TENANT IMPROVEMENTS for SANTA CLARA COUNTY OFFICE OF EDUCATION

1290 RIDDER PARK DR, THIRD FLOOR, SUITE 329, SAN JOSE, CA

CITY OF SAN JOSE BUILDING DIVISION **PROJECT INFORMATION** OCCUPANCY GROUP(S) B

HEALTH DEPARTMENT **CONTACT INFORMATION** CONTACTOR ARCHITECT COMPANY: TBD **COUNTY OF SANTA CLARA** STUDIO G ARCHITECTS INC. CONTACT: TBD OFFICE OF EDUCATION KELLY SIMCOX TED PIERCE **ADDRESS** 299 BASSET STREET, SUITE 250 1290 RIDDER PARK DR, MC 254 SAN JOSE, CA 95110 SAN JOSE, CA 95131 P: 408.283.0100 P: 408.453.6684 E: tpierce@sccoe.org PROJECT CONTACT KAI NGUYEN E: kai@studiogarchitectsinc.com P: 408.750.7457 MEP ENGINEERS JHP ENGINEERING AND DESIGN SERVICES, INC JIA PAN, P.E. 3103 INDEPENDENCE DRIVE, LIVERMORE, CA 94551 P: 925-409-2508 ext. 101 C: 510-468-0613 E: jia_pan@jhpengineering.com PROJECT SCOPE THIS IS A TENANT IMPROVEMENT PROJECT TO INCLUDE: DEMOLITION SITE/EXTERIOR: NO WORK **PROJECT** LOCATION DEMOLITION OF EXISTING FLOORING FINISHES AND CEILING TILES & LIGHTING, AND SELECTED NON-LOAD BEARING PARTITION NEW CONSTRUCTION SITE/EXTERIOR: NO WORK NEW NON-LOAD BEARING PARTITION TO CREATE PRIVATE OFFICES, AND ADDING CUBICLE WORK STATION. UPGRADE NEW LIGHTING AND NEW CEILING TILES DEFERRED SUBMITTALS **KEY PLAN** DEFERRED SUBMITTALS (DRAWINGS AND/OR CALCULATIONS) ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND/OR ENGINEER OF RECORD PRIOR TO SUBMITTING TO THE CITY FOR REVIEW AND APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO FABRICATIONS AND INSTALLATIONS OF THESE ITEMS. THE GENERAL CONTRACTOR SHALL COORDINATE AND SUBMIT THE DEFERRED SUBMITTALS FOR REVIEW BY BUILDING THE BUILDING OFFICIAL. DEFERRED SUBMITTAL PLAN CHECK FEES SHALL BE REIMBURSED BY THE COUNTY OF SANTA CLARA OFFICE OF EDUCATION (E) EAST BUILDING THE FOLLOWING ITEMS REQUIRE DEFERRED REVIEW AND PERMIT BY THE LOCAL AUTHORIZING JURISDICTION: 1. FIRE SPRINKLER SYSTEM 2. FIRE ALARM SYSTEM 1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING FIRE SPRINKLERS AND FIRE ALARM IN THE FIELD. MODIFY EXISTING SPRINKLER AND FIRE ALARM SYSTEM IN THE AREA OF WORK AS REQUIRE TO COMPLY WITH NFPA13.

2. THE GENERAL CONTRACTOR SHALL INCLUDE AND PROVIDE THE MODIFICATION OF THE SPRINKLERS AND

FIRE ALARM SYSTEM AS PART OF THE BASE BID.

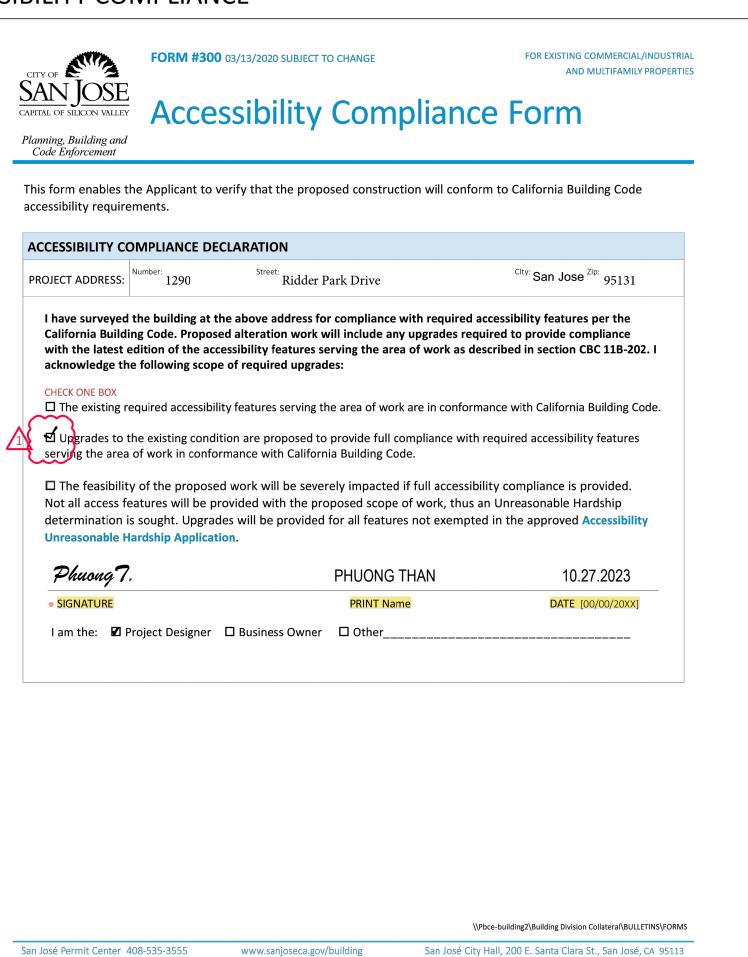
(E) SOUTH

BUILDING

AREA OF

WORK

A.P.N.: 237-03-039 **GENERAL ZONING**: SITE AREA: 9.00 ACRES NET **CONSTRUCTION TYPE:** TYPE II-1HR OCCUPANCY: ARCHITECTURAL NUMBER OF STORIES: 3-STORY 85,800 SF **EXISTING BUILDING SIZE:** AREA OF WORK: THIRD FLOOR - 2,467 SF FIRE SPRINKLERS: FULLY SPRINKLERED APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALGREEN CODE * INCLUDING LOCAL CITY ADOPTED CODES & REQUIREMENTS **ACCESSIBILITY COMPLIANCE** FORM #300 03/13/2020 SUBJECT TO CHANGE





1290 RIDDER PARK DR THIRD FLOOR, SUITE 329 SAN JOSE, CA 95131



Reviewed for Code Compliance



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REVISIONS		
DATE		DESCRIPTIO
09.29.2023		PROGRESS CD SE
10.04.2023		PROGRESS CD SE
10.18.2023		ISSUED FOR CLIENT'S REVIEW
10.27.2023		ISSUED FOR PERMI
02.28.2024	1	PC#1 RESUBMITTA
DATE		00.00.202

SCALE AS SHOW	WI
PROJECT ID 2023.:	11
DRAWN BY KN /	/ P

JURISDICTION APPROVAL STAMP

COVER SHEET

SHEET TITLE

SPECIFICATION SHEETS SPECIFICATION SHEETS SYMBOLS AND ABBREVIATIONS CALGREEN CHECKLIST

BUILDING DEPARTMENT

A9.50 DETAILS - ACCESSIBILITY **MECHANICAL**

SITE PLAN - EXISTING (FOR REFERENCE ONLY)

A1.10 DEMOLITION FLOOR AND CEILING PLANS - 3RD FLOOR

DOOR SCHEDULE & SPECIFICATIONS

DETAILS - METAL STUD FRAMING

DETAILS - WALL DETAILS - OPENINGS

DETAILS - CEILING

EXITING PLAN - 1ST FLOOR (FOR REFERENCE ONLY)

EXITING PLAN - 2ND FLOOR (FOR REFERENCE ONLY)

PROPOSED FLOOR AND CEILING PLANS - 3RD FLOOR

DETAILS - VERTICAL CIRCULATION (FOR REFERENCE ONLY)

EXISTING RESTROOM PLANS - 2ND & 3RD FLOORS

SITE - DETAILS (FOR REFERENCE ONLY)

EXITING PLAN - 3RD FLOOR

MECHANICAL NOTES, CODES, SCOPE OF WORK, DRAWING INDEX, AND STATEMENT MECHANICAL LEGENDS, AND ABBREVIATIONS MECHANICALSCHEDULE

MECHANICAL DETAIL MECHANICAL PRESCRIPTIVE TITLE 24 COMPLIANCE MECHANICAL CONTROLLER DIAGRAM AND SCHEDULE MECHANICAL RCP DEMO PLAN

MECHANICAL RCP NEW PLAN M-2.0 MECHANICAL ZONING MAP

ELECTRICAL ELECTRICAL GENERAL NOTES, SCOPE OF WORK, AND LEGENDS ELECTRICAL CALCULATION, TABLES, AND SCHEDULES ELECTRICAL PANEL SCHEDULES, LINE DIAGRAM

ELECTRICAL DETAILS ELECTRICAL LIGHTING CONTROL DIAGRAM ELECTRICAL LIGHTING TITLE 24 COMPLIANCE FORMS ELECTRICAL LIGHTING TITLE 24 COMPLIANCE FORMS

ELECTRICAL POWER PLAN - DEMO ELECTRICA POWER FLOOR PLAN - NEW E-2.0 ELECTRICA LIGHTING PLAN - DEMO ELECTRICA LIGHTING PLAN - NEW

PB-0.1 PLUMBING NOTES, CODES, SCOPE OF WORK, AND DRAWING INDEX PB-0.2 PLUMBING SCHEDULES, CALCULATIONS, AND TABLES

PB-0.3 PLUMBING DETAILS PB-1.0 3RD FLOOR PLUMBING PLAN - DEMO

PB-2.0 3RD FLOOR PLUMBING PLAN - NEW

SPECIFICATIONS

SECTION 01 11 00 - SUMMARY OF WORK

.. SEE COVER SHEET GO.00 FOR PROJECT LOCATION AND DESCRIPTION OF SCOPE OF WORK.

WORK INCLUDES MATERIALS, LABOR, SERVICES, TRANSPORTATION, AND EQUIPMENT NECESSARY TO PERFORM THE WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, AND AS NECESSARY TO COMPLETE THE CONTRACT.

ITEMS NOTED 'NIC' (NOT IN CONTRACT) WILL BE FURNISHED AND / OR INSTALLED BY OWNER OR UNDER SEPARATE CONTRACT.

THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF HIS CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY.

THE GENERAL CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OPERATIONS OF SEPARATE CONTRACTORS. GENERAL CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEPT CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.

SECTION 01 23 00 - ALTERNATES

A. ALTERNATES ARE PART OF WORK ONLY IF INCLUDED IN THE AGREEMENT.

IMMEDIATELY FOLLOWING AWARD OF THE CONTRACT, NOTIFY EACH PARTY INVOLVED, IN WRITING, OF THE STATUS OF EACH ALTERNATE, INDICATE IF ALTERNATES HAVE BEEN ACCEPTED, REJECTED, OR DEFERRED FOR LATER CONSIDERATION. INCLUDE A COMPLETE DESCRIPTION OF NEGOTIATED REVISIONS TO ALTERNATES.

EXECUTE ACCEPTED ALTERNATES UNDER THE SAME CONDITIONS AS OTHER WORK OF THE CONTRACT.

REQUIRED FOR A COMPLETE INSTALLATION WHETHER OR NOT INDICATED AS PART OF ALTERNATE.

COORDINATION: REVISE OR ADJUST AFFECTED ADJACENT WORK TO COMPLETELY INTEGRATE WORK OF ALTERNATE INTO PROJECT.

INCLUDE AS PART OF EACH ALTERNATE, MISCELLANEOUS DEVICES, ACCESSORY OBJECTS, AND SIMILAR ITEMS INCIDENTAL TO OR

SECTION 01 25 00 - SUBSTITUTION PROCEDURES

SUBMIT THREE COPIES OF EACH REQUEST FOR CONSIDERATION, IDENTIFY PRODUCT/FABRICATION/INSTALLATION METHOD TO BE REPLACED. INCLUDE SPECIFICATION SECTION NUMBER, TITLE AND DRAWING NUMBERS AND TITLES.

SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS. PROVIDE STATEMENT INDICATING WHY SPECIFIED PRODUCT OR FABRICATION OR INSTALLATION CANNOT BE PROVIDED, IF APPLICABLE.

INCLUDE A LIST OF CHANGES OR REVISIONS NEEDED TO OTHER PARTS OF THE WORK THAT WILL BE NECESSARY TO ACCOMMODATE PROPOSED SUBSTITUTION.

SUBMIT REQUESTS FOR SUBSTITUTION IMMEDIATELY ON DISCOVERY OF NEED FOR CHANGE, BUT NOT LATER THAN TIME REQUIRED FOR PREPARATION AND REVIEW OF RELATED SUBMITTALS.

SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES

MINOR CHANGES IN WORK: ARCHITECT WILL ISSUE SUPPLEMENTAL INSTRUCTIONS AUTHORIZING MINOR CHANGES IN THE WORK, NOT INVOLVING ADJUSTMENT TO THE CONTRACT SUM OR THE CONTRACT TIME.

TO CONTRACT SUM OR CONTRACT TIME. CHANGE ORDER PROPOSAL REQUEST ISSUED BY ARCHITECT ARE FOR INFORMATION ONLY, AND ARE NOT INSTRUCTIONS TO STOP WORK OR TO EXECUTE PROPOSED CHANGE

OWNER INITIATED WORK CHANGE PROPOSAL REQUEST: ARCHITECT WILL ISSUE PROPOSED CHANGES IN WORK THAT INVOLVE ADJUSTMENTS

CONTRACTOR MAY PROPOSE CHANGES BY SUBMITTING A REQUEST FOR A CHANGE TO ARCHITECT AND OWNER.

CONTRACTOR INITIATED WORK CHANGES PROPOSAL: WHEN UNFORESEEN CONDITIONS REQUIRE MODIFICATIONS TO THE CONTRACT,

CHANGES ORDERS: CONTRACTOR SHALL BE DIRECTED TO PROCEED WITH WORK UPON OWNER'S APPROVAL OF CHANGE ORDER PROPOSAL.

SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS

. CONSTRUCTION SCHEDULES: PROVIDE CONSTRUCTION SCHEDULE FOR DESIGN TEAM AND OWNER REVIEW AND TO MAINTAIN ENTIRE TEAM UP TO DATE ON CONSTRUCTION ACTIVITIES.

1. SHOW COMPLETE SEQUENCE OF CONSTRUCTION BY ACTIVITY, IDENTIFYING WORK OF SEPARATE STAGES AND LOGICALLY GROUPED

2. SHOW MILESTONES: NOTICE TO PROCEED, SUBSTANTIAL COMPLETION, FINAL COMPLETION, ETC.

3. UPDATES: AT WEEKLY INTERVALS, ISSUED TWO DAYS BEFORE EACH PROGRESS MEETING. PRODUCT DATA: COLLECT INFORMATION INTO A SINGLE SUBMITTAL FOR EACH ELEMENT OF CONSTRUCTION AND TYPE OF PRODUCT C EQUIPMENT. INCLUDE MANUFACTURE'S CATALOG CUTS AND PRODUCT SPECIFICATIONS, STANDARD COLOR CHARTS, STATEMENT OF

COMPLIANCE WITH SPECIFIED REFERENCED STANDARDS. TESTING DATA BY RECOGNIZED TESTING AGENCY. AND SAFETY DATA SHEETS. MARK EACH SUBMITTAL TO SHOW WHICH PRODUCTS ARE APPLICABLE. LABEL EACH SUBMITTAL WITH PROJECT NAME, SPECIFICATION NUMBER, DATE, AND CONTRACTOR'S APPROVAL STAMP. SHOP DRAWINGS: PROVIDE SHOP DRAWINGS, MEETING INDUSTRY STANDARDS, AT APPROPRIATE SCALE FOR THE WORK AND FOR THE

REVIEW. SHOP DRAWINGS MUST BE SPECIFIC TO PROJECT AND NOT EDITED COPIES OF ARCHITECT'S DRAWINGS. REVIEW BY ARCHITECT IS FOR DESIGN INTENT ONLY. PROPER FIT UP, COORDINATION OF WORK, CONSTRUCTION TECHNIQUES, MATERIALS, AND WORK REQUIRED BY CONTRACT DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. SAMPLES: SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, TEXTURE OR REQUIRED CHARACTERISTIC. PERMANENTLY ATTACHED

LABEL ON ONE SIDE OF SAMPLES LISTING: PROJECT NAME, SUBMITTAL NUMBER, PRODUCT NAME, MANUFACTURER, SAMPLE SOURCE, NUMBER, AND TITLE OF APPLICABLE SPECIFICATION SECTION. 1. SUBMIT FOR INITIAL SELECTION MANUFACTURER'S COLOR CHARTS/COLLECTIONS SHOWING THE FULL RANGE OF COLORS, TEXTURES,

AND PATTERNS AVAILABLE. 2. SUBMIT FOR VERIFICATION FULL SIZE UNITS OR OF SIZE INDICATED, PREPARED FROM SAME MATERIAL TO BE USED IN WORK, FINISHED

IN THE MANNER SPECIFIED, IDENTICAL TO THAT PROPOSED FOR USE.

MOCKUPS: BEFORE INSTALLING PORTIONS OF THE WORK REQUIRING MOCKUPS, BUILD MOCKUPS FOR EACH FORM OF CONSTRUCTION &

FINISH REQUIRED TO COMPLY WITH THE FOLLOWING REQUIREMENTS, USING MATERIALS INDICATED FOR THE COMPLETED WORK:

1. BUILD MOCKUPS IN LOCATION & OF SIZE INDICATED OR, IF NOT INDICATED, AS DIRECTED BY ARCHITECT OR CONSTRUCTION MANAGER.

2. NOTIFY ARCHITECT IN ADVANCE OF DATES & TIMES WHEN MOCKUPS WILL BE CONSTRUCTED. 3. DEMONSTRATE THE PROPOSED RANGE OF AESTHETIC EFFECTS & WORKMANSHIP.

4. OBTAIN ARCHITECT'S APPROVAL OF MOCKUPS BEFORE STARTING WORK, FABRICATION, OR CONSTRUCTION.

5. MAINTAIN MOCKUPS DURING CONSTRUCTION IN AN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING THE COMPLETED WORK. DEMOLISH & REMOVE MOCKUPS WHEN DIRECTED UNLESS OTHERWISE INDICATED. APPROVED MOCKUPS CAN BE INCORPORATED INTO

6. WHERE INDICATED, ENGAGE A MANUFACTURER'S REPRESENTATIVE TO OBSERVE & INSPECT THE WORK.

ATTIC STOCK: FURNISH EXTRA MATERIALS THAT MATCH AND FROM THE SAME PRODUCTION RUN AS PRODUCTS INSTALLED. FURNISH QUANTITY OF FULL-SIZE UNITS EQUAL TO (5) PERCENT OF AMOUNT OF EACH INSTALLED TYPE, COMPOSITION, COLOR, PATTERN, AND SIZE

1. SEE FINISH PLAN GENERAL NOTES FOR WHICH PRODUCTS TO PROVIDE ATTIC STOCK OF AND IF MORE OR LESS PERCENTAGE IS

SUBMITTALS: SUBMIT A SCHEDULE OF SUBMITTALS, ARRANGED IN CHRONOLOGICAL ORDER BY DATES REQUIRED BY CONSTRUCTION SCHEDULE. INCLUDE TIME REQUIRED FOR REVIEW, ORDERING, MANUFACTURING, FABRICATION, & DELIVERY WHEN ESTABLISHING DATES. INCLUDE ADDITIONAL TIME REQUIRED FOR MAKING CORRECTIONS OR REVISIONS TO SUBMITTALS NOTED BY ARCHITECT AND CONSTRUCTION MANAGER, AND ADDITIONAL TIME FOR HANDLING & REVIEWING SUBMITTALS REQUIRED BY THOSE CORRECTIONS.

DEFERRED SUBMITTALS: SUBMIT LIST OF DEFERRED SUBMITTALS. INCLUDE DATE OF SUBMITTAL, REASON FOR DEFERMENT, AND IMPACT ON OTHER WORK. DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW, APPROVAL, AND FORWARDING TO AHJ. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL REVIEWED AND APPROVED BY AHJ. ANY CHANGES TO THE APPROVED DOCUMENTS REQUIRED BY A DEFERRED SUBMITTAL WILL BE SUBMITTED TO THE AHJ AS A REVISION, WITH CHANGES

SECTION 01 70 00 - EXECUTION

EXAMINATION: BEFORE PROCEEDING WITH EACH COMPONENT OF THE WORK, EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH INSTALLER OR APPLICATOR PRESENT WHERE INDICATED, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE. SUBMIT WRITTEN REPORT LISTING CONDITIONS DETRIMENTAL TO THE PERFORMANCE OF

1. EXAMINE ROUGH-IN FOR MECHANICAL AND ELECTRICAL SYSTEMS TO VERIFY ACTUAL LOCATIONS OF CONNECTIONS BEFORE EQUIPMENT AND FIXTURE INSTALLATION.

2. EXAMINE WALLS, FLOORS, AND CEILINGS FOR SUITABLE CONDITIONS WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED. 3. VERIFY COMPATIBILITY WITH AND SUITABILITY OF SUBSTRATES, INCLUDING COMPATIBILITY WITH EXISTING FINISHES OR PRIMERS.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH WORK INDICATES

ACCEPTANCE OF SURFACES AND CONDITIONS.

THE CONTRACTOR WILL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.

1. LOCATE THE WORK AND COMPONENTS OF THE WORK ACCURATELY, IN CORRECT ALIGNMENT AND ELEVATION, AS INDICATED. 2. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS

3. CONTRACTOR TO PERFORM MOISTURE TESTING PRIOR TO THE ORDER OF MATERIALS FOR VERIFICATION OF COMPLIANCE WITH

MANUFACTURER'S WARRANTIES 4. INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE SATISFACTORY. MAINTAIN CONDITIONS REQUIRED FOR

PRODUCT PERFORMANCE UNTIL SUBSTANTIAL COMPLETION. 5. SEQUENCE THE WORK AND ALLOW ADEQUATE CLEARANCES TO ACCOMMODATE MOVEMENT OF CONSTRUCTION ITEMS ON-SITE AND

PLACEMENT IN PERMANENT LOCATIONS.

