

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 (2009 NEC) AND 2010 CALIFORNIA ENERGY CODE.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS UNLESS OTHERWISE NOTED.
- 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.
- GENERAL DIMENSIONING GUIDELINES:
 - ALL DIMENSIONS LOCATING EXTERIOR WALLS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
 - DIMENSIONS LOCATING INTERIOR WALLS ARE TO FACE OF STUDS OR CENTERLINE OF STUDS WHERE INDICATED.
- 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 AND 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 PLANS.
- 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 SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE DRAWINGS ISSUED FOR CONSTRUCTION.
- 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.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A 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.
- 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.
- THE USE OF SOLDERS CONTAINING MORE THAN TWO-TENTHS OF 1 PERCENT OF LEAD IN MAKING JOINTS IN WATER SUPPLY SYSTEM IS PROHIBITED.
- 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.
- LANDSCAPE PLANS SHALL APPLY XERISCAPE PRINCIPLES, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS AND TIMING DEVICES.

Point Pinos Lighthouse Restoraton

CITY OF PACIFIC GROVE, CALIFORNIA



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831 - 647 - 1774



PROJECT DATA

PROJECT DESCRIPTION:

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

PROJECT LOCATION:	POINT PINOS PACIFIC GROVE, CALIFORNIA
APN:	007-001-02
ZONING:	O
TYPE CONSTRUCTION:	TYPE V-B
OCCUPANCY:	B
SITE AREA:	20.76 ACRES
BUILDING SITE COVERAGE:	
EXISTING LIGHTHOUSE:	1231 SF.
EXISTING OIL BUILDING:	125 SF.
NEW BUILDINGS:	
GIFT SHOP:	165 SF.
RESTROOM:	165 SF.

PROJECT:

Point Pinos Lighthouse Restoration
CITY OF PACIFIC GROVE

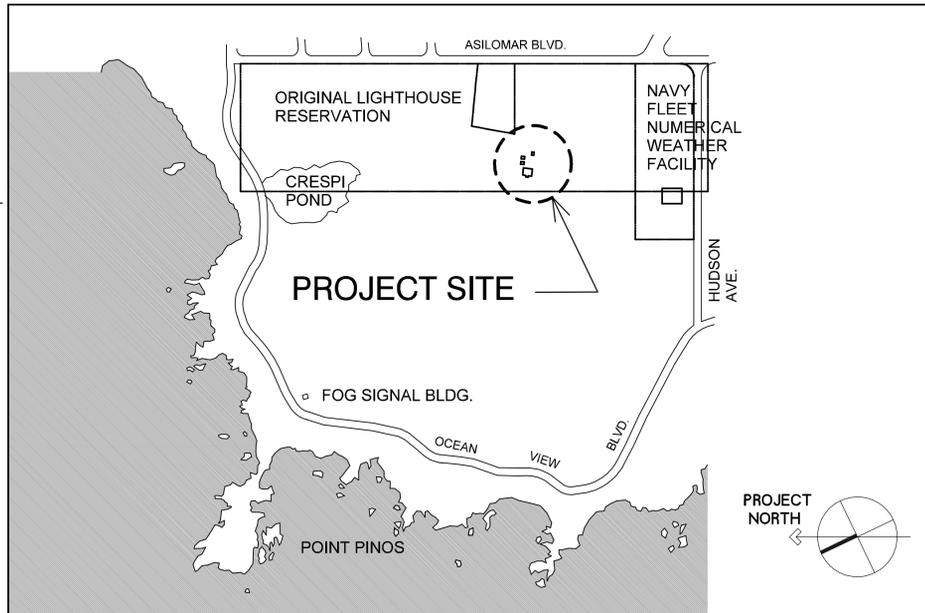
ABBREVIATIONS

Δ	AND	DBL	DOUBLE	HB	HOSE BB	O/V	OVER	SHTG	SHEATHING
∠	ANGLE	DEPT	DEPARTMENT	HDR	HARDBOARD	OSB	OSB/CL	SM	SMALL
⊕	AT	DET	DETAIL	HCC	HOLLOW CORE	OC	ON CENTER	SS	STAINLESS STEEL
⊖	CENTERLINE	DF	DOUGLAS FIR	HDR	HEADER	OD	OUTSIDE DIAMETER	SM	SHEET METAL SCREW
⊙	FLATE	DHG	DOUBLE HUNG	HWD	HARDWOOD	OFF	OFFICE	SMS	SHEET METAL SCREW SPECIFICATIONS
⊘	DIAMETER OR ROUND	DAG	DIAGONAL	HWR	HARDWARE	OHMS	OVAL-HEAD MACHINE SCREW	SQ	SQUARE
⊥	PERPENDICULAR	DA	DIAMETER	HM	HOLLOW METAL	OHWS	OVAL-HEAD WOOD SCREW	STD	STANDARD
∥	PARALLEL	DMEN	DIMENSION	HORIZ	HORIZONTAL	OH	OVERHANG	STL	STEEL
∩	ROUND OR NUMBER	DSP	DISPENSER	HGT	HEIGHT	OPNG	OPENING	STG	STAGGERED
∪	EXISTING	DN	DOWN	HTG	HEATING	OPP	OPPOSITE	STAG	STAGGERED
AB	ANCHOR BOLT	DWG	DRAWING	HW	HOT WATER	O/SB	ORIENTED STRAND BOARD	STOR	STORAGE
ABS	ACRYLONITRILE BUTADIENE STYRENE	DS	DOWNSPOUT DRAWER	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER	STR	STRUCTURAL
AC	ASPHALTIC CONCRETE	E	EAST	ICAO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PART. BD	PARTICLE BOARD	SUSP	SUSPENDED
A/C	AIR CONDITIONING	EA	EACH	ID	INSIDE DIAMETER	PERF	PERFORATED	SYN	SYNTHETICAL
ACOUS	ACOUSTICAL	ELEV	ELEVATION	INSUL	INSULATION	P.S.	PERFORATED	SYST	SYSTEM
ADJ	ADJUSTABLE, ADJACENT	ELEC	ELECTRIC (ALL)	INCL	INCLUDED, INCLUDING	PL	PLASTER	T	TREAD IS
A.F.F.	ABOVE FINISH FLOOR	EMER	EMERGENCY	INSUL	INSULATION	PL. LAM	PLASTIC LAMINATE	T.B.	TOWEL BAR
AGGR	AGGREGATE	ENCL	ENCLOSURE	INT	INTERIOR	PLAS	PLASTER	T.O.C.	TOP OF CURB
ALUM	ALUMINUM	EQUIP	EQUIPMENT	INT	INTERIOR	PLY	PLYWOOD	TEL	TELEPHONE
ANOD	ANODIZED	EXIST	EXISTING	JAN	JANITOR	PR	PAR	TEMP	TEMPERED
APA	AMERICAN PLYWOOD ASSOCIATION	EXH	EXHAUST	JNT	JOINT HANGER	P.F.	POUNDS PER SQUARE FOOT	T.E.N.	TYPICAL EDGE NAILING
APPROX	APPROXIMATE	EXP	EXPOSED, EXPANSION	JH	JOIST HANGER	P.S.F.	POUNDS PER SQUARE INCH	T & G	TONGUE AND GROOVE
ARCH	ARCHITECT (URAL)	EXT	EXTERIOR	JT	JOINT	P.S.I.	POUNDS PER SQUARE INCH	TOG	TOP OF GRATE
BD	BOARD	F.A.	FIRE ALARM	KIT	KITCHEN	P.T.	PRESSURE TREATED	THK	THICK (NESS)
BIT	BITUMINOUS	FAST	FASTEN, FASTENER	L	LONG LENGTH	PART.	PARTITION	THRESH	THRESHOLD
BLDG	BUILDING	FB	FLAT BAR	L	LONG LENGTH	PAPER	PAPER TOWEL DISPENSER	T.O.P.	TOP OF PAVEMENT
BLK	BLOCK	F.D.	FLOOR DRAIN	LAM	LAMINATE, LAMINATED	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOILET PAPER HOLDER
BLKG	BLOCKING	FDN	FOUNDATION	LAV	LAVATORY	R	RISER IS	T.V.	TELEVISION
BM	BENCH MARK	FE	FIRE EXTINGUISHER	LAV	LAVATORY	RA	RETURN AIR	T.W.	TOP OF WALL
BM	BEAM	FERRE	FERRISS	LBS	LAG BOLT	RAD	RADIUS	TYP	TYPICAL
BTM	BOTTOM	FRG	FRIGERASS	LOC	LOCATE, LOCATION	RO	ROOF DRAIN	UB.C.	UNIFORM BUILDING CODE
BRS	BETWEEN	FN	FINISH EDI	LWC	LIGHT WEIGHT	REG	REGISTER	UL	UNDERWRITERS LABORATORIES
BTWN	BETWEEN	FHMS	FLAT HEAD MACHINE SCREW	MAT	MASONRY	REF	REFRIGERATOR	UNL	UNLESS OTHERWISE NOTED
B.W.	BOTH WAYS	FHWS	FLAT HEAD WOOD SCREW	MAT	MATERIAL, ISI	REFN	REINFORCED, REINFORCING	URN	URNAL
CAB	CABINET	FLR	FLOOR	MAS	MASONRY	REQD	REQUIRED	V.B.	VAPOR BARRIER
CB	CATCH BASIN	FLR ING	FLOOR INGRESS	MAT	MATERIAL, ISI	REQMT	REQUIREMENT	VAR	VARIABLES
CEM	CEMENT	F.O.	FACE OF CONCRETE	M.C.	MACHINE BOLT	RESLT	RESULT	VERT.	VERTICAL
CER	CERAMIC	F.O.F.	FACE OF FINISH	M.C.	MACHINE BOLT	RHMS	ROUND HEAD METAL SCREW	VLN	VERTICAL
CF	CERAMIC TILE	F.O.M.	FACE OF MASONRY	M.H.	MAN HOLE	RHSWS	ROUND HEAD WOOD SCREW	V.T.	VERTICAL TRAIL
CL	CUBIC FOOT	F.O.S.	FACE OF STUDS	M.H.	MAN HOLE	RM	ROOM	V.T.	VERTICAL TRAIL
CLKG	CALLKING	FR	FRIDGE	M.B.	MACHINE BOLT	RO	ROUGH OPENING	W.	WEST
CL	CEILING	F.S.	FULL SIZE	M.C.	MACHINE BOLT	R.O.W.	RIGHT OF WAY	W.	WIDE WIDTH
CL	CLEAR (ANCE)	FT.	FOOT OR FEET	M.C.	MACHINE BOLT	RUB	RUBBER	W/W	WITH
CLR	CLEAR (ANCE)	FTG	FOOTING	M.C.	MACHINE BOLT	RWD	RUBBER	W/C	WITHIN
COL	COLUMN	FUR	FURRED INGI	M.C.	MACHINE BOLT	RWL	RUBBER	W.C.	WOOD CLOSET
COMP	COMPOSITION	GA	GAUGE	M.C.	MACHINE BOLT	S	SOUTH	WD	WOOD
CONC	CONCRETE	GALV	GALVANIZED	M.C.	MACHINE BOLT	S.B.	SOLID BLOCKING	WDW	WINDOW
CONN	CONNECT (ION)	GB	GRAB BAR	M.C.	MACHINE BOLT	S.C.	SOLID CORE	W/F	WATER HEATER
CONSTR	CONSTRUCT (ION)	GL	GLASS	M.C.	MACHINE BOLT	SCHD	SCHEDULE	W/C	WOODWORK INSTITUTE OF CALIFORNIA
CONT	CONTINUOUS	GR	GRADE, GRADING	M.C.	MACHINE BOLT	SECT	SECTION	W/O	WITHOUT
CONTR	CORRUGATED	GR	GRADE, GRADING	M.C.	MACHINE BOLT	SECT	SECTION	WP	WATERPROOF
CSMT	CASSETT	GWA	GYPSTRUM WALLBOARD	N	NORTH	SERV	SERVICE	WR	WATER RESISTANT
CSWK	CASEWORK			NI	NORTH	SFT	SQUARE FEET (FOOT)	W/W	WOOD SCREW
CT	CERAMIC TILE			NAT	NATURAL	SG	STAIN GRADE	W/C	WOODWORK INSTITUTE OF CALIFORNIA
CTR	COUNTER			NIC	NOT IN CONTRACT	SH	SHELF, SHELVING	W/W	WATER RESISTANT
CTS	COUNTERSINK			NOM	NOMINAL	SHR	SHOWER	W/WT	WELDED WIRE MESH
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHT	SHEET	W/W.M.	WELDED WIRE MESH

SYMBOLS

	DETAIL KEY
	DETAIL NUMBER
	SHEET NUMBER
	SECTION KEY
	SECTION NUMBER
	SHEET NUMBER
	INTERIOR ELEVATION KEY
	ELEVATION NUMBER
	SHEET NUMBER
	ARROWS INDICATE ELEVATIONS SHOWN
	WORK POINT, CONTROL POINT OR DATUM POINT
	REVISION
	PLUMBING FIXTURE KEY
	BATH ACCESSORY KEY
	WINDOW SYMBOL
	DOOR SYMBOL

VICINITY MAP



SHEET INDEX

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E2.1	ELEC. PLANS, PANEL SCHED.

DATE

JULY 20, 2012

REVISIONS:

1 JAN 4, 2013

RESSUE MAY 21, 2013

DRAWN BY:

D. HOWE

SHEET TITLE:

PROJENED ARCHITECT

DOUGLAS ALAN HOWE

C-14,142

EX. 8-31-03

STATE OF CALIFORNIA

SHEET

A0



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Point Pinos Lighthouse Restoration
CITY OF PACIFIC GROVE

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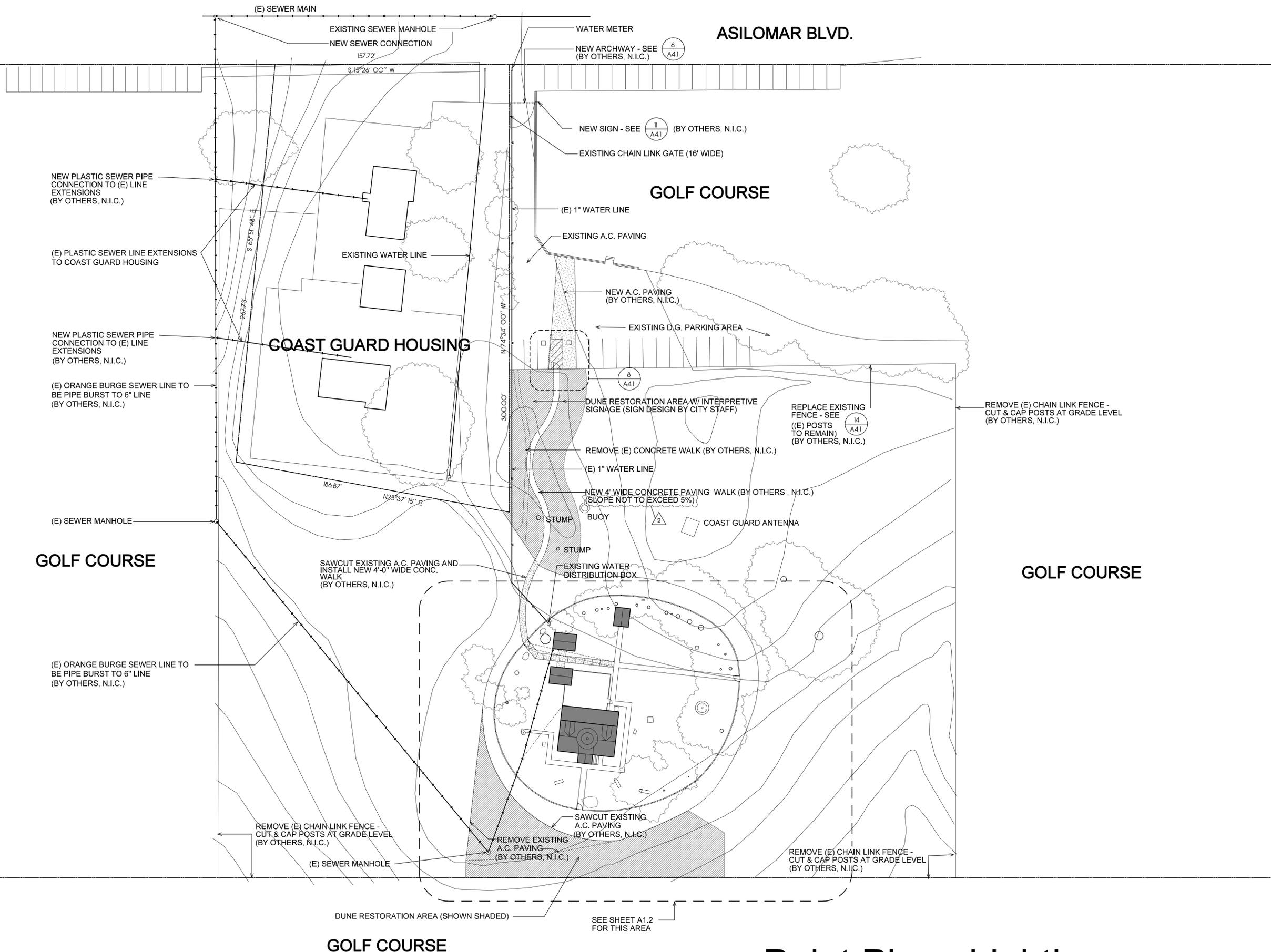
SHEET TITLE:



SHEET

A1.1

**NAVY
FLEET
NUMERICAL
WEATHER
FACILITY**



ASILOMAR BLVD.

