# **GENERAL NOTES**

- ALL CONSTRUCTION SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING CODE (2009 IBC), 2010 CALIFORNIA MECHANICAL CODE (2009 UMC), 2010 CALIFORNIA PLUMBING CODE (2009 IPC), 2010 CALIFORNIA FIRE CODE (2009 IFC), 2010 CALIFORNIA ELECTRICAL CODE (2008 NEC) AND 2010 CALIFORNIA ENERGY CODE
- 2. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS UNLESS OTHERWISE
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VISITING THE JOB SITE AND OBTAINING ALL CORRECT INFORMATION FOR THE COMPLETION OF THE CONTRACT
- 4. GENERAL DIMENSIONING GUIDELINES:
  - A. ALL DIMENSIONS LOCATING EXTERIOR WALLS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
- B. DIMENSIONS LOCATING INTERIOR WALLS ARE TO FACE OF STUDS OR CENTERLINE OF STUDS WHERE INDICATED.
- 5. IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN OR NOTED.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AN PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE
- 8. ONLY WORKING DRAWINGS STAMPED "ISSUED FOR CONSTRUCTION" ARE PERMITTED TO BE USED FOR CONSTRUCTION OF THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE. CONTRACTORS USING INCORRECT DRAWINGS ARE SOLEY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE DRAWINGS ISSUED FOR CONSPUCTION.
- 9. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYER SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- 10. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITHA SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
- 11. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
- 12. THE USE OF SOLDERS CONTAINING MORE THAN TWO-TENTHS OF 1 PERCENT OF LEAD IN MAKING JOINTS IN WATER SUPPLY SYSTEM IS PROHIBITED.
- 13. IF, DURING THE COURSE OF CONSTRUCTION ACTIVITY ON THE SUBJECT PROPERTY, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOPE PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
- 14. LANDSCAPE PLANS SHALL APPLY XERISCAPE PRINCIPLES, INCLUDING SUCH TECHNIQUES SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS AND TIMING DEVICES.

# Point Pinos Lighthouse Restoraton

CITY OF PACIFIC GROVE, CALIFORNIA





PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF RESTORATION OF 2 OUTBUILDINGS WITH HANDICAP ACCESSIBLE TOILETS AND PARKING.

PROJECT LOCATION: POINT PINOS PACIFIC GROVE, CALIFORNIA 007-001-02

TYPE CONSTRUCTION: TYPE V-B OCCUPANCY

ZONING

SITE AREA 20.76 ACRES

BUILDING SITE COVERAGE: EXISTING LIGHTHOUSE 1231 S.F. EXISTING OIL BUILDING 125 S.F.

NEW BUILDINGS: GIFT SHOP: RESTROOM:

# **ABBREVIATIONS**

DEPARTMENT DETAIL CENTERLINE DOUGLAS FIR DOUBLE HUNG DIAMETER OR ROUND DIAGONAL PERPENDICULAR DIAMETER DIMENSION PARALLEL POUND OR NUMBER DISPENSER DRAWING ANCHOR BOLT DOWNSPOUT DRAWER ASPHALTIC CONCRETE EACH AIR CONDITIONING ACOUS, ACOUSTICAL ELEVATION, ELEVATOR ADJUSTABLE, ADJACENT ELETRIC (AL) ABOVE FINISH FLOOR EMERGENC' ENCLOSURE AGGREGATE EQUIP. EQUIPMENT ALUM. ALUMINUM ANOD. ANODIZED EXIST. (E) EXISTING A.P.A. AMERICAN PLYWOOD EXHAUS<sup>-</sup> EXPOSED, EXPANSION APPROX. APPROXIMATE EXTERIOR ARCH. ARCHITECT (URAL FIRE ALARM FASTEN, FASTENER BITUMINOUS FLAT BAR BLDG. BUILDING FLOOR DRAIN FOUNDATION BLOCK BLKG. BLOCKING FIRE EXTINGUISHER FIBERGL, FIBERGLASS BENCH MAR BEAM FINISH (ED) воттом F.H.M.S. FLAT HEAD MACHINE SCREW F.H.W.S. FLAT HEAD WOOD SCREW BEARING BTWN. BETWEEN FLASH, FLASHING FLOOR (ING BOTH WAY FLUOR. FLUORESCENT CABINET FACE OF CATCH BASIN FACE OF CONCRETE CEMENT FACE OF FINISH CERAMIC FACE OF MASONR CUBIC FOO FACE OF STUDS CAST IRON FIREPLACE CAULKING FULL SIZE FOOT OR FEET CEILING CLOSET FOOTING FURRED (ING) CLEAR (ANCE COLUMN COL. COMP. GAUGE COMPOSITION CONC. CONCRETE GALVANIZED CONN. CONNECT (ION GRAB BAR CONSTR. CONSTRUCT (ION) GALVANIZED IRON CONT. CONTINUOUS GLASS, GLAZING CORR. CORRUGATE GRADE, GRADING CASEMENT GYPSUM WALLBOAR CASEWORK CERAMIC TILI COUNTER COUNTERSUN

HOSE BIB HARDBOARD HOLLOW CORE HDR. HEADER HDWD. HARDWOOD HDWR. HARDWARE O.H.M.S. OVALHEAD MACHINE SCREW HOLLOW META O.H.W.S. OVALHEAD WOOD SCREW HORIZONTAL HEIGHT HEATING HOT WATER HEATING, VENTILATING, AND AIR CONDITIONIN PART. BD. PARTICLE BOARD I.C.B.O. INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS INSIDE DIAMETER INCLUDED, INCLUDING INSULATION INTERIOR INVERT

MEZZ.

MFR.

MULL.

MIRROR

MOULDING

MOUNTED

METAL

NORTH

NEW NATURAL

NOMINAL

MULLION

MISCELLANEOUS

MASONRY OPENING

NOT IN CONTRACT

NOT TO SCALE

MALLEABLE IRON WASHEI

POUNDS PER LINEAL FOOT PROPERTY LINE. PL. LAM. PLASTIC LAMINATE PLASTER PLYWOOD POUNDS PER SQUARE FOOT JANITOR JOIST HANGER JOINT POUNDS PER SQUARE INCH PRESSURE TREADED PARTITION LONG, LENGTH LAMINATE, LAMINATED LAVATORY LAG BOLT RADIUS LOCATE, LOCATION LIGHT WEIGHT REGISTER REINF. MASONRY MATERIAL (S) REQ´D. REQUIRED MAXIMUM MACHINE BOLT MEDICINE CABINET MAN HOLE MECHANICAL MEMB. MEMBRANE MEZZANINE RESAWN MANUFACTURE (ER RUBBER MINIMUM

PAPER TOWEL DISPENSER POLYVINYL CHLORIDE RETURN AIR ROOF DRAIN REFRIGERATOR U.O.N. REINFORCED, REINFORCING REQMT. REQUIREMENT RESIL. RESILIENT R.H.M.S. ROUND HEAD METAL SCREW R.H.W.S. ROUND HEAD WOOD SCREW ROUGH OPENING RIGHT OF WAY REDWOOD RAIN WATER LEADER SOLID BLOCKING SOLID CORE SCHED. SCHEDULE STORM DRAIN SECTION SERVICE SQUARE FEET (FOO' STAIN GRADE SHELF, SHELVING SHOWER

OBSCURE

OFFICE

ON CENTER

**OVERHANG** 

PERFORATED

OPENING OPPOSITE

OUTSIDE DIAMETER

ORIENTED STRAND BOARD

POWDER ACTUATED FASTENER SUSP.

BD. PARTICLE BOARD SYM.
PAINT GRADE SYS.

SHTG. SHEATHING SIMILAR STAINLESS STEEL SHEET METAL SHEET METAL SCREW SPECIFICATIONS STAGGERED STORAGE STRUCTURAL SUSPENDED SYMETRICAL TOWEL BAR TOP OF CURB TELEPHONE TEMPERED

STOR.

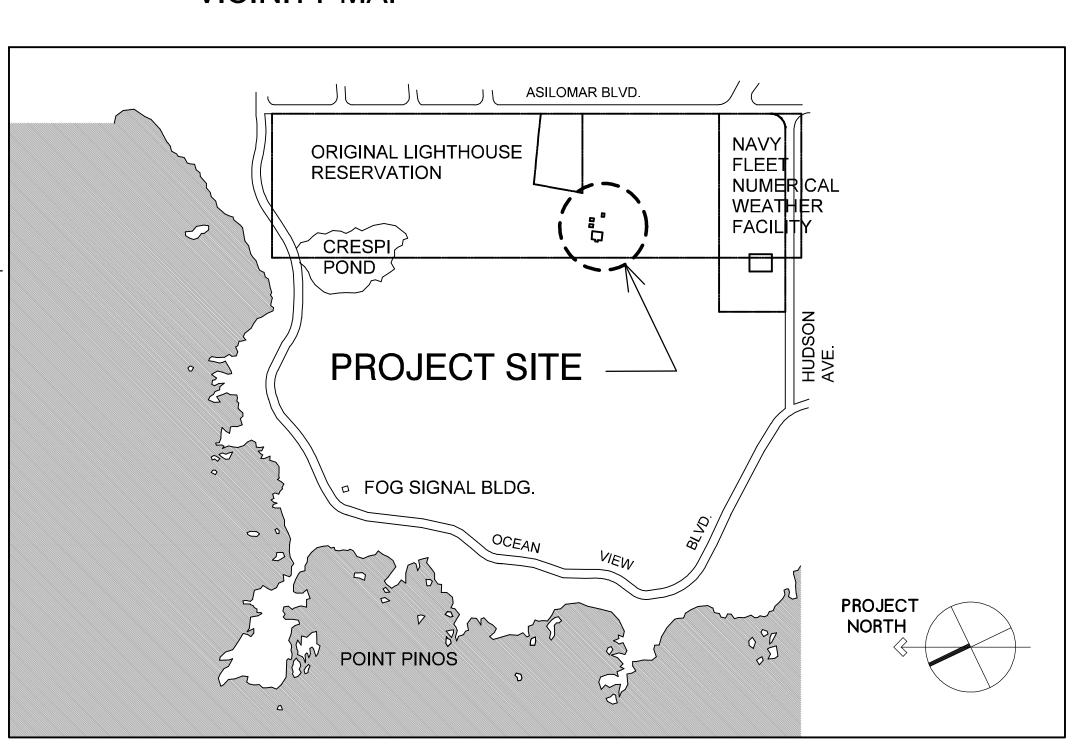
TYPICAL EDGE NAILING T.E.N. T & G TONGUE AND GROOVE TOP OF GRATE THICK (NESS) THRESH. THRESHOLD TOP OF PAVEMENT TOILET PAPER HOLDER TELEVISION TOP OF WALL UNIFORM BUILDING CODE UNDERWRITER'S LABORATORIES UNLESS OTHERWISE NOTED VARIES VERTICAL VERTICAL GRAIN VINYL TILE

WIDE. WIDTH WITH WATER CLOSET WOOD WINDOW WATER HEATER WOODWORK INSTITUTE OF WITHOUT WATERPROOF WATER RESISTANT WOOD SCREW WSCT. WAINSCOT WEIGHT W.W.M. WELDED WIRE MESH

SYMBOLS

DETAIL NUMBER -SHEET NUMBER SECTION NUMBER INTERIOR ELEVATION KEY ELEVATION NUMBER SHEET NUMBER - ARROWS INDICATE ELEVATIONS SHOWN WORK POINT, CONTROL POINT OR DATUM POINT CEILING HEIGHT 8′-0″ PLUMBING FIXTURE KEY 2 BATH ACCESSORY KEY WINDOW SYMBOL DOOR SYMBOL

**VICINITY MAP** 



SHEET INDEX

**COVER SHEET** 

**OVERALL SITE PLAN** 

SITE PLAN

**OUTBUILDING PLANS & ELEVATIONS** 

**INTERIOR ELEVATIONS** 

SITE DETAILS

**OUTBUILDING SECTION** 

**OUTBUILDING SECTION** 

**SCHEDULES** 

STRUCTURAL NOTES, PLANS & DETAILS

PLUMBING DRAWINGS

ELEC. SYMBOLS, SCHEDS & ABBREV.

**CALIF. ENERGY COMPLIANCE** 

**ELEC. SITE PLAN** 

ELEC. PLANS, PANEL SCHED.

LANDSCAPE PLAN





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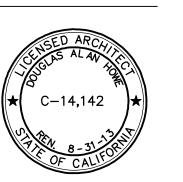
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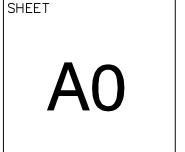
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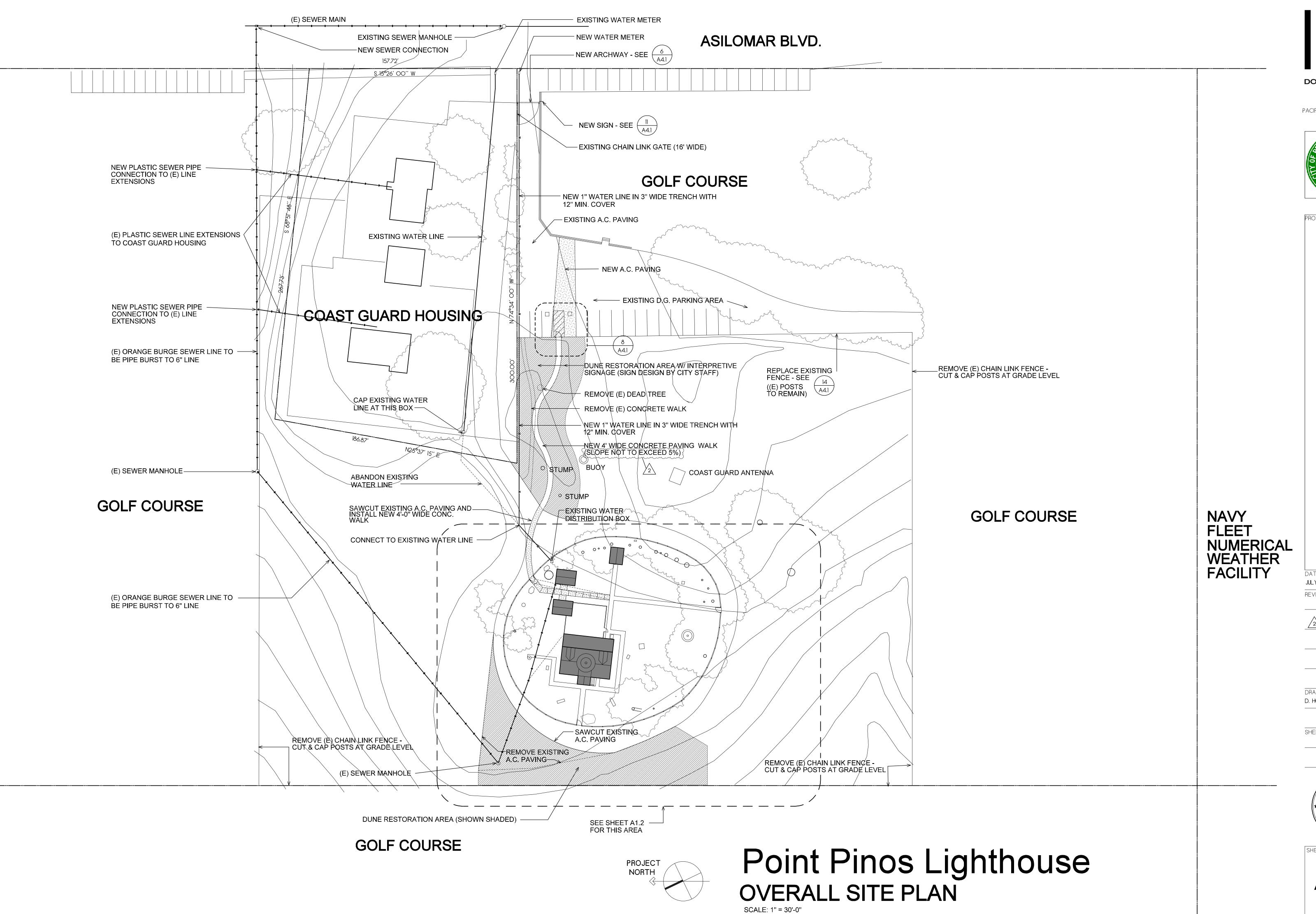
 $/1 \setminus JAN. 4, 2013$ 

D. HOWE

SHEET TITLE:









DOUGLAS HOWE
ARCHITECT





JECT:

Point Pinos Lighthouse Restoration

DATE JULY 20, 2012

REVISIONS:

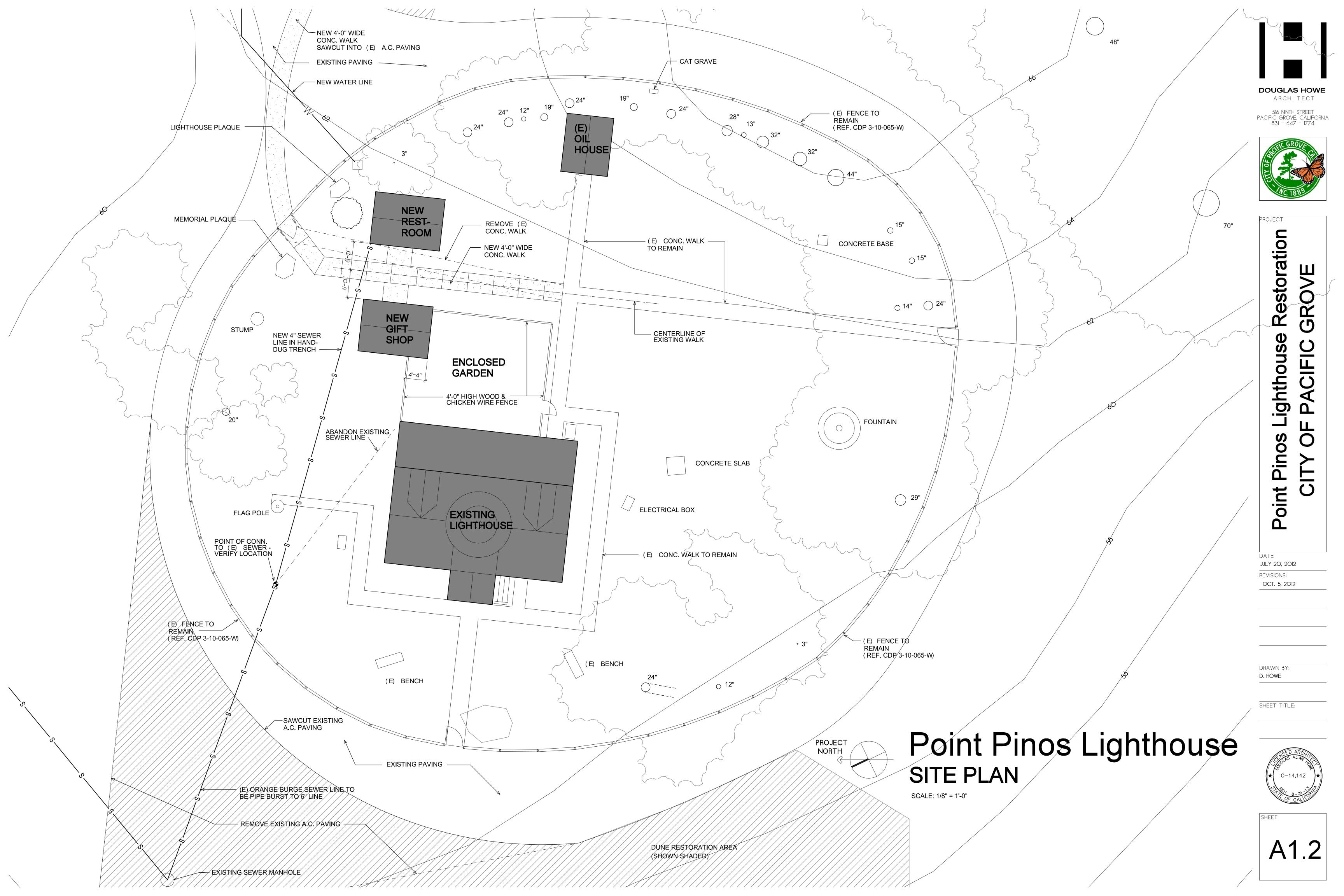
PLAN CHECK
JAN. 30, 2013

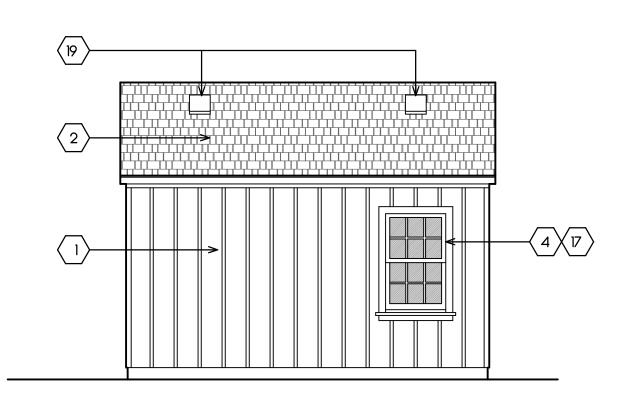
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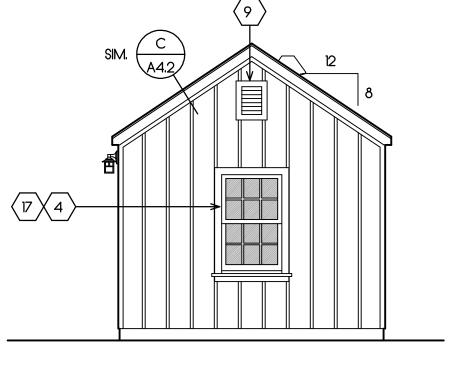