6. TOOLS AND EQUIPMENT: SELECT TOOLS OR EQUIPMENT THAT MINIMIZE PRODUCTION OF EXCESSIVE NOISE LEVELS. 7. ATTACHMENT: PROVIDE BLOCKING AND ATTACHMENT PLATES AND ANCHORS AND FASTENERS OF ADEQUATE SIZE AND NUMBER TO

SECURELY ANCHOR EACH COMPONENT IN PLACE, ACCURATELY LOCATED AND ALIGNED WITH OTHER PORTIONS OF THE WORK. 8. JOINTS: MAKE JOINTS OF UNIFORM WIDTH, FIT EXPOSED CONNECTIONS TOGETHER TO FORM HAIRLINE JOINT,

. CLEAN PROJECT SITE AND WORK AREAS DAILY. MAINTAIN PROJECT SITE FREE OF WASTE MATERIALS AND DEBRIS.

OPERATIONS, BY METHODS & WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.

SECTION 01 73 29 - CUTTING & PATCHING

. CUTTING & PATCHING: COMPLY WITH REQUIREMENTS FOR AND LIMITATIONS ON CUTTING & PATCHING OF CONSTRUCTION ELEMENTS. DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY OR INCREASE DEFLECTION. DO NOT CUT AND PATCH OPERATING ELEMENTS AND RELATED COMPONENTS

REMOVE, REPLACE, PATCH, & REPAIR MATERIALS & SURFACES CUT OR DAMAGED DURING INSTALLATION OR CUTTING & PATCHING OPERATIONS, BY METHODS & WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.

USE MATERIALS FOR PATCHING IDENTICAL TO EXISTING MATERIALS. FOR EXPOSED SURFACES, IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED. USE MATERIALS THAT, WHEN INSTALLED. WILL PROVIDE A MATCH ACCEPTABLE TO ARCHITECT FOR THE VISUAL & FUNCTIONAL PERFORMANCE OF IN-PLACE MATERIALS.

REMOVE, REPLACE, PATCH, & REPAIR MATERIALS & SURFACES CUT OR DAMAGED DURING INSTALLATION OR CUTTING & PATCHING

SECTION 01 77 00 - CLOSEOUT PROCEDURES

A. PREPARE AND SUBMIT CONTRACTOR'S LIST OF INCOMPLETE ITEMS (PUNCH LIST). ORGANIZE LIST OF SPACES IN SEQUENTIAL ORDER, STARTING WITH EXTERIOR AREAS FIRST AND PROCEEDING FROM LOWEST FLOOR TO HIGHEST FLOOR. LISTED BY ROOM OR SPACE NUMBER, ORGANIZE

ITEMS APPLYING TO EACH SPACE BY MAJOR ELEMENT

B. SUBMIT CLOSEOUT ITEMS REQUIRED IN OTHER SECTIONS.

SUBMIT PROJECT WARRANTIES. ASSEMBLE COMPLETE WARRANTY AND BOND SUBMITTAL PACKAGE INTO A SINGLE ELECTRONIC PDF FILE. D. SUBMIT SUSTAINABLE DESIGN SUBMITTALS NOT PREVIOUSLY SUBMITTED.

COMPLETE FINAL CLEANING. USE CLEANING MATERIALS AND AGENTS RECOMMENDED BY MANUFACTURER OR FABRICATOR OF THE SURFACE TO BE CLEANED. DO NOT USE CLEANING AGENTS THAT ARE POTENTIALLY HAZARDOUS TO HEALTH OR PROPERTY OR THAT MIGHT DAMAGE FINISHED SURFACES. USE PRODUCTS THAT COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS MAXIMUM ALLOWABLE VOC LEVELS. CLEAN LUMINARIES, LAMPS, GLOBES, AND REFLECTORS TO FUNCTION WITH FULL EFFICIENCY. REPLACE BULBS THAT ARE DIM OR BURNED OUT.

G. CLEAN STRAINERS, TOILETS, SINKS, AND DRINKING FOUNTAINS. H. CLEAN DUCTS, BLOWERS, AND COILS. INSTALL NEW FILTERS IF UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION OR THAT DISPLAY CONTAMINATION WITH PARTICULATE MATTER ON INSPECTION.

SECTION 01 85 15 - CALGREEN NON-RESIDENTIAL MANDATORY

A. SUMMARY: COMPLY WITH SPECIFIC CALGREEN REQUIREMENTS FOR NONRESIDENTIAL PROJECTS AS APPLICABLE TO PROJECT.

B. REQUIREMENTS: CONSTRUCTION TEAM IS REQUIRED TO REVIEW NONRESIDENTIAL CALGREEN REQUIREMENTS RELATIVE TO THE FOLLOWING:

ENERGY EFFICIENCY

TOUCH UP OR REPAIR FINISHES.

2. WATER EFFICIENCY AND CONSERVATION

3. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY: CONSTRUCTION WASTE.

4. MECHANICAL EQUIPMENT POLLUTION CONTROL. 5. FINISH MATERIAL POLLUTION CONTROL: COMPLY WITH CALGREEN REQUIREMENTS FOR VOLATILE ORGANIC COMPOUND (VOC)

EMISSIONS INCLUDING a. ADHESIVES, SEALANTS, AND CAULKS.

e. COMPOSITE WOOD PRODUCTS

b. PAINTS AND COATINGS c. CARPET SYSTEMS, INCLUDING CARPET, CARPET CUSHION, AND ADHESIVES

d. RESILIENT FLOORING SYSTEMS

C. SUBMITTALS:

1. SUSTAINABLE DESIGN DOCUMENTATION SUBMITTALS: PRODUCT DATA, RECEIPTS, CERTIFICATION LETTERS, CHAIN- OF-CUSTODY CERTIFICATES, AND OTHER DOCUMENTATION NEEDED TO SHOW COMPLIANCE WITH REQUIREMENTS.

2. INFORMATIONAL SUBMITTALS: PROJECT COST DATA, SUSTAINABLE DESIGN ACTION PLAN, AND SUSTAINABLE DESIGN PROGRESS REPORTS.

D. CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT

EPA'S "TESTING FOR INDOOR AIR QUALITY.

"CALGREEN MANDATORY MEASURES CHECKLIST.

SECTION 02 41 19 - SELECTIVE DEMOLITION

A. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.

B. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING.

ARRANGE SELECTIVE DEMOLITIONS SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S OPERATIONS.

). PROVIDE TEMPORARY MEASURES TO PROTECT INDIVIDUALS AND PROPERTY FOR INJURY, DUST, AND NOISE CONTROL. SUBMIT REPORT AND PLANS INDICATION PROPOSED MEASURES AND LOCATIONS.

EXISTING SERVICES/SYSTEMS TO REMAIN: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE EXISTING SERVICES/SYSTEMS TO BE REMOVED, RELOCATED, OR ABANDONED: LOCATE IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITY

SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED. . REMOVE EXISTING WORK AS INDICATED AND REQUIRED TO ACCOMPLISH NEW WORK. REMOVE EXISTING SYSTEMS AND EQUIPMENT AS

CLEAN ADJACENT SURFACES OF DUST AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS.

REMOVE DEMOLITION WASTE FROM PROPERTY. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

SECTION 05 40 40 - COLD FORMED METAL FRAMING

A. LOAD BEARING AND INTERIOR NON-LOAD BEARING WALL FRAMING.

B. ACTION SUBMITTALS: PRODUCT DATA FOR WALL FRAMING MATERIALS, TRACK, CLIPS, AND ANCHORS. SUSTAINABLE DESIGN SUBMITTALS.

INFORMATIONAL SUBMITTALS: PRODUCT AND WELDING CERTIFICATES, PRODUCT TEST REPORTS, RESEARCH REPORTS FOR ANCHORS.

SHOP DRAWINGS: SHOW FABRICATION & INSTALLATION DETAILS FOR METAL FRAMING. INCLUDE PLANS, ELEVATIONS, SECTIONS, & DETAILS OF METAL FABRICATIONS & THEIR CONNECTIONS. SHOW ANCHORAGE & ACCESSORY ITEMS.

QUALITY ASSURANCE: FOR INSTALLED PRODUCTS INDICATED COMPLY WITH PERFORMANCE REQUIREMENTS & DESIGN CRITERIA, INCLUDING ANALYSIS DATA, SIGNED & SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION. MATERIALS: SELECT FRAMING MATERIALS APPROPRIATE TO THE INSTALLATION REQUIREMENTS AND ARE COMPLYING WITH INDUSTRY

INSTALLATION: INSTALL COLD FORMED METAL FRAMING ACCORDING TO AISI S200, AISI S202, MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED. INSTALL PLUMB., SQUARE, AND TRUE TO LINE WITH CONNECTIONS SECURELY

SECTION 05 50 00 - METAL FABRICATIONS

A. SCOPE OF WORK: MISCELLANEOUS FRAMING AND SUPPORTS, METAL LADDERS. METAL FLOOR PLATES, ELEVATOR SUMP PIT COVERS, ABRASIVE METAL NOSINGS, TREADS, AND THRESHOLDS.

B. ACTION SUBMITTALS: PRODUCT DATA FOR METAL COMPONENTS, SHOP PRIMERS, SHRINKAGE RESISTING GROUT.

SHOP DRAWINGS: SHOW FABRICATION & INSTALLATION DETAILS FOR METAL FABRICATIONS. INCLUDE PLANS, ELEVATIONS, SECTIONS, & DETAILS OF METAL FABRICATIONS & THEIR CONNECTIONS. SHOW ANCHORAGE & ACCESSORY ITEMS.

SAMPLES: SUBMIT FOR EACH TYPE AND FINISH OF EXTRUDED NOSING [AND] TREAD.

. DELEGATED DESIGN SUBMITTALS: FOR LADDERS, INCLUDING ANALYSIS DATA AND SEALED BY QUALIFIED PROFESSIONAL ENGINEER. QUALITY ASSURANCE: FOR INSTALLED PRODUCTS INDICATED, COMPLY WITH PERFORMANCE REQUIREMENTS & DESIGN CRITERIA, INCLUDING

ANALYSIS DATA, SIGNED & SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION. MATERIALS: MATERIALS APPROPRIATE TO THE INSTALLATION REQUIREMENTS AND COMPLYING WITH INDUSTRY STANDARDS. PROVIDE MATERIALS WITH SMOOTH SURFACES, WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, OR BLEMISHES. CUT, DRILL, & PUNCH METALS CLEANLY & ACCURATELY. REMOVE BURRS & EASE EDGES. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES. FABRICATE UNITS FROM STEEL SHAPES, PLATES, & BARS OF WELDED CONSTRUCTION UNLESS OTHERWISE INDICATED. FABRICATE TO SIZES, SHAPES, &

PROFILES INDICATED & AS NECESSARY TO RECEIVE ADJACENT CONSTRUCTION. INSTALLATION: PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING METAL FABRICATIONS. SET METAL FABRICATIONS ACCURATELY IN LOCATION INDICATED, PLUMB., TRUE, AND FREE OF RACK. FIT EXPOSED CONNECTIONS TO FORM HAIRLINE JOINTS. WELD CONNECTIONS THAT ARE NOT TO BE LEFT EXPOSED. FIELD WELD ACCORDING TO INDUSTRY STANDARDS AND FINISHED SO NO ROUGHNESS IS VISIBLE. CONTOUR WELD TO MATCH ADJACENT SURFACES. USE ANCHORAGE APPROPRIATE TO THE WORK AND IN COMPLIANCE WITH

INDUSTRY STANDARDS. FASTENING TO IN-PLACE CONSTRUCTION: PROVIDE ANCHORAGE DEVICES AND FASTENERS WHERE METAL FABRICATIONS ARE REQUIRED TO BE FASTENED TO IN-PLACE CONSTRUCTION. PROVIDE THREADED FASTENERS FOR USE WITH CONCRETE AND MASONRY INSERTS, TOGGLE BOLTS, THROUGH BOLTS, LAG SCREWS, WOOD SCREWS, AND OTHER CONNECTORS.

COMPLY WITH SSPC-PA 1 FOR TOUCHING UP SHOP PAINTED SURFACES.

SECTION 06 00 00 - INTERIOR ROUGH CARPENTRY

SCOPE OF WORK: PLYWOOD BACKING PANELS, WOOD BLOCKING, FURRING, AND NAILERS.

SUBMITTALS: PRODUCT DATA, INCLUDING GRADE, FSC CERTIFICATION, DATA FOR WOOD-PRESERVATIVE TREATMENT, AND FIRE-RETARDANT

QUALITY ASSURANCE: FACTORY MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF GRADING AGENCY. IDENTIFY FIRE-RETARDANT-TREATED WOOD WITH APPROPRIATE CLASSIFICATION MARKING OF QUALIFIED TESTING AGENCY. CONFIRM PLYWOOD COMPLIES WITH THE TESTING & PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."

INSTALLATION: SET ROUGH CARPENTRY LEVEL & PLUMB, TRUE TO LINE, CUT, & FITTED. FIT TO OTHER CONSTRUCTION; SCRIBE & COPE AS NEEDED FOR ACCURATE FIT. LOCATE BLOCKING, FURRING, NAILERS, & SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING

INSTALL FIRE-RETARDANT TREATED PLYWOOD BACKING PANELS WITH CLASSIFICATION MARKING OF TESTING AGENCY EXPOSED TO VIEW.

SECTION 06 20 00 - INTERIOR ROUGH CARPENTRY

A. SCOPE OF WORK: INTERIOR WOOD TRIM, PANELING, SHELVING, AND CLOTHES RODS.

GRADE: PROVIDE VISIBLE GRADE STAMP OF AN AGENCY CERTIFIED BY FPS.

C. SUBMITTALS: PRODUCT DATA, SAMPLE FOR EACH EXPOSED PRODUCT AND FOR EACH COLOR, AND TEXTURE SPECIFIED.

COMPLY WITH ARCHITECTURAL WOODWORK INSTITUTE (AWI) "ARCHITECTURAL WOODWORK STANDARDS".

2. IDENTIFY FIRE-RETARDANT-TREATED WOOD WITH APPROPRIATE CLASSIFICATION MARKING OF QUALIFIED TESTING AGENCY.

3. CONFIRM PLYWOOD COMPLIES WITH THE TESTING & PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE **ENVIRONMENTAL CHAMBERS."**

INSTALLATION:

D. QUALITY ASSURANCE:

1. CONDITION MATERIALS TO INSTALLATION AREA AT AVERAGE HUMIDITY FOR MINIMUM OF 24 HOURS PRIOR TO INSTALLATION.

2. INSTALL LEVEL, PLUMB, TRUE, AND ALIGNED WITH ADJACENT MATERIALS. SCRIBE AND CUT TO ADJACENT CONSTRUCTION.

3. REFINISH AND SEAL CUT ENDS AS REQUIRED.

4. PROVIDE FASTENERS AND OTHER ANCHORING DEVICES OF TYPE, SIZE, MATERIAL, AND FINISH SUITABLE TO INTENDED USE AND AS REQUIRED TO PROVIDE SECURE ATTACHMENT. CONCEALED WHERE POSSIBLE. COUNTERSINK FASTENERS, FILL SURFACE FLUSH, AND SAND UNLESS OTHERWISE INDICATED.

INSTALL WITH MINIMUM NUMBER OF JOINTS PRACTICAL, USING FULL LENGTH PIECES. MITER AT OUTSIDE CORNERS, COPE AT INSIDE CORNERS. PRODUCE TIGHT FITTING JOINTS.

6. TOLERANCE: LEVEL AND PLUMB 1/8 INCH IN 96 INCHES. MAXIMUM OFFSET FOR ADJOINING FINISH CARPENTRY 1/32 INCH FOR FLUSH INSTALLATION, 1/16 INCH FOR REVEAL INSTALLATION.

7. CUT SHELVES TO NEATLY FIT OPENINGS WITH ONLY ENOUGH GAP TO ALLOW SHELVES TO BE REMOVED AND REINSTALLED. INSTALL SHELVES FULLY SEATED ON CLEATS, BRACKETS, OR SUPPORTS.

. QUALITY ASSURANCE:

1. COORDINATE REGIONAL MATERIALS HARVESTED WITHIN 500 MILES OF SITE. COORDINATE CERTIFIED WOODS.

SECTION 06 42 30 - INTERIOR ARCHITECTURAL WOODWORK

、 SCOPE OF WORK: INTERIOR STANDING & RUNNING TRIM. INTERIOR FRAMES & JAMBS. INTERIOR STAIRS AND RAILINGS. FINISHING OF INTERIOR

3. SUBMITTALS: PRODUCT DATA, SAMPLE FOR EACH EXPOSED PRODUCT AND FOR EACH COLOR, TEXTURE SPECIFIED.

SHOP DRAWINGS: SHOW LOCATION OF EACH ITEM: DIMENSIONED PLANS & ELEVATIONS, LARGE SCALE DETAILS, ATTACHMENT DEVICES, &

1. MANUFACTURER'S QUALIFICATION: AWI'S QUALITY CERTIFICATION PROGRAM LICENSED PARTICIPANT. PROVIDE CERTIFICATION PROGRAM

MOCKUPS FOR TYPICAL INTERIOR ARCHITECTURAL WOODWORK

FINISH: FINISH ARCHITECTURAL WOODWORK AT FABRICATION SHOP. DEFER FINAL TOUCH-UP, CLEANING, & POLISHING UNTIL AFTER FINAL

INSTALLATION: DELIVER AND INSTALL ONLY AFTER INTERIOR HVAC IS OPERATING AND INTERIOR TEMPERATURE AND RELATIVE HUMIDITY ARE AT OCCUPANCY LEVELS. LUMBER AND TRIM FOR PAINTED APPLICATIONS; PRIMED, INCLUDING BOTH FACES AND EDGES. FOR INSTALLATION AT SITE, PROVIDE ALLOWANCE FOR SCRIBING, TRIMMING & FITTING. INSTALL WOODWORK LEVEL, PLUMB, TRUE, AND STRAIGHT TO A TOLERANCE

SECTION 07 21 00 - THERMAL INSULATION

OF 1/8 INCH IN 96 INCHES. SHIM AS REQUIRED WITH CONCEALED SHIMS. SCRIBE AND CUT TO ADJACENT CONSTRUCTION.

A. SCOPE OF WORK: GLASS FIBER BLANKET INSULATION, GLASS FIBER BOARD INSULATION, MINERAL WOOL BLANKET INSULATION. B. SUBMITTALS: PRODUCT DATA, PRODUCT TEST RESULTS, R-VALUE, INSTALLERS CERTIFICATION.

. SURFACE BURNING CHARACTERISTICS WHEN TESTED IN ACCORDANCE WITH ASTM E84. MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED

. FIRE RESISTANCE RATINGS: COMPLY WITH ASTM E119 OR UL 263. INDICATE DESIGNS DESIGNATIONS FROM UL FIRE RESISTANCE DIRECTORY. FIRE PROPAGATION CHARACTERISTICS: PASSES NFPA 285 TESTING AS PART OF AN APPROVED ASSEMBLY.

G. INSULATION ANCHORS, SPINDLES, STANDOFFS: AS RECOMMENDED BY MANUFACTURER.

THERMAL RESISTANCE VALUE (R-VALUE): R-VALUE AS INDICATED ON DRAWINGS.

INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS TO PRODUCTS AND APPLICATIONS. INSTALL PRODUCT THAT IS UNDAMAGED, DRY, UNSOILED, AND NOT LEFT EXPOSED TO RAIN, ICE, SNOW.

INSTALL WITH MANUFACTURER'S R-VALUE LABEL EXPOSED AFTER INSULATION IS INSTALLED. BLANKET INSTALLATION: INSTALL IN CAVITIES FORMED BY FRAMING MEMBERS.

1. THERMAL BATT INSULATION: JOHNS MAVILLE, FSK-25 FOILED FACED THERMAL SHIELD OR APPROVED EQUAL.

2. EXTRUDED POLYSTYRENE INSULATION (XPS): OWENS CORNING, FOAMULAR OR APPROVED EQUAL.

REPAIRED TO ARCHITECT'S SATISFACTION.

SECTION 07 84 00 - FIRESTOPPING A. SCOPE OF WORK: PENETRATION FIRE STOPPING IN FIRE RESISTANCE RATED WALLS, HORIZONTAL ASSEMBLIES, SMOKE BARRIERS, AND JOINT

. SUBMITTALS: PRODUCT DATA, PROJECT SCHEDULE FOR EACH PENETRATION OR JOINT FIRE STOPPING SYSTEM. INCLUDE LOCATION, ILLUSTRATION OF FIRESTOPPING SYSTEM, AND DESIGN DESIGNATION OF QUALIFIED TESTING/INSPECTION AGENCY. INSTALLER QUALIFICATIONS: FM APPROVALS OR UL QUALIFIED.

PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS: F-RATINGS PER ASTM E814 OR UL 1479.

PENETRATIONS IN HORIZONTAL ASSEMBLIES: F-, T-, AND W-RATINGS PER ASTM E814 OR UL 1479.

PENETRATIONS IN SMOKE BARRIERS L-RATINGS PER UL 1479. FIRE RESISTIVE JOINT SYSTEMS IN OR BETWEEN FIRE-RESISTANCE-RATED CONSTRUCTION: ASTM E1966 OR UL 2079.

G. FIRE RESISTIVE JOINT SYSTEMS AT EXTERIOR CURTAINWALL/FLOOR INTERSECTIONS: ASTM E119 OR ASTM E2307.

H. FIRE RESISTIVE JOINT SYSTEMS IN SMOKE BARRIERS WITH RATINGS DETERMINED BY UL 2079. EXPOSED FIRE STOPPING SYSTEMS WITH FLAME SPREAD AND SMOKE DEVELOPED INDEXES OF LESS THAN 25 AND 450 RESPECTIVELY, AS

INSPECTION OF INSTALLED PENETRATION FIRESTOPPING: BY OWNER ENGAGED AGENCY ACCORDING TO ASTM E2174.

INSPECTION OF INSTALLED JOINT FIRESTOPPING: BY OWNER ENGAGED AGENCY ACCORDING TO ASTM E2393.

SECTION 08 12 16 - INTERIOR ALUMINUM FRAMES A. SCOPE OF WORK: INTERIOR ALUMINUM FRAMES FOR [DOORS][&] [GLAZING]. REFER TO DRAWINGS.

. SHOP DRAWINGS: ELEVATIONS. SECTIONS. AND INSTALLATION DETAILS FOR EACH WALL OPENING CONDITION. SAMPLES: FOR EACH EXPOSED PRODUCT FOR EACH COLOR & FINISH SPECIFIED, 12 INCHES LONG.

. ACTION SUBMITTALS: PRODUCT DATA, PRODUCT TEST REPORTS, FIELD QUALITY CONTROL REPORTS. CLOSEOUT RECORD DOCUMENTS.

PRODUCT REQUIREMENTS: ALUMINUM FRAMING, ASTM B221, WITH ALLOY & TEMPER REQUIRED TO SUIT STRUCTURAL AND FINISH REQUIREMENTS AND NOT LESS THAN 0.062 INCH THICK. 1. DOOR FRAMES: EXTRUDED ALUMINUM, REINFORCED FOR HINGES, STRIKES, AND CLOSERS.