GOLF COURSE

COAST GUARD HOUSING

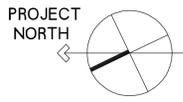
GOLF COURSE

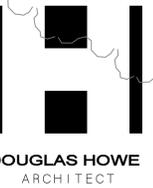
GOLF COURSE

GOLF COURSE

Point Pinos Lighthouse
OVERALL SITE PLAN

SCALE: 1" = 30'-0"





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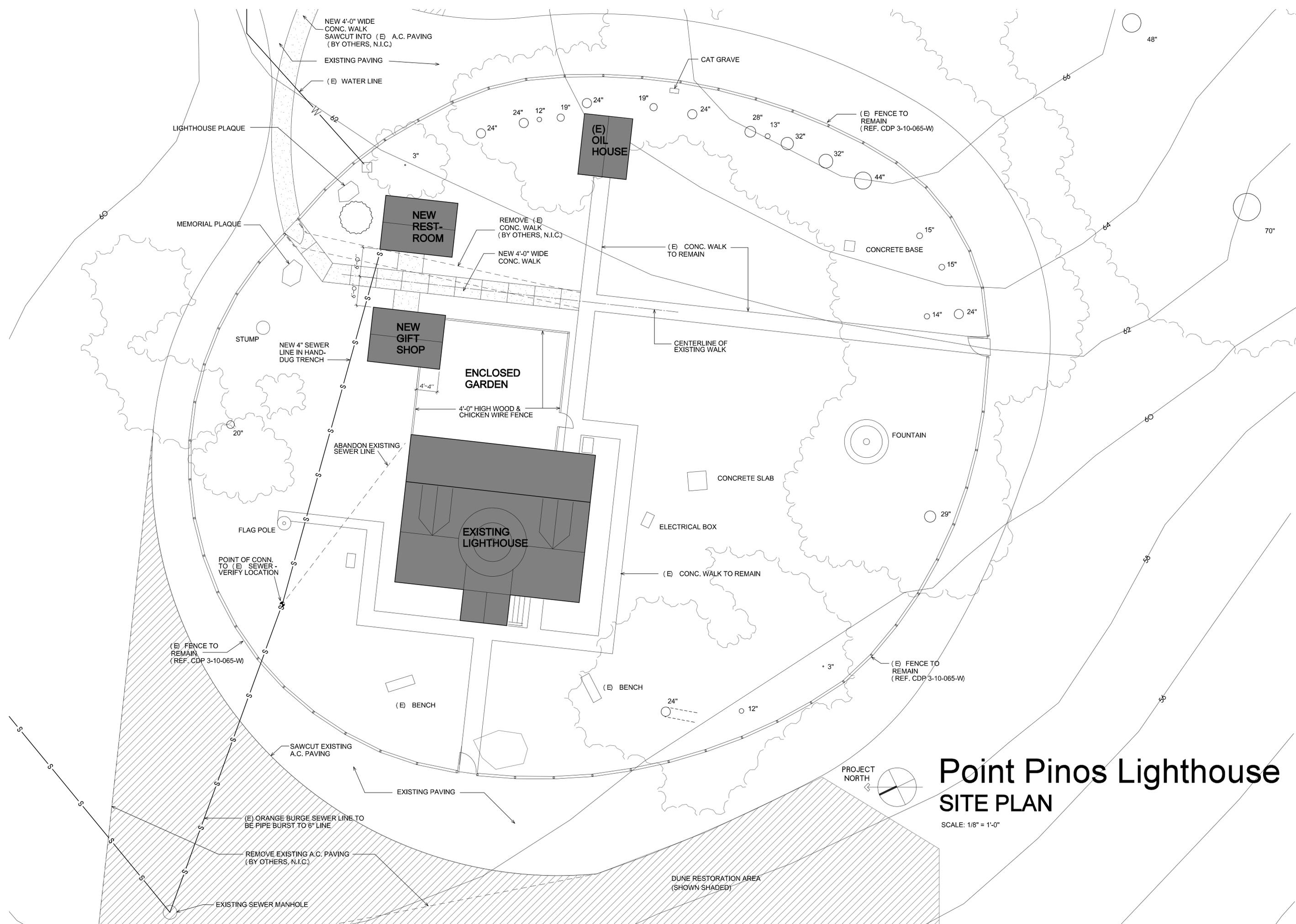
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SHEET TITLE:



SHEET

A1.2

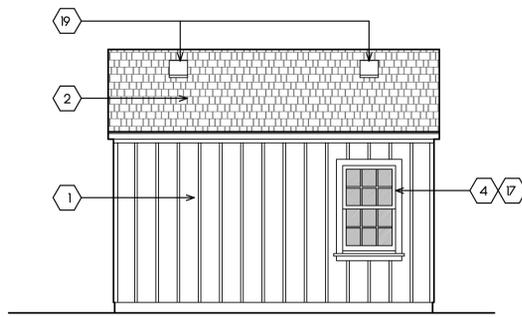


Point Pinos Lighthouse SITE PLAN

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

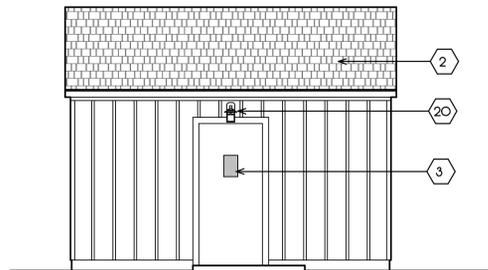


DUNE RESTORATION AREA
(SHOWN SHADED)



East Elevation

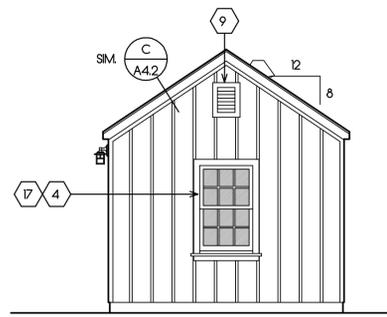
NOTE: ALL EXTERIOR PAINTING BY OTHERS, IN.C.)



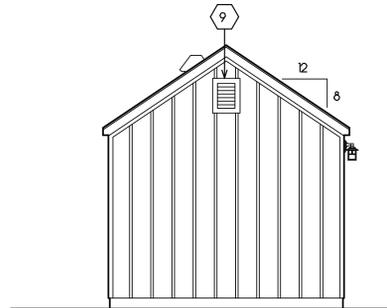
West Elevation

RESTROOM

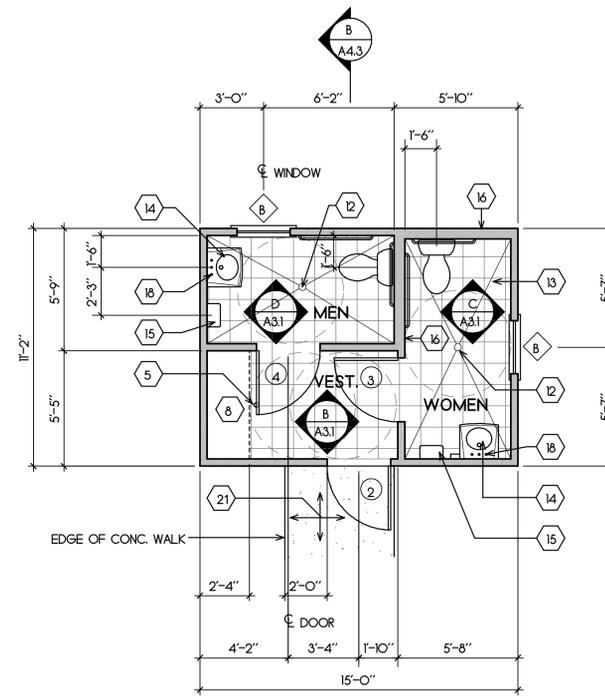
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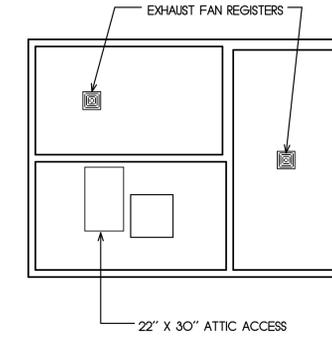
South Elevation



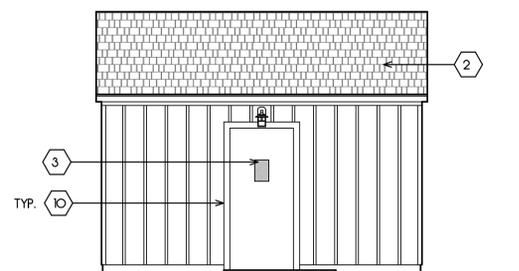
North Elevation



Floor Plan

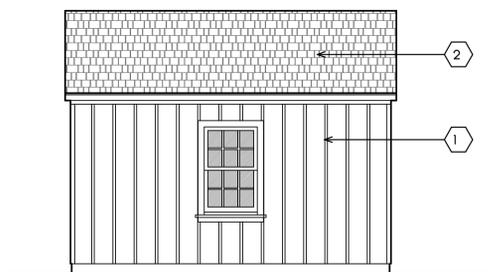


Reflected Ceiling Plan



East Elevation

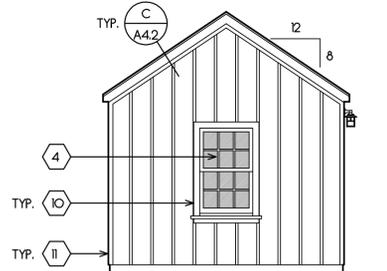
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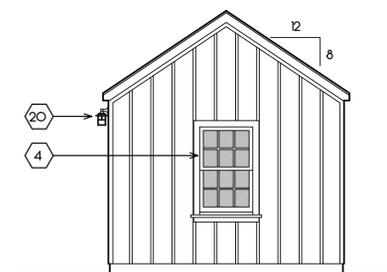
West Elevation

GIFT SHOP

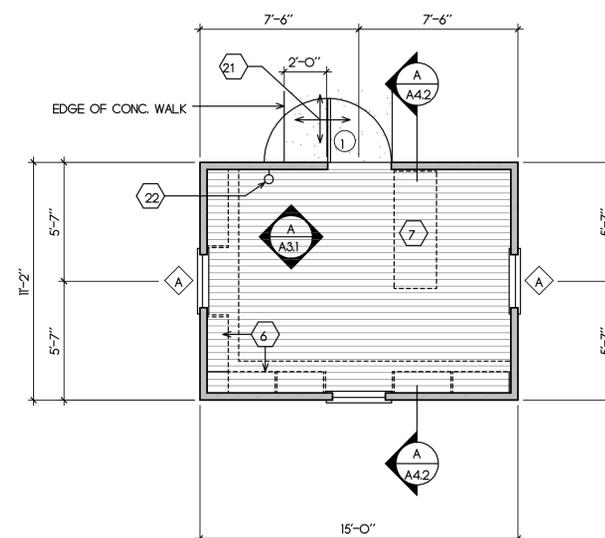
SCALE: 1/4" = 1'-0"



South Elevation



North Elevation



Floor Plan

SHEET NOTES

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. FUTURE 12" DEEP ADJUSTABLE WOOD SHELVING & BASE CABINET.
7. SPACE FOR DESK (IN.C.)
8. FUTURE 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. PAPER TOWEL DISPENSER (IN.C.)
16. 2 X 6 STUD WALL.
17. OBSCURE GLASS IN THIS WINDOW.
18. SOAP DISPENSER MOUNTED IN SINK - TO RIGHT OF FAUCET.
19. EXHAUST FAN CAP.
20. LIGHT FIXTURE - SEE ELEC. PLANS.
21. MAX. 2% SLOPE IN ANY DIRECTION.
22. WALL -MTD. 2A 10BC FIRE EXTINGUISHER.



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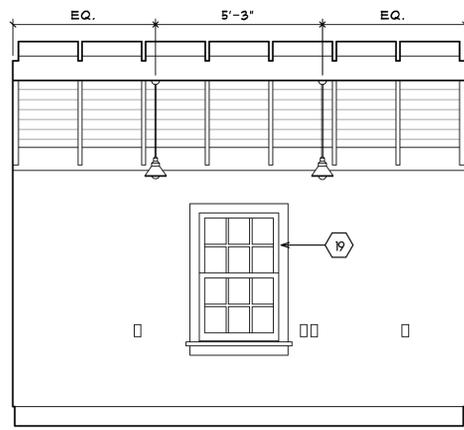
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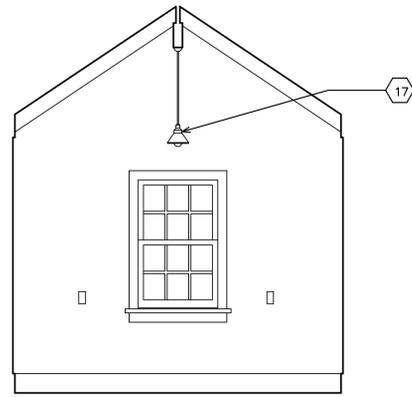


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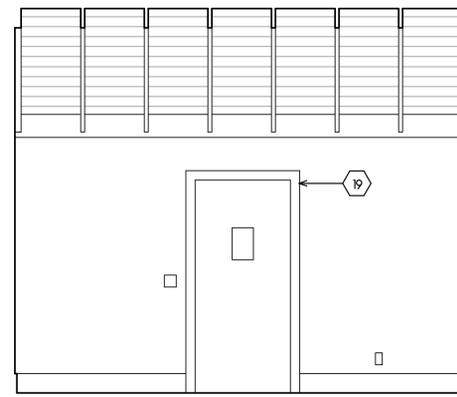
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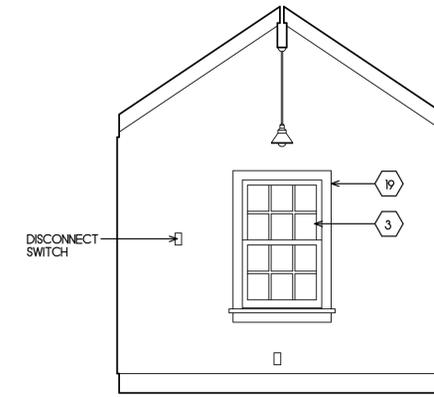
WEST