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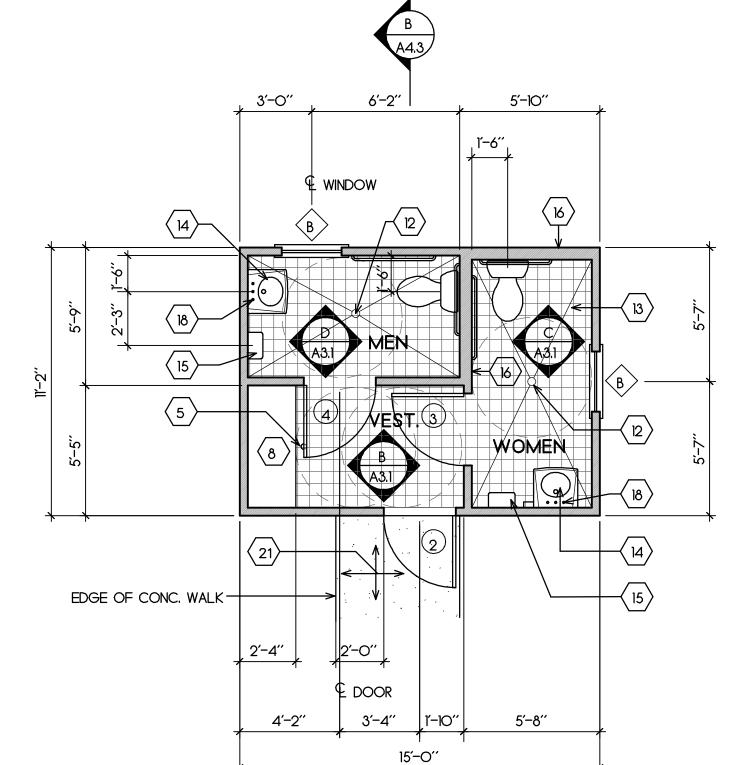


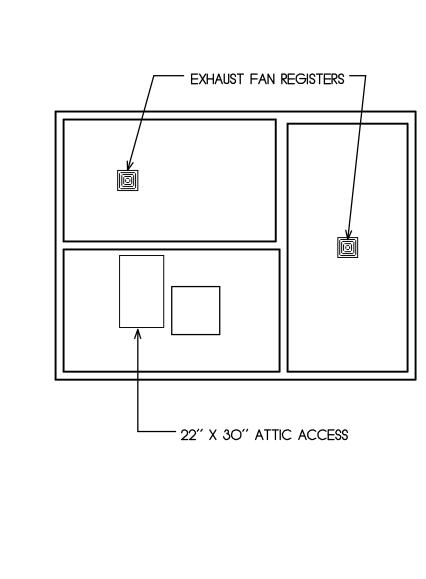
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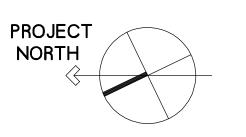
South Elevation

North Elevation





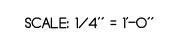
Floor Plan

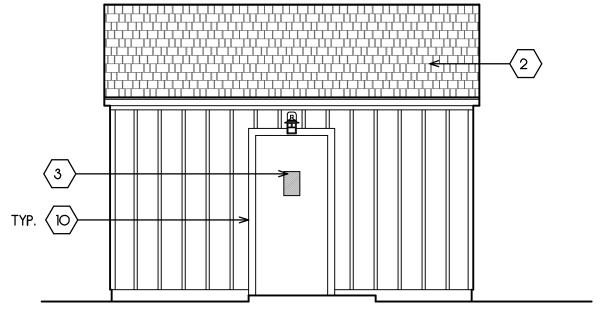


Reflected Ceiling Plan

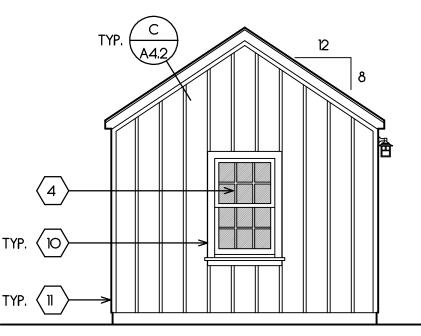
# RESTROOM

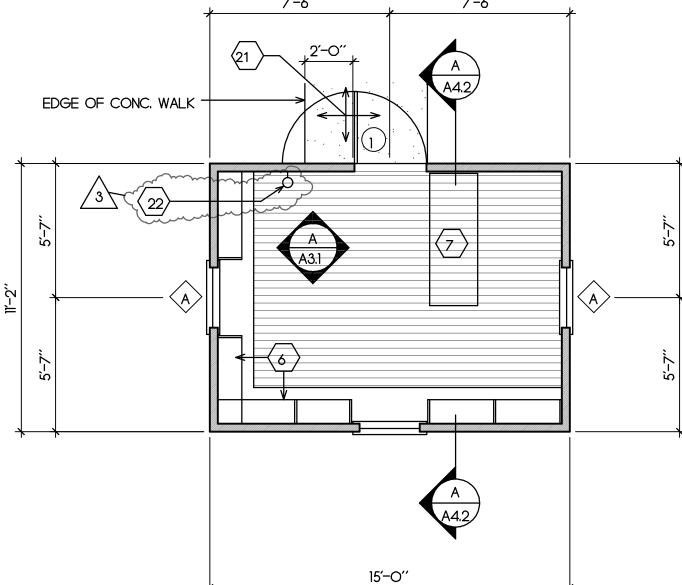
**West Elevation** 

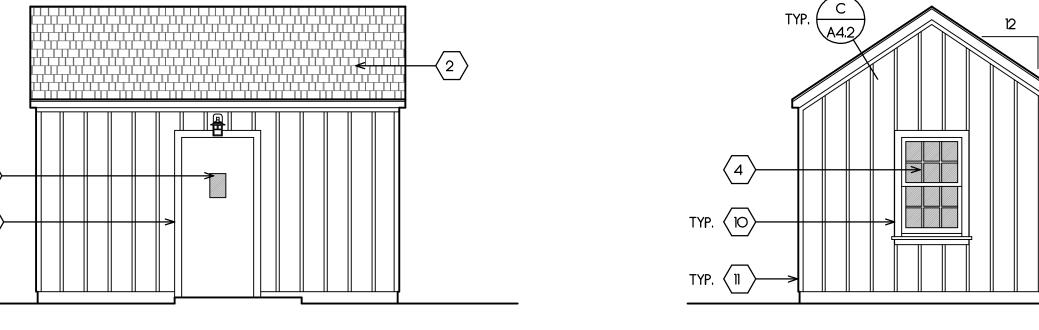




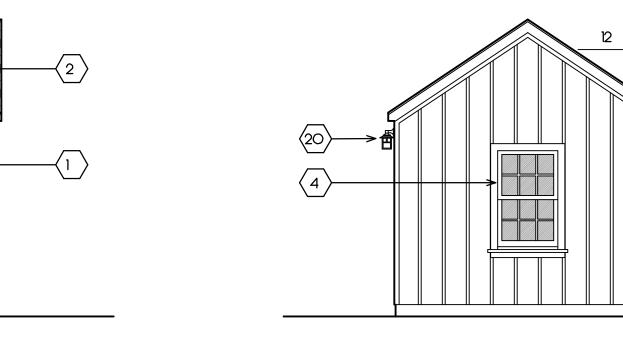
**East Elevation** 





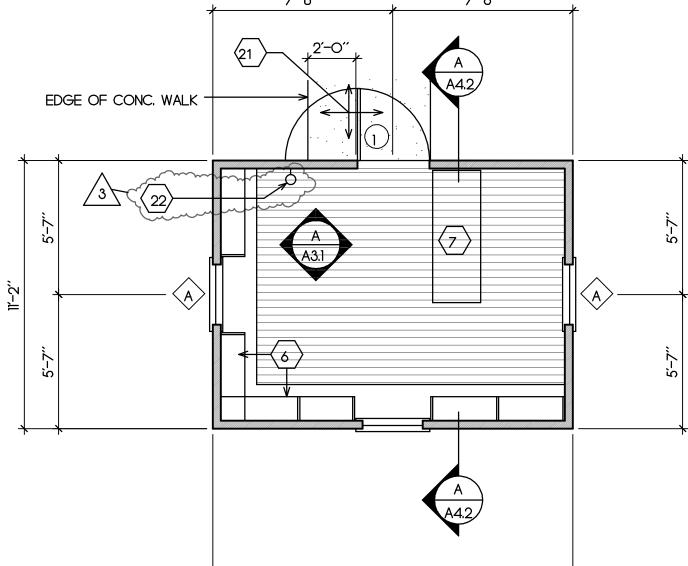


South Elevation



**West Elevation** North Elevation

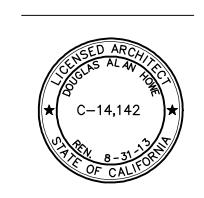




Floor Plan

# 

- 1. 1 X 12 VERT. REDWOOD SIDING W/ 1 X 2 BATTENS @ 12" O.C.
- 2. FIRE RETARDANT WOOD SHINGLE ROOFING.
- 3. DOOR SEE SCHED.
- 4. WINDOW SEE SCHED.
- 5. FLOOR STOP SEE DOOR SCHEDULE
- 6. 12" DEEP ADJUSTABLE WOOD SHELVING.
- 7. SPACE FOR DESK (N.I.C.)
- 8. WOOD STORAGE CLOSET.
- 9. 12" X 16" CEDAR LOUVER VENT.
- 10. 2 X 4 REDWOOD CASING & SKIRT. 11. 1 X 3 REDWOOD CORNER TRIM.
- 12. FLOOR DRAIN.
- 13. 6 X 6 CERAMIC TILE FLOOR SLOPE TO DRAIN.
- 14. WALL-HUNG LAVATORY.
- 15. HAND DRYER SEE INT. ELEVS.
- 16. 2 X 6 STUD WALL.
- 17. OBSCURE GLASS IN THIS WINDOW.
- 18. SOAP DISPENSER MOUNTED IN SINK TO RIGHT OF FAUCET.
- 19. EXAUST FAN CAP.
- 20. LIGHT FIXTURE SEE ELEC. PLANS.
- 21. MAX. 2% SLOPE IN ANY DIRECTION.
- 22. WALL -MTD. 2A 1OBC FIRE EXTINGUISHER.



516 NINTH STREET PACIFIC GROVE, CALIFORNIA 831 - 647 - 1774

Restoration

Lighthouse

inos

Point

JULY 20, 2012

FIRE DEPT CHECK FEB. 25, 2013

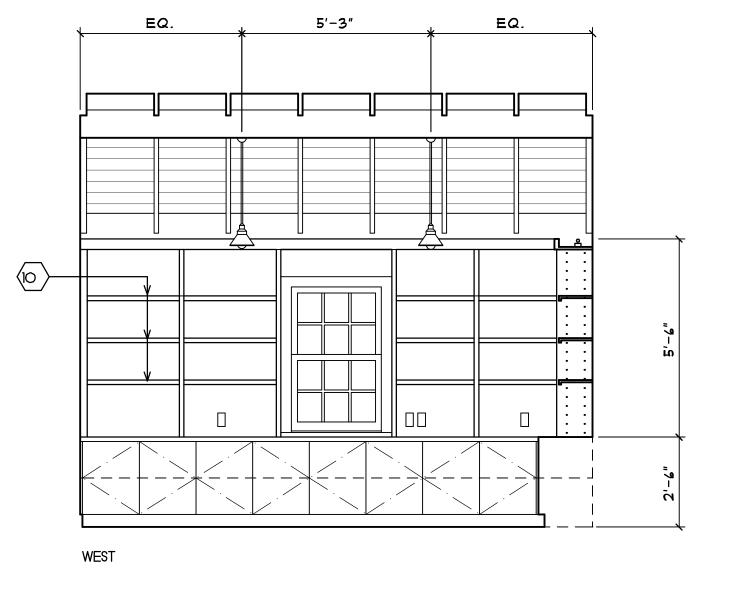
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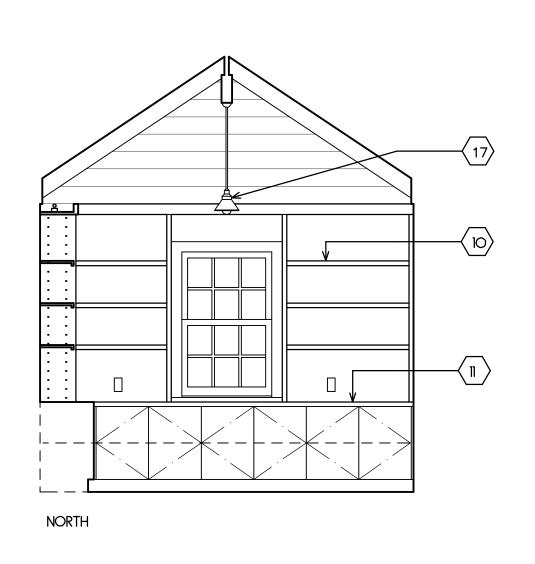
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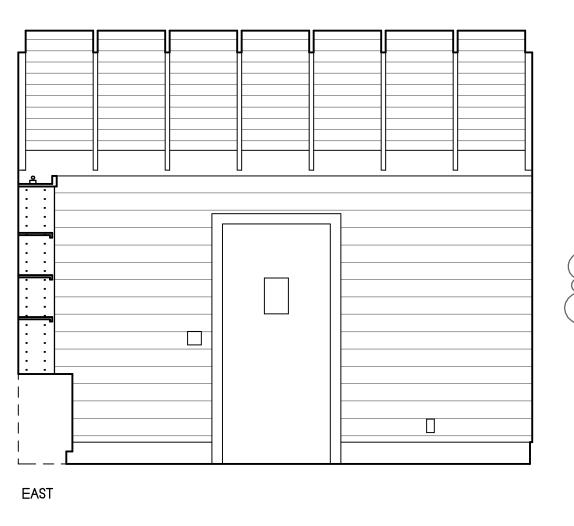
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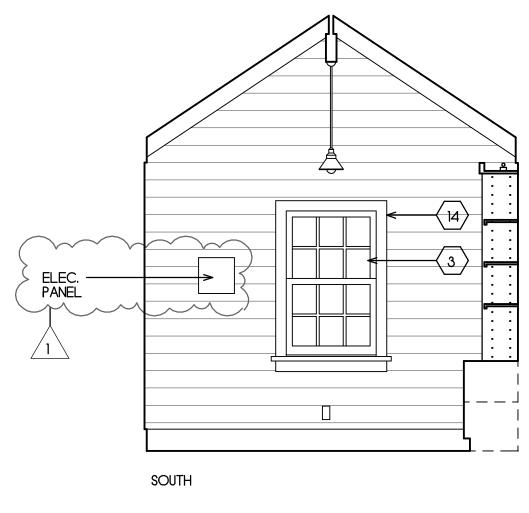
D. HOWE

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

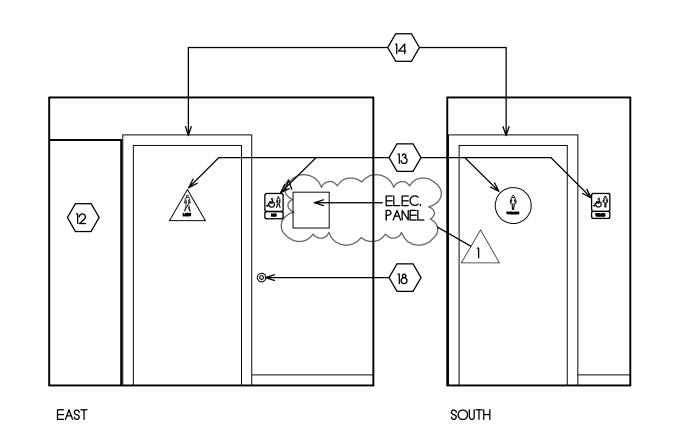
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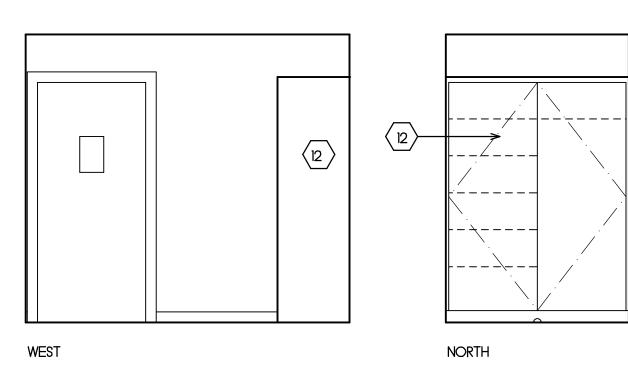
- 1. GYPSUM WALLBOARD WALL FINISH.
- 2. CERAMIC TILE WAINSCOT.
- 3. WINDOW.
- 4. INSTANT WATER HEATER SEE PLUMBING DRAWINGS.
- 5. WALL-MOUNTED MIRROR IN METAL FRAME.
- 6. WALL-MOUNTED ELECTRIC HAND DRYER.
- 7. ACCESSIBLE WATER CLOSET SEE PLUMBING DRAWINGS.
- 8. WALL-MOUNTED LAVATORY SEE PLUMBING DRAWINGS.
- 9. DOOR MOUNTED HAT/COAT HOOK.
- 10. ADJUSTABLE WOOD SHELVES.
- 11. WOOD COUNTERTOP.
- 12. SUPPLY CABINET.

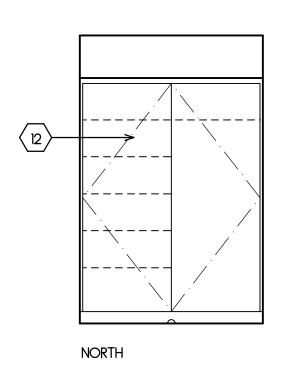


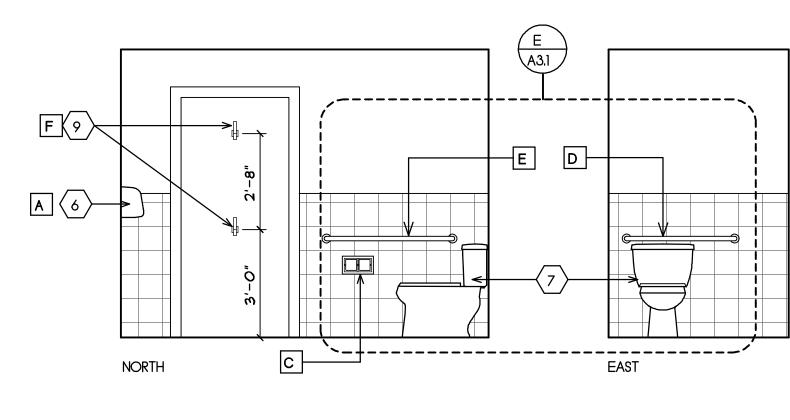
- 14. 1 X 4 CASING, TYP.
- 15. INSULATE WASTE LINE & HOT WATER PIPES.
- 16. SOAP DISPENSER MOUNTED IN LAVATORY TO RIGHT OF FAUCET.
- 17. LIGHT FIXTURE SEE ELECTRICAL DRAWINGS.
- 18. WALL STOP SEE DOOR SCHEDULE.

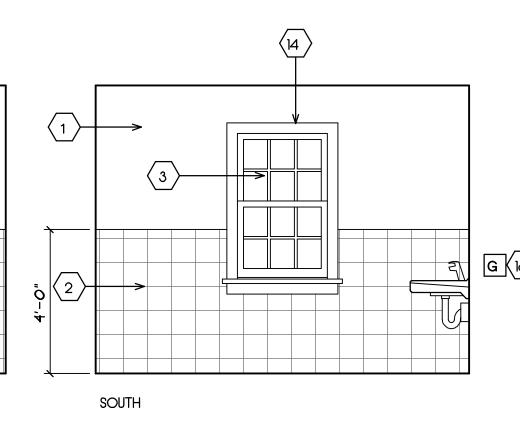
ВАТ	TH ACCES	SORY S	CHEDULE
MARK	DESCRIPTION	MFR.	MODEL NO.
A	ELECTRIC HAND DRYER	BOBRICK OR APPROVED EQ.	B-708
В	24" X 36" MIRROR IN S. S. FRAME	BOBRICK OR APPROVED EQ.	B-165
С	TOILET PAPER DISPENSER	BOBRICK OR APPROVED EQ.	B-699
D	GRAB BAR	BOBRICK OR APPROVED EQ.	B-6106 x 36"
E	GRAB BAR	BOBRICK OR APPROVED EQ.	B-6106 x 42"
F	HAT/COAT HOOK	BOBRICK OR APPROVED EQ.	B-682
G	SOAP DISPENSER	BOBRICK OR APPROVED EQ.	B-8221

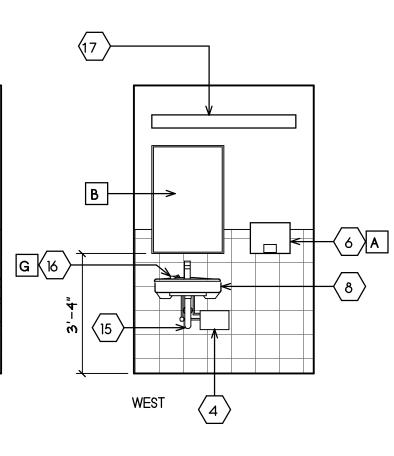






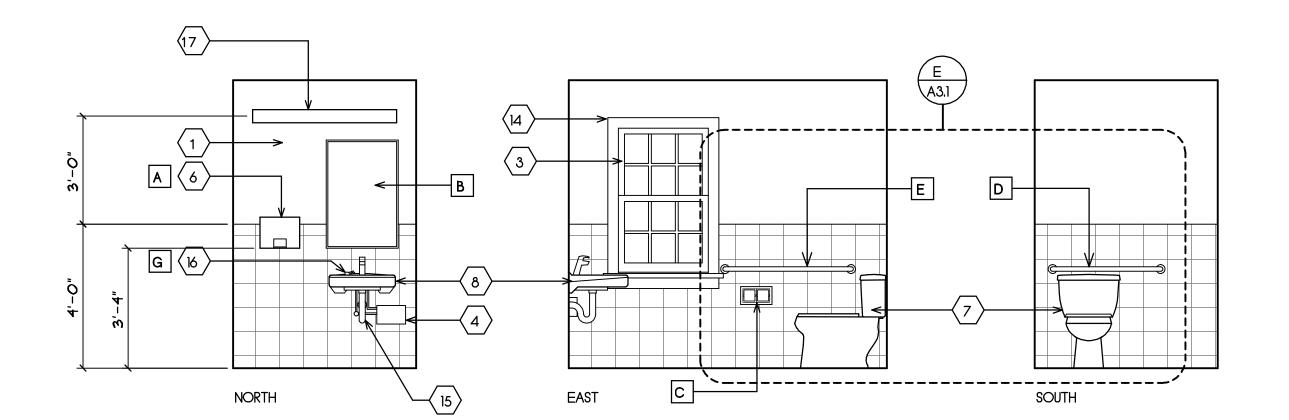


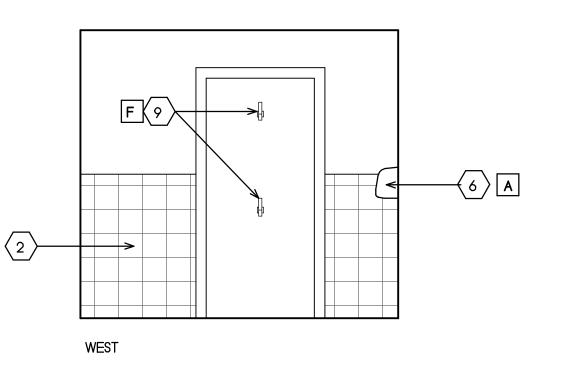


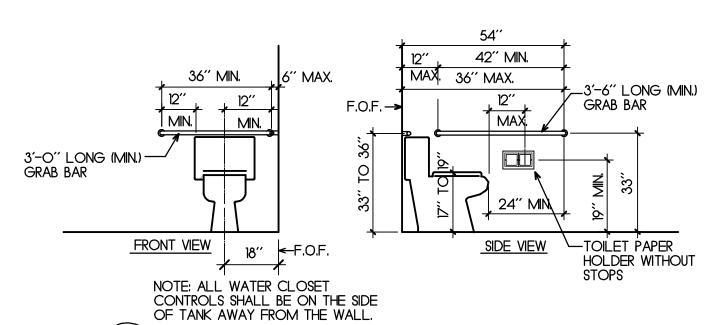












MEN SCALE: 3/8" = 1'-0" TYP. ACCESSIBLE TOILET SCALE: 3/8" = 1'-0"