2. GLAZING FRAMES: EXTRUDED ALUMINUM, FOR INDICATED GLASS THICKNESS. 3. TRIM: EXTRUDED ALUMINUM. NOT LESS THAN 0.062 INCHES THICK. REMOVABLE. SNAP-IN. WITHOUT EXPOSED FASTENERS.

BASED ON TESTING IN ACCORDANCE WITH UL 1784, & INSTALLED IN COMPLIANCE WITH NFPA 105. INSTALLATION: SET FRAMES ACCURATELY IN POSITION & PLUMB, ALIGNED, & SECURELY ANCHORED TO SUBSTRATES. INSTALL FRAME COMPONENTS IN THE LONGEST POSSIBLE LENGTHS. AT RATED OPENINGS COMPLY WITH NFPA 80 [& NFPA 105]. REPAIR MARRED FRAME SURFACES TO BLEND WITH ADJACENT UNREPAIRED SURFACES. REMOVE & REPLACE FRAMES WITH DAMAGED SURFACES THAT CANNOT BE

FIRE RATED FRAMES: COMPLY WITH NFPA 80. TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. SMOKE AND DRAFT CONTROL ASSEMBLIES,

I. ACCESSORIES: FASTENERS, DOOR SILENCERS, SMOKE SEALS, GLAZING GASKETS, GLASS, DOOR HARDWARE.



THIRD FLOOR, SUITE 329

FRANK COZZITORTO, P.E. (408) 535-766 No. 23-114013 Date: 03/01/202



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REVISIONS	
DATE	DESCRIPTIO
09.29.2023	PROGRESS CD SE
10.04.2023	PROGRESS CD SE
10.18.2023	ISSUED FOR CLIENT'S REVIEW
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02.28.2024	PC#1 RESUBMITTA

00.00.2023 AS SHOWN **PROJECT ID** 2023.114 DRAWN BY

JURISDICTION APPROVAL STAMP

SHEET TITLE

SPECIFICATIONS

SPECIFICATIONS

SECTION 08 14 00 - INTERIOR WOOD DOORS

- A. SCOPE OF WORK: SEE DOOR SCHEDULE FOR DOOR TYPES
- B. SUBMITTALS: PRODUCT DATA, FIELD QUALITY CONTROL REPORTS. QUALIFICATION DATA FOR DOOR INSPECTOR. CLOSEOUT RECORDS DOCUMENTS, AWI QUALITY STANDARD COMPLIANCE CERTIFICATES.
- SHOP DRAWINGS: DOOR SCHEDULE INDICATING LOCATION, TYPE, SIZE, FIRE PROTECTION RATINGS, AND SWING, ELEVATIONS & DIMENSIONED LOCATION OF HARDWARE, LITE, LOUVER, CUTOUTS & GLAZING THICKNESS. DETAILS OF FRAME, INCLUDING DIMENSIONS & PROFILE. DETAILS OF ELECTRICAL RACEWAY & PREPARATION OF ELECTRIFIED HARDWARE, ACCESS CONTROL SYSTEMS, & SECURITY SYSTEM. CLEARANCES AND UNDERCUTS. REQUIREMENTS FOR VENEER MATCHING.
- D. SAMPLES: FOR FACTORY FINISHED DOOR FACE, VENEERS.
- E. QUALITY ASSURANCE: MANUFACTURER'S AWI CERTIFICATION. QUALIFICATIONS FOR FIRE RATED DOOR INSPECTOR AND EGRESS DOOR
- PRODUCT REQUIREMENTS: FIRE RATED DOOR ASSEMBLIES: COMPLY WITH NFPA 80. TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. SMOKE AND DRAFT CONTROL DOOR ASSEMBLIES, BASED ON TESTING IN ACCORDANCE WITH UL 1784, AND INSTALLED IN COMPLIANCE WITH
- . INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND REFERENCED QUALITY STANDARD. INSTALL FRAMES ACCURATELY IN POSITION & PLUMB, ALIGNED, & SECURELY ANCHORED TO SUBSTRATES. AT RATED OPENINGS COMPLY WITH NFPA 80 [& NFPA 105].

SECTION 08 31 13 - ACCESS DOORS AND FRAMES

- A. SCOPE OF WORK: ACCESS DOORS & FRAMES. FIRE RATED DOORS & FRAMES.
- B. SUBMITTALS: PRODUCT DATA, PRODUCT SCHEDULE. INSPECTION REPORT. RECORD DOCUMENTS FOR FIRE RATED DOORS.
- C. SAMPLES: EACH FINISH SPECIFIED.
- D. FIRE RATED UNITS: FOR ACCESS DOORS AND PANELS INSTALLED IN WALLS OR CEILINGS OF FIRE RATED CONSTRUCTION, PROVIDE ASSEMBLIES WITH SELF-CLOSING MECHANISM AND UL LISTING FOR THE FIRE RATINGS INDICATED
- E. NON-FIRE RATED UNITS: FLUSH PANEL ACCESS DOORS WITH DRYWALL BEAD FLANGE.
- F. ACCEPTABLE MANUFACTURER: THE BILCO COMPANY, NYSTROM PRODUCTS COMPANY, OR APPROVED EQUAL.
- G. $\,$ INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION. ADJUST DOOR AND HARDWARE, AFTER INSTALLATION, FOR PROPER OPERATION.

SECTION 08 34 84 - FIRE RATED ELEVATOR SMOKE CONTAINMENT

- A. SCOPE OF WORK: FIRE PROTECTIVE SMOKE CONTAINMENT CURTAIN SYSTEM DESIGNED TO PROVIDE A TIGHT-FITTING, SMOKE- AND DRAFT-CONTROL ASSEMBLY AS WELL AS FIRE PROTECTION.
- B. SUBMITTALS: PRODUCT DATA, INSTALLATION INSTRUCTIONS, TESTING PROCEDURES. OPERATION & MAINTENANCE MANUAL. MANUFACTURER'S WARRANTIES.
- SHOP DRAWINGS: SHOW FABRICATION AND INSTALLATION DETAILS FOR AUTOMATIC SMOKE CURTAINS. INCLUDE PLANS, SECTIONS DETAILS, ATTACHMENTS TO OTHER WORK AND THE FOLLOWING: OPERATING CLEARANCES, SUPPORTING FRAMING FOR THE SMOKE CURTAINS, TRACK & EQUIPMENT. LOCATIONS OF EQUIPMENT, SWITCHES, MOTORS, AND CONTROLS. DIFFERENTIATE BETWEEN MANUFACTURER INSTALLED AND FIELD INSTALLED WIRING
- D. QUALITY ASSURANCE:
- 1. QUALIFICATIONS FOR MANUFACTURER AND INSTALLER.
- 2. PROOF OF COMPLIANCE WITH INDUSTRY AND TESTING STANDARDS. AUTHORITIES HAVING JURISDICTION REQUIREMENTS.
- E. PERFORMANCE REQUIREMENT: AIR LEAKAGE NOT TO EXCEED 3 CFM PER SF OF DOOR OPENING. FIRE RATING UL- 10D ONE HOUR FIRE RATED AND LABELED.
- PRODUCTS: BY SMOKE GUARD OR OTHER APPROVED EQUAL.
- G. OPERATION: THE SMOKE CURTAIN WILL DEPLOY ON A SIGNAL FROM THE FIRE ALARM SYSTEM IN AN EMERGENCY.
- H. EXAMINATION: EXAMINE SUBSTRATES ON WHICH WORK WILL BE INSTALLED. VERIFY WALL AND ELEVATOR DOOR FRAMES ARE ACCEPTABLE FOR INSTALLATION OF SMOKE CONTAINMENT SYSTEM COMPONENTS.
- INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.
- FIELD QUALITY CONTROL: FOLLOW MANUFACTURER'S CYCLE TEST PROCEDURE. NOTIFY OWNER, FIRE MARSHALL, ALARM SUB CONTRACTOR,

ELEVATOR SUB CONTRACTOR, AND ELEVATOR SERVICE COMPANY A MINIMUM OF ONE WEEK BEFORE SCHEDULE TESTING.

K. DEMONSTRATION, MAINTENANCE AND TESTING: COMPLY WITH MANUFACTURER'S AND QUALIFIED INSPECTOR'S REQUIREMENTS.

SECTION 08 71 00 - DOOR HARDWARE

- A. SCOPE OF WORK: LOCKS, HINGES, PIVOTS, ELECTRIC STRIKES, ELECTROMAGNETIC LOCKS, EXIST LOCKS AND ALARMS, CLOSERS, MISCELLANEOUS MANUAL COMPONENTS, GASKETS, THRESHOLDS.
- B. SUBMITTALS: PRODUCT DATA, FIELD QUALITY CONTROL REPORTS. MAINTENANCE DATA.
- C. SHOP DRAWINGS: FOR DETAILS OF ELECTRIFIED DOOR HARDWARE
- D. SAMPLES: FOR EACH TYPE OF EXPOSED PRODUCT FOR EACH COLOR & TEXTURED SPECIFIED.
- E. SCHEDULES: PROVIDE DOOR HARDWARE SCHEDULE, KEYING SCHEDULE. REFER TO DRAWINGS FOR LOCATIONS & TYPE OF HARDWARE, INSTALLATION PROCEDURES AND DIAGRAMS. COORDINATE FINAL DOOR SCHEDULE WITH DOORS, FRAMES, & RELATED WORK TO ENSURE PROPER SIZE, THICKNESS, SWING, FUNCTION, & FINISH.
- . QUALITY ASSURANCE:
- 1. INSTALLER QUALIFICATIONS.
- WARRANTY: MANUFACTURER'S SPECIAL WARRANTY.
- PRODUCTS: SEE DOOR HARDWARE SCHEDULE. PROVIDE DOOR SILENCERS IN DOOR FRAME, THREE/SINGLE DOOR FRAME FOUR/DOUBLE DOOR FRAME. PROVIDE ELECTRIFIED DOOR HARDWARE FROM SAME MANUFACTURER AS MECHANICAL DOOR HARDWARE, UNLESS
- . INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION. ADJUST ALL INSTALLED HARDWARE FOR PROPER OPERATION. KEYING WILL BE AS DIRECTED IN FINISH/HARDWARE SCHEDULE. PROVIDE AS-BUILT KEYING INFORMATION TO OWNER.

SECTION 08 81 00 - INTERIOR GLAZING

- A. SCOPE OF WORK: GLASS PRODUCTS, LAMINATED GLASS, GLAZING SEALANTS, GLAZING TAPE.
- B. SUBMITTALS: PRODUCT DATA, PRODUCT CERTIFICATE FOR GLASS. PRODUCT TEST RESULTS, PRE-CONSTRUCTION ADHESION AND COMPATIBILITY REPORT. SAMPLE WARRANTIES.
- C. SAMPLES: FOR EACH TYPE OF GLASS OTHER THAN CLEAR MONOLITHIC VISION GLASS, 12 INCHES SQUARE.
- 1. SEALANT TESTING AGENCY QUALIFICATIONS.

D. QUALITY ASSURANCE:

- 2. WARRANTY: MANUFACTURER'S SPECIAL WARRANTY FOR SPECIFIED GLASS.
- 3. MOCKUPS: INSTALL GLAZING IN MOCKUPS SPECIFIED IN OTHER DIV. 08 SECTIONS.
- . REGULATORY REQUIREMENTS:
- 1. COMPLY WITH APPLICABLE REQUIREMENTS OF CBC CHAPTER 24. 2. SAFETY GLASS STANDARD: COMPLY WITH APPLICABLE CODES, CPSC 16 CFR 1201, AND PASS ANSI Z97.1.
- 3. TEMPERED GLASS: FLAT GLASS CONFORMING TO ASTM C 1048.

F. PERFORMANCE CRITERIA:

- 1. PROVIDE GLASS MATERIAL THICKNESS COMPLYING WITH THE HEIGHT AND EXPOSURE FACTORS REQUIRED BY THE GOVERNING BUILDING CODE AND RESULTING IN DEFLECTION OF L/240 OR 1 INCH MAXIMUM. INCLUDE COST FOR INCREASED THICKNESS, IF REQUIRED.
- MANUFACTURERS: VITRO ARCHITECTURAL GLASS, GUARDIAN INDUSTRIES OR APPROVED EQUAL.

ASTM E119.

- 1. GLAZING SEALANTS: ASTM C920, TYPE S, GRADE NS, ELASTOMERIC SILICONE GLAZING SEALANTS AS RECOMMENDED BY MANUFACTURER FOR APPLICATION INVOLVED.
- 2. GLAZING TAPES: TREMCO BUTYL TAPE AS RECOMMENDED BY MANUFACTURER FOR APPLICATION INVOLVED.
- INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.

SECTION 09 29 00 - GYPSUM BOARD

- A. SCOPE OF WORK: INTERIOR GYPSUM BOARD, TILE BACKING PANELS, FINISH LEVELS. TRIM ACCESSORIES, JOINT MATERIALS. LAMINATING ADHESIVE, SOUND ATTENUATION BLANKETS, ACOUSTICAL SEALANTS.
- B. SUBMITTALS: PRODUCT DATA. SHOP DRAWINGS SHOWING CONTROL AND EXPANSION JOINTS. SAMPLES FOR TEXTURED FINISHES.
- C. QUALITY ASSURANCE: QUALIFICATIONS: MANUFACTURER, INSTALLER. MOCKUP: FOR EVALUATION GYPSUM BOARD FINISH LEVELS. D. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN
- E. FIRE RESISTANT RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE IN TESTED ASSEMBLY INDICATED, PER
- K. INTERIOR WALLS AND CEILINGS IN LOCATIONS WITH HIGHER THAN NORMAL MOISTURE CONDITION: PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD PANELS.
- STC RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE IN TESTED ASSEMBLY INDICATED. PER ASTM E90 AND CLASSIFIED PER ASTM E413.
- M. MANUFACTURERS: NATIONAL GYPSUM CO, GEORGIA-PACIFIC CORP, UNITED STATES GYPSUM CO, OR APPROVED EQUAL. N. EXAMINATION: FIELD VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS, INSPECT AND REJECT PANELS WET, DAMAGED, OR MOLD DAMAGED
- PRIOR TO INSTALLATION. REPLACE PANELS DAMAGED AFTER INSTALLATION. O. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.
- P. FINISHING: AS INDICATED ON DRAWINGS.

SECTION 09 51 00 - SUSPENDED ACOUSTICAL CEILINGS

- A. SCOPE OF WORK: ACOUSTICAL PANELS, ACOUSTICAL TILES, ALUMINUM PANS, STEEL PANS, METAL SUSPENSION SYSTEM, METAL EDGE MOLDINGS AND TRIM, ACCESSORIES.
- REPORTS, MAINTENANCE DATA.
- MATERIALS & EXECUTION. BUILD MOCKUP OF CEILING AREA WHERE REQUIRED ON DRAWINGS. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, APPROVED MOCKUPS MAY BECOME PART OF THE COMPLETED WORK IF UNDISTURBED AT TIME OF SUBSTANTIAL
- PRODUCTS: REFER TO FINISH SCHEDULE
- 1. MEASURE EACH CEILING AREA & ESTABLISH LAYOUT OF ACOUSTICAL TILES TO BALANCE BORDER WIDTHS AT OPPOSITE EDGES OF EACH
- 2. ARRANGE DIRECTIONALLY PATTERNED ACOUSTICAL TILES AS INDICATED ON REFLECTED CEILING PLANS.

SECTION 09 65 13 - RESILIENT BASE AND ACCESSORIES

- B. SUBMITTALS: PRODUCT DATA FOR EACH TYPE OF PRODUCT.
- D. QUALITY ASSURANCE: QUALIFICATIONS FOR MANUFACTURER, INSTALLER.
- E. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN

- PREPARATION: PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE ADHESION OF RESILIENT PRODUCTS. PREPARE CONCRETE SUBSTRATES ACCORDING TO ASTM F710. PERFORM ANHYDROUS CALCIUM CHLORIDE TEST ASTM F1869 AND RELATIVE HUMIDITY TEST ASTM F21700. FILL CRACKS, HOLES, AND DEPRESSIONS IN SUBSTRATES WITH TROWELABLE LEVELING &
- FURNISH EXTRA MATERIALS THAT MATCH AND ARE FROM THE SAME PRODUCTION RUN AS INSTALL MATERIALS & ARE PACKAGED, LABELED.

SECTION 09 68 00 - CARPETING

- A. SCOPE OF WORK: INSTALLATION OF CARPET PER FINISH PLANS.
- B. SUBMITTALS: PRODUCT DATA. PRODUCT TEST REPORTS. MAINTENANCE DATA. SUBMIT CARPET SEAMING DIAGRAM FOR APPROVAL.
- C. SHOP DRAWINGS SHOWING COLUMNS, DOORWAYS, ENCLOSING WALLS, OR PARTITIONS, BUILT IN CABINETS, AND CUT OUT LOCATIONS.
- INDICATE SUBFLOOR, SEAM LOCATIONS, PILE DIRECTION. BORDER TYPES & LOCATIONS, TILE PATTERN LAYOUT, TRANSITION DETAILS.
- E. QUALITY ASSURANCE: QUALIFICATIONS FOR MANUFACTURER, INSTALLER.
- G. PERFORMANCE CHARACTERISTICS:
- 1. CRITICAL RADIANT FLUX CLASSIFICATION: NOT LESS THAN [0.45 W/SQ. CM] [0.22 W/SQ. CM] ACCORDING TO NFPA 253.
- H. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN INSTRUCTIONS. KEEP CARPET MATERIALS IN CONTROLLED ENVIRONMENT UNTIL INSTALLATION.
- INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION. USE INSTALLATION METHOD & MATERIALS APPROPRIATE TO THE SUBSTRATE. MAINTAIN DYE LOT INTEGRITY. MAINTAIN PILE DIRECTION PATTERNS. PROVIDE ATTIC STOCK FROM SAME

SECTION 09 91 23 - INTERIOR PAINTING

- A. SCOPE OF WORK: PAINTING OF PARTITIONS, CEILINGS/SOFFITS, DOORS & FRAMES. REFER TO FINISH SCHEDULE AND FINISH PLAN FOR
- B. MATERIALS: PRIMERS, WATER BASED FINISH COATINGS, SOLVENT BASED COATINGS, FLOOR SEALERS AND PAINTS.
- C. SUBMITTALS: PRODUCT DATA FOR EACH TYPE OF PRODUCT, INCLUDING PREPARATION REQUIREMENT AND APPLICATION INSTRUCTIONS. D. SAMPLES FOR EACH TYPE OF TOPCOAT PAINT SYSTEM AND IN EACH COLOR AND GLOSS SPECIFIED. PRODUCT SCHEDULE TO USE SAME
- E. ATTIC STOCK: FURNISH EXTRA MATERIALS FROM THE SAME PRODUCT RUN THAT MATCH PRODUCTS INSTALLED.
- F. QUALITY ASSURANCE: MOCKUPS OF EACH PAINT SYSTEM INDICATED; EACH COLOR & FINISH SELECTED. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER'S WRITTEN
- CONDITIONS OF SERVICE AND APPLICATION, BASED ON TESTING AND FIELD EXPERIENCE. COLORS: REFER TO FINISH SCHEDULE.
- COATING INDICATES ACCEPTANCE OF SURFACES & CONDITIONS. K. PREPARATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS. REMOVE HARDWARE, ACCESSORIES,
- COVER PLATES, & SIMILAR ITEMS REMOVABLE THAT ARE NOT TO BE PAINTED. AFTER PAINT APPLICATION, REINSTALL ITEMS THAT WERE REMOVED, USING WORKERS SKILLED IN THE TRADE INVOLVED.
- IN SHARP LINES & COLOR BREAKS. M. PROTECTION: PROTECT WORK OF OTHER TRADES AGAINST DAMAGE FROM PAINT APPLICATION, CORRECT DAMAGE TO WORK OR OTHER

- A. SCOPE OF WORK: ROOM IDENTIFICATION PANEL SIGNAGE DIRECTLY ATTACHED TO THE BUILDING.
- B. SUBMITTALS: PRODUCT DATA. SAMPLE WARRANTY, MAINTENANCE DATA.
- GRAPHIC ELEMENTS, INCLUDING RAISED LETTERS & BRAILLE, AND LAYOUT FOR EACH SIGN AT LEAST HALF SCALE
- D. SAMPLES: MANUFACTURER'S STANDARD COLOR SHEET,
- E. PRODUCTS: CONTRACTOR TO PROVIDE SUBMITTAL FOR ARCHITECT REVIEW
- F. MANUFACTURER'S SPECIAL WARRANTY.
- PERFORMANCE REQUIREMENT: COMPLY WITH APPLICABLE PROVISIONS OF USDOJ'S 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ICC
- H. MATERIALS: ACRYLIC SHEET (ASTM D480. UV RESISTANT VINYL FILM WITH PRESSURE SENSITIVE ADHESIVE, DIE CUT TO FORM CHARACTERS OR IMAGES INDICATED ON DRAWINGS. FABRICATION: PROVIDE MANUFACTURER'S STANDARD SIGN ASSEMBLIES ACCORDING TO THE REQUIREMENTS INDICATED. INCLUDING
- INSTALLATION: INSTALL SIGNS USING MOUNTING METHODS INDICATED & ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALL SIGNS LEVEL. & PLUMB TRUE TO LINE & AT LOCATIONS HEIGHTS INDICATED. WITH SIGN SURFACES FREE OF DISTORTION, MOUNTED. SIGNS MUST COMPLY WITH ACCESSIBILITY CLEARANCE REQUIREMENTS. BEFORE INSTALLATION VERIFY THAT SIGNS ARE CLEAN & FREE OF MATERIAL OR DEBRIS THAT WOULD IMPAIR INSTALLATION.

SECTION 10 44 13 - FIRE PROTECTION CABINETS

- B. SUBMITTALS: PRODUCT DATA. MAINTENANCE DATA.
- C. SHOP DRAWINGS: FOR FIRE PROTECTION CABINETS.
- D. MANUFACTURERS: J.L. INDUSTRIES, LARSEN'S MANUFACTURING CO, OR APPROVED EQUAL.
- HOUSE 2A-10BC MULTI-PURPOSE CHEMICAL TYPE FIRE EXTINGUISHER, U.O.N. FIRE RATED WALL CONSTRUCTION: PROVIDE FIRE EXTINGUISHER CABINET MANUFACTURER'S MATERIALS AS REQUIRED TO MAINTAIN
- INTEGRITY OF FIRE RATED PARTITIONS.
- AND HEIGHTS INDICATED. FASTEN CABINETS TO STRUCTURE, SQUARE AND PLUMB. APPLY DECALS AT LOCATIONS INDICTED. ADJUST FIRE PROTECTION CABINET DOORS TO OPERATE WITHOUT BINDING. VERIFY THE INTEGRAL LOCKING DEVICES OPERATE PROPERLY.