NORTH



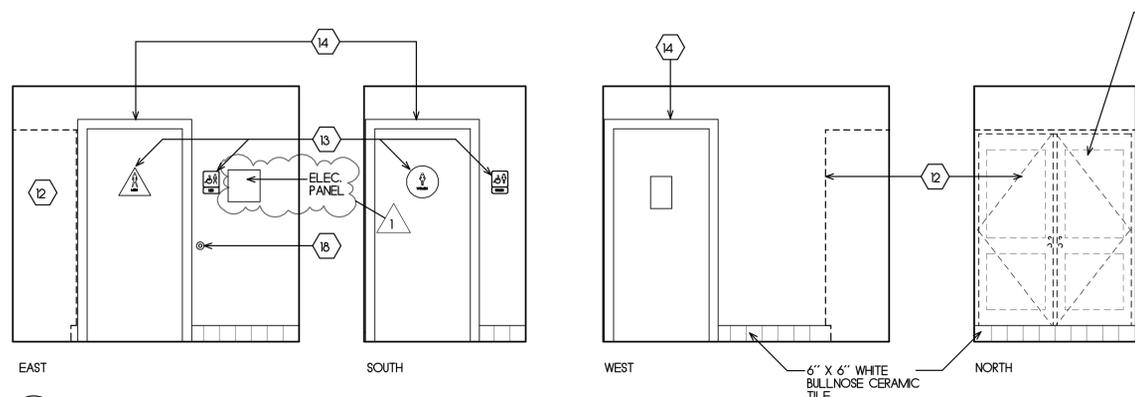
EAST



SOUTH

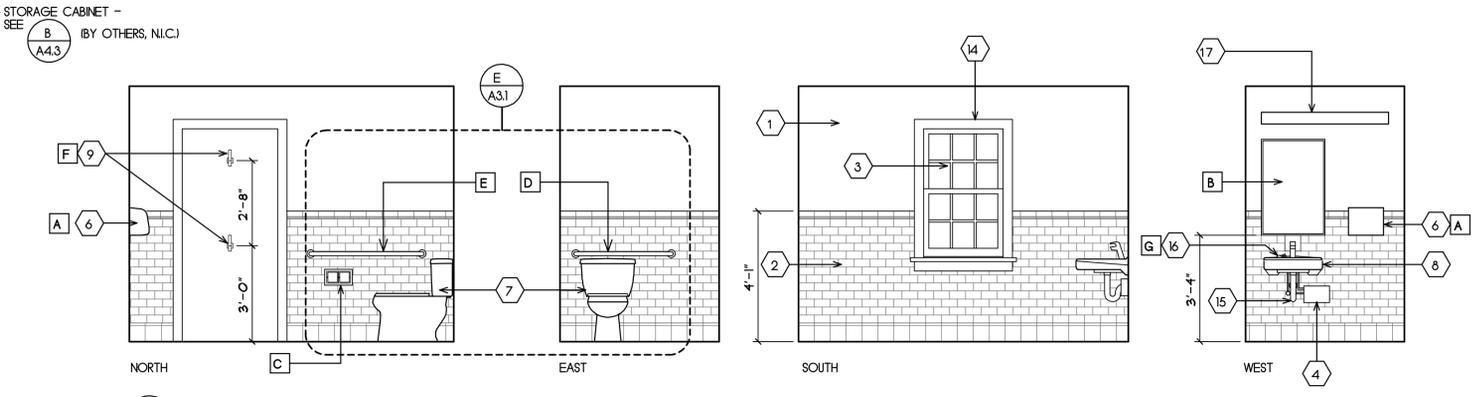
A GIFT SHOP

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



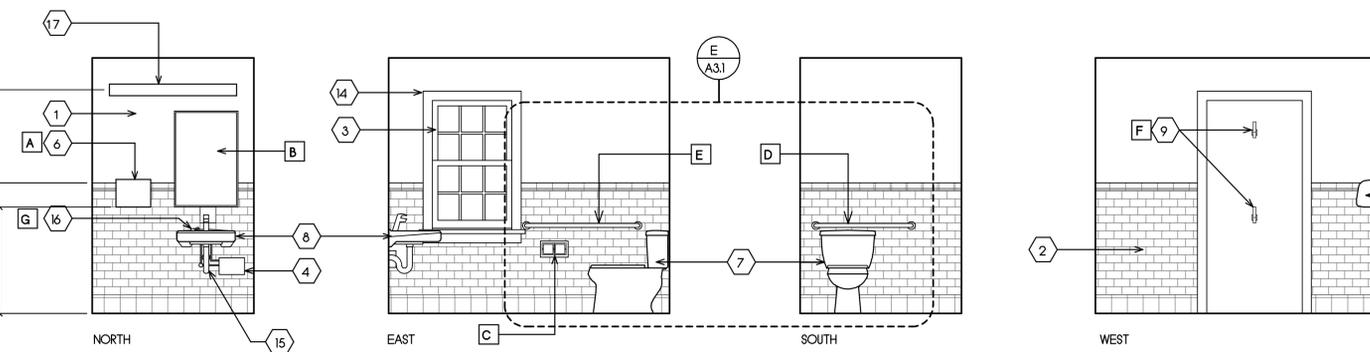
B VESTIBULE

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



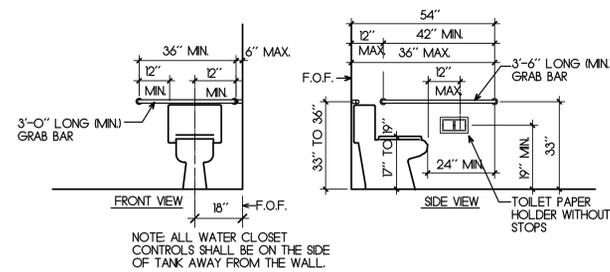
C WOMEN

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



D MEN

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



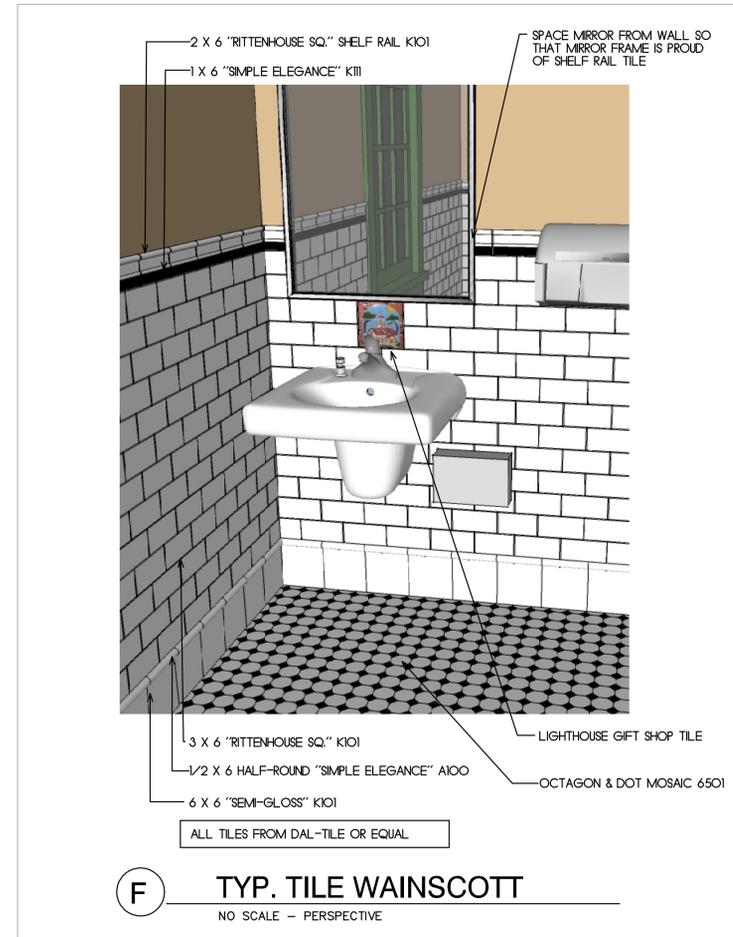
NOTE: ALL WATER CLOSET CONTROLS SHALL BE ON THE SIDE OF TANK AWAY FROM THE WALL.

E TYP. ACCESSIBLE TOILET

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

BATH ACCESSORY SCHEDULE

MARK	DESCRIPTION	MFR.	MODEL NO.
A	PAPER TOWEL DISPENSER	N.A.	N.I.C. - SUPPLIED BY OWNER
B	24" X 36" MIRROR IN S.S. FRAME	BOBRICK OR APPROVED EQ.	B-185
C	TOILET PAPER DISPENSER	BOBRICK OR APPROVED EQ.	B-699
D	GRAB BAR	BOBRICK OR APPROVED EQ.	B-8106 x 36"
E	GRAB BAR	BOBRICK OR APPROVED EQ.	B-8106 x 42"
F	HAT/COAT HOOK	BOBRICK OR APPROVED EQ.	B-882
G	SOAP DISPENSER	BOBRICK OR APPROVED EQ.	B-8221



F TYP. TILE WAJNSCOTT

NO SCALE - PERSPECTIVE

SHEET NOTES

1. GYPSUM WALLBOARD.
2. CERAMIC TILE WAJNSCOTT - SEE (F A3.1)
3. WINDOW.
4. INSTANT WATER HEATER - SEE PLUMBING DRAWINGS.
5. WALL-MOUNTED MIRROR IN METAL FRAME.
6. WALL-MOUNTED PAPER TOWEL DISPENSER (N.I.C.)
7. ACCESSIBLE WATER CLOSET - SEE PLUMBING DRAWINGS.
8. WALL-MOUNTED LAVATORY - SEE PLUMBING DRAWINGS.
9. DOOR MOUNTED HAT/COAT HOOK.
10. NOT USED.
11. WOOD COUNTERTOP.
12. FUTURE SUPPLY CABINET.
13. RESTROOM DOOR SIGNAGE - SEE (16 A4.1)
14. 1 X 4 CASING (PAINT W/ BEHR ALKYD SEMI-GLOSS ENAMEL).
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.
19. 1 X 4 REDWOOD CASING (FINISH BY OTHERS, N.I.C.)



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PROJECT:

Point Pinos Lighthouse Restoration
CITY OF PACIFIC GROVE

DATE
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REVISIONS:

1 JAN 4, 2013

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SHEET TITLE:



SHEET

A3.1



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- 3 FIRE DEPT CHECK FEB 25, 2013