**DOUGLAS HOWE** ARCHITECT

516 NINTH STREET PACIFIC GROVE, CALIFORNIA 831 - 647 - 1774

PROJECT:

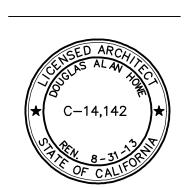
Restoratio -ighthouse oint Pi

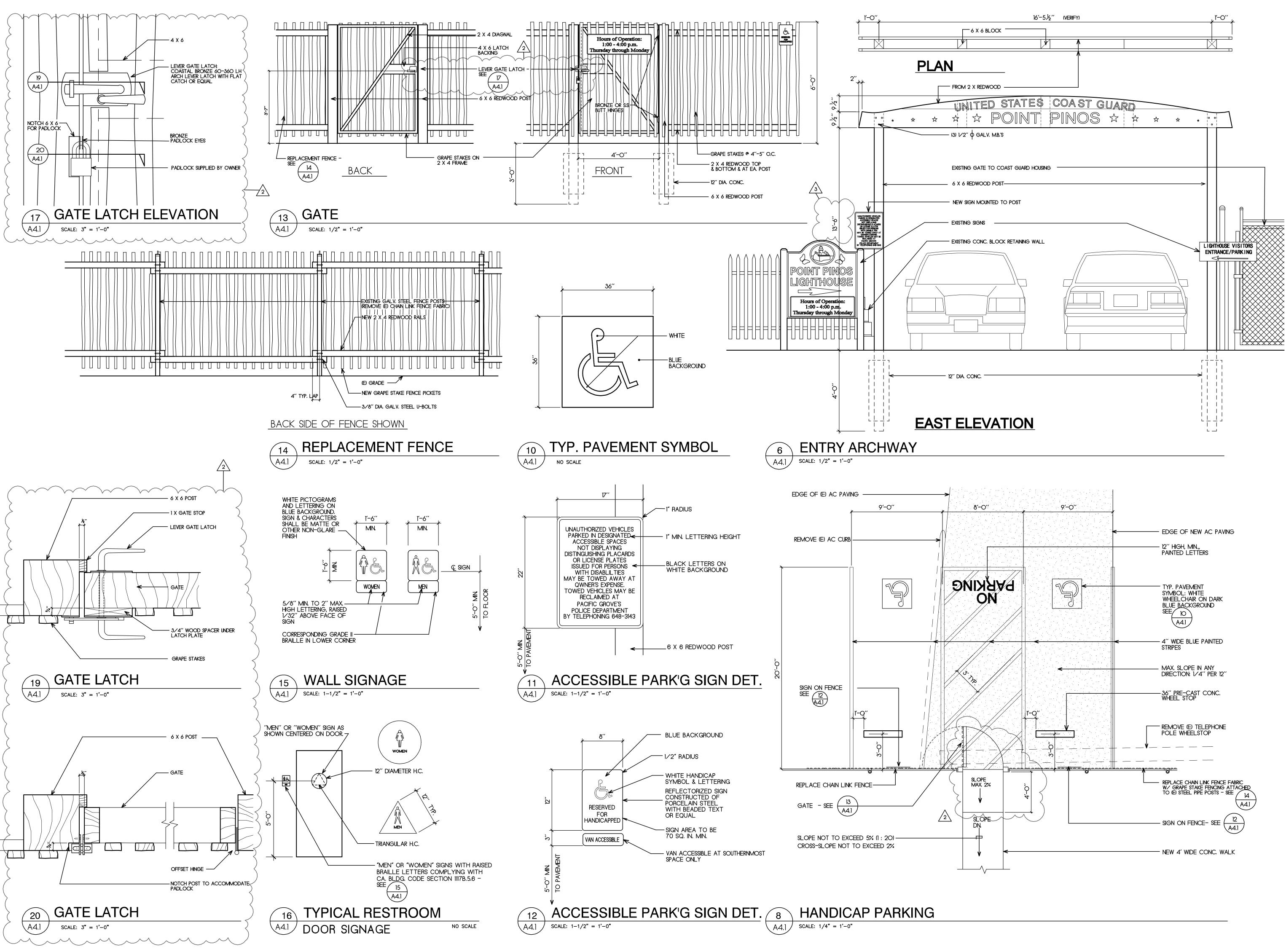
JULY 20, 2012 REVISIONS:

JAN. 4, 2013

DRAWN BY: D. HOWE

SHEET TITLE:







**DOUGLAS HOWE** ARCHITECT 516 NINTH STREET PACIFIC GROVE, CALIFORNIA 831 - 647 - 1774



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JULY 20, 2012

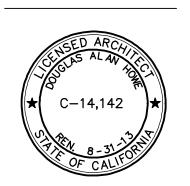
REVISIONS: /1\ JAN. 4, 2013

PLAN CHECK
JAN 30, 2013

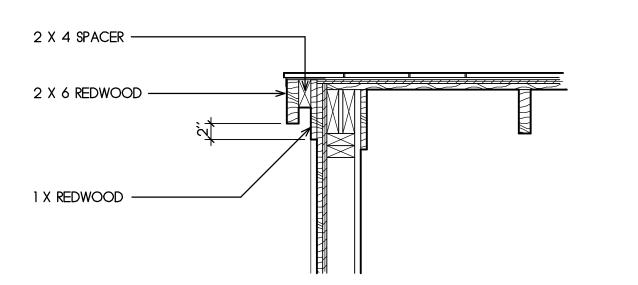
FIRE DEPT CHECK FEB. 25, 2013

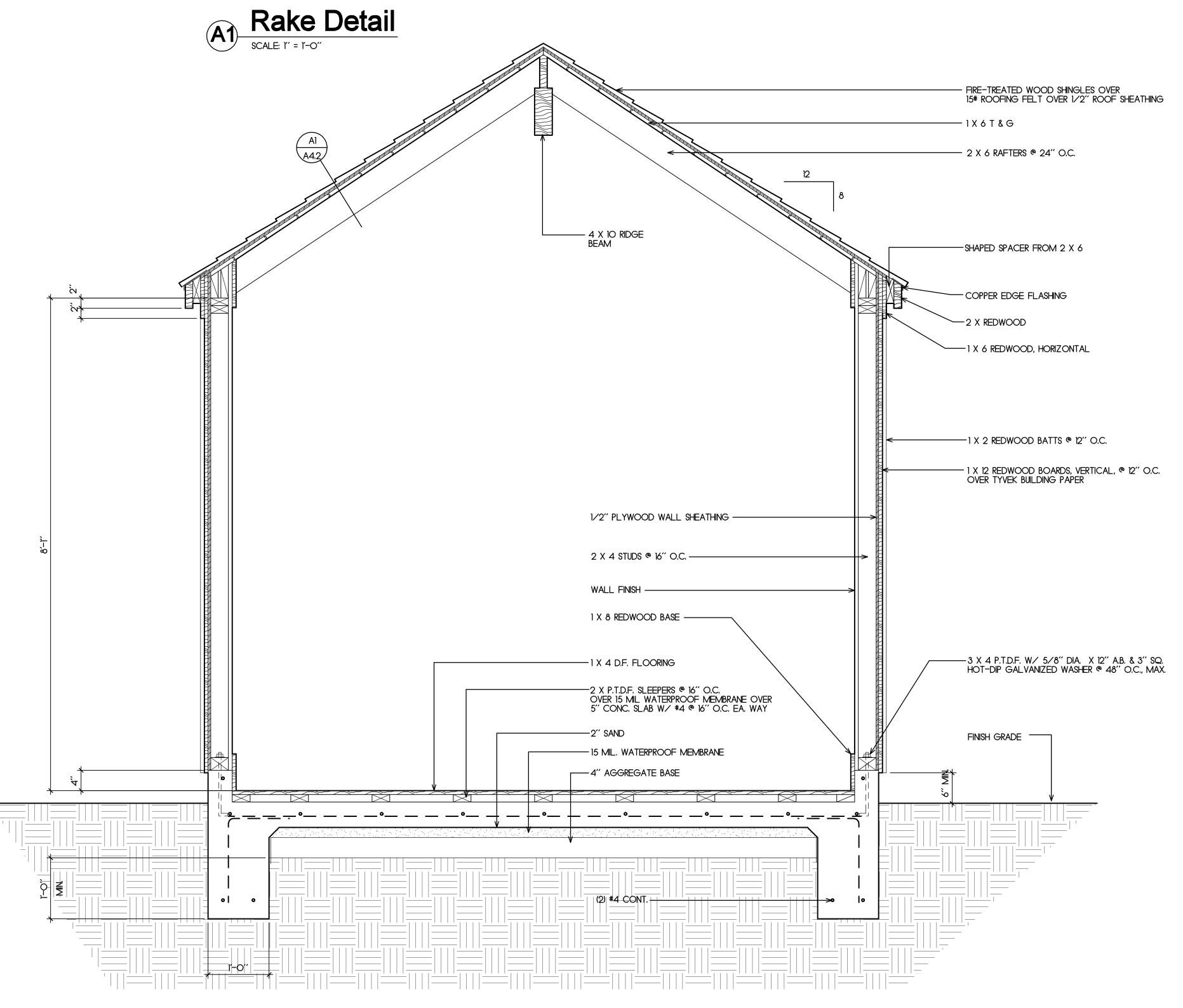
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SHEET TITLE:



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DOUGLAS HOWE
ARCHITECT

516 NINTH STREET
PACIFIC GROVE, CALIFORNIA
831 - 647 - 1774



PROJECT:

Point Pinos Lighthouse Restoration CITY OF PACIFIC GROVE

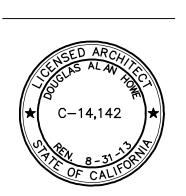
DATE JULY 20, 2012

> REVISIONS: **AUG. 15, 2012**

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PROJEC

# Point Pinos Lighthouse Restoration CITY OF PACIFIC GROVE

JULY 20, 2012

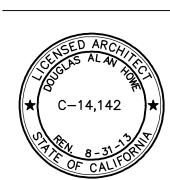
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AUG. 15, 2012

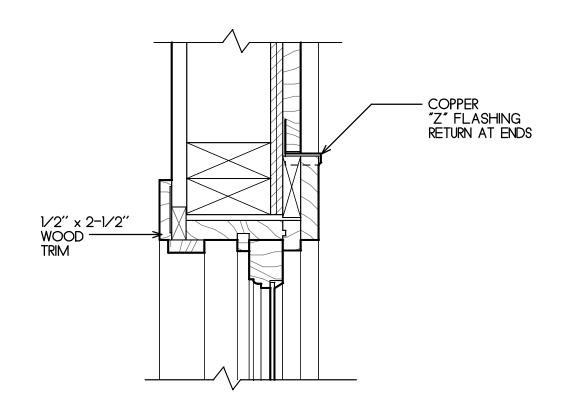
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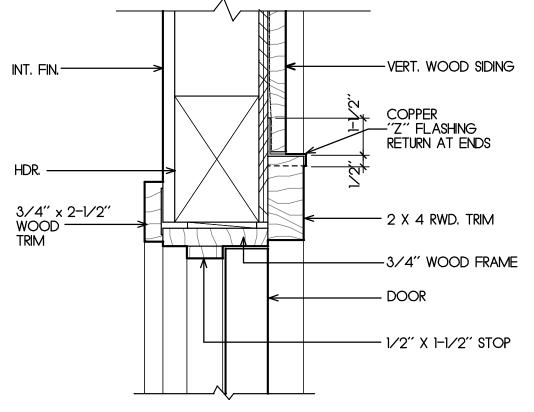
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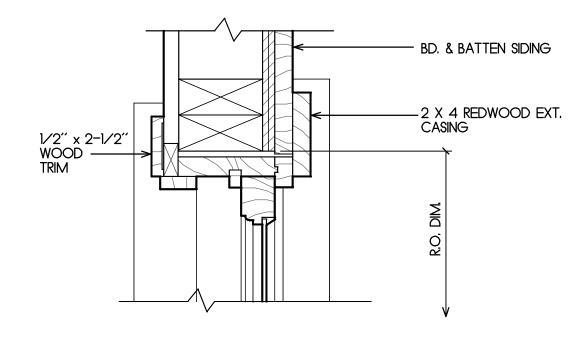
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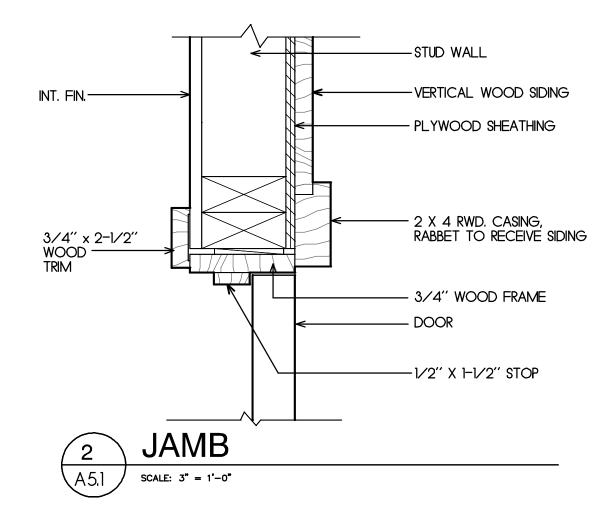




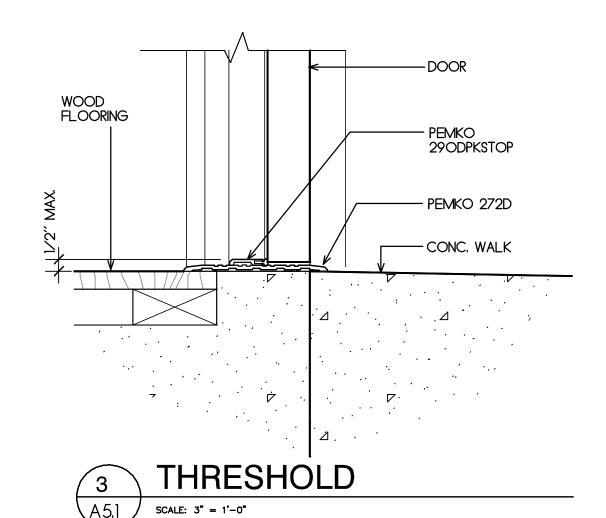


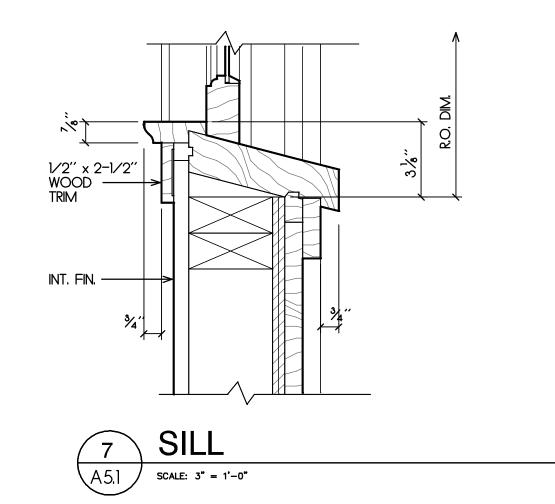


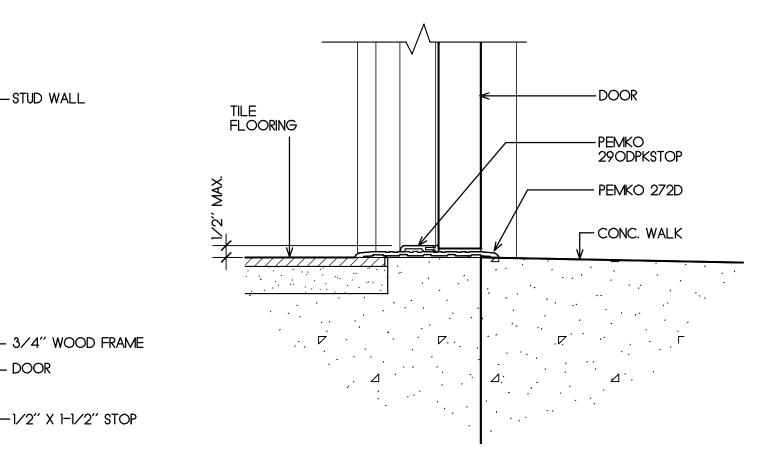


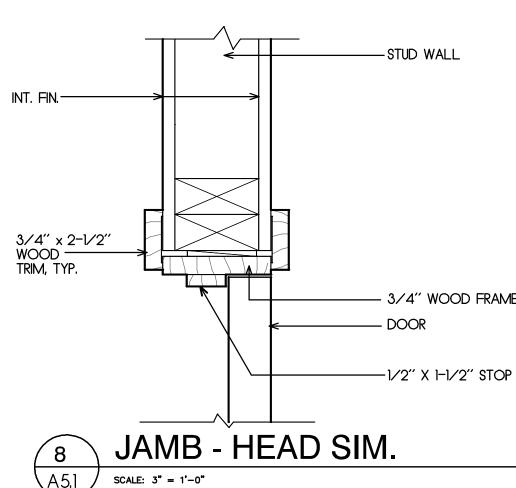












THRESHOLD

SCALE: 3" = 1'-0"

ROOM FINISH SCHEDULE							
ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT	REMARKS	
MEN	Fl	B2	W1/W2 *	C2	8′-0″	* W2 WAINSCOT, SEE INTERIOR ELEVATIONS	
WOMEN	FI	B2	W1/W2 *	C2	8′-0″	* W2 WAINSCOT, SEE INTERIOR ELEVATIONS	
VESTIBULE	FI	B2	WI	C2	8′-0″		
GIFT SHOP	F2	B1	[W3]	C1	SEE BLDG. SECTIONS		
			1				

FLOORS

WALLS

**CEILINGS** 

FI CERAMIC TILE WI 5/8" GYPSUM WALLBOARD

F2 WOOD FLOORING W2 CERAMIC TILE

W3 5/8" X 6" HORIZ. CLR. HEART REDWOOD PANELING

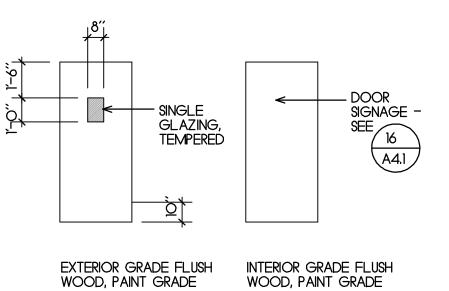
BASES

B1 VARNISHED WOOD BASE C1 EXPOSED WOOD

B2 CERAMIC TILE C2 5/8" GYPSUM WALLBOARD

NO.	TYPE	SIZE			CORE	I AREI	FRAME			REMARKS	HDWR.	
NO.		WIDTH	HEIGHT	THK.	CORE	LABEL TYPE	HEAD	JAMB	THRESH	NEIVIANNS	GROUP	
	A	3′-0″	6′-8″	1-3/4"	S.C.		WOOD	1/A5.1	2/A5.1	3/A5.1		1
2	A	3′-0″	6′-8″	1-3/4"	S.C.		WOOD	1/A5.1	2/A5.1	4/A5.1		1
3	В	3′-0″	6′-8″	1-3/4"	S.C.		WOOD	8/A5.1	8/A5.1	_		2
4)	В	3′-0″	6′-8″	1-3/4"	S.C.		WOOD	8/A5.1	8/A5.1			3

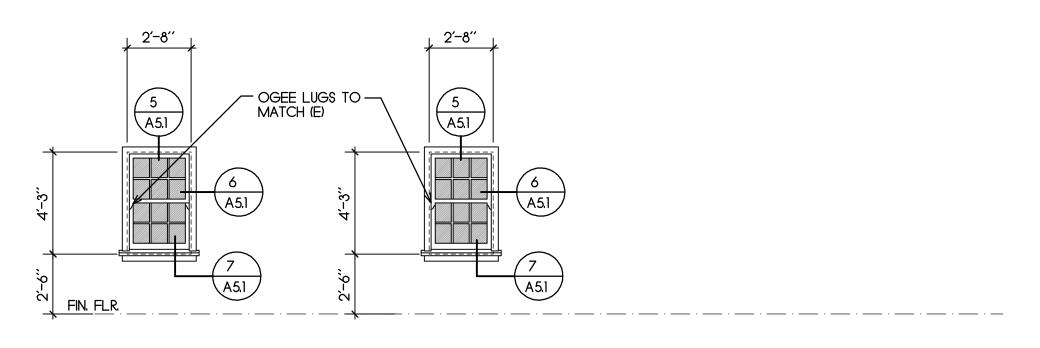




HARDWARE GROUPS

GR	OUP 1			
1 L 1 T	HNGES LOCKSET THRESHOLD BASE STOP/HOLDER	IVES SCHLAGE PEMKO TRIMCO	5BB1 4.5 X 4.5 ND7OPD-TLR SEE THRESHOLD DETAIL 1206	613 613 BRZ BZ
GR	OUP 2			
1 L 1 D 1 A 1 R	INGES LATCHSET DEAD BOLT CLOSER ADA SIGN RESTROOM SIGN WALL STOP	IVES SCHLAGE SCHLAGE LCN TRIMCO TRIMCO TRIMCO	NDIOS - TLR B66OP 4040 EDA 527/8 753/4	613 613 695 BLU BLU BZ
GR	OUP 3			
1 L 1 D 1 C 1 A	HINGES LATCHSET DEAD BOLT CLOSER ADA SIGN RESTROOM SIGN FLOOR STOP	IVES SCHLAGE SCHLAGE LCN TRIMCO TRIMCO TRIMCO	NDIOS - TLR B66OP 4040 EDA	613 613 613 695 BLU BLU BZ

WINDOW SCHEDULE

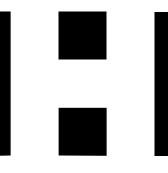


A DOUBLE-HUNG WOOD WINDOW SINGLE, CLR. GLAZING

B DOUBLE-HUNG WOOD WINDOW SINGLE, OBSCURE GLAZING

**WINDOW NOTES:** 

- ALL WINDOWS CUSTOM-MADE TO MATCH, AS CLOSE AS POSSIBLE, THE EXISITNG LIGHTHOUSE DOUBLE-HUNG WINDOWS.
- DIMENSIONS SHOWN ARE NOMINAL R. O. DIMENSIONS U.O.N. CONTRACTOR SHALL FIELD VERIFY ALL FRAME AND ROUGH OPENING DIMENSIONS PRIOR TO WINDOW FABRICATION.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF WINDOWS FOR ARCHITECT'S REVIEW PRIOR TO WINDOW FABRICATION.



