOR-MOUNTED TELEPHONE/DATA/DUPLEX POWER OUTLET		
▲	HALL MOUNTED COMBINATION TELEPHONE/DATA OUTLET, NUMBER INDICATES PORTS, TYP.		
⊕CR	CARD READER (N.I.C.) COORDINATE REQUIREMENTS WITH TENANTS' SECURITY VENDOR		
⊕AV	HALL MOUNTED AUDIO/VISUAL EQUIPMENT (NIC), COORDINATE WITH TENANTS' AV CONSULTANT		

### SHEET NOTES

- REFER TO GENERAL NOTES SHEET **A0.6** FOR ADDITIONAL POWER & SIGNAL PLAN NOTES; ALL NOTES APPLY AS IF PRINTED IN FULL HERE.
- THIS DRAWING IS PROVIDED FOR PLACEMENT OF ELECTRICAL ONLY. FOR POWER REQUIREMENT AND CIRCUITING, SEE ELECTRICAL DRAWINGS.
- COORDINATE ELECTRICAL SUCH THAT CIRCUITS ARE NOT SHARED OVER DEMISING OR CORRIDOR PARTITIONS.
- OUTLETS SHOWN FOR REFERENCE ONLY. COORDINATE WITH ELECTRICAL, MECHANICAL ENGINEER FOR ELECTRICAL SPECIFICATIONS AND PRICING.
- U.O.N. PROVIDE AND INSTALL NEW WHITE BUILDING STANDARD COVER PLATE AT ALL NEW AND EXISTING OUTLETS.
- SEE A0.5 FOR RESTROOM SCOPE.
- PROVIDE DEDICATED OUTLET FOR POINT-OF-USE ELECTRIC WATER HEATER. SEE ELECTRICAL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE DEDICATED OUTLET FOR DISHWASHER. SEE ELECTRICAL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- CENTER OUTLET ON WALL.
- HALL MOUNTED AUDIO/VISUAL EQUIPMENT. COORDINATE WITH TENANTS' AV CONSULTANT. PROVIDE 1.5" CONDUIT FROM FLOOR BOX TO WALL BOX FOR POWER AND AV.
- PROVIDE (N) LEGRAND FLUSH FLOOR CORE. VERIFY LOCATIONS AND SPECIFICATION WITH TENANT AND FURNITURE VENDOR.
- POWER POLE, PROVIDED BY FURNITURE VENDOR.
- PROVIDE DEDICATED OUTLET FOR REFRIGERATOR. SEE ELECTRICAL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE DEDICATED OUTLET FOR MICROWAVE. SEE ELECTRICAL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.

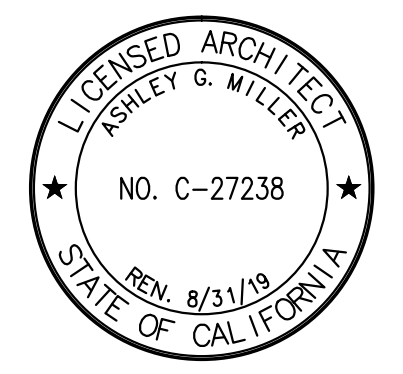
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4114 Lakeside Drive  
Richmond, CA 94806



909 Montgomery St., Suite 260  
San Francisco, California 94133  
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### Power & Signal Plan

### 1st Floor

Scale: 1/8"=1'-0" Issue Date: 22APR11  
Drawn By: X of 14 Reviewed By: AM

### 1A2.3



ENLARGED POWER & SIGNAL PLAN - PANTRY 35  
1/2" = 1'-0"

**SYMBOL LEGEND**

- FLOOR FINISH MATERIAL
- CHANGE FLOOR FINISH
- CHANGE FLOOR FINISH WITH TRANSITION STRIP
- CHANGE FLOOR FINISH WITH SCHLUTER STRIP
- PAINT BASE
- MILLWORK: COUNTERTOP EXPOSED DOORS, DRAWERS AND FACES
- PAINTED DOOR FINISH: SEE SHEET A9.2 FOR DOOR AND HARDWARE SPECIFICATIONS.
- WINDOW TREATMENT

**FINISHES**

- C1 CARPET - FIELD**  
MANUFACTURER: SHAW  
STYLE: OVERLAY TILE 5959B  
COLOR: REVEAL 95495  
PATTERN: ASHLAR  
INSTALLATION: GLUE DOWN
- C2 CARPET - ACCENT**  
MANUFACTURER: SHAW  
STYLE: SQUARE TILE 5T244  
COLOR: GLASS LIGHT 864H  
PATTERN: ASHLAR  
INSTALLATION: GLUE DOWN
- EBT RUBBER FLOOR TILE - IDF/STORAGE ROOM**  
MANUFACTURER: NORA SYSTEMS INC.  
STYLE: NORAPLAN LINTA 6445  
COLOR: KILIMANJARO  
PATTERN: 6x6" CHECKERBOARD
- LVT LUXURY VINYL TILE - PANTRY**  
MANUFACTURER: SHAW  
STYLE: SILT 27504  
PATTERN: ASHLAR
- WB WALL BASE**  
MANUFACTURER: JOHNSONITE  
COLOR: TA6 BEDROCK CG  
HEIGHT: 4" H  
TYPE/STYLE: STRAIGHT AT CARPET/  
COVE AT TILE
- P1 PAINT**  
MANUFACTURER: BENJAMIN MOORE  
STYLE: EGGHELL  
COLOR: SIMPLY WHITE 2143-70
- P2 PAINT**  
MANUFACTURER: BENJAMIN MOORE  
STYLE: EGGHELL  
COLOR: COLORADO GRAY 2136-50
- P3 PAINT**  
MANUFACTURER: BENJAMIN MOORE  
STYLE: EGGHELL  
COLOR: PAN FOR GOLD 181
- P4 PAINT**  
MANUFACTURER: BENJAMIN MOORE  
STYLE: SEMI-GLOSS  
COLOR: SEASIDE BLUE 2054-50
- PS PAINT - EXPOSED CEILING**  
MANUFACTURER: BENJAMIN MOORE  
STYLE: FLAT  
COLOR: JET BLACK - 2120-10
- TI TILE - BACKSPLASH**  
MANUFACTURER: MOSA  
STYLE: KHO LIANG LE COLLECTION  
COLOR: 16902
- STI SOLID SURFACE - COUNTERTOP**  
MANUFACTURER: LG HAUSTS  
STYLE: VIATRA STERLING GREY
- PLI PLASTIC LAMINATE - VERT. & HORIZ. SURFACES**  
MANUFACTURER: FORMICA  
STYLE: I18-58 FINNISH OAK
- UPH1 UPHOLSTERED WALL PANELS**  
MANUFACTURER: MAHARAM  
STYLE: REPLY 901880 001 CANVAS  
COLOR: 001 CANVAS
- UPH2 OPERABLE PARTITION**  
MANUFACTURER: T.B.D.  
STYLE: T.B.D.  
COLOR: T.B.D.
- D1 DOOR FINISH-WOOD**  
GRADE: RIFT WHITE OAK  
STAIN: NATURAL
- WT WINDOW TREATMENT**  
MANUFACTURER: MECHOSHADE  
STYLE: THERMOVEL  
COLOR: GREY / 0903

**SHEET NOTES**

1. REFER TO GENERAL NOTES SHEET A0.6 FOR ADDITIONAL FINISH PLAN NOTES; ALL NOTES APPLY AS IF PRINTED IN FULL HERE.
2. V.I.F. EXTERIOR WINDOWCOVERINGS AND INTERIOR BLINDS ARE IN WORKING ORDER AND ARE NOT DAMAGED. REPLACE OR REPAIR AS REQUIRED THROUGHOUT SUITE TYPICAL (U.O.N.)
3. SEE A0.5 FOR RESTROOM SCOPE
4. PATCH AND REPAIR WALLS AS NEEDED PER CONSTRUCTION AND DEMOLITION.
5. PROVIDE PLASTIC LAMINATE BASE AT MILLWORK, INTERIOR OF SINK CABINET, INCLUDING WALL SURFACE, TO RECEIVE RUBBER BASE AS SCHEDULED.
6. SHAW ECOLOGIX BACKING SYSTEM TO BE INSTALLED ON ALL CARPET TILES THROUGHOUT FLOOR WHERE CARPET IS TO BE INSTALLED.
7. CONTINUE FLOORING PATTERN TO UNDERSIDE OF SINK.
8. PAINT COLUMN PL.
9. PROVIDE MOISTURE TESTING AT SLABS, CONFIRM CONDITIONS MEET MANUFACTURERS ENVIRONMENTAL STANDARDS FOR FLOORING INSTALLATION.
10. PROVIDE LINE ITEM PRICING TO SEAL SLAB WITH VAPOR BARRIER.
11. P5 PAINT AT ALL EXPOSED CEILING AREAS, +10'-0" A.F.F. TO DECK.
12. PRICE AS ALTERNATE: WOODGROUN ACOUSTIC MOSS TILES, CONVEX CIRCLE. COLORS: HONEY, ORANGE, COPPER, AZURE, LAVENDER & GRANITE. COORDINATE LAYOUT IN FIELD WITH ARCHITECT. SEE ELEVATION 23/A9.3 FOR MORE INFORMATION

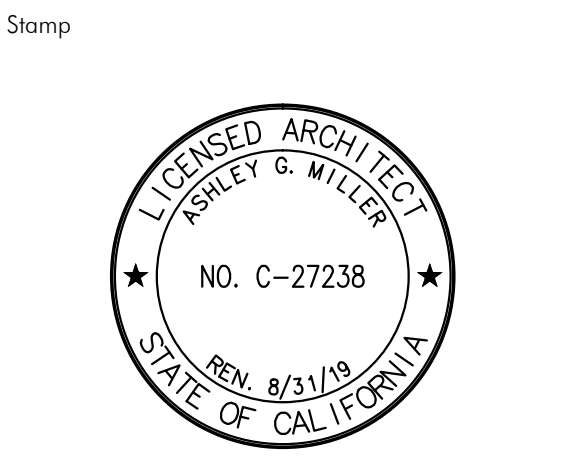


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4114 Lakeside Drive  
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909 Montgomery St., Suite 260  
San Francisco, California 94133  
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**Finish Plan**

**1st Floor**

Scale: 1/8"=1'-0" Issue Date: 22APR19  
Drawn By: \_\_\_\_\_ Reviewed By: AMT  
Sheet: X of 14

**1A2.4**

**EQUIPMENT SCHEDULE**

TAG	ITEM/DESCRIPTION	SIZE (LxWxH)	MANUFACTURER	PART NUMBER	WATTS	BTUs	AMPS	VOLTS
1	REFRIGERATOR	27.5"X31"X67.5"	FISHER PAYKEL	RF170NDLUX5_N				
2	DISHWASHER	22"X24"X32.75"	A9KO	DBI66315				
3	MICROWAVE	16 5/8" X 23 7/8" X 23 3/8"	BOSCH	HMD845IUC				
4	PRINTER/COPIER/SCANNER		BY OWNER					
5	SERVER		BY OWNER					

**SHEET NOTES**

- REFER TO GENERAL NOTES SHEET A0.6 FOR ADDITIONAL INFORMATION; ALL NOTES APPLY AS IF PRINTED IN FULL HERE.
- FURNITURE INSTALLER TO PROVIDE 44" MIN. CLEARANCE AT AISLE SPACE SERVING MORE THAN 1 OCCUPANT AND 36" MIN. SERVING 1 OCCUPANT, TYP.
- FURNITURE VENDOR TO COORDINATE FURNITURE DELIVERY HOURS WITH BUILDING MANAGEMENT. FURNITURE VENDOR TO SUPPLY INSURANCE AND PROTECTION OF THE BUILDING ENTRY.
- FURNITURE VENDOR TO PROVIDE WALL MOUNTED CLARUS FLOAT BOARDS, G.C. TO INSTALL.
- LATERAL SHELVING SYSTEM TO BE PROVIDED BY FURNITURE VENDOR. LAMINATE COUNTERTOP TO BE PROVIDED BY G.C.

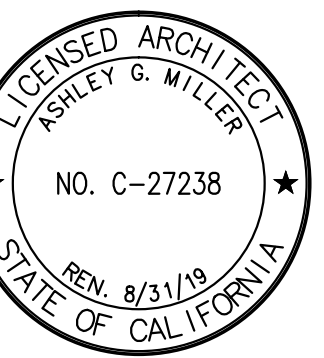
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**Furniture and  
Equipment Plan**