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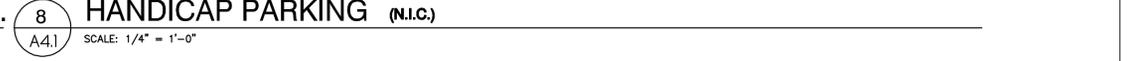
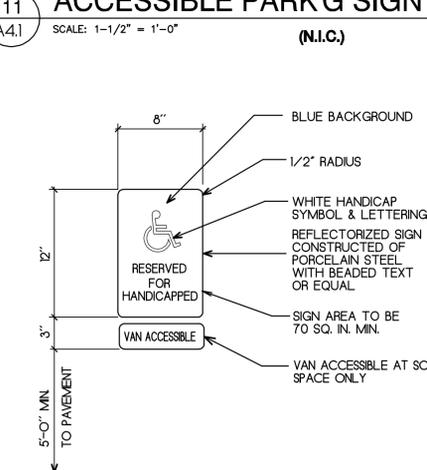
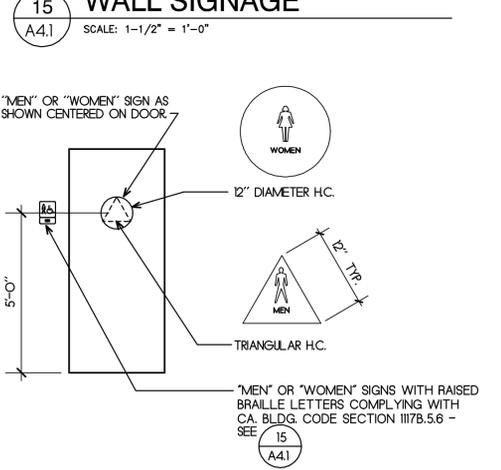
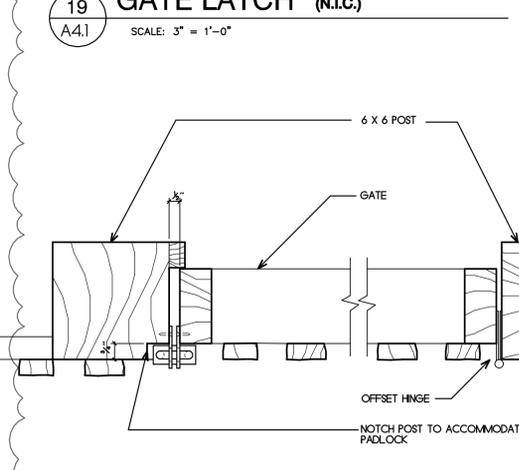
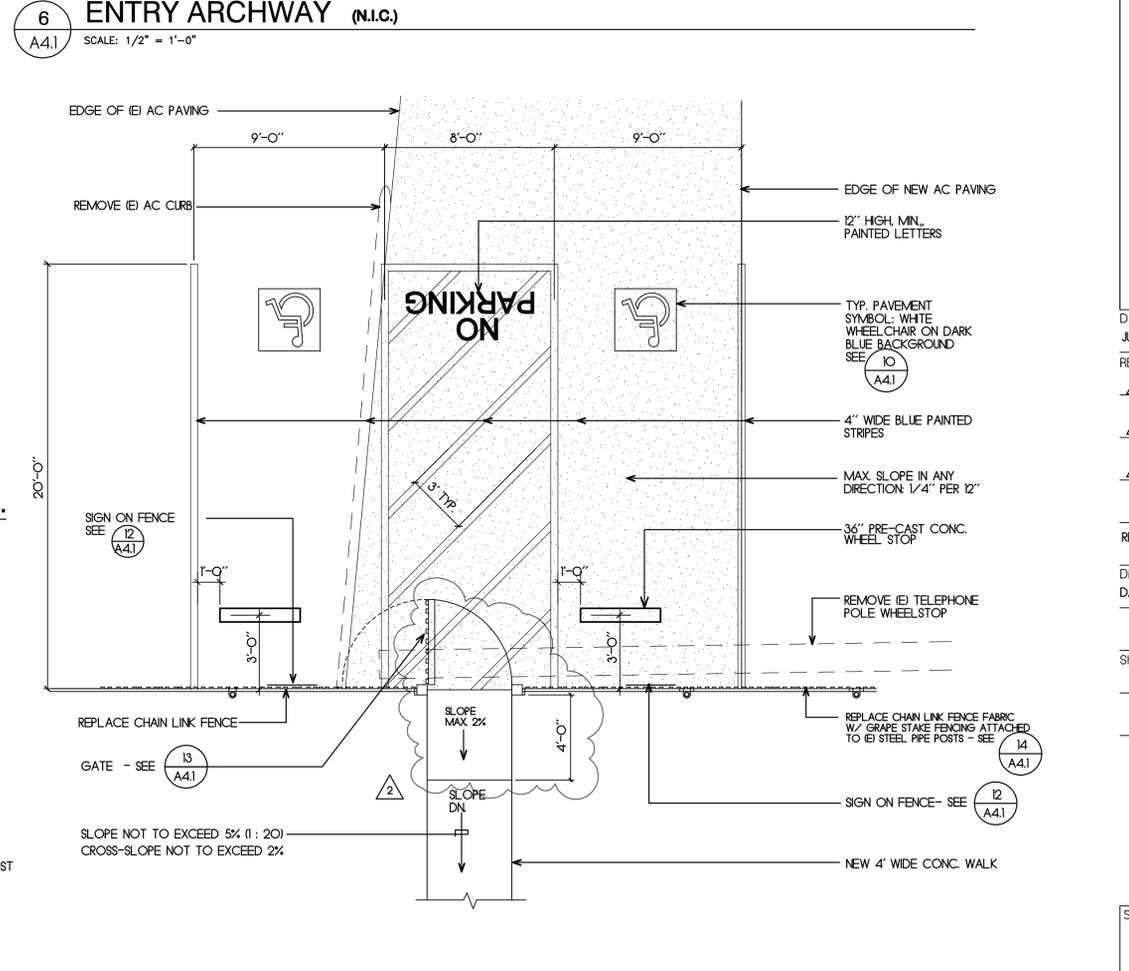
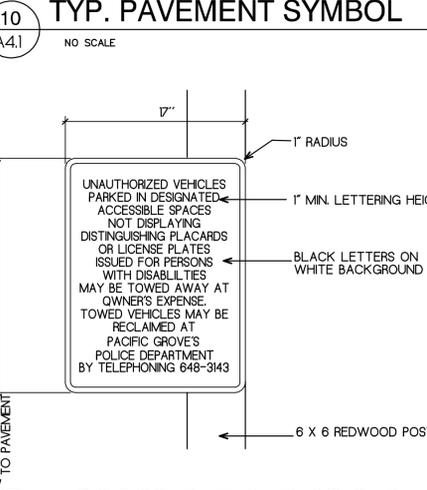
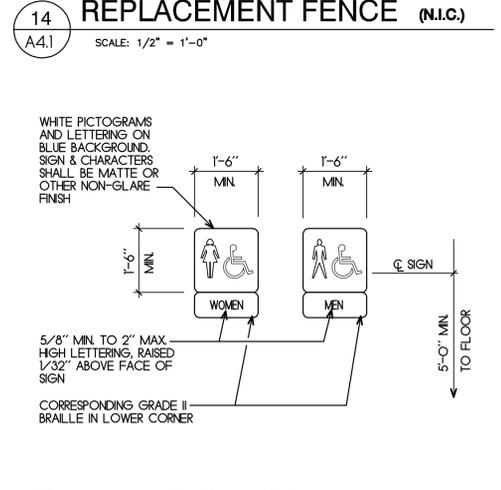
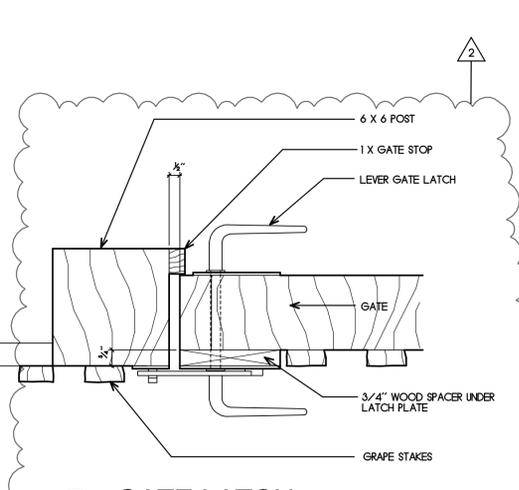
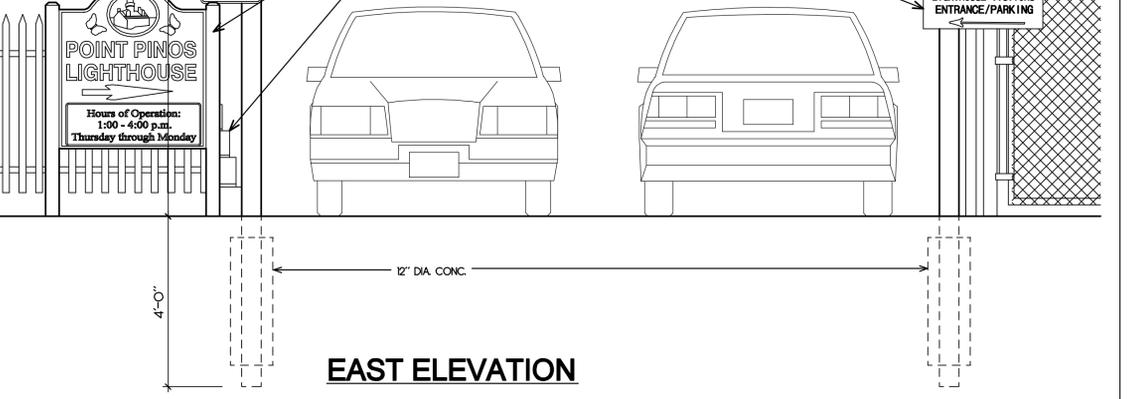
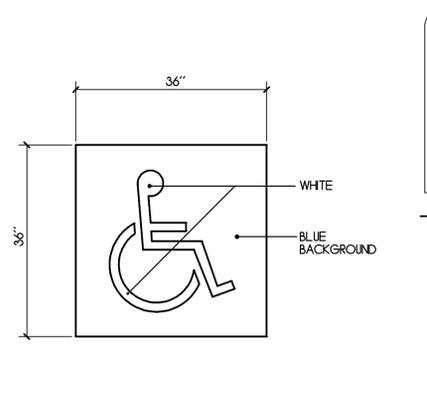
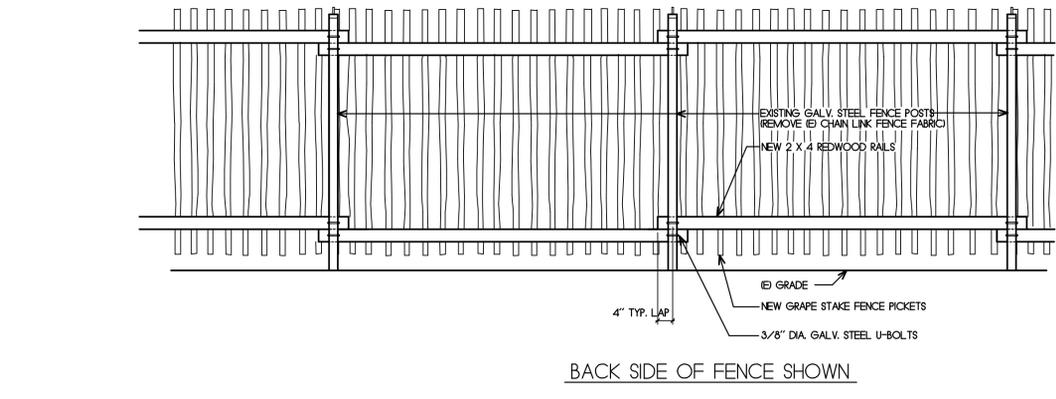
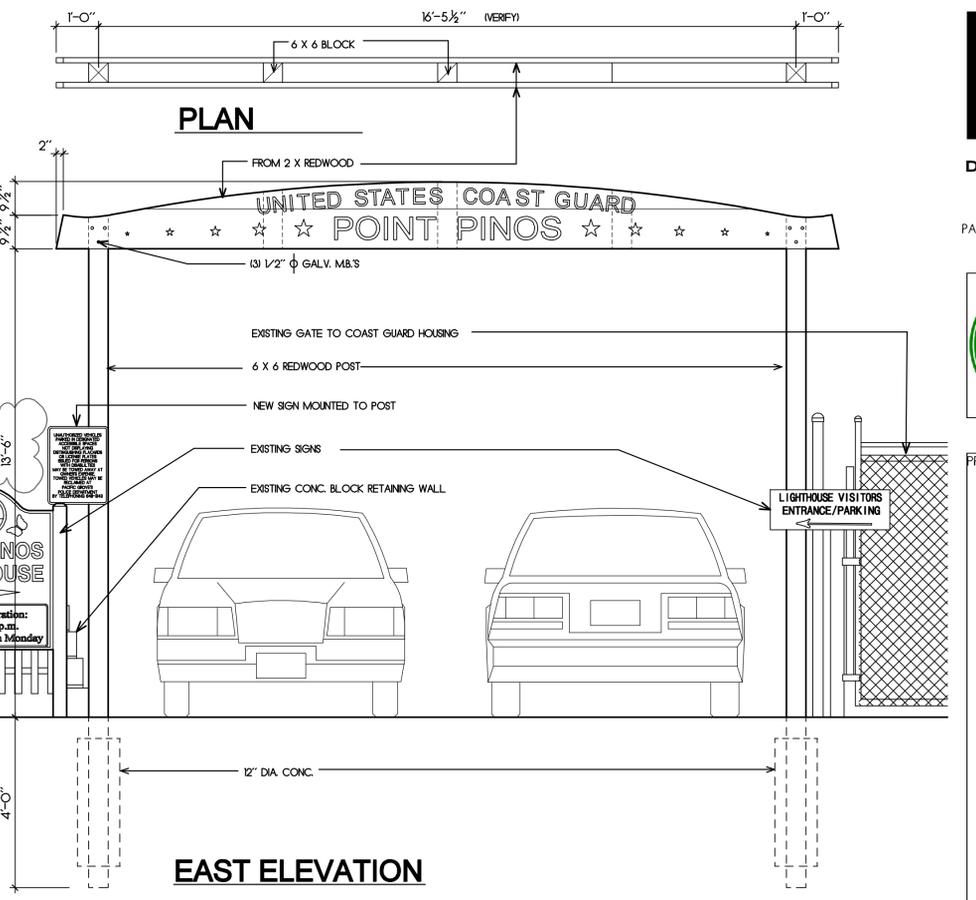
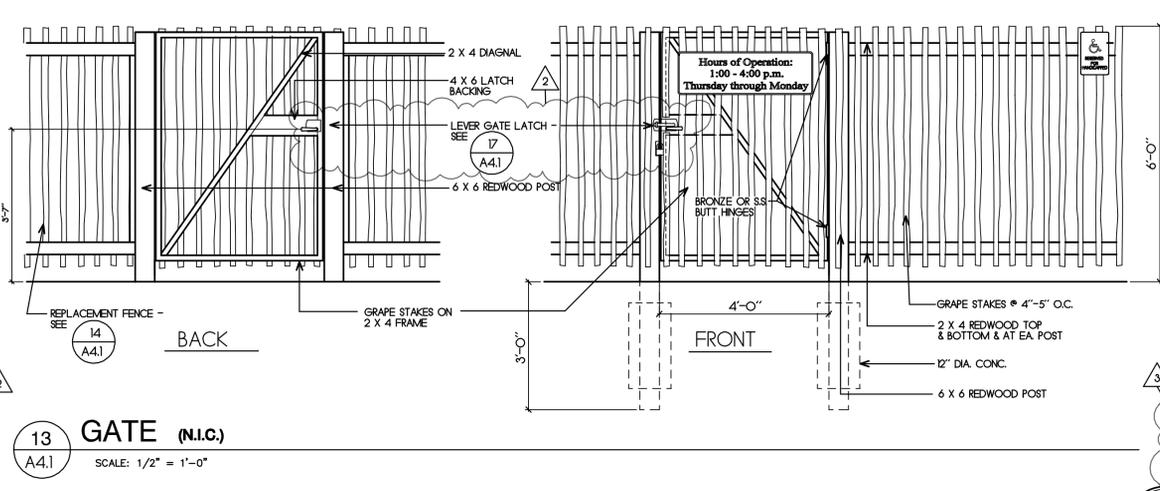
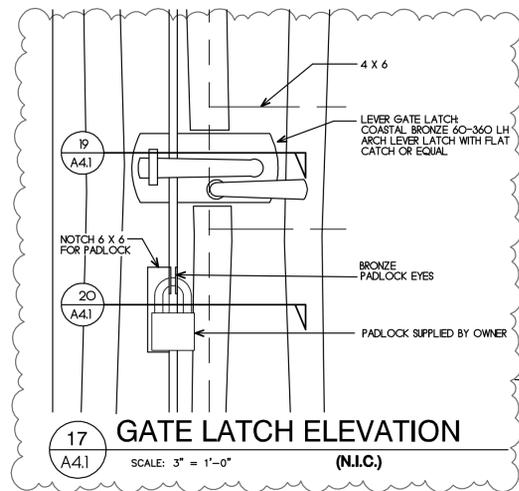
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SHEET TITLE:



SHEET

A4.1





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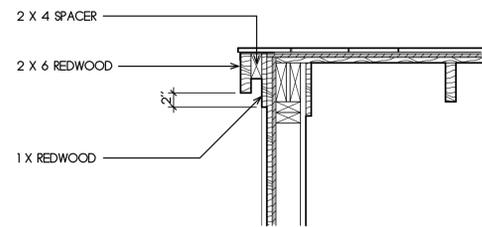
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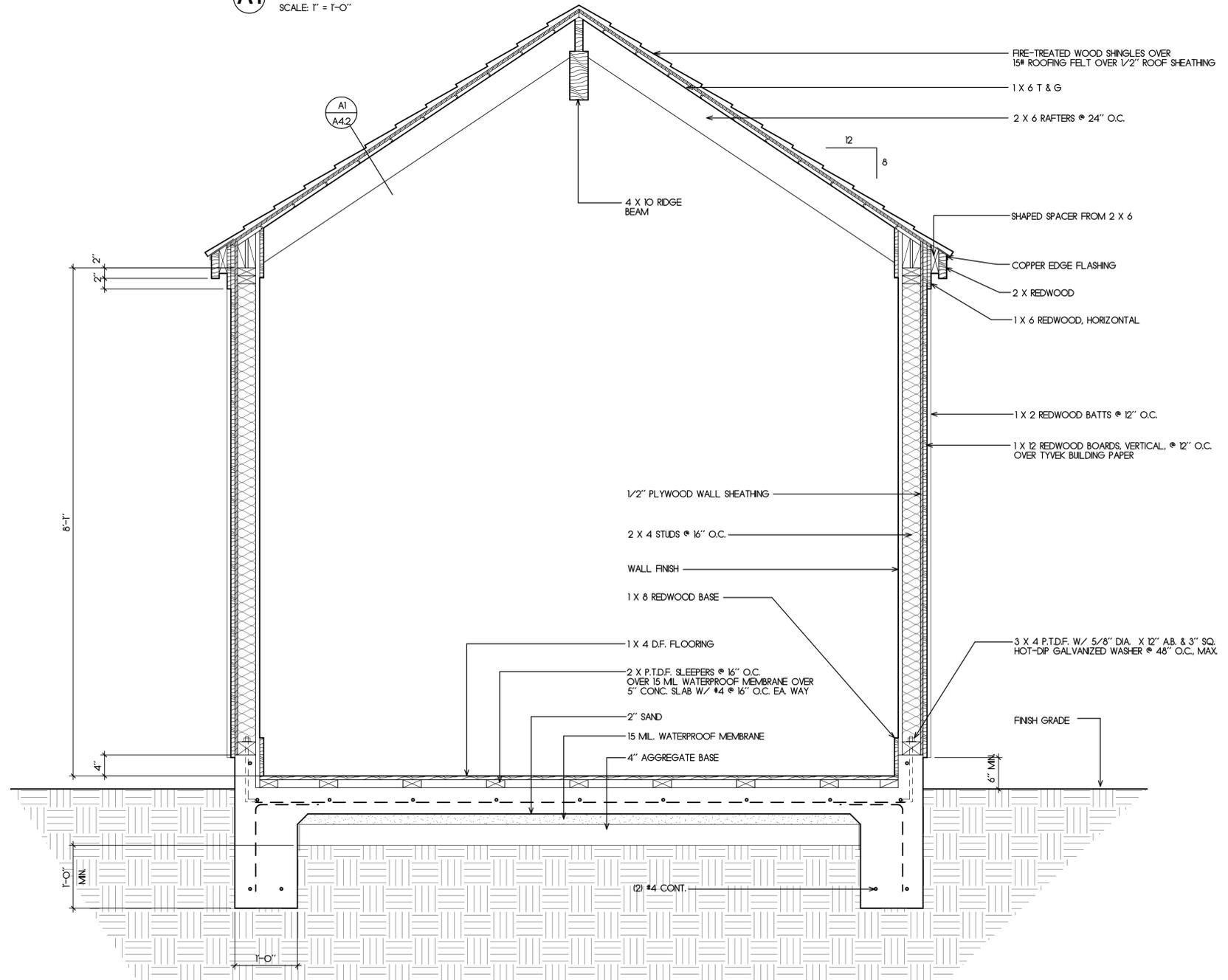


SHEET

A4.2



A1 Rake Detail
SCALE: 1" = 1'-0"



A Section
SCALE: 1" = 1'-0"