DOUGLAS HOWE ARCHITECT



PROJECT:

Point Pinos Lighthouse Restoratio CITY OF PACIFIC GROVE

DATE JULY 20, 2012

**REVISIONS:** 

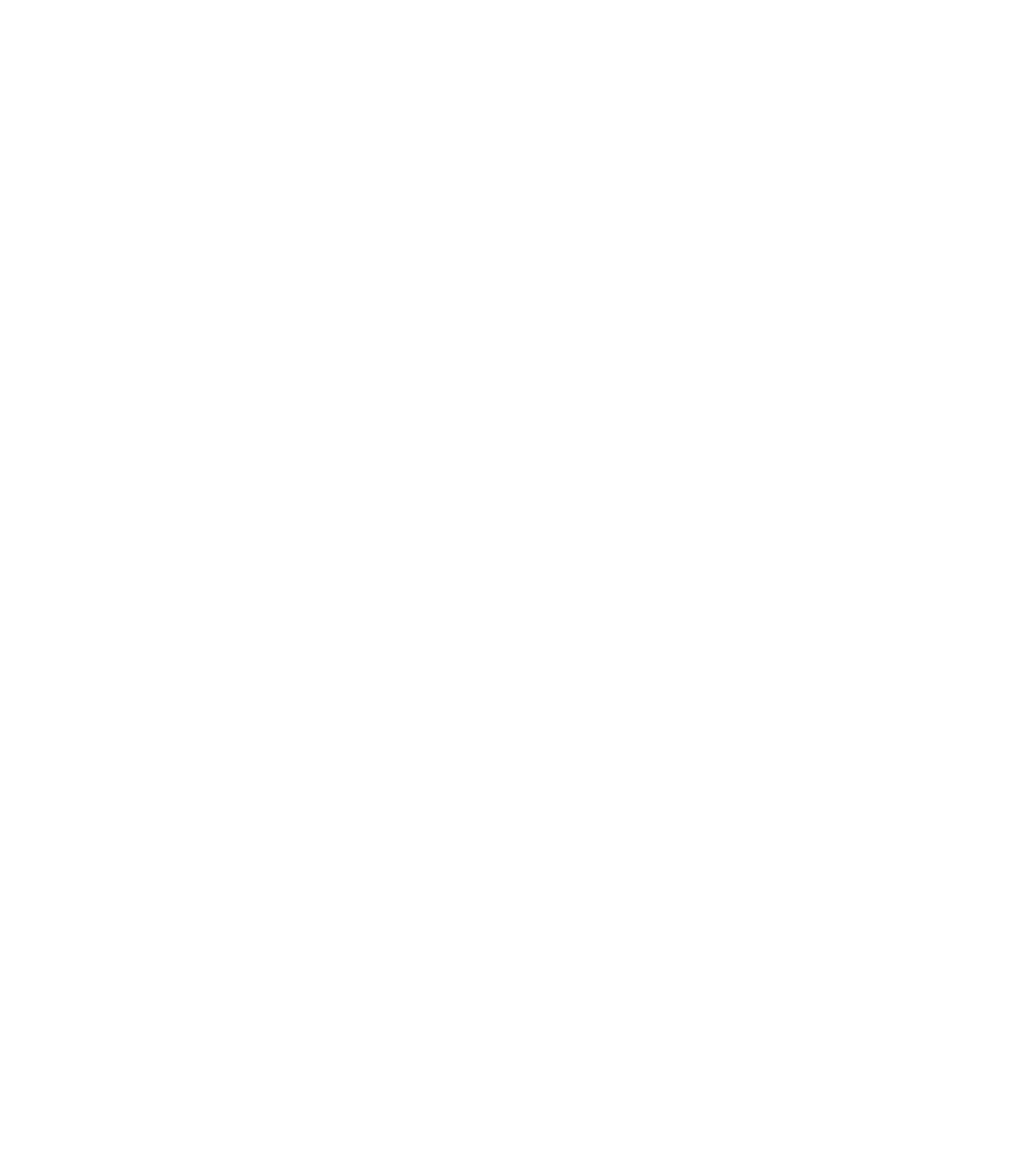
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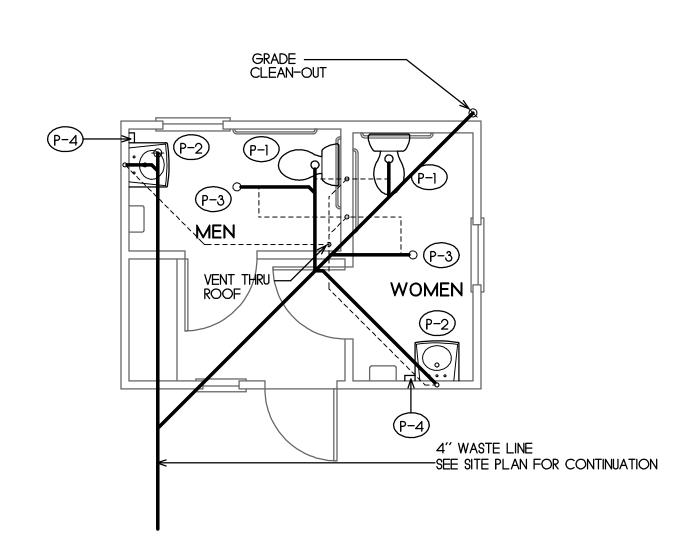
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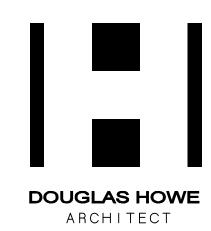
Plumbing Plan SCALE 1/4" = 1'-0"

	PLUMBING FIXTURE SCHEDULE							
MARK	DESCRIPTION		/IN. BRAN			TRAP	REMARKS	
		W	V	CW	HW			
P-I	WATER CLOSET: KOHLER K-3519 "HIGHLINE PRESSURE LITE 1.0", 1.0 GALLONS PER FLUSH, ELONGATED BOWL, LEFT HAND TRIP LEVER, 17-1/8" TALL - MUST MEET ALL STATE OF CALIFORNIA REQUIREMENTS FOR ACCESSIBILITY. SEAT: KOHLER K-4650-A "LUSTRA" OPEN FRONT W/ COVER, ANTIMICROBIAL. ANGLE SUPPLY WITH STOP: KOHLER K-7637	3″	2"	1/2″	-	INTEGRAL	ADA	
P-2	WALL-HUNG LAVATORY: KOHLER K-1997-1R "BRENHAM" FAUCET: KOHLER K-18140 "PANACHE" P-TRAP INSULATION KIT: TRUEBRO #105W SUPPLIES: KOHLER K-7605-P	1-1/2"	l-l∕2"	1/2"	1/2″	-1/2" X  -1/4"	ADA	
P-3	ZURN Z-415-5B, 5" DIA. TOP OUTLET WITH TRAP PRIMER CONNECTION	2"	l-1∕2"	ı	_	2"		
P-4	TANKLESS WATER HEATER: CHRONOMITE SR-15L/120 WITH STAINLESS STEEL HOUSING 1	_	_	3/8"	3/8"	_		

#### NOTES:

- FIXTURES SHALL BE COMPLETE WITH ALL FITTINGS, SUPPORTS, FASTENING DEVICES, FAUCETS, VALVES, 17 GUAGE TRAPS, STOPS, CAULKING AND APPURTENANCES REQUIRED. FIXTURE COLOR SHALL BE WHITE.
- 2. SOIL, WASTE, DRAIN AND VENT PIPE SHALL BE SERVICE WEIGHT HUBLESS CAST IRON WITH NEOPRENE SLEEVE AND STAINLESS STEEL CLAMPS WITH A STAINLESS STEEL SHIELD, WHICH SHALL COMPLETELY COVER WITH NEOPRENE.
- 3. WATER PIPING SHALL BE HARD WATER COPPER TUBE, CONFORMING TO ASTM 888 TYPE "L" ABOVE GROUND AND TYPE "K" BELOW GROUND, WITH WROUGHT COPPER FITTINGS.
- 4. PIPE INSULATION: INSULATE ALL DOMESTIC HAT WATER AND HOT WATER RETURN PIPING WITH FIBERGLASS I'' NOMINAL THICKNESS OWNS-CORNING TYPE ASJ STAPLED IN PLACE WITH VAPOR BARRIER. ALL ELBOWS AND FITTINGS SHALL BE FACTORY PRE-FABRICATED PVC COVERS. ON ALL EXPOSED HAT WATER DROPS, COVER INSULATION WITH PVC COVERING AND SEAL PER MFR'S RECOMMENDATIONS.

	FANS								
MARK									
	RESTROOM CEILINGS	154	.25″	3.8	129	115/1	1050	GREENHECK SP-B150	



516 NINTH STREET
PACIFIC GROVE, CALIFORNIA
831 - 647 - 1774



ROJECT:

# Pinos Lighthouse Restoration TY OF PACIFIC GROVE

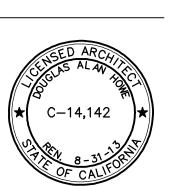
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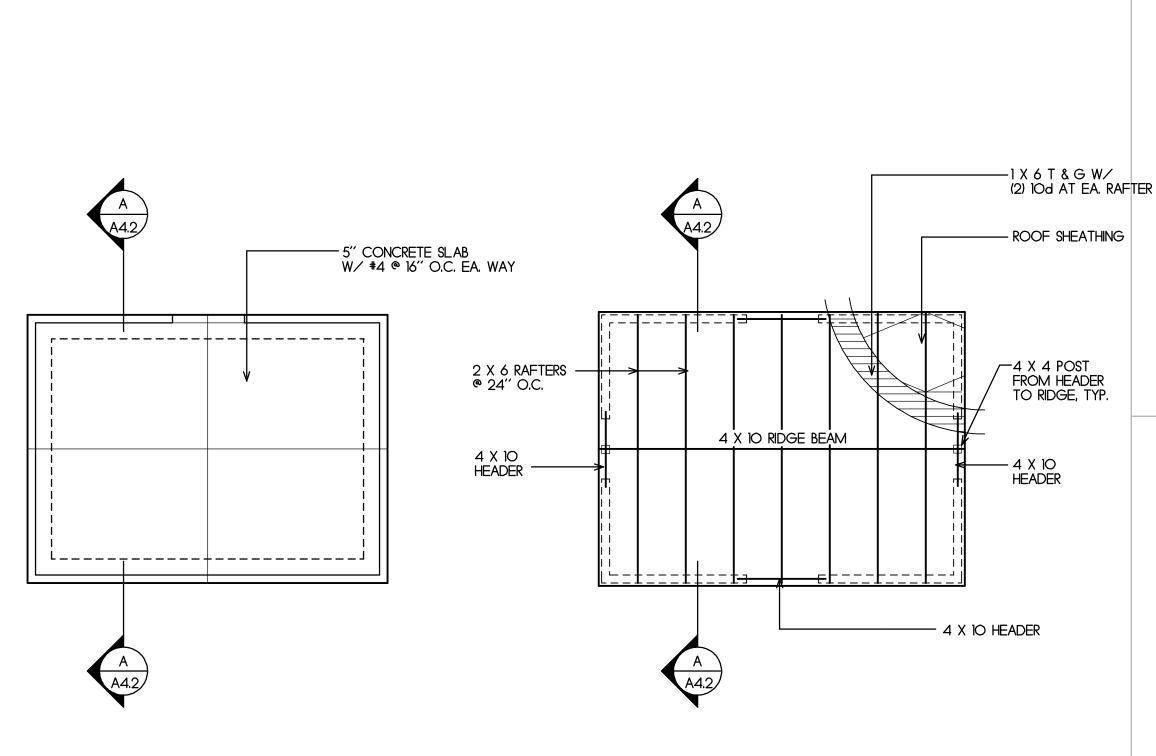
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Roof Framing Plan

Foundation Plan

GIFT SHOP

CONC. OR MASONRY FOOTINGS OR WALLS PLAN VIEW NOTE: VERTICAL REINFORCING NOT PLAN VIEW TYP. REINF. @ INTERSECTIONS  $S_{1} \int SCALE: 1" = 1'-0"$ PIPE & SLEEVE -CONC. FOOTING -NO PIPES -ALLOWED IN THIS AREA **I-1/2** 

TRENCH FOR UTILITIES — CONC. FTG. — 1'-6" MIN TRENCH EXCAVATION SHALL NOT EXTEND BELOW THIS LINE TRENCH PARALLEL TO FTG. SCALE: 3/8" = 1'-0"

PIPES PERPENDICULAR TO FTG.

S1.1 /

S1.1 /

SCALE: 1'' = 1'-0''

# STRUCTURAL NOTES

- GENERAL. CONSTRUCTION SHALL BE IN ACCORDANCE WITH MINIMUM REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC), 2010 EDITION. CONTRACTOR SHALL FURNISH AND INSTALL ADEQUATE SHORING, BRACING AND FORMWORK FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION AND IS SOLEY RESPONSIBLE FOR JOBSITE SAFETY. IF, DURING THE COURSE OF CONSTRUCTION, THE CONTACTOR FINDS CONDITIONS DIFFERENT FROM THOSE INDICATED ON THE DRAWINGS, THEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING
- 2. FOUNDATIONS WERE DESIGNED ASSUMING A SOIL BEARING PRESSURE OF 1500 PSF.
- CONCRETE SHALL BE PROPORTIONED TO GIVE A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. AMERICAN CONCRETE INSTITUTE (ACI) 318) LATEST EDITION. REINFORCING, ANCHOR BOLTS, TIE-DOWN ANCHORS, PIPES, INSERTS, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO PLACING CONCRETE. NON-SHRINK GROUT SHALL BE BURKE COMPANY NON-FERROUS, NON-SHRINK GROUT. THE CONTRACTOR SHALL PREPARE AND STORE CONCRETE SAMPLES AS DIRECTED BY THE ARCHITECT. THE OWNER SHALL PAY FOR ALL CONCRETE TESTING. REINFORCING SHALL HAVE THE FOLLOWING MINIMUM COVERAGE: CONCRETE CAST AGAINST SOIL: FORMED CONCRETE:
- 4. <u>REINFORCING STEEL</u> SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 FOR #5 BARS AND LARGER AND GRADE 40 FOR #4 BARS AND SMALLER. AT THE TIME CONCRETE IS PLACED REINFORCING BARS SHALL BE FREE OF MUD, OIL OR OTHER MATERIALS THAT MAY ADVERSELY EFFECT OR REDUCE BOND. REINFORCING BARS SHALL BE WIRED TOGETHER AT SPLICES AND SHALL LAP 32 BAR DIAMETERS, MINIMUM.
- 5. BOLTS SHALL CONFORM TO ASTM A307. FOUNDATION SILL PLATES OF SHEAR AND BEARING WALLS SHALL BE BOLTED WITH 5/8" X 12" HOT DIP GALVANIZED (HDG) ANCHOR BOLTS (\*) 48" O.C., UNLESS OTHERWISE NOTED ON THE DRAWINGS, WITH AT LEAST TWO BOLTS PER PIECE AND AT LEAST ONE BOLT LOCATED NOT MORE THAN 12" AND NOT LESS THAN 4" FROM THE END OF EACH PIECE. FOUNDATION SILL PLATES OF NON-STRUCTURAL WALLS SHALL BE ATTACHED TO CONCRETE SLABS WITH SIMPSON STRONG-TIE COMPANY PHNW-72 POWDER ACTUATED FASTENERS © 32" O.C. BOLT HOLES IN WOOD SHALL BE 1/16" OVERSIZE, MAXIMUM. ALL BOLTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED AT COMPLETION OF WORK OR IMMEDIATELY BEFORE FINISHING WORK WILL MAKE THEM INACCESSIBLE. 3" SQUARE X 1/4" THICK HDG PLATE WASHERS SHALL BE USED ON ALL ANCHOR BOLTS. STANDARD CIRCULAR WASHERS SHALL BE USED ON BOLTS WHERE NUTS ARE IN CONTACT WITH WOOD, UNLESS OTHER-WISE NOTED ON THE DRAWINGS.
- 6. <u>FRAMING LUMBER.</u> ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR (PTDF). NAILING SHALL CONFORM TO CBC FASTENING SCHEDULE, TABLE 2304.9.1. ALL NAILS SHALL BE COMMON WIRE NAILS. NAIL HOLES SHALL BE SUB-BORED WHERE NECCESSARY TO AVOID SPLITTING. ALL SPLIT PIECES SHALL BE REMOVED AND REPLACED. FRAMING LUMBER SHALL BE DOUGLAS FIR (DF) AND SHALL BE GRADE IN ACCORDANCE WITH WEST COAST LUMBER INSPECTION BUREAU REQUIREMENTS AS FOLLOWS: BEAMS, HEADERS, POSTS: DF #1; S-DRY RAFTERS, JOISTS, STUDS, PLATES, BLOCKING, LEDGERS: DF #2; S-DRY
- 7. <u>FRAMING HARDWARE</u> SHALL BE SIMPSON STRONG-TIE COMPANY CONNECTORS AS INDICATED ON THE DRAWINGS, OR EQUAL.
- 8. <u>GALVANIZING.</u> ALL BOLTS, NUTS, WASHERS, NAILS AND FRAMING HARDWARE SHALL BE HOT DIP GALVANIZED (HDG) WHERE EXPOSED TO WEATHER AND WHERE IN CONTACT WITH PRESSURE TREATED WOOD MEMBERS. SEE SHEATHING SCHEDULE FOR HDG NAIL REQUIREMENTS FOR WALL SHEATHING AT PTDF FOUNDATION SILL PLATES.
- 9. APPROVAL FROM THE ARCHITECT IS REQUIRED PRIOR TO ANY CUTTING, NOTCHING OR DRILLING OF RAFTERS, JOISTS, LEDGERS, BEAMS, HEADERS, POSTS AND WALL TOP PLATES, UNLESS SPECIFICALLY NOTED OR DETAILED ON THE DRAWINGS.
- 10. <u>STUD WALLS</u> SHALL BE FRAMED WITH STUDS @ 16" O.C. UNLESS OTHERWISE NOTED ON THE DRAWINGS. WALL TOP PLATES SHALL LAP A MINIMUM OF 48" AT BUTT JOITS AND SHALL HAVE (8) 16d BOTH SIDES OF JOINT, UNLESS OTHERWISE NOTED ON THE DRAWINGS. TOP PLATES SHALL OVERLAP AT CORNERS AND AT INTERSECTIONS WITH OTHER WALLS. HOLES IN TOP PLATES OF SHEAR AND BEARING WALLS SHALL BE REIFORCED AS DETAILED ON THE DRAWINGS. HOLES IN TOP PLATES AND SOLE PLAES OF NON-STRUCTURAL WALLS, WHICH NECESSITATE CUTTING OF PLATES SHALL BE STRAPPED WITH METAL TIES ON BOTH SIDES. TIES SHALL BE .058" THICK BY 1-1/2" WIDE, MINIMUM, WITH (6) 16d EACH END.
- 11. <u>DESIGN LIVE LOADS</u> ARE AS FOLLOWS: ROOF: 20 PSF.
- SEISMIC DESIGN WAS BASED ON SECTION 1613, EARTHQUAKE LOADS, 2007 CBC. SITE CLASS C; SEISMIC DESIGN CATEGORY D Ss = 1.664; S1 = .724; Fa = 1.0; Fv = 1.3; Sds = 1.109; Sd1 = .628 Cs = Sds / (R / 1) = .171, WHERE R = 6.5 AND I = 1.0; V = Cs W = .171 W ALTERNATIVE BASIC LOAD COMBINATION (CBC EQUATION 16-21):  $.9 D + E \nearrow 1.4$ E = rho V / 1.4 = .159 W, WHERE rho = 1.3WIND DESIGN WAS BASED ON SECTION 1609, WIND LOADS, CBC, 2010 EDITION.