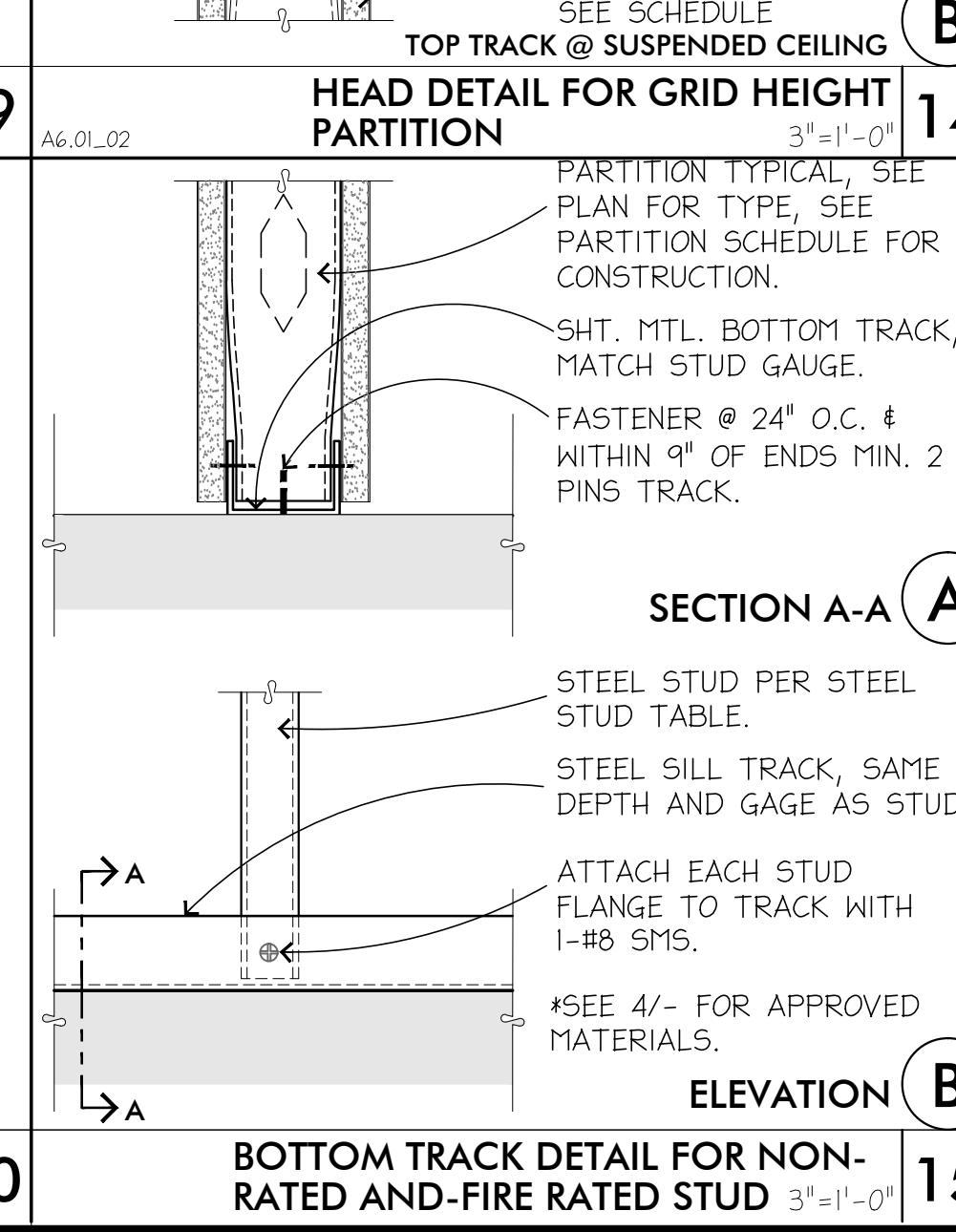
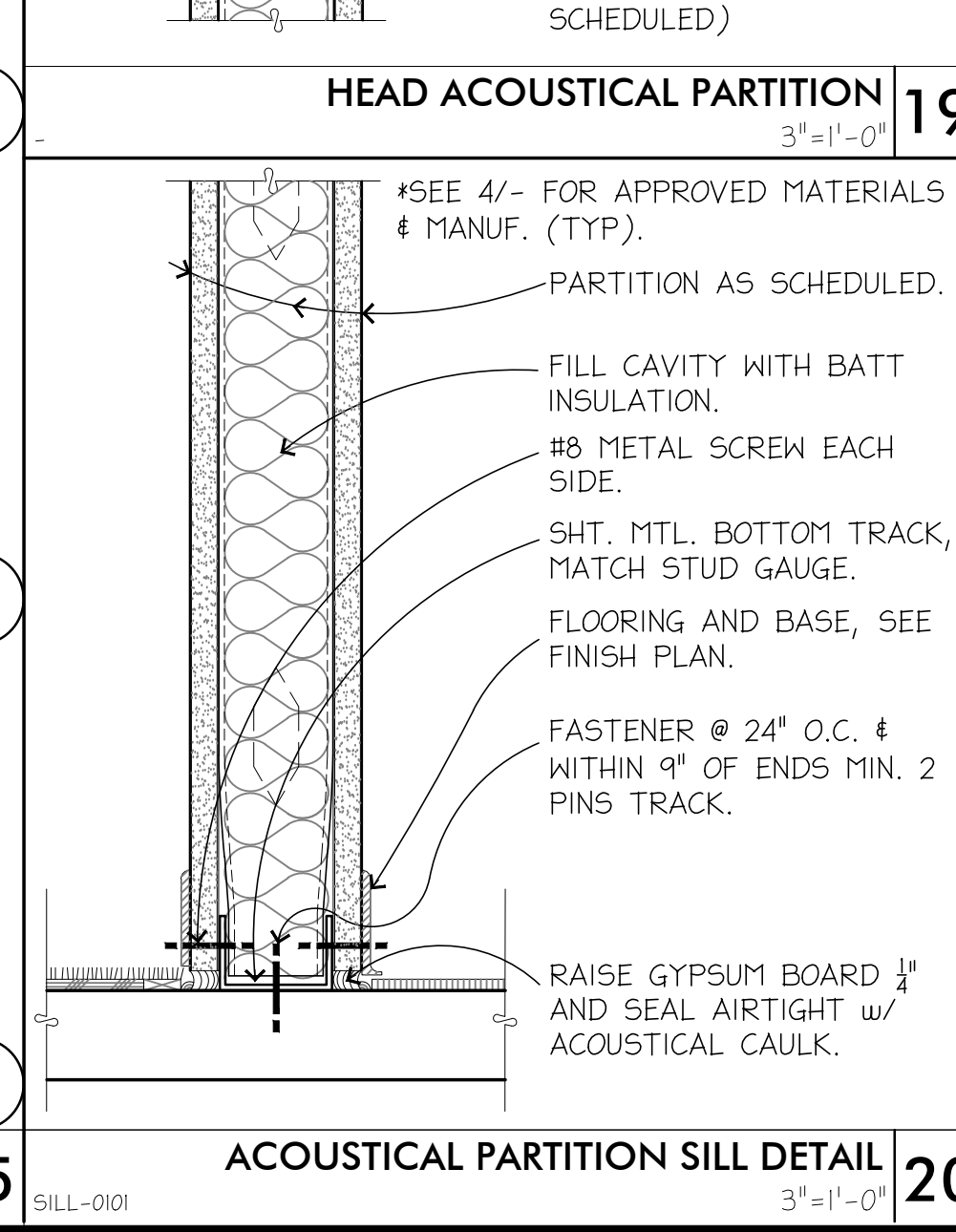
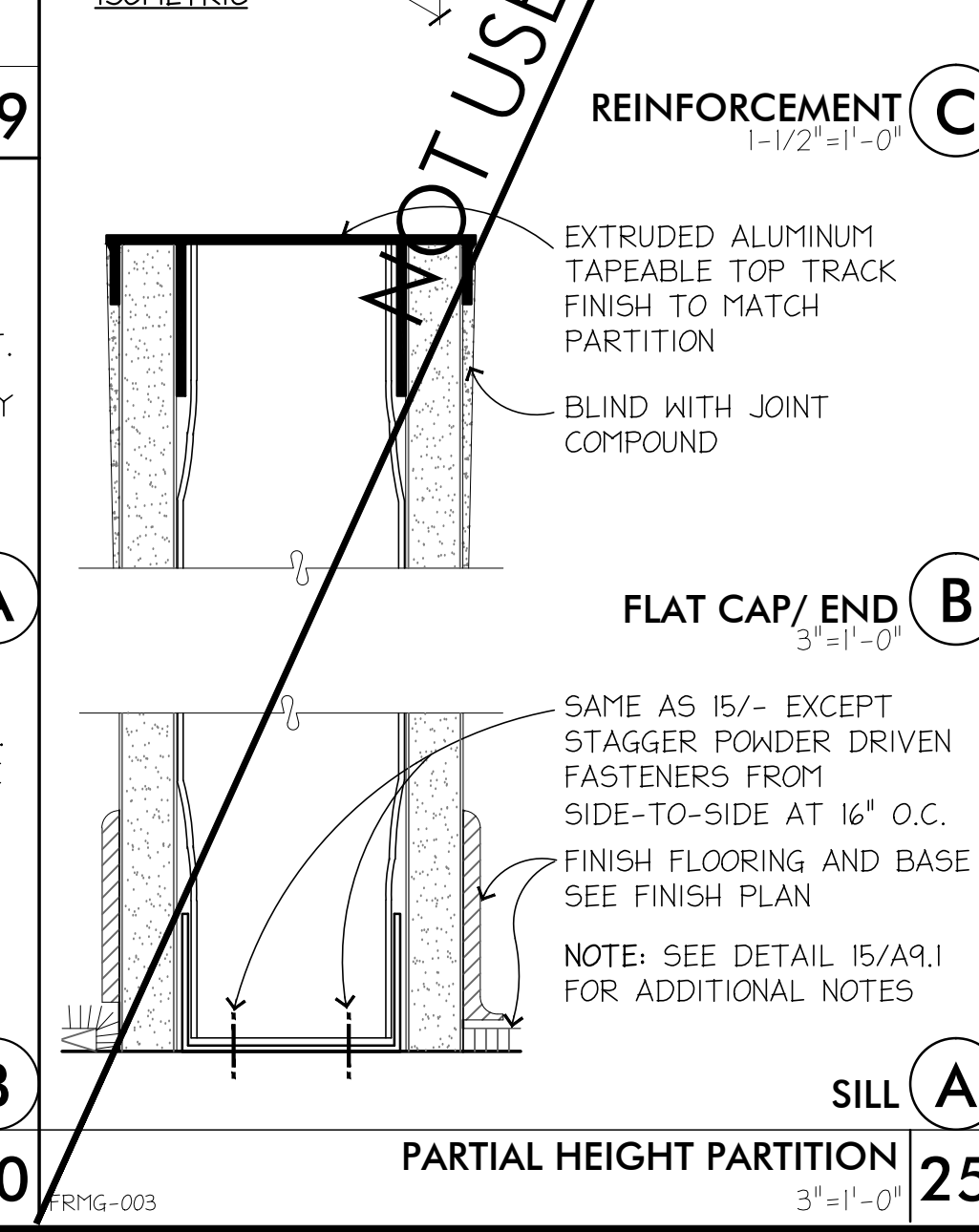
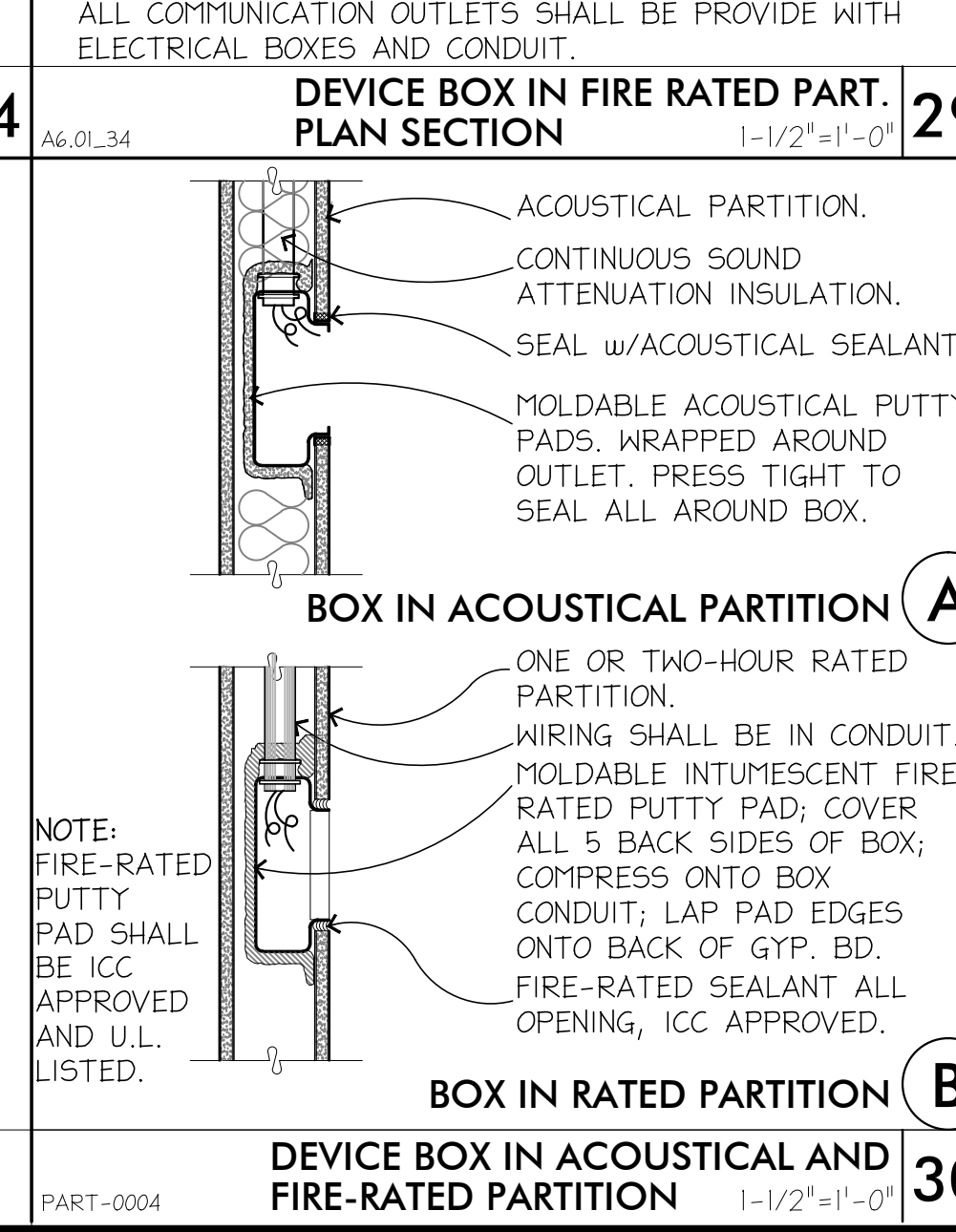
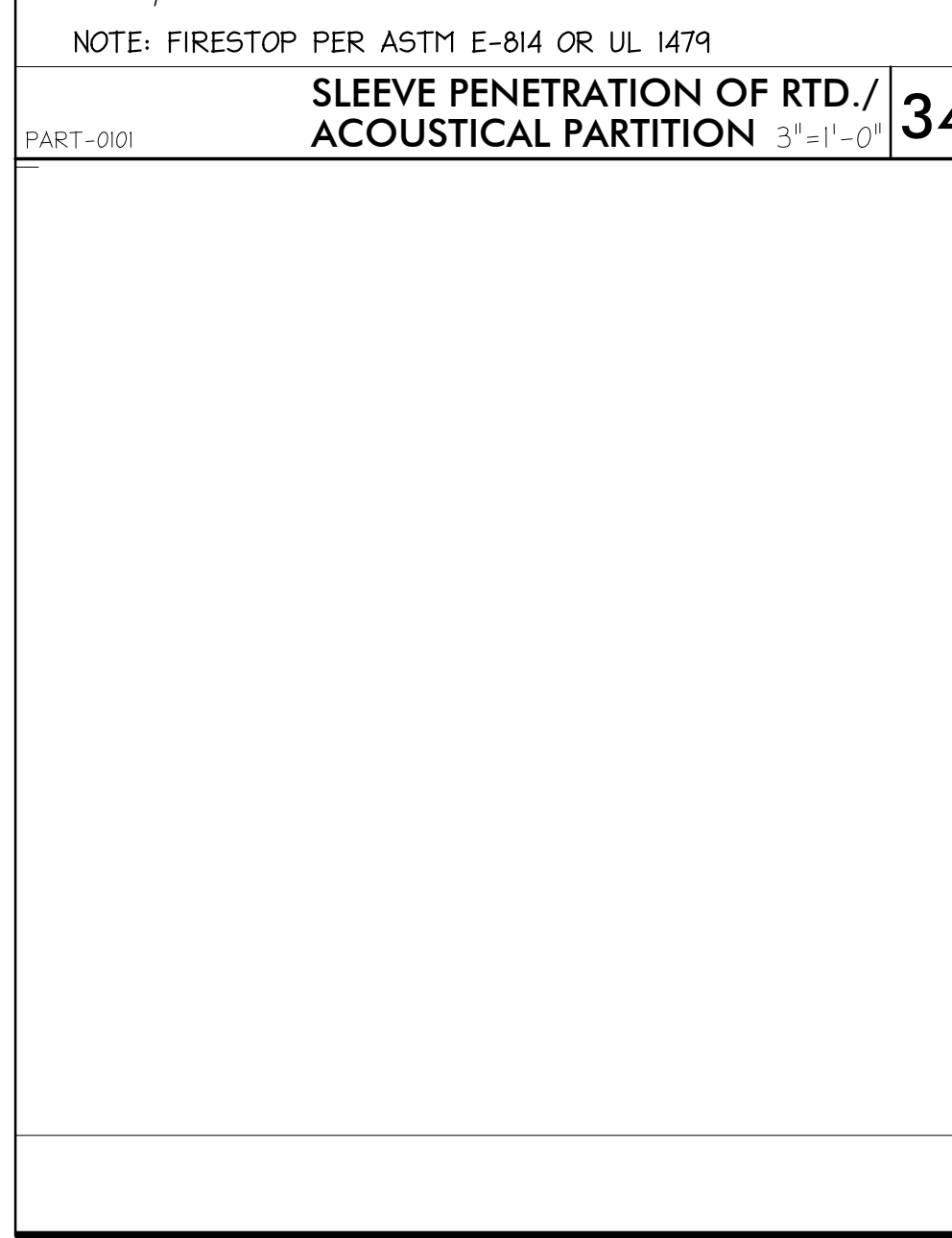
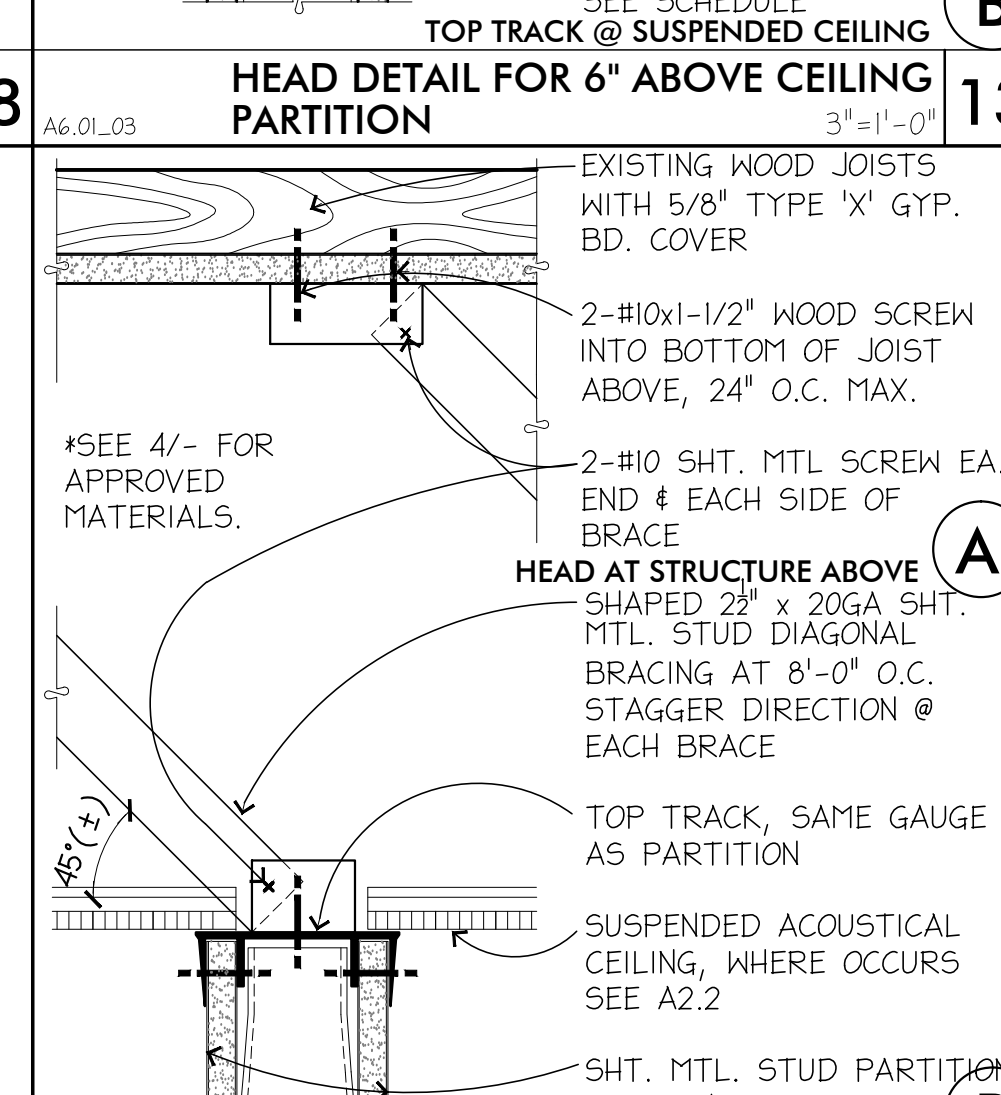
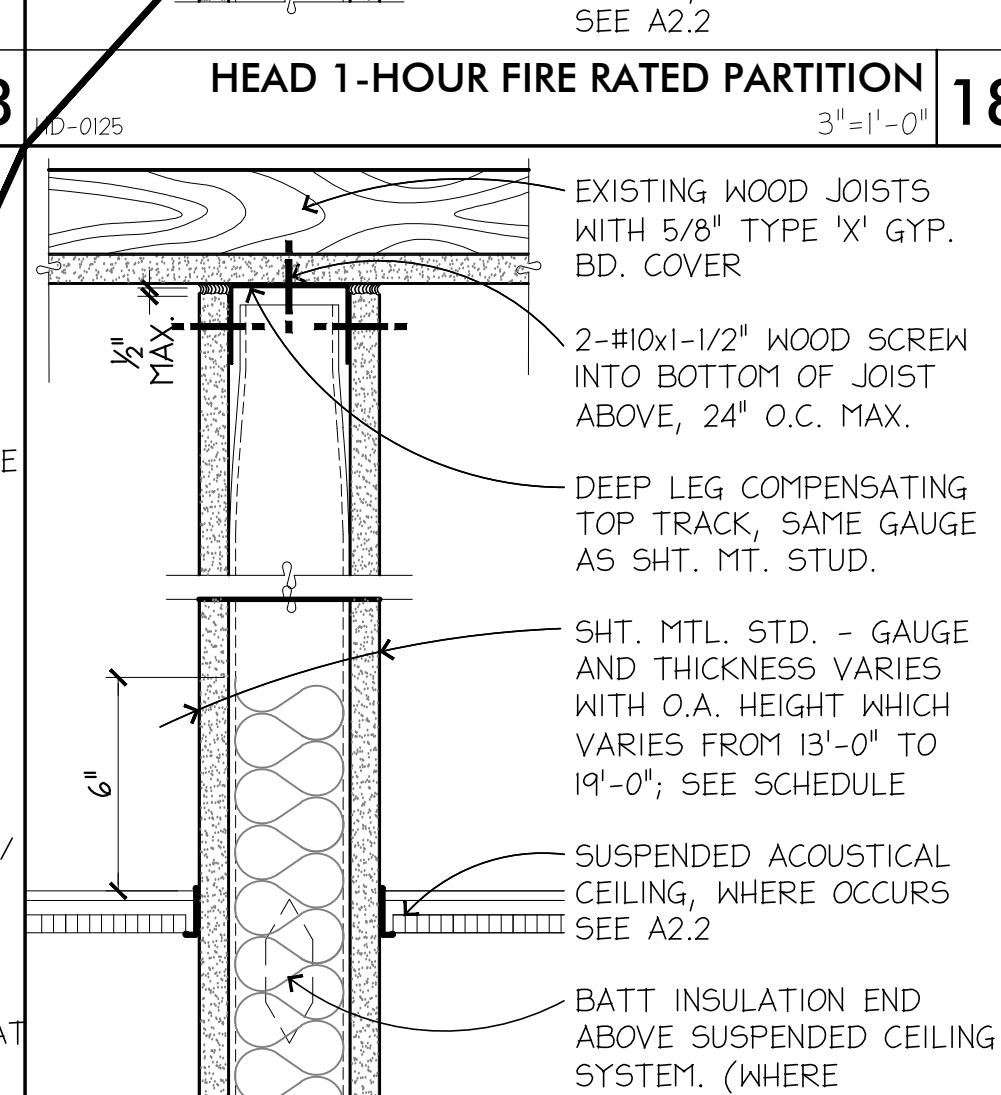
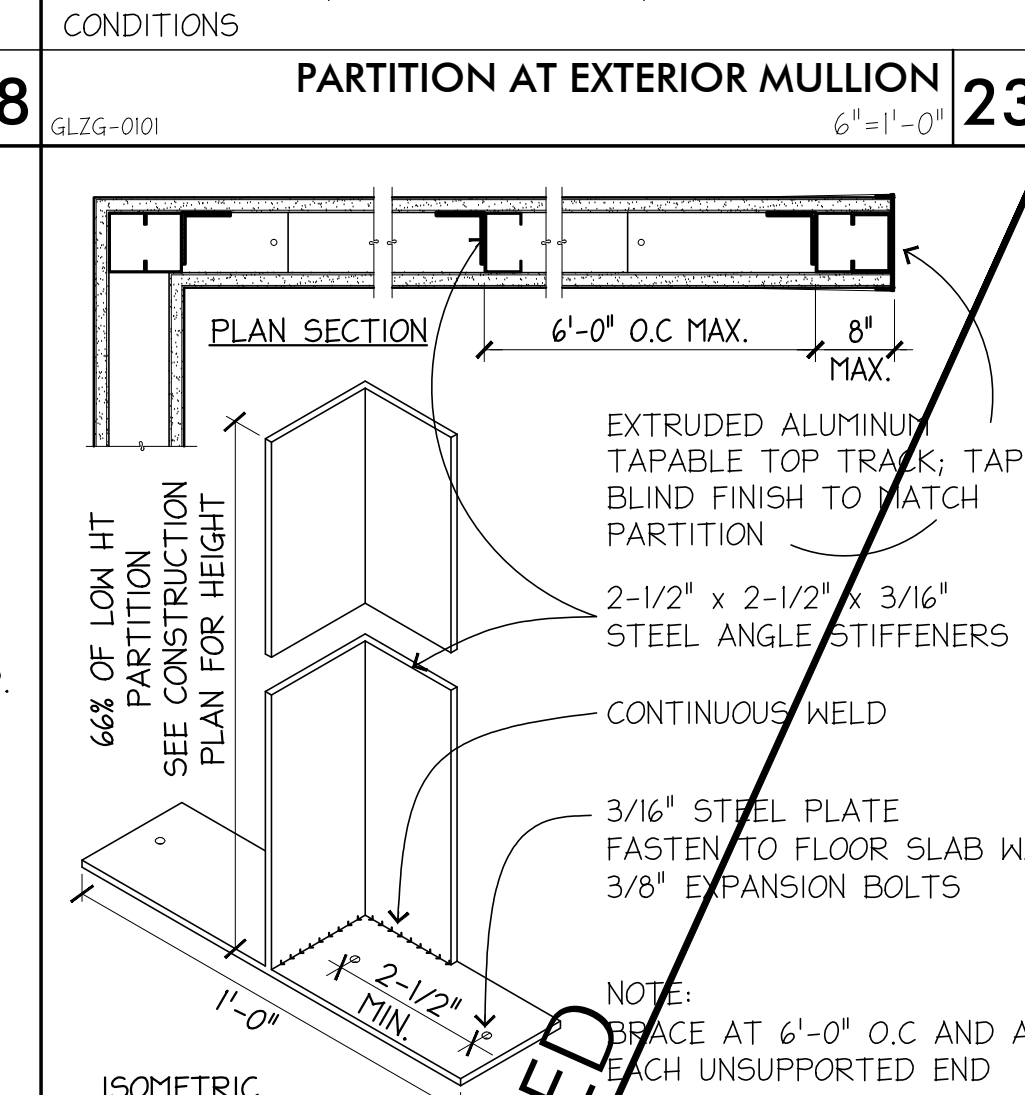
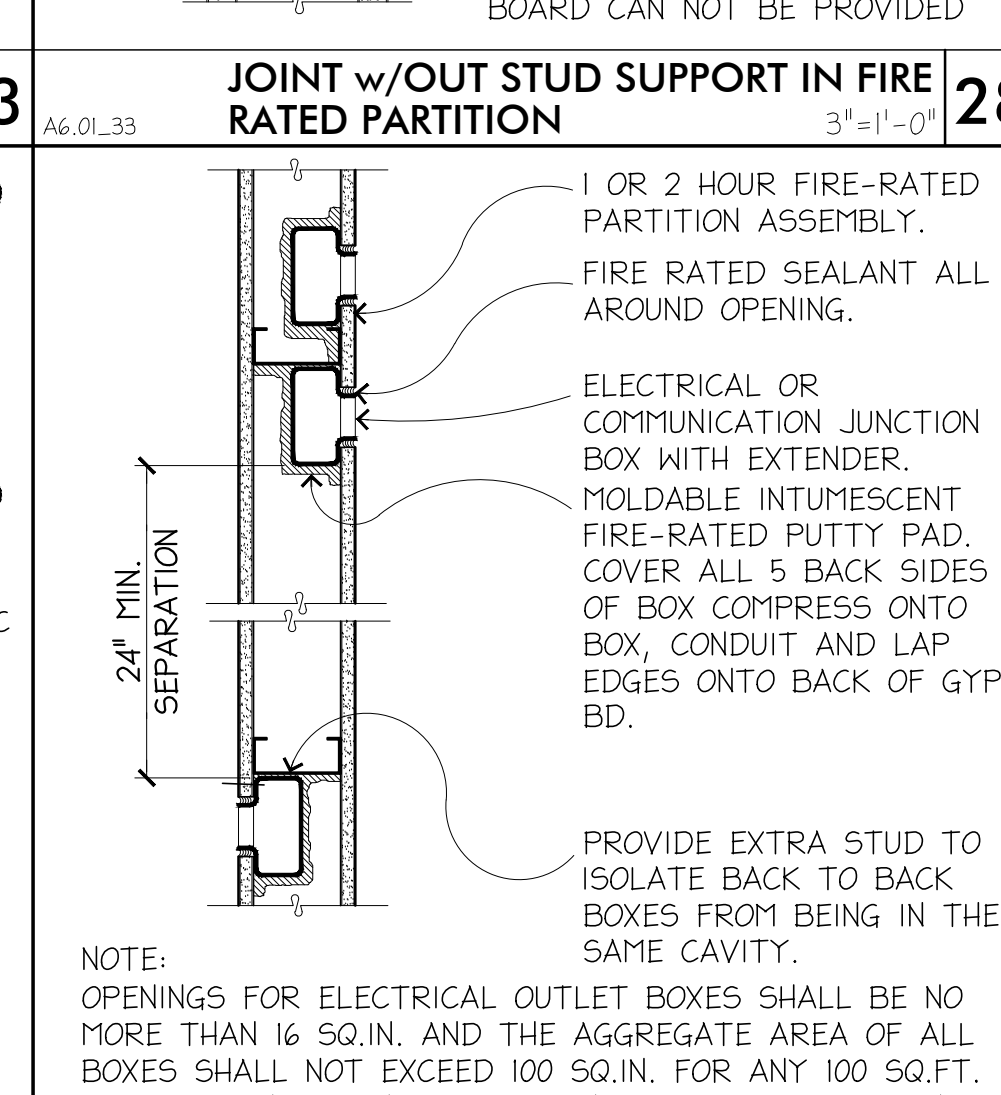
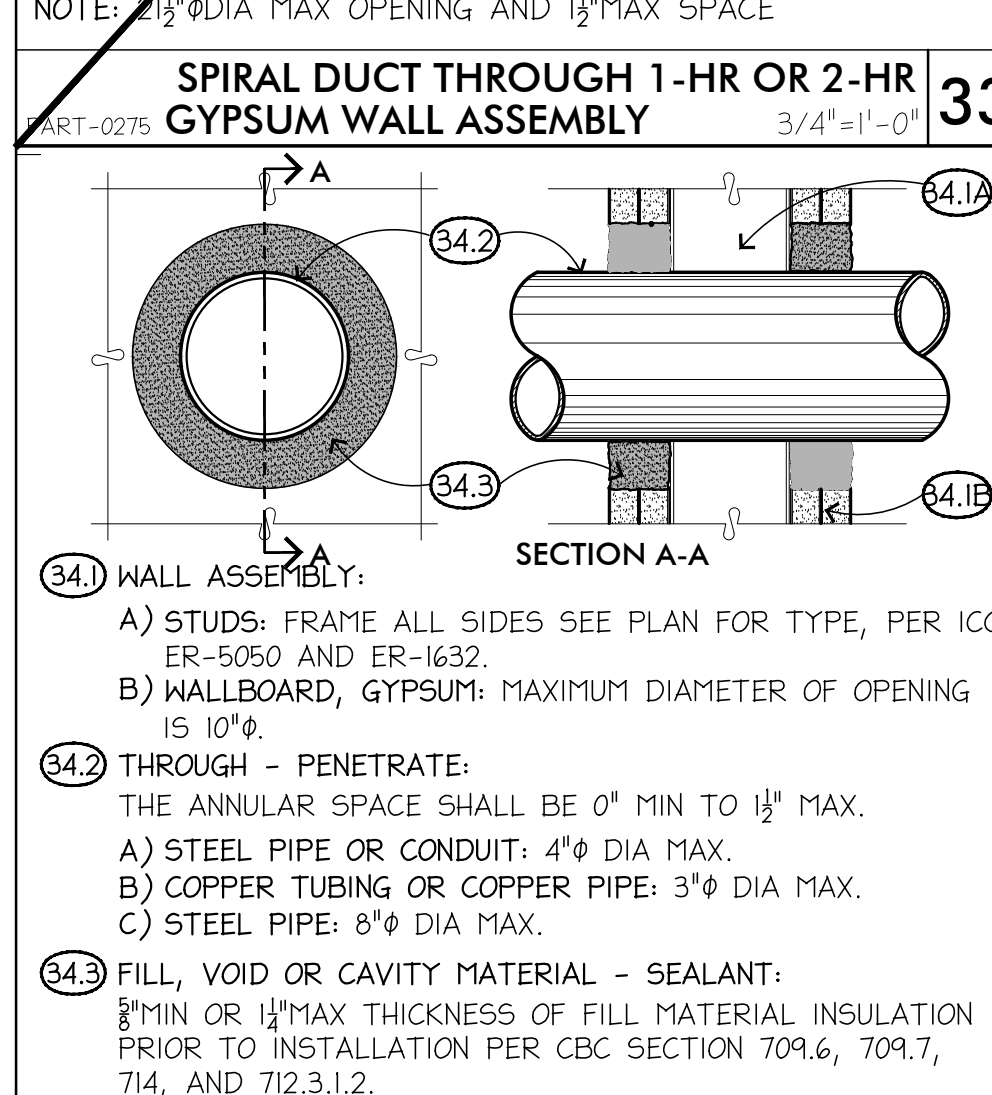
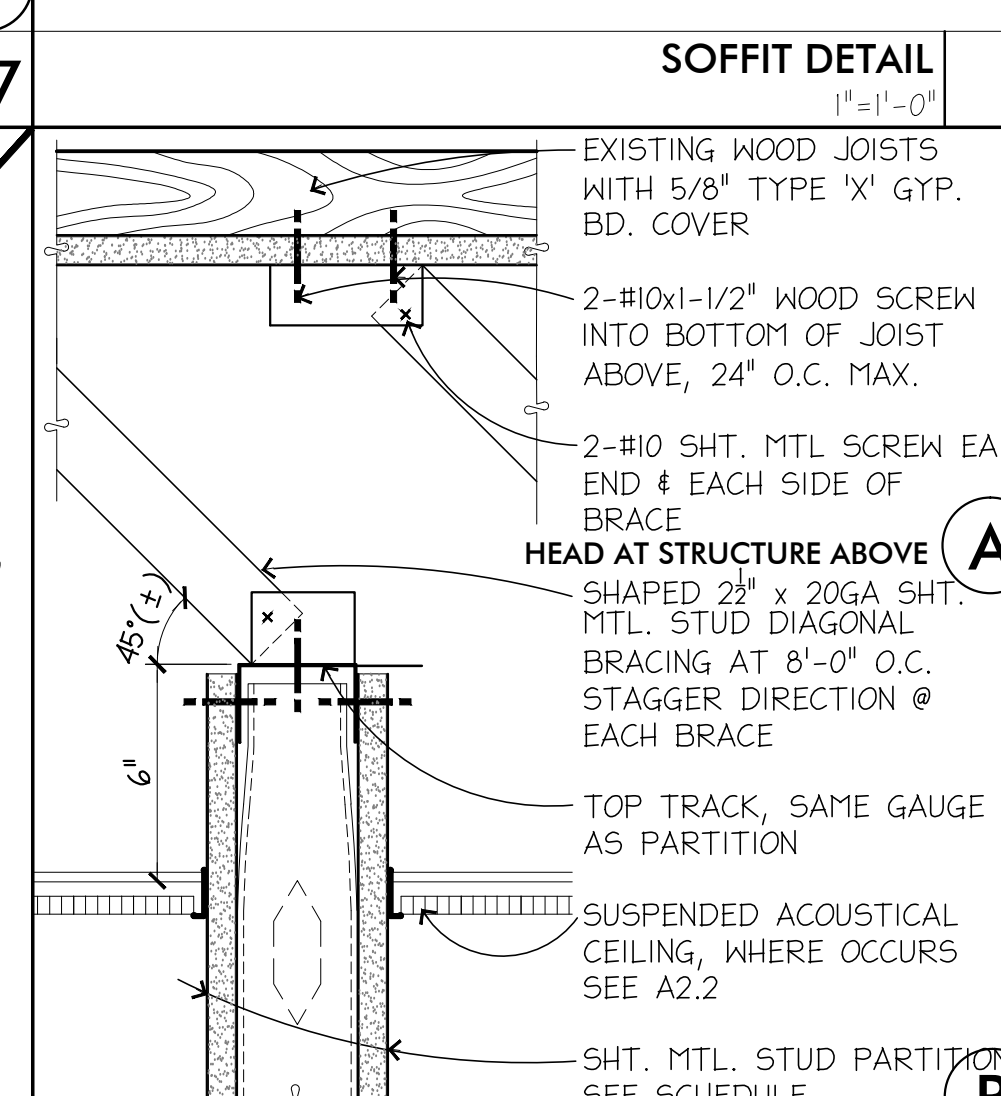
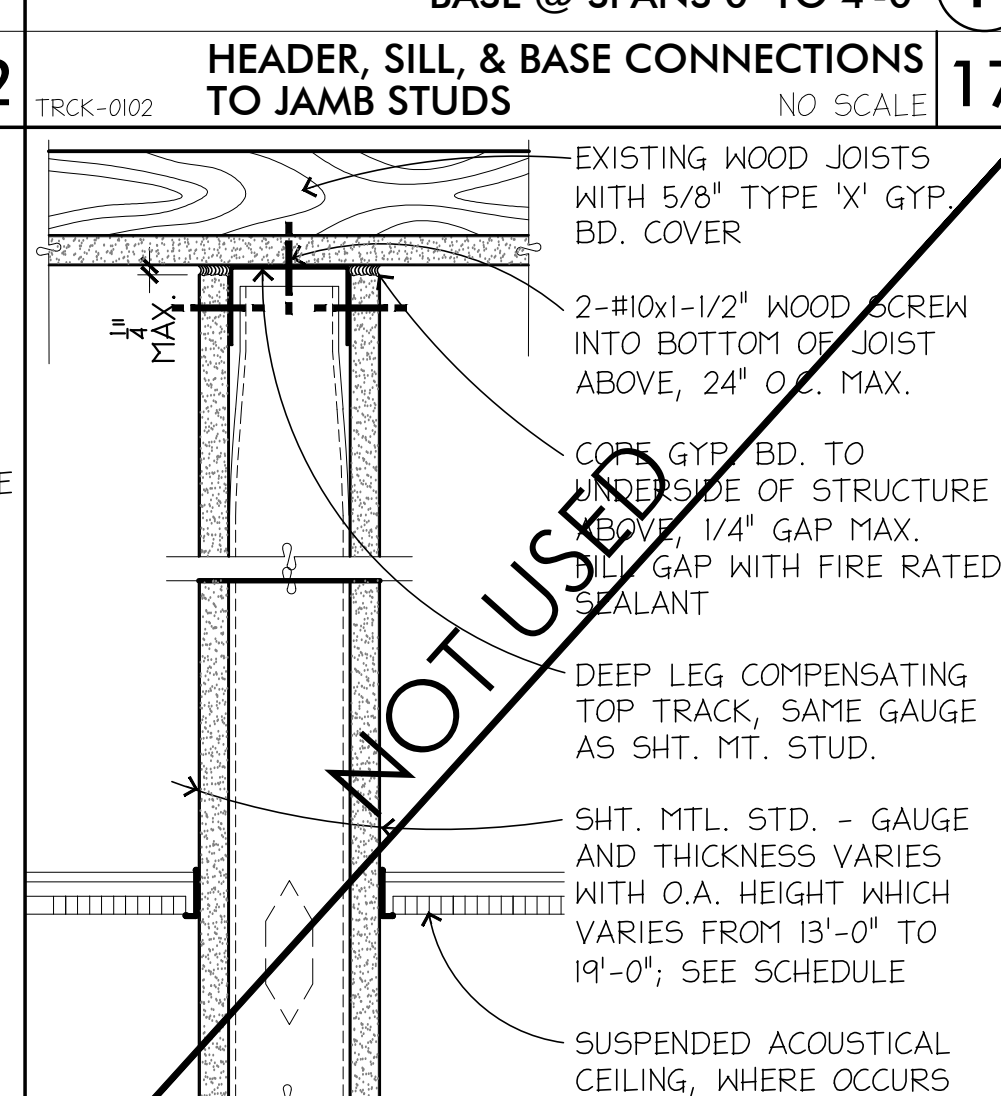
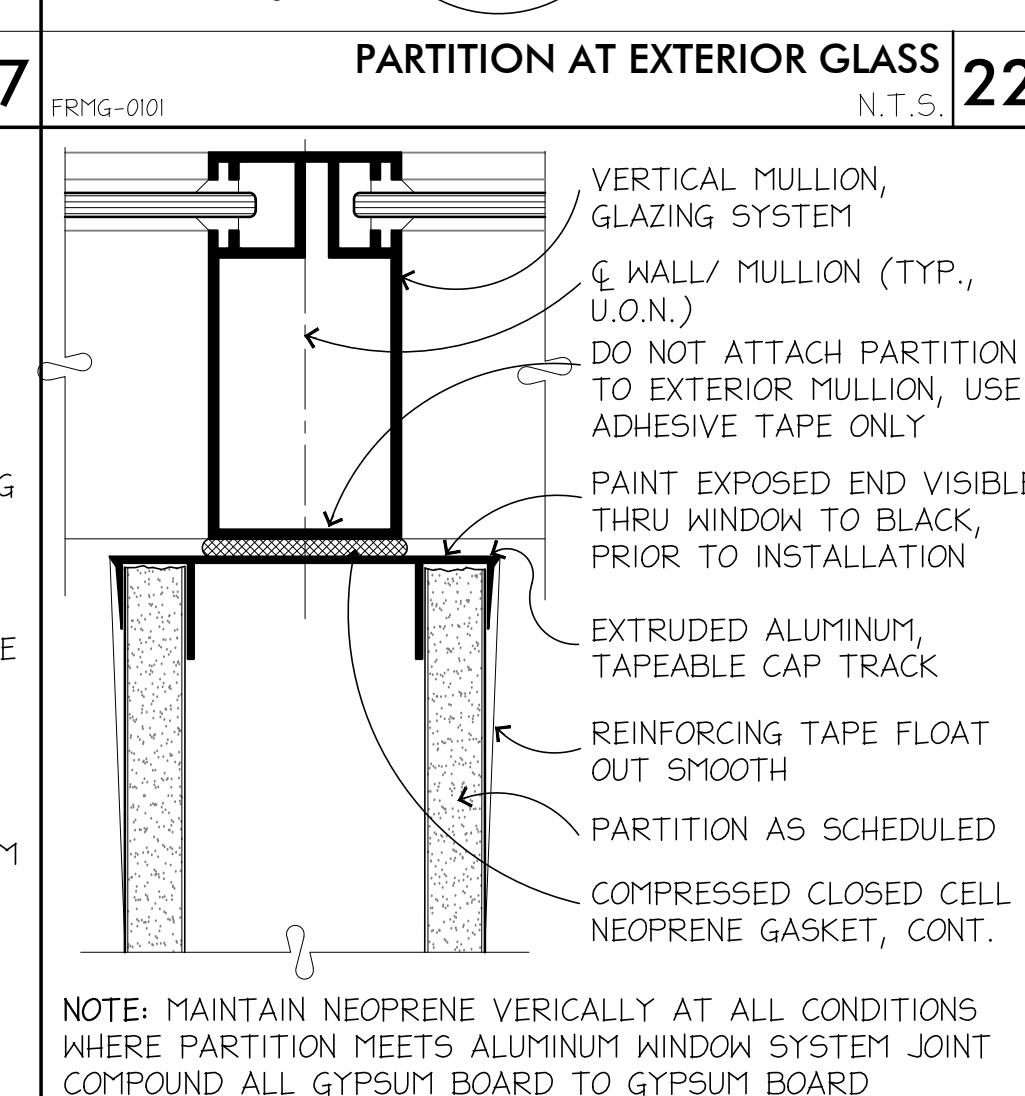
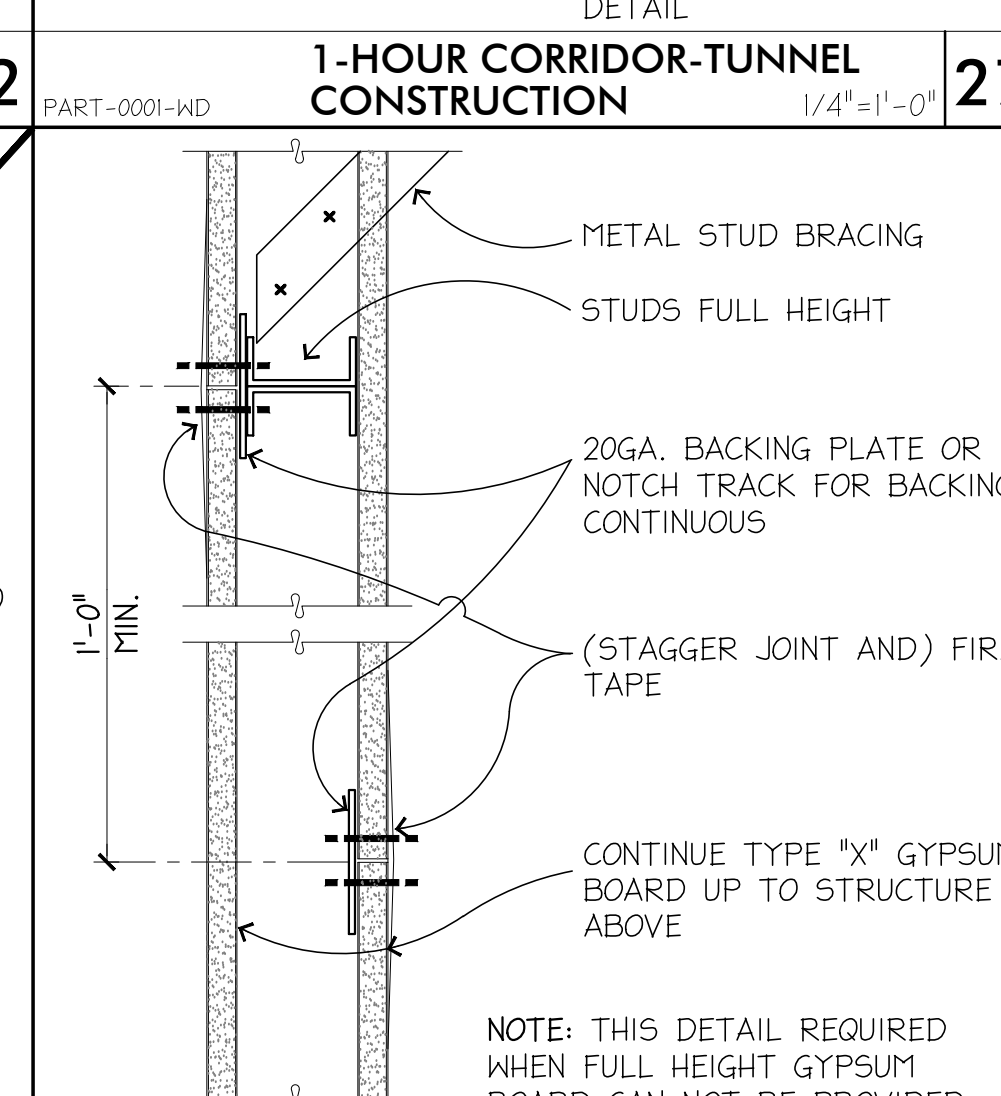
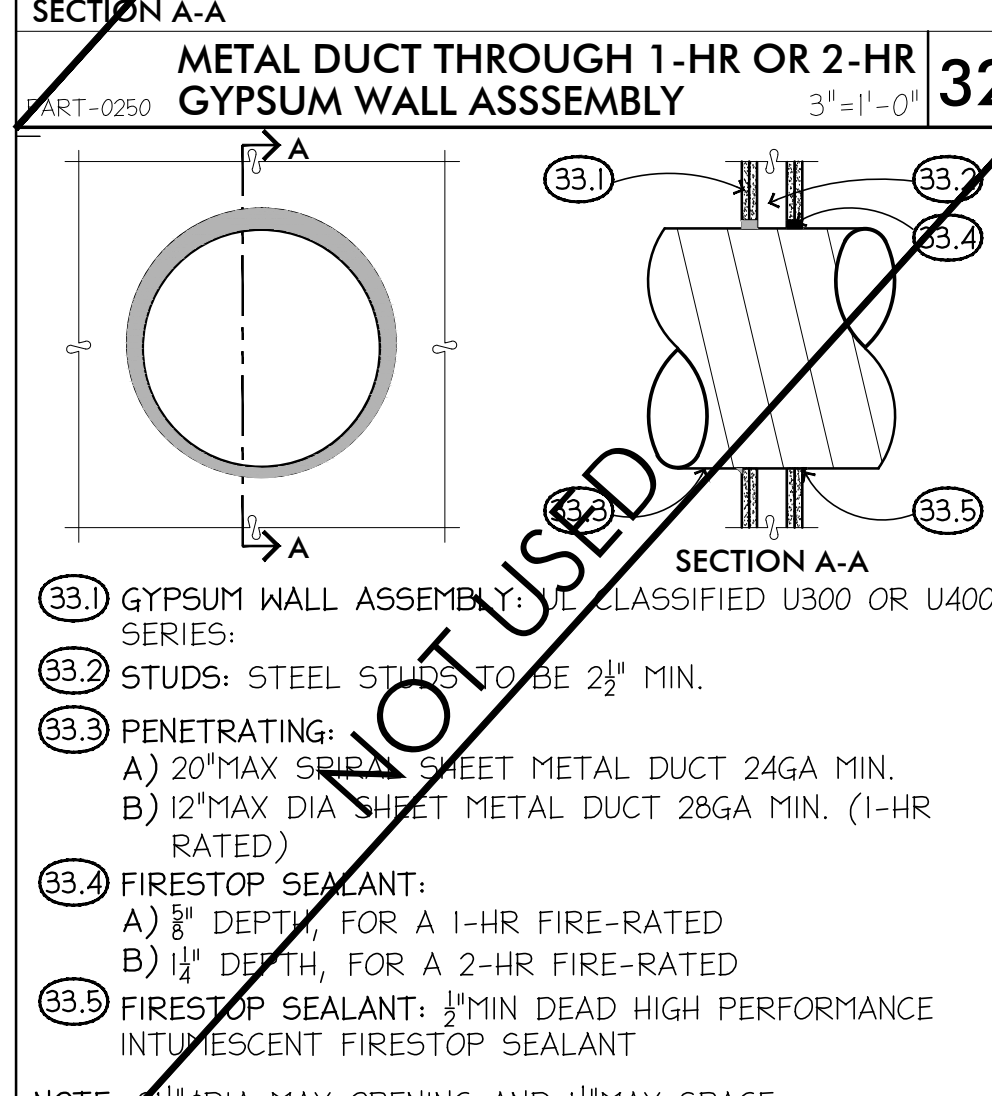
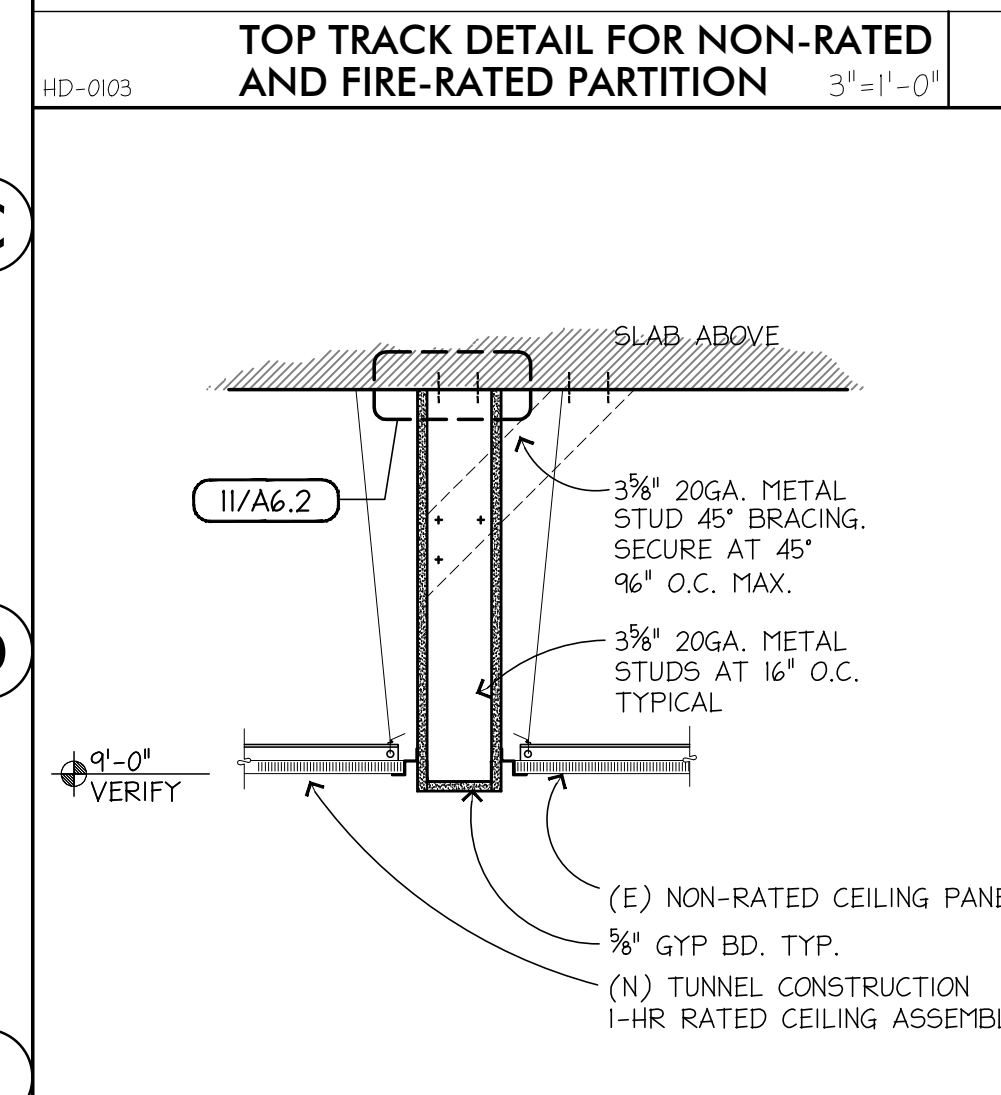
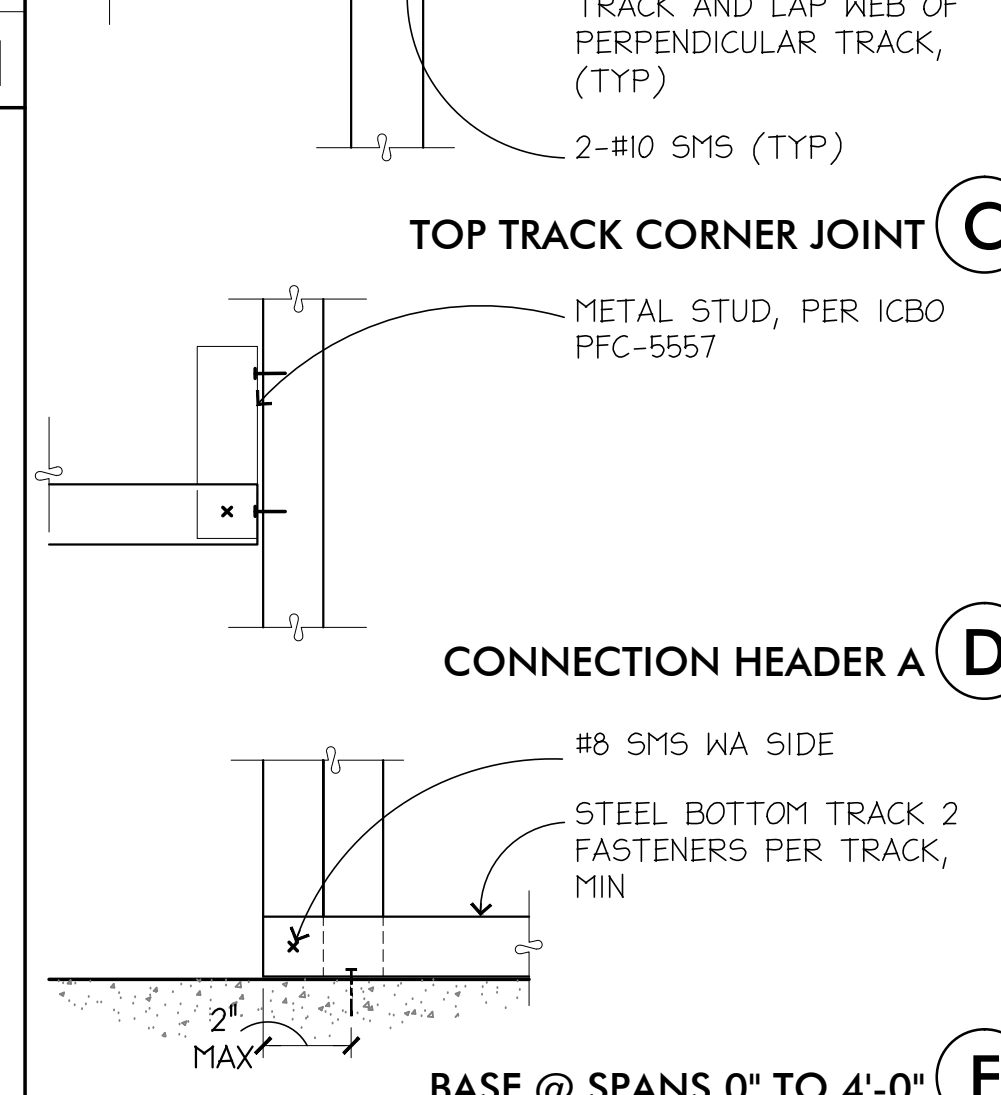
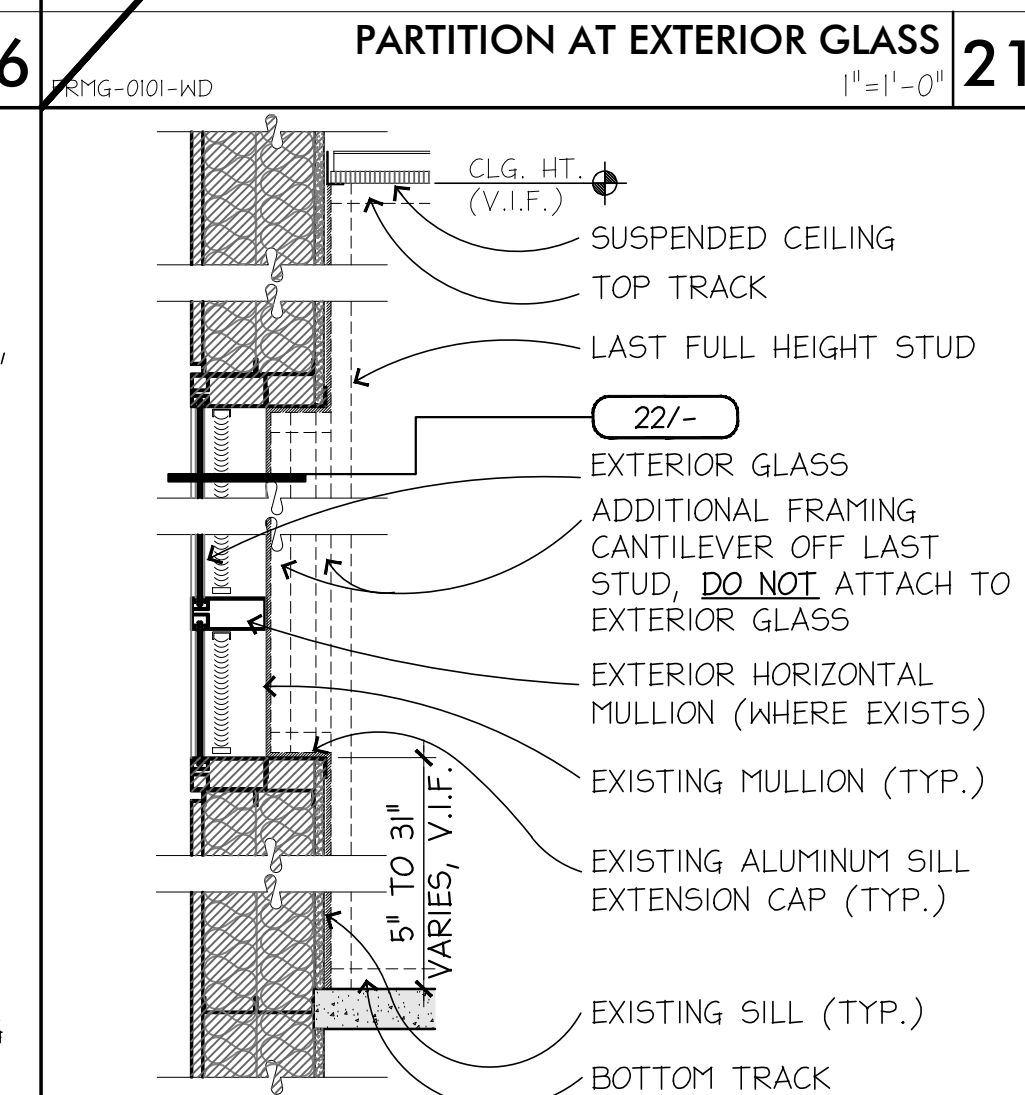
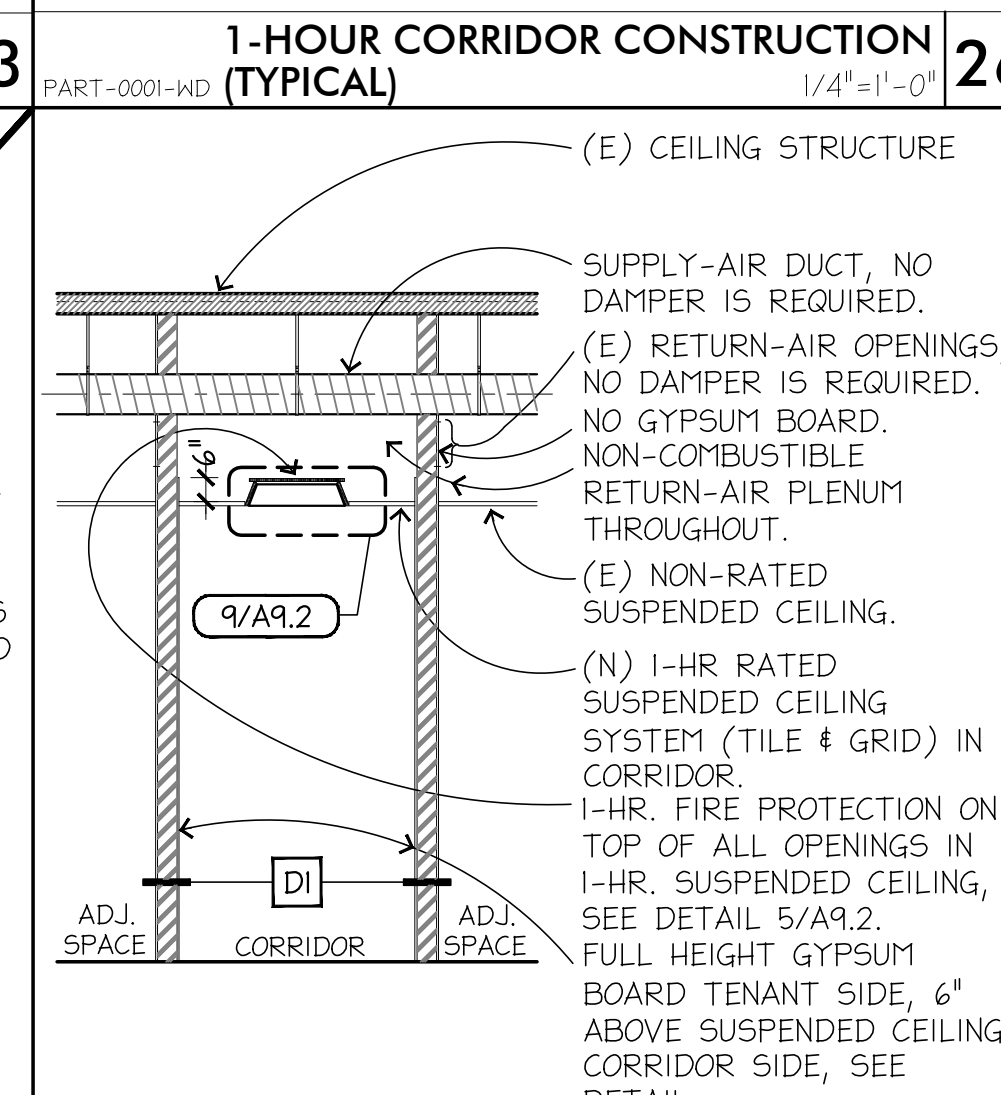
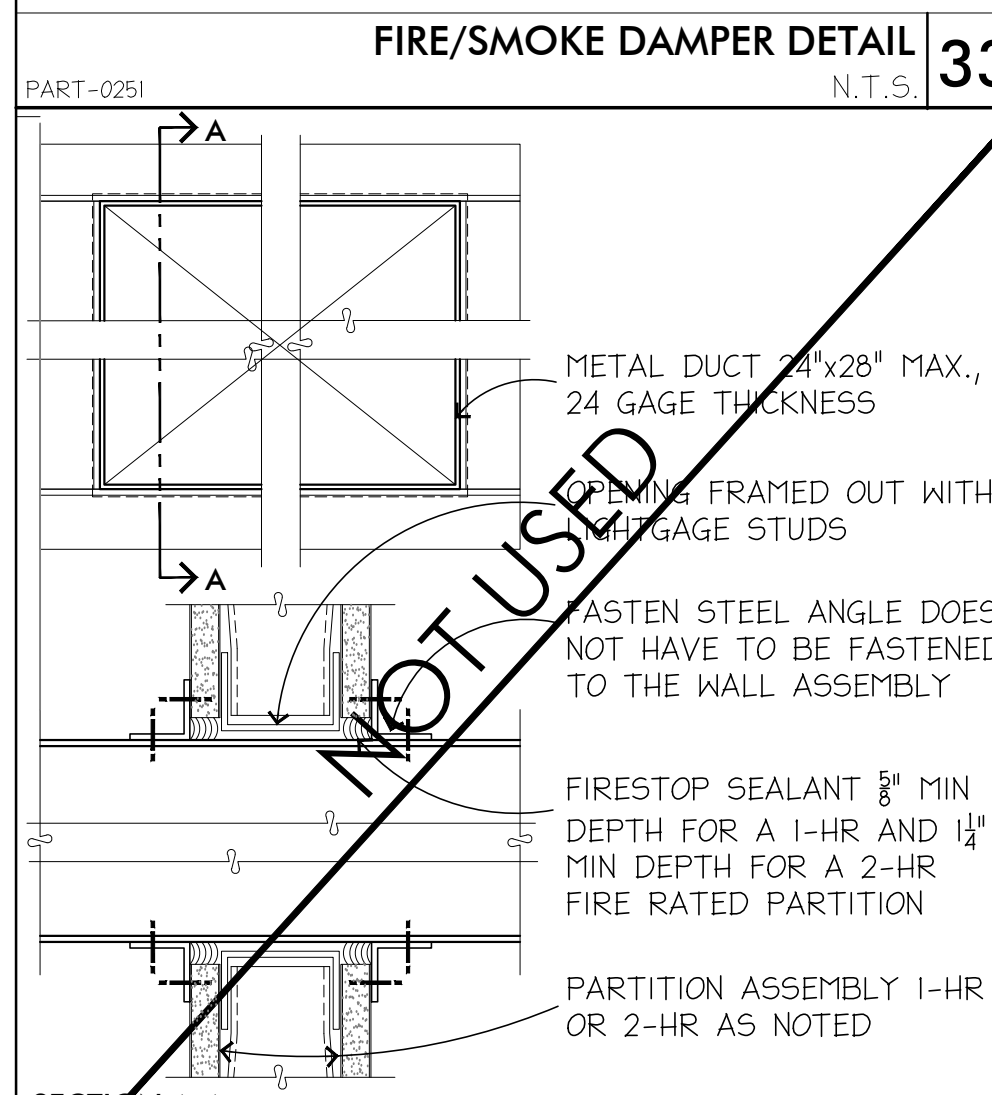
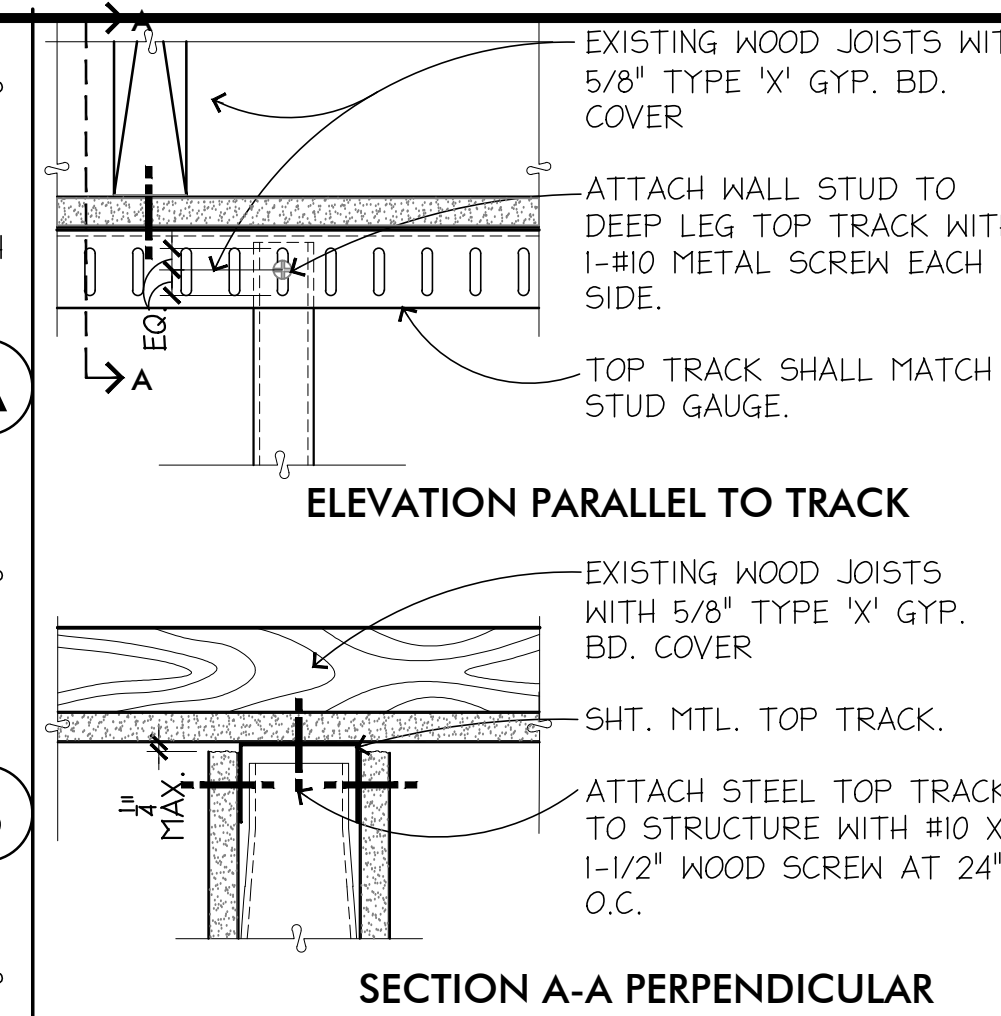
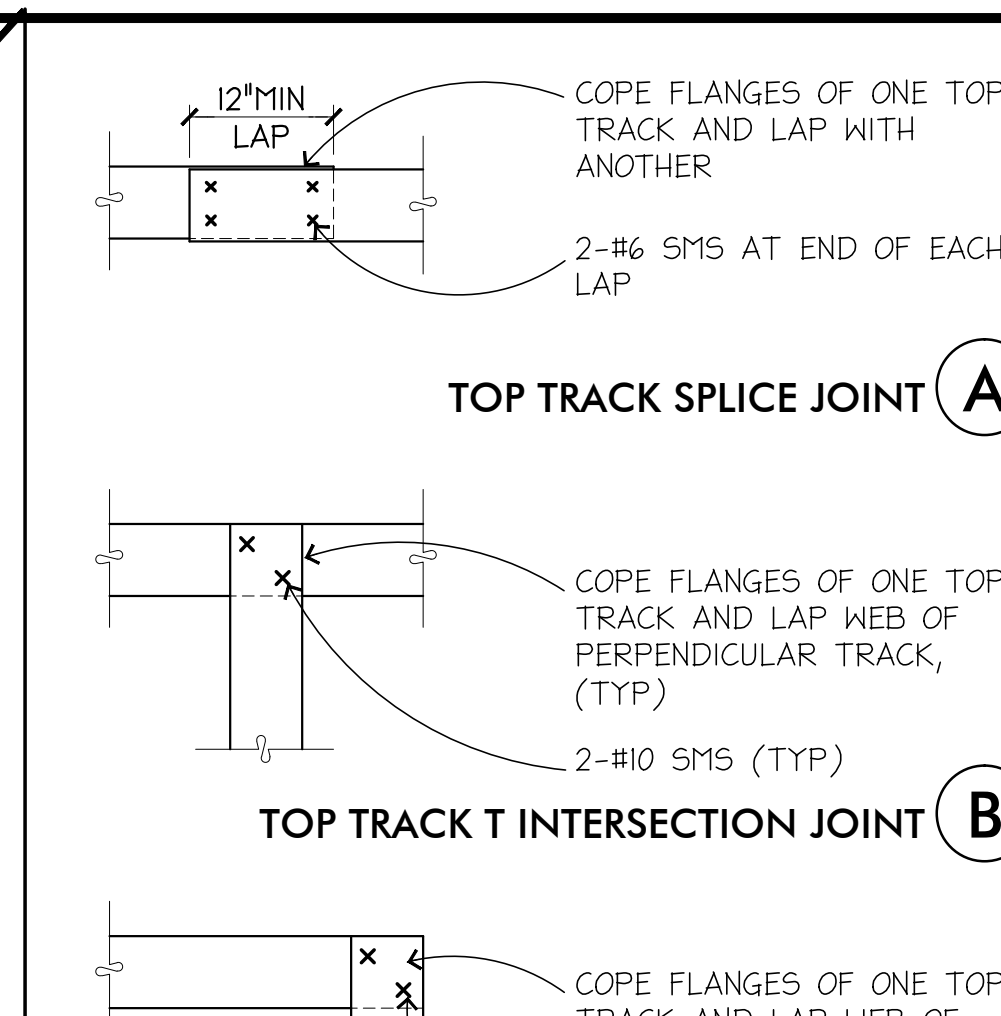
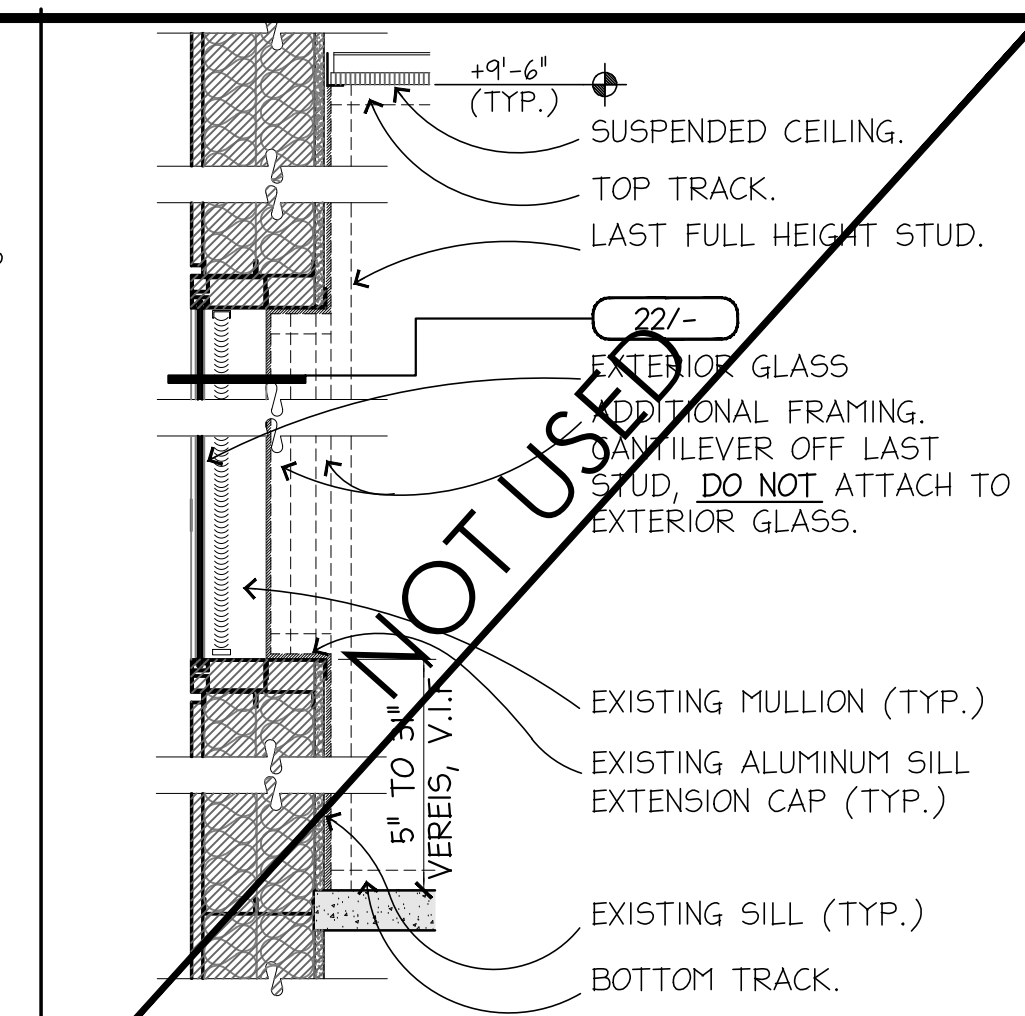
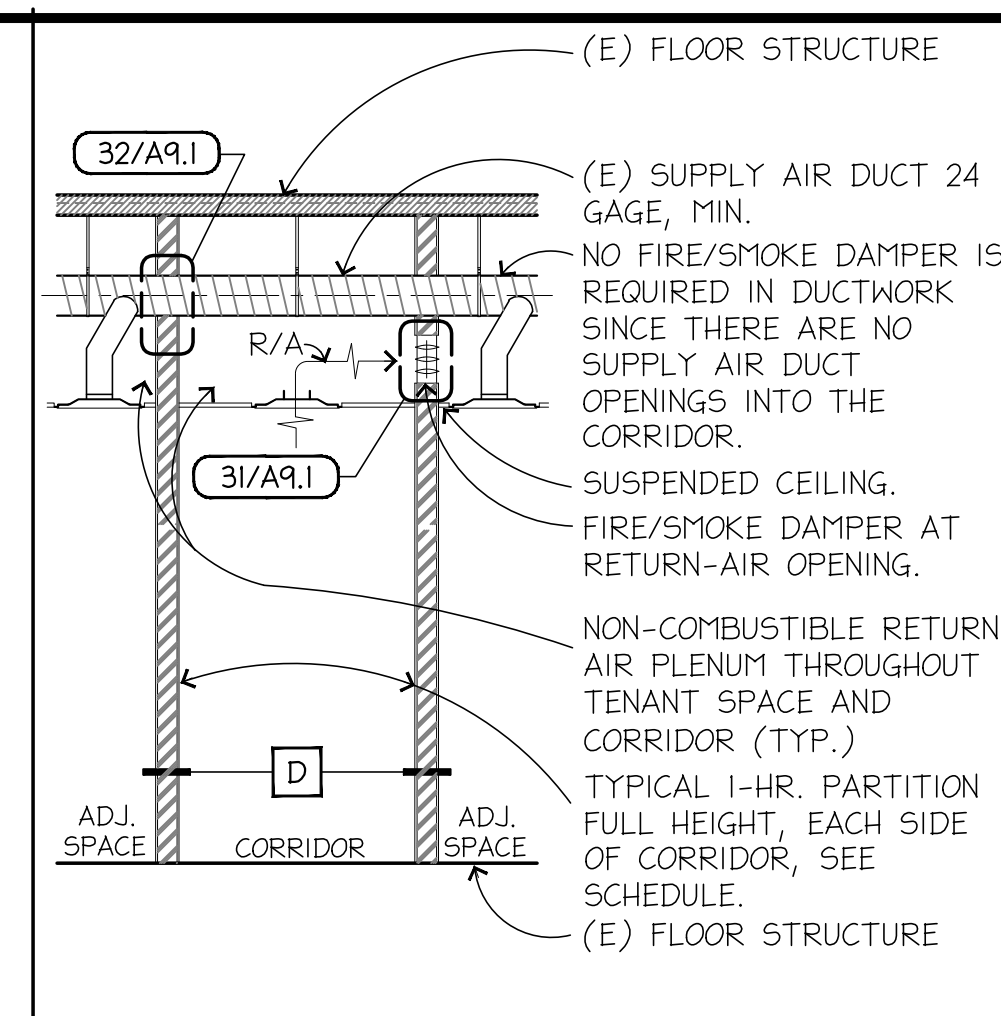
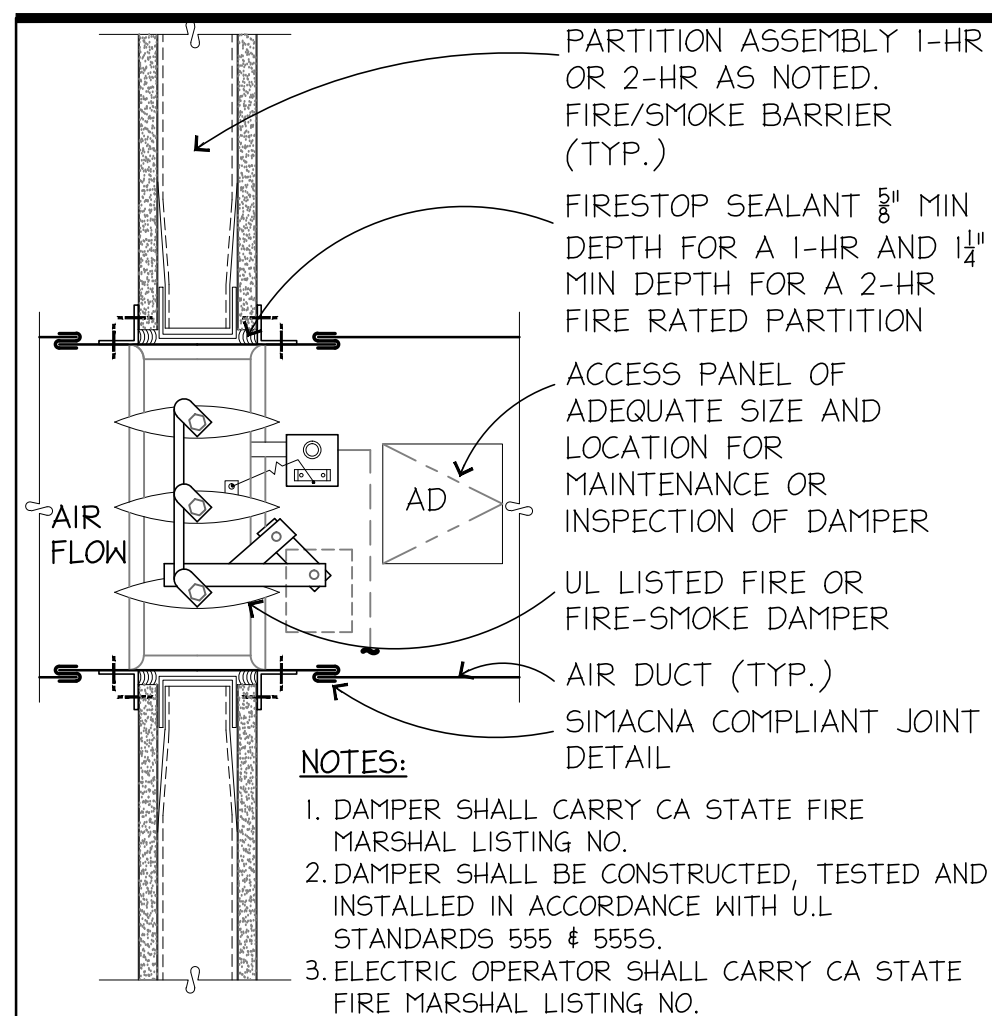
1st Floor