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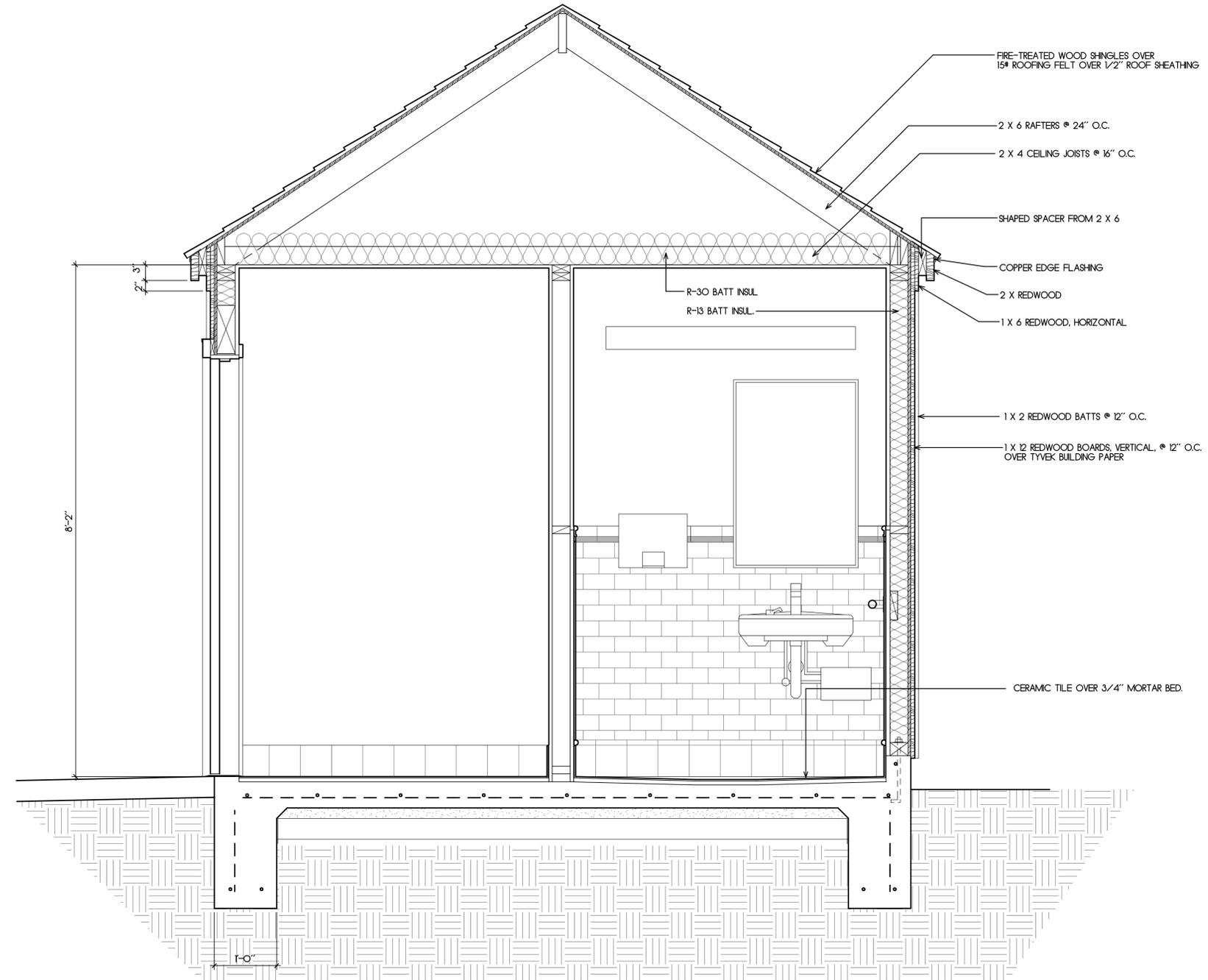
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SHEET TITLE:



SHEET

A4.3



B Section
SCALE 1" = 1'-0"



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SCHEDULES



SHEET

A5.1

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT	REMARKS
MEN	F1	B3	W1/W2 *	C2	8'-0"	* W2 WANSBOT, SEE INTERIOR ELEVATIONS
WOMEN	F1	B3	W1/W2 *	C2	8'-0"	* W2 WANSBOT, SEE INTERIOR ELEVATIONS
VESTIBULE	F1	B2	W1	C2	8'-0"	
GIFT SHOP	F2	B1	W1	C1	SEE BLDG. SECTIONS	

FLOORS

- F1 CERAMIC TILE - SEE (F A3.1)
- F2 WOOD FLOORING; VERT. GRAIN D.F. 3/4" X 3-1/4" T & G IN RANDOM LENGTHS 4' TO 10'; NO FINISH HARDNESS RATING; 710 JANKA GRADE; C+BTR. FLOORING

WALLS

- W1 5/8" GYPSUM WALLBOARD, SMOOTH FIN. (PAINTING BY OTHERS, N.I.C.)
- W2 CERAMIC TILE - SEE (F A3.1)

BASES

- B1 1 X 8 CLR HEART REDWOOD (FINISH BY OTHERS, N.I.C.)
- B2 ADEX ADNZ803 6" X 6" BULLNOSE, WHITE CERAMIC TILE
- B3 CERAMIC TILE - SEE (F A3.1)

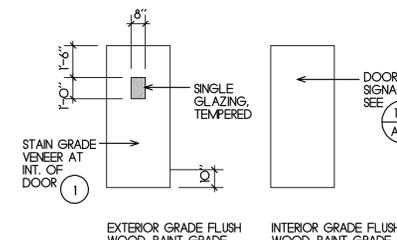
CEILING

- C1 1 X 6 T & G REDWOOD - (FINISH BY OTHERS, N.I.C.)
- C2 5/8" GYPSUM WALLBOARD, SMOOTH FIN. (PAINTING BY OTHERS, N.I.C.)

DOOR SCHEDULE

NO.	TYPE	SIZE			CORE	LABEL	FRAME TYPE	DETAILS			REMARKS	HWDR. GROUP
		WIDTH	HEIGHT	THK.				HEAD	JAMB	THRESH.		
1	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	B	3'-0"	6'-8"	1-3/4"	S.C.	--	WOOD	8/A5.1	8/A5.1	--		2
4	B	3'-0"	6'-8"	1-3/4"	S.C.	--	WOOD	8/A5.1	8/A5.1	--		3

DOOR TYPES



ALL PAINTING OF DOORS BY OTHERS, N.I.C.

HARDWARE GROUPS

GROUP 1

- 3 HINGES IVES 5881 4.5 X 4.5 613
- 1 LOCKSET SCHLAGE ND70PD-TLR 613
- 1 THRESHOLD PEMKO 1206 613
- 1 BASE STOP/HOLDER TRIMCO 1206 BZ

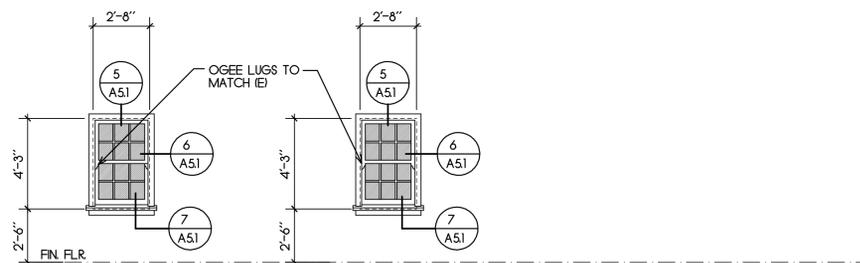
GROUP 2

- 3 HINGES IVES 5881 4.5 X 4.5 613
- 1 LATCHSET SCHLAGE ND10S - TLR 613
- 1 DEAD BOLT SCHLAGE B66OP 613
- 1 CLOSER LCN 4040 EDA 695
- 1 ADA SIGN TRIMCO 527/8 BLU
- 1 RESTROOM SIGN TRIMCO 753/4 BLU
- 1 WALL STOP TRIMCO 1270CV BZ

GROUP 3

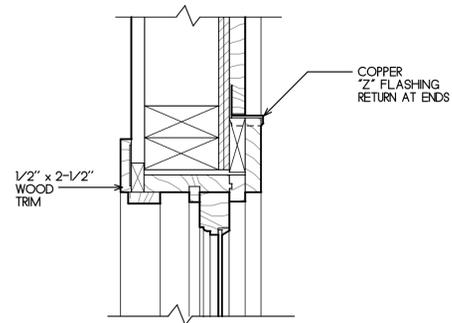
- 3 HINGES IVES 5881 4.5 X 4.5 613
- 1 LATCHSET SCHLAGE ND10S - TLR 613
- 1 DEAD BOLT SCHLAGE B66OP 613
- 1 CLOSER LCN 4040 EDA 695
- 1 ADA SIGN TRIMCO 527/8 BLU
- 1 RESTROOM SIGN TRIMCO 753/4 BLU
- 1 FLOOR STOP TRIMCO 1211 BZ

WINDOW SCHEDULE

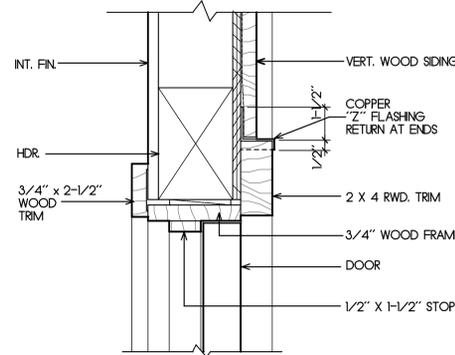


WINDOW NOTES:

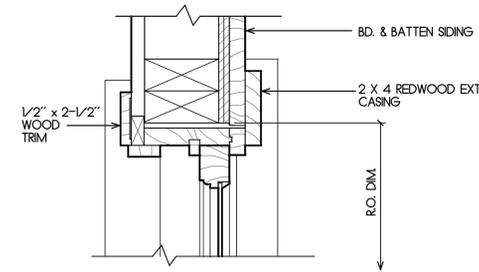
- ALL WINDOWS CUSTOM-MADE TO MATCH, AS CLOSE AS POSSIBLE, THE EXISTING LIGHTHOUSE DOUBLE-HUNG WINDOWS.
- DIMENSIONS SHOWN ARE NOMINAL. R.O. DIMENSIONS U.O.N. CONTRACTOR SHALL FIELD VERIFY ALL FRAME AND ROUGH OPENING DIMENSIONS PRIOR TO WINDOW FABRICATION.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF WINDOWS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



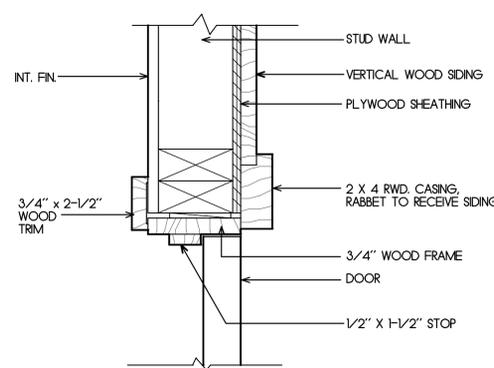
5 HEAD
A5.1 SCALE: 3" = 1'-0"



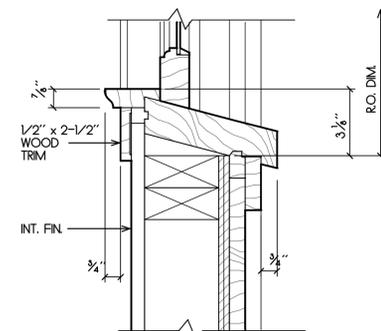
1 HEAD
A5.1 SCALE: 3" = 1'-0"



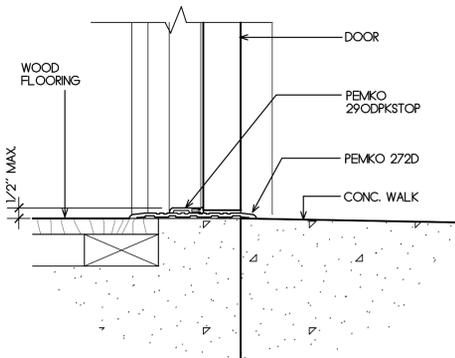
6 JAMB
A5.1 SCALE: 3" = 1'-0"



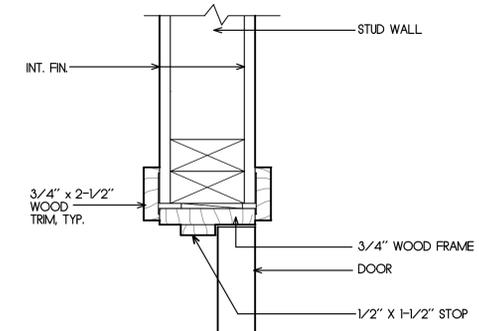
2 JAMB
A5.1 SCALE: 3" = 1'-0"



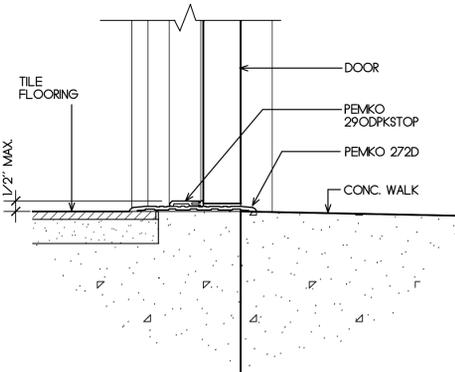
7 SILL
A5.1 SCALE: 3" = 1'-0"



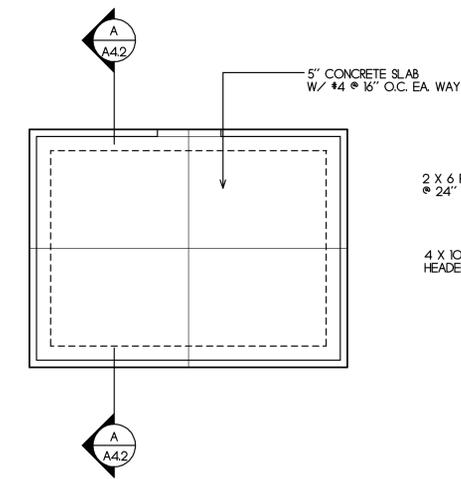
3 THRESHOLD
A5.1 SCALE: 3" = 1'-0"



8 JAMB - HEAD SIM.
A5.1 SCALE: 3" = 1'-0"



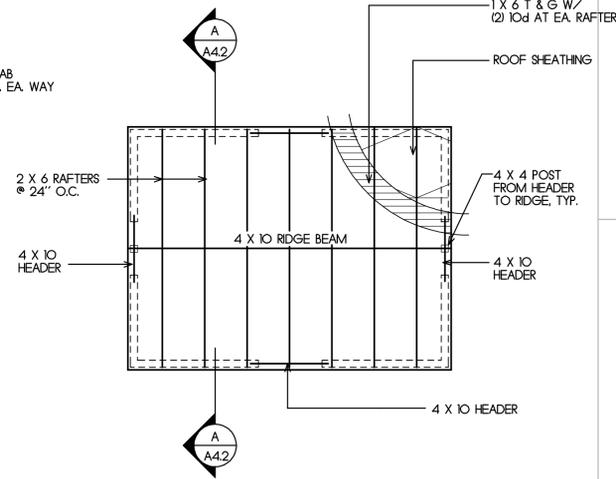
4 THRESHOLD
A5.1 SCALE: 3" = 1'-0"



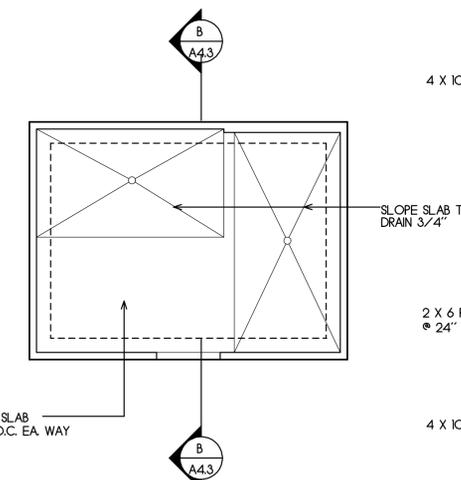
Foundation Plan

GIFT SHOP

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



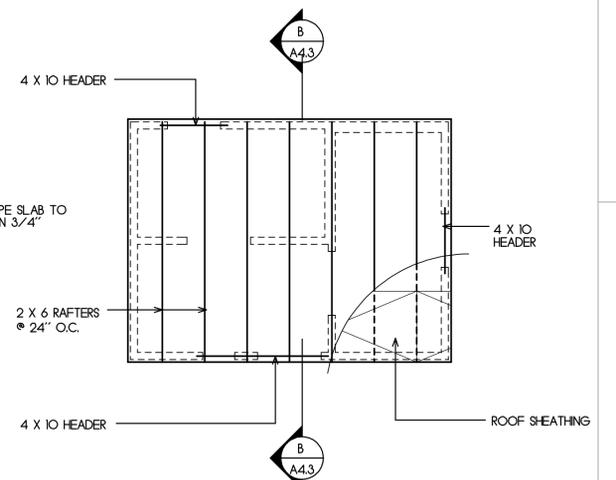
Roof Framing Plan



Foundation Plan

RESTROOM

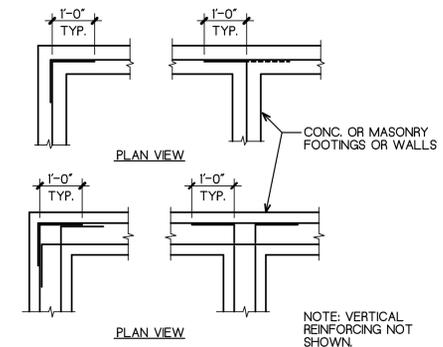
SCALE: 1/4" = 1'-0"



Roof Framing Plan

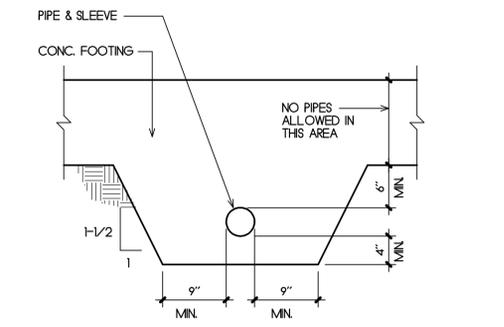
1 TYP. REINF. @ INTERSECTIONS

SCALE: 1" = 1'-0"



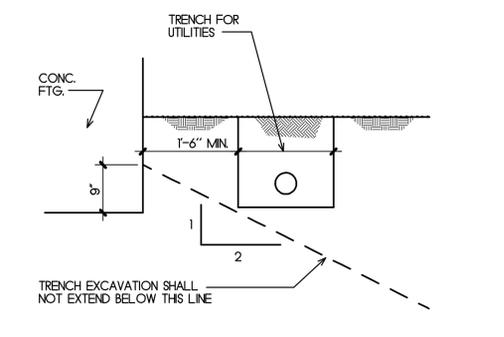
2 PIPES PERPENDICULAR TO FTG.