	SHEATHING SCHEDULE							
SHTG. LOC.	APA SHEATHING TYPE	TYP. EDGE NAILING	FIELD NAILING	BLK. REQ'D	HDG ANCHOR BOLTS	FOUNDATION SILL PLATE	REMARKS	
ROOF	1/2" (24/0) EXP. 1	8d @ 6" O.C.	8d @ 12" O.C.	NO	_		FOOTNOTE 1	
WALL	WALL 1/2" (24/O) EXP. 1 8d @ 6" O.C. 8d @ 12" O.C. YES 5/8" X 12" @ 48" O.C. 3X P.T.D.F. PLATE FOOTNOTE 2							
FOOTNOT FOOTNOT	TE 1: ROOF SHEATHING TE 2: NAILS SHALL BE I	INSTALLED OVER 1 X HOT-DIP GALVANIZEI						

BURKE CO. "KEYED KOLD

ALTERNATE 1

JOINT FORM"

**DOUGLAS HOWE** ARCHITECT

516 NINTH STREET

PACIFIC GROVE, CALIFORNIA 831 - 647 - 1774

PROJECT:

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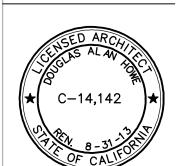
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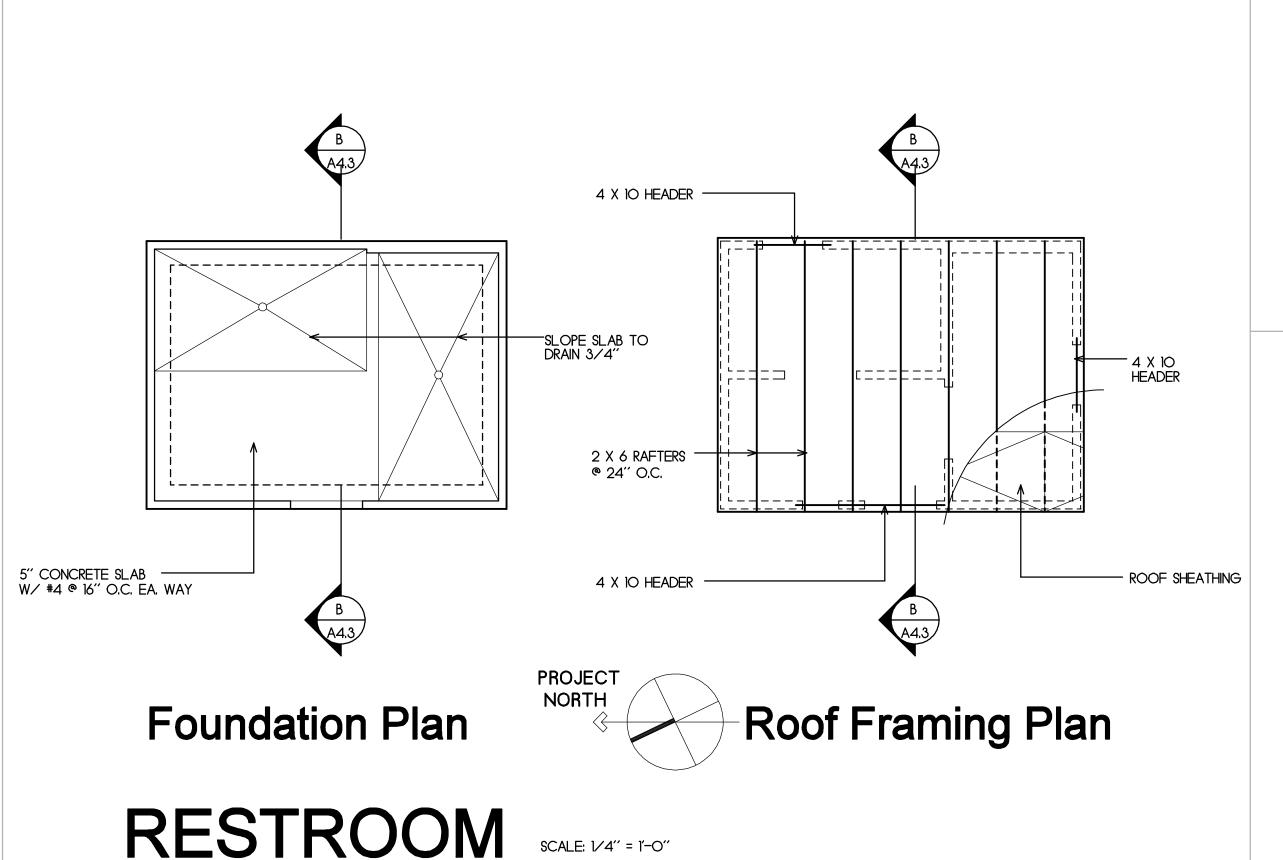
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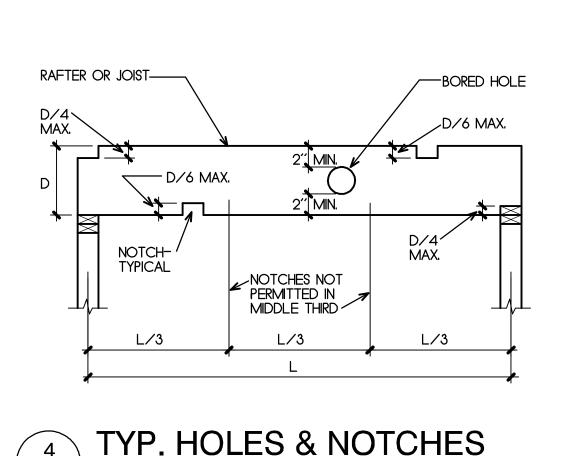
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TYP. CONTROL JOINTS

1/8" X 3/4" SAWCUT TO BE MADE WITHIN 15 HOURS OF CONC. SLAB POUR. CLEAN IMMEDIATELY AFTER SAW CUT. FILL JOINT WITH JOINT ALTERNATE 2





2 X 4 STUD WALL: FTA2 WITH PLATE WASHER 2" X 2" X 1/4", (4) 5/8" DIA. M.B.'S 2 X 6 STUD WALL: FTA5 WITH TYPICAL — (4) 3/4" DIA. M.B.'S **ELEVATION** NOTE: FTA ANCHOR NOT REQUIRED IF HOLE IN WALL TOP PLATE IS LESS THAN 1-1/2" DIAMETER IN 2X4 WALLS AND 2" DIAMETER IN 2X6 WALLS

PLAN VIEW

BORED HOLE IN

WALL TOP PLATE

. HOLES IN SHEAR WALL S1.1 / TOP PLATES

# **GENERAL CONSTRUCTION NOTES**

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
- 2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
- 3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER. ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS
- 5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
- 6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
- 7. CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
- 8. CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
- IO. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
- II. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #125 WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
- 12. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
- 13. ALL 120/277Y LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
- 14. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
- 15. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
- 16. FROM ALL NEW FLUSH MOUNT PANELS; THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR
- 17. CONTRACTOR SHALL PROVIDE IN EVERY EMPTY CONDUIT A DRAW STRING FOR USE
- 18. ALL CONDUIT AND WIRING SHALL BE CONCEALED WHERE POSSIBLE.
- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO (E) UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR \$ PAY ALL EXPENSES FOR DAMAGE TO (E) UNDERGROUND SYSTEMS AS A RESULT OF (N) WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO

# **ELECTRICAL SYMBOLS & ABBREVIATIONS**

		_	SYMBOLS & ABBREVIATIONS SHOWN ARE F			IOT APPE	EAR ON THE PLANS.
0	FLUORESCENT LUMINAIRE - SEE SCHEDULE.	Ф₽	DEDICATED RECEPTACLE WITH DEDICATED NEUTRAL *		CIRCUIT BREAKER.	FIRE /	ALARM
	EMERGENCY OR NIGHT LIGHT	#	RECEPTACLE DOUBLE DUPLEX *	<b>⊙</b> — ।·	GROUND ROD WITH GROUNDWELL BOX	NOTE: SEE FIR	RE ALARM DRAWINGS FO
<del></del>	STRIP FLUORESCENT LUMINAIRE -	Ф	HALF SWITCHED RECEPTACLE - DUPLEX *	•—II·· —— —	GROUND ELECTRODE  NORMALLY OPEN CONTACT.	QUANTI	TIES AND MOUNTING HEIG
_	SEE SCHEDULE.	 		V	NORMALLY CLOSED CONTACT.	P	MANUAL PULL STATIO
	LUMINAIRE - RECESSED - SEE SCHEDULE	φ	SINGLE RECEPTACLE *	$\bowtie$	TRANSFORMER - SEE SINGLE LINE FOR SIZE.	Ø	STROBE ONLY
$\hookrightarrow$	RECESSED WALL WASHER  LUMINAIRE - SURFACE MOUNTED -	$\Phi$	CONVENIENCE RECEPTACLE - DUPLEX CEILING MOUNTED		PULLBOX		HORN ONLY
0	SEE SCHEDULE.	•	FLOOR MOUNTED DUPLEX RECEPTACLE		FLEX CONDUIT WITH CONNECTION.	∇ M	MINI HORN
•••	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE.		FLOOR MOUNTED BOX	<i>/ O</i>	CONDUIT - UP.		
Ю	LUMINAIRE - WALL MOUNTED SEE SCHEDULE.	<b>9</b>	POWER OUTLET, SEE PLANS FOR NEMA TYPE *		CONDUIT - DOWN.	\sqrt{\sq}}\sqrt{\sq}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}	HORN/STROBE
<b>- </b>	BOLLARD OR PATH LIGHT - SEE SCHEDULE		POWER POLE	— E —	CONDUIT EMERGENCY SYSTEM.	<b>(</b>	HEAT DETECTOR
♥	EXIT LIGHT - DIRECTIONAL ARROWS AS	<b>T</b>	VOICE/DATA WALL OUTLET - INSTALL ABOVE COUNTER - FIELD VERIFY HEIGHT	<u> — т —</u>	CONDUIT - TELEPHONE	(2)	SMOKE DETECTOR
	INDICATED - SEE SCHEDULE.	$\nabla$	VOICE/DATA WALL OUTLET *	<b>─</b> ─ <b>TV─</b>	CONDUIT - TELEVISION	<b>(S)</b>	DUCT SMOKE DETECTO
<u> </u>	TRACK LIGHTING - SEE SCHEDULE	¥ ∇a	DATA WALL OUTLET NEAR CEILING -	<u>LV</u>	LOW YOLTAGE WIRING	<b>©</b>	TAMPER SWITCH
<del></del>	EMERGENCY EXIT LIGHT.	_	12" BELOW FINISHED CEILING	///////	SURFACE METAL OR NON-METALLIC RACEWAY	φ.	TAMPER SHITCH
\$	SINGLE POLE SWITCH **	igotimes	FLOOR MOUNTED VOICE/DATA OUTLET		CONDUIT - CONCEALED IN WALLS OR CEILING.	$\Diamond$	FLOW SWITCH
\$a	SINGLE POLE SWITCH, **  a = CIRCUIT CONTROLLED.	$\overline{\Phi}$	TV OUTLET *		CONDUIT - EXISTING	$^{\bigstar}$	POST INDICATING VAL
\$3	THREE WAY SWITCH **	9	INTERIOR SPEAKERS CEILING MOUNTED.		CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.	<b></b>	
\$4	FOUR WAY SWITCH **	HS	INTERIOR SPEAKERS WALL MOUNTED.	E	CAPPED CONDUIT. STUB-OUT	<b>©</b>	FIRE SMOKE DAMPER
\$м	MANUAL MOTOR STARTER	$\Theta$	CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION.	<b>5</b>	CONDUIT CONTINUATION.	$\bigcap$	BELL (GONG)
\$K	KEY OPERATED SWITCH **	$\bigcirc$	THERMOSTAT - SEE MECHANICAL DRAWINGS	#10,	CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH	FCP	FIRE ALARM CONTROL
<b>(</b>	LIGHTING DIMMER **		DRAWINGS *		CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE	APS	AUXILIARY POWER SUI
\$	L.V. SMITCH **	_	PANELBOARD - FLUSH MOUNTED.		CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES	FSA	FIRE SYSTEM ANNUNC
<b>\$</b>	WALL OCCUPANCY SENSOR **		EQUIPMENT PANEL - FLUSH MOUNTED		WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12AMG.		FIRE STSTEM ANNUNC
<b>\$</b> 2	DOUBLE SWITCHED WALL OCCUPANCY SENSOR * *		PANELBOARD - SURFACE MOUNTED.  EQUIPMENT PANEL - SURFACE MOUNTED			FTR	FIRE ALARM TRANSPO OR TRANSMITTER
	LIGHTING CONTROL OCCUPANCY SENSOR CEILING MOUNTED U.O.N.	<u></u>	METER W/ CURRENT TRANSFORMER.	2	SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET.	ESR	ELEVATOR STATUS/RE
<b>⟨</b>	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED	<u>Ф</u> /Ю	JUNCTION BOX - CEILING OR WALL MOUNTED,	3	SCHEDULE SYMBOL; SEE ASSOCIATED	FAC	FIRE ALARM COMMUN
<b>♦</b>	SECURITY DOOR CONTACTS.	$\mathcal{O}'$	SIZE PER CODE, TAPE AND TAG WIRES.  MOTOR CONNECTION		NOTE ON SAME SHEET.  — DETAIL NUMBER	ANN	REMOTE ANNUNCIATOR
H⊗→	SECURITY MOTION DETECTOR	,°	NON-FUSED DISCONNECT SWITCH	E3.0 K	DETAIL OR SECTION REFERENCE SHEET NUMBER	EOL	
	CCTV CAMERA	ď	FUSED DISCONNECT SWITCH. FUSED		INDICATES QUANTITY OF TELEPHONE OUTLETS	EOL	END OF LINE
Ф	CONVENIENCE RECEPTACLE - DUPLEX *		WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA.	2 K	INDICATES QUANTITY OF DATA OUTLETS		
<b>ф</b>	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT	⊠r	COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA.	2-0	DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL		
∯ eFI	GFCI CONVENIENCE RECEPTACLE - DUPLEX *		MAGNETIC STARTER - NEMA SIZE INDICATED. NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED.	F301	FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL		

٠٠١٠٠	CROOKE ROD MITH CROOKENEED DOX	NOTE:		/
<del> </del>  I∙	GROUND ELECTRODE		RE ALARM DRAWINGS FOR FIES AND MOUNTING HEIGHTS.	/
$\dashv\vdash$	NORMALLY OPEN CONTACT.		MANUAL BULL CTATION	/
<b>//-</b>	NORMALLY CLOSED CONTACT.	∐p ≻<	MANUAL PULL STATION	1
$\boxtimes$	TRANSFORMER - SEE SINGLE LINE FOR SIZE.	X V	STROBE ONLY	E
	PULLBOX		HORN ONLY	(
$\sim$	FLEX CONDUIT WITH CONNECTION.	∇ M	MINI HORN	(
•	CONDUIT - UP.	$\nabla$	HORN/STROBE	(
•	CONDUIT - DOWN.			ſ
— E ——	CONDUIT EMERGENCY SYSTEM.	<b>(</b>	HEAT DETECTOR	Ī
— т ——	CONDUIT - TELEPHONE	<b>②</b>	SMOKE DETECTOR	È
_TV	CONDUIT - TELEVISION	2	DUCT SMOKE DETECTOR	(
-LV	LOW YOLTAGE WIRING	_		Ē
	SURFACE METAL OR NON-METALLIC RACEWAY	<b>\Q</b>	TAMPER SWITCH	Ē
	CONDUIT - CONCEALED IN WALLS OR CEILING.	♦	FLOW SWITCH	F
	CONDUIT - EXISTING	$\overset{\bullet}{\mathbb{M}}$	POST INDICATING VALVE	f
	CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.	#	FIRE SMOKE DAMPER	; ;
<u>:</u>	CAPPED CONDUIT. STUB-OUT	<b>®</b>	THE SHORE DANIER	(
	CONDUIT CONTINUATION.	分	BELL (GONG)	Ć
HOW	CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH	FCP	FIRE ALARM CONTROL PANEL	6
	CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS	APS	AUXILIARY POWER SUPPLY	ł
	AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12AMG.	FSA	FIRE SYSTEM ANNUNCIATOR	 
	SIZE OTTIER THAN MIZAGO.	FTR	FIRE ALARM TRANSPONDER OR TRANSMITTER	† †
2	SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET.	ESR	ELEVATOR STATUS/RECALL	ŀ
3	SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET.	FAC	FIRE ALARM COMMUNICATOR	I L
E3.0 K	DETAIL NUMBER  DETAIL OR SECTION REFERENCE	ANN	REMOTE ANNUNCIATORS	ı
	- SHEET NUMBER - INDICATES QUANTITY OF TELEPHONE OUTLETS	EOL	END OF LINE	ì
2 /	-INDICATES QUANTITY OF DATA OUTLETS			1
2-0	DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL			1
F301	FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL			

	Α	AMPERE	(N)	NEW
	AFF			
	ACC	ABOVE FINISHED	NIC	NOT IN CONTRACT
TS.		FLOOR	NIEC	NOT IN ELECTRICAL
	ALUM./AL	ALUMINUM		CONTRACT
	ARCH.	ARCHITECT	(NL)	NIGHT LIGHT
	AMG	AMERICAN WIRE	NO.	NUMBER
	, <b></b>	GAUGE	NOM	NOMINAL
	BKR	BREAKER	NTS	NOT TO SCALE
	<b>C</b>	CONDUIT	OAH	OVERALL HEIGHT
	CATV	CABLE TV	00	ON CENTER
	CB	CIRCUIT BREAKER	OH	OVERHEAD
	CCTY	CLOSED CIRCUIT TY	PA	PUBLIC ADDRESS
	CKT	CIRCUIT	PB	
				PULL BOX
	CL	CENTER LINE	PF	POWER FACTOR
	CLG	CEILING	PH	PHASE
	CO	CONDUIT ONLY	PIR	PASSIVE INFRARED
	CTR	CENTER	PNL	PANEL
	DIM	DIMENSION	PV	PHOTOYOLTAIC
			PVC	POLYVINYL
	DIST	DISTRIBUTION	FVC	
	(E)	EXISTING		CHLORIDE
	EC	ELECTRICAL	PWR	POWER
		CONTRACTOR	(R)	EXISTING TO BE
	/=: \			REMOVED
	(EL)	EVENING LIGHT	(RP)	REMOVABLE POLE
	EM	EMERGENCY		
	EMT	ELECTRICAL	RECPT'S	
		METALLIC TUBING	REQD	REQUIRED
			<b>REQMT'S</b>	REQUIREMENT(S)
	EQUIP	EQUIPMENT	SHT	SHEET
	FA	FIRE ALARM	S.L.D.	SINGLE LINE DIAGRAM
	FACP	FIRE ALARM	STC	SYSTEMS TERMINATION
	17.01	CONTROL PANEL	5.0	CABINET
	<b>←</b> INI		CIN	
	FIN	FINISH	SM	SWITCH
	FL	FLOOR	SMBD	SWITCHBOARD
	FLUOR.	FLUORESCENT	TTB	TELEPHONE TERMINAL
	(F)	FUTURE		BACKBOARD
			TYP	TYPICAL
	GC	GENERAL	UON	UNLESS OTHERWISE
		CONTRACTOR	UUN	
	GFCI	GROUND FAULT		NOTED
	GFI	INTERRUPTING	UG	UNDERGROUND
	GND, G	GROUND	<b>V</b>	VOLT
PANEL	GRS	GALVANIZED RIGID	M	WATT
	0.0	STEEL	W/	WITH
			WP	WEATHERPROOF
LY	HT.	HEIGHT	XFMR	TRANSFORMER
	10	INTERCOM	AI MIN	INANSI UNILA
	IDF	INTERMEDIATE		
<i>TOR</i>		DISTRIBUTION FRAME		
	INCAND.	INCANDESCENT		
	JB	JUNCTION BOX		
DER				
	KY	KILOVOLT		
	KYA	KILOVOLT AMPERES		
	KW	KILOWATT		
ALL	LCP	LIGHTING CONTROL		
		PANEL		
	LT6	LIGHTING		
4TOR				
	LV	LOW YOLTAGE		
	KCM	THOUSAND		
		CIRCULAR MILS		
	MDF	MAIN DISTRIBUTION		
		FRAME		
	MECH.	MECHANICAL		
	MH	METAL HALIDE		
	MLO	MAIN LUGS ONLY		
	MPOE	MAIN POINT OF		
		ENTRANCE		
	MTD	MOUNTED		

ABBREVIATIONS

\*+15" A.F.F. TO BOTTOM OF BOX, U.O.N. \*\* +48" A.F.F. TO TOP OF BOX, U.O.N.

# LIGHT FIXTURE SCHEDULE

#### FIXTURE NOTES:

- ALL FLUORESCENT LIGHT FIXTURE BALLASTS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
- 2. ALL FLUORESCENT LIGHT FIXTURE LAMPS SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
- 3. ALL FLUORESCENT BALLASTS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
- 4. ALL RECESSED INCANDESCENT LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.
- 5. ALL LINEAR FLUORESCENT FIXTURES SHALL BE FURNISHED WITH A DISCONNECTING MEANS COMPLYING WITH C.E.C. 410.73 (G).
- 6. EXIT SIGNS , EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
A	4' FLUOR. ANGLED WALL BRACKET, CHROME ENDS, 120Y ELECTRONIC BALLAST.	(2) 32W T8	DAY-BRITE #AMB232-120EBIOI
В	2' x 2' SURFACE MODULAR FLUOR., FLAT AL. FRAME, #12 LENS, 120V ELECTRONIC BALLAST.	(2) 17M T8	DAY-BRITE #SMR 217-FA-12-120EBIOI
С	INCANDECENT PENDANT, ANTIQUE COPPER FINISH, 8" SHADE, BLACK CLOYH CORD, ANTIQUE LAMP, 120V.	(1) 60M QUAD-LOOP TUNGSTEN C8350	REJUVENATION AIII2/B2256 SERIES
D	4' FLOUR. STRIP LIGHT, 120V ELECTRONIC BALLAST.	(1) 32W T8	DAY-BRITE #4N-I-32-I20-EBIOI
D1	SAME AS FIXTURE TYPE "D" EXCEPT 2'.	(1) 17M T&	DAY-BRITE #2N-I-I7-I2O-EBIOI
XA	ANTIQUE COPPER FLUOR. OUTDOOR WALL LIGHT, PLAIN FROSTED GLASS, 120V., WET LABEL.	(1) 13W GU24	REJUVENATION A3390 SERIES

# **APPLICABLE CODES & STANDARDS**

- 2010 BUILDING STANDARDS ADMINISTRATIVE CODE, PART I, TITLE 24 C.C.R.
- 2. 2010 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2009 INTERNATIONAL BUILDING CODE (IBC) VOLUMES I-2 AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
- 3. 2010 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
- 4. 2010 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2009 INTERNATIONAL
- 5. 2010 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2009 UNIFORM MECHANICAL CODE (UMC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.

FIRE CODE (IFC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.