- B. SUBMITTALS: PRODUCT DATA. COORDINATION DRAWINGS, PRODUCT TEST REPORTS, RESEARCH REPORTS, FIELD QUALITY CONTROL
- COORDINATION DRAWINGS: REFLECTED CEILING PLANS, DRAWN TO SCALE, AND COORDINATED WITH EACH OTHER. MOCKUPS: BUILD MOCKUPS TO VERIFY SAMPLE SELECTIONS TO DEMONSTRATE AESTHETIC EFFECTS & SET QUALITY STANDARDS FOR
- E. SAMPLES: FOR EACH EXPOSED PRODUCTS AND FOR EACH COLOR AND TEXTURE SPECIFIED.
- INSTALLATION: INSTALL ACOUSTICAL CEILING ASSEMBLIES TO COMPLY WITH ASTM C636.
- CEILING. AVOID USING LESS-THAN-HALF-WIDTH TILES AT BORDERS & COMPLY WITH LAYOUT SHOWN ON REFLECTED CEILING PLANS.

- A. SCOPE OF WORK: INSTALLATION OF THERMOSET RUBBER BASE
- C. SAMPLES: PROVIDE SAMPLES OF EXPOSED PRODUCT OF EACH COLOR & FINISH REQUIRED.
- INSTRUCTIONS.
- F. PRODUCTS: SEE FINISH SCHEDULE
- PERFORMANCE REQUIREMENTS: FIRE TEST RESPONSE CHARACTERISTICS AS DETERMINED BY TESTING IDENTICAL PRODUCTS ACCORDING TO ASTM E648 OR NFPA 253 BY A QUALIFIED TESTING AGENCY. CRITICAL RADIANT FLUX CLASSIFICATION: CLASS 1, NOT LESS THAN 0.45 W/SQ.
- PATCHING COMPOUND.
 - INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.

- D. SAMPLES: PROVIDE SAMPLES OF EXPOSED PRODUCT OF EACH COLOR & TEXTURE REQUIRED.
- F. WARRANTY: MANUFACTURER'S SPECIAL WARRANTY.

- PREPARATION: COMPLY WITH CARPET AND RUG INSTITUTE CRI 104 & WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EXAMINING AND PREPARING SUBSTRATES.

- DESIGNATION INDICATED ON DRAWINGS.
- PRODUCTS: MATERIALS USED WITHIN EACH PAINT SYSTEM SHALL BE COMPATIBLE WITH ONE ANOTHER AND SUBSTRATES INDICATED, UNDER
- EXAMINATION: VERIFY SUITABILITY OF SUBSTRATES, INCLUDING SURFACE CONDITIONS AND COMPATIBILITY, WITH EXISTING FINISHES AND PRIMERS. CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF PAINT INCLUDING DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS & ENCAPSULANTS. PROCEED ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. APPLICATION OF
- INSTALLATION: APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTION. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, LAPS, BRUSH MARKS, ROLLER TRACKS, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS. CUT

TRADES BY CLEANING, REPAIRING, REPLACING, & REFINISHING, AS APPROVED BY ARCHITECT, AND LEAVE IN AN UNDAMAGED CONDITION.

- SECTION 10 14 23 ROOM IDENTIFICATION PANEL SIGNAGE
- SHOP DRAWINGS: FABRICATION & INSTALLATION DETAILS, & ATTACHMENTS. SHOW MOUNTING HEIGHTS, MESSAGE LISTS, TYPE STYLES,
- SUBSURFACE APPLIED GRAPHICS, SUBSURFACE ETCHED GRAPHICS.

- A. SCOPE OF WORK: FIRE PROTECTION CABINETS FOR PORTABLE FIRE EXTINGUISHERS.

- E. CABINET DEPTH: PROVIDE CABINETS DESIGNED FOR SPACE AVAILABLE IN WALLS WITH FIRE EXTINGUISHER CABINETS, AND OF DEPTH TO
- . PERFORMANCE REQUIREMENTS: FIRE RATED TO COMPLY WITH ASTM E814 FOR FIRE RESISTANCE RATING OF WALLS WHERE INSTALLED.
- INSTALLATION: PREPARE RECESSES FOR CABINETS AS REQUIRED BY TYPE. SIZE. AND TRIM REQUIREMENTS. INSTALL CABINETS AT LOCATIONS



1290 RIDDER PARK DR THIRD FLOOR, SUITE 329



Reviewed for Code Complian

☐ Plumbing ☐ Mechanica

FRANK COZZITORTO, P.E. (408) 535-766

No. 23-114013 **Date:** 03/01/202



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REVISIONS DESCRIPTION PROGRESS CD SET 09.29.2023 10.04.2023 PROGRESS CD SET 10.18.2023 ISSUED FOR CLIENT'S REVIEW 10.27.2023 **ISSUED FOR PERMIT** 02.28.2024 /1 PC#1 RESUBMITTAL

00.00.2023

AS SHOWN

2023.114

KN / PT

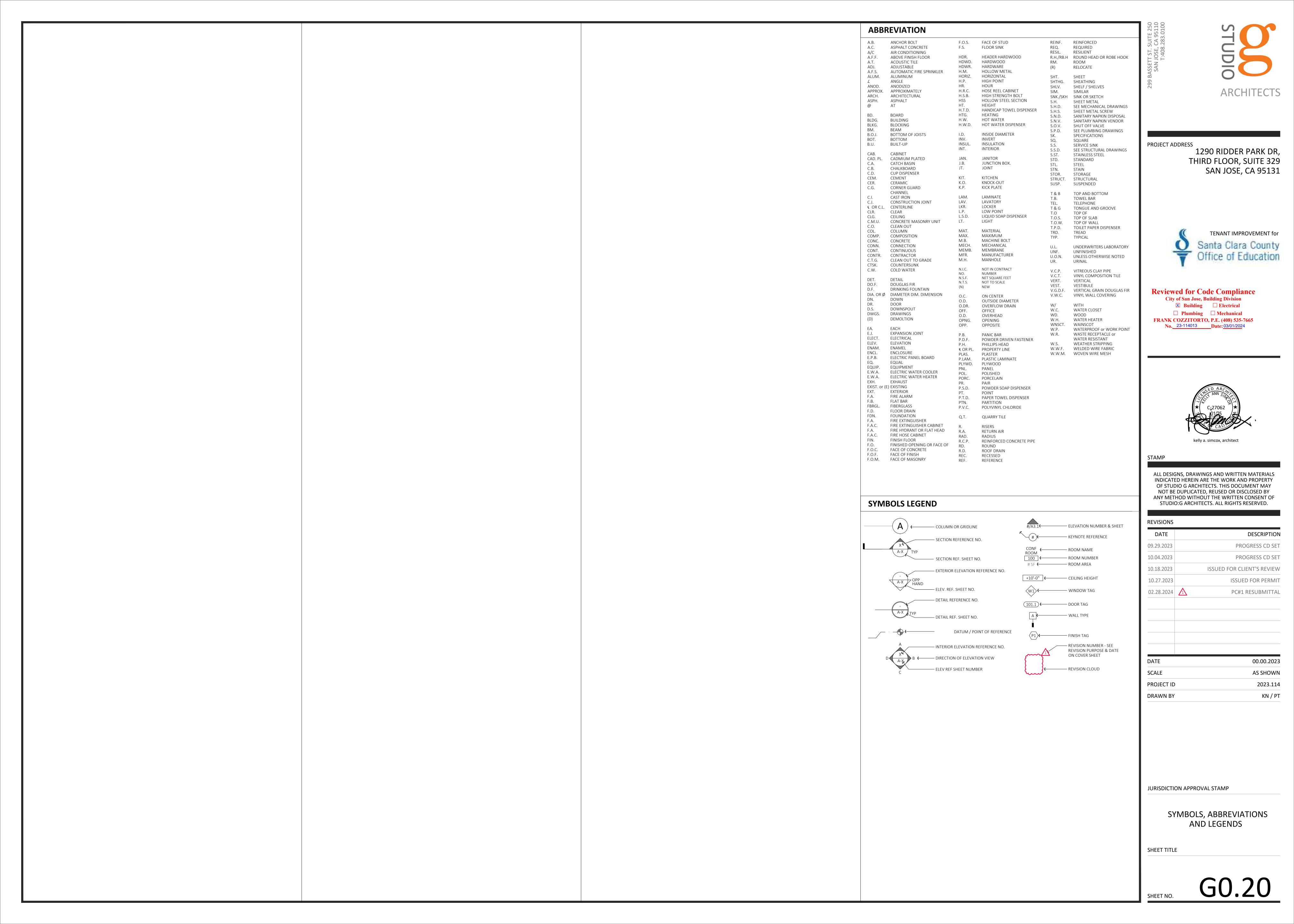
JURISDICTION APPROVAL STAMP

SHEET TITLE

PROJECT ID

DRAWN BY

SPECIFICATIONS



APPENDIX A5—NONRESIDENTIAL VOLUNTARY MEASURES

APPENDIX A5-NONRESIDENTIAL VOLUNTARY MEASURES

APPENDIX A5-NONRESIDENTIAL VOLUNTARY MEASURES

APPENDIX A5-NONRESIDENTIAL VOLUNTARY MEASURES

PROJECT ADDRESS

1290 RIDDER PARK DR, THIRD FLOOR, SUITE 329 SAN JOSE, CA 95131

TENANT IMPROVEMENT for

Reviewed for Code Compliance City of San Jose, Building Division **☒** Building ☐ Electrical ☐ Plumbing ☐ Mechanical FRANK COZZITORTO, P.E. (408) 535-7665 No. 23-114013 Date: 03/01/2024



REVISIONS

DATE

09.29.2023

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DESCRIPTION

PROGRESS CD SET

SCALE **AS SHOWN** PROJECT ID 2023.114 DRAWN BY KN / PT

JURISDICTION APPROVAL STAMP

CALGREEN CHECKLIST

SHEET TITLE

DIVISIONS	SESTION THEE		SECTION		IV.A	ATTACH REFERENCE
(continued) DIVISION 5.3	Mandatory	Wall-mounted urinals shall not exceed 0.125 gpf	5.303.3.2.1		X	
Water	Mandatory	Floor-mounted urinals shall not exceed 0.5 gpf	5.303.3.2.2	E		
Efficiency and Conservation	Mandatory	Single showerhead shall have maximum flow rate of 1.8 gpm (gallons per minute) at 80 psi	5.303.3.3.1	D		
	Mandatory	Multiple showerheads serving one shower shall have a combined flow rate of 1.8 gpm at 80 psi	5.303.3.3.2	2	Attended Saleston	
u .	Mandatory	Nonresidential lavatory faucets	5.303.3.4.1			
	Mandatory	Kitchen faucets	5.303.3.4.2	Ē		
	Mandatory	Wash fountains	5.303.3.4.3			-
	Mandatory	Metering faucets	5.303.3.4.4			g
	Mandatory	Metering faucets for wash fountains	5.303.3.4.5	P		
	Mandatory	Pre-rinse spray valve	5.303.3.4.6			
u pe	Mandatory	Food waste disposers	5.303.4.1			
	Mandatory	Areas of additions or alterations	5.303.5			
	Mandatory	Standards for plumbing fixtures and fittings	5.303.6			ø
	Mandatory	Outdoor potable water use in landscape areas (with notes)	5.304.1			n
DIVISION 5.4	Mandatory	Weather protection	5.407.1			0
Material Conservation	Mandatory	Moisture control: sprinklers	5.407.2.1			n s
and Resource Efficiency	Mandatory	Moisture control: exterior door protection	5.407.2.2.1			
(continued)	Mandatory	Moisture control: flashing	5.407.2.2.2			0
	Mandatory	Construction waste management—comply with either: Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance	5.408.1.1, 5.408.1.2, 5.408.1.3	X		7 000 000 000
0 0	Mandatory	Construction waste management; documentation	5.408.1.4	Х		- No No.
o= 3 0 s	Mandatory	Universal waste [A]	5.408.2	X	5	
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3	Commence of the control of the contr	X	
	Mandatory	Recycling by occupants (with exception)	5.410.1	TENAN O COMF	PLY	
	Mandatory	Recycling by occupants: additions (with exception)	5.410.1.1			
	Mandatory	Recycling by occupants: sample ordinance	5.410.1.2	1		0
	Mandatory	Commissioning new buildings (≥ 10,000 sf) [N]	5.410.2		Х	
	Mandatory	Owner's or owner representative's Project Requirements (OPR) [N]	5.410.2.1			
	Mandatory	Basis of Design (BOD) [N]	5.410.2.2			

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	o	PLAN SHEET, SPEC OR ATTACH REFERENCE
(continued) DIVISION 5.4	Mandatory	Commissioning plan [N]	5.410.2.3		X		
Material	Mandatory	Functional performance testing [N]	5.410.2.4				
Conservation and Resource	Mandatory	Documentation and training [N]	5.410.2.5				
Efficiency	Mandatory	Systems manual [N]	5.410.2.5.1			J	
G	Mandatory	Systems operation training [N]	5.410.2.5.2				
0 0	Mandatory	Commissioning report [N]	5.410.2.6				
	Mandatory	Testing and adjusting for new buildings < 10,000 sf or new systems that serve additions or alterations [A]	5.410.4	X			98
	Mandatory	System testing plan for renewable energy, landscape irrigation and water reuse [A]	5,410.4.2				
	Mandatory	Procedures for testing and adjusting	5.410.4.3				10
٥	Mandatory	Procedures for HVAC balancing	5.410.4.3.1			17	
II	Mandatory	Reporting for testing and adjusting	5.410.4.4				
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5				
	Mandatory	Inspection and reports	5.410.4.5.1	$\uparrow \downarrow$			
DIVISION 5.5	Mandatory	Fireplaces	5,503,1		Х		
Quality	Mandatory	Woodstoves	5.503.1.1		Х		F
(continued)	Mandatory	Temporary ventilation	5.504.1 C	ONTRAC O COMI	TOR		province and the second
	Mandatory	Covering of ducts openings and protection of mechanical equipment during construction	5.504.3				
-	Mandatory	Adhesives, sealants and caulks	5.504.4.1		4		
_	Mandatory	Paints and coatings	5.504.4.3				
	Mandatory	Aerosol paints and coatings	5.504.4,3,1			0	
0	Mandatory	Aerosol paints and coatings: verification	5.504.4.3.2				
۰	Mandatory	Carpet systems	5.504.4.4				
	Mandatory	Carpet cushion	5.504.4.4.1				7
	Mandatory	Carpet adhesives per Table 5.504.4.1	5.504.4.4.2				
a	Mandatory	Composite wood products	5,504.4.5		Х		
	Mandatory	Composite wood products: documentation	5.504.4.5.3		Х		
	Mandatory	Resilient flooring systems	5.504.4.6	X			
	Mandatory	Resilient flooring: verification of compliance	5.504.4.6.1				
0	Mandatory	Thermal insulation	5.504,4.7				UI I V
	Mandatory	Verification of compliance	5.504.4.7.1				
0	Mandatory	Acoustical ceilings and wall panels	5.504.4.8				
0	Mandatory	Verification of compliance	5.504.4.8.1				

	Mandatory	Supermarket refrigerant leak reductions 8,000 square feet or more Sethrough 5,508.2.6.3	ction for retail food ections 5.508.2	5.508.2 through 5.508.2.6.3			
		END OF MANDATORY P	ROVISIONS	8		Park Charles	
C			00 00 00 00 00 00				
				-	F)	D	
	0 8	sponsible Designer's Declarat nat this mandatory provisions che		and complete.	0 वर्षक वर्षक		ngen Brigger og n
Company:	STUDIO	G ARCHITECTSIN INC.	D 40% D	Date: 10	.27.2023		
Address:	299 BAS	SETT ST, SUITE #250		License: C-2	27062		
City/State/Zip:	SAN JOS	E, CA 95110		Phone: 40	8. 283.0	100	
The second secon				D 3			

SECTION TITLE

Mandatory Filters (with exceptions)

Mandatory Indoor moisture control

Mandatory Carbon dioxide (CO₂) monitoring

Mandatory | Acoustical control (with exception)

Mandatory Outside air delivery

Mandatory Performance method

Mandatory Documentation of compliance

Mandatory Chlorofluorocarbons (CFCs)

Mandatory Interior sound transmission (with note)

Mandatory Ozone depletion and greenhouse gas reductions

Mandatory Site features

Mandatory Halons

Mandatory Environmental tobacco smoke (ETS) control

Mandatory Exterior noise transmission, prescriptive method (with exceptions)

Mandatory Noise exposure where noise contours are not readily available 5.507.4.1.1

Environmental Mandatory Filters: labeling

5.504.5.3

5.504.5.3.1

5.506.1

5.506.2

5.507.4

5.507.4.1

5.507.4.2 5.507.4.2.1

5.507.4.2.2

5.507.4.3

5.508.1.1

5.508.1.2

5.508.1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE APPENDIX A5-31

Conservation Mandatory that consume more than 1,000 gal/day) (continued) Mandatory Water closets shall not exceed 1.28 gallons per flush (gpf) 5.303.3.1

Efficiency and

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

CHAPTER 5 DIVISIONS

DIVISION 5.5

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

CALGreen VERIFICATION GUIDELINES MANDATORY MEASURES CHECKLIST

Application: This checklist shall be used for nonresidential projects that meet one of the following: new construction, building additions of 1,000 square feet or greater, or building alterations with a permit valuation of \$200,000 or more pursuant to Section 301.3 AND do not trigger a Tier 1 or Tier 2 requirement:

Y = Yes (section has been selected and/or included)

N/A = Not Applicable (code section does not apply to the project—mainly used for additions and alterations)

O = Other (provide explanation)

[N] = New construction pursuant to Section 301.3

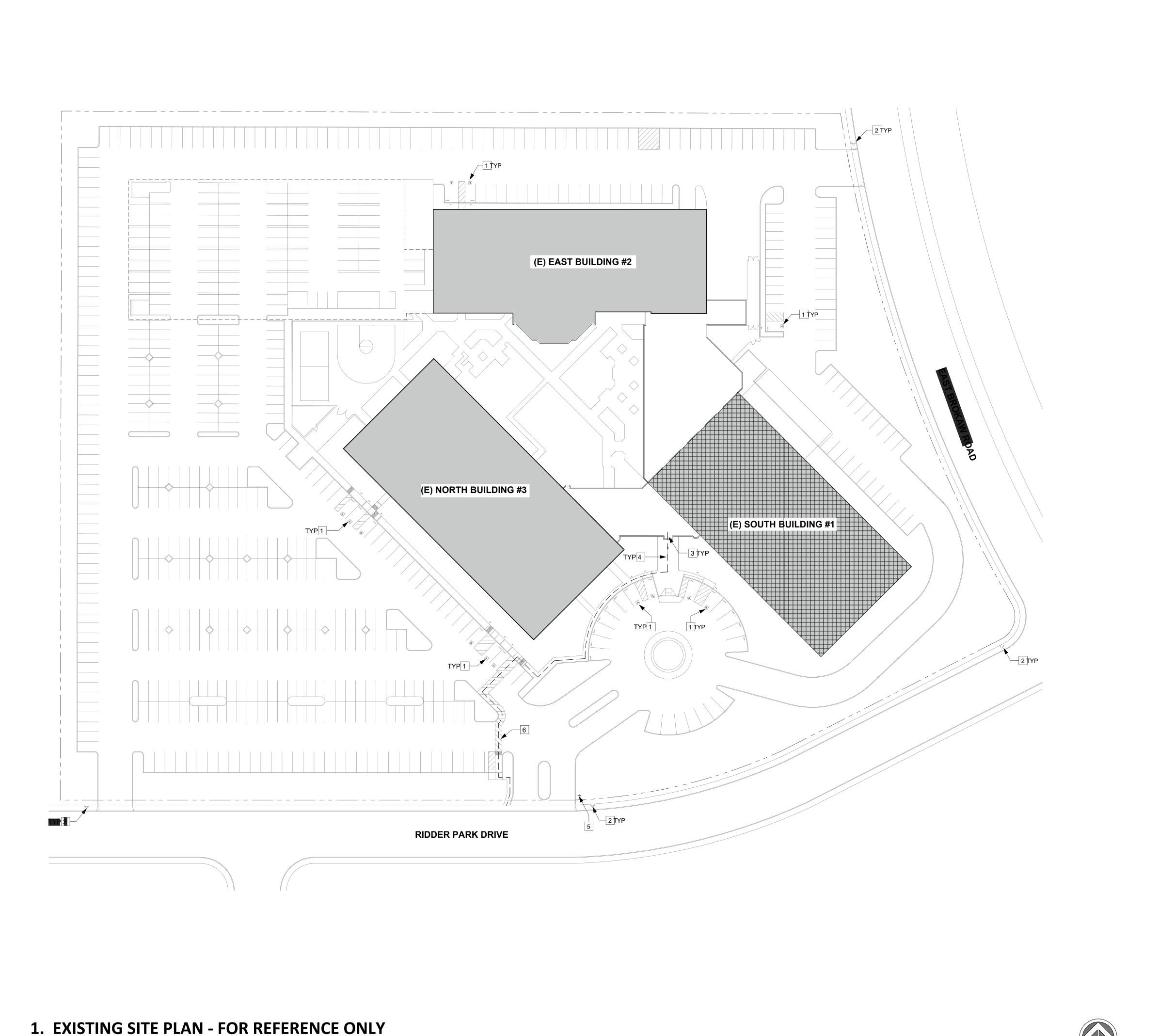
[A] = Additions and/or Alterations pursuant to Section 301.3

CHAPTER 5 DIVISIONS SECTION TITLE DIVISION 5.1 Mandatory Storm water pollution prevention for projects that disturb less than 1 acre of land 5.106.2 Planning and Design 5.106.4.1.1 Mandatory | Short-term bicycle parking (with exception) Mandatory | Long-term bicycle parking Mandatory | Electric vehicle (EV) charging [N] w/ exceptions 5.106.5.3 5.106.5.3.1 Mandatory EV capable spaces [N] Mandatory | Electric vehicle charging stations (EVCS) Mandatory Use of automatic load management systems (ALMS) 5.106.5.3.3 Mandatory Accessible EVCS Mandatory Note for EVCS signs 5.106.3.1, 5.106.3.2 Mandatory Table 5.106.5.3.1 w/ footnotes and 5.106.3.3 Mandatory | Electric vehicle (EV) charging: medium-duty and heavy-duty | 5.106.5.4 Mandatory Electric vehicle charging readiness requirements for ware-houses, grocery stores and retail stores with planned off-street loading spaces [N] 5.106.5.4.1 Mandatory Table 5.106.5,4.1 and 5.106.5.4.1 Light pollution reduction [N] (with exceptions, notes and through 5.106.8.2 Mandatory Grading and paving (exception for additions and alterations not altering the drainage path) 5.106.10 DIVISION 5.2 Energy Efficiency Mandatory | Meet the minimum energy efficiency standard

Separate meters (for tenants in new buildings or additions 5.303.1.2

DIVISION 5.3 Mandatory Separate meters (new buildings or additions > 50,000 sf that consume more than 100 gal/day)

5.303.1.1



SCALE: 1" = 40' - 0"

GENERAL NOTES

KEYNOTES

2. (E) FIRE HYDRANT

- A. PATH OF TRAVEL (P.O.T.) IS A BARRIER FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NO STEEPER THAN 1:2, EXCEPT THAT LEVEL CHANGES ARE 1/4" MAXIMUM VERTICAL, AND IS AT LEAST 48" WIDE. SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT. RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPE SHALL NOT BE STEEPER
- B. CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESSIBLE PATH OF TRAVEL CLEAR DURING CONSTRUCTION. EXISTING ACCESSIBLE PARKING SPACES ARE UNCHANGED UNDER THIS PERMIT. PLEASE REFER TO SHEET A0.10 FOR TYPICAL ACCESSIBLE

1. (E) ACCESSIBLE PARKING SPACE. REFER TO DETAIL 1 AND 2/A0.10 FOR ADDITIONAL INFORMATION.