SCALE: 1" = 1'-0"



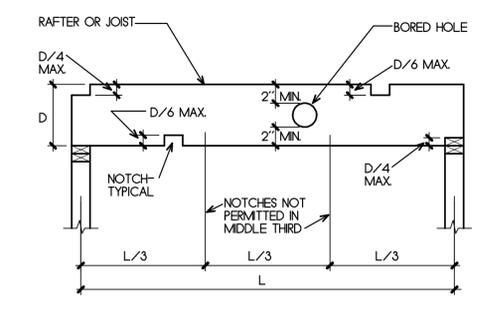
3 TRENCH PARALLEL TO FTG.

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



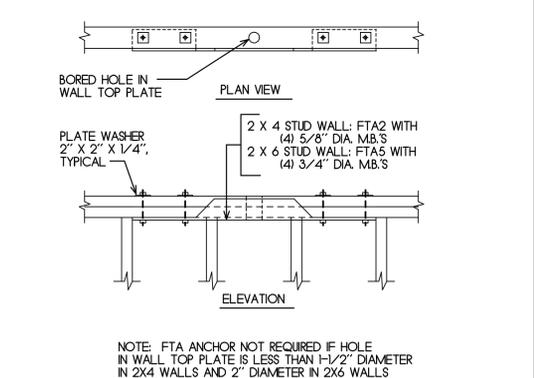
4 TYP. HOLES & NOTCHES

NO SCALE



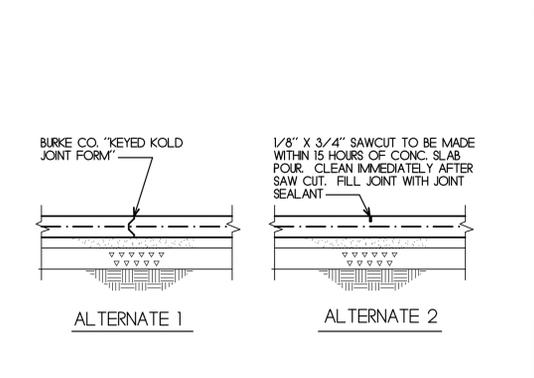
5 TYP. HOLES IN SHEAR WALL TOP PLATES

NO SCALE



6 TYP. CONTROL JOINTS

NO SCALE



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 SOLELY RESPONSIBLE FOR JOBSITE SAFETY. IF, DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR FINDS CONDITIONS DIFFERENT FROM THOSE INDICATED ON THE DRAWINGS, THEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING FURTHER.
- 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) 308 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: 3"
 - FORMED CONCRETE: 2"
- REINFORCING STEEL 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 M.D., OIL, OR OTHER MATERIALS THAT MAY ADVERSELY AFFECT OR REDUCE BOND. REINFORCING BARS SHALL BE WIRED TOGETHER AT SPLICES AND SHALL LAP 32 BAR DIAMETERS, MINIMUM.
- 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 PHW-72 POWDER ACTUATED FASTENERS @ 32" O.C. BOLT HOLES IN WOOD SHALL BE 1/8" 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 OTHERWISE NOTED ON THE DRAWINGS.
- FRAMING LUMBER: 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 NECESSARY 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
- FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE COMPANY CONNECTORS AS INDICATED ON THE DRAWINGS, OR EQUAL.
- GALVANIZING: 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.
- APPROVAL FROM THE ARCHITECT IS REQUIRED PRIOR TO ANY CUTTING, NOTCHING OR DRILLING OF RAFTERS, JOISTS, LEDGERS, BEAM HEADERS AND WALL TOP PLATES, UNLESS SPECIFICALLY NOTED OR DETAILED ON THE DRAWINGS.
- STUD WALLS 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 JOINTS AND SHALL HAVE 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 REINFORCED AS DETAILED ON THE DRAWINGS. HOLES IN TOP PLATES AND SOLE PLATES 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 16d EACH END.
- DESIGN LIVE LOADS ARE AS FOLLOWS:
 - ROOF: 20 PSF.
- LATERAL DESIGN: SEISMIC DESIGN WAS BASED ON SECTION 1613, EARTHQUAKE LOADS, 2007 CBC. SITE CLASS C; SEISMIC DESIGN CATEGORY D. $S_s = 1.664$; $S_1 = .724$; $F_a = 1.0$; $F_v = 1.3$; $S_{ds} = 1.109$; $S_{d1} = .628$. $C_s = S_{ds} / (R / I) = .171$, WHERE $R = 6.5$ AND $I = 1.0$; $V = C_s W = .171 W$. ALTERNATIVE BASIC LOAD COMBINATION (CBC EQUATION 16-21): $1.2 D + E / 1.4$. $E = rho W / 1.4 = .159 W$, WHERE $rho = 13$. WIND DESIGN WAS BASED ON SECTION 1609, WIND LOADS, CBC, 2010 EDITION.

SHEATHING SCHEDULE

SHTG. LOC.	APA SHEATHING TYPE	TYP. EDGE NAILING	FIELD NAILING	BLK. REQD	HDG ANCHOR BOLTS	FOUNDATION SILL PLATE	REMARKS
ROOF	1/2" (24/O) EXP. 1	8d @ 6" O.C.	8d @ 12" O.C.	NO	---	---	FOOTNOTE 1
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

FOOTNOTE 1: ROOF SHEATHING INSTALLED OVER 1 X 6 DECKING (ON GIFT SHOP BLDG. ONLY)
FOOTNOTE 2: NAILS SHALL BE HOT-DIP GALVANIZED AT P.T.D.F. FOUNDATION SILL PLATES.

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SHEET TITLE:

SHEET: **S1.1**



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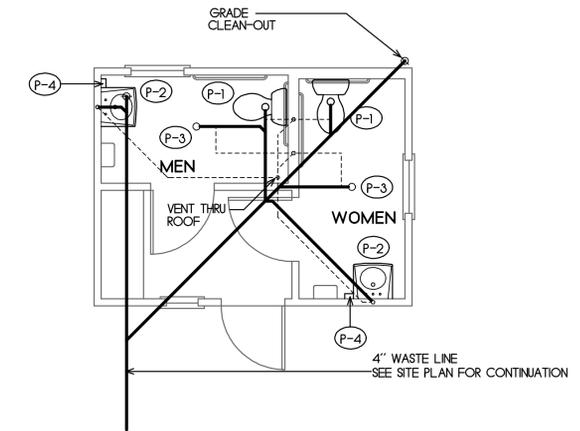
DRAWN BY:
D. HOWE

SHEET TITLE:



SHEET

P1.1



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

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MIN. BRANCH SIZE				TRAP	REMARKS
		W	V	CW	HW		
P-1	WATER CLOSET, KOHLER K-359 "HIGHLINE PRESSURE LITE 10", 10 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-R "BRENNHAM" FAUCET: KOHLER K-1840 "PANACHE" P-TRAP INSULATION KIT: TRIEBRO #105W SUPPLIES: KOHLER K-7605-P	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2" X 1-1/4"	ADA
P-3	ZURN Z-415-5B, 5" DIA. TOP OUTLET WITH TRAP PRIMER CONNECTION	2"	1-1/2"	-	-	2"	
P-4	TANKLESS WATER HEATER, CHROMOMITE SR-15L/120 WITH STAINLESS STEEL HOUSING	-	-	3/8"	3/8"	-	

NOTES:

- FIXTURES SHALL BE COMPLETE WITH ALL FITTINGS, SUPPORTS, FASTENING DEVICES, FAUCETS, VALVES, 17 GAUGE TRAPS, STOPS, CAULKING AND APPURTENANCES REQUIRED. FIXTURE COLOR SHALL BE WHITE.
- SOIL, WASTE, DRAIN AND VENT PIPE SHALL BE ABS PIPE & FITTINGS CONFORMING TO SCHEDULE 40 ASTM F 628 OR ASTM D 2661. ALL PRODUCTS SHALL BEAR THE SEAL OF A NATIONALLY-RECOGNIZED LISTING OR CERTIFYING AGENCY.
- 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.
- PIPE INSULATION: INSULATE ALL DOMESTIC HOT WATER AND HOT WATER RETURN PIPING WITH FIBERGLASS 1" NOMINAL THICKNESS OWENS-CORNING TYPE ASJ STAPLED IN PLACE WITH VAPOR BARRIER. ALL ELBOWS AND FITTINGS SHALL BE FACTORY PRE-FABRICATED PVC COVERS. ON ALL EXPOSED HOT WATER DROPS, COVER INSULATION WITH PVC COVERING AND SEAL PER MFRS RECOMMENDATIONS.

FANS

MARK	LOCATION	CFM	ESP	SONES	MOTOR		FAN RPM	MAKE & MODEL
					WATTS	V/PH		
EF-1	RESTROOM CEILINGS	154	.25"	3.8	129	115/1	1050	GREENHECK SP-B150

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.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
- 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.
- 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 WORK.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
- 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.
- ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM TWO (2) #12s 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.
- ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
- ALL 120/277V 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.
- COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
- 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.
- FROM ALL NEW FLUSH MOUNT PANELS, THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR FUTURE USE.
- CONTRACTOR SHALL PROVIDE IN EVERY EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
- ALL CONDUIT AND WIRING SHALL BE CONCEALED WHERE POSSIBLE.
- 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 THE OWNER.

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

	FLUORESCENT LUMINAIRE - SEE SCHEDULE.		DEDICATED RECEPTACLE WITH DEDICATED NEUTRAL *		CIRCUIT BREAKER.		FIRE ALARM	ABBREVIATIONS
	EMERGENCY OR NIGHT LIGHT		RECEPTACLE DOUBLE DUPLEX *		GROUND ROD WITH GROUNDWELL BOX		MANUAL PULL STATION	A AMPERE
	STRIP FLUORESCENT LUMINAIRE - SEE SCHEDULE.		HALF SWITCHED RECEPTACLE - DUPLEX *		GROUND ELECTRODE		STROBE ONLY	ABOVE FINISHED FLOOR
	LUMINAIRE - RECESSED - SEE SCHEDULE		SINGLE RECEPTACLE *		NORMALLY OPEN CONTACT.		HORN ONLY	ALUM./AL ARCH. ALUMINUM ARCHITECT
	RECESSED WALL WASHER		CONVENIENCE RECEPTACLE - DUPLEX CEILING MOUNTED		NORMALLY CLOSED CONTACT.		MINI HORN	ANG AMERICAN WIRE
	LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE.		FLOOR MOUNTED DUPLEX RECEPTACLE		TRANSFORMER - SEE SINGLE LINE FOR SIZE.		HORN/STROBE	ANG GAUGE BREAKER
	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE.		FLOOR MOUNTED BOX		FULLBOX		HEAT DETECTOR	ANG NOM NTS NOT TO SCALE
	LUMINAIRE - WALL MOUNTED SEE SCHEDULE.		POWER OUTLET, SEE PLANS FOR NEMA TYPE *		FLEX CONDUIT WITH CONNECTION.		SMOKE DETECTOR	ANG OAH OC ON CENTER
	BOLLARD OR PATH LIGHT - SEE SCHEDULE		POWER POLE		CONDUIT - UP.		DUCT SMOKE DETECTOR	ANG OH PA PUBLIC ADDRESS
	EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE.		VOICE/DATA WALL OUTLET - INSTALL ABOVE COUNTER - FIELD VERIFY HEIGHT		CONDUIT - DOWN.		TAMPER SWITCH	ANG FB FULL BOX
	TRACK LIGHTING - SEE SCHEDULE		VOICE/DATA WALL OUTLET *		CONDUIT EMERGENCY SYSTEM.		FLOW SWITCH	ANG FF POWER FACTOR
	EMERGENCY EXIT LIGHT.		DATA WALL OUTLET NEAR CEILING - 12" BELOW FINISHED CEILING		CONDUIT - TELEPHONE		POST INDICATING VALVE	ANG PH PHASE
	SINGLE POLE SWITCH **		FLOOR MOUNTED VOICE/DATA OUTLET		CONDUIT - TELEVISION		BELL (GONGS)	ANG PIR PASSIVE INFRARED
	SINGLE POLE SWITCH ** c = CIRCUIT CONTROLLED.		TV OUTLET *		LOW VOLTAGE WIRING		FIRE ALARM CONTROL PANEL	ANG PNL PANEL
	THREE WAY SWITCH **		INTERIOR SPEAKERS CEILING MOUNTED.		SURFACE METAL OR NON-METALLIC RACEWAY		FIRE SYSTEM ANNUNCIATOR	ANG PV PHOTOVOLTAIC
	FOUR WAY SWITCH **		INTERIOR SPEAKERS WALL MOUNTED.		CONDUIT - CONCEALED IN WALLS OR CEILING.		FIRE ALARM TRANSPONDER OR TRANSMITTER	ANG PVP POLYVINYL CHLORIDE
	MANUAL MOTOR STARTER		CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION.		CONDUIT - EXISTING		ELEVATOR STATUS/RECALL	ANG PWR POWER EXISTING TO BE REMOVED
	KEY OPERATED SWITCH **		THERMOSTAT - SEE MECHANICAL DRAWINGS		CONDUIT - BELOW SLAB OR UNDERGROUND. 3/4" MIN.		FIRE ALARM COMMUNICATOR	ANG RFP RECPTS REQUIRED
	LIGHTING DIMMER **		PANELBOARD - FLUSH MOUNTED.		GAPPED CONDUIT. STUB-OUT		AUXILIARY POWER SUPPLY	ANG REGMTS REQUIREMENT(S)
	L.V. SWITCH **		PANELBOARD - SURFACE MOUNTED.		CONDUIT CONTINUATION.		FIRE ALARM ANNUNCIATOR	ANG SHT SHEET
	WALL OCCUPANCY SENSOR **		EQUIPMENT PANEL - FLUSH MOUNTED		CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12AWG.		FIRE ALARM TRANSPONDER OR TRANSMITTER	ANG SLD. SINGLE LINE DIAGRAM
	DOUBLE SWITCHED WALL OCCUPANCY SENSOR **		EQUIPMENT PANEL - SURFACE MOUNTED		JUNCTION BOX - CEILING OR WALL MOUNTED. SIZE PER CODE, TAPE AND TAG WIRES.		REMOTE ANNUNCIATOR	ANG STG SYSTEMS TERMINATION CABINET
	LIGHTING CONTROL OCCUPANCY SENSOR CEILING MOUNTED U.O.N.		METER W/ CURRENT TRANSFORMER.		DETAIL NUMBER		END OF LINE	ANG SW SWITCH
	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED		NON-FUSED DISCONNECT SWITCH		DETAIL OR SECTION REFERENCE			ANG SWBD SWITCHBOARD
	SECURITY DOOR CONTACTS.		FUSED DISCONNECT SWITCH. FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA.		SHEET NUMBER			ANG TTB TELEPHONE TERMINAL BACKBOARD
	SECURITY MOTION DETECTOR		COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA.		INDICATES QUANTITY OF TELEPHONE OUTLETS			ANG TYP TYPICAL UNLESS OTHERWISE NOTED
	CCTV CAMERA		MAGNETIC STARTER - NEMA SIZE INDICATED. NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED.		INDICATES QUANTITY OF DATA OUTLETS			ANG UON UNLESS OTHERWISE NOTED
	CONVENIENCE RECEPTACLE - DUPLEX *				DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL			ANG US UNDERGROUND VOLT
	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT				FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL			ANG W WATT WITH WATH WEATHERPROOF W/ WITH W/ TRANSFORMER
	GFCI CONVENIENCE RECEPTACLE - DUPLEX *							ANG WP WEATHERPROOF XPMR TRANSFORMER