- 6. 2010 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2009 UNIFORM PLUMBING CODE (UPC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS
- 7. 2010 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
- 8. 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 9. 2010 CALIFORNIA ENERGY CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6.
- 10. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL
- REGULATIONS. II. NATIONAL FIRE ALARM CODE (NFPA 72) 2010.
- 12. CITY OF PACIFIC GROVE ORDINANCES, CODES, AND REGULATIONS

# STANDARDS:

- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- 2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
- 3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- 4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- 5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
- 6. UNDERWRITER LABORATORIES (UL)
- CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

# SHEET INDEX

- EO.I SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, NOTES & SHEET INDEX.
- EO.2 CALIFORNIA ENERGY COMPLIANCE TITLE 24. (BUILDING INTERIOR & EXTERIOR).
- ELECTRICAL SITE PLAN
- POWER & LIGHTING PLANS
- E3.I ELECTRICAL SPECIFICATIONS.

MOUNTING

**REVISIONS:** 

**DRAWN BY:** CADD

SHEET TITLE:

SYMBOLS, ABBREV.

**DOUGLAS HOWE** ARCHITECT

**PROJECT** 

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DATE

JAN. 4, 2013

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SCHEDULE, CODES,

LIGHT FIXTURE

STANDARDS. NOTES & SHEET INDEX

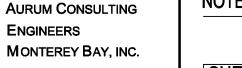
**ENGINEERS** MONTEREY BAY, INC.

**Project No. 11132.00** 

60 Garden Ct • Suite 210 • Monterey, CA 93940 T.831.646.3330 • F.831.646.3336 • www.acemb.com

EXP. 6/30/14

These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.



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Phase of Construction:  Method of Compliance:  Complete Building  Documentation Author's Declaration S  I certify that this Certificate of Compliance document Name  J. Elias Cosio  Company  Aurum Consulting Engineers  Address  60 Garden Ct Suite 210  City/State/Zip  Monterey, CA 93940  The Principal Lighting Designer's Decl  I am eligible under Division 3 of the Califolighting design.  This Certificate of Compliance identifies the compliance with Title 24, Pages 1 and 6 of the design features represented on this 0 of the design features represented on this 0 of the design features represented on the other apply specifications submitted to the enforcement of the design of the other apply specifications submitted to the enforcement of the design of the other apply specifications submitted to the enforcement of the design of the other apply specifications submitted to the enforcement of the design of the other apply specifications submitted to the enforcement of the design of the other apply specifications on the use of this and all Energy Edit of the California Energy Commission.  Lighting Mandatory Measures Indicate location on building plans of Mandatory Measures Not Lighting Complete Compl	□ Area Castatement tation is accurate a tation State brina Business and the lighting feature of the California Coertificate of Complicable compliance and agency for appetency Standards compliance. All Pages recorded Worksheet over Allowance Worksheet et Lighting Worksheet et Lighting Worksheet  RunCode: 2013-01-0-0	ment d Profess es and pe Code of Pi pliance a e forms, proval with pliance for quired on p	Signature  Phone  License #  Date  Sheets is ms; please	Tailo  ignature  ate  1/4/ EA # EPE # hone  831  ode to acce ce specific ns. stent with ets, calculation and perm  831-646-33  E17789  01/02/2012  s included refer to the N submittals.	ept respon eations required the informations, plan mit applications	uired for ation pro- ns and tion.
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ALLOWED LIGHTING POWER (Chose One Meth A Separate LTG-3C must be filled out for Conditioned ar page are only for:						Date 1/
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CERTIFICATE OF COMPLIANCE			(	Part 4 c		OLT
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ALLOWED AND INSTALLED OUTDOOK LIGHT	ING PUWEK					ghting W
A Lighting power allowance for g (from OLTG-2C Page 1 of 3)						
B Specific application lighting wa (from OLTG-2C Page 1 of 3)						
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F Specific application lighting wa (from OLTG-2C Page 3 of 3)			ınce requ	unements		
G Total Allowed Wattage = Sum  Total installed watts (from Con						
H Total installed watts (from Con (from OLTG-2C Page 1 of 3)						
Complies if wattage in row H is less than or eq	qual to the watta	ges in ro	ow G		Z	2 Yes

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	cate of Acceptance, LTG-2A (Retain a topy and varily form		·		nspector		1	general lighting pontrolled secerately from display.	, ornaments, and	d display casa lighting and gil dem	rols, I) turbrod ( and responsive	o gritingil sametus	ontrols is	<u> </u>
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<u>: 1                                   </u>	trling Schedule is only for: CONDITIONED SPACE		JNCONDITIONED SPACE				┨	MANDATORY LIGHTING CONTROLS - FIE	LD INSPECT	ON ENERGY CHECKLIST			Fleid ipector	Lig Cor
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•	with § 46(a)						l	Occupancy Sensor Wall Mounted Switch -	5	See Plans	1.20 2.2	=		Ligi
,	<ul> <li>Only for offices: Up to the first 0.2 waits per square foot calculation of actual indoor lighting power density in acc</li> </ul>	tet pertable perca noe wit	ighting shall not be required to hithe Exception to 9148(a). All p	beinolu polt <b>a</b> ble	dec in the lighting in e	excess o	l	·				Ξ	С	Co
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More Lighthouse Toilet & Giff Shop    14/201: micros Lighthouse Toilet & Giff Shop   14/201:	roject Name	IG MANDATORY MEASURES: NONRESIDENTIAL	LTG-MI
For every floor, all interior lighting systems shall be equipped with a separate automatic control to shut off the lighting.  For every floor, all interior lighting systems shall be equipped with a separate automatic control to shut off the lighting.  This automatic control shall meet the requirements of Section 119 and may be an occupancy sensor, automatic time switch, or other device capable of automatically shutting off the lighting.  Override for Building Lighting Shut-off: The automatic building shut-off system is provided with a manual, accessible override switch in sight of the lights. The area of override is not to exceed 5,000 square feet.  Automatic Control Devices Certified: All automatic control devices specified are certified, all alternate equipment she be certified and installed as directed by the manufacturer.  Fluorescent Ballast and Luminiares Certified: All fluorescent fixtures specified for the project are certified and listed in the Directory. All installed fixtures shall be certified: All fluorescent fixtures specified for the project are certified and listed in the Directory. All installed fixtures shall be certified.  \$131(a): Individual Room/Area Controls: Each room and area in this building is equipped with a separate switch or occupant sensor device for each area with floor-to-ceiling walls.  Uniform Reduction for Individual Rooms: All rooms and areas greater than 100 square feet and more than 0.8 watts per square foot of lighting load shall be controlled with bi-level switching for uniform reduction of lighting within the room.  Daylight Area Control: All rooms with windows and skylights that are greater than 250 square feet and that allow for the effective use of daylight cannot be accomplished because the windows are continuously shaded by a building the affective use of daylight cannot be accomplished because the windows are continuously shaded by a building the affective use of daylighting shall be separately switched on circuits that are 20 amps or less.6.  Duttdoor Lighting Mea		,	1/4/2013
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OUTDOOR LIGHTING WORKSHEET

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Pt. Pinos Lighthouse Toilet & Gift Shop

D. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER APPLICATION

E. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER AREA

A B C D E

| Specific | Application | Specific | Application | Specific Lighting Application | Appli

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The local enforcement agency should pay special justification and documentation, and special verific and may reject a building or design that otherwise within teat.	aftenflor loi affan, Tha k	the tems apportled in this phecklist coal enforcement agency determine:	streladequacylof	tha justhi	catio
Field Inspector's Notes or Discrepancies:					
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	CATE OF COMPLIANCE	(Part 1	ot 4)	OLTG-1
Project Name  Pt Pinos Lie	ghthouse Toilet & Gift Shop			Date 1/4/2013
Project Address	s		Total IIIu	ıminated Area
Pacific Gro	•			0
	NFORMATION			
Phase of Co		eration		
	tation Author's Declaration Statement			
I certify that Name	this Certificate of Compliance documentation is accurate and complete		_	
ivame	J. Elias Cosio	Signatur	е	
Company	Aurum Consulting Engineers	Date	1/4/2013	
Address	60 Garden Ct Suite 210	CEA# CEPE#		
City/State/Zip	Monterey, CA 93940	Phone	831-646-3	3330
		•		cation.
Name	Eldridge O. Bell P.E.	nature		cation.
Company	Eldridge O. Bell P.E.  Ph  Aurum Consulting Engineers Monterey Bay	nature one 831-	646-3330	cation.
Company	Eldridge O. Bell P.E.  Ph  Aurum Consulting Engineers Monterey Bay	nature  pne  831-4	646-3330 17789	cation.
Company  Address  City/State/Zip	Eldridge O. Bell P.E.  Ph  Aurum Consulting Engineers Monterey Bay  Lic	one 831-4 ense # E		cation.
Company  Address  City/State/Zip	Eldridge O. Bell P.E.  Aurum Consulting Engineers Monterey Bay  60 Garden Ct Suite 210  Da	one 831-4 ense # E	17789	cation.
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Company  Address  City/State/Zip  Principal  I certify to the control Lighting power Additional Light Requirement Standards.  Outdoor Light Indicate local	Eldridge O. Bell P.E.  Aurum Consulting Engineers Monterey Bay  60 Garden Ct Suite 210  Monterey, CA 93940  Lighting Designer's Declaration  hat this Certificate of Compliance documentation is accurate and comper, including building mounted, pole mounted, as well as all other lighting ghting Power Allowances for Specific Applications or Additional Lighting to have not been counted more than one time for the same area, in accurating Mandatory Measures  tion on building plans of Mandatory Measures Note Block:  E0.2	one 831-dense# E  te 0:  blete, and a ng designe g Power A cordance w	17789 1/02/2012 accounts d for the llowance	for all outdoor site, and that s for Ordinanc
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(Part 2 of 3) **OLTG-2C** 

Enter total into OLTG-1C; Page 4 of 4; Row D; Specific Application Wattage Allowance Per Application

Enter total into OLTG-1C; Page 4 of 4; Row E; Specific Application Lighting Wattage Allowance Per Area

1/4/2013

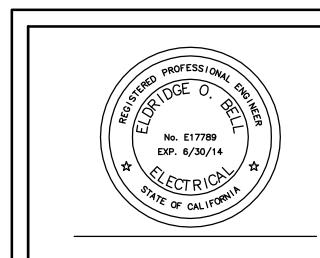
ALLOWANCE

CERTIFICATE OF	COMPLIANCE		(Part 4 of 4)	LTG-10
Project Name Pt. Pinos Lighthouse To	ilet & Gift Shop			Date 1/4/2013
		NG MUST N	OT BE COMBINED FOR COMP	LIANCE
Indoor Lighting Po	wer for Conditioned Spaces	In	door Lighting Power for Unconditi	oned Spaces
	Watts	;		Watts
<b>nstalled</b> Lighting from Conditioned LTG-1C, Page	e 2)		ed Lighting nconditioned LTG-1C, Page 2)	3
ighting Control Credit onditioned Spaces (from LTG-2	_	Lightin	g Control Credit litioned Spaces (from LTG-2C)	-
sted <b>Installed</b>	=		ed Installed	= 3
plies if <b>Installed ≤ Allo</b> v	wed 1		ies if Installed ≤ Allowed	
owed Lighting Power	G-3C or PERF-1)		ed Lighting Power ditioned Spaces (from LTG-3C)	3
, ,	·	0110011	andriou opasso (nom Er a co)	
equired Acceptance Tests Designer:	•			
	e designer and attached to the plans	s. Listed belo	w is the acceptance test for the Light	ina system.
LTG-2A. The designer is requ	uired to check the acceptance tests	and list all co	entrol devices serving the building or s	space shall be
			II the lighting system or control of a coin the Appendix of the Nonresidential	
			in the Appendix of the Nonresidential s, completion of this section will allow	
	of work appropriately. Forms can I			s recponsible
Enforcement Agency		=		
	re Occupancy Permit is granted for	a newly const	tructed building or space or when eve	r new lighting
	ed in the building or space shall be	certified as m	eeting the Acceptance Requirements	5.
The <b>LTG-2A</b> form is not cons	ed in the building or space shall be idered a complete form and is not t	certified as m be accepted		s. he boxes are
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	CONTROLS CREDIT	WORKSHE	<u>.ET</u>	(Part 1		LTG-2C
	thouse Toilet & Gift Shop	D NON DAVIJO	UT CONTROL			Date 1/4/2013
	JSTMENT FACTORS (PAF) FO F Worksheet Must Be Filled Out fo				ntrol Credits list	ed on this
schedule are o	nly for:	7 Condition		•		ou on and
☐ CONDIT	TIONED SPACES	☑	UNCONDITION	ONED SPACES	3	
Α	В	С	D	E	F	G
Room # Zone ID Areas	Lighting Control Description <sup>1</sup>	Plan Reference	Room Area (ft²)	Watts of Control Lighting	Power Adjustments Factor <sup>2</sup>	Control Credit Watts (E x F)
Restrooms	Occ Sensor - Multi-Level	A	160	124	0.20	
Restrooms	Occ Sensor - Multi-Level	В	160	33	0.20	
Gift Shop	Occ Sensor - Multi-Level	С	160	120	0.20	
Gift Shop	Occ Sensor - Multi-Level	D	160	64	0.20	
Gift Shop	Occ Sensor - Multi-Level	D1	160	44	0.20	
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Unconditioned	Enter	building total of all da	aylight controls cre	dit watts from LTC	G-2C Page 2 of 2	<del>                                     </del>
Space shall be separately totaled	Enter in L		I-DAYLIGHT AND	DAYLIGHT CON as appropriate for	ITROL CREDITS)	
1. Description sha	    be consistent with Type of Control defi	ined in Table 146-C		OF UNCOND	HIUNED Spaces	<u></u>

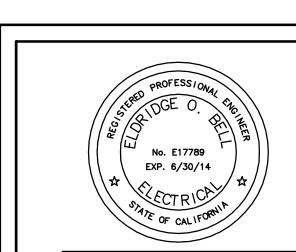
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			and signed.) and signed.)		eld Insp				ne Outdoor Lighting Zone:		nce with §10-114, or	☐ Amended by JH	Λ
			hallatanl					13 (1	le Outdoor Lighting Zorie.	Delault III accordal	10e With \$10-114, 01	Amended by orr	<u> </u>
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Worth per	Special rethres	Ru ctum	Acciding to \$100 (Downer)	Number of Luminares	Frontad Worth CDX GL	*			LZ2 or LZ3, in accordance The local jurisdiction having	esignated park, recreational a with Table 10-114-A, becaus g authority has officially adopt	e the site is contained ted a change to the St	l within such a zone. tate Default Lighting Zone a	v
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		╅	-		$\overline{}$	늗	H	Com	nplete the information below if	additional lighting power allo	wances for ordinance	requirements are used:	
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		+=		$\overline{}$	$\overline{}$	늗	-			g authority has officially adopt by following a public process			
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Project No. 11132.00

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1. Insert: OMS for Outdoor Motion Sensor; OLSC for Outdoor Lighting Shutoff Controls; OP for Outdoor Photocontrol; ATS for Astronomical Time Switch, and, STS for Standard (non-astronomical) Time Switch acceptance.

EnergyPro 5.1 by EnergySoft User Number: 6728 RunCode: 2013-01-04709:28:57 ID: 11132.00 Page 10



SHEET 60 Garden Ct • Suite 210 • Monterey, CA 93940 T.831.646.3330 • F.831.646.3336 • www.acemb.com

**DOUGLAS HOWE** 

Restoratio

ighthouse

oint

JAN. 4, 2013

**REVISIONS:** 

**DRAWN BY:** 

SHEET TITLE:

TITLE 24

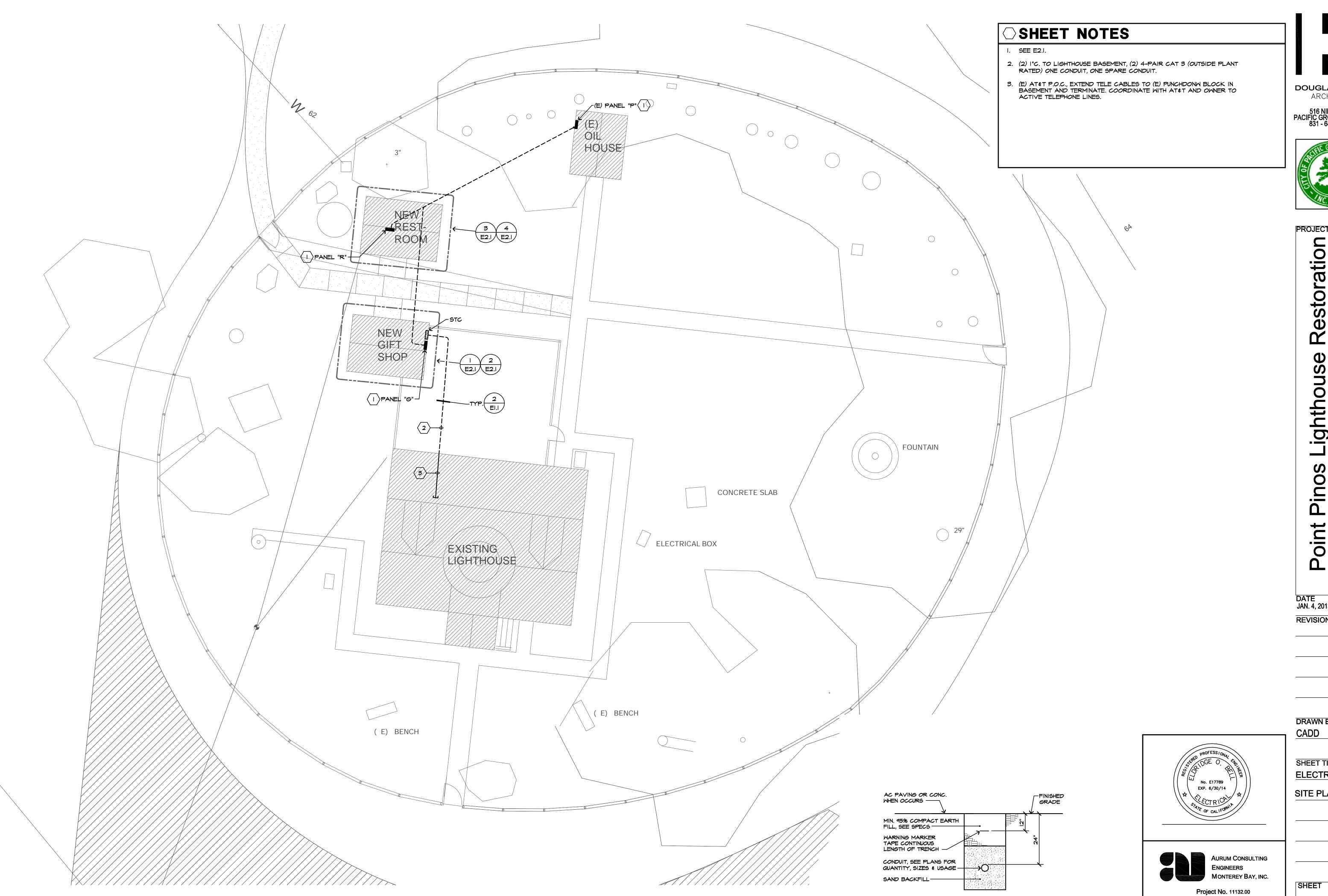
(INTERIOR &

**EXTERIOR**)

CALIFORNIA

**ENERGY COMPLIANCE** 

ARCHITECT



0' 2' 4' 6' 8'

**ELECTRICAL SITE PLAN** 

**DOUGLAS HOWE** ARCHITECT



Restoration ighthouse Pinos

DATE JAN. 4, 2013 **REVISIONS:** 

DRAWN BY:

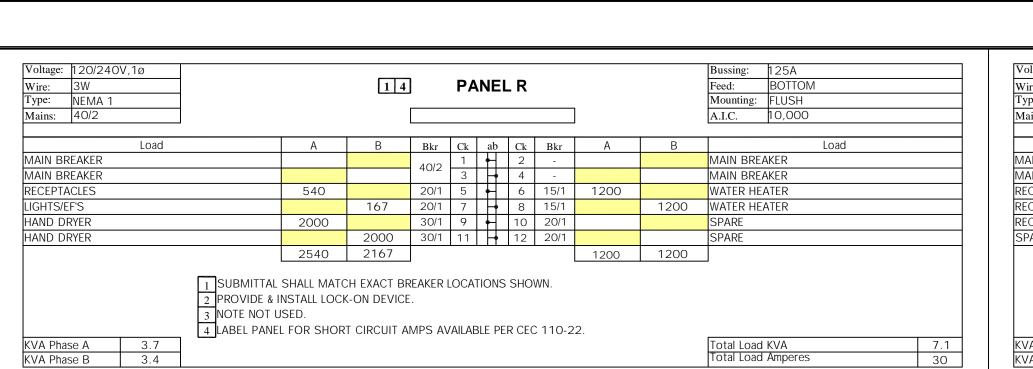
SHEET TITLE: **ELECTRICAL** 

SITE PLAN

TYPICAL TRENCH SECTION

NO SCALE

60 Garden Ct • Suite 210 • Monterey, CA 93940 T.831.646.3330 • F.831.646.3336 • www.acemb.com These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.