3. (E) ACCESSIBLE ENTRY WITH BUILDING ACCESSIBILITY SIGN PER DETAIL 3/A0.10.

5. (E) TOW-AWAY SIGN. REFER TO DETAIL 5/A0.10 FOR ADDITIONAL INFORMATION.

6. (E) MIN. 4'-0" WIDE CROSSWALK PAVEMENT MARKING.

PARKING SUMMARY

SITE UPGRADE WAS APPROVED UNDER PERMIT # 22-672023

4. (E) ACCESSIBLE WALKWAY WITH MAX 1:20 RUNNING SLOPE AND MAX 1:48 CROSS SLOPE.

INDICATED BY $(X) \longrightarrow$ ON THE PLAN.



1290 RIDDER PARK DR, THIRD FLOOR, SUITE 329 SAN JOSE, CA 95131

FOR REFERENCE ONLY Not an Approval Plans shall be available for field inspector



NO CHANGE IN OCCUPANCY OR BUILDING AREA IS PLANNED THAT WOULD ALTER THE REQUIRED NUMBER OF PARKING SPACES. EXISTING PARKING IS SHOWN FOR REFERENCE ONLY.

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DATE	00.00.2023
SCALE	AS SHOWN
PROJECT ID	2023.114
DRAWN BY	KN / PT

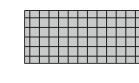
SITE LEGEND

PROPERTY LINE

— — — — — ACCESSIBLE PATH OF TRAVEL



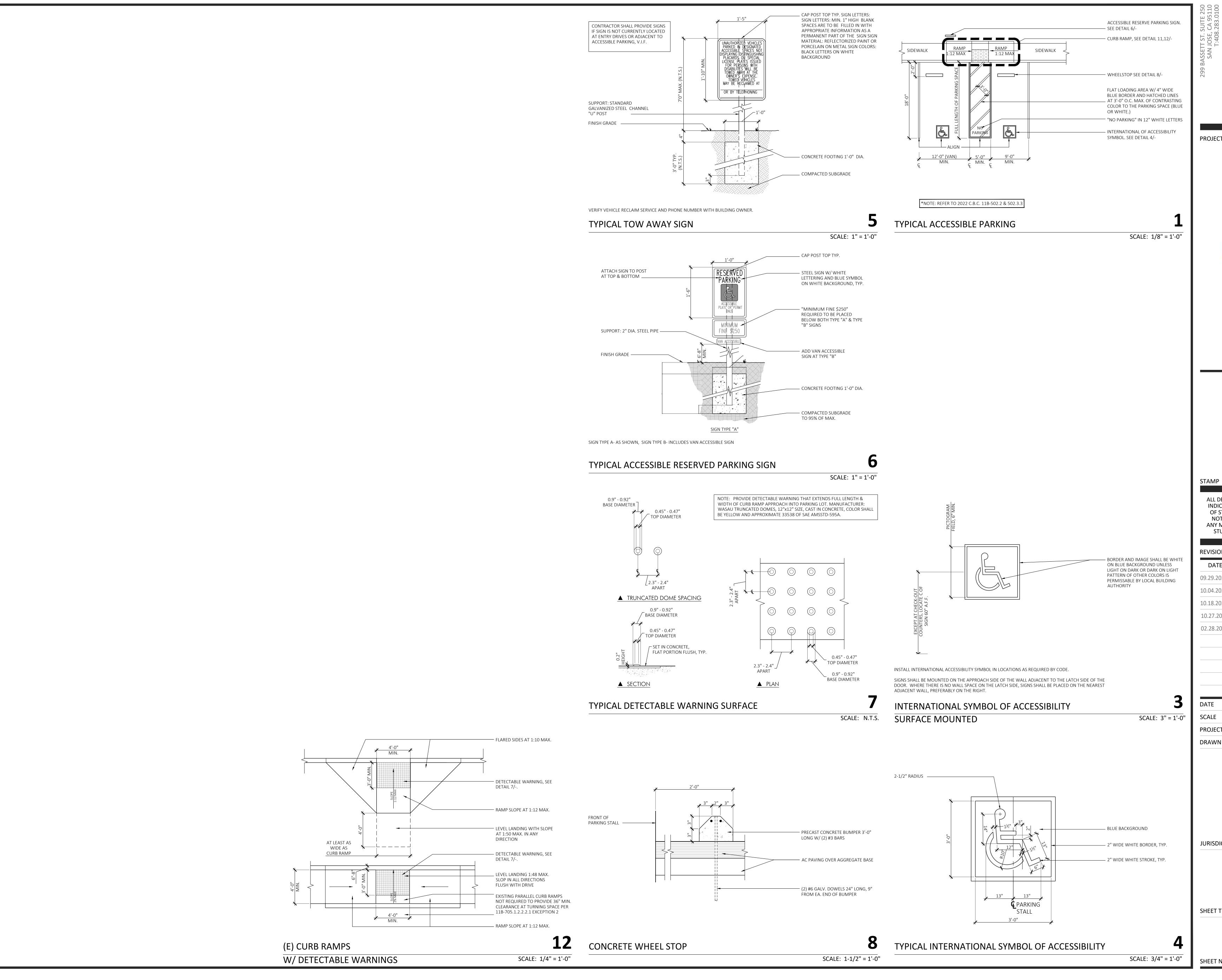
INDICATES EXISTING BUILDING OR STRUCTURE TO REMAIN. SEE KEYNOTES FOR ADDITIONAL INFORMATION.



PROJECT LOCATION

JURISDICTION APPROVAL STAMP

EXISTING SITE PLAN (FOR REFERENCE ONLY)



ARCHITECTS

PROJECT ADDRESS

1290 RIDDER PARK DR, THIRD FLOOR, SUITE 329 SAN JOSE, CA 95131



Building Division FOR REFERENCE ONLY Not an Approval Plans shall be available for field inspector



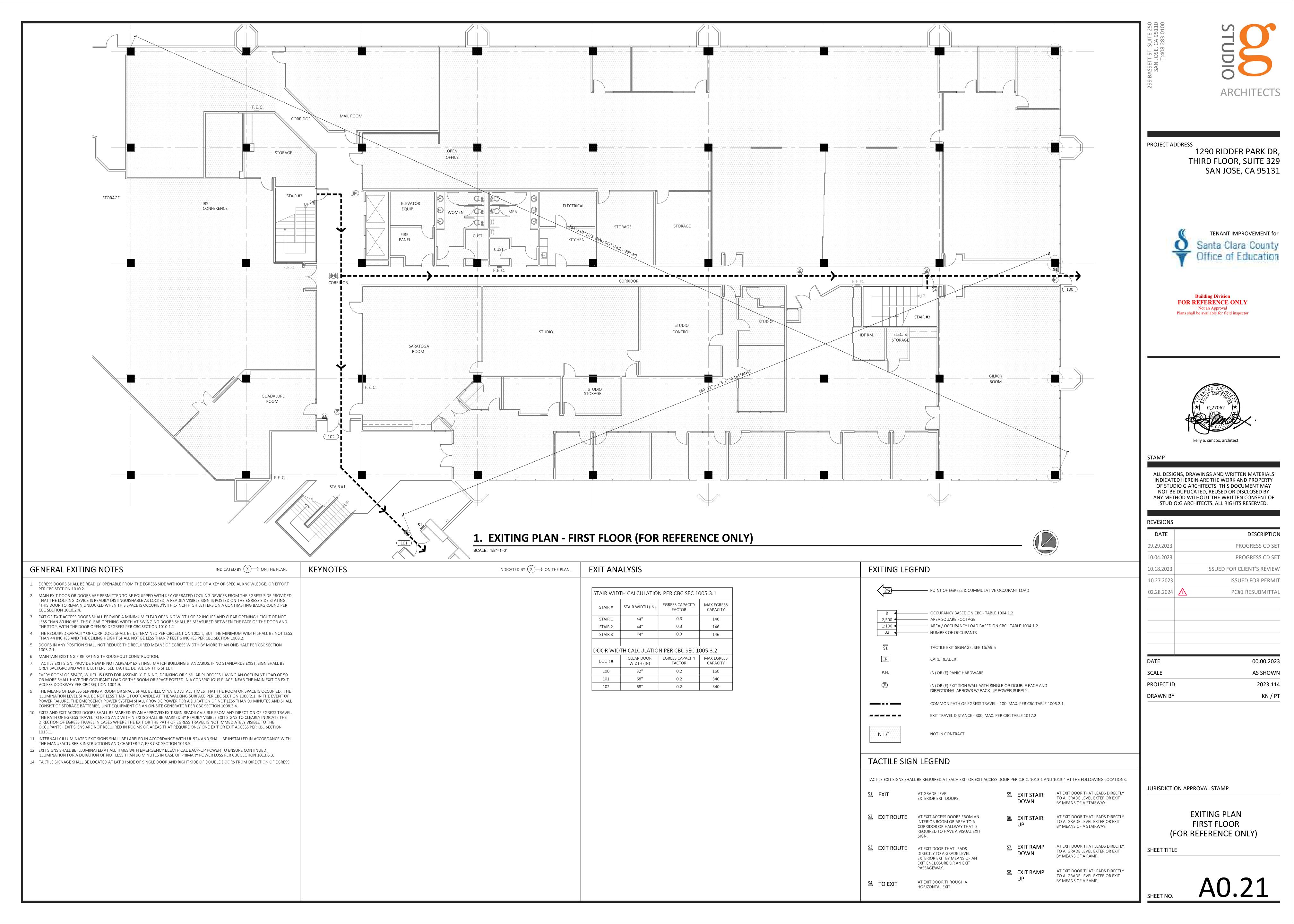
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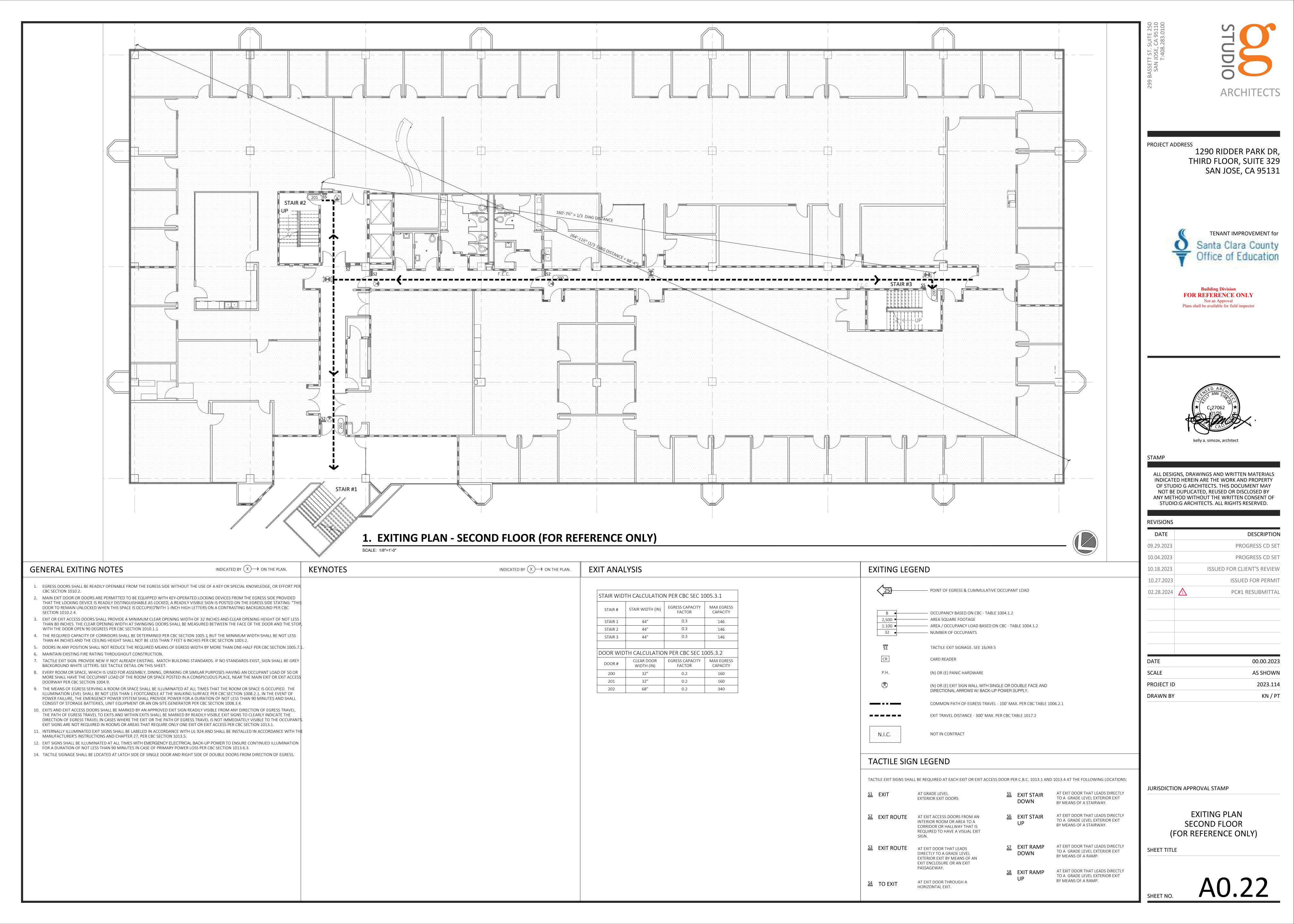
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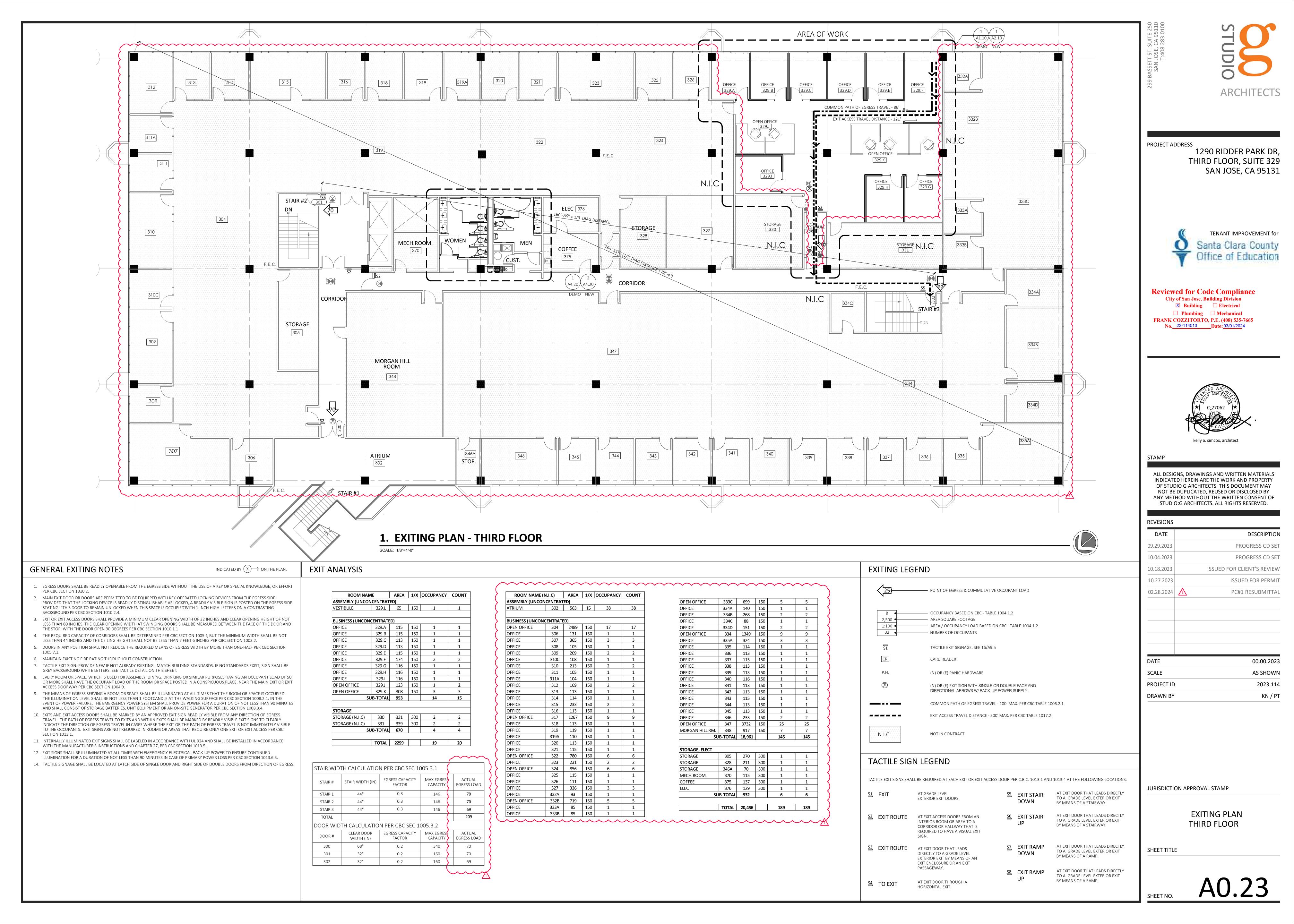
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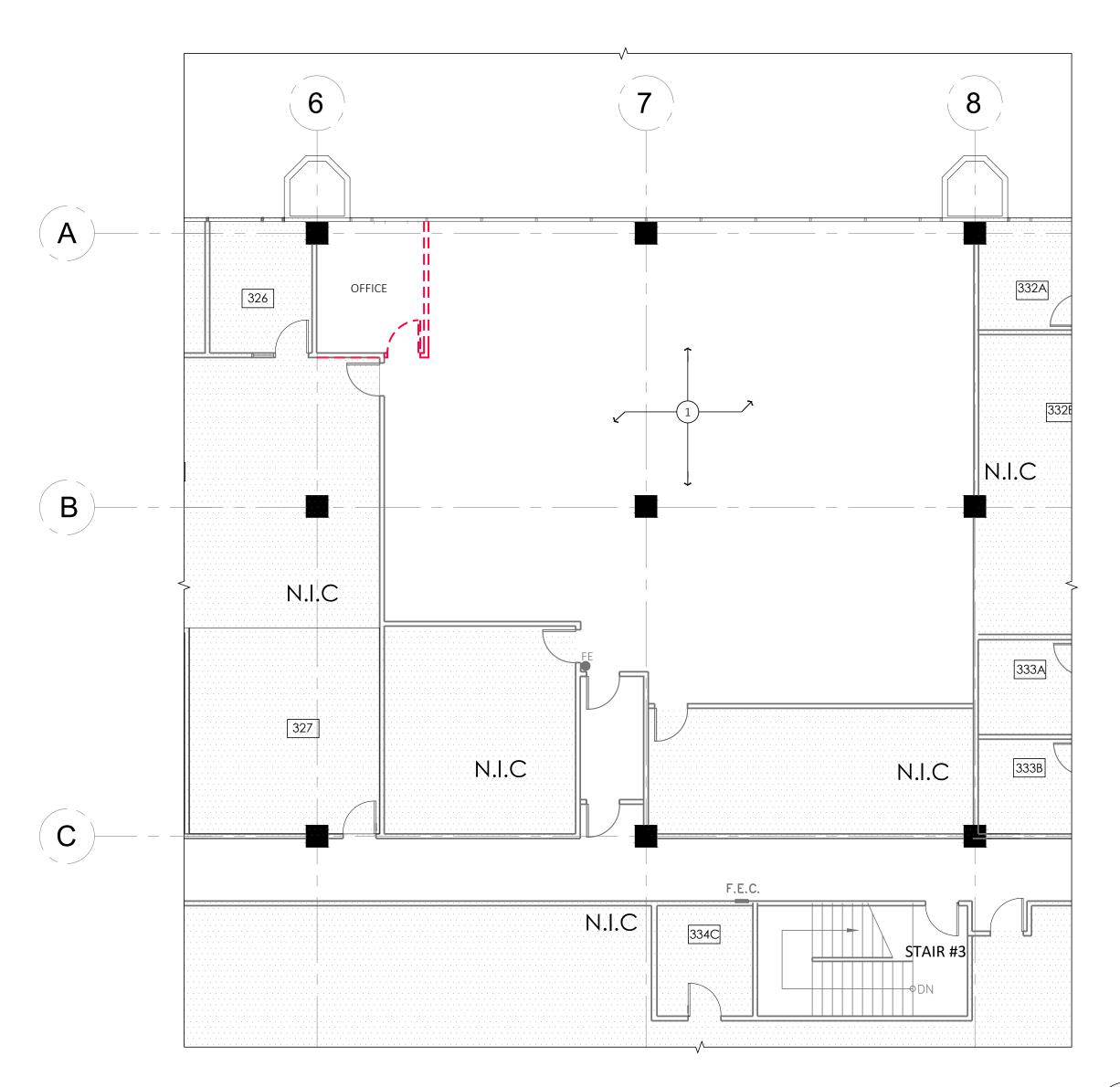
JURISDICTION APPROVAL STAMP

SITE DETAILS (FOR REFERENCE ONLY)



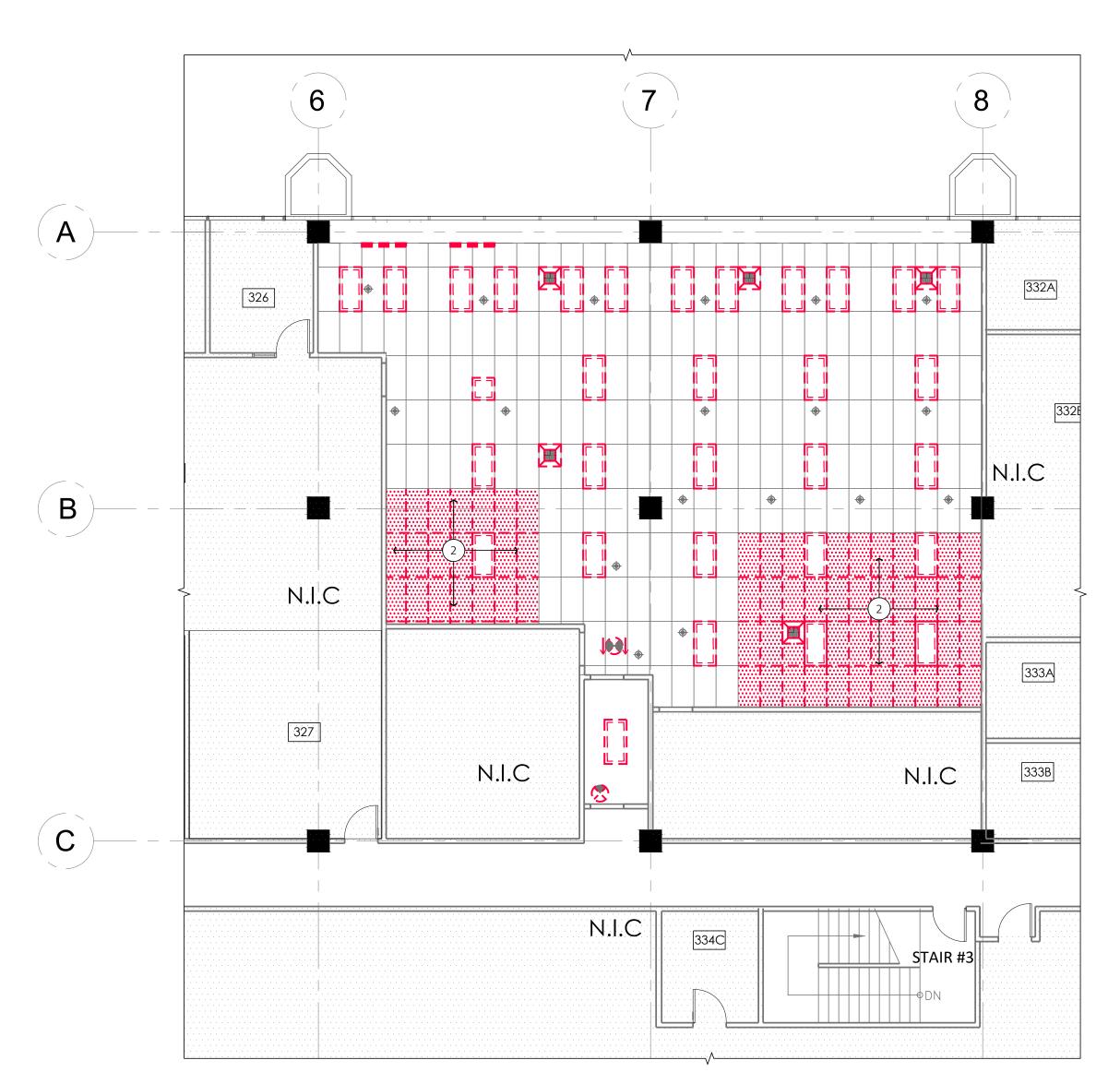






1. DEMOLITION FLOOR PLAN

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



2. DEMOLITION CEILING PLAN

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



GENERAL CEILING DEMOLITION NOTES

B. REFER TO DEMOLITION PLAN FOR ADDITIONAL INFORMATION AND COORDINATION.

CEILING DEMOLITION SHEET NOTES

GRILLES, HVAC DIFFUSERS, PROJECTION SCREENS, ETC.