LIGHT FIXTURE SCHEDULE

- FIXTURE NOTES:
- ALL FLUORESCENT LIGHT FIXTURE BALLASTS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
 - ALL FLUORESCENT LIGHT FIXTURE LAMPS SHALL BE ENERGY SAVING 3500° K, 80 GRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
 - 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.
 - ALL RECESSED INCANDESCENT LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.
 - ALL LINEAR FLUORESCENT FIXTURES SHALL BE FURNISHED WITH A DISCONNECTING MEANS COMPLYING WITH C.E.C. 410.73 (G).
 - 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.
 - FIXTURE SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
A	4' FLUOR. ANGLED WALL BRACKET, CHROME ENDS, 120V ELECTRONIC BALLAST.	(2) 32W T8	DAY-BRITE #A4B232-120EB101 (T)
B	2' x 2' SURFACE MODULAR FLUOR, FLAT AL. FRAME, #12 LENS, 120V ELECTRONIC BALLAST.	(2) 17W T8	DAY-BRITE #SMR 217-FA-12-120EB101 (T)
C	INCANDESCENT PENDANT, ANTIQUE COPPER FINISH, 8" SHADE, BLACK CLOYH CORD, ANTIQUE LAMP, 120V.	(1) 60W QUAD-LOOP TUNGSTEN C8950	REJUVENATION A1112/B2256 SERIES (T)
D	NOT USED		
D1	NOT USED		
XA	ANTIQU COPPER FLUOR. OUTDOOR WALL LIGHT, PLAIN FROSTED GLASS, 120V., WET LABEL.	(1) 13W GU24	REJUVENATION A3340 SERIES (T)

APPLICABLE CODES & STANDARDS

- CODES:**
- 2010 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 - 2010 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2009 INTERNATIONAL BUILDING CODE (IBC) VOLUMES 1-2 AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
 - 2010 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
 - 2010 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2009 INTERNATIONAL FIRE CODE (IFC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
 - 2010 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2009 UNIFORM MECHANICAL CODE (UMC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
 - 2010 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2009 UNIFORM PLUMBING CODE (UPC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
 - 2010 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
 - 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2010 CALIFORNIA ENERGY CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6.
 - TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
 - NATIONAL FIRE ALARM CODE (NFPA 72) 2010.
 - CITY OF PACIFIC GROVE ORDINANCES, CODES, AND REGULATIONS
- STANDARDS:**
- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
 - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 - NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
 - UNDERWRITER LABORATORIES (UL)
 - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

- | | |
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| EO.2 | CALIFORNIA ENERGY COMPLIANCE TITLE 24. (BUILDING INTERIOR & EXTERIOR). |
| EL.1 | ELECTRICAL SITE PLAN |
| EL.2 | POWER & LIGHTING PLANS |
| ES.1 | ELECTRICAL SPECIFICATIONS. |



AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 11132.00

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PROJECT:
Point Pinos Lighthouse Restoration
CITY OF PACIFIC GROVE

DOUGLAS HOWE
ARCHITECT

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



DATE
JAN. 4, 2013

REVISIONS:
RE-ISSUE 5-21-13

DRAWN BY:
CADD

SHEET TITLE:
SYMBOLS, ABBREV.

LIGHT FIXTURE
SCHEDULE, CODES,
STANDARDS,
NOTES & SHEET INDEX

SHEET
E0.1

CALIFORNIA ENERGY COMPLIANCE T-24

CERTIFICATE OF COMPLIANCE (Part 1 of 4) LTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
General Information: Building Type: Nonresidential, High-Rise Residential, Hotel/Motel Guest Room, School, Religious/Public, Conditioned Spaces, Unconditioned Spaces.
Phase of Construction: New Construction, Addition, Alteration.
Documentation Author's Declaration Statement: I certify that this Certificate of Compliance documentation is accurate and complete.

CERTIFICATE OF COMPLIANCE (Part 2 of 4) LTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST
Table with columns: #, Description, Watts, Field Inspection, #, Description, Watts, Field Inspection.
MANDATORY LIGHTING CONTROLS - FIELD INSPECTION ENERGY CHECKLIST
Table with columns: #, Description, Watts, Field Inspection, #, Description, Watts, Field Inspection.

CERTIFICATE OF COMPLIANCE (Part 3 of 4) LTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
MANDATORY LIGHTING CONTROLS - FIELD INSPECTION ENERGY CHECKLIST
Table with columns: #, Description, Watts, Field Inspection, #, Description, Watts, Field Inspection.
SPECIAL FEATURES INSPECTION CHECKLIST (See Page 2 of 4 of LTG-1C)
Table with columns: #, Description, Watts, Field Inspection, #, Description, Watts, Field Inspection.

CERTIFICATE OF COMPLIANCE (Part 4 of 4) LTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
MANDATORY LIGHTING CONTROLS - FIELD INSPECTION ENERGY CHECKLIST
Table with columns: #, Description, Watts, Field Inspection, #, Description, Watts, Field Inspection.
SPECIAL FEATURES INSPECTION CHECKLIST (See Page 2 of 4 of LTG-1C)
Table with columns: #, Description, Watts, Field Inspection, #, Description, Watts, Field Inspection.

LIGHTING CONTROLS CREDIT WORKSHEET (Part 1 of 2) LTG-2C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
POWER ADJUSTMENT FACTORS (PAF) FOR NON-DAYLIGHT CONTROLS
Table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.
Table with columns: Equipment Requiring Testing, Description, Location, Number of Controls, Location, Controls, Acceptance.

INDOOR LIGHTING POWER ALLOWANCE (Part 1 of 4) LTG-3C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
ALLOWED LIGHTING POWER (Choose One Method)
Table with columns: BUILDING CATEGORY, WATTS PER (ft²), COMPLETE BLDG. AREA, ALLOWED WATTS.
AREA CATEGORY METHOD
Table with columns: BUILDING CATEGORY, WATTS PER (ft²), AREA, ALLOWED WATTS.
TAILORED METHOD
Table with columns: BUILDING CATEGORY, WATTS PER (ft²), AREA, ALLOWED WATTS.

LIGHTING MANDATORY MEASURES: NONRESIDENTIAL LTG-MM
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
INDOOR Lighting Measures:
§ 110.6(a) Shut-off Controls: For every floor, all interior lighting systems shall be equipped with a separate automatic control to shut off the lighting system...
§ 110.6(b) Automatic Control Devices Certified: All automatic control devices specified are certified...
§ 110.6(c) Individual Room/Area Controls: Each room and area in this building is equipped with a separate switch or occupancy sensor device...
§ 110.6(d) Uniform Reduction for Individual Rooms: All rooms and areas greater than 100 square feet and more than 0.6 watts per square foot of lighting load shall be controlled with level switching for uniform reduction of lighting within the room.

CERTIFICATE OF COMPLIANCE (Part 1 of 4) OLTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
GENERAL INFORMATION
Phase of Construction: New Construction, Addition, Alteration.
Documentation Author's Declaration Statement: I certify that this Certificate of Compliance documentation is accurate and complete.
Principal Lighting Designer's Declaration Statement: I am eligible under Division 3 of the California Business and Professional Code to accept responsibility for the lighting design.

CERTIFICATE OF COMPLIANCE (Part 2 of 4) OLTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
GENERAL INFORMATION
Phase of Construction: New Construction, Addition, Alteration.
Documentation Author's Declaration Statement: I certify that this Certificate of Compliance documentation is accurate and complete.
Principal Lighting Designer's Declaration Statement: I am eligible under Division 3 of the California Business and Professional Code to accept responsibility for the lighting design.

CERTIFICATE OF COMPLIANCE (Part 3 of 4) OLTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
MANDATORY LIGHTING CONTROLS - FIELD INSPECTION ENERGY CHECKLIST
Table with columns: #, Description, Location, #, Description, Location.
SPECIAL FEATURES INSPECTION CHECKLIST (See Page 2 of 4 of OLTG-1C)
Table with columns: #, Description, Location, #, Description, Location.

CERTIFICATE OF COMPLIANCE (Part 4 of 4) OLTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
ALLOWED AND INSTALLED OUTDOOR LIGHTING POWER
Table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.
Table with columns: Specific Lighting Application, Number of Applications, Watts, Luminaire Symbol, Luminaire Type, Lumina Qty, Watts Per Luminaire, Design Watts (E x H), Allowed Watts (Minimum of D or I).

OUTDOOR LIGHTING WORKSHEET (Part 2 of 3) OLTG-2C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
D. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER APPLICATION
Table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.
E. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER AREA
Table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

CERTIFICATE OF COMPLIANCE (Part 4 of 4) OLTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
ALLOWED AND INSTALLED OUTDOOR LIGHTING POWER
Table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.
Table with columns: Specific Lighting Application, Number of Applications, Watts, Luminaire Symbol, Luminaire Type, Lumina Qty, Watts Per Luminaire, Design Watts (E x H), Allowed Watts (Minimum of D or I).

CERTIFICATE OF COMPLIANCE (Part 4 of 4) OLTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
ALLOWED AND INSTALLED OUTDOOR LIGHTING POWER
Table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.
Table with columns: Specific Lighting Application, Number of Applications, Watts, Luminaire Symbol, Luminaire Type, Lumina Qty, Watts Per Luminaire, Design Watts (E x H), Allowed Watts (Minimum of D or I).

CERTIFICATE OF COMPLIANCE (Part 4 of 4) OLTG-1C
Project Name: Pt. Pinos Lighthouse Tower & Gift Shop
Date: 5/23/2013
ALLOWED AND INSTALLED OUTDOOR LIGHTING POWER
Table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.
Table with columns: Specific Lighting Application, Number of Applications, Watts, Luminaire Symbol, Luminaire Type, Lumina Qty, Watts Per Luminaire, Design Watts (E x H), Allowed Watts (Minimum of D or I).

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



PROJECT: Point Pinos Lighthouse Restoration
CITY OF PACIFIC GROVE

DATE: JAN. 4, 2013
REVISIONS: RE-ISSUE 5-21-13

DRAWN BY: CADD

SHEET TITLE: CALIFORNIA

ENERGY COMPLIANCE

TITLE 24

(INTERIOR &

EXTERIOR)

SHEET

E0.2

Professional Engineer Seal for Richard O. Bell, No. E17789, Exp. 6/30/14, State of California.
AURUM CONSULTING 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

SHEET NOTES

- SEE E2.1.
- (2) 1" C. TO LIGHTHOUSE BASEMENT, (2) 4-PAIR CAT 3 (OUTSIDE PLANT RATED) ONE CONDUIT, ONE SPARE CONDUIT.
- (E) AT+T P.O.C., EXTEND TELE CABLES TO (E) PUNCHDOWN BLOCK IN BASEMENT AND TERMINATE. COORDINATE WITH AT+T AND OWNER TO ACTIVE TELEPHONE LINES.

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 RE-ISSUE 5-21-13

DRAWN BY:
 CADD

SHEET TITLE:
 ELECTRICAL

SITE PLAN

SHEET
E1.1

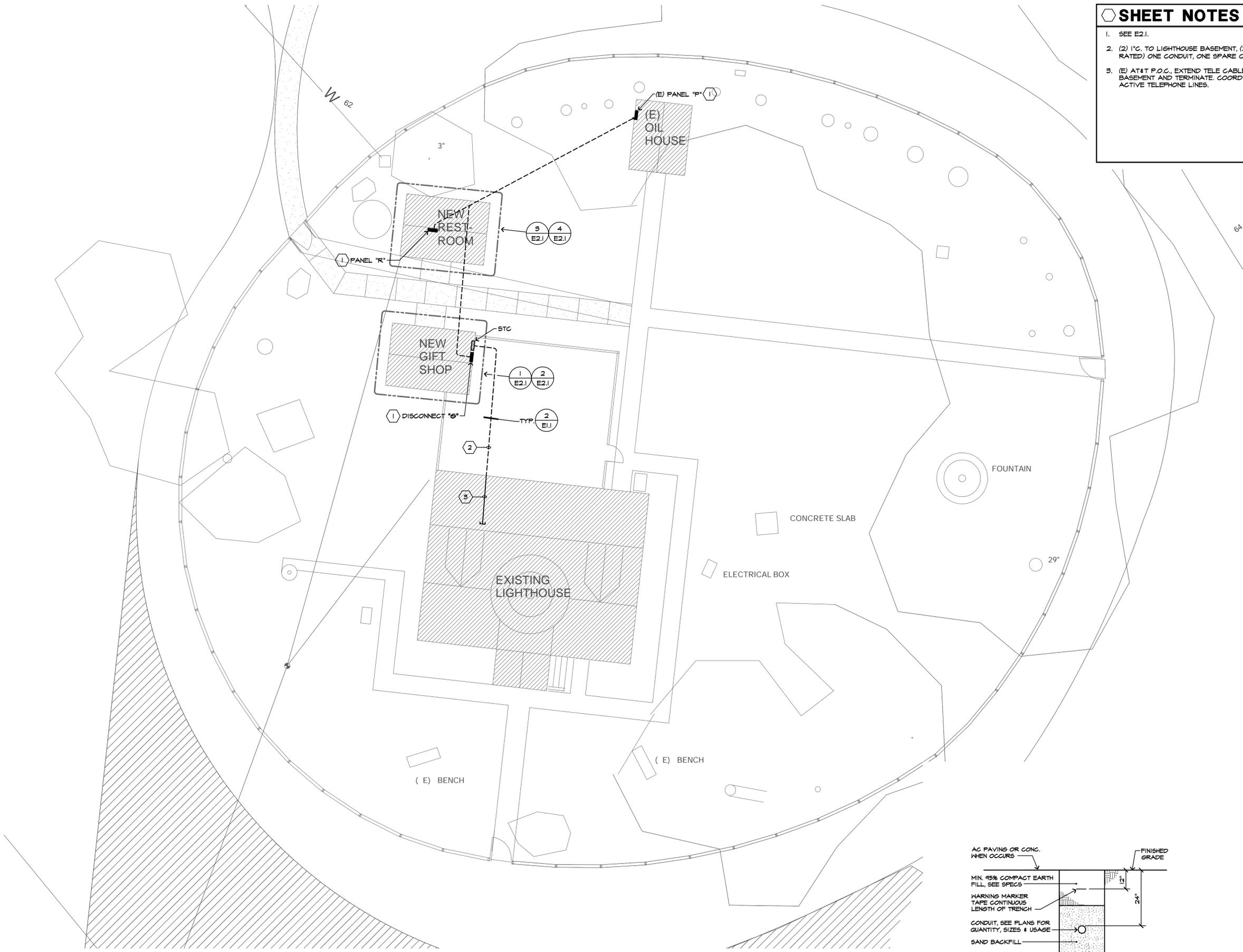


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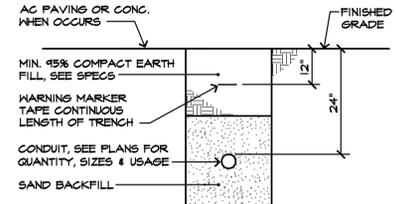
These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS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