Scale: 1/8"=1'-0" Issue Date: 22APR19  
Drawn By: \_\_\_\_\_ Reviewed By: AMT  
Sheet: X of 14

**1A2.5**



Drawing name: J:\B\050504020\_401 Lakeside\_Richmond\CD\20-190.dwg  
 Apr 19, 2019 11:03am  
 Plotted by: cngpt



### PARTITION SCHEDULE

(SEE PARTITION HT. LIMIT TABLE 2/- BELOW FOR STUD SIZING & ADD'L NOTES)

TYPE	DESCRIPTION	GA-WP1070-GENERIC
A	ONE LAYER 5/8\"/>	
A1	ONE LAYER 5/8\"/>	
B	ONE LAYER 5/8\"/>	
B1	ONE LAYER 5/8\"/>	
B2	ONE LAYER 5/8\"/>	
D	ONE LAYER 5/8\"/>	
F	ONE LAYER 5/8\"/>	

### PARTITION HEIGHT LIMIT TABLE - INTERIOR NON-LOAD BEARING

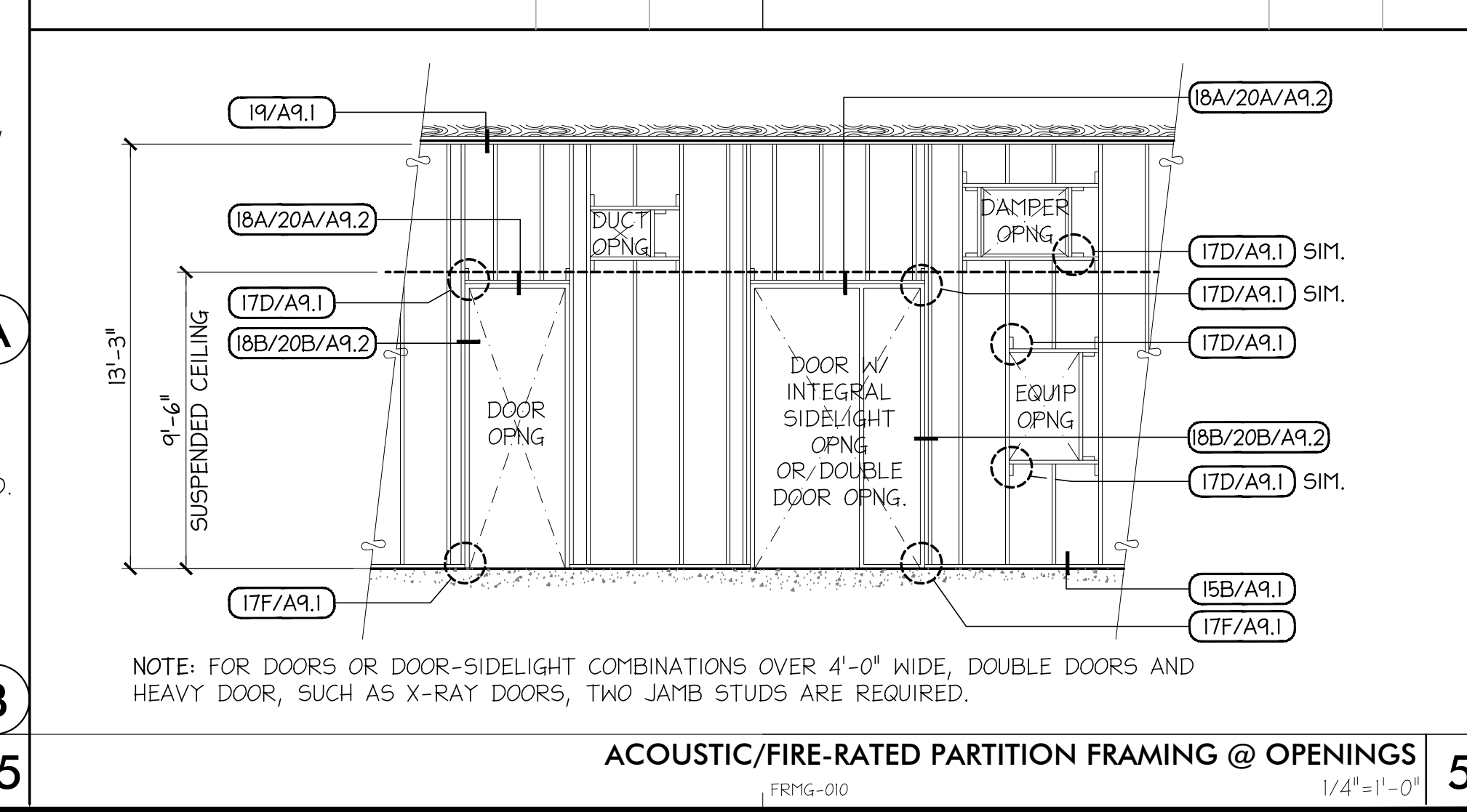
1. TABLE IS BASED ON 5 PSF LATERAL PRESSURE.  
 2. DEFLECTION LIMIT 1/200 FOR GYPSUM BOARD FINISH, DEFLECTION LIMIT 1/240 FOR HIGH STRENGTH GYPSUM FINISH DEFLECTION LIMIT 1/240 FOR CERAMIC TILE FINISH.  
 3. STEEL STUD INDUSTRY DESIGNATOR: (EXAMPLE 2505025) 250 = MEMBER WEB DEPTH IN 100THS OF AN INCH, 250=2.5 INCHES (63.5mm) 5 = TYPE OF MEMBER, 5=STUD.  
 4. 125 = MEMBER FLANGE WIDTH IN 100THS OF AN INCH, 125=1.25 INCHES (32mm) 20 GAUGE = MEMBER BASE METAL THICKNESS IN MILLS, 33=0.0312 INCHES 25 GAUGE = MEMBER BASE METAL THICKNESS IN MILLS, 18=0.0485 INCHES

STUD WIDTH	GAUGE	REF. NO.	SPACING	DEFLECTION LIMIT	MAXIMUM HEIGHT
1 1/2"	25	1625125	24\"/>		
2"	25	2505125	24\"/>		
2 1/2"	25	2505125	24\"/>		
3"	25	3625125	24\"/>		
3 1/2"	25	3625125	24\"/>		
4"	20	4005125	24\"/>		

1. INFORMATION CONTAINED HEREIN IS BASED UPON STRUCTURAL VALUES OBTAINED FROM CBC, STEEL STUD MANUFACTURER'S ASSOCIATION 'PRODUCT TECHNICAL INFORMATION' CATALOGUE THE GYPSUM ASSOCIATION'S 'FIRE RESISTANCE DESIGN MANUAL, GA-600' TABLES VI & VII AND INDIVIDUAL PRODUCT MANUFACTURERS, CALLED OUT BY NAME, IN THESE DRAWINGS. THE MOST LIMITING STRUCTURAL DESIGN CRITERIA IS SHOWN. ALL LIGHT GAUGE FRAMING SHALL CONFORM WITH REPORT, METAL STUD MANUFACTURERS ASSOCIATION (MSMA), GYPSUM ASSOCIATION (G.A.), AND INDIVIDUAL PRODUCT MFGRS. SPECIFICATIONS & RECOMMENDATIONS.  
 2. EQUIVALENT PRODUCTS OF MANUFACTURERS MAY BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR SUBSTITUTION APPROVAL. SUBMITTALS MUST BE ACCOMPANIED WITH THE INDIVIDUAL PRODUCT ICC EVALUATION REPORT, APPROPRIATE DOCUMENTATION AND STRUCTURAL CALCULATIONS TO DEMONSTRATE COMPLIANCE WITH SEISMIC ZONE 4 DESIGN CRITERIA.  
 3. PARTITIONS TYPES ARE SHOWN ON THE CONSTRUCTION PLAN A2.1. STUD WIDTH AND GAUGE DEPEND UPON THE DEFLECTION AND HEIGHT LIMITATIONS SHOWN IN THE TABLE ABOVE. LIMITING HEIGHTS MAY BE OBTAINED BY USING DEEPER STUDS OR BY USING HEAVIER GAUGE STUDS. WHEREVER POSSIBLE, USE 2\"/>

### APPROVED MATERIALS AND MANUFACTURERS

CSI NO.	ITEM	ICC ER#	DATE	CSI NO.	ICC ER#	DATE
STUDS - STEEL	STEEL STUD MANUFACTURERS ASSOCIATION	ER-4948P	09-01-10	INSULATION - FIRE RESISTIVE	ESR-1061	05-01-10
TOP TRACK DEEP-LEG SLOTTED STEEL	SPLIT-TRK BY SPLITTRACK SYSTEMS	ESR-1042	02-01-10	FIRE SEALANT & SAFING INSULATION	ER-4976	11-01-99
FASTENERS - LOW/VELOCITY POWDER ACTUATED & PNEUMATICALLY DRIVEN	BLUE POINT POWDER-ACTUATED FASTENERS (0.145\"/>					
ANCHORS - DRILLED	SIMPSON STRONG TIE STRONG BOLT WEDGE ANCHOR	ESR-1771	08-01-08	OKENS CORNING - INSULATION, FIRE PROOFING	ESR-1186	07-01-08
	POWERS WEDGE BOLT AND SCREW ANCHOR	ESR-2626	06-01-10		ESR-2801	02-01-10



**RICHMOND LAKESIDE TENANT IMPROVEMENT**

4114 Lakeside Drive  
Richmond, CA 94806

**b** breton

909 Montgomery St., Suite 260  
San Francisco, California 94133  
T 415 546 1212 breton.com

Stamp: LICENSED ARCHITECT ARCHITECT & WITLER NO. C-27238

Consultant

Issue/Revision:

No.	Date	Description
1	3/22/23	01 ISSUE FOR REVIEW
2	3/22/23	01 ISSUE FOR PERMIT

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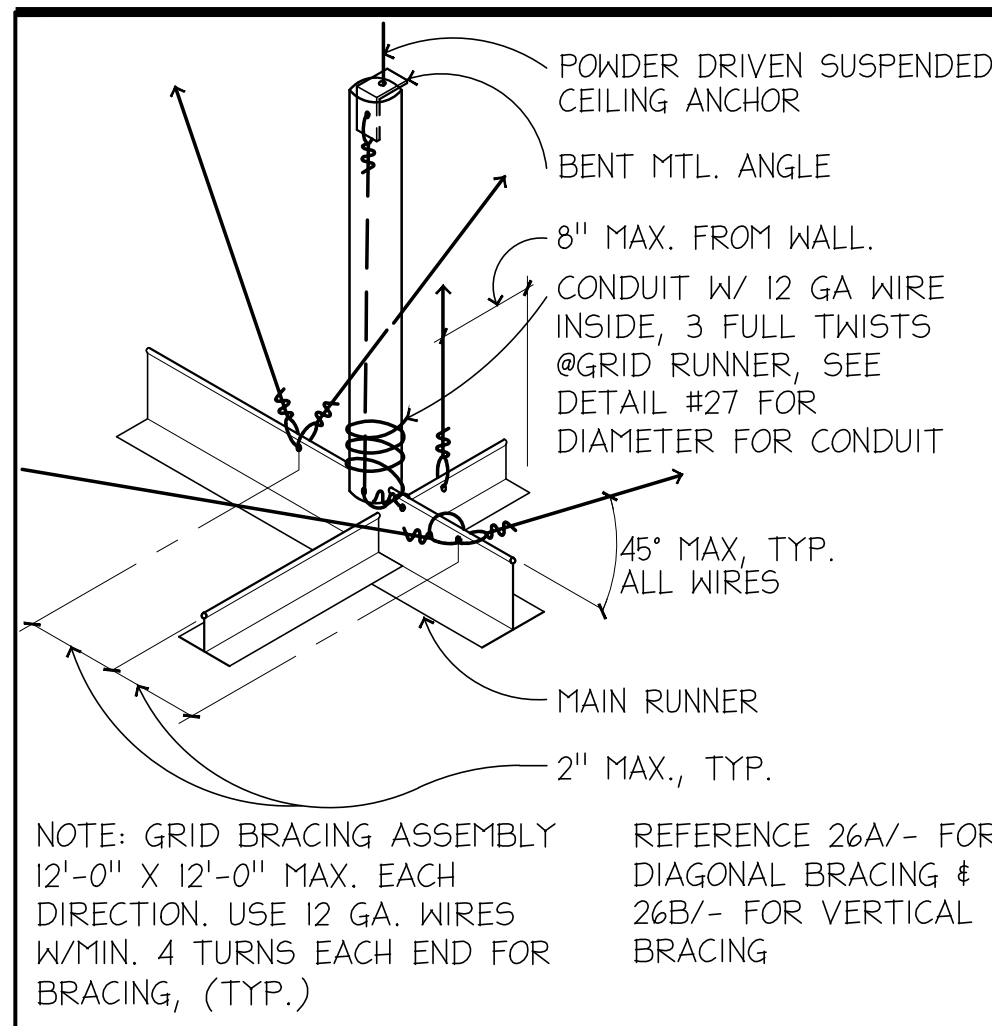
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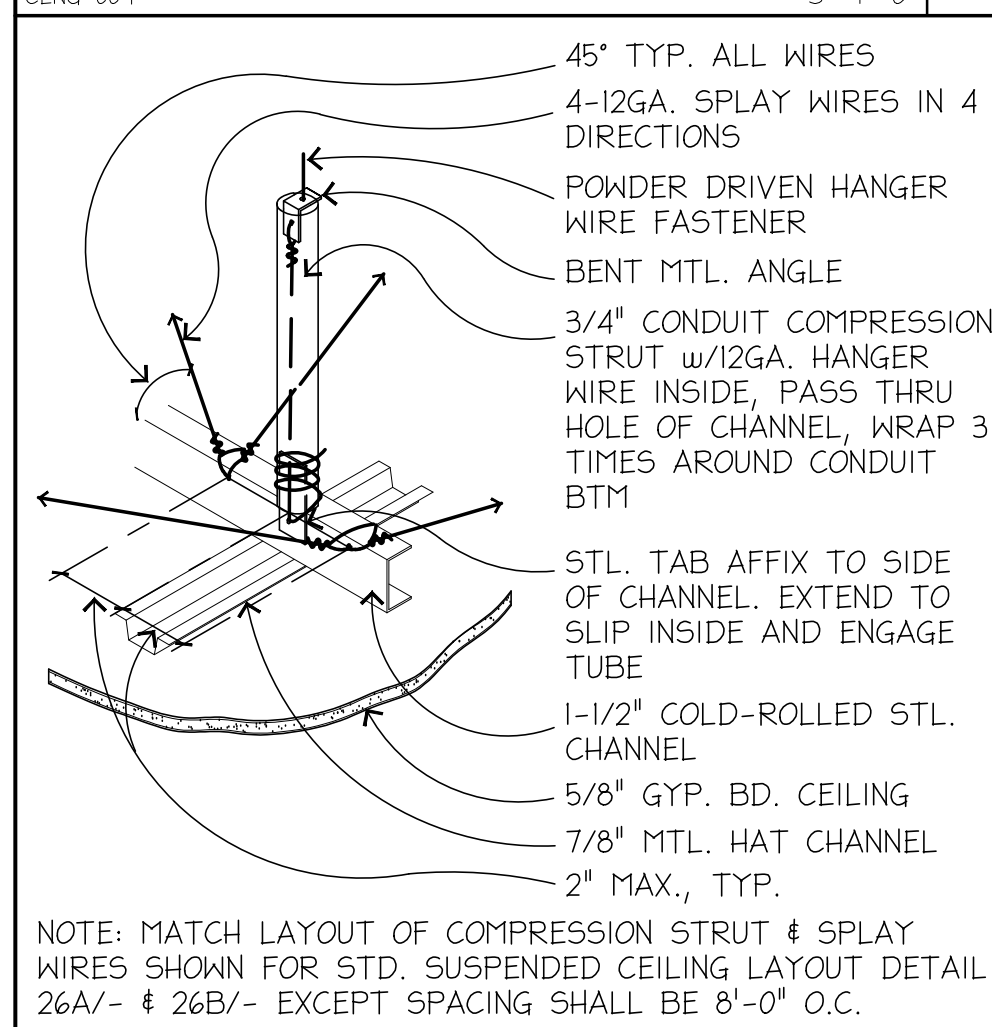
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**A9.1**

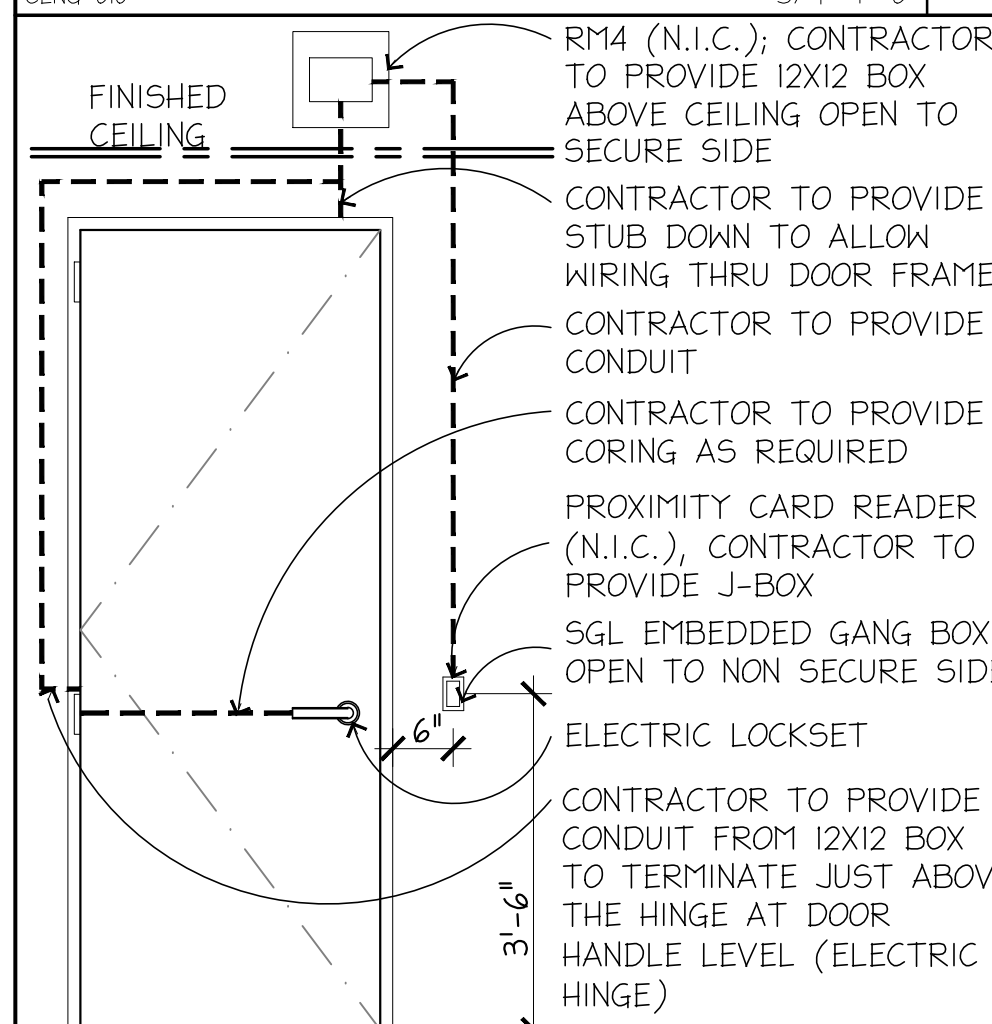
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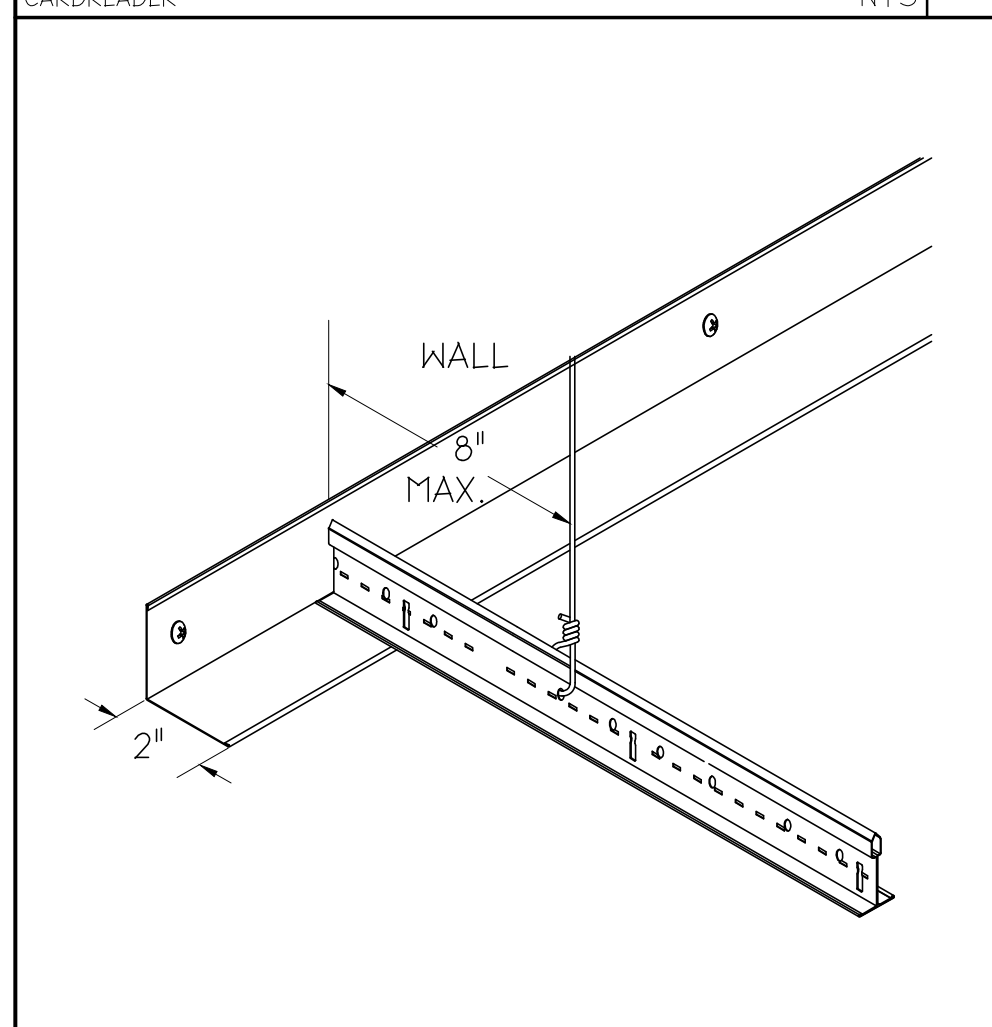
STANDARD COMPRESSION STRUT 31



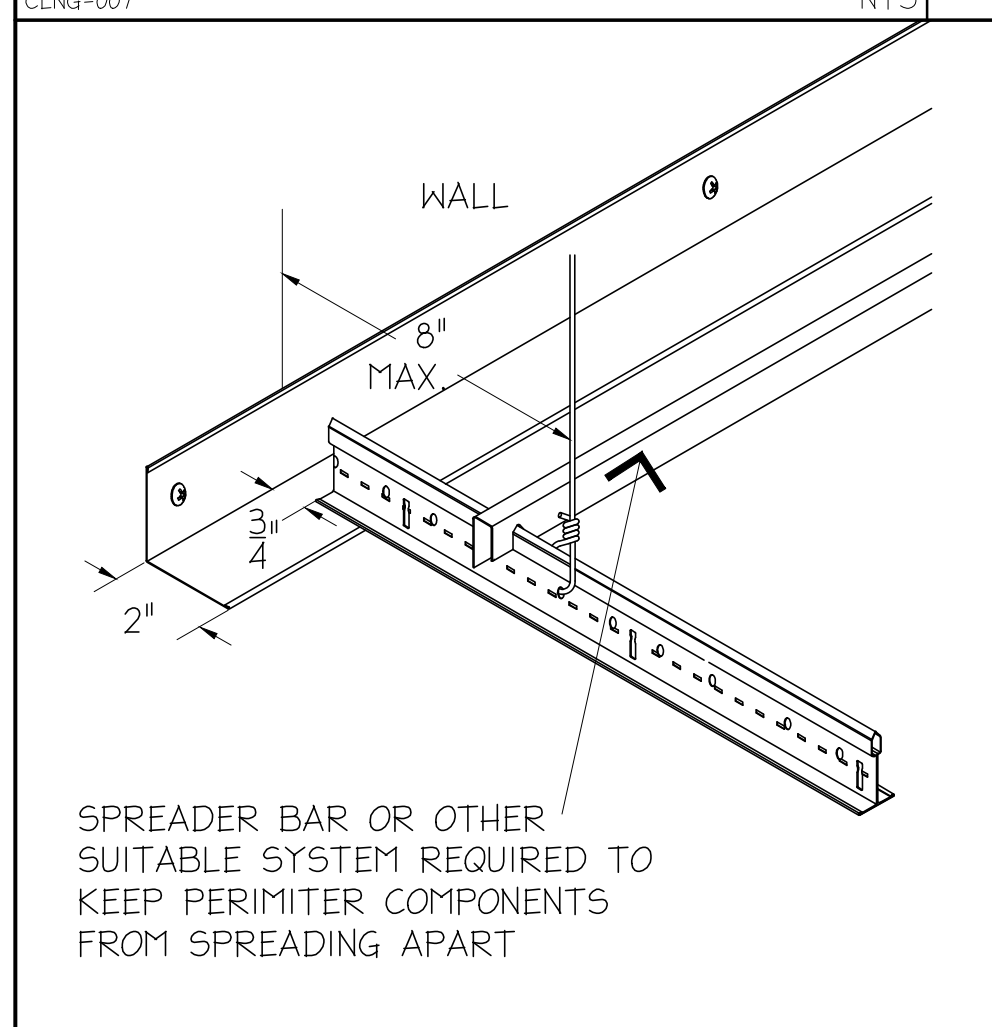
LATERAL STABILIZATION OF GYP. BD. CEILING 32



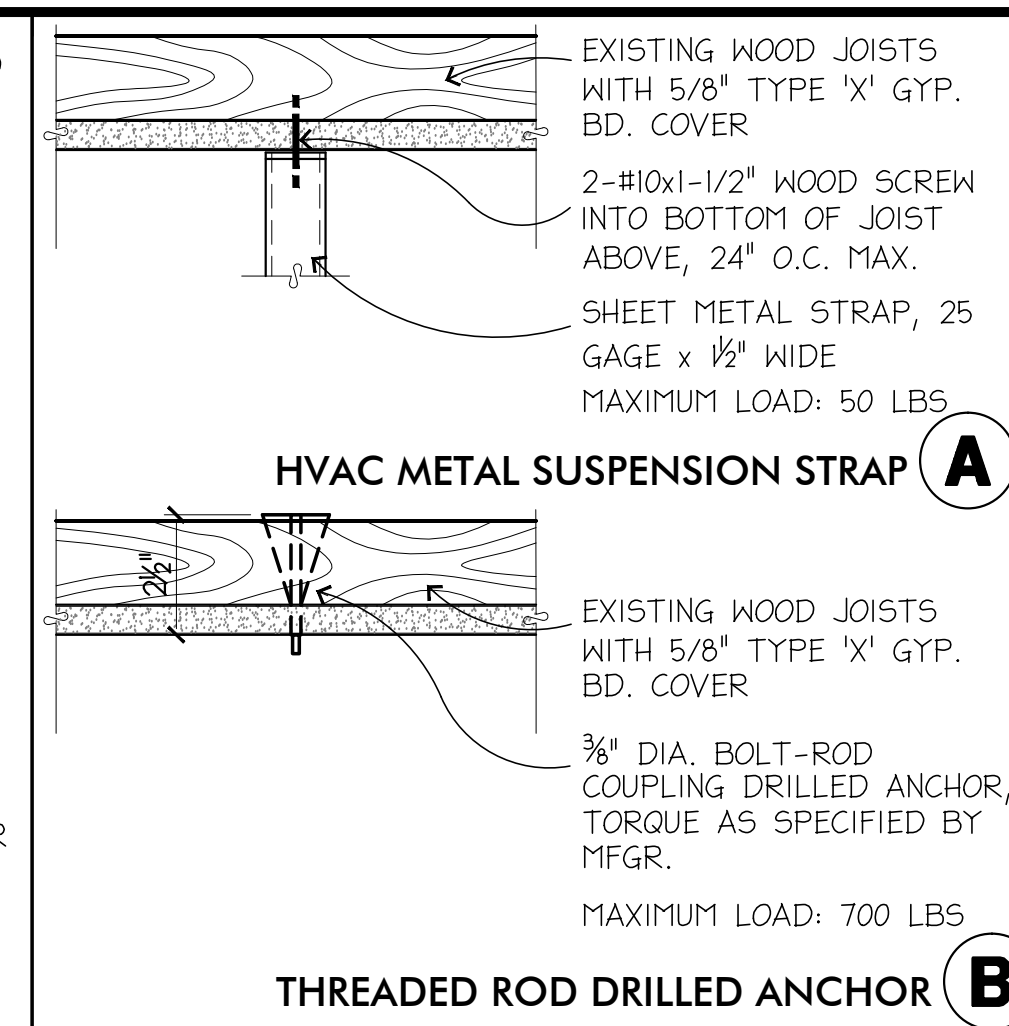
DOOR WITH CARDREADER 33



WALL-CEILING MOUNT 34



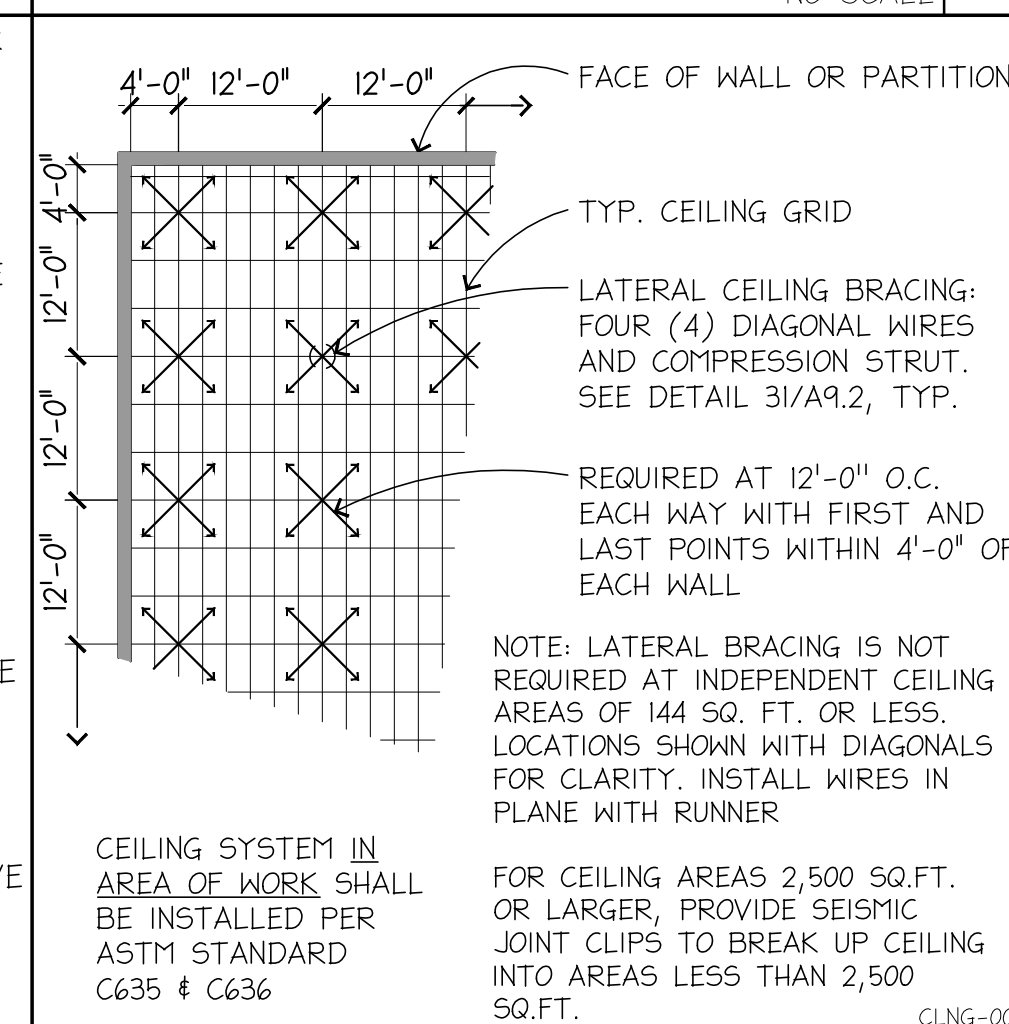
UNATTACHED WALL-CEILING MOUNT 35



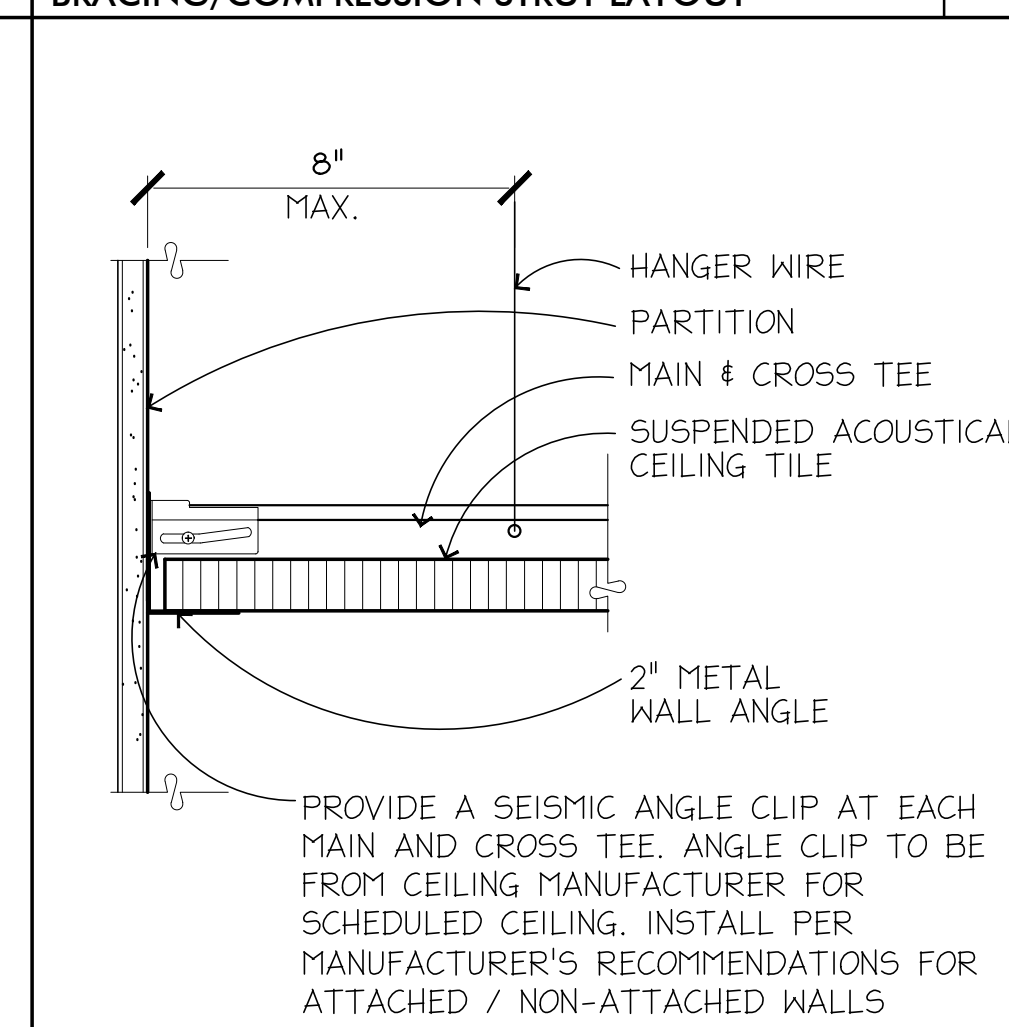
THREADED ROD DRILLED ANCHOR 26

DIA.	HEIGHT IN FEET RIGID CONDUIT	THIN WALL CONDUIT HEIGHT IN FEET
1/2"	4.36'	3.92'
3/4"	5.83'	5.15'
1"	7.50'	6.53'
1-1/4"	9.17'	8.52'
1-1/2"	10.8'	9.90'