DAMAGED GRID AS REQUIRED TO MATCH (E) ADJACENT.

CEILING DEMOLITION LEGEND

NOT IN CONTRACT.

ADJACENT SURFACES.

N.I.C

KEYNOTES

- A. REFER TO SPECIFICATION SECTION 02 41 19 SELECTIVE DEMOLITION FOR ADDITIONAL INFORMATION.
- PROTECT, STOCKPILE AND MAINTAIN EXISTING CEILING TILE TEMPORARILY REMOVED IN PREPARATION FOR REINSTALLATION AT COMPLETION.
- UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS. PATCH REMAINING PORTIONS OF CEILINGS, SOFFITS AND FINISHED SURFACES AS REQUIRED FOR
- ALL DAMAGED INSULATION SHALL BE REPAIRED AND/OR REPLACED WITH NEW TO MATCH EXISTING AND IN COMPLIANCE WITH CURRENT
- ALL ABANDONED WALL AND CEILING CONDUITS, WIRING & CABLING INCLUDING SWITCH BOXES, PLATES, BRIDGES, AND ANY OTHER TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT SHALL BE REMOVED, AND EITHER STORED OR DISPOSED OF BY THE GENERAL CONTRACTOR AS INSTRUCTED BY THE OWNER OR TENANT.
- ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, CONDUIT, AND METAL MOLDING NOT BEING RE-USED SHALL BE REMOVED AND EITHER
- STORED OR DISPOSED OF BY THE GENERAL CONTRACTOR AS INSTRUCTED BY THE OWNER. CAP AND IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING AND CAPPING UTILITY
- SERVICES WITHIN AREAS OF DEMOLITION AND AREAS AFFECTING NEW SCOPE SHALL BE INCLUDED IN SCOPE OF WORK. COORDINATE SELECTIVE DEMOLITION AND REPAIR OF EXISTING SURFACES AS REQUIRED FOR INSTALLATION OF ELECTRICAL AND COMMUNICATION CONDUITS AS REQUIRED.

A. REMOVE (E) CEILING TILES, LIGHT FIXTURES, EXIT SIGNS, SURFACE MOUNTED EMERGENCY LIGHTS, THERMOSTATS, LIGHT SWITCHES, HVAC

B. ALL (E) SUSPENDED T-BAR CEILING SYSTEM TO REMAIN THROUGHOUT AREA OF WORK, U.O.N.. REPLACE EXISTING CEILING AND REPAIR

ALL (E) GYP. BD. CEILING/SOFFIT TO REMAIN THROUGHOUT AREA OF WORK, U.O.N.. PATCH AND REPAIR AS REQUIRED TO MATCH (E)

EXISTING SUSPENDED CEILING GRID SYSTEM TO REMAIN, U.O.N. ANY MODIFICATION TO EXISTING FIRE SPRINKLER HEADS ϕ PIPINGS SHALL BE DEFERRED: DESIGN ϕ SUBMITTAL BY OTHERS.

PIPINGS SHALL BE DEFERRED: DESIGN & SUBMITTAL BY OTHERS.

(E) CEILING MTD. EXIT SIGN W/ BACK-UP BATTERY POWER TO BE REMOVED

2. REMOVE PORTION OF THE EXISTING CEILING GRID AND TILE TO ACCOMMODATE FOR NEW LAYOUT. SEE NEW FLOOR PLAN.

REPLACE WITH NEW IF DAMAGED, U.O.N.

REMOVE (E) DIFFUSER GRILLE.

REMOVE (E) SLOT DIFFUSER

(E) CEILING FIRE SPRINKLERS TO REMAIN

REMOVE EXISTING SUSPENDED CEILING GRID SYSTEM. CONTRACTOR TO TAKE CAUTION TO NOT DAMAGE EXISTING GRID AND REPLACE WITH NEW IF DAMAGED, U.O.N. ANY MODIFICATION TO EXISTING FIRE SPRINKLER HEADS \$

REMOVE (E) 2'x4' LIGHT FIXTURE. CONTRACTOR TO TAKE CAUTION TO NOT DAMAGE REMAINING CEILING AND

1. REMOVE (E) FLOOR CARPET AND WALL BASE THROUGHOUT IN AREA OF WORK. THOROUGHLY REMOVE ADHESIVES & SCRAPE FLOOR CLEAN TO SUBFLOOR.

- GENERAL FLOOR PLAN DEMOLITION NOTES
- A. REFER TO SPECIFICATION SECTION 02 41 19 SELECTIVE DEMOLITION FOR ADDITIONAL INFORMATION. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS. PATCH REMAINING PORTIONS OF WALLS AND FINISHED SURFACES AS REQUIRED FOR NEW
- WHERE DOOR IS SCHEDULED TO BE DEMOLISHED, REMOVE EXISTING DOOR FRAME AS WELL.
- EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEM AS REQUIRED FOR NEW PLAN LAYOUT AND COMPLIANCE WITH
- EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING TO REMAIN AND MODIFY AS REQUIRED FOR NEW CONSTRUCTION, UON. CONTRACTOR TO FIELD VERIFY EXISTING CONDITION WITH BUILDING OWNER PRIOR TO
- REMOVE ALL ABANDONED AND UN-USED ELECTRICAL AND LIGHTING, UON.

FLOOR PLAN DEMOLITION SHEET NOTES

EXTINGUISHERS ARE CODE COMPLIANT. IF NOT, REPLACE WITH NEW.

FLOOR PLAN DEMOLITION LEGEND

CONSTRUCTION.

EXISTING WALL / CONSTRUCTION TO REMAIN. U.O.N.

- REMOVE EXISTING ABANDONED ELECTRICAL AND DATA CABLING, SURFACE MOUNTED ELECTRICAL WIRE MOLD, FLOOR CORES, ETC.
- EXISTING ELECTRICAL IN SERVICE ROOMS (JANITORIAL ROOMS, ELECTRICAL ROOMS) SHALL REMAIN AS EXISTING. REMOVE ALL UNUSED BLANK WALL PLATES THROUGHOUT AND PATCH (E) WALL AS REQUIRED. REMOVE EXISTING NON-WHITE DEVICES (SWITCHES, OUTLETS AND THERMOSTATS). CAP AND IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING AND CAPPING UTILITY
- SERVICES WITHIN AREAS OF DEMOLITION AND AREAS AFFECTING NEW SCOPE SHALL BE INCLUDED IN SCOPE OF WORK. COORDINATE SELECTIVE DEMOLITION AND REPAIR OF EXISTING SURFACES AS REQUIRED FOR INSTALLATION OF ELECTRICAL AND COMMUNICATION CONDUITS AS REQUIRED.

REMOVE ALL EXISTING FLOORING FINISHES AND WALL BASE, UON. THOROUGHLY REMOVE ADHESIVES. SCRAPE FLOOR CLEAN TO SUBFLOOR BY REMOVING ALL EXISTING CONDITIONS WHICH CAUSE RISES OR DEPRESSION IN FLOORING SURFACE SUCH AS FASTENERS,

REMOVE ALL EXISTING CUBICLES/FURNITURE AND SALVAGE FOR TENANT'S FUTURE REUSE. CAP ALL UNUSED ELECTRICAL WIRES AS

E. REMOVE ALL ABANDONED POWER AND DATA, AND PATCH AND REPAIR WALL AS REQUIRED AND PAINT TO MATCH ADJACENT SURFACE.

EXISTING FIRE EXTINGUISHER & SEMI-RECESSED CABINET TO REMAIN, UON. REPLACE NEW IF EXISTING IS DAMAGED

EXISTING FIRE EXSTINGUISHER TO REMAIN, UON. REPLACE NEW IF EXISTING IS DAMAGED OR NOT IN CURRENT

Indicated by $X \longrightarrow$ on the plan.

OR NOT IN CURRENT COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.

OUTLET CORES, MOUNDED COVER PLATES, ETC. ENSURE FLOOR IS SMOOTH AND LEVEL AND PREP TO RECEIVE NEW FINISHES.

D. ALL EXISTING FIRE EXTINGUISHERS TO REMAIN THROUGHOUT THE AREA OF WORK. CONTRACTOR TO VERIFY IF EXISTING FIRE

B. REMOVE EXISTING, SIGNAGE, MISCELLANEOUS ACCESSORIES, TACK BOARDS, ACCORDION AND ASSOCIATED SUPPORTS.

EXISTING NON-LOAD BEARING WALL TO BE REMOVED. PATCH, REPAIR & PREP AREA AS REQ'D FOR NEW

EXISTING DOOR & FRAME TO REMAIN. SIDELITE SHALL REMAIN EXISTING IF EXISTING.

EXISTING DOOR & FRAME TO BE REMOVED. REMOVE SIDELITE IF EXISTING.

COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.

PROJECT ADDRESS

1290 RIDDER PARK DR, THIRD FLOOR, SUITE 329 SAN JOSE, CA 95131



Reviewed for Code Compliance City of San Jose, Building Division **☒** Building ☐ Electrical ☐ Plumbing ☐ Mechanical FRANK COZZITORTO, P.E. (408) 535-7665 No. 23-114013 Date: 03/01/2024



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DATE		DESCRIPTION
09.29.2023		PROGRESS CD SE
10.04.2023		PROGRESS CD SE
10.18.2023		ISSUED FOR CLIENT'S REVIEW
10.27.2023		ISSUED FOR PERMI
02.28.2024	\triangle	PC#1 RESUBMITTA

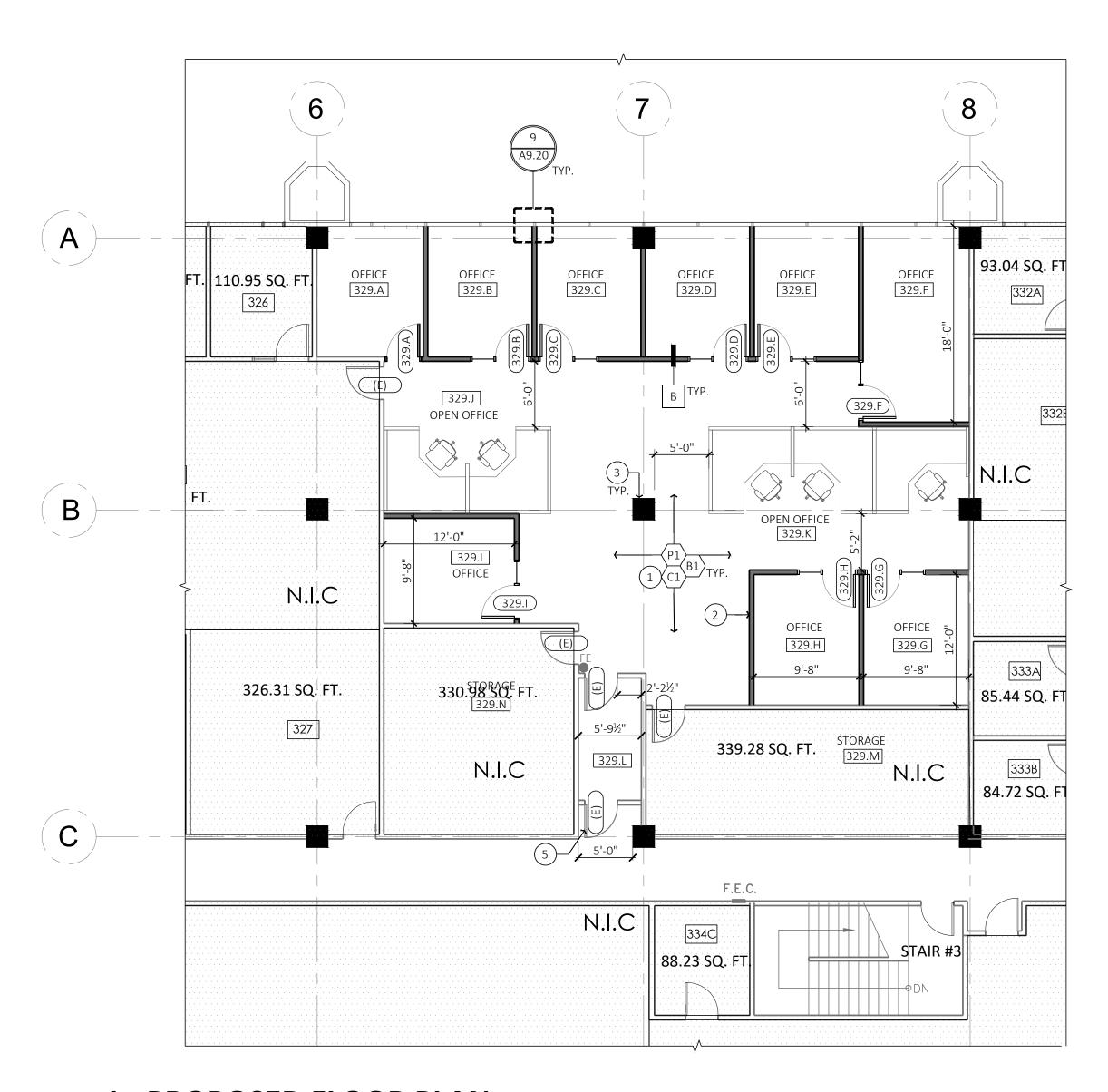
DATE 00.00.2023 SCALE **AS SHOWN** PROJECT ID 2023.114 DRAWN BY KN / PT

JURISDICTION APPROVAL STAMP

DEMOLITION FLOOR AND CEILING PLANS THIRD FLOOR

SHEET TITLE

NOTE: SEE MECHANICAL, ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION



1. PROPOSED FLOOR PLAN

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



2. PROPOSED CEILING PLAN

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



GENERAL CEILING NOTES

CEILING SHEET NOTES

CEILING LEGEND

NOT IN CONTRACT.

(N) CEILING GRID TO MATCH (E) ADJACENT AND NEW

METALUX LIGHTING: SKYRIDGE 24SR LED 24SR-LD2-39-C-UNV-L835-CD1-SWPD1-U

* METALUX LIGHTING: SKYRIDGE 22SR LED

22SR-LD2-25-C-UNV-L835-CD1-SWPD1-U

METALUX LIGHTING: SKYRIDGE 24SR LED

PROVIDE SURFACE MOUNT KIT SK-14-WT

(N) CEILING EXIT SIGN WITH SINGLE OR DOUBLE FACE AND

(E) CEILING FURE SPRINKLER TO REMAIN

TO BE SUBMITTED AND REVIEW THROUGH DEFERRED SUBMITTAL

/ELCERUNG FIRE SPRINKLER TO RELOCATE TO BE SUBMITTED AND REVIEW THROUGH DEFERRED SUBMITTAL TO BE SUBMITTED AND REVIEW THROUGH DEFERRED SUBMITTAL

1. (N) CARPET AND WALL BASE AND PAINT, P1, THROUGHOUT THE AREA OF WORK.

3. (E) STRUCTURAL COLUMN TO RECEIVE (N) PAINT, P1, THROUGHOUT, U.O.N.

5. (E) DOOR WITH DOOR HOLD OPEN TO REMAIN.

2. PROVIDE MOCK UP FOR PAINT P1 AT THIS LOCATION. MINIMUM MOCK UP SIZE: 48" X 48".

4. PROVIDE NEW CEILING GRID TO MATCH (E) ADJACENT AND NEW CEILING TILES. SEE LEGEND.

DIRECTIONAL ARROWS W/ BACK-UP POWER SUPPLY.

14SR-LD2-30-C-UNV-EL7W-L835-CD1-SWPD1-U

CEILING TILES - ARMSTRONG 1944 TEGULAR

TYPE A: (N) 2x4 LED LIGHT FIXTURE

* DIMMABLE

TYPE B: (N) 2x2 LED LIGHT FIXTURE

* DIMMABLE

TYPE C: (N) 1x4 LED LIGHT FIXTURE

* DIMMABLE

(N) 2X2 DIFFUSER, SEE MECHANICAL DRAWINGS

N.I.C

KEYNOTES

A. CONTRACTOR TO PROVIDE ANY MISSING ESCUTCHEONS AT SPRINKLER HEADS.

& SPRINKLER HEADS SHALL BE CENTERED ON PANEL OR TILE, TYP U.O.N.

- B. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DWGS FOR ADDITIONAL INFORMATION. C. ALL LIGHT FIXTURES AND HVAC REGISTERS SHALL BE LOCATED ON CEILING GRID U.O.N. ALL CEILING FIXTURES INCLUDING ALL DOWNLIGHTS
- . NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT'S APPROVAL.
- EMERGENCY LIGHTING SHALL BE PROVIDED PER CBC SEC. 1008. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY C.B.C. SEC. 1013.7 FOR "A" OCCUPANCIES. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BLDG DEPT.

G. ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED AT 48" ABOVE UNFINISHED FLOOR TO TOP OF BOX U.O.N.

- H. SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES/MATERIALS ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. SEE ELECTRICAL NOTES.
- HORNS AND STROBES SHALL BE PROVIDED THROUGHOUT AREA OF WORK AS REQUIRED TO MEET TITLE 24 REQUIREMENTS. LAYOUT MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- LIGHT FIXTURES AND SWITCHING SHALL CONFORM TO TITLE 24 REQUIREMENTS. DOUBLE SWITCH EACH FIXTURE SEPARATELY, ADDITIONALLY, LIGHT FIXTURES IN AREA OF WORK WITHIN 15'-0" OF EXTERIOR GLASS SHALL BE DOUBLE SWITCHED SEPARATELY PER CODE REQUIREMENTS. PROVIDE A CONSISTENT LAMP COLOR TEMPERATURE THROUGHOUT THE SPACE. MATCH EXISTING BUILDING STANDARD LAMP U.O.N.
- REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED FOR NEW LOBBY CEILING LAYOUT.
- M. PROVIDE CEILING ACCESS PANELS AS REQUIRED FOR CODE COMPLIANCE AND MAINTENANCE OF ALL SYSTEMS ABOVE CEILING. CONTRACTOR TO ATTEMPT TO PROVIDE MULTIPLE POINTS OF ACCESS THROUGH ONE PANEL WHEN LAYING OUT UTILITIES ABOVE CEILING. PRIOR TO INSTALLATION, CONTRACTOR TO REVIEW IN FIELD WITH ARCHITECT AND OWNER THE LOCATIONS OF ALL PANELS. CEILING ACCESS PANELS TO BE PAINTED TO MATCH CEILING FINISH.
- N. LOCAL JURISDICTION MAY REQUIRE (E) T-BAR CEILINGS IN PROJECT AREA TO RECEIVE SEISMIC UPGRADE. GENERAL CONTRACTOR TO PROVIDE ALTERNATIVE LINE ITEM TO PERFORM SEISMIC UPGRADE OF EXISTING T-BAR CEILINGS IN PROJECT AREA.
- D. PROVIDE FIRE DAMPERS AT ALL PENETRATIONS OF FIRE RATED ASSEMBLIES AS REQUIRED. DAMPERS SHALL BE FIRE/SMOKE WITH SMOKE ACTIVATION AS REQUIRED BY CBC SEC. 717.

EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS (INCLUDING RAISING SPRINKLER HEADS) AS REQUIRED FOR NEW PLAN LAYOUT AND COMPLIANCE WITH CURRENT CODE REQUIREMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR THE DRAWINGS. SUBMITTAL.