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



2 TYPICAL TRENCH SECTION
 NO SCALE



PANELBOARD SCHEDULES

114 PANEL R											
Voltage: 120/240V, 1ø				Bussing: 25A				Wiring: 3W			
Type: NEMA 1				Feet: BOTTOM				Type: NEMA 1			
Mains: 60/2				Mounting: FLUSH				A.I.C.: 10,000			
Load	A	B	Bkr	Ck	ab	Ck	Bkr	A	B	Load	
MAIN BREAKER			40/2	1	2	-				MAIN BREAKER	
RECEPTACLES	540		20/1	5	6	15/1		1200		WATER HEATER	
LIGHTS/FXS		167	20/1	7	8	15/1		1200		WATER HEATER	
HAND DRYER	2000		30/1	9	10			500		GIFT SHOP	
HAND DRYER		2000	30/1	11	12	20/2		500		GIFT SHOP	
	2540	2167						1700	1700		

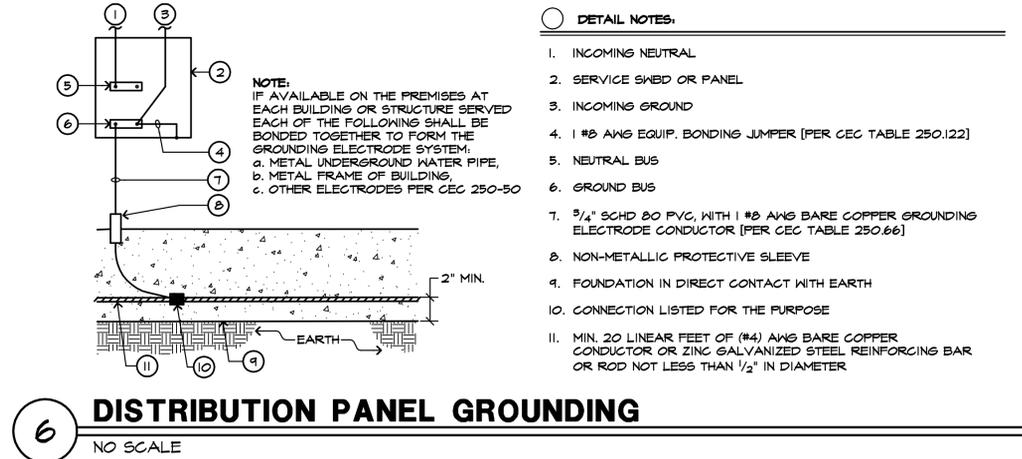
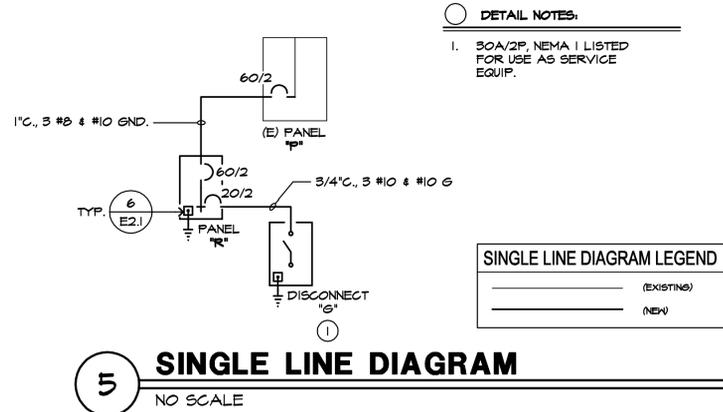
1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
 2 PROVIDE & INSTALL LOCK-ON DEVICE.
 3 NOTE NOT USED.
 4 LABEL PANEL FOR SHORT CIRCUIT AMPS AVAILABLE PER CEC 110-22.

KVA Phase A	4.2	Total Load KVA	8.1
KVA Phase B	3.9	Total Load Amperes	34

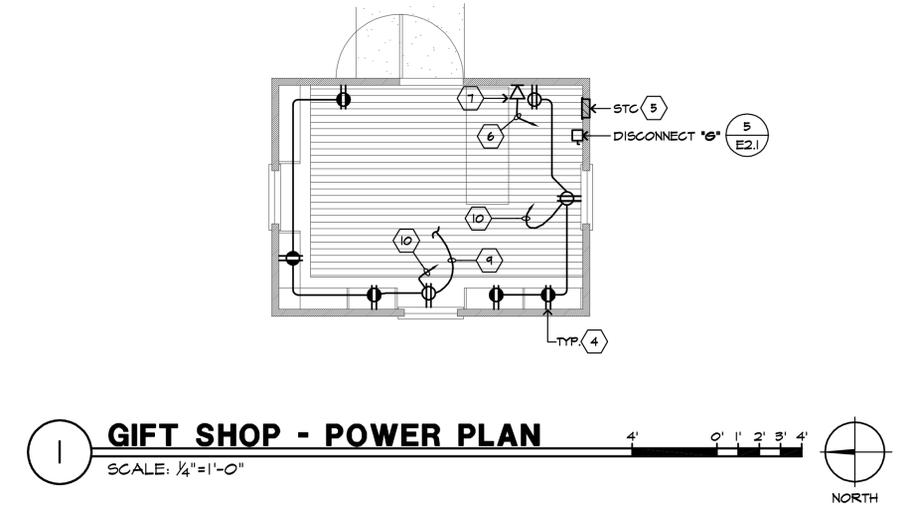
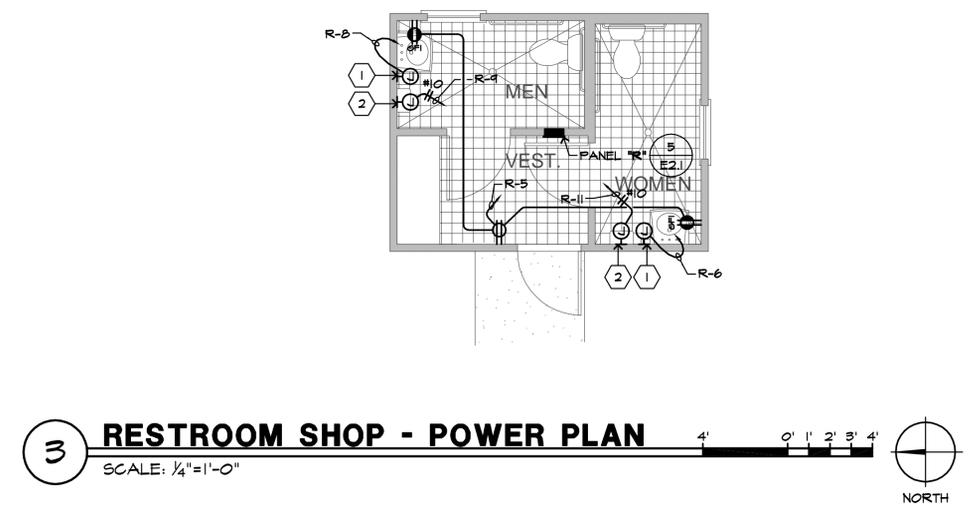
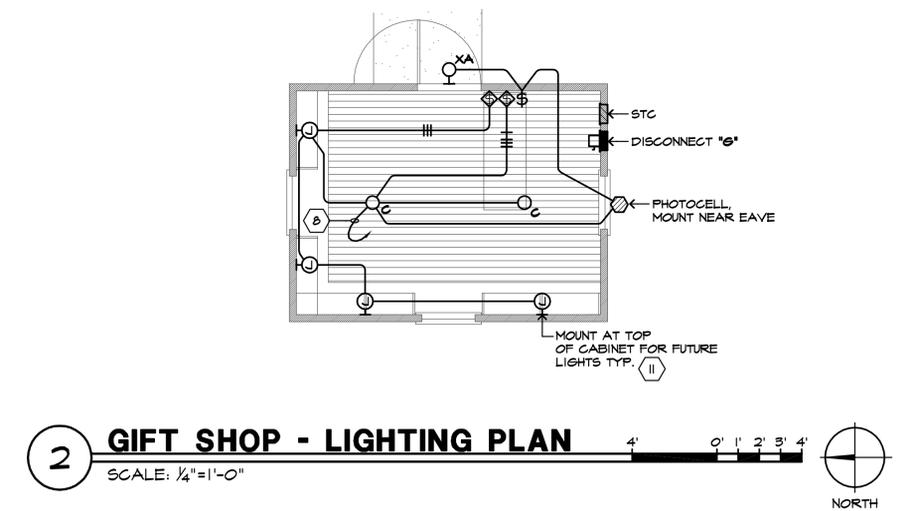
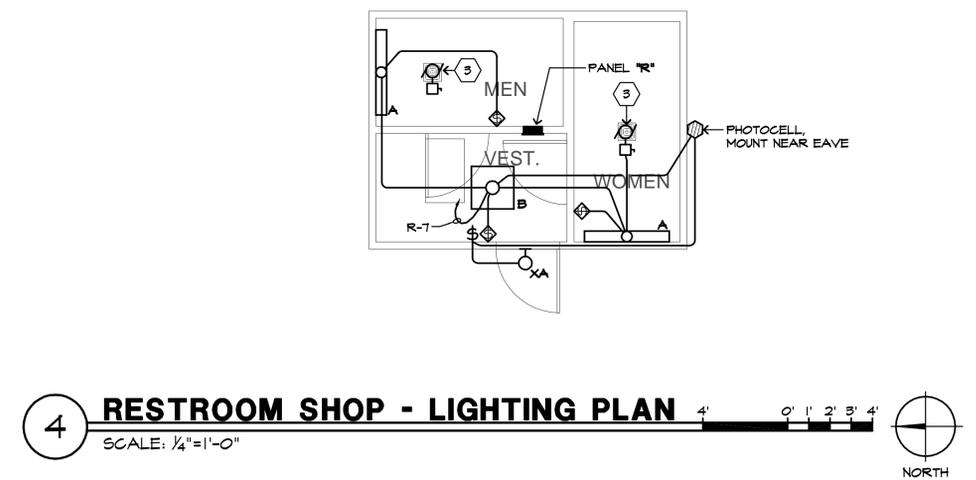
114 (E) PANEL P											
Voltage: 120/240V, 1ø				Bussing: 60A				Wiring: 3W			
Type: NEMA 1				Feet: BOTTOM				Type: NEMA 1			
Mains: 60/2				Mounting: SURFACE				A.I.C.: 10,000			
Load	A	B	Bkr	Ck	ab	Ck	Bkr	A	B	Load	
3 PANEL R	3740		40/2	1	2	20/1		180		(E) RECEPT	
3 PANEL R		3367	40/2	3	4	20/1		280		(E) LTS & RECEPT	
3 PANEL G	1145		40/2	5	6	20/1				SPARE	
3 PANEL G		540	40/2	7	8	30/2		60		(E) LIGHTS	
SPARE			20/1	9	10						
	4885	3907						180	340		

1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
 2 PROVIDE & INSTALL LOCK-ON DEVICE.
 3 NEW BREAKER.
 4 LABEL PANEL FOR SHORT CIRCUIT AMPS AVAILABLE PER CEC 110-22.

KVA Phase A	5.1	Total Load KVA	9.3
KVA Phase B	4.2	Total Load Amperes	39



- SHEET NOTES**
- ELECTRICAL WATER HEATER, 1200W, 120V, VERIFY LOCATION PRIOR TO ROUGH-IN.
 - ELECTRICAL HAND DRYER, 2000W, 120V, VERIFY LOCATION PRIOR TO ROUGH-IN.
 - EXH. FAN, SWITCH WITH LIGHTS.
 - +36" NOM. A.F.F., VERIFY CABINET HEIGHTS AND MOUNT ABOVE CABINETS.
 - 24" x 24" x 4" SYSTEMS TERMINAL CABINET, FLUSH MOUNTED WITH HINGED AND LATCHED DOOR. TERMINATE PHONE WIRES ON PUNCHDOWN BLOCK.
 - 1/2" C. TO STC, WITH (2) 4-PAIR CAT 3.
 - TELE OUTLET, 2-GANG BOX, 1-GANG PLASTER RING AND (2) TELE JACKS.
 - DOWN TO RECEPT. BELOW.
 - UP TO LIGHT ABOVE.
 - TO DISCONNECT "6".
 - VERIFY J-BOX MOUNTING HEIGHT WITH OWNER.



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PROJECT:
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 CITY OF PACIFIC GROVE

DATE
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REVISIONS:
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DRAWN BY:
 CADD

SHEET TITLE:
 POWER &
 LIGHTING PLANS

SHEET
E2.1

ELECTRICAL SPECIFICATIONS

SECTION 16101

GENERAL ELECTRICAL REQUIREMENTS

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).
2. Occupational Safety and Health Act (OSHA) standards.
3. All applicable local codes, rules and regulations.

4. Electrical Contractor shall possess 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 generator. Energy costs shall be paid for by the Owner.) [to the site. Energy costs shall be paid by the Owner.]

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 permanently marked with a readily visible 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.

2.02 Finish requirements:
A. Equipment: Refer to each electrical equipment section of these Specifications for painting requirements of equipment enclosures. Repaint any 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 color of the surface to which they are affixed.

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 to their supports.
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 160-9, 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 sketches 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.

3.04 Records:
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, reversing, 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.

3.05 Clean Up:
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 plumbing 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 equipment:
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 Plumbing Contractor.
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.

3.07 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:
VOLTAGE 240/120V
Phase A Black
Phase B Red
Neutral White
Ground Green
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.

3.08 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.

3.09 Termination and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

3.10 Cable Installations:
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 spaces unless noted otherwise.

3.11 Cable Terminations and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

3.12 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:
VOLTAGE 240/120V
Phase A Black
Phase B Red
Neutral White
Ground Green
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.

3.13 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.

3.14 Termination and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

3.15 Cable Installations:
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 spaces unless noted otherwise.

3.16 Cable Terminations and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

3.17 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:
VOLTAGE 240/120V
Phase A Black
Phase B Red
Neutral White
Ground Green
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.

3.18 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.

3.19 Termination and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

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 by channels. Use conduit spacers with one-hole clamps.
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 and straps.

1. Moisture Seal: 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 above grade. Rigid steel shall be half-lap wrapped with 20 mil tape and extend minimum 12" above grade.
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.

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 avg. minimum with integral ground wire.

1.02 Terminations:
A. Manufacturer - Terminals as manufactured by T&B, Barmyd 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 selected.
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 spaces unless noted otherwise.

2.02 Cable Terminations and Splices:
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 being terminated on.
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:
VOLTAGE 240/120V
Phase A Black
Phase B Red
Neutral White
Ground Green
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.

2.05 Termination and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.06 Cable Installations:
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 spaces unless noted otherwise.

2.07 Cable Terminations and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.08 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:
VOLTAGE 240/120V
Phase A Black
Phase B Red
Neutral White
Ground Green
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.

2.09 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.

2.10 Termination and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.11 Cable Installations:
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 spaces unless noted otherwise.

2.12 Cable Terminations and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.13 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:
VOLTAGE 240/120V
Phase A Black
Phase B Red
Neutral White
Ground Green
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.

2.14 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.

2.15 Termination and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.16 Cable Installations:
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 spaces unless noted otherwise.

2.17 Cable Terminations and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.18 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:
VOLTAGE 240/120V
Phase A Black
Phase B Red
Neutral White
Ground Green
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.

2.19 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.

2.20 Termination and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.21 Cable Installations:
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 spaces unless noted otherwise.

2.22 Cable Terminations and Splices:
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 being terminated on.
2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

C. Supports:
1. Outlet Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be supported 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 runners.
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 locations.

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 furrowed, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
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 Layout:
1. Boxes above hung ceilings having concealed suspension systems shall be located adjacent to 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.

5.01 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 Architect.
2. Devices shall have a nylon face, back and side wired.
3. Manufacturer: Hubbell #5262 Series, Leviton #5362 Series.
C. GFCI Receptacles:
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 against moisture.
3. Manufacturer: Hubbell #GF20_LA Series, Leviton #8898 Series.

5.02 Switches:
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 Architect.
1. Manufacturer: Hubbell #HBL1221 Series, Leviton #1221 Series
B. Timed switches: Shall be as specified 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.

5.03 Plates:
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/or fittings shall be of zinc plated steel or case metal and shall have rounded corners and beveled edges.
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.

5.04 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:
1. Ground each receptacle using a grounding conductor, not a yoke or screw contact.
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.

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

5.06 Tests:
A. Receptacles:
1. After installation of receptacles, energize circuits and test each receptacle to detect lack of ground continuity, reversed polarity, and open neutral condition.

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

5.08 Tests:
A. Receptacles:
1. After installation of receptacles, energize circuits and test each receptacle to detect lack of ground continuity, reversed polarity, and open neutral condition.

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

5.10 Tests