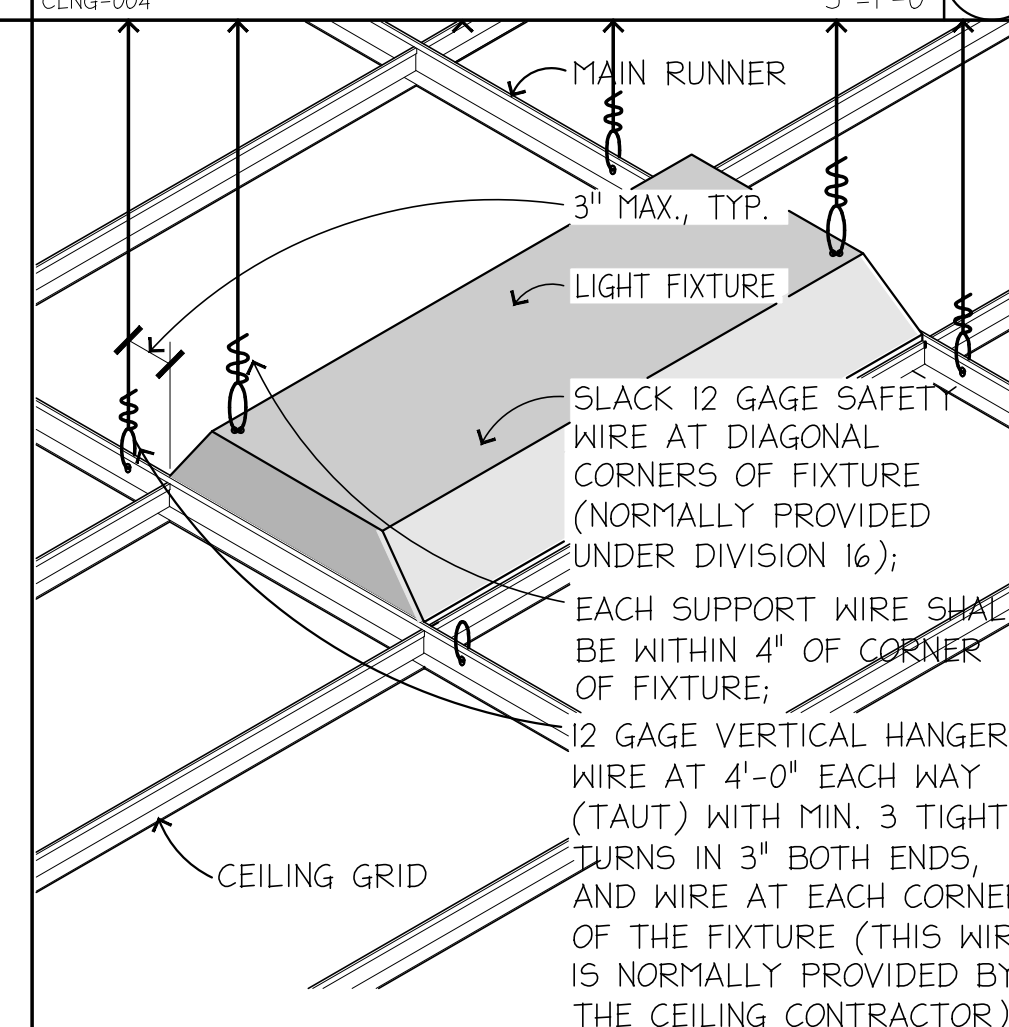
COMPRESSION STRUT SCHEDULE 27



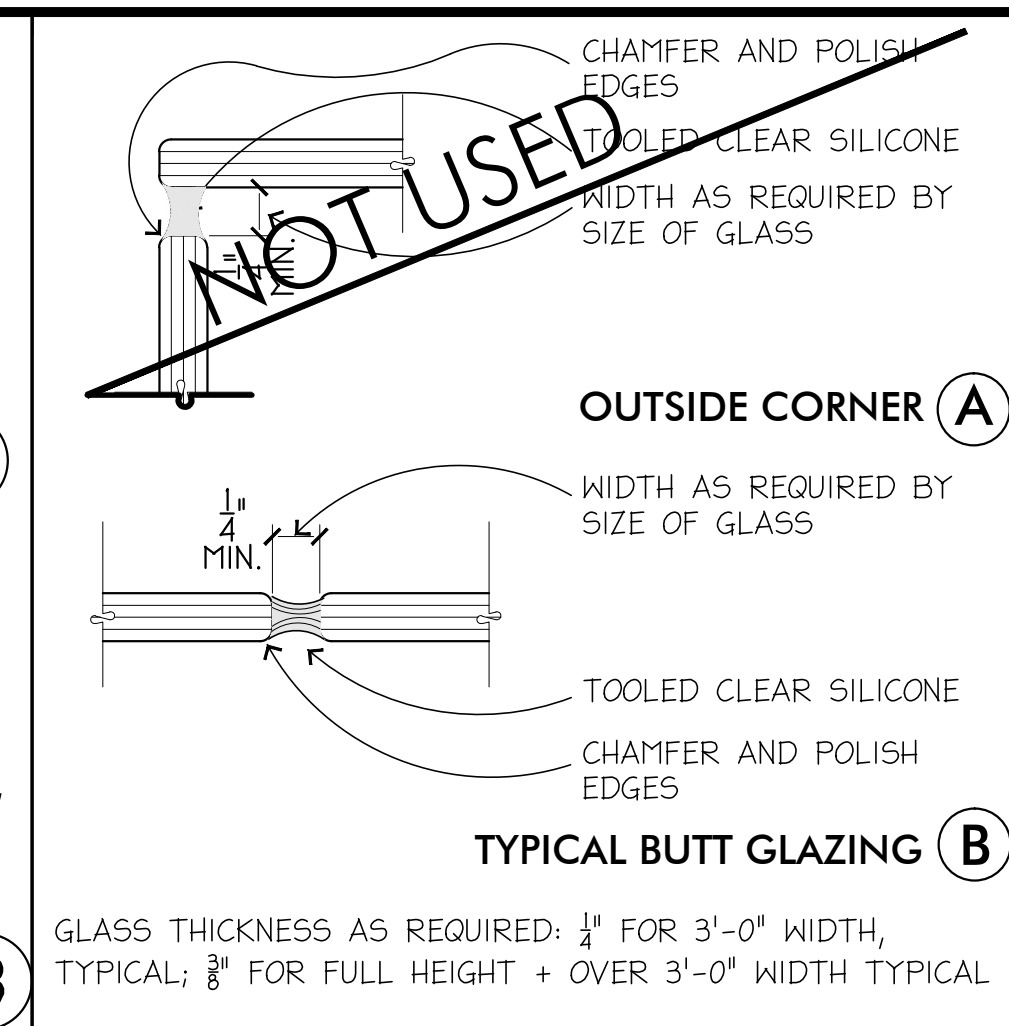
TYP. SUSPENDED CEILING LATERAL BRACING/COMPRESSION STRUT LAYOUT 28



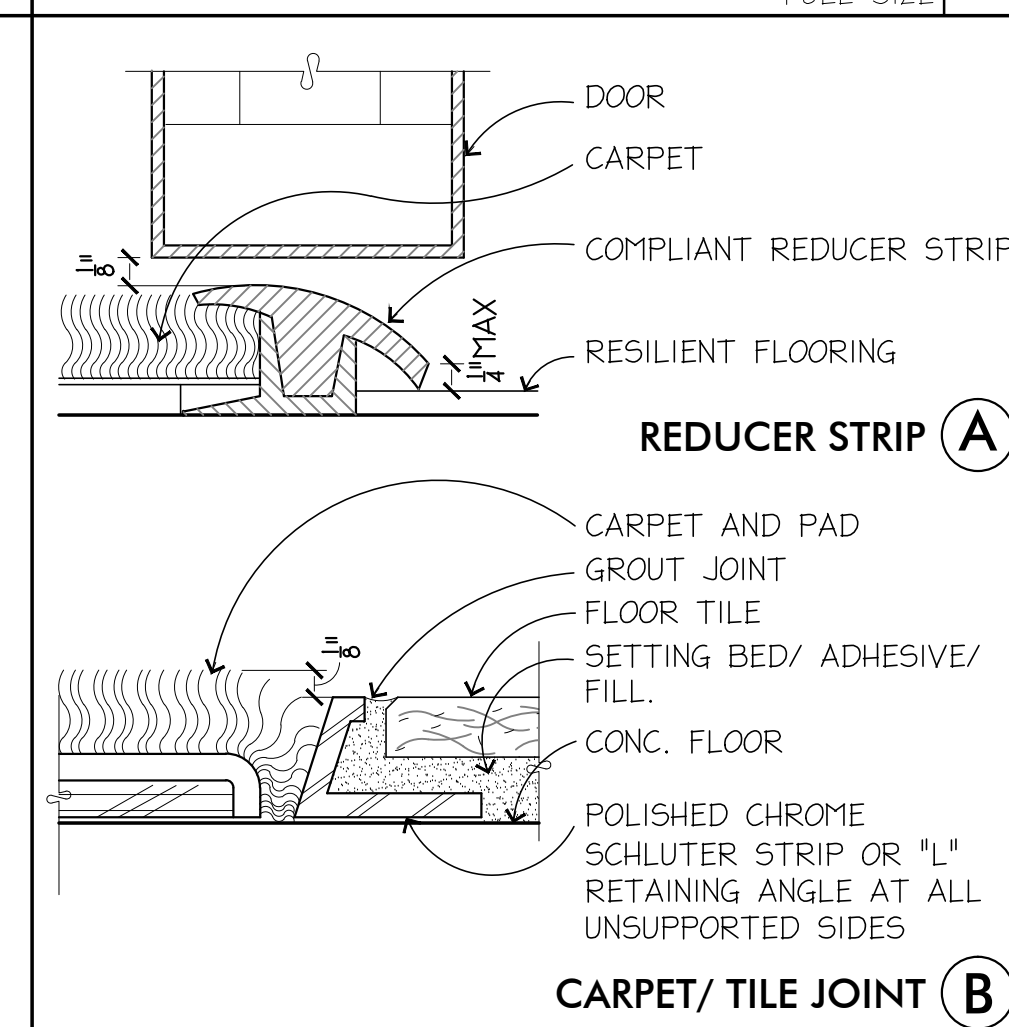
ACOUSTICAL CEILING WALL/COLUMN 29



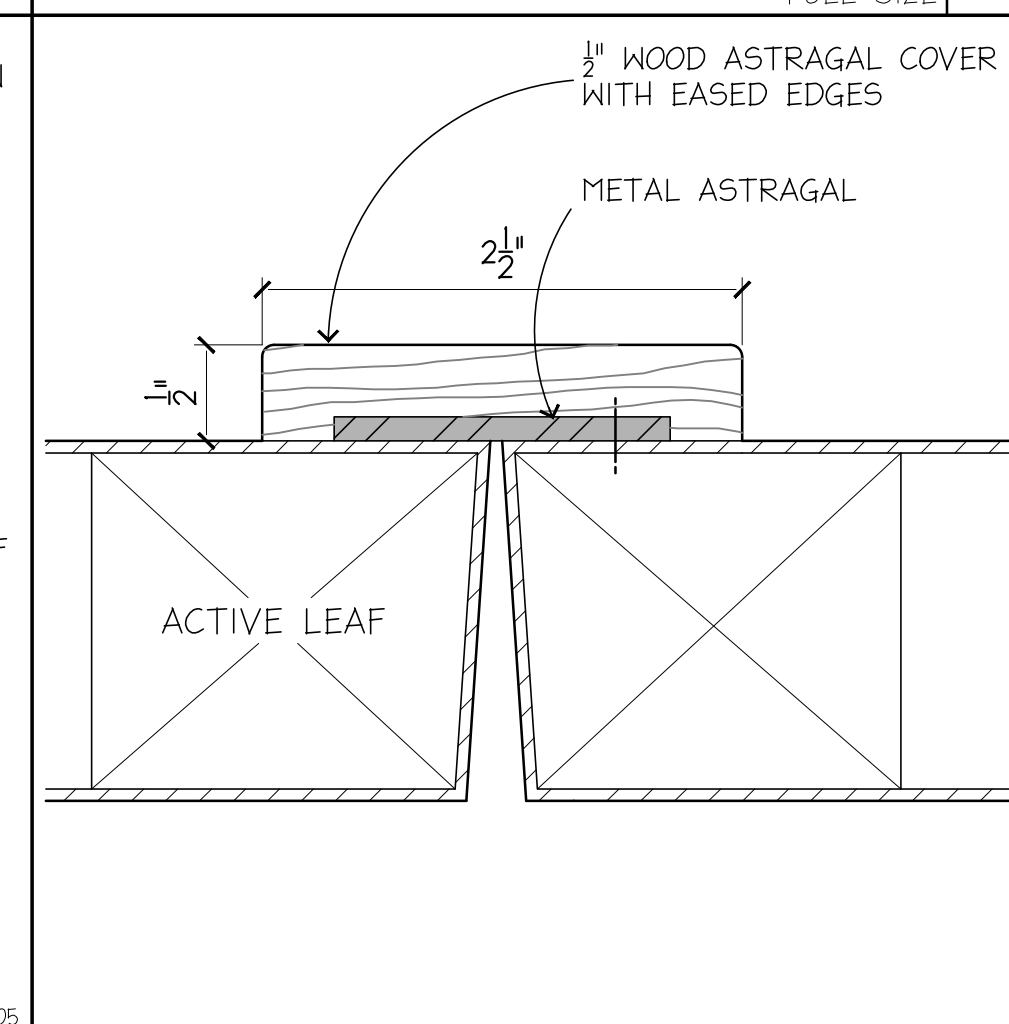
LAY-IN FIXTURE SUPPORT DETAIL 30



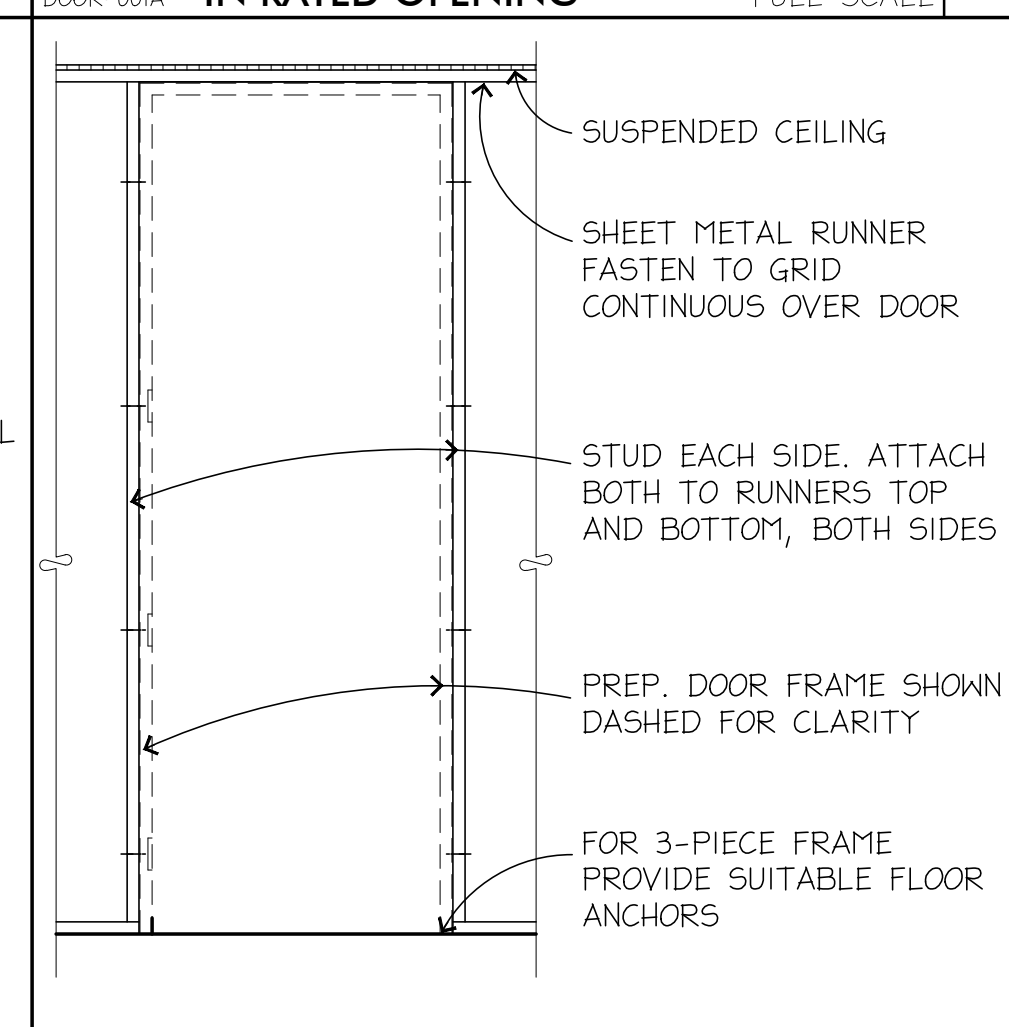
GLAZING, JOINTS w/SILICONE 21



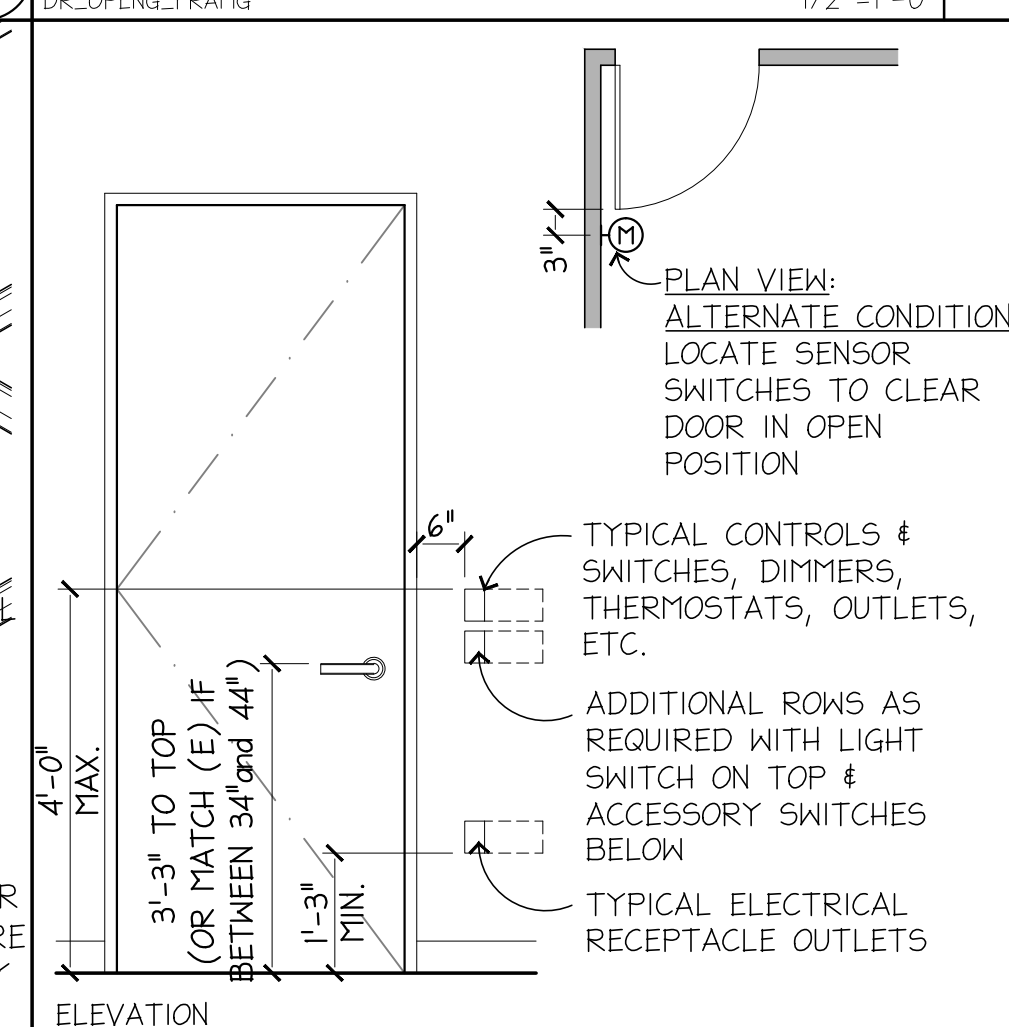
THRESHOLD DETAILS 22



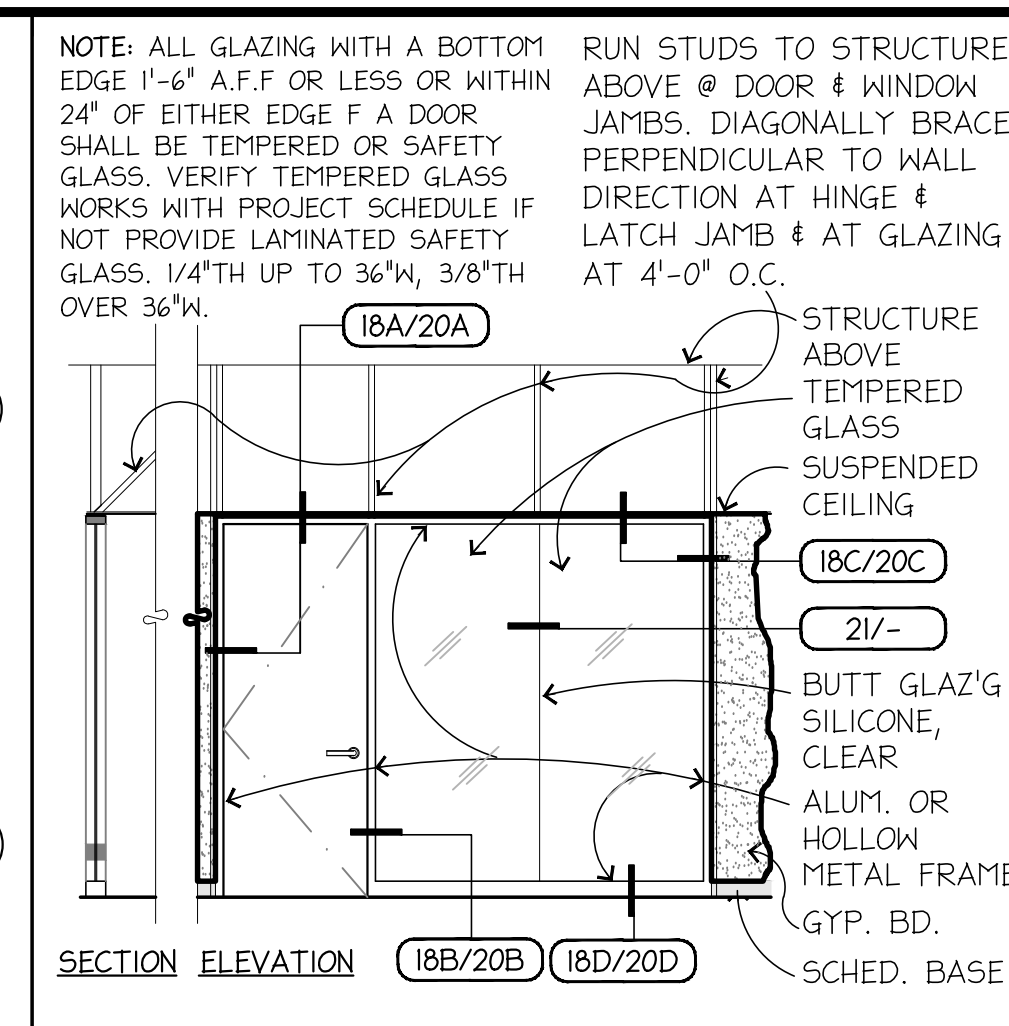
ASTRAGAL COVER AT DOUBLE DOORS IN RATED OPENING 23



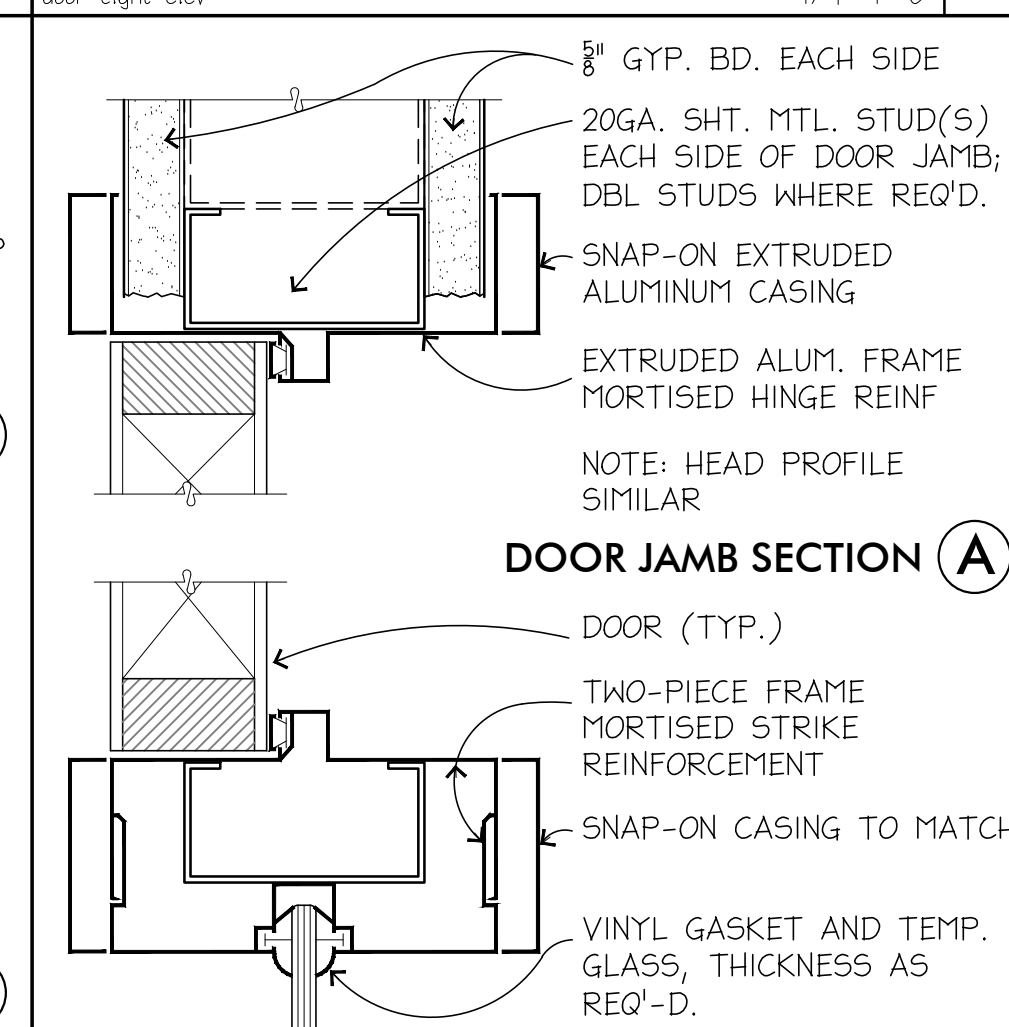
DOOR OPENING FRAMING (TYP.) 24



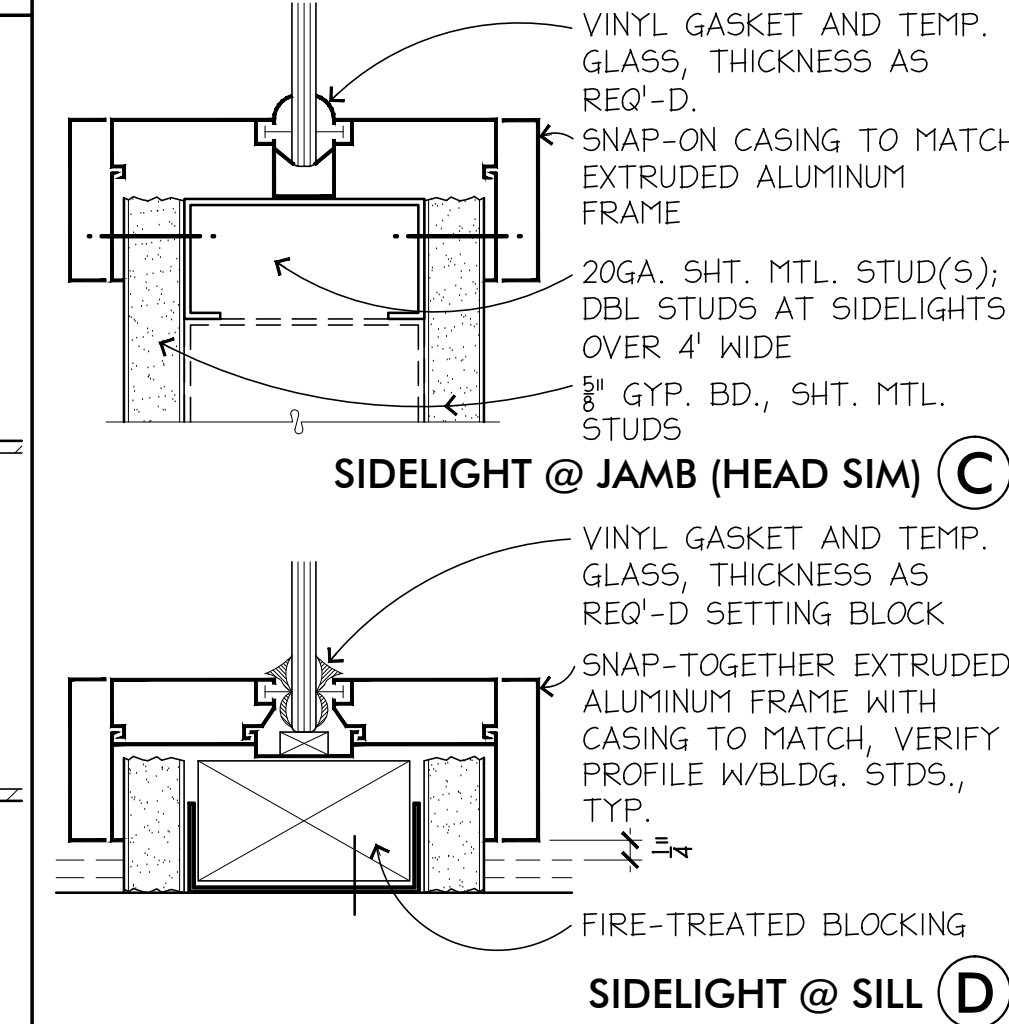
DEVICE LOCATIONS 25



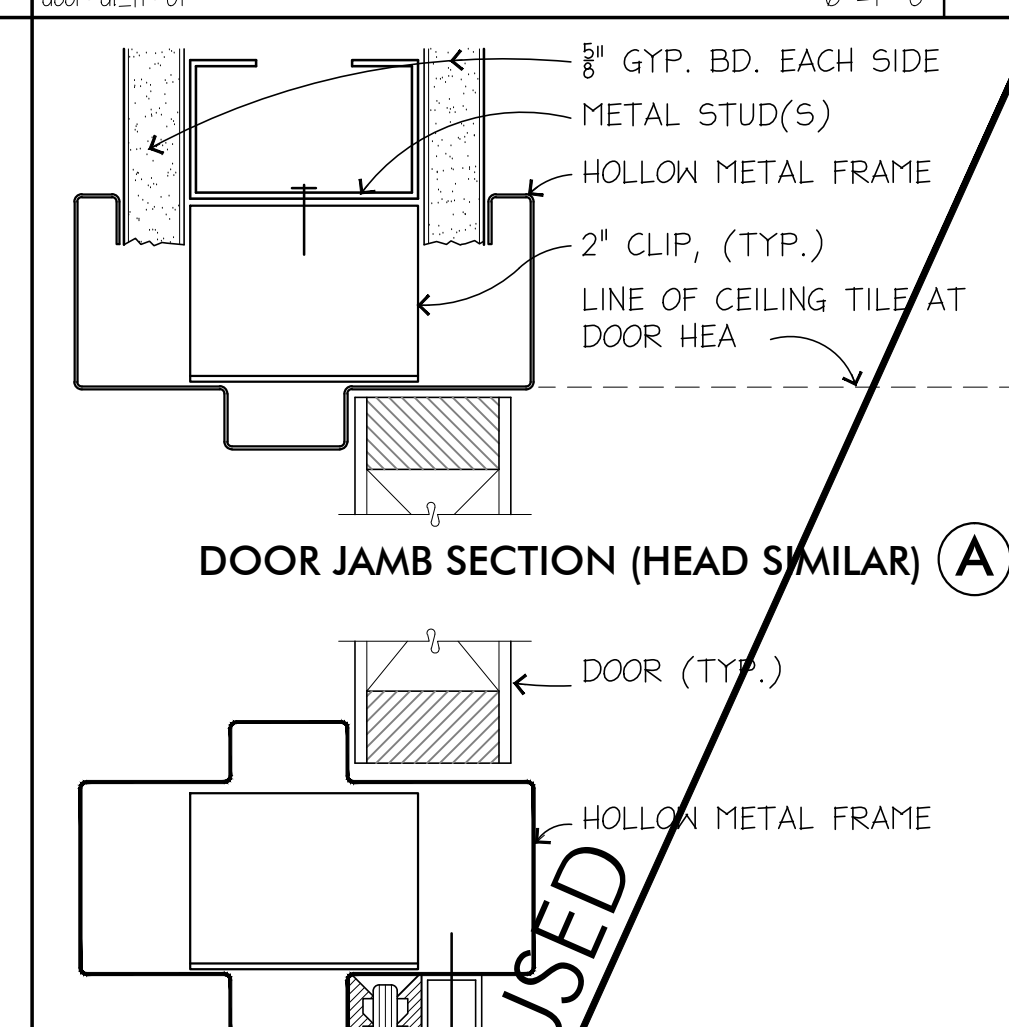
CEILING HT DOOR/ SIDELIGHT FRAMES 16



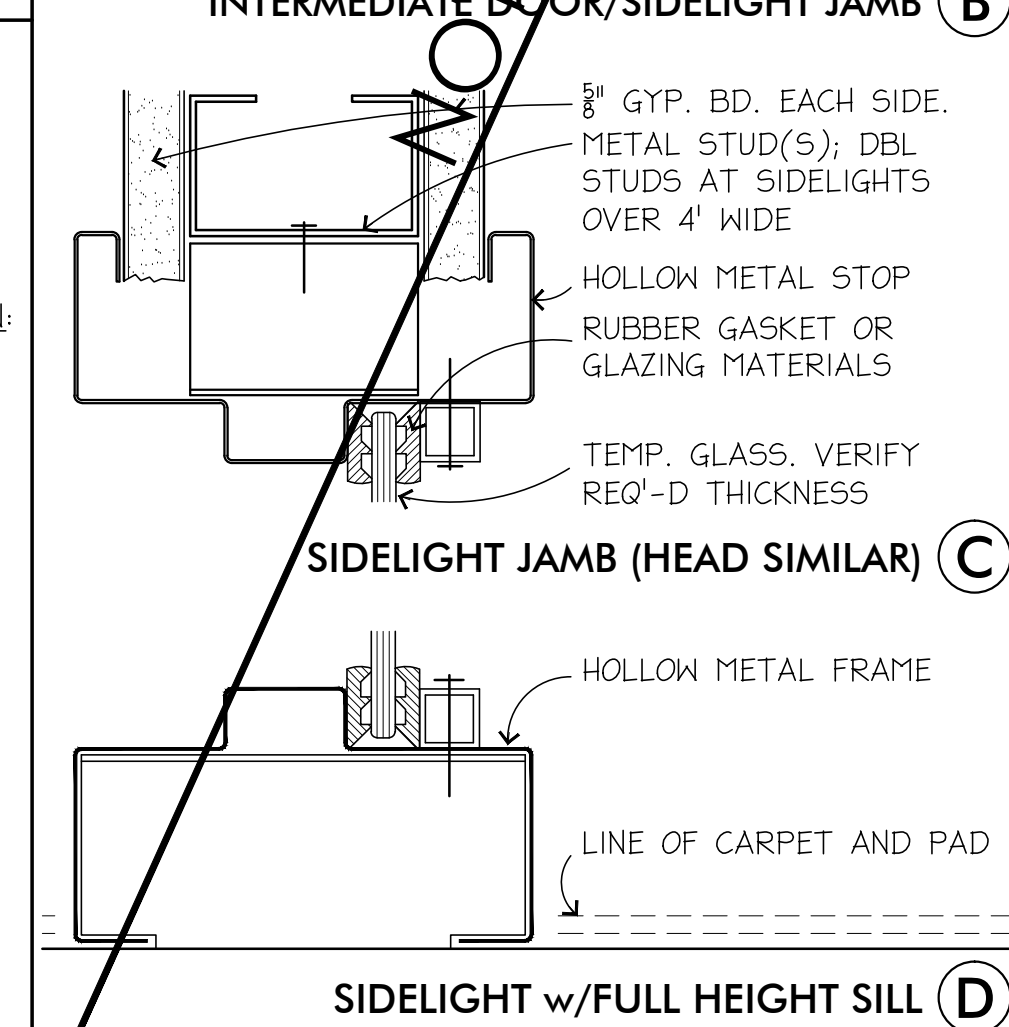
DOOR JAMB SECTION 17



ALUMINUM FRAME DETAILS 18



DOOR JAMB SECTION (HEAD SIMILAR) 19



SIDELIGHT w/FULL HEIGHT SILL (TIMELY FRAME SIMILAR) 20

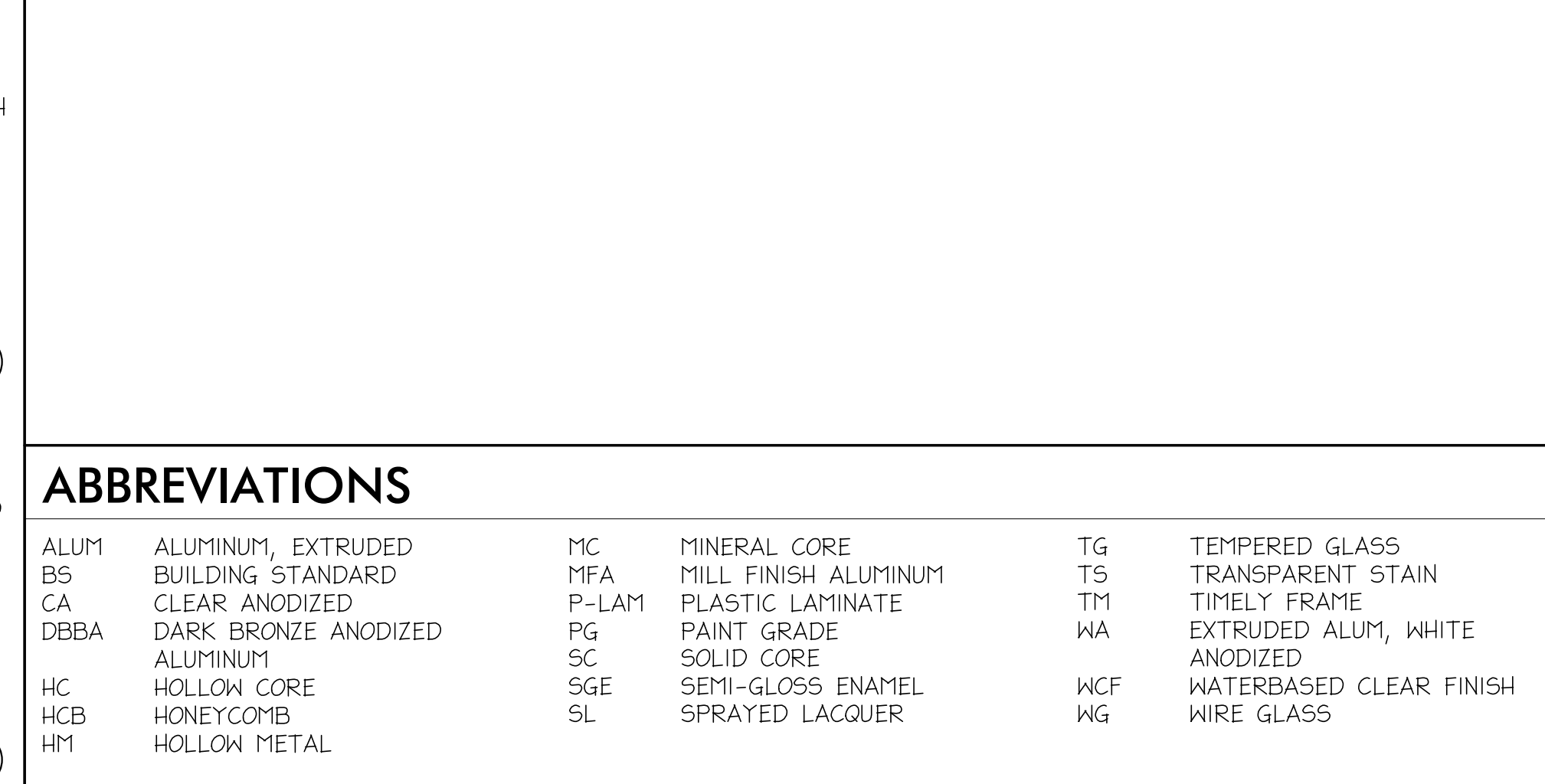
DOOR SCHEDULE

NO.	LOCATION	OPENING		DOOR		FRAME		HARDWARE GRP.	REMARKS				
		WIDTH	HEIGHT	TYPE	CORE	FINISH	MATL.			TYPE	DETAIL	FINISH	
102	OFFICE	3'-0"	F.H.T.	-	B	SC	TS	ALUM	3	20/-	CA	D	
103	OFFICE	3'-0"	F.H.T.	-	B	SC	TS	ALUM	3	20/-	CA	D	
104	OFFICE	3'-0"	F.H.T.	-	B	SC	TS	ALUM	3	20/-	CA	D	
106	SERVER ROOM	3'-0"	F.H.T.	-	A	SC	TS	ALUM	1	20/-	CA	F	SEE DETAIL 33/-;
107	WOMEN'S R.R.	3'-0"	F.H.T.	-	A	SC	TS	ALUM	1	20/-	CA	A	
108	MEN'S R.R.	3'-0"	F.H.T.	-	A	SC	TS	ALUM	1	20/-	CA	A	
109	COPY ROOM	3'-0"	F.H.T.	-	B	SC	TS	ALUM	2	20/-	CA	A	
110	MEETING ROOM	3'-0"	F.H.T.	-	B	SC	TS	ALUM	2	20/-	CA	D	
111	MEETING ROOM	3'-0"	F.H.T.	-	B	SC	TS	ALUM	2	20/-	CA	D	
112	OFFICE	3'-0"	F.H.T.	-	B	SC	TS	ALUM	3	20/-	CA	D	
113	OFFICE	3'-0"	F.H.T.	-	B	SC	TS	ALUM	3	20/-	CA	D	
114	OFFICE	3'-0"	F.H.T.	-	B	SC	TS	ALUM	3	20/-	CA	D	
116	STORAGE ROOM	3'-0"	F.H.T.	-	A	SC	TS	ALUM	1	20/-	CA	E	
118	EXTERIOR DOOR	6'-0"	8'-0"	-	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	SEE DETAIL 23/-;
119	EXIT	6'-0"	8'-0"	-	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	SEE DETAIL 23/-;