- AND APPROVAL OF ANY FIRE SPRINKLER AND FIRE ALARM WORK AS A DEFERRED SUBMITTAL. B. ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 4" FROM FACE OF JAMB TO FACE OF FINISH OR ADJACENT WALL, TYPICAL U.O.N.
- THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THE GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER AND ARCHITECT TO CONFIRM THAT THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS RECEIVES OWNER APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER REQUESTS ANY CHANGE, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH
- ALL EXISTING TO REMAIN AND NEW WALL SURFACES TO RECEIVE SMOOTH LEVEL 4 FINISH, TYP. (U.O.N.) ALL DIMENSIONS ARE GIVEN TO FACE OF FINISHED SURFACE, TYP. (U.O.N.). STRUCTURAL GRID COLUMN DIMENSIONS ARE TAKEN TO
- CENTERLINE OF COLUMN. DIMENSIONS ARE NOT TO BE SCALED FROM ARCHITECTURAL PRINTS. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL CLEAR DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ALL GYP. BD. PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO A LEVEL 4 FINISH U.O.N. THE CONTRACTOR SHALL PATCH AND REPAIR
- SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT. VERIFY POSITIONS OF EXISTING COLUMNS TO BE LOCATED WITHIN NEW WALL CONSTRUCTION AND NOTIFY ARCHITECT OF DISCREPANCIES. MAINTAIN ALL EXISTING FIRE RATED CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. PATCH AND REPAIR AS REQUIRED TO ENSURE
- INTEGRITY OF EXISTING FIRE RATINGS. FINISH FACES SHALL ALIGN AT JUNCTION OF NEW AND EXISTING CONSTRUCTION U.O.N.
- PARTITIONS/EXTERIOR WALLS PATCH/REPAIR GYP. BD. AS NECESSARY. (TAPE, MUD, SAND TO LEVEL 4 FINISH). PATCH AND SKIM BASE OF WALLS WHERE BASE IS REMOVED. PREPARE FOR (N) FINISHES.
- CONTRACTOR TO SUBMIT (3) COPIES OF ALL SHOP DWGS. FOR MILLWORK, FINISH SAMPLES, PAINT BRUSH OUTS, MOCK-UPS OF CEILING TILE REMOVAL & LIGHTING ABOVE GRID, IDENTIFY LOCATIONS OF CARPET REMOVAL & CEILING TILE TO BE PAINTED, AND ALL NECESSARY RELATED ITEMS REQUIRING APPROVAL FROM THE TENANT/ARCHITECT PRIOR TO PURCHASE OR FABRICATION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND REPORT TO ARCHITECT OR BUILDING OWNER'S REPRESENTATIVE ANY DISCREPANCIES FOR CORRECTIONS OR ADJUSTMENTS. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- CONTRACTOR TO FIELD VERIFY ALL (E) DOORS & LOCKS PRIOR TO ANY CONSTRUCTION, ALL LOCKING DEVICES SHALL BE REPLACED AS REQUIRED. TO MATCH TENANT MASTER LOCKING SYSTEM.
- PROVIDE METAL BACKING FOR ALL WALL MOUNTED EQUIPMENT AND/OR ACCESSORIES, EXACT LOCATION TO BE DETERMINED PER EQUIPMENT/ACCESSORIES. CONTRACTOR & SUB-CONTRACTORS SHALL FIELD VERIFY, COORDINATE & OBTAIN APPROVAL FROM ARCHITECT & TENANT PRIOR TO CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR ALL SEISMIC ANCHORAGE AND ASSOCIATED STRUCTURAL WORK.

FLOOR PLAN SHEET NOTES

GENERAL FLOOR PLAN NOTES

PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.

- A. (E) CEILING GRIDS TO REMAIN AND SHALL RECEIVE NEW PAINT, P1, FLAT FINISH. PROVIDE MOCKUP SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
- B. FOR EXISTING LOW VOLTAGE CABLES IN THE CONCEALED PLENUM SPACE, SEPARATE WIRES INTO BUNDLE OF 1" DIAMETER, SPACED AT 12"
- PROVIDE ADDITIONAL SPRINKLERS PER NFPA SECTION 8.15.1.5, LOCALIZED PROTECTION OF EXPOSED COMBUSTIBLE CONSTRUCTION OR **EXPOSED COMBUSTIBLES:**
- 1. IF THE EXPOSED COMBUSTIBLES ARE IN THE VERTICAL PARTITIONS OR WALLS AROUND ALL OR A PORTION OF THE ENCLOSURE, A SINGLE ROW OF SPRINKLERS SPACED NOT OVER 12' APART NOR MORE THAN 6' FROM THE INSIDE OF THE PARTITION SHALL BE PERMITTED TO PROTECT THE SURFACE. THE FIRST AND LAST SPRINKLERS IN SUCH A ROW SHALL NOT BE OVER 5' FROM THE ENDS OF

2. IF THE EXPOSED COMBUSTIBLES ARE IN THE HORIZONTAL PLANE, THE AREA OF THE COMBUSITBLES SHALL BE PERMITTED TO BE PROTECTED WITH SPRINKLERS ON A LIGHT HAZARD SPACING. ADDITIONAL SPRINKLERS SHALL BE INSTALLED NO MORE THAN 6' OUTSIDE THE OUTLINE OF THE AREA AND NOT MORE THAN 12' ON CENTER ALONG THE OUTLINE. WHEN THE OUTLINE RETURNS TO A WALL OR OTHER OBSTRUCTION, THE LAST SPRINKLER SHALL NOT BE MORE THAN 6' FROM THE WALL OR OBSTRUCTION.

- A. PROVIDE A LEVEL 4 SMOOTH FINISH AT ALL WALLS AS REQUIRED.
- B. (E) VERTICAL WINDOW BLINDS TO REMAIN AND PROTECT IN PLACE DURING CONSTRUCTION. IF NONE, WINDOW SHADES WILL BE PROVIDED
- ALL F.L.S. DEVICE LOCATIONS SHALL BE COORDINATED AND APPROVED IN THE FIELD WITH ARCHITECT. AVOID PLACING F.L.S. DEVICES ON FEATURE WALLS. WHEN DEVICE CANNOT BE RELOCATED TO CEILING OR AN ADJACENT WALL COORDINATE LOCATION WITH ARCHITECT. DEVICES INSTALLED ON FEATURE WALLS WITHOUT PRIOR APPROVAL FROM ARCHITECT SHALL NOT BE ACCEPTED. D. PROVIDE NEW TACTILE EXIT SIGNAGE PER DETAIL 12/A9.50.
- ALL WALLS, FURRED COLUMNS AND EXTERIOR WALLS SHALL RECEIVE NEW RESILIENT BASE, U.O.N. PROVIDE COVED TOP SET BASE AT RESILIENT FLOOR COVERINGS. PROVIDE STRAIGHT TOP SET BASE AT CARPET FLOOR COVERINGS.
- F. PROVIDE NEW PAINT THROUGHOUT AS SCHEDULED.

FLOOR PLAN LEGEND

NEW 6" ABOVE CEILING HEIGHT WALL - UL U419 WALL ASSEMBLY WITH STC 49 3 5/8" METAL STUDS AT 24" O.C. WITH 1 LAYER OF 5/8" SHEETROCK GYPSUM PANEL (UL TYPE SCX) ON BOTH SIDES AND EXTENDED A MIN. OF 6" ABOVE HIGHEST ADJACENT CEILING SYSTEM WITH 1 LAYER OF 3 1/2" FIBERGLASS INSULATION. PROVIDE ACOUSTIC BATT INSULATION ABOVE THE CEILING AND EXTEND MIN. OF 5'

ON BOTH SIDES OF CEILING.

NEW DOOR, SIDELITE & FRAME TO MATCH THE EXISTING BUILDING STANDARD. SEE DOOR SCHEDULE.

- 1. SEE SHEET A9.00 FOR STANDARD METAL STUD DETAILS.
- 2. SEE SHEET A9.10 FOR WALL CONSTRUCTION DETAILS.
- INSULATION AT ALL INTERIOR WALLS AND THERMAL INSULATION AT ALL EXTERIOR WALLS.

FINISH LEGEND

(BI) RUBBER WALL BASE #1
MANUFACTURER: BURK MANUFACTURER: BURKE COLOR: GRAY 4CV-204P SIZE: TYPE: COVE

CPI) CARPET 1 - GENERAL MANUFACTURER: MOHAWK DECLARE STYLE : FACULTY REMIX / GT154 COLOR : 1575 RENEWED BLUE INSTALL : MONOLITHIC CONSTRUCTION : TUFTED

FLOOR AND CEILING PLANS

SHEET TITLE

1290 RIDDER PARK DR,

THIRD FLOOR, SUITE 329

Reviewed for Code Compliance

FRANK COZZITORTO, P.E. (408) 535-766

No. 23-114013 **Date:** 03/01/2024

kelly a. simcox, architect

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00.00.2023

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NOTE: SEE MECHANICAL, ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

■ EXISTING: EXISTING WALL TO REMAIN PROVIDE NEW PAINT AND WALL BASE, MIN. LEVEL 4 SMOOTH FINISH, UON

EXISTING DOOR & FRAME TO REMAIN. SIDELITE SHALL REMAIN EXISTING IF EXISTING.

3. ALL WALLS SHALL HAVE FULL DEPTH OF CAVITY INSULATION: INSULATION SHALL BE SOUND ATTENUATING BATT

PAINT #1 - GENERAL MANUFACTURER: KELLYMOORE COLOR: SWISS COFFEE FINISH: EGGSHELL

DATE SCALE PROJECT ID Indicated by $(X) \rightarrow$ on the plan. **DRAWN BY**

REVISIONS

DATE

09.29.2023

10.04.2023

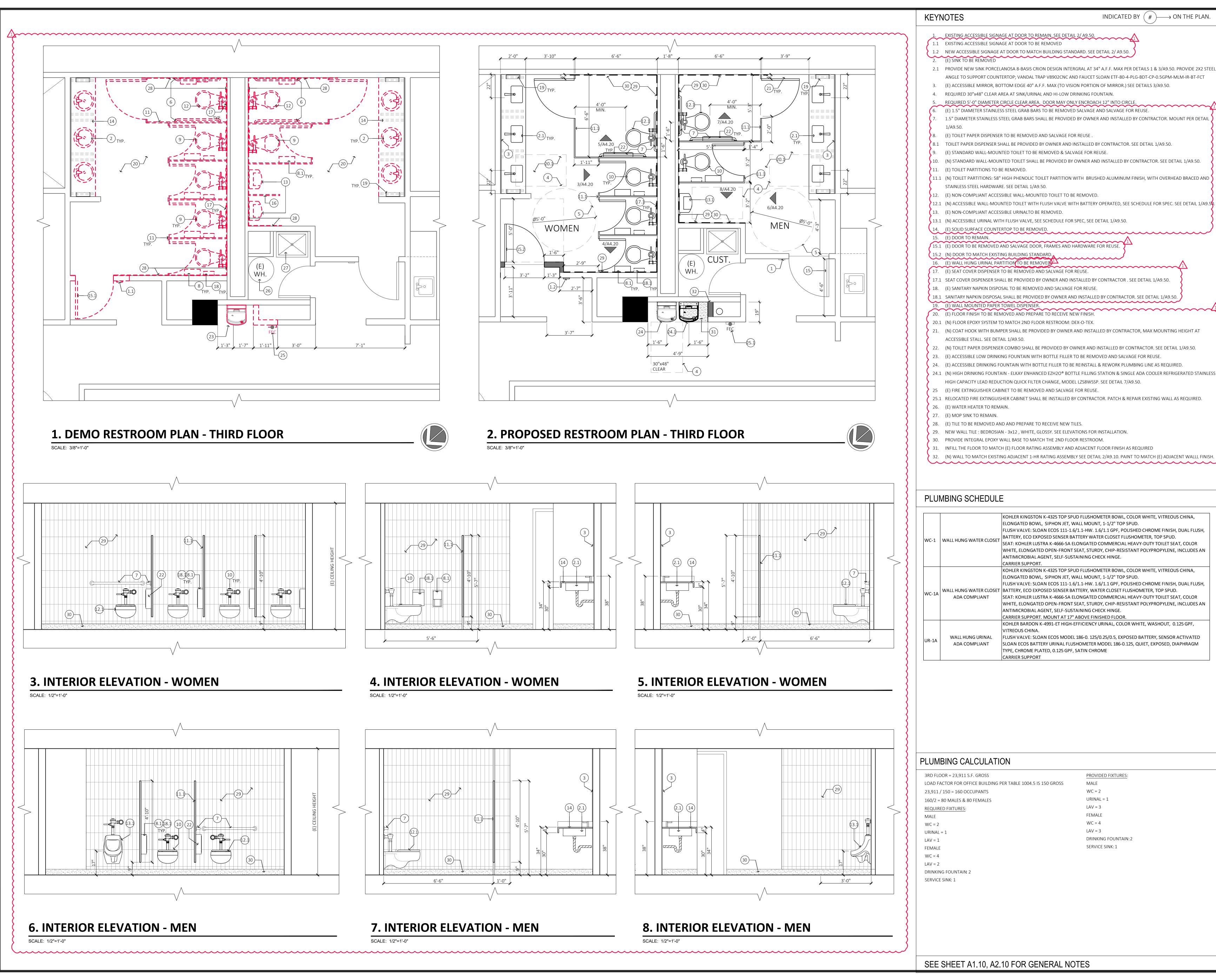
10.18.2023

10.27.2023

02.28.2024

JURISDICTION APPROVAL STAMP

PROPOSED THIRD FLOOR



1290 RIDDER PARK DR, THIRD FLOOR, SUITE 329 SAN JOSE, CA 95131



Reviewed for Code Compliance ☒ Building ☐ Electrical FRANK COZZITORTO, P.E. (408) 535-7665 No. 23-114013 Date: 03/01/2024

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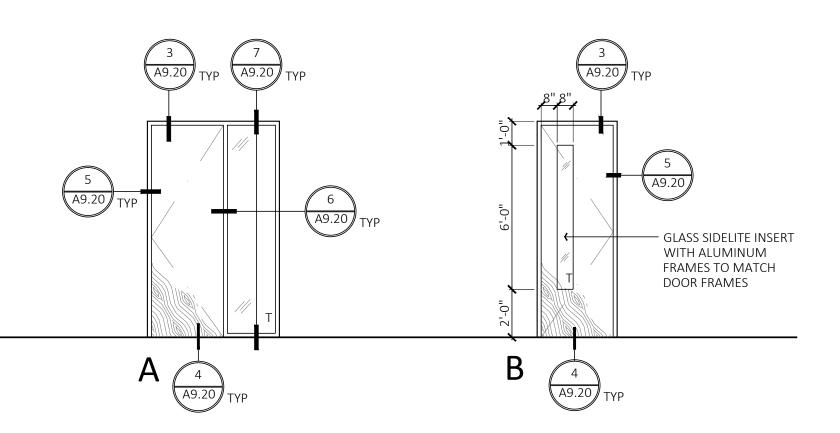
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9.2023	PROGRESS CD SET
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7.2023	ISSUED FOR PERMIT
8.2024	PC#1 RESUBMITTAL

00.00.2023 **SCALE AS SHOWN** PROJECT ID 2023.114 **DRAWN BY** KN / PT

JURISDICTION APPROVAL STAMP

3RD FLOOR **ENLARGED RESTROOM PLANS** & INTERIOR ELEVATIONS

DOOR TYPES SCALE: 1/4" = 1'-0"



	CHEDULE	1 0.75	I I		Γ	Т	T	<u> </u>				
DOOR UMBER	ROOM NAME	SIZE WIDTH X HEIGHT	THICKNESS	DOOR TYPE	HARDWARE GROUP	MATERIAL	FINISH	SIDELIGHT	FR MATERIAL	AME FINISH	_ FIRE RATING	REMARKS
329.A	OFFICE	3'-0" X 9'-0"	0'-1 3/4"	В	1	S.C. WOOD	ROTARY NATURAL BIRCH	-	WOOD	BLACK.	N/A 1, 2.	
329.B	OFFICE	3'-0" X 9'-0"	0'-1 3/4"	Α	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A 1, 2, 3.	
329.C	OFFICE	3'-0" X 9'-0"	0'-1 3/4"	Α	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A 1, 2, 3.	
329.D	OFFICE	3'-0" X 9'-0"	0'-1 3/4"	Α	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A 1, 2, 3.	
329.E	OFFICE	3'-0" X 9'-0"	0'-1 3/4"	А	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A 1, 2, 3.	
329.F	OFFICE	3'-0" X 9'-0"	0'-1 3/4"	Α	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A 1, 2, 3.	
329.G	OFFICE	3'-0" X 9'-0"	0'-1 3/4"	Α	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A 1, 2, 3.	
329.H	OFFICE	3'-0" X 9'-0"	0'-1 3/4"	Α	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A 1, 2, 3.	
329.I	OFFICE	3'-0" X 9'-0"	0'-1 3/4"	Α	1	S.C. WOOD	ROTARY NATURAL BIRCH	2' - 0"	WOOD	BLACK.	N/A 1, 2, 3.	
329.J	OPEN OFFICE	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	
329.L1	(E) ENTRANCE	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E) - 1 HR DOOR HOLD OPEN	
329.L2	(E) VESTIBULE	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	N/A	
329.M	(E) STORAGE - N.I.C	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	N/A	
329.N	(E) STORAGE - N.I.C	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	N/A	

DOOR/WINDOW REMARKS	

- 1. DOOR HARDWARE TO MATCH BUILDING STANDARD. HARDWARE FINISH SHALL MATCH (E) BUILDING WINDOW MULLION. SUBMIT
- SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL 2. PROVIDE AUTOMATIC DOOR SWEEP BOTTOM FOR ALL DOORS. SEE DOOR HARDWARE GROUP
- 3. ALL SIDELITE SHALL HAVE TEMPERED GLAZING WITH 3/8" THICK. PROVIDE ACOUSTIC SEAL AT PERIMETER OF SIDELITE FRAMES

- B. ALL DOOR HARDWARE MUST COMPLY WITH CBC SECTION 1010.2.
- E. (2) COPIES OF EACH KEY SHALL BE SUPPLIED TO OWNER. NO OTHER COPIES SHALL EXIST WITHOUT OWNER'S CONSENT.
- POUNDS.
- J. FLOOR OR LANDING AT EACH DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD.
- K. LANDINGS AT ALL DOORS SHALL COMPLY WITH CBC SECTION 1010.1.5.
- FINISHED FLOOR IN CONFORMANCE WITH CBC 11B-404.2.7. M. ALL FIRE-RATED DOORS SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THERE OF, THE NAME OF THE MANUFACTURER,
- N. ALL DOOR STRIKES SHALL BE PROVIDED WITH DUST BOXES. DUST BOXES SHALL MATCH DOOR HARDWARE FINISH, BRASS IS NOT PERMITTED.
- O. ELECTRIC CARD KEY ACCESS IS ONLY USED FOR ENTERING INTO SPACES WITH RESTRICTED ACCESS. ELECTRIC CARD KEYS ARE NEVER REQUIRED TO EXIT OUT
- OF ANY AREA OR OUT OF THE BUILDING
- P. ALL EXIT DOORS SHALL OPEN FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

DOOR HARDWARE GROUP

HARDWARE GROUP 1 - SINGLE OFFICE LOCK 5BB1 4.5x4.5 ND50PD, F82 OIL RUBBED BRONZE RHODES 1 LOCKSET 1 FLOOR STOP NATIONAL GUARD PRODUCTS INC. 1 AUTOMATIC DOOR SWEEP BOTTOM 420N/520N 1 MOHAIR MUTE

GENERAL DOOR NOTES

- A. PROVIDE HARDWARE SUBMITTAL FOR ARCHITECT'S REVIEW TO PURCHASE.
- C. ALL NEW DOOR HARDWARE SHALL MATCH (E) BUILDING STANDARD & ALL SEALS SHALL BE BLACK, UNLESS OTHERWISE NOTED.
- D. ALL CYLINDERS SHALL BE MASTER KEYED AND KEYED DIFFERENTLY U.N.O. IN WRITING BY THE OWNER PRIOR TO SHIPMENT OF HARDWARE TO JOB SITE
- F. MAXIMUM FORCE REQUIRED TO OPERATE ALL FIRE-RATED DOORS (CORRIDORS, OCCUPANCY SEPARATIONS, STAIRWAY ENCLOSURES, ETC.) SHALL BE 15
- G. MAX FORCE REQUIRED TO OPERATE ALL EXTERIOR & INTERIOR DOORS SHALL BE 5 POUNDS. H. ALL GLAZING SUBJECT TO HUMAN IMPACT AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF ANY DOOR IN A CLOSED POSITION SHALL BE SAFETY GLAZING.
- L. ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP LEVER HARDWARE INSTALLED MINIMUM 34" AND MAXIMUM 44" ON CENTER ABOVE
- AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY AS REQUIRED UNDER CBC SECTION 716.2.9.

- Q. ALL DOOR LEVERS SHALL BE MATCH WITH (E) BUILDING STANDARD.