Voltage: 120/240V,1ø Wire: 3W Type: NEMA 1 Mains: 40/2		1 4		РА	NEI	L G				Bussing: 125A Feed: BOTTOM Mounting: FLUSH A.I.C. 10,000
Load	A	В	Bkr	Ck	ab	Ck	Bkr	A	В	Load
MAIN BREAKER			40/2	1	$\overline{H}$	2	-			MAIN BREAKER
MAIN BREAKER			4012	3	H	4	-			MAIN BREAKER
RECEPTACLE	180		20/1	5	H	6	20/1	245		LIGHTS
RECEPTACLES		540	20/1	7	H	8	20/1			SPARE
RECEPTACLES	720		20/1	9	+	10	20/1			SPARE
SPARE			20/1	11	H	12	20/1			SPARE
	900	540						245	0	
PROV 3 NOTE	MITTAL SHALL MATO VIDE & INSTALL LOC E NOT USED. L PANEL FOR SHOP	K-ON DEVIC	E.					2.		Total Load KVA 1.7 Total Load Amperes 7

Voltage: 120/240V,1ø  Wire: 3W  Type: NEMA 1  Mains: 60/2		1 4	) <b>(</b>	E) F	PAN	IEL I	P			Bussing: 60A Feed: BOTTOM Mounting: SURFACE A.I.C. 10,000
Load	А	В	Bkr	Ck	ab	Ck	Bkr	А	В	Load
PANEL R	3740		40/2	1		2	20/1	180		(E) RECEPT -
PANEL R		3367	+5/2	3		4	20/1		280	(E) LTS & RECEPT
Panel G	1145		40/2	5		6	20/1			SPARE
PANEL G		540		7		8	30/2		60	(E) LIGHTS
SPARE			20/1	9	<u> </u>	10				
	4885	3907	_					180	340	
2 PROVIDE 8 3 NEW BREA	AL SHALL MATO A INSTALL LOC AKER. JEL FOR SHOR	K-ON DEVICE	Ξ.					2.		Total Load KVA 9.3 Total Load Amperes 39

SHEET NOTES

3. EXH. FAN, SWITCH WITH LIGHTS.



DOUGLAS HOWE ARCHITECT



PROJECT: Restoration

ighthouse

ino

Point

DATE

JAN. 4, 2013

REVISIONS:

**DRAWN BY:** 

SHEET

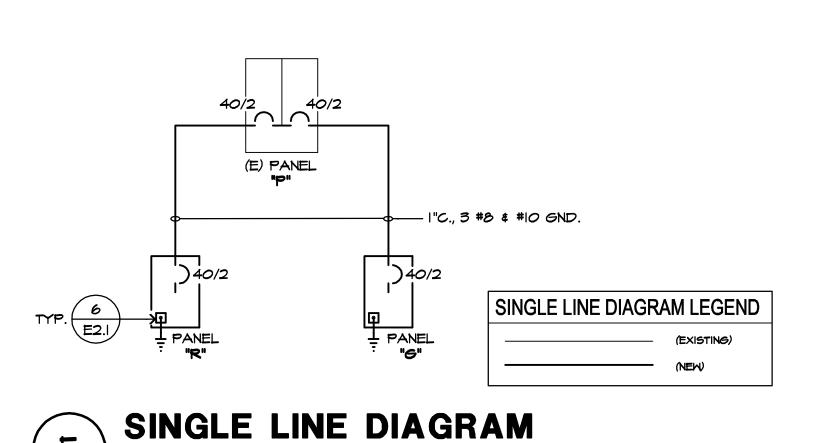
2. ELECTRICAL HAND DRYER, 2000W, 120V, VERIFY LOCATION PRIOR TO ROUGH-IN.

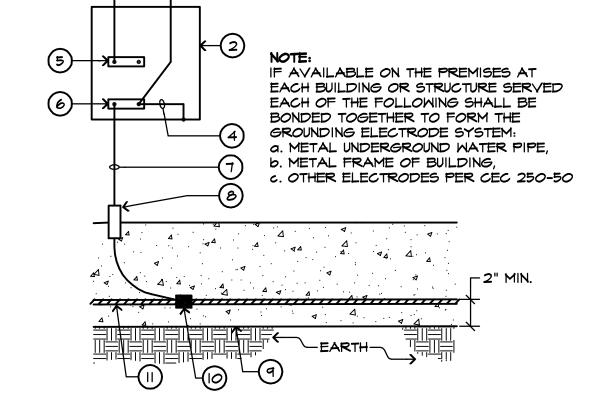
5. 24" x 24" x 4" SYSTEMS TERMINAL CABINET, FLUSH MOUNTED WITH HINGED AND LATCHED DOOR. TERMINATE PHONE WIRES ON PUNCHDOWN BLOCK.

6. ½"C. TO STC, WITH (2) 4-PAIR CAT 3. 7. TELE OUTLET, 2-GANG BOX, I-GANG PLASTER RING AND (2) TELE JACKS.

4. +36" NOM. A.F.F., VERIFY CABINET HEIGHTS AND MOUNT ABOVE CABINETS.

ELECTRICAL WATER HEATER, 1200W, 120V, VERIFY LOCATION PRIOR TO



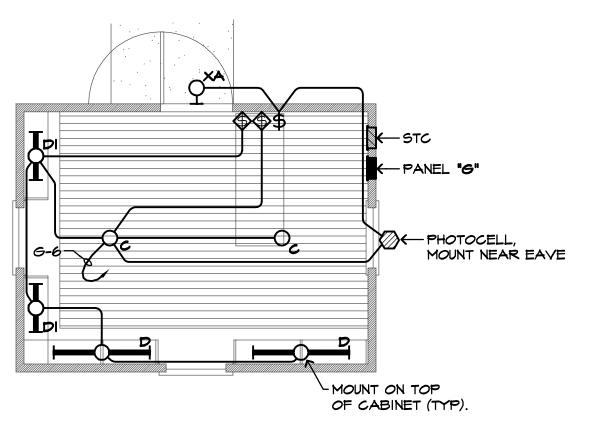


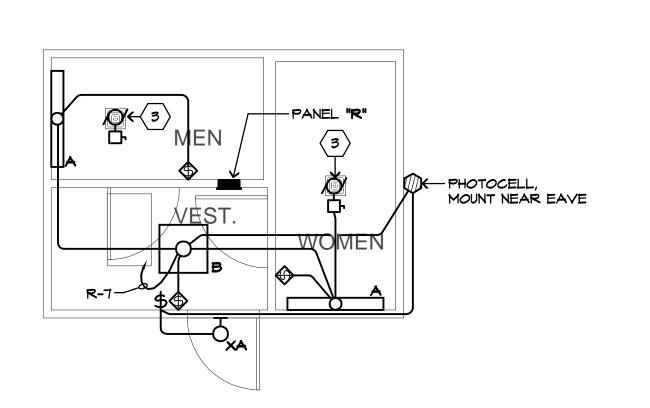
# I. INCOMING NEUTRAL

DETAIL NOTES:

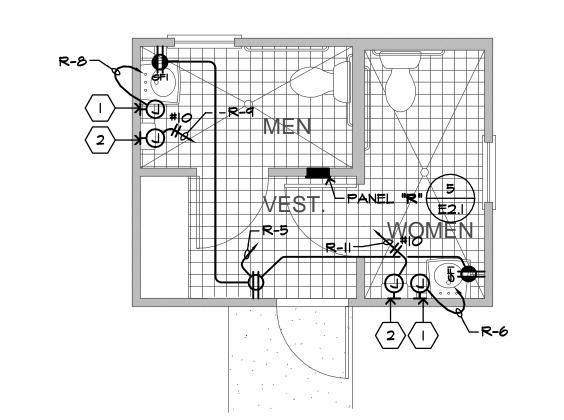
- 2. SERVICE SMBD OR PANEL
- 3. INCOMING GROUND
- 4. I #8 AWG EQUIP. BONDING JUMPER [PER CEC TABLE 250.122]
- 5. NEUTRAL BUS
- 6. GROUND BUS
- 7.  $\frac{3}{4}$  SCHD 80 PVC, WITH I #8 AWG BARE COPPER GROUNDING ELECTRODE CONDUCTOR [PER CEC TABLE 250.66]
- 8. NON-METALLIC PROTECTIVE SLEEVE
- 9. FOUNDATION IN DIRECT CONTACT WITH EARTH
- 10. CONNECTION LISTED FOR THE PURPOSE
- II. MIN. 20 LINEAR FEET OF (#4) AWG BARE COPPER CONDUCTOR OR ZINC GALVANIZED STEEL REINFORCING BAR OR ROD NOT LESS THAN 1/2" IN DIAMETER

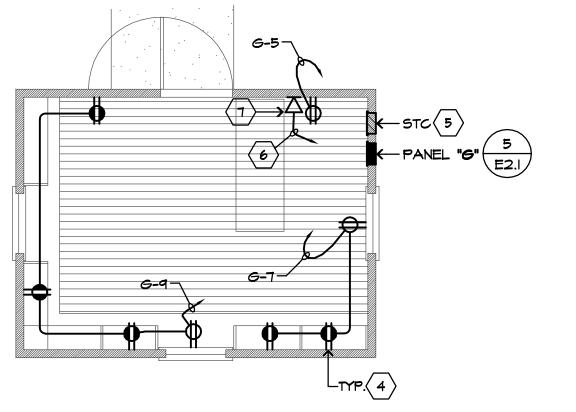
# **DISTRIBUTION PANEL GROUNDING**



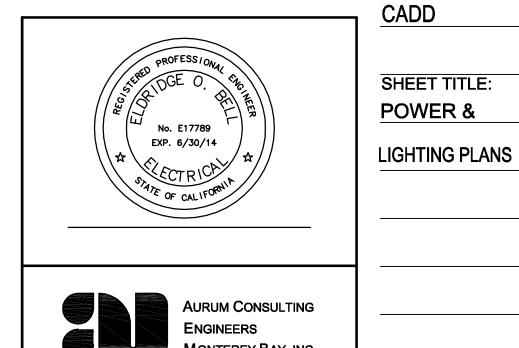






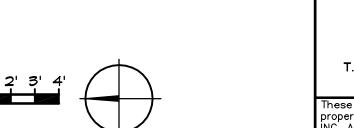








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<u>RESTROOM SHOP - POWER PLAN</u>

RESTROOM SHOP - LIGHTING PLAN 4

# PART 1 - GENERAL

#### 1.01 Description of Work:

A. Furnish and install all required in-place equipment, conduits, conductors, cables and any miscellaneous materials for the satisfactory interconnection and operation of all associated electrical systems.

#### 1.02 Submittals:

A. As specified in Division 1. Submit to the Architect shop drawings, manufacturer's data and certificates for equipment, materials and finish, and pertinent details for each system specified. Information to be submitted includes manufacturer's descriptive literature of cataloged products, equipment, drawings, diagrams, performance and characteristic curves as applicable, test data and catalog cuts. Obtain written approval before procurement, fabrication, or delivery of the items to the job site.

#### B. Proposed substitutions of products will not be reviewed or approved prior to awarding of the

Contract. C. Substitutions shall be proven to the Architect or Engineer to be equal or superior to the specified product. Architect's decision is final. The Contractor shall pay all costs incurred by the Architect and Engineer in reviewing and processing any proposed substitutions whether or not a proposed substitution is accepted.

#### D. If a proposed substitution is rejected, the contractor shall furnish the specified product at no increase in contract price.

E. If a proposed substitution is accepted, the contractor shall be completely responsible for all dimensional changes, electrical changes, or changes to other work which are a result of the substitution. The accepted substitution shall be made at no additional cost to the owner or design consultants.

#### 1.03 Quality Assurance:

A. Codes: All electrical equipment and materials, including installation and testing, shall conform to the latest editions of the following applicable codes:

#### 1. California Electrical Code (CEC).

1. Occupational Safety and Health Act (OSHA) standards.

3. All applicable local codes, rules and regulations. 4. Electrical Contractor shall posses a C-10 license and all other licenses as may be required. Licenses shall be in effect at start of this contract and be maintained throughout the duration of this contract.

#### B. Variances: In instances where two or more codes are at variance, the most restrictive

requirement shall apply. C. Standards: Equipment shall conform to applicable standards of American National Standards Institute (ANSI), Electronics Industries Association (EIA), Institute of Electrical and Electronics

Engineers (IEEE), and National Electrical Manufacturers Association (NEMA). D. Underwriter Laboratories (UL) listing is required for all equipment and materials where such listing is offered by the Underwriters Laboratories. Provide service entrance labels for all

equipment required by the NEC to have such labels. E. The electrical contractor shall guarantee all work and materials installed under this contract for a period of one (1) year from date of acceptance by owner.

F. All work and materials covered by this specification shall be subject to inspection at any and all times by representatives of the owner. Work shall not be closed in or covered before inspection and approval by the owner or his representative. Any material found not conforming with these specifications shall, within 3 days after being notified by the owner, be removed from premises; if said material has been installed, entire expense of removing and replacing same, including any cutting and patching that may be necessary, shall be borne by the contractor.

#### 1.04 Contract Documents:

A. Drawings: The Electrical Drawings shall govern the general layout of the completed construction.

1. Locations of equipment, panels, pullboxes, conduits, stub-ups, ground connections are approximate unless dimensioned; verify locations with the Architect prior to installation. 2. The general arrangement and location of existing conduits, piping, apparatus, etc., is approximate. The drawings and specifications are for the assistance and guidance of the contractor, exact locations, distances and elevations are governed by actual field conditions. Accuracy of data given herein and on the drawings is not guaranteed. Minor changes may be necessary to accommodate work. The contractor is responsible for verifying existing conditions. Should it be necessary to deviate from the design due to interference with existing conditions or work in progress, claims for additional compensation shall be limited to those for work required by unforeseen conditions as determined by the Architect. 3. All drawings and divisions of these specifications shall be considered as whole. The

contractor shall report any apparent discrepancies to the Architect prior to submitting bids 4. The contractor shall be held responsible to have examined the site and compared it with the specifications and plans and to have satisfied himself as to the conditions under which the work is to be performed. He shall be held responsible for knowledge of all existing conditions whether or not accurately described. No subsequent allowance shall be made for any extra expense due to failure to make such examination.

#### 1.05 Closeout Submittals:

A. Manuals: Furnish manuals for equipment where manuals are specified in the equipment specifications or are specified in Division 1.

#### 1.06 Coordination:

A. Coordinate the electrical work with the other trades, code authorities, utilities and the Architect. B. Provide and install all trenching, backfilling, conduit, pull boxes, splice boxes, etc. for all Utility Company services to the locations indicated on the Drawings. Prior to performing any work, the Electrical Contractor shall coordinate with the various Utility Companies to verify that all such work and materials shown on the Drawings are of sufficient sizes and correctly located to

#### provide services on the site. C. Utility Company charges shall be paid by the Owner.

D. Contractor shall pay all inspection and other applicable fees and procure all permits necessary for the completion of this work.

#### E. Where connections must be made to existing installations, properly schedule all the required work, including the power shutdown periods.

F. When two trades join together in an area, make certain that no electrical work is omitted.

#### 1.07 Job Conditions:

A. Operations: Perform all work in compliance with Division 1

1. Keep the number and duration of power shutdown periods to a minimum. 2. Show all proposed shutdowns and their expected duration on the construction schedule. Schedule and carry out shutdowns so as to cause the least disruption to operation of the Owner's facilities.

3. Carry out shutdown only after the schedule has been approved, in writing, by the owner. Submit power interruption schedule 15 days prior to date of interruption.

B. Construction Power: Unless otherwise noted in Division 1 of these specifications, contractor shall make all arrangements and provide all necessary facilities for temporary construction power [from the owner's on site source. Energy costs shall be paid for by the Owner.] [to the site. Energy costs shall be paid by the General Contractor.]

#### 1.08 Safety and Indemnity:

A. The Contractor is solely and completely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continually and not be limited to normal working hours. The contractor shall provide and maintain throughout the work site proper safeguards including, but not limited to, enclosures, barriers, warning signs, lights, etc. to prevent accidental injury to people or damage to property. B. The Contractor performing work under this Division of the Specifications shall hold harmless,

indemnify, and defend the Owner, the Engineer, their consultants, and each of their officers, agents and employees from any and all liability claims, losses, or damage arising out of or alleged to arise from bodily injury, sickness, or death of a person or persons and for all damages arising out of injury to or destruction of property arising directly or indirectly out of or in connection with the performance of the work under this Division of the Specifications, and from the Contractor's negligence in the performance of the work described in the construction contract documents, but not including liability that may be due to the sole negligence of the Owner, the Engineer, their Consultants or their officers, agents and employees.

C. If a work area is encountered that contains hazardous materials, the contractor is advised to coordinate with the owner and it's abatement consultant for abatement of hazardous material by the Owner's Representative. "Hazardous materials" means any toxic substance regulated or controlled by OSHA, EPA, State of California or local rules, regulations and laws. Nothing herein shall be construed to create a liability for Aurum Consulting Engineers regarding hazardous materials abatement measures, or discovery of hazardous materials.

#### 1.09 Access Doors:

A. The contractor shall install access panels as required where floors, walls or ceilings must be penetrated for access to electrical, control, fire alarm or other specified electrical devices. The minimum size panel shall be 14" x 14" in usable opening. Where access by a service person is required, minimum usable opening shall be 18" x 24".

#### 1.10 Arc Flash:

A. The contractor shall install a clearly visible arc flash warning to the inside door of all panelboards and industrial control panels, as well as to the front of all switchboards and motor control centers that are a part of this project.

B. The warning shall have the following wording: line 1 "WARNING" (in large letters), line 2 "Potential Arc Flash Hazard" (in medium letters), line 3 & 4 "Appropriate Personal Protective Equipment and Tools required when working on this equipment".

1.11 All boxes and enclosures for emergency circuits shall be permanetly marked with a readily visable red spray painted mark.

#### PART 2 - PRODUCTS

#### 2.01 Nameplates:

A. Identify each piece of equipment and related controls with a rigid laminated engraved plastic nameplate. Unless otherwise noted, nameplates shall be melamine plastic 0.125 inch thick, white with black center core. Surface shall be matte finish. Corners shall be square. Accurately align lettering and engrave into the core. Minimum size of nameplates shall be 0.5 by 2.5 inches unless otherwise noted. Where not otherwise specified, lettering shall be a minimum of 0.25 inch high normal block style. Engrave nameplates with the inscriptions indicated on the Drawings and, if not so indicated, with the equipment name. Securely fasten nameplates in place using two stainless steel or brass screws.

color of the surface to which they are affixed.

A. Equipment: Refer to each electrical equipment section of these Specifications for painting requirements of equipment enclosures. Repair any final paint finish which has been damaged or is otherwise unsatisfactory, to the satisfaction of the Architect.

B. Wiring System: In finished areas, paint all exposed conduits, boxes and fittings to match the

#### PART 3 - EXECUTION

3.01 Workmanship:

A. All electrical equipment and materials shall be installed in a neat and workmanship manner in accordance with the "NECA-1 Standard Practices For Good Workmanship in Electrical Contracting". Workmanship of the entire job shall be first class in every respect.

3.02 Equipment Installations: A. Provide the required inserts, bolts and anchors, and securely attach all equipment and materials

B. Do all the cutting and patching necessary for the proper installation of work and repair any damage done.

C. Earthquake restraints: all electrical equipment, including conduits over 2 inches in diameter, shall be braced or anchored to resist a horizontal force acting in any direction as per Title 24,

part 2, table 16a-o, part 3. D. Structural work: All core drilling, bolt anchor insertion, or cutting of existing structural concrete shall be approved by a California registered structural consulting engineer prior to the execution of any construction. At all floor slabs and structural concrete walls to be drilled, cut or bolt anchors inserted, the contractor shall find and mark all reinforcing in both faces located by means of x-ray, pach-ometer, or prof-ometer. Submit sketch showing location of rebar and proposed cuts, cores, or bolt anchor locations for approval.

#### 3.03 Field Test:

A. Perform equipment field tests and adjustments. Properly calibrate, adjust and operationally check all circuits and components, and demonstrate as ready for service.

B. Operational Tests: Operationally test all circuits to demonstrate that the circuits and equipment have been properly installed and adjusted and are ready for full-time service. Demonstrate the proper functioning of circuits in all modes of operation, including alarm conditions.

A. Maintain one copy of the contract Drawing Sheets on the site of the work for recording the "as built" condition. After completion of the work, the Contractor shall carefully mark the work as actually constructed, revising, deleting and adding to the Drawing Sheets as required. As built Drawings shall be delivered to the Architect within ten (10) days of completion of construction.

A. Upon completion of electrical work, remove all surplus materials, rubbish, and debris that accumulated during the construction work. Leave the entire area neat, clean, and acceptable to the Architect.

#### 3.06 Mechanical and Plumbing Electrical Work:

A. The requirements for electrical power and/or devices for all mechanical and plumbi equipment supplied and/or installed under this Contract shall be coordinated and verified with the following:

- 1. Mechanical and Plumbing Drawings.
- 2. Mechanical and Plumbing sections of these Specifications. 3. Manufacturers of the Mechanical and Plumbing equipment supplied.
- B. The coordination and verification shall include the voltage, ampacity, phase, location and type of disconnect, control, and connection required. Any changes that are required as a result of this
- coordination and verification shall be a part of this Contract.
- C. The Electrical Contractor shall furnish and install the following for all mechanical and plumbing
- 1. Line voltage conduit and wiring.
- 2. Disconnect switches. 3. Manual line motor starters.

D. Automatic line voltage controls and magnetic starters shall be furnished by the Mechanical and/or Plumbing Contractor and installed and connected by the Electrical Contractor. When subcontracted for by the Mechanical and/or Plumbing Contractor, all line voltage control wiring installed by the Electrical Contractor shall be done per directions from the Mechanical and/or

E. All low voltage control wiring for Mechanical and Plumbing equipment shall be installed in conduit. Furnishing, installation and connection of all low voltage conduit, boxes, wiring and controls shall be by the Mechanical and/or Plumbing Contractor.

F. Manual motor starters, where required, shall have toggle type operators with pilot light and melting alloy type overload relays, SQUARE D COMPANY, Class 2510, Type FG-1P (surface) or Type FS-1P (flush) or ITE, WESTINGHOUSE or GENERAL ELECTRIC equal.

#### **SECTION 16060**

# GROUNDING

# PART 1 - EXECUTION

1.1 Grounding and Bonding:

A. Grounding and bonding shall be as required by codes and local authorities. B. All electrical equipment shall be grounded, including, but not limited to, panel boards, terminal

C. The ground pole of receptacles shall be connected to their outlet boxes by means of a copper ground wire connecting to a screw in the back of the box.

D. A green insulated copper ground wire, sized to comply with codes, shall be installed in all

E. All metal parts of pull boxes shall be grounded per code requirements.

F. All ground conductors shall be green insulated copper.

#### SECTION 16110

#### CONDUITS, RACEWAYS AND FITTINGS

#### PART 1 - EXECUTION

1.01 Conduit, Raceway and Fitting Installation:

A. For conduit runs exposed to weather provide rigid metal (GRS).

B. For conduit run underground, in concrete or masonry block wall and under concrete slabs, install minimum 3/4" size nonmetallic (PVC) with PVC elbows. Where conduits transition from underground or under slab to above grade install wrapped rigid metal (GRS) elbows and risers.

C. For conduit runs concealed in steel or wood framed walls or in ceiling spaces or exposed in interior spaces above six feet over the finished floor, install EMT. D. Flexible metal conduit shall be used only for the connection of recessed lighting fixtures and

motor connections unless otherwise noted on the Drawings. Liquid-tight steel flexible conduit shall be used for motor connections. E. The minimum size raceway shall be 1/2-inch unless indicted otherwise on the Drawings.