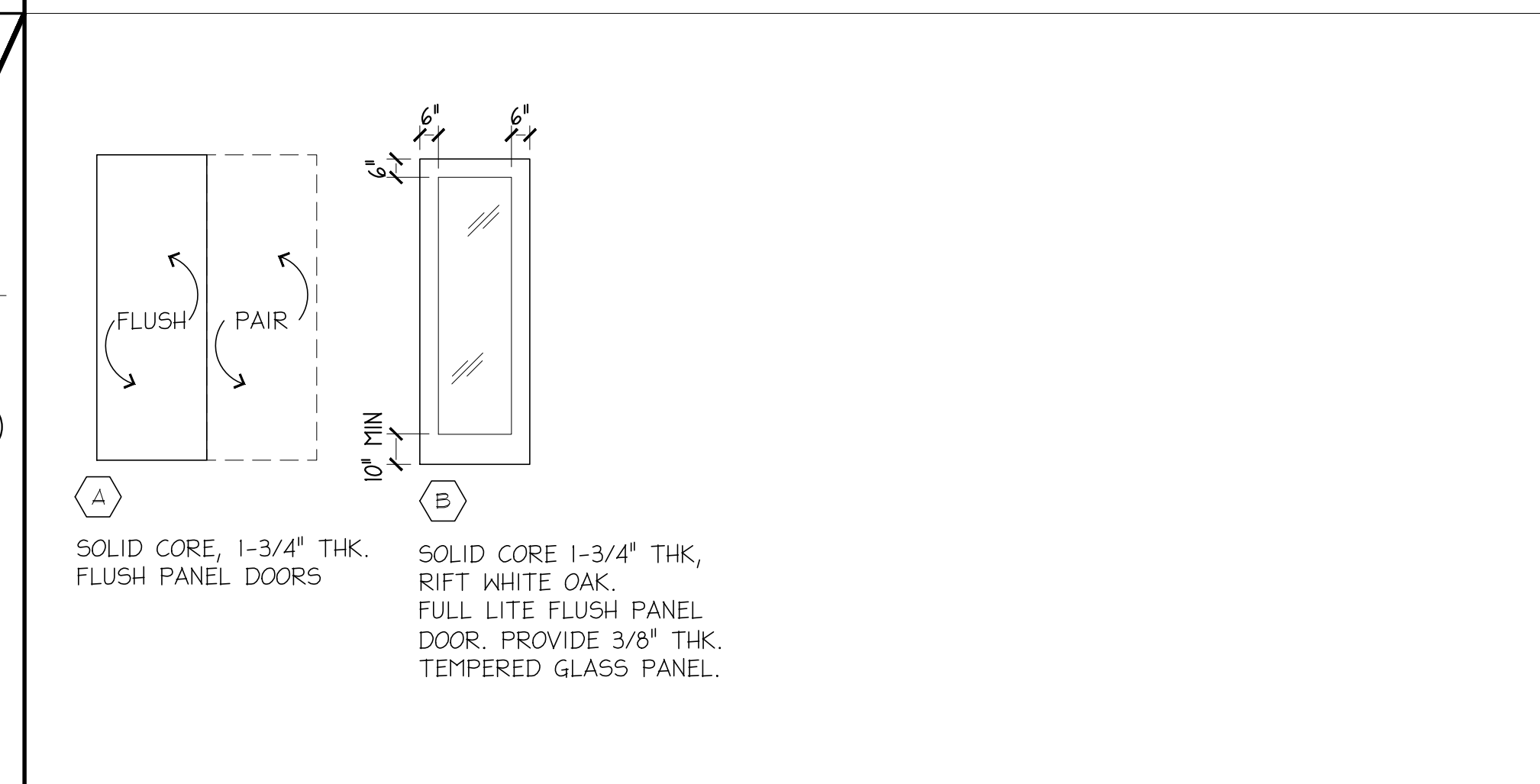
DOOR DESIGNATION



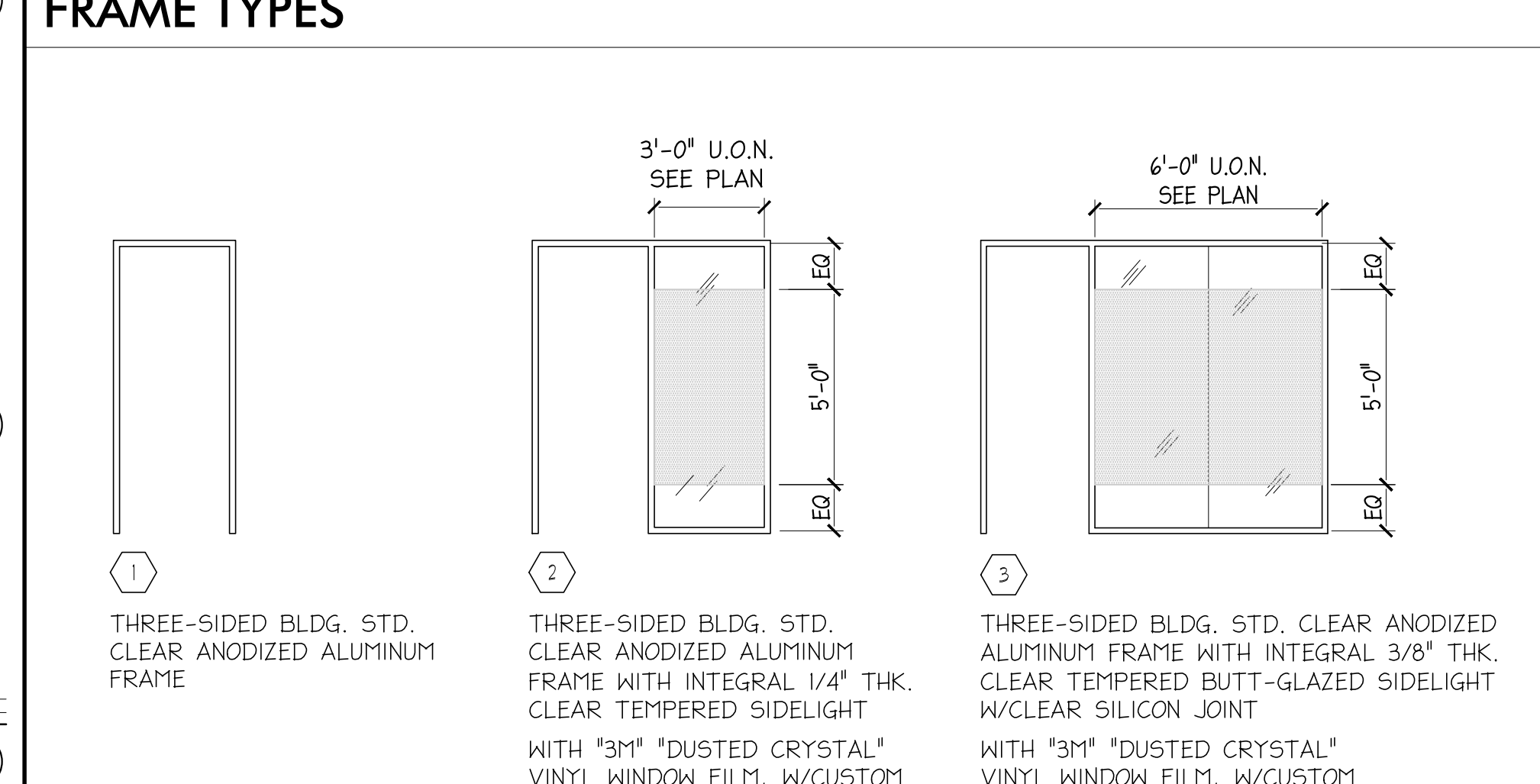
INTERMEDIATE DOOR/SIDELIGHT JAMB 21



SIDELIGHT @ SILL 22



DOOR TYPES 23



FRAME TYPES 24

HARDWARE GROUPS

GROUP	NUMBER	MANUFACTURER
NOTE: HARDWARE FINISH: SATIN STAINLESS STEEL 630		
GROUP A:	STANDARD SINGLE DOOR PASSAGE LATCHSET	
2 PAIR BUTTS	4-1/2"x4-1/2"	HAGER
1 LATCHSET	L9050 W/ O3A TRIM, 630 FINISH	SCHLAGE
1 STOP SEAL	331 ES x RISER 3/4" WOOL PILE	QUALITY OR EQUAL BY FRAME MANUF.
GROUP B:	STANDARD 20 MIN. FIRE RATED DOUBLE ENTRY DOOR WITH LOCKSET	
2 PAIR BUTTS	4-1/2"x4-1/2"	HAGER
1 CLOSER	4040 SERIES	LCN
1 LOCKSET	L9050 W/ O3A TRIM, 625 FINISH	SCHLAGE
1 STOP SEAL	331 ES x RISER 3/4" WOOL PILE	QUALITY OR EQUAL PEIKO
GROUP C:	STANDARD 20 MIN. FIRE RATED DOUBLE ENTRY DOORS ELECTRIC LOCKSET AND CARD READER	
4 PAIR BUTTS	4-1/2"x4-1/2"	HAGER
2 CLOSERS	4040 SERIES	LCN
1 COORDINATOR	COR-2, MATCH ROOM 1000	GLYN JOHNSON
1 LOCKSET	L9050 W/ O3A TRIM, 625 FINISH	SCHLAGE
1 AUTOMATIC FLUSH BOLTS	4-1/2"x4-1/2"	GLYN JOHNSON
1 ASTRAGAL	PAIN'T TO MATCH DOOR	BUILDING STANDARD
1 ASTRAGAL COVER	STAIN TO MATCH DOOR	BUILDING STANDARD
1 SMOKE GASKET	588D	PEMKO
2 STOP	331 ES x RISER 3/4"	QUALITY OR EQUAL
GROUP D:	STANDARD SINGLE DOOR OFFICE LOCKSET	
2 PAIR BUTTS	4-1/2"x4-1/2"	HAGER
1 LOCKSET	L-SERIES 03 LEVER	SCHLAGE
1 STOP SEAL	331 ES x RISER 3/4" WOOL PILE	QUALITY OR EQUAL BY FRAME MANUF.
GROUP E:	STANDARD SINGLE STORAGE DOOR WITH LOCKSET	
2 PAIR BUTTS	4-1/2"x4-1/2"	HAGER
1 CLOSER	4040 SERIES	LCN
1 STOP	331 ES x RISER 3/4"	QUALITY OR EQUAL
GROUP F:	STANDARD SINGLE STORAGE DOOR WITH ELECTRIC LOCKSET AND CARD READER	
2 PAIR BUTTS	4-1/2"x4-1/2"	HAGER
1 CLOSER	4040 SERIES	LCN
1 STOP	331 ES x RISER 3/4"	QUALITY OR EQUAL
GROUP G:	STANDARD SINGLE DOOR PASSAGE LATCHSET WITH CLOSER AND PANIC HARDWARE	
2 PAIR BUTTS	4-1/2"x4-1/2"	HAGER
1 LATCHSET	L9050 W/ O3A TRIM, 625 FINISH	SCHLAGE
1 STOP SEAL	331 ES x RISER 3/4" WOOL PILE	QUALITY OR EQUAL BY FRAME MANUF.
1 CLOSER	4040 SERIES	LCN
PANIC HARDWARE	VON DUPRIN 9975	

DOOR & HARDWARE NOTES

- THIS HARDWARE SCHEDULE IS PROVIDED FOR GUIDANCE ONLY. CONTRACTOR IS TO SUBMIT COMPLETE HARDWARE SCHEDULE FOR ARCHITECT'S REVIEW.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR ANY SPECIAL KNOWLEDGE OR EFFORT. AS A MINIMUM, ALL EXIT DOORS AND FRAMES SHALL BE 20-MINUTE RATED AND EQUIPPED WITH CLOSERS UNLESS OTHERWISE NOTED. ALL CLOSERS SHALL CONFORM TO ADA AND STATE TITLE 24 REQUIREMENTS.
- THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED FIVE POUNDS (5 LBS.) FOR INTERIOR AND EXTERIOR DOORS AND FIFTEEN POUNDS (15 LBS.) FOR FIRE RATED DOORS.
- ALL DOORS DESIGNATED TO BE FIRE RATED SHALL BE LABELED AS REQUIRED BY CODE. VERIFY ALL EXISTING RATED DOOR HAVE PROPER RATING (AS NOTED) FOR DOOR, FRAME AND HARDWARE.
- ALL DOORS, INCLUDING FIRE RATED DOORS, SHALL BE INSTALLED WITH MINIMUM CLEARANCE ABOVE THRESHOLD OR ABOVE FINISH FLOOR (1/4" MAXIMUM).
- ALL DOOR AND THEIR FRAMES OPENING INTO A ONE-HOUR CORRIDOR SHALL BE 5-LABELED 20-MINUTE ASSEMBLIES WITH TIGHT FITTING SMOKE AND DRAFT CONTROL ASSEMBLIES WITH SELF OR AUTOMATIC CLOSERS.
- INSTALL DOORS WITH ALL HARDWARE FITTINGS, ACCESSORIES AND PARTITION REINFORCEMENT AS REQUIRED FOR THE SPECIFIC INSTALLATION. PROVIDE ANY SPECIAL ITEMS REQUIRED FOR CODE COMPLIANCE OR OPERATION AT SPECIAL DOOR LOCATIONS.
- ALL HARDWARE LOCKSETS AND LATCH SETS SHALL BE LEVER STYLE TO COMPLY WITH TITLE 24.
- ALL DOORS MARKED (E) ARE EXISTING DOORS.
- ALL DOOR CLOSERS SHALL BE MOUNTED INSIDE ROOM WITH PARALLEL ARM SO IT IS NOT VISIBLE FROM OUTSIDE.
- HARDWARE FINISHES SHALL BE BUILDING STANDARD EXCEPT COORDINATOR; SPRAY TO MATCH DOOR FRAME.
- LOCKSET KEYWAY - COORDINATE W/BLDG. ENGINEER.
- ALL LOCKSETS TO BE KEYPED SEPARATELY TO ONE TENANT MASTER. LOCK PINNING TO BE COMPLETED BY IN-HOUSE ENGINEERING STAFF.
- WIPE DOWN ALL DOORS & FRAMES THROUGHOUT.
- SEE DETAIL 25/- FOR DEVICE LOCATIONS.
- GC TO CONFIRM ALL HARDWARE ON EXISTING DOORS IS IN FUNCTIONING CONDITION.

RICHMOND LAKESIDE TENANT IMPROVEMENT

4114 Lakeside Drive  
Richmond, CA 94806



909 Montgomery St., Suite 260  
San Francisco, California 94133  
T 415 546 1212 breton.com



Consultant

Apr 25, 2019 - 9:02am

Drawing name: Z:\-BLDG5\BAAGTD 4124 Lakeside, Richmond\CDAA-2.dwg

Issue/Revision:

No.	Date	Description
1	3/22/23	01 ISSUE FOR REVIEW
2	3/22/23	01 ISSUE FOR PERMIT

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Co./ Title: Date:

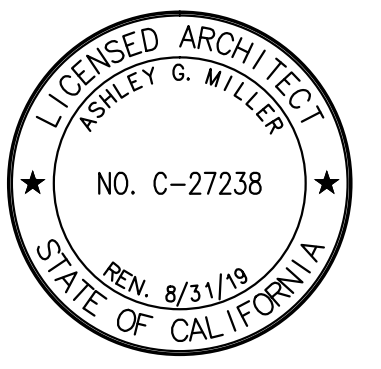
Ceiling Details, Door Schedule and Hardware Groups

Scale: As Noted Issue Date: 22APR19  
Drawn By: X of 14 Reviewed By: AM

A9.2



Stamp

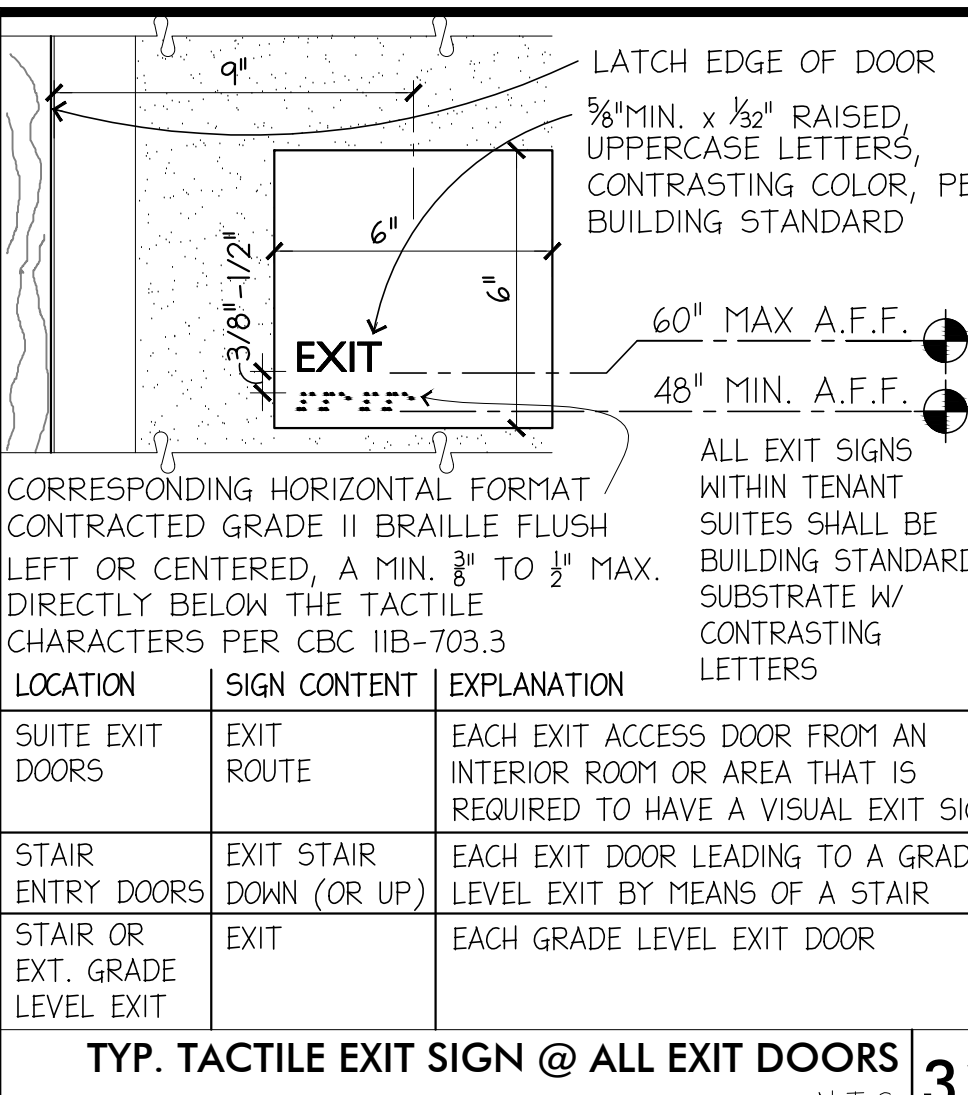


Consultant

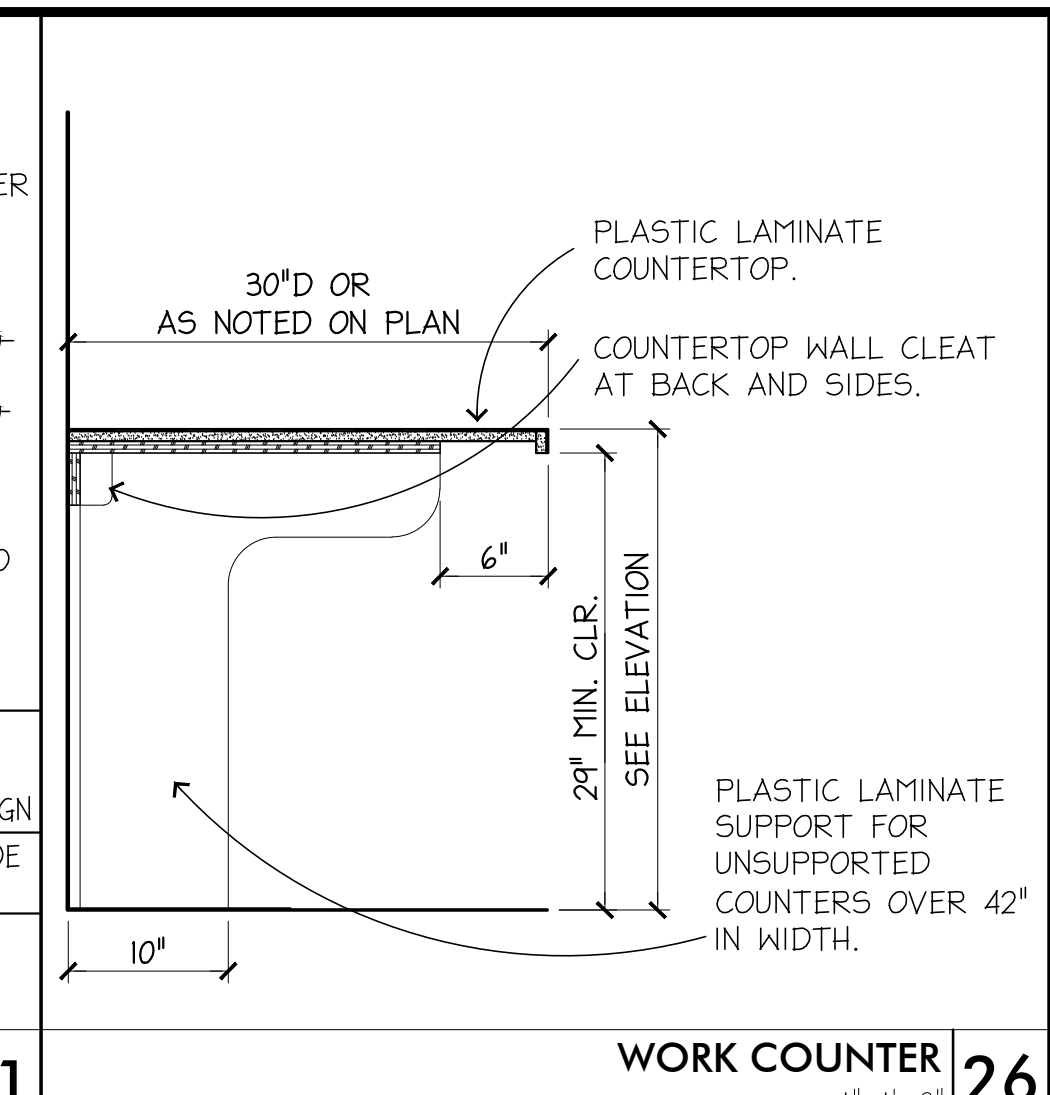
Plotted by: cheppel

Apr 25, 2019 - 9:02am

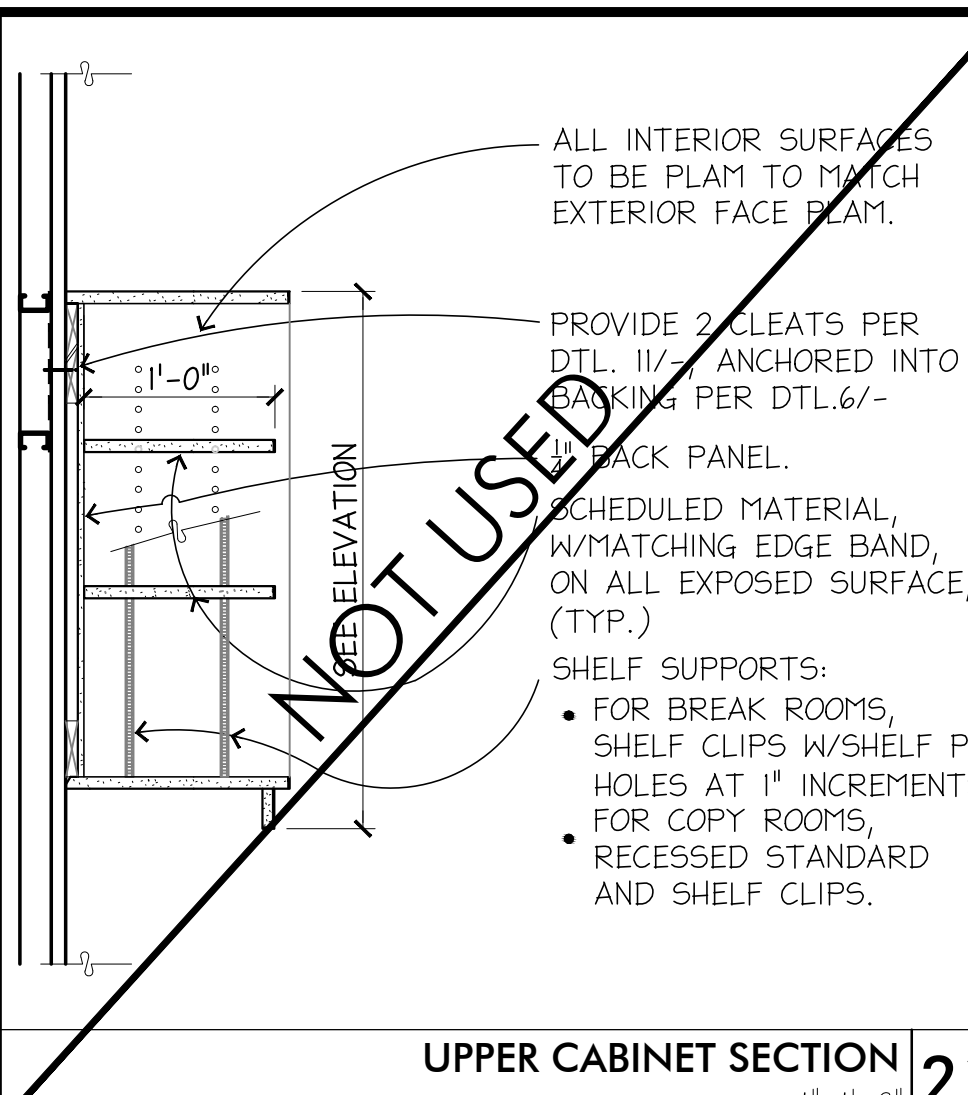
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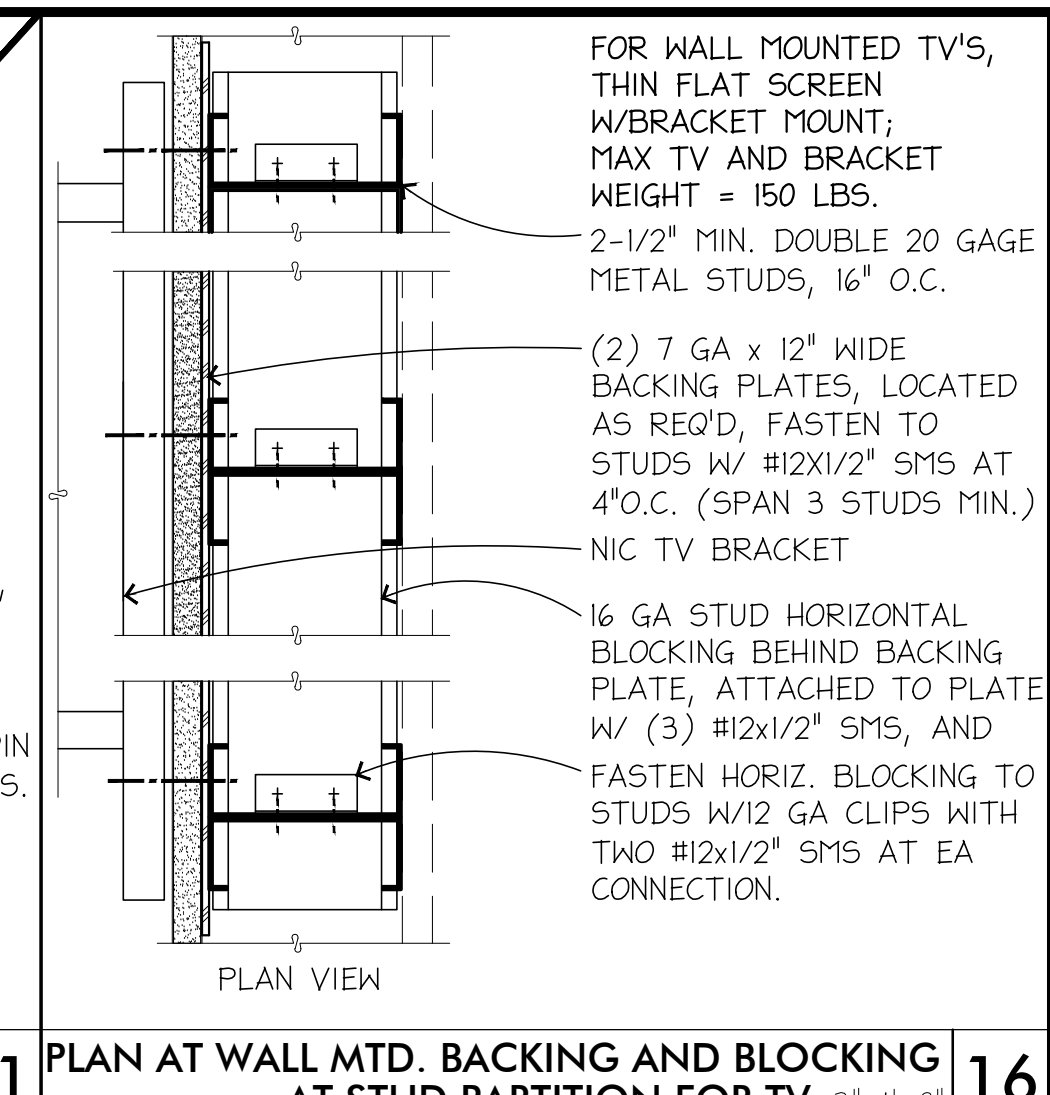
TYP. TACTILE EXIT SIGN @ ALL EXIT DOORS N.T.S. 31