PROJECT ADDRESS

1290 RIDDER PARK DR, THIRD FLOOR, SUITE 329 SAN JOSE, CA 95131



Reviewed for Code Compliance
City of San Jose, Building Division **☒** Building ☐ Electrical ☐ Plumbing ☐ Mechanical FRANK COZZITORTO, P.E. (408) 535-7665 No. 23-114013 Date: 03/01/2024



kelly a. simcox, architect

STAMP

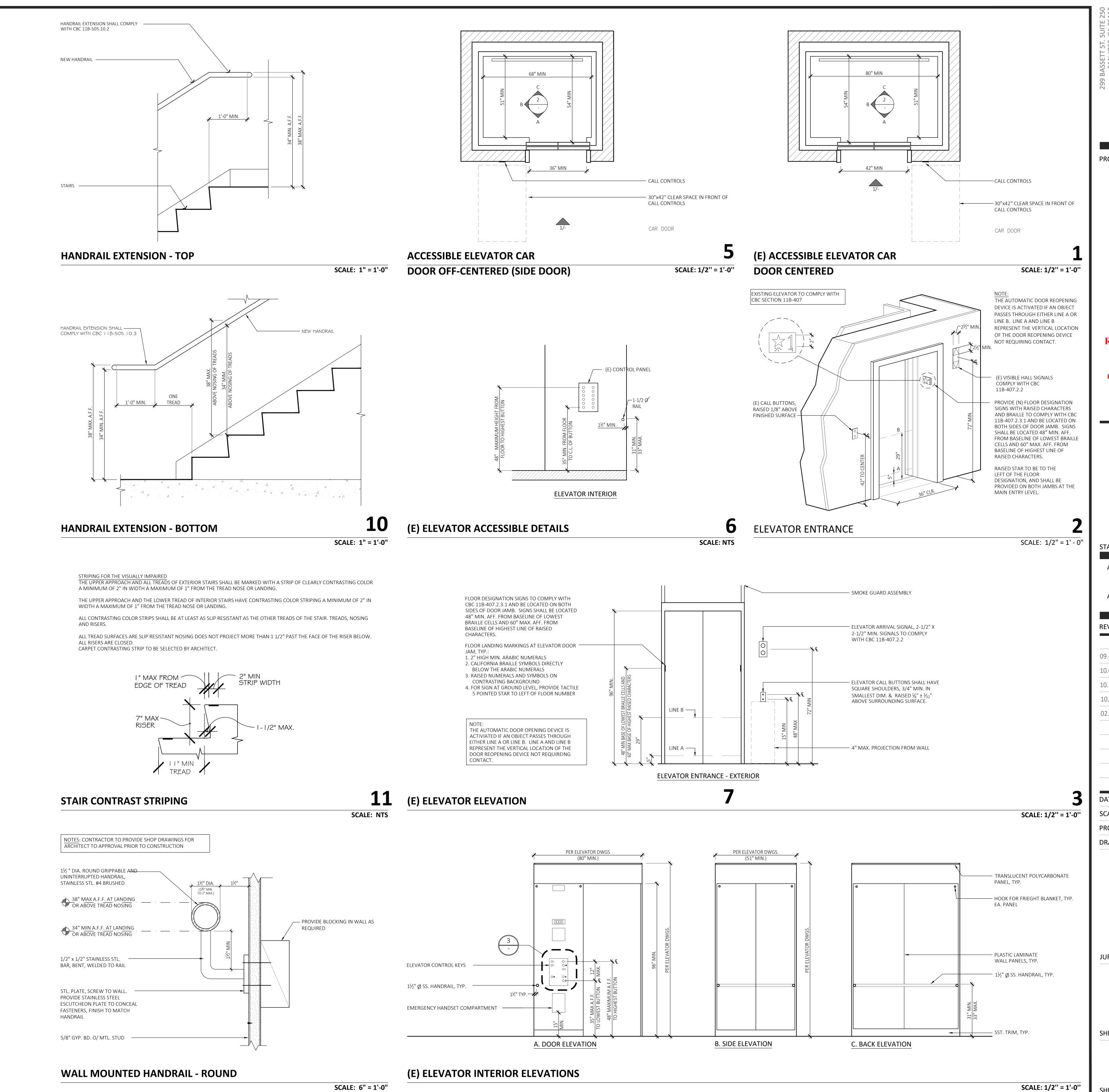
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10.04.2023	PROGRESS CD SET
10.18.2023	ISSUED FOR CLIENT'S REVIEW
10.27.2023	ISSUED FOR PERMIT
02.28.2024	PC#1 RESUBMITTAL

ATE	00.00.2023
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DOOR SCHEDULES



ARCHITECTS

PROJECT ADDRESS

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kelly a. simcox, architect

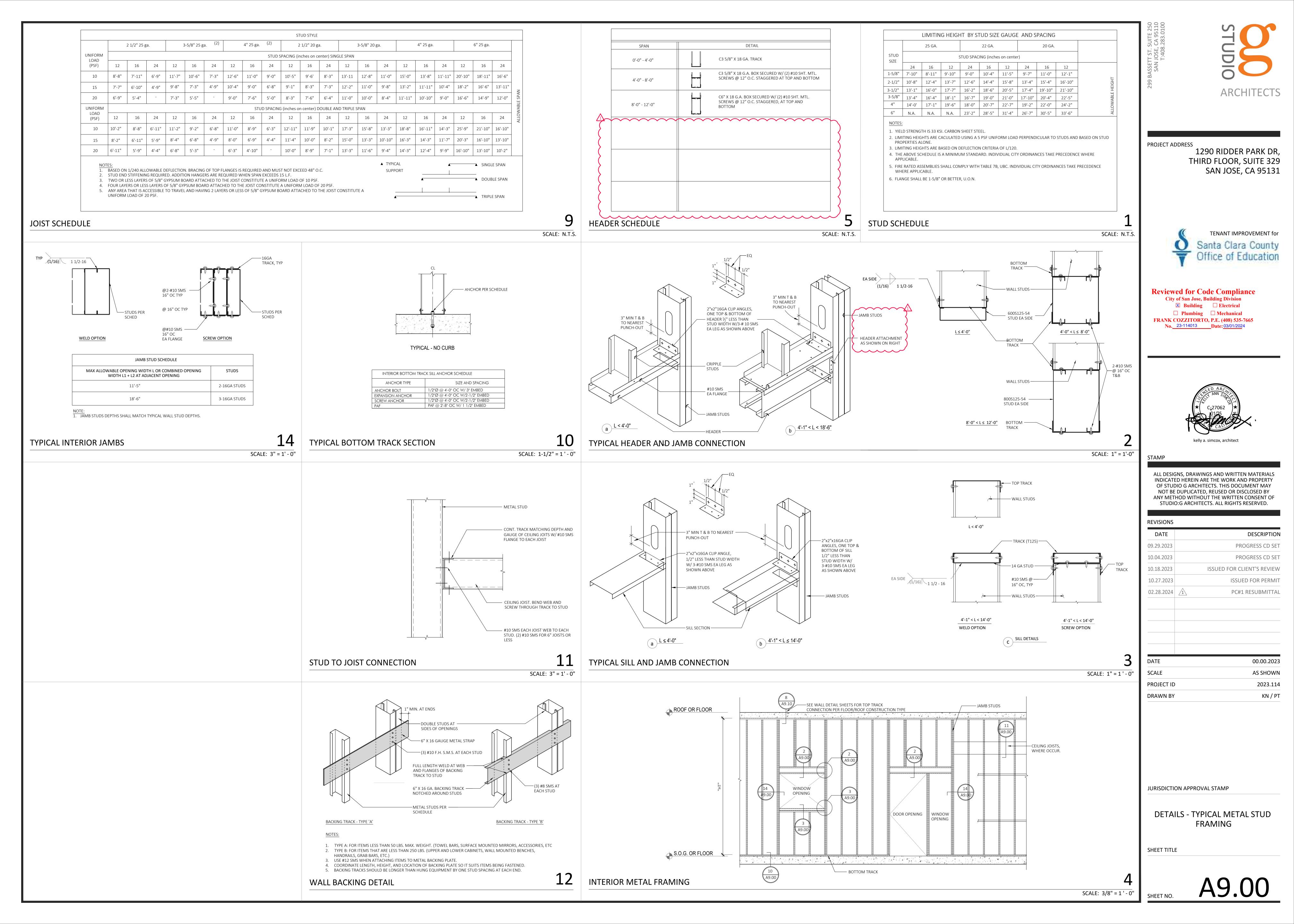
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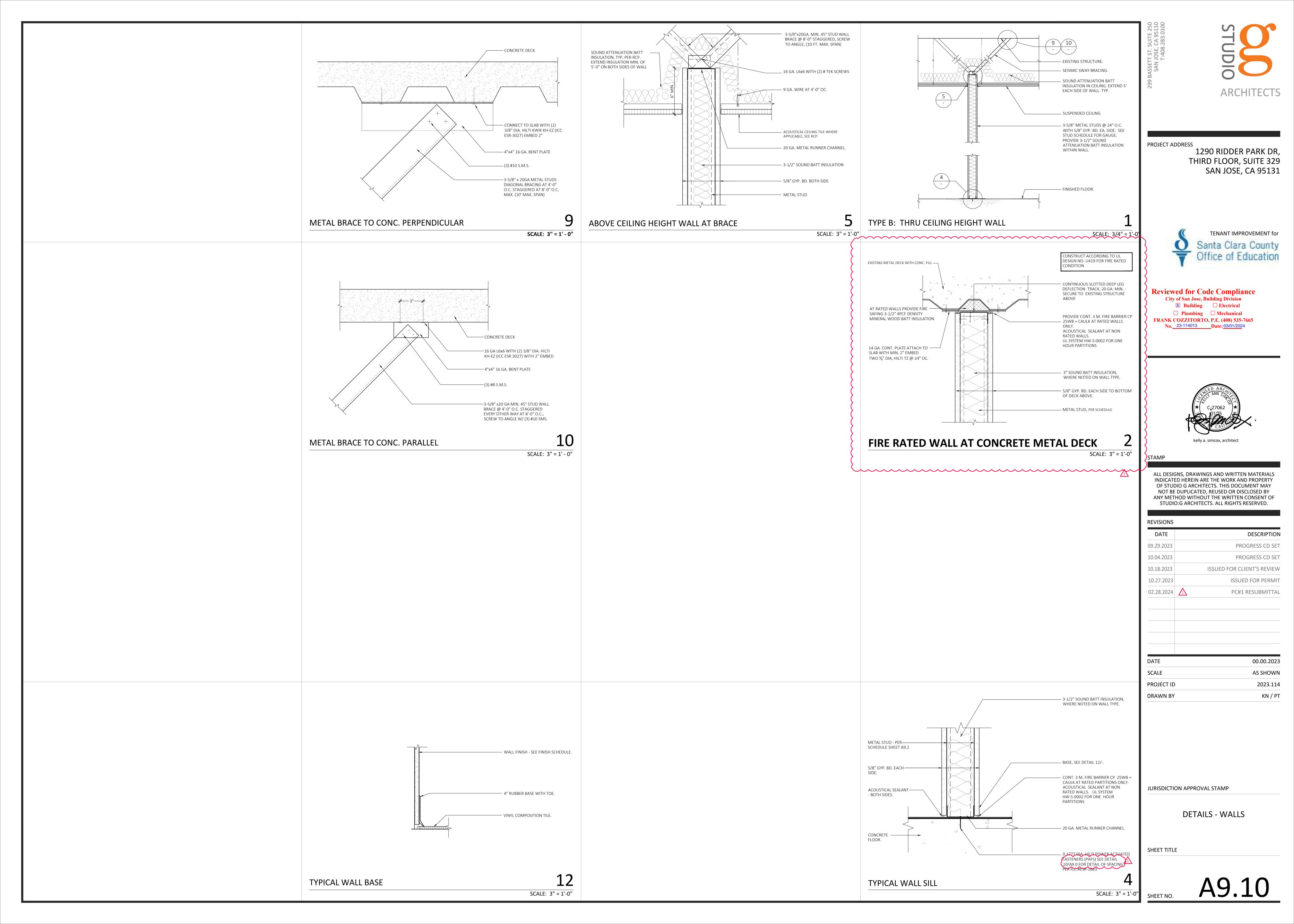
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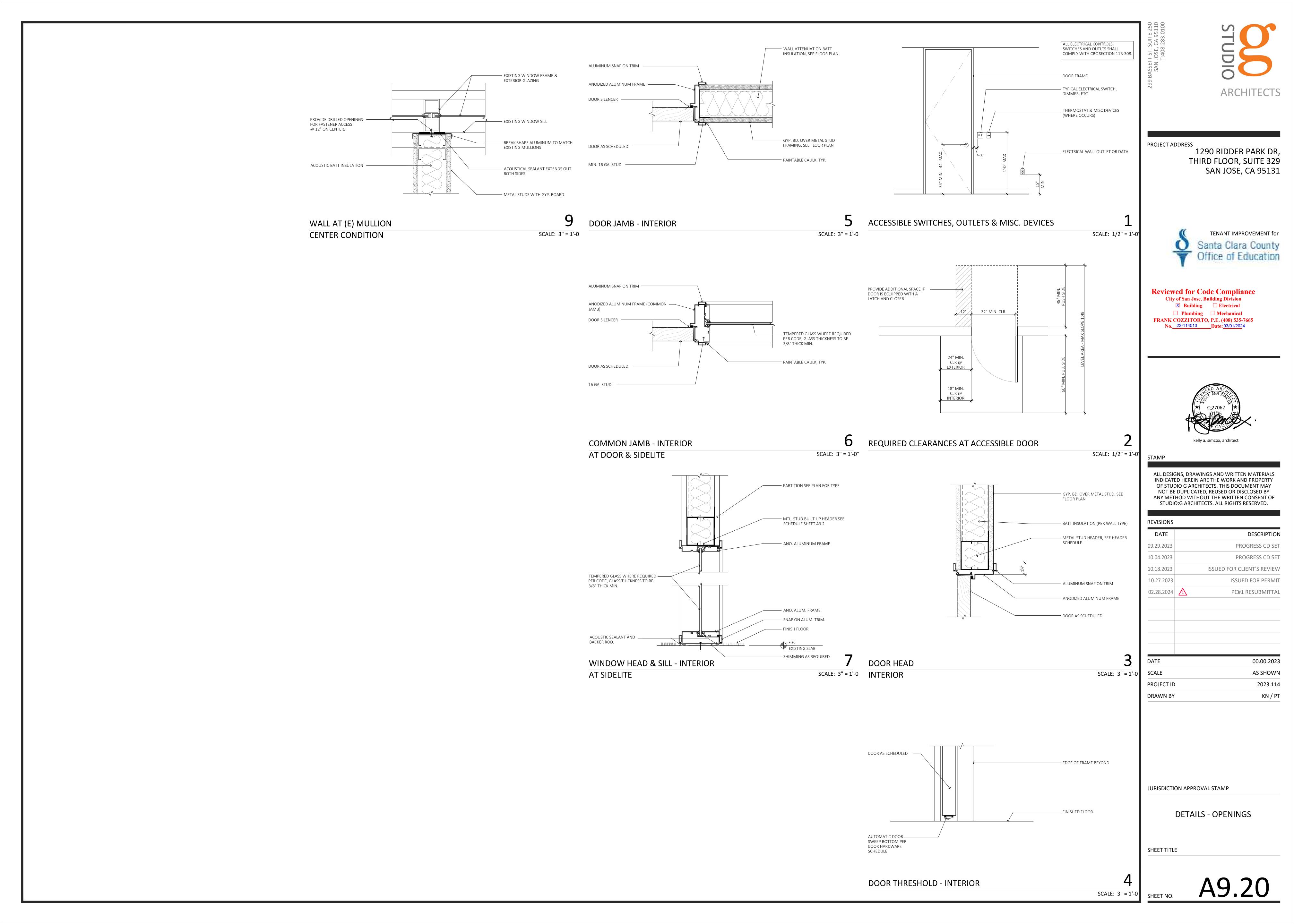
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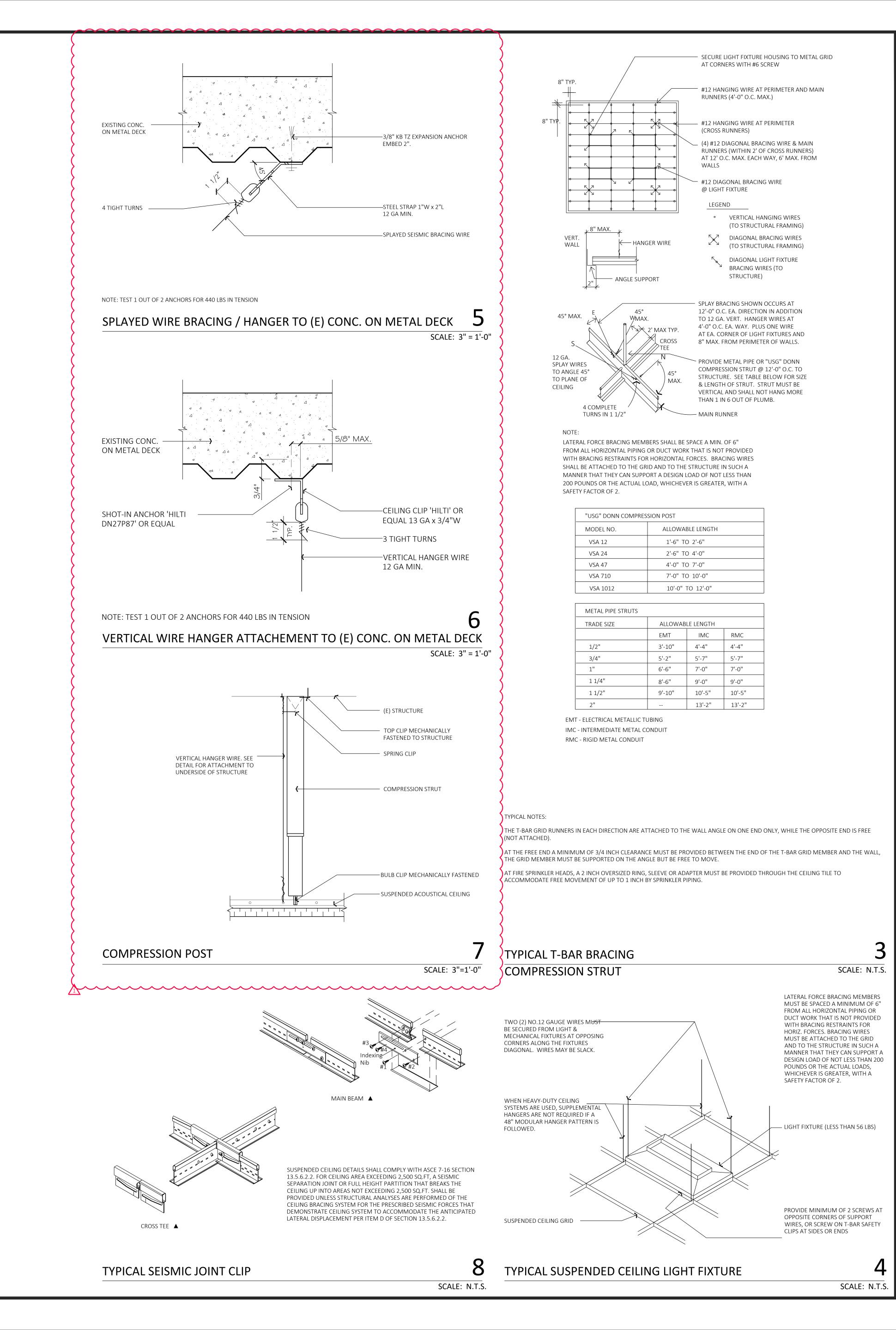
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DETAILS - ACCESSIBILITY VERTICAL CIRCULATION FOR REFERENCE ONLY









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kelly a. simcox, architect

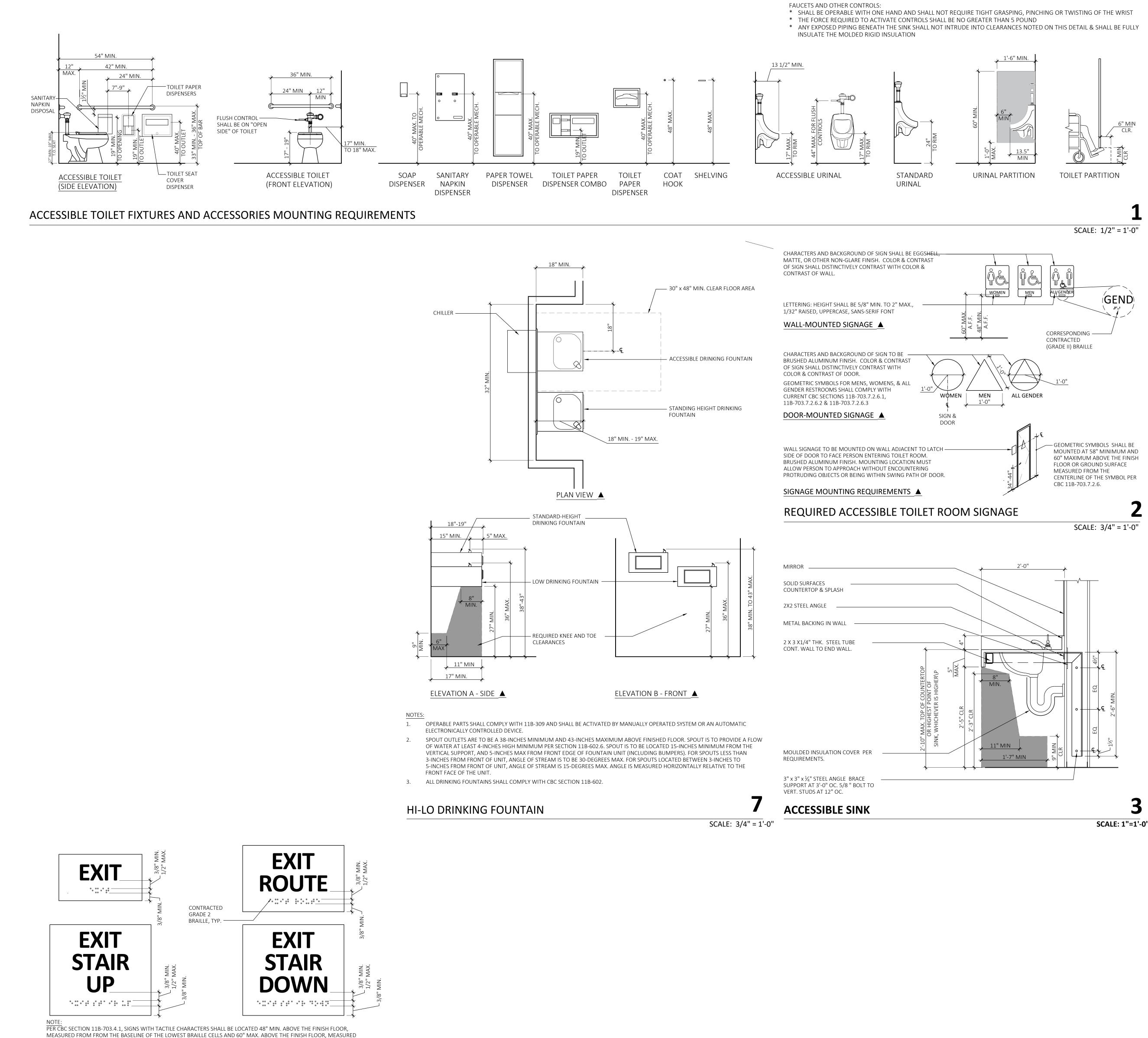
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DETAILS - CEILINGS



NOTE: ACCESSIBLE STALLS:

* SHALL BE SELF CLOSING * 18" CLEAR ON PULL SIDE

* TO INCLUDE A LOOP OR U-SHAPE HANDLE IMMEDIATELY BELOW THE LATCH

ARCHITECTS

PROJECT ADDRESS

1290 RIDDER PARK DR, THIRD FLOOR, SUITE 329 SAN JOSE, CA 95131

TENANT IMPROVEMENT for Santa Clara County Office of Education

Reviewed for Code Compliance City of San Jose, Building Division **☒** Building ☐ Electrical ☐ Plumbing ☐ Mechanical FRANK COZZITORTO, P.E. (408) 535-7665 No. 23-114013 Date: 03/01/2024



kelly a. simcox, architect

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DETAILS - ACCESSIBILITY

SHEET TITLE

FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

TACTILE EXIT SIGNS

PER CBC SECTION 11B-703.4.2, TACTILE SIGNS SHALL BE LOCATED AS FOLLOWS:

1. AT SINGLE DOORS: SIGN TO BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE.

2. AT DOUBLE DOORS WITH ONE ACTIVE LEAF: THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF.

4. WHERE THERE IS NO WALL SPACE, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.

3. AT DOUBLE DOORS WITH TWO ACTIVE LEAVES: THE SIGN SHALL BE LOCATED TO THE RIGHT HAND DOOR.

5. SIGNS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.