F. Installation shall comply with the CEC. G. From pull point to pull point, the sum of the angles of all of the bends and offset shall not

# **ELECTRICAL SPECIFICATIONS**

H. Conduit Supports: Properly support all conduits as required by the NEC. Run all conduits

concealed except where otherwise shown on the drawings. 1. Exposed Conduits: Support exposed conduits within three feet of any equipment or device and at intervals not exceeding NEC requirements; wherever possible, group conduits together and support on common supports. Support exposed conduits fastened to the surface of the concrete structure by one-hole clamps, or with channels. Use conduit spacers with one-hole

a. Conduits attached to walls or columns shall be as unobtrusive as possible and shall avoid windows. Run all exposed conduits parallel or at right angles to building lines. b. Group exposed conduits together. Arrange such conduits uniformly and neatly.

2. Support all conduits within three feet of any junction box, coupling, bend or fixture. 3. Support conduit risers in shafts with Unistrut Superstrut, or approved equal, channels

I. Moisture Seals: Provide in accordance with NEC paragraphs 230-8 and 300-5(g). J. Where PVC conduit transitions from underground to above grade, provide rigid steel 90's with risers. Rigid steel shall be half-lap wrapped with 20 mil tape and extend minimum 12" above

K. Provide a nylon pull cord in each empty raceway. L. Provide galvanized rigid steel factory fittings for galvanized rigid steel conduit.

M. Slope all underground raceways to provide drainage; for example, slope conduit from equipment located inside a building to the pull box or manhole located outside the building. N. Conduits shall be blown out and swabbed prior to pulling wires.

#### **SECTION 16120**

#### LINE VOLTAGE WIRE AND CABLE

# PART 1 - PRODUCTS

1.01 Conductors: A.Conductors in conduit shall be copper, type THHN/THWN/MTW oil and gasoline resistant, 600 volt rated insulation.

B. Conductors shall be stranded copper. C. Minimum power and control wire size shall be No. 12 AWG unless otherwise noted. D.Romex, No. 12 awg. minimum with integral ground wire.

#### 1.02 Terminations

A.Manufacturer - Terminals as manufactured by T&B, Burndy or equal.

B. Wire Terminations - Stranded conductors shall be terminated in clamping type terminations which serve to contain all the strands of the conductor. Curling of a stranded conductor around a screw type terminal is not allowed. For screw type terminations, use a fork type stake-on termination on the stranded conductor. Use only a stake-on tool approved for the fork terminals

C. End Seals - Heat shrink plastic caps of proper size for the wire on which used.

#### 1.03 Tape: A. Tape used for terminations and cable marking shall be compatible with the insulation and jacket of the cable and shall be of plastic material.

#### PART 2 - EXECUTION

2.01 Cable Installation:

A.Clean Raceways - Clean all raceways prior to installation of cables as specified in Section 16110 - Conduits Raceway and Fittings.

B. All wiring including low voltage wiring shall be installed in conduit. C. All feeder conductors shall be continuous from equipment to equipment. Splices in feeders are not permitted unless specifically noted or approved by the Electrical Engineer. D. All branch circuit wiring shall be run concealed in ceiling spaces, walls, below floors or in crawl

#### 2.02 Cable Terminations and Splices:

spaces unless noted otherwise.

A.Splices - UL Listed wirenuts. B. Terminations - Shall comply with the following:

1. Make up and form cable and orient terminals to minimize cable strain and stress on device

2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.03 Circuit and Conductor Identification: A.Color Coding - Provide color coding for all circuit conductors. Insulation color shall be white

#### for neutrals and green for grounding conductors. Conductor colors shall be as follows: <u>VOLTAGE</u> <u>240/120V</u>

Phase A Red Phase B

Neutral White Ground B. Color coding shall be in the conductor insulation for all conductors #10 AWG and smaller; for larger conductors, color shall be either in the insulation or in colored plastic tape applied at every

location where the conductor is readily accessible. C. Circuit Identification - All underground distribution and service circuits shall be provided with plastic identification tags in each secondary box and at each termination. Tags shall identify the source transformer of the circuit and the building number(s) serviced by the circuit.

# 2.04 Field Tests:

A. All systems shall test free from short circuits and grounds, shall be free from mechanical and electrical defects, and shall show an insulation resistance between phase conductors and ground of not less than the requirements of the CEC. All circuits shall be tested for proper neutral connections.

# **SECTION 16130**

# OUTLET, JUNCTION AND PULL BOXES

#### PART 1 - PRODUCTS

1.01 Outlet boxes, Junction and Pull boxes A.Standard Outlet Boxes: Galvanized, steel, knock-out type of size and configuration best suited to the application indicated on the Drawings. Minimum box size shall be 4 inches square (octagon for most light fixtures) by 1-1/2 inches deep with mud rings as required. Boxes used with

conduit 1" or larger shall be minimum 2" deep. B.Switch boxes: Minimum box size shall be 4 inches square by 1-1/2 inches deep with mud rings as required. Install multiple switches in standard gang boxes with raised device covers suitable for the application indicated.

C. Conduit bodies: Cadmium plated, cast iron alloy. Conduit bodies with threaded conduit hubs and neoprene gasketed, cast iron covers. Bodies shall be used to facilitate pulling of conductors or to make changes in conduit direction only. Splices are not permitted in conduit bodies. Crouse-Hinds Form 8 Condulets, Appleton Form 35 Unilets or equal.

D.Sheet Metal Boxes: Use standard outlet or concrete ring boxes wherever possible; otherwise use a minimum 16 gauge galvanized sheet metal, NEMA I box sized to Code requirements with covers secured by cadmium plated machine screws located six inches on centers. Circle AW Products, Hoffman Engineering Company or equal.

E. Flush Mounted Pull boxes and Junction boxes: Provide overlapping covers with flush head cover retaining screws, prime coated.

# PART 2 - EXECUTION

# 2.01 Outlet Boxes

B. Box Layout:

A.General: 1. All outlet boxes shall finish flush with building walls, ceilings and floors except in mechanical and electrical rooms above accessible ceiling or where exposed work is called for on the Drawings.

2. Install raised device covers (plaster rings) on all switch and receptacle outlet boxes installed in masonry or stud walls or in furred, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish 3. Leave no unused openings in any box. Install close-up plugs as required to seal openings.

1. Outlet boxes shall be installed at the locations and elevations shown on the drawings or specified herein. Make adjustments to locations as required by structural conditions and to suit coordination requirements of other trades.

3. Outlet boxes shall not be installed back to back nor shall through-wall boxes be permitted.

2. Locate switch outlet boxes on the latch side of doorways.

per 100 square feet of wall area.

one stud or vertical structural member. 4. For outlets mounted above counters, benches or backsplashes, coordinate location and mounting heights with built-in units. Adjust mounting height to agree with required location for equipment served.

Outlet boxes on opposite sides of a common wall shall be separated horizontally by at least

5. On fire rated walls, the total face area of the outlet boxes shall not exceed 100 square inches

1. Outlet Boxes installed in metal stud walls shall be equipped with brackets designed for

attaching directly to the studs or shall be mounted on specified box supports. 2. Fixture outlet boxes installed in suspended ceiling of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling

3. Fixture outlet boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above where pendant mounted lighting fixture are to be installed on the box.

4. Fixture Boxes above tile ceilings having exposed suspension systems shall be supported directly from the structure above.

5. Outlet and / or junction boxes shall not be supported by grid or fixture hanger wires at any

2.02 Junction And Pull Boxes

A. General: 1. Install junction or pull boxes where required to limit bends in conduit runs to not more than 360 degrees or where pulling tension achieved would exceed the maximum allowable for the cable to be installed. Note that these boxes are not shown on the Drawings.

2. Locate pull boxes and junction boxes in concealed locations above accessible ceilings or exposed in electrical rooms, utility rooms or storage areas. 3. Install raised covers (plaster rings) on boxes in stud walls or in furred, suspended or exposed

4. Leave no unused openings in any box. Install close-up plugs as required to seal openings. 5. Identify circuit numbers and panel on cover of junction box with black marker pen. B. Box Layouts: 1. Boxes above hung ceilings having concealed suspension systems shall be located adjacent to

concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.

openings for removable recessed lighting fixtures. C. Supports: 1. Boxes installed in metal stud walls shall be equipped with brackets designed for attaching

directly to the studs or shall be mounted on specified box supports. 2. Boxes installed in suspended ceilings of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.

3. Boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported

directly from the structure above. 4. Boxes mounted above suspended acoustical tile ceilings having exposed suspension systems shall be supported directly from the structure above.

#### **SECTION 16140**

#### **DEVICES WIRING** PART 1 - PRODUCTS

1.01 Receptacles: A. General - Receptacles shall be heavy duty, high abuse, grounding type.

B. Duplex Receptacles 1. Receptacles shall be specification grade, rated 20 ampere, two-pole, 3-wire, 120 volt, NEMA 5-20 configuration, self-grounding with screw terminals. Color shall be as selected by the

2. Devices shall have a nylon face, back and side wired. 3. Manufacturer: Hubbell #5262 Series, Leviton #5362 Series.

1.Device shall be rated 20 ampere, 2-pole, 3-wire, 120 volt, conforming to NEMA 5-20 configuration. Face shall be nylon composition. Unit shall have an LED type red indicator light, test and reset push buttons. Color shall be as selected by the Architect. 2.GFCI component shall meet UL 943 Class A standards with a tripping time of 1/40 second at

5 milliamperes current unbalance. Operating range shall extend from -31°F to 158°F. Unit

shall have transient voltage protection and shall be ceramic encapsulated for protection

3.Manufacturer: Hubbell #GF20\_ \_LA Series, Leviton #8898 Series.

C. GFCI Receptacles:

A. Switches shall be rated 20 amperes to 120/277 volts ac. Units shall be flush mounted, self-grounding, quiet operating toggle devices. Handle color shall be as selected by the

1. Manufacturer: Hubbell #HBL1221 Series, Leviton #1221 Series B. Timed switches: Shall be as designed by Paragon Electric Company # ET2000f or Watt Stopper TS-200 rated for the voltage specified on drawings. Time out shall be adjustable from 5 minutes

up to 12 hours. Unit shall be provided with warning alarm.

A. General - Plates shall be of the style and color to match the wiring devices, and of the required number of gangs. Plates shall conform with NEMA WD 1, UL 514 and FS W-P-455A. Plates on finished walls shall be non-metallic or stainless steel. Plates on unfinished walls and on fittings shall be of zinc plated steel or case metal and shall have rounded corners and beveled

B. Non-Metallic: Plates shall be plain with beveled edges and shall be nylon or reinforced

fiberglass. C. Stainless Steel: Plates shall be .040 inches thick with beveled edges and shall be manufactured from No. 430 alloy having a brushed or satin finish.

#### D. Cast Metal: Plates shall be cast or malleable iron covers with gaskets so as to be moisture resistant or weatherproof. E. Blank Plates: Cover plates for future telephone outlets shall match adjacent device wall plates

# in appearance and construction.

#### PART 2 - EXECUTION

2.02 Installation of Wall Plates:

2.01 Installation of Wiring Devices: A. Interior Locations: In finished walls, install each device in a flush mounted box with washers as required to bring the device mounting strap level with the surface of the finished wall. On

unfinished walls, surface mount boxes level and plumb. B. Mounting Heights: Adjust boxes so that the front edge of the box shall not be farther back from the finished wall plane than 1/4-inch. Adjust boxes so that they do not project beyond the finished wall. Height of device shall be as follows:

1. Receptacles 15 Inches from finished floor to bottom of box unless

otherwise noted on the drawings

2. Toggle Switches 48 Inches from finished floor to top of box C. Receptacles:

2. Install receptacles with connections spliced to the branch circuit wiring in such a way that removal of the receptacle will not disrupt neutral continuity and branch circuit power will not be lost to other receptacles in the same circuit.

1. Ground each receptacle using a grounding conductor, not a yoke or screw contact.

vertical or horizontal. B. Interior Locations, Finished Walls: Install non-metallic plates so that all four edges are in continuous contact with the finished wall surfaces. Plaster filling will not be permitted. Do not use oversized plates or sectional plates.

C. Interior Locations, Unfinished Walls: Install stainless steel or cast metal cover plates.

A. General - Plates shall match the style of the device and shall be plumb within 1/16-inch of the

1. After installation of receptacles, energize circuits and test each receptacle to detect lack of

D. Exterior Locations: Install cast metal plates with gaskets on wiring devices in such a manner as to provide a rain tight weatherproof installation. Cover type shall match box type. Cover shall be [Lockable] outdoor "in-use" type.

E. Future Locations: Install blanking cover plates on all unused outlets.

ground continuity, reversed polarity, and open neutral condition.

# 2.03 Tests:

A. Receptacles:

# **SECTION 16470**

#### PART 1 - PRODUCTS

**LOAD CENTERS** 

1.01 Load Centers: A. General: Lighting and Receptacle Load Centers shall be the automatic circuit breaker type. The number and arrangement of circuits, trip ratings, spares and blank spaces for future circuit breakers shall be as shown on the Drawings or, if not shown, 42 circuits. All circuit breakers

of phases, frequency and number of wires.

piggy-back breakers shall not be used. B. Nameplates: 1. Each load center shall have a field mounted identifying, rigid, plastic nameplate giving the panel identification as shown on the Drawings.

shall be quick-make, quick-break, thermal-magnetic, bolt-on type (unless otherwise noted on

drawings), with 1, 2 or 3 poles a shown, each with a single operating handle. Tandem or

2. Each load center shall have a manufacturer's nameplate showing the voltage, bus rating, number

A. Construction: 1. Door and trim shall be finished to match finish type and color of surrounding wall. Box

shall be hot-dip galvanized, field finished to match the front. 2. Panelboards and enclosures shall conform to requirements of all relevant codes.

Panelboards shall be suitable for use as service equipment.

3. Panelboards shall be furnished with hinged trim fronts with key latch and a typed directory card and holder. Panelboard circuits shall be arranged with odd numbers on the left and even numbers on the right. Provide weatherproof, NEMA type 3R enclosures for outdoor installation.

B. Busbars: Panelboard busbars shall be phase sequence type. All busbars shall be copper. C. Circuit Breakers: Circuit breakers shall be the molded case type with trip and interrupting ratings as shown on the Drawings.

D. Manufacturer: 1. Panelboard manufacturer shall be be Square D or equal.

#### PART 2 - EXECUTION

#### 2.01 Mounting:

A. Load centers shall be mounted with the top of the box 6'-6" above the floor. Panelboards and Distribution Panels shall be plumb within 1/8-inch. The highest breaker operating handle shall not be higher than 72 inches above the floor.

#### **SECTION 16475**

CIRCUIT BREAKERS

# PART 1 - PRODUCTS

#### 1.01 Circuit Breaker: Each circuit breaker shall consist of the following:

A. A molded case breaker with an over center toggle-type mechanism, providing quick-make, quick-break action. Each circuit breaker shall have a permanent trip unit containing individual thermal and magnetic trip elements in each pole. Multipole circuit breakers shall have variable magnetic trip elements which are set by a single adjustment to assure uniform tripping characteristics in each pole. Circuit breakers shall be of the bolt-on type unless otherwise noted.

C. Each circuit breaker shall have trip indication by handle position and shall be trip-free.

D. Two pole breakers shall be common trip. E. The circuit breakers shall be constructed to accommodate the supply connection at either end of the circuit breaker. Circuit breaker shall be suitable for mounting and operation in any position. F. Breakers shall be rated as shown on Drawings.

B. Breaker shall be calibrated for operation in an ambient temperature of 40°C.

G. Circuit breaker and/or Fuse/circuit breaker combinations for series connected interrupting ratings shall be listed by UL as recognized component combinations for use in the end use equipment in which it is installed. Any series rated combination used shall be marked on the end use equipment per CEC section 110-22.

#### H. Breakers shall be UL listed. SECTION 16500

LIGHTING PART 1 - PRODUCTS

# 1.01 Fixtures

A. Fixtures shall be of the types, wattage's and voltages shown on the Drawings and be UL classified and labeled for the intended use. B. Substitutions will not be considered unless the photometric distribution curve indicates the proposed fixture is equal to or exceeds the specified luminaire.

D. Luminaires and lighting equipment shall be delivered to the project site complete, with

C. Luminaire wire, and the current carrying capacity thereof shall be in accordance with the CEC.

suspension accessories, aircraft cable, stems, canopies, hickeys, castings, sockets, holders,

the UL label. Magnetic ballasts shall be the high power factor type. Electronic ballasts shall be

ballasts, diffusers, frames, and related items, including support and braces. 1.02 Ballasts: A. Ballasts shall be of the types shown on the drawings. Ballasts shall be CBM certified and bear

suitable for lamps specified by Advance, Magnetek/Universal, Motorola or approved equal. Electronic ballast shall be CBM certified and have a 10% maximum total harmonic distortion. B. All ballasts for fixtures installed outdoors shall provide reliable starting of lamps at 0°F at 90%

#### C. Ballasts producing excessive noise (above 36 dB) or vibration will be rejected and shall be replaced at no expense to the Owner.

of the nominal line voltage.

A. Lamps shall be new at the time of acceptance and shall be General Electric, Osram /Sylvania,

1. Third Generation: Also known as High-Performance, Higher Lumen, or Super, the third

Phillips, or approved equal. B. Unless otherwise noted on the drawings, lamps shall be third generation T8, 3500°K, and 85

#### generation of 32 Watt T8 lamps offers 3,100 lumens and a long-life rating of 24,000 hours. Efficacy is high, with lumens per watt in the range of 94 to 100. CRI is 82 to 86.

#### PART 2 - EXECUTION

2.01 Installation: A. General:

1. All fixtures and luminaires shall be clean and lamps shall be operable at the time of 2. Install luminaires in accordance with manufacturer's instructions, complete with lamps,

3. Align, mount, and level the luminaires uniformly.

ready for operation as indicated.

4. Avoid interference with and provide clearance for equipment. Where an indicated position conflicts with equipment locations, change the location of the luminaire by the minimum distance necessary. B. Mounting and Supports:

fixtures and to the bottom of the fixture for suspended fixtures and to the bottom of the fixture for all other types. 2. Luminaire supports shall be anchored to structural members. 3. Pendant stem mounted luminaires shall be provided with ball aligners to assure a plumb

1. Mounting heights shall be as shown on the Drawings. Unless otherwise shown,

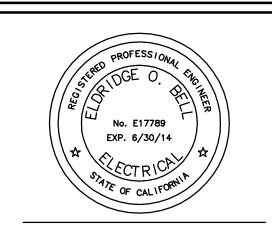
mounting height shall be measured to the centerline of the outlet box for wall mounted

installation and shall have a minimum 45 degree clean swing from horizontal in all

directions. Sway bracing shall be installed as required to limit the movement of the

4. Fixture supports shall be designed to resist earthquake forces of seismic zone 4.

fixture. Fixtures shall be allowed to sway a maximum of 45° without striking any object.





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**DOUGLAS HOWE** 

ARCHITECT



**PROJECT** 

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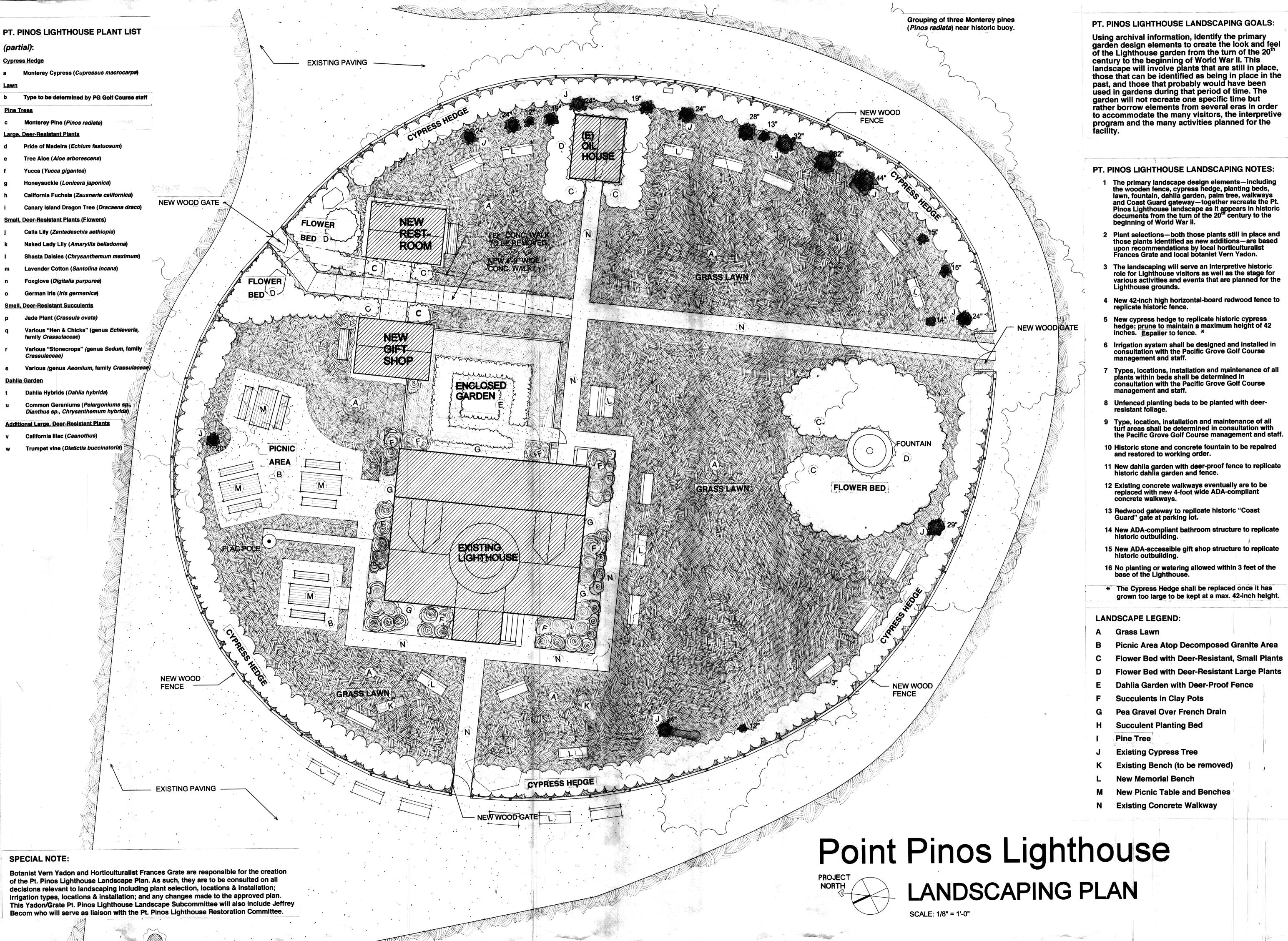
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