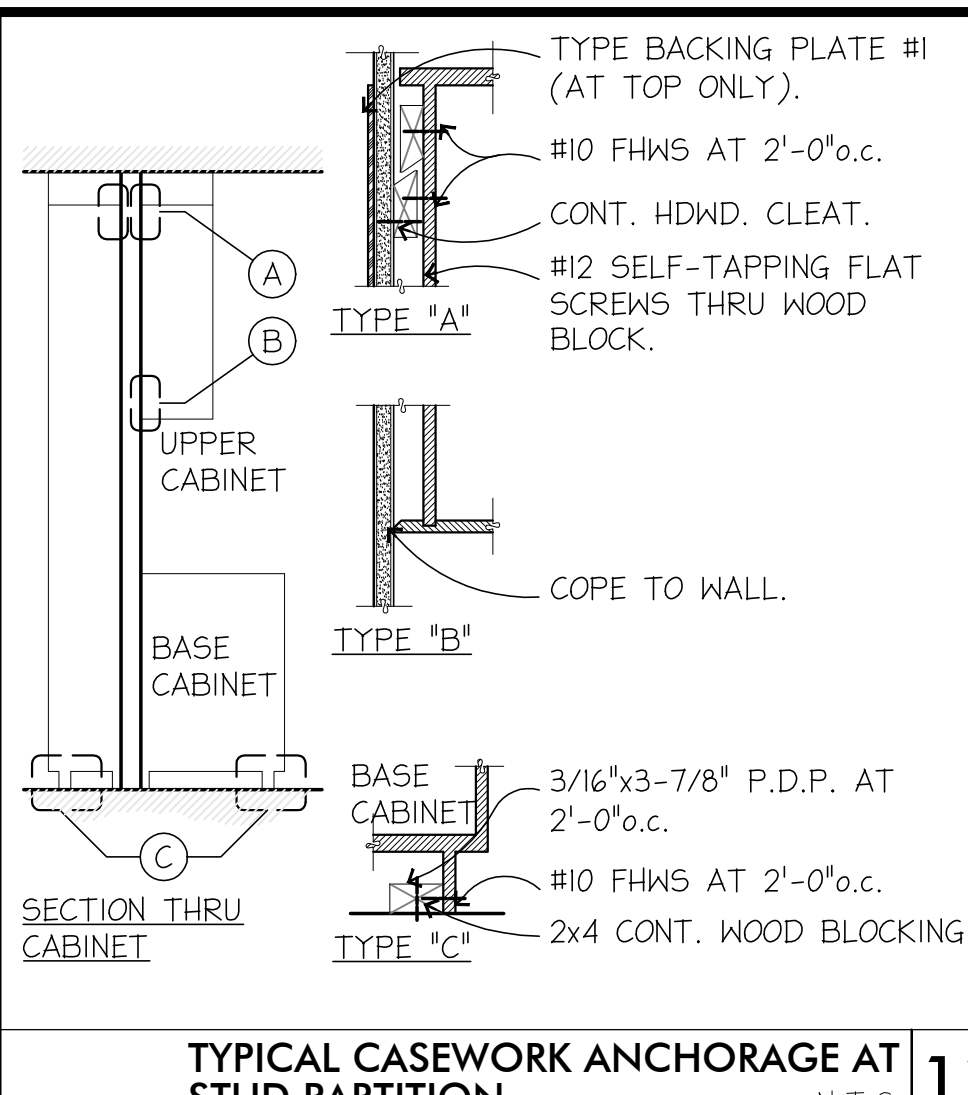
WORK COUNTER N.T.S. 26



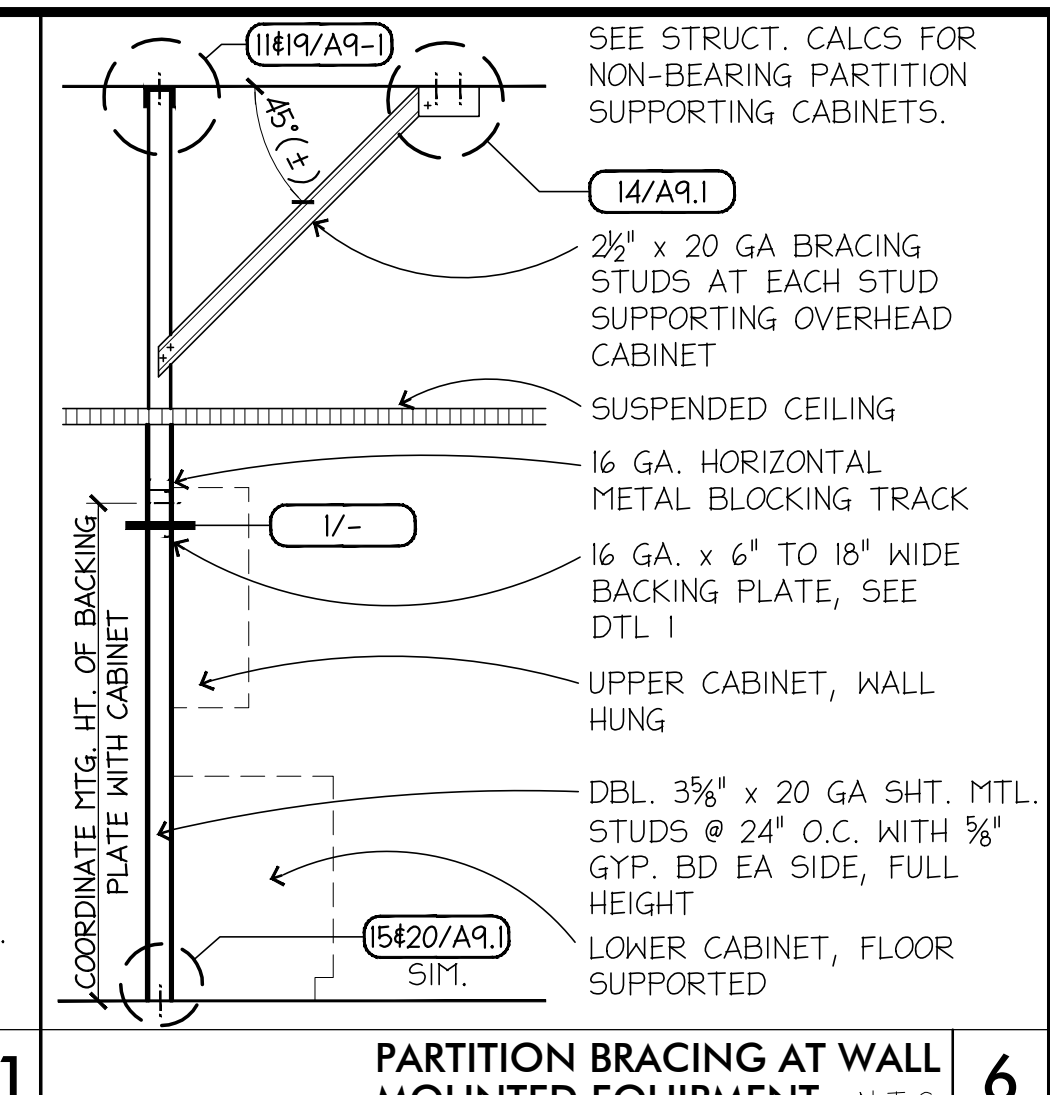
UPPER CABINET SECTION N.T.S. 21



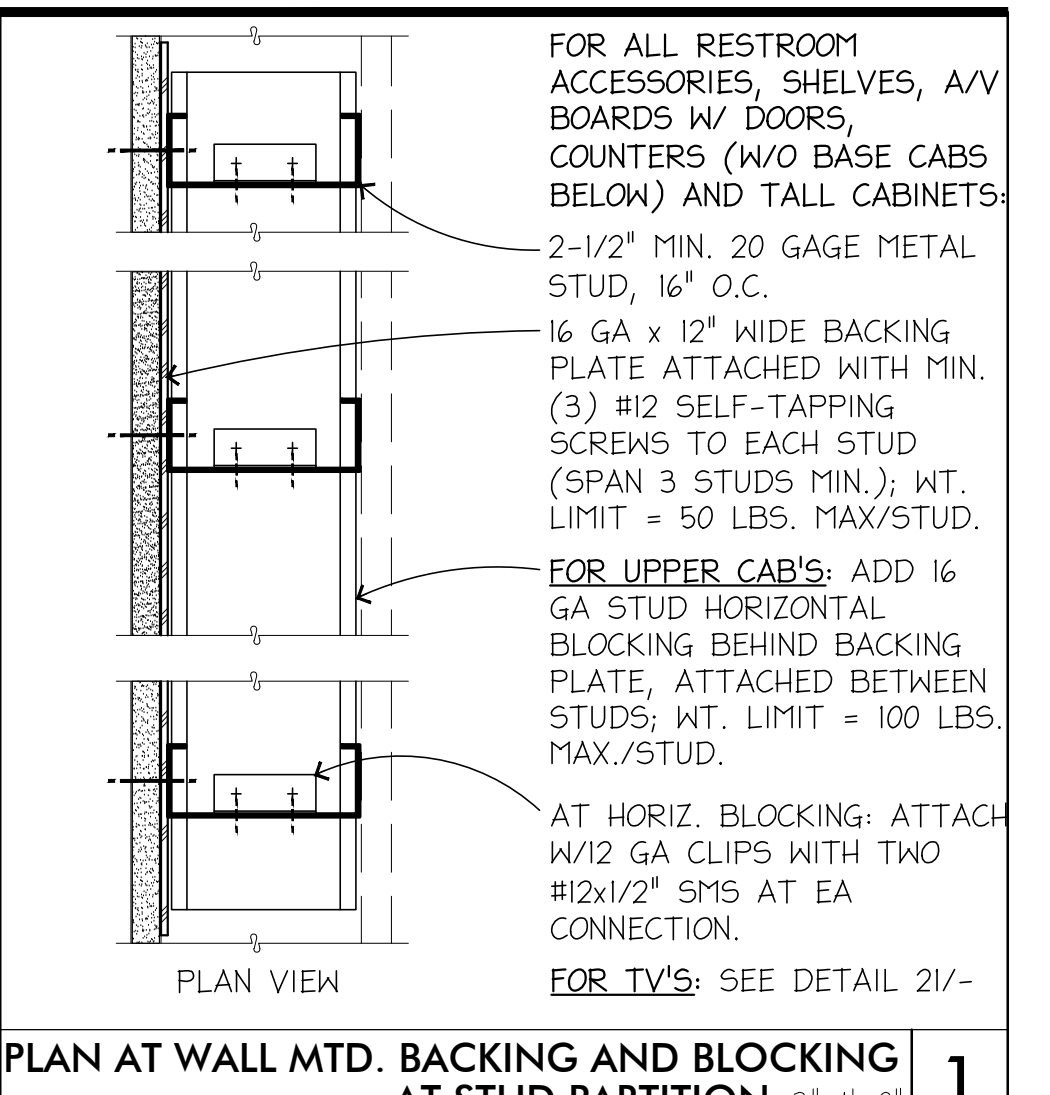
PLAN AT WALL MTD. BACKING AND BLOCKING AT STUD PARTITION FOR TV N.T.S. 16



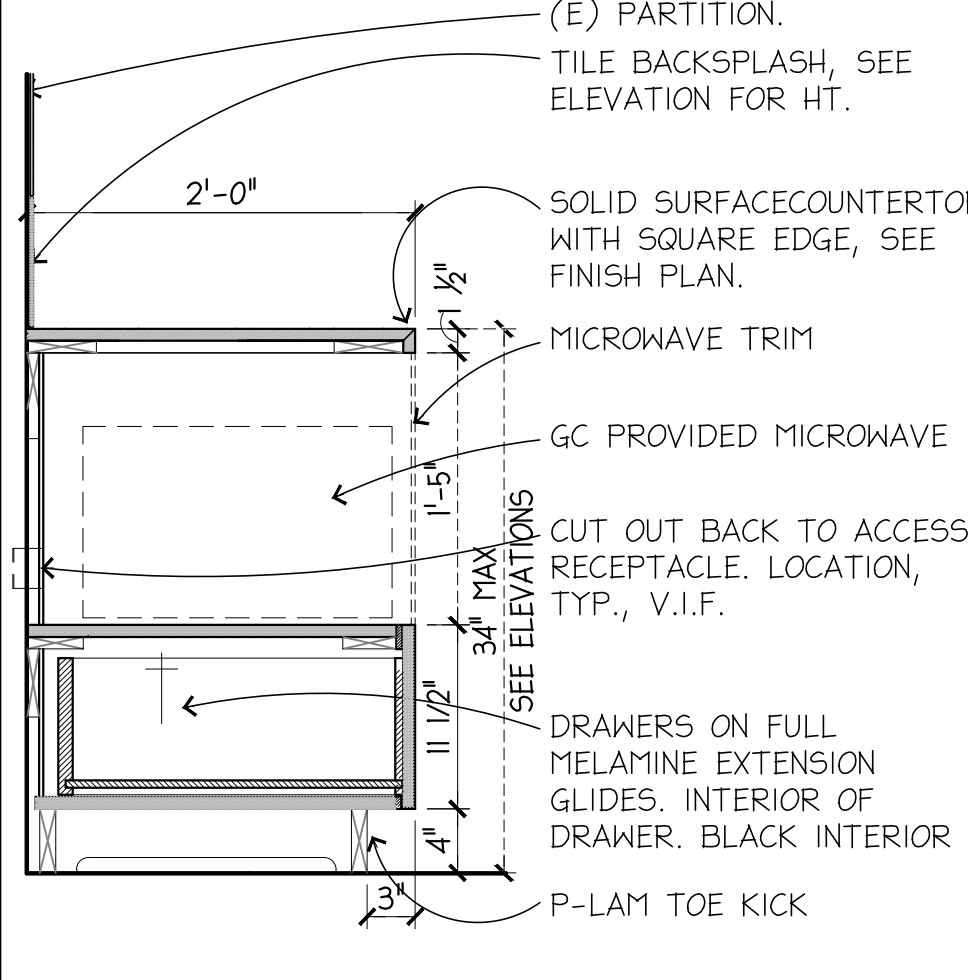
TYPICAL CASEWORK ANCHORAGE AT STUD PARTITION N.T.S. 11



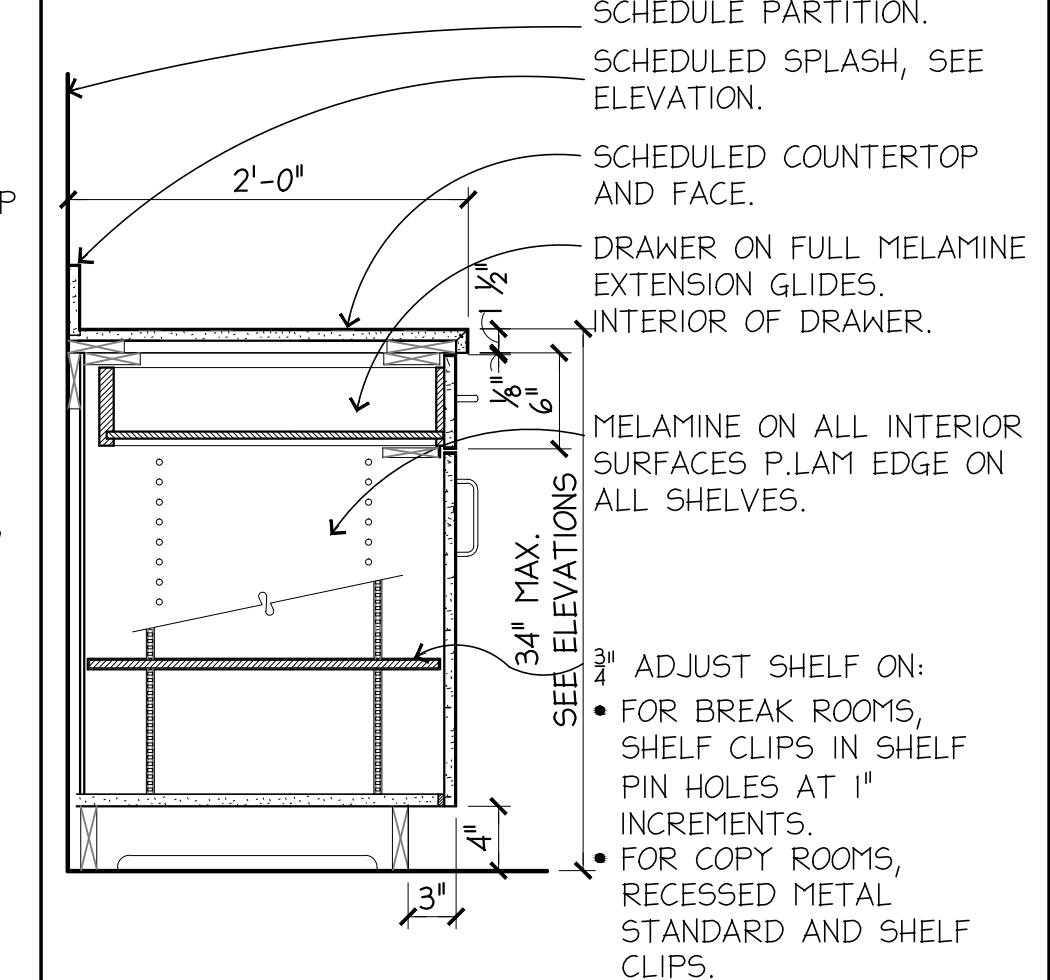
PARTITION BRACING AT WALL MOUNTED EQUIPMENT N.T.S. 6



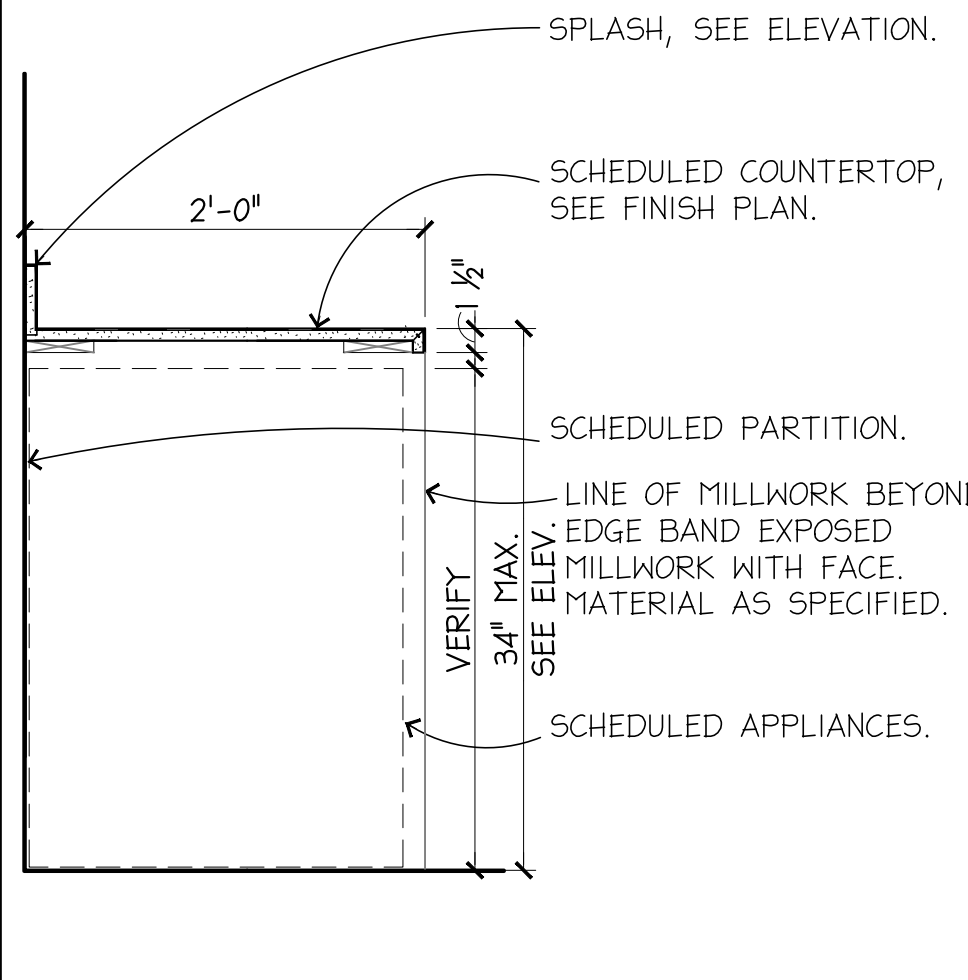
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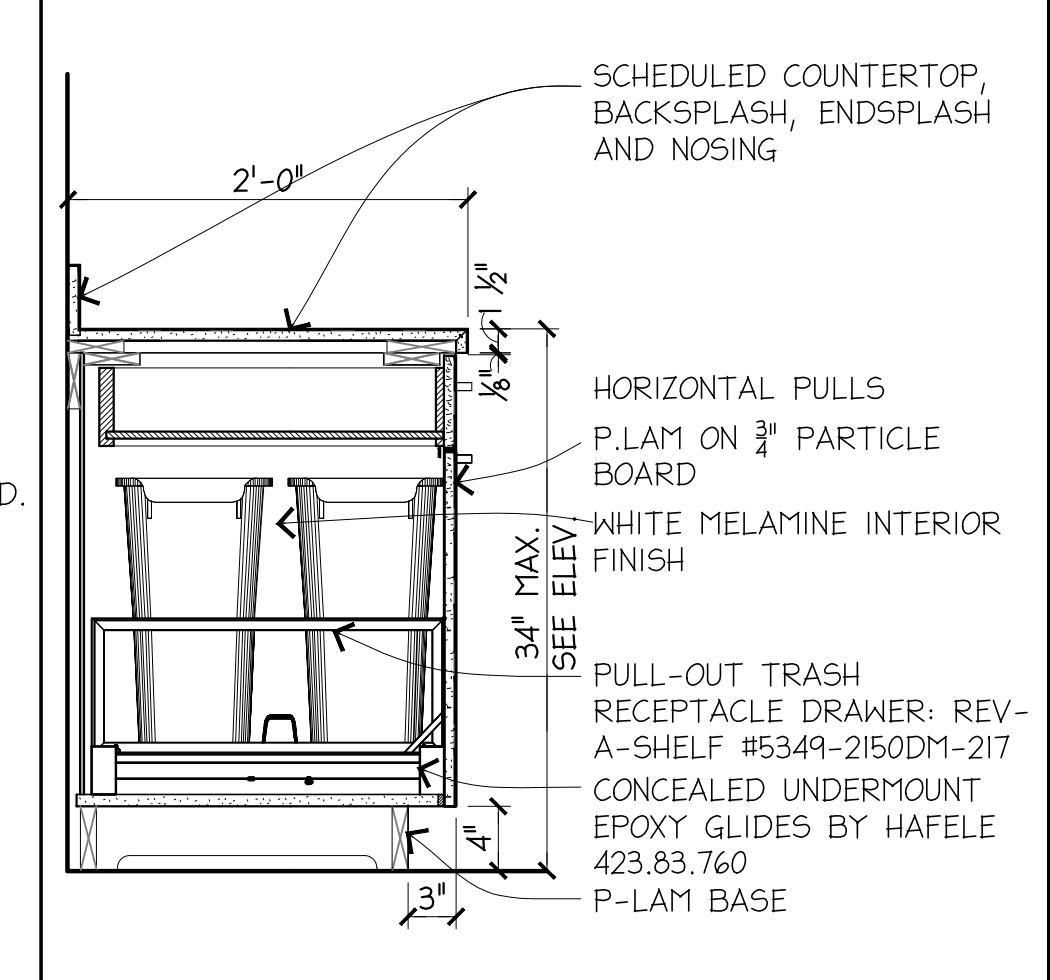
UNDERCOUNTER MICROWAVE N.T.S. 32



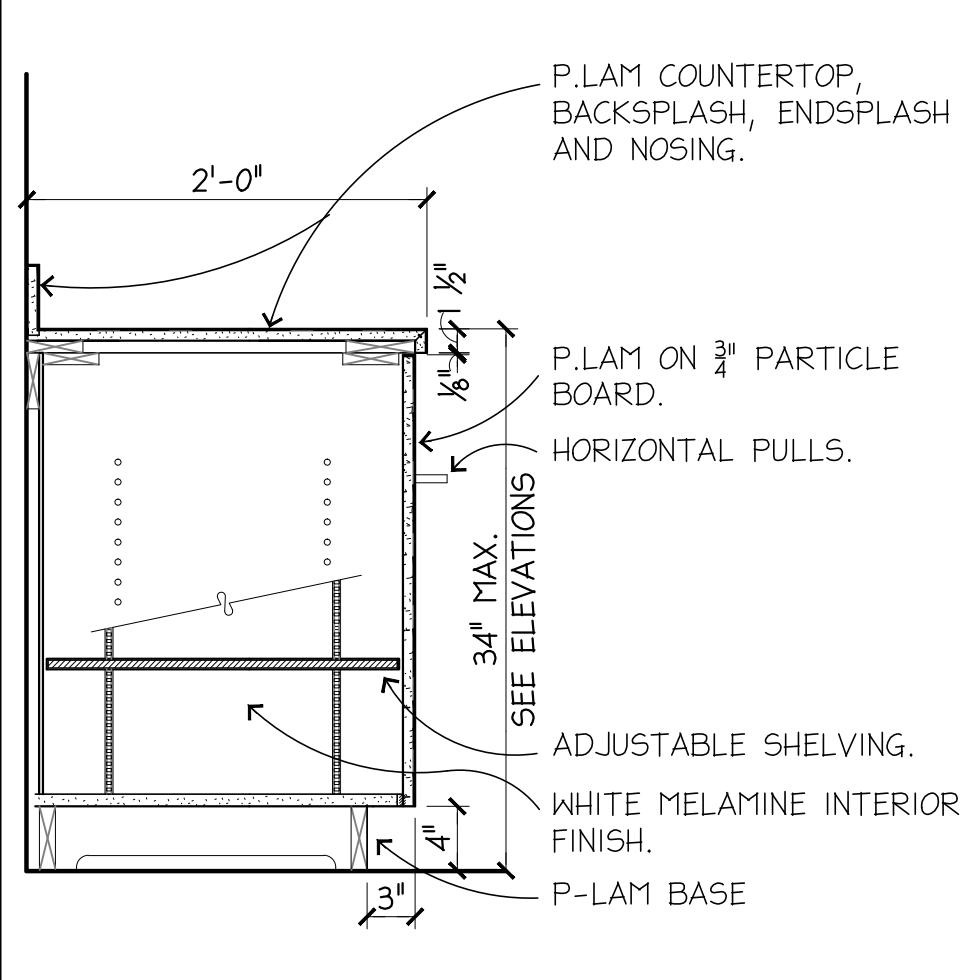
BASE CABINET WITH DRAWER N.T.S. 27



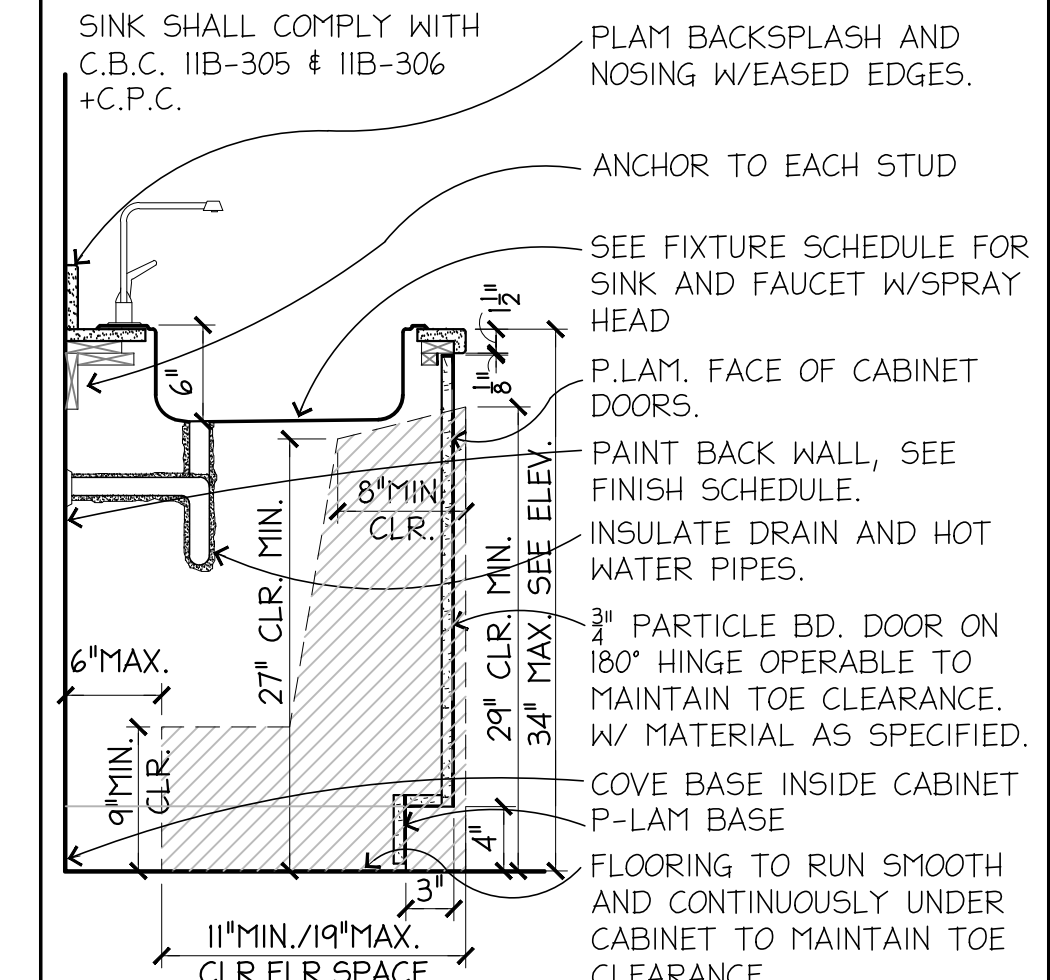
BASE CABINET FOR APPLIANCE N.T.S. 22



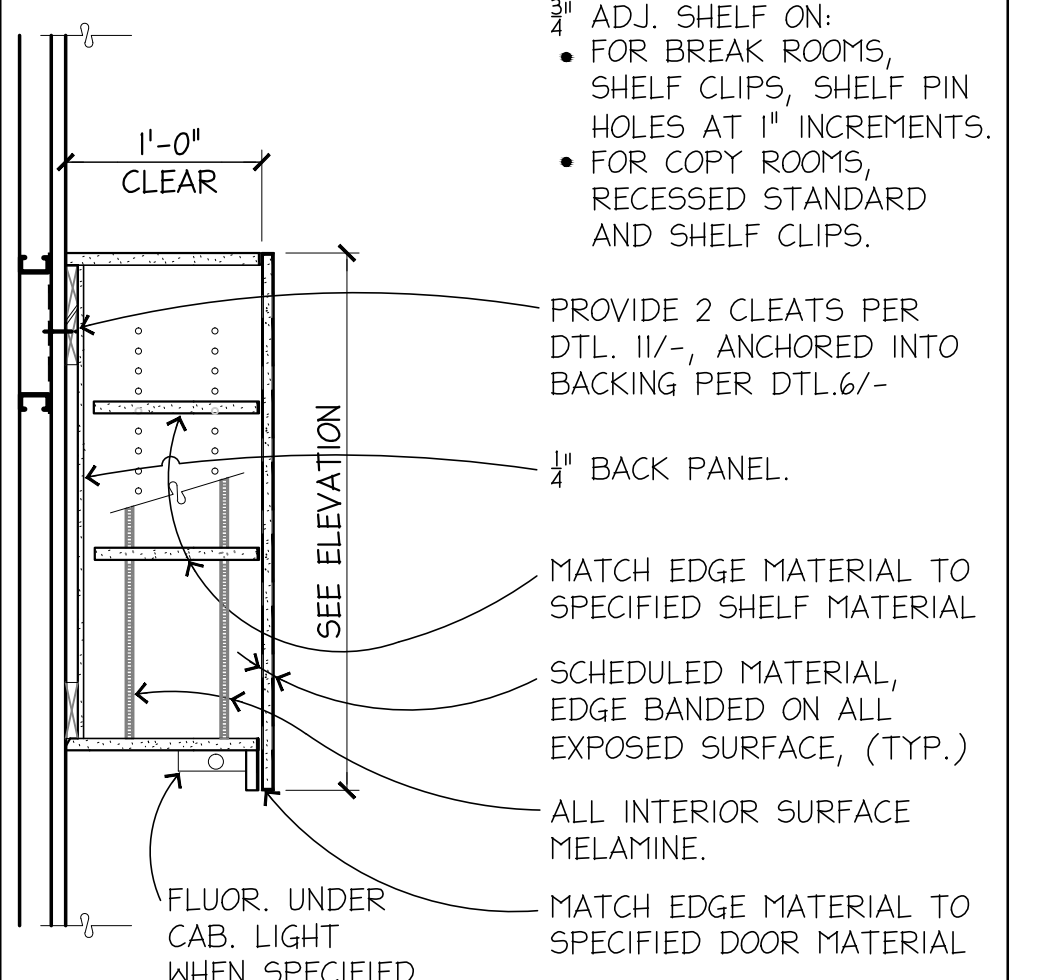
PULL OUT TRASH BASE CABINET N.T.S. 17



LOWER BASE CABINET ADJUSTABLE SHELVING ONLY N.T.S. 12



TOP-MOUNT SINK BASE CABINET SECTION N.T.S. 7



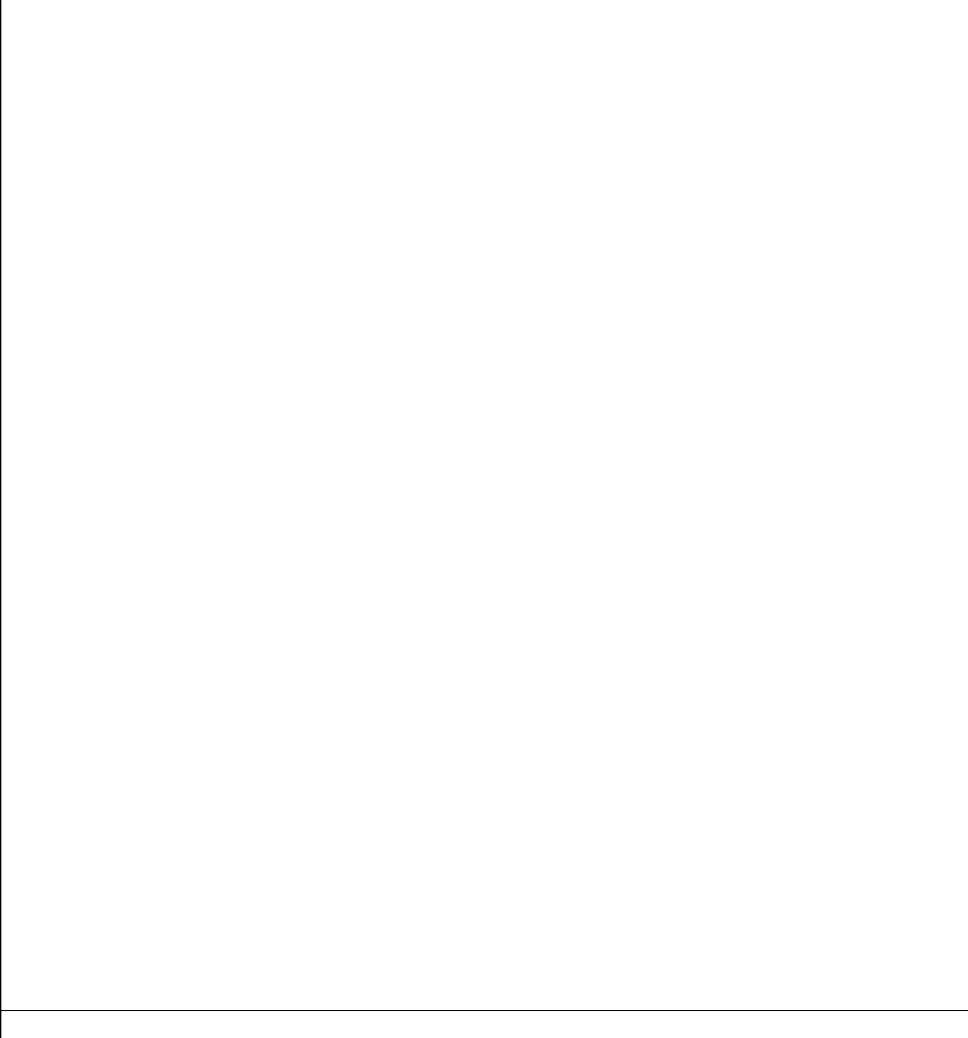
UPPER CABINET SECTION N.T.S. 2

BREAK ROOM FIXTURE SCHEDULE		
ITEM	MANUFACTURER	DESCRIPTION
UNDER MOUNT SINK	ELKAY S.S. SINGLE BOWL	ELKAY ECTS RAD25226-TBG 25"X22"X6"D
FAUCET	DELTA	DELTA 9159-DST, BLACK FINISH
WATER HEATER	INSTA-HOT	220V, U.O.N.; MOUNT INSIDE BASE CABINET, OUTSIDE OF REQUIRED KNEE SPACE CLEARANCE
GARBAGE DISPOSAL	IN-SINK-ERATOR	EVOLUTION (OR BLDG STD)

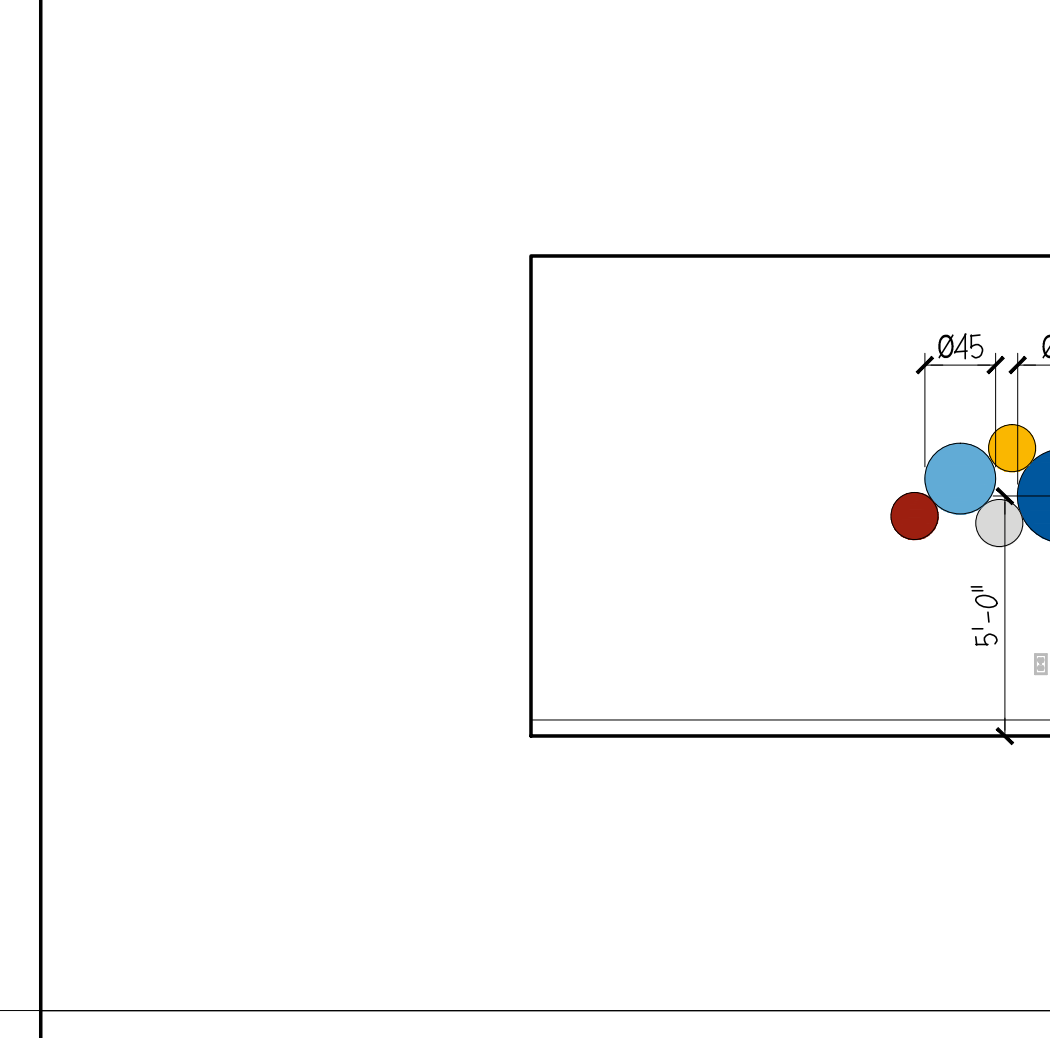
BREAK ROOM FIXTURE SCHEDULE 3

- ALL CABINETS SHALL BE SEMI-MODULAR BUILDING STANDARD PLASTIC LAMINATE, WITH FLUSH OVERLAY CONSTRUCTION UNLESS SHOWN OR OTHERWISE NOTED. ALL PLASTIC LAMINATE SUBSTRATE SHALL BE INDUSTRIAL GRADE PARTICLE BOARD, U.O.N.
  - ALL CABINETS SHALL BE SECURELY FASTENED TOGETHER. ALL EXPOSED AND SEMI-EXPOSED JOINTS SHALL BE TIGHT AND TRUE.
  - ALL ADJUSTABLE SHELVES IN STORAGE OR COPY ROOM CABINETS SHALL BE SUPPORTED ON METAL SHELF CLIPS MOUNTED TO FLUSH METAL STANDARDS. ALL OTHER SHELVES MAY BE SUPPORTED ON CLIPS IN HOLES LOCATED AT 32" ON CENTER.
  - ALL EXPOSED SURFACES SHALL BE PLASTIC LAMINATE VENEER UNLESS OTHERWISE NOTED.
  - ALL SEMI-EXPOSED SURFACES SHALL BE PLASTIC LAMINATE. ALL FACE FRAMES, BOX EDGES, AND SHELF EDGES SHALL BE EDGE BANDED IN PLASTIC LAMINATE.
  - ALL INTERIOR SURFACES OF COPY ROOM CABINETS SHALL BE WHITE MELAMINE, PANTRY CABINETS SHALL BE BLACK MELAMINE.
  - DRAWER BOXES SHALL BE WHITE MELAMINE.
  - FINISH ENDS OF DRAWER BOXES SHALL BE PLANT-ON PLASTIC LAMINATE FACED PANELS. FRONT EDGE SHALL ALIGN WITH ADJACENT DOOR OR DRAWER.
  - ALL GAPS BETWEEN ADJACENT DOORS AND OR DRAWERS SHALL BE 1/8".
  - ADJUSTABLE SHELVING SUBSTRATE WITH SUPPORTS SPACED UNDER THREE FEET IN WIDTH MAY BE 3/4" PLYWOOD. ALL SHELVING WITH SUPPORTS SPACED OVER THREE FEET SHALL BE 3/4" PLYWOOD. ALL SHELVING SHALL BE EDGE BANDED.
  - FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH ALL TENANT EQUIPMENT. SUBMIT MILLWORK SHOP DRAWINGS TO THE ARCHITECT FOR HIS APPROVAL PRIOR TO CONSTRUCTION.
  - COORDINATE CASEWORK WITH ALL OUTLETS AND EQUIPMENT SPECIFIED OR SHOWN ON THE CONSTRUCTION DRAWINGS. NO ADDITIONAL EXPENSE WILL BE INCURRED BY THE OWNER OR TENANT FOR LACK OF COORDINATION IN THESE MATTERS.
- ALL CABINET HARDWARE SHALL BE AS SPECIFIED BELOW. HARDWARE FINISH SHALL BE SATIN NICKEL OR BRUSHED STAINLESS FOR ALL EXPOSED HARDWARE, EXCEPT WHERE NEW HARDWARE IS TO MATCH EXISTING. ALL SEMI-EXPOSED OR INTERIOR HARDWARE SHALL BE NICKEL FINISH.
  - HINGES/PIVOTS: BLUM BLUMOTION CLIP TOP 90, SELF-CLOSING, OR EQUAL
  - PULLS: TYDIX 1/2" DIAMETER, 3" LENGTH, STYLE BA/SRO, SATIN BLACK/US19
  - DRAWER GLIDES, STANDARD: ACCURIDE 3832 EC- EASY CLOSE
  - DRAWER GLIDES, FILE: ACCURIDE 4005A, 1 1/2" OVER-TRAVEL
  - ADJUSTABLE SHELF HARDWARE: KV #331 SERIES FLAT TOP SUPPORT SHELF PINS
  - GROMMETS, STANDARD: DOUG MOCKETT AND CO., SG SERIES, 2-1/2" DIAMETER, BLACK OR EQUAL
  - GROMMETS, TRASH MANAGEMENT: DOUG MOCKETT AND CO., TM1 SERIES, OR EQUAL
  - LOCKS: CORBIN CABINET LOCK, 5-PIN TUMBLER AS REQUIRED
  - HEAVY DUTY SHELF STANDARDS: KV #85 AND DOUBLE-SLOTTED STANDARDS
  - HEAVY DUTY SHELF BRACKETS: KV #85 AND DOUBLE BRACKETS

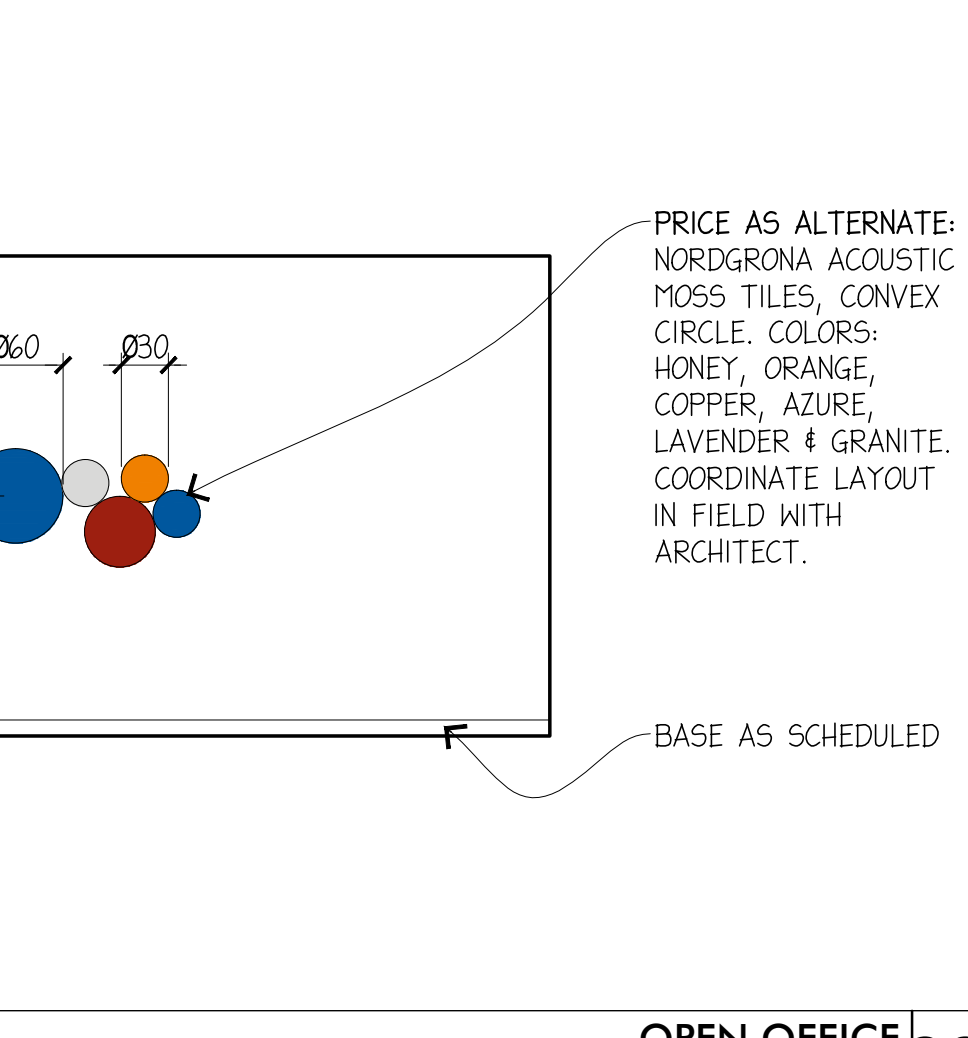
MILLWORK AND CABINET HARDWARE NOTES 4



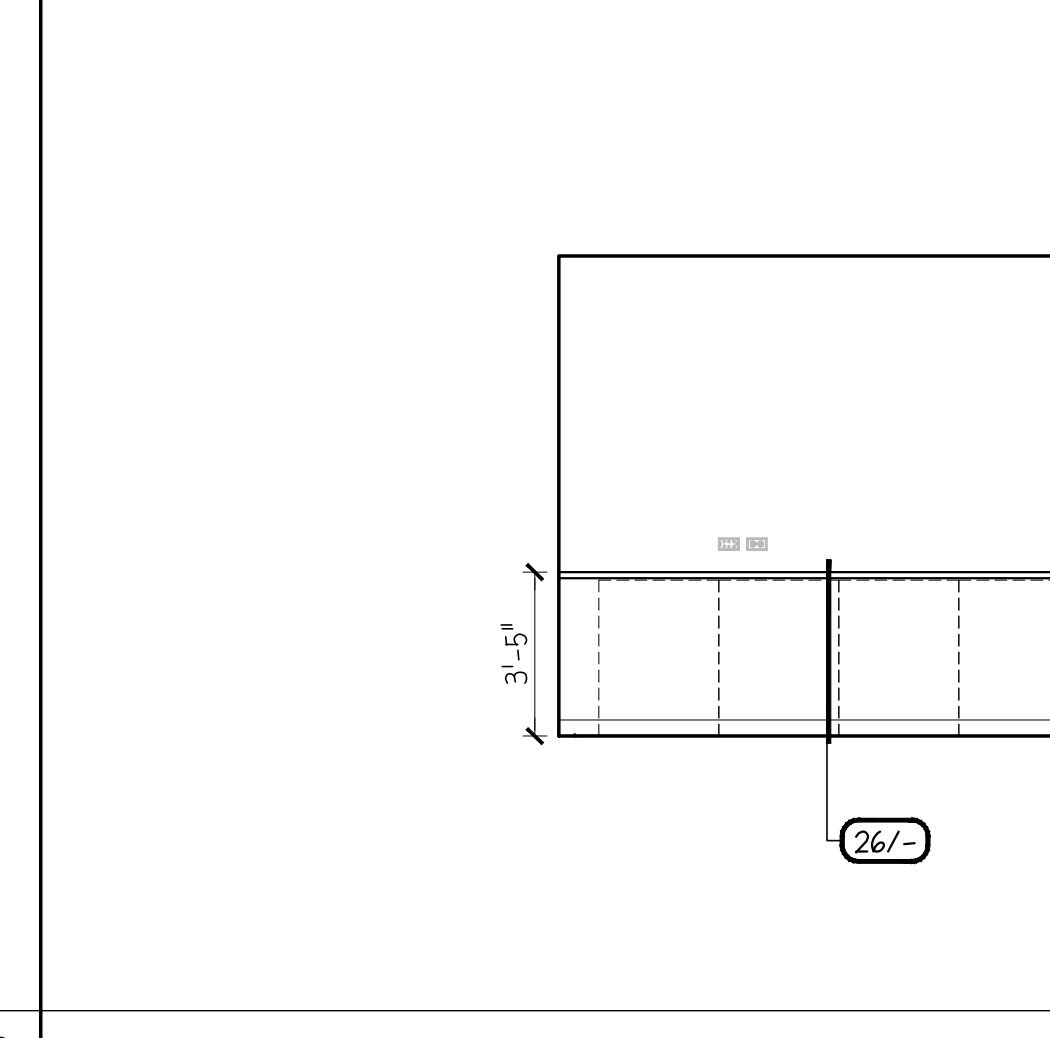
OPEN OFFICE 1/4" = 1'-0" 23



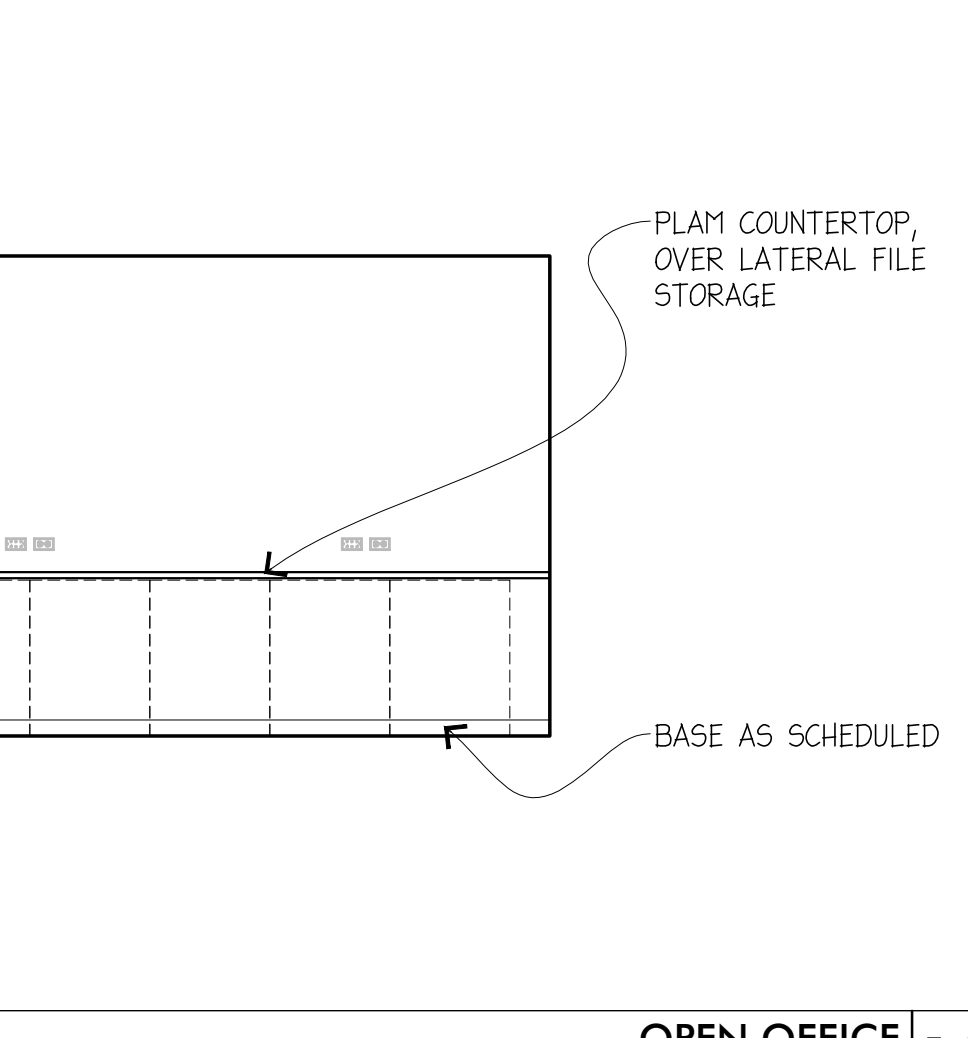
OPEN OFFICE 1/4" = 1'-0" 13



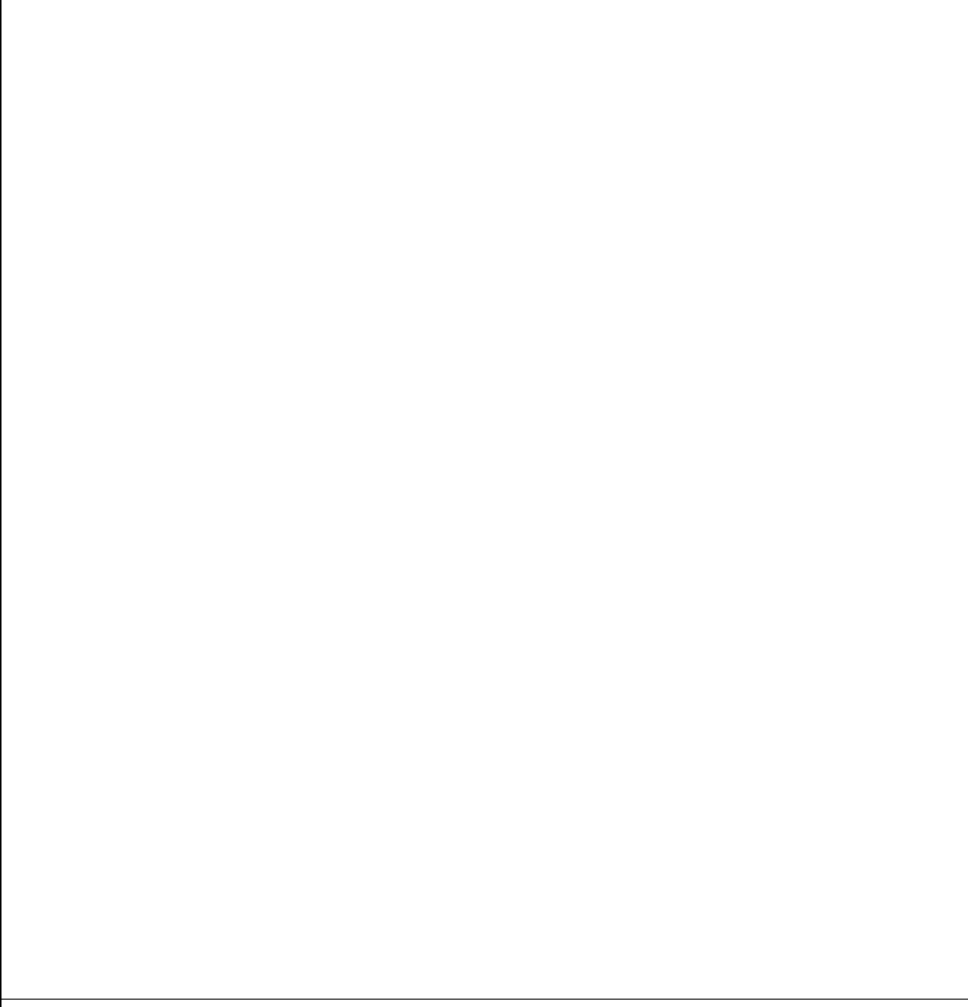
105 PANTRY 1/4" = 1'-0" 14



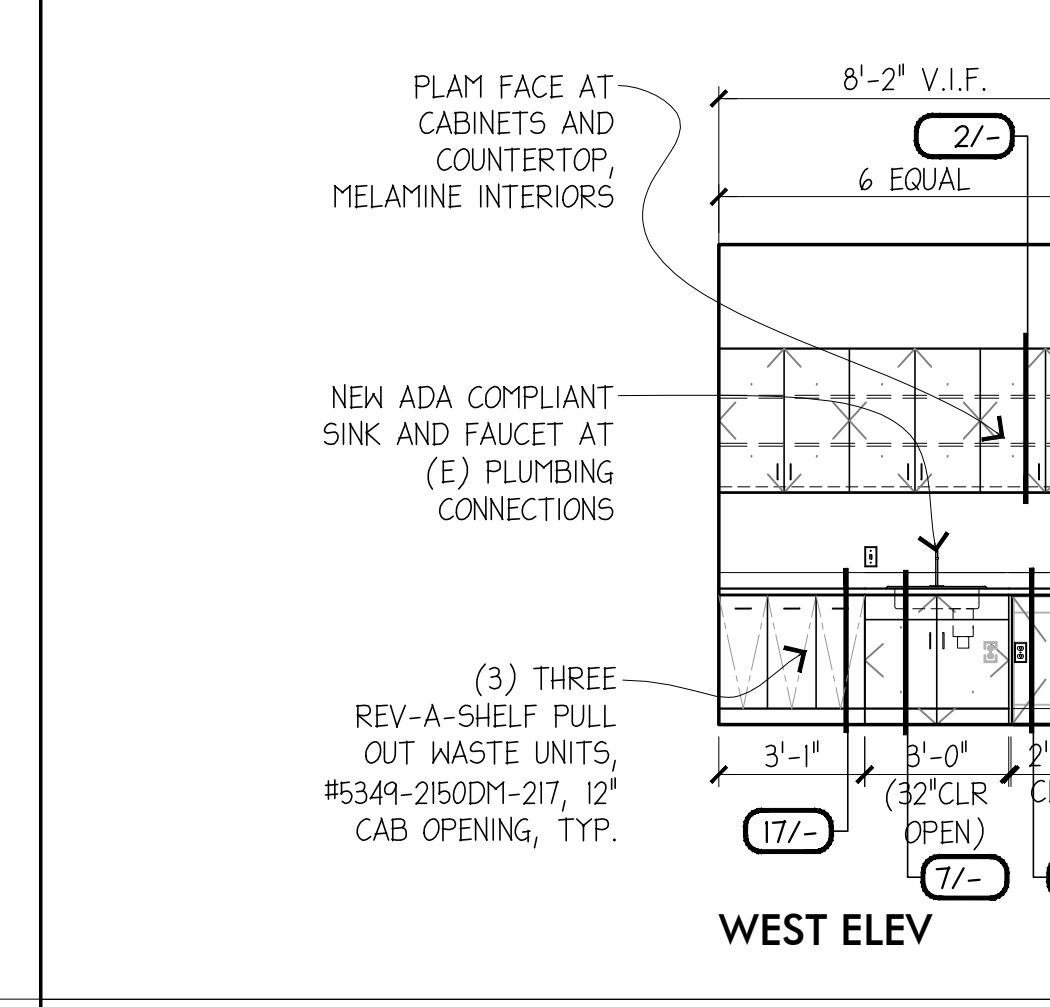
110 MEETING ROOM / 111 MEETING ROOM 1/4" = 1'-0" 15



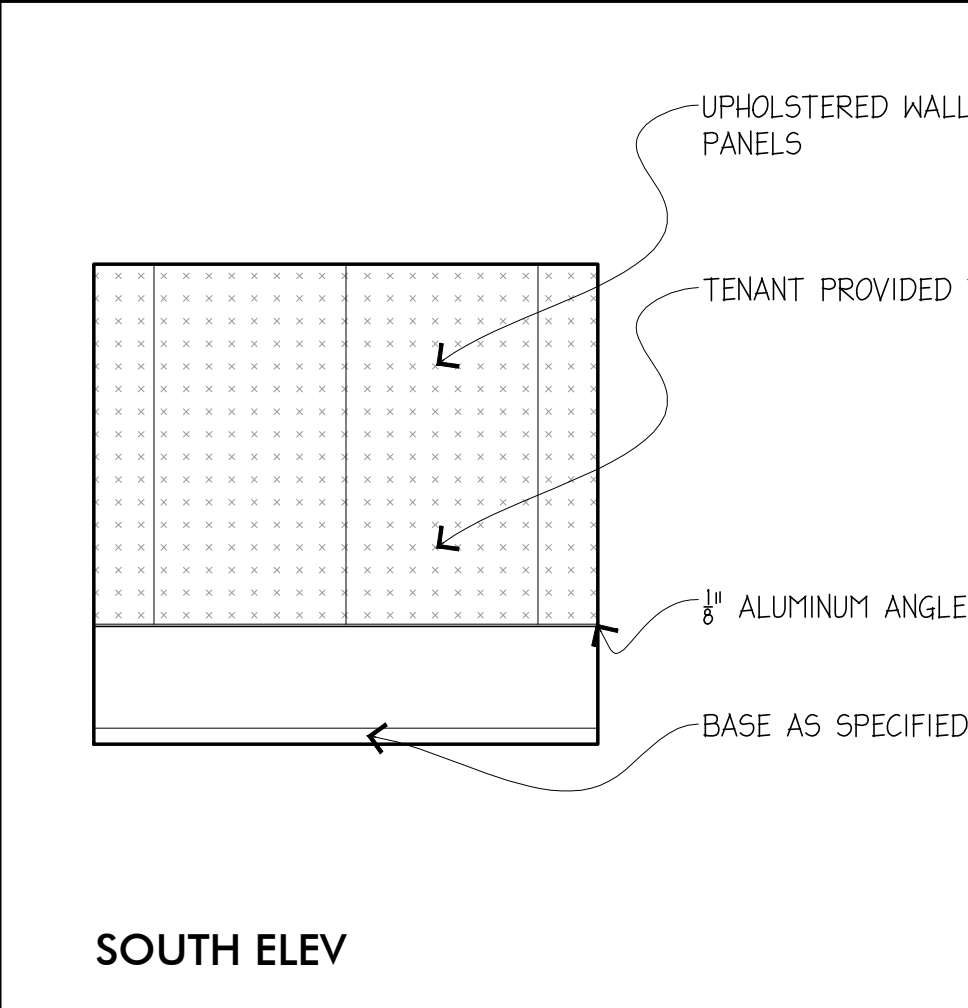
109 COPY ROOM 1/4" = 1'-0" 5



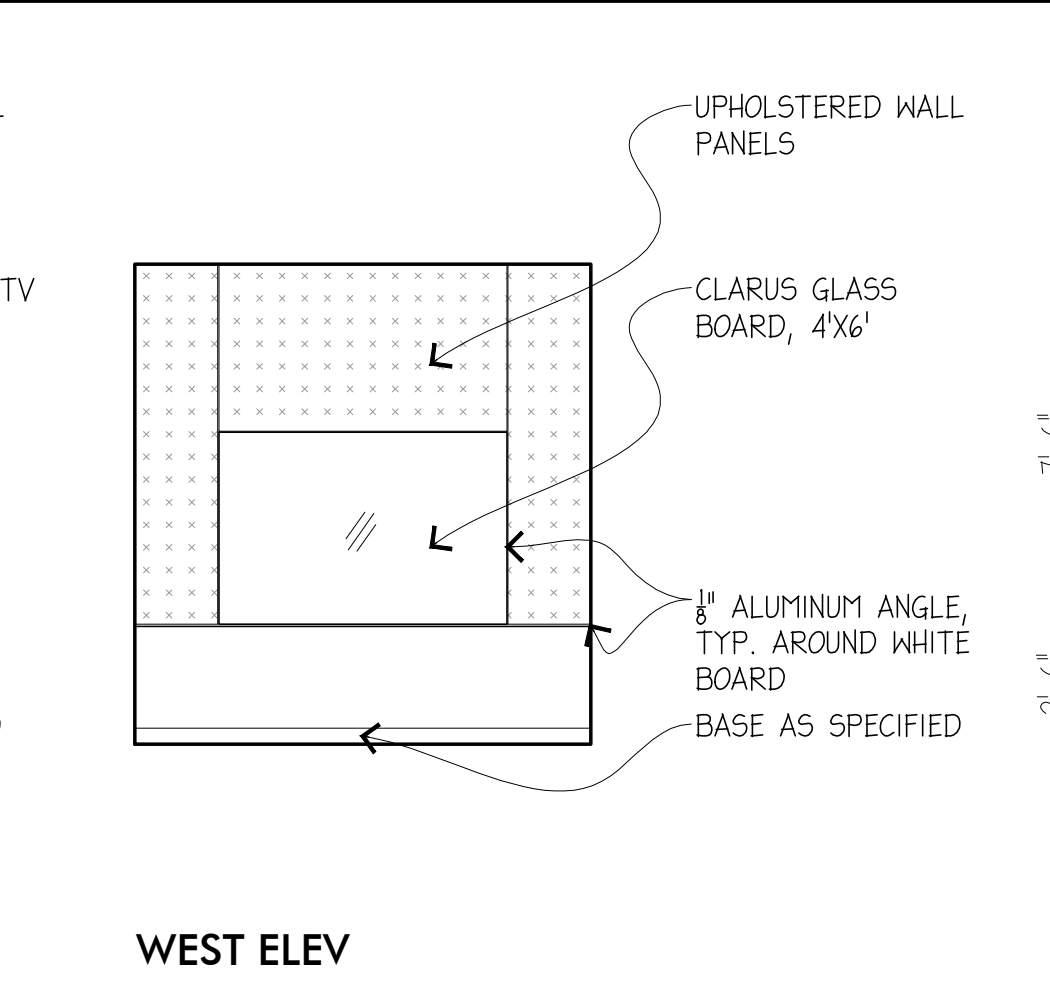
WEST ELEV



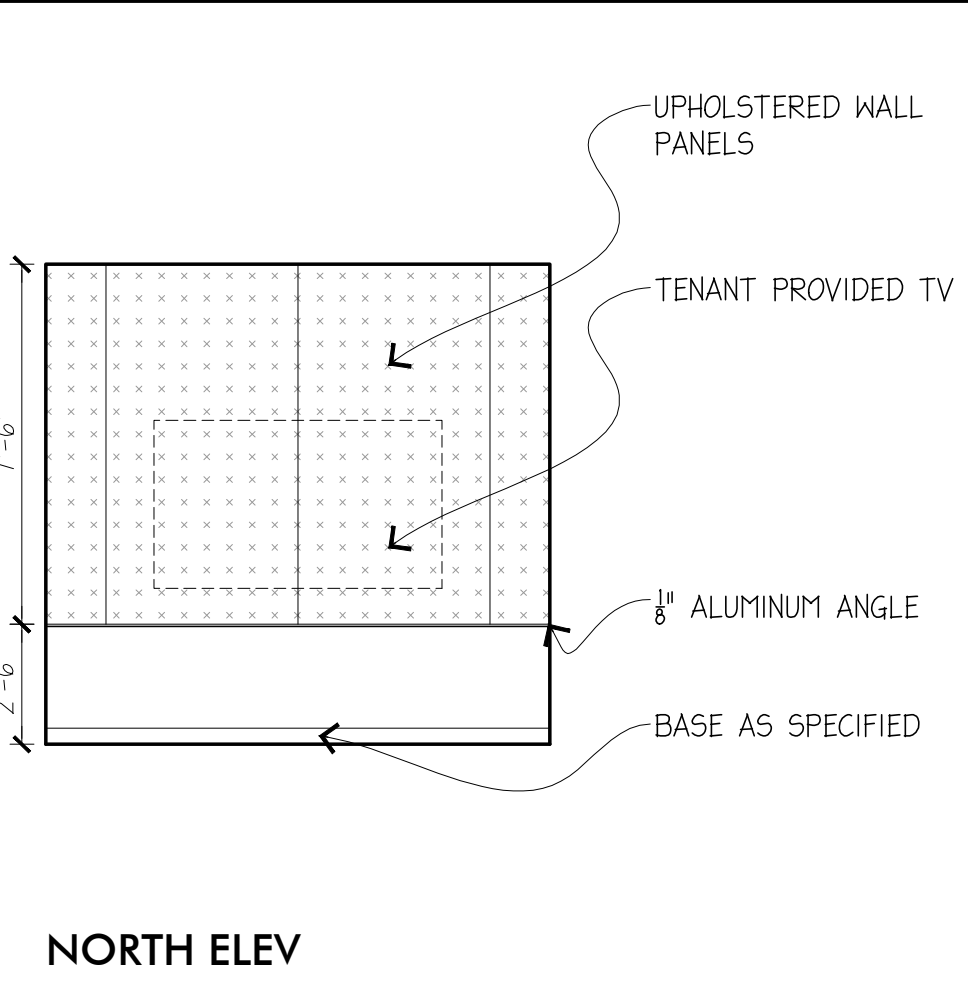
EAST ELEV



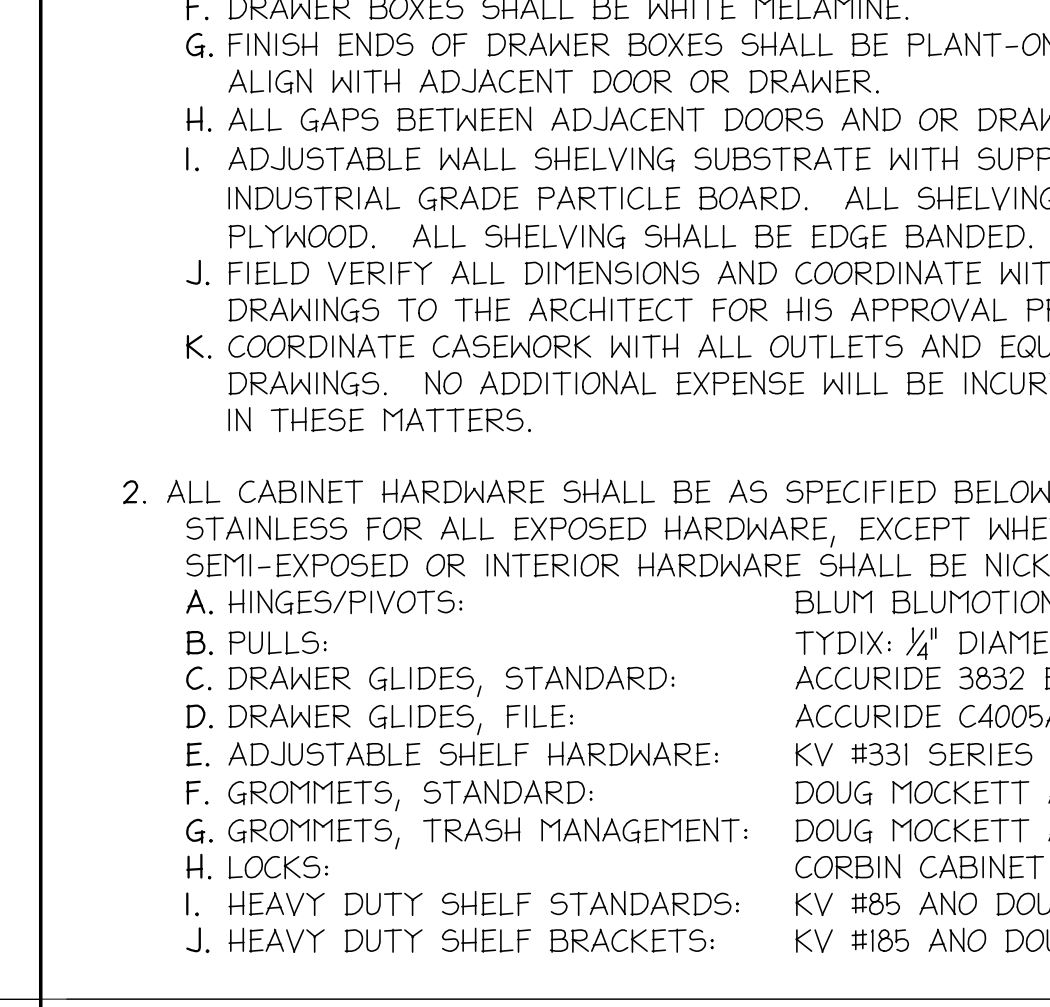
SOUTH ELEV



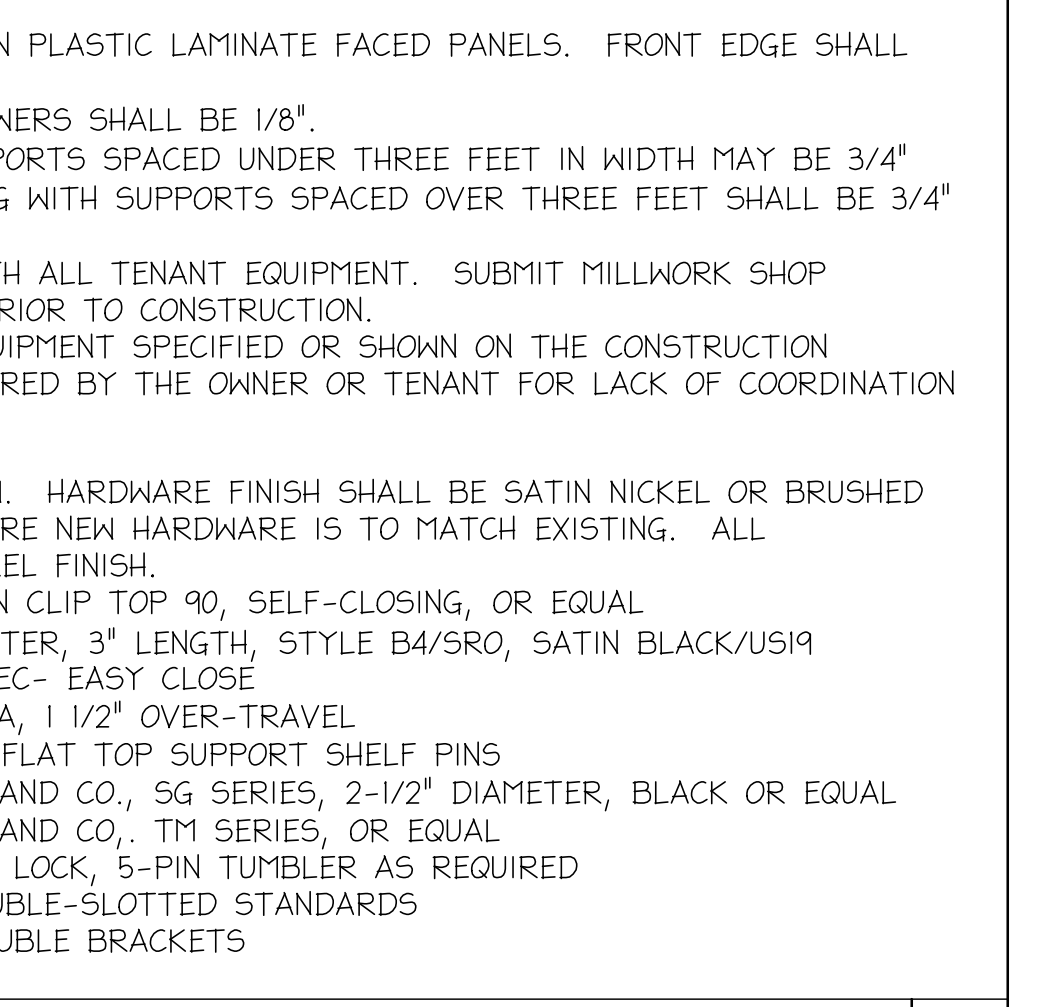
WEST ELEV



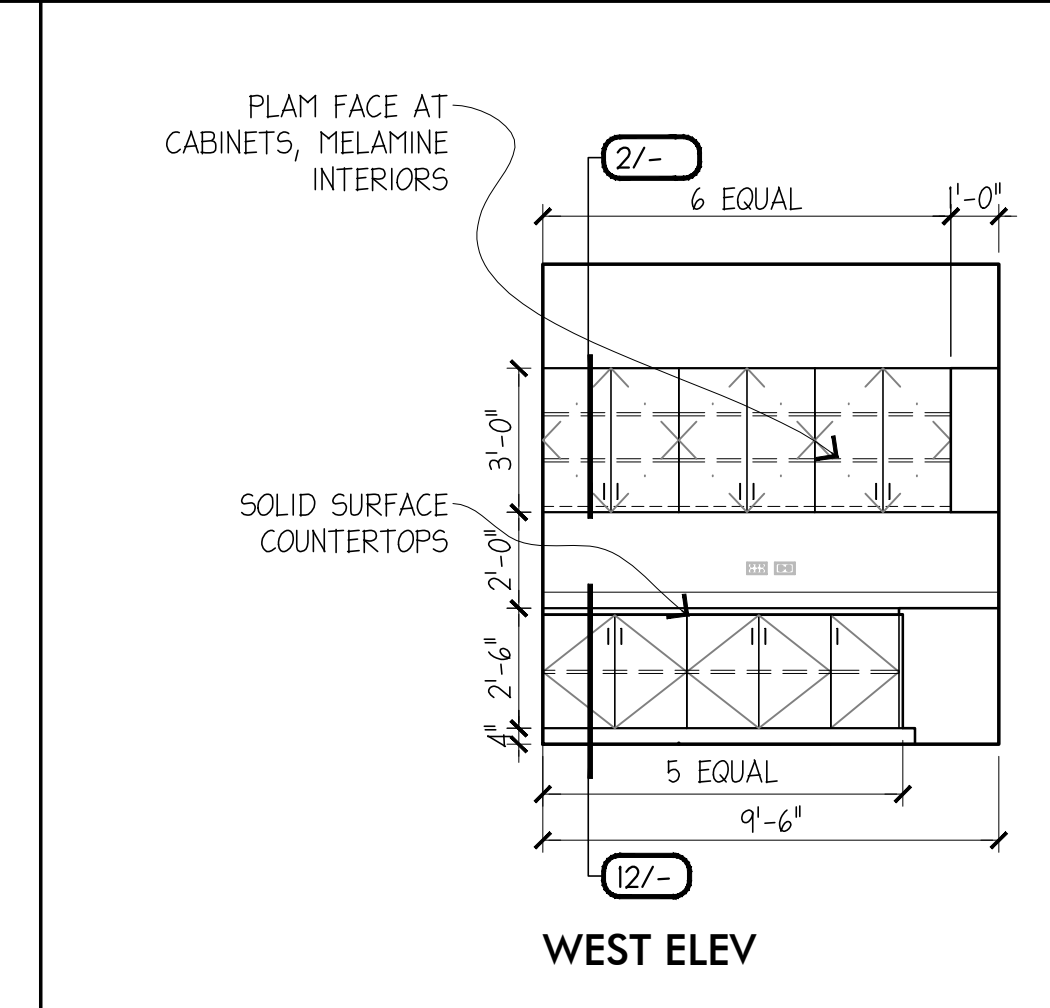
NORTH ELEV



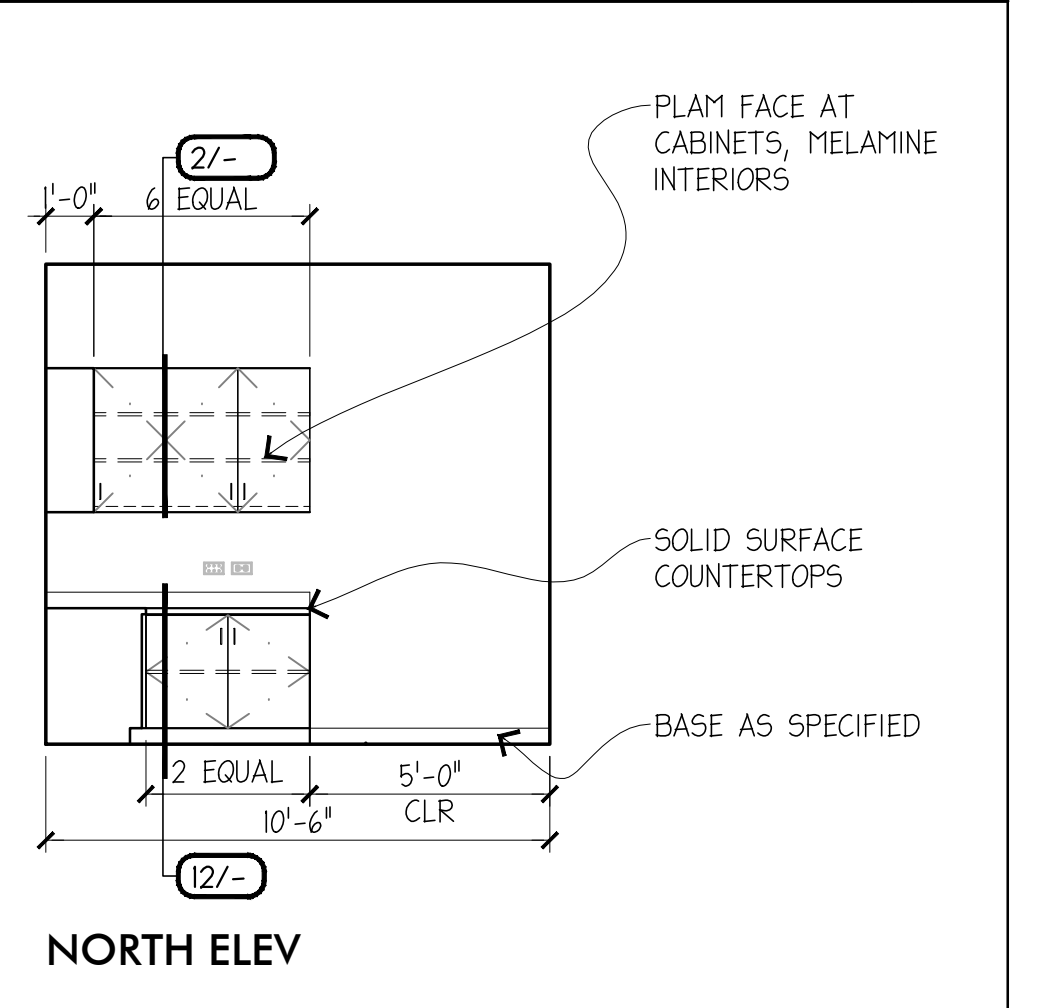
WEST ELEV



NORTH ELEV



WEST ELEV



NORTH ELEV

Issue/Revision:

No.	Prop. No.	Description
1	32243.01	155UE FOR REVIEW 22APR19
2	32243.01	155UE FOR PERMIT 22APR19

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Approved Signature: \_\_\_\_\_

Co./ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Millwork Details and Interior Elevations

Scale: As Noted Issue Date: 22APR19  
Drawn By: Reviewed By: AAT  
Sheet: XX of 14

**A9.3**